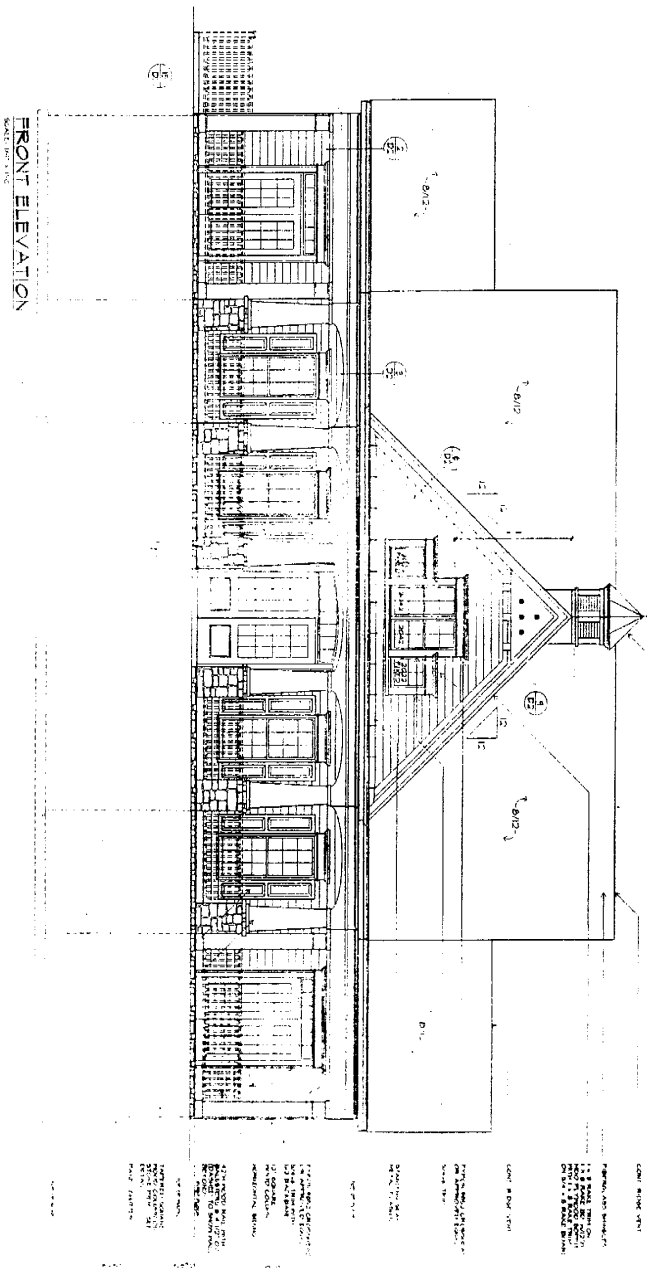
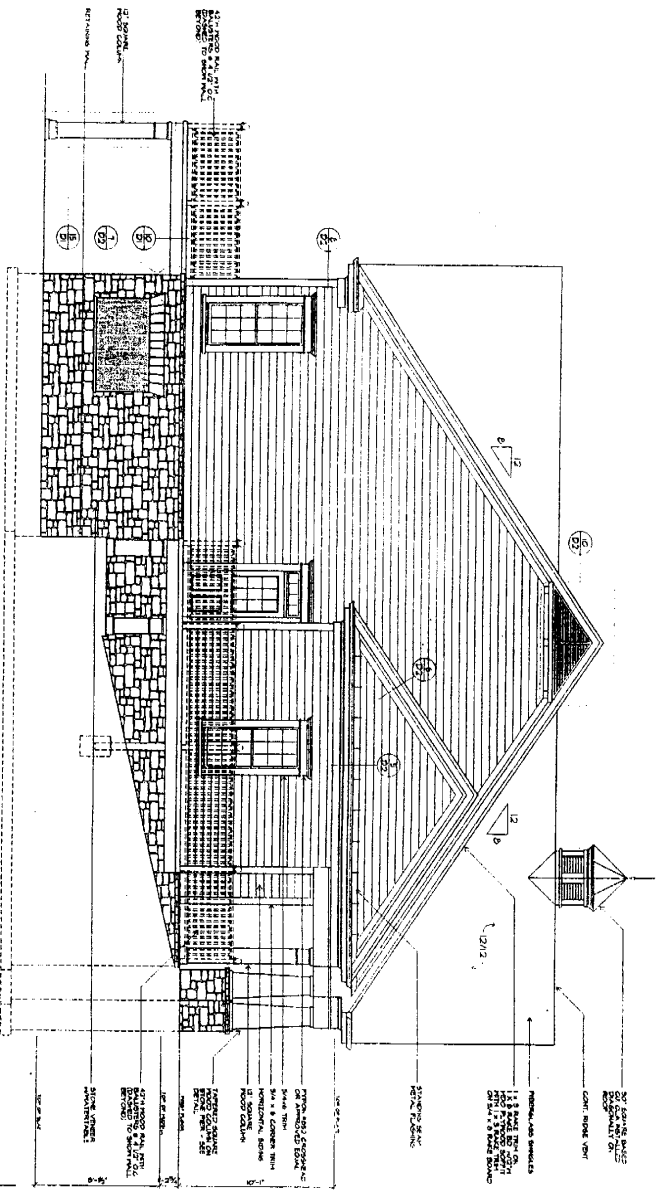


