



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

MCPB No. 18-099  
Sketch Plan No. 320180220  
Poplar Grove  
Date of Hearing: October 4, 2018

NOV 05 2018

**RESOLUTION**

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

WHEREAS, on June 26, 2018, Symmetry at Cloverleaf LLC ("Applicant") filed an application for approval of a sketch plan for construction of up to 686,000 square feet of residential use and 520,000 square feet of commercial use on 19.41 acres of CR 2.0, C-1.75, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone zoned-land, located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road ("Subject Property") in the Germantown West Policy Area and 2009 Germantown Employment Area Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320180220, Poplar Grove ("Sketch 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 September 21, 2018, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on October 4, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on October 4, 2018, the Planning Board voted to approve the Application subject to conditions on the motion of Commissioner Cichy, seconded by Commissioner Fani-Gonzalez, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzalez, and Patterson voting in favor and Commissioner Dreyfuss absent.

---

Approved as to  
Legal Sufficiency:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180220, Poplar Grove, subject to the following binding elements and conditions:<sup>1</sup>

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 1,206,000 square feet of total development including up to 520,000 square feet of commercial development and up to 686,000 square feet of residential development.

2. Height

The development is limited to a maximum height of 145 feet, as shown on the Sketch Plan.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval. The categories approved for refinement at site plan are the following:

- a. Transit Proximity, achieved from the future Germantown Town Center Corridor Cities Transitway (“CCT”) station;
- b. Connectivity and Mobility, achieved through advanced dedication and wayfinding;
- c. Quality Building and Site Design through Exceptional Design, Historic Resource Protection, and Public Open Space; and

---

<sup>1</sup> For the purpose of these binding elements and conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- d. Protection of the Natural Environment, achieved through building lot termination, vegetated area, and cool roof.

4. Site Design and Public Benefits

- a. Prior to Preliminary Plan approval for Block J, the Applicant must choose between either townhouse or multi-family development.
- b. At the time of each site plan approval, the Applicant must submit the necessary documentation showing how the plans satisfy the Zoning Ordinance and Incentive Density Implementation Guideline requirements, including meeting the following phased criteria:
  - i. Explaining how each site plan contributes to meeting the Exceptional Design goals established by the Sketch Plan;
  - ii. Tracking for how much Common and Public Open Space has been provided out of the total required by the Sketch Plan;
  - iii. Placement and language on the proposed wayfinding; and
  - iv. Calculations on what the pro-rata share of Building Lot Terminations (BLTs) required is for that site plan.

5. Historic Resources

- a. Prior to the submission of a Preliminary Plan, the Applicant must stake the suspected location of the Waters Family burial site on the Subject Property, show the suspected location of the burial site on the Preliminary Plan documents, and submit a resource inventory of existing and suspected burial site elements, and the results of the archaeological investigations conducted to identify potential grave locations and cemetery boundaries, consistent with the requirements of Chapter 50.
- b. Prior to approval of a Preliminary Plan, the Applicant must finish all necessary archeological investigations to finalize the location and size of the burial site and identify any additional resources on the Subject Property related to the burial site. All archeological work shall be completed by a qualified professional archeologist using a scope of work approved by Staff. The Preliminary Plan must also reflect a separate parcel for the Waters Memorial Park which shall fully encompass the burial site, develop with Staff a long-term maintenance program for maintaining the burial site including a plan for any potential relocations of resources to the site from elsewhere within the Subject Property, develop a process for protecting the burial site during future construction activities, and coordinate with MCDOT on the possible relocation of remains (at the County's cost) located on MCDOT property to burial site in the Waters Memorial Park.
- c. Prior to Planning Board approval of any site plan or site plan amendment containing the Waters Memorial Park, the Applicant must present all planned improvements for the cemetery and the Waters Memorial Park to

the Historic Preservation Commission (HPC). The HPC may issue a recommendation to the Planning Board on the work planned in the Park.

- d. The Applicant shall establish ingress easements providing public access to the Waters Cemetery on the plat(s) for the first phase of development.

6. Open Space

The Applicant must provide a minimum of 150,000 square feet of Public Open Space and a minimum of 40,000 square feet of Common Open Space on-site per the design criteria listed in the Zoning Ordinance. The final location, design and sizes of the open spaces will be finalized at Site Plans.

7. Building Lot Terminations (BLTs)

Prior to release of the first building permit within each phase of development, the Applicant must provide proof of purchase and/or payment for the required BLTs associated with that phase.

8. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide on the Subject Property a minimum of 12.5% of the total units as Moderately Priced Dwelling Units. The development must provide MPDUs in accordance with Chapter 25A.

9. Transportation

At the time of Preliminary Plan, the Applicant must address the following:

- a. Submit a design exception package including the necessary cross-sections and justifications for approving the Garden Street, Public Street A, Public Street B2, and Kinster Drive as public streets.
- b. Provide the appropriate justification to Staff, including anticipated road cross-sections and construction standards, for all other streets shown on the Sketch Plan as private.
- c. Complete the dedication of approximately 7.74 acres to complete the right-of-way for Century Boulevard.

10. Future Coordination for Site Plan

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary or Site Plan, as appropriate:

- a. Ensure adequate Fire and Rescue access to all buildings and structures;
- b. Provide full detail for all Public and Common Open Spaces;
- c. Provide for pedestrian access to the Property through the proposed areas of open space in addition to sidewalks along the three vehicle access points;
- d. Submit a Noise analysis;

- e. Submit a Transportation Impact Statement showing the proposed development is at or under the maximum number of trips approved by the provisional APF determination;
- f. SWM concept plan submittal and approval as part of the preliminary plan, and subsequent SWM plan with site plans;
- g. Coordination with MCDOT and M-NCPPC on the necessary design exceptions for implementing the public streets, where applicable;
- h. Show compliance with the Recreation Guidelines for all residential development phases.
- i. Site Plans shall identify areas intended for interim uses including what necessary site improvements are proposed and what uses may be allowed within the interim use areas.
- j. On the Preliminary Plan, the Applicant shall officially designate location(s) for future CCT park-and-ride parking. The Preliminary Plan shall include a condition that commissions a maximum three year-long study, beginning from the date of the approval of the Sketch Plan, coordinated by MCDOT regarding the needs, timing and funding of a potential CCT park-and-ride location on the Subject Property. Should the Applicant find a user of the space subject to the three year-long study period, the Applicant may return to the Planning Board prior to the end of the three-year period with a Site Plan for determination at that time as to whether CCT park-and-ride is necessary to be incorporated.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

#### Development Standards

The Subject Property includes approximately 19.41 net acres zoned CR 2.0, C-1.75, R-1.0, H-145T and is in the Germantown Transit Mixed Use Overlay Zone. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

<b>Sketch Plan Data Table</b>		
<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved</b>
<b>Gross Tract Area</b>	n/a	<b>27.15 acres</b>
<b>Net Lot Area</b>	n/a	<b>19.41 acres</b>
<b>Density (GFA/ FAR)*</b>		
Residential Density	1 FAR (1,182,690 sq ft)	Up to 0.58 FAR (686,000 sq ft)
Commercial Density	1.75 FAR (2,069,707 sq ft)	Up to 0.44 FAR (520,000 sq ft)
<b>Total FAR/GFA</b>	2 FAR (2,365,380 sq ft)	<b>Up to 1.02 FAR (1,206,000 sq ft)</b>
<b>Max. Building Height</b>	145 ft	145 ft
<b>Min. Site Wide Public Open Space</b>	10% of Multi-Family & Commercial Site Area <sup>2</sup>	
if Block J is townhomes	10% (44,807 sq ft)	40% (150,000 sq ft)
If Block J is Multi-family	10% (50,412 sq ft)	30% (150,000 sq ft)
<b>Min. Site Wide Common Open Space</b>	10% of Townhouse Site Area <sup>3</sup>	
If Block J is townhomes	10% (39,755 sq. ft.)	10% (40,000 sq ft)
If Block J is Multi-family	10% (34,150 sq ft.)	11% (40,000)
<b>MPDUs</b>	12.5% Min	12.5% or more

a. General Requirements

i. *Site Access*

The Sketch Plan provides for adequate site access to the approved uses. Vehicle access to the Subject Property will be provided by three separate locations connecting the new internal streets to Century Boulevard. The network of public and private streets and alleys provide each townhouse unit with access to a private garage, and the multi-family and office buildings access to parking garages. Pedestrian and bicycle access is provided with sidewalks located along both sides of all internal streets and is enhanced further with connections through proposed open spaces, an upgraded shared use path along Century Boulevard, and a trail that will traverse the eastern side of the Subject Property.

ii. *Parking, Queuing, and Loading*

The Sketch Plan provides the general location for the necessary parking and loading areas. Each townhouse unit will include a two-car garage which will accommodate the minimum required parking for one-family residential dwellings. The multi-family buildings will

<sup>2</sup> If Block J is townhomes, Public Open Space requirements are based on 448,069 sq. ft. of site area. If Block J is Multi-Family, Public Open Space requirements are based on 504,122 sq. ft. of site area.

