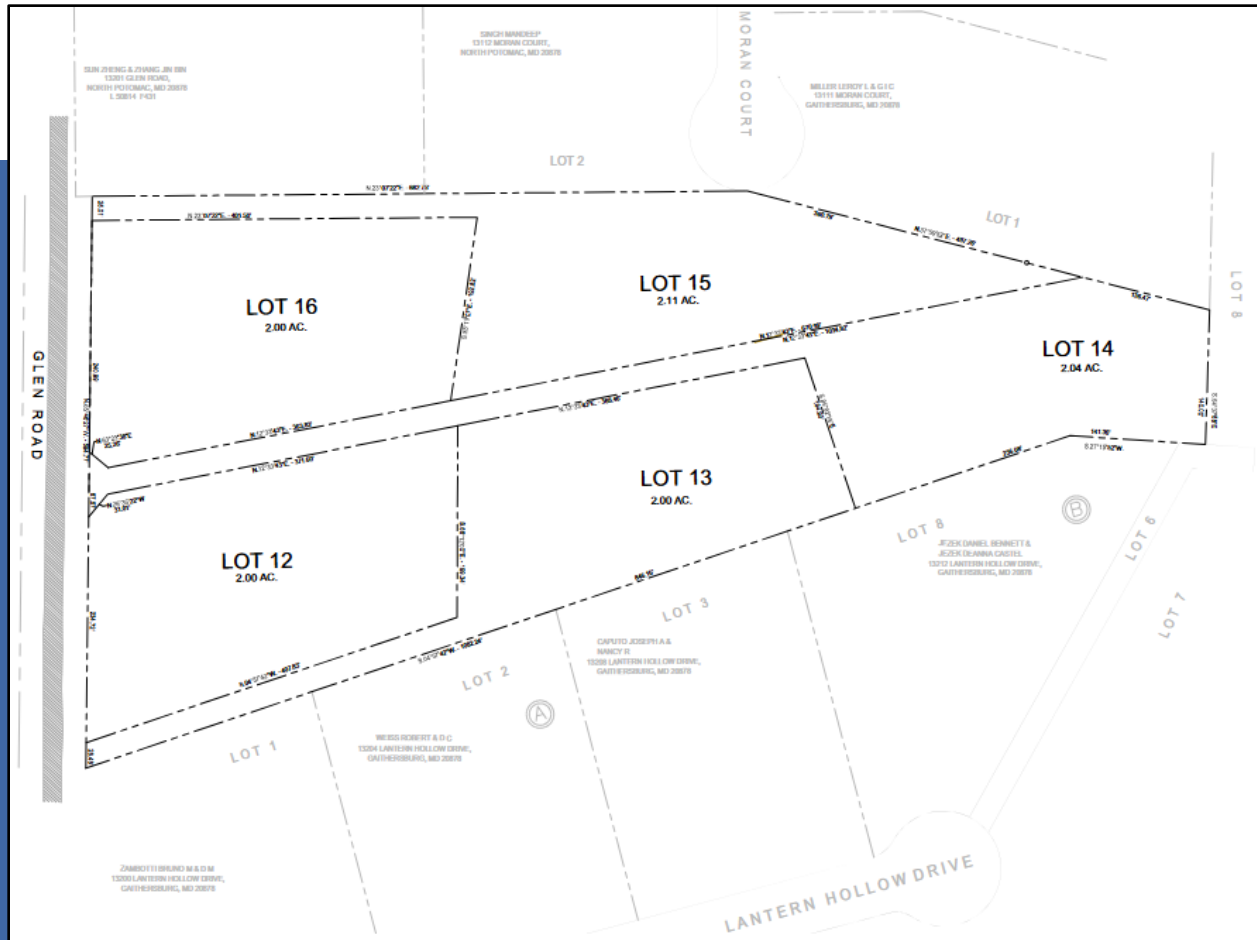


POLO CLUB ESTATES

PRELIMINARY PLAN AMENDMENT NO. 12002091A






Request for new five-year Adequate Public Facilities validity period for five (5) recorded but unbuilt lots on Preliminary Plan 120020910.

