

provided similar recommendations.¹ The surrounding community was divided as to the merits of the proposal. One adjacent homeowner testified in support of the proposed development on behalf of a number of neighbors, and his testimony was adopted by the Woodside Town Community Association, which represents 24 townhomes immediately to the north of the proposed development (*i.e.*, the Ottawa Place Townhomes). The President of the Woodside Civic Association testified in qualified opposition, and three other neighbors were more firmly opposed. The District Council has given serious consideration to the testimony of the community, as summarized in the Hearing Examiner's report, as well as the remainder of the record in this case, and finds that the application does meet the standards required for approval of the requested rezoning for the reasons set forth by the Hearing Examiner. The concerns of the neighbors should properly be addressed at site plan and subdivision review.

The subject property consists of 2.7 acres (116,899 sq.ft.) of land located on the west side of Georgia Avenue, north and south of Noyes Drive, on the eastern edge of the Woodside neighborhood in Silver Spring. Georgia Avenue conveys major commuter traffic volumes past the site and separates the residential neighborhoods of Woodside and Woodside Park, which are both stable and mature neighborhoods. The subject property is located approximately three quarters of a mile south of the Capital Beltway (I-495) and a half-mile north of the Silver Spring Central Business District.

The Property, which is comprised of nine individual lots, has approximately 568 feet of road frontage along Georgia Avenue, 218 feet of frontage on the south side of Noyes Drive and 350 feet of frontage on the north side of Noyes Drive. The site is adjacent to townhouses on Ottawa Place in the R-T 12.5 zone to the north, single-family residential dwellings in the Woodside neighborhood (R-60 zone) to the west and the Methodist Church of Woodside in the R-60 zone to the south. The Woodside Synagogue

¹ The Planning Board approval assumed four additional binding elements not present in the final Schematic Development Plan. They were dropped by Applicant after objection from the People's Counsel that their specificity defeated the purpose of the "Optional Method," which should leave such details to Site Plan and Subdivision review. Nevertheless, Applicant has agreed to include these elements and additional concessions at Site Plan (Exhibit 62(a)).

Page 2
Ahavas Torah and single-family homes in Woodside Park (R-60 zone) are located across Georgia Avenue to the east.

Currently, the property is occupied by five single-family homes, three fronting on Georgia Avenue and two fronting on Noyes Drive. The two northernmost homes (bungalows) will be demolished, and of the three remaining homes, the southernmost home will be relocated from Georgia Avenue to Noyes Drive, and the other two will remain in place. Construction improvements will be made to these three remaining homes in accordance with an Historic Area Work Permit to be approved by the Historic Preservation Commission. The Woodside neighborhood is identified on Maryland-National Capital Park and Planning Commission's (M-NCPPC) Locational Atlas & Index of Historic Sites in Montgomery County (Site 36/4), but it has not yet been designated as an historic site.

The Historic Preservation Commission (HPC) "generally approved of the architectural design of the new townhouses," as stated in the May 19, 2004 report by the Staff of the HPC. According to that Staff report, "[t]he majority of Commissioners felt that they could support demolition of the two bungalows (9008 Georgia Avenue and 9012 Georgia Avenue) and the relocation of one turn-of-the-century house (8918 Georgia Avenue)."

The language in the HPC Staff report is instructive:

In the revised design, the applicants have addressed many of the HPC's comments. They have reconfigured the project so that there is a significant amount of open space at the intersection of Noyes and Georgia. This does allow for a wide viewshed toward the three historic houses and does allow for preservation of a number of trees. They have been able to accomplish that goal while still preserving open space around the existing Poplar tree that environmental planning wants them to retain. This has meant a decrease of two townhouse units on the north side of the project.

They have also been able to retain building frontages along Georgia that approximate the pattern of single-family home building widths — that is, there are no long strings of townhouses facing Georgia Avenue. The longest grouping is three town houses. Staff feels that this is an important and positive aspect of this project.

The building heights for the new townhouses have not changed. However, since the new structures are pulled farther away from the old houses, staff is less concerned about the impact of the higher townhouses.

Based on the fact that Applicant had integrated the guidance of the HPC into its revised design, the HPC Staff recommended that the Applicant "move forward to file a Historic Area Work Permit application."

