

SENECA MEADOWS
PRELIMINARY PLAN AMENDMENT NO. 11998004C,
SITE PLAN AMENDMENT NO. 81998037A, &
FINAL FOREST CONSERVATION PLAN NO. F20250640



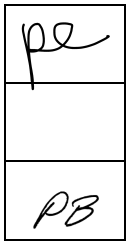
Application to convert unbuilt office use density into residential use density and create 72 lots for 72 townhouse units, including a minimum of 12.5 percent MPDUs.

COMPLETED: 12/5/2025

PLANNING BOARD HEARING DATE: 12/18/2025

MCPB ITEM NO. 13

Planning Staff



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176

Nkosi Yearwood, Supervisor, Upcounty, Nkosi.Yearwood@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

On Seneca Meadows Parkway, 812 feet west of Observation Drive, Germantown

MASTER PLAN

2009 Germantown Employment Area Sector Plan

ZONE

CRT-2.0, C-1.75, R-0.75, H-145 T; and Germantown Transit Mixed Use Overlay

PROPERTY SIZE

156.5 acres (Overall Area)

6.13 acres (Subject Property)

APPLICANT

Pulte Home Company, LLC

ACCEPTANCE DATE

June 13, 2025

REVIEW BASIS

Chapters 22A, 50, and 59

Summary:

- Staff recommends approval of Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, and Final Forest Conservation Plan No. F20250640, with conditions.
- The Applications will convert 162,401 square feet of unbuilt office use density to residential use density on the Overall Property and create 72 lots for 72 townhouse units (including a minimum of 12.5 percent MPDUs), parcels for public use space, a shared use path, private alleys and private roads, and to extinguish the deed for future dedication required for Parcel L on the Subject Property.
- Pursuant to Sec. 59-7.7.1.B (Exemptions), the Applications are reviewed under the TMX-2 zone and the standard method development standards and procedures in effect on October 2, 2014.
- To date, no community comments have been received.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	3
PRELIMINARY PLAN AMENDMENT 11998004C.....	3
SITE PLAN AMENDMENT 81998037A.....	8
FOREST CONSERVATION PLAN F20250640	14
SECTION 2: SITE DESCRIPTION.....	16
VICINITY.....	16
PROPERTY DESCRIPTION.....	19
SECTION 3: PROJECT DESCRIPTION.....	21
PREVIOUS APPROVALS.....	21
PROPOSAL	22
SECTION 4: COMMUNITY OUTREACH	26
SECTION 5: PRELIMINARY PLAN 11998004C FINDINGS AND ANALYSIS.....	27
SECTION 6: SITE PLAN 81998037A FINDINGS AND ANALYSIS.....	34
SECTION 7: FOREST CONSERVATION PLAN F20250640 FINDINGS AND ANALYSIS.....	40
SECTION 8: CONCLUSION	41
ATTACHMENTS	41

SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN AMENDMENT 11998004C

Staff recommends approval with conditions of the Preliminary Plan Amendment No. 11998004C to convert 162,401 square feet of unbuilt office use into residential use density, to create 72 lots for 72 townhouse dwelling units, and parcels for a shared use path, private roads, private alleys, and public use space, including a minimum of 12.5 percent MPDUs on the Overall Property. All site development elements shown on the latest electronic version of the Preliminary Plan Amendment No. 11998004C 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 Conditions supersede all previous conditions:

GENERAL APPROVAL

1. This Preliminary Plan Amendment is limited to:
 - a. Total maximum density of 1,526,270 square feet;
 - b. Maximum of 1,157,299 square feet of office, research and development density;
 - c. Maximum of 206,570 square feet of grocery, retail, and restaurant density; and
 - d. Maximum of 162,401 square feet of residential density for a total of 72 lots for 72 townhouse dwelling units, including a minimum of 12.5% MPDUS.

ADEQUATE PUBLIC FACILITIES

2. The Adequate Public Facilities (“APF”) review for the residential density approved by the Preliminary Plan Amendment will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).
3. The APF review for the non-residential density approved by the Preliminary Plan Amendment will remain valid until June 13, 2027 as approved by Preliminary Plan Amendment No. 11998004A (MCPB No. 18-134) (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

4. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved

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.

Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

5. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated November 20, 2025, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
6. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
7. Before the issuance of access permits, the Applicant must satisfy the Maryland State Highway Administration’s requirements for access and improvements.
8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated [date] and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
9. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter November 21, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
10. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated November 24, 2025, and incorporates them as conditions of approval. The Applicant must comply with each recommendation in the letter, which DHCA may amend, if the amendment does not conflict with other conditions of Preliminary Plan approval.

OTHER APPROVALS

11. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Preliminary Plan.
12. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan amendment.

TRANSPORTATION

Frontage Improvements on Existing Roads

13. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDOT to ensure construction of an eight-foot-wide (8 ft.) sidewalk with a seven-foot-wide (7 ft) street buffer along the property frontage on Seneca Meadows Parkway.
14. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MDOT SHA to ensure construction of an eight-foot wide (8 ft.) asphalt sidepath with a four to five-foot wide (4 ft. to 5 ft.) street buffer along the property frontage on Ridge Road from the crosswalk across the I-270 ramp to the east to the proposed internal sidepath, unless Washington Gas does not permit it or if the construction would require extensive relocation of the existing gas line along the Ridge Road frontage.
 - a. At the Certified Preliminary Plan, documentation of correspondence with Washington Gas must be provided by the Applicant to Planning Staff if the improvement is not permitted or requires extensive relocation of the existing gas line.

Private Roads

15. The Applicant must provide Private Roads A, B, and C and Private Alleys 1, 2, 3, 4, and 5 including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by either the Preliminary Plan or the subsequent Site Plan within the delineated private road area (collectively, the “Private Road”), subject to the following requirements:
 - a) The record plat must show the Private Road in a separate parcel.
 - b) The Private Road must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland, in Book 54062 at Page 338, and the terms and conditions in the Montgomery County Code § 50-4.3.E et seq regarding private roads. The Covenant includes, but is not limited, to the following requirements/conditions:
 - i) The Applicant, at its expense, shall design, construct and maintain the Private Roads.
 - ii) The Applicant, at its sole cost and expense, shall properly and continually maintain (including ordinary and capital maintenance and removal of snow, ice, litter, and other obstructions and hazards as soon as conditions reasonably allow), repair, and replace any portion of the Private Road and all improvements located within the Private Road, in good condition and repair for safe use and operation of the Private Road. The Applicant must maintain a commercially reasonable budget (operating and capital, as applicable) to address both short-term and long-term maintenance, and reserves for capital

repairs. The Applicant must provide certification of the reserves to the Planning Board or its Staff every two (2) years (or every five (5) years in the event there are no below-ground parking structures in the Private Road). The reserves must be adequate to cover the costs of needed repairs.

iii) The Applicant must post and retain signage notifying the public that the Private Road is not publicly maintained and providing contact information for handling complaints, concerns or questions regarding the Private Road.

iv) Approved sub-grade for private roads to be six-inch a Graded Aggregate Base (GAB).

c) Before issuance of the first building permit for the residential development, 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.

d) Before approval to release any portion of the site plan performance bond, the Applicant must deliver to the Planning Department and MCDPS inspector certification by a professional engineer licensed in the State of Maryland that the Private Road has been constructed in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on the Preliminary Plan or Site Plan, including in-place density testing of the roadway soil sub-grade, aggregate base, and asphalt, and that the road has been constructed 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 Marshall.

16. On the Certified Plan, the Applicant must show a total of two (2) access easements for future inter-parcel-connections as shown on the Certified Preliminary Plan to allow for future vehicular inter-parcel connectivity.

RECORD PLATS

17. There shall be no clearing or grading of the site before the recordation of the plat(s).

18. The record plat must show necessary easements.
19. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

Notes and Labels

20. The record plat must reflect all areas under common ownership.
21. The record plat must reference the Common Open Space Covenant recorded in Montgomery County Land Records at Book 28045 Page 578 ("Covenant").
22. The record plat must reference the public access covenant for the shared use path, as required by the site plan.

DEVELOPMENTS WITH MPDUS

23. The final number of MPDUs, as required by Condition No. 1 above will be determined at the time of site plan approval.

