



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 27, 2011

MEMORANDUM

TO: The Montgomery County Planning Board

VIA: John Carter, Chief, Area 3 *JAC*

FROM: Ronald Cashion, RA, Planner Coordinator, Urban Designer
Area 3 (301-650-5671)

SUBJECT: **Public Hearing Draft - Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area**
To Allow an Exception to the Retail Staging Provisions

RECOMMENDATION: *Approve the Public Hearing Draft as the Planning Board Draft, and transmit to the County Council and County Executive*

PROJECT DESCRIPTION

Public Hearing Draft

Review of the Public Hearing Draft of the Amendment to the Clarksburg Master Plan follows the March 31, 2011 staff presentation and unanimous approval by the Planning Board of the Staff Draft as the Public Hearing Draft. The Planning Board supported the proposed Amendment as necessary to move retail development in Clarksburg forward and as consistent with the 1994 Master Plan with the exception of the retail timing provisions of the Plan. In early April the Public Hearing Draft of the Amendment was transmitted to the County Council and County Executive for review.

Request from the County Council

On February 15, 2011, the County Council amended the work program for the Planning Department to prepare a limited amendment to the Clarksburg Master Plan. The sole purpose of the limited amendment is to consider a modification to the staging provisions in the Plan to allow retail in the village centers to proceed without delay.

Project Summary

In response to the request from the County Council, the proposed Master Plan Amendment is a limited modification of the staging provisions in the Plan to allow retail development in the Newcut Road and Cabin Branch neighborhoods, and also the Town

Center, to move forward. The limited Amendment changes the existing staging that requires the Town Center to be established before retail development in the village centers. The limited Amendment will:

- Support the Master Plan's overall vision
- Meet the established market demand for retail
- Allow retail development in the Planning Area to proceed
- Allow development of retail including a grocery store
- Enhance the overall potential for retail
- Address the needs of residents

DISCUSSION

The staging provisions in the 1994 Master Plan require 90,000 square feet of retail/commercial uses to be established in the Town Center prior to retail/commercial development in the Newcut Road and Cabin Branch neighborhoods. The original Project Plan for the mixed use Town Center was approved in June of 1995, and the revised Project, Preliminary and Site Plans were approved in December 2008.

Continued delay of construction for the Town Center retail/commercial core will extend the delivery of much needed community serving retail uses, including a grocery store, in Clarksburg. The Amendment includes text changes in three locations in the Master Plan that acknowledge prior approvals of the Town Center and allows retail in the two village centers to move forward. The Amendment will allow retail uses, including a grocery store, in the Newcut Road neighborhood to move forward without delay.

Recent Developments Related to Clarksburg Retail

Three developments of significance related to future retail implementation have occurred since the Planning Board's review and approval of the Staff Draft:

- **Town Center** - The Town Center developer, Newland Communities, LLC (Newland), is required to update the Planning Board quarterly on the status of construction of the approved Clarksburg Town Center (CTC). At the April 21, 2011 status update the developer announced that negotiations for a Memorandum of Understanding (MOU) between Newland and another developer, for the alternate developer to assume control of the CTC, are proceeding.
- **Report of the Council Appointed Infrastructure Working Group** - The report of the Infrastructure Working group was completed in mid April and recommendations of the Group were reported to Council on April 26, 2011. Recommendations include identification of infrastructure priorities and a range of options and impact tax credits that would assist in roadway infrastructure costs; establishment of a taxing district for Arora Hills Clarksburg Village; no taxing district for the CTC; and \$3.6 million in paid impact tax credits and prior roadway expenditures to the CTC. Council staff will proceed with drafting legislation associated with the recommendations.

- **Council Consideration of a Proposed CIP Allocation for Completion of Stringtown Road** - After completion of the Report of the Infrastructure Working Group Council decided to introduce a CIP amendment to consider funding the balance of Stringtown Road between Overlook Park Drive and Snowden Farm Parkway, between the CTC and Clarksburg Village.

All of these considerations are viewed by staff as positive developments for Clarksburg and are anticipated to assist development implementation. These events do not affect the Amendment, as proposed, to allow much needed retail development in the neighborhood village centers to proceed.

ANALYSIS

Planning staff reviewed the retail staging provisions of the 1994 Clarksburg Master Plan. The following paragraphs provide analysis.

Status of Current Development

A market for retail uses has been established. The Master Plan identifies a threshold of 3,500 to 4,000 households needed to support a retail center that includes a grocery store (1994 Plan, page 190). To date, a total of approximately 5,200 residential units have been built, and a total of approximately 9,900 residential units have been approved in the Planning Area.

Relationship to the 1994 Clarksburg Master Plan

The Amendment retains the vision and the ten policy guidelines included in the Master Plan (1994 Plan, pages 16 - 35) with the exception of the staging of retail. The Plan organizes future development into neighborhoods including the Town Center, and the Newcut Road and Cabin Branch village centers with designated retail core areas (1994 Plan, pages 16, 17 and 38). The Amendment continues to support the Master Plan provision that proposes retail and employment uses at a pedestrian scale and oriented to the needs of residents (1994 Plan, page 28). The Amendment only modifies the timing of retail development. The following paragraphs provide analysis of the relationship between the Amendment and the existing Master Plan:

- **Town Center** - The Amendment does not change the recommendations for land use, density, amount of retail, design character, and mobility for the Town Center. The Town Center has been allowed to proceed with the Project Plan (approved in 1995), and the Preliminary and Site Plan (approved in December 2008). These approvals allow the Town Center to proceed before the village centers as recommended in the existing Master Plan. Although approximately 5,200 dwelling units have been constructed, the Town Center has not proceeded with development. The Amendment recognizes that the threshold of 3,500 to 4,000 dwelling units needed to support retail development, including a grocery store, has been exceeded. The Amendment allows the retail in the village centers to proceed without delay to serve the Clarksburg community.

- **Village Centers** - The Amendment retains all recommendations for land use, densities, mix of uses, mobility, character and impact on the environment for the two village centers. The village centers are an integral part of the town scale of development recommended in the Master Plan (1994 Plan, page 18).
- **Staging** - The Amendment only changes the timing of retail development for the village centers in Stage 3. The Amendment allows the Town Center with approved plans and the two village centers to proceed at any time. The Amendment retains all other important staging provisions in the Clarksburg Master Plan.

Adequacy of Transportation

As presented to the Planning Board with the Staff Draft, the Amendment is consistent with the transportation policies, objectives, and provisions in the Clarksburg Master Plan (1994 Plan, pages 108 and 109).

Each of the primary mixed use centers, subject to this Amendment - the Town Center, the Newcut Road, Clarksburg Village Phase III village center, and the Cabin Branch village center have approved Preliminary Plans. Approval of Preliminary Plans for proposed developments require master plan compliance. With the exception of the timing of retail, the proposed Amendment does not modify the approved Preliminary Plans.

- **Clarksburg Town Center** - The Town Center is subject to approvals of the Compliance Plan in 2006, the Site Plan and amended Preliminary and Project Plans in 2008, and the Certified Site Plan finalized in 2010. These approvals contain development requirements and conditions for transportation facilities that are consistent with the Master Plan.
- **Clarksburg Village Phase III** - The Newcut Road, Clarksburg Village mixed use center received Site Plan approval in 2010 and this approval met all master plan provisions for transportation facilities. The development program for master planned roadways surrounding the site was also addressed in prior 2002 conditions of the Preliminary Plan that established the phasing of roadway improvements prior to the issuance of specified numbers of building permits. A provision of this prior agreement, related to the sequence of roadway improvements, will allow flexibility to best meet both timing and traffic circulation conditions. These provisions, together with all of the approval requirements, will provide both master plan compliance and adequacy of the roadway facilities when the development is constructed.
- **Cabin Branch Village Center** - Future development of Cabin Branch will follow approval of an overall Preliminary Plan in 2008 that includes employment and retail uses. An Infrastructure and Roads Site Plan was approved in 2007 and amended and approved concurrently with the Preliminary Plan. Development in Cabin Branch will follow conditions for roadway improvements.

The Street and Highway Plan including the classification of roads, number of lanes and limits of construction in the Master Plan remains unchanged. The transportation system that is needed to support the retail development remains unchanged from the recommendations in the Master Plan and the approved Preliminary Plans.

Impact on Environment

Clarksburg has many special environmental features. The limited Amendment does not modify any recommendations for the environment in the Clarksburg Master Plan. The recommendations to create forested buffers along all streams, protect forest, and preserve wetlands that balance community development objectives with environmental preservation concerns (1994 Plan, page 137) have been retained.

County Council and Community Support

The County Council requested that the Planning Department examine the potential for a limited Master Plan Amendment to address the concerns for the timing of retail development. The majority of the community supports the development of retail including a grocery store without delay to create the pedestrian oriented community envisioned in the Master Plan.

COMMUNITY OUTREACH

The Commission has received letters of response. The responses and opinions relate directly to the Commission's and Council's consideration of the Amendment. All of the responses received to date have been supportive of the Amendment and most all have been strongly supportive. One resident included a concern related to existing and anticipated traffic circulation in the vicinity of the Town Center and the Newcut neighborhood. Staff has addressed transportation considerations related to the Amendment.

Staff participated in discussions of the retail timing considerations at several meetings of the Clarksburg Citizens Association (CCA) Planning Committee and the monthly, full membership meetings. A majority of the attending CCA members and community residents have expressed increasing frustration that needed retail uses including a grocery store have not been developed within the planning area. The continuing delay of retail development within the approved Town Center is a consistently expressed concern by residents. The CCA submitted a letter, dated December 3, 2010, stating that "it is in the best interest of the town of Clarksburg to allow Clarksburg Village the opportunity to move forward" and to "allow any amendments necessary" to do so.

In November of 2010, a petition with names of 439 residents was completed that included expressions of support for retail to move forward in the Newcut Road neighborhood. The petition was circulated and submitted as part of the development initiatives for Clarksburg Village.

Many residents have also expressed concern about the continued delay of the Town Center and preventing the village centers from moving forward. One Town Center

resident voiced frustration about extended delays of the Town Center after homebuyers had been promised planned Town Center retail shopping uses, including a grocery store, within walking distance of nearby homes.

In November 2011, a Clarksburg resident and CCA member requested that the Master Plan be modified if the community and Planning Board want to modify the staging for retail development. The statement recognized that most everyone in Clarksburg probably wants a grocery store and retail soon. The resident recommended that both sides of the issue be broadly discussed and that a proper Master Plan Amendment process include involvement of the Clarksburg community.

