



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

MCPB No. 21-130
Site Plan Amendment No. 82020015A
Village at Cabin Branch, Phase 2
Date of Hearing: December 16, 2021

DEC 28 2021

RESOLUTION

WHEREAS, under Section 59-7.3.4 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Sections 59-7.7.1.B.1 and 3, the Planning Board reviewed this site plan amendment under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on September 23, 2020, the Planning Board, by Resolution MCPB No. 20-076, approved Site Plan No. 820200150 for 375 age-restricted units, comprised of 135 multi-family and 240 townhouses, and up to 16,000 square feet of non-residential space on 61.54 acres of MXPB zoned-land, located at the northeast quadrant of the intersection with Cabin Branch Avenue and Little Seneca Parkway ("Subject Property"), in the Clarksburg Policy Area and the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* ("Master Plan") area; and

WHEREAS, on May 17, 2021, Classic Group, LLC ("Applicant") filed an application for approval of a major amendment to the previously approved site plan to add Phase 2 with 125 multi-family dwelling units and a 12,900 square foot daycare facility on 8.4 acres, and to revise Phase 1 by decreasing the retail uses on Little Seneca Parkway to 6,000 square feet on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan amendment was designated Site Plan Amendment No. 82020015A, Village at Cabin Branch, Phase 2 ("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 December 3, 2021, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

WHEREAS, on December 16, 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 Amendment No. 82020015A for an amendment to the previously approved site plan to add Phase 2 with 125 multi-family dwelling units and a 12,900 square foot daycare facility on 8.4 acres, and to revise Phase 1 by decreasing the retail uses on Little Seneca Parkway to 6,000 square feet on the Subject Property by revising the following conditions, which replace in their entirety the corresponding conditions, or portions thereof, from Site Plan No. 820200150, Resolution No. 20-076:¹

Density, Height, and Housing

1. Density

- a) The Phase 1 Site Plan is limited to a maximum of 375 age-restricted dwelling units, with 240 single-family attached units and 135 multi-family units, and up to 10,000 square feet of non-residential uses on 61.54 acres.
- b) The Phase 2 Site Plan is limited to one multi-family building with a maximum of 125 age-restricted dwelling units and up to 12,900 square feet of daycare uses on 8.4 acres.

3. Moderately Priced Dwelling Units (MPDUs)

The Planning Board has reviewed and accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated May 22, 2020, and as revised in its letter dated December 2, 2021, and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letters, which DHCA may amend provided that the amendments do not conflict with other conditions of the Site Plan approval.

- a) In Phase2, the Applicant 100 percent (100%) MPDUs or MCDHCA - approved equivalent consistent with the requirements of Chapter 25A and the applicable Master Plan. In combined Phases 1 and 2 of the development,

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.

the Applicant must provide a minimum of 25 percent (25%) MPDUs or MCDHCA – approved equivalent consistent with the requirements of Chapter 25A and the applicable Master Plan.

- b) Before issuance of any building permit for any residential unit(s) in either Phase 1 or Phase 2, the MPDU agreement to build between the Applicant and the MCDHCA must be executed.

4. Cabin Branch Design Guidelines

- b) The Applicant must submit to the M-NCPPC Staff with building permit applications for each phase of the development program, an approval from the Cabin Branch Town Architect stating that the approved buildings within that phase are in conformance with specifications of the Design Guidelines.

* * *

- d) The Planning Board accepts the recommendations of the Cabin Branch Town Architect in its letter dated June 29, 2021 for Phase 2.

Open Space, Facilities, and Amenities

6. Green Area, Facilities, and Amenities

- a) The Applicant must provide a minimum of 34 acres of Green Area on-site, as shown on the Certified Site Plan.

* * *

g) Phase 2:

- i. Prior to issuance of the Use and Occupancy certificate that includes the 60th dwelling unit in the multi-family building for Phase 2, the Applicant must complete the resident lounge, screening room, and multi-purpose lobby area within the multi-family building for Phase 2.
- ii. Prior to issuance of the last Use and Occupancy certificate for the multi-family building for Phase 2, the Applicant must complete the open grass area, including the picnic and seating area.

8. Recreation Facilities

d) Phase 2:

- i. The Applicant must provide the minimum required recreation facilities for Phase 2 as defined by the Recreation Guidelines and as listed on the Certified Site Plan which must include but not be limited to: a

pedestrian/connection trail system, one open grass area (large), one resident lounge, one screening room, one multi-purpose lobby area, and one picnic and seating area.

- ii. The Applicant must show on the Certified Site Plan details for the required subgrade and drainage system (if required) for all major recreational facilities for Phase 2, including but not limited to the pedestrian/connection trail system, one open grass area (large), one resident lounge, one screening room, one multi-purpose lobby area, and one picnic and seating area.

9. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the woodland natural area, entry and urban plazas, picnic and seating areas, courtyards, bird and pollinator gardens, central park area, open grass areas, community gardens, bocce courts, pickleball courts, central clubhouse, pedestrian/connection trail system, resident lounge, and fitness building. For Phase 2, the Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the pedestrian/connection trail system, one open grass area (large), and one picnic and seating area.

10. Site Design

- d) Prior to issuance of the commercial building permit on Little Seneca Parkway, the Applicant must submit an administrative site plan amendment for approval by Staff of detailed architectural plans for the commercial building on Little Seneca Parkway.

Environment

13. Water Quality

The Applicant must comply with the conditions of approval for the Final Water Quality Plan including:

- a) The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its Revised Preliminary and Final Water Quality Plan and Stormwater Management Concept letter dated September 1, 2021, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter,

which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Site Plan approval.

