



Bloom Montgomery Village – Areas 4 & 5, Site Plan No. 82017013A



Parker Smith, Senior Planner, Area 2 Division, Parker.Smith@montgomeryplanning.org, 301-495-1327



Patrick Butler, Supervisor, Area 2 Division, patrick.butler@montgomeryplanning.org, 301-495-4561



Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 10/7/19

Description

Request to make minor modifications to final locations of infrastructure and stormwater management facilities per permit review by county agencies and utility companies; increase the number of moderately priced dwelling units provided throughout the site plan area to 25 percent, including new MPDU locations in Area V; identify the conservation easement areas in Area VI to meet Phase 1 afforestation requirements; and make minor revisions to proposed landscape elements per updated architecture, permit review, and utility company requirements.

Location: Intersection of Montgomery Village Avenue and Stewarttown Road, Montgomery Village.

Size: 147 acres.

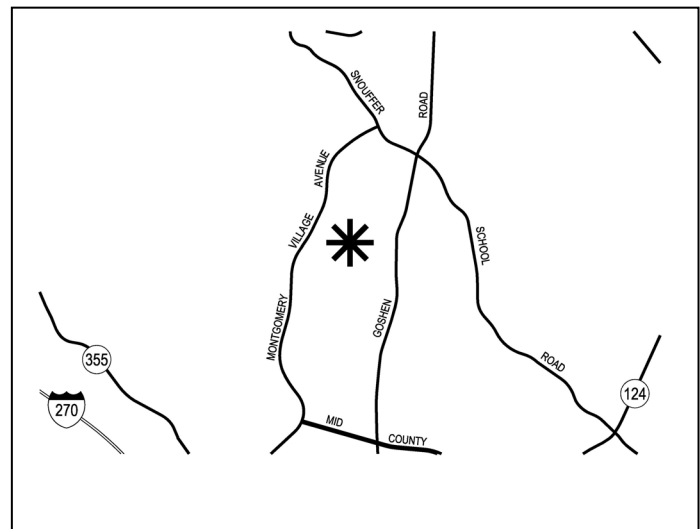
Zone: TLD and CRN, within the Montgomery Village Overlay Zone.

Master Plan: 2016 *Montgomery Village Master Plan*.

Applicant: USL2MR Montgomery Village Business Trust LLC, c/o Monument Realty.

Application acceptance date: August 13, 2019.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval with conditions.
- Staff had accepted this application as a Minor Amendment, to be approved by the Director. However, Staff received community correspondence raising concerns about the number of MPDUs proposed for the property. Thus, Staff elevated the application to require Planning Board action.
- The proposed changes are minor in nature, meet all development standards, and do not modify the original conditions and/or findings of the approval.
- Increases to the amount of proposed MPDUs should typically be handled administratively.

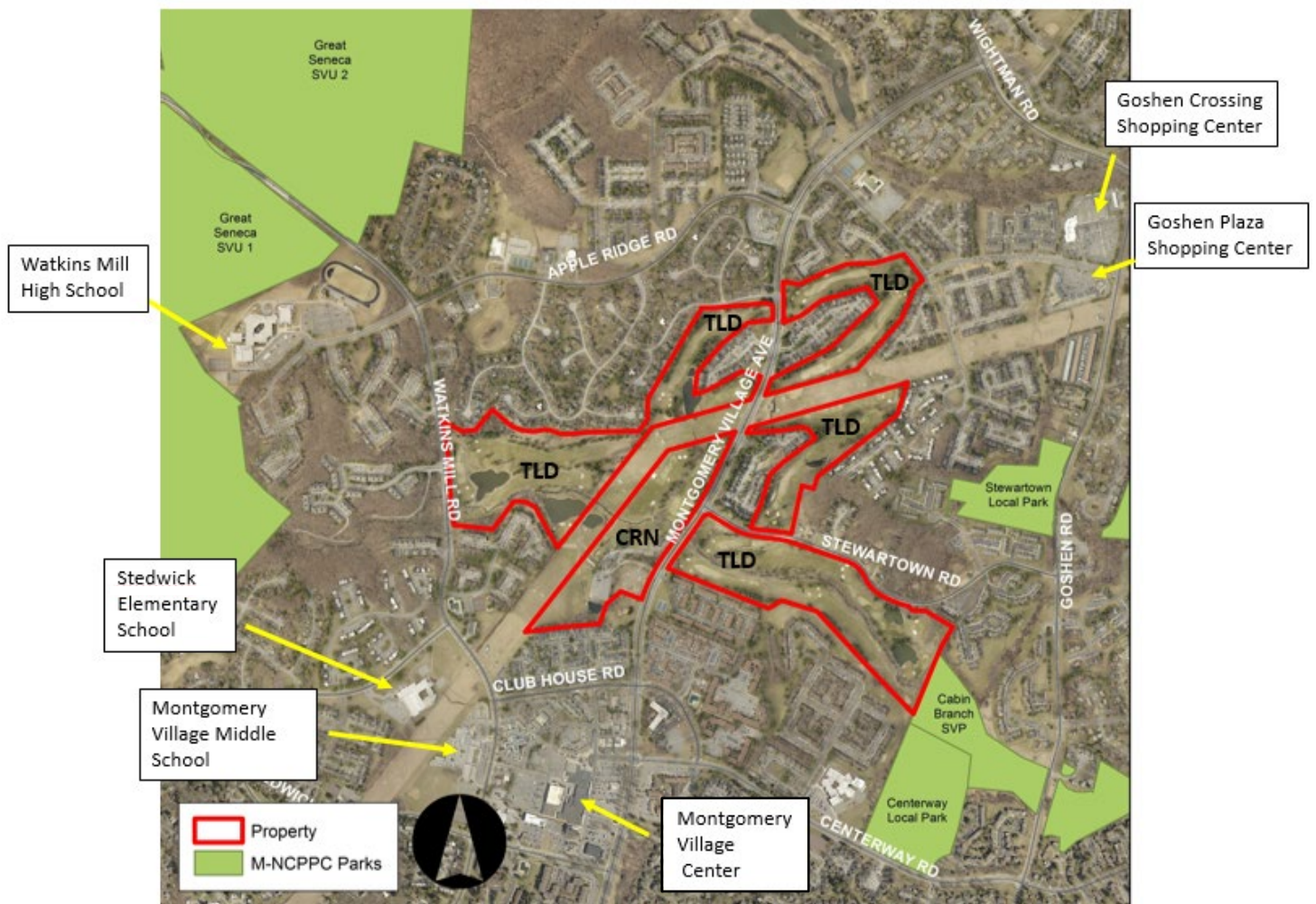
SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 82017013A, which does not alter any previous conditions of approval. All site development elements shown on the latest electronic version of Site Plan Amendment No. 82017013A submitted via ePlans as of the date of this staff report are required. All previously approved plans, findings, and conditions of approval remain in full force and effect.

SECTION 2: CONTEXT AND SITE DESCRIPTION

Vicinity

The Subject Property is surrounded by a variety of residential uses, including a mix of single-family detached houses, townhouses and condominiums, in various residential zones. Several shopping centers



and an elementary, middle, and high school are also located in the vicinity (Figure 1).

Figure 1: Vicinity Map

Existing Conditions

The Property is approximately 147 acres and consists of five non-contiguous parcels. The Property is irregularly shaped and located roughly in the center of Montgomery Village, straddling Montgomery Village Avenue and extending generally north toward Arrowhead Road and west to Watkins Mill Road. A PEPCO/Exelon transmission line stretches across the Property on both sides of Montgomery Village Avenue (Figure 2). A portion of the Property, 26.7 acres, is in the Commercial Residential Neighborhood, CRN-0.5 C-0.0 R-0.5 H-65 Zone and the remaining 120.3 acres are in the Townhouse Low Density (TLD) Zone.

