Montgomery County Planning Board
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605
www.montgomeryplanningboard.org | mcp-chair@mncppc.org

DATE MAILED:

October 27, 2026

MCPB No. 26-104
Administrative Subdivision No. 620260200
6001 Montrose Road
Date of Hearing: October 15, 2026

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review administrative subdivision applications; and

WHEREAS, on July 22, 2026, A&A Montrose Road LLC ("Applicant") filed an application for approval of an administrative subdivision plan of property that would create 25 lots and five parcels for106 units on 3.38 acres of land in the CRT-3.0, C-3.0, R-2.5, H-120 zone, located at 6001 Montrose Road ("Subject Property"), in the Orange Policy Area and 2018 White Flint 2 Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's administrative subdivision plan application was designated Administrative Subdivision Plan No. 620260200, 6001 Montrose Road ("Administrative Subdivision Plan" or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20260900, and Expedited Approval Plan No. E20260080; 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 October 5, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on October 15, 2026, 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 Commissioner Pedoeem, with a vote of 4-0; Chair Harris, and Commissioners Hedrick, Linden, and Pedoeem voting in favor. Commissioner Bartley was necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Administrative Subdivision Plan No. 620260200 to create 25 lots and five parcels for 106 units on the Subject Property, subject to the following conditions:[1]

General Approval

1. This Administrative Subdivision Plan is limited to 25 lots and five (5) parcels with a maximum density of up to 257,794 square feet for up to 83 multi-family dwelling units in two buildings and 23 townhouse units, with a minimum of 15% MPDUs.

Adequate Public Facilities

2. The Adequate Public Facilities ("APF") review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

Plan Validity Period

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

Outside Agencies

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated September 18, 2026, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.

6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Water Resources Section in its stormwater management concept letter dated September 21, 2026, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

[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.

7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter September 17, 2026, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("MCDHCA"), in its letter dated September 18, 2026, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDHCA may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

Other Approvals

9. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of any subsequent Expedited Approval Plan associated with this Administrative Subdivision Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks and bike paths is determined through Expedited Approval Plan review and approval.

10. If an approved Expedited Approval Plan, Site Plan, or amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Administrative Subdivision Plan, the Applicant must obtain approval of an Administrative Subdivision Plan amendment before certification of the Expedited Approval Plan or Site Plan amendment.

Transportation

Frontage Improvements on Existing Roads

11. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
    a) All land necessary to accommodate forty feet (40 ft) from the existing pavement centerline along the Subject Property frontage for Montrose Road.

12. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of the following facilities along the Property frontage on Montrose Road:
    a) An eleven-foot-wide (11 ft) sidepath with an eight-foot-wide (8-ft) street buffer as reflected on the Certified Administrative Subdivision Plan;

b) A variable width median as reflected on the Certified Administrative Subdivision Plan.

Private Roads

13. For any Private Streets or Trails/Pathways, ensure that target lighting values from the appropriate tables in the MCDOT Streetlighting Design Requirements, Installation Procedures, and Specification Standards are met or the lighting design is deemed sufficient by Planning Staff.
14. The Applicant must provide the following Private Road(s) and Private Alley(s), including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by either the Administrative Subdivision Plan or the accompanying/subsequent Expedited Approval Plan within the delineated private road area (collectively, the "Private Road"):
    a) Chase Crossing Circle: closed section with a minimum 21 feet of pavement and minimum 5 -foot-wide sidewalks with variable minimum 3-foot-wide street buffers on both sides, as shown in the Certified Administrative Subdivision Plan.
        i. ADA-compliant ramps to be provided at both sides of the street aligned with the crosswalk, and curb radii built to 25 feet.
    b) Private Alley A: closed section with 20 feet of pavement.

