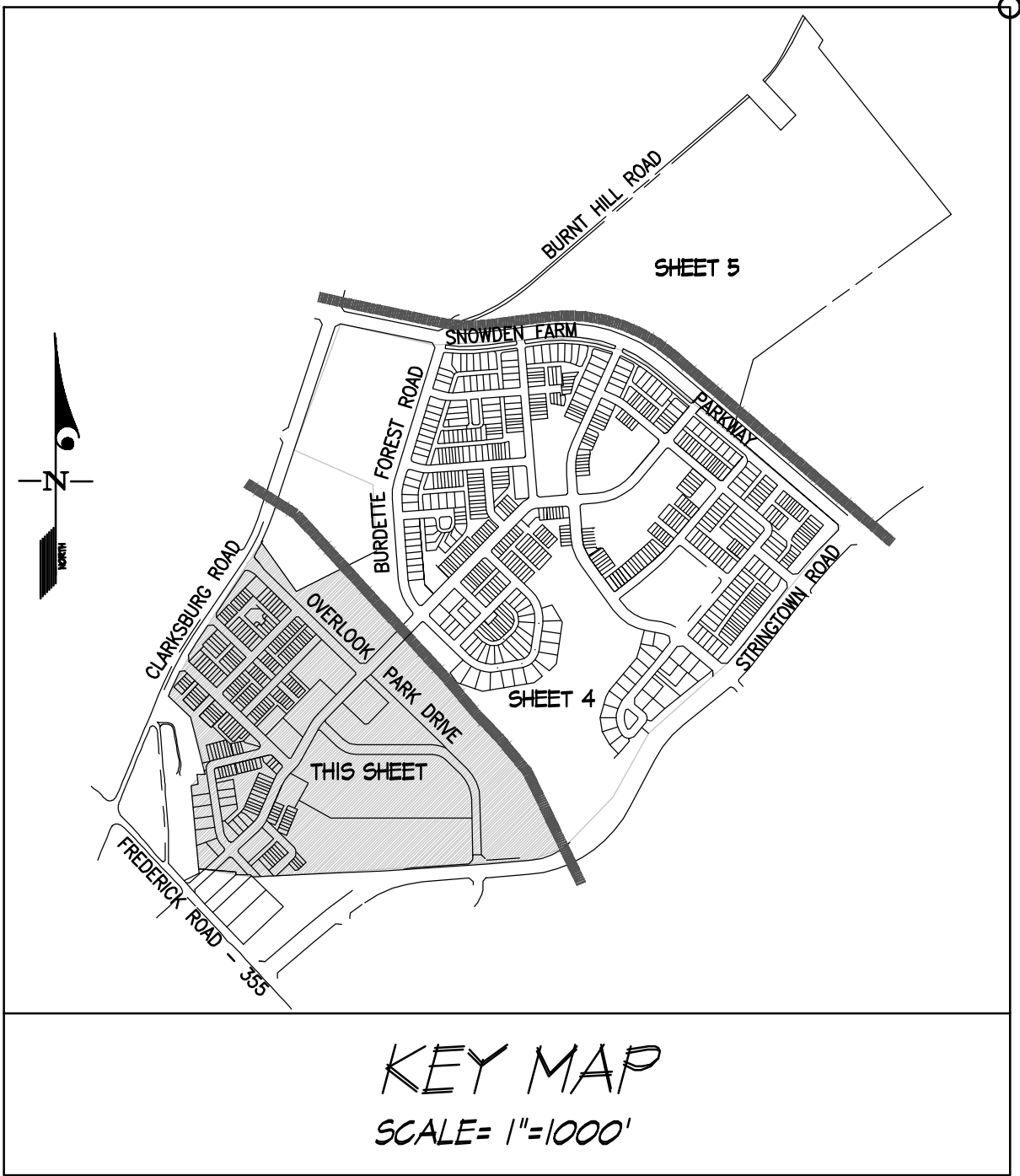
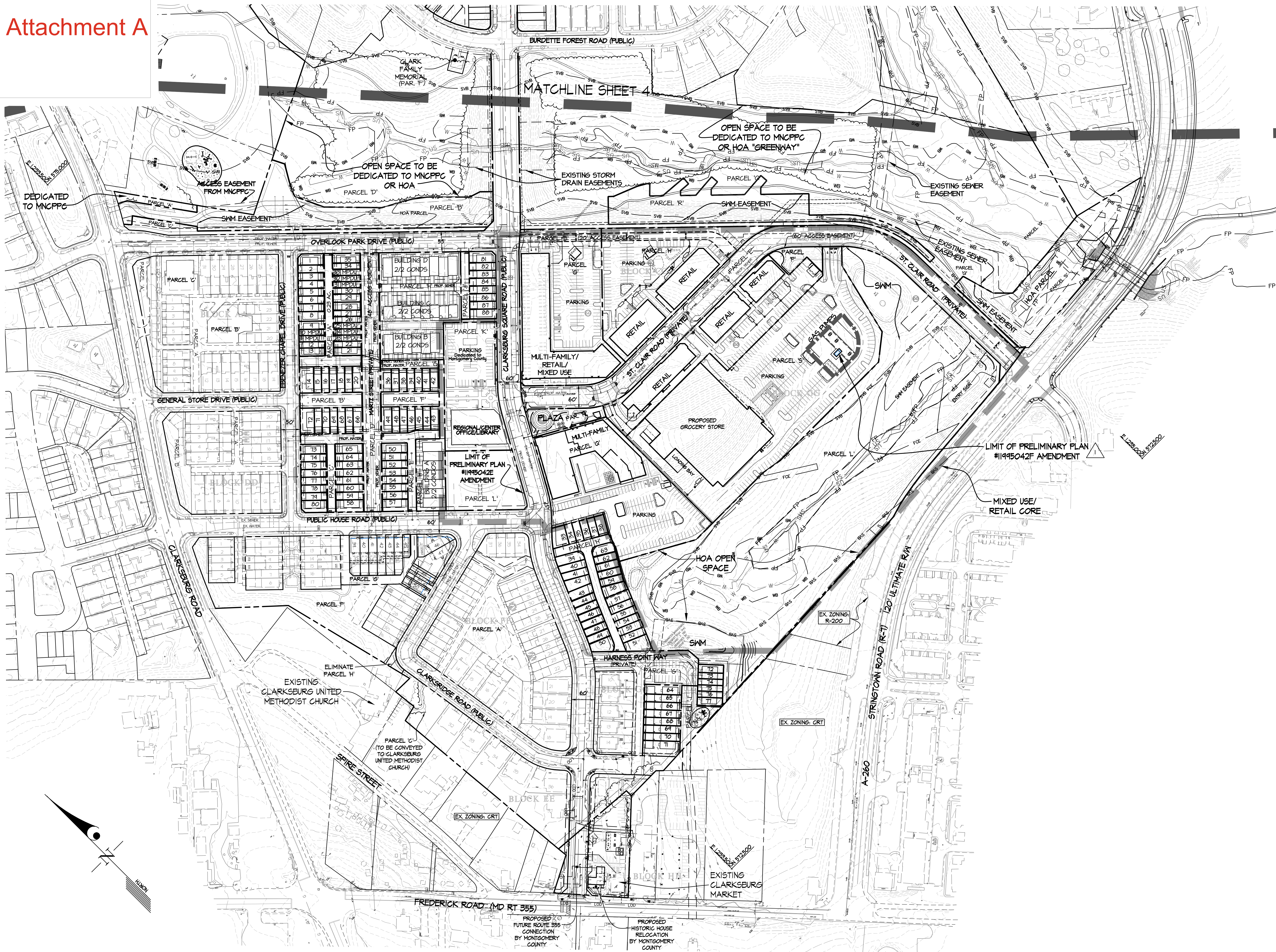




