



Montgomery Planning DownCounty Planning Division

December 17, 2020

Agenda item 4

Sketch Plan 320210010

Preliminary Plan 120210010

4702 Chevy Chase Drive

Sketch & Preliminary Plan



Recommendation

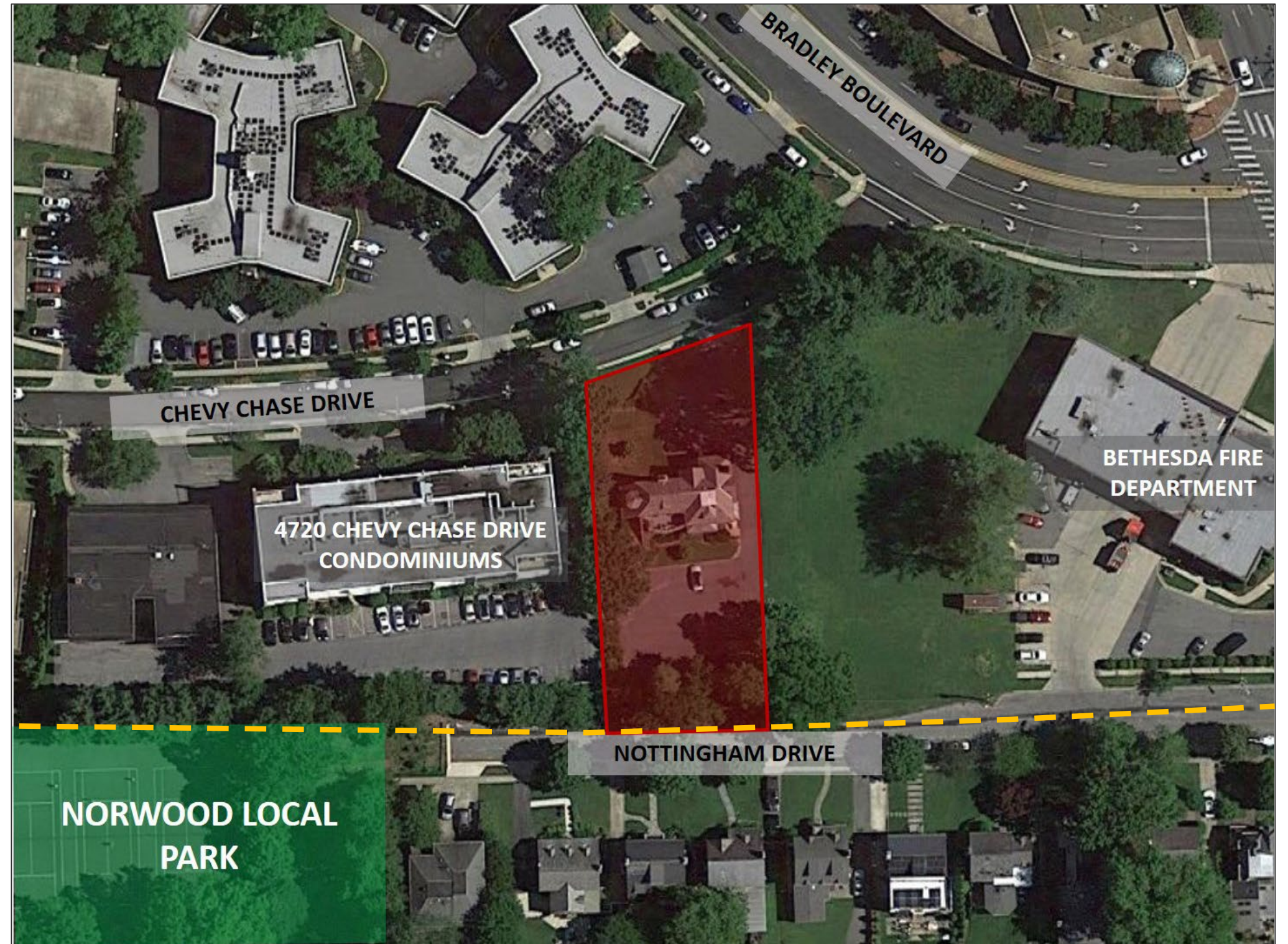
Staff recommends approval of the Sketch and Preliminary Plans and adoption of the resolutions, with conditions

