



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

MCPB No. 21-117  
Preliminary Plan No. 12011016A  
**Adventist Healthcare Shady Grove Medical Center**  
Date of Hearing: October 14, 2021

**NOV 15 2021**

**RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on March 27, 2014, the Planning Board, by Resolution MCPB No. 14-12, approved Preliminary Plan No. 120110160, creating seven lots and allowing for a maximum of 1,133,856 square feet of hospital and life-science related uses (626,910 square feet of previously approved, 506,946 square feet of new) on 39.16 acres of land in the LSC zone, located in the northeast quadrant of the intersection of Broschart Road and Medical Center Drive ("Subject Property"), in the LSC Central District of the Great Seneca Science Corridor Master Plan and ("Master Plan") area; and

WHEREAS, on June 1, 2021, Adventist HealthCare at Shady Grove Medical Center ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan(s) to change timing triggers for certain infrastructure improvements on the Subject Property; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan No. 12011016A, Adventist HealthCare Shady Grove Medical Center ("Preliminary 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 October 4, 2021, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on October 14, 2021 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

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Approved as to  
Legal Sufficiency: /s/ Matthew T. Mills  
M-NCPPC Legal Department

WHEREAS, on October 14, 2021, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Cichy, seconded by Commissioner Verma, with a vote of 3-0; Commissioners Anderson, Cichy and Verma voting in favor and Commissioner Patterson being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 12011016A to change timing triggers for certain infrastructure improvements by modifying and adding the following conditions:<sup>1</sup>

Modified Conditions:

2. Prior to record plat for Parcels 7 and 8, the Applicant must dedicate the Master Plan recommended 150-foot right-of-way for Broschart Road (150 feet from the opposite right-of-way line along the Subject Property frontage). The Applicant must reflect the dedication on the record plat.
3. Prior to record plat for Parcels 7 and 8, the Applicant must dedicate the Master Plan recommended 100-foot right-of-way for Blackwell Road (100 feet from the opposite right-of-way line along the Subject Property frontage). The Applicant must reflect the dedication on the record plat.
9. The Applicant must ensure that any subsequent site plans affecting Parcels 7 or 8 for the Subject Property reflect the latest Maryland Transit Administration ("MTA") alignment and design of the CCT (Corridor Cities Transitway) along the east side of Broschart Road and the CCT station on the Applicant's side of Broschart Road near the intersection of Blackwell Road.
10. The Applicant must show the entire cross-section of the adjacent streets and intersections including the CCT Station, curb cuts on the opposite side, and crosswalks and handicapped ramps on all intersection legs at the time of site plan review for Parcels 7 or 8.
11. Prior to issuance of any Use and Occupancy Certificate for a building on Parcel 7 or 8, the Applicant must construct the master-planned 8-foot wide shared use path-SP-66, CCT, along Broschart Road.
16. The Planning Board has reviewed and accepts the recommendations of MCDOT in its letters dated January 6, 2014 and September 23, 2021 (except comment #3) and hereby incorporates them as conditions of the Preliminary Plan approval.

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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.

Therefore, the Applicant must comply with each of the recommendations as set forth in the letters, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of this Preliminary Plan approval.

Additional Conditions:

24. Prior to the final Use and Occupancy permit for the Patient Tower (Site Plan Amendment 81999024I), the Applicant must submit a site plan amendment regarding the LSC Loop Trail along the Property's Medical Center Drive frontage, including the exact location and design that complies with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.
25. The site plan amendment for the LSC Loop Trail must achieve the following objectives:
  - a. The Applicant must gain approval from Planning, MCDOT, and MCDPS Staff on the design of the LSC Loop Trail (12-foot-wide preferred width, with a minimum width of 8 feet in constrained areas) along the Applicant's Property frontage on Medical Center Drive, from the intersection with Broschart Road to Medical Center Way.
  - b. If there is not sufficient right-of-way to construct the LSC Loop Trail, the Applicant must dedicate additional right-of-way or execute a Declaration of Public Improvements Easement document per the MCDOT letter dated September 23, 2021.
  - c. A revised forest conservation plan may be required.
  - d. Construction must be completed by the date established in the LSC Loop Trail site plan amendment.
26. Prior to issuance of the first Use and Occupancy permit for any development associated with Site Plan Amendment 81999024I, the Applicant must submit a Preliminary Plan amendment. No building permit can be issued for additional construction on Parcel 6 (as shown on Plat 24395), beyond that associated with Site Plan Amendment 81999024I, until the new lots and/or parcels are recorded as approved by the Preliminary Plan Amendment.

BE IT FURTHER RESOLVED that all other preliminary plan conditions and terms of approval, including but not limited to all those contained in all previously-approved Resolutions recited herein, for this project remain valid, unchanged and in full force and effect, except as may be specifically modified herein.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

*Unless specifically set forth herein, this Amendment only changes the timing triggers for certain infrastructure improvements and does not alter the intent, objectives, or requirements in the originally approved preliminary plan, and all findings not specifically addressed remain in effect.*

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 15 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 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 Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy and Verma voting in favor of the motion, and Commissioners Patterson and Rubin abstaining at its regular meeting held on Thursday, November 4, 2021, in Wheaton, Maryland.



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Casey Anderson, Chair  
Montgomery County Planning Board