At the January 21, 2011 town hall meeting at the Rocky Hill Middle School in Clarksburg a majority of the attending residents expressed support for retail in Clarksburg Village moving forward with construction as soon as possible.

SCHEDULE

The Montgomery County Council requested an expedited schedule for the Amendment that would (pending required reviews) allow approval before their August recess. The steps for an expedited schedule include:

- Complete the Staff Draft March 31, 2011
- Planning Board Hearing Draft May 5, 2011
Final Work Session, and transmit to the County Executive and County Council
- County Executive Review
- County Council Public Hearing (30 days)
- Final County Council Action June - July, 2011

CONCLUSION

The Master Plan recommends that 3,500 to 4,000 housing units are needed to support retail development that includes a grocery store. Approximately 5,200 dwelling units have been constructed in Clarksburg, however retail has been delayed. The proposed Limited Amendment to the Clarksburg Master Plan will allow the retail development in the village centers and the Town Center to proceed. The proposed text changes to the retail staging provisions are necessary to allow retail development to move ahead without delay. The limited Amendment is consistent with the existing recommendations for land use, transportation and the environment in the Clarksburg Master Plan.

Attachments:

- **Attachment 1** - Community Letters and Staff Responses
- **Attachment 2** - Public Hearing Draft - Limited Amendment to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area

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Attachment 1: Community Letters and Staff Responses
 Limited Amendment to the Clarksburg Master Plan

<i>Issue</i>	<i>Summary of Comments</i>	<i>Staff Response</i>	<i>Planning Board Action</i>
Commercial Real Estate Firm March 22 <i>Support for grocery store</i>	Support for Amendment existing residential growth correlates to grocery store demand; population of Clarksburg will support a grocery store	Approve Amendment	
Residents March 24 to March 31 <i>County should act</i>	Support for Amendment County should act in best interest of residents; problem allow(ed) to linger for so long; dire need for retail now; residents have endured numerous frustrations, all residents will benefit; bring the desperately needed retail space; frustration at local leaders at lack of progress toward expectations; my family is encouraged and excited by the Newcut plan; because it will enhance the desirability of residing in Clarksburg	Approve Amendment	
Residents March 24 to March 31 <i>Support for retail</i>	Support for Amendment Clarksburg Citizens Assoc in favor of amendment; several thousand residents can support retail; need for retail is great; grocery closer to home would allow more time at home rather than in the car	Approve Amendment	
Residents March 24 to March 31 <i>Delay by Town Center</i>	Support for Amendment Town Center (has) no plans to build retail as yet; doesn't make sense for us to have to wait for Town Center retail; town center has had many years to develop retail; no demonstrable progress; moved from the Town Center to Clarksburg village because of no progress and lack of sense of community; Town Center retail being held up by a developer; Compliance Plan signed in 2006 and not abided by; (residents) can wait to get the Town Center properly; no imminent resolution to CTC; lack of resolution of CTC is stunting progress; today, it appears doubtful that the Town Center will ever be built	Approve Amendment	

<i>Issue</i>	<i>Summary of Comments</i>	<i>Staff Response</i>	<i>Planning Board Action</i>
<p>Commercial Real Estate Firm March 22, and Residents March 24-31</p> <p><i>Timing of retail</i></p>	<p>Support for Amendment</p> <p>approx. one year after contract to construct and open a grocery store; retail is (now) on indefinite hold; food store needed now; have waited for many years; lack of grocery is untenable; 7 years without neighborhood convenience; people are struggling with the inconvenience</p>	<p>Approve Amendment</p>	
<p>Residents March 24 to March 31</p> <p><i>Economic Development</i></p>	<p>Support for Amendment</p> <p>such a lack of basic retail services; waste of resources and economic roadblock; residents were told that retail would be built; retail choice needed within the community; we need food store, gas station, restaurants, et al; lack of retail hits community's housing prices; County losing tax revenue; Town would thrive with retail; if the newcut retail is successful, it will bode well for Town Center; Delay in Town Center gives opportunity for (more) rooftops – makes town center more viable</p>	<p>Approve Amendment</p>	
<p>Residents March 24 to March 31</p> <p><i>Change needed to Master Plan</i></p>	<p>Support for Amendment</p> <p>changing master plan long overdue; residents punished unfairly; remove the retail staging; need is so bad that change has to be made; delay penalizes all of Clarksburg; outdated 1994 plan shouldn't stranglehold all; 17 year old plan and not making movement forward is a disservice</p>	<p>Approve Amendment</p>	

<i>Issue</i>	<i>Summary of Comments</i>	<i>Staff Response</i>	<i>Planning Board Action</i>
Residents March 24 to March 31 Accessibility and Inconvenience	Support for Amendment so we do not have to rely on Milestone shopping; retail space needed closer to our home; (no retail is) like living on an island; working mother with 2 children and disabled sister _ takes an hour or more to get to Milestone Giant which is always busy; retail (will allow) convenience for hundreds of people; only one driver in household, 6 mile drive to retail is a hardship; no choice now except Germantown or Damascus; retail within walking distance will reduce traffic congestion; my in-laws (both 85) live with us and can't get out to shop; forced to go to other towns	Approve Amendment	
Residents March 24 to March 31 Traffic congestion	Support for Amendment retail (in the village center) will alleviate traffic on MD 27 (by reducing Germantown trips); journeys (to shop elsewhere) are taking a toll on the current traffic situation; not sure traffic staff have sufficiently considered effects of this change (new retail) - traffic from CTC through heart of Clarksburg Village, more use of Snowden Farm Parkway, and cutting through small local roads to cross Stringtown	Approve Amendment Transportation facilities will remain adequate as planned and therefore will not be affected by the Amendment See Staff Memorandum For Public Hearing Draft	

List of Letters

Author	Date Received	CTRACK	Notes
Judd	March 22	---	1 letter KLN (Judd)
Gentry Gilbert Mooneyhan Engel Allage Adkins Shiflett Li	March 24	2011-0272	8 letters total
Wethje Sutton Menon Burke Mason Gentry	March 25	2011-0273	6 letters total
Wright Faraz Nareski Gao Li Giantonio	March 28	2011-0274	6 letters total*
Wang Grewal Jackson Song Rabin Wong Grubb	March 29	2011-0282	7 letters total
Hulley LaDuca LaDuca Long Underwood	March 30	2011-0286	6 letters total
Fantle	March 31		1
Grim	March 31	2011-0290	1
Majewski	March 31	2011-0299	1
Total	March 24 - April 25		37

KLNBretail
Commercial Real Estate Services

42395 Ryan Road, Suite 200
Brambleton, VA 20148
703 722 2701 Direct
703 963 2894 Mobile
703 722 2730 Fax
cjudd@klnb.com

Cary A. Judd
Principal

March 22, 2011

VIA U.S. MAIL

Mr. John Carter
Mr. Ronald Cashion
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Master Plan Amendment and Clarksburg Retail

Dear Mr. Carter and Mr. Cashion,

For the past 15 years, I have been a commercial broker for a major grocery store chain that is located in the Southern United States. During my tenure, I have facilitated over 50 grocery store transactions, including several in the Washington DC and suburban Maryland markets. My client and I have been closely monitoring residential growth in the Clarksburg market for many years as this correlates to grocery store demand. Based on my knowledge of this market, it appears that the population of Clarksburg will support a grocery store. Negotiations with the developer, however, cannot be finalized until the timing of retail in Clarksburg is addressed. Note that it will take approximately one year after a contract is signed to construct and open a grocery store in Clarksburg. To that end, time is of the essence for the growing Clarksburg population who is interested in seeing a grocery store in their community.

Please let me know if you have any questions about this.

Regards,



Cary A. Judd

cc: David Flanagan

Montgomery County
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MAR 28 2011

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Planning Department

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MAR 24 2011

OFFICE OF THE COMMISSIONER
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Gentry, Leesa [Leesa.Gentry@otsuka-us.com]
Sent: Thursday, March 24, 2011 2:05 PM
To: MCP-Chair
Subject: Clarksburg master plan amendment

I am a resident of clarksburg village.

I would like to voice my support of the master plan amendment and rezoning application allowing clarksburg village retail to proceed without restriction of other retail being established first.

I am very much opposed to town center developers opposing this rezoning while they have no plans to build retail at all as of yet.

As a resident of clarksburg this affects me, my family and my neighbors directly.

The county should be acting in the best interest of residents not developers or their hired attorneys.

Thank you

Lees Gentry

Sent from my BlackBerry Wireless Handheld

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MAR 24 2011

MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Ryan Gilbert [rygilber@yahoo.com]
Sent: Thursday, March 24, 2011 2:27 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Master Plan Amendment

Hello,

I am currently a Clarksburg resident in the Arora Hills Community. I would like to voice my strong support of the Clarksburg Master Plan Amendment that removes the retail staging from the current Master Plan. There are several thousand residents living in the Arora Hills and Clarksburg village communities that can support the Newcut Retail businesses. If our developer is ready to move forward with the Newcut Retail, it doesn't make sense for us to have to wait for Clarksburg Town Center to build there retail center first. This is especially true if Clarksburg Town Center has no plans to move their retail center forward anytime soon.

I am sure all of the residents in Clarksburg would invite a new retail center so that we do not have to rely so heavily on the Milestone Shopping Center in Germantown. If our developer is ready to move forward on a retail center first, I don't think it provides any benefit to the residents of Clarksburg to hold them back.

Thank you,

Ryan Gilbert

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MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
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From: Cody Mooneyhan [codymooneyhan@yahoo.com]
Sent: Thursday, March 24, 2011 2:33 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com; oemail@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov
Subject: I support the Master Plan Amendment that removes the retail staging in the current Master Plan.

Dear Chairperson Carrier:

For the record, I support the Master Plan Amendment that removes the retail staging in the current Master Plan.

As a current resident of Clarksburg and a resident of Montgomery County for most of my life (born in Holy Cross Hospital in Silver Spring), I can say that the need for retail in Clarksburg is great. No where else in the county where I have lived (Fairland/Burtonsville area, White Oak area, Aspen Hill/Wheaton area, and Germantown area) has there been such a lack of access to basic retail services. We have no grocery stores. We have no banks. We have one, maybe two, gas stations, and neither are convenient. We have no restaurants. (Subway does not count.) And the list goes on. When I moved to Clarksburg in 2004, I never, ever thought that the county would allow such a problem to linger for so long.

