

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED:**

**February 13, 2026**

MCPB No. 25-154  
Preliminary Plan Amendment No. 11998004C  
Seneca Meadows  
Date of Hearing: December 18, 2025

## **RESOLUTION**

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

WHEREAS, on December 18, 1997, the Planning Board, by Resolution mailing date December 22, 1997, approved Preliminary Plan No. 119980040, creating 13 lots on 156.5 acres of land in the I-3 zone, located along I-270 from Ridge Road to Germantown Road, Germantown (“Subject Property”), in the Germantown Policy Area and 2009 Germantown Employment Area Sector Plan (“Master Plan”) area; and

WHEREAS, on July 27, 1998, the Planning Board approved an amendment to Preliminary Plan No. 119980040 (Resolution 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 Subject Property; and

WHEREAS, on November 4, 2010, the Planning Board approved an amendment to Preliminary Plan No. 11998004A (MCPB No. 10-154) to ) 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 Subject Property; and

WHEREAS, on September 22, 2011, the Planning Board approved an amendment to Preliminary Plan No. 11998004B (MCPB No. 11-89) to amend the forest conservation easements on the Subject Property; and

WHEREAS, on July 26, 2018, the Planning Board issued a corrected resolution to Preliminary Plan No. 11998004A (MCPB No. 18-134) to include a 36-month extension of the validity period and a 96-month extension of the adequate public facilities period of Preliminary Plan No. 119980040 on the Subject Property; and

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Approved as to  
Legal Sufficiency:

/s/ Emily Vaias  
M-NCPPC Legal Department

WHEREAS, on June 13, 2025, Pulte Home Company, LLC (“Applicant”) filed an application for approval of an amendment to the previously approved preliminary plan(s) to convert 162,401 square feet of unbuilt office use density to residential use density, create 72 lots for 72 townhouse units, and extinguish the deed for future dedication required for Parcel L on the Subject Property; and

WHEREAS, Applicant’s application to amend the preliminary plan was designated Preliminary Plan Amendment No 11998004C, Seneca Meadows (“Preliminary Plan,” “Amendment,” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20250640 and Site Plan Amendment No. 81998037A; 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 December 5, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 18, 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 Pedoem, seconded by Vice Chair Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, Commissioners Hedrick, and Pedoem voting in favor, and Commissioner Bartley necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 11998004C to convert 162,401 square feet of unbuilt office use density to residential use density, create 72 lots for 72 townhouse units, and extinguish the deed for future dedication required for Parcel L. The following Conditions supersede all previous conditions:<sup>1</sup>

### **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.

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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.

### **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) based upon this Resolution.
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 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 MCDOT may amend, 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 December 9, 2025, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS – Water Resources Section may amend, 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 dated 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 Maryland State Highway Administration (“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 MDOT SHA or 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. Prior to Record Plat, the Applicant must provide documentation of correspondence with MDOT SHA or Washington Gas 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 a six-inch Graded Aggregate Base (GAB), or applicable MCDOT road classification standard.
- 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 must be on-site at all times during construction.
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 the 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 cross-section should include a note that this improvement is dependent on MDOT SHA or Washington Gas permitting the improvement.

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

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

- 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 approved 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.

***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 on the plans, new residential blocks are provided 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.

Parcel L was reserved for the formerly planned Corridor Cities Transitway (CCT). The CCT is no longer planned and the future dedication of Parcel L is no longer necessary. As such, it is appropriate to extinguish the deed for future dedication and utilize Parcel L for the Application.

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

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

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

The Application provides adequate public use space areas and amenities. The Application provides 19.5 percent (52,657 square feet) of public use space, exceeding the 10 percent minimum required for the TMX-2 zone. 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***

Although the Property is currently zoned CRT-2.0, C-1.75, R-0.75, H-145T and is within the Germanton Transit Mixed Use Overlay zone, pursuant to Section 59-7.7.1.B.3 of the current Zoning Ordinance, the Application was reviewed for compliance with the standards and dimensional requirements of the prior TMX-2 zone as specified in the 2004 Zoning Ordinance. The Application meets all

applicable development standards of Chapter 59. A summary of this review is shown in the table below; however, the ultimate details are set forth in the accompanying Site Plan No. 81998037A.

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

Development Standard	Permitted/ Required	Approved
<b>Overall Property (156.50 acres):</b>	-	-
Tract Area	n/a	156.52 (6,817,845 SF)
Prior Dedication	n/a	18.42 acres (802, 209 SF)
Approved Additional Dedication	n/a	None
Site Area	n/a	138.08 acres (6,015,636 SF)
Office/R&D (GFA)	1,319,700 SF	1,157,299 SF
Retail/Restaurant (GFA)	206,570 SF	206,570 SF
Residential (GFA/units)	0 SF	162,401 SF/72 units
Total Density (FAR/GFA)	0.22/1,526,270 SF	0.22/1,526,270 SF
<b>Subject Property (6.13 acres):</b>	-	-
Residential (GFA/units)	0 SF	162,401 SF/72 units
MPDU Requirement, min.	12.5% (9 units)	12.5% (9 units)
Public Use Space, min.	10% (26,713 SF)	19.5% (52,657 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	n/a
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	144
On-street spaces	Not required	26
Total parking spaces <sup>2</sup>	144	170
Site Plan Required	Yes	Yes

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

The Application substantially conforms to the 2009 *Germantown Employment Area Sector Plan*. The Subject Property is located within the Seneca Meadows/Milestone

<sup>2</sup> 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.

District of the Sector Plan. The vision for this subarea is a mixed-use community of residential, retail, and office. 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 Application 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" to create attractive neighborhoods and urban spaces. The Application provides a compatible presence along Seneca Meadows Parkway with a well-designed townhouse community that activates the streetscape. Setbacks accommodate a pedestrian-oriented public realm with a sidewalk, street trees, and front yard landscaping. Accessed from Seneca Meadows Parkway, the Application 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 ft. to 5 ft.) street buffer along the Property frontage from the crosswalk across the I-270 ramp to the east to the approved internal sidepath. However, there is an existing natural gas line along the Ridge Road frontage. Therefore, if MDOT SHA or Washington Gas does not permit the improvement, or if the construction would require extensive relocation of the gas line, 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, public facilities are adequate to support and serve the subdivision area.

**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's 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-foot-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 approved internal sidepath, unless Washington Gas or MDSA 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 because they are not needed for area-wide circulation and are intended solely for internal circulation within 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 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 Application 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 the table below.

*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 the table below.

*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 HS3	2,524	2,351	93.1%	+173	No UPP

<sup>3</sup> 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.

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 the adequacy ceiling for a school shown in the table below, a payment is required.

*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

The FY 2026 Annual School Test Adequacy Ceilings Table shows the Application’s enrollment impact estimate calculation based on the School Impact Area classification and the approved net residential units, using the FY 2026-2027 Student Generation Rates.

*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 eleven (11) elementary school students, six (6) middle school students, and nine (9) high school students. This does not exceed the adequacy ceilings identified in the Student Enrollment Impact Estimate, above. 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 subdivision.

Dry utilities, including electricity, gas, and telephone are also available to the Subject Property. Other utilities, public facilities and services, such as 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 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 Forest Conservation Plan No. F20250640, which are included in a separately approved resolution and are incorporated herein.

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

DPS approved a Stormwater Management Concept on December 9, 2025. The plan proposes meeting required stormwater management goals via the use of planter box micro-bioretenment and modular wetland facilities.

**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.

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

**February 13, 2026**

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

and