Site Description

Tract Size: 0.48 acres

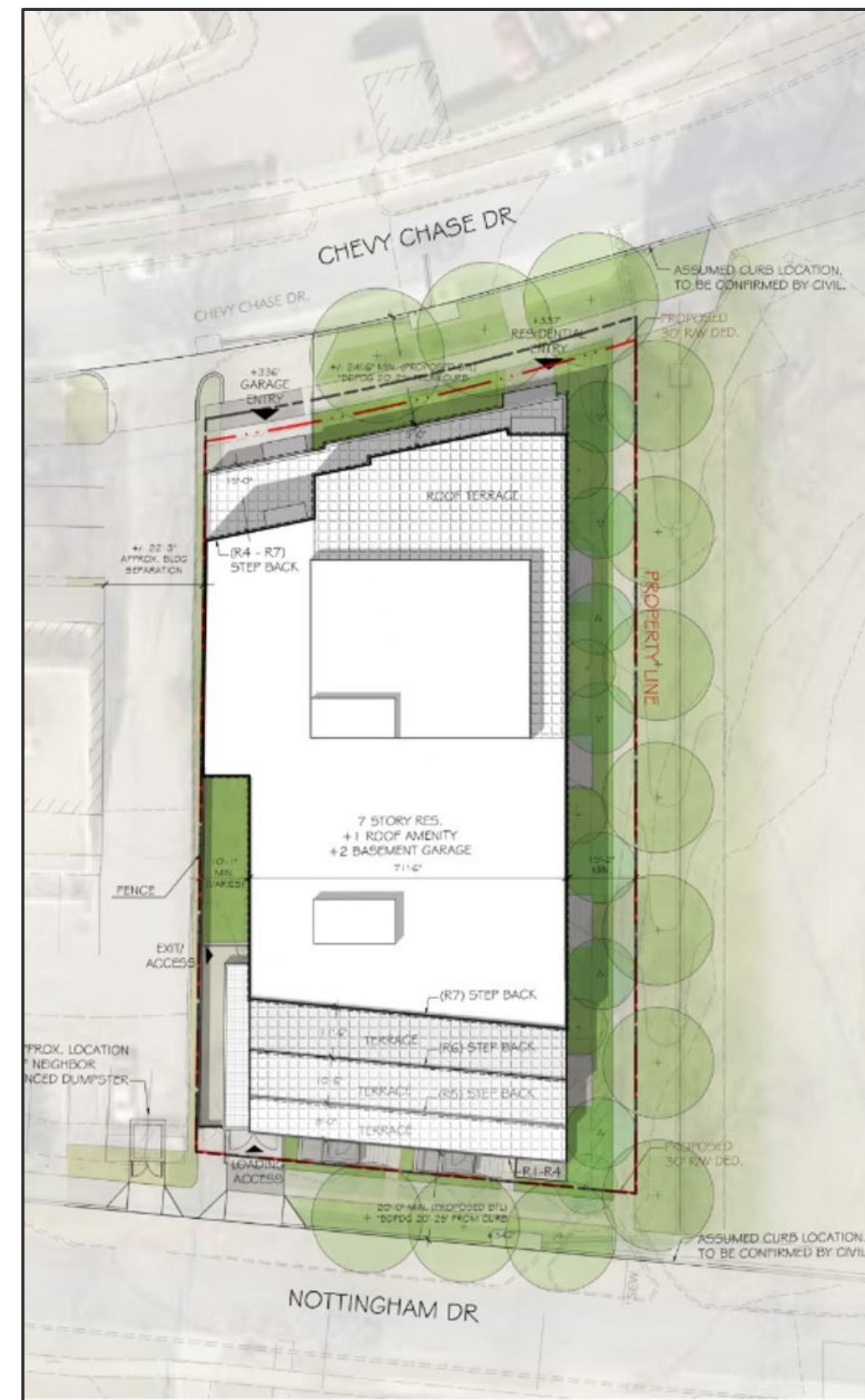
Zone: CR 1.5 C 0.25 R 1.5 H 70, BOZ

Master Plan: South Bethesda Residential
Edge District of 2017 *Bethesda Downtown
Sector Plan*

