



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

CONSENT ITEM
MCPB 02-08-07

MEMORANDUM

DATE: January 26, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor
FROM: Development Review Division
Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EH*
Development Review Division
(301) 495-2115

REVIEW TYPE: Site Plan Amendment Review
PROJECT NAME: Hallowell Playground #3
CASE #: 81988051A
APPLYING FOR: Approval for site plan amendment for revised and expanded play area.
REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance.

ZONE: RE-2/TDR-4
LOCATION: St. Augustine Court, 400 feet south of Prince Phillip Drive
MASTER PLAN: Olney

APPLICANT: Hallowell HOA c/o CAS, Inc.
FILING DATE: September 12, 2006
HEARING DATE: February 8, 2007



STAFF RECOMMENDATION: Approval with one condition of the proposed amendment to Site Plan 819880510 and approval of draft Planning Board Resolution for Site Plan 81988051A.

BACKGROUND

Site Plan 819860710 was approved by the Planning Board with conditions on September 25, 1986, for 150 townhouse dwelling units on 39.21 acres in the RE-2/TDR-4 zone. The certified site plan was approved on March 8, 1988. Subsequently, Site Plan No. 81988051 amended the site plan to include a bike path.

In early 2006, as part of a larger effort to improve and expand three play areas in the larger Hallowell subdivision, the applicant, Hallowell HOA, undertook to replace and enhance the

original play equipment and enlarge the three play lot areas. These modifications to the approved site plan were realized without the benefit of an approved site plan amendment. A subsequent resident complaint to the Development Review Division Enforcement staff about another of the three play areas resulted in a notice of violation being issued to the applicant on April 27, 2006.

PROPOSED AMENDMENT

The applicant, Hallowell HOA, filed site plan amendment application 81988051A on September 20, 2006, describing the significant changes, completed prior to application, to the playground approved in the original site plan. These changes are limited to:

1. Removal of the original play equipment, which included 2 swings and a sliding board with platform and fireman pole. Materials for the support structures of the swings and sliding board, and the 6" play lot edging, consisted of pressure treated lumber; the slide was constructed of stainless steel. Padding consisted of 6" of wood chips. The play lot also featured a wooden bench.
2. Replacement, in roughly the same location, of the original playground, a 40'-diameter circular area of approximately 1,250 square feet, with a new playground, measuring approximately 57'-4" by 34'-4" and having an area of about 1,968 square feet.
3. Provision of new play equipment, including:
 - a. Four swings, two standard and two with infant seats
 - b. Plastic, instead of steel, slide
 - c. Steel frame construction
 - d. Plastic bench
 - e. Plastic border edging, 12"-High
 - f. Engineered wood carpet, 12" compacted to 9"
 - g. Plastic access ramp.

PUBLIC NOTICE

A notice regarding the site plan amendment was sent by the applicant on February 14, 2006, to all parties of record (notice attached), giving interested parties 15 days to review and comment on the revised plans. From St. Augustine Court residents, staff received in support of this site plan amendment a petition with 22 signatures. From the larger community, staff received in support of all three Hallowell playground site plan amendments a petition with 35 signatures, 5 letters, and 1 e-mail. Regarding this site plan amendment, staff received no opposition.

STAFF RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for site plan amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan, and is in compliance with the Recreation Guidelines established by the

Commission. Staff recommends **APPROVAL** of the Site Plan Amendment for Hallowell Playground #3 (Site Plan No. 81988051A) for the above-enumerated modifications to the approved site plan and further conditioned upon the applicant constructing an asphalt path, comparable in design to the existing adjacent bike path, to connect the accessibility ramp of the new play area to the existing adjacent bike path.

ATTACHMENTS:

- A. Vicinity Map
- B. Public Notice
- C. Revised Playground Layout
- D. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 81988051A

HALLOWELL PLAYGROUND #3 (81988051A)



Map compiled on November 16, 2006 at 1:35 PM | Site located on base sheet no - 224NW03

NOTICE

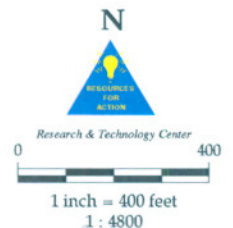
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



ATTACHMENT B: PUBLIC NOTICE FOR SITE PLAN AMENDMENT 81988051A

HALLOWELL HOMEOWNERS ASSOCIATION, INC.
c/o CAS, Inc.
18401 Woodfield Road, Suite H, Gaithersburg, MD 20879
(301) 840-1800

