

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: April 4, 2001

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded by
Comm. Perdue with a vote of 4-0;

Comms. Bryant, Holmes, Perdue and
Wellington voting in favor
Chairman Hussmann absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88156A

NAME OF PLAN: CENTURY SOUTH AT CLOVERLEAF (CLOVERLEAF CENTER)

On 12/14/00, OXBRIDGE DEVELOPMENT AT CLOVERLEAF, LC submitted an application for the approval of a preliminary plan of subdivision of property in the I-3 zone. The application proposed to create 1 lot (21,234 square feet Office Building) on 2.0 acres of land. The application was designated Preliminary Plan 1-88156A. On 03/01/01, Preliminary Plan 1-88156A 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 1-88156A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88156A.

Approval, subject to the following conditions:

- 1) Prior to recording of record plat, applicant to submit an amended Adequate Public Facilities agreement to reflect a change in square footage and use. Approval, under this revision, is limited to development of 21, 234 square feet of office
- 2) Record plat to reflect easement for a 50 foot right-of-way for the future Corridor Cities Transitway in accordance with Master Plan recommendations
- 3) All prior conditions enumerated in Planning Board opinion dated, June 7, 1994, remain in full force and effect