



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

MEMORANDUM

DATE: November 10, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*
Catherine Conlon, Subdivision Supervisor, Development Review Division *CC*
Robert Kronenberg, Site Plan Supervisor, Development Review Division *PK*

FROM: *NB* Neil Braunstein, Planner Coordinator, Development Review Division

SUBJECT: Revised Staff Report for Falklands North Project Plan No. 920070080 and Preliminary Plan No. 120070560

Project Plan No. 920070080 and Preliminary Plan 120070560 (the Falklands North project) will be heard by the Planning Board on November 18, 2010. A joint staff report for the applications, dated November 8, 2010, has been prepared by staff and transmitted to the Planning Board for its review. Because certain issues have evolved since the staff report was written, staff has issued a revised report for the Planning Board's consideration. The revised staff report is attached.

For clarity and ease of review, any deletions in the staff report are marked with ~~strike-out~~ text and any additions are marked with underline text. For your convenience, the revisions to the report are as follows:

- Page 1: Change date of report from November 8, 2010 to November 10, 2010.
- Page 9: In transportation discussion, change reservation to covenant.
- Page 16: Add more detailed discussion of traffic-related adequate public facilities review.
- Page 19: Add discussion of the proposed future dedication of Purple Line right-of-way.
Add discussion of the adequate public facilities validity period, and recommend that the APF validity last for 12 years.
Add to the discussion regarding the fire access plan.
- Page 26: Delete previous Condition No. 7 regarding placement of a portion of the property in reservation for a period of up to three years for acquisition of right-of-way for the Purple Line, and replace it with a new Condition No. 7 that requires the applicant to record a covenant, which requires the applicant to dedicate to the Maryland Transit Authority a portion of the property for Purple Line right-of-way.

Page 27: Condition No. 19 is revised to reflect 12-year APF validity instead of a seven-year APF validity.