COMPLETED: 6/13/2025

PLANNING BOARD HEARING DATE: 6/26/2025

MCPB ITEM NO. 14

Planning Staff

	Ugonna Njeze, Planner II, Upcounty Planning, Ugonna.Njeze@montgomeryplanning.org , 301-495-1320
	Sandra Pereira, Supervisor, Upcounty Planning, Sandra.Pereira@montgomeryplanning.org , 301-495-2186
	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

On Glen Road, 625 feet NW of Lantern Hollow Dr.

MASTER PLAN

2002 *Potomac Subregion* Master Plan

ZONE

RE-2

PROPERTY SIZE

10.5 Acres

APPLICANT

Dinesh Jain

ACCEPTANCE DATE

February 26, 2025

REVIEW BASIS

Chapter 50



Summary:

- Staff recommends **approval with the addition of one new condition** of Preliminary Plan Amendment No. 12002091A.
- On February 28, 2002, the Planning Board approved Preliminary Plan No. 120020910 to create five (5) lots on 10.5 acres of land.
- The 5 lots were recorded July 14, 2005 but the Applicant has not obtained the necessary permits to build the approved dwelling units.
- The Applicant requests a new five-year APF validity period for the five (5) unbuilt lots, per Section 50.4.3 of the Subdivision Ordinance. The Project has been reviewed under the 2024 – 2028 *Growth and Infrastructure Policy*.
- The Amendment will not result in any physical changes to the original Preliminary Plan approval.
- Staff has not received any community correspondence to date.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITION..... 3

PRELIMINARY PLAN 12002091A..... 3

SECTION 2: SITE DESCRIPTION..... 3

SECTION 3: PROJECT DESCRIPTION..... 5

PREVIOUS APPROVALS..... 5

PROPOSAL 6

SECTION 4: COMMUNITY OUTREACH 7

SECTION 5: PRELIMINARY PLAN 12002091A FINDINGS AND ANALYSIS..... 8

SECTION 6: CONCLUSION 11

ATTACHMENTS 11

SECTION 1: RECOMMENDATIONS AND CONDITION

PRELIMINARY PLAN 12002091A

Staff recommends approval with one new condition of the Preliminary Plan Amendment for a new 5-year APF for the five (5) recorded but unbuilt lots created by Preliminary Plan No. 120020910. All site development elements shown on the latest electronic version of the Preliminary Plan No. 12002091A as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following new condition. The following Condition No. 6 is in addition to all other conditions, which remain in full force and effect:

New Condition

ADEQUATE PUBLIC FACILITIES

6. The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

SECTION 2: SITE DESCRIPTION

The Subject Property consists of five (5) recorded but unbuilt lots that total 10.5 acres (Plat No. 23199 and Preliminary Plan No. 120020910, the “Property”). The lots are zoned RE-2 in the 2002 *Potomac Subregion Master Plan* area. The Subject Property has frontage on Glen Road, and the Project is located just under a mile east from the Potomac Oak Shopping Center and Greenbriar Local Park. There is an existing single-family dwelling unit located in the center of the Property that accesses Glen Road via an existing asphalt driveway. The Property is designated in Sewer Category S-6 and Water Category W-6. Perimeter trees surround the Property.

