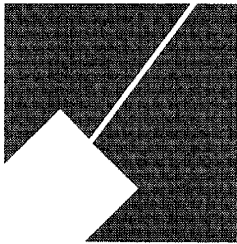


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 10
04/20/06

MEMORANDUM:

DATE: April 5, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*
Carlton Gilbert, Zoning Supervisor, Development Review Division *CG*

FROM: Dan Janousek, Development Review Division *DJ*
(301) 495-4564

SUBJECT: **Local Map Amendment** No. G-843: *Holladay Corporation*, requests reclassification of 23,260 square feet of land from the R-60 Zone to the TS-R Zone for approximately 71,343 square feet of residential space for 48 total residential units, including 6 MPDUs (12.5% of total units) provided on site and located at 4903 Montgomery Lane and 4831 and 4833 West Lane, Bethesda – *Denial*

FILING DATE: November 3, 2005
PUBLIC HEARING: May 1, 2006

RECOMMENDATION

The request for reclassification to the TS-R Zone is in compliance with the land use, zoning and transportation recommendations of the Bethesda CBD Sector Plan. The reclassification will comply with the intent purpose clauses of the TS-R Zone (59-C-8.21 & 59-C-8.22) and all other requirements of the zone. The reclassification will be compatible with the surrounding uses. However, technical staff is of the opinion that the reclassification is not in the public interest because it does not provide sufficient dedication of right-of-way for West Lane. Therefore, staff is recommending that the subject application for the TS-R Zone be DENIED, unless the applicant provides the technical staff recommended right-of-way of 50 feet for West Lane.

SUMMARY STATEMENT

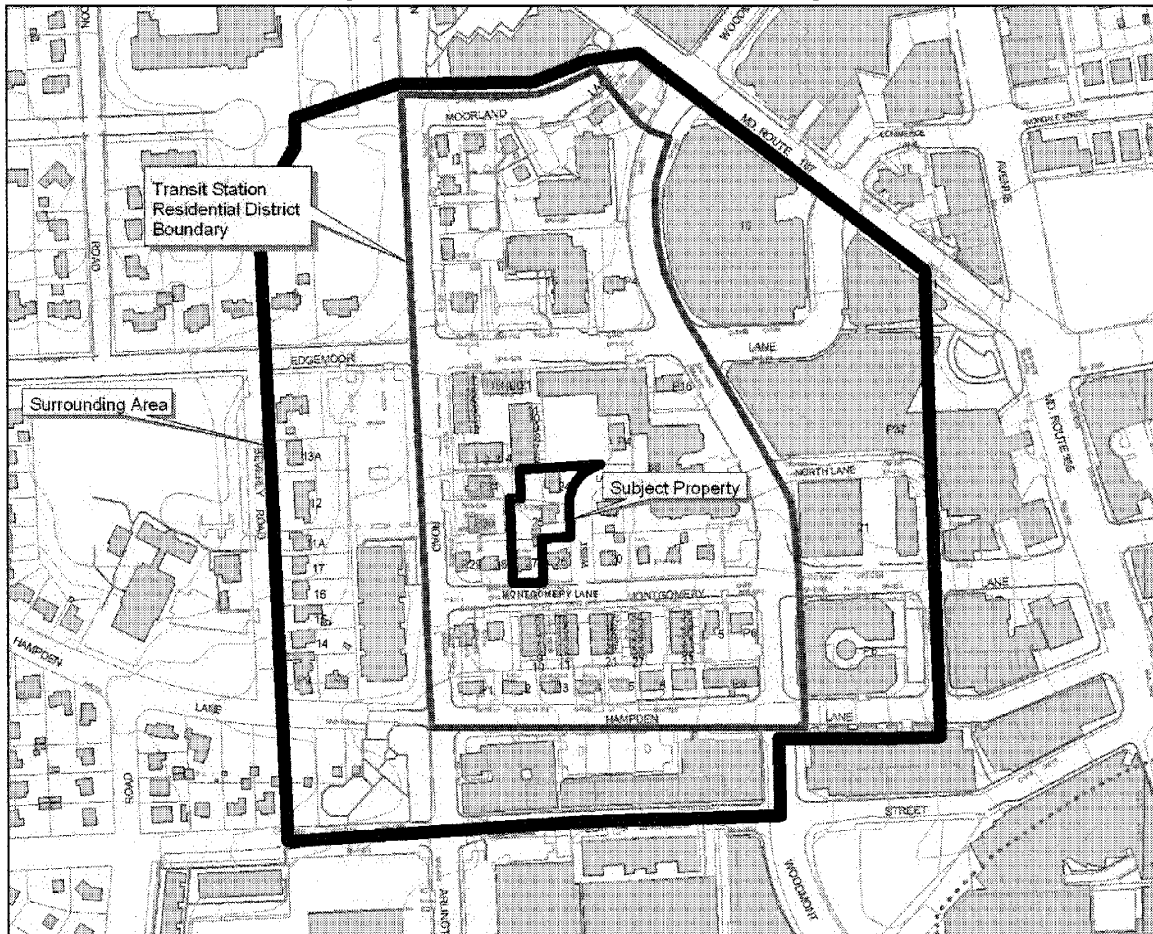
The applicant, Holladay West Lane, LLC proposes a local map amendment to rezone approximately .53 acres of land from the R-60 to the TS-R Zone to construct a residential building in one phase. The proposed development plan will provide 48 total residential units. Six (6) units, or 12.5% of the total, will be MPDUs located on-site. In addition to the residential units, a little over 10%, or 2,493 square feet, of public use space is provided, and 20.30%, or 4,708 square feet, of active/passive recreational space will be provided for a total of 30% open space. The maximum height will be 65 feet with a four (4) to six (6) story height range. The building steps up from 41 feet or 4 stories on the Montgomery Lane side, to a maximum height of 65 feet or 6 stories on the West Lane side.

