



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

MCPB
ITEM # _____
DATE: 05/31/2007

May 21, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Richard C. Hawthorne, Chief *RC Hawthorne*
Transportation Planning

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

SUBJECT: Determination of Adequate Public Facilities at Building Permit (APF200702)
Greencastle Woods – Recorded Lot 77
(Approved Preliminary Plan No. 19981060)
Permit to Build 11 Townhouses (R-30 Zone)
Greencastle Road
Fairland/White Oak Policy Area

This memorandum presents Transportation Planning staff's review of Adequate Public Facilities (APF) to build 11 townhouses at Greencastle Woods (approved Preliminary Plan No. 19981060; recorded Lot 77), located along Greencastle Road approximately 500 feet south of Wildlife Lane.

The Montgomery County Department of Permitting Services (DPS) referred this application for APF determination to the Montgomery County Planning Board under Section 8-32 of the Montgomery County Code (see Attachment No. 1).

FINDING AND RECOMMENDATIONS

Transportation Planning staff finds the above application to satisfy APF requirements, and requests that the Planning Board approve transmittal of this finding to both the Director of

DPS and the Director of Montgomery County Department of Public Works and Transportation (DPWT).

Staff recommends that the following transportation-related conditions be part of the Planning Board's approval of new APF for Greencastle Woods:

1. Limit future development on the property to 11 single-family attached dwelling units (townhouses).
2. The applicant must provide required roadway improvements along the entire property frontage consistent with DPWT CIP Project No. 500100, Greencastle Road, including the proposed Class I bikeway along site frontage. The applicant may pay DPWT a fee in-lieu of implementing the required improvements.
3. The applicant must satisfy Condition No. 2 before the seventh (7th) building permit is issued.
4. The applicant must obtain approval from DPWT/DPS on design requirements for the proposed site access driveway.

DISCUSSION

Site Location, Access, and Transportation Facilities

Greencastle Woods is located along the west side of Greencastle Road approximately 500 feet south of Wildlife Lane. The property is zoned R-30.

The site consists of one recorded lot (Lot 77) and has access to Greencastle Road. In the vicinity of the site, Greencastle Road is a two-lane roadway, with no paved shoulders and a rolling terrain. To the north of the site, bikeways exist along both Greencastle Road (to the north of Robey Road) and Robey Road. There are currently no on-road or off-road pedestrian/bicycle provisions along the section of Greencastle Road between Robey Road and Prince George's County Line. Greencastle Road has a posted speed limit of 30 mph in this area. Several Metrobus Z routes serve Greencastle Road and Robey Road, to the north of the site.

Fairland Recreational Park is located to the east side of Greencastle Road, across from the site. Land use to the west side of Greencastle Road is predominantly residential.

Subdivision History

Planning Board approved Preliminary Plan No. 119981060, "Greencastle Woods", on September 10, 1998, for a total of twelve (12) single-family attached dwelling units (see Attachment No. 2; Planning Board Opinion dated September 17, 1998) under provisions of the FY99 Annual Growth Policy (AGP) Alternative Review Procedures for Limited Residential Development. As detailed in the opinion, prior to this plan, Planning Board had approved Preliminary Plan No. 119930280 on June 29, 1995, for the site for six single-family attached

dwelling units (see Attachment No. 3; Planning Board Opinion dated July 6, 1995) under the DeMinimis provisions of the FY95 AGP.

On July 17, 2001, the property was recorded as Plat No. 21903, as a single lot. APF approval for the plan subsequently expired on July 17, 2004, as a consequence of applicant's failure to meet the condition of the FY99 Annual Growth Policy Alternative Review Procedures for Limited Residential Development, which required commencement of construction within three years of recordation. Since the applicant did not obtain the necessary building permits within the allocated timeframe, a new APF determination for the property under Section 8-32 of the County Code is required, and was referred to the Planning Board by DPS.

