



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

**MCPB**  
**Item # 5**  
**January 18, 2007**



**REVISED MEMORANDUM**

**DATE:** ~~March 31, 2006~~ revised January 11, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division *DWK*

**FROM:** Dolores M. Kinney, Senior Planner (301) 495-1321  
Development Review Division

**REVIEW TYPE:** Preliminary Plan Review  
**APPLYING FOR:** Preliminary Plan Amendment

**PROJECT NAME:** Mother of God Community  
**CASE #:** Preliminary Plan No. 1-87040A  
**REVIEW BASIS:** Chapter 50 Montgomery County Subdivision Regulations

**ZONE:** R-200  
**LOCATION:** Located in the southeast quadrant of the intersection of Goshen Road and Warfield Road

**MASTER PLAN:** Gaithersburg  
**APPLICANT:** Mother of God School  
**ENGINEER:** Macris, Hendricks & Glascock, P.A.  
**ATTORNEY:** Miles & Stockbridge, P.C.  
**FILING DATE:** July 13, 2004  
**HEARING DATE:** January 18, 2007

**STAFF RECOMMENDATION:** Approval, pursuant to Section 50 of the Subdivision Regulations subject to the following conditions:

- 1) Limit the preliminary plan amendment to:
  - a) A private educational institute with a maximum enrollment of 250 students and a staff of a maximum of 27 employees;
  - b) A child day care program for a maximum of 63 students attending the educational institute; and
  - c) A monastery.
- 2) The Applicant shall provide \$56,270 in 2006 dollars to fund the construction of a concrete, five-foot-wide sidewalk along the Goshen Road frontage including street trees (placed 50 feet on center) and handicapped ramps in accordance with the County standards for a master-planned major highway. Payment shall be made to the beneficiary of the Montgomery County Department of Public Works and Transportation (DPWT) so they can transfer the funds into their Capital Improvements Program (CIP) Project No. 506747, Annual Sidewalk Program. The funds shall be transferred to DPWT within 30 days after the date of the Planning Board opinion.
- 3) The Applicant shall construct a concrete four-foot-wide lead-in sidewalk from Goshen Road into the site's parking lot opposite the school's drop-off/pick-up point within 120 days after the date of the Planning Board opinion.
- 4) The Applicant shall provide three inverted-U bike racks to store six total bicycles, with credit for equivalent bike facilities now on the site, within 30 days after the date of the Planning Board opinion. Locate the bike racks within 50 feet of the entrance of buildings that provides for securing two bicycles each.

#### **PROJECT DESCRIPTION:**

Preliminary Plan #119870400A, entitled Mother of God, is an amendment to the preliminary plan conditions originally approved on June 25, 1987 (Attachment A). The 1987 plan placed restrictions on the hour of operation, the number of students and permitted employees. The proposed amendment increases the number of employees from 20 to 27, eliminates restrictions on the hours of operation, provides for before-and-after-school daycare for up to 63 students attending the school, and appropriately labels an existing monastery.

The Subject Site is identified as Goshen Estates Parcel A, Block W, which was originally recorded in 1988. The Subject Property is located in the southeastern quadrant of the intersection of Goshen Road and Warfield Road (Attachment B). Vehicular access to the site is from Goshen Road. The property contains 8.80 acres and is zoned R-200. The site contains some trees and tree stands, but no other environmentally sensitive area.



## ANALYSIS AND FINDINGS

### Prior Plan Approval

In 1987, Potomac Charismatic Community submitted an application for the approval of a preliminary plan of subdivision for property in the R-200 zone. On June 25, 1987, the subject plan was brought before the Planning Board for a public hearing, at which time the Board approved the preliminary plan subject to certain conditions. Preliminary Plan No. 1-87040 was originally approved for a weekday, private educational institute with conditions of approval limiting the hours of operation from 9:30 a.m. to 3:30 p.m., and allowing a maximum of 250 students and 20 staff persons. Currently existing is a before and after daycare program, which was not included with the approval of the original plan. The Planning Board's opinion was issued in 1987. The associated Record Plat No. 2-87338 was subsequently approved.

The school's operating hours were restricted to satisfy Policy Area Transportation Review because the Montgomery Village/Airpark Policy Area was in a moratorium for non-residential development in 1987 under the FY 1987 Annual Growth Policy. By restricting the operating hours, the site's vehicular traffic would not be on the roads during the two-hour weekday morning peak period (7:00 to 9:00 a.m.) and evening peak period (4:00 to 6:00 p.m.). This same operating restriction also satisfied Local Area Transportation Review.