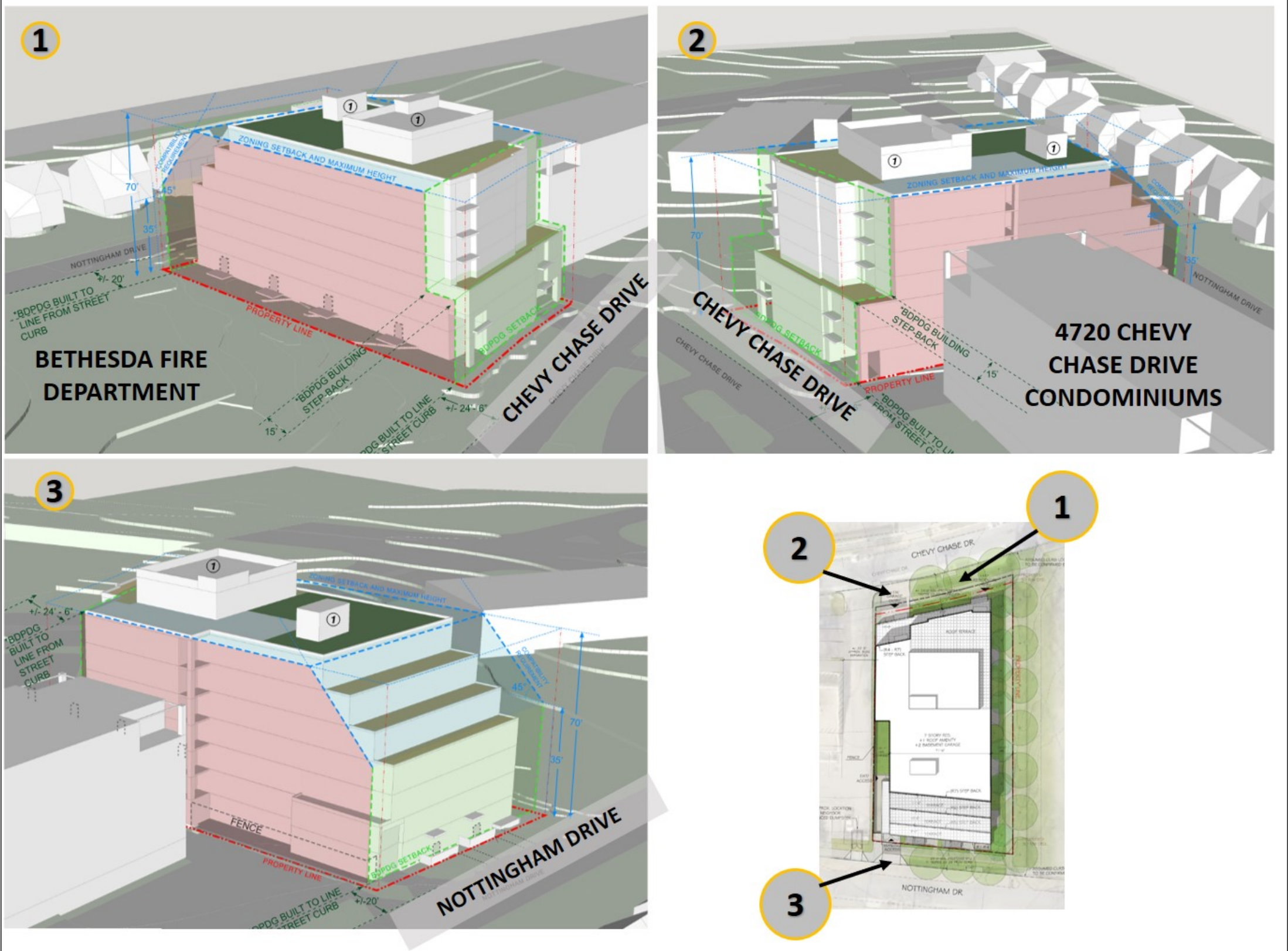


Proposal

- 85,000 sf multi-family building with 70 units and underground parking
- Includes 53,913 sf of BOZ density
- Design and construction sidewalk extensions on Chevy Chase and Nottingham Drive



Proposal – Massing Diagram



Public Benefits

Connectivity and Mobility

- Minimum Parking
- Streetscape

Diversity of Uses and Activities

- Enhanced Accessibility for the disabled

Quality of Building and Site Design

- Exceptional Design
- Structured Parking
- Architectural Elevations

Protection and Enhancement of the Natural Environment

- Building Lot Termination
- Recycling Facility Plan
- Vegetated Wall

Corrections

- Add Sketch Plan condition 11:

11. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide a minimum of 15% of the total new units as Moderately Priced Dwelling Units in accordance with Chapter 25(A).