- b) Impervious surfaces are limited to no more than 44.0% of the Subject Property within the Clarksburg Special Protection Area as shown on the Impervious Surface Plan dated September 14, 2021 of the approved Final Water Quality Plan.

Transportation and Circulation

16. Pedestrian & Bicycle Circulation

The Applicant must provide the following pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operation:

- c) Prior to the release of the use and occupancy permit for the daycare facility in Phase 2, a 10-ft wide asphalt shared-use path (SUP) must be constructed along the west frontage of Lake Ridge Drive from Little Seneca Parkway to West Old Baltimore Rd. This SUP shall connect to the approved path to be constructed along Little Seneca Parkway as well as to any facility along the north side of West Old Baltimore Rd.
- d) Prior to the release of the building permit for the daycare facility in Phase 2, a natural surface trail must be constructed from the terminus of the Phase 1 trail at Little Seneca Parkway, continue parallel to proposed Lakeridge Dr., and terminate at West Old Baltimore Road. The trail must be shown on the Certified Site Plan and the final alignment shall be approved by M-NCPPC Staff.
- e) Prior to the release of the use and occupancy permit for the multi-family building in Phase 2, a 10-ft wide asphalt shared-use path (SUP) must be constructed along the frontage on the south side of Little Seneca Parkway, from Lakeridge Drive and extending to the west end of the Application frontage past the proposed non-residential building, as shown on the Certified Site Plan.
- i. The applicant must construct bikeable 10-ft. wide crossings to include curb cuts and ramps at the Little Seneca Parkway / Cabin Branch Avenue intersection on the west, south, and east legs of the intersection to connect to existing shared use paths.

- ii. The applicant must construct a bikeable 10-ft. wide crossing at the Little Seneca Parkway / Lake Ridge Drive intersection to include curb cuts and ramps on the south and west legs of the intersection.

18. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letters dated June 15, 2020 and November 19, 2021, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

19. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

* * *

- d) The cost estimate must include applicable Phase 2 Site Plan elements, including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads and sidewalks, private utilities, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees, SUP, natural surface trail, and streetlights. The surety must be posted before issuance of any building permit for the development and will be tied to the development program.

20. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

* * *

- c) Prior to the release of the 204th building permit (85th percentile) for the townhouse units in Phase 1, the Applicant must obtain a Use and Occupancy permit for the daycare facility in Phase 2 on Little Seneca Parkway.

21. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, other agency approval letters, including Fire Access Plan, development program, and Site Plan resolution on the approval or cover sheet(s).

* * *

- i) Illustrate bikeable 10-ft. wide crossings at the Little Seneca Parkway / Cabin Branch Avenue intersection on the west, south, and east legs.
- j) Illustrate bikeable 10-ft. wide crossing of the southern leg of the Little Seneca Parkway / Lake Ridge Drive intersection.
- k) Provide a recreation amenity exhibit labeling and identifying all the onsite and offsite recreational facilities provided.
- l) Update cumulative data tables for Cabin Branch.

22. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated August 5, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) Prior to the release of the building permit for the daycare facility, the Applicant must construct Lake Ridge Drive from Little Seneca Parkway to West Old Baltimore Rd with MCDOT approval.

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 Site Plan No. 82020015A, The Village at Cabin Branch, Phase 2, 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 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, with the conditions of approval, that:

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

As conditioned, the Site Plan is consistent with the Development Plan for the Cabin Branch Neighborhood, adopted by LMA G-806 on September 9, 2003, and as amended by DPA 13-02 by County Council Resolution No. 17-1002 on February 4, 2014. Included on the Development Plan are a list of 11 binding elements, a series of four tables showing the acceptable range of development within the four development areas of the MXPD zone, and a MXPD zone yield summary for total amount of development allowed within the MXPD portion of the Cabin Branch neighborhood. The Development Plan envisioned an integrated community with residential and non-residential development, built proportionately with the pace of the Cabin Branch neighborhood. The Development Plan drawing also created an illustrative Neighborhood layout and proposed land uses across the Neighborhood. The proposed multi-family, daycare, and retail buildings are in areas identified on this illustrative map as appropriate for multi-family development.

Binding Elements

Of the 11 binding elements, numbers 1, 4, 6, and 8 are pertinent to the development and approval of this Site Plan Application. The remaining binding elements are Cabin Branch wide elements including providing off-site infrastructure, trip reduction, master planned roads, street parking and limits on office and retail uses. The pertinent binding elements are paraphrased below along with how this Site Plan adheres to them.

1. *Transferable Development Rights and Moderately Priced Dwelling Units:*

The total Cabin Branch Neighborhood, if built to its full residential density, will require a minimum of 210 MPDUs and up to 635 TDRs, assuming a total development of 1,886 units, of which 1,676 are market rate units and 210 are MPDUs which are deducted from providing TDR's.

The approved Site Plan includes 125 affordable age-restricted multi-family rental units, which will provide a minimum of 25% MPDUs for Phase 1 and Phase 2 which will have a cumulative total of 500 age-restricted dwelling units. Within the overall Cabin Branch development, the cumulative total number of MPDUs is 265 and the total number of TDRs purchased is 562 out of the total 575, as per the previous site plan approval for Site Plan No. 820200150. The Site Plan will bring the total number of MPDUs to 390 for the overall Cabin Branch development and is not providing any TDRs with this Application because the age-restricted dwelling units are considered a service/public use which does not require TDRs. The remaining balance of 13 TDRs corresponds to the remaining balance of units not yet approved by a site plan for the overall Cabin Branch development.

4. *Street Network:*

A network of public streets shall be provided, that may be supplemented by private streets, in a grid pattern that promotes interconnectivity. The public streets shall be any master planned street and any residential or business streets needed to form blocks that are substantially similar to the street system shown on the Development Plan.