The surrounding area for this application consists of the Woodside neighborhood and the lots directly across Georgia Avenue from the subject site. This area is bounded by Spring Street and the CSX Railroad tracks to the south, 16th Street to the west and Georgia Avenue to the east (except that the boundary also includes the properties directly across Georgia Avenue). The surrounding land uses are a mixture of residential and institutional, with little developable land remaining. In the immediate vicinity of the site, a church (Woodside United Methodist) is located to the south of the property; townhomes exist to the north, and single-family detached dwellings exist to the west. Across Georgia Avenue to the east, a temple (Woodside Synagogue Ahavas Torah) and two residences face the property. There is one other church in Woodside (First Church of Christ, Scientist) and a Satellite Office for Montgomery County Department of Social Services. The surrounding area is mostly comprised of existing homes with little vacant land. Approximately 74% of the residential uses in the surrounding area are single-family detached dwellings, and the remaining 26% are townhomes.

The subject property was classified under the R-60 Zone in the 1954 Regional District Zoning. The R-60 Zone was reaffirmed by Sectional Map Amendment (SMA) G-134 and SMA G-787, pursuant to the *North and West Silver Spring Master Plan*. The approved and adopted Master Plan does anticipate RT local map amendment proposals along Georgia Avenue when assemblage occurs (page 21).

The Applicant proposes to construct twenty-three townhouse units and retain three (existing) single family detached units on the site, one of which (the southernmost house) will be moved from its present location on Georgia Avenue to a location on Noyes Drive. An overview of the project is depicted in the illustrative diagram on the revised Schematic Development Plan (SDP)-Exhibit 62(d). The proposed

development will occur along the west side of Georgia Avenue, on both the north and south sides of Noyes Drive.

The section to the north of Noyes Drive is 1.5 acres in area and comprised of four lots identified above. Three homes currently exist in this section. The two bungalows that front on Georgia Avenue will be demolished. The other home, which fronts on Noyes Drive, will be retained. Fifteen townhomes will be constructed in this section, in groups of six, three and two. Groups of two, or duplexes, are employed specifically to imitate the massing of single family dwellings. One stick of six townhomes faces existing townhomes at Ottawa Place, to the north. In accordance with the requirements of Zoning Code §59-C-1.722(b), the front building line in this stick is varied by 2 feet in the middle. One stick of three townhomes and one duplex front on Georgia Avenue. Two duplexes are oriented around a court on the west side of the section, north of the existing home that fronts on Noyes Drive. The units in this section meet the twenty-five foot street setback, ten-foot side yard setback and thirty-foot setback from one-family detached dwellings.

All units in the northern section will access Noyes Drive via an interior private drive, which extends approximately 250 feet north of Noyes Drive and forms a "T" serving all units internally. This design is intended to pull driveways and off street parking away from adjacent lots and coordinate access on a secondary street. All existing access points on Georgia Avenue will be removed, and all of the new town home units will have two-car garages. The existing house will have a new one-car, detached, frame garage. Five additional off-street parking spaces will be provided in this section for a total of thirty-six off-street parking spaces on this side of the development. A sidewalk is provided on street frontage, and a path is planned to connect the development and provide pedestrian access to the front doors of the interior units.

The section to the south of Noyes Drive is slightly larger than one acre in area and comprised of five lots. Two homes currently exist in this section. The one that fronts on Georgia Avenue will be relocated to Noyes Drive. The other home, which fronts on Noyes Drive, will be retained in its present location. Eight

townhomes will be constructed in this section. Two of these units will be in a duplex, with one of the duplex units fronting on Georgia Avenue and the other on Noyes Drive. The other six units are combined into a stick facing the Woodside United Methodist Church to the south, although the unit at the eastern end of the stick fronts on Georgia Avenue and the unit at the other end of the stick fronts to the west. Setbacks and the two-foot front building line variation are met, as with the northern section.

All units in this section will access Noyes Drive via an interior private drive. The drive extends approximately 120 feet south from Noyes Drive into the section and forms a "T" serving all units internally, as with the northern section. Existing access points on Georgia Avenue will also be removed. The new townhomes will also have two-car garages, and the existing units will have new two-car detached garages. Five additional off-street parking spaces will be provided in this section, for a total of twenty-five off-street parking spaces on the south side of the development.

The Applicant in the present case has proposed seven binding elements on its schematic development plan (SDP), Exhibit 62(d).

