



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

MCPB
Consent Item
2/5/15

MEMORANDUM:

DATE: January 22, 2015
TO: Montgomery County Planning Board
VIA: Khalid Afzal, Acting Chief, Area 2 Division *KA*
FROM: Michael Bello, Planner Coordinator, Area 2 Division *MB*
SUBJECT: Corrected Staff Report, North Bethesda Market II
Sketch Plan Amendment No. 32011003A, Preliminary Plan Amendment No. 12012006A, Site Plan Amendment No. 82012004A

Recommendation:

Approve the revised Development Standards table to be included in the findings of the Sketch Plan Amendment 32011003A reviewed by the Board on January 15, 2015.

Summary

This memorandum is to incorporate a revised Project Data table in the Board’s approval of the Sketch Plan Amendment No. 32011003A. The combined staff report for this Sketch Plan Amendment, as well as Preliminary Plan Amendment No. 12012006A and Site Plan Amendment No. 82012004A, reviewed by the Board on January 15, 2015, had an incorrect reference to the Project Data table as part of the Sketch Plan Findings on page 24 of the staff report. The proposed project will be built in three phases. The Sketch Plan and the Preliminary Plan Amendments sought approval for all three phases of the project while the Site Plan Amendment covered only Phases 1 and 2 of the project. The Project Data table in question was included on page 34 of the staff report in the Site Plan findings section and therefore, did not include any tabulation for Phase 3 of the project, which will be reviewed under a separate Site Plan Amendment in the future. In reviewing the Sketch Plan Amendment, the Board must find that the Sketch Plan meets, among other controls, the development standards of the Zone. Since the development standards table referred to in the January 5 staff report did not include the Phase 3 of the project, staff is recommending that the Board correct this inadvertent omission by approving the following development standards table for all three phases of the project as part of the Sketch Plan findings.

Also, at the Applicant’s request, staff recommends revising the proposed residential amenity space (square feet) under Section 59-C-15.74 in the data table on page 35 of the Staff report from “7,700” to “7,700 if Option 1 chosen for Building B, 6,300 if Option 2 chosen for Building B”.

Project Data Table-Development Standards

Section 59-C	Development Standards	Permitted/Required	Proposed for this Sketch Plan Amendment (Phases 1, 2, and 3)
	Total Gross Tract Area (sf)		191,925
	CR4.0, C3.5, R3.5, H300’		164,753
	CR3.0, C1.5, R2.5, H150’		27,172
	Total Net Lot Area		158,900
15.71	Maximum Density (sf)		
	<i>CR 4.0 portion (164,753 x 4.0)</i>	659,012	Up to 659,012
	<i>CR3.0 portion (27,172 x 3.0)</i>	81,516	Up to 81,516
	Total maximum density	740,528	Up to 740,528
	<i>Maximum Non-residential CR4.0 portion (164,753 x 3.5)</i>	576,635.5	Up to 183,732
	<i>Maximum Non-residential CR3.0 portion (27,172 x 1.5)</i>	40,758	Up to 84,268*
	Total maximum non-residential	698,662	Up to 268,000
	<i>Maximum Residential CR4.0 portion (164,753 x 3.5)</i>	576,635.5	Up to 492,000
	<i>Maximum Residential CR3.0 portion (27,172 x 2.5)</i>	67,930	0.0
	Total maximum residential	644,565.5	Up to 492,000
15.71	Maximum Building Height (ft.)		
	<i>CR4.0 Portion</i>	300	Up to 300
	<i>CR3.0 Portion</i>	150	Up to 150
15.72	Minimum Setback	n/a	
15.73	Minimum Public Use Space	10%	10%
15.74	Residential Amenity Space		
	Minimum indoor	5,000	7,700 if Option 1 chosen for Building B 6,300 if Option 2 chosen for Building B

Section 59-C	Development Standards	Permitted/Required	Proposed for this Sketch Plan Amendment (Phases 1, 2, and 3)
	Minimum outdoor @ 411 market rate units	8,220**	10,400
59-6.2.4	Parking		
	Minimum/Maximum	422/1198	422/632
15.62	Bicycle Parking		
	Total Required Public Spaces	45 (28 Phase 1, 17 Phase 2, 0 in Phase 3)	70, (32 in Phase 1, 38 in Phase 2, 0 in Phase 3)
	Total Required Private Spaces	146 (42 in Phase 1, 104 in Phase 2, 0 in Phase 3)	150 (50 in Phase 1, 100 in Phase 2, 0 in Phase 3)

*The existing non-residential square footage exceeds the maximum permitted non-residential floor area in the CR3.0 portion. The proposed project utilizes the provisions of Section 59-C-15.122, density averaging, which allows permitted density to be averaged between 2 or more directly abutting or confronting lots or parcels in one or more CR Zones.

**At least 400 square feet must adjoin or be directly accessible from the indoor amenity space.