

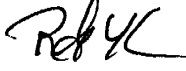


Items 13-17  
3/30/2006

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

## MEMORANDUM

TO: Montgomery County Planning Board

FROM: Rose Krasnow, Chief   
Development Review Division

SUBJECT: Greenway Village at Clarksburg

DATE: March 17, 2006



### Introduction

The three staff reports that are attached each deal with a different aspect of the Greenway Village Site Plans. The first concerns possible violations of the Site Plan for Phases 1 & 2 (#8-02036) with respect to the provision of recreational amenities. The second highlights the fact that a "Plan of Correction" is needed for all phases of the Greenway Village plan because height and setback standards were not set as needed at the time of Site Plan Approval. The third report sets forth numerous amendments for each of the already approved site plans. These include incorporating the data table that sets forth the newly agreed upon development standards as well as a number of much smaller changes that could, in most cases, have been handled through the minor amendment process had this plan not been going back to the Board.

### Property Description

Greenway Village consists of 374 acres and is entirely located within the Clarksburg Special Protection Area. The property runs the entire length of Skylark Drive. Clarksburg Village is adjacent to the subject property to the southwest, Ovid Hazen Wells Recreational Park lies to the north, and Clarksburg Town Center lies to the west across Stringtown Road.

### Prior Approvals

Zoning Application No. G-735 sought reclassification of the subject property from the R-200 zone to the PD-4 zone. The County Council approved the rezoning in April of 2001.

The Greenway Village Preliminary Plan (#1-02033), which was approved in March of 2002 and amended in November of 2002, limited total development to the following: 1,330 dwelling units, 89,000 square feet of retail space, and 2,000 square feet of community space. In addition, the preliminary plan called on the applicant to provide numerous transportation improvements to satisfy PATR and LATR requirements and to meet the conditions established by Transportation Planning staff.

The original site plan for Phases 1 & 2, which was brought before the Board in September of 2002, was approved for a total of 486 dwelling units (328 SFD, 109 TH's and 49 MPDU townhouses) on 164 acres and subject to a number of conditions. To date, approximately 76% of the approved dwelling units have been built.

The original site plan for Phases 3, 4, and 5, which was brought before the Board in July of 2004, was approved for a total of 844 dwelling units (277 SFD, 371 TH's, and 196 multi-family dwelling units, including 121 MPDU's) on 209.27 acres and subject to a number of conditions. No construction has yet occurred in Phases 3, 4 or 5.

Development Plan Amendment DPA-04-03 clarified 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 on the second floor of the proposed pool house.

The Site Plan for Phases 1 & 2 was amended (8-02036A) in June of 2005 to relate the proposed pool house and to add a second floor for a 2000 square foot community center.

### **Process for Review**

Staff recommends that the Board take up these items as follows:

- 1) Threshold Hearing on Possible Site Plan Violations for Phases I and II
- 2) Depending on the outcome of the Threshold hearing, the Board may need to move to a discussion of Sanctions and/or a Plan of Compliance.
- 3) Plan of Correction to Adopt Standards for Phases 1-5 in both approved site plans.
- 4) Amendments to Site Plan #8-02036 for Phases 1 & 2
- 5) Amendments to Site Plan #8-04022 for Phases 3, 4 & 5