

DEC 15 2010



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

MCPB No. 10-154
Site Plan No. 82008015B
Project Name: 1150 Ripley Street
Hearing Date: November 18, 2010

CORRECTED 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 July 3, 2008, the Planning Board approved Site Plan 820080150 (MCPB Resolution 08-99) for 318 multi-family dwelling units, including 48 MPDU's (15% of the total), and up to 7,460 square feet of retail uses; and

WHEREAS, on June 11, 2009, the Planning Director administratively approved Site Plan Amendment 82008015A, for modifications to landscaping and retail streetscape design on Ripley Street; and

WHEREAS, on September 15, 2010, Washington Property Company ("Applicant") filed a site plan amendment application designated Site Plan No. 82008015B ("Amendment") for approval of the following modifications:

1. Revisions to unit mix within approved building envelope;
2. Minor revisions to elevations to accommodate revisions to unit mix and addition of balconies;
3. Widening of curb cut along Dixon Avenue to accommodate additional loading bay, thereby reducing the on-site public use space by 189 square feet, from 14,784 square feet (37.7% of net lot area) to 14,595 square feet (37.3% of net lot area), and reducing the off-site amenity space by 292 square feet, from 5,384 square feet (13.7% of net lot area) to 5,092 square feet (13% of net lot area);
4. Decrease size of the swimming pool and correspondingly increase the size of sundeck, and revise fence adjacent to swimming pool for better noise attenuation;
5. Shift location of bike path and planting changes within approved easement, with associated grading changes;
6. Install fence along WMATA right-of-way;
7. General modifications to landscape plantings;
8. Site and exterior building lighting modifications; shift in one street light;

Approved as to
Legal Sufficiency:

A handwritten signature in black ink, dated 11/22/10.

8787 Georgia Avenue, Suite 800, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

MNCPPC Legal Department
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

9. Identification of on-street parking;
10. Modifications to site furniture: add 2 streetscape benches and remove 2 café tables and chairs and 2 metal bollards;
11. Revision to design of concrete piers on Ripley Street; and
12. Revision to skateboard deterrent joint at raised circular planter on northwest corner of site; 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 November 5, 2010~~October 25, 2010~~, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on November 18, 2010, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing").

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. 82008015B, subject to the following conditions:

Conformance with Previous Approvals

1. Project Plan Conformance
The development must comply with the conditions of approval for Project Plan 920070040 (MCPB No. 07-77) and Project Plan Amendment 92007004A (MCPB 08-100), unless amended.
2. Preliminary Plan Conformance
The development must comply with the conditions of approval for Preliminary Plan 120080210 (MCPB 08-125), unless amended.
3. Site Plan Conformance
The development must comply with the conditions of approval for Site Plan 820080150 (MCPB No. 08-99) and Site Plan Amendment 82008015A (Administrative Approval dated June 11, 2009), unless amended.

BE IT FURTHER RESOLVED, that the Montgomery County Planning Board FINDS, that with this Amendment as approved, the Amendment does not alter the findings of the previous approvals; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

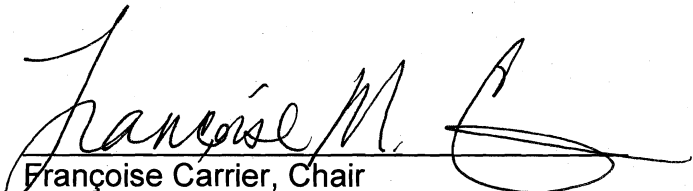
DEC 15 2010 BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal 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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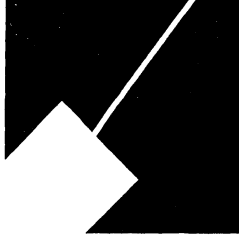
CERTIFICATION

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 motion of Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor of the motion, and with Commissioner Alfandre absent, at its regular meeting held on Thursday, December 2, 2010, in Silver Spring, Maryland.


Françoise Carrier, Chair
Montgomery County Planning Board

DEC 15 2010

M-NCPPC




THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MEMORANDUM

TO: Montgomery County Planning Board

FROM: Carol S. Rubin, Associate General Counsel 

DATE: November 22, 2010

RE: Correction to Site Plan No. 82008015B 1150 Ripley Street

Attached please find a redlined version of the resolution for Site Plan 82008015B, 1150 Ripley Street, which corrects an error on page two. The staff report date has been corrected. The resolution was adopted on November 18, 2010 by the Montgomery County Planning Board, but has not been mailed to the parties of record.

We request that the Planning Board approve the correction to the resolution so that the corrected resolution can be mailed out to the parties of record.