CERTIFIED PRELIMINARY PLAN

24. The certified Preliminary Plan must contain the following notes:
 - a) Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) or site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
 - b) The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times.
25. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set.
 - b) Show private roadway details and cross sections on the certified set.
 - c) Update Seneca Meadows Parkway cross-section to reflect plan view dimensions.
 - d) Include a cross-section of Ridge Road that includes the 8-foot-wide sidepath and the four to five-foot wide street buffer. This should include a note that this improvement is dependent on Washington Gas permitting the improvement.

SITE PLAN AMENDMENT 81998037A

Staff recommends approval of Site Plan Amendment No. 81998037A for the construction of 72 townhouse dwelling units. The development must comply with the conditions of approval for Preliminary Plan No. 11998004C, as amended, as listed in the MCPB Resolution No. 18-19 dated July 11, 2012. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.² The following Conditions supersede all previous conditions:

DENSITY, HEIGHT AND HOUSING

1. Density

The Site Plan is limited to a maximum of 72 townhouse dwelling units on the Subject Property, including a minimum of 12.5 percent MPDUs.

2. Height

The development is limited to a maximum height of 42 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Moderately Priced Dwelling Units (MPDUs)

- a) The Planning Board has reviewed and accepts the recommendations of Montgomery County Department of Housing and Community Affairs (DHCA) in its letter dated November 24, 2025, and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each recommendation in the letter, which DHCA may amend, provided that the amendments do not conflict with other conditions of the Site Plan approval.
- b) The development must provide a minimum of 12.5 percent MPDUs or MCDHCA-approved equivalent consistent with the requirements of Chapter 25A and the applicable Master Plan.
- c) Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and the MCDHCA must be executed.

OPEN SPACE, FACILITIES AND AMENITIES

4. Public Use Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 52,657 square feet of on-site public use space (19.7% of the net lot area).

² 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.

- b) Before the issuance of the sixty-fifth (65) residential building permit for the residential development, all public use space areas and recreational facilities on the Subject Property must be completed.
- 5. Common Open Space Covenant
The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).
- 6. Maintenance of Public Amenities
The Applicant is responsible for maintaining all publicly accessible amenities, including but not limited to, shared-use path, playground equipment and surfaces, benches, trash receptacles, seating, tables, and lighting.

ENVIRONMENT

- 7. Noise Attenuation
 - a) Before certification of the Site Plan, the location and details for noise mitigation techniques must be approved by Staff. Current noise levels must be attenuated to no more than 65 dBA Ldn for ground level areas of common and individual outdoor activities.
 - b) Before the issuance of the first building permit, the Applicant must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
 - i. The installation of noise mitigation techniques to attenuate current noise levels to no more than 65 dBA Ldn for the exterior ground level living spaces on Lots 49 through 72 is adequate.
 - ii. The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn, Lots 49 through 72, will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
 - c) Before the final inspection for any residential unit on Lots 49 through 72, the Applicant must certify to M-NCPPC Staff that the noise impacted units have been constructed in accordance with the certification of the engineer who specializes in acoustical treatments.
 - d) If any changes occur to the Site plan that affect the validity of the noise analysis dated July 16, 2025, acoustical certifications, and/or noise attenuation features, a new noise analysis will be required to reflect the changes, and new noise attenuation features may be required.
 - e) For all noise impacted residential dwelling units, the Applicant must disclose in writing to all prospective purchasers that those homes are impacted by transportation noise. Such notification may be accomplished by inclusion of this information and any measures to reduce the impacts in brochures and promotional documents and must

be included in any noise impacted sales contracts, and illustrative site plan(s) on display within any sales related office(s); in Homeowner Association documents; with all Deeds of Conveyance of noise impacted units; and by inclusion on all signature subdivision and site plans. A copy of this notification must be provided to the Planning Department and Montgomery County Department of Permitting Services, Site Plan Enforcement Section, before the issuance of a Use and Occupancy Certificate or final inspection, whichever is relevant, for any noise impacted residential unit.

TRANSPORTATION AND CIRCULATION

8. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated October 2, 2025 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

9. Pedestrian & Bicycle Circulation

The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, and MDOT-SHA before right-of-way permit:

- a) Seneca Meadows Parkway: eight-foot-wide (8 ft.) sidewalk with a seven-foot-wide (7 ft.) street buffer from traffic.
- b) Ridge Road: 8-foot-wide (8 ft.) asphalt sidepath with a four- to five-foot-wide (4 to 5 ft.) street buffer from traffic, unless Washington Gas does not permit it or if the construction would require extensive relocation of the existing gas line along the Ridge Road frontage.
- c) At the Certified Site Plan, documentation of correspondence with Washington Gas must be provided by the applicant to Planning Staff if the improvement is not permitted or requires extensive relocation of the existing gas line.
- d) Before the issuance of the first use and occupancy permit, the Applicant must install a ten-foot-wide (10 ft.) shared-use path along the eastern edge of the site, connecting Seneca Meadows Parkway to Ridge Road.

SITE PLAN

10. Site Design

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.
- b) The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units shown on the submitted architectural drawings, as determined by M-NCPPC Staff.
- c) High visibility facades identified on the certified site plan must include a minimum of five functioning windows and provide brick and siding materials used on the front façade that wrap around to the side elevation.

11. Lighting

- a) Before certified Site Plan, 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 onsite 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 onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, 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.

12. Site Plan Surety and Maintenance Agreement

Before issuance of any building permit, sediment control permit, or Use and Occupancy Certificate (excluding core and shell), whichever comes first, 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-D-3.5(d) 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 plant material, on-site lighting, recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads and sidewalks, private utilities, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.

- c) The bond or surety must be tied to the development program, and upon completion of all improvements covered by the surety for each phase of development, a site plan completion inspection will be conducted. The surety may be reduced based upon the inspector's recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

13. Development Program

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.

14. Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided, subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) 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 surety and maintenance agreement. The Applicant, along with 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."
 - iv. "Minor modifications to the landscape plan, layout, plant material, hardscape, light fixtures, other site plan elements, and modifications to site furniture and material substitutions of the same or better quality may be approved by planning staff if such modifications do not alter the findings or conditions of approval."
- c) Include the approved Fire Department Access Plan.

- d) Modify the data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Show noise impacted units.
- g) Show all private road sections/profiles, including curb and gutter, apron, and handicap ramp details.
- h) Include a Recreation Plan delineating location and detail of the recreation facilities, where appropriate, in a manner that is clear and corresponds to the posted surety and maintenance agreement.
- i) Demonstrate that each recreational element proposed in the Recreation Plan satisfies the relevant specifications in the M-NCPPC Recreation Guidelines.
- j) On the Landscape Plan, show adequate landscaping on both sides of the noise mitigation fence to soften its visual impact and provide year-round screening.

FOREST CONSERVATION PLAN F20250640

Staff recommends approval with conditions of the Final Forest Conservation Plan No. F20250640 (“FFCP”) and all site development elements shown on the latest electronic version of the Final Forest Conservation Plan No. F20250640, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, by adding new Condition 9 to the previously approved conditions, as follows (Conditions No. 1 through 8 were approved as part of Site Plan No. 819980370 and Preliminary Plan No. 11998004A, and have been satisfied. Additional conditions were approved as part of a prior amendment, Preliminary Plan No. 11998004B, and have been satisfied):

1. Approval of a revised preliminary Forest Conservation Plan (FCP) with conditions as stated in the Environmental Planning recommendations dated July 20, 1998. Final FCPs shall be approved as part of the appropriate phased site plans. The applicant shall satisfy all conditions prior to approval of record plats or Montgomery County Department of Permitting Services (DPS) issuance of a sediment and erosion control permit, as appropriate. Conditions include, but are not limited to, the following:³
 - a. For purposes of rough grading, modify the limits of disturbance as follows on the preliminary FCP:
 - i. Extend the forest save boundary by 50 feet on proposed Lot 5 (south of Stormwater Management Facility No. 4).
 - ii. Extend the forest save boundary by 100 feet on proposed Lot 13 (south of Ridge Road).
 - b. A detailed planting plan, including specific numbers, sizes, and species of plant material, site preparation methods, the schedule of site work, detailed tree protection measures, and a sediment and erosion control plan for the proposed berm and adjacent wetland area along the eastern property line, shall be submitted for review and approval prior to approval of the signature set of site plan. A planting plan for the earth berm to include a mix of tree and shrub species of various sizes, including large caliper trees, to create a dense visual screen.
 - c. Submit information to show why the applicant proposed to use natural regeneration for the wetland area along the eastern property line near Sunnyview Court to satisfy part of the FCP requirements. If it is determined that natural regeneration is not justified in the wetland area, then FCP shall be revised to show 0.86 acres of forest planting in lieu of 0.86 acres of natural regeneration.
 - d. The proposed use of natural regeneration not covered under condition 3c, above, is to be determined at the appropriate phased site plan and the final FCP for that phase. The applicant shall submit information to show why natural regeneration is proposed in those areas identified in the revised preliminary FCP. If, at the phased site plan stage, it is determined, after staff review, that natural regeneration cannot be counted toward the

³ Condition No. 1 associated with Site Plan No. 819980370 has been satisfied.

forest planting requirement, then those areas proposed as natural regeneration shall be changed to forest planting areas on the final FCP.

