



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

**FEB 16 2021**

MCPB No. 21-012  
Site Plan No. 82020002A  
***Poplar Pointe***  
Date of Hearing: February 4, 2021

**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 December 19, 2019, the Planning Board, by Resolution MCPB No. 19-136, approved Site Plan No. 820200020 for the development of eleven single-family detached dwelling units (on 12 new lots with one existing dwelling unit); including open space and HOA parcels, which includes the preservation of onsite forest, and to dedicate and construct an unbuilt segment of Alderton Road from its current terminus to the intersection of Night Sky Drive on 6.28 acres of R-200 zoned-land, located at 13710 Alderton Road, 150 feet north of Night Sky Drive, Silver Spring, MD, 20906, and consisting of parcels 526, 582, 605, and 607, ("Subject Property"), in the Kensington/Wheaton Policy Area and 1989 Communities of Kensington-Wheaton Master Plan ("Master Plan") area; and

WHEREAS, on November 19, 2020, Oxbridge Development at Alderton, LLC ("Applicant") filed an application for approval of an amendment to the previously approved Site Plan pursuant to Condition No. 4 of the Site Plan No. 820200020 Resolution, to provide architectural drawings that illustrate exterior architectural character, proportion, materials, and articulation for 11 previously approved single-family detached houses on the Subject Property;

WHEREAS, the application to amend the site plan was designated Site Plan No. 820200020A, Poplar Pointe ("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 January 25, 2021, setting forth its analysis of, and

recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 4, 2021, 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, 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. 82020002A for architectural drawings that illustrate exterior architectural character, proportion, materials, and articulation for 11 previously approved single-family detached houses, with no modification to the existing conditions.<sup>1</sup>

BE IT FURTHER RESOLVED that all 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 Poplar Pointe, Site Plan No. 82020002A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required; 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 Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS that:

The proposed Site Plan Amendment does not alter the original intent and all findings of Site Plan No. 820200020 remain in full force and effect, except as modified by the findings below per Section 7.3.4.E. of Chapter 59, the Montgomery County Zoning Ordinance.

1. To approve a site plan, the Planning Board must find that the proposed development:

*f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

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<sup>1</sup> 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.

Per the conditions of approval of Site Plan No. 820200020, the Subject Property continues to provide safe, well-integrated parking, vehicular and pedestrian circulation patterns, open spaces, site amenities and building massing/architecture. The Application does not propose changes to circulation patterns or parking, and open spaces.

*Building Massing and Architecture*

As conditioned in Site Plan No. 820200020, the Applicant shall provide detailed and final architectural details and building footprints at the time of the subsequent Minor Site Plan Amendment. Additionally, in keeping with the nearby neighborhood, architectural plans for the Property are required to address key residential building features such as recessed garages, front porches, building fenestration, and lead walks.

The Planning Board previously requested that this residential infill development provide pedestrian friendly streets where the garage does not dominate the streetscape from protruding in front of the main body of the house. Having the garage massing set back from the main façade of the home is a critical component of a well-designed front-loaded single-family house. Acceptable design parameters include garage massing set back from the main body of the house by at least 4 to 6 feet, or the garage facade should be architecturally treated to minimize its presence from the sidewalk. The Planning Board finds that the proposal addresses each of these architectural elements in a satisfactory manner.

The side elevations of proposed Lots No. 1, No. 3, No. 4, and No. 28 face Alderton Road. Therefore, per the Resolution MCPB No. 19-136 condition, the side façades are proposed to be treated as the main façade with special material and an ample amount of fenestration that adds up to a minimum of 15% of the overall side elevation area and includes a front porch that covers a minimum of 1/3 of the front facade (excluding the width of the garage). The proposed amendment also makes the main façade of the house more prominent than the garage and includes optional lead walks that connect the porch or stoop to the sidewalk which is an essential component of a pedestrian friendly street. The Planning Board finds that the proposed changes bring the Site Plan into full conformance with the design envisioned by the Resolution MCPB No. 19-136.

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 ~~\_\_\_\_\_ FEB 16 2021 \_\_\_\_\_~~ (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).

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**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 Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy, Patterson, and Verma voting in favor, at its regular meeting held on Thursday, February 4, 2021, in Wheaton, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board