

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

July 16, 2025

MCPB No. 25-063
Preliminary Plan Amendment No. 12002091A
Polo Club Estates
Date of Hearing: June 26, 2025

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, the Planning Board, by Opinion dated June 18, 2002, approved Preliminary Plan No. 120020910, creating five (5) lots for five (5) residential units on 10.1 acres of land in the RE-2 zone, located in the northeast quadrant of the intersection of Glen Road and Query Mill Road. (“Subject Property” or “Property”), in the Rural West Policy Area and the *2002 Potomac Subregion Master Plan* area; and

WHEREAS, a plat was recorded in the Land Records of Montgomery County on January 8, 2004, at Plat No. 23199, creating the five (5) lots on the Subject Property; and

WHEREAS, on January 25, 2025, Dinesh Jain (“Applicant”) filed an application for approval of an amendment to the previously approved preliminary plan to request a new five-year Adequate Public Facilities validity period for five (5) recorded but unbuilt lots on the Subject Property; and

WHEREAS, Applicant’s application to amend the preliminary plan was designated Preliminary Plan Amendment No. 12002091A, Polo Club Estates (“Preliminary 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 June 13, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on June 26, 2025, 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 4-0; Chair Harris, Commissioners Bartley, Hedrick and Linden voting in favor with Vice Chair Pedoeem necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 12002091A to add a new 5-year APF validity period for the five (5) recorded but unbuilt

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

lots on the Property by adding the following condition:¹

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).

BE IT FURTHER RESOLVED that all other preliminary plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth 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:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan, and all findings not specifically addressed remain in effect.

Findings required by Chapter 50, Section 50-4.3.J

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 approved 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 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 “Development”). The approved Development is located in the Rural West 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 approved

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.

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 Plan Amendment to satisfy *Local Area Transportation Review Guidelines* (“LATR”) requirements. The approved 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 .

c) Schools

School Impact Area Classification

The approved Development 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 1.

Table 1. 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 ² | 2,120 | 2,031 | 95.8% | +89 |

Under the Updated FY2025 Annual School Test results, as shown in Table 2, 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 2. 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 |
| Robert Frost MS | No UPP | 134 | 225 | 382 |

² 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 |
|----------------------|-----------------|-------------------------|-------------------------|-------------------------|
| Thomas S. Wootton HS | No UPP | 249 | 513 | 831 |

Enrollment Impact Estimate

Based on the School Impact Area classification and approved net residential units, this Development 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 3.

Table 3. 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 does not exceed the adequacy ceilings identified in Table 2 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 approved to lot design or stormwater.

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 since the lots were recorded 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).

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

July 16, 2025

(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 consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

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 Hedrick, seconded by Commissioner Bartley, with a vote of 3-0-1; Chair Harris, and Commissioners Bartley, and Hedrick, voting in favor of the motion, Vice Chair Pedoeem abstaining, and Commissioner Linden necessarily absent at its regular meeting held on Thursday, July 10, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board