The Property contains a portion of the Cabin Branch Stream and 70.38 acres of stream buffer, large expanses of floodplain, and steep slopes that come down to meet the stream valley. It currently contains an abandoned golf course with associated fairways, cart paths, and irrigation ponds. Although most of the former golf course improvements remain in place, certain structures associated with the prior use (e.g. the clubhouse and maintenance buildings) have been removed.

The changes proposed in this amendment are contained to Areas IV, V and VI, highlighted in Figure 2. All three areas are on the eastern portion of the project, east of Montgomery Village Avenue, with Area IV north of the PEPCO right-of-way, Area V south of the PEPCO right-of-way and north of Stewartown Road, and Area VI south of Stewartown Road.

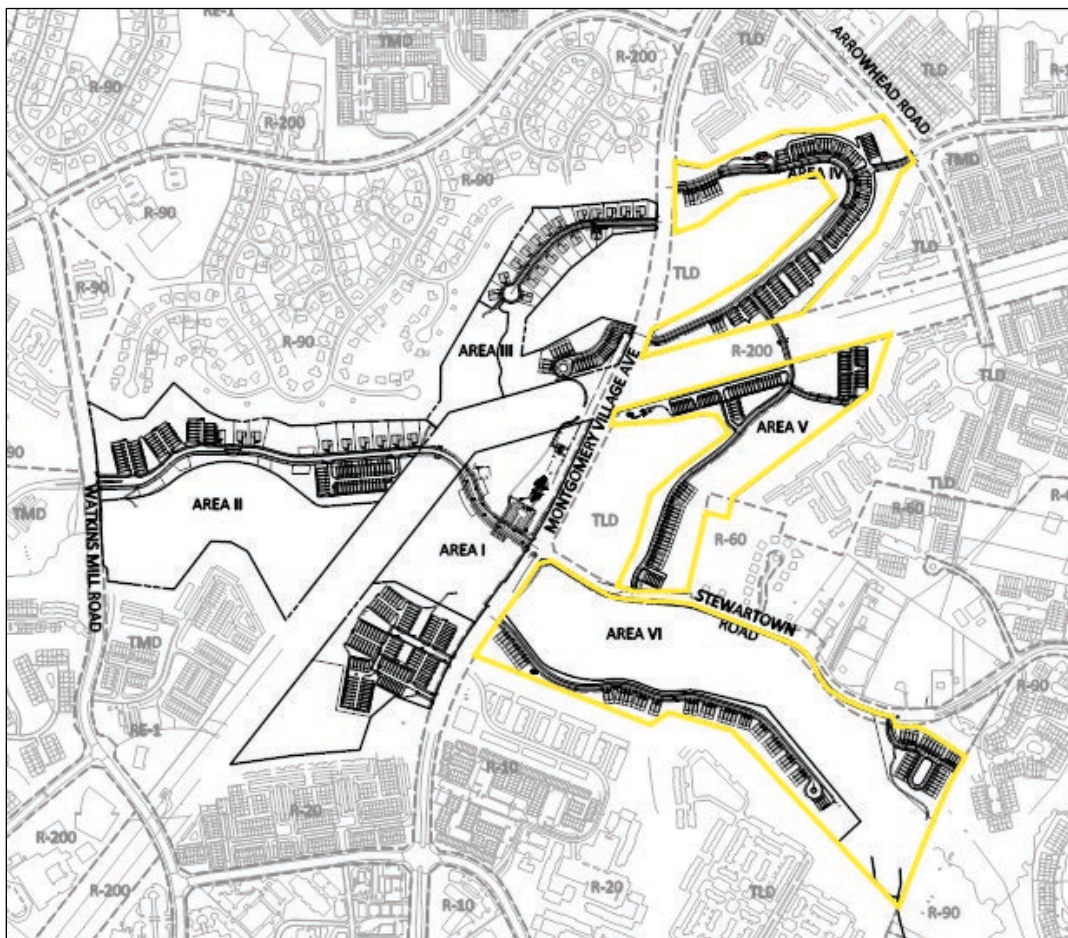


Figure 2: Areas IV, V and VI, subject to this Amendment

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

On November 16, 2017, the Planning Board concurrently approved Preliminary Plan No. 120170150 (Resolution MCPB 17-110) and Site Plan No. 820170130 (Resolution MCPB No. 17-111). The 147-acre site was approved for 494 lots (26 detached houses, 2 duplexes and 466 townhouses) as well as various stormwater management facilities, common open spaces, private roads and HOA parcels, and parcels for dedication to the Montgomery Village Foundation and potential dedication to M-NCPPC Parks. Sixty-eight of the 494 units were approved as MPDUs.

The applicant has filed sediment control permits with the Montgomery County Department of Permitting Services for removal of various golf course elements. Record plat applications for Areas IV and V are under review by Park and Planning.

Proposal

The Applicant proposed to amend the prior Site Plan Under Section 59.7.3.4.J.2. Minor Amendment, of the Montgomery County Zoning Ordinance. This amendment to the approved Site Plan proposes the following:

- Minor infrastructure and stormwater modifications per permit review by County Agencies and Utility Companies in Areas IV and V.
- Identify the conservation easement areas in Area VI to meet Phase 1 (Areas IV and V) afforestation requirements.
- Make minor revisions to the proposed landscape elements per updated architecture, permit review, and utility company requirements in Areas IV and V.
- Increase the number of moderately priced dwelling units (“MPDUs”) to be provided to 25 percent in all areas. Twenty new MPDU locations are proposed in Area V. This amendment does not propose any new MPDUs in Area IV. In all other areas, tables have been updated to reflect the new minimum of 25% MPDUs.

While the applicant proposes to increase the provided number of MPDUs to 25% for the entire project, the new MPDU locations are subject to review and approval by Planning Staff and the Department of Housing and Community Affairs (DHCA) as part of subsequent Minor Amendments to be approved by the Planning Director.

Per the original conditions of approval, DHCA can amend their approval letter if the amended approval does not conflict with any other findings or conditions of approval. It is expected that DHCA will enforce the 25% MPDUs through a revised Agreement to Build with the applicant.

Stormwater management changes are contained to Areas IV and V. This application proposes slight changes to the placement and treatment of stormwater facilities. The Montgomery County Department of Permitting Services, Stormwater Management division issued their approval letter on October 9, 2017, and none of the stormwater changes proposed affect the validity of that concept approval.

The landscape changes included in this amendment are minor in nature, and limited to Areas IV and V. Tree locations and types, as well as the layout of sidewalks and home access points are slightly modified

to accommodate utility and stormwater changes. The modified landscaping continues to provide a safe and pleasant streetscape.