15. All Private Road(s) and Private Alley(s) are subject to the following requirements:
    a) The record plat must clearly delineate the Private Road and Private Alley and include a metes and bounds description of the boundaries of the Private Road and Private Alley.
    b) The Private Road and Private Alley must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338, and the terms and conditions in the Montgomery County Code § 50-4.3.E et seq regarding private roads. The Covenant includes, but is not limited to the following requirements/conditions:
        i. The Applicant, at its expense, shall design, construct, and maintain the Private Road.
        ii. The Applicant, at its sole cost and expense, shall properly and continually maintain (including ordinary and capital maintenance and removal of snow, ice, litter, and other obstructions and hazards as soon as conditions reasonably allow), repair, and replace any portion of the Private Road and all improvements located within the Private Road, in good condition and repair for safe use and operation of the Private Road. The Applicant must maintain a commercially reasonable budget (operating and capital, as applicable) to address both short-term and long-term maintenance, and reserves for capital repairs. The Applicant must provide

certification of the reserves to the Planning Board or its Staff every two (2) years (or every five (5) years in the event there are no below-ground parking structures in the Private Road). The reserves must be adequate to cover the costs of needed repairs.

iii. The Applicant must post and retain signage to notify the public that the Private Road is not publicly maintained and to provide contact information to handle complaints, concerns or questions regarding the Private Road.

iv. Approved sub-grade for private roads to be six-inch Graded Aggregate Base (GAB).

Record Plats

16. There shall be no clearing or grading of the site before recordation of plat(s), except for demolition of the existing structures and related site infrastructure.

17. The record plat must show necessary easements.

18. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

Notes and Labels

19. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Book 28045 Page 578 ("Covenant").

Other Approval

20. The final number of MPDUs as required by Condition 1 above will be determined at the time of Expedited Approval Plan.

Certified Administrative Subdivision Plan

21. The certified Administrative Subdivision Plan must contain the following note: *Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Expedited Approval Plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*

22. Before submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
    a) Show resolutions and approval letters on the certified set
    b) Include the open space exhibit with the certified set

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth 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:

1. *The Administrative Subdivision Plan meets the requirements of Chapter 50, Section 6.1.E for a Subdivision application for property approved under an Expedited Approval Plan under Section 7.3.5. of the Zoning Ordinance:*

   E. A lot or lots created for an Expedited Approval Plan may be approved if:

   1. *the Planning Board approves an Expedited Approval Plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;*

      Expedited Approval Plan No. E20260080 was approved concurrently with this Administrative Subdivision Plan. Adequate public facilities exist to support and service the Property in accordance with Section 50-4.3.J of the Subdivision Regulations as discussed in the findings section.

   2. *any required road dedications, or covenants for future dedications, and associated public utility easements are shown on the record plat;*

      As conditioned and described in the findings section, required road dedications on Montrose Road and an associated public utility easement along the site frontage will be shown on the plat.

   3. *forest conservation plan approval, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat; and*

      As conditioned, the Application satisfies the applicable requirements of the Forest Conservation Law, Chapter 22A, and the Montgomery County Planning Department's Environmental Guidelines, as further discussed in the findings for the accompanying FCP No. F20260900, which are included in a separately approved resolution and are incorporated here.

      The Net Tract Area for forest conservation purposes includes the 2.98-acre Subject Property plus approximately 0.26 acres of off-site work for utilities and right-of-way improvements, for a total net tract area of 3.26 acres. The afforestation requirement for this site is 0.49 acres. Since no on-site priority planting area is present and no other appropriate on-site planting area is available, the afforestation requirements can be met

through the purchase of a forest bank off-site. If no forest bank is available for purchase, the requirement will be met through fee-in-lieu.

The Applicant is addressing stormwater management through environmental site design ("ESD") with the use of Micro-Bioretention, and structurally via proprietary structural Storm Filter with vault and through piped conveyance to the B'Nai Isreal Regional Pond. MCDPS approved the Stormwater Management Concept on September 21, 2026. The requirements of Chapter 19 are satisfied and any required conditions must be met before approval of the plat.

4. *when located in a special protection area, all special protection area requirements are satisfied before approval of the plat.*

This is not applicable as the Property is not located in a special protection area.

2. *The Administrative Subdivision Plan meets the technical review requirements of Chapter 50, Section 4.3.*

A. *The layout of the subdivision, including size, width, shape, orientation, and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

<u>The block design is appropriate for the development or use contemplated</u>

The proposed block design is appropriate given the location, type of use proposed, and the applicable requirements of Chapter 59 of the Montgomery County Code. The Administrative Subdivision will accommodate development on the Property at an appropriate and efficient location, with appropriate building setbacks. The project is organized into a series of interconnected residential blocks that accommodate two multi-family buildings and 23 townhouses. The multi-family buildings serve as the primary building masses and are positioned to define the site's edges and frame internal open spaces. The townhouses are arranged along internal streets, alleys, and pedestrian connections, creating a transition in scale between the multi-family buildings and surrounding development. The block layout establishes a walkable environment, provides clear building frontages along public and private streets, and incorporates open space, landscaping, and pedestrian circulation throughout the site.