- e. Provide specific tree protection measures for large trees along the eastern property line near Major Drive. Large trees include, but are not limited to, a 50-inch diameter ash, a 42-inch diameter sycamore, and a 33-inch diameter oak that are off the property. Protection measures include the establishment of a no-disturbance area within the critical root zones of the subject trees and appropriate signing and fencing.
2. All conditions contained in the letter dated November 4, 2010, from Jody Kline, Esq. to Rose Krasnow, remain applicable.⁴
3. The Category I Easement area on Lot 11 of Plat No. 24283 must be appropriately recorded on a plat before the release of any building permits.
4. Submission of financial security for the planting requirements specified on the FFCP.
5. Inspections consistent with COMCOR 22A.00.01.10 of the Forest Conservation Regulations.
6. All required plantings must occur within the first planting season after this amended FCP approval.⁵
7. The Applicant must enter into a two-year Maintenance and Management Agreement with a surety before any planting.
8. At the discretion of the M-NCPPC forest conservation inspector, required planting may be shifted when designated areas have already become established as viable forest or appear to be too wet to support viable forest. Alternate planting sites should include, as a first priority, the northwest side of the berm located north of Seneca Meadows Parkway. Required site inspections by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
9. The Applicant must schedule the required site inspections with the M-NCPPC Forest Conservation Inspection Staff, per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.

⁴ Condition Nos. 2 to 5 associated with Preliminary Plan No. 11998004A have been satisfied.

⁵ Condition Nos. 6 to 8 associated with Preliminary Plan No. 11998004B have been satisfied.

SECTION 2: SITE DESCRIPTION

VICINITY

The Overall Property consists of 156.5 acres of commercially developed land bordering Ridge Road to the north, Observation Drive to the east, Germantown Road and I-270 to the south, and I-270 to the west; subject to the 2009 Germantown Employment Area Sector Plan (“Master Plan”); and zoned Commercial Residential Town (CRT-2.0, C-1.75, R-0.75, H-145 T), Employment Office (EOF 0.75, H-100 T), and Germantown Transit Mixed Use Overlay (GTMU) (“Overall Property”) (Figure 1 and Figure 2). The Seneca Meadows Corporate Center, The Shops at Seneca Meadows (Wegmans) and other commercial office buildings are located within the Overall Property.

The general vicinity consists of suburban residential communities and commercial development (Figure 1). As shown on the zoning map (Figure 2), to the north of the Overall Property, across Ridge Road, is the Milestone Business Park and Milestone Apartment Homes, which are zoned Commercial Residential (CR 2.0, C-1.75, R-0.5, H-125 T) and Residential Multi-Unit Low Density - 30 Zone (R-30), respectively. To the east of the Overall Property is the Milestone Shopping Center (Target, Walmart, Home Depot, Best Buy, Kohl’s), open spaces, and residential townhome and single-family houses; the zoning is Commercial Residential Town (CRT-0.75, C-0.5, R-0.25, H-65 T, TDR 1.29), Residential-200 (R-200, TDR 11.0), and Residential-200 (R-200). To the south of the Overall Property is the right-of-way interchange for I-270 and Germantown Road. To the west of the Overall Property is the I-270 right-of-way.



Figure 1 - Vicinity map of Overall Property and Subject Property

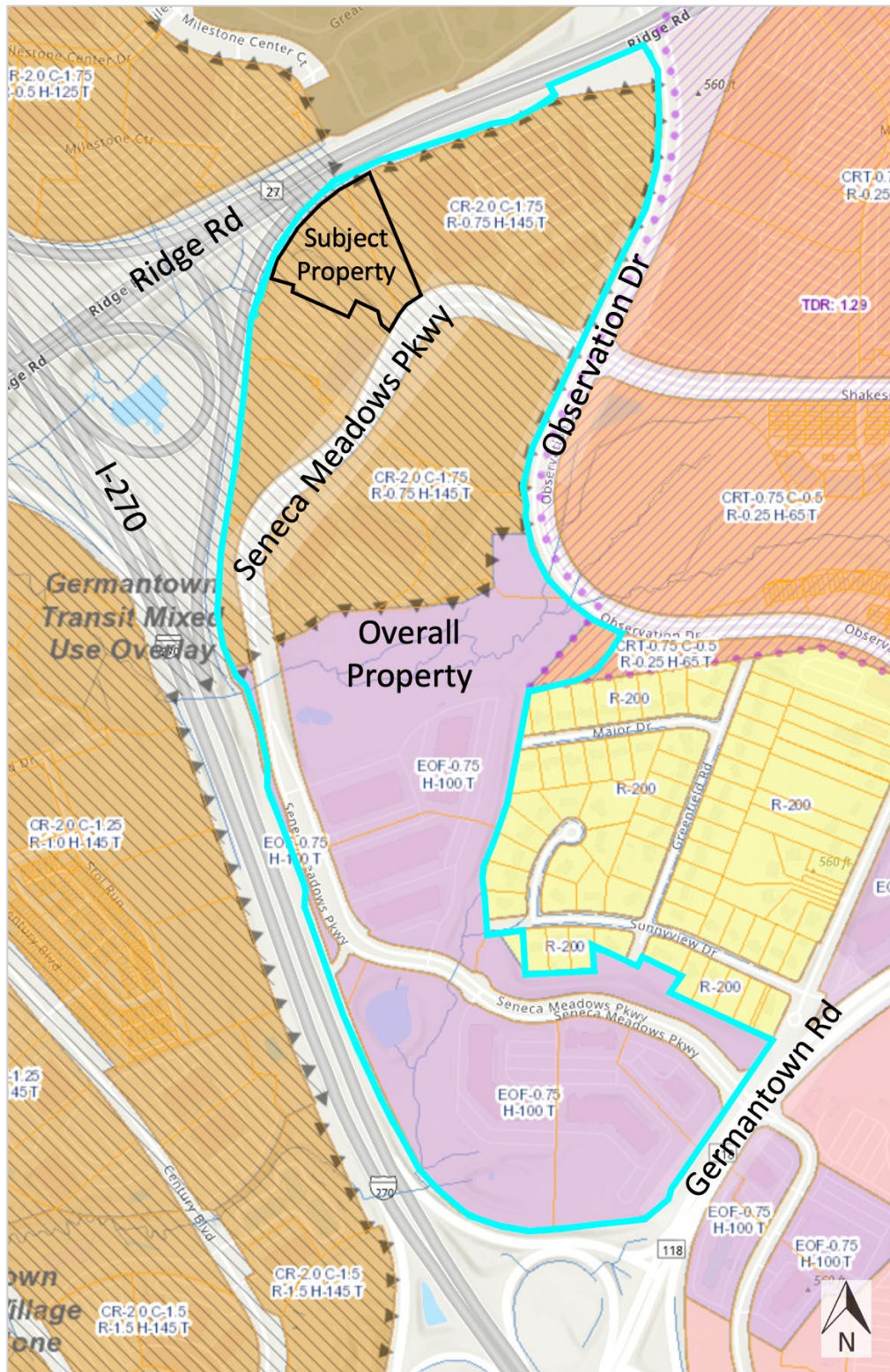


Figure 2 - Zoning map

PROPERTY DESCRIPTION

The property that is subject to the site plan application consists of 6.13 acres of undeveloped land (Lot No. 12 and Parcel L of Plat No. 24284) located within the Overall Property (“Subject Property” or “Property”). The Subject Property is zoned Commercial Residential (CR-2.0, C-1.75, R-0.75, H-145 T) and Germantown Transit Mixed Use Overlay and is subject to the 2009 Germantown Employment Area Sector Plan.

As shown in Figure 3, the Subject Property is a triangular, wedge-shaped site and has approximately 215 feet of frontage along Seneca Meadows Parkway and approximately 670 feet of frontage along Ridge Road. To the west of the Subject Property is a two-story multi-tenant office building and to the east is a Wegmans grocery store. Presently, on the eastern most portion of the Property, is a stormwater management facility that serves the adjacent commercial property (Wegmans) to the east. The Property has a stand of trees along the northern section and additional trees generally distributed across the western areas of the Property. In roughly the center of the Property, an area of approximately 32,000 square feet appears to have been rough graded. Vehicular access to the Property is from a driveway on the adjoining property to the east. Mature street trees line the Seneca Meadows Parkway frontage.



Figure 3 - Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

The previous approvals for the Subject Property are the following:

- On December 18, 1997, the Planning Board approved Preliminary Plan No. 119980040 (mailing date December 22, 1997) to create 13 lots on 156.5 acres of land, limited to a maximum of 1,577,000 square feet of office/R&D space and 83,000 square feet of retail space on the Overall Property.
- On July 27, 1998, the Planning Board approved an amendment to Preliminary Plan No. 119980040 (mailing date July 29, 1998) to create 13 lots on 156.5 acres of land, and to abandon and re-dedicate public right-of-way on the Overall Property.
- On July 27, 1998, the Planning Board approved Site Plan No. 819980370 (mailing date July 29, 1998) to allow rough grading for the Overall Property.
- On November 4, 2010, the Planning Board approved Preliminary Plan Amendment No. 11998004A (MCPB Resolution No. 10-156) to create two additional lots (Lot No. 11 and Lot No. 12) and two recorded parcels for future dedication (Parcels K and Parcel L) approximately 21 acres, 4.4 acres, 1.0 acre, and 1.9 acres, respectively, and a maximum of 1,319,700 square feet of R&D office use and a maximum of 206,570 square feet of retail use on the Overall Property.
- On November 4, 2010, the Planning Board also approved Site Plan No. 820100140 (MCPB Resolution No. 10-57) for The Shops at Seneca Meadows, for construction of a 150,000-square foot grocery store, 28,570 square feet of office, 4,300 square feet of professional office, and 56,570 square feet of retail/restaurant uses on 21.0 acres in the TMX-2 zone, included within the Overall Property and subject to Preliminary Plan No. 11998004A, as amended.
- On September 22, 2011, the Planning Board approved Limited Preliminary Plan Amendment and Final Forest Conservation Plan Amendment No. 11998004B (MCPB Resolution No. 11-89) to amend the forest conservation easements on the Overall Property.
- On July 26, 2018, the Planning Board approved Preliminary Plan Extension No. 11998004A (MCPB Corrected Resolution No. 18-134) to approve a 36-month extension of the validity period of Preliminary Plan No. 119980040 and a 96-month extension of the adequate public facilities period for the Overall Property.

PROPOSAL

On June 13, 2025, Pulte Home Company, LLC (“Applicant”) filed Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, and Final Forest Conservation Plan No. F20250640 to convert 162,401 square feet of unbuilt office use density to residential use density on the Overall Property to create 72 lots for 72 townhouse units (including a minimum of 12.5 percent MPDUs), and parcels for public use space, private alleys and private roads, and to extinguish the deed for future dedication required for Parcel L on the Subject Property (“Applications”).

Pursuant to the exemption provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, the site plan application is being reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The zoning of the Property on October 29, 2014 was TMX-2.

PRELIMINARY PLAN

As shown in Table 1, the Applicant proposes to convert unbuilt office use density into residential use density. A total of 162,401 square feet of unbuilt office space is proposed for conversion to residential use for 72 townhouse units. Within the Overall Property, the total approved square footage of 1,526,270 remains unchanged.

Table 1 - Preliminary Plan Amendment Density

Land Use	Approved	Built	Proposed
Office/R&D	1,319,700 SF	1,157,299 SF	1,157,299 SF (no change)
Grocery, retail, restaurant	206,570 SF	206,570 SF	206,570 SF (no change)
Residential	0 SF	0 SF	162,401 SF
Total	1,526,270 SF	1,363,869 SF	1,526,270 SF (no change)

SITE PLAN

The Subject Property is a triangular-shaped parcel located along the curve of Seneca Meadows Parkway, just west of Wegmans in Germantown. Its northern boundary runs adjacent to the eastbound off-ramp from I-270 to Ridge Road (MD 27). The proposed development includes 72 townhouse units, consisting of 48 rear-loaded and 24 front-loaded units. All units will be accessed via a single entrance on Seneca Meadows Parkway. Internal circulation will be provided by a two-way loop road with parking on one side, formed by Private Roads A, B, and C, which frame the site’s central block. Private Roads B and C will end in stubs to allow for future connections to adjacent parcels.

Each townhouse will face either the internal street network, open space, or public use space. In the eastern section of the site, between Private Road B and the rear of the Wegmans property, there will be 25 rear-loaded units. A row of six townhouses will front Seneca Meadows Parkway, marking the neighborhood’s entrance. Additional units along the east side of the site will face either Private Road

B or two linear public use spaces. Front-loaded townhouses will be located along the northern edge of the Property, between Private Road B and the Ridge Road right-of-way. The western edge of the site will feature a single string of nine rear-loaded townhouses. Within the central block, two rear-loaded townhouse strings will be included: one with six units facing the central public use space and playground, and another with eight units fronting Private Road B (Figure 4).

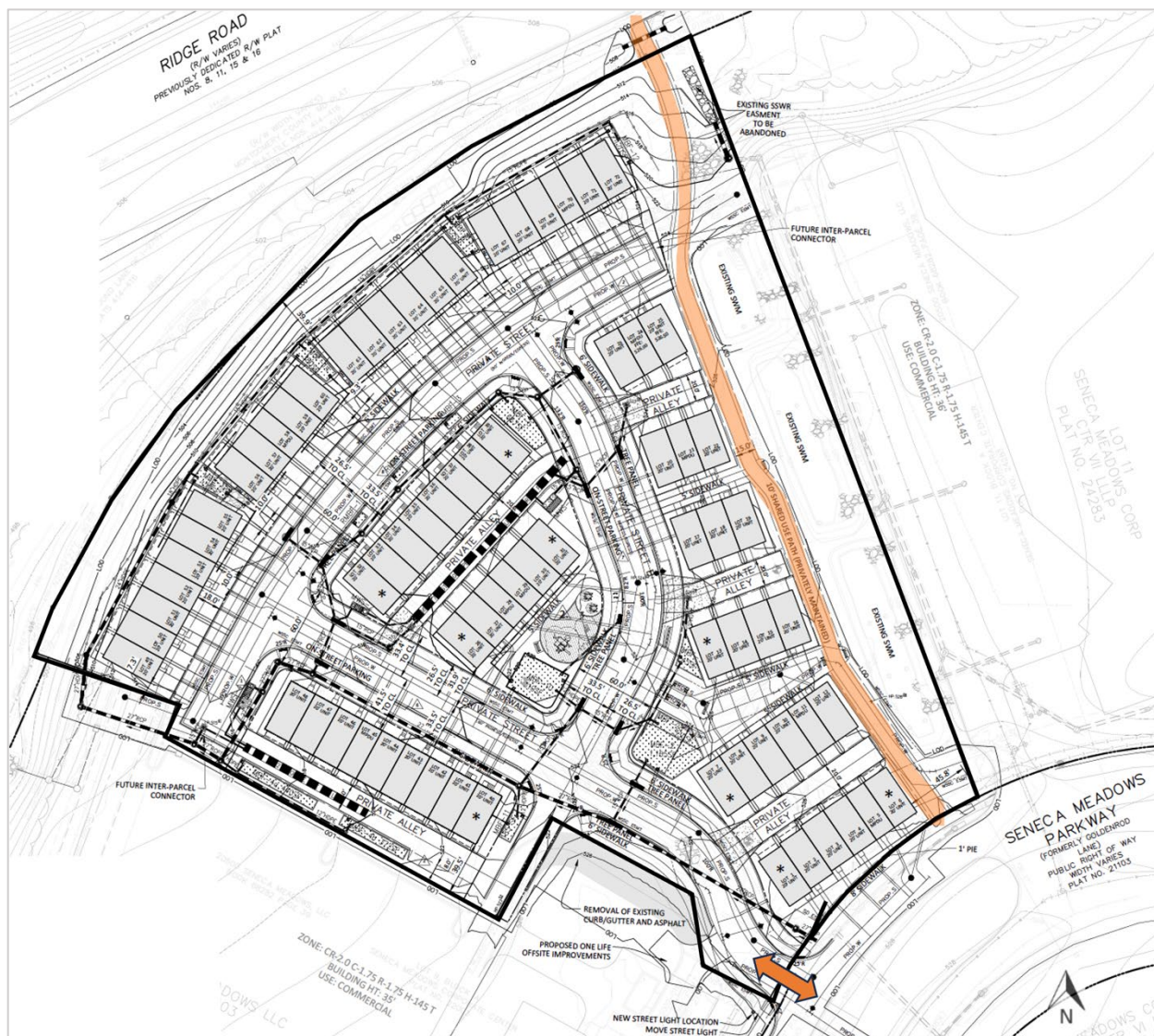


Figure 4 - Proposed Preliminary Plan Amendment showing 72 townhouse lots, private road access from Seneca Meadows Parkway, and a shared-use path between Ridge Road and Seneca Meadows Parkway

Pedestrian access will be supported by six-foot-wide (6 ft.) sidewalks with eight or eight-and-a-half-foot-wide (8 or 8.5 ft.) tree panels on both sides of the internal streets, five-foot-wide (5 ft.) sidewalks through open spaces, and a ten-foot-wide (10 ft.) shared-use path along the eastern edge of the site, connecting Seneca Meadows Parkway to Ridge Road. The development will include 26 on-street

visitor parking spaces, located on one side of each internal street. Additionally, the sidewalk along the frontage on Seneca Meadows Parkway will be upgraded to an eight-foot-wide (8 ft.) concrete sidewalk separated from traffic by a seven-foot-wide (7 ft.) street buffer. The frontage on Ridge Road will be improved with an eight-foot-wide (8 ft.) sidepath separated from traffic by a four to five-foot-wide (4 – 5 ft.) street buffer, unless the construction is prohibited due to an existing gas line.

Staff collaborated with the Applicant to enhance the functionality of the community's public use spaces while maintaining the target density of 72 units on the 6.13-acre site. These open spaces are connected by sidewalks and shared-use paths, offering both active and passive recreation opportunities. The central public use space within the internal block features a seating area and playground. East of this space, across Private Road B, a triangular lawn provides unobstructed green space and seating for passive use. A second public use space east of Private Road B offers a secondary connection between the townhouses west of Private Road B and the shared-use path on the eastern edge of the site (Figure 5).



Figure 5 - Proposed Site Plan Amendment and public use space

ARCHITECTURE

All townhouses in the development range from three to four stories in height, depending on options selected by a property owner. Every unit features a brick base that reaches at least the sill of the second-story window. With some front elevation alternatives, the brick cladding may extend up to the sill of the third-story window. The remainder of the front façade is finished with horizontal siding.

There are five distinct elevation options available for both rear-loaded and front-loaded townhouse configurations. Regardless of the unit type, each townhouse will have a covered entry. When constructed as building strings, the window placements across different unit designs align both vertically and horizontally to create a unified architectural composition.

To enhance visual appeal, the front elevations incorporate architectural features such as front gables clad in horizontal siding, one- and two-story bay windows, prominent trim bands around windows, and covered canopies. For corner units with high visibility, the brick and siding materials used on the front façade continue around to the side elevations. These side elevations include a minimum of five functioning windows. Additionally, decorative trim elements are used to simulate a window on the second floor near the rear of the side elevation (Figure 6).

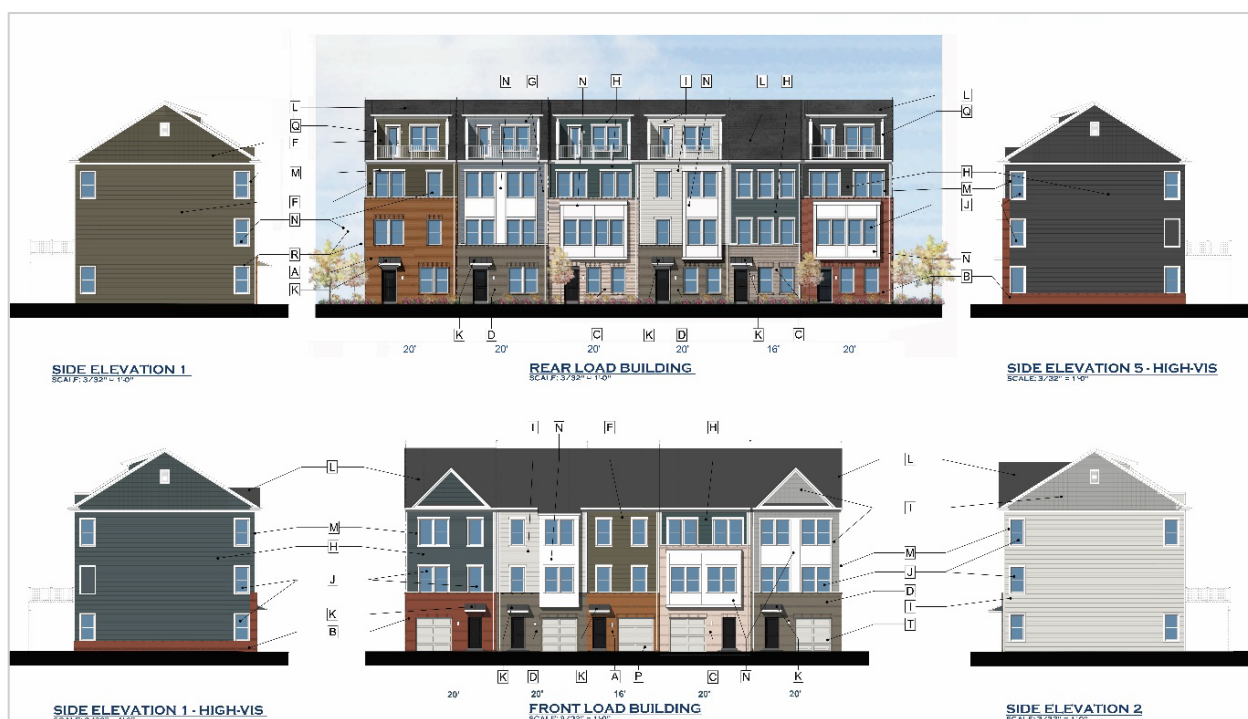


Figure 6 - Rendered elevations of rear- and front-loaded townhouse building strings

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittals and noticing requirements, and a pre-submittal public meeting was held via Zoom on March 26, 2024. No issues were raised at the meeting. On December 5, 2025, staff mailed the required public hearing notices for the Applications.

To date, no community comments have been received.

SECTION 5: PRELIMINARY PLAN 11998004C FINDINGS AND ANALYSIS

Preliminary Plan Amendment No. 11998004C requests to convert 162,401 square feet of unbuilt office use density to 162,401 square feet of residential use density on the Overall Property to create 72 lots for 72 townhouse units (including 12.5 percent MPDUs), and parcels for public use space, a shared use path, private alleys and private roads, and to extinguish the deed for future dedication required for Parcel L on the Subject Property.

Pursuant to the exemption provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.

The Overall Property is subject to the Germantown Transit Mixed Use (GTMU) Overlay Zone. The purpose of the GTMU Overlay zone is to establish the priority of Building Lot Terminations in the optional method of development for properties in the CR zone. However, this Project is a standard method of development, not an optional method of development. Therefore, the GTMU overlay zone is not applicable.

The proposed Preliminary Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

- 1. The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.***

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable subdivision regulations. The proposed parcel sizes, widths, shapes, and orientation are appropriate for the subdivision's location, taking into account the recommendations of the Master Plan, the existing development patterns of surrounding properties, and the uses, buildings, and facilities contemplated for the Subject Property.