The Phase 1 approval (Site Plan No. 820200150) provided a network of public streets that adhere to the existing character of a traditional gridded pedestrian-focused neighborhood and are consistent with the established 2003 DPA, the 2005 Infrastructure Plan, and the Cabin Branch Community Streetscape Plan. This Application includes only the construction of Lakeridge Drive as a public road extension starting at its intersection with Little Seneca Parkway and extending southwards. Lakeridge Drive provides interconnectivity with the Phase 1 approval, connects with West Old Baltimore Road, and provides direct access to Black Hills Regional Park. The Site Plan area is bordered and accessed primarily along the north by the already existing Little Seneca Parkway, a 4-lane boulevard, which was constructed by others and has already been fully dedicated and constructed to public standards.

Little Seneca Parkway currently terminates just west of the I-270 right-of-way. The crossing and interchange of Little Seneca Parkway and I-270 is master planned; however, to date no plans have been pursued by MDSHA, MCDOT, or Planning to support construction. In correspondence with SHA, dated September 14, 2021, SHA states that there is no timetable to start the design work on the proposed interchange at Little Seneca Parkway and I-270, and the current MDOTSHA I-495 and I-270 Managed

Lanes study only extends to I-370. Despite this, the Phase 1 and Phase 2 development provides room for a possible interchange, if ever desired.

6. *Street Character:*

All streets will adhere to a pedestrian-friendly design to the extent practicable, with an emphasis on a building line to frame the street, and parking in the rear. Within the core, pedestrian friendly uses including retail, residential, or office will be located on the first floor. The entire MXPD area will conform to a Cabin Branch Community Streetscape Plan designed to integrate the entire community.

As conditioned, the Site Plan substantially conforms to the street character requirements of the binding elements, including a pedestrian-friendly design. The overall layout maintains the pedestrian-focused character of the Development Plan and integrates well with the Cabin Branch community. The pedestrian-scaled street grid is extended to this Site Plan and includes 5-foot-wide sidewalks with internal pedestrian paths to provide cross connectivity for pedestrian circulation. Streets have been provided with adequate greenspace within the right-of-way to accommodate street trees. The approved multi-family and daycare buildings directly face out to their respective streets, creating an edge and streetscape by placing the long façade parallel to the street.

The two buildings' typologies make use of massing, articulation, and design elements such as suitable landscaping and street-level entrances to activate street frontage. Parking for the different buildings is also primarily located to the side or rear of the structures. Any areas where parking is visible, would be screened, landscaped, and placed behind the front building line to remove any impacts to the street character. All these design and placement approaches serve to minimize impacts to the streetscape, while also reinforcing and enhancing the overall street character.

8. *Service / Public Uses:*

Service/public uses may include up to 500 units for independent living for Senior Adults or persons with disabilities, assisted living, life care, or continuing care.

The approved Site Plan includes a total of 125 age-restricted dwelling units within a single multi-family residential building, which combined with Phase 1 fulfills the cap of 500 age-restricted dwelling unit maximum as

allocated by the DPA. The targeted demographic for the Site Plan is envisioned to be active seniors. This also complies with the MXPDP zone yield.

Development Range Tables

The Development Plan divides the MXPDP portion of Cabin Branch into four distinct areas, labeled A, B, C, and D, and includes a range of allowed densities for each land use within each area.

The Phase 1 approval for the Village at Cabin Branch development (Site Plan No. 820200150) is located within Areas C and D. This Site Plan Amendment includes Phase 2 with a total of 125 age-restricted multi-family rental units, 12,900 square foot daycare facility, and revisions to Phase 1 reducing non-residential space within Area D along Little Seneca Parkway to 6,000 square feet. The Phase 2 area is zoned MXPDP and located south of New Cut Road/Little Seneca Parkway, east of Broadway Avenue, north of West Old Baltimore Road, and bordered to the east by a stream valley. Area D's table provides a range of age-restricted dwellings between 0 and 100, retail between 0 to 10,000 square feet, and office between 0 to 300,000 square feet of space. The office and retail allocations have a cumulative total for non-residential space of 0 to 310,000 square feet of space. Phase 1 and Phase 2 provide a cumulative total of up to 18,900 square feet of non-residential space along Little Seneca Parkway, which is well within the range for Area D. As conditioned, the construction of the non-residential buildings in both Phases 1 and 2 are tied to the release of residential building permits to ensure the timely delivery of the commercial uses. The trigger for the 6,000 square foot commercial pad site along Little Seneca Parkway is being maintained at the 204th building permit for townhouses. The trigger for the new daycare facility is the first Use and Occupancy permit for the adjacent multi-family building in Phase 2, which will ensure that the construction of the daycare facility will be completed before the multi-family building.

Additionally, the approved Site Plan includes 125 age-restricted rental MPDU units within Area D. The Site Plan is a joint project covering both Areas C and D, which provide a combined range of 0 – 500 senior dwelling units and 0 to 350 multi-family dwelling units. Phase 1 and Phase 2 will meet the cap of 500 total senior dwelling units and provide a cumulative total of 260 multi-family dwelling units, leaving 90 multi-family units for future development. Therefore, the approved uses fall within the allowed range of densities for Areas C and D.

The DPA and the Master Plan originally envisioned a lot more office and retail within Areas C and D. This part of the Cabin Branch development was planned to be the employment center for both Cabin Branch and Clarksburg. The Master

Plan originally envisioned up to 2.4 million square feet of non-residential development for these areas. While the DPA provided flexibility for development by allocating between 0 and 1,765,000 square feet of combined office and retail space, it was always presumed that there would be some substantial non-residential development within Areas C and D in the future. The current state of the office market is that there is not much being developed at this time in the Germantown and Clarksburg area. Given the current state of the office market within the region, the residential building permit triggers being placed on the commercial uses provide additional assurances for their timely delivery.

