



**MAY 7 2015**

MCPB No. 15-41  
Preliminary Plan No. 120150010  
Gables White Flint  
Date of Hearing: April 30, 2015

**RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board (Planning Board or Board) is authorized to review preliminary plan applications; and

WHEREAS, on July 30, 2014, LG Georgetown LLC, filed an application for approval of a preliminary plan of subdivision to create one lot and a private roadway parcel, for up to 490,000 square feet of residential uses and 31,000 square feet of non-residential development on approximately 5.14 acres in the CR-3 C1.5 R2.5 H70 and CR-4 C2.0 R3.5 H250 Zones (the Property), located along Old Georgetown Road (MD 187), south of the future Market Street and west of realigned Executive Boulevard (future Grand Park Avenue) in the 2010 White Flint Sector Plan ("Master Plan" or "Sector Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120150010, Gables White Flint ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, April 17, 2015, setting forth its analysis and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, on April 30, 2015 the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the Hearing, the Planning Board voted to approve the Application, subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120150010, subject to the following conditions:

1. This approval is limited to one lot for a maximum density of 521,000 square feet of total development, including a maximum of 490,000 square feet of residential

APPROVED AS TO LEGAL SUFFICIENCY *4/22/15*

*[Signature]*  
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uses and a maximum of 31,000 square feet of non-residential uses. A minimum of 12.5% of residential units must be moderately priced dwelling units (MPDUs).

2. The Applicant must dedicate, and the record plat must reflect, the Sector Plan recommended 70-foot right-of-way for business district street (Market Street) as shown on Montgomery County Department of Transportation (MCDOT) Capital Improvements Program (CIP) White Flint West Workaround No.501506 and the approved Preliminary Plan No. 120150010.
3. The Applicant must dedicate, and the record plat must reflect, the Sector Plan recommended 150-foot right-of-way for Old Georgetown Road (MD 187) as shown on MCDOT's CIP White Flint West Workaround No.501506 and the approved Preliminary Plan No. 120150010.
4. The Applicant must dedicate, and the record plat must reflect, the Sector Plan recommended 89 foot right-of-way for a realigned Executive Boulevard (future Grand Park Avenue) as shown on MCDOT's CIP White Flint West Workaround No.501506 and the approved Preliminary Plan No. 120150010.
5. The Planning Board accepts the recommendations of MCDOT in its letter dated December 4, 2014, April 24, 2015, and March 6, 2015 and April 28, 2015 electronic mails, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
6. Prior to the release of any residential building permit, The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with MCDOT and the Montgomery County Planning Board to participate in the North Bethesda Transportation Management District (TMD) and assist in achieving and maintaining the non-auto mode share goals recommended in the White Flint Sector Plan.
7. Private Street A and Private Street B must be implemented with a common access easement to Montgomery County in a form approved by the M-NCPPC Office of General Counsel and the Montgomery County Attorney's office. The easement must be shown on the record plat for the private streets and adjacent parallel sidewalks. The common access easement must, at a minimum, include the following:
  - a. The design of the roads must follow or improve on the corresponding Montgomery County Road Code standard for a similar public road, unless approved by MCDOT and the Planning Board.
  - b. Installation of any public utilities must be permitted within such easements.