

**PARK POTOMAC
PRELIMINARY PLAN AMENDMENT NO. 12003029C**



Request for a 12-year extension of the validity period of the determination of Adequate Public Facilities for the Park Potomac development.

COMPLETED: 12/1/2025

PLANNING BOARD HEARING DATE: 12/11/2025

MCPB ITEM NO. 6

Planning Staff



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LOCATION/ADDRESS

Park Potomac Avenue, approximately 290 feet
north of Montrose Road

MASTER PLAN

2002 Potomac Subregion Master Plan

ZONE

CRT-1.25, C-0.5, R-0.75, H-100T

PROPERTY SIZE

54.84 acres

APPLICANT

Fortune Parc Development Partners, LLC

ACCEPTANCE DATE

September 16, 2025

REVIEW BASIS

Chapter 50

Summary:

- Staff recommends approval of the Preliminary Plan Amendment to modify Conditions No. 25, 28, 38, and 41.
- This Application requests to extend the validity period of the approved determination of Adequate Public Facilities for the Park Potomac development for 12 years, from August 25, 2025 to August 25, 2037. The Application does not propose to change the scope of the previously approved development.
- As required by Section 50-4.3.J.7.iii.e of the Subdivision Regulations, a new adequacy analysis for school capacity was completed with this Application. The results supersede those of the school test completed with Preliminary Plan No. 12003029B in 2023, and do not mandate a Utilization Premium Payment.
- The majority of the Park Potomac is constructed and occupied. Within the approved Preliminary Plan, 632,873 square feet of potential future development, across three new buildings, remains.
- No correspondence was received from the community regarding this Application.

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SECTION 1: EXECUTIVE SUMMARY

Planning Staff recommends approval of this request to extend the validity period of the determination of Adequate Public Facilities (APF) for the Park Potomac development for 12 years, from August 25, 2025, to August 25, 2037. Implementation of this two-million-square-foot mixed-use development is approximately 80% complete, with up to three additional buildings (632,873 total square feet) remaining for future construction. Extension of the APF validity period would allow the Applicant to proceed with future development applications for the unbuilt buildings in accordance with the terms of the existing APF determination. The Application does not propose to change the scope of the previously approved development. As required by Section 50-4.3.J.7.iii.e of the Subdivision Regulations, a new adequacy analysis for school capacity was completed with this Application. The results supersede those of the school test completed with Preliminary Plan No. 12003029B in 2023, and do not mandate a Utilization Premium Payment.

SECTION 2: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN 12003029C

Staff recommends approval of the Preliminary Plan Amendment to extend the validity period of the previously approved determination of Adequate Public Facilities (APF) by 12 years, from August 25, 2025, to August 25, 2037. All site development elements shown on the latest electronic version of the Preliminary Plan No. 12003029C as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.¹ The following modified or deleted conditions of approval supersede the previous versions, with all other conditions remaining in full force and effect:

Modified Conditions

27. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letters dated March 23, 2023, and November 6, 2025, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
38. ~~Before issuance of any building permit for Building A/B, the Applicant must obtain an assessment from the Montgomery County Department of Permitting Services (MCDPS) for~~

¹ For the purposes 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.

Utilization Premium Payments (UPPs) consistent with the 2020-20204 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 UPP per unit.

41. The existing determination of Adequate Public Facilities, set through an original 145-month validity period granted in the Resolution approving Preliminary Plan No. 120030290 mailed on July 25, 2003, and subsequently extended through the County Council’s adoption of five two-year automatic extensions, will remain valid until August 25, 2025, unless otherwise and is extended for an additional 145 months, until August 25, 2037.

SECTION 3: SITE DESCRIPTION

VICINITY

Park Potomac is located approximately 2.7 miles west of North Bethesda and approximately 3 miles south of downtown Rockville. Park Potomac is just outside of the municipal limits of the City of Rockville. There are existing commercial uses and emerging residential uses to the north of the Property, single-family residential development and City of Rockville’s Potomac Woods Park to the west, beyond Seven Locks Road, single and multifamily residential uses and Cabin John Regional Park to the south, beyond Montrose Road, and commercial uses to the east, beyond Interstate 270.