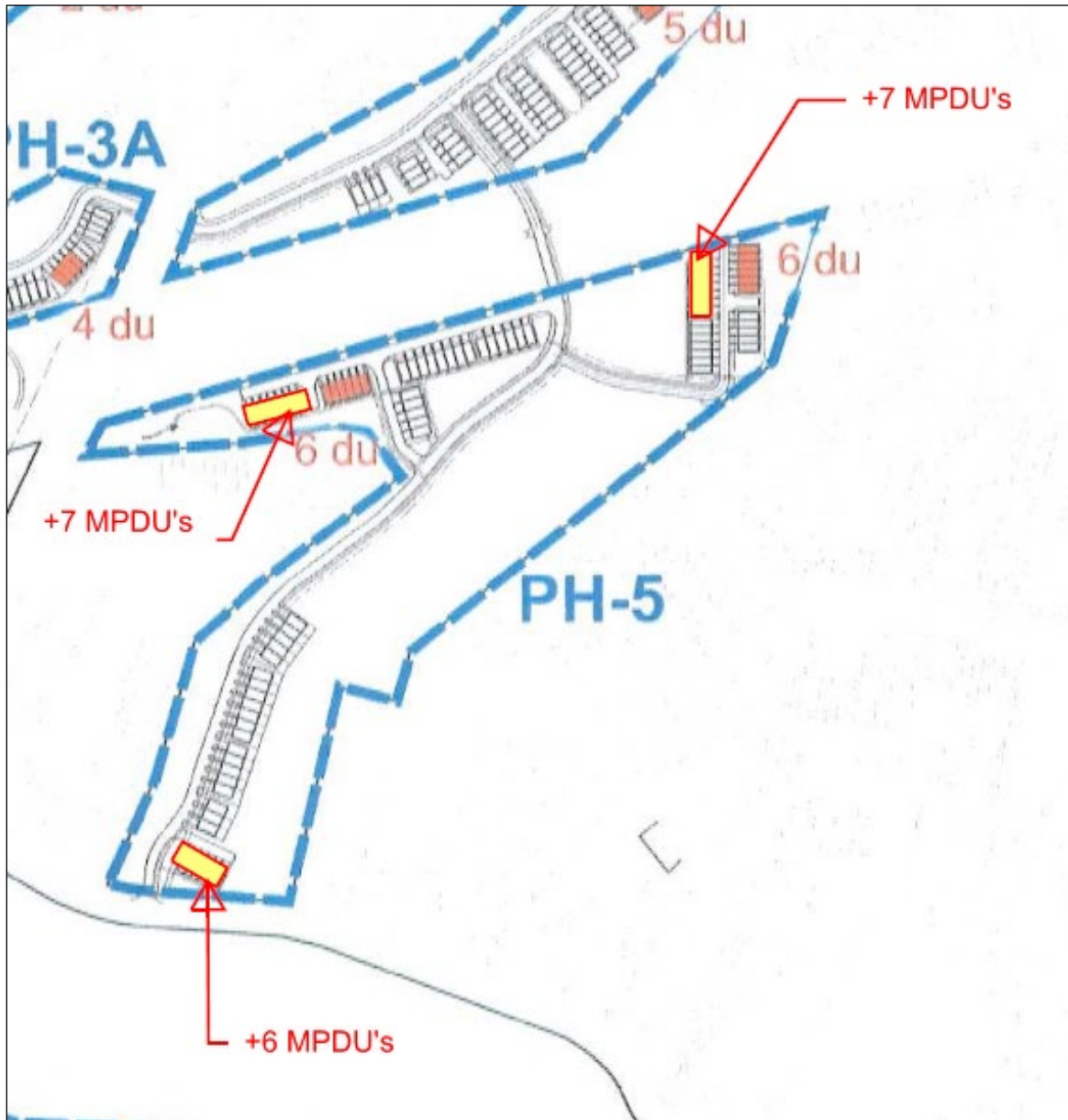


Figure 3: New MPDU Locations in Area V

SECTION 4: COMMUNITY CORRESPONDENCE

The Applicant has met all noticing requirements for the Application. Since the submittal of this Site Plan Amendment, Staff received email correspondence from three residents (Attachment 2), who are concerned about the increase in MPDUs and the effect it will have on surrounding property values. This application was accepted as a Minor Amendment to be approved by the Planning Director. However, based on the correspondence received relevant to the increase in MPDUs, this item was deemed to require Planning Board approval, and thus, was placed on the Consent Agenda.

The Applicant made multiple efforts to notify and engage with the community about this Site Plan Amendment Application, particularly regarding the increase in MPDUs to 25%. These efforts included a community meeting held by a representative of the Applicant on October 16, 2018. The meeting was advertised in three different spaces in the print version of the Village News, as well as in Montgomery Village's Vice President Report to the Montgomery Village Foundation. The meeting was attended by approximately 50 residents.

The Applicant's presentation, which explicitly includes the intention of increasing the proportion of MPDUs to 25%, was included in the written materials provided at the Montgomery Village Board of Director's meeting on October 18, 2018, where the proposal was discussed. This meeting, and the discussion of new MPDUs, was included in the Village News twice following the meeting, first summarized in the October 18, 2018 online version, and then in the November 2, 2018 print version of the Executive Vice President EVP Report. The applicant's pre-submission outreach efforts are further documented in the memo attached (Attachment 3).

As outlined in the report, Staff has determined that the proposed development meets the standards of the TLD and CRN zones and adheres to the Montgomery Village Master Plan recommendations.

SECTION 5: SITE PLAN ANALYSIS AND FINDINGS

The proposed Site Plan Amendment slightly alters the findings of the previous approval as follows:

- a. Satisfies any previous approval that applies to the site;*

The Site Plan Amendment conforms to all binding elements of the previously approved Preliminary Plan 120170150 and Site Plan 820170130.

- d. Satisfies applicable use standards, development standards, and general requirements under this Chapter;*

The Site Plan Amendment includes changes to the number of MPDUs, which also changes the amount of parking provided. These changes are shown in the tables below:

CRN ZONE (Area I) Standard Method									
Development Standard	Permitted/Required			Previously Approved 820170130			Proposed 82017013A		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Site									
Units				n/a	n/a	111	n/a	n/a	111
MPDUs				n/a	n/a	14	n/a	n/a	14 28
Common open space (min)	n/a	n/a	10%	n/a	n/a	>10%	n/a	n/a	>10%
Lot and Density	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Lot area (min)	1000 sf	500 sf	800 sf	n/a	n/a	800 sf	n/a	n/a	800 sf
Lot width (at front bldg line, min)	25'	12.5'	12'	n/a	n/a	12'	n/a	n/a	12'
Lot width (at front lot line, min)	10'	10'	n/a	n/a	n/a	10'	n/a	n/a	10'
Lot Coverage (max)	90%	90%	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Density Max	0.5 FAR			0.23 FAR			0.23 FAR		
Placement	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Front (min)	5'			5'			5'		
Side street (min)	5'			5'			5'		

Side abutting res zones (min)	6'	6'	4'	10'			10'		
Side end unit (min)	n/a	n/a	2'	4'			4'		
Side b/w lot and site boundary (min)	n/a	n/a	4'	4'			4'		
Rear (min)	15'	15'	10'	15'			15'		
Rear alley (min)	n/a	n/a	5'	n/a			n/a		
Front setback (max)	n/a	n/a	15'	n/a	n/a	15'	n/a	n/a	15'
Building in front street BTA (min)	n/a	n/a	70%	n/a	n/a	70%	n/a	n/a	70%
Height	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
	65'			45'			45'		

TLD ZONE (Areas II-VI) Optional Method									
Development Standard	Permitted/Required			Previously Approved 820170130			Proposed 82017013A		
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Site									
Density (units/acre of usable area)	9.76			3.21			3.21		
Units				26	2	355	26	2	355
MPDUs						54			54 97
Open Space (min)									
Common Open Space (% of usable area)	20%			>20%			>20%		
Site Coverage (max)	n/a	n/a	40%	n/a	n/a	<40%	n/a	n/a	<40%
Lot and Density	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Lot area (min)	3000 sf	1500 sf	800 sf	3000 sf	1700 sf	1000 sf	3000 sf	1700 sf	1000 sf
Lot width (at front bldg line, min)	Determined at site plan			40'	22'	16'	40'	22'	16'
Lot width (at front lot line, min)	15'	15'	14'	15'	15'	16'	15'	15'	16'
Placement	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse
Front from public street (min)	10'	n/a	n/a	15'	n/a	n/a	15'	n/a	n/a
Front from private street (min)	4'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Side street (min)	10'	10'	5'	n/a	10'	5'	n/a	10'	5'
Side or rear (min)	Determined at site plan			4'	n/a	n/a	4'	n/a	n/a
Side or rear abutting property not included in application (min)	Equal to detached building type setback in abutting zone under standard method			10' side / 20' rear			10' side / 20' rear		
Rear alley (min)	4'	n/a	n/a	15'	n/a	n/a	15'	n/a	n/a
Height	40'	n/a	n/a	35'	40'	40'	35'	40'	40'

Development Standard	Permitted/Required			Previously Approved 820170130*				Proposed 82017013A			
	Detached House	Duplex	Townhouse	Detached House	Duplex	Townhouse	Total	Detached House	Duplex	Townhouse	Total
Parking											
Spaces for Market Rate Units	Min 2 per unit			52	4	796	852	52	4	796 682	852 738
Spaces for MPDUs	1 per unit			n/a	n/a	68	68	n/a	n/a	68 125	68 125
Total Spaces				52	4	864	920	52	4	864 807	920 863

*Parking data was calculated incorrectly in site plan 820170130

e. *satisfies the applicable requirements of:*

i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

This amendment includes minor stormwater management changes that do not affect the validity of the original concept approval. The Montgomery County Department of Permitting Services (DPS) Stormwater Management Section issued a letter accepting the stormwater management concept approval on October 9, 2017 for the original site plan. Stormwater treatment will continue to be accomplished using micro bioretention, drywells, green roof and structural practices.

ii. *Chapter 22A, Forest Conservation.*

This application includes amendments to FFCP 82017013A, which established forest conservation mitigation requirements for the entire Bloom Montgomery Village development, including specific planting requirements associated with development of each of the six phases of the Site Plan. Amendment 82017013A makes minor adjustments to the planting areas, and specifically identifies the planting areas that will be used to meet the planting requirements for Areas IV and V of the development.

