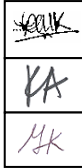




Consent Item - Site Plan Amendment No. 82011010B: 10914 Georgia Avenue



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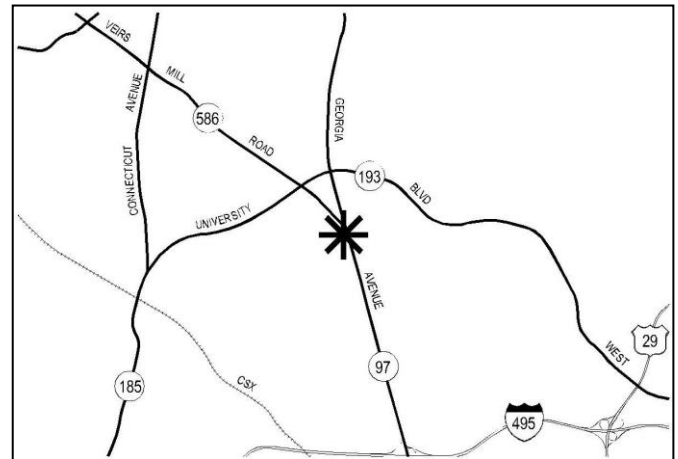
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Completed: 10/21/13

Description

- 10914 Georgia Avenue, Wheaton;
- CR 4: C 3.5, R 3.5, H 100' Zone, 2012 *Wheaton CBD & Vicinity Sector Plan*;
- 2.36 gross acres;
- Request to modify Condition #11(b), which requires on-site amenities to be installed prior to release of any use and occupancy permit;
- Applicant: Washington Property Company;
- Filing Date: September 20, 2013.



Summary

- Staff recommendation: Approval with conditions.
- This application is to phase delivery of recreation amenities prior to the use-and-occupancy permit for the residential dwellings on Floors 2 through 6 in order to allow the opening of the leasing and management offices, and 17 residential units on the first floor on the Property.
- The recreation amenities must be completed prior to receiving the second occupancy permit for development.
- Subsequent to the approval of the Site Plan, this Site was subject to Sectional Map Amendment G-911, approved by Council action on April 17, 2012, rezoning the Site from TS-R to CR-4, C-3.5, R-3.5, H-100. The proposed change in condition does not alter the previous Sector Plan findings of the Planning Board.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan No. 82011010B, 10914 Georgia Avenue. All site development elements shown on the site stamped "Received" by the M-NCPPC on September 20, 2013, are required except as modified by the following conditions.

1. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan No. 820110100 as listed in the MCPB Resolution No. 11-102, and Site Plan No. 82011010A, except as amended by this Application.

2. Development Program

The Applicant must construct the development in accordance with the approved development program in Site Plan No. 820110100, except for condition 11(b), which is modified as follows:

Revised condition 11(b)

On-site recreation amenities must be installed prior to release of any use-and-occupancy permit for floors two through six. Public use space amenities must be installed prior to the release of any first floor use-and-occupancy permit.

3. Certified Site Plan

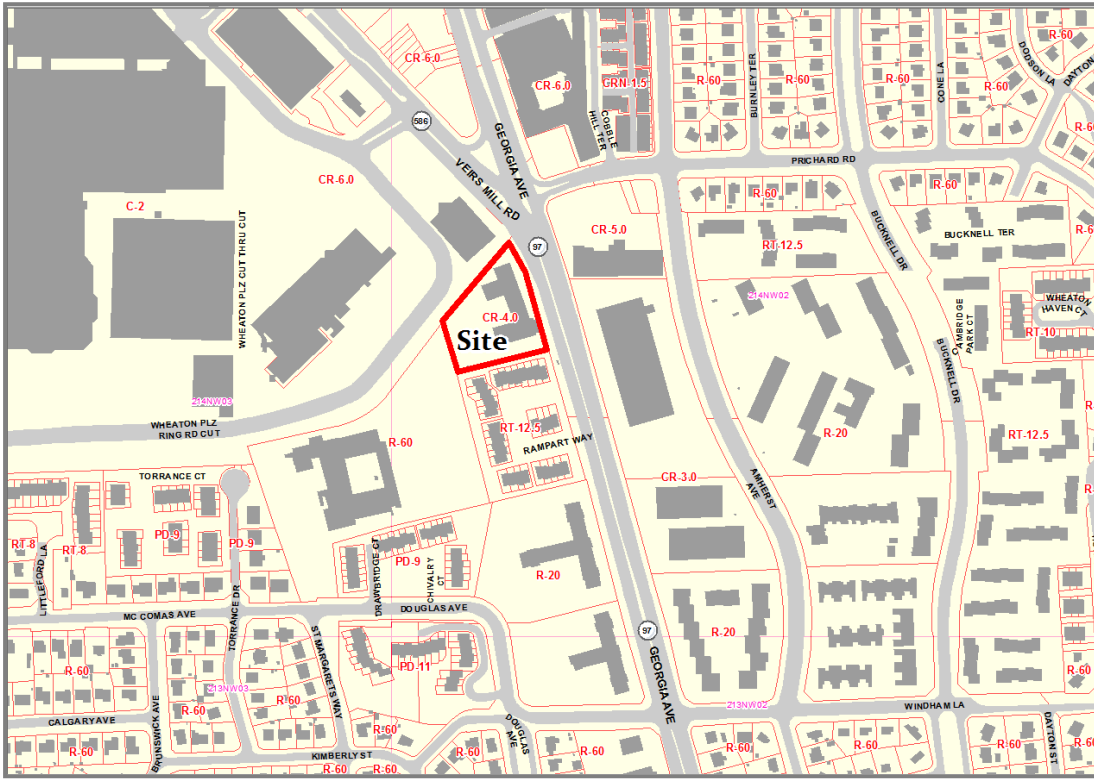
Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the updated development program, and the site plan resolution on the cover sheet.

