



January 16, 2024

Ms. Lynn Robeson Hannan, Director

Montgomery County Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, MD 20850

Subject: Request for a Conditional Use for a Townhouse Living (Design for Life) located at 7100 through 7106 Muncaster Mill Road, Derwood 20855

Dear Director Robeson Hannan:

At its regular meeting on January 11, 2024, the Montgomery County Planning Board reviewed a Conditional Use application, CU202407 for a Townhouse Living (Design for Life). The Applicant, CM Muncaster Mill, LLC proposes to establish a Townhouse Living (Design for Life) use on the approximately 4.46-acres property. The Conditional Use Plan shows the proposed Townhouse Living (Design for Life) and the associated parking, landscaping, and lighting.

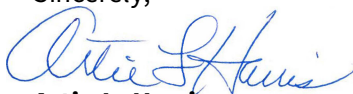
In its staff report dated December 22, 2023, technical staff recommended approval of the Conditional Use with conditions.

The Planning Board concurred with the findings and recommendations of the staff report. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 2004 *Upper Rock Creek Master Plan*. The application satisfies all the applicable requirements and regulations of the approval of a conditional use for a Townhouse Living (Design for Life). The Applicant has also met the burden of proof by showing that operating the use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Vice Chair Pedoeem, with Chair Harris, Commissioner Bartley and Commissioner Linden voting in favor of the motion, the Planning Board, by a vote of 5 to 0, recommended transmittal of a letter recommending that the Hearing Examiner approve Conditional Use CU202407 with the conditions listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,



Artie L. Harris

Chair