The Application is proposed under the optional method of development in accordance with Section 59-4.5.4.B. of the Zoning Ordinance. The Administrative Subdivision Plan has been reviewed by other applicable county agencies, all of whom have recommended approval.

The lot design is appropriate for the development or use contemplated

The Administrative Subdivision plan proposes to create 25 lots for up to 106 residential units, 83 of which will be located in two multi-family buildings on two lots, and 23 of which will be within townhouses on 23 lots. As conditioned, the lot size, width, shape, and orientation are appropriate for the proposed residential development. The lots can reasonably accommodate the proposed structures, parking, and utilities. The proposal does not exceed the mapped FAR, density, and height maximums.

The Administrative Subdivision Plan provides for required public sites and adequate open areas

The Subject Property is not specifically identified in the Sector Plan for a required public site. The minimum required Open Space for the Subject Property is 5% (6,500 square feet), and the Project proposes 8% (10,399 square feet) of Open space, which includes 6% (7,799 square feet) of Public Open Space and 2% (2,600 square feet) of Common Open Space. The Subject Property is not identified for any local recreation projects.

The proposed development will be served by existing public infrastructure. Public water, sewer, and other utilities will be underground, and are adequate to serve the proposed development. The Application satisfies the applicable Adequate Public Facilities (APF) requirements as discussed below.

The Lot(s) and Use comply with the basic requirements of Chapter 59

The lots were reviewed for compliance with the dimensional requirements for the CRT Zone as specified in the Zoning Ordinance. The lots will meet all the dimensional requirements for area, frontage, and can accommodate the multi-family residential building and townhouses, which can meet the width and setback requirements in that zone. A summary of this review is included in Table 1 below.

Development Standard	Permitted/ Required	Proposed
Tract Area	-	147,311 sf/3.38 ac
Prior Dedication	-	16,983 sf
Proposed Dedication	-	337 sf
Site Area	-	129,991 sf/2.98 ac
Mapped Density CRT-3.0, C-3.0, R-2.5, H-120	3.0 FAR/ 441,932 sf	-
Residential (GFA/ FAR/DU) **Townhouse** **Multi-family** **Total**	 2.5 FAR/ 368,277 sf	 0.44 FAR/ 64,335 sf /23 DU 1.31 FAR/ 193,459 sf/ 83 DU 1.75 FAR/ 257,794 sf/ 106 DU
MPDUs	15% / 16 MPDUs	15% / 16 MPDUs
Commercial (GFA/FAR)	3.0 FAR/ 441,932 sf	0 sf / 0 FAR
Building Height (max.) **Townhouse** **Multi-family**	120 feet	 50 ft 80 ft
Principal Building setbacks (min.)	Set with EAP	Set with EAP
Open Space (min. sf) **Public Open Space (Multi-family)** **Common Open Space (Townhouse)**	5% (6,500 sf)	8% (10,399 sf) 6% (7,799 sf) 2% (2,600 sf)

Table 1 - 6001 Montrose Road Administrative Subdivision Plan Data Table for CRT Zone, Optional Method, Section 59-4.5.4.B.

B. *The Administrative Subdivision Plan substantially conforms to the Master Plan.*

a) Land Use

The Application substantially conforms to the recommendations for the Subject Property included in the 2018 *White Flint 2 Sector Plan* ("Sector Plan"). Generally, the Sector Plan intends to:

- Concentrate additional density in areas with potential to create mixed-use activity centers in support of ongoing County efforts to transform these areas;
- Highlight properties that will improve connections between districts, if redeveloped;

- Promote compatibility among new development, adjacent high-density development, and existing low-density residential communities; and
- Identify properties that could develop as unique mixed-use neighborhood centers to serve established residential communities.

The Sector Plan is organized into four districts, and the Subject Property is located within the Rockville Pike – Montrose North District. These districts are further divided into smaller areas to provide more specific recommendations. The Sector Plan identified the Subject Property within Area 4: Hebrew Home, and notes that limited infill and redevelopment of some properties may occur in this area. This area is further divided into two subareas along with specific recommendations.