In addition, I find it hugely hypocritical that given the current emphasis that the county has made on "going green," the reason why Clarksburg is one of the least walkable areas in the county, if not the state, is solely because of red tape. There are enough residents to support retail, and we have money to spend. Simply helping us have the same level of access to services that all other county residents have would greatly reduce Clarksburg's carbon footprint.

Fortunately, you are in a position to make a difference, and I hope you will correct this problem by supporting changes to the master plan. Obviously, nothing has gone "according to plan" or we would have already had retail, even if only in the town center. So, if not on paper, the plan has already been modified in practice. We have no retail or town center because various groups have used litigation to block the master plan's implementation to match their agendas. The effect is that all retail development is on indefinite hold, and all the while, the rapidly growing number of Clarksburg residents are being punished unfairly.

Now it is time for the county and the people it represents to take back the power that has been misplaced. It is not unreasonable to allow other retail development to take place while developers sort out their problems. Constantly driving back and forth to Germantown and Damascus for groceries, banking, restaurants, etc. is not only a waste of precious natural resources (fuel), a cause of unnecessary wear, tear and congestion on local roads, and an economic roadblock that prevents new jobs from coming into the county, but the perception that this situation has been grossly mismanaged is also a black eye to one of the most progressive counties in the nation.

Changing the master plan is long overdue. I hope you agree and look forward to you helping us have our first major retail center soon.

Sincerely yours,

Cody Mooneyhan
301-515-0371
cell: 301-938-6827
23204 Tall Poplar Drive
Clarksburg, MD 20871

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
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MCP-CTRACK

From: KentEngel@aol.com
Sent: Thursday, March 24, 2011 2:32 PM
To: MCP-Chair
Subject: Newcut Neighborhood - Clarksburg Village Retail Zoning

Francoise Carrier,

I understand you are the person to contact regarding the Newcut Neighborhood - Clarksburg Village Retail Zoning issue.

I am a resident of Clarksburg and wish to lend my support for the Master Plan Amendment that removes the retail staging in the current Master Plan.

For the development of the Newcut Neighborhood retail center to have to wait until 89,000 square feet of retail space is completed in Clarksburg Town Center, when there are no immediate plans for doing so, is ridiculous. Clarksburg needs a food store and other retail stores now - not "sometime in the future" when the Clarksburg Town Center may or may not get around to it! Master Plans, while generally a good thing, need to have the flexibility to change as time and conditions warrant. Now is certainly such a time and current conditions certainly warrant a change.

Please see to it that the immediate needs of Clarksburg's residents are placed above some expected monetary gains to be garnered sometime in the future by the Town Center developer.

I thank you in advance for supporting the amendment to the Master Plan.

Sincerely,

Kent L. Engel
11915 Kigger Jack Lane
Clarksburg, MD 20871

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MCP-CTRACK

From: Amy Allage [acpeters_2000@yahoo.com]
Sent: Thursday, March 24, 2011 2:54 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Master Plan Ammendment

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Carrier,

I am a resident of the Arora Hills community in Clarksburg. I would like to voice my support for the Master Plan Amendment that removes the retail staging in the current Master Plan. My family is eagerly awaiting a retail space that would be closer to our home. Thank you for considering my comments in your decision making process.

Sincerely,
Amy Allage

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OFFICE OF THE COMMISSIONER
THE MARYLAND-NATIONAL CAPITAL
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From: cadkins@dtcss.com
Sent: Thursday, March 24, 2011 2:59 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Newcut Neighborhood/Clarksburg Village Retail

Francoise Carrier,

I am a resident of Arora Hills in Clarksburg MD. I totally support the Master Plan Amendment to remove the retail staging in the current master plan. Living in this area, is like living on an island. It is almost like you are cut off from the rest of the county. To get in and out of this community on a daily basis is a hassle. The traffic on Ridge road/27 is horrendous at all times. However, the only options I have to go shopping are to bear the traffic or attempt to walk about 2+ miles down the road and risk getting hit by a car because there are no sidewalks. There is a dire need for retail in our community now. We are long overdue and eager to be able to shop in our own immediate area.

Respectfully,

Carolyn Adkins

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MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Shiflett, Stephanie [stephanie.shiflett@lmco.com]
Sent: Thursday, March 24, 2011 3:26 PM
To: MCP-Chair
Subject: Retail staging in the current Clarksburg Master Plan

Dear Madam Chairman:

Hello, my name is Stephanie Shiflett and I am a resident of Clarksburg – Arora Hills. I wanted to let you know that I support the Master Plan Amendment that removes the retail staging in the current Master Plan. Having been in Clarksburg for just over a year, I cannot tell you how frustrating it is without convenient access to retail. I am a working mother who supports two small children and a disabled sister. Between work and my commute, there isn't much free time with my family. Not having access to local retail takes up additional time away. For example, I travel 30 minutes round trip to the Giant in Milestone to pick up a few items and end up spending an hour or more away from home because the Giant is always busy. I moved to Clarksburg for my family, more room to grow, etc. Waiting for Clarksburg Village to build its retail first makes no sense to me. With Clarksburg Village not prepared to build in the near future, this current plan does not support the interests of hundreds of families. Please consider the amendment as it would be a tremendous value to my hundreds of neighbors in Arora Hills and surrounding communities.

Sincerely,

Stephanie Shiflett

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OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Shuwei Li [shuweili2005@gmail.com]
Sent: Thursday, March 24, 2011 3:50 PM
To: MCP-Chair
Subject: Newcut Neighborhood/Clarksburg Village Retail

Dear Chair Carrier:

I am a resident in the Arora Hills community of Clarksburg. I support the Master Plan Amendment that removes the retail staging in the current Master Plan. I feel it will be much more convenient for hundreds of people living here if we can purchase necessary home supplies in our neighborhood. I will appreciate your help if you can support the Master Plan Amendment as well.

Thanks.

Shuwei Li
23127 Arora Hills Drive
Clarksburg, MD 20871

MCP-CTRACK

From: samuel wethje [swethje@yahoo.com]
Sent: Friday, March 25, 2011 10:30 AM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Newcut Neighborhood/Clarksburg Village Retail

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MAR 25 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Ms. Carrier,

I am a resident of Clarksburg, MD and I support the Master Plan Amendment that removes the retail staging in the current Master Plan. This was one of the items we were told would be built when we moved to this community and one of the reasons we were excited about moving to this community.

Sincerely,
Sam Wethje

MCP-CTRACK

From: Daniel Sutton [Daniel.Sutton@quest.com]
Sent: Friday, March 25, 2011 10:50 AM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: In Support of the Master Plan Amendment - Danny Sutton

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Francoise,

Good morning. By way of introduction my name is Danny Sutton and I'm a resident of Arora Hills, Clarksburg (23227 Yellowwood Drive). Unfortunately I won't be able to make the meeting on the 31st of this month so I thought I would at least send you an email. I wanted you to know that I support the Master Plan Amendment that removes the retail staging in the current Master Plan.

Thanks!

Danny Sutton

Federal Account Executive | Quest Software - *Simplicity at Work* | www.quest.com
T 301.820.4837 daniel.sutton@quest.com

MCP-CTRACK

From: Jyotikumar Menon [jmenon09@gmail.com]
Sent: Thursday, March 24, 2011 10:32 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Master Plan Amendment

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chairperson,

My name is Jyotikumar Menon. I moved with my family to Clarksburg 2 years ago. I support the Master Plan Amendment for Clarksburg that removes the retail staging provision.

The reason for this is the hardship that me and my family has to undergo as there is no retail close by and we have to travel 6 miles even to get basic necessities. This is especially hard on days with inclement weather or on days when I am sick as I am the only person who drives in my household.

I am really looking forward to seeing retail shops closer to home as soon as possible.

I would appreciate any help from the County Council in making this a reality.

Respectfully
Jyotikumar

MCP-CTRACK

From: Brian Burke [brianburke13@gmail.com]
Sent: Friday, March 25, 2011 8:07 AM
To: MCP-Chair
Subject: Arora Hills retail staging

RECEIVED
MAR 25 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Francoise:

I am a resident of Arora Hills in Clarksburg, MD and I support the Master Plan Amendment that removes the retail staging in the current Master Plan. A retail center in Arora Hills would provide a great benefit to the residents of Clarksburg, and it would also alleviate a lot of the traffic problems for folks that travel on Route 27 to get to Damascus, etc. Milestone is the only option for folks right now and a retail center in Arora Hills/Clarksburg would be an excellent and very welcome addition.

Thanks for your consideration as you weigh all of the information that is being presented to you.

Brian Burke
Clarksburg, MD
(240) 620-6320

RECEIVED
MAR 25 2011

MCP-CTRACK

OFFICE OF THE COMMISSIONER
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Jake Mason [bluesky2freefly@yahoo.com]
Sent: Friday, March 25, 2011 8:33 AM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com; agajns@yahoo.com
Subject: Clarksburg Re-zoning

Dear Ms. Carrier,

I am a resident of Clarksburg, and I support the Master Plan Amendment that removes the retail staging in the current Master Plan. It is my sense that this has become a ridiculous situation with one person hiring attorneys to protect their desire to be the first retailer when they have had many years to begin this project and have failed to do so. I speak to many of my neighbors and no one can understand why this has been allowed to go on for so long, leaving us without the local retail access that was a factor in our choice to move to Clarksburg - for me nearly 5 years ago.

I strongly urge you to complete the necessary re-zoning with all due haste.

Sincerely,
Joshua A. Mason
12023 Tregoning Pl
Clarksburg, MD 20871

RECEIVED
MAR 25 2011

MCP-CTRACK

From: Gary Gentry [gary.gentry@avanade.com]
Sent: Thursday, March 24, 2011 4:34 PM
To: MCP-Chair
Subject: Clarksburg Master Plan Amendment that removes the retail staging in the current Master Plan

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I am a resident of Clarksburg and I **support** the Master Plan Amendment to remove the retail staging provision in the current Master Plan and allow retail development to proceed in Clarksburg.

The residents of Clarksburg have endured numerous frustrations since development began. Construction of our home was delayed more than 6 months due to developer violations and inadequate oversight. We were ill-informed about – and were forced to fight—a special taxing district that would have burdened the residents of Clarksburg for services that other Montgomery County residents take for granted. And now, we're forced to fight the hired lawyers for Newland Communities to bring much needed retail to Clarksburg.