Parcel L was contemplated as future dedication for

- a. The block design is appropriate for the development or use contemplated***

The block design is appropriate for the development and use contemplated. As shown in Figure 5, new residential blocks are proposed between Seneca Meadows Boulevard and Ridge Road, with access from Seneca Meadows Boulevard. The block design consists of strings of townhouse lots fronting and served by an internal private road and alley parcels. The blocks are of an appropriate length and width to accommodate pedestrian and vehicular circulation, fire department access, public use spaces, and private residential lots.

b. The lot design is appropriate for the development or use contemplated

As shown in Table 1, the Application meets all applicable sections of the Zoning Code, including the lot design. The Project creates 72 lots for 72 townhouses. The dimensions of the lots will accommodate the townhouses and other necessary infrastructure to serve the lots.

c. The Preliminary Plan provides for required public sites and adequate open areas

The Application provides adequate public use space areas and amenities. The Project provides 19.5 percent (52,066 square feet) of public use space, exceeding the 10 percent minimum public use space requirement for the TMX-2 zone. As shown in Figure 5, the public use space extends along the eastern property line and connects with the centrally located public use space area within the subdivision. Amenities in the public use space plan include an interconnected shared use path between Seneca Meadows Boulevard and Ridge Road, seating and tables, a grill, a playground area with play equipment, landscaping, shade and ornamental trees, and stormwater management facilities.

d. The Lot(s) and Use comply with the basic requirements of Chapter 59

The Application was reviewed for compliance with the dimensional requirements for the TMX-2 zone as specified in the 2004 Zoning Ordinance. The Project meets all applicable development standards of Chapter 59. A summary of this review is shown in Table 1 below.

Table 2 - Seneca Meadows Data Table for the TMX-2 Zone, Standard Method, Section 59-C-14.24

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	9.40 acres (409,474 SF)
Prior Dedication	n/a	3.27 acres (142,339 SF)
Proposed Dedication	n/a	None
Site Area	n/a	6.13 acres (267,135 SF)
Site Density, max.	0.5 FAR (204,737 SF)	0.4 FAR/162,401 SF
Overall Area Density, TMX-2	-	-
Office/R&D (GFA)	1,319,700 SF	1,157,299 SF
Retail/Restaurant (GFA)	206,570 SF	206,570 SF
Residential (GFA)	0 SF	162,401 SF
Total Density (FAR/GFA)	0.22/1,526,270 SF	0.22/1,526,270 SF
MPDU Requirement, min.	12.5% (9 units)	12.5% (9 units)
Public Use Space, min.	10% (26,713 SF)	19.5% (52,066 SF)
Building Height, max.	42 FT	42 FT
Building Coverage, max.	75% (200,351 SF)	75% (200,351 SF)
Minimum Setbacks, min.	-	-
From adjacent building on separate lot	15 FT	15 FT

Development Standard	Permitted/ Required	Proposed
From adjacent commercial or industrial zone	20 FT	n/a
From adjacent single-family residential zone	25 FT	n/a
From a public right-of-way	10 FT	12 FT
Parking	-	-
2 spaces per unit min.	144	146
On-street spaces	Not required	26
Total spaces	144	172
Site Plan Required ⁶	Yes	Yes

2. The Preliminary Plan substantially conforms to the Master Plan.

The Project substantially conforms to the 2009 *Germantown Employment Area Sector Plan*. The Subject Property is located within the Seneca Meadows/Milestone District of the Sector Plan. The vision for this subarea is a mixed-use community of residential, retail, and offices. Additionally, the Master Plan’s overarching goal is to create transit-served mixed-use neighborhoods, diverse housing types, and high-quality design. Current land uses in the immediate vicinity include a full-service grocery store, multiple retail shops, restaurants, and professional offices. With the addition of 72 townhouse units, the Project introduces the first housing units in the vicinity, thereby creating a mixed-use community.

Furthermore, the Master Plan encourages “high quality design that enhances character and identity” (p. 10) to create attractive neighborhoods and urban spaces. The Project provides a compatible presence along Seneca Meadows Parkway with a well-designed townhouse community that activates the streetscape. Setbacks accommodate the pedestrian-oriented public realm with a sidewalk, street trees, and front yard landscaping. Accessed from Seneca Meadows Parkway, the Project provides a centrally located public use space, which is connected to additional public use space and a new shared-use path along the easterly section of the Property. The spaces are designed to promote social gathering, active recreation for children, and physical and visual connections with the community, which enhances the community’s character and identity.

The 2018 *Bicycle Master Plan* recommends a sidepath along this portion of Ridge Road. Therefore, the Applicant will construct an eight-foot-wide (8 ft.) sidepath with a four to five-foot-wide (4 – 5 ft) street buffer along the Property frontage from the crosswalk across the I-

⁶ Final number of parking spaces are determined with Site Plan approval; pursuant to Sec. 59-6.2.4, the number of parking spaces provided may be adjusted by DPS at building permit.

270 ramp to the east to the proposed internal sidepath. However, there is an existing natural gas line along the Ridge Road frontage. Therefore, if Washington Gas does not permit the improvement or if the construction would require extensive relocation of the gas line, then the Applicant will not need to construct the Ridge Road sidepath improvement.

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

As conditioned and discussed below, public facilities are adequate to support and service the area of the subdivision.

a) *Roads and other Transportation Facilities*

i. *Existing Facilities*

The Subject Property has frontage on Seneca Meadows Parkway and Ridge Road. Seneca Meadows Parkway is classified as a Town Center Boulevard with a master planned right-of-way of 130 feet. There is currently a five-foot-wide (5 ft.) sidewalk along the Site frontage on Seneca Meadows Parkway with an approximately 7-foot-wide (7 ft.) street buffer. Ridge Road is classified as a Controlled Major Highway with a master planned right-of-way of 150 feet. There is currently a five-foot-wide (5 ft.) sidewalk with a five-foot-wide street (5 ft.) buffer along the Site frontage on Ridge Road. There are no bus stops along the Site frontage; however, there are nearby bus stops on Seneca Meadows Parkway, serviced by Ride-On bus routes 75 and 83.

ii. *Proposed public transportation infrastructure*

The Applicant will upgrade the sidewalk on Seneca Meadows Parkway to eight (8) feet in width to comply with the 2024 *Complete Streets Design Guide*. The street buffer will be seven-feet-wide (7 ft.). Additionally, the Applicant will construct an eight-foot-wide (8 ft.) asphalt sidepath with a four to five-foot-wide street buffer along the property frontage on Ridge Road, from the crosswalk across the I-270 ramp to the east to the proposed internal sidepath, unless Washington Gas does not permit the sidepath or if the construction would require extensive relocation of the gas line. No additional right-of-way dedication is required for either Seneca Meadows Parkway or Ridge Road.

The Applicant proposes to extinguish the deed for future dedication required for Parcel L. The future dedication was intended to accommodate the previously planned Corridor Cities Transitway (CCT). The CCT is no longer planned and therefore the future dedication is no longer necessary. Instead,

on Parcel L, the Applicant will construct a privately maintained ten-foot-wide (10 ft.) shared use path.

iii. ***Proposed private transportation infrastructure***

The Applicant will construct new Private Roads A, B, and C, and private alleys. The new Private Roads are justified as they are not needed for area-wide circulation and are solely meant for internal circulation to the development. Additionally, the Applicant will construct six-foot wide (6 ft.) sidewalks on both sides of the private streets with eight or eight-and-a-half foot-wide (8 or 8.5 ft.) tree panel buffers. Also, within the public use space, the Applicant will construct a privately maintained ten-foot-wide (10 ft.) shared use path that will run north to south through the site, connecting Seneca Meadows Parkway to Ridge Road.

b) Local Area Transportation Review (LATR)

The previously approved use on the Site was 20,000 square feet of office space. The proposed 72 townhome units are estimated to generate a net decrease of 10 vehicle trips in the morning peak hour and a net decrease of five (5) vehicle trips in the evening peak hour. The 2024-2028 *Growth and Infrastructure Policy* (GIP) requires a Transportation Impact Study (TIS) for any project estimated to generate a net increase of 30 or more vehicle trips in either the morning or evening peak hours. Since the Project does not generate a net increase of 30 or more vehicle trips, the LATR review is satisfied with a transportation exemption statement. A summary of the trip generation analysis is provided in Table 3 below.

Table 3 - Trip Generation Analysis

Trip General Analysis		ITE Trip Generation Vehicle Rates		Adjusted Vehicle Rates Germantown Town Center Policy Area	
		AM	PM	AM	PM
Previously Approved	20,000 SF general office building (ITE Code 710)	42	44	38	40
Proposed	72 single-family attached housing (ITE Code 215)	32	39	28	35
-	Subtotal	-10	-5	-10	-5
-	-	-	Net Change	-10	-5

Source: Transportation Exemption Statement from Gorove Slade, April 7, 2025, modified by staff

c) Schools

The Subject Property is located within the Germantown Town Center Policy Area, which is categorized as an Infill Impact Area by the 2024-2028 Growth and Infrastructure Policy. The FY 2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective on July 1, 2025, is applicable.

William B. Gibbs, Jr. Elementary School, Neelsville Middle School, and Seneca Valley High School serve the Subject Property. The enrollment and capacity projections of these schools are reflected in the FY 2026 Annual School Test, which evaluates for the 2029-2030 school year, and the default Utilization Premium Payment (UPP) tier placements are shown in Table 4 below.

Table 4 – FY 2026 Annual School Test Projections (2029-2030 School Year) and UPP Tier Placements

School	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
William B. Gibbs, Jr. ES	758	627	82.7%	+131	No UPP
Neelsville MS	956	804	84.1%	+152	No UPP
Seneca Valley HS ⁷	2,524	2,351	93.1%	+173	No UPP

Based on the FY 2026 Annual School Test results above, the property is not subject to any UPP by default. However, if the project's enrollment impact estimate exceeds an adequacy ceiling for a school in subsequent UPP tiers shown in Table 5, a partial payment is required.

Table 5 – FY 2026 Annual School Test Adequacy Ceilings

School	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
William B. Gibbs, Jr. ES	205	283	397
Neelsville MS	272	344	487
Seneca Valley HS	333	678	1,057

⁷ 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.

Table 5 shows the Project's enrollment impact estimate calculation based on the School Impact Area classification and the proposed net residential units, using the FY 2026-2027 Student Generation Rates.

Table 6 – Student Enrollment Impact Estimate (Reflects FY 2026-2027 Student Generation Rates)

Type of Unit	Net Number of Units	ES Student Generation Rate	ES Student Estimate	Infill MS Student Generation Rate	MS Student Estimate	Infill HS Student Generation Rate	HS Student Estimate
Single-family Attached	72	x 0.165	= 11.880	x 0.088	= 6.336	x 0.137	= 9.864
TOTAL (rounded down)	-	-	11	-	6	-	9

The enrollment impact estimate during an average year throughout the life of this project is estimated to be elementary school students, six middle school students, and nine high school students. This does not exceed the adequacy ceilings identified in Table 6. Therefore, a Utilization Premium Payment is not required.

d) Other Public Facilities and Services

The Subject Property is served by public water and sewer and is classified as W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which are adequate to serve the proposed subdivision.

Dry utilities, including electricity, gas, and telephone are also available to the Subject 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 Growth and Infrastructure Policy currently in effect.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied.

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. It complies with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan No. F20250640.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.

DPS approved a Stormwater Management Concept on [date]. The plan proposes to meet required stormwater management goals with required stormwater management goals and best practices.

- 6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.**

The Applicant has no actual notice or constructive notice of a burial site, and the Subject Property is not included in the Montgomery County Cemetery Inventory.

- 7. Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.**

There are no other applicable provisions that are specific to the Subject Property or necessary for approval of the subdivision.

SECTION 6: SITE PLAN 81998037A FINDINGS AND ANALYSIS

Site Plan Amendment No. 81998037A requests to approve 72 townhouse units (with a minimum of 12.5 percent MPDUs) on the Subject Property.

Pursuant to the exemption provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

- 2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56**

As shown in Table 6 below, the Project meets all applicable development requirements of the previous TMX-2 zone. The Subject Property is not subject to a previously approved urban renewal plan.

The Subject Property is subject to the Germantown Transit Mixed Use (GTMU) Overlay Zone. The purpose of the GTMU Overlay zone is to establish the priority of Building Lot Terminations in the optional method of development for properties in the CR zone. However, this Project is a standard method of development, not an optional method of development. Therefore, the GTMU overlay zone is not applicable.

Table 7 - Seneca Meadows Data Table for the TMX-2 Zone, Standard Method, Section 59-C-14.24

Development Standard	Permitted/Required	Proposed
Tract Area	n/a	9.40 acres (409,474 SF)
Prior Dedication	n/a	3.27 acres (142,339 SF)
Site Area (Subject Property)	n/a	6.13 acres (267,135 SF)
Site Residential Density, max. (FAR/GFA)	0.5/204,737 SF	0.4 FAR/162,401 SF
MPDU Requirement, min.	12.5% (9 units)	12.5% (9 units)
Public Use Space, min.	10% (26,713 SF)	19.5% (52,066 SF)
Building Height, max.	42 FT	42 FT
Building Coverage, max.	75% (200,351 SF)	75% (200,351 SF)
Minimum Setbacks, min.	-	-
From adjacent building on separate lot	15 FT	15 FT
From adjacent commercial or industrial zone	20 FT	n/a
From adjacent single-family residential zone	25 FT	n/a
From a public right-of-way	10 FT	12 FT
Parking	-	-
2 spaces per unit, min.	144 spaces	146
On-street spaces	Not required	26
Total spaces ⁸	144	172

3. The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient

LOCATION OF BUILDINGS AND STRUCTURES

The locations of buildings and structures are adequate, safe, and efficient. Each row of townhouses fronts a public road, private road, or public use space (Figure 5). An activated public use space area is centrally located within the community, and it fronts a private road, establishing a central community feature for play and community gathering. Further, the central public use space is connected to another linear public use space with a new shared-use path. On Parcel No. 21, a noise mitigation fence is provided along the northern section of the Property between the townhouse units and Ridge Road. The fence does not encroach onto any townhouse lot or private open space. The location of all proposed buildings and structures is consistent with the Master Plan vision of mixed-use neighborhoods, with diverse housing types, and high-quality design.

⁸ Pursuant to Sec. 59-6.2.4, the number of parking spaces provided may be adjusted by DPS at building permit and bicycle parking spaces are not required for townhouse dwelling units.

OPEN SPACES

As shown in Table 7 and Figure 5, the Project meets all applicable development requirements of the TMX-2 zone. The Project provides 19.7 percent (52,657 square feet) of public use space, exceeding the minimum of 10 percent. The public use space is centrally located within the community, and it extends to the shared-use path along the easterly property line (Figure 5). The public use space provides a natural playscape area for children, a seating plaza with benches, a grill and picnic table seating area. These spaces are all interconnected via sidewalks and the shared-use path. The shared-use path is connected by the internal pedestrian circulation system and to the public sidewalk system along Ridge Road and Seneca Meadows Parkway.

LANDSCAPING AND LIGHTING

As shown on the Landscape and Lighting Plan, the proposed landscaping and lighting are adequate, safe, and efficient. The proposed landscaping includes street trees, shade, evergreen, ornamental and understory trees, shrubs, perennials, grasses, and groundcover.

RECREATION FACILITIES

In accordance with the adopted 2017 *Recreation Guidelines* and as shown on the plans and in Figure 7, the proposed recreational facilities are safe, adequate, and efficient. The Project provides on-site recreational facilities for all age groups. The Applicant will provide an on-site shared-use path linking Ridge Road with Seneca Meadows Parkway, a centrally located tot lot playground, two pocket greens, areas for picnics, seating, and community gatherings.



Figure 7 - Proposed recreational facilities

PEDESTRIAN AND VEHICULAR CIRCULATION SYSTEMS

As fully discussed in the Preliminary Plan findings section of this report, the pedestrian and vehicular circulation systems are adequate, safe, and efficient. Seneca Meadows Parkway provides access to the Subject Property. Public sidewalks and side paths along both Ridge Road and Seneca Meadows Parkway provide pedestrian access to the Subject Property. New private roads and alleys will provide for an internal vehicular and pedestrian circulation system for the Project. From Ridge Road to Seneca Meadows Parkway, a new shared-use path will create a new bicycle and pedestrian connection with existing facilities (Figure 7).

NOISE

A Traffic Noise Impact Analysis was prepared by Phoenix Noise & Vibration, LLC, dated July 16, 2025, for noise impact upon the Property due to its location in proximity to Seneca Meadows Parkway, Ridge Road, and I-270. The noise analysis is necessary to demonstrate conformance with the 1983 Staff Guidelines for the *Consideration of Transportation Noise Impacts in Land Use Planning and Development* (“Noise Guidelines”) by determining the projected interior and exterior noise levels and whether mitigation for residential units and outdoor recreational areas is required. The Montgomery County Noise Guidelines stipulate a 60 dBA (A-weighted decibel scale of frequency sensitivity that accounts for the sensitivity of the human ear) Ldn (the average A-weighted sound level during a 24-hour day) maximum noise level for outdoor recreation areas and 45 dBA for indoor areas.

The analysis for this Property indicates that future unmitigated noise levels above 60 dBA Ldn will impact the townhouses along the Ridge Road frontage and the I-270 off-ramp. The study states that:

“Further analysis of these residences will be required to determine whether modifications to the proposed standard building construction will be needed to maintain interior noise levels below 45 dBA Ldn. This analysis will be conducted once architectural plans for the townhome models throughout the site are available.”

Standard conditions of approval regarding noise are recommended to ensure the guideline recommendations for interior areas are achieved.

As shown in Figure 8 below, the analysis mapping also indicates that the 24 rear yards of the development along Ridge Road will be impacted by noise levels exceeding 60 dBA Ldn. However, in the Statement of Justification, the Applicant requested approval of an 11-foot-tall noise wall instead of a 16-foot-tall wall. The proposed wall will limit the noise levels to 65 dBA Ldn. To attenuate noise levels below 60 dBA Ldn, the noise wall would need to be 16 feet tall. A 16-foot-tall noise wall would create a “canyon effect” and would reduce future residents’ enjoyment of their homes. Staff support the Applicant’s request, which will allow enjoyment of the rear yards along Ridge Road while still reducing noise levels in those yards to at least 65 dBA or less.

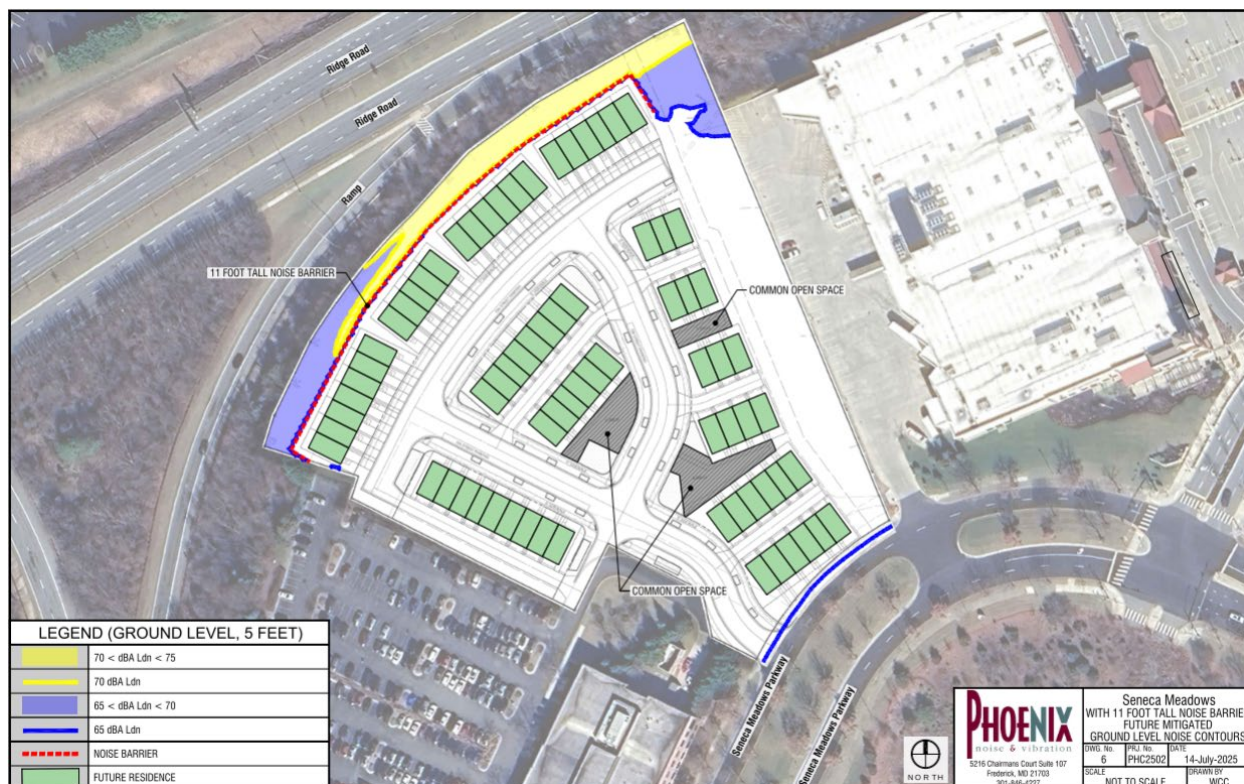


Figure 8 - Proposed 11-foot-tall noise mitigation wall and subsequent projected noise levels

4. Each structure and use are compatible with other uses and other site plans, and with existing and proposed adjacent development; and

The Application introduces residential townhouse units into an area with established retail, restaurant, and office uses, creating a compatible mixed-use neighborhood. The Project is compatible with the adjacent non-residential uses in scale, density and use. There are no known adjacent or confronting proposed development projects. The existing and proposed development pattern shows a compatible order of density and appropriate building heights. As shown on the architectural and site plan renderings in this report, several design elements also further compatibility between new and existing development. The proposed scale, form, materials, architectural composition and articulated high visibility facades are compatible with adjacent commercial structures and uses in the area. Street oriented development with minimal setbacks, parking and servicing in the rear, and residential units rear loaded from alleys are consistent with other similarly developed townhome communities. Architectural and site furnishing materials are also compatible with adjacent properties.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law

The Site Plan Amendment meets all applicable requirements of Chapter 22A regarding forest conservation as described in the Final Forest Conservation Plan Amendment No. F20250640 findings section of this report, Chapter 19 regarding water resource protection, and any other applicable laws.

SECTION 7: FOREST CONSERVATION PLAN F20250640 FINDINGS AND ANALYSIS

All Forest Conservation Law, Chapter 22A requirements are satisfied.

Final Forest Conservation Plan No. F20250640 has been submitted concurrently with Preliminary Plan Amendment No. 11998004C and Site Plan Amendment No. 81998037A. The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A, and complies with the Montgomery County Planning Department's Environmental Guidelines. Final Forest Conservation Plan No. F20250640 is consistent with the Preliminary Forest Conservation Plan (PFCP No. 11998004B) and meets all requirements.

ENVIRONMENTAL GUIDELINES

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 4-98023 was approved on November 21, 1997. There are no forests, wetlands, or streams within the amendment area. Specimen trees were distributed across the Overall Property; however, the trees were approved for removal with Preliminary Plan No. 11998004A and Site Plan No. 820100140.

FOREST CONSERVATION

The Preliminary Forest Conservation Plan for the Site was No. 819980370 and was approved on November 5, 1998.

On November 4, 2010, the Planning Board approved Preliminary Plan Amendment No. 11998004A (MCPB Resolution No. 10-156) which for forest conservation purposes, the Applicant addressed Forest Conservation Encroachment issues and was instructed to submit a revised Final Forest Conservation Plan for Phase 4 of the development, and Category I Easement area on proposed Lot 11 of Plat No. 24283 (adjacent to the Subject Property) was to be recorded on a plat prior to release of building permits.

On September 22, 2011, the Planning Board approved Limited Preliminary Plan Amendment and Final Forest Conservation Plan Amendment No. 11998004B (MCPB Resolution No. 11-89) to amend a previously approved plan of subdivision and forest conservation plan on the Overall Property. All required plantings were to occur within the first planting season after this amended FCP approval.

This Phase 4 Final Forest Conservation Plan (FFCP) covers all areas of the Preliminary Forest Conservation Plan not specifically covered by the Phase I, Phase 2, or Phase 3 FFCP. The Applicant conducted updated field work on January 13, 2025.

SECTION 8: CONCLUSION

As conditioned, the Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, and Final Forest Conservation Plan No. F20250640 applications each satisfy the applicable standards of the Zoning Ordinance, Subdivision Regulations, Forest Conservation Law, and substantially conform to the recommendations of the 2009 *Germantown Employment Area Sector Plan*. Therefore, Staff recommends approval of Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, and Final Forest Conservation Plan No. F20250640 with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Preliminary Plan Amendment, Site Plan Amendment, Final Forest Conservation Plan

Attachment B: Applicant's Statement of Justification

Attachment C: Prior Approvals

Attachment D: Agency Letters

Attachment E: Affidavit of Community Meeting and Minutes