MXPD zone yield summary

Also included on the Development Plan is a total yield for each land use type in all of the MXPD area. A maximum of 500 units may be age-restricted within Cabin Branch, based in part on Master Plan recommendations. With this approved Site Plan, the age-restricted unit total for Cabin Branch will be 500, fulfilling the maximum number of age-restricted units for the greater Cabin Branch development.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Site Plan is not subject to an urban renewal plan approved under Chapter 56.

The Subject Property is 8.4 acres in size and is located in the MXPD zone, contained under Section 59-C-7.5 of the Zoning Ordinance in effect on October 29, 2014. The objective and purpose of the zone is to allow implementation of comprehensively planned, multi-use centers away from central business districts or transit, and to implement Master Plan recommendations in a more flexible manner. The MXPD zone was established as part of an LMA, which found the MXPD zone to be the best way to implement the recommendations of the Clarksburg Master Plan. The approved age-restricted use was a part of the original LMA approval which dealt with many of the applicability and use requirements of Section 59-C-7.51 and 59-C-7.52 including the gross tract area for Cabin Branch, and the intensity and location of residential. The following data table, Table 2, provides a summary of the quantifiable development standards required by the MXPD zone and that are provided by this Site Plan, including the parking requirements under Section 59-E.

Table 1 – Zoning Data Table

MXPD Zone, 59-C-7.5			
<u>Development Standard</u>	<u>Required</u>	<u>DPA</u>	<u>Approved (Phases 1 and 2)</u>
59-C-7.51			
Min. Area	20 acres		283.5 acres ² MXPD
Gross Tract Area			69.94 acres
Net Area for Residential			25.77 acres
Net Area for Non-residential			4.39 acres
Dedication for Public Roads			9.98 acres
Private Road Parcels			0.83 acres
HOA Parcels			28.97 acres
59-C-7.53			
Max. Permitted Residential Development (Age-Restricted)		150 - 500 units ⁴	500 units ³
SF Attached Units: Front-load (202) & Rear-load (38)		250 - 425 units ⁴	240 units (approved)
Multi-family Units: 5 MF Bldgs. w/ 27 units = 135 units		100 - 350 units ⁴	135 units (approved)
Multi-family MPDU Units: 1 MF Bldg. w/ 125 units = 125 units	63 units	100 - 350 units ⁴	125 units
Min. MPDUs Provided per Section 59-C-7.53(b) ⁵	12.5%		25%
59-C-7.54			
Max. Permitted Non-residential		0 - 310,000 SF	22,900 SF
Skimmer Street (Square Feet)			4,000 SF (approved)
Little Seneca Parkway (Square Feet)			6,000 SF
Little Seneca Parkway -			12,900 SF

² The Subject Property for Phase 2 is only 8.40 acres of a comprehensively planned community totaling 283.5 acres.

³ The percentage of MPDUs was calculated based on the aggregated total of 500 residential dwelling units.

⁴ The maximum densities noted in the DPA under the MXPD Yield Summary Chart do not reflect the sum of each maximum density within Areas A, B, C, and D. The quantities listed are provided to allow for flexibility for development within the Cabin Branch Community.

⁵ At least 12.5% of the total units in this phase of the development are required to be Moderately Priced Dwelling Units (MPDUs). All approved MPDUs are located within the rental building, consisting of at least 25% of the units in Phase 1 and Phase 2.

MXPD Zone, 59-C-7.5			
<u>Development Standard</u>	<u>Required</u>	<u>DPA</u>	<u>Approved (Phases 1 and 2)</u>
Daycare Facility (Square Feet)			
59-C-7.55			
Max. Building Height (Feet / Floors)			
SFA Residential Units	50'-0" (4 Floors)		45'-0" (2 Floors)
MF Residential Units	8 Floors Max.	8 Floors Max.	70'-0" (4 Floors)
Non-residential	8 Floors Max.	8 Floors Max.	50'-0" (2 Floors)
Min. Setbacks			
SFA Residential Units			
Front Setback	TBD at Site Plan		0'-0"
Rear Setback	TBD at Site Plan		0'-0"
Side Setback (lot)	TBD at Site Plan		4'-0"
Side Setback (street)	TBD at Site Plan		4'-0"
Side Setback (alley)	TBD at Site Plan		4'-0"
MF Residential Units			
Front Setback	TBD at Site Plan		0'-0"
Rear Setback	TBD at Site Plan		0'-0"
Side Setback (lot)	TBD at Site Plan		4'-0"
Side Setback (street)	TBD at Site Plan		4'-0"
Side Setback (alley)	TBD at Site Plan		4'-0"
Non-residential Buildings			
Front Setback	TBD at Site Plan		0'-0"
Rear Setback	TBD at Site Plan		0'-0"

MXPD Zone, 59-C-7.5			
<u>Development Standard</u>	<u>Required</u>	<u>DPA</u>	<u>Approved (Phases 1 and 2)</u>
Side Setback (lot)	TBD at Site Plan		4'-0"
Side Setback (street)	TBD at Site Plan		4'-0"
Side Setback (alley)	TBD at Site Plan		4'-0"
Right-of-Way Truncations	TBD at Site Plan		25'-0"
Interstate 270	200'-0"		200'-0"
59-C-7.56			
Minimum Green Area			
MXPD total	120.98 acres		161.96 acres
40% of Non-residential Area	83.10 acres		142.70 acre
50% of Residential Area	37.88 acres		19.26 acres ⁶
Provided by Site Plan	34.54 acres (49.4%)		34.70 acres (49.6%)
40% of Non-residential Area (4.39 Acres of Gross)	1.76 acres		1.70 acre
50% of Residential Area (65.55 Acres of Gross)	32.78 acres		33.00 acres
59-E-3.7 Parking			
MF MPDU Units (125) – Block ‘J’	82 sp./unit type		130 sp. ⁷
1 Bedroom - 0.625 sp./unit (76)	48 sp.		
2 Bedroom - 0.75 sp./unit (45)	34 sp.		
Non-residential on Little Seneca Pkwy. 5 sp. / 1,000 SF = 5*(6,000/1,000)	30 sp.		30 sp.
Daycare Facility on Little Seneca Pkwy.	39 sp.		40 sp.

