

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

June 4, 2025

MCPB No. 25-060

Site Plan Amendment No. 82018019A

Westwood Shopping Center

Date of Hearing: May 15, 2025

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 March 14, 2019, the Planning Board, by Resolution MCPB No. 19-033, approved Site Plan No. 820180190 for a maximum of 540,524 square feet of total development on the Subject Property, including 369,292 square feet of residential uses, for up to 200 multi-family units and 70 townhouse units, and 171,232 square feet of non-residential uses on 12.4 acres of CRT-2.0, C-0.75, R-1.25, H-60 zoned-land, located along Westbard Avenue between River Road and Westbard Circle and Massachusetts Avenue (“Subject Property”), in the Bethesda/Chevy Chase Policy Area and 2016 *Westbard Sector Plan* (“Sector Plan”) area; and

WHEREAS, on February 5, 2025, Greystar Development East LLC (“Applicant”) filed an application for approval of an amendment to the previously approved site plan to allow the reduction of commercial density by 18,792 square feet, relocation of parking, and changes to the loading and garage access, building elevations, and the transformers’ location on the Subject Property; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82018019A, Westwood Shopping Center (“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 May 2, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on May 15, 2025, 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 Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem 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. 82018019A to allow the reduction of commercial density by 18,792 square feet, relocation of parking, and changes to the loading and garage access, building elevations, and the transformers' location by modifying Conditions 1, 22, and 25, which are restated in their entirety and supersede the prior conditions, and adding Condition 26 while all other conditions remain in full force and effect:¹

MODIFIED CONDITIONS:

1. Density

The Site Plan is limited to a maximum of 521,732 square feet of total development on the Subject Property, including 369,292 square feet of residential uses, for up to 200 multi-family units and 70 townhouse units, and 152,440 square feet of non-residential uses.

22. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letters dated February 14, 2019, and March 10, 2025, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letters, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

25. 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:

- a. Provide an interim access plan during construction to ensure continuous and uninterrupted access to the adjacent Kenwood Place Condominium property.
- b. Include the stormwater management concept approval letter and other applicable agency letters, development program, Preliminary Plan, and Site Plan resolutions on the approval or cover sheet(s).
- c. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- d. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- e. Modify data table to reflect development standards approved by the Planning Board.
- f. Clarify the graphics of all applicable sheets to clearly distinguish the existing trees to remain, existing trees to be removed and, new plantings.
- g. Ensure consistency of all details and layout between Site, Landscape plans, Architectural sheets, and the FFCP.

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.

- h. Illustrate on the Landscape Plan the extent of all the plantings in and along the grass swale.
- i. Provide additional permeable pavement and buffer swale improvements on-site.
- j. Remove the artificial turf within the Civic Green and replace with grass.
- k. Revise Final Forest Conservation Plan Redline and applicable sheets to reflect layout changes.
- l. Revise Landscaping Plans to clarify plantings around updated stormwater management areas.

NEW CONDITION:

26. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated March 17, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

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 Westwood Shopping Center Site Plan Amendment No. 82018019A, 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:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.

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

c) satisfies applicable use standards, development standards, and general requirements under this Chapter;

i. Division 4.5.3 CRT Zone, Standard Method

The Amendment does not alter any of the previously approved development standards for the multi-use/multifamily building, and the changes to the

elevations will remain in conformance with the development standards as previously approved. As shown in Table 1 below, the Amendment will reduce the amount of non-residential density allowed by the Project that was to be located within the multi-use/multifamily building, resulting in a decrease in required and proposed parking spaces, however the decrease in parking remains in conformance with the standards of Section 59-6 of the Zoning Ordinance for Standard Method development.