The following are the key recommendations from the Sector Plan that are addressed with the Applications (P. 20-21):

Urban Design

- *Promote walkability with new streets and enhanced streetscapes to define the public realm. (p. 20)*

The Project promotes urban design recommendations by providing streetscape improvements along Montrose Road, in addition to the internal circulation network. The Montrose Road streetscape improvements within the public right-of-way include a shared-use path and a continuous canopy of street trees that enhance pedestrian connectivity and link the Property to the surrounding neighborhood. Additionally, the Project proposes to provide seating areas and ornamental trees adjacent to the buildings to help define the building entrances while creating welcoming spaces for residents and passersby alike. These streetscape improvements, combined with the building architecture and landscape design, will promote walkability and integrate the on-site open spaces with a vibrant public realm.

- *Promote variety in new building height and massing to maximize access to natural light and air for building occupants, surrounding communities, and public open spaces. (p. 20)*

Variety in building height and massing is achieved between the multi-family buildings along Montrose Road, and the lower-scale townhouses, internal to the site, creating a dynamic streetscape along Montrose Road and a human-scale interior environment that transitions between building types and surrounding development.

Affordable Housing

- *Promote a diverse mix of housing options for residents at different stages of life. (p. 20)*

  The Project addresses this recommendation by providing multi-family units and townhouse units.

- *Encourage 15 percent Moderately Priced Dwelling Units (MPDUs) as the highest priority public benefit for new residential development under the optional method development, subject to section 11.1.4. (p. 20)*

  The Project proposes a minimum of 15% MPDUs and is a new residential development under the optional method development.

Sustainability

The Sector Plan "…envisions a built environment that contributes to cleaning the air and water, conserving energy, and generating clean energy on-site." There are no site-specific environmental recommendations for this Property, the Project addresses several of the overall sustainability goals and recommendations contained in the Sector Plan.

- *Preserving and Enhancing Natural Resources*
  - *Incorporate multiple layers of native vegetation in landscaping, including plants that are highly attractive to pollinators, to provide food sources for declining populations of native pollinator species. (p. 62)*

    The Project will incorporate native plants with the redevelopment of this urban infill site to attract pollinators and provide food sources for declining populations of native pollinator species (per Applicant's Statement of Justification). The project planting will also use a variety of plants to increase the pollination community.

- *Water Quality*
  - *Promote the use of environmental site design (ESD) techniques to reduce impervious areas. (p. 63)*

    The Project will use Environmentally Sensitive Design (ESD) techniques

to treat the water runoff. Micro-bio retention facilities will be placed throughout the Project to collect water run-off and filter containments prior to entering the storm drain system.

- *Minimize imperviousness and maximize pervious areas wherever feasible. (p. 63)*

  The Project balances this objective with the other recommendations in the Sector Plan, including the housing and urban design objectives. The Project facilitates the redevelopment of the vacant office building with additional housing and incorporates open space in support of the Sector Plan's recommendations for increased green areas and reduced impervious runoff.

- *Air Quality and Carbon Emissions*
  - *Provide improvements and facilities that discourage people from driving. (p. 64)*

    The Project's proximity to alternative forms of transportation supports reduction of single occupant trips. The Project would result in a significant reduction in AM and PM peak hour vehicle trips compared to the prior office use. Furthermore, the proposed development incorporates a multi-use path along Montrose Road to promote walkability and bike use.

  - *Promote site and building design for energy conservation.*

    The Project will utilize a white Thermoplastic Polyolefin ("TPO") roofing system on the multi-family and townhouse roofs. This sustainable feature reflects sunlight and reduces surface temperatures, reducing cooling costs and creating energy savings for the future residents.

<u>Neighborhood Compatibility</u>

- *Provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities. (P. 21)*

  The Project's layout addresses this recommendation and has been designed to provide transitions between the new development and the surrounding neighborhood. The multi-family buildings help create the urban street edge envisioned by the Sector Plan, while the townhouses provide a compatible transition to the adjacent residential development,

stepping down in height and massing as the Project moves away from the Montrose Road frontage.

