



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CONSENT ITEM# \_\_\_\_\_  
MCPB 12/20/07

**MEMORANDUM**

DATE: December 10, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RdK*  
Robert Kronenberg, Supervisor *RAK*  
Development Review Division

FROM: Joshua Sloan, Coordinator *JLS*  
Development Review Division  
(301) 495-4597

REVIEW TYPE: Site Plan Amendment  
PROJECT NAME: Colesville Road Hilton  
CASE #: 82007003A

APPLYING FOR: Amendment to revise cellar configuration; building façade and staircase; landscape and lighting; and associated development data.

REVIEW BASIS: Div. 59-D-3.7, Montgomery County Zoning Ordinance

ZONE: CBD-1

LOCATION: West side of Colesville Road (US 29) midway between Spring Street and Fenton Street.

MASTER PLAN: Silver Spring CBD Sector Plan

APPLICANT: Hospitality Associates of Colesville, LP

FILING DATE: October 28, 2007  
HEARING DATE: December 20, 2007

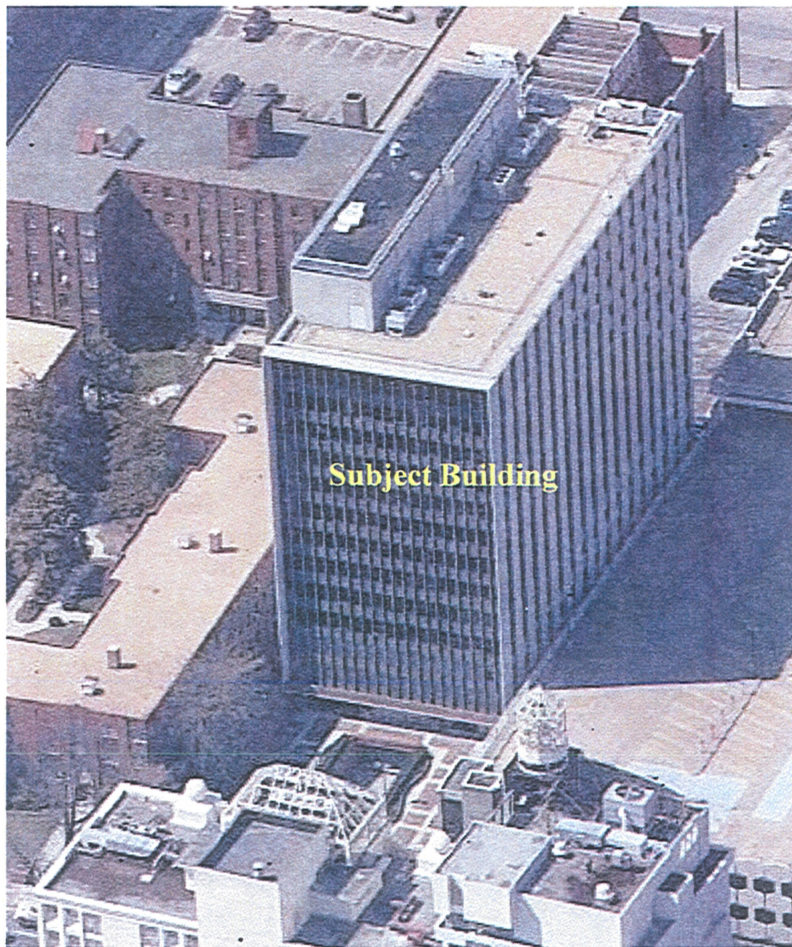


**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plan 820070030 and approval of the attached draft Planning Board Resolution for Site Plan 82007003A.

## BACKGROUND

### Original Site Plan Approval

The subject property is located on the western side of Colesville Road (US 29) midway between Fenton Street to the south and Spring Street to the North. The adjacent property to the south is occupied by the Montgomery Arms Apartments, an historic Art Deco apartment complex built in 1941 and an important example of pre-World War II design. Conversely, the adjacent property to the north is a three-level concrete parking garage owned by Montgomery County. The adjacent property to the west, behind the building, is a parking lot and access driveway owned by United Therapeutics Corporation; this driveway also provides access to the County parking garage.



*Aerial Photo of Subject Site*

Site Plan 820070030 was approved with conditions on May 28, 2007 for the conversion of an existing office building to a hotel on 0.93 acres in the CBD-1 Zone. According to the Planning Board findings, the site was not subject to the development standards of the CBD-1 Zone because the site is an existing structure and is governed by Zoning Ordinance section 59-C-6.24 and will not be structurally altered except as

permitted by Section 59-C-6.24(f). These permitted alterations include façade modifications and an increase in gross floor area up to 500 square feet.