BINDING ELEMENTS	
PURSUANT TO SECTION 59-H-2.53 OF THE ZONING ORDINANCE	
1.	26 RESIDENTIAL DWELLING UNITS MAXIMUM: 25 TOWNHOUSES AND 3 SINGLE FAMILY HOMES
2.	MAXIMUM LOT COVERAGE OF 25% OF TRACT AREA (PRIOR TO DEDICATION)
3.	MINIMUM GREEN AREA OF 60% OF TRACT AREA (PRIOR TO DEDICATION)
4.	PRESERVATION OF EXISTING HOME @ 1403 NOYES DRIVE
5.	PRESERVATION OF EXISTING HOME @ 8918 GEORGIA AVENUE
6.	RELOCATION OF EXISTING HOUSE 8922 GEORGIA AVENUE TO NEWLY CREATED LOT ON NOYES DRIVE
7.	OWNER AND GUEST PARKING WILL BE PROVIDED ENTIRELY ON SITE, AND NOT ACCESSED FROM GEORGIA AVENUE

These binding elements limit development to 23 townhouses and 3 single-family homes, a maximum of 25% building coverage, and a minimum of 60% green space, with the preservation of two homes, the relocation of a third home, and parking to be provided entirely on site, with no access from Georgia Avenue. In addition to the binding elements on the SDP, Applicant has agreed to the following commitments to be included with its Site Plan when it goes to site plan review pursuant to Zoning Code §59-D-3 (Part B of Exhibit 62(a)):

B. Required Site Plan Provisions to be Incorporated on Site Plan by the Applicant Pursuant to Division 59-D-3 of the Zoning Ordinance:

1. Owner and guest parking will be provided entirely on site with no direct access from Georgia Avenue.
2. The existing tulip poplar tree on Georgia Avenue and the horse chestnut tree on the southwest corner of Georgia Avenue and Noyes Drive will be preserved through application of all commercially reasonable tree protection measures.
3. Subject to the Planning Board review at the time of site plan, the Applicant's site plan will reflect the following:
 - (a) on the portion of the property to the south side of Noyes Drive, in addition to the preserved and relocated homes, the project will have a row of 6 townhomes on the southern most portion of the property and a duplex on the east side adjacent to Georgia Avenue.
 - (b) on the portion of the property to the north side of Noyes Drive, in addition to the preserved existing home, the project will have a row of 6 townhomes on the northern most portion of the property, 2 duplexes on the west side of the property, and a triplex and a duplex on the east side of the property adjacent to Georgia Avenue.
4. The Applicant will provide landscape and screening improvements to provide an appropriate buffer between the project and the adjacent single family residential neighbors. The Applicant will coordinate with the adjacent neighbors and community before and during the site plan process to review the project and to collaborate regarding the planting and fence materials and similar screening treatments.
5. The Applicant will pursue with the Department of Public Works and Transportation ("DPWT") the installation of a public sidewalk on Noyes Drive from Georgia Avenue to 1st Avenue and further extending along 1st Avenue from Noyes Drive to Highland Drive. The Applicant will provide for the cost of the sidewalk and make all commercially reasonable efforts with DPWT to provide for the installation of such sidewalks to the extent possible given any right-of-way, street improvement and/or storm drainage issues.
6. The Applicant will further pursue with DPWT the feasibility of public funding for an expanded sidewalk network to include extension of sidewalk on Noyes Drive between 1st and 2nd Avenue.

7. The Applicant, with the support of the Woodside Civic Association, will pursue DPWT approval for a 4-way stop sign at Noyes and 1st Avenue.
8. Support request of Woodside Civic Association for DPWT approval of a speed hump mid-block on Noyes Drive between Georgia Avenue and 1st Avenue, and if approved, the Applicant will fund construction of speed hump if approved within the period extending until the end of construction for the proposed development.
9. Coordinate construction activity of the project to avoid conflicts with regular (Friday evening and Saturday morning) and holiday services of the confronting synagogue.

These items respond to concerns and requests of the Woodside Civic Association and other community participants, and will be addressed at Subdivision and Site Plan review. There will also be an opportunity at that time to coordinate with the Department of Public Works and Transportation on matters relating to sidewalks and improvements to Noyes Drive.

