



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

MCPB No. 19-066
Site Plan No. 82018004A
7359 Wisconsin Avenue
Hearing Date: June 20, 2019

JUN 27 2019

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 March 22, 2018, the Planning Board, by Resolution MCPB No. 18-013, approved Site Plan No. 820180040, for a mixed-use commercial development with a maximum of 535,000 square feet, including up to 400,000 of office space, up to 135,000 square feet of hotel uses, and an allocation of 214,795 square feet of BOZ density to go toward the Park Impact Payment on 1.47 acres of land zoned CR 5.0: C 5.0, R 4.75, H 250' and the Bethesda Overlay Zone (BOZ), located on the south side of Montgomery Avenue between Wisconsin Avenue and Waverly Street ("Subject Property"), in the Bethesda CBD Policy Area and 2017 Bethesda Downtown Sector Plan ("Sector Plan") area; and

WHEREAS, on May 28, 2019, S/C 7351 Wisconsin Avenue, LLC, ("Applicant") filed an application for approval of an amendment to the previously approved site plan for approval of the following modifications:

1. reduce the total approved density from 535,000 sf. to 512,000 sf., the corresponding BOZ allocation from 214,795 sf. to 191,795 sf. and the resulting PIP from \$2,147,950 to \$1,917,950; and
2. modify public benefits and associated tabulations to reflect the reduction in density.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82018004A, 7359 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:

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Planning Board, dated June 10, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on June 20, 2019, 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. 82018004A.

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 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 JUN 27 2019 (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 Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Cichy and Patterson voting in favor, and Commissioner Fani-González absent at its regular meeting held on Thursday, June 20, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board