September 20, 2006

NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS
APPLICATION TO BE CONSIDERED BY
THE MONTGOMERY COUNTY PLANNING BOARD

SITE PLAN: 81984068A, 81988051A, 81986038A

NAME OF PLAN: HALLOWELL

PLAN NUMBER(s) 81984068A, 81988051A, 81986038A

CURRENT ZONING: R-90/TDR

GEOGRAPHICAL LOCATION:

QUEENSBOROUGH DRIVE – 210 feet south east of Prince Philip Drive
ST. AUGUSTINE COURT – 200 feet east of Prince Philip Drive
ST. FLORENCE TERRACE – 320 feet south of Brimstone Academy Drive

The above referenced minor site plan revision application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any comments, please send them to the Development Review Division, Maryland-National Capital Park and Planning Commission, 87876 Georgia Avenue, Silver Spring, MD 20910-3760 within 15 days of receipt of this letter.

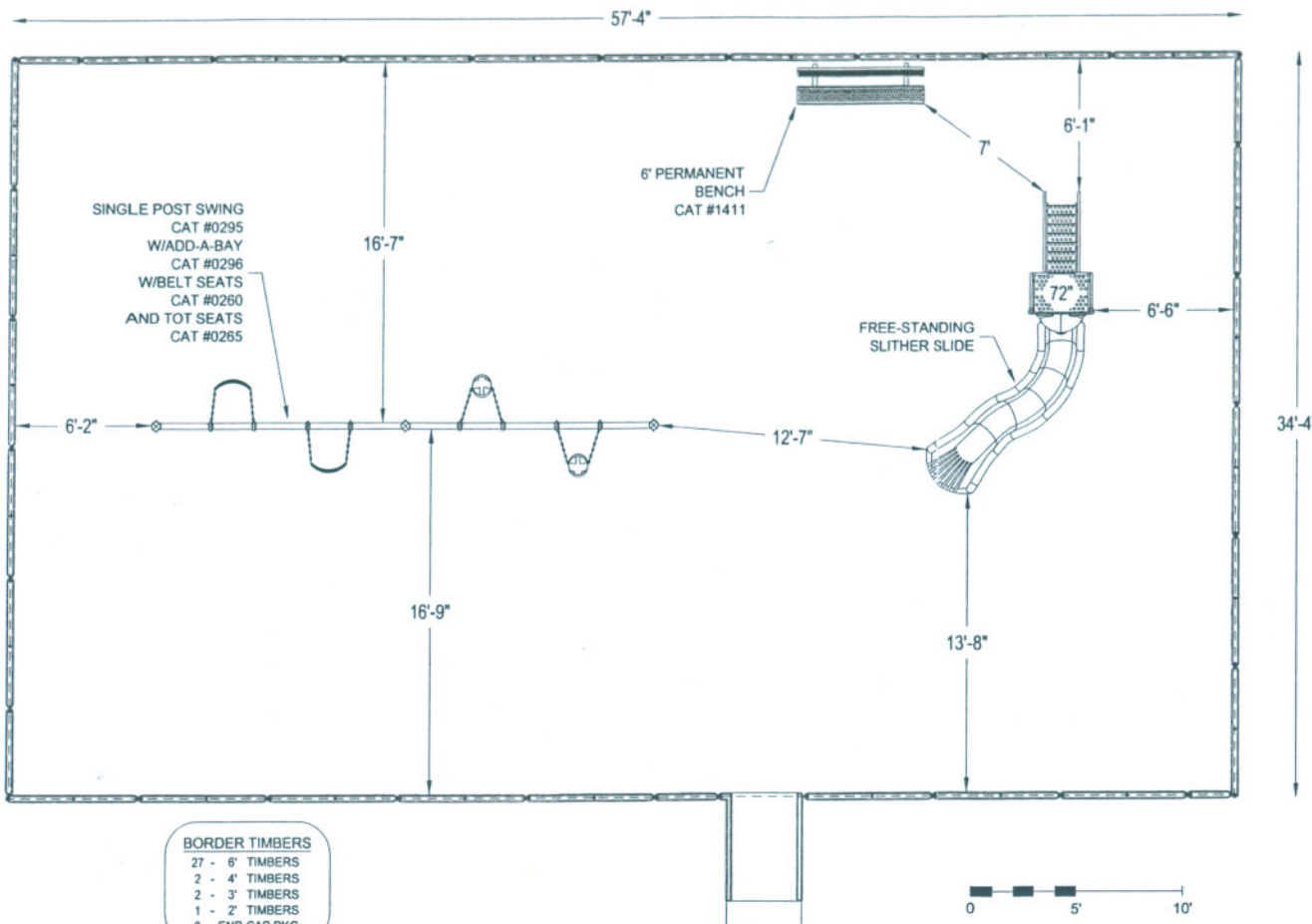
The Montgomery County Planning Board will hold a public hearing on the above referenced minor site plan revision application to obtain public comment. Written notification of the public hearing date will be sent to you no later than 10 days before the hearing.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