- LEGEND
- LIMIT OF PRELIMINARY PLAN AMENDMENT
 - MIXED USE RETAIL CORE
 - PARCELS AFFECTED UNDER AMENDMENT
 - ACCESS EASEMENT

Preliminary Plan Amendment No. 11995042F Summary

1. Add Gas Pumps and Kiosk Per Conditional Use Plan No. CU2025-02 to Parcel S, Block 66.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER, CERTIFY THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THE PLANNING BOARD SITE PLAN OPINION, IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2147.

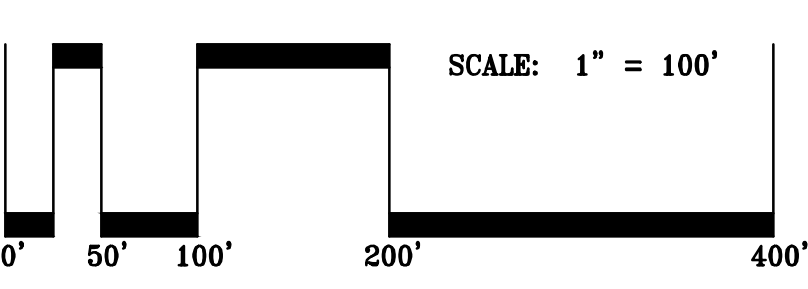
EXPIRATION DATE: January 20, 2026

June 12, 2025
Date Tim M. Longfellow, P.E.

PRELIMINARY PLAN AMENDMENT No. 11995042F

GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALTIMORE: 410-885-1800 | DC: 200-456-2524 | FAX: 301-421-4188

DESIGNED BY	KAF				
DRAWN BY	KAB				
CHECKED BY	KAF				
DATE		REVISION	BY	APPR.	



PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
ATTN: KATHRYN KUBIT
PHONE: 703-734-9730

SCALE	1"=100'
DATE	JUNE 2025

ZONING	RMX-2
TAX MAP - GRID	EW - 42

PRELIMINARY PLAN AMENDMENT - WEST SIDE
CLARKSBURG TOWN CENTER
CLARKSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No.	23136
SHEET	3 OF 6

CLARKSBURG TOWN CENTER

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CERTIFIED SITE PLAN AMENDMENT 82007022J

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APPROVAL SHEET - AMENDMENT G & H I-02B
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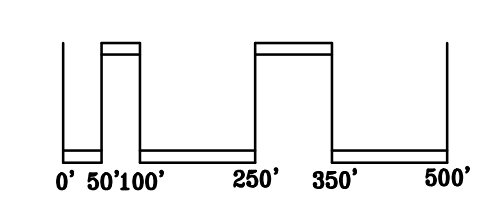
* SHEETS REVISED PER SITE PLAN AMENDMENT NO. 82007022J
* SHEETS ADDED PER SITE PLAN AMENDMENT NO. 82007022J

GLW
PLANNING | ENGINEERING | SURVEYING
3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | FAX: 410-885-1800 | LOCAL: 301-489-2524 | FAX: 301-421-4188

DESIGNED BY	2024-03-25	82007022J	KAB	KAF
CHECKED BY	2022-02-04	82007022H	KAB	KAF
DATE	2020-12-21	82007022G	KAB	KAF
DRAWN BY	2019-06-17	82007022F	KAB	KAF
DATE	2016-05-19	82007022E	KAB	KAF
DATE	2016-05-10	82007022D	KAB	KAF
CHECKED BY	2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
DATE	2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION	KAB	KAF
DATE		REVISION	BY	APPR.

