



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

MCPB No. 19-089  
Sketch Plan No. 32018012A  
8000 Wisconsin Avenue  
Date of Hearing: July 18, 2019

JUL 25 2019

**RESOLUTION**

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

WHEREAS, on May 24, 2018, the Planning Board, by Resolution MCPB No. 18-041, approved Sketch Plan No. 320180120, for construction of a mixed use residential project of up to 430,000 total square feet with up to 441 multifamily dwelling units (up to 410,000 square feet), including a minimum of 25% MPDUs, up to 20,000 square feet of commercial uses, and future allocation of Bethesda Overlay Zone density on 0.94 acres of CR 3.0 C 3.0 R 2.75 H175' and CR 5.0 C 5.0 R 5.0 H175' within the Bethesda Overlay Zone, located between Wisconsin Avenue and Woodmont Avenue and south of Cordell Avenue, ("Subject Property") in the Bethesda CBD Policy Area and 2017 Bethesda Downtown Sector Plan ("Sector Plan") area; and

WHEREAS, Aksoylu Properties ("Applicant") filed an application, that was accepted on July 1, 2019, for approval of an amendment to the previously approved sketch plan to modify Condition No. 1 to increase the maximum allotment of Bethesda Overlay Zone density on the Subject Property; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 32018012A, 8000 Wisconsin Avenue ("Sketch Plan" 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 5, 2019, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

Approved as to  
Legal Sufficiency:

*Christina Sont* 7/9/19

WHEREAS, on July 18, 2019, 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, on July 18, 2019, the Planning Board voted to approve the Application subject to conditions by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 32018012A, 8000 Wisconsin, for modifying Condition No. 1 to increase the maximum allotment of Bethesda Overlay Zone density on the Subject Property by modifying the following conditions:<sup>1</sup>

1. Density

The Sketch Plan is limited to a maximum of 430,000 square feet of total development, including an allocation of up to 301,048 square feet of Bethesda Overlay Zone (BOZ) density, on the Subject Property for up to 441 dwelling units and up to 20,000 square feet of retail uses. The maximum number of dwelling units and non-residential density will be determined at Preliminary Plan and the final allocation of BOZ density will be determined at Site Plan.

BE IT FURTHER RESOLVED that all other sketch 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 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 and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved sketch plan and all findings not specifically addressed remain in effect:

The Sketch Plan Amendment requests to amend Condition 1 to increase the maximum allotment of Bethesda Overlay Zone density on the Subject Property. This amendment is necessary to accommodate the previously approved project density, 430,000 square feet, which excluded MPDU density from the overall project density. Since the date of the original Sketch Plan resolution, the Montgomery County Council adopted Ordinance No. 18-52, which revised

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<sup>1</sup> 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.

portions of Chapter 59, the Zoning Ordinance pertaining to MPDU density. That Ordinance eliminated a portion of the Zoning Ordinance (Section 59.4.7.3.D.6.c.iii), which excluded MPDU density from the overall project FAR. As amended, the Project is consistent with the previously approved density and consistent with the Zoning Ordinance, as revised.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; 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 all binding site development elements shown on the latest version of 8000 Wisconsin Avenue, Sketch Plan No. 32018012A received by 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 this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is Jul 25 2019 (which is the date that this Resolution is mailed to all parties of record); and

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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 Cichy, seconded by Commissioner Patterson, with Chair Anderson and Commissioners Cichy and Paterson voting in favor of the motion, and Vice Chair Dreyfuss and Commissioner Fani-González absent, at its regular meeting held on Thursday, July 18, 2019, in Silver Spring, Maryland.

  
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Casey Anderson, Chairman  
Montgomery County Planning Board