



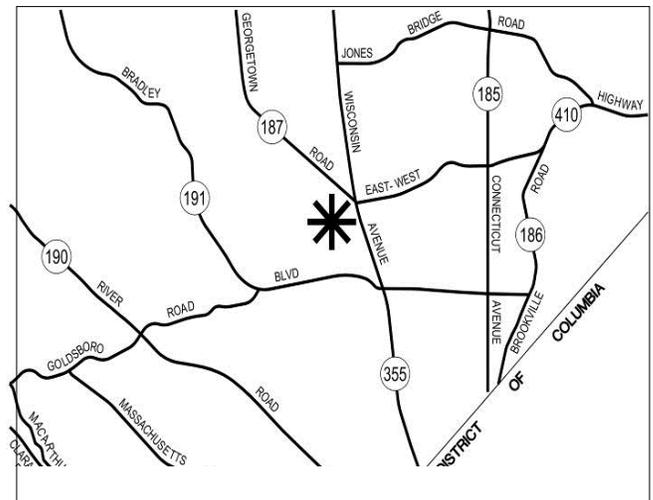
The Lauren, Site Plan Amendment No. 820007006B (formerly known as 4901 Hampden Lane)

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Completed: August 21, 2015

Description

- Request to relocate a transformer, adjust landscaping, and relocate a bench along Woodmont Avenue
- Located at 4901 Hampden Lane, at the northwest quadrant of intersection with Woodmont Avenue;
- 0.52 gross tract area in the TS-R Zone;
- Sector Plan: Bethesda CBD Sector Plan;
- Applicant: Lauren Condos, LLC
- Filing Date: March 9, 2015
- Review Basis: Section 59-D-3.7 of 2004 Zoning Ordinance



Summary

- Staff recommends approval of the Site Plan Amendment.
- Staff received no correspondence regarding this Amendment.

RECOMMENDATION

Staff recommends approval of Site Plan Amendment No. 82007006B, 4901 Hampden Lane. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required. Prior conditions are not modified by this amendment and all previous approvals remain binding on the Applicant.

BACKGROUND

This entire project was approved and is being developed under the standards of Transit Station Residential (TS-R) Zone which was in place on October 29, 2014. The Site was comprehensively rezoned from the TSR Zone to the Commercial Residential (CR) Zone CR 2.5 C 0.25, R 2.5, H75T through District Map Amendment (G-956) on October 30, 2014. The 2014 Zoning Ordinance allows an Applicant to amend a previously approved application under the development standards in place on October 29, 2014.

SITE DESCRIPTION

The Subject Site ("Site") is located on the west side of Woodmont Avenue in downtown Bethesda between Montgomery Lane to the north and Hampden Lane to the south. The property is rectangular in shape and is approximately 30,891 square feet in size. Construction of the approved multi-family residential project on the Site has begun.



Figure 1 Construction on the Subject Site (looking north from the intersection of Hampden Lane and Woodmont Avenue)

Vicinity

The surrounding area contains a mix of land uses in the Commercial-Residential (CR) Zone, including multi-family and single-family attached residential to the north and west, office uses to the east across Woodmont Avenue, and commercial uses to the south.

Site Analysis

The site is currently under construction. There is no existing vegetation on the site.

PROJECT DESCRIPTION

Previous Regulatory Approvals

Zoning

The District Council approved Local Map Amendment (G-819) on July 25, 2006, to reclassify the subject property from the R-10 and R-60 Zones to the TS-R Zone, for a minimum of 50 and a maximum of 70 multi-family dwelling units by Council Resolution 15-1559, and certified the associated Development Plan on August 7, 2006.

Preliminary Plan and Site Plan

The Planning Board approved Preliminary Plan 120070280 and Site Plan 820070060 by resolutions dated September 26, 2007, for up to 64 multi-family residential units including 15% Moderately Priced Dwelling Units (MPDUs).

Development Plan Amendment (DPA)

On November 13, 2012, the District Council approved DPA 12-02 by Council Resolution 17-599, which decreased the minimum number of residential units from 50 to 40 units and set the minimum percentage of MPDUs provided to 15%.

Site Plan Amendment

The Planning Director approved Site Plan Amendment 82007006A administratively on December 13, 2013, to change the building's architectural articulation, incorporate balconies into the design of above-ground units, and to remove landscaping along the private ground floor patios.

Development Plan Amendment

On September 9, 2014, the District Council approved DPA 14-02 by Council Resolution 17-1211 to modify the binding elements to increase the height of a rooftop elevator shaft, to increase the amount of required public use space from 2,255 square feet to 2,700 square feet, and to revise building materials.

Proposal

This Site Plan Amendment consists of minor adjustments to the approved Site Plan based on the relocation of a transformer located in the open space area and relocation of a bench the northeast corner of the site based on comments from other government agencies. These changes are as follows:

- Relocation of the transformer resulted in changes to the types and amounts of landscaping and planting approved under the original Site Plan.
- Existing site constraints in the immediate area forced the Washington Suburban Sanitary Commission (WSSC) to install a sewer house connection beneath the edge of a proposed bench located on Woodmont Avenue at the northeast corner of the Site. WSSC does not allow structures to be within 5 feet of a sewer house location. The Montgomery County Department of Permitting Services (DPS) also stated the bench size would create a pedestrian hazard along Woodmont Avenue. The bench was relocated and its shape reconfigured to comply with both agencies requests.