### Current Proposal Local Area Transportation Review

Under the FY 2006 Annual Growth Policy, the Policy Area Transportation Review (PATR) component of the Adequate Public Facilities (APF) test is no longer applicable. However, the use generated more than 30 peak-hour vehicle trips and is therefore subject to Local Area Transportation Review (LATR). A 250-student private education institution with a 63-student child day care center and a monastery generates:

1. During the weekday morning peak period (6:30 to 9:30 a.m.), 281 total peak-hour trips
2. During the weekday even peak period (4:00 to 7:00 p.m.):
  - a. If classes still end at 3:30 p.m., 10 peak-hour trips
  - b. If the end of classes is extended into the evening peak period, up to 152 peak-hours trips.

The site-generated traffic was projected based on the actual vehicular trips entering and leaving the existing driveway, including trips by the current child day care program before and after classes and by residents living at the existing monastery.

A traffic study was required to satisfy LATR because the land uses on the site generate 30 or more peak-hour trips during the weekday morning peak period and/or

evening peak period. Based on the submitted traffic study, the Table below shows the calculated critical lane volume (CLV) values at nearby intersections in the study area for the existing, background (existing traffic plus traffic from approved, but unbuilt developments), and total traffic conditions.

Table: CLV Values at Analyzed Intersections in the Study Area

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total
Goshen Road and Warfield Road	Morning	1,078	1,152	1,159
	Evening	1,105	1,179	1,182
Goshen Road and St Neumann Church–Mother of God’s driveways	Morning	842	901	914
	Evening	623	678	690
Goshen Road and East Village Avenue	Morning	1,025	1,081	1,087
	Evening	891	955	958
Goshen Road and Wightman-Snouffer School Road	Morning	1,041	1,143	1,146
	Evening	1,209	1,312	1,352

All of the calculated CLV values are less than the congestion standard of 1,450 for the Montgomery Village/Airpark Policy Area. Therefore, intersection improvements are not required at the four analyzed intersections.

Typically, frontage improvements are required with all subdivision plans. Since no construction will occur with the subject preliminary plan amendment, the applicant is required to contribute \$56,270 to the construction cost for a five-foot wide, 1,360 linear foot sidewalk along the property’s Goshen Road frontage, including street trees and handicapped ramps, to satisfy the requirement for frontage improvements. The dollar amount recommended is based on actual 2006 construction costs of DPWT CIP Project #506747, Annual Sidewalk Program and other CIP roadway projects. Other on-site improvements required with this plan include a four-foot lead-in sidewalk from Goshen Road to the site’s parking lot, bike racks to store six (6) bikes.

#### Environment

As previously noted, there are no environmentally sensitive areas on the site and, as an existing use, it is exempt from forest conservation requirements.

#### Conformance to Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.



The lot was reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lot meets all the dimensional requirements for area, frontage, width and setbacks in that zone. The application has been reviewed by other applicable county agencies, and have recommended approval of the plan amendment.

## **CONCLUSION**

The subject preliminary plan was approved by the Planning Board in 1987 with restrictions on students, staff and hours of operation because the Montgomery Village/Airpark Policy Area was in moratorium under the AGP. Under the current AGP, this moratorium is no longer applicable. As discussed above, the proposed limits on the site meet current LATR requirements. Therefore, Staff recommends approval of the preliminary plan amendment.

## **ATTACHMENTS:**

Attachment A	Previous Preliminary Plan Conditions of Approval
Attachment B	Vicinity Map
Attachment C	Existing Conditions Plan