Master Plan Roadways and Pedestrian/Bikeway Facilities

The 1997 Approved and Adopted *Fairland Master Plan* describes the nearby master-planned roadways, pedestrian and bikeway facilities as follows:

- Greencastle Road, between US 29 to the northwest and Prince George's County Line to the southeast, as a four-lane arterial (A-110), with a minimum right-of-way width of 80 feet. The master plan recommends sidewalks and a shared-use path (PB-52) along Greencastle Road between Old Columbia Pike (to the west of US 29) and the Prince George's County Line.

Nearby Transportation Improvement Projects

The Montgomery County DPWT's Capital Improvement Program (CIP) include the following nearby project:

- CIP Project No. 500100; Greencastle Road: to reconstruct Greencastle Road from 400 feet south of Robey Road to Greencastle Ridge Terrace (a distance of approximately 2,100 feet). The improved roadway will be a two-lane arterial with curb and gutter, and will have a separate 8-foot shared-use path along its west side. The project is fully funded for construction, which is to start in June 2007.

Adequate Public Facilities Review

Greencastle Woods, with 11 townhouse units, will generate less than **30** total peak hour trips during the weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods (5 and 9 total peak hours trips, respectively). A summary of site trip generation is provided in Table 1. The development therefore will not require a traffic study (to analyze traffic impact at nearby intersections) for Local Area Transportation Review purposes. The current application therefore passes the APF test.

A Traffic Statement from the applicant's consultant dated March 8, 2007, is also attached (see Attachment No. 4).

**TABLE 1
SUMMARY OF SITE TRIP GENERATION
GREENCASTLE WOODS – 11 TOWNHOUSES**

Time Period	Trip Generation		
	In	Out	Total
Weekday Morning Peak-Hour	1	4	5
Weekday Evening Peak-Hour	6	3	9

Citizen/Agency Correspondence

The applicant provided notice and materials regarding this application to adjoining and confronting property owners, local civic and homeowners associations, and to Montgomery County DPWT. Written notice of the public hearing date has also been given to adjacent and confronting property owners as well as local civic and homeowners associations. We have not received any citizen comments regarding this application as of the date of this report. A letter regarding this application, received from DPWT (dated May 10, 2007) is attached (see Attachment No. 5).

RH:CE:tc
Attachments

- cc: Piera Weiss
Cathy Conlon
Ed Axler
Carla Reid Joyner
Greg Leck
Bruce Johnston
Sarah Navid
Ray Burns
Al Blumberg
Christopher Tanner
Michael Workosky

mmo to MCPB re Greencastle Woods.doc



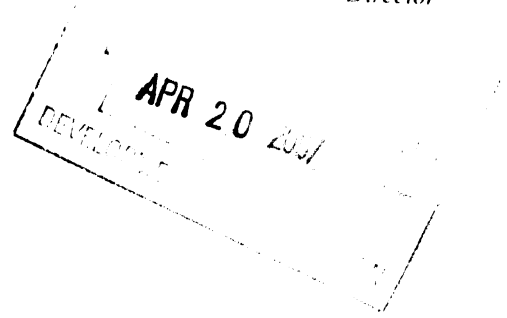
DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive


Carla Reid Joyner
Director

MEMORANDUM

April 16, 2007



TO: Royce Hanson, Chairman
Montgomery County Planning Board

FROM: Carla Reid Joyner, Director
Department of Permitting Services 

SUBJECT: Adequate Public Facilities Determination – Greencastle Woods

Attached is a letter/application from Alfred Blumberg, AICP of Site Solutions Incorporated requesting the Director, Department of Permitting Services to refer an application for adequate public facilities determination to the agencies listed in section 8-32(b) of the Montgomery County Code for analysis for the Planning Board's review. Section 8-32(b) states:

- (b) Review by other agencies. The Director must also refer each application to which this Article applies for comments on the adequacy of public facilities to:
- (1) The Department of Public Works and Transportation;
 - (2) The Superintendent of the Montgomery County Public School System;
 - (3) The County Fire and Rescue Service; and
 - (4) The Department of Police.

