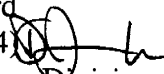





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 4  
11/08/04

## MEMORANDUM

**DATE:** November 5, 2004  
**TO:** Montgomery County Planning Board  
**FROM:** Dan Janousek, AICP (301-495-4564)   
Zoning Analyst, Development Review Division  
**VIA:** Carlton Gilbert, Zoning Supervisor, Development Review Division 

**REVIEW TYPE:** Development Plan Amendment  
**APPLICANT:** Clarksburg Skylark, LLC and Clarksburg Village Investments  
**APPLYING FOR:** Amendment to the existing development plan to include 2,000 sq. ft. of additional community space  
**CASE NUMBER:** DPA-04-03  
**REVIEW BASIS:** Chapter 59, Zoning Ordinance  
**ZONE:** PD-4  
**LOCATION:** Located at Clarksburg; bounded by Newcut Road, Skylark Road and Ridge Road (MD 27); 373.77 acres  
**MASTER PLAN:** Clarksburg Master Plan  
**FILING DATE:** April 20, 2004

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## RECOMMENDATIONS

1. Staff recommends approval of Development Plan Amendment DPA-04-03.
2. The Community Center meeting room shall be available without a rental fee, for business and community activities promoted by any Homeowner Association, Condominium Association, or similar non-profit organization located in Clarksburg, Maryland.
3. The governing body of the Arora Hills Homeowners' Association, Inc. shall establish procedures for the reservation of time by such organizations to use the Community Center on a first-come first-served basis and may establish other reasonable rules and regulations for the use thereof. The Clarksburg Civic Association shall coordinate with the Arora Hills Homeowners' Association for the establishment of procedures.
4. A notice board shall be available for the posting of community notices.
5. Conformance with Chapter 50 (Subdivision Regulations) of the County Code.

The staff makes note that there is no opposition to the Development Plan Amendment at this time, and it for this reason that staff does not recommend a public hearing to be held by the Hearing Examiner prior to this case proceeding to the District Council.

## **PROJECT SUMMARY**

The applicants, Clarksburg Skylark, LLC, are requesting approval for a development plan amendment to add 2,000 sq. ft. of indoor community space to the subject property identified as parcel A, Block J, Greenway Village at Clarksburg (Attachment 1). The indoor community space will be in addition to a previously approved 2,000 sq. ft. of community space. The applicant seeks the approval in order to clarify the previously approved plan by providing indoor community space that is concurrent with the development of homes in the Clarksburg planning area and consistent with the Clarksburg Master Plan. The indoor community space will be located in Park #3 of the development plan.

## **Background**

The Greenway Village property was classified in 2001 as PD-4 Zone (Zoning Case No. G-735), and it is in the Clarksburg Master Plan area in the Greenway Village subdivision that is approximately 374 acres in size. The application proposed mixed-use community with a maximum of 1,330 residential units, an 89,000 sq. ft. commercial center and a 2,000 sq. ft. community center. Approximately 86 acres was dedicated to public and private parks and a 25-acre site was to be dedicated for a future middle school.

## **Site Description**

The property is 374 acres in size and it is within the Newcut Road Neighborhood District of the 1994 Clarksburg Master Plan area, bounded by Newcut Road, Skylark Road and Ridge Road (MD 27). The property is accessed by Newcut Road Extended and Skylark Road, which border the northern portion of the property. The site is currently under construction for Greenway Village at Clarksburg Phases I and II for 164 acres of development. The plan primarily consists of single-family detached homes, townhomes, and some multi-family units, in a neo-traditional town layout.

## **Neighborhood Description**

The surrounding area encompasses the Newcut Road neighborhood and portions of Ridge Road Transition Area and Brinks Road Transition Area of the Clarksburg Master Plan. The area contains a mix of zones and uses with farmland being the predominant land use. Adjoining the property to the south and southwest is the Clarksburg Village site plan.

## **Proposed Development**

The development plan amendment seeks to add an additional 2,000 sq. ft. of indoor community space to be incorporated into the residential portion of the Greenway Village subdivision (Attachment 2). The applicant has made the proposal to ensure that a community space will be provided concurrently with the development of the Clarksburg area. The community space site is located between Birch Mead Road and Basswood Hill Drive in Phase II of the approved development. It is the proposed site of a pool and pool house for the residents (Attachment 3). The indoor community space is intended to provide meeting room space for Clarksburg as a whole and not be restricted to the Greenway Village community. The proposed community space will be constructed as part of the current Phases of development.

## **Public Facilities**

The subject property and proposed 2,000 sq. ft. community space will be served by water and sewer facilities and other public services.

## **ADDITIONAL REVIEW REQUIREMENTS**

The property was previously recorded. The applicant is required to submit an amendment to the previous condition of the Preliminary Plan approval (#1-02033A) for the increase in square footage. The applicant has an approved Site Plan (#8-02036), and this site plan will have to be amended to show the additional 2,000 sq. ft. of indoor community space if this application is approved. Based on the amount of additional space, no traffic analysis or environmental review is required.

## **COMMUNITY ISSUES**

The applicant has worked with the community, specifically the Clarksburg Civic Association, to determine the location and use of the proposed indoor community space. The applicant and the developer have agreed to the conditions that staff recommends. There have been no other concerns raised by neighborhood residents.

## **ANALYSIS**

### **Master Plan**

The additional community space will serve the Newcut Road Neighborhood and Clarksburg in general. The proposed use is compatible with the existing neighborhood in terms of the nature and the appropriateness of the use. The Clarksburg Master Plan recommends that the community center be in close proximity to other public facilities, shopping and the Town Center. The Community Based Planning Division has provided a recommendation of approval

dated October 25, 2004, based on Master Plan interpretation and on-going community issues (Attachment 5).

*Design Issues, Access and Parking*

The proposed community space will be provided in a building that is architecturally compatible with the adjacent residential community (Attachment 4). Parking for the community space use will be sufficient for the intended use. Parking is provided on the site (25 spaces) and parking is available on the nearby streets. The small community space will be able to accommodate approximately 75 people. Since the site is close to the Town Center and within the Newcut Road Neighborhood, many of the potential users of the space will be able to walk and bike to the community center. Sidewalks are proposed on the site and throughout the community. The site also contains a proposed asphalt pathway system.

**CONCLUSION**

Upon review of the DPA the staff concludes that the it generally conforms to the recommendations of the Master Plan, is consistent with the purpose clause for the PD-4 zone, and satisfies the development standards for the PD-4 Zone. For these reasons, staff recommends approval of DPA-04-03.