The proposed development will meet, and in some instances exceed, the applicable development standards for the R-T 12.5 Zone. For example, maximum density is set at 12.5 units per acre, but Applicant's proposal calls for a density of only 9.7 units per acre. Maximum building coverage is specified as 35%, but Applicant has committed to a maximum coverage of 25%. Minimum green space in the zone is specified as 50%, but Applicant will have at least 60% green space. Although only 52 parking spaces are required by statute, Applicant plans on 61 spaces.

The site, which is located in the Lower Sligo Creek subwatershed, is not within a Special Protection Area nor the Patuxant River Primary Management Area. There are no steep slopes, wetlands, streams, floodplains or associated buffers impacting on the site. There are healthy and structurally sound mature specimen trees on the Property, some of which the Applicant intends to retain and integrate into the site design. A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) has been submitted and approved, and Environmental Staff of the M-NCPPC found that the Preliminary Forest Conservation Plan submitted by Applicant "conceptually meets the requirements of the Forest Conservation Law."

In the view of the Environmental Staff, "the most pressing environmental concern on this application is tree save," especially preservation of a 43 inch specimen Tulip Poplar located in the northern section of the

property, along Georgia Avenue. Although the People's Counsel felt that preservation of this tree made it much more difficult to end up with the best possible development, the Applicant has committed to preserving it and a horse chestnut tree on the southwest corner of Georgia Avenue and Noyes Drive "through application of all commercially reasonable tree protection measures." The District Council agrees with the Hearing Examiner's conclusion that Applicant has designed very well around the Tulip Poplar tree, and certainly does not see the preservation of this tree as a basis for considering denial of this application.

A floating zone, such as the R-T 12.5 Zone, is flexible device, and individual property owners may seek to have property reclassified to a floating zone by demonstrating that the proposed location is appropriate for the zone, *i.e.*, it satisfies the purpose clause for the zone, the development would be compatible with the surrounding area, and it would serve the public interest.

Under the "purpose clause" set forth in Zoning Code §59-C-1.721, the R-T Zone may be applied (1) in areas that are designated for R-T Zone densities (implying a master plan designation); (2) in areas that are appropriate for residential development at densities that are allowed in the R-T Zones; or (3) where there is a need for buffer or transitional uses. The District Council finds that the present application satisfies the first and second of these alternatives, in that the Master Plan expressly identifies "the possible development of townhouses along Georgia Avenue" using the R-T Zone and the area is appropriate for residential development at the density of 12.5 dwelling units per acre permitted in the R-T 12.5 Zone.

The District Council finds that the surrounding area, which has a mixture of residential and institutional uses, is suitable for townhouses because there are townhouses immediately to the north and a church and its parking lot immediately to the south. Only in those locations does Applicant plan groupings of more than three townhouses. On the west side of the development, where there are adjacent single-family homes in the R-60 Zone, there will be only groupings of two townhouses, the retained single family homes and the ends of the north and south groupings. In addition, Applicant has agreed to provide landscaping and screening "to provide an appropriate buffer between the project and adjacent single-family

residential neighbors." Thus, the appearance to the adjacent homes will not be a massive front of townhouses, and the District Council finds that the proposed townhouse use would be fully compatible with existing uses on the west side of the Georgia Avenue in terms of both use and density.

The same can be said with regard to the impact of the proposed development upon the uses directly across Georgia Avenue, to the east, where there are two single family homes and a synagogue. As is evident from the SDP, there will be a great deal of open space facing Georgia Avenue, including a park-like area around the specimen Tulip Poplar and green space on either side of Noyes Drive. Facing Georgia Avenue, there are no groupings of townhouses exceeding three in number, except for the ends of the north and south groupings. Moreover, the impact on single-family homes on the east side of Georgia Avenue will be reduced by Georgia Avenue itself, which is a seven-lane, divided highway in this area and is recommended for a 120-foot right-of-way.

In addition to visual effects of the proposed development, neighbors expressed concerns about stormwater drainage and possible traffic. Both of these issues will be addressed in detail at site plan and subdivision, but the evidence in this case supports the conclusion that Applicant will improve the stormwater run-off problem, not make it worse, and that the traffic generated will be well within county standards. Moreover, Applicant has agreed to support a number of traffic calming and safety measures. For all of these reasons, the District Council concludes, based on the preponderance of the evidence, that the subject property is appropriate for residential development at densities allowed in the R-T 12.5 Zone. Accordingly, the District Council concludes that the proposed rezoning and development would be consistent with the intent of the R-T Zone to prevent detrimental effects to adjacent properties and to promote the health, safety, morals and welfare of the present and future inhabitants of the district and the County.

