



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

MCPB No. 18-028
 Site Plan No. 82000040E
Montgomery County Conference Center
 Hearing Date: January 25, 2018

APR 13 2018

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 of the Zoning Ordinance, this site plan amendment is being reviewed under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on July 25, 2000, the Planning Board ("Board") approved Site Plan No. 820000400, Montgomery County Conference Center (and Hotel) for 214,020 square feet for a Hotel and Conference Center, including 225 hotel room, on 11.81 gross acres in the TS-R Zone (subsequently rezoned CR4 C3.5 R3.5 H300 and CR4 C2.0 R3.5 H250), located west of Rockville Pike (MD 355), north of Marinelli Road and east of Executive Boulevard ("Subject Property") in the White Flint Policy Area and the White Flint Sector Plan, and in the North Bethesda/Garrett Park Master Plan area; and

WHEREAS, on September 10, 2004, the Planning Board staff ("Staff") approved a minor amendment to the previously approved site plan, designated Site Plan No. 82000040A to add three parking ticket stations; and

WHEREAS, on May 10, 2005, the Staff approved a minor amendment to the previously approved site plan, designated Site Plan No. 82000040B to modify handicapped parking spaces; and

WHEREAS, on April 25, 2007, the Board approved Site Plan No. 82000040C, Montgomery County Conference Center Bethesda North Marriott-Phase II, by MCPB Resolution No. 07-40, for an 113,510 square feet hotel expansion for 225 hotel rooms and 930 underground parking spaces; and

WHEREAS, on November 11, 2014, the Montgomery County Revenue Authority and JBG/North Bethesda Hotel, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to delineate parking spaces that are associated with the hotel and conference center on the Subject Property; and

Approved as to
 Legal Sufficiency:

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WHEREAS, on January 15, 2015, the Board approved Site Plan No. 82000040D, Montgomery County Conference Center Bethesda North Marriott Hotel and Conference Center, by MCPB Resolution No. 15-012 to delineate the existing parking spaces for the Bethesda North Marriott Hotel Conference Center; and

WHEREAS, on May 02, 2016, the Board approved the Mandatory Referral No. MR2016017 according to State Law (Md. LAND USE Code Ann. § 20-301 through 305) to replace the existing North Bethesda Conference Center surface parking lot of 512 parking spaces with a six-level parking structure with a footprint of approximately 36,000 square feet and encompassing a maximum of 660 parking spaces; and

WHEREAS, on September 25, 2017, Montgomery County Revenue Authority and JBG (North Bethesda Hotel, LLC) (“Applicant”), filed an application for approval of an amendment to the previously approved site plans to delineate the boundaries of the Montgomery County Conference Center property after portions of the original Bethesda North Conference Center land area are transferred to the adjoining roadways (Executive Boulevard and the new “Main Street”, or Market Street) and other properties to achieve the vision of the 2010 White Flint Sector Plan for this area, as well as remain consistent with the capital improvement project (CIP) No. 50116 (2000445) of the Western Workaround project. This project will realign Executive Boulevard and create a new street identified as Market Street in the Sector Plan;

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82000040E Montgomery County Conference Center (“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 January 12, 2018 setting forth its analysis of, and recommendation for approval of the Application, (“Staff Report”); and

WHEREAS, on January 25, 2018, 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 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. 82000040E, subject to the following conditions:

1. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan No. 820000400; Site Plan No. 82000040A; Site Plan No. 82000040B; Site Plan

No. 82000040C; and Site Plan No. 82000040D, except as amended by this approval;

2. Certified Site Plan

Prior to the approval of the Certified Site Plan and subject to Staff review and approval, the Applicant must:

- i. Include all elements of the approved Amendment on the relevant sheets of the Certified Site Plan.
- ii. Provide all of the approved resolutions.

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, and subsequent aforementioned 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 Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED, that the date of this written Resolution is APR 13 2018 (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

Resolution, 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 Vice Chair Dreyfuss, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González and Patterson voting in favor, and Commissioner Cichy absent at its regular meeting held on Thursday, April 5, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board