

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

May 27, 2025

MCPB No. 25-057
Preliminary Plan Amendment No. 12012006D
North Bethesda Market II
Date of Hearing: May 15, 2025

RESOLUTION

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

WHEREAS, on April 9, 2012, the Planning Board, by Resolution MCPB No. 12-30, approved Preliminary Plan No. 120120060, creating one lot on 4.41 acres of land in the CR-4, C-3.5, R-3.5, H-300 and CR-3, C-1.5, R-2.5, H-150 zones, located at the southeast quadrant of the intersection of Nicholson Lane and Woodglen Drive (“Subject Property”), in the White Flint Policy Area and 2010 *White Flint Sector Plan* (“Sector Plan”) area; and

WHEREAS, on February 12, 2015, the Planning Board approved Preliminary Plan No. 12012006A (MCPB No. 15-010) to create five lots and three private road parcels, and approve a maximum of 740,528 square feet of development on the Subject Property; and

WHEREAS, on August 11, 2021, the Planning Board approved Preliminary Plan No. 12012006B (MCPB No. 21-072) to reconfigure lots and private street parcels and adjust phasing on the Subject Property; and

WHEREAS, on July 26, 2023, the Planning Board approved Preliminary Plan No. 12012006C (MCPB No. 23-074) to extend the preliminary plan validity period by two years and amend a condition to allow for demolition of existing buildings prior to platting on the Subject Property; and

WHEREAS, on February 21, 2025, Woodglen Master Owner, LLC, and Woodglen Master Owner II LLC (“Applicant”) filed an application for approval of an amendment to the previously approved preliminary plan(s) to allow a minor shift to the Rockville Pike site access point to avoid conflicts with an existing utility pole on the Subject Property; and

WHEREAS, Applicant’s application to amend the preliminary plan was designated Preliminary Plan Amendment No. 12012006D, North Bethesda Market II (“Preliminary Plan,” “Amendment,” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Site Plan Amendment No. 82012004C; 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 May 5, 2025 providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

WHEREAS, on May 15, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Vice Chair Pedoeem, seconded by Commissioner Hedrick, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 12012006D to shift the Rockville Pike site access point to avoid conflicts with an existing utility pole, subject to all of the prior conditions of approval, with no new conditions or modifications¹.

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

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or 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:

This Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan, and all findings 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

May 27, 2025

(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 consistent with the Maryland Rules for the judicial review of administrative agency decisions..

* * * * *

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 Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, May 22, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

¹ 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.