The total forest conservation mitigation requirements for the Bloom Montgomery Village development total 26.12 acres. Area IV is supposed to provide 19% of the total mitigation requirement, or 4.96 acres. Area V must provide 17% of the total mitigation requirement, or 4.44 acres. The total forest mitigation planting that must be provided for the two areas is 9.40 acres.

FFCP amendment 82017013A proposes to fulfill the forest conservation requirement for Areas IV and V by planting the following planting areas:

<u>Planting Area</u>	<u>Acres</u>
5A	0.19
5B	0.19
5C	0.98
5D	0.76
5E	2.33
5F	0.58
6A	4.68
6G	0.23
6H	0.62
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Total	10.56 Acres

This will leave a forest conservation mitigation requirement of 15.56 acres to be fulfilled by subsequent phases of the overall development as shown on the final forest conservation plan.

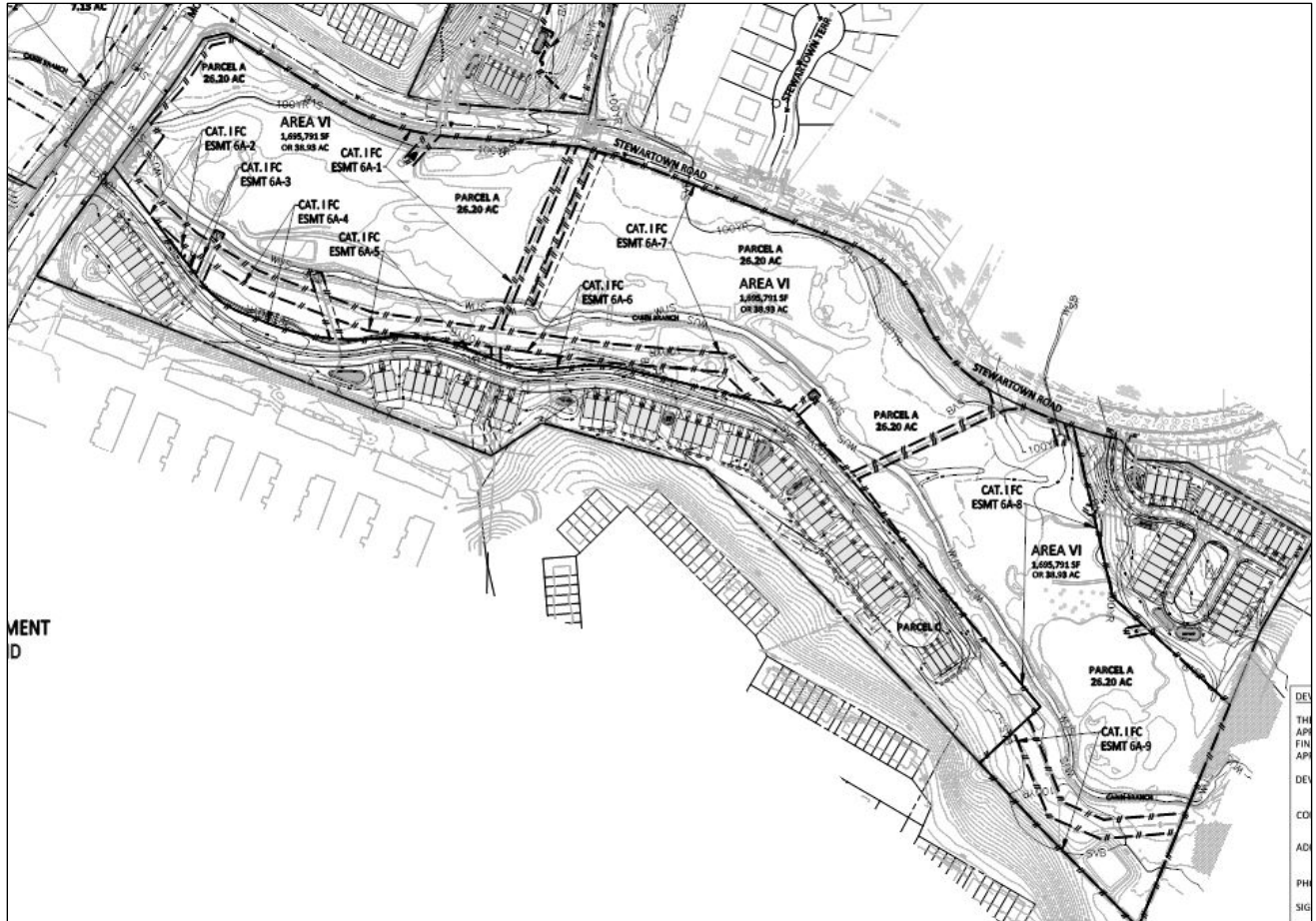


Figure 4: Area VI FCP

As shown in the list of planting areas, the required afforestation for Area IV and Area V development will occur in planting areas in Area V and Area VI. While Area VI is not being developed at this time, it was a priority of the Forest Conservation Plan to get the stream buffers afforested as early as possible in the development process in order to improve the water quality in the Cabin Branch stream. The planting areas in Area V are also in a stream buffer for a tributary of Cabin Branch. There were not similar high priority planting areas identified in Area IV.

There are some technical corrections that will be made prior to Certified Site Plan to ensure consistency of the mitigation and planting requirements in tables on different sheets of the Site Plan Amendment. The corrections will all reflect the information in this staff report. Additional notes and graphic improvements will be added to the plan to make certain this information is clearly depicted.

The Site Plan Amendment must continue to comply with all prior requirements of FFCP 820170130 not modified by this Amendment. This includes meeting the minimum

afforestation requirements for each Area as they come in for Site Plan approval. The minimum afforestation requirements for each Area, as specified in the Resolution for the original Site Plan approval (MCPB No. 17-111) are:

<u>Area</u>	<u>% of Total Afforestation Requirement</u>
Area I	22.5%
Area II	21.5%
Area III	10.0%
Area IV	19.0%
Area V	17.0%
Area VI	25.5%

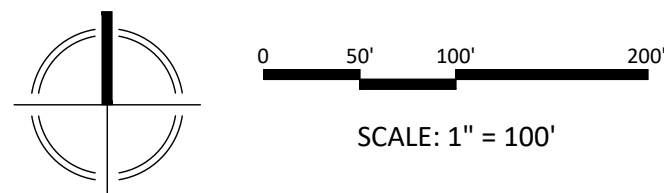
Staff concludes that the Site Plan Amendment continues to be in compliance with Chapter 22A, Forest Conservation, and in conformance with the *Environmental Guidelines*.

CONCLUSION

Site Plan Amendment No. 82017013A will not alter the overall character, or significantly impact the development with respect to the original findings of approval under Preliminary Plan 120170150 and Site Plan 820170130, and all other findings remain in full force and effect. The proposed project remains compatible with the existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping and lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone and Master Plan. Therefore, Staff recommends approval with the modifications stated within this Staff Report.

