

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

March 27, 2026

MCPB No. 26-19
Site Plan Amendment No. 81999024J
Adventist HealthCare Shady Grove Medical Center
Date of Hearing: March 12, 2026

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 11, 1999, the Planning Board approved Site Plan No. 819990240 for 54,354 square feet of hospital uses on 39.16 acres of LSC zoned-land, located as the western quadrant of the intersection of Medical Center Drive and Medical Center Way (“Subject Property”), in the Greater Seneca Science Corridor Master Plan Area (“Master Plan”) area; and

WHEREAS, on May 18, 2004, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999024A, for 200,582 square feet of additional hospital uses on the Subject Property; and

WHEREAS, on October 5, 2005, the Planning Board staff (“Staff”) approved administratively Site Plan Amendment No. 81999024B for expansion of mechanical equipment areas on the Subject Property; and

WHEREAS, on October 26, 2005, Staff administratively approved Site Plan Amendment No. 81999024C correcting the administrative approval of Site Plan Amendment No. 81999024B on the Subject Property; and

WHEREAS, on December 1, 2006, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999024D (MCPB No. 06-111), for 2,100 square feet of office/storage spaces and a parking structure on the Subject Property; and

WHEREAS, on December 12, 2008, Staff administratively approved Site Plan Amendment No. 81999024E for minor site modifications on the Subject Property; and

WHEREAS, on June 4, 2009, Staff administratively approved Site Plan Amendment No. 81999024F for the addition of a roof garden and minor site modifications on the Subject Property; and

WHEREAS, on July 28, 2010, Staff administratively approved Site Plan Amendment No. 81999024G for minor site modifications; and

WHEREAS, on August 24, 2011, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999024H (MCPB No. 11-113), for the addition of a 51,500 square foot Cancer Center on the Subject Property; and

WHEREAS, on October 14, 2021, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 81999024I (MCPB No. 21-118), to construct 150,622 square feet of hospital uses in a new patient tower on the Subject Property; and

WHEREAS, on November 13, 2025, Adventist HealthCare Shady Grove Medical Center (“Applicant”) filed an application for approval of an amendment to the previously approved site plans to amend Condition No. 2 of Site Plan No. 81999024I to accommodate an additional two feet of building height, in addition to revisions made to the plaza area on the Subject Property; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 81999024J, Adventist HealthCare Shady Grove Medical Center (“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 February 27, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 12, 2026, 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 Commissioner Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick and Pedoeem voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81999024J to amend Condition No. 2 of Site Plan No. 81999024I to accommodate an additional two feet of building height, in addition to revisions made to the plaza area by modifying the following condition:¹

Modified Conditions

2. Height

The development for this Site Plan Amendment is limited to a maximum height of 82 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

BE IT FURTHER RESOLVED that all other 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 Adventist HealthCare Shady Grove Medical Center, Site Plan Amendment No. 81994024J, submitted via ePlans to the 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 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:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.

3. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.

The Application makes no changes to the locations of buildings and structures, the amount or location of open spaces, and no changes that would adversely impact or affect pedestrian and vehicular circulation. Firstly, the Amendment makes a revision to Condition No. 2 to update the maximum building height to 82 feet from the approved 80 feet. This revision is also reflected within the data table

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.

on Sheet No. SP-1. The final constructed height of the patient tower was measured to be 82 feet in height when measured from the ground. The LSC-1.5 H-150 zone allows up to 150 feet in height. The patient tower, at 82 feet, is well below the allowable maximum height. Secondly, the front plaza area and garage access were modified to include a ramp and steps, the addition of a secondary entrance, a revised main entrance to the garage, with an associated ramp for access, and a minor reconfiguration to the seating area within the plaza. Pedestrian and vehicular access and circulation continue to remain safe, adequate, and efficient for the plaza area and parking garage. Lastly, the Amendment replaces the hardscape material at the ambulance entrance plaza with site cast concrete. Concrete provides a more even and continuous surface for patients accessing and in need of emergency care. The change in hardscape material does not diminish or alter anything aesthetically or functionally that was previously approved for the patient tower and associated areas.

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

March 27, 2026

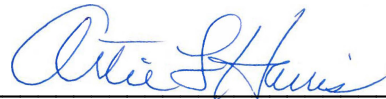
(which is the date that this resolution is mailed to all parties of record); and

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 Linden with a vote of 4-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Hedrick, voting in favor of the motion, Commissioner Pedoeem being necessarily absent, at its regular meeting held on Thursday, March 26, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

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