The District Council also finds that the proposed development, which includes 23 townhomes and three pre-existing single family homes, will fit in well with the residential character of this neighborhood,

which is a mix of one-family detached and attached dwellings. The mixed residential use that has been proposed, with its density of less than ten units per acre, will also serve as a transition from one-family detached dwellings to the busy thoroughfare of Georgia Avenue. Moreover, as noted by Technical Staff, there remains little developable land in the surrounding area. Given the present mix of 74% single-family homes and 26% townhouses among the residential uses found in the surrounding area, the District Council finds that the proposed development would be compatible with existing, as well as planned development in the surrounding area.

Finally, the Applicant must show that the proposed reclassification bears sufficient relationship to the public interest to justify its approval. When evaluating the public interest, the District Council normally considers master plan conformity, the recommendations of the Planning Board and Technical Staff, and any adverse impact on public facilities. The Planning Board, Technical Staff and the Hearing Examiner concluded that the proposed development would substantially comply with the *North and West Silver Spring Master Plan*, approved and adopted in August 2000 (the "Master Plan"), and the District Council agrees.

The Master Plan reconfirms the existing zoning for North Silver Spring, except that it expressly recognizes "the possible redevelopment of townhouses along Georgia Avenue" and recommends that any rezoning to the Residential Townhouse (RT) Zone by local map amendment should use the optional method with a schematic development plan, as was done in this case. Master Plan, page 21.

Recognizing that townhouse development is permitted by the Zoning Ordinance, the Master Plan seeks to preserve the residential character of the area with specific guidelines (page 21):

- Limit the development of townhomes to the blocks along Georgia Avenue and do not encroach on interior blocks.
- Buildings should front on Georgia Avenue, where possible, in order to maintain an attractive residential appearance and enhance the urban boulevard character.
- Along Georgia Avenue, ends of a townhouse row should be designed to appear as fronts, rather than blank facades on Georgia Avenue.
- A minimum front yard setback of 25 feet should be provided on Georgia Avenue.

- Vehicular access points should be minimized along Georgia Avenue to reduce pedestrian/auto conflicts.
- Attractive landscaped open spaces and streetscaping should be provided, including a sidewalk separated from the curb with a tree panel.
- Parking and/or garage access should be oriented to the rear of the buildings and sufficiently screened from adjoining properties.

The District Council agrees with the Technical Staff's conclusion that the current schematic development plan is consistent with all of these Master Plan objectives.

The District Council also finds that the impact on public facilities from this project would be minimal. Under the 2003-05 AGP Policy Element, as of July 1, 2004 subdivision applications are subject to Local Area Transportation Review ("LATR") requirements. The total peak hour trips generated from the entire development would be 14 in the morning and 22 in the evening, well below the 30-trip threshold that triggers LATR Review. This represents a net increase in peak hour trips of 9 in the morning and 17 in the evening over traffic produced by the existing homes. Based on their review, Transportation Planning Staff concluded "that the trip generations are low and [that] impact on intersections in the vicinity of the site will be minimal." They also noted that the site will gain two access points from Noyes Drive, and determined that their location at the mid-point of the site's frontage along Noyes Drive would maximize the safety of the vehicular and pedestrian movements. Transportation Planning Staff concluded that there will be adequate sidewalks along Georgia Avenue, Noyes Drive, and First Avenue.

Water and sewer lines abut the subject property, and Technical Staff determined that there will be negligible impact from the requested rezoning. The Water and Sewer Service categories are W-1 and S-1, respectively, and local service is deemed adequate. The Applicant's written engineering report indicates that electric, telephone, gas and cable television are all available adjacent to the property.

The impact of this project was estimated by Montgomery County Public Schools to be approximately 8 elementary, 4 middle, and 5 high school students. The subject property is located within

the Woodlin Elementary and Sligo Middle School service areas. Both Woodlin Elementary School and Sligo Middle are projected to be operating within capacity for the six year forecast period.