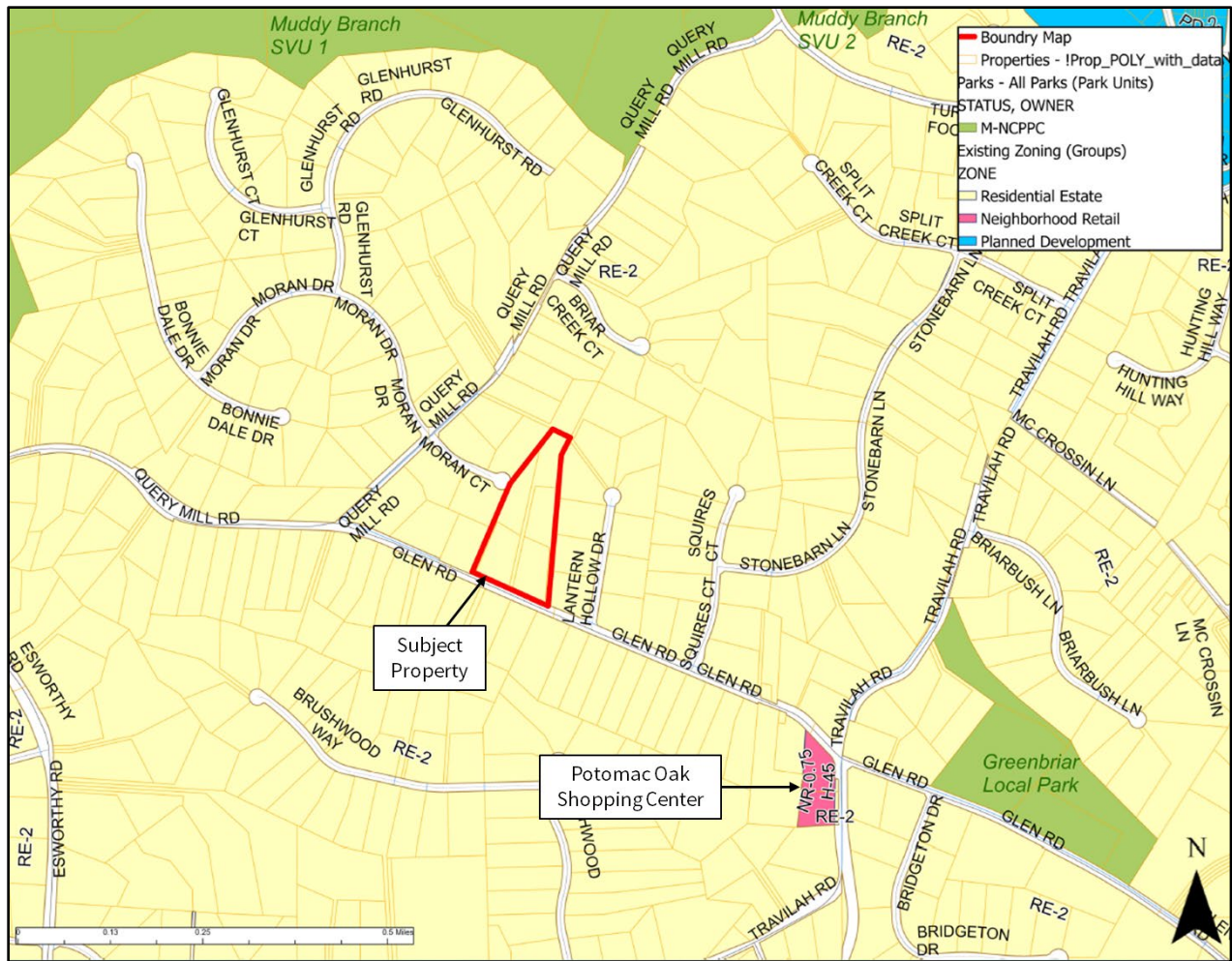


Figure 1 – Vicinity Map



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

PRELIMINARY PLAN NO. 120020910

On May 30, 2002, the Planning Board, by an Opinion mailed June 18, 2002 (Attachment C), approved Preliminary Plan No. 120020910 including a Preliminary Forest Conservation Plan to create five (5) lots for five (5) homes on 10.1 acres of land. A Grading and Tree Save Plan was approved prior to recordation of the record plat.

Pursuant to Chapter 50, Section 50-4.3.J.5.c.ii, the validity period for adequate public facilities (APF) review approved between October 18, 1999 and August 1, 2007, is no less than 5 years, and no more than 12 years for larger, multi-phased projects. Section 50-4.3.J.5.a.i states that the validity period

starts 30 days from the resolution mailing date, also referred to as initiation date. Accordingly, the Project's APF approval expired on July 18, 2007. The Applicant did not request an extension prior to its expiration, hence this amendment request is to establish a new APF validity period.

FOREST CONSERVATION PLAN NO. F20250440

On May 29, 2025, Planning Staff, administratively approved Final Forest Conservation Plan No. F20250440 to construct five (5) single-family residential homes on the five (5) existing lots, install an access drive with separate driveways, plus site grading and septic fields. A tree variance was granted to remove of two (2) and impact to ten (10) Protected Trees for the removal of the existing house and the construction driveways.

PROPOSAL

Preliminary Plan Amendment No. 12002091A was accepted on February 26, 2025, and the Applicant requests a new Adequate Public Facilities (APF) validity period of five years, for five (5) single-family dwelling units on the existing five (5) recorded lots. The APF validity period expired on July 18, 2007. Chapter 50.4.3.J states that an applicant can request a new APF validity period after the period has expired. The APF lapsed under the previous owner of the Subject Property, and the current owner, who acquired the property in 2024, now plans to construct the approved five (5) single-family detached dwelling units. The existing single-family detached dwelling unit will be razed, and the lots will be accessed via a shared asphalt driveway from Glen Road. The five lots will be served by well and septic systems.