<sup>3</sup> If Block J is townhomes, Common Open Space requirements are based on 397,554 sq. ft. of site area. If Block J is Multi-Family, Common Open Space requirements are based on 341,501 sq. ft. of site area.

each have a parking garage either above or below grade which will be sized to meet the minimum parking for each building. A below grade parking garage is also planned to provide parking for the office buildings located in the northern part of the Subject Property. Loading locations have been identified for each use requiring loading including the multi-family, retail and office buildings that largely locates the loading in alleys or within the accompanying parking garage.

*iii. Open Space and Recreation*

The Sketch Plan provides for locations and quantities of open space that adequately meets the requirements of the zone. Common Open Space is the open space requirement for townhouse building type in CR zones and is required to equal at least 10% of the total area developed as townhomes. The Sketch Plan identifies where the Subject Property will accommodate the 10% minimum requirement for Common Open Space. Public Open Space is required for all other building types in CR zones, also at a minimum of 10% of the total area not developed as townhomes. The Sketch Plan can accommodate a minimum of 150,000 square feet of Public Open Space, which is well in excess of the approximately 50,000 square feet required by the zone. The excess of Public Open Space may be utilized as an incentive density public benefit. Recreation requirements will be reviewed at the time of future site plans, but space is available in the provided open space areas to accommodate recreational needs.

*iv. General Landscaping and Outdoor Lighting*

Landscaping and outdoor lighting will be reviewed more thoroughly at the time of future site plans, but the Sketch Plan anticipates providing the necessary street trees along all streets and using landscaping and urban gardening in the areas of open space as part of the urban farming theme for the development.

**b. Intent Standards of the CR Zone**

*i. Implement the recommendations of applicable master plans.*

The Sketch Plan substantially conforms to the recommendations of the 2009 Germantown Employment Area Sector Plan ("Sector Plan"). The Sector Plan's vision statement states "This Plan establishes a vision that will transform Germantown's central employment corridor into a vibrant town center and mixed-use uptown districts. The Germantown of the future will be the center

of business and community life in upper Montgomery County.” The Sector Plan further envisions Germantown completing an economic core, increasing employment, and organizing development around transit. Further areawide recommendations include a zoning strategy for mixed use development and a vision for establishing an urban form which includes interconnecting transportation options, creating gathering spaces, establishing centers, and creating meaningful street character.

The Subject Property is located in the North End District of Germantown, for which the Sector Plan provides specific recommendations, including clustering development at the future CCT station. The Sector Plan also recommends that the Subject Property develop at an average density of 1.0 FAR with a mix of uses, including 60% employment and 40% residential, to locate retail near transit and along Century Boulevard, and to take advantage of visibility from I-270. The future land use map also identifies the Subject Property as a location for creating an urban open space accessible to Century Boulevard. In addition, there is a planned need for possible parking for the future CCT station and the Sector Plan stated it should be provided by private development adjacent to the planned stops.

The Sketch Plan substantially conforms to the goals and recommendations mentioned above. The Sketch Plan proposes a new mixed-use community that will provide opportunities for employment, retail and housing, all centered around the future CCT station with a proposed FAR of 1.02. The highest intensity of uses will be closest to the CCT station, and the general orientation of the buildings will provide a highly activated street edge along Century Boulevard, including clear access to the proposed retail uses. A large urban open space will be constructed between the four buildings closest to the CCT station with direct access to Century Boulevard that spans the entire width of the Subject Property including the proposed Waters Memorial Park. The Applicant has identified where they would be able to meet the required CCT parking by identifying the future parking garage under blocks A and B as the most likely location. As conditioned in this Resolution, additional detail will be provided at time of Preliminary Plan.

While the Sketch Plan does not provide 60% employment uses as recommended by the Sector Plan, the Board finds that providing 55% residential and 45% employment uses is in keeping with the



intent statements of the Sector Plan and is consistent with other nearby approvals on other mixed-use projects. The Sketch Plan is accordingly in substantial conformance with the Sector Plan.

- ii. Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

While this Application is not re-developing an existing single-use commercial site, it is proposing a new mixed-use community with no surface parking at full build-out.