Corrections

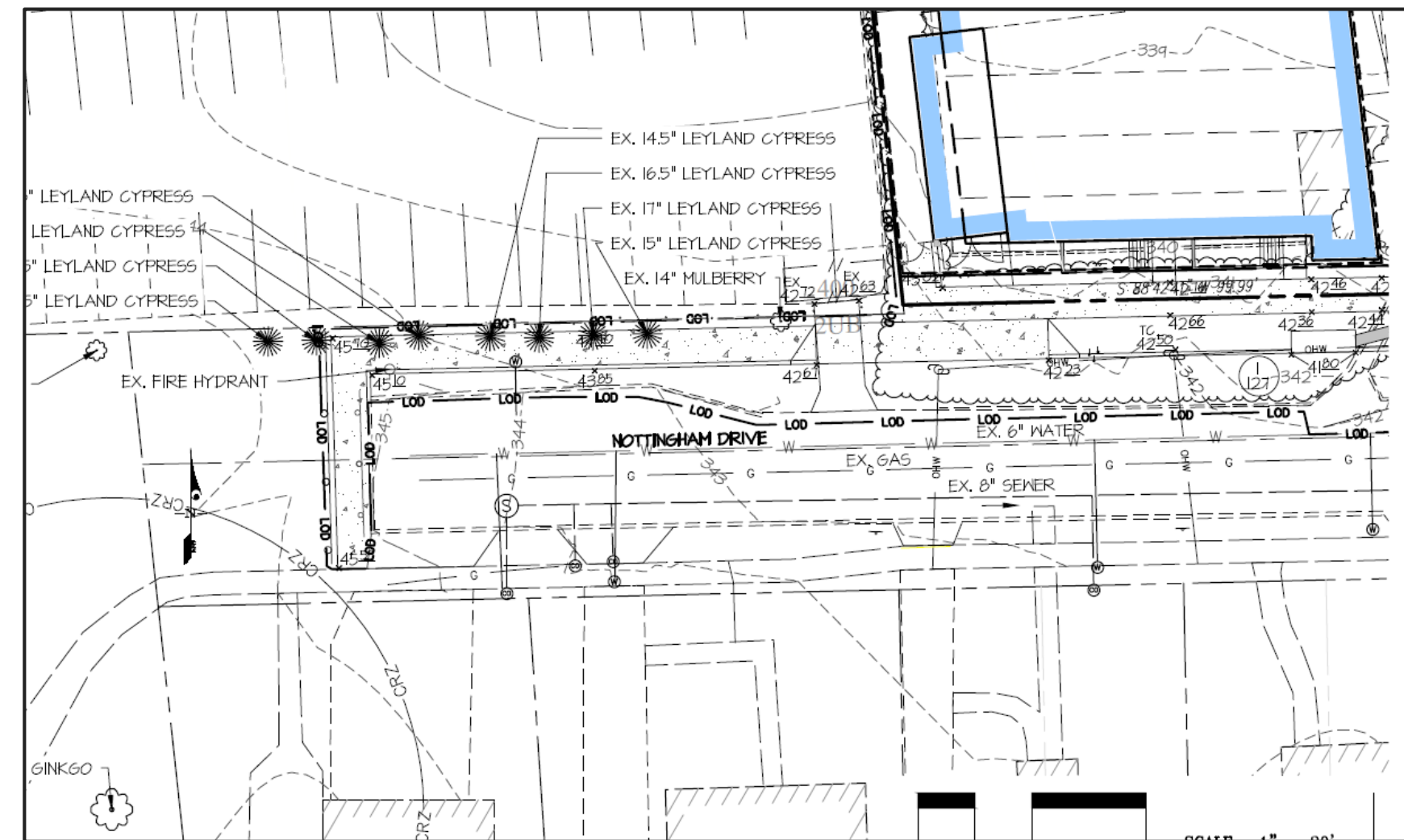
- Preliminary Plan condition correction:

9. The Applicant must comply with the mitigation planting requirements as shown on the Approved Tree Save Plan (TSP).

- a. Mitigation plantings must be a minimum size of 3 caliper inches totaling 21 caliper inches as shown on the Approved TSP.
- b. Adjustments to the planting locations of trees is permitted at the time of Site Plan.
- c. At the time of Site Plan, the Applicant must amend the TSP to show revised Limits of Disturbance to reflect offsite sidewalk extensions required by Sketch Plan 320210010 and any related impacts to offsite trees.

Correspondence

- Traffic impacts
- Loading impacts
- Massing/western elevation
- Sidewalk extensions/tree removal



Findings & Staff Recommendation

- The Sketch and Preliminary Plans meet the development standards of Section 59-4.5.4 of the Zoning Ordinance and Chapter 50 of the Subdivision Ordinance, as shown in the Staff Report, and the 2017 *Bethesda Downtown Sector Plan*, as conditioned.
- The Applicant has met all noticing requirements
- Staff recommends approval with conditions of the Sketch & Preliminary Plan and adoption of the resolutions