



Item # 2
MCPB
2-10-04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: February 2, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans *WW*
Development Review Division
(301) 495-4584



REVIEW TYPE: **Site Plan Review**
CASE #: **8-98001G and 8-02014B**
PROJECT NAME: **Clarksburg Town Center Phases I and II, Manor Homes**
APPLYING FOR: Approval of 58 multifamily dwelling units inclusive of 10 MPDU's
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: RMX-2
LOCATION: In the vicinity of Clarksburg Square Road north of the Greenway Park and adjacent to Overlook Park Drive and Clarksburg Road south of the Greenway Park
MASTER PLAN: Master Plan
APPLICANT: Buzzuto Homes
FILING DATE: September 8, 2004
HEARING DATE: February 10, 2005

STAFF RECOMMENDATION: Approval of 58 multifamily dwelling units inclusive of 10 MPDUs, with the following conditions:

1. Conformance to earlier conditions
All prior approvals, including the conditions of approval, unless expressly modified in through this amendment, shall remaining full force and effect. The Development Program and Site Plan Enforcement Agreements shall be revised to include this amendment.
2. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential/commercial development.

- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.

3. Forest Conservation

The applicant shall comply with the earlier conditions of approval from M-NCPPC-Environmental Planning in the memorandum.

4. Stormwater Management

The proposed development conforms to the earlier approvals for the Stormwater Management Concept approval and the Final Water Quality Approvals for Site Plans 8-98001G and 8-02014B.

SITE PLAN REVIEW ISSUES

I. Plan Review Comments

Staff has commented on the Manor Home applications to improve pedestrian circulation, foundation landscaping and screening adjacent to each unit.

Applicant's Proposal

The applicant has amended the plans to satisfy staff comments.

Community Position

Staff has received no direct comments from citizens regarding this proposal. The applicant has met with the citizens and they report the citizens were interested in architectural finishes and extra off street parking for the building in Phase I.

Staff Analysis/Position

The applicant has amended the plans to conform to staff comments regarding landscaping and screening and lighting. Staff has not received any revisions regarding parking amendments to date. The Planning Board does not typically review architectural finishes; again staff has not received any amendments to review.

II. Citizen concerns about Building Height for other buildings in Phase I and II.

Some of the new residents of Clarksburg Town Center have expressed concerns about the height of the four-story Bozzuto multifamily buildings (one built and occupied and one unbuilt) and the Craftstar four-story multifamily buildings (2 over 2) (unbuilt). These buildings, however, are not included within the scope of this application. The residents believe the height of those specific buildings, as designed and constructed (as applicable), do not comply with prior approvals and have requested that the Board take certain action pursuant to its authority under the Zoning Ordinance. Staff will soon schedule an item before the Board, pursuant to Zoning Ordinance Section 59-D-3.6 (Failure to comply), in order to obtain a Planning Board determination on the question of compliance.

Staff anticipates no testimony on the building height issue with this Manor Home amendment.