⁶ Total Green Area for the MXPD zone exceeds the requirements. Excess green area is provided on non-residential site plan portions of the Property, and less green area in residential site plan areas. Major components of Green Area are the shared stream valleys and forest areas.

⁷ At the MPDU multi-family housing area in Phase 2, the total of 130 spaces includes 3 parallel parking spaces located along the entry road directly adjacent to the multi-family building (127 surface parking spaces plus 3 parallel parking spaces).

MXPD Zone, 59-C-7.5			
Development Standard	Required	DPA	Approved (Phases 1 and 2)
3 sp. / 1,000 SF = 3*(12,900/1,000)			
Bike Parking 1 sp. / 20 park sp. = 1 * (56/4)	3 sp.		4 sp.

- The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

Location of Buildings and Structures

As conditioned, the location of buildings and structures is adequate, safe, and efficient. The multi-family, daycare, and future non-residential buildings are positioned to provide a high level of activation along the existing and new public streets, which is a requirement of the Cabin Branch Design Guidelines and the MXPD zone. The buildings are positioned such that the long façades run parallel to the streets that they front, providing opportunities to frame the street, create an articulated edge to the street, and to provide direct access from grade level to the sidewalks. The multi-family building provides a front to existing Little Seneca Parkway and creates an urban edge to reinforce the existing character of the street, sidewalk, and public realm of Little Seneca Parkway. The daycare facility provides a front along the new extension of Lakeridge Drive, which also helps to create an urban edge to the streetscape and public realm of Lakeridge Drive. Both buildings have well-articulated façades and roof configurations to provide visual interest along the exterior streets and parking areas, while still providing ample space along public sidewalks to incorporate a green panel with street trees.

The approved multi-family building is four stories in height and will provide 125 age-restricted MPDU rental units for the Village at Cabin Branch development. The building is located on the south edge of Little Seneca Parkway is also located southwest of the previously approved cluster of five multi-family buildings (Site Plan No. 820200150) that are located in between existing Plover Street, the alignment of Petrel Street, and bounded by Little Seneca Parkway. The approved multi-family building is oriented with the primary entrance to the central lobby located at the rear of the building from the parking areas, while a secondary front entrance is provided on the front façade facing out to Little Seneca Parkway. Both entrances provide direct connections to the central lobby so that the main access to the building is safe, adequate, and efficient to provide access to the fronting street and sidewalk system. This will improve pedestrian access to/from the multi-family building and promote walkability. Overall, the approved multi-

family building is well articulated on the façades and the roof to provide visual interest along the streets it fronts.

The approved daycare facility is a 12,900 square foot single-story building that is located at the southwest intersection of existing Little Seneca Parkway and approved Lakeridge Drive. The daycare facility incorporates much of the same architectural character, articulation, and materials as the previously approved clubhouse (Site Plan No. 820200150) to the north and the approved multi-family residential building located to the west. This approved Site Plan amendment reduces the square footage of the previously approved non-residential building, located at the southwest corner of Cabin Branch Avenue and Little Seneca Parkway, from 12,000 square feet to 6,000 square feet and leaves it as a commercial pad site. The approved daycare facility provides 12,900 square feet of non-residential space and the future 6,000 square foot non-residential building will increase the amount of non-residential space being provided within the Village at Cabin Branch. The multi-family, daycare, and future non-residential buildings are easily reachable by existing and new sidewalks that run along Little Seneca Parkway, Cabin Branch Avenue, and Lakeridge Drive. The approved buildings are located within a walkable area and provide much needed affordable housing, childcare, and future non-residential space for the community. The building placements are primarily close to the street, enabling parking to be set to the side and rear of the buildings which is also a requirement of the Cabin Branch Design Guidelines.

Development of this Site Plan does require the minor use of retaining walls around the storm water management facilities provided at the rear parking area located behind the approved multi-family building. The retaining walls range in height from four to six feet when measured from the lowest grade at the bottom of the storm water management facilities to the top of the wall. The heights are within the range of one to two feet above grade when viewed from the parking located closest to the multi-family building and increase to the range of three to four feet when viewed from the parking located farthest from the building. The retaining walls would not be readily visible to residents or visitors within the development, as the locations and grading are focused predominantly in enclosing the storm water management facilities. The largest perceptible impact with the retaining walls is the need for stairs, due to the grade change, between the two parking fields. Overall, these walls are not inconsistent with other walls in the Cabin Branch development and are necessary because of the terrain and adjacent environmental features.