ATTACHMENTS:

1. Site Plan
2. Resident Correspondence (emails)
3. Applicant Outreach Memo



AREA IV - OPTIONAL METHOD		AREA	UNITS
DESCRIPTION			
AREA IV DEVELOPMENT SITE - LOTS		151,063.004 SF	
HOA PARCELS		604,221.787 SF	
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)		755,284.791 SF	
COMMON OPEN SPACE REQUIRED		151,057 SF	
MAXIMUM RESIDENTIAL UNITS ALLOWED		169 UNITS	

1. THE SUBJECT PROPERTY FOR AREA 4 IS APPROXIMATELY 17.34 ACRES ZONED TLD AND LOCATED ON TAX MAP # FUS341, 342, & 343.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESS DATED OCTOBER 2014.
4. THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281945 APPROVED BY MCDPS OCTOBER 7, 2016 AS OF UNDER CONCURRENT REVIEW.
5. THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED A USE CLASS I-P STREAM.
6. REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI/FSD 420170430.
7. NRI/FSD 420170430 WAS APPROVED ON 12/27/2016 & NRI/FSD 420151680 WAS APPROVED ON 4/3/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL CONSERVATION PLAN.
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

PROFESSIONAL SEAL

SP# 82017013A

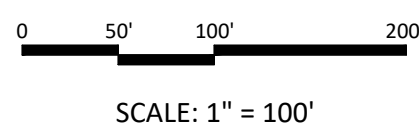
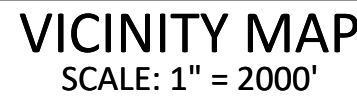
AREA 4
COMPOSITE
PLAN

NO. _____

3. IDENTIFICATION OF CONSERVATION EASEMENT AREAS TO MEET PHASE 1 (AREAS 4 & 5) AFFORESTATION REQUIREMENTS.

4. MINOR REVISIONS OF PROPOSED LANDSCAPE ELEMENTS PER UPDATED ARCHITECTURE AND PERMIT REVIEW (STOOPS & WALLS SHIFTING)

Signature: _____ Date: _____



AREA V - OPTIONAL METHOD		AREA	UNITS
DESCRIPTION			
AREA V DEVELOPMENT SITE - LOTS		119,733.986	SF
HOA PARCELS		619,208.708	SF
SITE (FOR DENSITY & OPEN SPACE CALCULATIONS)		738,942.694	SF
COMMON OPEN SPACE REQUIRED		147,789	SF
MAXIMUM RESIDENTIAL UNITS ALLOWED		165	UNITS

1. THE SUBJECT PROPERTY FOR AREA 5 IS APPROXIMATELY 16.96 ACRES ZONED TLD AND LOCATED ON TAX MAP # F3431, 342, & 343.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 MD1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGVD29.
3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESE DATED OCTOBER 2014.
4. THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CURRENT REVIEW.
5. THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED A USE CLASS I-P STREAM.
6. REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI/FSD 420170430.
7. NRI/FSD 420170430 WAS APPROVED ON 12/27/2016 & NRI/FSD 420151680 WAS APPROVED ON 4/3/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL CONSERVATION PLAN.
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

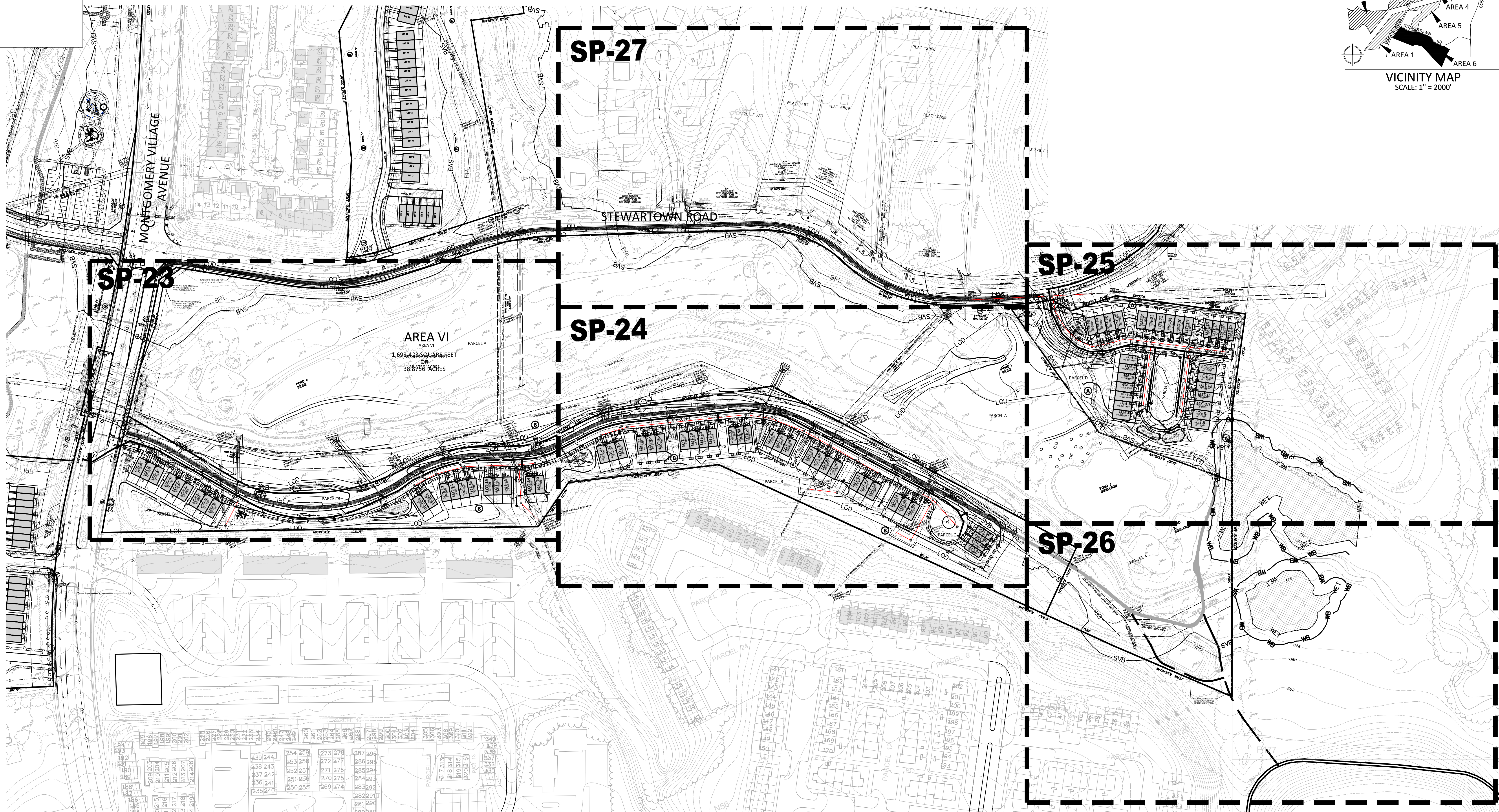
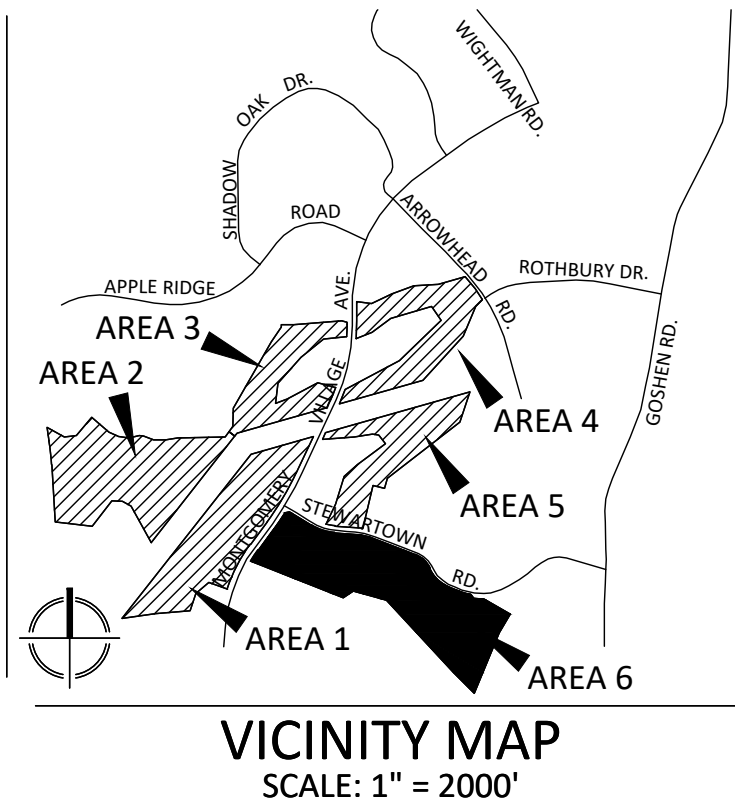
PROFESSIONAL SEAL

