**MEMORANDUM**

DATE: May 27, 2005
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *R&K*
 Development Review Division
 FROM: Michael Ma, Supervisor *Ma*
 Development Review Division
 (301) 495-4523



REVIEW TYPE: **Site Plan Review**
 CASE #: **8-02036A**
 PROJECT NAME: **Greenway Village at Clarksburg – Phases 1 and 2**
 APPLYING FOR: Approval of relocation of the proposed pool house and modification of the design of the pool house to add a second floor for a community center.
 REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 ZONE: PD-4
 LOCATION: At the intersection of Skylark Road and New Cut Road, west of Ridge Road
 MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994
 APPLICANT: Clarksburg Skylark LLC
 FILING DATE: March 3, 2005
 HEARING DATE: June 2, 2005

STAFF RECOMMENDATION: Approval of relocation of the proposed pool house and modification of the design of the pool house to add a second floor for a 2,000-square-foot community center, with the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 1-02033A for Greenway Village at Clarksburg as listed in the Planning Board opinion dated November 7, 2002.

2. Conformance with Prior Site Plan Approval

The proposed development shall comply with the conditions of approval for Site Plan 8-02036 as listed in the Planning Board opinion dated October 16, 2002, unless modified by the subject amendment.

3. Lighting
 - a. Provide a lighting distribution and photometric plan for the subject park area with summary report and tabulations to conform to IESNA standards for residential 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.

4. Community Center
 - a. The proposed community center shall be available for business and community activities promoted by any Homeowner Association, Condominium Association, or similar non-profit organization located in Clarksburg, Maryland.
 - b. The governing body of the Arora Hills Homeowners' Association, in coordination with the Clarksburg Civic Association, shall establish procedures for the reservation of time by other organizations identified in 4.a. above to use the Community Center on a first-come first-served basis. It may also establish other reasonable rules and regulations for the use of the center.
 - c. A notice board shall be available in the center for the posting of community notices.

5. Recreation Facilities

Prior to issuance of the building permit for the 390th dwelling unit or 70 percent occupancy of Phases I and II of the development, whichever comes first, the proposed pool house/community center, shall be completed.

6. Moderately Priced Dwelling Units (MPDUs)

The proposed development shall provide 12.5% MPDUs on site.

7. Development Program

Applicant shall amend the approved Site Plan Enforcement Agreement and the Development Program for Site Plan 8-02036 to reflect the proposed amendment prior to approval of the signature set of site plan.

8. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

 - a. Show limits of disturbance.
 - b. Provide two bike racks.
 - c. Identify all of the proposed plant materials.
 - d. Provide required MPDUs.

Background

Greenway Village at Clarksburg is a PD zoned, mixed-use development with 1,330 residential units, an 89,000-square-foot commercial center, a 2,000-square-foot community center, dedicated parkland, and a 25-acre school site. Site Plan 8-02036 is for the first two phases of the development, which are currently under construction. The plan includes 486 dwelling units (328 detached houses, 109 townhouses and 49 MPDU townhouses), a swimming pool/pool house, and other recreation facilities on 164 acres.

Purpose of the Amendment

The purpose of the subject site plan amendment is to relocate the proposed pool house and to modify the design of the pool house to add a second floor for a 2,000-square-foot community center.

Prior Approvals

Zoning Map Amendment G-735

The Greenway Village property was reclassified from the R-200 Zone to the PD-4 Zone in 2001 by Local Zoning Map Amendment G-735. Provision of a 2,000-square-foot community center in the commercial area was a binding element of the Development Plan.

Preliminary Plan No. 1-02033A

The Greenway Village project under Preliminary Plan No. 1-02033A is required to provide 2,000 square feet of indoor community space in the commercial center. A copy of the Planning Board opinion is attached.

Site Plan 8-02036

Site Plan 8-02036 for Greenway Village (Phases I and II) provides that future phases must provide 2,000 square feet of civic space (that is privately owned and maintained) for public use in the commercial center. A copy of the Planning Board opinion is attached.

Development Plan Amendment DPA-04-3

In December 2004, the Montgomery County District Council granted an amendment to Development Plan (DPA-04-3) to change the location of the 2,000-square-foot of indoor community space from the commercial area to the upper level of the Greenway Village pool house located in the residential portion of the development.

The 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 in the upper level above the proposed pool house.

As noted on page 196 of the Clarksburg Master Plan, the commercial center for the Newcut Road Neighborhood should be deferred until 90,000 square feet of retail uses have been established in the Clarksburg Town Center area. According to the developer of the Clarksburg Village Center, it will be approximately seven years before the retail center will be approved.