DESCRIPTION

Property Location

The subject property is within the Transit Station Residential District as described in the *Bethesda CBD Sector Plan, Approved and Adopted July 1994* (The "Sector Plan"). The property is within 1000 feet of the Bethesda Metro station.

Figure 1. Location and Surrounding Area



The surrounding area accounts for property that will be most directly affected by the proposal and any special study areas that may be defined by the applicable sector or master plan. Accordingly, this area includes the Transit Station Residential District and a portion of the Metro Core District defined in the Sector Plan. Technical staff defines the surrounding area as roughly between Moorland Lane to the north, East Lane to the east, Elm Street to the South and Beverly Road to the west.

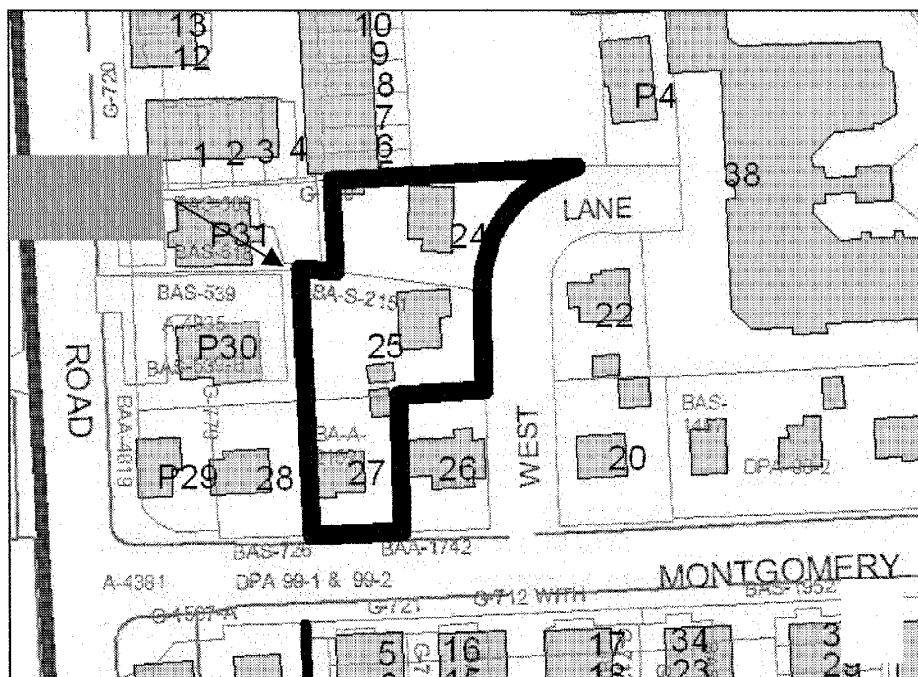
Property Description

The subject proposal seeks to combine three R-60 properties, Lots 24, 25 and 27, Block 13, (the property) in the Edgemoor subdivision, and to re-zone the property to the TS-R Zone. It is bounded by Montgomery Lane to the south and West Lane to the East. The property has a gross tract area of 28,537 square feet. The topography is such that it slopes slightly upward from the southwest to the northeast side of the property. The property is approximately 233 feet in depth and 175 feet in width as measured between its widest points. There are no historic structures or sites located on the property (source: M-NCPPC Historic Preservation Division Technical Staff).

