

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED: September 12, 2025**

MCPB No. 25-099  
Sketch Plan Amendment No. 32021010A  
7070 Arlington Road  
Date of Hearing: July 31, 2025

## **RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on December 16, 2021, the Planning Board, by Resolution MCPB No. 21-124, approved Sketch Plan No. 320210100 for approval of a sketch plan for construction of a 10-story mixed-use project of up to 313,070 total square feet of development which included: 38,070 square feet of existing retail uses, 261,000 square feet of residential uses (250 multifamily dwelling units to include 17.6% Moderately Priced Dwelling Units (MPDUs)), and up to 14,000 square feet of new commercial uses on 2.39 acres in the CRT-2.25, C-2.25, R-2.25, H-70', CRT-2.25, C-2.25, R-2.25, H-90' and Bethesda Overlay Zone, located in the southeast quadrant of the intersection of Bethesda Avenue and Arlington Road and within the Bethesda Parking Lot District (PLD) ("Subject Property"), in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* ("Sector Plan") area; and

WHEREAS, on December 27, 2024, FR Bethesda Row, LLC ("Applicant") filed an application for approval of an amendment to the previously approved sketch plan to extend the Sketch Plan Validity Period by three (3) years for the Subject Property; and

WHEREAS, Applicant's application to amend the sketch plan was designated Sketch Plan Amendment No. 32021010A, 7070 Arlington Road ("Sketch Plan," "Amendment," or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan Amendment No. 11998051B; 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,

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Approved as to  
Legal Sufficiency: /s/ Allison Myers  
M-NCPPC Legal Department

dated July 21, 2025, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on July 31, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Hedrick and Linden voting in favor. Commissioner Bartley being necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan Amendment No. 32021010A to extend by three (3) years the period of time within which to file a Site Plan Application to implement the approved Sketch Plan under Section 59-7.3.3.G of the Zoning Ordinance by adding the following condition:

**8. Validity**

In accordance with Section 59-7.3.3.G. of the Zoning Ordinance, a site plan under Section 7.3.4 must be submitted by December 16, 2027.

BE IT FURTHER RESOLVED that all other sketch 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 of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board FINDS, with conditions of approval, that the necessary elements of the Sketch Plan, as amended, are appropriate in concept and appropriate for further review at the site plan and that:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved sketch plan, and all findings not specifically addressed remain in effect.

The Planning Board approved Sketch Plan No. 320210100, MCPB No. 21-124, for a 10-story mixed use project of up to 313,070 total square feet of development which included 38,070 square feet of existing retail uses, 261,000 square feet of residential (250 multifamily dwelling units to include 17.6% Moderately Priced Dwelling units (MPDUs)), and up to 14,000 square feet of new commercial uses.

Sketch Plan Amendment No. 32021010A extends by three (3) years the period of time within which a Site Plan Application is required to be filed. As such, the proposed amendment does not alter the intent of the previous findings, which remain in full force and effect.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; 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 all binding site development elements shown on the latest version of 7070 Arlington Road Plan No. 32021010A, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; 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

September 12, 2025

(which is the date that this Resolution is mailed to all parties of record).

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 Linden, seconded by Commissioner Hedrick, with a vote of 3-0-1; Chair Harris, and Commissioners Hedrick and Linden voting in favor, Commissioner Bartley abstaining and Vice Chair Pedoeem being necessarily absent, at its regular meeting held on Thursday, September 4, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board