Agenda Date: 12/5/2019
Consent Agenda Item No. 1

November 14, 2019

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Gwen Wright, Planning Director

VIA: Benjamin Berbert, Planner Coordinator, Area 3
Sandra Pereira, Supervisor, Area 3

Re: Correction of Resolution for Preliminary Plan No. 120190040, MCPB No. 19-109 Poplar Grove

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Attached is a redlined version of the Resolution for Preliminary Plan No. 120190040, MCPB No. 19-109 Poplar Grove. The Resolution was mailed out to all parties of record on October 30, 2019. Corrections to this resolution have become necessary due to discrepancies between the MCDOT letter and the Planning Boards approval, last minute revisions to the methodology for calculating vehicle trips, and clarification on building permit triggers. The conditions for requiring off-site intersection improvements were revised at the hearing which resulted in both the conflict with MCDOT letter conditions 9a-9c, and the omission of the word 'building' in front of permit in conditions 15a and c. The Resolution was also in error, stating the Preliminary Plan density generated 1,028 AM vehicle trips and 1,325 PM vehicle trips; the updated and correct values are 1,015 AM vehicle trips and 1,203 PM vehicle trips, respectively. These changes are necessary to both avoid inter-agency conflict and to minimize future confusion when using the Resolution to obtain the necessary development triggers.

The corrections to the conditions of approval are as follows:

1) Amend condition 6 on page 3 to modify MCDOT condition 9a-c to match the Resolution condition 15a-c
2) Amend condition 15a and c on page 5 to clarify that the trigger is for the 175th building permit

Corrections to findings are as follows:

1) On page 20, section f, amend the AM weekday peak period vehicle trips from 1,028 to 1,015, and amend the PM weekday peak period vehicle trips from 1,325 to 1,203.

Staff is requesting the Planning Board's approval so that the corrected resolution can be mailed out to all parties of record.