Location of Open Spaces, Landscaping and Recreation Facilities

Open Spaces and Green Area

The location of the open spaces is adequate, safe, and efficient. The open space requirement for the MXPB zone is Green Area, and the Zoning Code requires 50% Green Area in residential areas and 40% Green Area in commercial areas. In the Cabin Branch neighborhood, Green Area is averaged across the entire MXPB zoned portion of the Cabin Branch Neighborhood. This Site Plan exceeds the required amount of Green Area within the Property tract, as does the greater neighborhood for the Green Area requirements. The entirety of Cabin Branch requires 120.98 acres of Green Area, which includes 83.10 acres for 40% of non-residential area and 37.88 acres for 50% of residential area. The implementation of this Site Plan will provide approximately 161.96 acres of Green Area, which includes 142.70 acres for 40% of non-residential area and 19.26 acres for 50% of residential area, when the neighborhood finishes developing. The primary open spaces for the Village at Cabin Branch are provided with the Phase 1 approval (Site Plan No. 820200150) and include the Central Park, urban plazas, pocket parks, seating areas, and the bird and pollinator gardens. The Site Plan amendment provides an open space area with seating, landscaping, and a walkway in between the multi-family residential building and the daycare facility. The primary Green Area is located within the more environmentally constrained land to the east of the Subject Property and includes existing Category I Conservation Easements. There is also available open space from the setbacks between the different buildings, streets, and areas along the pedestrian walkways and sidewalks, all of which provide locations for landscaping and greenery that is consistent with the definition of Green Area.

Recreation Facilities

The location and quantity of provided recreation facilities is adequate, safe, and efficient. Construction of 125 new dwelling units requires the Site Plan to meet the 2017 approved and adopted Recreation Guidelines. Consistent with the Guidelines, the Site Plan supplied recreation amenities to meet the recreation demand. To satisfy the recreation demand, the Applicant has provided both indoor and outdoor recreation amenities. The distribution of these facilities is split between the multi-family building, daycare facility, open space, and pedestrian walkways and sidewalks, providing all future residents immediate access to amenities. All residents will have access to all amenities. The Applicant claimed the maximum 35% of Total Demand Points from existing offsite park facilities within the existing Cabin Branch neighborhood and Village at Cabin Branch development (Site Plan No. 820200150). The amenities being counted are a playground, tot lot, amphitheater, picnic and seating areas, natural areas, and walking trails within Clarkmont Local Park and Cabin Branch Stream Valley Park. The approved recreation supply, both onsite and offsite, is adequate to meet

the recreation demand, therefore the recreation facilities provided are adequate for this Site Plan.

Landscaping and Lighting

The location and quantity of the approved landscaping is adequate, safe, and efficient on the Subject Property. The approved Site Plan provides landscaping to serve multiple purposes, including screening and canopy cover in-and-around streets and parking facilities, landscaping around amenity areas, and landscaping adjacent to all proposed buildings. The approved buildings have plantings around the perimeter of the buildings, including shrubs and ornamental grasses, helping to soften the edges of the buildings. The Site Plan includes an entrance plaza and dedicated seating areas that incorporate a wide palette of plant materials that are appropriate with groundcover, shrubs, ornamental grasses, and ornamental trees to provide inviting and comfortable public open spaces, while also providing respite from public streets. Much of the approved landscaping is typical of the existing residential dwellings within the greater Cabin Branch neighborhood.

Most of the parking is reduced from view by placement at the rear of the buildings, however locations where parking would be visible, landscape screening is used to screen and soften the visual impact. Additionally, any trash enclosures, retaining walls, and other site-related structures are also screened through planting and grading to minimize visual impacts to the streetscapes and public realm. The outdoor amenities are enclosed with extensive shrubs, evergreen and understory trees to hide the presence of parked cars. Larger canopy trees will grow to provide adequate shade during the summer months in these amenity areas. The Site Plan is providing landscaping in and around parking lot areas as required by Section 59-E-2.7 of the old Zoning Ordinance and has provided the adequate plantings between parking and a right-of-way and will meet and exceed the minimum parking lot landscape area of 5%. The landscaping located around the perimeter of the parking will greatly add to the greenery and canopy cover.

The lighting provided with this Application is safe, adequate, and efficient for ensuring good nighttime visibility within the parking lot and open space areas without negatively impacting surrounding residential dwellings. The approved lighting for the Site Plan is a combination of free-standing poles, bollards with fixtures, recessed luminaires mounted on walls and steps, and pedestrian-scale posts that provide for broad illumination for all public spaces, parking, and areas that might have security concerns. In general, the light poles are provided for all of the street and parking lighting, while the bollards, luminaires, and pedestrian-scale light posts are provided for accenting and evenly lighting the public open spaces.

Pedestrian and Vehicular Circulation

As conditioned, the location and design of the pedestrian circulation on the Subject Property is adequate, safe, and efficient. Overall, the bicycle and pedestrian circulation for the Subject Property extends existing and proposed networks along Cabin Branch Avenue, Plover Street, Petrel Street / Lakeridge Drive and Little Seneca Parkway, providing connections to the greater Cabin Branch neighborhood and amenities. All public streets have continuous sidewalks on both sides of the street with connecting lead walkways to all approved structures, providing adequate and efficient access between the street, parking, amenity areas, and the building entrances within the Subject Property.

As conditioned, a continuous 10 foot-wide shared use path will be constructed along the frontage on Little Seneca Parkway and will integrate with an approved shared use path on Cabin Branch Avenue as well as an approved 10 foot-wide shared use path to be constructed by the Applicant on the east side of Lake Ridge Drive. This section will provide bike and pedestrian access to the greater Cabin Branch community from West Old Baltimore Road to the south as well as direct access to Black Hill Regional Park.

A natural surface trail will be extended from the termination of the Phase 1 trailhead on the northeast corner of the Lakeridge Drive / Little Seneca Parkway intersection to connect to West Old Baltimore Road, running through remaining forested area. This will provide a continuous trail connection from the existing Clarksburg Premium Outlets to the existing Fieldcrest Spur trailhead for Black Hill Regional Park.