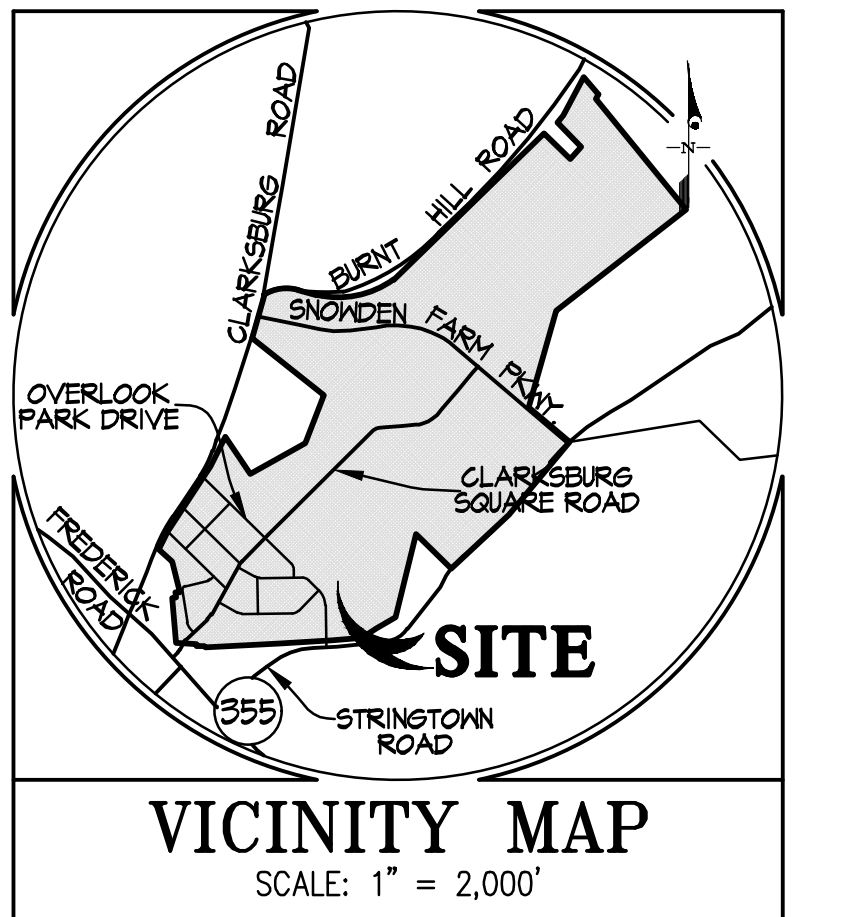
KEY MAP

SCALE: 1" = 250'



Site Plan Amendment No. 82007022J Summary:

△ Add Gas Pumps and Kiosk Per Conditional Use Plan No. CU2025-02 to Parcel 5, Block 66.



PROJECT TEAM

DEVELOPER:
CTC RETAIL, L.C.
C/O ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101

EAST SIDE

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

WEST SIDE

CIVIL ENGINEER:
GUTSCHICK, LITTLE AND WEBER, P.A.
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

ARCHITECT:
BIGNELL, WATKINS, HASSER ARCHITECTS, P.C.
ONE PARK PLACE, SUITE 250
ANNAPOLIS, MARYLAND 21401

PIEDMONT WOODS PARK

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

THE GREENWAY

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GUTSCHICK, LITTLE AND WEBER, P.A.
3404 NATIONAL DRIVE, SUITE 250
BURTONSVILLE, MARYLAND 20866

PROFESSIONAL/ENGINEER'S CERTIFICATION
THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE SITE PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE AND THE PLANNING BOARD SITE PLAN OPINION. IN ADDITION, THE SITE PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 24914 EXPIRATION DATE: January 20, 2026.

August 18, 2025
Date

Tim M. Longfellow
Professional Engineer
Maryland License No. 24914

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82007022J, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC Retail, L.C. Kathryn L. Kubit
Contact Person
Address: 1355 Beverly Road, Suite 240
McLean, Virginia 22101
Phone: 703-734-9730
Signature: Kathryn L. Kubit, Manager

SITE PLAN AMENDMENT No. 82007022J

COVER SHEET

CLARKSBURG TOWN CENTER
INDEX PLANS

G. L. W. FILE No.

23136

SHEET

1-01 OF 10

CLARKSBURG ELECTION DISTRICT No. 2

MONTGOMERY COUNTY, MARYLAND

Title Information:
Parcel 190
L, 6025 / F, 134, L 8825 / F, 141
L 8025 / F, 148, L 8825 / F, 155
L 6716 / F, 836
Parcel 120
L 6716 / F, 836

2. The site will be served by existing public water and sewer, existing water and sewer categories IN-3, 5-3

3. The entire portion of the site within the RHX-2 Zone is located in the Little Seneca Creek watershed (Special protection area) and a portion of the site within the RDT zone is in the Little Bennett Creek watershed.

4. Natural Vapour Map 4 Forest Land Sub-Delineation (No. 4-4162) approved 4/28/1974.

5. The boundary shown herein is based on C.P.J. provided CAD, recorded Plans of Subdivision, and computation sheets by other surveyors. The topographic information was prepared by Lordemann Associates, Inc. from survey information by KRMW Corporation dated April 1985, Fowler Associates, Inc. dated April 1984, and topographic data from Air-Survey Corporation.

6. 2 over 2 condominium building utility closets and garbage can pads may be located in/over multi-family BRLs.

7. Building restriction lines (BRLs) may encroach into the Public Utility Easements (PUEs). The more restrictive of the two will apply as the governing restriction.

8. Actual utility (width and depth) may vary depending on final siting of unit and model at building permit.

9. See approved storm water management plans for on-lot SWM and sediment control requirements. Any variations of on-lot requirements will not require an amendment.

10. Street trees (right-of-way at a maximum spacing of 50 ft. on center, except where physical site improvements are in conflict with the spacing. Any deviation from the maximum standards due to physical site improvements may be fixed adjusted by the appropriate inspectors from DPS, DOT and M-NCPPC. Street lights, signs and utilities may be adjusted in conjunction with any relocation of street trees for public rights-of-way without necessitating an on-site plan amendment. Documentation of the field adjustments must be provided to M-NCPPC for the public file. The size and species of the street trees must be consistent with the approved certified site plan.