Table 1: Westwood Shopping Center Site Plan No. 82018019A Data Table

Section 59-4	Development Standard	Permitted/ Required	Approved 820180190	Approved 82018019A
	Tract Area, square feet (acres) Proposed ROW Dedication Previous ROW Dedication Site Area, square feet (acres)	n/a n/a n/a n/a	540,524 sf (12.4 ac) 23,844 sf 20,584 sf 496,096 sf (11.38 ac)	<i>No Change</i>
4.5.3.C.2	Maximum Density (FAR/SF) CRT-2.0, C-0.75, R-1.25 H-60' Residential Non-Residential TOTAL	n/a n/a 1.0/540,524	0.68/369,292 0.31/171,232 1.0/540,524	0.68/369,292 0.28/152,440 0.97/521,732
	Vehicular Parking spaces (units) minimum/maximum² Multi-Use/Multi-Family Building³ Studio-market rate units Studio-MPDU 1 Bedroom- market rate units 1 Bedroom-MPDU 2 Bedrooms-market rate units 2 Bedrooms-MPDU 3 Bedrooms-market rate units Retail/Service Establishment ^{2, 4} TOTAL	1 space/unit 269/396	(20) 20/20 (3) 3/3 (96) 96/120 (14) 7/18 (55) 55/83 (8) 4/12 (4) 4/8 (41,065 sf) 144/247 420⁸	(31) 31/31 (5) 3/5 (95) 95/119 (14) 7/18 (44) 44/66 (6) 3/9 (5) 5/10 (23,000 sf) 81/138 390⁸
	Bicycle Parking spaces (long term/short term) Multi-Use/Multi-Family Building Residential Retail/Service Establishment TOTAL	95/5 1/4 96/9	(200 Units) 95/5 (42,069 sf) 1/4 96/9	(200 Units) 95/5 (23,277 sf) 1/4 96/9

² Gross leasable area is used for determining the required parking for retail/service establishments in accordance with Section 59-6.2.4.B. which requires 3.5 spaces per 1,000 square feet of leasable area.

³ The Site Plan is within a Reduced Parking Area, the baseline parking minimum for the MPDUs is reduced by the adjustment factor of 0.50 in accordance with Section 59-6.2.3.I.2.b. of the Zoning Ordinance.

⁸ Parking for multi-family units to be leased separately from units and finalized at the time of building permit.

ii. ***Division 59-6 General Development Standards***

(1) Division 6.1 Site Access

The Project as approved created a private street network with access from Westbard Avenue for Westbard Circle and Private Streets A, B, and C. The Amendment will not change any of the private street network from Westbard Avenue, nor the design of the private streets, or streetscape. The multi-use/multifamily building will be accessed from the private road network as originally approved.

(2) Division 6.2 Parking, Queuing and Loading

The Amendment will reduce the amount of non-residential square footage allowed by the Project, which will be located within the multi-use/multifamily building, resulting in a reduced amount of required and proposed parking spaces, however the decrease in parking remains in conformance with the standards of Section 59-6 of the Zoning Ordinance.

The Project was originally approved with two separate garage access points, one for the retail and one for the multifamily units. The Amendment will consolidate the garage access for the multifamily portion of the building from Westbard Circle to utilize the same garage access point for the retail on Private Street 'A'. The Amendment maintains two separate loading bays, one for the retail and one for the multifamily units. The loading for the multifamily units has shifted on Westbard Circle and has been reviewed to ensure safe and adequate turning movements into and out of the building and allow adequate space for loading activities within the building.

(3) Division 6.3 Open Space and Recreation

There are no changes proposed to the previously approved amount of public open space, the Springfield Neighborhood Green Urban Park, and the Civic Green. The Amendment provides an update to the design of the Springfield Neighborhood Green Urban Park, which was finalized through the Park Construction Permit process as originally conditioned. The Civic Green design largely remains unchanged as well. The Amendment has updated the required recreational facilities per Section 59-6.3.9 for the multifamily building, and the Project has been conditioned to finalize the amenities on the Certified Site Plan. The Amendment will maintain adequate, safe, and efficient recreational facilities.

(4) Division 6.4 General Landscaping and Outdoor lighting

The landscaping and outdoor lighting remain in keeping with the standards of the Zoning Ordinance. Due to the change in loading, the Amendment will provide one additional street tree on Westbard Circle and plant beds within the new courtyard area.

- e) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

As previously described, there are no changes proposed to the open space and amenities. The change in parking from partially below grade to entirely above grade will continue to be screened by the uses on the exterior of the building. The changes to loading and garage access have been reviewed and will provide safe and adequate turning movements into and out of the building and allow adequate space for loading activities within the building. The Amendment will continue to provide safe, well-integrated parking, circulation patterns, building massing, and open space and amenities.

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

June 4, 2025

(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 the resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on the 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, May 29, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board