At the high school level, the property is "within the base area for Albert Einstein High School, and part of the Downcounty High Schools Consortium area." Although the local high school experiences some overcrowding and is expected to do so for the next several years, the County Council made the judgment in the current AGP Policy Element that adequate school capacity exists in the planning area. Capacity will be adequate, as well, under the new AGP schools test effective July 1, 2004, assuming the requested fiscal year 2005-2010 Capital Improvements Program is fully funded. Moreover, the 26 dwelling units proposed here are expected to generate only five high school students. Under these circumstances, the minimal evidence of possible school overcrowding is not sufficient to warrant denial of the application.

In sum, school capacity will be adequate, and the small amount of traffic generated by the development would be ameliorated by the traffic calming and safety measures sought by Applicant and their neighbors. No evidence was presented to suggest that the proposed development would have any adverse effect on utilities or other public services. Thus, the District Council finds that the proposal would be in the public interest because it is consistent with the applicable Master Plan and has little adverse impact on public facilities.

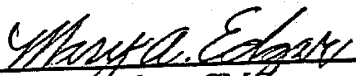
Based on the foregoing analysis, and after a thorough review of the entire record, the District Council concludes that the application satisfies the requirements of the purpose clause; that the application proposes a form of development that would be compatible with existing and planned land uses in the surrounding area; and that the requested reclassification to the R-T 12.5 Zone bears sufficient relationship to the public interest to justify its approval. For these reasons and because approval of the instant zoning application will aid in the accomplishment of a coordinated, comprehensive, adjusted, and systematic development of the Maryland-Washington Regional District, the application will be approved in the manner set forth below.

ACTION

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, Maryland approves the following resolution:

Zoning Application No. G-817, requesting reclassification from the R-60 Zone to the R-T 12.5 Zone of 2.7 acres of land known as Parts of Lots 1 - 4, Block 4, and Parts of Lots 7-11, Block 3, in the Woodside Subdivision (13th Election District), and located at 9012, 9008 & 9006 Georgia Avenue and 1403 Noyes Drive in Silver Spring, is hereby approved in the amount requested, subject to the specifications and requirements of the revised Schematic Development Plan, Exhibit 62(d); provided, however, that within 10 days of receipt of the District Council's approval resolution, the Applicant must submit a reproducible original and three copies of the approved Schematic Development Plan, Exhibit 62(d), for certification by the hearing examiner under the provisions of §59-D-1.64.

This is a correct copy of Council action.


Mary A. Edgar, CMC
Clerk of the Council



CHECKLIST Site Plan / Project Plan Review

Plan # 020060030 Name: WOODSIDE COURTS

Zone: RT-12.5 Tract Area: 2.68 ac. Proposed Use: RESIDENTIAL

Number of Units: 26 Square Footage: _____

Development Method: OPTIONAL Other: _____

Referral Comments:

M-NCPPC

	Staff	Date
Transportation	<u>BJ</u>	<u>11-23-05</u>
Environmental	<u>SF</u>	<u>1-11-06</u>
Community Planning	<u>EK</u>	<u>11-16-05</u>
Historic Planning	<u>MD</u>	<u>12-2-05</u>
Park Planning		
Research/Housing <u>DHCA</u>	<u>ED</u>	<u>2-23-06</u>

Other Agencies

	Staff	Date
SHA	<u>LS</u>	<u>10-19-05</u>
DPS (SWM)	<u>RS</u>	<u>7-6-05</u>
DPS (Traffic)		<u>7-6-05</u>
Public School		
Utility		
Fire & Rescue	<u>JF</u>	<u>2-14-06</u>
DPW & T		

Development Standards / Requirements

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning Requirements | <input checked="" type="checkbox"/> MPDU Calculation | <input checked="" type="checkbox"/> Building Restriction Lines |
| <input checked="" type="checkbox"/> Development Data Table | <input checked="" type="checkbox"/> TDR Calculation | <input checked="" type="checkbox"/> Building Height |
| <input checked="" type="checkbox"/> Recreation Calculation | <input checked="" type="checkbox"/> Timing/Phasing Conditions | <input checked="" type="checkbox"/> Master Plan Conformance |

Prior Approvals

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Development Plan | <input checked="" type="checkbox"/> Preliminary Plan | <input checked="" type="checkbox"/> Prior Site Plan Approvals |
| <input checked="" type="checkbox"/> Record Plat | | |

Community Input

- Civic Association WOODSIDE
- Individuals _____

Supervisor Review

PAW 2-24-06

Chief Review
