



Montgomery Planning

Midcounty Division

12/1/2022

Agenda item 6

Preliminary plan 12016029A

Site plan 82017017B

Amalyn Bethesda (WMAL Bethesda)

Preliminary and Site Plan Amendments



Staff Recommendation

Staff recommends approval with conditions of Preliminary Plan Amendment No. 12016029A and Site Plan Amendment No. 82017017B, Amalyn Bethesda (WMAL Bethesda), as described in the staff report.

Project History

- 309 units (159 detached, 150 townhouse) including 40 MPDUs
- Public road extensions: Greyswood Rd and Renita Lane
- Grid of private internal streets



Project History

- Preliminary Plan No. 120160290 approved 8/3/2017
- Site Plan No. 820170170 approved 1/15/2019
 - Site Plan Amendment 82017017A approved administratively 11/10/2021.

Regulatory Process

Minor Preliminary Plan Amendment (Subdivision Regulations, Chapter 50 Section 4.2.F)

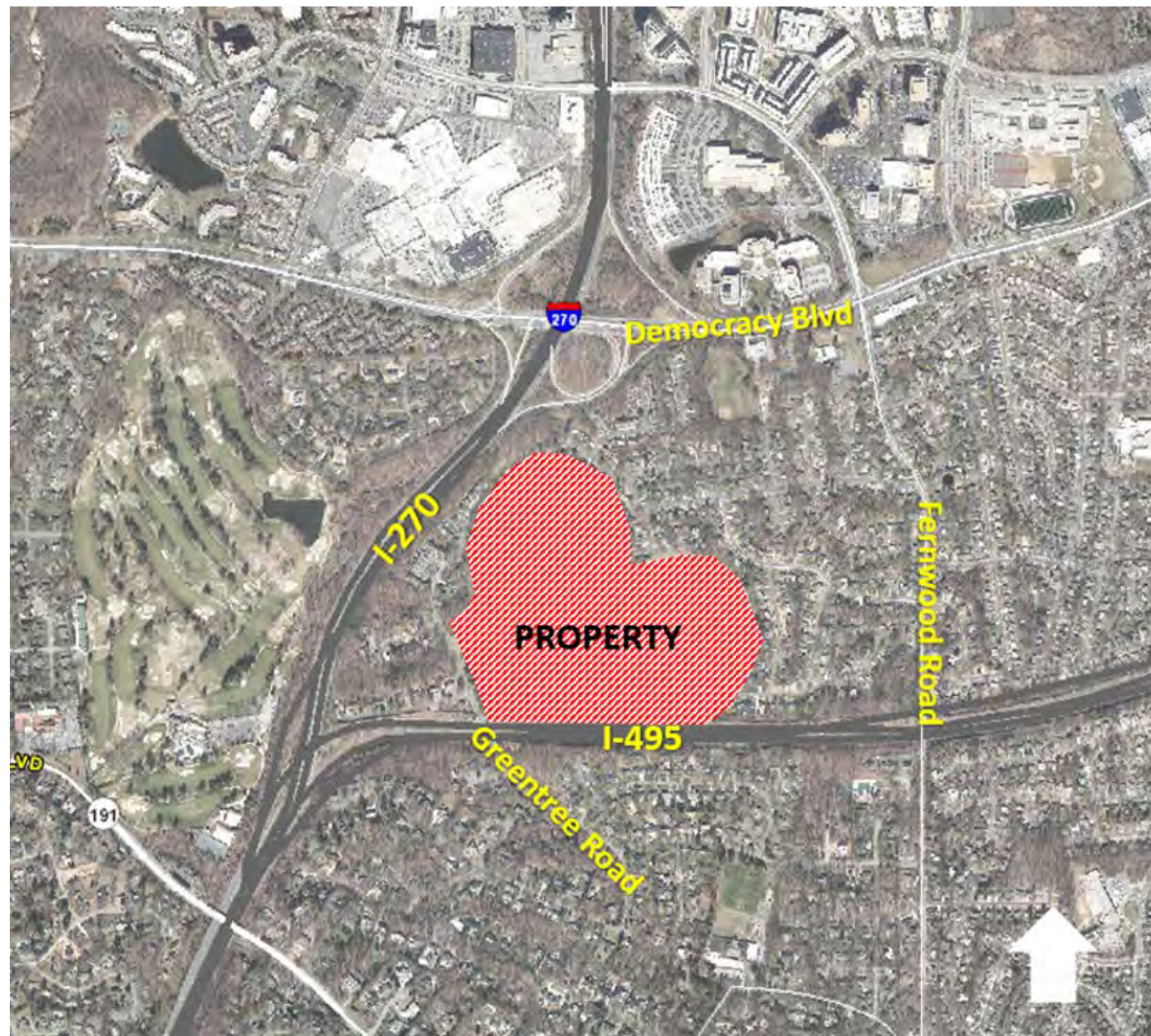
- Any change that does not change density in a manner that results in greater adequate public facilities impact; make major changes to lot configuration or location, or right-of-way width or alignment; or alter the intent, objectives, or requirements of the Board in approving the preliminary plan.

