

RESOLUTION

WHEREAS, under Section 59.7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on June 9, 2018, Ardennes Partners, LLC ("Applicant") filed an application for approval of a sketch plan for construction of a residential development with up to 198,718 square feet of total development (including 15% Moderately Priced Dwelling Units (MPDU) and 10% Work Force Housing Units (WFHU)) on 1.32 acres of CR-2.0, C-1.5, R-2.0, H-14-07 zoned-land, located at 12500 Ardennes Avenue ("Subject Property") in the 3009 Twinbrook Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320180200 12500 Ardennes Avenue ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 8, 2019, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on July 18, 2019, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on July 18, 2019, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Fani-Gonzalez, seconded by Commissioner Cichy, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzalez, and Patterson voting in favor of Commissioner Dreyfuss absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180200, 12500 Ardennes Avenue, for construction of up to 198,718

Approved as to
Legal Sufficiency: 
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square feet of total development (including 15% Moderately Priced Dwelling Units (MPDU) and 10% Work Force Housing Units (WFHU)) and up to 225 units on the Subject Property, subject to the following binding elements and conditions:

A. Binding Elements. The following site development elements are binding under Section 59.7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. **Density.**
The Sketch Plan is limited to a maximum of 198,718 square feet of residential development, including 15% Moderately Priced Dwelling Units (MPDU) and 10% Work Force Housing Units (WFHU), on the Subject Property. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.
2. **Height.**
The development is limited to a maximum height of 100 feet, as measured from the building height measuring points) illustrated on the Certified Site Plan.
3. **Incentive Density.**
The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100. The requirements of Division 29.4.2.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit. Final points will be established at Site Plan approval.
 - a. **Transit Proximity,** achieved through Property's location within ¼ mile of the Twinbrook Metro Station (Level 1).
 - b. **Connectivity and Mobility,** achieved through providing a minimum amount of parking.
 - c. **Diversity of Uses and Activities,** achieved by providing 15% of the residential units as MPDUs.

¹ For the purposes of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- d. Quality of Building and Site Design, achieved through exceptional design, public art, structured parking.
- e. Protection and Enhancement of the Natural Environment, achieved through building lot terminations and a cool roof.

4. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Preliminary Plans under Chapter 59 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan:

- a. Exact location and details of the relocation of the National Champion Crabapple tree.
- b. Dedication of five (5) feet on Twinbrook Parkway.
- c. Design of proposed public art.
- d. Design of the Public Open Space that should be accessible and inviting to the public.
- e. Building amenities to help activate the public open space.
- f. Appropriate architectural treatments to the southern facade.
- g. Permanent architectural treatment of the northeastern corner.
- h. Safe and efficient vehicular entry to the parking garages.
- i. Motor Vehicle System Adequacy Test with Traffic Impact Study.
- j. Traffic Mitigation Agreement (TMA) with the Planning Board and MCDOT.
- k. ADA compliance.
- l. Protected intersection at Ardennes Avenue and Twinbrook Parkway.
- m. Bike lanes on Twinbrook Parkway.
- n. High quality bicycle parking, as required by the Zoning Code and described in the Planning Department's Bicycle Parking Guidelines (pages 13 - 15).
- o. Bike sharing stations).

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CONTACT

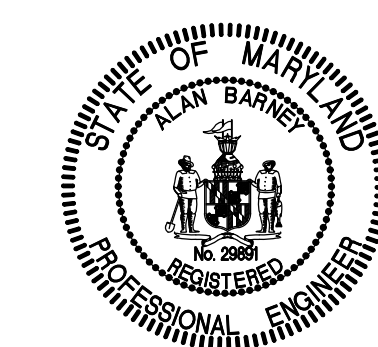
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APPLICANT / DEVELOPER

ARDENNES PARTNERS, LLC.
7113 WARBLER LANE
MCLEAN, VA 22101
PH: 703 - 932 - 6666
CONTACT: JOHN DAVIS

SITE PLAN
12500 Ardennes
12500 Ardennes Ave, Rockville, MD 20852
LOT P3 / BLOCK A / PARCEL N184
MONTGOMERY COUNTY, MARYLAND
4TH ELECTION DISTRICT
PLAT 10000 LIBER 24446, FOLIO 151
WSSC SHEET MAP 216N186, TAX MAP GRID G083

SEAL



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 29891
Expiration Date: 01/14/2022.

SCALE

REVISIONS

No.	DATE	BY	Description

DRAWN BY: P.J.N.
CHECKED BY: KDM.
APPROVED BY: JMC.
DATE: 01/16/2020

TITLE

Approvals

PROJECT NO. 50101977

C-002

SHEET NO. 07-SITE-820200080-002

Developer's Certificate
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820200080 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
Developer: **Ardennes Partners, LLC.** **John Davis**
Company Contact Person
Address: **7113 Warbler Lane**
McLean, Virginia 22101
Phone: **703 - 932 - 6666**
Signature: _____