



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

MCPB
Item #
5/3/07

April 18, 2007

MEMORANDUM – MANDATORY REFERRAL

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

William Barron, Eastern County Team Leader *BB*
Community-Based Planning Division *12/12*

FROM: Calvin Nelson, Jr., Planner Coordinator, Eastern County Team (301.495.4619) *CN*
Community-Based Planning Division

SUBJECT: Mandatory Referral No. 07602-MCPS-1: Stonegate Elementary School –
Gymnasium Addition, 14811 Notley Road, R-200 Zone, 1997 Cloverly
Master Plan

RECOMMENDATION: **APPROVAL** with the following comments to be transmitted
to Montgomery County Public Schools (MCPS):

1. That MCPS provide a traffic study in the event any future building addition at the school would result in an increase in the school's program capacity.
2. Provide replacement trees for the loss of the existing 28-inch diameter White Pine tree for review by staff.

DISCUSSION

The applicant, the Montgomery County Public Schools (MCPS), has submitted a Mandatory Referral for a gymnasium addition to Stonegate Elementary School which opened in 1971. The school is located at 14811 Notley Road in Silver Spring and is in the Northeast Consortium. The existing two-story structure has a program capacity for 428 students and currently enrolls 448 students.

Subject Site

The 10.3-acre site is zoned R-200 and fronts on the eastern side of Notley Road. The neighborhood surrounding the site is developed with single-family detached homes in the R-200 Zone. The school site is improved with a two-story brick building comprising approximately 44,966 square feet. Other features on the site include three relocatable classrooms, two ballfields, a paved play area, a bus loop and a parking lot. The site slopes down fairly steeply from the eastern end of the school building and parking lot to a forested area along the eastern boundary of the site.

Description of Project

The MCPS proposes to construct a gymnasium addition and support spaces on the northeast corner of the existing school building. The addition will be adjacent to the multi-purpose room with convenient access to playfields and parking. The gymnasium addition will provide an indoor physical education facility for school programs. It is designed and located to be accessible to the community for use during non-school hours.

The exterior of the gymnasium will complement the existing building, with brick veneer located at the northeast end of the existing building. A new vestibule that includes an entrance lobby, restrooms, an office, and storage areas will extend from an existing corridor to the gymnasium.

The 74-foot by 50-foot gymnasium will include six basketball goals for multiple court arrangements, four climbing ropes, a chinning bar, and a horizontal bar. The solid wood floors will be striped with different colors for basketball, volleyball, and other games.

ANALYSIS

Relationship to the Master Plan

The 1997 Cloverly Master Plan makes no specific recommendations for the subject site. The MCPS has also filed a Mandatory Referral for a gymnasium addition to Cloverly Elementary School.

Conformance with the Development Standards in the R-200 Zone

Development Standards in the R-200 Zone

| Section No. | Development Standard | Required | Proposed |
|----------------|---|-----------|------------|
| 59-C-1.322 (a) | Minimum lot area | 20,000 sf | 10.3 acres |
| (b) | Minimum lot width at street line | 25 feet | 581 feet |
| 59-C-1.323 | Yard Requirements | | |
| (a) | Minimum setback from street | 40 feet | 120 feet |
| (b) | Minimum setback from adjoining lot – one side | 12 feet | 157 feet |
| | – sum of both | 25 feet | 387 feet |
| | – rear | 30 feet | 260 feet |
| 59-C-1.327 | Maximum building height | 35 feet | 36.7 feet* |
| 59-C-1.328 | Maximum building coverage | 25% | 8% |

*Proposed maximum height at the east elevation or rear of the gymnasium addition.

Section 59-A-2.1 of the Zoning Ordinance, Height of Building, states that: "In the case of a building set back from the street line 35 feet or more, the building height is measured from the average elevation of finished ground surface along the front of the building". The existing school and the proposed gymnasium addition are located greater than 35 feet from the street line (120 feet minimum), and the average elevation along the west elevation or front of the gymnasium addition is 27 feet. The proposed maximum building height is compatible with the adjacent development because of the setback and landscaping.

Transportation

Staff recommends approval of the Mandatory Referral with the following condition:

- That the MCPS provide a traffic study in the event any future building addition at the school would result in an increase in school's program capacity.

Staff finds that the proposed gymnasium addition at Stonegate Elementary School will not result in an increase in the school's program capacity. This Mandatory Referral does not require a traffic study to satisfy Local Area Transportation Review.

Environmental

Staff recommends approval of the Mandatory Referral with the following condition:

- Provide replacement trees for the loss of the existing 28-inch diameter White Pine tree for review by staff.

Staff finds that the Natural Resource Inventory Forest Stand Delineation indicates a line of White Pine trees in a significant size range (26"-28" diameter). A bioretention facility is shown within the critical root zone of a 28-inch White Pine tree located to the northwest of the proposed building addition, and in a position to provide energy savings as a windbreak. If removed, this tree should be replaced on a 1-inch caliper for each 1-inch diameter lost.

COMMUNITY OUTREACH

Plans for the Stonegate Elementary School gymnasium addition were developed based on the education specifications prepared by the MCPS and went through a series of design reviews with 16 members of the Facility Advisory Committee that included neighborhood residents, the Parent Teachers Association, and teachers.