Minor Site Plan Amendment (Zoning Ordinance, Chapter 59 Section 7.3.4.J.2)

- Any change to a plan element that will have a minimal effect on the overall design, layout, quality or intent of the plan.
- Does not include any change that increases density or height or prevents circulation on any street or path.
- Prior Director deferred decision to Planning Board.

Site Vicinity

- R-90 Zone
- 1992 *North Bethesda/Garrett Park Master Plan*
- Existing homes to the north, west and east



Site Description

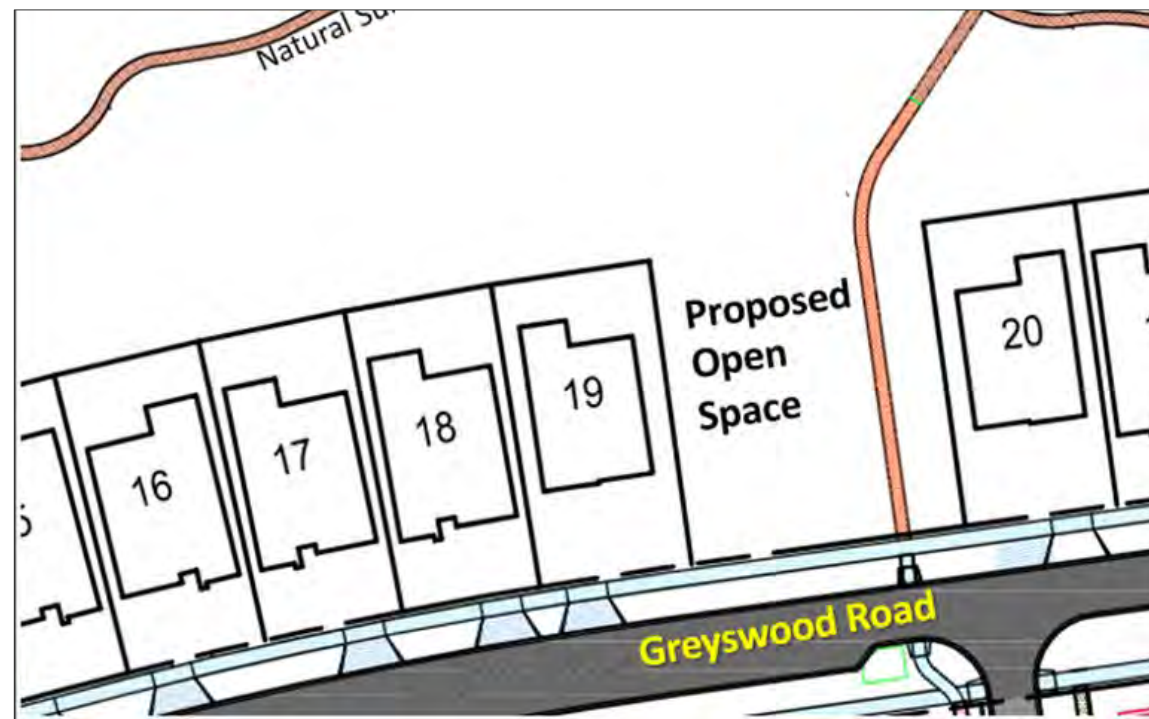
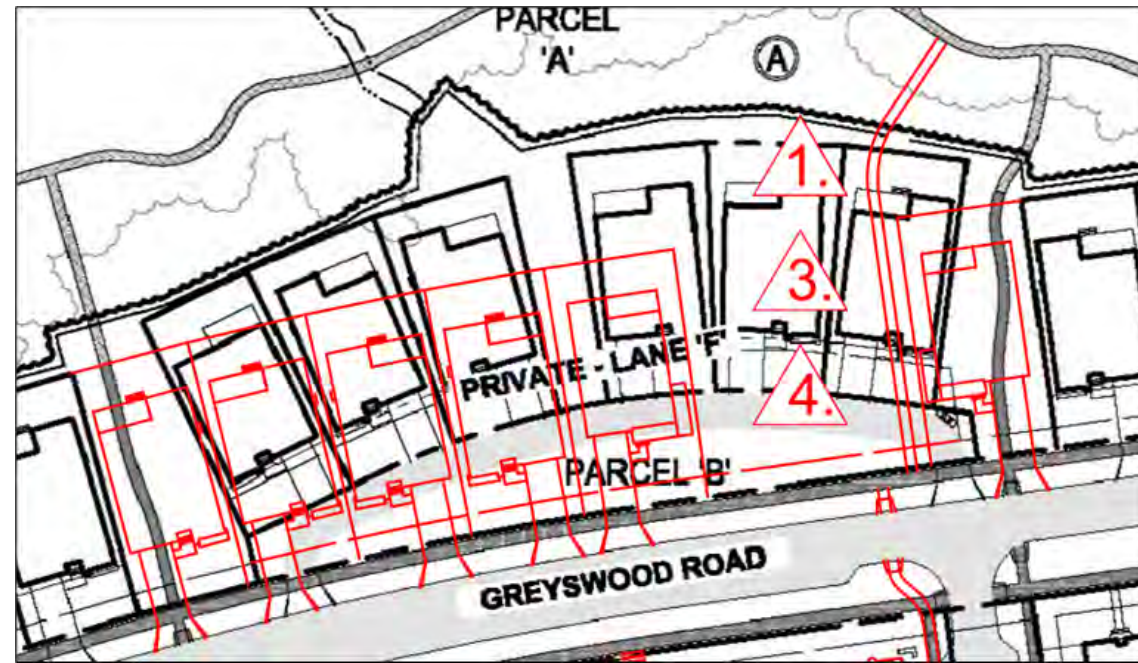
- 74.83 acres
- Former site of WMAL towers/radio station
- Forested on north and south edges
- Amalyn Phase 1 under construction



Proposal

- Minor modifications to:
 - street grade, layout and materials;
 - sidewalk layout and materials;
 - landscaping, open space and stormwater management facilities; and
 - lot layout;
- Creation of two new phases, 2A and 2B (formerly Phase 2); and
- Small expansion and minor modifications to the clubhouse.

Proposal



Prelim Plan Update



120160290



820170170

Findings

- Consistent with the provisions of Chapter 50, the Subdivision Regulations; Chapter 59, the Zoning Ordinance; and the Master Plan;
- Findings as detailed in the Staff Report.

Community Outreach

- The Applicant has met all proper signage, noticing, and submittal requirements.
- Correspondence
 - Neighbor in favor of the lot shift along Greyswood Road.
 - General inquiry about applications and concerns about traffic generated by new development.

Conclusion

Staff recommends approval with conditions of Preliminary Plan Amendment No. 12016029A and Site Plan Amendment No. 82017017B, Amalyn Bethesda (WMAL Bethesda), as described in the staff report.