



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

MCPB No. 18-108
Site Plan No. 82011002D
Woodmont Central
Date of Hearing: October 25, 2018

NOV 20 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, on September 16, 2011, the Planning Board, by Resolution MCPB No. 11-32, approved Site Plan No. 820110020, for 585,577 square feet of multi-family residential uses with up to 455 dwelling units, 81,107 square feet of office uses; and no more than 30,295 square feet of retail uses on 1.12 acres of CBD-R2-zoned land and 0.44 acres of CBD-1-zoned land, located at the intersection of Rugby Avenue and Del Ray Avenue and at the intersection of Wisconsin Avenue and Battery Lane ("Subject Property"), in the Bethesda Policy Area and the 2006 Woodmont Triangle Amendment to the Bethesda CBD Sector Plan ("Sector Plan") area; and

WHEREAS, on August 10, 2012, the Planning Director approved an amendment to the Site Plan No. 82011002A for minor modifications to the Site Plan on the Subject Property; and

WHEREAS, on May 5, 2014, the Planning Director approved an amendment to the Site Plan No. 82011002B for minor modifications to the Site Plan on the Subject Property; and

WHEREAS, on July 30, 2018, the Planning Director approved an amendment to the Site Plan No. 82011002C for minor modifications to the Site Plan on the Subject Property; and

WHEREAS, on May 31, 2018, Stonebridge Carras / Donohoe ("Applicant") filed an application for approval of an amendment to the previously approved site plans to remove development on Lot 63 (referred to as "CBD-1 zoned land"); and

WHEREAS, the application to amend the site plan was designated Site Plan No. 82011002D, Woodmont Central ("Site Plan," "Amendment," or "Application"); and

Approved as to
Legal Sufficiency:

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 October 15, 2018, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on October 25, 2018, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on October 25, 2018, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Dreyfuss, seconded by Commissioner Fani-Gonzalez, with a vote of 5-0; Commissioners Anderson, Cichy, Dreyfuss, Fani-Gonzalez, and Patterson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82011002D to remove development on Lot 63 (referred to as “CBD-1 zoned land”) by modifying the following conditions:¹

1. Sketch Plan Conformance

The development must comply with the conditions of approval for Sketch Plan 32018015A, as amended.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan 120180280, as amended.

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 Woodmont Central 82011002D, 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 Board hereby adopts and incorporates by reference (except as modified herein), and

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.

upon consideration of the entire record, the 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 all findings remain in effect.

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 this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 20 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 Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, November 15, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board