AREA 5 COMPOSITE PLAN

SHEET NO. SP-18

Signature: _____

4. MINOR REVISIONS OF PROPOSED LANDSCAPE ELEMENTS PER UPDATED ARCHITECTURE AND PERMIT REVIEW (STOOPS & WALLS SHIFTING)



	Zoning Ordinance Development Standards			Area 6 Site Plan			
Development Standards:	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Total</i>
TLD Zone - Optional Method							
Density (units per acre)	9.76			0	2.01		78
Units					25%		20
MPDUs min.							
Lot area min.	3,000 SF	1,500 SF	800 SF	3,000 SF	1,700 SF	1,000 SF	
Lot width (at front building line) min.	40'			40'	22'	16'	
Lot width (at front lot line) min.	15'	15'	14'	15'	15'	16'	
Lot coverage max.	60%	60%	n/a	60%	60%	90%	
Total Units Proposed:	0	0	78	0	0	78	78
Building Height:	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	
TLD Zone max.	40'			35'	40'	40'	
Building Setbacks (FT):	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	
TLD Zone - Optional Method							
Front from public street min.	10'				15'		
Front from private street min.	4'				4'		
Side street min.	10'	10'	5'	n/a	10'	5'	
Side or rear min.				4'	4'	4'	
Side or rear abutting property not included in application				Equal to detached building type setback in abutting zone under standard method	10' side / 20' rear		
Rear alley min.		4'			15'		
Parking:	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Detached House</i>	<i>Duplex</i>	<i>Townhouse</i>	<i>Total</i>
TLD Zone		Baseline Min. 2.00 per unit		0		116	116
MPDU		0.5 times baseline / 1.00 per unit				20	20
				0	0	136	136
Open Space:							
TLD Zone Area 6 min	20%	or	338,209 sf	68%	OR	1,150,655 sf	
TLD Zone Area 6 Site Coverage (townhouse only) max.	n/a	n/a	40%	12%	OR	200,000 sf	

AREA VI - OPTIONAL METHOD			
DESCRIPTION	AREA	UNITS	
AREA VI DEVELOPMENT SITE - LOTS	152,097.305	SF	
HOA PARCELS	399,914.621	SF	
LAND RESERVED FOR FUTURE CONVEYANCE SITE (FOR DENSITY CALCULATIONS)	1,141,404.237	SF	
	1,693,416.163	SF	
PROPOSED ROAD DEDICATIONS	2,375.762	SF	
SITE (FOR OPEN SPACE CALCULATIONS)	1,691,404.401	SF	
COMMON OPEN SPACE REQUIRED		338,209	SF
MAXIMUM RESIDENTIAL UNITS ALLOWED		379	UNITS

1. THE SUBJECT PROPERTY FOR AREA 6 IS APPROXIMATELY 38.93 ACRES ZONED TLD AND LOCATED ON TAX MAP # F3U41, 342, & 343.
2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83/91 DM1900. THE VERTICAL DATUM IS BASED ON THE DATUM OF THE WASHINGTON SUBURBAN SANITARY COMMISSION NGV029
3. TOPOGRAPHIC INFORMATION PROVIDED BY SOLTESZ DATED OCTOBER 2014
4. THE FLOOD PLAIN SHOWN IS A REVISION OF FLOOD PLAIN STUDY #281949 APPROVED BY MCDPS OCTOBER 7, 2016 AS IS UNDER CONCURRENT REVIEW
5. THIS SITE IS LOCATED IN THE SENECA CREEK - CABIN BRANCH WATERSHED, A USE CLASS I-P STREAM.
6. REGULATED RESOURCES (I.E., WATERS OF THE US, NONTIDAL WETLANDS, ETC.) WERE PRESENT ON THE SUBJECT PROPERTY AND EACH HAVE BEEN IDENTIFIED ON NRI/FSD 420170430.
7. NRI/FSD 420170430 WAS APPROVED ON 12/27/2016 & NRI/FSD 420151680 WAS APPROVED ON 4/3/2015. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS, SEE FINAL CONSERVATION PLAN.
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. SEE OPEN SPACE PLAN FOR COMMON OPEN SPACE DISTRIBUTION AND RECREATION ANALYSIS.

10. THE FUTURE SHARED USE PATH SHOWN ALONG STEWARTOWN ROAD, WILL ONLY BE CONSTRUCTED SHOULD THE WESTERN ROAD AND SHARED USE PATH CONNECTING TO MONTGOMERY VILLAGE AVE IS NOT CONSTRUCTED.
11. THE FUTURE SHARED USE PATH SHOWN ALONG EXISTING STEWARTOWN ROAD WILL ONLY BE CONSTRUCTED IN THE EVENT THAT ROAD H AND THE ASSOCIATED SHARED USE PATH IN AREA 6, WEST ON MONTGOMERY VILLAGE AVENUE, AS SHOWN ON SHEETS 23-26, IS NOT CONSTRUCTED. IF THE SHARED USE PATH ALONG EXISTING STEWARTOWN ROAD IS BUILT, THE SITE PLAN, FOREST CONSERVATION PLAN, AND OTHER APPLICABLE PLANS MUST BE AMENDED ADMINISTRATIVELY.

SITE PLAN AMENDMENT 82017013A

1. INFRASTRUCTURE MODIFICATIONS PER PERMIT REVIEW.
2. INCREASE IN MPDU'S TO 25%.
3. IDENTIFICATION OF CONSERVATION EASEMENT AREAS TO MEET PHASE (AREAS 4 & 5) AFFORESTATION REQUIREMENTS.
4. MINOR REVISIONS OF PROPOSED LANDSCAPE ELEMENTS PER UPDATED ARCHITECTURE AND PERMIT REVIEW (STOOPS & WALLS SHIFTING)

The undersigned agrees to execute all the features of the Site Plan Approval No. 82017013A, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: USL2 MR Montgomery Village Business Trust

Contact Person: Russell Hines

Address: 750 17th Street, NW, Suite 1100, Washington, DC, 20036
Phone: 202.777.2010