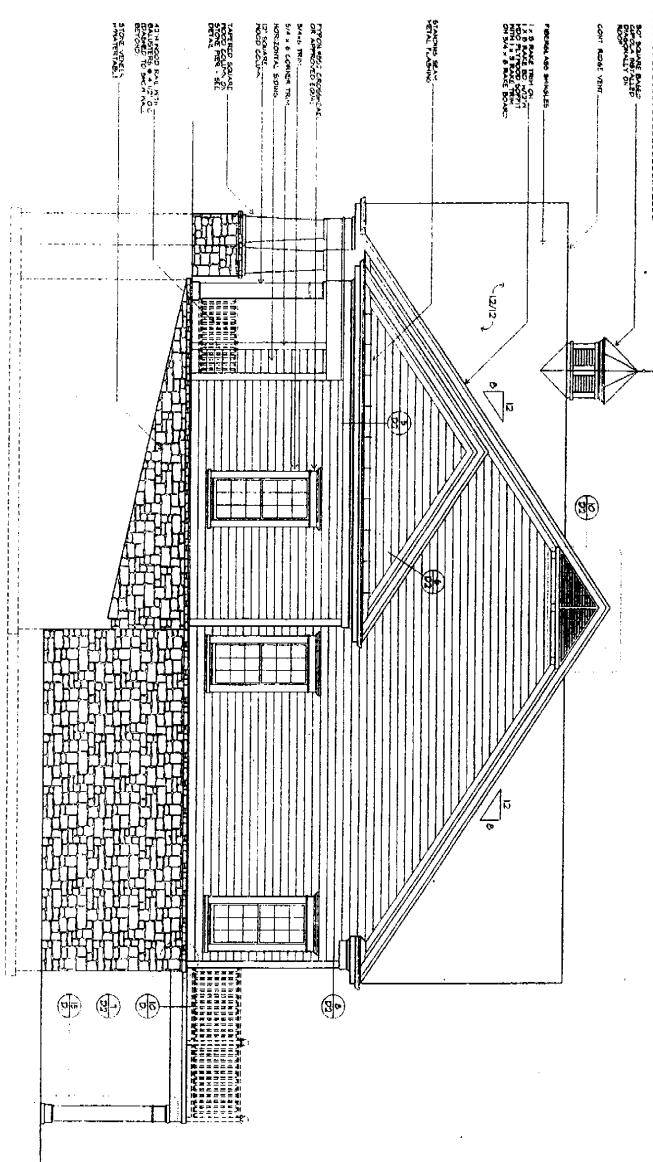
REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

October 25, 2004

MEMORANDUM

TO: Daniel Janousek, Zoning Analyst
Development Review Division

VIA: Sue Edwards, I-270 Corridor Team Leader *SUE*
Community-Based Planning Division

FROM: Nellie Shields Maskal, Community Planner *N Maskal*
Community-Based Planning Division

SUBJECT: Development Plan Amendment No. 04-3 (Request to Change the Location of 2,000 Square Feet of Indoor Community Space from the Commercial Center to the Clubhouse in the Greenway Village Development), Clarksburg Master Plan and Hyattstown Special Study Area.

STAFF RECOMMENDATION

Approval: While this application is not in conformance with the land use recommendations of the Master Plan, it will generally implement the goals and objectives of the Master Plan.

RELATIONSHIP TO THE CLARKSBURG MASTER PLAN

Zoning Application No. DPA-04-3 is an amendment to a Development Plan that was approved on April 10, 2001 as part of Zoning Map Amendment No. G-735. As stated on page 21 by Phillip Perrine (expert witness for the applicant) of the Hearing Examiner's Supplemental Report and Recommendation, "the applicant would provide a 2,000 square-foot community center in the commercial area." This obligation is a binding element of the Development Plan.

This application is a request to change the location of 2,000 square feet of indoor community space from the Clarksburg Village commercial area to the upper level of the Greenway Village clubhouse. The Greenway Village project under Preliminary Plan No.1-02033A is required to provide 2,000 square feet of indoor community space in the commercial center also known as the Clarksburg Village Center. In addition, the Planning Board approved Site Plan No. 8-02036 for Greenway Village (Phases I and II).