It is clear that Newcut has a business interest in opposing this amendment, and very apparent that Newcut has no desire to honor its commitments to its customers by proceeding with plans to develop retail in the Town Center. It should also be very clear that the residents of this entire community will benefit from this amendment. There is no reasonable justification for opposing this amendment.

I trust our elected officials will do the right thing for its residents by approving this amendment and paving the way for retail in Clarksburg.

Thank you for your support.

Gary Gentry
Clarksburg, MD

MCP-CTRACK

From: Wright, Daniel V. [Daniel.Wright@anser.org]
Sent: Monday, March 28, 2011 11:00 AM
To: MCP-Chair
Cc: 'janice.wright1@comcast.net'
Subject: Newcut Neighborhood & Clarksburg Area Retail

RECEIVED
0274
MAR 28 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Ms. Francoise Carrier
Chair, Planning Board

Ms. Carrier – I apologize for sending this from my work email and, of course, this has no relationship to my work and solely reflects my family's personal opinions.

My wife, her mother, and I are Clarksburg residents, living in our house in Aurora Hills Phase II since December 2006. We strongly support the Master Plan amendment that removes the retail staging in the current Master Plan. We are unable to attend the Board meeting this Thursday, but we want you to be aware of our full support for the amended Master Plan.

We in the Clarksburg area have patiently waited for a Grocery based Shopping Center in our community. Specifically, my wife and I were told by the developer when we made our initial inquiries about building a home in the Clarksburg community back in December 2005 that a Grocery based Shopping Center would be "Coming soon." I don't know what that "soon" meant, but I assumed it was "a couple of years." To my mind it surely wasn't over five years later with no movement by the developer in sight!

I am aware the current Master Plan goes back to 1994 – almost 17 years ago – and apparently its staging provision does not take into account the changed conditions in the area. Primarily, the continued growth in the Eastern end of Skylark Road and Newcut areas, and that the developer of the Clarksburg Town Center has been unable, or unwilling, to move forward with a retail shopping center in the Town Center area.

The lack of a Grocery based retail center has reached an untenable point. For example, we continually find it necessary to go all the way to Damascus for my mother-in-law's prescriptions, as well as to choose between Damascus or Milestone in Germantown for our other routine shopping needs.

It is apparent the developer of the Clarksburg Town Center and its attendant Grocery based retail area is nowhere ready to build while there are other developers ready, willing, and able to build in the Newcut/Clarksburg Village area. It is interesting that the Town Center developer alleges it can get no stores to show interest, while roughly 2 miles away another developer has stores that have shown enough interest to start development now. Even though those plans would be a year or more away from fruition, at least they are ready to get the process started.

If there were demonstrable progress toward a Grocery based Shopping center in the area I would not advocate for change to the Master Plan. But if one developer can meet residents' needs while the other cannot, then it does not appear logical to stick with an old proposal that apparently has no potential for completion any time soon.

My home email is cc'd above. Thank you for your consideration.

Sincerely,

Dan & Jan Wright
23029 Sycamore Farm Drive
Clarksburg

MCP-CTRACK

From: sarwar98@yahoo.com
Sent: Sunday, March 27, 2011 6:28 PM
To: MCP-Chair
Cc: Kate Kubit
Subject: NewCut Shopping Center

RECEIVED
MAR 28 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier:

I live in the Park Ridge development in Clarksburg and am writing to you about the proposed shopping center in Clarksburg Village.

Like everyone else living in Clarksburg, we need to drive six to seven miles to either Germantown or Damascus for all our shopping needs. It is inconvenient, time consuming and a waste of gas, yet we have to do it because we have no choice. I believe there are some objections to building the shopping center. I cannot believe any family living in Clarksburg including those living in Clarksburg Town Center would have any objections. Frankly, I would welcome both shopping centers as it would offer a greater choice to the people living in Clarksburg.

Please consider the inconvenience the residents of Clarksburg face on a daily basis and do not let this project be delayed by special interest groups.

Thank you very much
Sarwar Faraz
11932 Kigger Jack Lane
Clarksburg, MD 20871

RECEIVED
MAR 28 2011

MCP-CTRACK

From: Jackie and Matt Nareski [mj23105@hotmail.com]
Sent: Friday, March 25, 2011 2:14 PM
To: MCP-Chair; kkubit@elmstreetdev.com
Subject: Clarksburg-Master Plan Amendment

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

I am a resident of Clarksburg, I support the Master Plan Amendment that removes the retail staging in the current Master Plan because we have been living for the last 7 years without any kind of convenience within our neighborhood. We pay taxes as everyone else, however, I see that Rockville has awesome new facilities, restaurants, shops, and we have been here for such a long time and nothing has changed or been improved. We still have to drive a long way to be able to just buy milk. Please do what you can to make Clarksburg the community that we were promised it would be.

Thank you,

Jackie Nareski

MCP-CTRACK

RECEIVED

MAR 28 2011

From: Xiugong Gao [xiugong.gao@gmail.com]
Sent: Sunday, March 27, 2011 10:20 AM
To: MCP-Chair
Cc: Kate Kubit
Subject: Newcut Neighborho?od/Clarksb?urg Village Retail

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

We live in Arora Hills of Clarsburg. We support the Master Plan Amendment that removes the retail staging in the current Master Plan. We hope to have our own retail center in the Clarksburg area as early as possible.

Thanks,

The Gao Family
12346 Cherry Branch Dr
Clarksburg, MD 20871
Tel: 301-916-1217

RECEIVED
MAR 28 2011

MCP-CTRACK

From: min li [liminn@hotmail.com]
Sent: Friday, March 25, 2011 7:29 PM
To: MCP-Chair
Subject: Clarksburg Village Retail

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Francoise Carrier,

I am a resident at clarksburg village. We need retail stores in our neighborhood, we need food store, gas station, restaurants and et al. I support the Master Plan Amendment that removes the retail staging in the current Master Plan.

Min Li

RECEIVED
MAR 28 2011

MCP-CTRACK

From: Gina Giantonio [craziecat27@msn.com]
Sent: Monday, March 28, 2011 12:06 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Master Plan Amendment Support For Clarksburg, MD

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

I am a resident of Clarksburg & I personally 100% support the Master Plan Amendment that removes the retail staging in the current Master Plan.

We need retail brought to Clarksburg as soon as possible because we are a fast growing community & need shops & esp. a grocery store.

I have lived in Clarksburg for almost 6 years now & am so frustrated that I still have to drive to Germantown or Damascus to get groceries.

Our community needs this so bad that a change has to be made to the master plan so we can please get our grocery store.

"If you build it they will come."

Thanks,

Gina Giantonio
Arora Hills Resident & Homeowner

MCP-CTRACK

From: Tingting Wang [tingw24@yahoo.com]
Sent: Monday, March 28, 2011 6:53 PM
To: MCP-Chair
Cc: arora_hills@comcast.net
Subject: support the Clarksburg Master Plan Amendment

RECEIVED
0282
MAR 29 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To whom it might concern,

Hello, I am a resident of Clarksburg. I support the Master Plan Amendment that removes the retail staging in the current Master Plan. I have moved in to live in Clarksburg since year 2005. It has been really inconvenient without a retail center closing by. This also hits the community's housing prices.

Tingting Wang

RECEIVED
MAR 29 2011

MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Priya Grewal [priyasmiledr@gmail.com]
Sent: Monday, March 28, 2011 3:54 PM
To: MCP-Chair
Subject: Clarksburg Village

Please help us get retail to Clarksburg Village as soon as possible. The town center is no where near being built, as we were promised something completely different when we moved. I have two little children and it becomes very difficult to go to Germantown for simple things like milk. I don't have the luxury to drive down to Germantown due to my handicap, and we wait for my husband to help us with that. A retail center, or a simple grocery store closer to home will help us tremendously as it would help us spend more time together at home rather than in the car driving to Germantown for simple errands.

Thank you
The Grewals

RECEIVED
MAR 29 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: jackson724@comcast.net
Sent: Monday, March 28, 2011 4:12 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Zoning Support From A Village Resident

Dear Ms. Carrier,

I am a current resident of Clarksburg Village and strongly support the Master Plan Amendment that removes the retail staging in the current Master Plan.

My family has lived in Clarksburg for over 7 years. When we moved to the area from Wisconsin, we fell in love with what Clarksburg was planning to become. So, we joyfully purchased and built a townhome in Clarksburg Town Center that was supposed to be two blocks from where the retail was to be built ("in a few years" the builder said). We lived there, watching no progress. Only seeing a large empty dirt lot sit and sit - unmoved for years. Frustrated with the lack of progress and the constant bickering and negative atmosphere in Town Center, we moved. We moved right across Stringtown Road into Clarksburg Village. Although we are within a couple of miles from our first home, we couldn't feel more world's apart. The atmosphere in this neighborhood is solid and comforting - not off-putting. Not only are the things happening in Town Center chasing people away from this area (as I am not the only family to leave that neighborhood for the previously stated reasons) but they are causing an entire community to be at a stand still and hampering any further sense of community from being created. We end up spending our weekends at the Kentlands or Urbana when we should be spending it in our backyards, on our sidewalks and in our retail area.

I hope that you can understand the detriment that this hold up on Clarksburg retail is having on an entire community.

Thank you for your time,

Jennifer Chase Jackson

MCP-CTRACK

From: Ting Song [songting@gmail.com]
Sent: Monday, March 28, 2011 4:16 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: About the retail in Clarksburg village

RECEIVED
MAR 29 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Ms. Carrier,

I am a a resident of Clarksburg. I support the Master Plan Amendment that removes the retail staging in the current Master Plan. It has been over ten years that people are struggling with the inconvenience of no retail stores nearby. Without a convenient grocery store nearby, it is really frustrating. I am really hoping that we can make it better and I believe so! I appreciate your effort and help.

Best,

Ting

RECEIVED
MAR 29 2011

MCP-CTRACK

SECRETARY
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: apzwork@gmail.com on behalf of Adam Rabin [apzrabin@yahoo.com]
Sent: Monday, March 28, 2011 7:20 PM
To: MCP-Chair
Subject: Clarksburg, MD - Master Plan Amendment should be approved

I am a resident of Clarksburg; Arora Hills in particular. I am in support of the amendment to the master plan for the following reasons and thank you in advance for your consideration.

