

APR 8 2011



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB No. 11-12**  
**Preliminary Plan No. 11998015A**  
**Norwood School Amendment**  
**Date of Hearing: February 10, 2011**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; including review for the adequacy of public facilities, and

WHEREAS, on February 24, 2010, The Norwood School, Inc. ("Applicant"), filed an application for approval of an amendment to Preliminary Plan No. 119980150 to review the adequacy of public facilities for the expansion of an existing private educational institution. Such expansion was approved by the Board of Appeals by an Opinion adopted December 8, 2010 for Special Exception Application No. S-285-E on an existing 38.06 acre lot the RE-2 zone, located in the northeast quadrant of the intersection of River Road and Bradley Boulevard ("Property" or "Subject Property"), in the Potomac Subregion Master Plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan amendment application was designated Preliminary Plan No. 11998015A, Norwood School Amendment ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated January 31, 2011, setting forth its analysis, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental and utility agencies, on February 10, 2011, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

---

Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Suite 1010 Chairman's Office: 301.495.4605 Fax: 301.495.1320

M-NCPPC Legal Department  
[www.MCParkandPlanning.org](http://www.MCParkandPlanning.org) E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)

WHEREAS, on February 10, 2011 the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Alfandre; seconded by Commissioner Presley with a vote of 5-0, Commissioners Alfandre, Carrier, Dreyfuss, Presley and Wells-Harley, voting in favor

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 11998015A and determined that the public facilities needed to support the approved expansion of The Norwood School pursuant to Board of Appeals action on Special Exception S-285-E are adequate, subject to the following conditions:

- 1) All terms and conditions of the previously approved special exception (S-285-E) shall remain in full force and effect, unless modified by subsequent amendments.
- 2) Approval under this Adequate Public Facilities (APF) review limits student enrollment to 600 for the School Year Program and 850 for the Summer Program and the number of faculty/staff to 200 for the School Year Program and 200 for the Summer Program. The number of faculty/staff for the Summer Program may be increased to 216 provided that the Board of Appeals issues an opinion authorizing that number.
- 3) Applicant must implement the submitted comprehensive Transportation Management Plan to address the PAMR requirements of the School's proposed expansion as detailed in Exhibit 25yy of the Hearing Examiner's Report for Application No. S-285-E.
- 4) The APF review for the preliminary plan amendment will remain valid for one hundred and forty-five months (145) from the date of mailing of the Planning Board Resolution. The schedule of phasing must be in conformance with the Board of Appeals conditions of approval.
- 5) All previous conditions of Preliminary Plan No. 119980150 remain in full force and effect. This amendment supersedes the existing Adequate Public Facilities Agreement with the Planning Board dated August 20, 1998.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the Hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein) and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The use of the Property for a private educational institutional was found to substantially conform to the Potomac Master Plan as part of the Special

Exception approval S-285-E. No physical changes to the plan were made as part of this Application and it continues to substantially conform to the Potomac Master Plan.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

The Application was reviewed by all required governmental agencies and local utilities which all recommended approval of the Plan. With the conditions of approval, the Planning Board finds that public facilities, as set forth in detail in the Staff Report will be adequate to serve the existing and proposed school expansion.

- 3. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Planning Board approved a final forest conservation plan that conformed to Chapter 22A, the Montgomery County Forest Conservation Law, as memorialized by Planning Board Resolution 10-106. No changes to the final forest conservation plan were requested as part of this Application, therefore; the plan continues to comply with Chapter 22A.

- 4. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

A stormwater management concept was approved as part of the Special Exception (S-285-E) review and approval and no changes were requested as part of this Application. The Application continues to comply with stormwater management requirements

- 5. The Application satisfies all the applicable requirements of the Subdivision Regulations, Montgomery County Code, Chapter 50, and the Zoning Ordinance, Montgomery County Code, Chapter 59.*

No new record plat will be initiated by this plan amendment, which is limited to approval of the adequacy of public facilities. As prescribed under Section 50-35(k) of the Subdivision Regulations, this plan amendment complies with all applicable requirements.

6. *The application complies with all applicable conditions of County Board of Appeals Resolution for Case No. S-285-E, adopted December 8, 2010.*

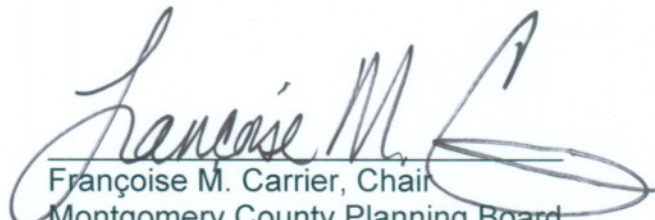
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is APR 8 2011 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion at its regular meeting held on Thursday, March 31, 2011, in Silver Spring, Maryland.

  
Françoise M. Carrier, Chair  
Montgomery County Planning Board