



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 19-078  
Site Plan No. 82003007E  
Century  
Hearing Date: July 11, 2019

JUL 17 2019

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 17, 2003, the Planning Board approved Site Plan No. 820030070, Century Technology Campus at Cloverleaf Center, for a total of 499,000 square feet of office space, which included 156,500 square feet of new commercial office space and 342,500 square feet of existing office space, on 55.81 acres of I-3 zoned-land, located on Century Boulevard, opposite Cloverleaf Center Drive ("Subject Property"), in the Germantown Policy Area and *1989 Germantown Master Plan* area; and

WHEREAS, on December 14, 2010, the Planning Board, by Corrected Resolution MCPB No. 10-153 (original MCPB No. 09-157), approved Site Plan No. 82003007A for 510,072 square feet of general office and 21,000 square feet of accessory storage uses, on the Subject Property; and

WHEREAS, following the approval of Site Plan No. 82003007A, the Subject Property was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0: C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone and *2009 Germantown Employment Area Sector Plan* ("Sector Plan"); and

WHEREAS, on March 16, 2016, the Planning Board approved Site Plan No. 82003007B (MCPB No. 15-162) for Phase 1 development with 160 townhouse units, 28 two-over-two dwellings, 300 multi-family units (including 12.5% MPDUs), 303,000 square feet of new office uses, 85,000 square feet of hotel, and 49,240 square feet of existing office uses, on 57.6 acres, on the Subject Property; and

WHEREAS, on October 3, 2017, the Planning Director approved Site Plan No. 82003007C for retention of nitrogen tanks at existing location, relocation of trash enclosure, revisions to loading dock area, and landscaping on the Subject Property; and

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Approved as to  
Legal Sufficiency:

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M-NCPPC Legal Department  
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WHEREAS, on April 9, 2018, the Planning Director approved Site Plan No. 82003007D for revisions to stormwater management structures, landscaping, and swimming pool, and relocation of four MPDUs on the Subject Property; and

WHEREAS, on May 21, 2019, Elms at Century, LLC (“Applicant”), filed an application for approval of an amendment to the previously approved site plan(s) for approval of the following modifications:

1. To increase the number of MPDUs to 25 percent from the previously approved 12.5 percent; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82003007E, Century (“Site Plan,” “Amendment,” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 27, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 11, 2019, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff’s recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82003007E, subject to the following modified conditions:

**14. Density**

The Phase I development is limited to a maximum 0.53 FAR consisting of 902,530 SF of residential uses and 437,420 SF of non-residential uses. Residential uses include 160 townhouse units, 28 two-over-two units, and 300 multi-family units, including 25 percent Moderately Priced Dwelling Units (122 units) (“MPDUs”). Non-residential uses include an 85,000 SF hotel (120 keys), 303,000 SF of new office and 49,420 SF of existing office space.

**15. Moderately Priced Dwelling Units (MPDUs)**

The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”) in its correspondence dated June 10, 2019, and hereby incorporates them as conditions of Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DHCA, provided that the

amendments do not conflict with other conditions of the Preliminary Plan approval.

- a. The development must provide 25 percent MPDUs on-site consistent with the requirements of Chapter 25A.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED, that the date of this written resolution is JUL 17 2019 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor, and Vice Chair Dreyfuss absent at its regular meeting held on Thursday, July 11, 2019, in Silver Spring, Maryland.



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Casey Anderson, Chair  
Montgomery County Planning Board