- iii. Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Sketch Plan will facilitate a combination of housing types including one-family and multi-family options, including providing new MPDU units. The Subject Property's adjacency to the CCT and the location of the higher intensity uses near the future station will encourage transit mobility, and the new shared use paths along Century Boulevard and Dorsey Mill Road will enhance the area bicycle network. The centralized area of retail will provide an opportunity for small maker businesses and restaurant users to locate within the community, providing services to both new and existing residences. The current Sketch Plan drawings show building placement consistent with prohibiting parking between the buildings and the street.

- iv. Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Sketch Plan uses the design flexibility and mix of uses allowed in the CR zone with the various types of housing, retail and office uses proposed, enabling compatible relationships with surrounding development. Density on the Subject Property is highest in the north, near the future CCT station and existing approved employment uses, and lower toward the south, farther from transit and opposite from the existing townhomes west of Century Boulevard. The high-rise employment uses adjacent to the future CCT transit station and Dorsey Mill Road overpass provide visibility from the highway and are adjacent to other planned and approved

employment uses. The taller building heights also allow for more flexibility in protecting the Waters Cemetery in the Waters Memorial Park. Most of the remaining residential buildings will be five or fewer stories tall, with nearly half of the Subject Property developed with two to three story tall townhouses. This is in character with the existing townhouse condominiums located on the west side of Century Boulevard. Slightly taller buildings fronting along Century Boulevard keeps an appropriate scale to the road considering the width, and the narrower internal streets will be framed with slightly shorter buildings.

- v. *Integrate an appropriate balance of employment and housing opportunities.*

The Sketch Plan will integrate an appropriate balance of employment and housing in this area of Germantown. The Sector Plan identified the Subject Property for substantial employment uses and this Application provides over 500,000 square feet of commercial uses, which is substantial and is balanced with the amount of housing proposed for the Subject Property. Much of the existing development in the area is single use commercial; therefore, the proposed residential uses are consistent with the intent of the Sector Plan.

- vi. *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Sketch Plan will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit, as described further in finding 7.

- 2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

As discussed above, the Sketch Plan substantially conforms to the recommendations of the Sector Plan.

- 3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *The Sketch Plan satisfies the green area requirement in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

5. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The Sketch Plan proposes uses and intensities that will achieve compatible internal and external relationship between existing and pending nearby development, as described in greater detail above.

6. *The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

As described above, the Application provides satisfactory general access, circulation, parking and loading.

7. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. Final determination of public benefit point values will be determined at Site Plan(s).

<b>Table 2 - Public Benefits Calculations</b>		
<b>Public Benefit</b>	<b>Incentive Density Points</b>	
	<b>Max Allowed</b>	<b>Approved in Concept</b>
<b>59.4.7.3C: Transit Proximity</b>		
<b>Transit Proximity</b>	<b>30</b>	<b>30</b>
<b>59.4.7.3C: Connectivity and Mobility</b>		
<b>Advanced Dedication</b>	<b>30</b>	<b>30</b>
<b>Wayfinding</b>	<b>10</b>	<b>5</b>
<b>59.4.7.3E: Quality of Building and Site Design</b>		

<b>Exceptional Design</b>	<b>10</b>	<b>5</b>
<b>Historic Resource Protection</b>	<b>20</b>	<b>10</b>
<b>Public Open Space</b>	<b>20</b>	<b>7</b>
<b>59.4.7.3F: Protection and Enhancement of the Natural Environment</b>		
<b>Cool Roof</b>	<b>10</b>	<b>5</b>
<b>Vegetated Area</b>	<b>10</b>	<b>10</b>
<b>BLTs</b>	<b>30</b>	<b>30</b>
<b>TOTAL</b>		<b>132</b>

**Transit Proximity**

*Transit Proximity:* The Applicant requests 30 points for the category of transit proximity. Transit proximity points are available based on the existing or planned transit level of service, the property zoning, and proximity to the transit facility. The Subject Property is in a CR zone, is adjoining a planned Corridor City Transitway stop with approximately 95% of the Subject Property within ¼ mile of the planned facility, and the transit level of service is Level 2 (planned bus line with a dedicated path). The Board approves the request for points in this category.

**Connectivity and Mobility**

*Advanced Dedication:* The Applicant requests 30 points for providing advanced dedication of Century Boulevard along the Property’s western side. The gross tract area of the Subject Property is 27.15 acres, and the Applicant previously provided 7.74 acres of right-of-way for Century Boulevard resulting in a net tract area of 19.41 acres. The Board approves the request for points in this category.