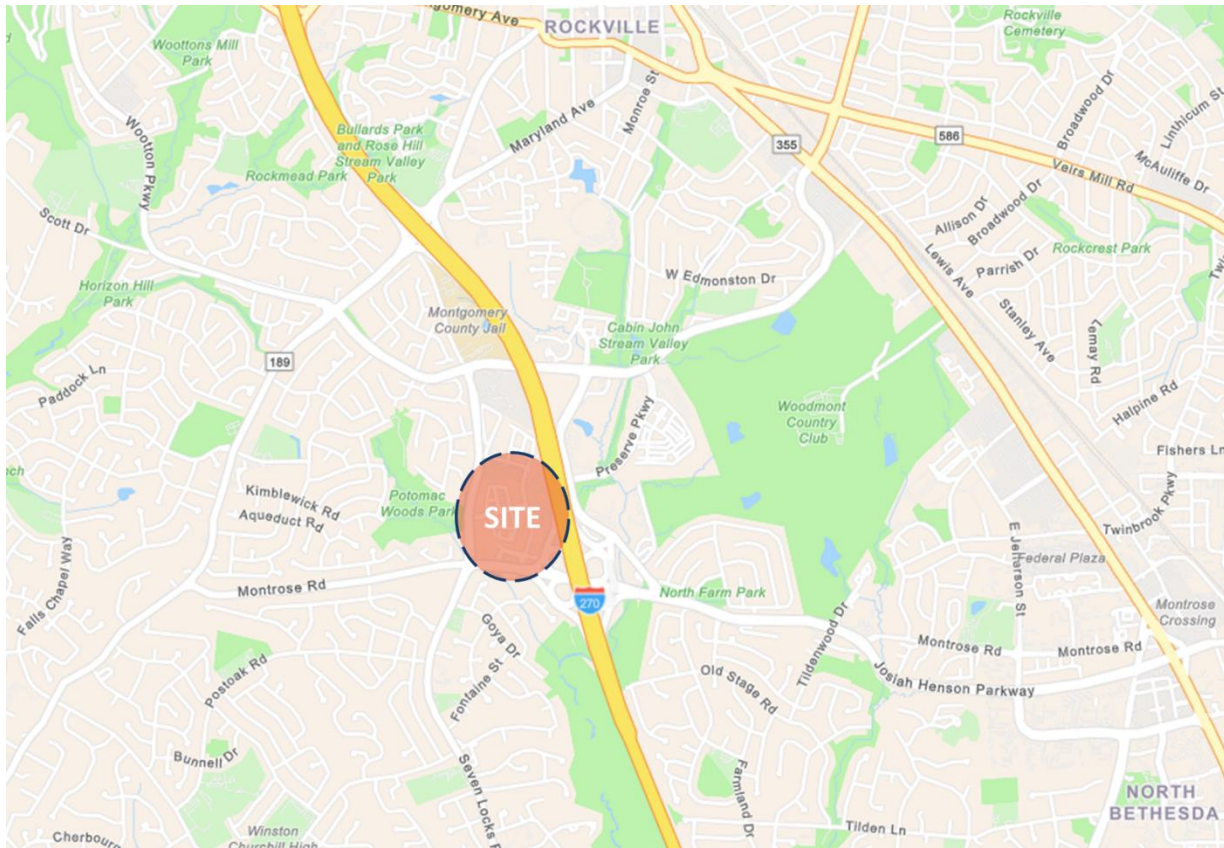


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Property is identified on Tax Map GQ123 and GQ343 as well as Plat Nos. 23029, 23030, 23031, 23032, 23025, 23407, 23736, 23960, and 24661 consisting, collectively, of 54.84 acres. It is zoned CRT-1.25, C-0.5, R-0.75, H-100T. The Park Potomac Property is generally located in the northwest quadrant of the interchange of Montrose Road and I-270 and extends northerly to the City of Rockville boundary and west to Seven Locks Road.

The Park Potomac Property was formerly known as Fortune Parc and was recommended to be a new mixed-use community by the 2002 *Potomac Subregion Master Plan*. The majority of the Property is developed in accordance with the Master Plan's recommendations and previous approvals (as outlined in Section 4) and generally includes a neighborhood of townhouses and a forest conservation area in its western 34 acres, and multi-family residential, office, retail, and restaurant uses on the eastern 20 acres of Property, adjacent to I-270. There are three buildings within the Park Potomac development that have yet to be constructed, representing 632,873 square feet of potential future development, as illustrated in the following Figures and as summarized in Table 1.