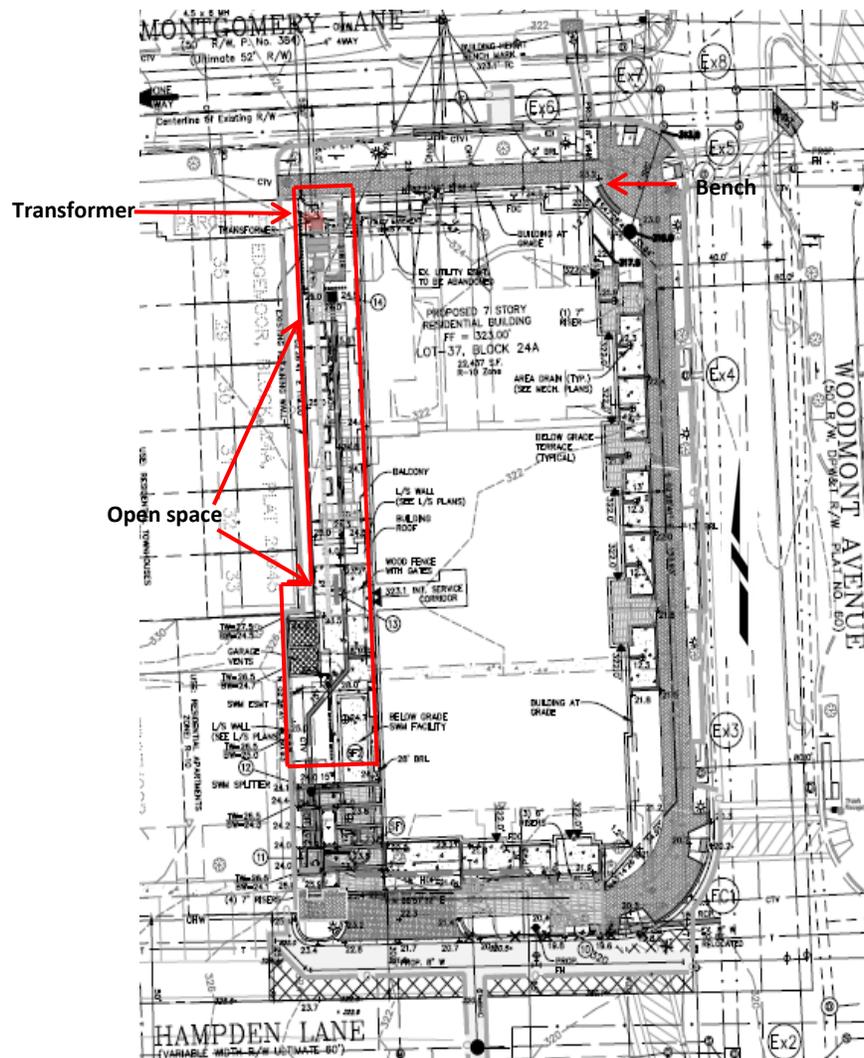


Figure 1 Approved Site Plan with changes indicated by red arrows.

Figure 2 below shows the Applicant's rendering of the open space with the relocated transformer and new landscape and plantings.



Figure 2 Open space Rendering

ANALYSIS AND FINDINGS

Pursuant to Section 7.7.1.B.1 of the current Zoning Ordinance, this Application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Section 59-D-3.7(d) (1) and (2) of that code outlines the procedures for amending an approved site plan which require the Planning Board to approve any proposed modifications.

The proposed modifications based on the relocation of the transformer, resulted minor changes to the landscaping and a small decrease in the provision of open space area. The Amendment continues to meet the full requirement for open space.

The proposed modifications do not alter the intent of the original Site Plan (82007006B) approved by the Planning Board and will not generate any new vehicular trips. Moreover, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood, and they do not alter the development standards of the original Site Plan approval. This Amendment continues to conform to all binding elements of the approved Development Plans for G819, DPA 12-02 and DPA 14-02.

COMMUNITY OUTREACH

The Applicant sent a notice regarding the subject Site Plan Amendment to all parties of record on March 11, 2015. The notice gave interested parties 15 days to review and comment on the Site Plan Amendment. However, since the Applicant expanded the application to include the relocation of the bench, the Applicant was required to repost the Site and re-notice all parties of record. However, since

the Applicant expanded the Application to include the relocation of the bench, the Applicant was required to repost the Site and re-notice all parties of record. The second notice was mailed on August 7, 2015. To date, Staff has not received any correspondence regarding either notice for this Amendment.

CONCLUSION

The proposed Amendment is consistent with Section 59-D-3.7 for Plan Amendments. The Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning board in its review of the originally approved Site Plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved 82007006A, remain in full force and effect, as modified by this Amendment. Staff recommends approval of Site Plan Amendment 82007006B.

APPENDIX

- A. County Council Resolutions No.15-1559, 17-599, and 17-1211
- B. Preliminary Plan Resolution MCPB 07-164
- C. Site Plan Resolution MCPB 07-166
- D. Site Plan Administrative Amendment 82007006B