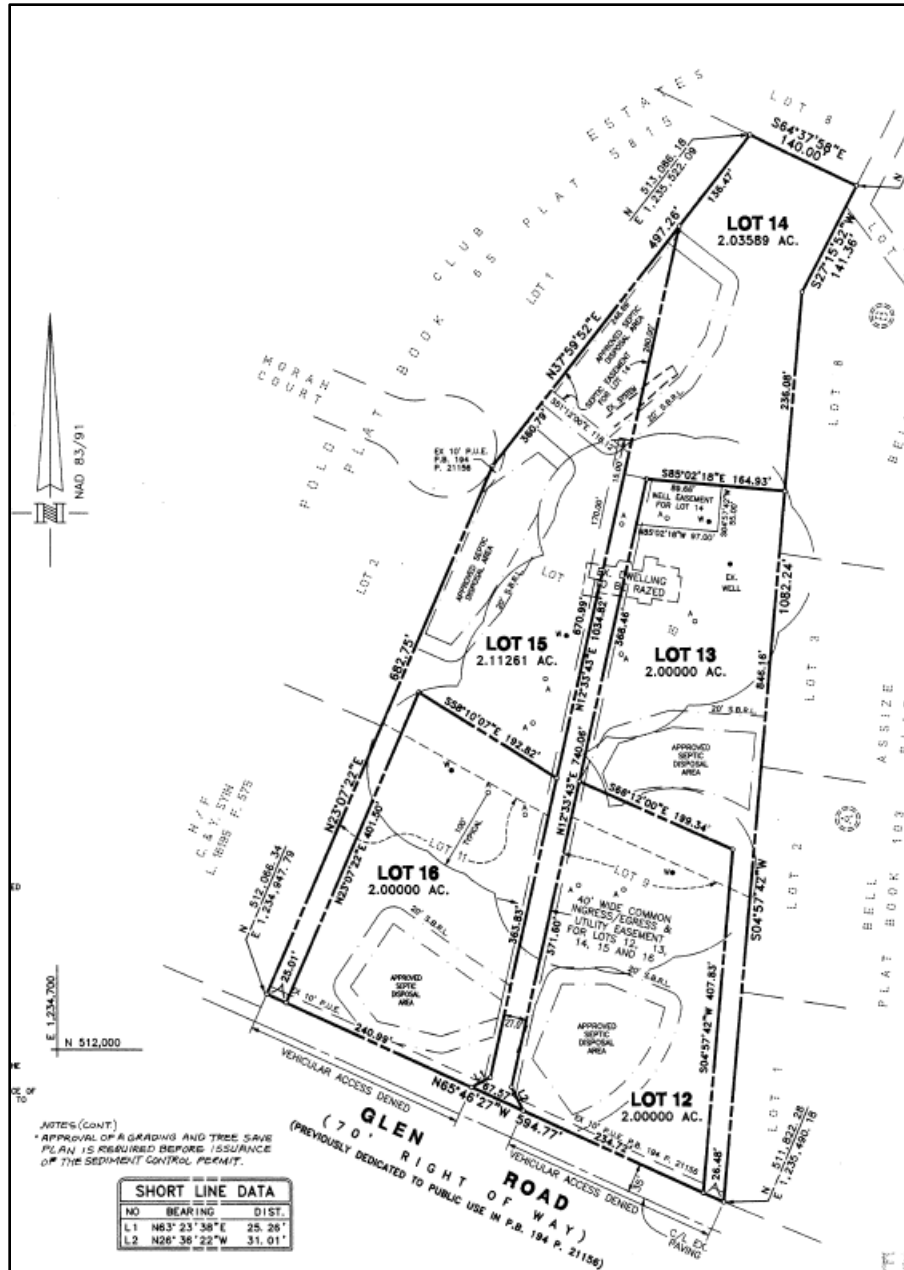


Figure 3 – Existing Record Plat No. 23199

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all application submittal, noticing, and sign posting requirements under COMCOR 50.10.01.04. The required hearing notice sign was adequately posted at the Subject Property. Written notice of the Application was mailed by the Applicant to all required parties.

