



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

MCPB No. 15-154
Site Plan No. 820150090
Woodfield Commons
Date of Hearing: December 17, 2015

JAN 22 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on August 3, 2015, Woodfield Commons Associates, LLC ("Applicant") filed an application for approval of a site plan application for 84 multi-family dwelling units, including 11 MPDUs, in three, four story buildings on 3.88 acres of land in the CRT-1.5, C-0.5, R-1.0, H-55T zone located on the west side of Woodfield Road (Rt.124), approximately 1,075 feet north of the intersection of Rt.124 and Main Street in Damascus ("Subject Property") in the Damascus Policy Area and Damascus Master Plan ("Master Plan") area; and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820150090, Woodfield Commons ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 4, 2015, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 17, 2015, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, on December 17, 2015, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Fani-Gonzalez, seconded by Commissioner Dreyfuss, with a vote of 5-0; Commissioners Anderson, Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Site Plan No. 820150090 for up to 118,000 square feet of residential development, with

up to 84 multi-family residential units including 11 MPDUs, in three, four-story buildings on 3.88 acres of CRT-zoned land, subject to the following conditions:¹

1. Preliminary Plan Conformance

The development must comply with conditions of approval for Preliminary Plan No. 120150170 and any amendments.

2. Forest Conservation & Tree Save

The development must comply with the conditions of the approved Final Forest Conservation Plan (FFCP). The Applicant must comply with the conditions of approval for the Final Forest Conservation Plan No. 120150180, subject to the following:

a. Revise Final Forest Conservation Plan prior to Certified Site Plan to reflect:

- 1) A supplemental planting plan within the wetland and wetland buffer area.
- 2) A detailed five-year invasive management plan.
- 3) Boardwalk cross section and construction details.
- 4) Privacy fence cross section and construction details.

b. The boardwalk and fence located within the wetland and wetland buffer area must be constructed on helical piers. The railing for the boardwalk must be attached to the boardwalk structure.

c. The limits of disturbance shown on the final Sediment Control Plan must be consistent with the limits of disturbance shown on the FFCP.

d. The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector.

e. Fee-in-lieu payment for the 1.58 acre reforestation planting requirement must be satisfied prior to any clearing and grading.

3. Stormwater Management

The Planning Board has accepted the recommendations of the MCPDS – Water Resources Section in its stormwater management concept letter dated October 26, 2015, and has incorporated those recommendations as a condition of the Preliminary Plan approval.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.