



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

Consent Item #
MCPB 12-13-07

MEMORANDUM

DATE: November 30, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Development Review Division
 FROM: Robert A. Kronenberg, Supervisor *RAK*



Development Review Division
 (301) 495-2187

REVIEW TYPE: Site Plan Amendment
 CASE #: **82003034C**
 PROJECT NAME: **Summerfield Crossing**
 APPLYING FOR: Amendment to revise the landscaping along the north side of West Old Baltimore Road

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: R-200 Zone
 LOCATION: Located on West Old Baltimore Road, approximately 3,000 west of Maryland 355
 MASTER PLAN: Clarksburg
 APPLICANT: Pulte Home Corporation
 FILING DATE: October 3, 2007
 HEARING DATE: December 13, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 82003034B and approval of the attached draft Planning Board Resolution for the Site Plan 82003034C.

BACKGROUND

The Site Plan (820030340) for Summerfield Crossing was presented to the Planning Board on November 13, 2003 (Planning Board Opinion dated December 16, 2003) for approval of 255

dwelling units, including 145 one-family detached and 110 townhouses, inclusive of 32 MPDUs on 126 acres. The Certified Site Plan was approved on August 6, 2004. The record plat was approved on December 15, 2005. An amendment to the site plan for revisions to the entrance features was approved in November 2005.

Site Plan Amendment (82003034B) was approved by the Planning Board on May 3, 2007 to allow an alternative way to satisfy the trail construction requirement.

PROPOSED AMENDMENT

An amendment was filed on October 3, 2007 that outlines changes to the approved site plan. The Applicant submitted the amendment specifically to change exterior conditions called for in the Site Plan. The Applicant originally submitted the amendment for both the greenway trail (82003034B) and the revisions to the landscaping, but later separated the two items and this proceeded with the amendment for the landscaping modifications first. The amendment requests the following modification:

- 1) Revise the landscaping along the north side of West Old Baltimore Road

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 22, 2007. The notice gave the parties 15 days to review and comment on the amended site plan. The homeowners directly affected by the landscaping changes have endorsed the modifications.

STAFF REVIEW AND RECOMMENDATION

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.

The modification to the landscaping in front of the units on the north side of West Old Baltimore Road satisfies.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Summerfield Crossing (Site Plan No. 82003034C) for modifications to the approved site plan.

ATTACHMENTS

- A. Vicinity Map
- B. Draft Planning Board Resolution
- C. Letter of Support by Community

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The property is located east of I-270 in Clarksburg and is zoned R-200/MPDU. The site is mostly farmland. The low-lying areas contain environmentally sensitive floodplains, stream valley buffers and streams. The entire site is within the Clarksburg Special Protection Area. West Old Baltimore Road bisects the property into northern and southern tracts. This 117-acre property is a portion of the 208-acre property approved in preliminary plan 120020150.

The western boundary of the site plan corresponds to the I-3/I-4 and R-200 zoning line, which is approximately 75 feet east of the Little Seneca Creek. To the north of the site is future Newcut Road and land zoned R-200. To the northeast of the site is the previously Planning Board approved Linthicum site plan with one-family detached homes adjacent to the boundary. South of West Old Baltimore Road is Beau Monde subdivision with four lots adjacent to this proposed subdivision. South of the proposed site plan is land previously dedicated for parkland that will be part of the future Greenway trail. The west side of the subdivision includes the 9.3-acre parcel that will become the future school site. The north side of West Old Baltimore Road is almost completely built out and the southern portion of the road is nearly 80 percent complete.





MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-222
Site Plan No. 82003034C
Project Name: Summerfield Crossing
Hearing Date: December 13, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on October 3, 2007, Pulte Home Corporation ("Applicant"), filed a site plan amendment application designated Site Plan No. 82003034C ("Amendment") for approval of the following modifications:

- 1) Revise the landscaping along the north side of West Old Baltimore Road

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated November 30, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on December 13, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby APPROVES Site Plan No. 82003034C; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; **APPROVED AS TO LEGAL SUFFICIENCY**



M-NCPPC LEGAL DEPARTMENT

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BE IT FURTHER RESOLVED, that the date of this written Resolution is _____ (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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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