A pre-submission meeting was not required as this Application is a minor amendment to Preliminary Plan No. 12002091A. As of the published date of this Staff Report, no community correspondence has been received.

SECTION 5: PRELIMINARY PLAN 12002091A FINDINGS AND ANALYSIS

The Planning Board approved Preliminary Plan No. 120020910, by Opinion dated June 18, 2002, to create five (5) lots on the Subject Property with conditions.

Preliminary Plan Amendment 12002091A requests a new 5-year APF validity period for the existing recorded lots to construct five (5) single-family dwelling units. The proposed Preliminary Plan Amendment does not alter the intent of the previous findings (related to the design of the lots which are not changing), which remain applicable, except as modified below.

3. Public facilities will be adequate to support and service the area of the subdivision.

a) Roads and other Transportation Facilities

i. Existing Facilities

The Proposed Development has frontage on Glen Road which is a County-owned and maintained public street. Under the *Master Plan of Highways and Transitways*, Glen Road is classified as a Rustic Road with a master planned right-of-way of 70 feet. There are no existing bicycle and pedestrian facilities along Glen Road. Similarly, the 2018 *Bicycle Master Plan* has no recommendations for Glen Road. The 2002 *Potomac Subregion Master Plan* has no recommendations for the Glen Road.

b) Local Area Transportation Review (LATR)

The Applicant is requesting a new APF validity period for five (5) years for five (5) recorded but unbuilt lots. The Proposed Development is located in the Rural East Policy Area, which is categorized as a Green Policy Area under the 2024-2028 *Growth and Infrastructure Policy* (“GIP”). As demonstrated in the *Transportation Exemption Statement* (“TES”) submitted by the Applicant on January 1, 2025, the Proposed Development will generate less than 30 net new vehicle trips. As this amount falls under the 30 net new vehicle trips, this Application is exempt from further transportation analysis. No traffic study is required for this Preliminary Amendment to satisfy *Local Area Transportation Review Guidelines* (“LATR”) requirements. The Proposed Development will generate a maximum of five (5) net new vehicle trips during the morning AM peak-hour period and six (6) net new vehicle trips during the evening PM peak-hour period (see Table 1).

Table 1 – Trip Generation Analysis

Land Use	ITE Vehicle Trips		Adjusted Rates	
	AM	PM	AM	PM
Proposed: Five (5) Single-Family Detached Units	5	6	5	6
Net New Vehicle Trips			5	6

c) Schools

School Impact Area Classification

The proposed project is located within the Rural West Policy Area, which is categorized as a Turnover Impact Area by the 2024-2028 *Growth and Infrastructure Policy*.

Annual School Test Results

The Updated FY2025 Annual School Test, approved by the Planning Board on December 19, 2024, and effective since January 1, 2025, is applicable.

The project is served by Travilah Elementary School, Robert Frost Middle School, and Thomas S. Wootton High School. The student enrollment and capacity projections of these schools in the Updated FY2025 Annual School Test, which evaluates adequacy for the 2028-2029 school year, are noted in Table 2.

Table 2. Updated FY2025 Annual School Test Projections (2028-2029 School Year)

	Program Capacity	Enrollment	% Utilization	Seat Surplus or Deficit
Travilah ES	526	404	76.8%	+122
Robert Frost MS	1,051	1,037	98.7%	+14
Thomas S. Wootton HS ¹	2,120	2,031	95.8%	+89

Under the Updated FY2025 Annual School Test results, as shown in Table 3, Travilah Elementary School, Robert Frost Middle School, and Thomas S. Wootton High School are not placed in a Utilization Premium Payment (UPP) tier by default.

Table 3. Updated FY2025 Annual School Test Results

	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Travilah ES	No UPP	196	228	307

¹ Projected enrollment is modified to estimate the impact of Crown HS (CIP P651909), reflecting the scope of the boundary study approved by the Board of Education on March 19, 2024. Due to the delay of the Damascus HS Major Capital Project (CIP P652102), some of the boundary changes can be implemented in phases.

	Adequacy Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Robert Frost MS	No UPP	134	225	382
Thomas S. Wootton HS	No UPP	249	513	831

Enrollment Impact Estimate

Based on the School Impact Area classification and proposed net residential units, this project is estimated to generate zero elementary school students, zero middle school students, and zero high school students during an average year throughout its life, as shown in Table 4.

