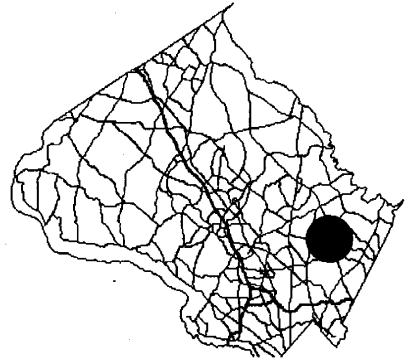


Plan 4

MEMORANDUM-Consent Agenda Item

DATE: July 16, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: Robert A. Kronenberg *RAK*
 Development Review Division
 (301) 495-2187



REVIEW TYPE: Site Plan Amendment
 CASE #: 82002014C
 PROJECT NAME: Clarksburg Town Center Phase II-Resident's Club and Pool Facility building
 APPLYING FOR: Amendment to relocate the handicapped parking space for the Resident's Club and pool facility; modification of the building footprint; and minor adjustments to the sidewalks adjacent to the building.
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments
 ZONE: RMX-2
 LOCATION: Located on Catawba Hill Drive 300 feet north of the intersection with Clarksburg Square Road
 MASTER PLAN: Clarksburg
 APPLICANT: Newland Communities LLC and NNPII-Clarksburg LLC
 FILING DATE: May 26, 2006
 HEARING DATE: July 27, 2006

The proposed amendment relocates the existing handicapped van parking space within the vehicular bump out on Sugarloaf Chapel Drive to the west side of the Clarksburg Town Center Resident's Club and Pool Facility building. Additionally, the Applicant has made changes to the footprint of the building from what was originally approved on the underlying site plan (820040140). Due to the changes in the footprint and handicapped parking space, minor adjustments were made to the sidewalks that connect the building to the public streets.

An amendment was filed on May 26, 2006 due in fact to the inadequacy of the handicapped space constructed by the Applicant. The space did not meet applicable accessibility requirements, preventing a final use and occupancy permit by Montgomery County for the building.

A public notice was sent out with the filing on May 26, 2006 for review and comment. No comments have been received in coordination with the review of this project. This amendment did not go to DRC but was circulated to review staff for review and comment.

As previously noted, the proposed amendment specifically requests the relocation of the handicapped parking space for the Resident's Club and pool facility; approval of the location of the building as constructed on the underlying approved site plan; and minor adjustments to the sidewalks adjacent to the building.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Clarksburg Town Center Phase II-Resident's Club and Pool Facility building (Site Plan No. 820020140) for modifications as shown on the amended site plan.