1. The needs of the citizens of Clarksburg as a whole vs. the needs of the citizens of Clarksburg Town Center only. Any delay in bringing retail to Clarksburg does not penalize a real estate developer, or any one neighborhood in particular, but ALL of Clarksburg. There is no valid reason to stand on the ceremony of a master plan that was planned almost 20 years before this center will be built, and had no way of predicting the current needs of the community. This center, though based in Clarksburg Village, will service the entire community. As a resident of the Arora Hills neighborhood, this center will not be in my village. However, having this center open now, as opposed to waiting for some other developer to figure out what they want to do, is a far superior thing for all residents.
2. Easing of Infrastructure. I am sure that anyone who has ever driven on 355(North of Ridge Road) or on Ridge Road (27), is extremely familiar with the congestion that occurs throughout the day. Though much of the traffic is due to commuting, a substantial amount is due to the fact that for tens of thousands of new residents that now live in Clarksburg the only grocery store is located outside of their community in Milestone.
3. The developer of Town Center retail is making an argument based upon the semantics of timing. Their argument may be that the master plan originally stated that their center must be completed first. However, the master plan was written in the mid 1990's. No reasonable person could assume to have known how the community would develop over time, nor could anyone have foreseen the recent economic changes. Therefore, what is really being said is, ". . . we were, and remain, unable to build and lease our shopping center in Clarksburg Town Center. Therefore, we want to make certain that nobody can build in Clarksburg until we get our act together."

Adam Rabin

RECEIVED
MAR 29 2011

OFFICE OF THE DIRECTOR
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Yuken Wong [yukenwong@yahoo.com]
Sent: Monday, March 28, 2011 10:35 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Retail at Newcut Neighborhood/Clarksburg Village

Dear Ms. Carrier,

I am a resident of Clarksburg. I support the Master Plan Amendment that removes the retail staging in the current Master Plan. Having retail stores within walking distance from my neighborhood will be convenient and help to reduce traffic congestion in the area.

Sincerely,
Yuken Wong
23209 Arora Hills Drive
Clarksburg, MD 20871

MCP-CTRACK

From: William Grubb [wgrubb16@gmail.com]
Sent: Monday, March 28, 2011 9:16 AM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Retail Space

RECEIVED
MAR 29 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Hello Ms. Carrier,

I am a resident of Arora Hills in Clarksburg and ask that you will work with the committee to amend the master plan to remove the retail staging. Clarksburg really needs retail alternatives and we are being hurt by this red tape.

My in-laws (both 85) live with us and can't get out to shop, even to Milestone, so I'm hopeful that a close grocery store would give them some means (freedom) to getting out without waiting for each Saturday for us to drive them.

Thanks,
Bill Grubb
23108 Persimmon Ridge Road

MCP-CTRACK

RECEIVED
0286
MAR 30 2011

From: Kathie Hulley [kathiehulley@gmail.com]
Sent: Wednesday, March 30, 2011 9:45 AM
To: MCP-Chair
Subject: March 31. 2011 Clarksburg Master Plan Amedment
Attachments: CMP letter 032911.doc

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I would like to submit the attached letter for consideration for The Clarksburg Master Plan Amendment being heard on the morning of this coming Tuesday, March 31, 2011.

Thank you very much

Kathie Hulley

21809 Diller Lane
Boys, MD 20841

March 29, 2011

CLARKSBURG MASTER PLAN AMENDMENT

I have been involved with the Clarksburg Master Plan since 1992. The master plan is a good plan and sought to have the town center a viable and vibrant center to the greater planning area of Clarksburg. This is why the conditions for retail were written in the plan as they were.

I never thought that I would ever ask for that condition to be changed, but I am asking now that you approve the amendment to the Master Plan as presented to you.

The implementation of the town center retail portion of the plan is being held up by a developer who only has money as motive for action or inaction. The stakes are much higher for Clarksburg, and I am asking that the Planning Board and Montgomery County do the right thing, and not let us down once again.

Newland Communities signed a Compliance Plan in 2006 and has not abided by that agreement (and may never have intended to abide by it).. They have sought several amendments and have not lived up to any of those either.

Clarksburg has to have a town center. Newland's property is neither just another subdivision, nor a village center. We can wait to get the town center properly, but the market is different for neighborhood centers than for a town center. Allow the other centers to progress.

Kathie Hulley
Former President and Secretary of the Clarksburg Civic Association

RECEIVED
MAR 30 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: LaDuca, Jim [jladuca@ti.com]
Sent: Tuesday, March 29, 2011 5:29 PM
To: MCP-Chair
Cc: Kate Kubit; Heather Burley LaDuca
Subject: Please approve Clarksburg Master Plan amendment to remove retail staging

To Ms. Francoise Carrier and Whom it may concern:

I am a resident of Clarksburg in Arora Hills and I fully support the approval of the Clarksburg Master Plan amendment to remove retail staging as it is proposed now. We need retail in Clarksburg and want the Newcut center to proceed without limitations from Clarksburg Town Center. We look forward to your support.

In short:

- We need retail in Clarksburg badly – holding to the technicalities of a 17yr old plan without considering current events isn't serving your county's residents. Amendments are needed when things change that weren't foreseen in 1994.
- There appears to be no imminent resolution to CTC's retail space and it is unfair and uneconomical to continue to make the residents of Clarksburg wait indefinitely for retail
- Montgomery County is losing tax revenue from commercial vendors, losing tax revenue from lowered residential property values, and losing out on retail dollars spent in other places
- I have been an active and vocal member of the process from the start; speaking at the hearings in November as well.
- We're begging for groceries, restaurants, and basic community needs – please enable us the chance to have that shopping by amending the plan to allow plans to move forward. By not amending we're saying that the idealistic 1994 plan is more important than the real conditions affecting your residents in 2011.

We want your approval to help bring the desperately needed retail space to Clarksburg that we were promised for years.

My family and I have lived in Arora Hills for almost 5 years now, and we are still waiting on commercial retail center in Clarksburg. We have no grocery stores or any shopping within a 10minute drive outside of ~4 stores on Stringtown Road. We're forced to go to Germantown, Urbana, and other towns to do our shopping and meet basic everyday needs - something our community of thousands expects and deserves. In fact, we often grocery shop at the Harris Teeter in Darnestown, almost 25minutes away, because of the need for a good grocery store that isn't overcrowded.

We all agree that it's a frustrating and disappointing turn of events for the Clarksburg Town Center development. However, their delays through arbitration and an outdated 1994 plan shouldn't put a stranglehold on all of Clarksburg's retail development. In theory, great if CTC builds a huge center first... but when residents have lived here for 7 years, it's time to look at reality and the free market and say let's build a center that's needed, wanted, deserved, and already in the plans! Why hold up all retail b/c of a separate space's issue? You similarly aren't holding up development in Silver Spring, Rockville, and other towns because of CTC - we're in the same town, but it's a separate plan. Both need to be built, order doesn't matter - please let the Newcut space proceed.

Further delay on retail is only a detriment to both Clarksburg and Montgomery County: lowered property values (and tax revenue) when home buyers see there's no where to shop; wasted fuel & energy for residents to drive to neighboring towns; lost revenue for Montgomery County in cases where people are shopping in Frederick County instead; frustration at our local leaders w/ the lack of progress towards promises and expectations of what Montgomery County should deliver to its residents.

In order to facilitate the change, I have been an active part of the ongoing design sessions held in 2009. Together, I think we have come up with a good plan that should be approved. It includes the basic amenities we need - grocery store, gas station, bank, and a few restaurants & shops. The layout, architecture, and scope of the plan all look great and we are in full support of moving forward on this center ASAP.

Not only is my family encouraged and excited about this Newcut retail plan, so are dozens of our neighbors I've spoken with. You see the hundreds who've signed the petition. We all feel left out without a basic neighborhood shopping center - it's been overlooked and delayed for years at the expense to homeowners in Clarksburg.

We're looking forward to your approval and doing some actual shopping in Clarksburg soon. Thanks again.

Regards,
Jim LaDuca

Account Manager
Texas Instruments
410-964-6501
jladuca@ti.com

RECEIVED
MAR 30 2011

MCP-CTRACK

From: Heather Burley LaDuca [haburley@hotmail.com]
Sent: Tuesday, March 29, 2011 10:23 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com; Jim LaDuca; Heather LaDuca
Subject: Approve Clarksburg Master Plan Amendment to Remove Retail Staging

OFFICE OF THE CHAIRMAN
THE MONTGOMERY-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To Ms. Francoise Carrier and Whom it May Concern:

I am a resident of Clarksburg in Arora Hills and I fully support the approval of the Clarksburg Master Plan amendment to remove retail staging as it is proposed now. We need retail in Clarksburg and want the Newcut center to proceed without limitations from Clarksburg Town Center. We look forward to your support.

- We are in dire need of retail in Clarksburg. Grasping on to a 17 year old plan and not making movement forward is doing a disservice to residence and the county alike. What seemed to be a viable plan 17 years ago is clearly not applicable to today. The outdated plan must be reviewed and amended to serve the needs of today.
- The lack of resolution of Clarksburg Town Center's retail space is stunting the progress of the remainder of the town. It is unacceptable that everyone is punished for mistakes CTC made.
- Montgomery County and the town of Clarksburg would only benefit from adding retail space. As of now we travel to Darnestown, Potomac, Frederick and Virginia to obtain adequate shopping. This is money that MoCo and Clarksburg could and should be entitled to.
- When we moved into Arora Hills nearly 5 years ago, we were told that grocery, shopping, restaurants, etc would be developed...we're still waiting with no imminent end in sight. As a result our housing values have decreased not only due to a suffering economy, but because Clarksburg has failed to deliver.

To what end do you stick to an insufficient and undeliverable plan? We want your approval to help bring the desperately needed retail space to Clarksburg that we were promised for years.

1. Amend the Clarksburg Master plan.
2. Build Clarksburg into the town that it should have been years ago.
3. Bring retail to the Newcut area now.
4. Put an end to residents spending money in other towns, counties, and states.

Clarksburg residents have been treated unjustly. We moved here with the understanding that this town would grow. This town would thrive with the introduction of retail space. Why continue to stunt progress by adhering to an unsuccessful Mater Plan? Clarksburg needs retail now.

Thank you for choosing to keep Clarksburg alive. Thank you for making the right choice in allowing Newcut retail to proceed without limitations.

