



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

MCPB No. 19-117
 Site Plan No. 82017002A
 Randolph Farms
 Date of Hearing: October 3, 2019

OCT 10 2019

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 July 25 2017, the Planning Board, by Resolution MCPB No. 17-062, approved Site Plan No. 820170020, for construction of 104 single-family attached townhomes, including 12.5% MPDUs, private roads and alleys, and a centrally located community recreation area on 8.44 acres of RT-15 zoned land, located at 5020, 5010 and 5100 Randolph Road, at the southeast corner of the intersection of Randolph Road and Putnam Road ("Subject Property"), in the North Bethesda/Garrett Park Master Plan ("Master Plan") area; and

WHEREAS, on May 9, 2019, Winchester Homes ("Applicant") filed an application for approval of an amendment to the previously approved site plan to move Moderately Priced Dwelling Units ("MPDU") designation from Lot 109 to Lot 46; revise Lot 109 from 16' to 20' wide; revise Lots 45-47 from 4/3 story units, to 3 story units and remove retaining walls/stairs in front of units on the Subject Property; and

WHEREAS, the application to amend the site plan was designated Site Plan No. 82017002A, Randolph Farms ("Site Plan," "Amendment," 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 23, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on October 3, 2019, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board received evidence submitted for the record on the Application; and

Approved as to
 Legal Sufficiency

Christina Scott 9/26/19
 M-NCPPC Legal Department

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82017002A for the relocation of MPDU designation from Lot 109 to Lot 46; revise Lot 109 from 16' to 20' wide; revise Lots 45-47 from 4/3 story units, to 3 story units and remove retaining walls/stairs in front of units by modifying the following conditions:¹

6. Moderately Priced Dwelling Units

- a) The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (MCDHCA) in its letter dated July 23, 2019, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply fully with each of the recommendations as set forth in the letter, which MCDHCA may amend if the amendments do not conflict with other conditions of the Site Plan approval.
- b) The development must provide 12.5% MPDUs on-site in accordance with the requirements of Chapter 25A.
- c) Prior to issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the MCDHCA must be executed.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Randolph Farms Site Plan No. 82017002A, submitted via ePlans to the 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 having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.*

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.

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 this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; 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 OCI 10 2019 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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 Vice Chair Fani-González, seconded by Commissioner Cichy, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor at its regular meeting held on Thursday, October 3, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board