Signature: _____

D# 82017013

PH 82017013

AREA C

AREA 6

COMPOSITE

COMPOSITE

PLAN

RESULTS

OWN BY: **BIS**

SIGNED BY: LA

DATE ISSUED: JULY 25, 2019

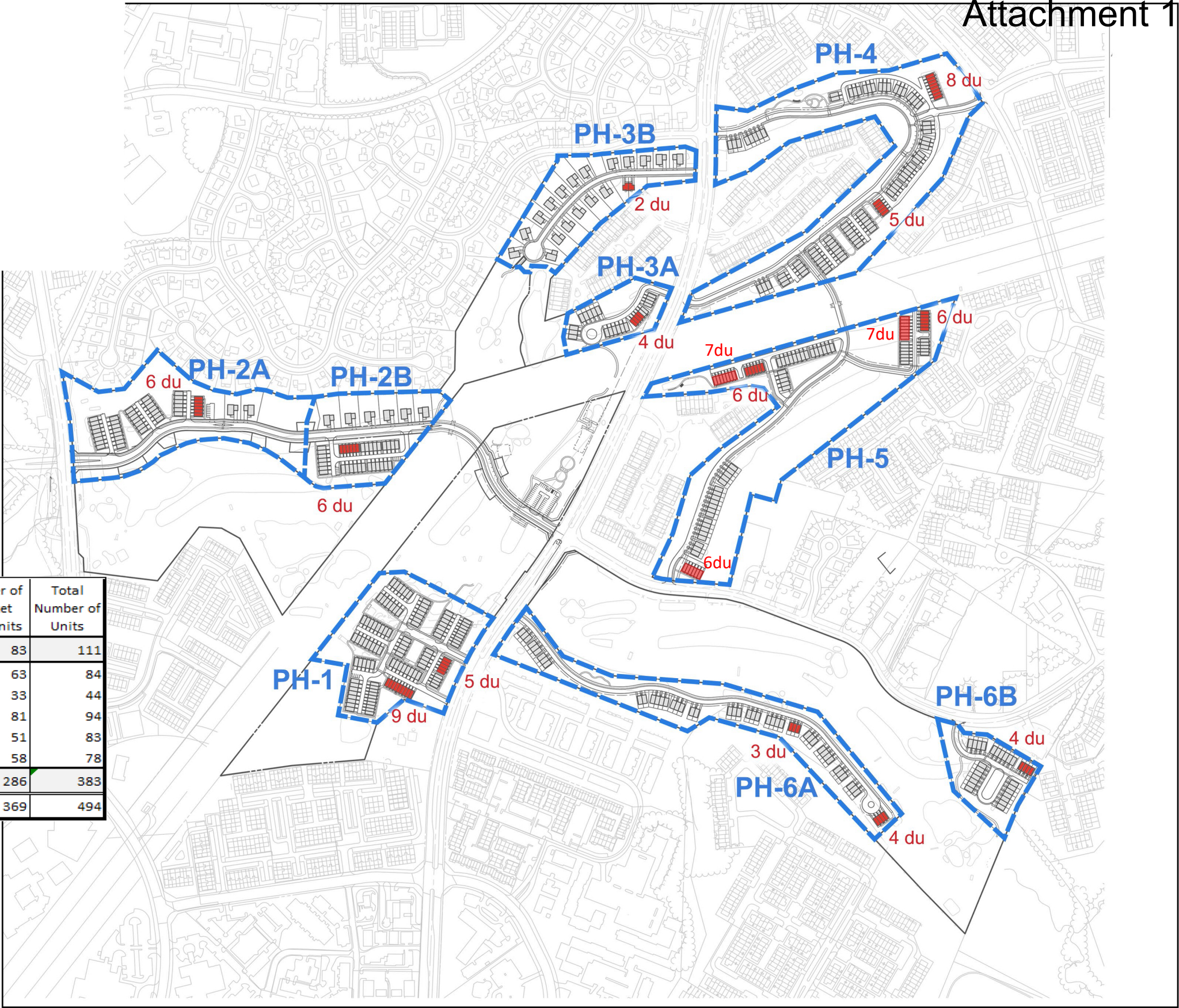
VM4102011

SUBJECT: VIM1920H

WING XXX

100

ET NO. SP-22



NOTE: ONLY AREAS 4 & 5 ARE BEING AMENDED BY SITE PLAN AMENDMENT 82017013A. ALL OTHER AREAS REFLECT THE 25% MPDU CHANGE PER THE 'A' AMENDMENT, BUT ARE SUBJECT TO FUTURE AMENDMENTS FOR FINAL LOCATIONS AND TOTALS. THE OVERALL TOTAL FOR ALL AREAS WILL MEET 25%.

Phasing and MPDU Placement

Area	Zoning	Zoning Method	Percent of MPDUs	Number of MPDUs	Number of Market Rate Units	Total Number of Units
Total Area: I	CRN-0.5	Standard	25.0%	28	83	111
II	TLD	Optional	25.0%	21	63	84
III	TLD	Optional	25.0%	11	33	44
IV	TLD	Optional	13.8%	13	81	94
V	TLD	Optional	38.6%	32	51	83
VI	TLD	Optional	25.0%	20	58	78
Total Areas: II - VI				97	286	383
Total All Areas				125	369	494

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82017013A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: USL2 MR Montgomery Village Business Trust

Contact Person: Russell Hines

Address: 750 17th Street, NW, Suite 1100, Washington, DC 20006

Phone: 202.777.2010

Signature: _____ Date: _____

From: [Sanders, Carrie](#)
To: [THOMAS morford](#)
Cc: [Butler, Patrick](#); [Smith, Parker](#); [Sturgeon, Nancy](#); [Estrada, Luis](#); councilmember.katz@montgomerycountymd.gov
Subject: RE: Site Plan 82017013A Montgomery Village
Date: Tuesday, September 3, 2019 6:02:23 PM

Mr. Morford,

Thank you for reaching out to me with your concerns regarding Site Plan 82017013A: Bloom Montgomery Village Areas 4 & 5. The notice of this application was provided by the applicant to all adjacent and confronting property owners and all HOAs within a ½ mile of the property/site that are registered with the Planning Board.

This Site Plan will be placed on a future Planning Board agenda, and you will be notified of this Planning Board meeting, and will be able to testify at the meeting if you would like to. We will also include your August 30th email below in the public comments to be included in the Planning Board packet in advance of the meeting.

Please contact me if you have any questions. Parker Smith, Senior Planner, the lead reviewer for this project, is cc'd on this email and is also available for questions.

Thank you,
Carrie

Carrie Sanders, AICP
Chief
Area 2 Division
Montgomery County Planning Department
301-495-4653
carrie.sanders@montgomeryplanning.org

From: THOMAS morford <tgmorford@msn.com>
Sent: Friday, August 30, 2019 12:58 PM
To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>;
nancy.sturgon@montgomeryplanning.org; Estrada, Luis <luis.estrada@montgomeryplanning.org>;
councilmember.katz@montgomerycountymd.gov
Subject: Site Plan 82017013A Montgomery Village

We are writing to register the strongest possible objection to the proposed changes to the current site plan. This plan provides for development of the former golf course in Montgomery Village. The proposal is to increase the number of MPDUs; specifically to double the currently approved percentage of 12.5 % and 14% to 25%.

Memorandum

To: Gwen Wright, Planning Director
Robert Kronenberg, Deputy Planning Director

From: Pat Harris

Date: September 9, 2019

Re: Montgomery Village Golf Course – Site Plan Amendment

We appreciate you taking the time to meet last week to discuss the Site Plan Amendment for the residential development of Montgomery Village Golf Course (Bloom MV). As detailed below, Monument's decision to increase the number of moderately priced dwelling units (MPDUs) in the project to 25 percent, was not new information for the community; on the contrary, Monument has had detailed discussion with the community dating back at least as far as October 2018. Having spent the past six years diligently pursuing the approvals to make the Bloom MV project a reality, Monument is eager to bring desired new townhomes to the community.

You have asked about the notice that was provided to the residents of Montgomery Village regarding Monument's proposal to increase the MPDUs to 25 percent. In addition, you have requested further explanation regarding the forest conservation easements (FCEs) and the determination that prior to the development of each residential area, a site plan amendment would be required to delineate the precise boundaries of the FCEs for the particular area.

I. Moderately Priced Dwelling Units

A representative of Monument Realty, Yovi Sever, met with the residents of Montgomery Village on October 16, 2018 at a community meeting held exclusively to provide Monument the opportunity to update community members on the status of the development, to provide details regarding the size and price points of the homes, and to explain Monument's plan to increase the overall number of MPDUs to 25 percent. Approximately 50 residents attended the meeting.¹

¹ According to Dave Humpton, there was no sign-in sheet for the October 16, 2018 meeting.

The meeting was advertised in the print version of the Village News in three different locations, including on the front page; in the calendar of events on page 4; and in Dave Humpton's EVP Report on page 6.

