

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED:**

**January 16, 2026**

MCPB No. 25-135

Site Plan No. 820250090

*Centro Square*

Date of Hearing: December 11, 2025

## RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on June 26, 2025, Tri Point Homes DC Metro Inc. (“Applicant”) filed an application for approval of a site plan for 200 dwelling units, including 108 townhomes and 92 multi-family units, including 15% MPDUs under the Standard Method of Development on 13.86 acres of CRNF-1.25, C-0, R-1.25, H-60 zoned-land, located at 7501 Standish Place (“Subject Property”), in the Derwood Policy Area and 2021 Shady Grove Sector Plan Minor Master Plan Amendment (“Master Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820250090, Centro Square (“Site Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan 120250180 and Forest Conservation Plan No. F20250010; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 28, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 11, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Pedoeem, seconded by Vice Chair Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Pedoeem voting in favor and Commissioner Hedrick necessarily absent.

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Approved as to

Legal Sufficiency: /s/ Emily Vaias  
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820250090 for 200 dwelling units, including 108 townhomes and 92 multi-family units, including 15% MPDUs under the Standard Method of Development, on the Subject Property, subject to the following conditions:<sup>1</sup>

#### Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 200 dwelling units (108 Townhomes and 92 two-over-two-units) including 15% MPDUs.

2. Height

The development is limited to a maximum height of 60 feet, as measured from the average grade along the building facing the applicable abutting and confronting property, 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 18, 2025 and incorporates them as conditions of the Site Plan approval. The Applicant must comply with each of the recommendations 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 15% 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.

#### Noise

4. Before the issuance of the first building permit, the Applicant/developer/builder must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
  - a) The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
5. If any changes occur to the Site or Preliminary plan which affect the validity of the noise analysis dated April 6, 2025, acoustical certifications, and/or noise attenuation features, a

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

new noise analysis will be required to reflect the changes and new noise attenuation features may be required.

6. Before issuance of any Use and Occupancy Certificate or Final Inspection, whichever is relevant, for any of the noise impacted units, a Professional Engineer must certify to the Planning Department and Department of Permitting Services that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in acoustical treatments.
7. For all noise impacted residential dwelling units, the Applicant/developer/builder 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, any illustrative site plan(s) on display within any sales related offices(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 prior to the issuance of a Use and Occupancy Certificate or final inspection, whichever is relevant, for any noise impacted residential unit.

#### Open Space, Facilities and Amenities

8. Public and Common Open Space, Facilities, and Amenities
  - a) The Applicant must provide a minimum of 25,504 square feet of public open space on-site.
  - b) The Applicant must provide a minimum of 29,940 square feet of common open space on-site.
  - c) Before release of the surety bond, the Applicant must construct the streetscape improvements along the Property's frontage on Crabbs Branch Way.
  - d) Before the issuance of the 151<sup>st</sup> dwelling unit's use and occupancy certificate (excluding core and shell) and release of the surety bond for the residential development, all public open space and common open space areas on the Subject Property must be completed. The public open space ("Central Park") must be completed before issuance of the use and occupancy certificate for the 8<sup>th</sup> dwelling unit abutting the public open space (Block A, Lots 55-60 and Lots 84-108).
9. Common Open Space Covenant

The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).

10. Recreation Facilities

The Applicant must provide the required recreation facilities as shown on the Certified Site Plan (CSP) prior to the final Use an Occupancy permit.

11. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the pedestrian connections, open grass areas, multiage playground, urban plaza, picnic and seating areas, outdoor game stations, and outdoor fitness stations.

Transportation & Circulation

12. 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 9, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

13. Private Roads

The Applicant must provide Private Streets A, B, and C, and Private Alleys A, B, C, D, E, F, G, H, I, J, K, L, and M as required by the accompanying Preliminary Plan No. 120250180, as may be amended.

- a) Prior to recordation of the first plat, the Applicant must record a covenant/easement (and the recording reference must be shown on the plat) allowing access to the Site for the southern adjacent property to construct a future ADA-compliant, high-visibility crosswalk, including curb ramps on both sides of Standish Place, as part of any future redevelopment of the southern adjacent property. The location of the ADA-compliant high-visibility crosswalk and curb ramps will be at the west leg intersection of Standish Place and Private Street C.
- b) Prior to Certified Site Plan, the Applicant must assess the viability of installing mountable curbs as described in Condition 13.c.
- c) At the time of the construction of Private Streets B and C, if deemed feasible, the Applicant must install mountable truck aprons at the following locations, to achieve a curb radius of 15 feet, as required under Section 49-32.f of the Montgomery County Code:
  - i. At the west and east legs of the intersection of Private Street A with Private Street B.