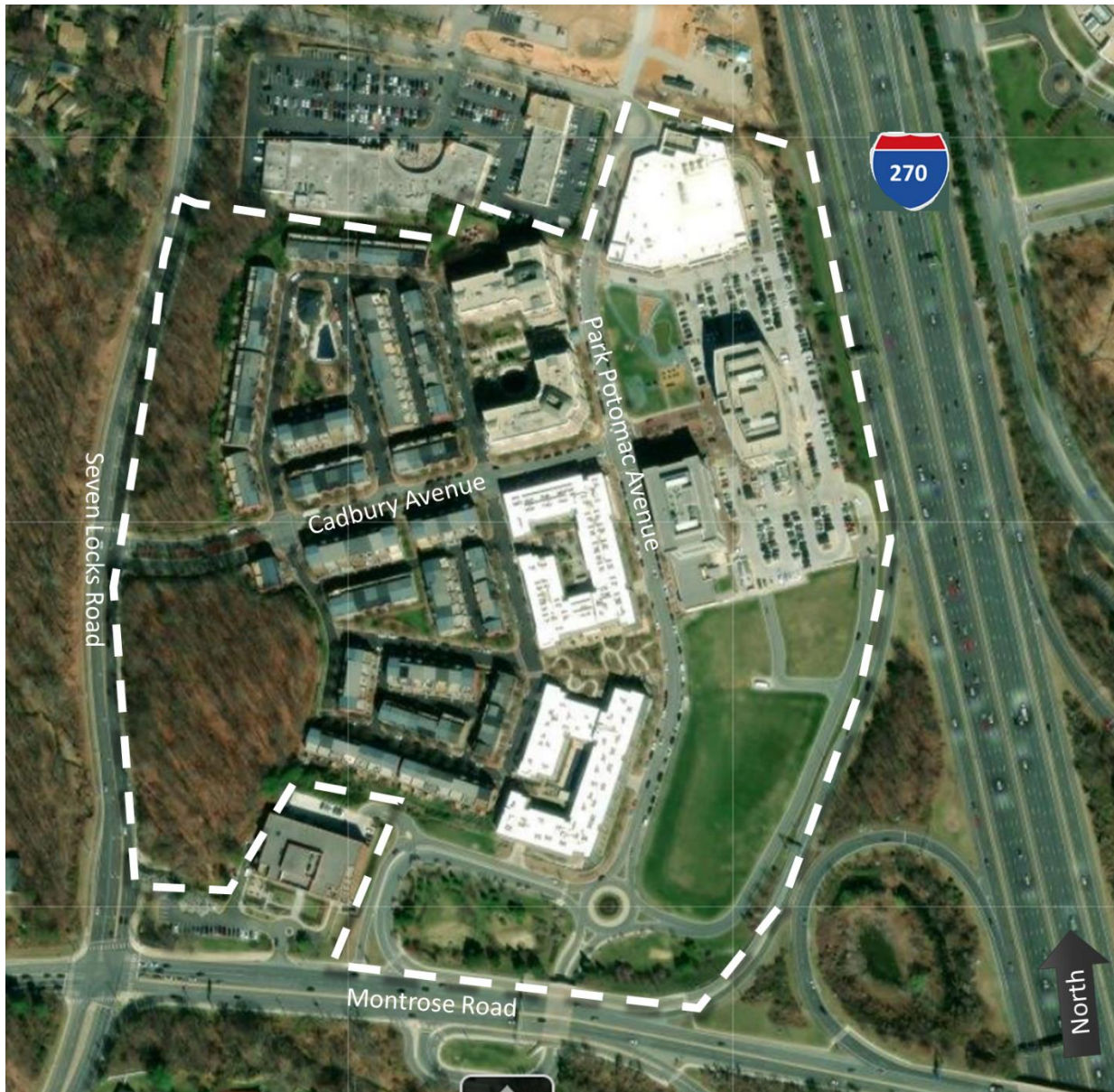


Figure 2 – Subject Property

<p>Constructed to Date 1,693,406 sf, inclusive of:</p>	<ul style="list-style-type: none"> • 150 townhouse units • 152 condominium units • 14,552 sf of ground floor retail in condominium buildings • 297 rental apartment units • 4,576 sf of ground floor retail in the apartment building • Commercial Buildings D, E and G
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Approved but Unbuilt Site Plan No. 820230030	<ul style="list-style-type: none"> • Building A/B with 307 multifamily units <ul style="list-style-type: none"> ○ 352,373 sf
Future Phases	<ul style="list-style-type: none"> • Building C • Building F <ul style="list-style-type: none"> ○ Up to 280,500 sf
Total Remaining Future Development (Approved Site Plan and Future Phases)	<ul style="list-style-type: none"> • Up to 632,873 sf remaining for construction

Table 1 – Park Potomac Development Status Summary

SECTION 4: PROJECT DESCRIPTION

PREVIOUS APPROVALS

SKETCH PLAN 320190020

The Planning Board approved Sketch Plan No. 320190020 on June 19, 2019 (MCPB Resolution No. 19-064) for up to 2,326,279 square feet of total development (which included 1,693,406 square feet of existing development), including up to 1,656,651 square feet of residential use, and up to 669,628 square feet of commercial uses.

SKETCH PLAN 32019002A

The Planning Board approved Sketch Plan Amendment No. 32019002A on June 23, 2022 (MCPB Resolution No. 22-058) to extend the allowable time for the submittal of a site plan under Section 59.7.3.3.G of the Zoning Ordinance to December 2023.

PRELIMINARY PLAN 120030290

The Planning Board approved Preliminary Plan No. 120030290 in an Opinion dated July 25, 2003, for up to 450 multi-family residential units and 150 single-family attached residential units, 830,000 square feet of office use, up to 30,000 square feet of retail use, and up to 15,000 square feet of restaurant use; so long as the total non-residential uses did not exceed 850,000 square feet. Condition No. 25 of this decision provided for a 145-month (12-year) validity period for the APF determination, to begin 30 days after the date of mailing of the Opinion (until August 25, 2015).

PRELIMINARY PLAN AMENDMENT 12003029A

The Planning Board approved Preliminary Plan Amendment No. 12003029A on April 30, 2008 (MCPB Resolution No. 07-160) to redistribute previously approved non-residential density to allow for an increase in restaurant and retail uses, to add a hotel use, and to modify the design of certain access, frontage and plaza spaces. The Amendment made no change to the APF validity period.

PRELIMINARY PLAN AMENDMENT 12003029B

The Planning Board approved Preliminary Plan Amendment No. 12003029B on June 15, 2023 (MCPB Resolution No. 23-062) to consolidate two previously platted parcels into one lot to accommodate 307 multifamily units (in addition previously approved units), to modify the trip reduction agreement, make certain traffic calming improvements, and to modify the previously approved APF findings. Condition No. 41 of this Amendment recognized the County Council's adoption of five, two-year automatic validity extensions of the APF validity period, which extended the APF validity period until August 25, 2025, unless otherwise extended.

SITE PLANS 820040120, 820040150, & 820230030

Three site plans and associated amendments were approved to date to implement the Park Potomac development.

- Site Plan No. 820040120 (as amended) is associated with the completed townhome development on the western 34 acres of the Park Potomac property.
- Site Plan No. 820040150 (as amended) is associated with the largely complete mixed-use development on the eastern 20 acres of the Property.
- Site Plan No. 820230030 was approved by the Planning Board in 2023, concurrent with Preliminary Plan No. 1202003029B, for the development of a 307-unit multifamily residential building and open space areas. As of the writing of this Report, construction had not begun on this portion of the project.

PROPOSAL

This Preliminary Plan Amendment requests to extend the validity period for the original approved determination of adequate public facilities (APF) from August 25, 2025, to August 25, 2037, for the 54.84-acre Park Potomac development. This 12-year extension is requested under the terms of Section 50-4.3.J.7.e of the Subdivision Ordinance, regarding APF extensions for applications with significant infrastructure investment. While the existing APF validity period tolled on August 25, 2025, this Application was received in a timely manner, on August 19, 2025, prior to the expiration of the existing APF validity period. Most of the Park Potomac development has been constructed, including all required infrastructure. This Amendment proposes no changes to the previously approved scope of development. The APF validity extension request is considered a minor preliminary plan amendment per Section 50-4.2.F.2 of the Subdivision Regulations.

Section 50-4.3.J.7.e of the Subdivision Regulations, regarding APF extensions for applications with significant infrastructure investment allows the Planning Board to consider extending an initial APF determination once, for up to 12 more years, provided that the Applicant has met certain infrastructure recommendations of the Master Plan and associated conditional requirements of the Preliminary Plan. For Park Potomac, infrastructure recommendations and requirements focused on

the provision of new roads, improvements to existing roadways and intersections adjacent to the Property, development of a new natural surface trail, and new stormwater management features.