Clarksburg Civic Association's Concern

The Clarksburg Civic Association Executive Committee resolved, at a May 31, 2004 meeting, that the community center planned for Greenway Village should be in a separate building, not a part of a clubhouse, and closer to retail with enough parking. The Artery Group met with the Clarksburg Civic Association Planning Committee again on September 21, 2004 to discuss DPA-04-03. While the Clarksburg Civic Association Planning Committee still has misgivings about the community center being placed in the center of Greenway Village subdivision, they do see that it is favorable to have a center earlier rather than later, as would be the case if they were to wait until the retail center was built out. They recommend that the following language be added to the approval conditions for the Site Plan amendment:

1. "The Community Center shall always be available, free of charge, for activities promoted by any Homeowner Association, Condominium Association or similar non-profit organization located in Clarksburg, Maryland.
2. The governing body of the Homeowner Association shall establish procedures for the reservation of time for such organization to use the Community Center on a first-come first-serve basis and may establish other reasonable rules and regulations for the use thereof.
3. A notice board shall be maintained for the posting of community notices."

The recommended conditions are incorporated in the staff recommendation above.

PROJECT DESCRIPTION: Site Description

The 374-acre Greenway Village site is bounded by Piedmont Road and M-NCPPC Ovid Hazen Wells Recreation Park to the north and by Ridge Road to the east. The area contains a mix of zones and uses with farmland being the primary land use. Adjoining the site to the south and southwest is the proposed Clarksburg Village development. The subject site plan includes the first two phases of the development, which contain 164 acres, and is located west of Little Seneca Creek and south of Ovid Hazen Wells Recreation Park.

The community center site is located on the west side of Chestnut Glen Road, between Birch Mead Road and Basswood Hill Drive, in Phase II of the Greenway Village development. It is also the site of a pool and pool house for the residents.

