

Resolution No.: 17-188
Introduced: June 28, 2011
Adopted: June 28, 2011

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Approval of Planning Board Draft Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area

Background

1. On May 10, 2011, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area.
2. The Planning Board Draft Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area amends the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area; and The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties.
3. On May 31, 2011, the County Executive transmitted to the County Council his fiscal analysis of the Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area.
4. On June 28, 2011, the County Council held a public hearing and reviewed the Planning Board Draft Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Limited Amendment to the Clarksburg Master Plan & Hyattstown Special Study Area, dated May 2011, is approved **as submitted** by the Planning Board. Planning Board revisions to the 1994 Clarksburg Master Plan & Hyattstown Special

Study Area are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

General: All page references are to the 1994 Approved and Adopted Clarksburg Master Plan & Hyattstown Special Study Area.

Page 190: Revise the last paragraph as follows:

This plan recognizes that retail uses are critical to the vitality of a community and can play a significant role in reinforcing the Town Center as a central focus for the entire Clarksburg area. Once a sufficient critical mass of housing units are in place to support a retail center (retailers indicate that approximately 3,500 to 4,000 dwelling units are needed to support a retail development that includes a grocery store), this Plan recommends that early retail development priority be given to the Town Center. Retail development in the Newcut Road and Cabin Branch neighborhoods should follow the development approval with a Preliminary Plan of approximately 90,000 square feet of retail uses in the Town Center.

Page 196: Revise the first paragraph as follows:

Stage 3 includes all portions of Clarksburg that do not drain into the Ten Mile Creek watershed, i.e., most development east of I-270 and the Cabin Branch Neighborhood (see Figure 54, page 215). Retail/commercial development in the Newcut Road and Cabin Branch Neighborhoods will be deferred, however, until 90,000 square feet of retail uses have been [established] approved with a Preliminary Plan in Clarksburg's Town Center.

Page 196: Under "**Implementing Mechanisms**", revise text of 2) as follows:

2) Floating zone and project plan approvals are guided by Master Plan language that recommends that retail/commercial development in the Newcut Road and Cabin Branch Neighborhoods be deferred until 90,000 square feet of retail uses have been [established] approved with a Preliminary Plan in Clarksburg's Town Center.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council