On April 16, 2007, staff notified local citizens associations, adjoining and nearby property owners, and other interested parties, of the proposed hearing date of the subject Mandatory Referral.

CONCLUSION

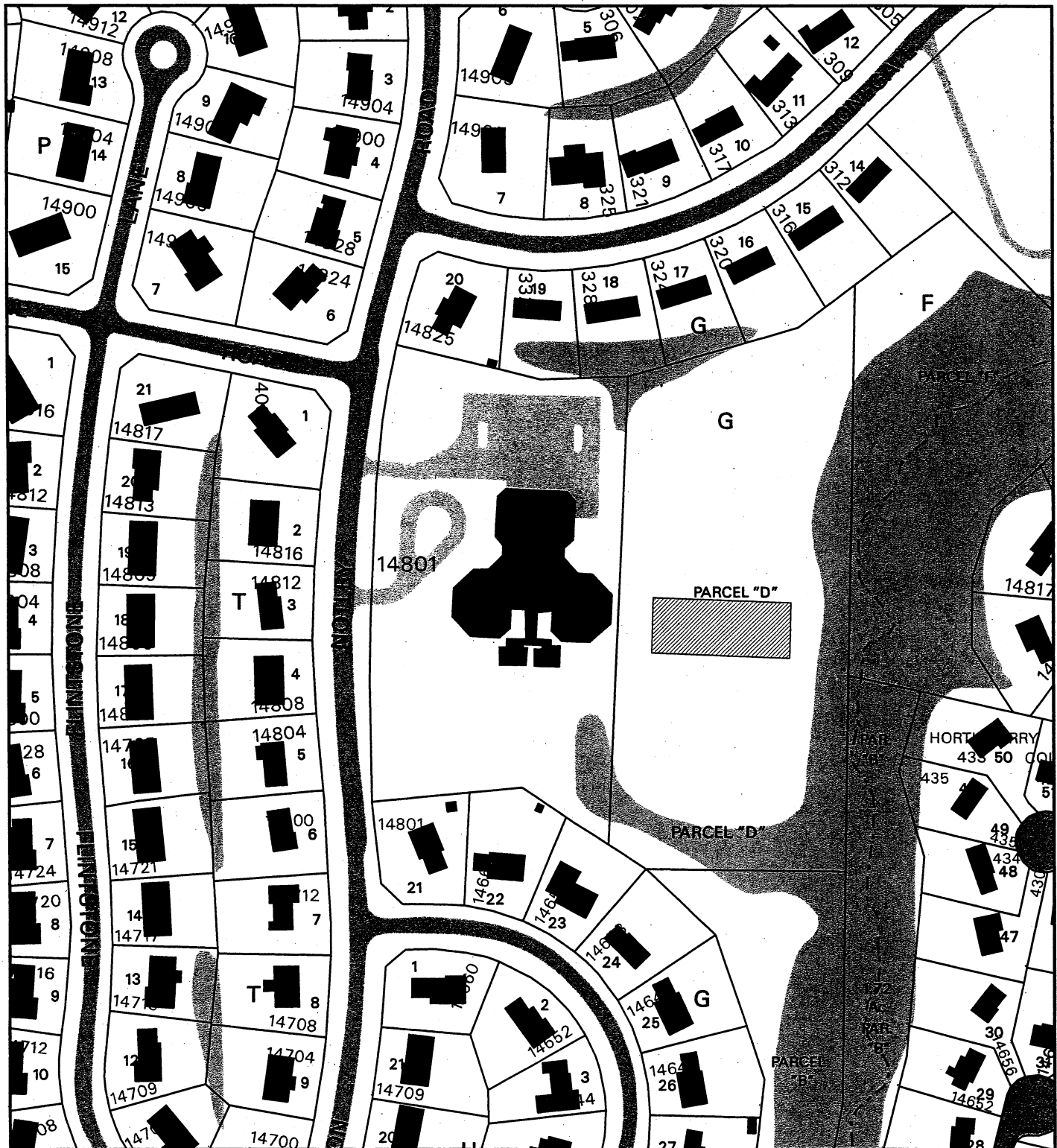
Staff recommends approval of this Mandatory Referral, subject to the two conditions stated on page one of this report.

Attachments

1. Vicinity Map: Stonegate Elementary School
2. Existing Aerial View
3. Existing Site Plan
4. Proposed Site Plan
5. Existing Plan
6. Proposed Plan
7. Existing Elevation
8. Proposed Elevation
9. Memorandum from Environmental Planning
10. Memorandum from Transportation Planning

ATTACHMENT 1

STONEGATE ELEMENTARY SCHOOL



Map compiled on April 11, 2007 at 2:33 PM | Site located on base sheet no - 220NW01

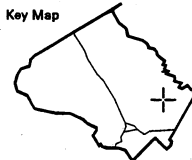
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

