

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

February 13, 2026

MCPB No. 25-155
Site Plan Amendment No. 81998037A
Seneca Meadows
Date of Hearing: December 18, 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, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014, including the zoning then in effect; and

WHEREAS, on July 27, 1998, the Planning Board, by Resolution mailing date July 29, 1998, approved Site Plan No. 819980370 to allow rough grading on 156.5 acres of I-3-zoned land, located along I-270 from Ridge Road to Germantown Road (“Overall Property”), in the Germantown Policy Area and 2009 Germantown Employment Area Sector Plan (“Master Plan”) area; and

WHEREAS, on June 13, 2025, Pulte Home Company, LLC (“Applicant”) filed an application for approval of an amendment to the previously approved site plan to allow 72 townhouse units, including a minimum of 12.5 percent MPDUs, on 6.13 acres of land that is part of the Overall Property, currently zoned CRT-2.0, C-1.75, R-0.75, H-145T (the “Subject Property”); and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 81998037A, Seneca Meadows (“Site Plan,” “Amendment,” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20250640 and Preliminary Plan Amendment No. 11998004C; and

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

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 Site Plan No. 81998037A to allow 72 townhouse units, including a minimum of 12.5 percent MPDUs, on the Subject Property with the following conditions, which supersede all previous conditions:¹

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.

¹ 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.

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).
- b) Before the issuance of the seventy-second (72) 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 paths, 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 in ground level areas for 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 recommendation in the 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 Maryland State Highway Administration (“MDOT-SHA”) as appropriate, before the 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 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.

- c) At the Certified Site Plan, the Applicant must provide documentation of correspondence with Washington Gas to Planning Staff if the improvement is not permitted or requires extensive relocation of the existing gas line.
- d) Before the issuance of the fiftieth (50th) 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 (5) functioning windows and provide brick and siding materials 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 Certified Site Plan is approved.

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) Show on the Landscape Plan adequate landscaping on both sides of the noise mitigation fence to soften its visual impact and provide year-round screening.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 81998037A, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, 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 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 site plan, and all findings not specifically addressed remain in effect.

1. *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.*

The Application 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 Application is a standard method of development, not an optional method of development. Therefore, the GTMU overlay zone is not applicable.

The Subject Property includes approximately 6.13 acres zoned CRT-2.0, C-1.75, R-0.75, H-145 T; however, pursuant to Section 59-7.7.1.B.3 of the current Zoning Ordinance, the Site Plan is being reviewed under the standards and procedures of the zoning and Zoning Ordinance in effect on October 29, 2014, which zoning was TMX-2 (Transit Mixed Use, 2). The Application satisfies the applicable development standards as shown in the following data table:

Data Table – TMX-2 Development Standards

Development Standard	Permitted/Required	Approved
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), units	0.50/204,737 SF	0.40 FAR/162,401 SF, 72 units

Development Standard	Permitted/Required	Approved
MPDU Requirement, min.	12.5% (9 units)	12.5% (9 units)
Public Use Space, min.	10% (26,713 SF)	19.7% (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 an adjacent building on a separate lot	15 FT	n/a
From an adjacent commercial or industrial zone	20 FT	n/a
From an 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	144
On-street spaces	Not required	26
Total spaces ²	144	170

- 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. 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 buildings and structures is consistent with the Master Plan vision of mixed-use neighborhoods, with diverse housing types, and high-quality design.

Open Spaces

The Application meets all applicable development requirements of the TMX-2 zone. The Application 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. The public use space provides a natural playscape area for children, a seating plaza with benches, a grill

² 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.

and a 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 landscaping and lighting are adequate, safe, and efficient. The landscaping includes street trees, shade trees, evergreen trees, ornamental and understory trees, shrubs, perennials, grasses, and groundcover.

Recreation Facilities

In accordance with the 2017 Recreation Guidelines and as shown on the plans, the recreational facilities are safe, adequate, and efficient. The Application 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.

Pedestrian and Vehicular Circulation Systems

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 Application. From Ridge Road to Seneca Meadows Parkway, a new shared-use path will create a new bicycle and pedestrian connection to existing facilities.

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 is required for residential units and outdoor recreational areas. 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.”

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 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. The Applicant’s request 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.

3. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The Application introduces residential townhouse units into an area with established retail, restaurant, and office uses, creating a compatible mixed-use neighborhood. The Application 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 patterns show compatible order of density and appropriate building heights. As shown on the architectural and site plan renderings, several design elements also further compatibility between new and existing development. The 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.

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

- a. 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 Forest Conservation Plan F20250640, which are included in a separately approved resolution and are incorporated herein.

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

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on December 9, 2025. The plan will meet stormwater management requirements through the use of planter box micro-bioretenion and modular wetland facilities.

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-D-3.8; 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

February 13, 2026

(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.

* * * * *

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 Hedrick, seconded by Commissioner Pedoeem, with a vote of 4-0-1; Chair Harris, Vice Chair Linden, and Commissioners Hedrick and Pedoeem, voting in favor of the motion, Commissioner Bartley abstaining at its regular meeting held on Thursday, February 12, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board