



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

MCPB No. 16-031
Adequate Public Facilities Determination No. 201601
6111 Executive Boulevard
Date of Hearing: March 17, 2016

MAR 25 2016

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 8-32, Article IV, the Montgomery County Planning Board (Planning Board or Board) is authorized to make an Adequate Public Facilities (APF) determination; and

WHEREAS, on November 25, 2015 Kaiser Foundation Health Plan of Mid-Atlantic States, Inc. ("Applicant") filed an application for an APF determination for a temporary addition of 8,000 square feet to the existing Kaiser medical office for a total of 31,000 square feet of non-residential development on approximately 4.00 acres in the EOF 0.75 H-100 Zone, located at 6111 Executive Boulevard on the north side of road between East Jefferson Street and Old Georgetown Road (MD 187)/Towne Road ("Property") in the 1992 North Bethesda/Garrett Park Master Plan ("Master Plan") area; and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated March 2, 2016, setting forth its analysis and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, on March 17, 2016, Staff presented the memorandum to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below;

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's analysis set forth in the Staff Report and hereby approves the Adequate Public Facilities determination subject to the following conditions:

- 1) This transportation Adequate Public Facilities (APF) determination is limited to a temporary addition of 8,000 square feet of lab/medical office/general office use to the existing 22,808 square feet for a total of 30,808 square feet.

Approved as to
Legal Sufficiency

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M-NCPPC Legal Department E-Mail: mcp-chair@mncppc-mc.org

- 2) The Applicant must make the Transportation Policy Area Review (TPAR) payment to Montgomery County Department of Permitting Services (MCDPS) equal to 25% of the development impact tax.
- 3) This APF determination will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution

BE IT FURTHER RESOLVED that for the purpose of these conditions the term Applicant shall also mean the developer, the owner, or any successors in interest to the terms of this approval.

BE IT FURTHER RESOLVED that this Adequate Public Facilities determination will remain valid for 85 months from its initiation date (as defined in Montgomery County Code Section 8-32), and that prior to the expiration of this validity period, a request for an extension must be filed; 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 _____ (which is the date that this Resolution is mailed to all parties of record); and

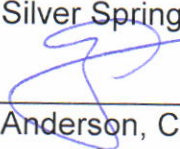
MAR 25 2016

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).

* * * * *

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 Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Fani-González voting in favor, and Commissioner Presley absent, at its regular meeting held on Thursday, March 17, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board