Each of those agencies and departments must submit any comments on the application to the Planning Board within 30 days after receiving the application from the Director.

Please review the attached and submit any comments on the application to the Planning Board within 30 days after receiving it. If you have questions or if additional information is needed, please call Reginald Jetter on (240) 777-6275.

cc: Alfred Blumberg

165 Date Mailed: September 17, 1998

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

Action: Approved Staff Recommendation
Motion of Comm. Richardson, seconded
by Comm. Bryant with a vote of 5-0;
Comms. Richardson, Bryant, Hussmann,
Holmes and Perdue voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-98106

NAME OF PLAN: GREENCASTLE WOODS

On 06-09-98, GREEN FOREST LLC submitted an application for the approval of a preliminary plan of subdivision of property in the R-30 zone. The application proposed to create 1 lot on 1.37 acres of land. The application was designated Preliminary Plan 1-98106. On 09-10-98, Preliminary Plan 1-98106 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 1-98106 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-98106, subject to the following conditions:

Comments: In April of 1993, a preliminary plan application was filed on this site requesting approval of twelve (12) single family attached dwelling units. In June of 1995, the Planning Board granted partial approval of the application for six (6) units under the DeMinimis provisions of the FY95 Annual Growth Policy (AGP). The applicant has submitted a new application requesting approval for the remaining units pursuant to the FY99 AGP Alternative Review Procedures for Limited Residential Development

Approval under the FY99 AGP Alternative Review Procedures for Limited Residential Development, subject to the following conditions:

- (1) Prior to MCPB release of building permit, applicant to enter into an Adequate Public Facilities (APF) Agreement with the Planning Board providing for the payment of the Development Approval Payment (DAP) to the Montgomery County Department of Finance for six (6) units, as required pursuant to the FY99 AGP, prior to receipt of building permit for the units
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate

Preliminary Plan 1-98106

Page 2 of 2

- (3) Record plat to reflect delineation of a conservation easement over the areas of tree preservation, stream valley buffer and limited disturbance line
- (4) Compliance with the conditions of approval for Preliminary Plan No. 1-93028 by Planning Board Opinion dated 07-06-95
- (5) Necessary easements
- (6) This preliminary plan will remain valid until October 17, 2001 (37 months from date of mailing, which is September 17, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring Maryland 2091C-3760

Action: Approved Staff Recommendation with Conditions
(Motion of Comm. Richardson, seconded by Comm. Holmes, with
a vote of 4-0; Comms. Richardson, Holmes, Aron, and
Baptiste voting in favor, with Comm. Hussmann absent).

Date of Mailing: July 6, 1995

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-93028
NAME OF PLAN: COLESVILLE SUBDIVISION

On 04-15-93, ROBERT E PARRECO, submitted an application for the approval of a preliminary plan of subdivision of property in the R30 zone. The application proposed to create 1 lots on 1.36 ACRES of land. The application was designated Preliminary Plan 1-93028. On 06-29-95, Preliminary Plan 1-93028 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 1-93028 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-93028, subject to the following conditions:

Approval of 6 single family attached units only at this time, pursuant to the DeMinimis Provisions of the FY 95 Annual Growth Policy, Subject to:

- 1) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan). Applicant must satisfy all conditions prior to recording of plat or MCDEP issuance of sediment and erosion control permit, as appropriate
- 2) Record plat(s) to reflect delineation of a conservation easement over the areas of limited disturbance, tree preservation and stream valley buffer
- 3) Prior to recording of plat(s) submit Home Owners Association Documents together with the landscape, lighting and parking facilities plan for technical staff approval
- 4) Access and improvements, including sidewalk/bike path, as approved by MCDOT
- 5) Conditions of MCDEP stormwater management approval dated 4-18-95

- continued -

- 6) Dedication of Greencastle Road as shown on plan
- 7) Other necessary easements
- 8) Applicant to provide verification of the issuance of Wetland Disturbance Permits from the appropriate Government Agency, if appropriate
- 9) This preliminary plan will remain valid until August 6, 1998. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.