11. Any changes required by ADA or fair housing will not require a site plan amendment, as determined by the director, or his designee.

12. Minor revisions to proposed park pieces by the Parks Dept. does not require an amendment, see Parks Dept. permit plan sheet for details.

13. Builders are responsible for locating A/C units outside of sidegated setbacks.

14. See SHM plans for SHM Infrastructure details.

15. Future changes to public right-of-way does not require a site plan amendment.

16. All siting and building are conceptual; see that building permits at DPS for final siting.

17. RH/ADA between multi-family buildings to be addressed at the time of siting of final architecture. Sidewalks and ramps within multi-family area may change due to grading conditions at time of construction.

18. There are no known rare, threatened or endangered species on site.

19. There are no known historic features on site.

20. There are no known trees on the subject property that are county and/or state champion trees. There are no trees on the property that have a DBH of 75% or more of the current county and/or state champion tree.

21. All siting and building are conceptual; see that building permits at DPS for final siting.

22. Final building locations will be determined during the building permit process. Please refer to the zoning data table for development standards such as setback, building restriction lines and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the planning board's approval.

23. An on-site pre-construction loan meeting is required to be set up with the Department of Permitting Services (DPS), Zoning Site Plan Enforcement Division before any building construction activity occurs on-site. The owner or his designee who has signature authority, and general contractor must attend the pre-construction meeting with the DPS Site Plan Enforcement personnel. A Site Plan of the Certified Site Plan is required to be on-site at all times. To schedule a Site Plan Inspection with DPS, Zoning and Code Compliance Section (ZCCS), please contact: Brian Keeler, 280-581-4495.

24. M-NCPPC staff must inspect all tree-save areas and protection devices before clearing and grading.

25. Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.

26. The applicant must schedule a preconstruction meeting (pre-con) preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant and/or their representatives, must remain on-site during the pre-con. The approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.

	REQUIRED*		APPROVED***	
	Commercial Buildings	Residential Buildings	Commercial Buildings	Residential Buildings
(a) From one-family residential zoning	100'	100'	100'	100'
(b) From residential zoning other than one-family	50'	30'	50'	15'
(c) From any street**	25'	30'	25'	15'
(d) From abutting commercial or industrial zoning	25'	30'	25'	15'

* The Planning Board may reduce the minimum setbacks shown in (a) through (d) above, no greater than 50%, upon a finding that trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property.

** No minimum setback is required if in accordance with the Master Plan.

*** This Plan reduces the minimum setbacks for commercial and residential buildings from other than one family residential zoning and commercial zoning by up to 50% per Section 54-C-103.2 and establishes that no minimum setback for any street right-of-way is required, all other development standards and building setbacks shall be established at time of final site plan.

Grandfathered Units: See B20070220A	Gross Site Acreage: Original Tract Area: Land Acquired from Parks Department:	
Plan of Compliance - Exhibit "R" Units: See B20070220A	Existing Zoning: Area in RHX-2 = Area in RDT =	Total Area
Interim Amendment Units: See B20070220A	Land to be dedicated for public use: Land for Civic Building School Land to Montgomery County Public Schools School Land to M-NCPPC Park Land to MNCPPC ROW for Public Streets	Total Area
Development Areas(2015 Approval): Block BB & CC, & GG, Block H Residents Club (Block V) (See sheet I-4)	Net Development Area of Site:	Total Area
Retail Core Amendment (2023)- BLOCK CC & GG, (See Amendment B20070221)		

Site within the RMX-2 Zone =	204.92 Acres
Residential portion of the site=	178.63 Acres
Commercial portion of the site=	26.29 Acres

	<u>Zoning Ordinance Permitted/ Required</u>	<u>Previously Approved with Amendment (8200T022D 8200T022E, F4G)</u>	<u>Previously Amended</u>
<u>Minimum Green Area</u>			
Residential portion of the site:	50%	43.22 Ac. (53.2%) (176.63 Resd. Area)	43.22 Ac. (176.63)
Commercial portion of the site	15%	12.61 Ac. (47.9%) (26.24 Ac. Com. Area)	12.61 Ac. (26.24)

Note: Piedmont Woods Park is in the RDT zone and is not part of these calculations

RMX-2 ZONE: 204.92 Acres++

	<u>Required / Allowed per Master Plan</u>	<u>Approved with J1944Q004D and B2021022D</u>
<u>Maximum Residential Density</u>	1426 Dwelling Units (1 DU/Acre)	1120 Dwelling Units (6.27 DU/Ac. X 178.63 Ac.)
<u>Residential Land Use</u>		
Single-Family Detached:	10%-20%	214 DU. (14.6%)
Single-Family Attached:	30%-50%	665 DU. (54.3%) (No Live-work)
Multi-Family:	25%-45%	236 DU. (21.8%)
<u>Maximum Commercial Density</u>	300,000 S.F. Total (0.5 FAR - Zoning Code)	206,185 S.F. (0.18 FAR) (26.24 Ac Mixed Use/Retail Core)
<u>Commercial Land Use</u>		
Retail:	≥150,000 Retail Center	124,545 S.F.*
Office:	70,000-105,000 S.F.	76,640 S.F.*
<u>Other Land Use</u>		
ChVLC:	Undetermined	Regional Center/Library & Parking (110 Ac)
Public Park:	N/A	Piedmont Woods ± 5.5V. Park (83.02 Ac.)
School (MCPS):	N/A	1.92 Ac.
School (M-NCPPC):	N/A	7.24 Ac.

* Final non-residential land uses, densities, and configuration shall be established at time of building permit, and may vary from quantities shown, but will not exceed maximums approved.