Table 1. Property Description

	Subject Property Address	Gross Tract Area	Previous Dedication	Future Dedication	Net Lot Area
Lot 24	4831 West Lane	10,247	2,266	-	7,981
Lot 25	4833 West Lane	10,733	1,443		9,290
Lot 27	4903 Montgomery Lane	7,557	1,568	63 sq. ft. on Montgomery Lane	5,926
Totals	-	28,537	5,277	63 sq. ft.	23,197

Figure 2. – (GIS View)



Zoning and Surrounding Area

The adjoining properties to the west include Lot P31 in the R-60 Zone and Lots 28, P29 & P30, which are in the TS-R Zone (Transit Station Residential) and within 100 feet of the Bethesda Metro transit station. Lots 28, P29 and P30 (combined) are the subject of LMA No. G-779 (currently undeveloped). The adjoining properties to the north include the Villages of Bethesda townhouses, which are zoned TS-R (LMA G-720). Lot 26 adjoins the subject property but *is not* part of the application. To the east, the single-family structure on Lot 22 located across West Lane from the subject property contains a commercial use. Lot 20 contains a single-family structure that is inhabited.

Figure 2. Subject Property (Zoning)



On the western edge of the property, the County has approved a TS-R rezoning request for the Edgemoor at Arlington (LMA G-779). This development will replace three single-family structures with a mixed-use building. Two of the existing three houses, 7411 and 7415 Arlington Road, are currently devoted to commercial uses, while 4905 Montgomery Lane is dedicated to single-family use. The approved design provides 12 dwelling units, 9,100 square feet of ground floor office space (which may become four additional dwelling units upon review of the preliminary plan) and an underground garage that provides 38 parking spaces. Access to the garage is provided off of Montgomery Lane along the eastern property line, immediately adjacent to the Property. This 34,900 square foot building will be 33 feet in height along Arlington Road for a depth of 10 feet from the facade, and then will increase to 46 feet at the penthouse level.

To the east, beyond Lots 20 and 22, is the recently developed Edgemoor Condominiums, which stands 100 feet high in the TS-R Zone. The footprint of the Edgemoor Condominiums is approximately 175 feet long by 75 feet wide. The building shown on the illustrative site plan by

the applicants is approximately 195 feet long, and a total width of 123 feet that is broken up into two building components of 45 feet and 78 feet wide each. Other important structures in the vicinity include the Chase apartment building, a 120-foot high structure that sits approximately 40 feet north of the Edgemoor Condominiums in the TS-R Zone. Farther to the east in the CBD Zones across Woodmont Avenue, are several buildings that vary in height from 100 feet to 220 feet in height, such as the Newlands modern high-rise office building (Attachment 3). To the south, across Montgomery Lane are the City Homes townhouses that are approximately 50 feet high, faced with red brick. The City Homes townhouses (27 dwelling units per acre) were approved at a density lower than the density recommended in the Sector Plan (minimum 45 dwelling units per acre). To the southwest and across Montgomery Lane is the Edgemoor at Arlington (LMA G-778), which is a 36,700 square foot building, 46-feet high, with 11 dwelling units, also approved at a lower density than recommended in the Sector Plan. These units were constrained by the 65-foot building height limitation along Arlington Road set forth in the Sector Plan.

Figure 3. Aerial View (from west) of Subject Property Location & Adjacent Properties