Respectfully,
Heather LaDuca

12103 Pond Pine Drive
Clarksburg, Maryland 20871

RECEIVED
MAR 30 2011

MCP-CTRACK

From: Terri Long [terrilong923@gmail.com]
Sent: Tuesday, March 29, 2011 3:34 PM
To: MCP-Chair
Cc: kkubit@elmstreetdev.com
Subject: Clarksburg Retail

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To Whom It May Concern:

I am a resident of Clarksburg and I support the Master Plan Amendment that removes the retail staging in the current Master Plan. We have lived in Clarksburg Village since May 2008 and expected retail to be well underway by this time. We are currently driving to Whole Foods in Kentlands and/or Urbana for our shopping needs - both journeys are taking a toll on the current traffic situation.

Thank you for your time and attention -

Terri Long
240.994.3442

RECEIVED

MAR 30 2011

MCP-CTRACK

From: Julie Underwood [jblackland@hotmail.com]
Sent: Wednesday, March 30, 2011 11:26 AM
To: MCP-Chair
Subject: Approve Clarksburg Master Plan Amendment to Remove Retail Staging

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To Ms. Francoise Carrier and Whom it May Concern:

We are residents of Clarksburg in Clarksburg Village and I fully support the approval of the Clarksburg Master Plan amendment to remove retail staging as it is proposed now. We need retail in Clarksburg and want the Newcut center to proceed without limitations from Clarksburg Town Center. We look forward to your support.

- We are in dire need of retail in Clarksburg. Grasping on to a 17 year old plan and not making movement forward is doing a disservice to residence and the county alike. What seemed to be a viable plan 17 years ago is clearly not applicable to today. The outdated plan must be reviewed and amended to serve the needs of today.
- The lack of resolution of Clarksburg Town Center's retail space is stunting the progress of the remainder of the town. It is unacceptable that everyone is punished for mistakes CTC made.
- Montgomery County and the town of Clarksburg would only benefit from adding retail space. As of now we travel to Darnestown, Potomac, Frederick and Virginia to obtain adequate shopping. This is money that MoCo and Clarksburg could and should be entitled to.
- When we moved here we were told that grocery, shopping, restaurants, etc would be developed...we're still waiting with no imminent end in sight. As a result our housing values have decreased not only due to a suffering economy, but because Clarksburg has failed to deliver.

To what end do you stick to an insufficient and undeliverable plan? We want your approval to help bring the desperately needed retail space to Clarksburg that we were promised for years.

1. Amend the Clarksburg Master plan.
2. Build Clarksburg into the town that it should have been years ago.
3. Bring retail to the Newcut area now.
4. Put an end to residents spending money in other towns, counties, and states.

Clarksburg residents have been treated unjustly. We moved here with the understanding that this town would grow. This town would thrive with the introduction of retail space. Why continue to stunt progress by adhering to an unsuccessful Mater Plan? Clarksburg needs retail now.

Thank you for choosing to keep Clarksburg alive. Thank you for making the right choice in allowing Newcut retail to proceed without limitations.

Respectfully,
Julie and Rich Underwood

22927 Turtle Rock Terrace
Clarksburg MD 20871

RECEIVED
MAR 31 2011

OFFICE OF THE COMMISSIONER
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: bfantle@aol.com
Sent: Thursday, March 31, 2011 10:14 AM
To: ggrim2@gmail.com; MCP-Chair
Cc: arora_hills@comcast.net; angelawalter@comcast.net
Subject: Re: New Cut Retail Center Plan Amendment

thanks for forwarding the email Gary. The Clarksburg Civic Association has also come out in favor of the amendment. While the construction of the grocer would still be a ways off, it does give folks hope and shows that Clarkburg as a town is moving along. I also believe that if the New Cut retail is successful it will bode well for Town Center. It will show that Clarksburg supports retail. Any delay in Town Center, while a pain in a lot of ways, at least gives the opportunity for roof tops to be built in Clarksburg, which I think makes Town Center retail more viable given it is designed to serve all of Clarksburg.

Take Care

Barry

-----Original Message-----

From: Garrett Grim <ggrim2@gmail.com>
To: MCP-Chair <MCP-Chair@mncppc-mc.org>
Cc: arora_hills <arora_hills@comcast.net>; angelawalter <angelawalter@comcast.net>; bfantle <bfantle@aol.com>
Sent: Thu, Mar 31, 2011 9:28 am
Subject: New Cut Retail Center Plan Amendment

As a Clarksburg Town Center resident, I strongly support the master plan amendment which would allow New Cut Retail Center to proceed with development before the Clarksburg Town Center retail development. The New Change is a proposal which all Clarksburg residents, regardless of community should support, because it will enhance the desirability of residing in Clarksburg.

Although Town Center residents would love to have their own retail center built to fulfill promises made long ago, we have been disappointed time after time first by political maneuvering and then by stagnation in markets combined with timidity by developer/investors. Today, it appears doubtful that the Town Center Retail Center will ever be built. Therefore, we in Clarksburg Town Center will accept the alternative, which is a Retail Center on New Cut road.

Garrett Grim
12962 Clarksburg Square Road

On Thu, Mar 31, 2011 at 9:05 AM, <angelawalter@comcast.net> wrote:
FYI

----- Forwarded Message -----

From: "Liz O'Brien" <arora_hills@comcast.net>
To: "Angela Walter" <angelawalter@comcast.net>
Sent: Monday, March 28, 2011 11:42:57 AM
Subject: Arora Hills HOA email bulletin: Update on Status of New Cut Retail Center

The following is a message from Kate Kubit with Elm Street Development on the status of the New Cut Retail Center in Clarksburg Village. The retail center will be constructed by Elm Street Development in Clarksburg Village and not within the boundaries of the Arora Hills HOA-though it will be adjacent to us. Please contact Kate Kubit with any questions. Her contact information is at the

bottom of this email.

Hello All -

Here's the latest on the Newcut Neighborhood Retail and another request for volunteers to voice their support:

A Quick Recap

As you are aware, last Fall, Elm Street Development filed a rezoning application to remove the constraint placed on Newcut Neighborhood/Clarksburg Village retail zoning. The constraint indicated that Newcut Neighborhood/Clarksburg Village retail needed to wait until 89,000 square feet of retail was established in Clarksburg Town Center.

This rezoning application was heard by the Planning Board and Hearing Examiner in November. It will ultimately be approved or denied by County Council.

Note that developers can apply to rezone their property, but they cannot initiate a Master Plan Amendment. Also note that Council will not approve or deny our rezoning until an amendment to the Clarksburg

Master Plan is reviewed and approved or denied.

The Clarksburg Master Plan was written in 1994 and provides overall growth strategy for Clarksburg. Our re-zoning request is not necessarily aligned with a retail staging provision in the 1994 Clarksburg Master Plan. This staging provision, like our zoning, recommends that no other (grocery anchored) retail can be built until Town Center establishes 89,000 square feet of retail. Because our rezoning request filed last fall is not aligned with this staging provision in the Master Plan, the County Council is requiring that an amendment to the 1994 Master Plan is initiated so that our re-zoning application would comply with the 1994 Master Plan, as it is revised.

The Planning Board, who can initiate a Master Plan Amendment, has started the Master Plan Amendment process to remove the staging provision prohibiting retail until Town Center builds much of theirs.

The Council has directed the Planning Board to finalize the Master Plan Amendment no later than September, 2011. Once the Master Plan Amendment is reviewed (and hopefully approved, though this is not guaranteed), then our re-zoning will be heard by the Council. If the Master Plan Amendment is approved, then the Council can approve our rezoning and we will be well on our way to getting retail to Clarksburg.

Now What?

Please note that the developer of Town Center has hired their attorney to oppose our re-zoning efforts and to oppose this Master Plan Amendment. The attorney will be at the meeting on Thursday to voice their opposition to the Master Plan Amendment for Clarksburg Village.

Town Center has no immediate plans to build their retail. With this in mind, I am asking for volunteers to voice their support of the Clarksburg Master Plan Amendment in one of two ways:

1. Please come and speak in front of the Planning Board. We will be in front of the Board next Thursday, March 31, at between 10 and 11 am. If you can speak to the Planning Board, please drop me an email or give me a call.

2. Please send an email to the Planning Board Chairperson: Francoise Carrier at MCP-Chair@mncppc-mc.org

For speaking to the Planning Board or emailing Ms. Carrier, please note the following:

You are a resident of Clarksburg. You support the Master Plan Amendment that removes the retail staging in the current Master Plan. Any other anecdotal information that you would like to share about why you support the Master Plan Amendment. If you send an email, please cc me on the email so I can track our support.

I know that many of you have done this in the past, but resident support continues to be critical to getting retail to Clarksburg. Thanks to all of you for your continued support.

As always, please email me with questions or comments.

Best Regards,

Kate

(703) 734.5220

kkubit@elmstreetdev.com

PS Here's a link to the agenda item for the Planning Board date:

<http://www.montgomeryplanningboard.org/agenda/2011/agenda20110331e.html>

And to the staff report for the Master Plan Amendment:

http://www.montgomeryplanningboard.org/agenda/2011/documents/20110331_Clarkeburg_Master_Plan_000.pdf

PSS There will be other meetings about the Master Plan Amendment and retail staging in Clarksburg, including one on May 5, 2011 and at least one more at the County Council. I'll let you know when these are and will continue to keep you posted on our progress.

◆@

Please click [HERE](#) to visit the Arora Hills Homeowners Association web site.

RECEIVED
0299
MAR 31 2011

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

MCP-CTRACK

From: Paul Majewski [pmajewski123@comcast.net]
Sent: Thursday, March 31, 2011 9:18 AM
To: MCP-Chair; Cashion, Ronald
Subject: CMP amendment re CV retail - NOT: Re: Comments on case # 120090330 (Hayman Property on Piedmont Road)

[Same email as a few minutes ago, but with a corrected Subject.]

Honorable Planning Board commissioners, and staff member Ron Cashion -

As a community-aware and community-active resident of Clarksburg since 1989, I greatly appreciate that the Staff, Planning Board, and Council agree, as I do, that the proper procedure in this case is to go through a MP amendment process.

To date, I agree with the staff report, changing only "established" to "approved with a Preliminary Plan" or similar in three places. Ron Cashion explained it well at a CCA meeting on Monday.

I am not yet sure that your expert traffic staff have yet sufficiently considered effects of this change along with the real changes in road availability from that expected. There already is a previously unexpected traffic flow (TC through an edge of CV). With a CV retail center, traffic from TC through the heart of CV will be common. Also, more TC and Clarksburg area residents will divert their commute to stop at the center on their commutes home.