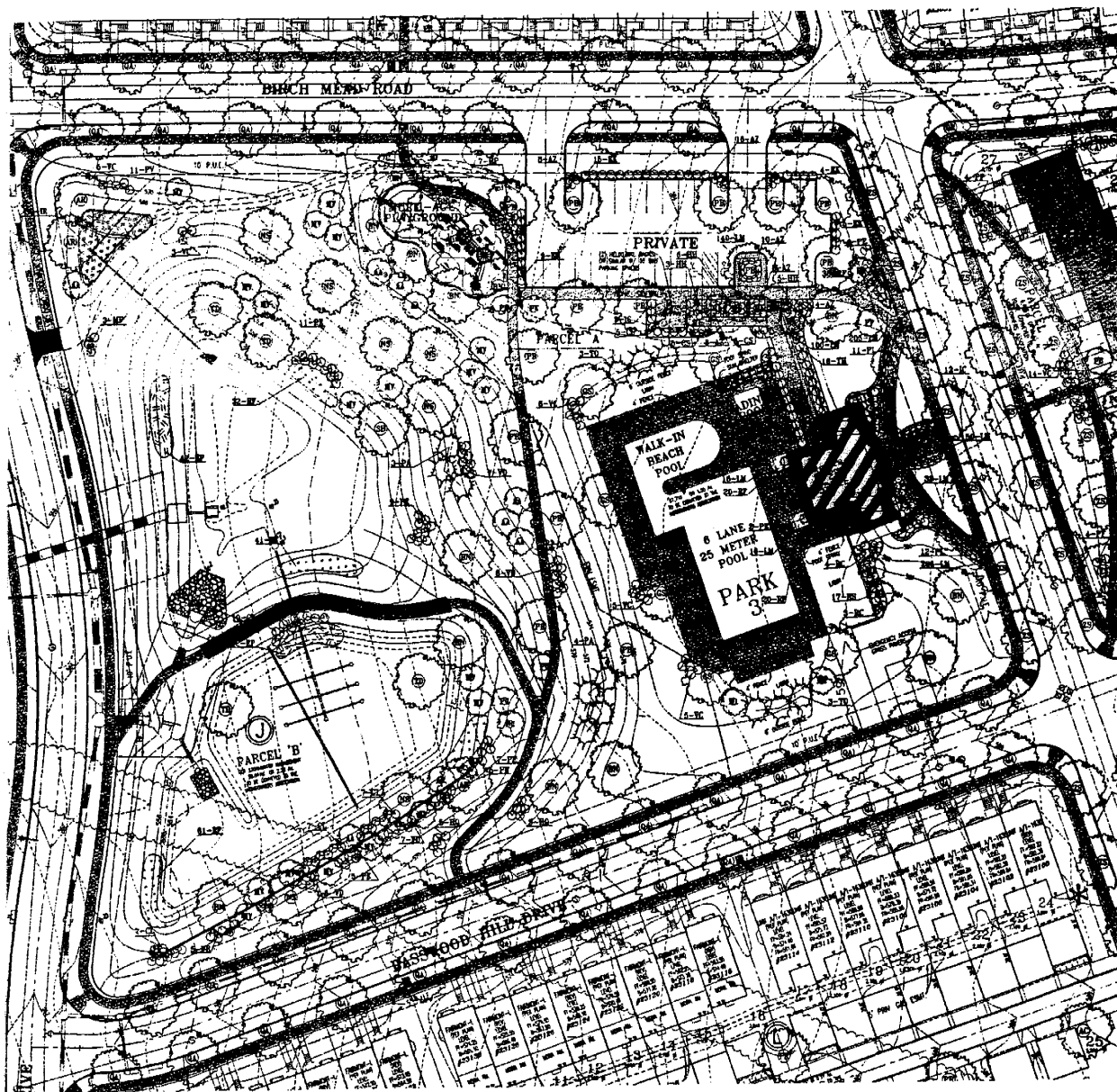


PROJECT DESCRIPTION: Proposal

The site plan amendment proposes the following changes:

- a. Relocate the proposed pool house from the north side of the pool to the east side, fronting on Chestnut Glen Road.
- b. Modify the design of the pool house to add a second floor for a 2,000-square-foot community center. The pool house and the community center will have separate entrances.

The indoor community space is intended to provide meeting room space for Clarksburg as a whole and not be restricted to the Greenway Village community. The proposed community space will be constructed as part of the current Phases of development.



ANALYSIS:

Conformance to Master Plan

The 374-acre Greenway Village development is located in the Newcut Road Neighborhood District of the 1994 Clarksburg Master Plan area. (See Figure 1.) The Newcut Road Neighborhood District includes approximately 1,060 acres, most of which is vacant. The Planning Board, however, has approved preliminary subdivision plans for 1,330 units for Greenway Village and 2,663 units for Clarksburg Village. The first two sections of Greenway Village (Arora Hills) are near completion.

One land use objective of the Clarksburg Master Plan for the Newcut Road Neighborhood is to create a mixed-use neighborhood with a transit-oriented land use pattern. The mix of uses proposed for this neighborhood as stated on page 62 of the Master Plan is as follows:

<i>Residential</i>	-	<i>4,660 dwelling units</i>
<i>Retail</i>	-	<i>109,000 square feet</i>
<i>Office</i>	-	<i>Some office uses are envisioned as part of the retail center development</i>
<i>Civic/Public Uses</i>	-	<i>Local park, schools, greenway, places of worship, day care, community center</i>

Higher density residential uses, retail services, offices, and civic uses are clustered in the neighborhood center. To promote visual identity for the center, a vertical mix of three- to four-story buildings would be appropriate.

The Master Plan also states on page 63 that a central town commons park, an elementary school, a middle school, and other civic spaces are all proposed to be located in close proximity to each other as well as to the greenway to provide a contiguous system of public open spaces.

These Master Plan recommendations formed the basis for the Montgomery County District Council approval of the amended Development Plan for Local Map Amendment G-735 that depicts a 2,000-square foot community center to be located near the greenway within the commercial center. The community center was intended to provide meeting room space for Clarksburg as a whole as well as space for other activities not restricted to residents of the Greenway Village community. This space was to be privately maintained by the owner of the commercial center, but made available to the public as "public use" space.

The Greenway Village developer, the Artery Group, interpreted this requirement as outdoor open space since the Development Plan reflects "community open space" within the commercial center to serve as a public gathering space within the commercial center. According to the Artery Group, this community space could be a 2,000-square foot urban plaza utilizing landscape elements such as pavers, shade pavilions and benches. The outdoor space could make for a lively outdoor gathering spot, which could be easily incorporated into the commercial center. It could complement both the commercial area itself as well as the residential portions of both Greenway Village and Clarksburg Village.

STAFF RECOMMENDATION

The proposed modifications to the proposed pool house and addition of a 2,000-square-foot community center are in conformance with the Master Plan guidelines and with Development Plan Amendment DPA-04-3. Staff recommends approval of the amendment.

APPENDIX

- A. Planning Board opinion for Preliminary Plan 1-02033A
- B. Planning Board opinion for Site Plan 8-02036