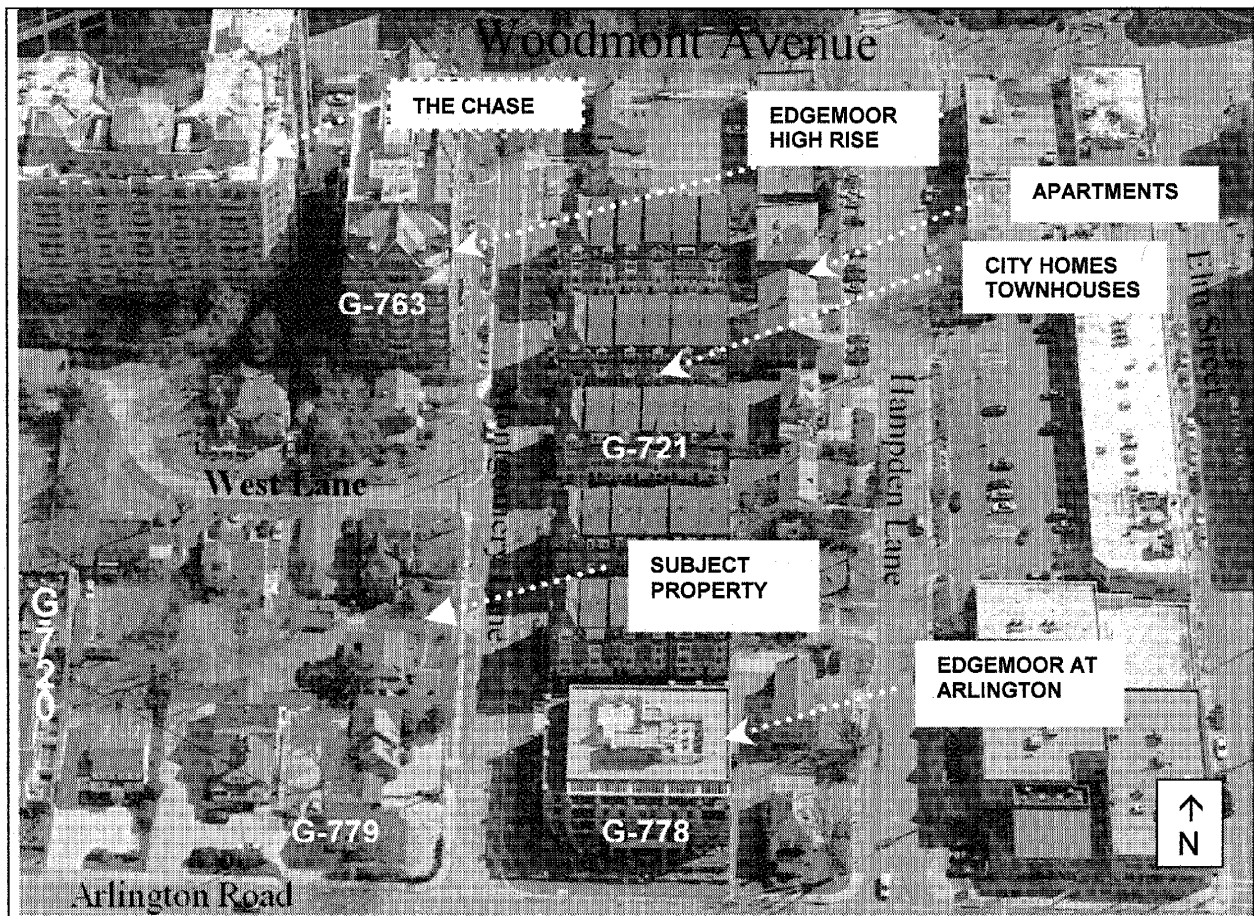


Figure 4. Aerial Photo (from the north)



To the north are the 22 townhouses of the *Villages of Bethesda* (LMA G-720). These three-story townhouses are developed at an approximate height of 50 feet at the roofline (above). South of the subject property along the south side of Hampden Lane are additional low-rise, retail/commercial buildings in the C-2 Zone. Land on the north side of Hampden Lane is occupied by single-family lots recently proposed for TS-R residential development (LMA G-842), and low-rise multi-family buildings. To the west, along Arlington Road is a park at the southwest corner of Arlington Road and Hampden Lane, the Bethesda library, and townhouses. Further to the west in the surrounding area is the Edgemoor neighborhood of single-family detached homes in the R-60 Zone.

INTENDED USE AND APPROVAL PROCEDURES

1. Development Program

The applicant requests approval for the TS-R Zone. The proposal combines the three lots for a total of 28,537 square feet, or .66 acres. This is the area proposed area for re-zoning. Existing improvements will be demolished to make way for the proposal. The applicant states that the development plan is consistent with Sector Plan objectives and the County's housing policy. A site plan or site plans consistent with an approved development plan must be submitted and approved in accordance with the provisions of Section 59-D-3 pursuant to Section 59-D-1.8.

The Development Plan must be submitted in accordance with, Section 59-D-1.3, "Contents of Development Plan," and it must satisfy the stated purposes of the TS-R Zone. As described previously, the applicant has submitted a detailed development plan that includes the required development plan elements (analysis provided in a later section of this report). The applicant's plan includes a few elements specified as binding: