

Cover Sheet for:

Project Plan 9-94004A

Project Application



Montgomery County Department of Park & Planning
Development Review Division

M-11A

1 of 3

Effective 7/1/1999

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Project Plan Review - AMENDMENT

For M-NCPPC Staff Use Only

Date Application Received	5/9/05	Project Plan File Number	9 - 94004 A
Date Application Complete	5/17/05 by AB	NR/FSD File Number	4 -
DRC Meeting Date	6/20/2005	Fee (Attach Fee Worksheet)	✓
MCPB Hearing Date	7/21/2005	Sign Deposit	(4) \$280. ⁰⁰
PPR Deadline		Fees Received by	AB

I. Project Information:

Name of Proposed Project Plan Clarksburg Town Center

Name of Preliminary Plan Clarksburg Town Center No. 1- 95042

If previously Approved Project Plan, Number 9-94004

Date of Opinion June 12, 1995

Status: ☐ Void
☐ Extended to (date) _____
☐ Withdrawn
☒ Amended by this application

If no prior preliminary plan, check either:

- ☐ Preliminary Plan currently being reviewed
- ☐ Lot already recorded
- ☐ Loophole Property? (refer to MCC Bill #1-88, concerning timely APF review prior to issuance of a building permit)

If Record Plat recorded, M-NCPPC Record Plat book _____ and page number _____

If special exception/variance Case #S- _____ or #A- _____ date adopted ____ / ____ / ____

Tax Account Number 1. See ^{APD} A&E List 2. _____ 3. _____ 4. _____

Tax Map Page Number EW

Location (pick either A or B):

A. On _____ feet _____ of _____
Street Name N, E, S, W, etc. Street Name

B. NW quadrant, intersection of Stringtown Road and Piedmont Road
N, E, S, W, etc. Street Name Street Name

Planning Area Clarksburg

Incorporated Municipality or Special Taxing District, if applicable _____

Is site on Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on Master Plan of Historic Preservation? ☐ Yes ☒ No

Project Plan Review Application

2 of 3

II. Data Summary Table:

Site Area: *

Gross area of site	267.5	a.c.	11,652,300	s.f.
Area dedicated to Public Use	111.42	a.c.	4,853,455	s.f.
Total net area of Project Plan	156.08	a.c.	6,798,845	s.f.

Area by Zone:	Zone 1:	RMX-2	197.3	a.c.	8,594,388	s.f.
	Zone 2:	RDT	70.20	a.c.	3,057,912	s.f.
	Zone 3:			a.c.		s.f.

	Required/Allowed	Proposed
Gross Floor Area (Sq. Ft.)		
Retail		150,000
Office		100,000
Residential		
Other		
Total	600,000 (max.)	250,000

Dwelling Units *

Efficiency		
1 Bedroom		
2 Bedroom		470
3 + Bedroom		830 (-120)
Total	1,300	1,300

AMENDMENT
MOVING 120 UNITS FROM
2 BEDROOM INTO RETAIL/
MIXED USE AREA

III. Signs:

Sign Deposit - In accordance with the Zoning Ordinance Regulations, signs must be posted on the property within 3 days of application and maintained in good condition by the applicant until the final disposition of the application. The signs are obtained from M-NCPPC's Development Review Division. A deposit of \$70.00 per sign is required, and a refund of \$60.00 per sign is furnished upon return of the sign.

AMENDMENT TO:

- RELOCATE LIBRARY
- RECONFIGURE LAND USES
- PROVIDE MIXED USE AREA
- REVISE DEV. STDS.

NOTES

ACRES = SAME
ZONING = SAME
RETAIL/OFF SQ = SAME

Density *

Floor Area Ratio (FAR)	.50 (max.)	.39
Dwelling Units Per Acre	30 (max.)	6.5

Building Height (Ft.)	N/A (max.)	
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Parking Spaces

Retail	(min.)	
Office	(min.)	
Residential	(min.)	
Other	(min.)	
Total	(min.)	

Public Use Space (Sq. Ft. & Percent of Net Lot)

On-Site Area	(20% min.)	Sq. Ft.	%
Off-Site Area		Sq. Ft.	%
Total	(20% min.)	Sq. Ft.	%

CHECKLIST

- 25 SETS - All sheets & let changes
- 25 - EXHIBITS
- 50 - Composite sheets for HOA
- 1 parcel/2 labels - APD List
- 1 - ORIGINAL OPINION
- 1 - AMENDMENT Cover Letter
- 5 SETS - Revised Booklet pages

* From original Project Plan Application

Project Plan Review Application

Applicant Information:

1. Applicant (Owner or Contract Purchaser)

NNPII - Clarksburg LLC
 Kim Ambrose
 Name Contact Person
 8201 Greensboro Drive, Suite 817
 Street Address
 McLean Virginia 22102
 City State Zip Code
 (703) 917-4170 (703) 917-4218
 Phone No. Fax No.

2. Developer (if different from Applicant above)

NNPII - Clarksburg LLC
 Kim Ambrose
 Name Contact Person
 8201 Greensboro Drive, Suite 817
 Street Address
 McLean Virginia 22102
 City State Zip Code
 (703) 917-4170 (703) 917-4218
 Phone No. Fax No.

3. Engineer

Charles P. Johnson Associates
 Les Powell
 Name Contact Person
 1750 Elton Road, 3rd Floor
 Street Address
 Silver Spring Maryland 20903
 City State Zip Code
 (301) 434-7000 (301) 434-9394
 Phone No. Fax No.

4. Architect

Cooper Carry & Associates
 David Kitchens
 Name Contact Person
 112 South Alfred Street, Suite 200
 Street Address
 Alexandria Virginia 22314
 City State Zip Code
 (703) 519-6152 (703) 519-7127
 Phone No. Fax No.

5. Landscape Architect

Parker Rodriguez
 Trini Rodriguez
 Name Contact Person
 101 North Union Street, Suite 320
 Street Address
 Alexandria Virginia 22314
 City State Zip Code
 (703) 548-5010 (703) 548-6280
 Phone No. Fax No.

6. Attorney

Linowes and Blocher LLP
 Todd D. Brown
 Name Contact Person
 7200 Wisconsin Avenue, Suite 800
 Street Address
 Bethesda Maryland 20814
 City State Zip Code
 (301) 961-5218 (301) 654-2801
 Phone No. Fax No.

Signature of Applicant (Owner or Contract Purchaser)


 Signature
 Kim Ambrose
 Name (Type or Print)

4.12.05
 Date