Sincerely,

Board of Directors
Hallowell Homeowners Association

ATTACHMENT C: REVISED PLAYGROUND LAYOUT FOR SITE PLAN AMENDMENT 81988051A



2005 CHALLENGERS

NOTES:

- This play system design will meet the ADA Accessibility Guidelines for Buildings and Facilities, effective November 17, 2000, as published by the Architectural and Transportation Barriers Compliance Board, when installed over accessible surfacing, based on the following criteria:
 - An accessible route must be provided to the play area.
 - Of the 0 elevated play activities, 0 must be along an accessible route.
 - 0 elevated play activities are accessible by transfer station.
 - 0 activities of 0 types of ground level play must be provided, as required by I.A.W. document "36 CFR Part 1191", Table 15.6.2.2.
 - 5 activities of 2 types of ground level play are provided.
 - At least one of each type of ground level play activity must be along an accessible route.
- This site plan should be checked against the actual site area prior to the purchase or installation of equipment.
- Kick plates must be installed between 12" deck increments.
- The unit of measure located in the center of the platform indicates the height above the protective surfacing level. The protective surfacing for this design must accommodate a fall height of at least 8 Ft.
- The structure size for this unit is N/A requiring protective surfacing for an overall use zone of 57'4" x 34'4". The approximate surface area is 1938 Sq. Ft., as required by ASTM F1487-01 guidelines.
- This structure is designed to accommodate 8 children from 5 to 12 years of age.
- Supervise children as they play.
- To ensure that accurate measurements are obtained from this drawing, print copies on 11 x 17 paper at full scale.
- This design configuration is the property of this firm and Playworld Systems® and may not be reproduced or used in any manner without the expressed written consent of this firm and Playworld Systems®.

PROJECT NO: 055416.PLS	REV: A	DATE: 21-NOV-05
STRUCTURE SIZE: N/A	SCALE: 3/16" = 1'-0"	
SITE PLAN		DRAWN BY: DANA GRUBBS

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HALLOWELL HOA
MARYLAND

PLAYGROUND SPECIALISTS, INC.
17352 North Seton Ave.
Emmitsburg, MD 21727

ATTACHMENT D: DRAFT PLANNING BOARD RESOLUTION FOR SITE PLAN
AMENDMENT 81988051A

MCPB No. 07-16
Site Plan No. 81988051A
Project Name: Hallowell Playground #3
Hearing Date: February 8, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on September 12, 2006, Hallowell HOA c/o CAS, Inc. ("Applicant"), filed a site plan amendment application, designated Site Plan No. 81988051A ("Amendment"), for approval of certain modifications to the approved development; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated January 26, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on February 8, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81988051A for Hallowell Playground #3, including the following modifications:

1. Removal of the original play equipment, which included 2 swings and a sliding board with platform and fireman pole. Materials for the support structures of the swings and sliding board, and the 6" play lot edging, consisted of pressure treated lumber; the slide was constructed of stainless steel. Padding consisted of 6" of wood chips. The play lot also featured a wooden bench.
2. Replacement, in roughly the same location, of the original tot lot, a 40'-diameter circular area of approximately 1,250 square feet, with a new playground, measuring approximately 57'-4" by 34'-4" and having an area of about 1,968 square feet.
3. Provision of new play equipment, including:
 - a. Four swings, two standard and two with infant seats
 - b. Plastic, instead of steel, slide
 - c. Steel frame construction
 - d. Plastic bench
 - e. Plastic border edging, 12"-High
 - f. Engineered wood carpet, 12" compacted to 9"
 - g. Plastic access ramp.
4. Construction of an asphalt path, comparable in design to the existing adjacent bike path, to connect the accessibility ramp of the new play area to the existing adjacent bike path.

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 Amendment shall be effective as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this Resolution is _____ (which is the date that the 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).

* * * * *

EHM