The Applicant provided justification detailing investing over \$8 million to construct infrastructure required by Preliminary Plan conditions. As reported by the Applicant, the Park Potomac development includes over \$40 million in public-facing and publicly accessible infrastructure not linked to specific infrastructure conditions of the Preliminary Plan, including publicly accessible parking structures, amenitized outdoor plaza and park spaces, and a tot lot. The Application requests the maximum 12-year extension of the APF validity period. This time request is appropriate given existing market uncertainties and is commensurate with the length of time necessary to design, entitle, finance, and permit the remaining 632,873 total square feet of commercial and residential density across three buildings.

SECTION 5: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements. A pre-submittal public meeting was not required.

As of date of this Staff Report, no correspondence has been received.

SECTION 6: PRELIMINARY PLAN 12003029C FINDINGS AND ANALYSIS

The Planning Board approved, with conditions, Preliminary Plan No. 120030290 by Opinion dated July 25, 2003, Preliminary Plan No. 12003029A, MCPB No. 07-160, and Preliminary Plan No. 12003029B, MCPB No. 23-062, to support the development of the entire 54.84-acre Park Potomac Property with a mix of uses, generally including townhouses and forest conservation on its west side, and multi-family residential, office, retail, and restaurant uses on its east side.

Preliminary Plan Amendment 12003029C requests a 12-year extension of the APF validity period, from August 25, 2025, to August 25, 2037. The proposed Preliminary Plan Amendment does not alter the intent of the previous findings, which remain applicable. This Preliminary Plan Amendment request is limited to a 12-year extension of the validity period for the APF determination. Section 50-4.3.7.a and Section 50-4.3.7.e of the Subdivision Regulations apply to the Preliminary Plan Amendment as follows:

7. Extensions.

- a) Application. Only the Board may extend the validity period for a determination of adequate public facilities; however, a request to amend any validity period phasing schedule may be approved by the Director if the length of the total validity period is not extended.***

- i. ***The applicant must file an application for extension of an adequate public facilities determination or amendment of a phasing schedule before the applicable validity period or validity period phase expires.***

The Application meets this requirement. The Application requesting the Planning Board to extend the APF validity period was filed on August 19, 2025, which was before the August 25, 2025 expiration of the validity period.

- ii. ***The applicant must submit a new development schedule or phasing plan for completion of the project for approval.***

There are three future buildings (Buildings A/B, C, and F) to be constructed at Park Potomac, totaling 632,873 square feet of future development, for which the Applicant has submitted a new phasing plan for completion of the project:

- Building permits for 352,373 square feet of development (Building A/B) must be issued before August 25, 2031.
- Building permits for 280,500 square feet of development (Buildings C and F) must be issued before August 25, 2037.

- iii. ***For each extension of an adequate public facilities determination:***

- a) ***the applicant must not propose any additional development above the amount approved in the original determination;***

No additional development above the amount approved in the original determination is proposed.

- b) ***the Board must not require any additional public improvements or other conditions beyond those required for the original preliminary plan;***

No additional public improvements or new conditions of approval are required.

- c) ***the Board may require the applicant to submit a traffic study to demonstrate how the extension would not be adverse to the public interest;***

Infrastructure improvements associated with this development have been constructed, are serving the public interest, and are appropriately designed to also serve the unbuilt portions of Park Potomac. This Application does not change the previously approved trip cap and associated traffic analysis. As such, additional transportation analysis is not required.

- d) an application may be made to extend an adequate public facilities period for a lot within a subdivision covered by a previous adequate public facilities determination if the applicant provides sufficient evidence for the Board to determine the amount of previously approved development attributed to the lot; and***

This Application requests an extension of the APF validity period for the entirety of the Park Potomac Preliminary Plan area and not an individual lot therein.

- e) if the remaining unbuilt units would generate more than 10 students at any school serving the development, the Board must make a new adequate public facilities determination for school adequacy for the remaining unbuilt units under the school test in effect at the time of Board review.***

Within the Park Potomac, there are 307 multifamily residential units unbuilt (Building A/B) associated with Site Plan No. 820230030, and the prior Preliminary Plan Amendment No. 12003029B. Additionally, the trip cap associated with the Preliminary Plan allows for the potential conversion of up to 130,000 square feet of commercial density to residential density with the future development of Building F.