Already, the not-yet-improved roads around the TC (Clarksburg Road, Stringtown, MD 355, Observation Drive; Roberts Tavern Drive) and increasingly congested 270 will cause more use of Snowden Farm Parkway. Worse, some cars are now cutting through small local roads to cross Stringtown, rather than using Snowden Farms Pkwy; the extra traffic on neighborhood roads should be mitigated against.

If there is anything that could be added to the CMP to assist in the above, that would be great. Although I can't think of anything specific, maybe the expert traffic team could.

As almost all Clarksburg residents I have heard from, I welcome the amendment of the Clarksburg Master Plan to allow retail to come to Clarksburg without waiting on the dragged-out TC retail development.

Paul Majewski, 12233 Piedmont Road, Clarksburg MD 20871-9329
pmajewski123@comcast.net
H: 301-972-6031

Public Hearing Draft


Limited Amendment to the 1994 Approved and Adopted

Clarksburg Master Plan & Hyattstown Special Study Area

to Allow an Exception to the Retail Staging Provisions



May 2011

 Montgomery County Planning Department
M-NCPPC

MontgomeryPlanning.org

Abstract

This plan contains land use recommendations for retail uses in Clarksburg. It is a limited amendment to the approved and adopted Clarksburg Master Plan & Hyattstown Special Study Area, 1994. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended.

Source of Copies

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Available online at

montgomeryplanning.org/community/plan_areas/I270_corridor/clarksburg/index.shtm

Public Hearing Draft

Limited Amendment to the 1994 Approved and Adopted

Clarksburg Master Plan & Hyattstown Special Study Area

to Allow an Exception to the Retail Staging Provisions



Prepared by the Maryland-National Capital Park and Planning Commission
March 2011

Approved by the Montgomery County Council
Date

Adopted by the Maryland-National Capital Park and Planning Commission
Date

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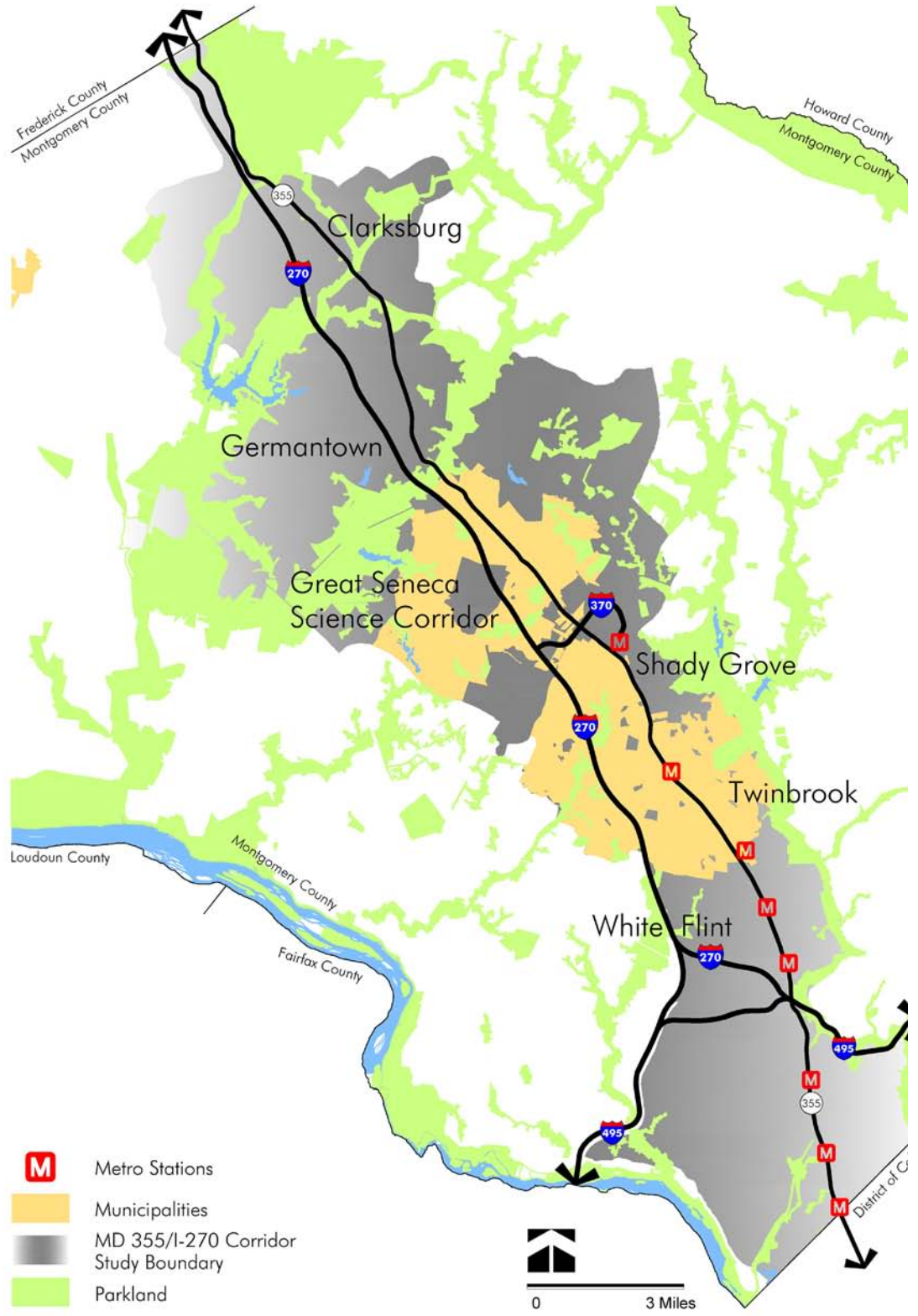
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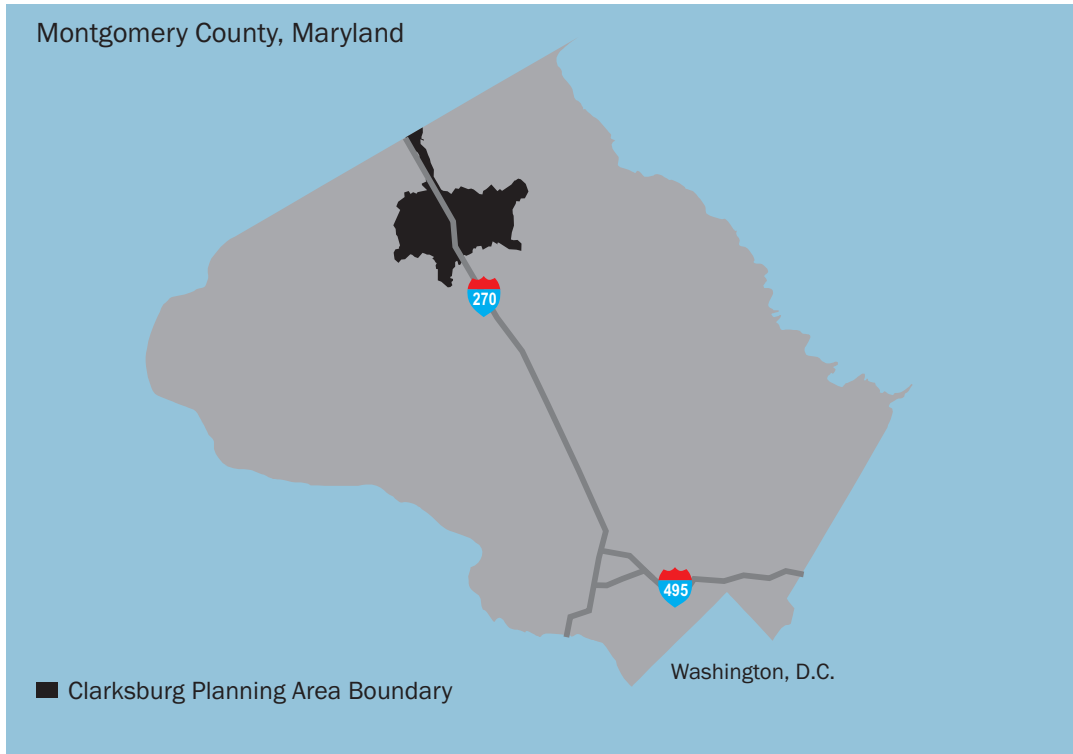
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MD 355/I-270 Corridor



Regional Location



Introduction

The 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* specifies that retail development in the Town Center should precede retail development in the Newcut Road and Cabin Branch neighborhood village centers. This Limited Plan Amendment changes the Plan's retail staging provisions to allow retail development in the Village Centers to proceed, after approval of a Preliminary Plan in the Town Center.

Timing of Retail for the Town Center and Village Centers

The 1994 Plan specifies that retail development should take place first in the mixed-use Town Center with retail in the two village centers to "follow the development of approximately 90,000 square feet of retail uses in the Town Center." (1994 Plan, page 190)

One of the Plan's development staging recommendations further specifies, "Retail/commercial development in the Newcut Road and Cabin Branch Neighborhoods will be deferred, however, until 90,000 square feet of retail uses have been established in Clarksburg's Town Center." (1994 Plan, page 196)

These staging provisions must be modified if retail uses in the Clarksburg community are to be constructed in the near future.

Council Directive

On February 15, 2011, the Montgomery County Council directed the Planning Department to modify the master plan work program to allow preparation of a Limited Amendment to the 1994 Clarksburg Master Plan for the sole purpose of considering whether to amend its retail staging provisions. The following factors were considered in preparing the Amendment:

- reference to the 1994 Plan's staging recommendation for 90,000 square feet of retail in the Town Center to precede retail in the village centers (1994 Plan, pages 190 and 196)
- while the 1994 Plan's provisions for retail staging were to encourage a focus on the Town Center, it appears to have had the inadvertent effect of delaying the development of a grocery store in Clarksburg
- the Town Center developer has not moved forward with retail, including a grocery store
- other property owners have expressed an interest in building a grocery store
- whether to allow a grocery store and potentially ancillary uses outside the Town Center (in the village centers) to proceed
- there is currently no grocery store in Clarksburg and a strong demand exists.

Analysis

Current Development Conditions

Although the Clarksburg Master Plan and its recommendations for retail uses in the Town Center has been approved for over 17 years, construction of the retail core, including a grocery store, has not taken place. The continued delay in implementing retail uses in the Town Center, together with market demand for a grocery store, and the approval and readiness for retail uses for the village centers, are all factors that warrant reconsidering the Plan's retail staging provisions.

