


**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

 THE MARYLAND-NATIONAL CAPITAL  
 PARK AND PLANNING COMMISSION

 8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760  
 301-495-4500, www.mncppc.org

**MCPB**  
**ITEM #4**  
**12/23/04**

MEMORANDUM

**DATE:** December 17, 2004  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
 Development Review Division  
**FROM:** Catherine Conlon, Acting Supervisor *CC* (301-495-4542)  
 Development Review Division  
**REVIEW TYPE:** Preliminary Plan of Subdivision  
**APPLYING FOR:** Additional 64 one-family attached dwelling units  
**PROJECT NAME:** Clarksburg Village  
**CASE #:** 1-01030B  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations  
**ZONE:** R-200/TDR3&3, R-200 and PD-4  
**LOCATION:** Located at the southwest quadrant of the intersection of Stringtown Road and Piedmont Road  
**MASTER PLAN:** Clarksburg  
**APPLICANT:** Elm Street Development  
**ENGINEER:** Charles P. Johnson  
**HEARING DATE:** December 23, 2004

**STAFF RECOMMENDATION:** Approval of the preliminary plan subject to revision of condition #1 as follows:

- 1) Approval under this preliminary plan is limited to a maximum of 2,654 residential dwelling units, 20,000 square feet office/retail use, and 5,000 square foot daycare facility. All previous conditions of approval per Planning

Board opinion dated January 23, 2003 (Attachment A) remain in full force and effect.

### **PROJECT DESCRIPTION:**

This amendment includes the addition of approximately 30 acres of land to the area of approved preliminary plan. The 30-acre tract is located along Stringtown Road in Clarksburg between the previously approved Clarksburg Village and Clarksburg Highlands preliminary and site plans (Attachments B&C). The site is completely forested except for a strip of forest cleared for the construction of a WSSC sewer line to service the Clarksburg Town Center development. The property is zoned R-200. The proposed development of the site includes single-family detached units, townhouses and associated infrastructure. The entire site is within the Clarksburg Special Protection Area.

The site is located within the Little Seneca Creek watershed. Water flows to the Town Center tributary, a first order tributary, and then directly to the Little Seneca Creek. The streams are designated as Use IV-P. The natural resource inventory for the 30-acre tract delineates the onsite environmental buffers, forests, steep and moderately steep slopes..

### **ANALYSIS AND FINDINGS FOR THE PRELIMINARY PLAN AMENDMENT**

Staff's review of Preliminary Plan #1-01030B, Clarksburg Village, indicates that the plan conforms to the recommendations of the Clarksburg Master Plan. The application proposes to add acreage to the overall site, and construct 64 additional one-family attached residential dwelling units (Attachment D). Staff finds that the proposed amendment complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.

### **TRANSPORTATION**

No additional transportation improvement conditions are needed for the proposed 64-townhouse addition to the approved Clarksburg Village development. The previously required transportation improvements provide sufficient transportation capacity to accommodate the proposed addition and no other transportation issues have been identified regarding the proposed amendment. Staff concludes that the subject preliminary plan satisfies the Adequate Public Facilities test.

## **ENVIRONMENTAL**

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of the water quality plan. DPS has reviewed and conditionally approved the elements of the water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

### **Forest Conservation**

The applicant is proposing to amend the previously approved preliminary plan by adding an additional 30 acres of land to the Clarksburg Village property. The final forest conservation for Clarksburg Village will also be amended with this approval.

The undeveloped 30-acre tract includes 27.5 acres of forest. The applicant is proposing to remove 7.5 acres of forest from the tract and retain the remainder of the forest onsite. The total planting requirements for the Clarksburg Village final forest conservation plan will be modified and the forest planting amount will also changed. The applicant has proposed to meet the forest conservation requirements for the entire Clarksburg Village development through a combination of forest retention, onsite forest planting of unforested portions of stream valley buffers, planting of upland areas, landscape credit. A five-year maintenance period is required for all forest plantings per the environmental guidelines.

### **Site Imperviousness**

There are no impervious limitations within the Clarksburg SPA. The impervious amount proposed for the additional 30-acre tract is less than 10 percent. Environmental Planning and the applicant worked together to reduce the amount of forest loss, and impervious surfaces, to better protect the environment for this addition to the previously approved plan.

### **Environmental Guidelines**

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the Clarksburg Village site identified the environmental buffers, steep and moderately steep slopes, soil types, and priority forests. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream valley buffers. The applicant will place forest conservation easements on the environmental buffers and all forests preserved outside of the environmental buffers.

## **Site Performance Goals**

As part of the final water quality plan, several site performance goals were established for the project:

1. Protect the streams and aquatic habitat.
2. Maintain the nature on-site stream channels.
3. Maintain stream base flows.
4. Identify and protect stream banks prone to erosion and slumping.
5. Minimize storm flow runoff increases.
6. Minimize increases in ambient water temperatures.
7. Minimize sediment loading.
8. Minimize pollutant loadings (nutrient and toxic substances).
9. Protect springs, seeps, and wetlands.

## **Stormwater Management**

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through a system of linked best management practices (BMPs). Dry ponds, vegetated swales, dry swales, bioretention structures, sand filters, and infiltration/recharge structures will be used for stormwater management

## **CONCLUSION**

Preliminary Plan #1-01030B, Clarksburg Village, conforms to the Clarksburg Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the amendment to the preliminary plan subject to specified conditions.

## **ATTACHMENTS**

- Attachment A – Previous Preliminary Plan Opinion
- Attachment B – Site Features Map
- Attachment C – Vicinity Map
- Attachment D – Preliminary Plan