



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

JAN 28 2021

MCPB No. 21-004
Site Plan No. 82001010H
Wisconsin Place
Hearing Date: January 14, 2021

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 April 26, 2001, the Planning Board, by Resolution mailed on July 30, 2001, approved Site Plan No. 820010100, for 1,050,000 square feet of development consisting of 300,000 square feet of retail space, 450,000 square feet of office space, 300,000 square feet of residential, a parking facility with 1,649 spaces as well as a 20,425 square foot Community Center and an optional 40,000 square foot grocery store on approximately 8 acres of land in the CBD-2 and Chevy Chase Corporation Retail Overlay zone, located on the northwest quadrant of Wisconsin Avenue and Western Avenue ("Subject Property"), in the 1998 Friendship Heights Sector Plan ("Sector Plan") area; and

WHEREAS, on April 10, 2003, the Planning Board approved Site Plan Amendment No. 82001010A (by Resolution mailed on July 22, 2003) to reallocate density between previously approved uses while maintaining the maximum previously approved development of 1,050,000 square feet on the Subject Property; and

WHEREAS, on October 25, 2005, the Planning Board administratively approved Site Plan Amendment No. 82001010B to allow minor design changes to the ancillary retail structures, office building and the public use space on the Subject Property; and

WHEREAS, on September 6, 2007, the Planning Board approved (MCPB No. 07-105) Site Plan Amendment No. 82001010C to allow modifications to circulation, hardscape, landscape, and exterior elevations on the Subject Property; and

WHEREAS, on September 10, 2008, the Planning Board administratively approved Site Plan Amendment No. 82001010E¹ to allow minor modifications to circulation, hardscape, landscape, parking and exterior elevations on the Subject Property; and

WHEREAS, on April 22, 2009, the Planning Board administratively approved Site Plan Amendment No. 82001010F to allow the addition of an exterior stairwell on Retail Building A on the Subject Property; and

WHEREAS, on June 13, 2016, the Planning Board administratively approved Site Plan Amendment No. 82001010G to allow the conversion of approximately 8,325 square feet of public use space into private space, decreasing public use space from 129,161 square feet (37.3%) to 120,836 square feet (34.8%) on the Subject Property; and

WHEREAS, on October 22, 2020, T-C Wisconsin Place Owner LLC (“Applicant”), filed an application for approval of an amendment to the previously approved site plan to allow up to 13,385 square feet of existing retail to be converted to 5,037 square feet of medical clinic and 8,348 square feet of medical/general office use. Any of the 13,385 square feet not converted to medical clinic or medical/general office use may remain as retail; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82001010H, Wisconsin Place, (“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 4, 2021, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on January 14, 2021, 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. 82001010H, all original conditions remain in full force and effect. All site

¹ Site Plan Amendment application 82001010D was accepted for review and subsequently withdrawn on April 24, 2008.

development elements shown on the latest electronic version of 82001010H, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required.

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, as revised by previous 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 Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is JAN 28 2021 (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 written opinion, 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 Vice Chair Fani-González, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor, at its regular meeting held on Thursday, January 14, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board