As noted previously, the Subject Property is located within Area 4: Hebrew Home. The Application specifically addresses the following elements of the Sector Plan:

Land Use and Zoning Recommendations

- *Rezone the office buildings at 6001 Montrose Road and 6101 Montrose Road (Map 33) from the EOF 3.0, H-100 Zone to the CRT 3.0 C3.0 R2.5 H-120 Zone to provide flexibility for redevelopment and to support the Sector Plan's recommended public benefits. (p. 42)*

  The Project is being redeveloped in accordance with the Zoning and addresses the Sector Plan's recommended public benefits, more specifically by providing 15% MPDUs in the Diversity of Uses and Activities category, enhanced Architectural Elevations and Public Open Space in the Quality Building and Site Design category.

Design and Connectivity Recommendations:

- *Provide a more urban development pattern, compatible in approach to what other large properties are delivering in adjacent areas:*
  - *Create a pattern of short blocks with multiple street-facing buildings to activate pedestrian environment.* (p. 42)

    The Project proposes a higher density residential community with diverse housing types. The multi-family buildings face the street and contribute to activating the pedestrian environment. The pedestrian realm with activated street frontages, multimodal connectivity, and open space areas also addresses this recommendation.

  - *Create public open spaces connected to the overall pedestrian network*; (p.43)

    The proposed urban plaza provides connections to the central park to help connect pedestrians into the space. The central park will be located in the approximate center of the site and will be designed to provide diverse open space offerings that will be buffered from the street by the multi-family building, to contribute to the diversity of open spaces on-site.

- *Encourage a variety of development types to better integrate future development on this property to adjacent residential, institutional, or commercial development.* (P. 42-43)

  The Project provides a diversity of residential uses by proposing townhouse and multi-family unit types that complement the surrounding development, including the Charles E. Smith Life Communities (also known as the Hebrew Home) campus and Morgan Apartments.

Design Guidelines

The Property is subject to the *2019 Parking Lots to Places: Urban Design Guidelines for the Rock Spring* and *White Flint 2 Sector Plans*, which provide guidance for implementing the Sector Plan recommendations through the design of buildings, streetscapes, and public spaces. The Design Guidelines identify the Montrose North District as an area containing undeveloped properties with the potential to strengthen connections between emerging urban areas located north and south of Montrose Parkway through strategic redevelopment (p. 98). While the Property is not specifically identified as a priority redevelopment site within the district, the proposed Project supports the broader revitalization objectives for the area by redeveloping an underutilized property and improving its integration with the surrounding context. The Project will enhance the pedestrian environment along Montrose Road and establish a more urbanized frontage consistent with the vision for the corridor.

The Project also advances the Design Guidelines' recommendation to "segment larger properties into compact development patterns that include internal streets to promote walkability and create opportunities for public open space" (p. 98). The proposed internal street network, consisting of two north-south private streets connected by an internal alley, divides the Property into a more compact and interconnected development pattern that promotes pedestrian circulation and frames usable public open spaces, including a centrally located park.

Density and Building Height

The proposed density and building heights are consistent with the Sector Plan's recommendations. The proposed townhouses and multi-family buildings are below the 120-150-foot maximum height recommendation, and the Project's overall density is within the Sector Plan's density recommendations of 3.0 FAR. ((P. 43) Map 43: Hebrew Home area).

Public Benefits

Optional method developments in the EOF, CRT, and CR zones require public benefits from a minimum of two to four categories. The following public benefits are priorities for this Sector Plan area:

- Fifteen (15) percent MPDUs as the highest priority public benefit for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- Quality building and site design, including but not limited to, exceptional design and public open space.
- Diversity of uses and activities, including but not limited to, care centers, moderately priced dwelling units, dwelling unit mix, and enhanced accessibility for seniors or the disabled. (P. 104)

The Project proposes public benefits across three main categories, including Transit Proximity, Diversity of Uses and Activities, and Quality Building and Site Design.

b) Environment

Sustainable development is an overall goal of the Sector Plan area. The proposed development supports the enhancement of natural resources by planting native landscape plantings, specifically chosen for the support native species can provide to pollinator species. To support water quality, in addition to the proposed plantings, micro-bio retention facilities will be placed throughout the proposed development to collect runoff and filter pollutants prior to entering the storm drain. The redevelopment of the vacant office building also makes use of an already developed space, rather than adding impervious surfaces to undeveloped green spaces. The proposed shared use path along the frontage of the development will also encourage walking and cycling, which may help reduce car dependency and vehicle emissions. The proposed development will also utilize a white Thermoplastic Polyolefin (“TPO”) roofing system on the multi-family and townhouse roofs. This material will reflect sunlight and reduce surface temperatures, which will help reduce cooling needs during warm temperature days. Soil restoration methods will also be implemented which support the intent of the Sector Plan to improve the sustainability of the project.

