

**MEMORANDUM**

TO: Jeffrey Zyontz, Chair
Montgomery County Planning Board

FROM: Tanya Stern, Acting Planning Director TS

VIA: Carrie Sanders, Chief, Midcounty Planning *CS*
Matthew Folden, Supervisor, Midcounty Planning *MAF*
Troy Leftwich, Planner III, Midcounty Planning *TL*

DATE: May 26, 2023

RE: Correction of Resolution
MCPB No. 23-054
Site Plan Amendment No. 82022004A
Grand Park Development

Please find the attached redlined version of the Resolution for Site Plan Amendment No. 82022004A Grand Park Development. This Resolution was adopted by the Planning Board at the May 11, 2023, Planning Board Meeting and was mailed out to all parties of record on May 16, 2023.

This Corrected Resolution corrects clerical errors in the information shown in the data table. The corrected data table does not affect the overall density approved by the Board and is consistent with the approved plans.

The list of changes to the data table are as follows:

- Phase 1 - Prior Land Transfer Dedication 24,280 sf to 24,083 sf
- Phase 1 - Total Site Area 69,763 sf to 69,745 sf
- Phase 1 – Residential Density FAR 2.97 to 2.95
- Phase 1 – Total Project Density FAR 3.14 to 3.12

- Future Phase(s) - Total Public Open Space 11,447 sf to 11,477 sf
- Future Phase(s) - Residential Density 663,359 sf (3.96 FAR) to 654,859 sf (FAR 3.98)

The following data table shows the information to be corrected **bolded and double underline**:

Table 1- Site Plan Data Table

Development Standard	Permitted/ Required	Overall Project	Phase 1	Future Phase(s)
Tract Area	n/a	258,203 sf	93,043 sf <u>93,828 sf</u>	165,160 sf <u>164,375 sf</u>
Previous ROW Dedications		(36,904 sf) <u>36,911 sf</u>	--	--
Prior Land Transfer(s) ¹		(2,593 sf) <u>2,607 sf</u>	--	--
Dedications		(51,504 sf) <u>51,181 sf</u> ³	23,280 sf <u>24,280 sf</u>	28,224 sf <u>27,098 sf</u>
Abandonment Area		TBD (estimated 170 sq ft)	<u>24,083 sf</u>	--
Total Site Area ²		<u>167,202 sf</u> <u>167,504 sf</u>	TBD (estimated 170 sq ft) 69,763 sf <u>69,745 sf</u>	97,439 sf <u>97,759 sf</u> ⁴
Park Dedication	10%	21,494 sf 21,476 (12.8%)	21,476 sf (30.8 %)	--
Open Space		15,035 15,053 sf (8.9%)	3,576 sf (5.1%)	11,459 sf <u>11,447 sf (11.7%)</u>
Total Public Open Space		<u>36,529 sf (21.8%)</u>	<u>25,052 sf (35.9%)</u>	11,459 sf <u>11,447 sf (11.7%)</u> <u>11,477 sf</u>
Commercial Density (SF)	516,406 sf (2.0 FAR)	110,169 sf (0.43 FAR)	16,000 sf (0.17 FAR)	94,169 sf (0.57 FAR)
Residential Density ⁵ (SF)	939,859 sf (3.64 FAR)	903,711 sf (3.5 FAR)	285,000 sf (3.06 FAR)	654,859 sf (3.96 <u>3.98 FAR</u>)
4% Bonus Density (SF)		36,148 (0.14 FAR)	<u>276,500 sf (2.97</u>	663,359 sf
Residential Density ⁶ (Units)	n/a	1,000 sf	<u>2.95 FAR)</u>	
MPDUs	12.5%	13%	210 units	TBD at Site Plan
Total Project Density	<u>1,032,812 sf (4.0 FAR)</u>	<u>1,050,028 sf (4.07 FAR)</u>	13% ⁷ 301,000 sf (3.23 FAR) 292,500 sf (3.14 <u>3.12 FAR)</u>	13% 749,028 sf (4.54 FAR) <u>757,528 sf</u>

¹ Land conveyed to Gables White Flint (this land was provided through the realignment of the road from the White Flint West Workaround (WFWW) CIP project).

² Total Site Area includes Park Dedication (21,476 square feet).

³ Change in the site square footages reflects corrections that occurred during construction of the WFWW and recorded for Plat No. 25952

⁴ Future Phase(s) Site Area to be determined with subsequent development applications.

⁵ Including 4% MPDU Bonus density in accordance with Section 59.4.7.3.D of the Zoning Ordinance.

⁶ Including 4% MPDU Bonus density in accordance with Section 59.4.7.3.D of the Zoning Ordinance.

⁷ 13% of the independent dwelling units for a total of ~~16~~ **14** units out of the ~~122~~ **119** approximate units.

Development Standard	Permitted/ Required	Overall Project	Phase 1	Future Phase(s)
Building Height (feet)	250 ft	262 ft	210 ft	TBD at Site Plan
Vehicle Parking				
Commercial			64 (min) 192 (max) 72 provided	
Residential	<i>TBD at Site Plan</i>	<i>TBD at Site Plan</i>	115 (min) 144 (max) 133 provided	<i>TBD at Site Plan</i>
Bicycle Parking				
Long Term spaces			46	
Short Term spaces			2	
Loading			1	

Signature: *Tanya Stern*

Email: tanya.stern@montgomeryplanning.org