



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # **6**  
 MCPB 9-18-08

**MEMORANDUM**

**DATE:** September 8, 2008  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RAK*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, Supervisor *RAK*  
 Planning Department Staff  
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**PROJECT NAME:** Clarksburg Town Center  
**CASE #:** 91994004B  
**REVIEW TYPE:** Project Plan

**ZONE:** RMX-2/RDT  
**APPLYING FOR:** Request for Extension for 194,720 gross square feet of commercial and retail development, including up to 69,720 sf of specialty retail within live/work units, and 1,213 residential dwelling units, including 155 MPDUs, on approximately 270 acres

**LOCATION:** Located at the southeast quadrant of the intersection of Clarksburg Road and Snowden Farm Parkway

**MASTER PLAN:** Clarksburg

**REVIEW BASIS:** Division 59-D-2.11 of the Zoning Ordinance requires submission of a Project Plan as part of the application for the use of optional method of development for a CBD zoned property.

**APPLICANT:** NNPII Clarksburg LLC  
**FILING DATE:** April 25, 2007  
**HEARING DATE:** September 18, 2008

The Applicant filed the subject Project Plan Amendment application for Clarksburg Town Center on April 25, 2007. Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period.

The project plan application was resubmitted concurrently with a new detailed site plan and preliminary plan amendment for the subject site in May of 2008 as a result of the extension of the Project Plan on March 20, 2008. The extension granted the Applicant 180 days, until September 18, 2008, to resubmit

the plans and follow the normal review process for Planning Board review. The applications were reviewed by Staff and comments provided to the Applicant and members of CTCAC (Clarksburg Town Center Advisory Committee) following the June 23, 2008 Development Review Committee meeting on August 6, 2008. On September 5, 2008, the Applicant resubmitted a binder in response to the agency comments but did not provide plan sets that corresponded to the comments. It is our understanding that the plan sets for the Project Plan amendment, Preliminary Plan amendment and Site Plan will be submitted on Friday September 12, 2008.

Staff recommends a three month/90-day extension of the review period for the Project Plan in order for the agencies to respond.