



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 16-053
Site Plan No. 81982098B
Pooks Hill Marriott
Hearing Date: July 14, 2016

JUL 22 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3 the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on November 11, 1976, the Planning Board, approved a Site Plan for a 15 story hotel with 248 guest rooms, low rise motel unit with 53 guest rooms and a 220 seat restaurant conventional and conference center with 515 parking spaces on acres of H-M zoned-land, located at 5151 Pooks Hill Road approximately 1,200 feet west of the intersection of Pooks Hill Road and Rockville Pike (MD 355) ("Subject Property"), in the Bethesda-Chevy Chase Master Plan, 1990 ("Sector Plan") area; and

WHEREAS, on January 6, 1978, the Planning Board approved Site Plan No. 819770490 to increase the size of the existing onsite restaurant, incorporate additional on-site parking and add a new access point along Pooks Hill Road on the Subject Property; and

WHEREAS, on November 2, 1978, the Planning Board approved Site Plan No. 819780420 for a three-story wing to the existing hotel and a reduction in parking spaces on the Subject Property; and

WHEREAS, on February 15, 1983 the Planning Board approved Site Plan No. 819820980 to add a second wing to the hotel and to reduce the amount of parking spaces on the Subject Property; and

WHEREAS on September 15, 2015, the Planning Board approved Sketch Plan 321050060 for construction of a two multi-family residential buildings with up to 549,755 square feet of residential development for up to 650 units including 15% MPDU's on the adjacent development parcel unit of the Subject Property.

Approved as to
Legal Sufficiency:

Christina Sargent 7/6/16

8787 Georgia Avenue, Suite 200, Bethesda, MD 20814 Chairman's Office: 301.495.4605 Fax: 301.495.1320

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WHEREAS, on December 7, 2015, Bethesda Hotel Acquisition, LP ("Applicant"), filed an application for approval of an amendment to the previously approved site plan(s) for approval of the following modifications:

1. To regrade the existing ADA parking spaces to meet current ADA requirements;
2. To restripe standard size parking space to create approximately 135 compact parking spaces;
3. To add approximately 58 valet parking spaces and overnight parking for up to 9 tour buses;
4. To modify and update the 1982 approved landscape plan; and
5. To amend Development Condition #1 of Site Plan 819820980 for parking lot lighting to be in compliance with current outdoor lighting standards.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81982098B, Pooks Hill Marriott ("Site Plan," "Amendment," 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 1, 2016, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 14, 2016, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81982098B, subject to the following conditions:

1. Parking lot lighting levels shall conform to the lighting plan included in the Certified Site Plan.
2. Prior to approval of the Certified Site Plan, the Applicant must revise the landscape plan to clarify specifications, notes and details and to accurately show existing landscaping and location of parking lot light poles. The existing landscape plan must include a complete landscape inventory and replacement plantings that will provide a comparable level of plantings as previously approved under Site Plan No. 819820980. If additional replacement plantings are needed beyond what is shown on the landscape plan, the ultimate locations and species may be adjusted subject to final approval by M-NCPPC Staff.

3. All site development elements shown on the latest electronic version of Pooks Hill Marriott Site Plan No 81982098B, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written Resolution is JUL 22 2016 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-González voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Thursday, July 14, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board