

MHP Nebel Street

Staging Allocation Request No. 28200

Description

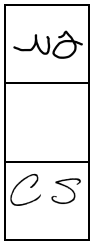
A staging allocation request for 163 residential dwelling units for the MHP Nebel Street development. This project was approved as Site Plan No. 820220150.

No. 28200
Completed: 06-29-2023

MCPB
Item No.
7-13-2023

Montgomery County
Planning Board
2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

Nebel Street at the intersection of Old Georgetown Road

MASTER PLAN

2010 *White Flint Sector Plan* and 2018 *White Flint 2 Sector Plan*

ZONING DISTRICT

CR-3.0 C-1.5 R-2.5 H-200
CR-4.0 C-2.0 R-3.5 H-250

PROPERTY SIZE

2.66 acres

APPLICANT

Montgomery Housing Partnership (MHP)

ACCEPTANCE DATE

May 16, 2023

Summary:

- Staff recommends approval of the Staging Allocation Request.
- The Planning Board approved Site Plan No. 820220150 by Resolution No. 22-075, dated August 10, 2022.
- The Project will transform a vacant and environmentally constrained parcel of land into a 163-dwelling unit affordable housing project with enhancements to pedestrian and vehicular circulation, public open space, and significant stream restoration.
- No correspondence has been received as of the date of this Staff Report.

STAFF RECOMMENDATION

Staff recommends the approval of Staging Allocation Request (SAR) No. 28200 for 163 residential units approved under Site Plan No. 820220150, MHP Nebel Street.

Montgomery Housing Partnership on May 16, 2023, filed a Staging Allocation Request (SAR) No. 28200 for 163 residential units. This SAR request is associated with the MHP Nebel Street development (Figure 1), which is included in the approved Site Plan No. 820220150, MHP Nebel Street.



Figure 1 – MHP Nebel Street Illustrative Site Plan

BACKGROUND

To ensure compliance with the phasing limits in the 2010 *White Flint Sector Plan* and the 2018 *White Flint 2 Sector Plan*, the Planning Board approved the White Flint Sector Plan Implementation Guidelines specifying how development capacity is allocated for the plan area (Council Resolution No. 17-213, Approval of Planning Board Regulation 11-01, White Flint Allocation). The phase one development limits for both White Flint Sector Plans are up to 4,800 residential dwelling units and up to 2.75 million square feet of non-residential development. Table 1 shows the prior approved Staging Allocation Requests.

Table 1: Prior Approved Staging Allocation Requests

Staging Capacity	Residential	Non-Residential
SAR No. 25400 issued for Site Plan No. 820120020	493 units	211,958 square feet
SAR No. 25800 issued for Site Plan No. 82012002A	NA	1,000 square feet
SAR No. 26000 approved for Site Plan No. 820130120 (Buildings 6 and 7)	368 units	NA
SAR No. 26200 approved for Site Plan No. 820130120 (Buildings 1A, 3A, 4 and 8)	NA	99,682 square feet ¹
SAR No. 26400 proposed for Site Plan No. 820130120 (Buildings 3A, 4 and a Park Kiosk)	NA	75,000 square feet
SAR No. 26800 for Site Plan No. 82012002D and No. 82013012D	1 unit	234,000 square feet
SAR No. 27200 for Site Plan No. 820150140	5 units	NA
SAR No. 27600 for East Village at North Bethesda Gateway (Phase I)	335 units	5,000 square feet
SAR No. 27800 for Site Plan No. 820130120G, Pike & Rose-Phase II (Building No. 9)	NA	297,500 square feet
SAR No. 28000 for Site Plan No. 820220040, Grand Park Development (Phase 1)	210 units	16,000 square feet
Total Approved	1,412 units	940,140 square feet
Total Remaining Phase 1 Staging Capacity	3,393 units	1, 809,860 square feet

¹ The Applicant received approval of 160,705 square feet of non-residential development per SAR No. 26200, but only utilized 99,682 square feet of non-residential development.

CONCLUSION

The proposed Staging Allocation Request is consistent with the previous approvals for the Site and the White Flint Sector Plan Implementation Guidelines. Sufficient staging capacity exists within the respective sector plan areas to support the MHP Nebel Street project. Staff recommends approval of the Staging Allocation Request No. 28200.