PROJECT DESCRIPTION: Site Vicinity

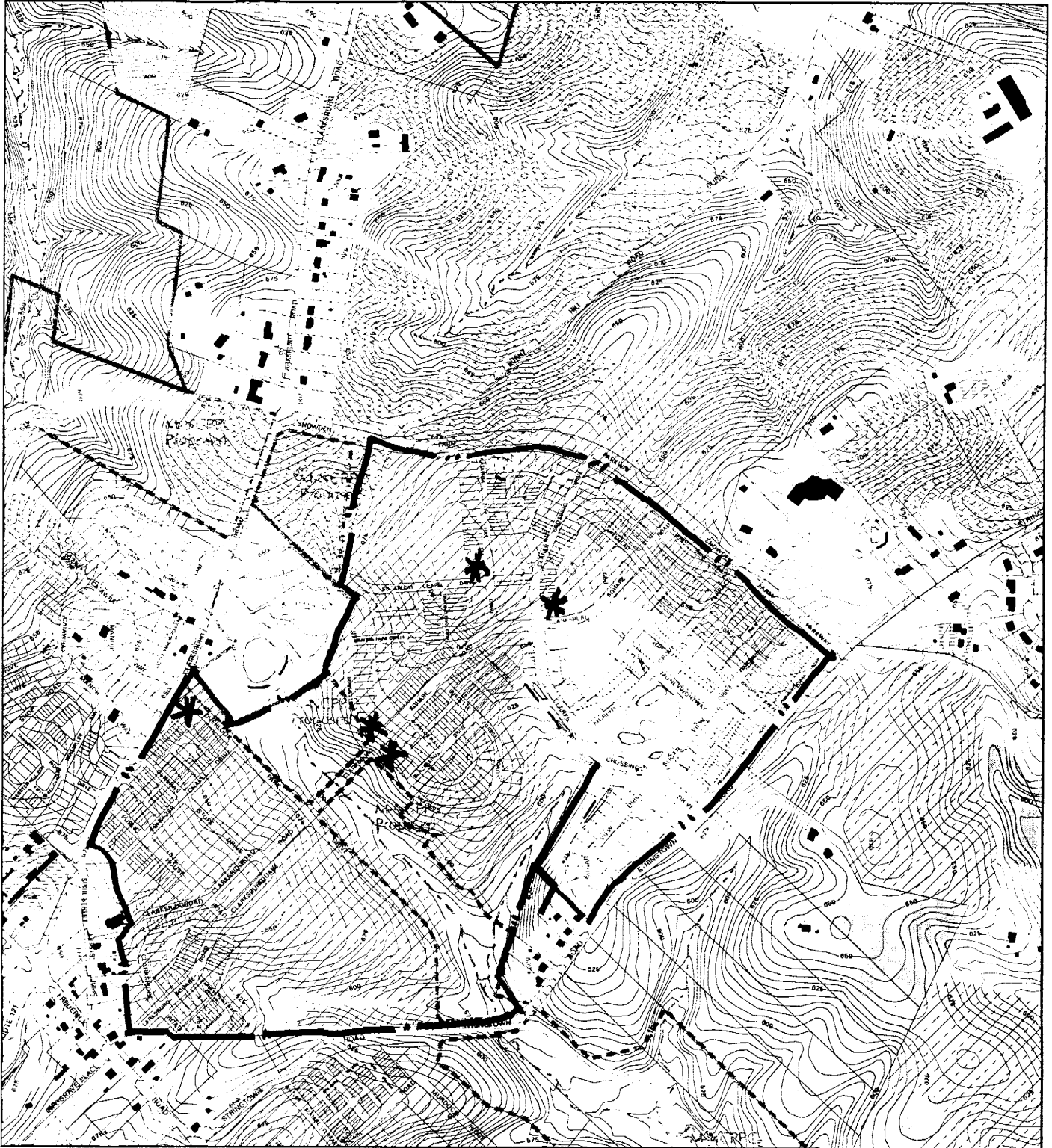
The proposed lots are within Clarksburg Town Center, a subdivision with a potential of 1,300 units as approved in Preliminary Plan # 1-95042. CTC is located east of MD Route 355 and south of Clarksburg Road, and east of the Clarksburg Road intersection with I-270. Clarksburg Road, Snowden Mill Parkway (A-305), Stringtown Road and the historic district that encompasses MD Route 355, just beyond the site to the east, define the boundaries of the site.

The headwaters of the Little Seneca Stream Valley create the basis of the open spaces preserved internally. The M-NCPPC Greenway Trail will bisect the project and will connect to Little Bennett Park to the north and to Clarksburg Village and M-NCPPC Ovid Hazen Wells Park further to the southeast.

PROJECT DESCRIPTION: Site Description

The proposed units are within the neo-traditional grid of Clarksburg Town Center and sites are either defined by the adjacent buildings, streets and rough graded lots or are not yet developed and are still in mass graded condition. The subject properties front the following streets: Catawba Hill Drive, Clarksburg Square Road, Clarksburg Square Road, and Clarksburg Road.