The 307 unbuilt multifamily residential units approved with Site Plan 820230030 will generate more than 10 students at the elementary and high school levels; therefore, the Planning Board must make a new determination for school adequacy. Any additional future residential units beyond these 307 will be reviewed under the school test in effect at that time.

School Adequacy Analysis

The Property is located within the Potomac Policy Area, which is categorized as a Turnover Impact Area by the 2024-2028 *Growth and Infrastructure Policy*. The Subject Application is scheduled to be reviewed by the Planning Board in December 2025, and, therefore, the results of the FY2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective since July 1, 2025, are applicable.

The Property is served by Ritchie Park Elementary School, Julius West Middle School, and Richard Montgomery High School. The enrollment and capacity projections of these schools are reflected in the FY2026 Annual

School Test, which evaluates for the 2029-2030 school year, and the default Utilization Premium Payment (UPP) tier placements are shown in Table 2.

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Ritchie Park ES	411	327	79.6%	+84	No UPP
Julius West MS	1,432	1,459	101.9%	-27	No UPP
Richard Montgomery HS ²	2,236	2,082	93.1%	+154	No UPP

Table 2: FY2026 Annual School Test Projections (2029-2030 School Year) & UPP Tier Placements

Based on the FY2026 Annual School Test results above, the Property is not subject to any UPP. However, if the project's enrollment impact estimate exceeds an adequacy ceiling of a school to subsequent UPP tiers as shown in Table 3, a partial payment will be required.

	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Ritchie Park ES	158	176	228
Julius West MS	93	260	475
Richard Montgomery HS	314	602	937

Table 3: FY2026 Annual School Test Adequacy Ceilings

Table 4 shows the project's enrollment impact estimate calculation based on the School Impact Area classification and net residential units proposed, using the FY2026-2027 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
MF High-rise	307	x 0.059	= 18.113	x 0.026	= 7.982	x 0.040	= 12.280
TOTAL (rounded down)			18		7		12

Table 4: Student Enrollment Impact Estimate (reflects FY2026-2027 Student Generation Rates)

The enrollment impact estimate during an average year throughout the life of this project is estimated to be 18 elementary school students, 7 middle school students, and 12 high school students. This does not exceed the adequacy ceilings identified in Table 3. Therefore, a Utilization Premium Payment is not triggered.

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.

In approving Preliminary Plan Amendment No. 12003029B in 2023, the school test at that time required a Tier 2 high school UPP per unit, as reflected in Condition No. 38, for the same 307 units subject of this current school test. The results of the current school test now in effect supersede the prior results, and no UPPs are required. Condition No. 38 is no longer necessary and is recommended for deletion.

7.e. Applications with significant infrastructure investment. The Board may extend an initial determination of adequate public facilities once for up to 12 more years beyond the otherwise applicable validity period if the Board finds that:

- i. the preliminary plan or APF approval for the development required a significant commitment of funds by the applicant, amounting to at least \$3 million, as adjusted annually from February 2017 by the consumer price index, to comply with specified infrastructure conditions;**

As adjusted by the consumer price index, \$3 million in February 2017 equates to \$3,989,803.08 in August 2025³, the month this Application was submitted.

The Preliminary Plan and the associated APF approval for the Park Potomac development required the applicant to make a significant commitment of funds to comply with specified infrastructure conditions. As shown in the Table below, the Applicant completed 10 conditions of approval specific to the provision of infrastructure, with a total investment of over \$8 million, which is more than double the minimum \$3,989,803.08 investment required to meet this criterion.

Condition No.	Requirement Summary	Investment (dollars)	Year Funded
2	Satisfy LATR requirements (improvements to Seven Locks Road & Tower Oaks Boulevard)	\$2,680,699	2011
3	Create safe & efficient Property access from Seven Locks Road	\$1,516,309	2004
4	Fortune Terrace upgrades & coordination with Rockville for 3rd site access point	\$551,117	2010
5	Traffic signal study & installation at Seven Locks Road	included w/condition 3	2004

³ The calculation utilizes the U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator www.bls.gov/data/inflation_calculator.htm

6	Feasibility study for shuttle or bus service to the nearest Metrorail Station	\$579,005	2016
7	Construct two "main streets" within the development (Park Potomac Avenue & Cadbury Avenue)	\$1,112,475	2015
8	Satisfy trip mitigation guidelines (includes cost of shuttle operation 2016-2025)	\$938,038	2016-2025
11	Construct all roads to conform with applicable master plan guidance & road design standards	included w/condition 7	2015
16	Construct a public use trail to Cabin John Park	\$70,841	2004
17	Stormwater management	\$677,210	2009
Total:		\$8,125,694	