- ii. At the west and east legs of the intersection of Private Street A with Private Street C.
- iii. The exact location of the mountable truck aprons must be shown, illustrated, and dimensioned at the Certified Site Plan, and receive approval from Planning Staff.
- iv. The Applicant must construct all curb radii of Private Alleys A, B, C, D, E, F, G, I, J, K, L, and M to a maximum of 15 feet.

#### 14. Pedestrian & Bicycle Circulation

- a) 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, before the right-of-way permit:
  - i. Crabbs Branch Way: an asphalt sidepath separated from traffic by a street buffer with trees along the Property frontage on Crabbs Branch Way varying in width, following the specifications outlined in the approved cross-section on Sheet 07-SITE-820250090-SP-6 of the Site Plan.
  - ii. The minimum dimensions for the asphalt sidepath must be eight (8) feet, and six (6) feet for the street buffer with trees.

#### Agency Coordination

#### 15. Fire and Rescue

- a) 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 dated October 20, 2025, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) Before approval to release any portion of the site plan performance bond, 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 fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown on the approved MCDPS fire access plan, or as amended.
- c) 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.

## Site Plan

### 16. Site Design

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets Arch-01 through Arch-18 of 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.

### 17. 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 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.

18. 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 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements only for facilities located on the Property (not in the public R.O.W.), including, but not limited to plant material, on-site lighting, outdoor 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 completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

19. 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.

20. 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 during development.”
- c) Include approved Fire Department Access Plan.
  - d) Modify 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) Provide an exhibit showing recreation facilities and requirements.
  - g) Show all private road sections/profiles including curb and gutter, apron, and handicap ramp details identified in Condition 13.
  - h) Before certification of the Site Plan, a building shell analysis for interior noise must be provided. The building shell analysis must include details for interior noise mitigation measures, certified by an engineer specializing in acoustical treatments and must be approved by Planning Staff. Future projected noise levels must be attenuated to no more than 45 dBA Ldn for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Centro Square Site Plan No. 820250090, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, November 28, 2025, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development satisfies any previous approval that applies to the site.*

This Application is under the Standard Method of Development of the current CRNF-1.25, C-0.0, R-1.25, H-60 Zone. The residential development will comply with all applicable conditions of approval and binding elements related to the Local Map Amendment No. H-156 (the “LMA”) (including the Floating Zone Plan), which rezoned the Property to the CRNF Zone, and the concurrently reviewed Preliminary Plan.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

This section is not applicable as the Subject Property’s zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

- a. Development Standards

The Subject Property includes approximately 13.86 acres zoned CRNF-1.25, C-0.0, R-1.25, H-60. The Application satisfies the applicable development standards as shown in the following data table:

Data Table:

PROJECT DATA TABLE		
Address	7501 STANDISH PLACE	
Property Description	Parcel D, Plat No. 13905	
Zoning:	CRNF-1.25 C-0.0 R-1.25 H-60	
GROSS TRACT AREA	SF	Acres
Tract Area	603,855 SF	13.86 AC
Previous R.O.W. Dedications	49,420 SF	1.13 AC
Proposed R.O.W. Dedications		0.00 AC
Proposed Site Area	554,435 SF	12.73 AC

PROPOSED USES				
Townhouse - Residential Market Rate	100 du			
Townhouse - Residential MPDU	8 du			
Two-over-twos (multi-family) - Market Rate	70 du			
Two-over-twos (multi-family) MPDU	22 du			
Total Units	200 du			
Total MPDU (15%)	30 du			
DEVELOPMENT STANDARD	Permitted / Required		Approved	
Maximum Density				
CRNF-1.25 Zone (CRNF-1.25 C-0.00 R-1.25 H-60)	FAR	SF	FAR (up to)	SF (up to)
Commercial	0	0	0.00	.0 SF
Residential	1.25	693,044 SF	1.22	675,264 SF
Principal Building Setbacks				
From Site Boundary - Crabbs Branch Way	10 ft		10 ft	
From Site Boundary - Private Standish Place Centerline	30 ft		30 ft	
Front Setback	Est. by Site Plan		3 ft	
Side Street Setback	Est. by Site Plan		2 ft	
Side Setback	Est. by Site Plan		2 ft	
Rear Setback, Alley	Est. by Site Plan		3 ft	
Accessory Structure Setbacks	Est. by Site Plan		0 ft	
Maximum Building Height	60 ft		up to 60 ft	
Minimum Lot Size	Est. by Site Plan		780 SF	
Maximum Lot Coverage	Est. by Site Plan		75%	
Minimum Public Open Space, see Open Space Plan for Breakdown by Type	25,504 SF		45,319 SF	
Minimum Common Open Space, see Open Space Plan for Breakdown by Type	29,940 SF		33,560 SF	
PARKING	Required		Approved	
Townhouse (1 per unit min) (1 Stall Per DU)	108 min		Off-Street Resident Parking	208 spaces
Two-over-twos (multi-family) (1 per unit min)	92 min			184 spaces
On-Street Visitor Parking (For Townhomes and Multi-family)				49 spaces
Total Parking (1 per unit min)	200 min			441 spaces
Open Space Calculations				

		%	Required	Approved
Site Area (Combined Common and Public Open Space)	554,435 SF	10%	55,444 SF	55,444 SF
Multifamily Public Open Space (46%)		46%	25,504 SF	25,504 SF
Townhouse Common Open Space (54%)		54%	29,940 SF	29,940 SF

b. General Requirements

i. *Site Access*

The Site will have vehicular access through three (3) curb cuts along Standish Place, which is a privately-owned and maintained street. Standish Place is bounded and served by Crabbs Branch Way, a County-owned and maintained street. Internally, the Applicant is proposing vehicular access via a series of private streets and alleys. As part of this Application, three (3) private streets and twelve (12) private alleys will be constructed, following County Standards and the Complete Streets Design Guide (CSDG). The Private Streets and Alleys will consist of two (2) travel lanes.

All private streets will follow the design parameters for a Neighborhood Street classification, including six (6)-foot-wide concrete sidewalks on both sides of the streets, separated from traffic by street buffers with trees, as described in the findings section of the accompanying Preliminary Plan. This will allow safe and efficient pedestrian circulation into the Site.

The internal pedestrian network will be connected to the external pedestrian network through the asphalt sidepath to be constructed as part of this Application. The asphalt sidepath will have a variable pavement width and be separated from traffic by a variable-width street buffer, as described in the findings section of the accompanying Preliminary Plan. The Site has access to public transit. There are six (6) bus stops that bound the Site and will provide future residents with bus service to nearby commercial and residential areas. The bus system will also allow access to the Shady Grove Metro Station. Similarly, this Metro Station is within a mile walking distance from the Site.

ii. *Parking, Queuing, and Loading*

Under Section 6.2.4. of the Montgomery County Code, residential developments with single and townhouse living are required to provide a minimum of one (1) and a maximum of two (2) parking spaces per unit. As part of this Project, the Applicant is proposing a total number of 441

vehicle parking spaces. The provided number of vehicle parking spaces exceeds the 200 minimum requirement for single and townhouse living developments. As such, no additional parking is required.

iii. *Open Space and Recreation*

The proposed open space design provides Common Open Space (townhouses) and Public Open Space (two-over-twos/apartment building) to meet both the quantitative and qualitative requirements of the Zoning Ordinance.

Three primary areas of Open Space are proposed: (1) a Public Open Space described as a “central park” space will be located adjacent to the intersection of Crabbs Branch Way and Monona Drive, (2) two Common Open Space areas located along Standish Place to the south, and (3) a northern and southern Common Open Space fronting Crabbs Branch Way and framing the “central park.” Each Common Open Space area exceeds the minimum 2,000-square-foot requirement and the required width of 50 feet, providing residents and visitors with recreational lawns, walkways, and seating areas.

The Public Open Space provided near the central portion of the Site, directly abutting the Crabbs Branch Way, will be accessible from the public sidewalk. This public amenity will include a playground, shade structures, and pedestrian seating, designed to enhance the development's integration with the broader Derwood neighborhood. The entire open space network is connected via a continuous pedestrian pathway system linking every open space area throughout the site.

iv. *General Landscaping and Outdoor Lighting*

The Site Plan meets the standards for the provision of landscaping and outdoor lighting as required by Division 6.4. The Application includes a variety of new landscaping and lighting throughout the Property. Street trees are provided throughout the Site to enhance the pedestrian environment, provide shade, and create an aesthetically pleasing presence on the roads.

The Applicant will plant a variety of native shade trees, such as yellowwoods, sweet gums, and oaks. These shade trees will be planted throughout the site and along roadways. Shrubs and ground cover will also be planted in planting beds throughout the Site.

Lighting on-site consists of private streetlight fixtures and poles, path lights, and decorative pole lights. Light poles will be installed throughout the site to illuminate the pedestrian and vehicular circulation environment.

The streetlights are decorative full-cutoff fixtures mounted on a 12-foot-tall pole. The proposed fixtures will provide illumination and be visually appealing. The photometric plan submitted by the Applicant shows that the proposed lighting package will adequately illuminate the site, creating a safe environment, without creating light spillage or excessive glare on adjacent properties or the rights-of-way. All site lighting provides adequate, safe, and efficient illumination.

v. *Screening*

The Applicant is not required to provide screening for the townhouses or apartment buildings because the Property does not directly abut a property in the Agricultural, Rural Residential, or Residential zone that is vacant or improved with a residential use.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

MCDPS Water Resources Section approved a Combined Stormwater Management Concept/ Site Development Stormwater Management Plan on October 30, 2025 as part of the accompanying Preliminary Plan No. 120250180. The plan proposes to meet required stormwater management goals using micro-bioretenion facilities and underground structural filtration. A partial waiver from stormwater management has been granted by DPS due to site constraints.

b. Chapter 22A, Forest Conservation

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for accompanying Forest Conservation Plan F20250010, which are included in a separately approved resolution and are incorporated herein.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing, and where required, open spaces and site amenities.*

This development features a mix of rear-loaded townhomes and rear-loaded two-over-two units, where the parking and driveways are hidden in the alleys away from the public realm.

All residential units in this development are designed as four-story dwelling units with a maximum building height of 60 feet, allowing for the architectural articulation of roof forms and the transition between the grade and the finished first-floor elevation.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Project advances the Master Plan's broader vision for the Shady Grove area as a mixed-use and pedestrian-oriented environment with attractive streetscapes, distinctive architecture, and a sense of place that is complemented with amenities and mobility options, especially at properties around the Metro Station and other key properties, such as the Grove Shopping Center (p.1). The Project substantially conforms to the Master Plan's vision by providing varying housing typologies, internal network of private streets and alleys creating a smaller and more compact development pattern, and the new central park area that will serve as an amenity for the future residents and surrounding community members. The Property is in substantial conformance with the goals and recommendations contained in the Master Plan and associated Design Guidelines.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

The Subject Property is in water category W-1 and sewer category S-1, respectively. The use of public water and sewer service is consistent with the current categories. The existing water and sewer lines serving the office building will be abandoned. New water and sewer lines will be extended from the existing mains along Standish Place and Crabbs Branch to serve the individual units and supply a new fire hydrant along Standish Place. Similarly, underground electrical, telecommunications services and natural gas will be extended to serve the Property. Services will be provided within the private road parcels or along the front of each stick of dwelling units. Utility easements are provided for each service as necessary.

The Application was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on October 20, 2025. The Fire Department Access Plan provides fire code compliant access from Standish Place to the proposed residential structures.

Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect, as set forth more fully in the resolution for the accompanying Preliminary Plan.

9. *On a property in a Rural Residential or Residential zone, the development is compatible with the character of the residential neighborhood.*

The Property is zoned CRNF, thus, this provision is not applicable.

10. *On a property in all other zones, the development is compatible with existing and approved or pending adjacent development.*

Given the site's proximity to major roadways such as Frederick Road and E. Gude Drive, this development will create more housing opportunities by transforming the large, underutilized, auto-centric gray field office park site into a mixed housing development within the 2021 Shady Grove Sector Plan Minor Master Plan ("Master Plan" or "Sector Plan") area. This development will further expand the residential neighborhood along the main roadway, adjacent to existing townhouses and single-family homes to the north.

A network of private neighborhood streets, alleys, and pedestrian connections, centered around a new central park and multiple publicly accessible open spaces, creates a well-designed, pedestrian-oriented community.

The proposed development has been designed as a thoughtfully integrated, walkable residential community that transitions from the industrial legacy of the Standish Place corridor to a vibrant neighborhood consistent with emerging planning goals.

This development features smaller, rear-loaded blocks of various housing types within the community, providing narrower residential streets to serve 200 residential units, organized into a mix of rear-loaded townhouses and rear-loaded two-over-two units. Additionally, it provides a much-needed pedestrian connection from Crabb Branch Way to Standish Place.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

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

XXXXXXXXXXXX

(which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 3-0-1; Chair Harris and Commissioners Bartley and Pedoeem, voting in favor of the motion, Commissioner Hedrick abstained and Vice Chair Linden was necessarily absent, at its regular meeting held on Thursday, January 15, 2026, in Wheaton, Maryland and via video conference.



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Artie L. Harris, Chair  
Montgomery County Planning Board