Page 5 of the approved Site Plan Opinion under Infrastructure Plan, states that future site plans to be accompanied by an amended Infrastructure Plan with the following to be included:

- "Per the Development Plan, future phases must provide 2,000 square feet of civic space (that is privately owned and maintained) for public use in the commercial center."

This application is part of the 374-acre Greenway Village development that is located in the Newcut Road Neighborhood District of the 1994 Clarksburg Master Plan area. (See Figure 1.) The Newcut Road Neighborhood District includes approximately 1,060 acres, most of which is vacant. The Planning Board, however, has approved preliminary subdivision plans for 1330 units for Greenway Village and 2,663 units for Clarksburg Village. The first two sections of Greenway Village (Arora Hills) are near completion.

One land use objective of the Clarksburg Master Plan for the Newcut Road Neighborhood is to create a mixed-use neighborhood with a transit-oriented land use pattern. The mix of uses proposed for this Neighborhood as stated on page 62 of the Master Plan is as follows:

- Residential - 4,660 dwelling units
- Retail - 109,000 square feet
- Office - Some office uses are envisioned as part of the retail center development
- Civic/Public Uses - Local park, schools, greenway, places of worship, day care, community center

Higher density residential uses, retail services, offices, and civic uses are clustered in the neighborhood center. To promote visual identify for the center, a vertical mix of three- to four-story buildings would be appropriate.

The Master Plan also states on page 63 that a central town commons park, an elementary school, a middle school, and other civic spaces are all proposed to be located in close proximity to each other as well as to the greenway to provide a contiguous system of public open spaces.

In addition, on page 167 of the Master Plan under Community Facilities Recommendations, the Plan states the following "community center should be in close proximity to other public facilities in the Town Center, such as the library, and to shopping areas.

These Master Plan recommendations formed the basis for the Montgomery County District Council approval of the amended Development Plan for Local Map Amendment G-735 that depicts a 2,000-square foot community center to be located near the greenway within the commercial center. The community center was intended to provide meeting room space for Clarksburg as a whole as well as space for other activities not

restricted to residents of the Greenway Village community. This space was to be privately maintained by the owner of the commercial center, but made available to the public as "public use" space.

The Greenway Village developer, the Artery Group, interpreted this requirement as outdoor open space since the Development Plan reflects "community open space" within the commercial center to serve as a public gathering space within the commercial center. According to the Artery Group, this community space could be a 2,000 square foot urban plaza utilizing landscape elements such as pavers, shade pavilions and benches. The outdoor space could make for a lively outdoor gathering spot, which could be easily incorporated into the commercial center. It could complement both the commercial area itself as well as the residential portions of both Greenway Village and Clarksburg Village.

CONCLUSION

The applicant proposes DPA-04-03 to clarify the Development Plan by showing 2,000 square feet of outdoor community space within the commercial area and an additional 2,000 square feet of indoor community space in the upper level above the proposed clubhouse. Staff believes that this application will implement the goals of the Master Plan by providing civic/public uses in the Newcut Road Neighborhood. Because of the Master Plan staging element of the Clarksburg Town Center retail/commercial area, the community center in the Clarksburg Village Center cannot be built before 2010.

As noted on page 196 of the Clarksburg Master Plan, the commercial center for the Newcut Road Neighborhood should be deferred until 90,000 square feet of retail uses have been established in the Clarksburg Town Center area. According to David Flanagan, the developer of the Clarksburg Village Center, it will be approximately seven years before the retail center will be approved.

The Clarksburg Civic Association Executive Committee resolved, at a May 31, 2004 meeting, that the community center planned for Greenway Village should be in a separate building, not a part of a clubhouse, and closer to retail with enough parking. The Artery Group met with the Clarksburg Civic Association Planning Committee again on September 21, 2004 to discuss DPA-04-03. While the Clarksburg Planning Committee still has misgivings about the community center being placed in the center of Greenway Village subdivision, they do see that it is favorable to have a center earlier rather than later, as would be the case if they were to wait until the retail center was built out. They recommend that the following language be added to the Development Plan as a binding element:

- "The Community Center shall always be available, free of charge, for activities promoted by any Homeowner Association, Condominium Association or similar non-profit organization located in Clarksburg, Maryland.

The governing body of the -----Homeowner Association shall establish procedures for the reservation of time for such organization to use the Community Center on a first-come first-serve basis and may establish other reasonable rules and regulations for the use thereof.

A notice board shall be maintained for the posting of community notices.”

In conclusion, staff recommends approval of DPA-04-3 subject to the condition mentioned above by the Clarksburg Planning Committee.

Attachment

SSE: NSM: TV: G:/Maskal/DPA-04-3.doc

Newcut Road Neighborhood Land Use Plan

