


Date of mailing: July 23, 1996



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Aron, seconded by Comm. Holmes, with a vote of 3-0;
Comms. Aron, Holmes, and Richardson, voting in favor with Comms.
Baptiste and Hussmann being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88156
NAME OF PLAN: CLOVERLEAF CENTER GERMANTOWN

On 05-12-88, CREAMORE GERMANTOWN ASSOC., submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 14 lots on 151.50 ACRES of land. The application was designated Preliminary Plan 1-88156. On 07-11-96, Preliminary Plan 1-88156 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88156 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88156, subject to the following conditions:

Approval to revise the previous conditions of approval under Phase III, to include a new phasing program and to extend the validity period in accordance with the following conditions:

- (1) Amend APFO agreement to reflect a total development of 1,260,507 square feet of office space, a 134 unit hotel, a 7,500 square feet restaurant and 881 multi-family dwelling units
- (2) Provide revised developer phasing program to amend phases I and III as follows:
 - (a) Phase I: Record parcels 6,7,8,9 and 10 (formerly known as Parcels E and F) including 224,561 square feet of office by April 2002
 - (b) Phase III (a): Record parcels 11 and 12 (formerly known as Parcel Eye), parcels J,K,L,M,N and outparcels R and Q including 614,749 square feet of office, 7,500 square feet restaurant and 134 unit hotel by April 2002
 - (c) Phase III (b): Record parcels O, P and outparcel S including 248,350 square feet office by June 2004

- (d) The square footage for the above phases may be adjusted between phases at site plan approval
- (3) All other previous conditions of approval by Planning Board Opinions dated June 1, 1994 and June 19, 1995 remain in full force and effect