

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED:**

May 27, 2025

MCPB No. 25-058  
Site Plan Amendment No. 82012004C  
North Bethesda Market II  
Date of Hearing: May 15, 2025

## **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, including the zoning then in effect; and

WHEREAS, on March 1, 2012, the Planning Board, by Resolution MCPB No. 12-31, approved Site Plan No. 820120040 for 740,528 square feet of development on 4.41 acres of CR-4, C-3.5, R-3.5, H-300 and CR-3, C-1.5, R-2.5, H-150-zoned land, 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 an amendment to the previously approved site plan, designated Site Plan No. 82012004A (MCPB No. 15-011) (this site plan was never certified), to build the development in three phases instead of one, with the third phase to be approved in a separate, future site plan amendment; to reallocate 100,000 square feet of the approved non-residential floor area to residential density; and to add an option in Phase 1 to not build a residential building on the Subject Property; and

WHEREAS, on July 26, 2023, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 82012004B (MCPB No. 23-075), to develop one seven-story building containing up to 280 residential dwelling units and one single-story retail building containing up to 7,500 square feet of commercial uses 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 site plan(s) to allow minor modifications to the multifamily building’s

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

architecture to reflect interior unit layout changes and minor adjustments to the loading, trash, and bicycle storage room design on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82012004C, North Bethesda Market II ("Site Plan," "Amendment," or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan Amendment No. 12012006D; 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

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 Site Plan No. 82012004C for minor modifications to the multifamily building's architecture to reflect interior unit layout changes and minor adjustments to the loading, trash, and bicycle storage room design, subject to all of the prior conditions of approval with no new conditions or modifications<sup>1</sup>.

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

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of North Bethesda Market II, Site Plan Amendment No. 82012004C, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required; and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or 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 previously approved site plan, as amended, and all previous findings remain in effect.

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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.

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-D-3.8; 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

**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..

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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 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