	<u>Zoning Ordinance Permitted/ Required</u>	<u>Approved with 91994004D and 82001022D</u>
<u>Residential Density - MPDU's</u>	Min. 12.5% of total unit count	Min. 12.5% of total: 149 MPDU's (1120 DU x .125 = 140)

Note: The location of Moderately Priced Dwelling Units (MPDUs) will be limited to land area designated as Single Family, attached/detached, Multi-Family or Mixed Use areas

	Permitted/ Required	91994004D and B200T022D
<u>Fast Side Residential (Vehicle Parking Spaces)</u>		
Single-Family Detached:	2 Spaces / DU.	N/A
Single-Family Attached:	2 Spaces / DU.	72 Spaces (Block H)
Multi-Family:	1.5 Spaces / DU.	(36 DU. X 2 Spaces / DU.)
Multi-Family, 2-Over-2:	2 Spaces / DU.	N/A
Visitor Spaces (Block H)	N/A	13 Spaces
Residents Club:	N/A	50 Spaces

Single-Family Detached:	2 Spaces / D.U.	N/A
Single-Family Attached:	2 Spaces / D.U.	266 Spaces (133 D.U. X 2 Spaces / D.U.)
Multi-Family:	1.5 Spaces / D.U.	N/A
Multi-Family:	2 Spaces / D.U.	116 Spaces (58 D.U. X Spaces / D.U.)
Live-Work:	2 Spaces / D.U.	N/A
Live-Work Retail:	5 Spaces / 1,000 GLA (5 Spaces / 1,000 X 100%)	N/A
Visitor Spaces:	N/A	10 Spaces
Block 65:	N/A	30 Spaces
On Street Private:	N/A	72 Spaces
On Street Public:	N/A	

Resto:	Minimum 5 / Maximum 6 per 1,000 SF GLA	80 Spaces* (11,945 SF GLA x 5 Spaces / 1,000 SF)
Restaurant:	Minimum 4 / Maximum 12 per 1,000 SF GFA	80 Spaces* (22,000 SF x 4 Spaces / 1,000 SF)
Office - General:	Minimum 2 / Maximum 3 per 1,000 SF GFA	41 Spaces* (31,360 SF x 3 Spaces / 1,000 SF)
Office - Medical:	Minimum 1 / Maximum 4 per 1,000 SF GFA	40 Spaces* (45,280 SF x 2 Spaces / 1,000 SF)
Civic - Cultural:	Minimum 0.5 / Maximum 2 per 1,000 SF GFA	51 Spaces (2 Spaces / 1,000 SF)

(+): Any portion of the retail square footage allowed may be utilized as Office/ Medical/ General.

<u>Total Parking</u>	<u>Required</u>	<u>Provided</u>
<u>Handicap Parking:</u> (2% of total provided)	15 Sp.	22 Sp.
<u>Van Accessible Handicap Parking:</u> (1 Sp./4 HC Sp.) provided	6 min.	4 Sp. (6 min. req.)
<u>Motorcycle Parking:</u> (2% of total, up to max of 10 Sp.) (802 x 0.02 = 15 therefore 10 Sp. are required)	10 Sp.	10 Sp.
<u>Car Share Spaces:</u> (1 Sp./ 50-144 Sp. + 1 Sp. per 100 Sp. above 144 Sp. with a max. of 5 Sp.) (804-144 = 655 x 1 Sp./ 100 = 6 + 1 = 8 Sp.)	8 Sp.	8 Sp.
<u>Electric Vehicle Parking:</u> (to be available for conversion) (1 Sp./100) (804 Sp./100 = 8 Sp.)	8 Sp.	8 Sp.
<u>Bicycle Parking:</u>		

Area:	Requirements:	Net Min/Max	Short & Long Term Req.	Short Term Provided:	Long Term Required:
Retali:	86/120 SF (+) (per 10,000 SF GFA)	1 (10 max)	1	1	1
Office:	0 SF (+) (per 5,000 SF GFA)	1.00 (100 max)	0	0	0
Restaurant:	20,000 SF (+) (per 10,000 SF GFA)	1.00 (10 max)	2	1	1
Multi Family:	18/4 DU (+) (per DU)	0.50 (100 max)	1	4	4
Total:			46 50	24 50	45 50

Commercial		
Ground Story, Front	40% min.	40% min. (See Arch. Plans)
Ground Story, Side/rear	25% min.	25% min. (see Arch. Plans)
Upper Story	20% min.	N/A - One story building

<u>Previously Approved with Amendment (B20C TO22H)</u>	<u>Previously Approved with Amendment (B20C TO22J)</u>
12 Dwelling Units/ Lots # 2 Parcels 1/06 Dwelling Units Total (6.19 DJU/Ac. x 118.63 Ac.)	184 Dwelling Units # 1 Parcels 1245 Dwelling Units Total (6.32 DJU/Ac. x 204.92 Ac.)
214 DUJ. (14.6%) 606 DUJ. (60.3%) (No Live-work) 201 DUJ. (19.1%)	214 DUJ. (16.4%) 616 DUJ. (52.4%) (No Live-work) 340 DUJ. (30.1%)
206,185 SF. (0.18 FAR) (26.29 Ac Mixed Use/Retail Core)	106,920 SF. (0.01 FAR) (26.24 Ac Mixed Use/Retail Core)
124,545 SF.* 76,640 SF.*	106,920 SF.* (+/-) (+/-): Any portion of the retail square footage allowed may be utilized as Office/Medical/General.
Regional Center/Library # Parking (110 Ac/Regional Center/Library # Parking (110 Ac) (By Others)	
Piedmont Woods # S.V. Park (83.02 Ac.) 1.92 Ac.	Piedmont Woods # S.V. Park (83.02 Ac.) 1.92 Ac.
7.24 Ac.	7.24 Ac.