Vehicle Circulation

The location and design of vehicle circulation on the Subject Property is adequate, safe, and efficient. The Subject Property is connected to the larger Cabin Branch community by a network of public streets. Access to the Subject Property is primarily from existing Little Seneca Parkway (non-residential building and multi-family building) as well as the proposed extension of Lakeridge Drive (daycare facility). This extension will connect previously approved Petrel Street to the north of Little Seneca Drive to existing Lakeridge Drive on the south side of West Old Baltimore Road. This extension will be constructed to a modified primary street standard and will provide a second southern connection for the greater Cabin Branch community to West Old Baltimore Road as well as a direct connection to Black Hill Regional Park. All parking will be provided off street in surface lots in the rear of structures as viewed from Little Seneca Parkway. The approved configuration for the public streets creates a safe, adequate, and efficient movement for vehicles within the Subject Property.

A major highway interchange is proposed by the Clarksburg Master Plan between Little Seneca Parkway and Interstate 270 immediately to the east of the Subject Property. Space for this facility has been approved to remain undeveloped by the Phase 1 Site Plan (820050150) application which outlined the overall Cabin Branch infrastructure improvements. Subsequent plans and amendments following that approval, including this Application, retain the area bounded by Little Seneca Parkway to the north, I-270 to the east, Lakeridge Drive to the west, and West Old Baltimore Road to the south as undeveloped space that may be used for the interchange. To date, no plans for this interchange have been pursued by SHA, MCDOT, or the Planning Department; this Application will continue to maintain this area as undeveloped in conformance with earlier approved plans and in support of the long-term implementation as envisioned by the Clarksburg Master Plan.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The approved use and structures are compatible with other uses, site plans, existing, and approved development on adjacent properties. The multi-family, daycare facility, and non-residential building proposed on this Site Plan are all part of a larger planned Cabin Branch Neighborhood that has been the subject of an LMA and a single Preliminary Plan. North of the Site Plan boundary is the already approved Village at Cabin Branch development, while east of the Site Plan boundary is stream valley and forest conservation. South of the Site Plan boundary is undeveloped land that is within the same MXPDP zone and planned for other housing and employment uses, while west of the Site Plan boundary is the existing greater Cabin Branch neighborhood. The Subject Property will include 125 age-restricted multi-family units oriented along Little Seneca Parkway, providing compatibility with the previously approved multi-family buildings within the Phase 1 approval (Site Plan No. 820200150) and located to the northeast across Little Seneca Parkway. The orientation and site design for the multi-family building serves to reinforce Section VII - Multi-family Guidelines from the Cabin Branch Design Guidelines. The design of the approved multi-family, daycare, and non-residential building with direct ground level access, foundation landscaping, building façades with fenestration and roof articulation, and street trees all help to integrate the approved development with the existing residents. The Site Plan is also starting the extension of Lakeridge Drive, from Little Seneca Parkway and extending south to West Old Baltimore Road. When extended, Lakeridge Drive will help integrate this Site Plan with the existing and future phases of the Cabin Branch Neighborhood as well as connect residents with Black Hills Regional Park.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable laws.*

As part of the requirements of the Special Protection Area ("SPA") Law, a SPA Water Quality Plan was reviewed in conjunction with the Site Plan. Under Section 19-65 of the Montgomery County Code, the Montgomery County Department of Permitting Services ("MCDPS") and the Planning Board have different responsibilities in the review of a Water Quality Plan.

In conjunction with planning staff, MCDPS has reviewed and approved the technical elements of the water quantity and quality control facilities including engineering and design. The Planning Board's responsibility is to determine if SPA forest conservation planting requirements, environmental buffer protection, and site imperviousness limits have been addressed or satisfied. The Planning Board finds that the proposed plan meets all requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water resource protection and any other applicable law.

Water Quality Plan

Clarksburg Special Protection Area Water Quality Plan

The majority of the Subject Property is located within the Clarksburg SPA and is therefore required to obtain approval of a Water Quality Plan for those areas of the Application within the Clarksburg SPA under Section 19-62 of the Montgomery County Code.

MCDPS has reviewed and conditionally approved the elements of the Final Water Quality Plan under its purview. The Planning Board must determine if SPA forest conservation and planting requirements, environmental buffer protection, and limits on impervious surfaces have been satisfied. Sec. 19-65(a)(2)(A) of the Montgomery County Code states that:

"In acting on a preliminary or final water quality plan, the Planning Board has lead agency responsibility for:

- (i) Conformity with all policies in the Planning Board's Environmental Guidelines which apply to special protection areas;*
- (ii) Conformity with any policy or requirement for special protection areas, including limits on impervious area, in a land use plan, watershed plan, or the Comprehensive Water Supply and Sewer System Plan; and*
- (iii) Any other element of the plan in which the Planning Board has lead agency design, review, and approval responsibility."*

A Preliminary Water Quality Plan (G-957) was approved by Planning Board Resolution, dated July 24, 2015, during the review of the re-zoning of the Property, which included a Development Plan. The Final Water Quality Plan was submitted as part of this current Application and was approved to protect the areas of environmental buffers, existing remaining forest, and planted forest in Category I Conservation Easements.

MCDPS Special Protection Area Review Elements

In a letter dated September 1, 2021, MCDPS found the Revised Preliminary and Final Water Quality Plan for this Site Plan to be acceptable for its portion of the Final Water Quality Plan under its purview. The Revised Preliminary and Final Water Quality Plan meets the required stormwater management goals via a combination of micro-bioretenement, bioswales, water quality inlets with storage vaults and downstream sand filters with a dry pond.