## **PROPOSED AMENDMENTS**

The Applicant, Hospitality Associates of Colesville, filed the subject site plan amendment 82007003A on October 28, 2007. The proposed amendment requests the following modifications:

1. Alteration of the front building footprint to increase articulation and add canopy.
2. Shift of stairwell access to the cellar.
3. Enlargement of the cellar area by 2,716 square feet net increase (not part of the gross floor area).
4. Addition of paving near stairwell access and over expanded cellar.
5. Removal of some landscape area and addition of planters.
6. Relocation of light fixtures from right-of-way.
7. Change in front setback to 68 feet.
8. Change of brick in streetscape detail to #470-479 "Silver Spring".

## **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on October 26, 2007. Staff did not receive any inquiry or comment regarding this amendment.

## **STAFF ANALYSIS**

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The modification of the building will maintain visual interest from the street and provide a more welcoming entrance for patrons. The landscape retains a pleasant pedestrian atmosphere and the lighting will maintain a safe pedestrian and vehicular environment.

## **APPENDICES**

- A. Public Notice
- B. Draft Planning Board Resolution

**LINOWES  
AND BLOCHER LLP**  
ATTORNEYS AT LAW

milestone  
conesp  
Appendix A. JA

October 26, 2007

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**NOTICE OF APPLICATION FOR MINOR SITE PLAN AMENDMENT  
SITE PLAN No. 820070030A**

PROJECT NAME: Hilton, Hampton Inn & Homewood Suites  
DATE OF NOTICE: October 26, 2007  
MNCPPC FILE No.: Site Plan No. 820070030A  
CURRENTLY ZONED: CBD-1  
PROPOSED DEVELOPMENT: Conversion of existing 13-story office building to a hotel facility with 240 rooms.  
GEOGRAPHIC LOCATION: 8728 Colesville Road, Silver Spring

.....  
The above-referenced application has been filed with the Montgomery County Planning Board and is being reviewed by the Planning Board Staff under the provisions of Chapter 59 of the Montgomery County Code.

A copy of the proposed minor amendments are enclosed for your information and review. The changes sought include:

- 1) Swimming Pool Extended – The swimming pool area is below grade and does not contribute towards the floor area ratio of the project; however, the extension of the pool area will cause changes to the surface landscaping;
- 2) Building Frontage – The vestibule and frontage of the building has been adjusted slightly. This includes a relocation of the emergency egress stairwell along the northern end of the front of the building;
- 3) Canopy – A structural canopy has been added to the front of the building;
- 4) Landscape and Lighting Adjustments – Because of the extension of the swimming pool area below grade, the landscape area around the circular driveway will be modified;

5) Development Data – The labeling on the site plan chart has been modified to accurately reflect the Code Sections upon which the plan was approved, and eliminate the “Optional Method” language. Further, although there is no change to the FAR, the proposed changes to the vestibule, stairs and pool area are also included on the cover sheet as well as the proper setback information.

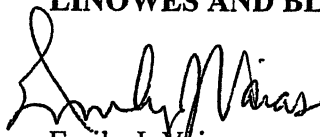
These plans may change because of specific reviews and changes suggested by M-NCPPC and other County and State agencies. If you have any comments please send them to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760. **Comments regarding this application must be submitted to Park and Planning by November 12, 2007.**

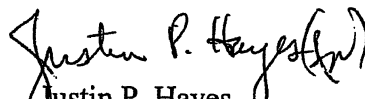
The Montgomery County Planning Board will consider the above-referenced application as a consent agenda item during a public meeting. A copy of the staff report, record plats and consent agenda amendments will be posted on the web site for M-NCPPC more than ten (10) calendar days before the public meeting during which the Planning Board considers the application.

If you have any questions, please contact the Park and Planning Commission’s Development Review Division at (301) 495-4585.

Sincerely,

**LINOWES AND BLOCHER LLP**

  
Emily J. Vaia

  
Justin P. Hayes

Enclosure



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-227  
Site Plan No. 82007003A  
Project Name: Colesville Hilton  
Hearing Date: December 20, 2007

**DRAFT RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on October 28, 2007, Hospitality Associates of Colesville, LP ("Applicant"), filed a site plan amendment application designated Site Plan No. 82007003A ("Amendment") for approval of the following modifications:

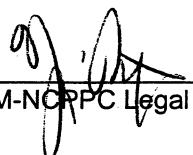
1. Alteration of the front building footprint to increase articulation and add canopy;
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6. Relocation of light fixtures from right-of-way;
7. Change in front setback to 68 feet;
8. Change of brick in streetscape detail to #470-479 "Silver Spring"; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated December 10, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on December 20, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

WHEREAS, the Planning Board finds that the Amendment does not alter the overall design character of the development in relation to the original approval. And further, these modifications do not affect the compatibility of the development to its surrounding neighborhood; and

Approved as to  
Legal Sufficiency:

 7 Dec 07  
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82007003A; and

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-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this opinion 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 written opinion, 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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