

April 29, 2025

Ms. Kathleen Byrne, Director/Hearing Examiner

Montgomery County Office of Zoning and Administrative Hearings

Stella B. Werner Council Office Building

100 Maryland Avenue, Room 200

Rockville, Maryland 20850

Subject: Pike Center
12101-12151 Rockville Pike
Local Map Amendment No. H-155 and
Preliminary Forest Conservation Plan No. F20240990

Dear Ms. Byrne:

On April 17, 2025, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed Local Map Amendment No. H-155, a request to rezone the 8.24-acre strip shopping center from the Commercial Residential Zone (CR-2.0, C-0.75, R-1.5, H-200) to the Commercial Residential Floating Zone (CRF-2.5, C-0.75, R-2.25, H-200) to enable the future development of a residential mixed-use project with structured parking, public open space, new internal roads, and other amenities, located at 12101-12151 Rockville Pike in North Bethesda. The Planning Board received a presentation from Planning staff, and the Applicant was present to answer questions. The Board endorsed the Local Map Amendment and approved the Preliminary Forest Conservation Plan; therefore, the Planning Board recommends that the Hearing Examiner consider approval.

The Planning Board did not receive written testimony prior to the hearing nor testimony during the hearing.

The proposed Local Map Amendment complies with the general conditions and standards of residential and commercial uses, subject to the recommended conditions of approval. The Subject Application is governed by the Zoning Ordinance in effect on October 29, 2014. As conditioned, the proposed uses meet the findings set forth in Section 59-7.2.1.E.2 of the Zoning Ordinance and are consistent with the goals and recommendations of the 2018 *White Flint 2 Sector Plan*; and the Applicant has met the burden of proof by showing that the proposed residential uses and commercial uses will not create a detriment to the neighborhood and will not adversely affect the public interest.

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On a motion by Vice Chair Pedoeem, seconded by Commissioner Hedrick, with Commissioner Linden voting in favor and Chair Harris and Commissioner Bartley absent, the Board recommends (3-0) that Local Map Amendment No. H-155, Pike Center, be approved with the conditions enumerated in the Staff Report.

We hope the Planning Board's recommendations and the Staff Report will be helpful to your proceedings. Please contact Ms. Tamika Graham, Planner III, with any questions. Ms. Graham can be reached by phone at 301-495-4551 or via email at Tamika.Graham@montgomeryplanning.org.

Sincerely,



Artie L. Harris

Chair

Attachment: Staff Report for Pike Center Local Map Amendment H-155 and Preliminary Forest Conservation Plan No. F20240990 with Attachments & Resolution