



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

MCPB No. 17-032
Site Plan No. 82013023B
7100 Wisconsin Avenue
Date of Hearing: May 25, 2017

JUN 01 2017

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 July 11, 2013, the Planning Board, by Resolution MCPB No. 13-102, approved Site Plan No. 820130230 for 159,584 square feet of mixed-use development with a maximum of 145 multi-family dwelling units, including 15% MPDUs, and up to 6,500 square feet of retail on 0.58 acres of CBD-R2 zoned-land, located at 7100 Wisconsin Avenue ("Subject Property"), in the Bethesda CBD Policy Area and *Bethesda CBD Sector Plan* ("Sector Plan") area; and

WHEREAS, on July 10, 2014, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 82013023A (MCPB No. 14-49), for minor modifications to on-site public use space, off-site public amenity space, architecture, paving patterns, green roof, building footprint, and ADA ramps on the Subject Property; and

WHEREAS, on February 23, 2017, Wisconsin Project, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to make minor architectural and landscape modifications on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82013023B, 7100 Wisconsin Avenue ("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

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, NCRPC Legal Department 0 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

Planning Board, dated May 12, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on May 25, 2017, 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, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82013023B for minor architectural and landscape modifications by adding the following condition:¹

1. Prior to certification of the Site Plan, the Applicant must modify the note on sheets L301A, L302, L303, and any other applicable sheet to state, “Minor changes to plant material selections and quantities may be approved by M-NCPPC staff without the need for amending the site plan.”

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 all site development elements shown on the latest electronic version of 7100 Wisconsin Avenue, 82013023B, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments, and all findings not specifically addressed remain in effect.*

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

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-D-3.8; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 01 2017 (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).

* * * * *

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 Dreyfuss, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-González and Cichy voting in favor at its regular meeting held on Thursday, May 25, 2017, in Silver Spring, Maryland.



Casey Anderson, Chairman
Montgomery County Planning Board