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



N

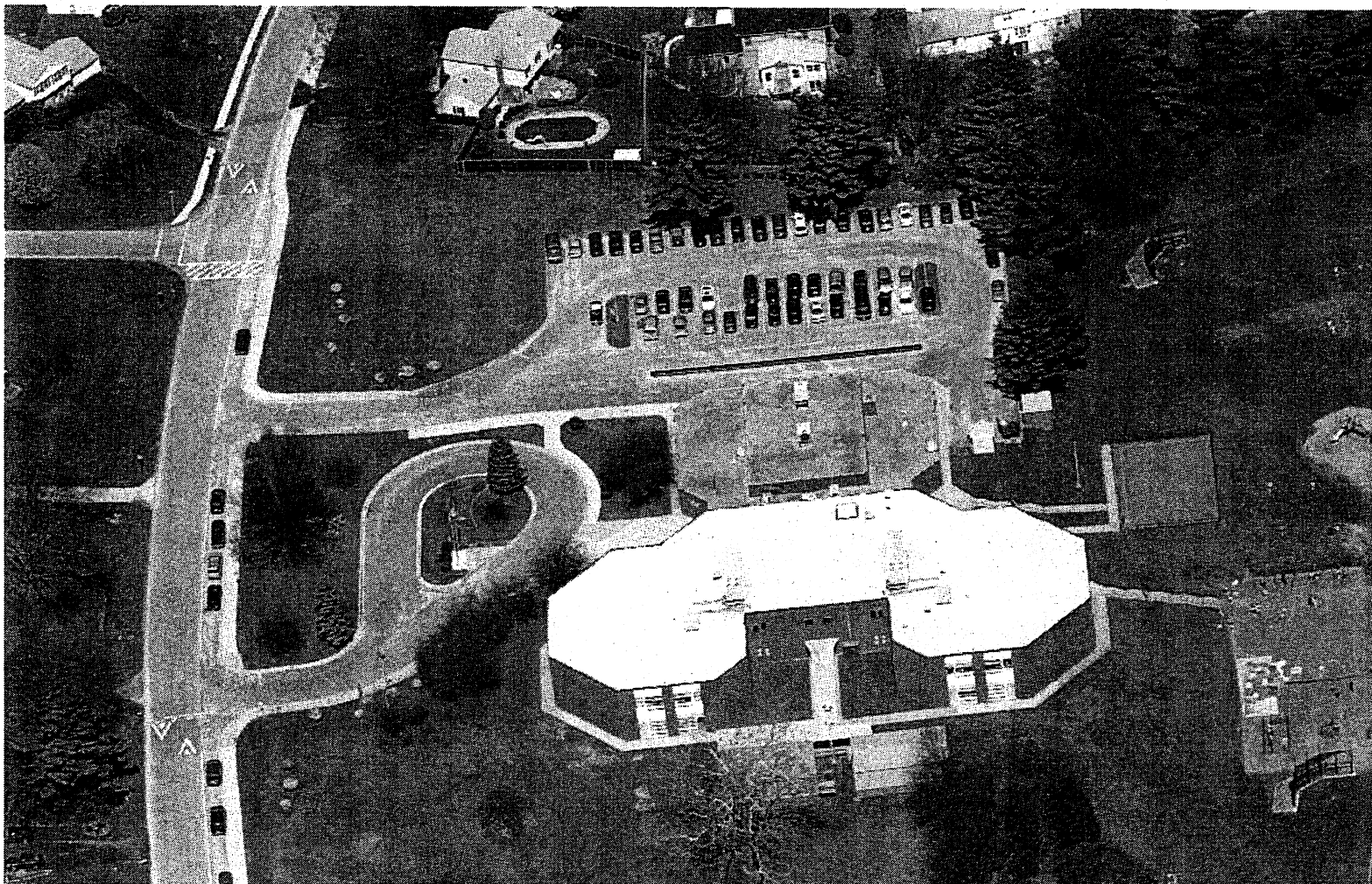


Research & Technology Center

0 200

1 inch = 200 feet
1:2400

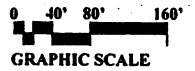
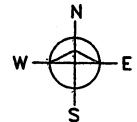
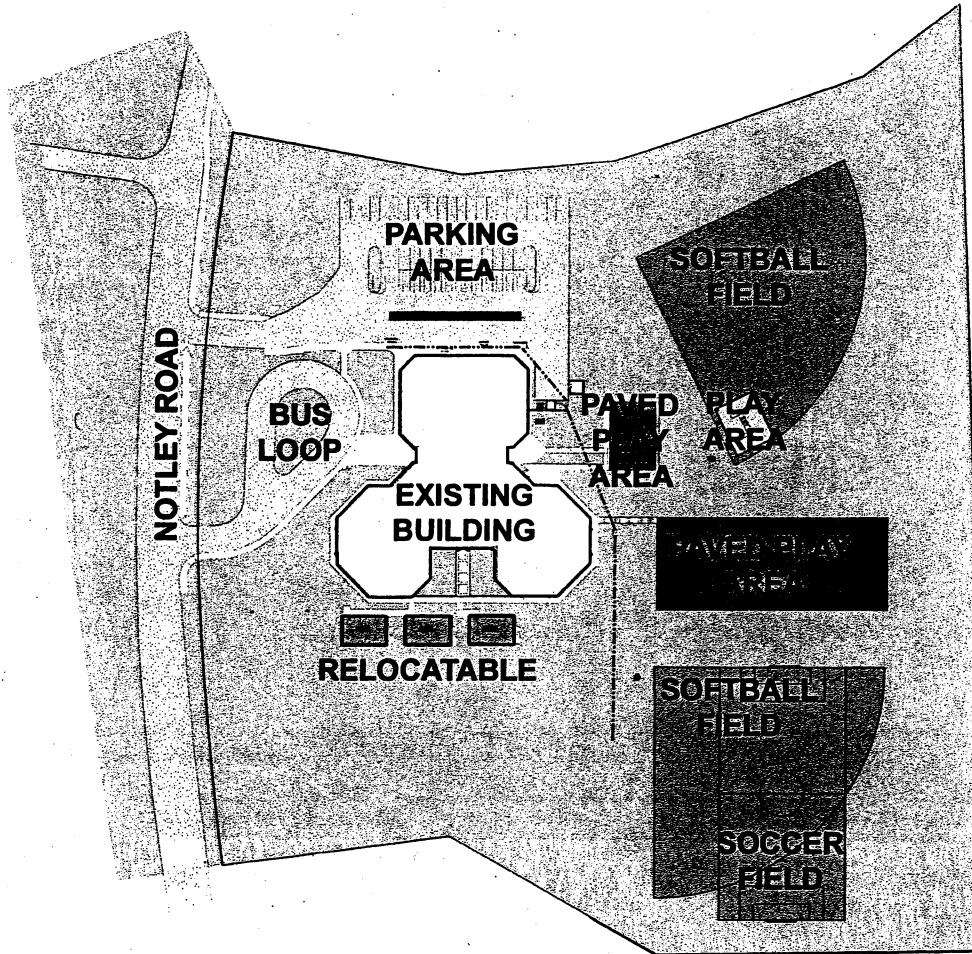
ATTACHMENT 2