Table 5: Investment in accordance with Preliminary Plan infrastructure conditions

ii. the applicant has met or exceeded the required infrastructure conditions during the original validity period; and

As demonstrated in the previous finding, the Applicant delivered the required infrastructure improvements as required by Preliminary Plan conditions of approval during the original validity period. These improvements benefit the Park Potomac community and surrounding area by enhancing vehicular and pedestrian circulation, safety, and connectivity on and around the Property, and improving stormwater management.

iii. the applicant's satisfaction of the required infrastructure conditions provides a significant and necessary public benefit to the County by implementing infrastructure goals of an applicable master plan.

Park Potomac was formerly known as Fortune Parc. The 2002 *Potomac Subregion Master Plan* (pages 49-53) specifically envisioned this Property to be developed with “mixed uses and a compact pedestrian-friendly development pattern, interspersed with open spaces”. As discussed in Finding 7.e.i, the Master Plan’s infrastructure goals for the Property were made requirements of development through conditions of approval, that have since been fulfilled. Those conditions of approval primarily focused on the provision of new public streets and other transportation improvements, as shown in Table 2. In addition to transportation items, the Master Plan recommended the development include certain

forest conservation areas, and other improvements to serve the envisioned development, the surrounding environment, and the public at large.

The Planning Department’s 2024 *Master Plan Reality Check: 2002 Potomac Subregion Master Plan* concluded that recommendations of the Master Plan for Park Potomac had been met by the development completed (as of 2023), as summarized in the following table⁴.

Plan Projection		Reality	
Theme	Plan Recommendation	2023 Status	Met?
Parks and Open Space	Preserve mature upland forest on the southwest portion of the site, and to the maximum extent possible, the steep slopes along Seven Locks Road	There are Category 1 conservation easements on six acres on the southwest portion of the site and on the steep slopes along Seven Locks Road	Yes
Built Environment	Create a public “main street” through the site that connected to existing office development on Montrose Road and with commercial development at Fortune Terrace. This axial street should contain buildings with ground-floor retail uses where appropriate, including restaurants and sidewalk cafes that animate the street.	There is a main street built with a mix of office and multi-family residential buildings with ground-floor retail linking the main street.	Yes
	Provide a public street to connect the main street to Seven Locks Road.	There is a second public street that connects Seven Locks Road to the main street, providing a second point of access to the site.	Yes
	Locate a residential neighborhood with a variety of housing types and adequate community and recreation facilities on the site’s west side.	A wide variety of residential uses have been built with adequate amenity spaces.	Yes
	Locate offices on the site’s east side, between the main street and I-270, with buildings defining the street and structured parking to the rear. Buildings should be limited to eight stories unless the Planning Board finds during development review that additional height would be compatible with surrounding	Two office buildings and their related parking structures are located east of the main street, benefiting from high visibility on I-270. The office structures protect the residential neighborhood from noise generated by I-270.	Yes

⁴ This table is a reproduction of Table 18: Park Potomac Land Use and Design Guidelines, page 51 of the 2024 *Master Plan Reality Check: 2002 Potomac Subregion Master Plan*

	development. Buildings should include ground-floor retail where appropriate.		
Transportation	A shuttle service or other transit connection should be provided to Metro when development supports the service, as determined at the time of development plan approvals. Additional trip mitigation measures, such as the provision of a park and ride facility, or financial contribution to such a facility, should be considered at the site plan.	There is a shuttle service provided to the Metro system. The location is also served by the Ride-On bus.	Yes
Sewer	Include the property in the Washington Suburban Sanitary District (WSSC).	The property has been included in the Washington Suburban Sanitary District.	Yes

Table 6: Conformance with Master Plan Recommendations

SECTION 9: CONCLUSION

As conditioned, the Preliminary Plan Amendment satisfies the applicable standards of the Subdivision Regulations and substantially conforms to the recommendations of the 2002 *Potomac Subregion Master Plan*. Therefore, Staff recommends approval of the Preliminary Plan Amendment with the modified conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Preliminary Plan Amendment

Attachment B: Prior Approvals – Preliminary Plan Resolutions

Attachment C: Agency Letters