Following the meeting, Monument's presentation, with specific reference to increasing the number of MPDUs, was presented in the written materials provided at the Montgomery Village Board of Director's meeting on October 18, 2018 (see Attachment A). The proposal was also discussed at the Board meeting. More importantly, as it relates to providing notice to the broader community, a summary of the meeting, where again the increase in MPDUs was specifically mentioned, was provided in the October 18, 2018 on-line version of the Village News (see Attachment B).² In addition, the meeting was referenced in Dave Humpton's EVP Report in the November 2, 2018 print version of the Village News.

As evidenced, once Monument made a decision to increase the number of MPDUs, they made a deliberate effort to share this information with the Montgomery Village residents and the residents.

II. Forest Conservation Easement

Given the size and scope of the Bloom MV project, it was anticipated that the development of each area would require a Site Plan Amendment to define the forest conservation easement area for each particular area. Sheet 301 of the approved Final Forest Conservation Plan provides as follows "Acreage of the proposed category 1 Easements [per areas provided in a table on the same sheet] shown on the plan are estimated and will be determined by sketch and descriptions." Monument and Staff agreed that Monument would reconcile the easements within each of the areas – and provide the requisite sketch and descriptions, by administrative amendment, given that the overall conservation areas were already approved by the Planning Board.

Attachments

cc: Mr. Russell Hines

² According to Dave Humpton, only the print version of the Village News is archived, so the on-line version is only available in Word.

In brief, we believe that Montgomery Village already has more than its fair share of MPDUs. This area abuts some of the oldest and most expensive housing in the Village. Setting aside the fact that residents whose houses are along what was one a golf course paid a premium for their lots, additional MDPUs most likely will reduce property values further. The developer has already altered its "promises and plans" several times. Each time increasing density and reducing the cost of proposed structures. The fact is that this new development will literally be in the center of an established community. Structures and prices ought to be comparable with the surrounding community.

We also have major concerns about the process for commenting on this significant proposal, The letter announcing the proposal had a very limited distribution. It was apparently sent only to residents with homes along the golf course. We obtained a copy from a friend in that neighborhood. Our home is only about a block and a half away from the site and will also be affected by any decision about that site. Given the limited distribution, the brief time to respond to comments, and the fact that there is no public hearing scheduled "...unless the planning director finds that any comment is substantive enough to hold a public hearing," makes it appear that the developer is attempting a quick, favorable decision without the benefit of thorough public consideration.

We recommend that at a minimum this proposal be sent to a larger number of Montgomery Village residents with, obviously, the public comment period extended. Clearly the amount of time the old golf course has laid fallow with no upkeep, not even mowing, provides evidence that there should be no rush for the developer to get the proposal approved.

Thank you for your consideration.

Thomas G. & Gail B. Morford
9808 Dellcastle Road
Montgomery Village

From: [Sanders, Carrie](#)
To: mhoffman862@comcast.net
Cc: [Sturgeon, Nancy](#); [Estrada, Luis](#); councilmember.katz@montgomerycountymd.gov; [Butler, Patrick](#); [Smith, Parker](#)
Subject: FW: Site Plan 82017013A Montgomery Village
Date: Tuesday, September 3, 2019 6:05:08 PM

Ms. Hoffman,

Thank you for reaching out to me with your concerns regarding Site Plan 82017013A: Bloom Montgomery Village Areas 4 & 5. The notice of this application was provided by the applicant to all adjacent and confronting property owners and all HOAs within a ½ mile of the property/site that are registered with the Planning Board.

This Site Plan will be placed on a future Planning Board agenda, and you will be notified of this Planning Board meeting, and will be able to testify at the meeting if you would like to. We will also include your August 30th email below in the public comments to be included in the Planning Board packet in advance of the meeting.

Please contact me if you have any questions. Parker Smith, Senior Planner, the lead reviewer for this project, is cc'd on this email and is also available for questions.

Thank you,
Carrie

Carrie Sanders, AICP
Chief
Area 2 Division
Montgomery County Planning Department
301-495-4653
carrie.sanders@montgomeryplanning.org

From: MARY HOFFMAN <mhoffman862@comcast.net>
Sent: Friday, August 30, 2019 1:32 PM
To: Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Sturgeon, Nancy <nancy.sturgeon@montgomeryplanning.org>; Estrada, Luis <luis.estrada@montgomeryplanning.org>; councilmember.katz@montgomerycountymd.gov
Subject: Fwd: Site Plan 82017013A Montgomery Village

I received the email below from the Morfords. I want you to know that I am in absolute agreement with everything they said.

Please consider these my formal comments.

Mary Alice Hoffman

9723 Duffer Way

Montgomery Village

----- Original Message -----

From: THOMAS morford <tgmorford@msn.com>

To: "carrie.sanders@montgomeryplanning.org"

<carrie.sanders@montgomeryplanning.org>,

"nancy.sturgeon@montgomeryplanning.org"

<nancy.sturgeon@montgomeryplanning.org>,

"luis.estrada@montgomeryplanning.org" <luis.estrada@montgomeryplanning.org>,

"councilmember.katz@montgomerycountymd.gov"

<councilmember.katz@montgomerycountymd.gov>

Date: August 30, 2019 at 12:57 PM

Subject: Site Plan 82017013A Montgomery Village

We are writing to register the strongest possible objection to the proposed changes to the current site plan. This plan provides for development of the former golf course in Montgomery Village. The proposal is to increase the number of MPDUs; specifically to double the currently approved percentage of 12.5 % and 14% to 25%.

In brief, we believe that Montgomery Village already has more than its fair share of MPDUs. This area abuts some of the oldest and most expensive housing in the Village. Setting aside the fact that residents whose houses are along what was one a golf course paid a premium for their lots, additional MDPUs most likely will reduce property values further. The developer has already altered its "promises and plans" several times. Each time increasing density and reducing the cost of proposed structures. The fact is that this new development will literally be in the center of an established community. Structures and prices ought to be comparable with the surrounding community.

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hearing," makes it appear that the developer is attempting a quick, favorable decision without the benefit of thorough public consideration.

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Thank you for your consideration.

Thomas G. & Gail B. Morford
9808 Dellcastle Road
Montgomery Village

From: [Butler, Patrick](#)
To: [Ann Smith](#)
Cc: [Pfefferle, Mark](#); [Smith, Parker](#); [Leftwich, Troy](#)
Subject: Re: Notice of application 82017013A
Date: Thursday, October 3, 2019 7:31:46 AM

Hello Ms. Smith,

Based on opposition to additional MPDUs, the amendment is now scheduled to be heard by the Planning Board on 10/17/19. If you would like us to attach any correspondence to that report, please send that by COB Friday, October 4 (tomorrow). If you need more time, you can also send an email to the Chairs Office by 12-noon one day prior to the hearing.

Thank you,

Patrick Butler

From: Ann Smith <smith@itecksolutions.com>
Sent: Wednesday, October 2, 2019 9:47:22 PM
To: Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>
Cc: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: RE: Notice of application 82017013A

I see the regulatory checklist was signed July 29 & I received the notice to comment on Aug. 16, 2019
The 25% MPDU was not minor.

-----Original Message-----

From: Ann Smith
Sent: Wednesday, August 28, 2019 12:57 PM
To: mark.pfefferle@montgomeryplanning.org
Cc: patrick.butler@montgomeryplanning.org
Subject: Notice of application 82017013A

I would like to thank the law firm LerchEarlyBrewer for sending me notice of application for site plan 82017013A. The request asks for 25% mpdu. Chapter 50/59 were used where convenient, and resolutions wherenot'. This subdivision plan application conflicts with MCPH 17-111, the M V master plan Validity, Resolutions 18-957,18-108,18-1095 and a proposed resolution to amend the SSP in association with "blighted" land &!affordable housing. The application under the old codes, when we've updated to new codes has created nothin but internal changes. . I ask for a regulatory review.

Sincerely
Ann Smith

Sent from my iPhone