Noise Analysis

A Transportation Noise Impact Analysis was prepared by Phoenix Noise & Vibration, LLC for the Property due to its location along Montrose Road and proximity to Rockville Pike, the CSX Transportation Railroad, and

Metro. The results of the Noise Impact Analysis were provided in a report dated June 26, 2026. A noise analysis is necessary to demonstrate conformance with the 1983 *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* ("Noise Guidelines") by determining the projected interior and exterior noise levels and whether or not mitigation for residential units and outdoor recreational areas is required. The Noise Guidelines stipulate a 65 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA for indoor areas.

The results of the noise analysis for this Property indicate that future unmitigated traffic noise levels above 65 dBA Ldn will not impact the proposed residential building facades. While the noise levels will reach up to 65 dBA Ldn at the frontage of the Property, there will not be a significant impact. Therefore, noise mitigation techniques will not be required, and standard architectural methods to ensure indoor noise levels are at or below the recommended 45 dBA Ldn should be adequate.

Transportation
The proposed transportation improvements conform to the recommendations of the *White Flint 2 Sector Plan* by transforming the site frontage into a multimodal streetscape that prioritizes walking, bicycling, and placemaking. The Applicant will construct an 11-foot sidepath, 8-foot street buffer, and 10-foot median while removing the existing center turn lane along Montrose Road, a configuration that closely aligns with the Sector Plan's recommended cross section and supports its vision for a more pedestrian-oriented corridor.

C. *Public facilities will be adequate to support and service the area of the subdivision.*

a) Roads and other Transportation Facilities
   i. Existing Facilities
   Montrose Road is classified as a Downtown Boulevard in the Master Plan of Highways and Transitways and is maintained by Montgomery County within an 80-foot public right-of-way. The roadway currently consists of four travel lanes and a center turn lane and serves as a key multimodal corridor within the White Flint area. The site frontage also includes a WMATA Metrobus stop serving Route 42, providing transit access to the surrounding area and supporting the corridor's multimodal function.

ii. Proposed public transportation infrastructure
Frontages along Montrose Road will be improved and include an 11-foot sidepath, 8-foot street buffer, and 10-foot median. Additionally, the Project will reconstruct an existing bus shelter within its frontage**.**

iii. Proposed private transportation infrastructure
The project includes significant improvements to the private street network. Chase Crossing Circle, an existing private street with variable width ranging from approximately 24 to 32.5 feet, will be reconstructed and expanded to provide pedestrian facilities. The improved street will include 5- to 6-foot sidewalks, landscaped street buffers ranging from 6 to 14 feet, 8-foot parallel parking lanes, and a loading area along the western leg, enhancing both site circulation and the pedestrian environment. In addition, Private Alley A is proposed to provide rear access to the townhouse units, minimizing driveway conflicts along primary street frontages and supporting a safer, more walkable internal street network. Chase Crossing Circle will continue to provide access to the gated Morgan Land Condominiums community. The proposed private drive west of the site will provide full-access entry and exit for the project.

b) Local Area Transportation Review (LATR)

The Site is located within the White Flint 2 Policy Area, which is an Orange Policy Area under the 2024 – 2028 Growth and Infrastructure Policy (GIP). The previous use on the Site was a General Office Building. The proposed Single Family Attached and Multi-family Mid-Rise buildings will provide 106 dwellings which are estimated to generate a net decrease of 118 motor vehicle trips in the morning peak hour and a net decrease of 112 motor vehicle trips in the evening peak hour.

The 2024-2028 Growth and Infrastructure Policy (GIP) requires a Transportation Impact Study (TIS) for any project that is estimated to generate a net increase of 30 or more motor vehicle trips in either the morning or evening peak hours. As that is not the case for this Application, the LATR review is satisfied with a transportation exemption statement. A summary of the trip generation analysis is provided in Table 2 below.