(c) Copyright 2003, Pictometry International

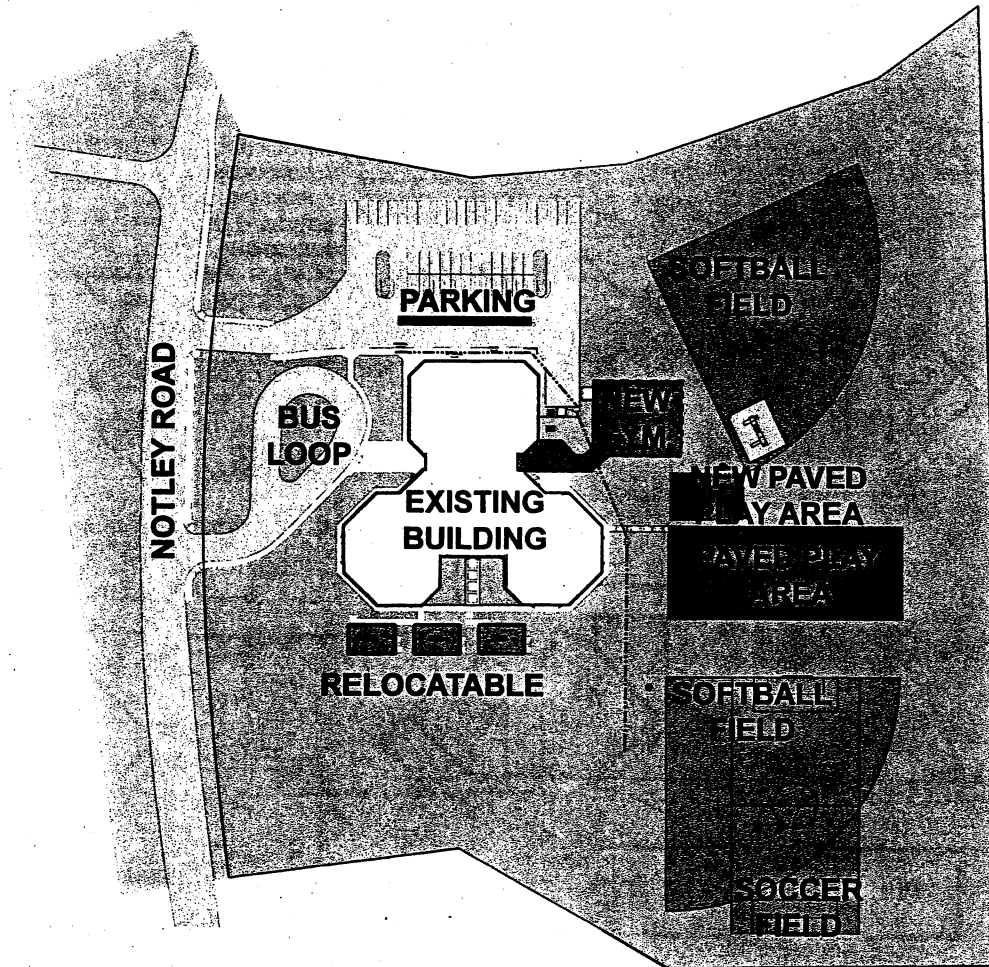
ATTACHMENT 3

Existing Site Plan



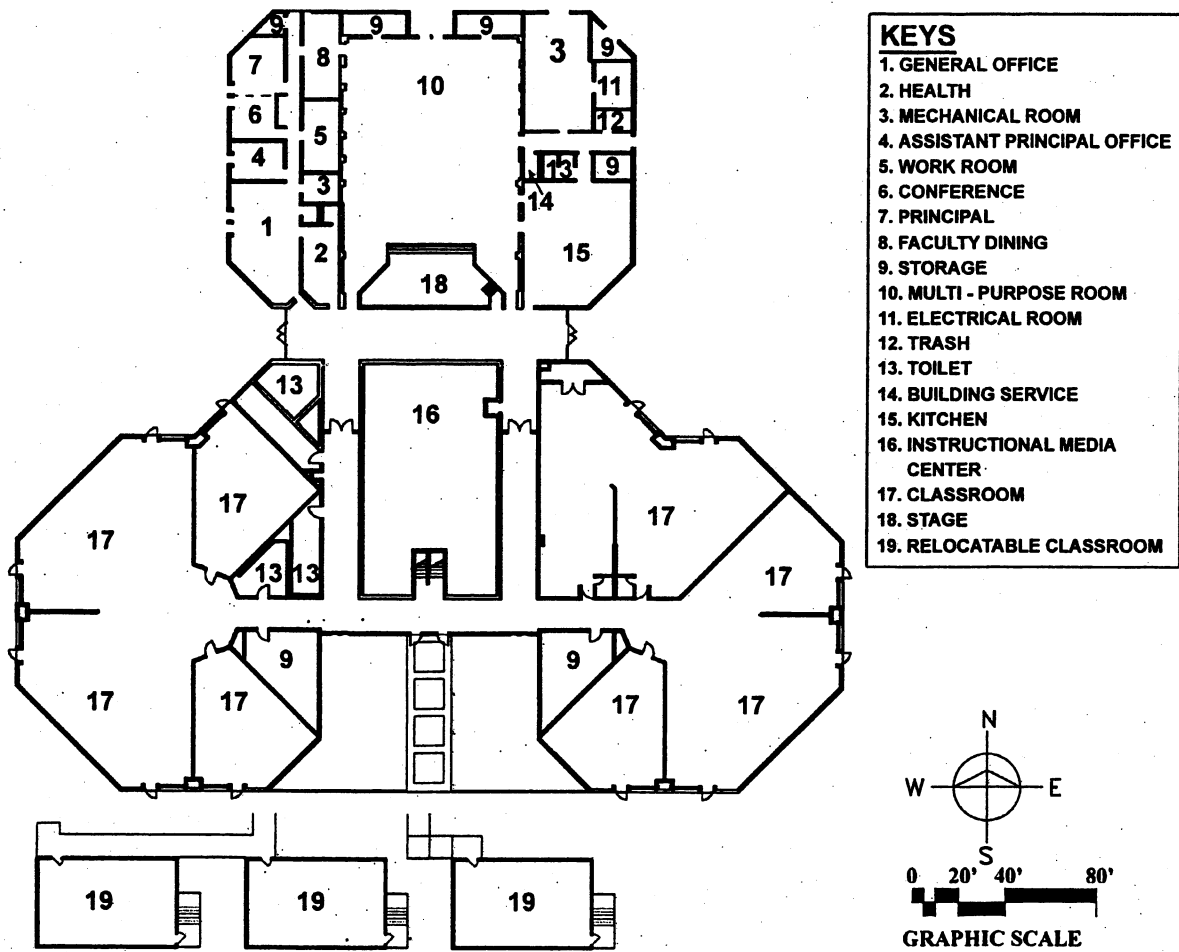
ATTACHMENT 4

Proposed Site Plan



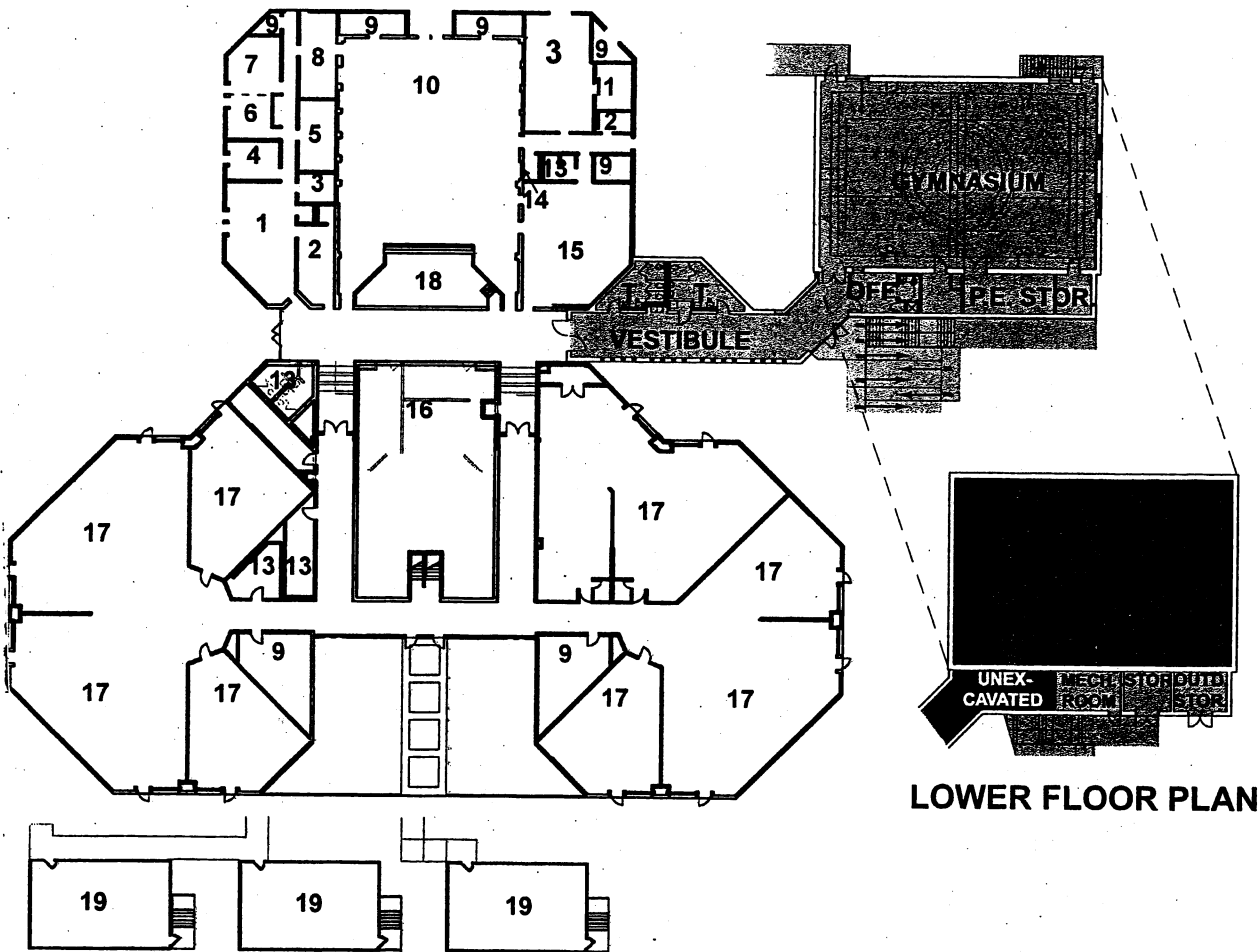
ATTACHMENT 5

Existing Plan