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-87040

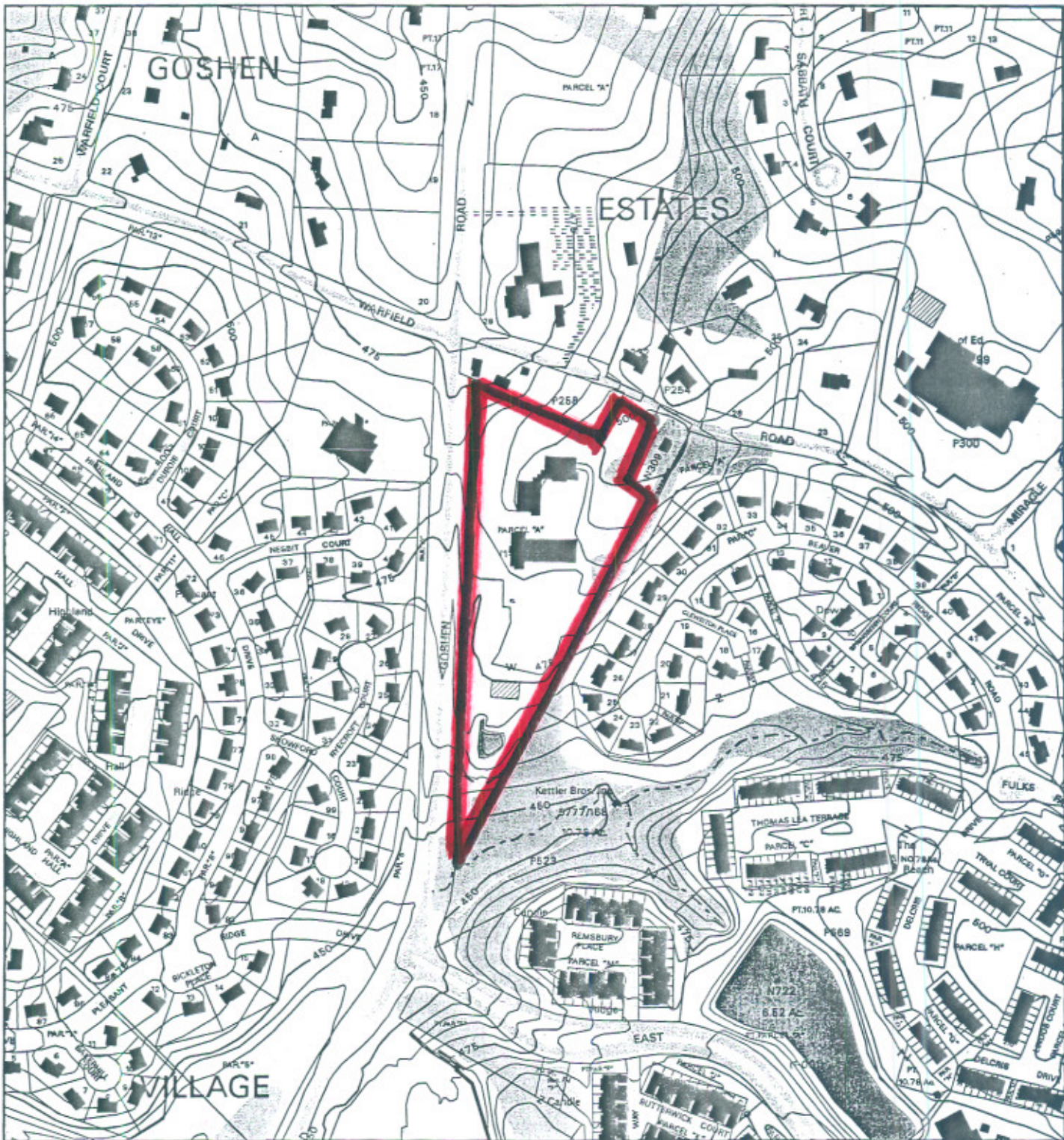
NAME OF PLAN: MOTHER OF GOD COMMUNITY

On 02-06-87, POTOMAC CHARISMATIC COMM. , submitted an application for the approval of a preliminary plan of subdivision of property in the R200 zone. The application proposed to create 1 lots on 10.34 ACRES of land. The application was designated Preliminary Plan 1-87040. On 06-25-87, Preliminary Plan 1-87040 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 1-87040 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-87040, subject to the following conditions:

1. Agreement with Planning Board limiting operation to 9:30 AM to 3:30 PM and enrollment to 250 students with 20 staff.
2. Dedication along Goshen Road (120' right-of-way) and Warfield Road (per DOT requirements).
3. DOT requirements for access to Goshen Road and approval of driveway location.
4. Conditions of DEP stormwater management waiver.
5. Record plat to show 100 year floodplain and 25 foot building restriction line.
6. No access to Warfield Road until it is built to ultimate County standards.



## MOTHER OF GOD (1-87040A)



Map compiled on February 11, 2005 at 10:45 AM | Site located on base sheet no. 228NW09

## NOTICE

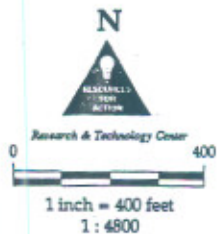
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 6787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Key Map





## NOTICE

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$$\begin{aligned} 1 \text{ inch} &= 400 \text{ feet} \\ 1 &: 400 \end{aligned}$$



