

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-054  
Site Plan Amendment No. 82022004A  
Grand Park Development  
Date of Hearing: May 4, 2023

JUN 08 2023

## CORRECTED RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on August 10, 2022, the Planning Board, by Resolution MCPB No. 22-077, approved Site Plan No. 820220040 a phase 1 site plan to construct a Residential Care Facility for up to 210 units (285,000 square feet), including a minimum of 13% MPDUs and up to 16,000 square feet of retail uses for a total project density of up to 301,000 square feet; providing 35.9% open space, including a park dedication on 2.14 acres of CR-4.0, C-2.0, R-3.5, H-250 zoned-land, located in the southeast quadrant of the intersection of Old Georgetown Road and Executive Boulevard ("Subject Property"), in the 2010 *White Flint Sector Plan* ("Sector Plan") area; and

WHEREAS, on February 3, 2023, Silverstone Bethesda Owner, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to amend the approved square footage for Phase 1 (Building 3); to reduce the residential density to 276,500 square feet; and retain the 16,000 square feet of commercial density. The project will maintain all plan and design requirements established in Site Plan No. 820220040. The purpose of this amendment is to reduce the residential density reflected on the resolution at the Applicant's request on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan Amendment No. 82022004A, Grand Park Development ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated April 21, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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Approved as to

Legal Sufficiency: /s/ Allison Myers

M-NCPPC Legal Department

WHEREAS, on May 4, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Piñero, with a vote of 4-0; Chair Zyontz, Vice Chair Piñero, Commissioners Bartley and Hedrick voting in favor and Commissioner Pedoeem absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82022004A to amend the approved square footage for Phase 1 (Building 3); to reduce the residential density to 276,500 square feet; and retain the 16,000 square feet of commercial density by modifying the following conditions:<sup>1</sup>

### **Density, Height & Housing**

1. **Density**

The Site Plan is limited to a maximum of ~~301,000~~**292,500** square feet of total development on the Subject Property, including ~~285,000~~**276,500** square feet of residential uses, for up to 210 residential care facility units, and 16,000 square feet of non-residential uses.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect; and

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Grand Park Development, Site Plan Amendment No. 82022004A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or provided in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

***2. To approve a Site Plan, the Planning Board must find that the proposed development:***

***d. satisfies applicable use standards, development standards, and general requirements under this Chapter;***

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

i. **Division 4.5.4.A.2 Zone**

**Table 1- Site Plan Data Table**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Overall Project</b>	<b>Phase 1</b>	<b>Future Phase(s)</b>
Tract Area		258,203 sf	93,828 sf	164,375 sf
Previous ROW		36,911 sf	--	--
Dedications		2,607 sf	--	--
Prior Land Transfer(s) <sup>2</sup>	n/a	51,181 sf <sup>4</sup>	<b>24,083 sf</b>	27,098 sf
Dedications		TBD (estimated 170	TBD (estimated	--
Abandonment Area		sq ft)	170 sq ft)	97,759 sf <sup>5</sup>
<b>Total Site Area<sup>3</sup></b>		<b>167,504 sf</b>	<b>69,745 sf</b>	
Park Dedication		21,476(12.8%)	21,476 sf (30.8 %)	--
Open Space	10%	15,053 sf (8.9%)	3,576 sf (5.1%)	<b>11,477 sf (11.7 %)</b>
<b>Total Public Open Space</b>		<b>36,529 sf (21.8%)</b>	<b>25,052 sf (35.9 %)</b>	<b>11,477 sf (11.7 %)</b>
Commercial Density (SF)	516,406 sf (2.0 FAR)	110,169 sf (0.43 FAR)	16,000 sf (0.17 FAR)	94,169 sf (0.57 FAR)
Residential Density <sup>6</sup> (SF)	939,859 sf (3.64 FAR)	903,711 sf (3.5 FAR)	276,500 sf ( <b>2.95 FAR</b> )	<b>654,859 sf (3.98 FAR)</b>
4% Bonus Density (SF)	n/a	1,000 sf	13% FAR)	<i>TBD at Site Plan</i>
Residential Density <sup>7</sup> (Units)	12.5%	13%	210 units	13%
MPDUs	1,032,812 sf (4.0 FAR)	1,050,028 sf (4.07 FAR)	13% <sup>8</sup>	757,528 sf
<b>Total Project Density</b>			<b>292,500 sf (3.12 FAR)</b>	
<b>Building Height (feet)</b>	<b>250 ft</b>	<b>262 ft</b>	<b>210 ft</b>	<b>TBD at Site Plan</b>
<b>Vehicle Parking</b>				
Commercial	<i>TBD at Site Plan</i>	<i>TBD at Site Plan</i>	64 (min) 192 (max) 72 provided	<i>TBD at Site Plan</i>
Residential			115 (min) 144 (max)	
<b>Bicycle Parking</b>			<b>133 provided</b>	

<sup>2</sup> Land conveyed to Gables White Flint (this land was provided through the realignment of the road from the White Flint West Workaround (WFWW) CIP project).

<sup>3</sup> Total Site Area includes Park Dedication (21,476 square feet).

<sup>4</sup> Change in the site square footages reflects corrections that occurred during construction of the WFWW and recorded for Plat No. 25952

<sup>5</sup> Future Phase(s) Site Area to be determined with subsequent development applications.

<sup>6</sup> Including 4% MPDU Bonus density in accordance with Section 59.4.7.3.D of the Zoning Ordinance.

<sup>7</sup> Including 4% MPDU Bonus density in accordance with Section 59.4.7.3.D of the Zoning Ordinance.

<sup>8</sup> 13% of the independent dwelling units for a total of ~~16~~ 14 units out of the ~~122~~ 119 approximate units.

Development Standard	Permitted/ Required	Overall Project	Phase 1	Future Phase(s)
Long Term spaces Short Term spaces Loading			46 2 1	

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution remains May 16, 2023, which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Bartley, seconded by Commissioner Hedrick, with a vote of 4-0-1; Chair Zyontz, Vice Chair Piñero, and Commissioners Bartley, and Hedrick, voting in favor of the motion, Commissioner Pedoeem abstaining at its regular meeting held on Thursday, June 1, 2023, in Wheaton, Maryland and via video conference.

  
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 Jeffrey Zyontz, Chair  
 Montgomery County Planning Board

JUN 08 2023

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Grand Park Development Site Plan No. 82022004A