

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 23-046
Site Plan Amendment No. 81982092A
Sandy Spring Meadow
Date of Hearing: April 27, 2023

JUN 09 2023

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 April 28, 1983, the Planning Board, approved Site Plan No. 819820920, and issued a subsequent Opinion, for the construction of 60 Moderately Priced Dwelling Units consisting of 30 townhouses and 30 single-family detached units on 14.2 acres of R-60 zoned-land, located north of Olney-Sandy Spring Road along Skymeadow Way ("Subject Property"), in the Olney Policy Area and the *2015 Sandy Spring Rural Village* ("Master Plan") area; and

WHEREAS, on August 9, 2022, Housing and Opportunities Commission ("Applicant") filed an application for approval of an amendment to the previously approved site plan to reduce the area from 14.19 acres to 11.13 acres, reduce the density from 60 dwelling units to 49 dwelling units, reduce the number of parking spaces from 120 to 99 spaces, reduce the approved green space from 223,600 square feet to 202,652 square feet, and install a half-court basketball court on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81982092A, Sandy Spring Meadow ("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 April 17, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on April 27, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Bartley, with a vote of 5-0; Chair Zyontz, Vice Chair Piñero, Commissioners Bartley, Hedrick and Pedoeem voting in favor.

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Approved as to

Legal Sufficiency: /s/ Emily Vaias

M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81982092A to reduce the area from 14.19 acres to 11.13 acres, reduce the density from 60 dwelling units to 49 dwelling units, reduce the number of parking spaces from 120 to 99 spaces, reduce the approved green space from 223,600 square feet to 202,652 square feet, and install a half-court basketball court, by adding the following new conditions:¹

5. Density

The Site Plan Amendment is limited to a maximum of 49 dwelling units consisting of 30 townhouses and 19 single-family detached units. The overall density is limited to 4.28 dwelling units per acre.

6. Common Open Space

The Applicant must provide a minimum of 202,652 square feet of green space on-site² and must clearly delineate the green space on the certified plan set.

7. Site Design

The Site Plan Amendment must provide a minimum of 99 parking spaces, which includes 61 spaces for the townhouse units and 38 spaces for the single-family detached units.

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 Sandy Spring Meadow, Site Plan No. 81982092A, 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/or provided 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 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.

² Pursuant to Section 59-C-1.524 of the 2004 Zoning Ordinance.

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. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 11.13 acres zoned R-60, CRN-0.75 C-0.75 R-0.5 H-45, and CRN-0.5 C-0.25 R-0.5 H-40. Pursuant to Section 59.7.7.1.B.3 of the Zoning Ordinance, this Application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 under the R-60 zone. Therefore, the CRN zone development standards are not applicable. The Application satisfies the applicable development standards as shown in the following data table:

Data Table – R-60, Optional Method Cluster

Development Standard	Permitted/ Required	Previously Approved	Approved Amendment
Area (Minimum acres)	5 acres	14.18 acres	11.13 acres
Density (Maximum units/acre)	5 units/acre	4.23 units/acre	4.28 units/acre
Number of lots	Not applicable		
Townhouse		30	30 (No change)
Single-family detached		30	19
Total Units		60	49
Minimum Lot Size			
Townhouse	1,200 SF	1,500 SF	1,500 SF (No change)
Single-family detached	3,000 SF	4,000 SF	4,000 SF (No change)
Parking Spaces (Minimum)			
Townhouse	60	61	61 (No change)
Single-family detached	38	60	38
Total Spaces	98	121	99
Open Space/Green Space (Minimum)	98,000 SF	223,560 SF	202,652 SF
Minimum Setbacks (ft.)			
Front	20 ft.	As shown	No change
Rear	Determined at Site Plan	15 ft. or as shown	

Development Standard	Permitted/ Required	Previously Approved	Approved Amendment
Side	Determined at Site Plan	As shown	

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 JUN 09 2023 (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 Pedoeem, seconded by Commissioner Hedrick, with a vote of 5-0; Chair Zyontz, Vice Chair Piñero, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor of the motion, at its regular meeting held on Thursday, June 1, 2023, in Wheaton, Maryland and via video conference.



 Jeffrey Zyontz, Chair
 Montgomery County Planning Board

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Sandy Spring Meadow, Preliminary Plan No. 11982180A, Site
Plan No. 81982092A B. Sandy Spring Missing Middle Pilot
Project, Preliminary/Final Forest Conservation No.
120220050, Preliminary Plan No. 120220050, Site Plan No.
820220090