ATTACHMENT 6

Proposed Plan



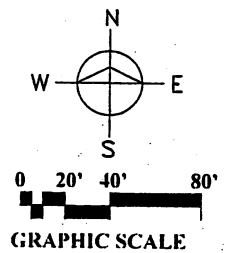
LEGENDS

NEW ADDITION

KEYS

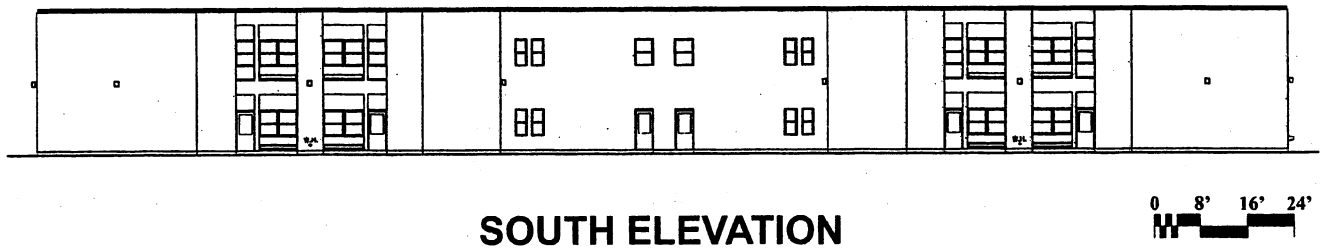
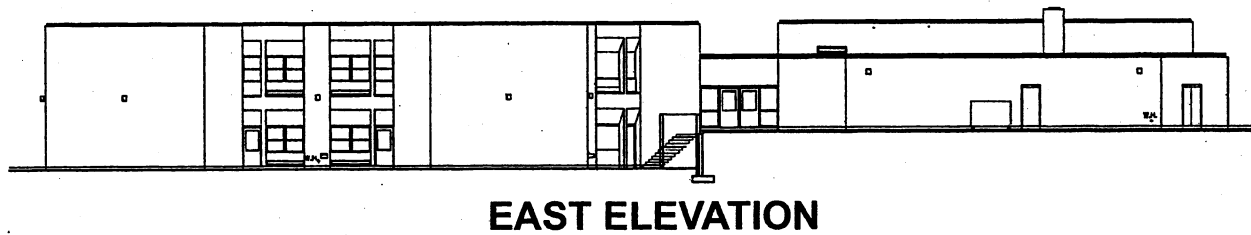
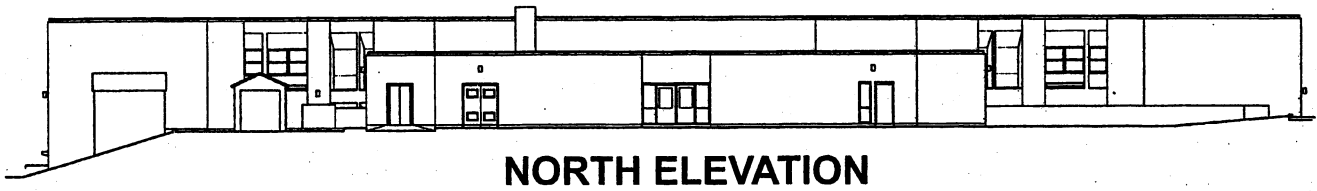
1. GENERAL OFFICE
2. HEALTH
3. MECHANICAL ROOM
4. ASSISTANT PRINCIPAL OFFICE
5. WORK ROOM
6. CONFERENCE
7. PRINCIPAL
8. FACULTY DINING
9. STORAGE
10. MULTI - PURPOSE ROOM
11. ELECTRICAL ROOM
12. TRASH
13. TOILET
14. BUILDING SERVICE
15. KITCHEN
16. INSTRUCTIONAL MEDIA CENTER
17. CLASSROOM
18. STAGE
19. RELOCATABLE CLASSROOM