Purpose of the Amendment

This Amendment allows retail uses in the Newcut Road/Clarksburg Village Center and the Cabin Branch Village Center to proceed before 90,000 square feet of retail are built in the Town Center. The Amendment will:

- **support the Plan's overall vision**
The Plan "Organizes future development into a series of neighborhoods," with mixed-use centers including the Town Center, and the Newcut Road and Cabin Branch village centers with designated retail core areas (1994 Plan, pages 16, 17, and 38). While the Plan envisioned development of the Town Center first, the mixed-use village centers are integral components of the Clarksburg community. The Amendment supports the Plan's provision that "Proposes retail and employment uses at a pedestrian scale and oriented to the needs of residents." (1994 Plan, page 28)

- **meet market demand for retail**

A market for retail uses has been created. The Plan references a threshold of 3,500 to 4,000 households necessary to support a grocery store (1994 Plan, page 190). This threshold has been achieved with approximately 5,200 dwelling units built in the Plan area, and with a total of approximately 9,900 dwelling units approved.

- **allow retail development to proceed without delay**

As an example, the Clarksburg Village Center's developer can't move forward under the Plan's current staging requirements. The required infrastructure for the Clarksburg Village Phase III mixed-use center is approved and the developer is ready to move forward with a grocery store as the anchor for a total of 109,000 square feet of neighborhood-serving retail uses. For Clarksburg Village to proceed, a change to the Plan's retail staging is necessary.

- **allow development of retail including a grocery store**

Without modification, the Plan's staging provisions requiring that retail in the Village Centers proceed only after 90,000 square feet of retail in the Town Center, will delay construction of the approved Clarksburg Village Center and the future Cabin Branch Village Center.

- **enhance the overall potential for retail**

A common practice is for grocery stores to locate near each other. With approximately 5,200 residential units already built in the Plan area, and considering the lack of grocery stores in the immediate area, the threshold of 3,500 to 4,000 households identified in the master plan has been exceeded. Since approximately 9,900 residential units have been approved, construction of a grocery store with other retail should prove to be an incentive for additional retail to follow.

- **address the needs of residents**

The majority of residents strongly believe that neighborhood-serving retail uses in Clarksburg are long overdue.

The Amendment retains the Plan's overall land use policies and objectives (1994 Plan, pages 16-34). It also retains the overall staging recommendations (1994 Plan, pages 186-193). The seven Staging Principles in the Plan provide a general framework and guidance for the future staging and timing of private development and public facilities. The Staging Principles address:

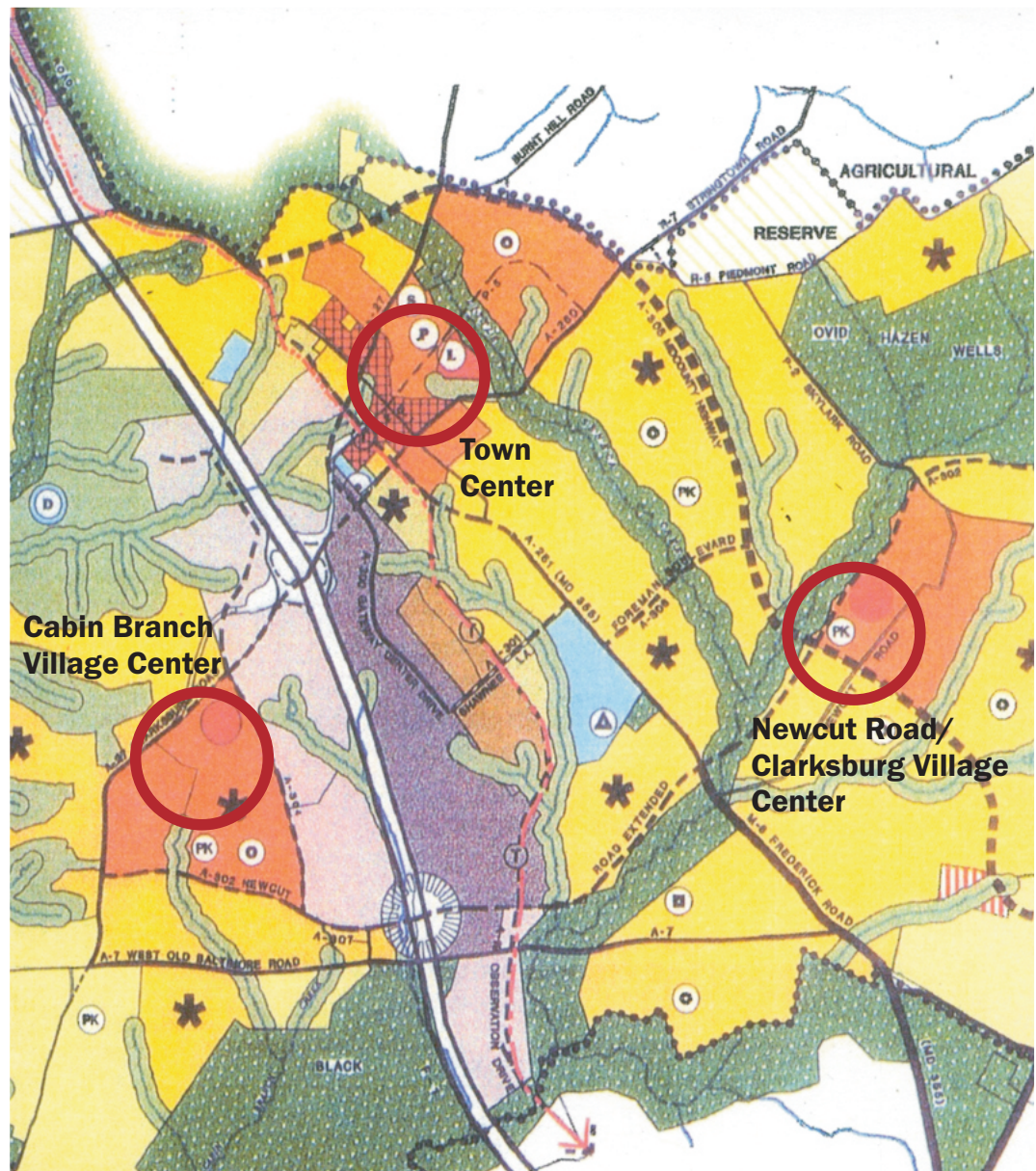
- Wastewater Treatment and Conveyance Limitations
- Fiscal Concerns
- Coordination of Land Development and Public Infrastructure
- Development of a Strong Community Identity
- Market Responsiveness
- Water Quality Protection
- Responsiveness to the Site Location of FDA.

The Amendment retains these staging principles with the sole exception of a change to the timing of retail development in the Newcut Road and Cabin Branch neighborhoods. It will also retain the Plan's transportation policies and objectives and all the recommended transportation infrastructure. The street and highway classification system remains, as does the emphasis on pedestrian access. As stated in the Plan, the timing of infrastructure to serve each village and mixed-use center will be determined at the time a Preliminary Plan is approved by the Planning Board. The Amendment therefore does not affect the Plan's balance between land use and transportation.

The Amendment will retain the Plan's environmental policies and objectives including:

- protection of Clarksburg's natural features and stream valleys
- efforts beyond current environmental guidelines to address development impacts on the high quality environment of Clarksburg.

Town Center and Village Centers



Amendment for Retail Staging

The following three locations for text changes amend the staging in the Clarksburg Master Plan for the limited purpose of allowing retail in the two village centers to proceed after approval of a Preliminary Plan for retail in the Town Center.

Text Changes to the 1994 Clarksburg Master Plan

Chapter 9 Implementation Strategies, Staging Recommendations, Staging Principles

Principle #4: Development of a Strong Community Identity

Page 190: Add text in last sentence of Principle #4, as noted:

- Coordinated Residential and Commercial Development: Provide for sufficient residential units to support Town Center retail and commercial activities.

This Plan recognizes that retail uses are critical to the validity of a community and can play a significant role in reinforcing the Town Center as a central focus for the entire Clarksburg area. Once a sufficient critical mass of housing units are in place to support a retail center (retailers indicate that approximately 3,500 to 4,000 dwelling units are needed to support a retail development that includes a grocery store), this Plan recommends that early retail development priority be given to the Town Center. Retail development in the Newcut Road and Cabin Branch neighborhoods should follow the development approval with a preliminary Plan of approximately 90,000 square feet of retail uses in the Town Center.

Chapter 9 Implementation Strategies, Staging Recommendations, The Staging Sequence for Private Development, Stage 3, Description

Page 196: Delete and Add text after “Description” as noted:

Stage 3

Description

Stage 3 includes all portions of Clarksburg that do not drain into the Ten Mile Creek watershed, i. e., most development east of I-270 and the Cabin Branch Neighborhood (see Figure 54, page 213). Retail/commercial development in the Newcut Road and Cabin Branch Neighborhoods will be deferred, however, until 90,000 square feet of retail uses have been established approved with a Preliminary Plan in Clarksburg’s Town Center.

Chapter 9 Implementation Strategies, Staging Recommendations, The Staging Sequence for Private Development, Stage 3, Implementing Mechanisms

Page 196: Delete and Add text after “Implementing Mechanisms” as noted:

- 2) Floating zone and project plan approvals are guided by Master Plan language that recommends that retail/commercial development in the Newcut Road and Cabin Branch Neighborhoods be deferred until 90,000 square feet of retail uses have been ~~established~~ approved with a Preliminary Plan in Clarksburg’s Town Center.

The Plan Process

A plan provides comprehensive recommendations for the use of publicly and privately owned land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective.

Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

STAFF DRAFT PLAN is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. After the Planning Board's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN is the formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a sector plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the relevant Council committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board Draft Plan, as revised.

After Council approval the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

Elected and Appointed Officials

County Council

Valerie Ervin, President
Roger Berliner, Vice-President
Phil Andrews
Marc Elrich
Nancy Floreen
George Leventhal
Nancy Navarro
Craig Rice
Hans Riemer

County Executive

Isiah Leggett

The Maryland-National Capital Park and Planning Commission

Françoise Carrier, Chair
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Public Hearing Draft

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May 2011



Montgomery County Planning Department
M-NCPPC

MontgomeryPlanning.org



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