SITE DESCRIPTION

Vicinity

The Subject Property, located on the west side of Georgia Avenue, approximately 20 feet south of the intersection with Veirs Mill Road, is zoned CR4, C-3.5, R-3.5, H-100 and comprises a total area of 2.36 gross acres. The Property is adjacent to the C-2 and CR zoned commercial uses to the northwest (Westfield Mall) and on the properties across Georgia Avenue. Stephen Knolls Elementary School is located to the west; townhomes are located directly south. The Wheaton Metrorail Station and Central Business District, with numerous commercial and residential uses, are located within ¼-mile. The Q and Y Metrobus routes run along Georgia Avenue, providing further transit connections to Rockville, Olney, and Silver Spring.



Vicinity Map

Site Analysis

The Subject Property is currently under construction for 245 multi-family residential dwelling units, associated parking garage, with on-site amenities that include recreation amenities and public use space amenities. The site is generally flat, sloping gently to the southwest. There are stream valley and floodplain buffers. There are no floodplains, forests, specimen trees or known historic or cultural resources on the site.



Aerial Photo

PROJECT DESCRIPTION

Previous Approvals

On January 18, 2011, the County Council approved Zoning Application No. G-876 for the reclassification of the Property from the R-60 Zone to the TS-R Zone (Resolution No. 17-22) with binding elements.

On May 10, 2011, the Planning Board approved with conditions Preliminary Plan No. 120110320 (MCPB Resolution No. 11-101) to create one lot on 2.36 gross acres.

On October 20, 2011, the Planning Board approved with conditions Site Plan No. 820110100 (MCPB Resolution No. 11-102) for 245 multi-family units including 12.5% MPDUs on 2.36 acres. [Appendix A]

On April 17, 2012, the County Council approved the Wheaton Central Business District (CBD) and Vicinity Sectional Map Amendment G-911 to implement the zoning recommendations of the Wheaton CBD and Vicinity Sector Plan, thereby changing the underlying zoning from the TS-R Zone to the CR-4, C-3.5, R-3.5, H-100 Zone, which did not alter the Board's findings or previous approvals.

On December 17, 2012, Site Plan Amendment No. 82011010A was administratively approved to revise the limit of disturbance along the northern and northwestern property line to include a crane dismantling area and construction trailers.

Proposal

This Application is to phase delivery of recreation amenities prior to the use-and-occupancy permit for the residential dwellings on Floors 2 through 6 in order to allow the opening of the leasing and management offices, and 17 residential units on the first floor on the Property. As proposed, all of the public use spaces will be installed prior to the release of the first use-and-occupancy permit for the first floor uses. Currently, all recreation amenities, including public use spaces are required to be installed prior to the release of any use-and-occupancy permit. This Amendment does not propose any physical changes to the approved plans for the Subject Property.

ANALYSIS AND FINDINGS

Master Plan

The proposed amendment maintains conformance with the 1997 *Wheaton CBD and Vicinity Sector Plan's* vision and recommendations.

Transportation and Circulation

The proposed amendment does not affect vehicular or pedestrian traffic.

Environment

The proposed amendment maintains compliance with Chapter 22A regarding forest conservation, and Chapter 19 regarding water resource protection of the Montgomery County Code.

Development Standards

The proposed amendment does not alter any development standards approved with the original site plan.

Binding Elements

The proposed amendment maintains conformance with the binding elements shown on the Certified Development Plan G-876.

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received correspondence on this matter.

CONCLUSION

The proposed modification to the Site Plan condition does not alter the overall design of the development in relation to the original approval, and the proposed project remains compatible with existing and proposed development adjacent to the site. The modification does not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval. All previous approvals remain in full force and effect, as modified by this Amendment.

APPENDIX

- A. Prior MCPB Resolution No. 11-102
- B. Draft MCPB Resolution No. 13-153