<u>Previously Approved with Amendment (B200T022H)</u>	<u>Previously Approved with Amendment (B200T022I)</u>
139 MPDUs	162 MPDUs
Min. 12.5% of total: 139 MPDUs (139/254 = 12% = 139)	Min. 12.5% of total (162/254 = 12% = 162)

Previously Approved with Amendment (B20COT022H)	Previously Approved with Amendment (B20COT022J)
N/A	N/A
24 Spaces (For A & C) (12 DJJ X 2 Spaces / DJJ)	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
TOTAL REQUIRED: 24 Spaces	TOTAL REQUIRED: N/A
TOTAL PROVIDED: 24 Spaces	TOTAL PROVIDED: N/A

N/A	N/A
N/A	N/A
N/A	Apartment Parking Calculations - 190 DU
N/A	84 - 1 BR Units: 94 Sp. Min. - 117 Sp. Max. (1 Sp Min/DU) - 1.25
N/A	01 - 2 BR Units: 81 Sp. Min. - 121 Sp. Max. (1 Sp Min/DU) - 1.5
N/A	14 - 3 BR Units: 14 Sp. Min. - 28 Sp. Max. (1 Sp Min/DU) - 2.0
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	REQUIRED: 184 Sp. Min. - 266 Sp. Max. 266 Spaces

Commercial Residential (Town)		
450-452 Filling Station		
Development Standards		
FAR (Floor Area Ratio)	0.50 FAR (4,750 sqf)	0.05 FAR (500 sqf)
Non-residential:		Total 500 SF
Residential:	0.25 FAR (2,375 sqf)	0.00 FAR (0 sqf)
TOTAL FAR:	0.75 FAR (7,125 sqf)	0.05 FAR (500 sqf)
MEFDS:	125% (6 DU)	
Building Type:	1, 2, 4, A or G	G - General Building Type
Building Height:	35' max.	35' max.
Open Space:	10% min.	1232 SF Public Open Space (10.2%)
Lot Coverage:	N/A	N/A
Minimum Lot Area:	Commercial: N/A	Commercial: N/A
Principal Building Setback (min.):		
Commercial		
Front	0' min.	0'
Side (all other):	0' min.	0'
Rear (all other):	0' min.	0'
Parking setbacks for surface parking lots:		
Front	Must be behind	Behind From Building
Rear	Building facade	Parking on opposite side of drive
Build-to Area* (Max. setback is min. 5% of building facade)		
Commercial		
Side Street	20' max.	N/A • P.B. Modification
Business Side Street BTA:	30' min.	N/A • P.B. Modification
Transparency* (For Wall Facing a Street or Open Space)		
Commercial		
Ground Street Side	40% min.	40% min. (See Arch. Plans)
Upper Store Side/entrance	25% min.	25% min. (See Arch. Plans)
Upper Store	20% min.	N/A - One story building
Blank Wall - Front (max)	35% max.	35% max. (See Arch. Plans)
Blank Wall - Side/rear (max)	35% max.	35% max. (See Arch. Plans)
Building Orientation*		
Entrance Facing Street or Open Space	Required	*Bldg Faces Drive Side

*Architectural Orientation, Build-to-area and Transparency requirements may be modified by the Planning Board on a case-by-case basis for this Site Plan approval.

Section 03536, Milling System		
Item Standards	Item Standards	
1. Access	Allowed/Required Access to the street with a residential driveway is prohibited.	Proposed Access to the street via the Clear Drive Private will be closed on residential lots.
2. Site	Use Limiting: A maximum of 10' footcandle at the lot leading to a Residential use. Any Filling Station requires a minimum of 3.6 million gallons per month be delivered to the site 500 feet from the lot line of dwelling will school plan, playground, day care center and recreational use. Recreation and Entertainment uses are excluded, unless a minimum of 100,000 cubic feet of storage is provided or environmentally sensitive area.	Use Limiting: A maximum of 10' footcandle at the lot leading to a Clear Drive Private will be closed on residential lots. Any Filling Station will require a minimum of 3.6 million gallons per month be delivered to the site 500 feet from the lot line of dwelling will school plan, playground, day care center and recreational use. Recreation and Entertainment uses are excluded, unless a minimum of 100,000 cubic feet of storage is provided or environmentally sensitive area.
3. Driveway design	Intersecting or abutting residential streets or driveways shall adequately afford visibility at intersections or driveway crossings are prohibited. Intersecting or abutting residential streets shall be further than 20' from the intersection and shall not exceed 30' in width.	Intersecting or abutting or other obstructions at intersections or driveway crossings are prohibited. Intersecting or abutting residential streets shall be further than 20' from the intersection and shall not exceed 30' in width.
4. Driveway	Use Limiting: A maximum of 10' footcandle at the lot leading to a Residential use.	Use Limiting: A maximum of 10' footcandle at the lot leading to a Clear Drive Private will be closed on residential lots.
5. Location/Type	Each gasoline pump or other service appliance must be a min. of 12' feet behind the lot line. All service stations, or similar facilities must be contained within the building.	Each gasoline pump or other service appliance must be a min. of 12' feet behind the lot line. All service stations, or similar facilities must be contained within the building.
6. Driveway	Intersecting or abutting residential streets or driveways shall adequately afford visibility at intersections or driveway crossings are prohibited. Intersecting or abutting residential streets shall be further than 20' from the intersection and shall not exceed 30' in width.	Intersecting or abutting or other obstructions at intersections or driveway crossings are prohibited. Intersecting or abutting residential streets shall be further than 20' from the intersection and shall not exceed 30' in width.
7. Vehicle Parking	No vehicle parking that obstructs the public right-of-way.	Competition, delivery and other vehicles are prohibited from parking on the street.
8. Car Wash	Use Limiting: A maximum of 10' footcandle at the lot leading to a Residential use.	Use Limiting: A maximum of 10' footcandle at the lot leading to a Clear Drive Private will be closed on residential lots.
9. Adequate Parking	There must be adequate parking for all uses.	Competition, delivery and other vehicles are prohibited from parking on the street. Competition, delivery and other vehicles are prohibited from parking on the street.

THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER CERTIFIES THAT THE PROJECT PLANS HEREIN CONFORM TO THE STANDARDS OF THE ZONE, AND THE PLANNING BOARD PROJECT PLAN RESOLUTION. IN ADDITION, THE PROJECT PLANS ARE CONSISTENT WITH THE DATA TABLE PROVIDED ON THE COVER SHEET. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 24914, EXPIRATION DATE: January 20, 2026

Development Program Table	
Deadline	Task
Before clearing or grading or recording a plat:	Staff certification of a Planning Board-approved site plan must be approved. The number and location of site elements, including but not limited to buildings, dwelling units, on-site parking, site circulation, and sidewalks will be determined through site plan review and approval.
Before Certified Site Plan approval:	(Preliminary Plan Condition #10) a) The Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded). b) All on-site down-lights must have full cut-off or BUG-equivalent fixtures. c) Deflectors will be installed on all fixtures to prevent excess illumination and glare. d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the Overall Property line, and at Parcel Q where it abuts Parcel H Block GG; excluding areas impacted by streetlights within the right-of-way. e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan. (Site Plan - Condition #7) The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan. (Site Plan - Condition #9) a) Add the following notes: i. "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading." ii. "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services." iii. "The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan survey and maintenance agreement. The Applicant and/or their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times." (Site Plan - Condition #10)
Before recording a plat for Parcel P, Parcel Q, Parcel R, Parcel S, and Parcel U of Block GG; and Parcel G and Parcel H of Block CC; on the Subject Property.	The Applicant must satisfy MCDOT's requirements for access and improvements. (Preliminary Plan Condition No. 5.)
Before issuance of the first building permit:	The Town Architect must administer the release of building permits in accordance with the approved architectural drawings and specifications included in the Certified Site Plan. The Town Architect must certify that any proposed construction complies with the Certified Site Plan, and the certification must accompany each building permit application. The MCDPS must not issue a building permit unless accompanied by the Town Architect's certification. (Site Plan Condition No. 12c.) Before issuance of the first building permit, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Road has been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Preliminary Plan or a subsequent Site Plan, and that the Road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal. (Preliminary Plan Condition No. 13c.)
Before issuance of each building permit for a residential dwelling unit on the Subject Property:	The Applicant must obtain an assessment from Montgomery County Department of Permitting Services (MCDPS) for Utilization Premium Payments (UPPs) consistent with the 2020-2024 Growth and Infrastructure Policy, as follows: a) No elementary school UPP required; b) No middle school UPP required; and c) A Tier 2 high school is required. Montgomery County may impose a fee per unit UPP rates prior to payment of any required UPPs. The Applicant must pay the above UPPs to the Montgomery County Department of Finance based on the rates in effect at the time of payment. (Preliminary Plan Condition No. 14.)
Before issuance of any building permit for any residential unit(s):	The MPDU executed to build between the Applicant and the MCDHCA must be revised and executed.
Before issuance of any building permit or Use and Occupancy Certificate:	(Site Plan - Condition #3c) The Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by 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 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions: a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount. b) The cost estimate must include applicable Site Plan elements only for facilities located on the Subject Property (not in the public right-of-way), including, but not limited to the splash fountain and plaza, parking lot landscaping and trees, other required landscaping, lighting, retaining walls, street furniture, and private storm drainage facilities. The surety must be posted before issuance of any building permit development. c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work. (Site Plan - Condition #8) The governing documents of any merchants association established to govern the retail core on the Subject Property and/or any documents establishing responsibility for common area maintenance within the retail core must be submitted to M-NCPPC's Office of the General Counsel for approval prior to issuance of the first Use and Occupancy Permit for the retail core. The Office of the General Counsel's review of the documents will be limited to assuring. (Site Plan - Condition #13)
Prior to the issuance of a residential Use and Occupancy certificate for Building No. 1:	The Applicant must record a covenant allowing reasonable public access to the plaza and splash fountain. (Site Plan - Condition #6b)

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820070221, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: CTC Retail, L.C. Kathryn L. Kubit
c/o Elm Street Development Contact Person

Address: 1355 Beverly Road, Suite 240
Madison, Virginia 22604

Phone: 703-734-9730

Signature: _____
Kathryn L. Kubit, Manager

SITE PLAN AMENDMENT No. 82007022J

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-989-2524 | FAX: 301-421-1186

DESIGNED BY	8/2007/0220	KAB	KAF
KAF	8/2007/022H	KAB	KAF
	8/2007/022G	KAB	KAF
	8/2007/022F	KAB	KAF
DRAWN BY:	8/2007/022E	KAB	KAF
KAB	8/2007/022C	KAB	KAF
	8/2007/022D	KAB	KAF
	8/2007/0220	KAB	KAF
CHECKED BY	REVISED PER M-NCPPC CERTIFICATION COMMENTS	KAB	KAF
KAF	REVISED PER MNCPPC PLANNING BOARD RESOLUTION	KAB	KAF
	DATE	REVISION	BY APP'R

Site Plan Amendment No. 82007022.J Summary:

1. Add Gas Pumps and Kiosk Per Conditional Use Plan No. CU2025-02 to Parcel S, Block GG.

PREPARED FOR:

CTC RETAIL L.C.
1100 STREET DEVELOPMENT
1000 EVERLY ROAD, SUITE 240
FARMER, VIRGINIA 22101
ATTN: KATHRYN L. KUBIT
PHONE: 703 734-9730

SCALE	ZONING
N/A	RMX-2/RDT
DATE	TAX MAP - GRID
APRIL 2025	EW - 42

SITE DATA SHEET

CLARKSBURG TOWN CENTER
INDEX PLANS

G. L. W. FILE NO.

23136

SHEET

1 07 05 10

CLARKSBURG ELECTION DISTRICT No. 2

MONTGOMERY COUNTY, MARYLAND



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

October 23, 2025

Mr. Mark Beall, Zoning Planner
Upcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

RE: Preliminary Plan No. 11995042F
Clarksburg Town Center – Weis Gas Pumps

Dear Mr. Beall:

This letter replaces MCDOT's Preliminary Plan letter dated February 27, 2024.

