



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

MAR 18 2021

MCPB No. 20-141
Site Plan No. 82019008A
Knowles Manor
Date of Hearing: December 17, 2020

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 July 11, 2019, the Planning Board, by Resolution MCPB No. 19-102, approved Site Plan No. 820190080, for the construction of a five-story Independent Living Facility for Seniors with up to 100,000 square feet of total development, with up to 94 units, including up to 30,805 square feet of bonus density for providing 30% MPDUs or DHCA approved alternative; on 34,597 square feet of CRT-2.5, C-2.0, R-2.0, H-75 zoned-land, located at 3906 and 3910 Knowles Avenue ("Subject Property"), in the 2012 Kensington Sector Plan. ("Sector Plan") area; and

WHEREAS, on September 3, 2020, Kensington Manor Senior Housing, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan to center the layby along the frontage of the Subject Property; and

WHEREAS, the application to amend the site plan was designated Site Plan No. 82019008A, Knowles Manor ("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 December 4, 2020, setting forth its analysis of, and recommendation for approval of the Application, subject to no new conditions ("Staff Report"); and

WHEREAS, on December 17, 2020 the Planning Board voted to approve the Application, on the motion of Commissioner Fani-Gonzalez, seconded by Commissioner Verma, with a vote of 5-0; Commissioners Anderson, Cichy, and Patterson voting in favor.

Approved as to 2425 Reedy Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605
Legal Sufficiency: www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

M-NCPPC Legal Department

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. 82019008A.

BE IT FURTHER RESOLVED that all site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED All site development elements shown on the latest electronic version of 82019008A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required.

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 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 MAR 18 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).

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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 Verma, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Verma voting in favor, and Commissioner Paterson absent at its regular meeting held on Thursday, March 11, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board