Table 4. Student Enrollment Impact Estimate (reflects Updated FY2025 Student Generation Rates)

Type of Unit	Net Number of Units	Turnover ES Student Generation Rate	ES Student Estimate	Turnover MS Student Generation Rate	MS Student Estimate	Turnover HS Student Generation Rate	HS Student Estimate
SF Detached	5	x 0.184	= 0.920	x 0.101	= 0.505	x 0.153	= 0.765
TOTALS (Rounded Down)	5		0		0		0

Since the estimated number of students generated do not exceed the adequacy ceilings identified in Table 3 higher payment tiers are not triggered. Therefore, this application does not require any Utilization Premium Payment as a condition of approval.

d) Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the residential lots. The Application is within the W-6 and S-6 water and sewer service categories, respectively, and will utilize private wells and septic systems. The Application is exempt from the Department of Permitting Services Water Resources' review since the lots are already recorded and no changes are proposed to lot design or stormwater (Attachment B).

The Application does not alter or change anything related to emergency vehicle access, or lot layout or configuration. The Application is exempt from further review from the Department of Permitting Services Fire Access and Water Supply as confirmed in correspondence dated May 19, 2025 (Attachment B) since the lots were recorded in a record plat prior to 2010.

Dry utilities, including electricity, gas, and telephone are also available to serve the Property. Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses, and health services are currently operating within the standards set by the current Growth and Infrastructure Policy (GIP).

SECTION 6: CONCLUSION

As conditioned, the Preliminary Plan Amendment application satisfies the findings under the Montgomery County Code Section 50.4.3.J and the applicable standards of the Chapter 50 Subdivision Regulations. The application conforms to the recommendations of the 2002 *Potomac Subregion Master Plan* and is consistent with the 2024 – 2028 *Growth and Infrastructure Policy*. Existing public facilities are adequate, and the application is not changing the plat recorded lot dimensions. Therefore, Staff recommends approval for a new 5-year Adequate Public Facilities period for the five (5) recorded and unbuilt lots with one new condition.

ATTACHMENTS

Attachment A: Preliminary Plan

Attachment B: Agency Letters

Attachment C: Preliminary Plan No. 120020910 Opinion

Attachment A



BBVA

DC GRID 217NW13
SECTION DISTRICT: 06
TAX MAP ER341
NCPPC FILE NO.
12002091A
SHEET 1 OF 3



N 32°04'20" W

- 1 A new School Adequacy Test is required.
- 2 A new Traffic Impact Statement is required.
- 3 A new Statement of Justification is required.
- 4 A Cover Sheet has been added to the plan set.
- 5 An Approvals Sheet has been added to the plan set.



Attachment B

DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

May 12, 2025

Mr. Ugonna Njeze, Regulatory Planner II
UpCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Preliminary Plan Amendment No. 12002091A
Polo Club Estates – APFO extension

Dear Mr. Njeze:

We have completed our review of the Preliminary Plan Amendment uploaded to e-plans on February 27, 2025. The Development Review Committee did not review this plan. The applicant is requesting an extension of the Adequate Public Facilities for the site. We have the following comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. The application complies with the conditions set forth in the MCDOT letter dated May 21, 2002.

Thank you for the opportunity to review this Preliminary Plan Amendment. If you have any questions or comments regarding this letter, please contact me for this project at rebecca.torma-kim@montgomerycountymd.gov or (240) 777-7170.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Ugonna Njeze
Preliminary Plan Amendment
No. 12002091A
May 12, 2025
Page 2

Sincerely,

Rebecca Torma

Rebecca Torma,
Development Review Manager
Development Review Team
Office of Transportation Policy

SharePoint\Transportation\Director's Office\Development Review\Rebecca\developments\12002091A Polo Estates APFO ext.docx

cc-e: Correspondence folder FY 2025

From: [Kohler, Andrew](#)
To: [Njeze, Ugonna](#)
Subject: RE: FW: Polo Club Estates12002091A SWM
Date: Thursday, May 15, 2025 11:16:39 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Ugo,

This project is already plated therefore it would not require a new or revised Stormwater Management Concept.