LOWER FLOOR PLAN



ATTACHMENT 7

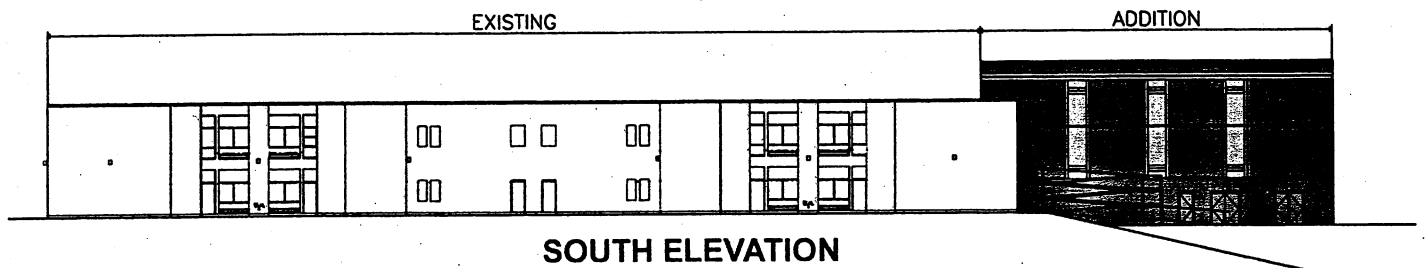
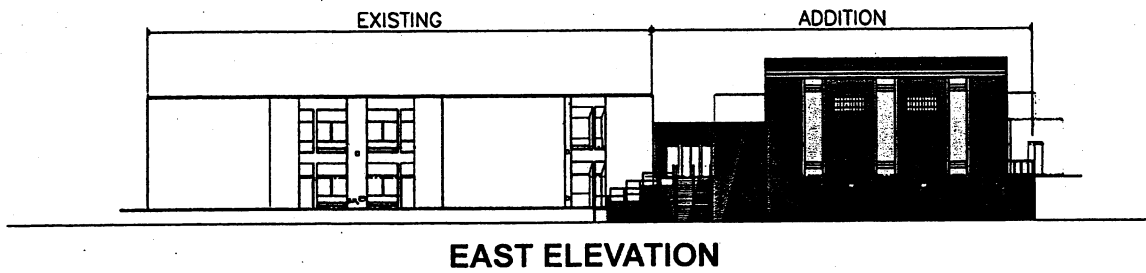
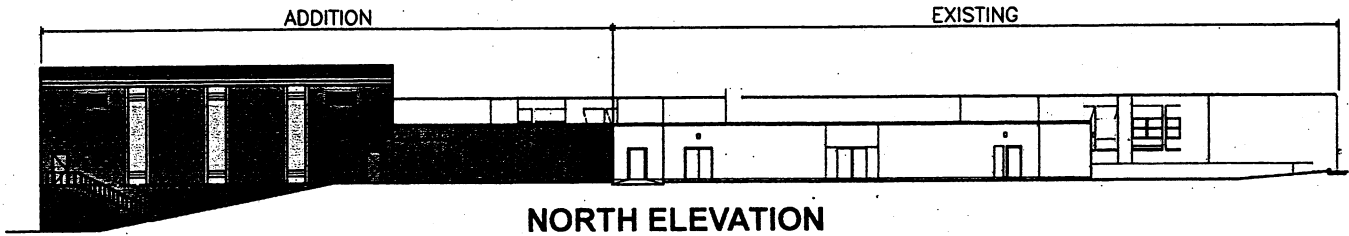
Existing Elevation



0 8' 16' 24'
GRAPHIC SCALE

ATTACHMENT 8

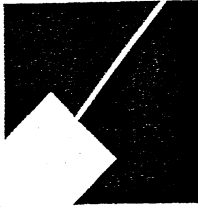
Proposed Elevation



0 8' 16' 24'
GRAPHIC SCALE

ATTACHMENT 9

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
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: April 16, 2007

TO: Calvin Nelson, Community Based Planning Division

VIA: Mary Dolan, Countywide Planning Division, Environmental

FROM: Marion Clark, Countywide Planning Division, Environmental

SUBJECT: Mandatory Referral No. MR-07602-MCPS-1
Stonegate Elementary School

Recommendation: Approval with condition:

- Submit Landscape Plan to MNCPPC Environmental Planning staff showing tree replacement for loss of 28" dbh White Pine.