We have completed our review of the amended preliminary plan uploaded to eplans on June 17, 2025, and reviewed by the Development Review Committee (DRC) at its meeting on July 29, 2025. This project is scheduled to be heard at the November 6, 2025 Planning Board Hearing. We recommend approval of the plans subject to the following comments:

Significant Plan Review Comments

1. The following condition was included in the February 27, 2024, MCDOT review letter for Preliminary Plan No. 11995042E:

1. Our records indicate we received an amended Traffic Signal Warrant Study for the intersection of Stringtown Road with General Store Drive/St. Clair Road on June 4, 2015. This study was prepared in response to our May 7, 2010, letter on the earlier Traffic Signal Warrant Study for that location. This study has been forwarded for review by our Division of Traffic Engineering and Operations; final decisions will be made at or before the permit stage. If the traffic signal is found to be warranted, it should be constructed in conjunction with the improvements on Stringtown Road at the applicants' expense.

MCDOT-DTEO has reviewed the Traffic Signal Warrant Study and determined that the signal is warranted; however, since the size of the development has changed, the applicant must submit a revised TSWA prior to Certified Site Plan. If the revised TSWA indicates that the signal is warranted, then the applicant will be responsible for the installation of a traffic signal at this intersection prior to issuance of the first building permit. Prior to certified site plan, the applicant will need to submit the

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

traffic control signal plans. Please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at kamal.hamud@montgomerycountymd.gov for proper executing procedures. All costs associated with such improvements shall be the responsibility of the applicant.

The applicant is preparing the revised TSWA and will submit the report within the next 4-6 weeks from the date of this letter.

2. The following condition was included in the February 27, 2024, MCDOT review letter for Preliminary Plan No. 11995042E:

2. The applicant entered into a Road Construction Participation Agreement, dated June 25, 2015, which included payment of up to Three Million Two Hundred Thousand and 00/100s Dollars (\$3,200,000.00) for improvements along the project's Clarksburg Road frontage from Frederick Road (MD 355) to Snowden Farm Parkway. The County shall invoice the applicant for the outstanding balance, to be paid prior to issuance of the first building permit. Please contact Mr. Eric Willis, MCDOT Engineering Services Manager, at 240-777-7255 or eric.willis@montgomerycountymd.gov for proper executing procedures.

The County has not yet invoiced the applicant for any portion of the \$3,200,000 specified in the Road Construction Participation Agreement. The applicant is currently researching all impact taxes they have paid for this project and will provide a detailed accounting to MCDOT by November 1, 2025. Once this financial information is reviewed and accepted by the County, the applicant will owe the balance of the original \$3,200,000 less any impact taxes already paid.

Standard Plan Review Comments

3. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.
4. In all underground utility installations, install identification tape or other "toning" device approximately two feet above the utility.
5. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
6. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the

County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

7. Posting of a ROW permit bond is a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Traffic signal at the intersection of Stringtown Road with General Store Drive/St. Clair Road.
 - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/WhelanW/11995042F Clarksburg Town Center -Weis Gas Pumps-MCDOT Review Letter 102325docx](#)

cc: Sharepoint/Correspondence/Preliminary Plans folder

cc-e:	Keith Bennett	GLW
	Tim Longfellow	GLW
	Kate Kubit	Elm Street
	Richard Brockmeyer	MNCP&PC
	Carlos Pasmino	MNCP&PC
	Mark Terry	MCDOT DTEO
	Kutty Menon	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Eric Willis	MCDOT DTE
	Sam Farhadi	MCDPS RWPR

Attachment C- Previous Approvals

In 1994, the County Council approved the 1994 *Clarksburg Master Plan and Hyatt Special Study Area* (“Master Plan”). The Master Plan called for the creation of a town center alongside the Clarksburg Historic District, surrounded by residential, office, and retail uses. The plan envisioned up to 2,600 residences and 300,000 sq. ft. of commercial space.

In 1995, the Planning Board approved Project Plan No. 919940040 and Preliminary Plan No. 119950420. The approvals envisioned a neo-traditional community with 1,300 residences, 100,000 square feet of office, and 150,000 square feet of retail.

In 2005, a group of residents known as the Clarksburg Town Center Advisory Committee (CTCAC) alleged numerous violations associated with the as-built conditions, against the previous developer, NNPII Clarksburg, LLC (Newlands). To resolve the dispute, CTCAC and Newlands agreed to mediation. The mediation resulted in a Compliance Program which was approved by Planning Board resolution in June 2006.

The Compliance Program consisted of three stages. Stage I permitted the developer to proceed with the construction of certain residential units without further review by the Planning Board. Stage II required an interim review of certain residential units before construction. Stages I and II are completed.

To satisfy the requirements for Stage III, in 2008 the Planning Board approved Project and Preliminary Plan amendments along with new Site Plan No. 820070220. These approvals incorporated the necessary infrastructure and significant amenity improvements set forth in the Compliance Program.

In July 2013, the Planning Board approved Site Plan Amendment No. 82007022D to reduce residential units, increase commercial space, revise the commercial, along with park and amenity revisions. Although most Compliance Program elements were incorporated, the Board did not require all prior elements, such as parking structures in the retail core. The Board found that the amendment served the public interest by “providing significant community amenities and facilities that are comparable to the previously approved plans while responding to the aspirations and needs of today’s community.” Subsequently over the following years, the Applicant complied with the amendments and Compliance Program by substantially completing the required infrastructure and amenities.

In June 2023, the Applicant filed the subject Applications to complete the commercial core. After more than a decade, the Applicant has secured a major grocery store anchor. With this anchor’s commitment, the Applicant is in a position to attract additional

commercial tenants and new residents to complete the final phase of the Clarksburg Town Center.

On May 20, 2025, the Hearing Examiner approved Conditional Use CU202502 for a Filling Station Use in the Weis Grocery Store parking lot within Clarksburg Town Center.