Planning Board Special Protection Area Review Elements

Following is an analysis of the Planning Board's responsibilities in the review of the Final Water Quality Plan. Staff recommended approval of the elements of the SPA Water Quality under its purview.

1. Priority Forest Conservation Areas

The Application meets the requirements of Chapter 22A, Montgomery County Forest Conservation Law. The Final Forest Conservation Plan was submitted with this Application which amended the overall Final Forest Conservation Plan ("OFCP") for the Cabin Branch development.

2. SPA Environmental Buffer Protection

The Application proposes no additional disturbance within the stream valley buffer ("SVB") for the stream at the rear of the Subject Property that has not already been accounted for in the OFCP for the Cabin Branch development.

3. Impervious Surfaces

There are no impervious limitations within this portion of the Clarksburg SPA; however, the Clarksburg SPA Regulations allow M-NCPPC to review

imperviousness and to work with the Applicant to reduce impervious surfaces. As part of the Preliminary Water Quality Plan for the Cabin Branch Development under the Cabin Branch – Infrastructure Site Plan (Plan No. 820050150), an overall goal of less than 45% imperviousness was established by the Planning Board (MCPB Resolution No. 07-131).

The Site Impervious Area Plan for this Application indicates an impervious level of approximately 51.2% for the Subject Property (Phase 2), see Table 2. The impervious surfaces are comprised of roadways, sidewalks, stoops, driveways, walls, and buildings. The impervious level for both Phases 1 and 2 of the Village at Cabin Branch is approximately 44% and the overall impervious level for the Cabin Branch development, including this Application, is approximately 44.67% and continues to be on track to meet the targeted goal of 45%.

Table 2: Imperviousness Calcs. for the Village at Cabin Branch

Village at Cabin Branch	Tract Area	Impervious Surface Area	Percent Imperviousness
Phase 1: 820200150	2,680,767 sq. ft. (61.54 acres)	1,157,912 sq. ft. (26.58 acres)	43.2%
Phase 2: 82020015A	353,527 sq. ft. (8.12 acres)	181,210 sq. ft. (4.16 acres)	51.2%
TOTAL	3,034,294 sq. ft. (69.66 acres)	1,339,122 sq. ft. (30.74 acres)	44.0%

Forest Conservation Plan

Final Forest Conservation Plan

Consistent with conditions 1 and 14(c) of the Resolution for the Cabin Branch - Infrastructure Site Plan Amendment No. 82005015B (MCPB Resolution No. 11-124), the OFCP for the overall Cabin Branch Development was amended through this Application. The Cabin Branch - Infrastructure Site Plan has been amended with each individual site plan as stated in conditions 1 and 14(c) to show the approved development for each area of Cabin Branch.

The entire 535-acre Cabin Branch Development has an OFCP which was approved with the Cabin Branch - Infrastructure Site Plan. The OFCP was designed to allow for the grading and installation of roads, utilities, and public amenities such as school and park sites. The intent of having one OFCP was to ensure that as this multi-year project developed, portions would not be left uncovered by an individual Forest Conservation Plan and the whole project would remain in compliance with the Montgomery County Forest Conservation Law.

The OFCP includes six worksheets separated by zones or land use: MXPB-Employment, RMX-1/TDR, MXPB-Residential, Water Tower Storage Facility, Linthicum West, and "offsite Area A". Each individual site plan application was submitted with final grading and design, the OFCP, and the worksheets associated with that particular site plan were updated to reflect final design and grading details. The OFCP indicated that the individual applicants for each site plan area must meet the forest conservation worksheet requirements through a combination of on-site forest retention, on-site planting of unforested stream buffers, landscape credit, and off-site planting within the Clarksburg SPA. This Site Plan application does not alter the associated OFCP worksheets and therefore meets the requirements that are already in place on the approved OFCP.

Under the M-NCPPC implementation of the Clarksburg SPA Regulations, the Environmental Guidelines require accelerated reforestation of the SPA stream buffers and that any unforested portions of the stream buffer be afforested above and beyond the standard forest conservation requirements. Since the overall Cabin Branch Development includes land both in and out of the SPA and the tributaries drain to a common water body, the Planning Board approved the treatment of the planting requirements as if the entire development is located within the Clarksburg SPA (MCPB Resolution No. 07-131). Therefore, conditions 1 and 14 of the Cabin Branch - Infrastructure Site Plan (82005015B) require the Applicant to plant the stream buffers in accordance with the overall FFCP including the Planting Phasing Plan. The Applicant of the overall development, Cabin Branch Management, LLC, must provide a five-year maintenance period for all planting areas credited toward meeting the forest conservation plan worksheet requirements. Amendments to the FFCP have been approved with each of the site plans approved and amendments, to date, to the Cabin Branch - Infrastructure Site Plan (82005015A through 82005015G).

The FFCP submitted for this Application conforms to the requirements established by the OFCP and meets the requirements of Chapter 22A, Montgomery County Forest Conservation Law and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. This Application does not alter any of the existing forest conservation requirements for the overall Cabin Branch Development site established under the Cabin Branch - Infrastructure FFCP, Plan Number 820050150 or subsequent amendments. The responsibility for meeting the Forest Conservation requirements for this Application falls to Cabin Branch Management, LLC. This Application approved the removal of 0.46 acres of forest, 1.50 acres of forest saved, and the reforestation of 3.97 acres. The overall Cabin Branch - Infrastructure FFCP will be updated to reflect this information.

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 the old Zoning Ordinance § 59-D-3.8; 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 DEC 28 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).

* * * * *

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 and Commissioners Cichy, Patterson, and Verma voting in favor of the motion, and Commissioner Rubin absent at its regular meeting held on Thursday, December 16, 2021, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board