WELLS & ASSOCIATES, LLC

TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

MEMORANDUM

TO: Shahriar Etemadi
Transportation Supervisor

Cherian Eapen
Edward Axler, P.E.

CC: Christopher J. Tanner
Al Blumberg

FROM: Michael J. Workosky
Wells & Associates, LLC

DATE: March 8, 2007

RE: Greencastle Woods
Preliminary Plan Number 1-98106
Traffic Statement;
Montgomery County, Maryland

Introduction

This memorandum presents a traffic statement for Greencastle Woods. The subject site consists of approximately 55,935 S.F. (1.28410 acres) of land, and is located on the west side of Greencastle Road south of Wildlife Lane in Fairland/White Oak Policy Area of Montgomery County, Maryland. A copy of the site plan is attached.

This property was previously approved for 12 residential units in 1998. However, the Adequate Public Facilities (APF) agreement has expired. Therefore, the applicant, DR Horton, proposes to obtain APF approval to construct 11 townhouses. These dwellings would be accessed from a single driveway on Greencastle Road. Interparcel access to adjoining properties is not possible or proposed.

This traffic statement includes a discussion of the trip generation for the property, pedestrian facilities, and public transportation facilities, and was prepared in consultation with Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

Trip Generation Analysis

The number of vehicle trips expected to be generated by the proposed project were estimated based on the Local Area Transportation Review Guidelines trip rates for residential townhouses under 100 units. As shown in Table 1, the 11 residential units would generate five (5) AM peak hour trips (1 in and 4 out) and nine (9) PM peak hour trips (6 in and 3 out).

Pedestrian Statement

The site plan indicates that a 13-foot wide Class I Bikeway will be constructed along the east side of the site fronting Greencastle Road. It is anticipated that this facility would ultimately connect to other existing and/or proposed facilities in the area.

Public Transportation Facilities and Services

This area is served by three (3) Montgomery County Ride-On lines, Z-8, Z-11, and Z-13. Access to these buses is provided at a park-n-ride lot located on the north side of Briggs Chaney Road and west and south of the site. A second park-n-ride lot is located north of the site in proximity to Stepping Stone Lane, and provides access to both the Z-11 and Z-13 lines.

Summary

The proposed Greencastle Woods is proposed to be developed with 11 residential townhouses. Since the anticipated number of AM and PM peak hour trips that would be generated by the project is expected to be below the 30 peak hour trip threshold as outlined in the "Local Area Transportation Review Guidelines" the proposed development would not have a measurable impact on the local road network or require a full LATR.

Please contact Wells & Associates with any questions regarding this document.

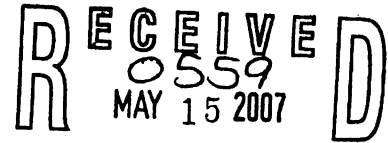


DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

May 10, 2007



Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

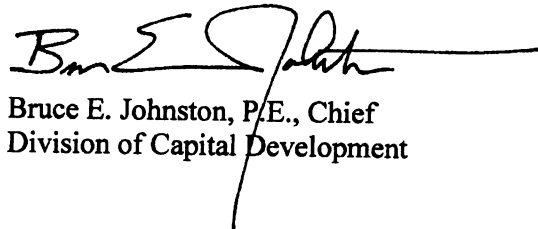
OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Planning Board:

The Montgomery County Department of Public Works and Transportation does not have any comments on the Adequate Public Facilities for the Greencastle Woods application.

Please feel free to contact myself or the Greencastle Road (CIP 500100) project manager, Dan Sheridan at 240-777-7283, if you have any questions.

Sincerely,



Bruce E. Johnston, P.E., Chief
Division of Capital Development

BEJ/tm

cc: Dan Sheridan

Division of Capital Development

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www.montgomerycountymd.gov