Thanks,
Andrew Kohler, CPESC
Senior Permitting Services Specialist, Water Resources
Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902
240 777 6275 (office)
Andrew.Kohler@montgomerycountymd.gov



DPS | Montgomery County
Department of Permitting Services
YOUR PROJECT PARTNER

From: Njeze, Ugonna <Ugonna.Njeze@montgomeryplanning.org>
Sent: Tuesday, May 13, 2025 4:35 PM
To: Kohler, Andrew <Andrew.Kohler@montgomerycountymd.gov>
Subject: RE: FW: Polo Club Estates12002091A SWM

[EXTERNAL EMAIL]

Good Afternoon Andrew,

Finishing up my Polo Club review and report. By the mercy of all things regulatory we did not need a SWM Approval letter, but I do need a more formal email correspondence saying we do not need a SWM review. Can you respond a scripted email of mine, confirming this application is exempt from a review?

From: [LaBaw, Marie](#)
To: [Panjshiri, Atiq](#)
Subject: RE: Fire Department Access Review for Lots Recorded prior to 2010
Date: Monday, June 18, 2018 9:22:59 AM

To clarify, this applies to single family residential lots only.

S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850
(240) 773-8917 Office
Marie.LaBaw@montgomerycountymd.gov

From: LaBaw, Marie
Sent: Monday, June 18, 2018 8:37 AM
To: Panjshiri, Atiq <Atiq.Panjshiri@montgomerycountymd.gov>
Subject: Fire Department Access Review for Lots Recorded prior to 2010

The intent of community planning was to address the overall hazard for new development prior to the implementation of separate fire department access and water supply reviews. To that end, lots recorded prior to 2010 should have emergency access and water supply already accounted for and do not require an additional review.

Lots recorded in 2010 and later should have an approved fire department access and water supply plan on record and be able to provide them on request. If not, they were somehow missed in process and need to be addressed.

Parcels have not been reviewed at all and often involve water supply issues.

In short:

Lots recorded prior to 2010 do not require a FD access review.

Lots recorded in 2010 and after require a FD access review.

Parcels require a FD access review.

Thanks very much for your help on this. Please let me know if you have any questions.

S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850
(240) 773-8917 Office
Marie.LaBaw@montgomerycountymd.gov

From: [LaBaw, Marie](#)
To: [Njeze, Ugonna](#)
Subject: Re: Polo Club Estates12002091A Fire Access Review Exemption EMail
Date: Monday, May 19, 2025 2:19:15 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[RE: Fire Department Access Review for Lots Recorded prior to 2010 \(1\) \(1\).eml](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I typically provide the attached for these types of projects.

S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, Maryland 20902
(240) 773-8917 Office
Marie.LaBaw@montgomerycountymd.gov

From: Njeze, Ugonna <Ugonna.Njeze@montgomeryplanning.org>
Sent: Monday, May 19, 2025 12:25 PM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: Polo Club Estates12002091A Fire Access Review Exemption EMail

[EXTERNAL EMAIL]

Good Afternoon Marie,

Finishing up my Polo Club review and report. I know this application is exempt from your review because it was platted before 2010, but can you send me a “scripted” email correspondence saying that you do not need a review confirming this application is exempt from a review? This will act as my approval letter. Thanks for any help you can provide!

Best,

Ugo

Ugonna Njeze

Regulatory Planner II, Upcounty Division
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor, Wheaton, MD 20902
ugonna.njeze@montgomeryplanning.org
o: 301.495.1320



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed: June 18, 2002

Action: Approved Staff Recommendation

Motion of Comm. Robinson, seconded
By Comm. Bryant with a vote of 4-0;

Comms. Bryant, Holmes,
Robinson and Wellington voting
in favor

Commissioner Perdue absent

Attachment C

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02091

NAME OF PLAN: POLO CLUB ESTATES

On 02/28/02, RICHARD GRODSKY submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 5 lots on 10.1 acres of land. The application was designated Preliminary Plan 1-02091. On 05/30/02, Preliminary Plan 1-02091 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02091 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02091.

Approval of Preliminary Plan, Pursuant to Section 50-29 (b) (2) Subject to the Following Conditions:

- (1) Record plat to reflect common ingress/egress easements over all shared driveways
- (2) Compliance with conditions of MCDPS (Health Dept.) letter
- (3) Grading and Tree Save Plan to be reviewed and approved by MNCPPC technical staff prior to recordation of plat
- (4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (5) Other necessary easements