

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-091

Site Plan No. 82022017A

Sligo Apartments

Date of Hearing: June 29, 2023

AUG 25 2023

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 July 21, 2022, the Planning Board, by Resolution MCPB No. 22-073, approved Site Plan No. 820220170 for a residential project with up to 98 affordable multi-family residential units (including 24.5% as moderately priced dwelling units, "MPDUs"), private structured parking, and private amenities on 1.26 acres of CRT-0.75 C-0.75 R-0.25 H- 35' zoned-land, located on Sligo Avenue approximately 400 feet west of Carroll Lane ("Subject Property"), in the Silver Spring/Takoma Park Policy Area and 2000 *East Silver Spring Master Plan* ("Master Plan") area; and

WHEREAS, on April 24, 2023, Sligo 42 LLC & Sligo 60 LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to modify Conditions 3(b), 9(d)(i), and 14(g) of the approved Site Plan to widen the street buffer by two feet and narrow the shared use path along the Site frontage by two feet to accommodate an existing gas line and future street trees within the Sligo Avenue public right-of-way on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82022017A, Sligo Apartments ("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 June 12, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 29, 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 Bartley, seconded by Commissioner Hedrick, with a vote of 5-0; Chair Harris, Vice Chair Pedoem, Commissioners Bartley, Hedrick and Linden voting in favor.

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Approved as to

Legal Sufficiency: /s/ Emily Vaias

M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82022017A to make modifications to the approved streetscape along the Property frontage on Sligo Avenue and minor changes to the stormwater management facility on site by modifying and restating the following conditions:¹

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- b) Prior to issuance of the final Use and Occupancy Certificate for the residential development, the Applicant must construct the streetscape improvements, including the eight-foot-wide (8ft) sidepath and the eight-foot-wide (8ft) vegetated street buffer along the Property's frontage on Sligo Avenue, consistent with the *Complete Street Design Guide*.

Transportation

9. Pedestrian & Bicycle Circulation

- d) The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design, and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, before issuance of the final Use and Occupancy Certificate.
 - i. Sligo Avenue: eight-foot-wide (8ft) sidepath with eight-foot-wide (8ft) street buffer from traffic.

Site Plan

14. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- g) Deleted

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

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Sligo Apartments, Site Plan Amendment No. 82022017A 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

¹ 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.

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 the proposed Site Plan Amendment does not alter the intent of the previous findings, which remain applicable.

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 is AUG 25 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 consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

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 Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, July 27, 2023, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

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Sligo Apartments
A. Preliminary Plan Amendment No. 12022011A
B. Site Plan Amendment No. 82022017A