Discussion

The Natural Resource Inventory Forest Stand Delineation indicates a line of White Pine trees in a significant size range (26"-28" dbh). A bioretention facility is shown within the critical root zone of a 28" White Pine tree located to the northwest of the proposed building addition, and in a position to provide energy savings as a windbreak. If removed this tree should be replaced on a 1" caliper for each 1" dbh lost.

Since large parts of the stream valley buffer on site are unused and unforested, any further expansion should incorporate reforestation of these areas. Furthermore, these areas should be used for reforestation that is required, but not possible on other school sites.

Forest Conservation

A Forest Conservation Plan exemption was issued because this is a modification of an existing developed property with no more than a total of 5000 square feet of forest cleared; no forest clearing within a stream buffer or on property subject to Special Protection Area Water Quality Plan requirements; and it does not require a new subdivision plan.

Stormwater Management

A Stormwater Management Concept Plan is approved for this project.

Environmental Guidelines

There are stream valley buffers on the south and east sides of the property, however construction will not impact these areas. The site is not in a Special Protection Area or Primary Management Area.



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

April 16, 2007

MEMORANDUM

TO: Calvin Nelson, Jr.
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Cherian Eapen, Planner/Coordinator *CE*
Transportation Planning
301-495-4525

SUBJECT: Mandatory Referral 07602-MCPS-1
Stonegate Elementary School – Gymnasium Addition
Montgomery County Public Schools
14811 Notley Road, Silver Spring
Cloverly Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral to add a gymnasium at Stonegate Elementary School located at 14811 Notley Road, within the Cloverly Policy Area.

RECOMMENDATIONS

Based on our review of the subject mandatory referral, we suggest that the following recommendation be incorporated into the Planning Board's comments to Montgomery County Public Schools (MCPS) regarding this mandatory referral's APF test.

- MCPS must provide a traffic study in the event that any future building addition at the school would result in an increase in school's program capacity, which is currently at 428 students.

DISCUSSION

Site Location, Access, Pedestrian Facilities, Parking, and Public Transportation

Stonegate Elementary School is located along Notley Road, southeast of its intersection with Stonegate Drive in Silver Spring. Notley Road is a two-lane primary residential street with speed-humps between Bonifant Road and Stonegate Drive. The section of Notley Road to the north of Bonifant Road has sidewalk to its east side between Stonewall Drive (North) to the south and Stonegate Drive to the north. The roadway has sidewalk to its west side between Fieldstone Road to the south and Carona Drive to the north.

Access to the school is facilitated through two driveways off Notley Road. The northern driveway facilitates access to the parking lot, which is also used by buses for drop-offs and pick-ups. The parent drop-off/pick-up loop is accessed from the southern driveway. Parking is not permitted on this loop at any time, and drivers are required to stay in their vehicles.

The school hours are 8:50 a.m. to 3:05 p.m. The school currently has an enrollment of approximately 455 students, and is staffed by 43 full-time/part-time staff members. The school parking lot is located to the north of the school building, which has 45 parking spaces. Overflow parking is permitted along the Notley Road school frontage. The school staff discourages the drop-off and pick-up of students along Notley Road, and requires use of the internal driveway loop for parent drop-off/pick-up.

Adequate lead-in sidewalks are provided to the school from Notley Road. A crosswalk on Notley Road (just south of Fieldstone Road) has a crossing-guard during the school opening/closing hours. No off-site modifications are being proposed as part of this mandatory referral and pedestrian accessibility in the area will not be affected. RideOn and Metrobus systems do not service the area adjacent to the school.

The proposed gymnasium addition is not estimated to increase program capacity at the school (currently at 428 students).

Master Plan Roads and Pedestrian Facilities

The 1997 Approved and Adopted *Cloverly Master Plan* describes the nearby master-planned roadways as follows:

- Notley Road, along the school frontage, as a two-lane north-south primary residential street (P-7) between the ICC alignment to the south and the existing northern terminus, with a minimum right-of-way of 70 feet. The master plan recommends a sidewalk along Notley Road between Stonegate Drive and its northern terminus (a section of which exists to the north to Carona Drive), a pedestrian connection between Notley Road and Johnson Road, and ultimately extending this pedestrian connection to James Blake High School.

- Stonegate Drive, just to the north of the school, as a two-lane east-west primary residential street (P-5) between Notley Road to the west and New Hampshire Avenue to the east, with a minimum right-of-way of 70 feet.

Local Area Transportation Review

The proposed gymnasium addition at Stonegate Elementary School will not result in an increase in the school's program capacity. Therefore, this mandatory referral does not require a traffic study to satisfy *Local Area Transportation Review*. However, we recommend that MCPS provide a traffic study in the event any future building addition at the school would result in an increase in the school's program capacity.

CE:mj

cc: Barbara Kearney

mno to Nelson re Stonegate ES 07602-MCPS-1