Use	Quantity	AM ITE Vehicle Rates	PM ITE Vehicle Rates	AM Adjusted Policy Area Rates	PM Adjusted Policy Area Rates
Existing General Office Building ITE-710	148,658 SF	186	178	146	140
Proposed Single Family Attached Housing ITE-215	23 DU	11	5	8	4
Proposed Multi-family Housing (Mid Rise) ITE-221	83 DU	27	33	21	25
			Net Change	-118	**-112**

Table 2 - Trip Generation Analysis (Source: Gorove Slade, edited by staff, final figures available on DAIC, October 1, 2026)

c) Schools

School Impact Area Classification

The subject Property is located within the North Bethesda Policy Area, which is categorized as a Turnover Impact Area by the 2024-2028 Growth and Infrastructure Policy.

Annual School Test Results

This Application was reviewed on October 15, 2026. Therefore, the results of the FY2027 Annual School Test, approved by the Planning Board on June 25, 2026, and effective since July 1, 2026, are applicable. The FY2027 Annual School Test evaluates for the 2030-2031 school year, during which the Property will be served by Luxmanor Elementary School, Tilden Middle School, and Charles W. Woodward High School. The enrollment and capacity projections of these schools reflected in the FY2027 Annual School Test and the default Utilization Premium Payment (UPP) tier placements are shown in Table 3.

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Luxmanor ES	739	643	87.0%	+96	No UPP
Tilden MS	1,251	1,153	92.2%	+98	No UPP
Charles W. Woodward HS	2,249	2,015	89.6%	+234	No UPP

Table 3. FY2027 Annual School Test Projections (2030-2031 School Year) & UPP Tier Placements

Based on the FY2027 Annual School Test results above, the school service areas of the project are not placed in any UPP tiers by default. A payment will be triggered however if the project's enrollment impact estimate exceeds an adequacy ceiling of a school shown in Table 4.

	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Luxmanor ES	170	244	355
Tilden MS	218	349	536
Charles W. Woodward HS	394	684	1,022

Table 4. FY2027 Annual School Test Adequacy Ceilings

Enrollment Impact Estimate

Table 5 shows the project's enrollment impact estimate calculation based on the School Impact Area classification and net residential units proposed, using the FY2026-2027 Student Generation Rates.

Type of Unit	Net Number of Units	Turnover ES Student Generation Rate	ES Student Estimate	Turnover MS Student Generation Rate	MS Student Estimate	Turnover HS Student Generation Rate	HS Student Estimate
SF Attached	23	x 0.207	= 4.761	x 0.113	= 2.599	x 0.166	= 3.818
MF High-rise	83	x 0.059	= 4.897	x 0.026	= 2.158	x 0.040	= 3.320
TOTAL (rounded down)			9		4		7

Table 4. Student Enrollment Impact Estimate (reflects FY2026-2027 Student Generation Rates)

The enrollment impact of the proposed units during an average year throughout the life of this project is estimated to be nine (9) elementary school students, four (4) middle school students, and seven (7) high school students. This does not exceed the adequacy ceilings identified in Table 4. Therefore, a UPP is not required.

d) Other Public Facilities and Services

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which will be adequate to serve the proposed subdivision.

Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

D. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan F20260900, which are included in a separately approved resolution and are incorporated herein.

E. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

MCDPS approved the Stormwater Management Concept Plan on September 21, 2026. The plan will meet stormwater management requirements using Environmental Site Design (ESD) through the use of Micro-Bioretention, and structurally via proprietary structural StormFilter with vault and through piped conveyance to the B'Nai Isreal Regional Pond.

F. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 4.3.M*

This finding is not applicable to this Application, as the Applicant does not have actual or constructive notice of any burial site on the Property nor is the Property included in the Cemetery Inventory.

G. *Any other applicable provision specific to the property and necessary for approval of the Administrative Subdivision is satisfied.*

No other provisions apply to the Subdivision.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

October 27, 2026

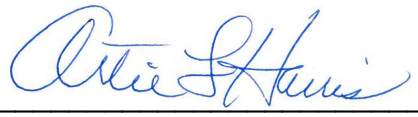
(which is the date that this Resolution is mailed to all parties of record); and

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 the motion of Commissioner Linden, seconded by Commissioner Hedrick, with a vote of 3-0-1; Chair Harris and Commissioners Hedrick and Linden, voting in favor of the motion, Commissioner Bartley abstaining, and Commissioner Pedoeem was necessarily absent, at its regular meeting held on Thursday, October 22, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department