CLARKSBURG, TOWN CENTER (8-02014) P 8-98001 G



Map compiled on October 07, 2004 at 10:16 AM Site located on base sheet no - 233NW13

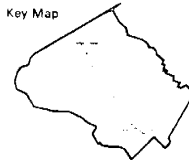
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Key Map



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Research & Technology Center



1 inch = 800 feet
1 : 9600

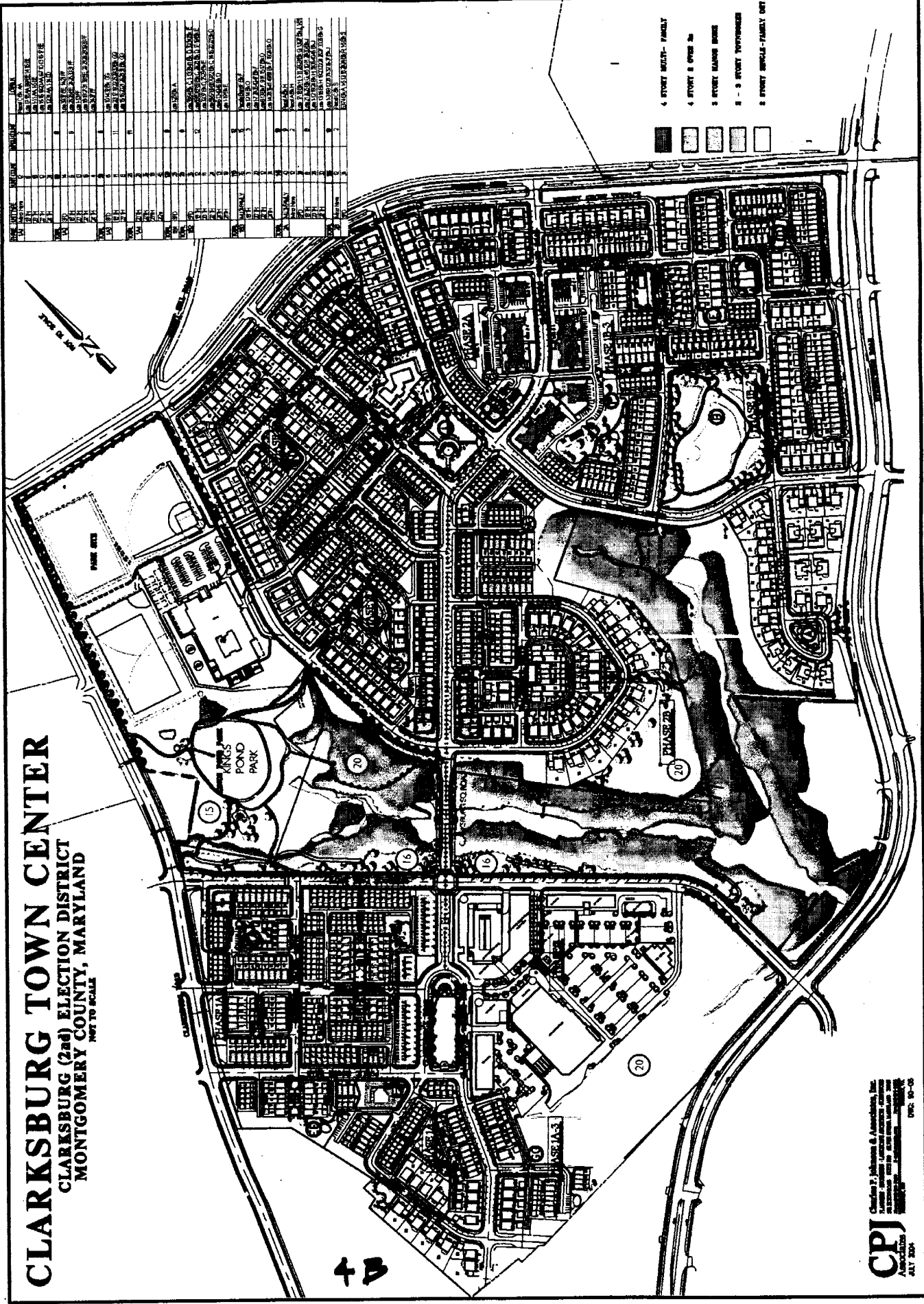
M-NCPPC
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910(301)761

4 A

CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOT TO SCALE



NO.	SECTION	DESCRIPTION	DATE
1	1	100' x 100' LOT	1/1/78
2	1	100' x 100' LOT	1/1/78
3	1	100' x 100' LOT	1/1/78
4	1	100' x 100' LOT	1/1/78
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100	1	100' x 100' LOT	1/1/78

- 4 STORY MULTI-FAMILY
- 4 STORY 2 OFFICE
- 5 STORY MEDIUM DENSE
- 5 - 8 STORY TOWNHOUSE
- 6 STORY SINGLE-FAMILY DET.

4B