*Wayfinding:* The Applicant requests five points for providing wayfinding that helps orient visitors to the various amenities throughout and adjacent to the Property. Points of interest would include the Waters Memorial Park and cemetery, the community park, the orchard, the retail at the core of the Maker District, the future CCT station, and could include directions to Black Hill Regional Park and the Germantown Town Center. Because of the Subject Property’s size and attributes, the Board approves the request for points in this category.

**Quality of Building and Site Design**

*Exceptional design:* The Applicant is requesting 5 out of 10 possible points for providing exceptional design. The Sketch Plan establishes a community that showcases the agricultural past of the land, protects the existing cemetery, creates a new landmark in Germantown and introduces a unique

form such as urban farming to the area. The Board supports the request for points in this category.

*Historic Resource Protection:* The Applicant requests 10 of the possible 20 points for historic resource protection. Incentive density points are eligible for preserving or enhancing a historic resource designated in the Master Plan for Historic Preservation or the Locational Atlas and Index of Historic Sites by providing improvements and signage, integrating context appropriate landscaping and protecting important viewsheds. The existing Waters Family Cemetery is proposed for protection and enhancement as part of the Sketch Plan, including incorporating it into the Waters Memorial Park which will include improved access, interpretive signage, and landscaping. The Board approves the request for points in this category.

*Public Open Space:* The Applicant is requesting seven points for providing public open space in excess of the minimum open space requirements of the zone. The Zoning Ordinance requires a minimum of 10% Public Open space for the portion of the Subject Property used for multi-family and commercial development and a minimum of 10% Common Open Space for the portion of the Subject Property occupied by townhome development. The Sketch Plan shows the Applicant is providing approximately 100,000 square feet more Public Open Space than is required and eligible for points. The Board approves the request for points in this category.

#### Protection and Enhancement of the Natural Environment

*Building Lot Termination (BLT):* The Applicant requests 30 points for the purchase of BLT easements or equivalent payment. BLTs are generally required for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Because this Application is in the Germantown Transit Mixed Use Overlay, the Zoning Ordinance requires that BLTs be purchased for 50% of the incentive density floor area. The Sketch Plan calls for up to 591,345 square feet of incentive density resulting in up to 9.3864 necessary BLTs. The Board approves the request for points in this category.

*Cool Roof:* The Applicant has requested five points for providing a cool roof. A cool roof must not be vegetated and have a minimum solar reflectance index of 75 on roof slopes below a ratio of 2:12. The Zoning Ordinance suggests a maximum of five points for providing a cool roof on properties greater than one acre in size. The Board approves the request for points in this category.

*Vegetated Area:* The Applicant is requesting a total of 10 points for providing vegetated area on the Subject Property that contains a minimum of 12 inches of soil, covering at least 5,000 square feet of area. The Applicant is requesting the full 10 points available because they are exceeding the zoning code minimum requirements by including the vegetated area as a part of excess open space and plans to use it as community garden area with a maintenance program. The Board approves the request for points in this category.

8. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Sketch Plan includes a phasing plan for the provision of the structures, uses, rights-of-way, sidewalks, dedications, public benefits and probable future applications. The Sketch Plan is divided into four sections; 1A, 1B, 2 and 3. Phases 1A and 1B are residential and predominantly townhouse phases. They may be built together as one large phase or separately as two distinct phases. The first phase will include all of the public streets on the Subject Property, and all the necessary Common Open Space will be provided in conjunction to the construction of the townhomes. Phase 2 would complete the commercial retail/restaurant uses in the center of the Subject Property and would likely be built after the residential phases are completed. The final phase, phase 3 is the high density residential and office development adjacent to the CCT. This phase is highly dependent on the CCT being funded and built. The Applicant will submit a Preliminary Plan to establish the rights-of-way, private streets and development parcels immediately following the Sketch Plan, with the necessary Site Plans to follow as each phase is ready to develop. Public benefits and the calculated points are phased so that each phase provides approximately 1/3 of the total points based on the amenities and designs provided with each phase.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; 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 all binding site development elements shown on the latest version of Sketch Plan No. 320180220, Poplar Grove, received by M-NCPPC

as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 05 2018 (which is the date that this Resolution is mailed to all parties of record); and

\* \* \* \* \*

**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 Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioner Cichy voting in favor, and Commissioners Fani-González and Patterson absent at its regular meeting held on Thursday, October 25, 2018, in Silver Spring, Maryland.

  
\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board