



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

MCPB
Item # 2D
7/22/10

July 16, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John Carter, Chief *JC*
Urban Design and Historic Preservation Division

FROM: Michael Brown, Senior Planner
Urban Design and Historic Preservation Division

SUBJECT: Mandatory Referral No. 2010711-DGS-1: Montgomery County Animal Shelter –
Northwest quadrant of intersection of Muncaster Mill Road and Airpark Road, RE-1
Zone, Upper Rock Creek Area Master Plan

RECOMMENDATION

Staff recommends **APPROVAL** with the following comments:

1. Develop a lighting plan with illumination levels at 1.0 footcandle or below along the perimeter fence to avoid lighting glare that will interfere with play on the proposed recreation field.
2. Consider black vinyl coating for the proposed chain link fence around the Animal Shelter.
3. Coordinate with the Laytonia Park development team to provide reforestation attributed to the Animal Shelter project as required per the approval of the Forest Conservation Plan.
4. Continue working with the Laytonia Park development team to coordinate water, sewer and electric connections from Muncaster Mill Road that minimizes cost and roadway construction impact.
5. Continue coordination with the State Highway Administration (SHA) to address any potential issues associated with SHA stormwater management pond.

INTRODUCTION

The Montgomery County Department of General Services (DGS) is proposing a new 46,925 square foot animal shelter facility on 48.17 acres owned by Montgomery County. The proposal was developed in close coordination with the Parks Department to ensure compatibility with the proposed Laytonia Recreational Park. Although this Mandatory Referral application No.2010711-DGS-1 is for the Animal Shelter only, the Natural Resource Inventory/Forest Stand Delineation, Forest Conservation Plan and Water Quality Plan includes both the Laytonia Recreational Park and the Animal Shelter on the entire 48.17 acres.



Figure 1: Exterior view from Muncaster Mill Road

Project Description

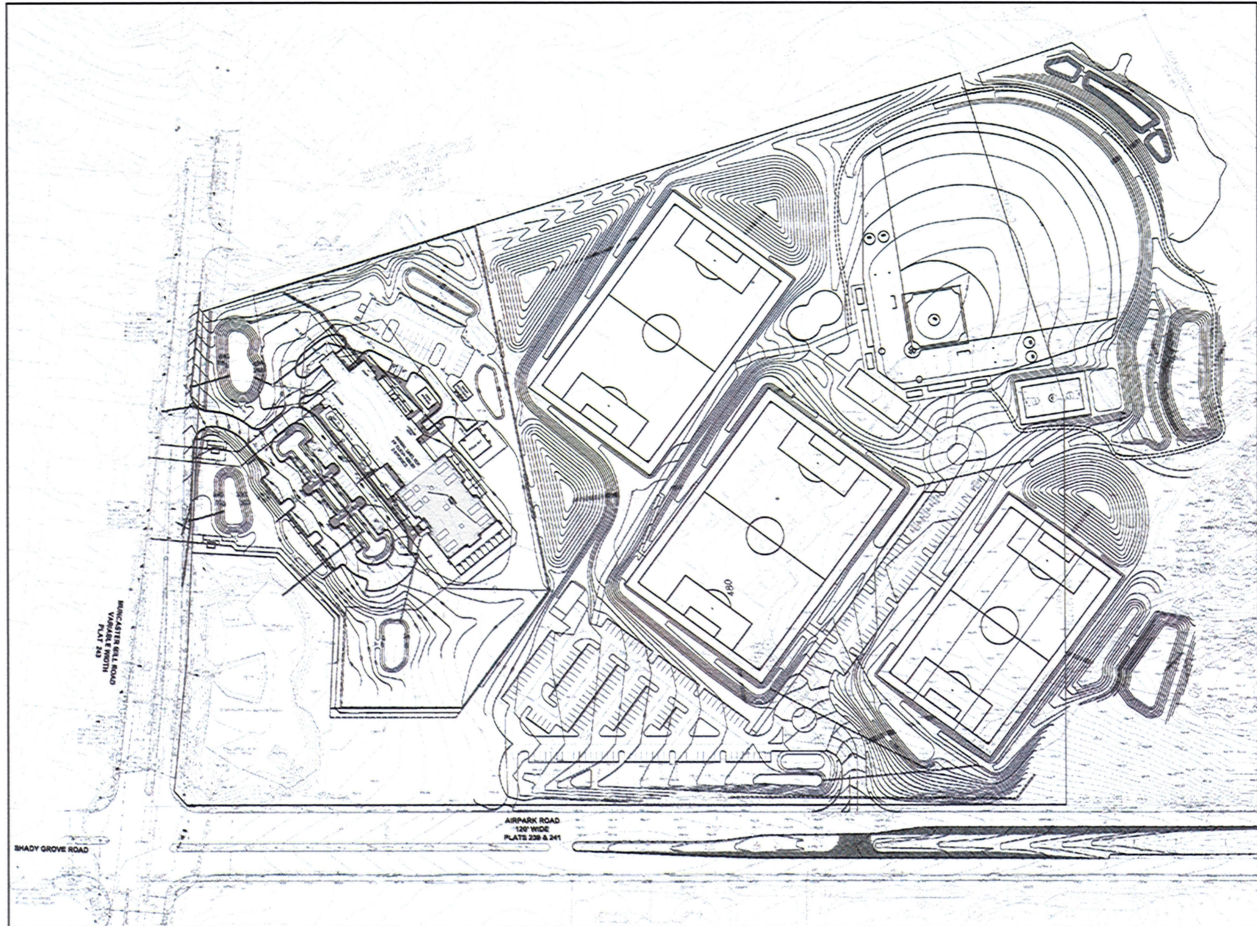
The project will occupy approximately seven acres of the 48.17 acres tract. The facility will house Animal Services and Animal Shelter functions. Animal Services functions entail the isolation, quarantine of feral, ill, or seized animals. The Animal Shelter functions include the operation of the public adoption center and community education resource for animal care issues. The structure will accommodate animal care and housing on the first level with office space, staff locker rooms, and conference and break rooms on the second level. Parking will be separated into two lots, with public parking for visitors and Animal Shelter employees in front and secured parking for Animal Services staff to the rear.



Figure 2: Site Plan

Project Context

The 48.17 acres owned by the county is located in the northwest quadrant of the intersection of Muncaster Mill Road and Airpark Road in Gaithersburg. The proposed project site is bordered to the north by open land that will be developed as Laytonia Recreational Park. To the south are single family detached homes across Muncaster Mill Road and an existing Maryland State Highway Administration stormwater management pond. To the west is the Seventh Day Adventist Church. The site is located within the Environmental Overlay Zone in the Upper Rock Creek Area Master Plan and zoned RE-1. The entire tract, including the seven acres to be developed by the applicant, is within the Upper Rock Creek Special Protection Area.



ANALYSIS

Consistency with the Upper Rock Creek Area Master Plan

Staff finds the proposal consistent with the 2004 *Upper Rock Creek Area Master Plan*. The *Plan* recommended the designation as a Special Protection Area (SPA) of the entire Upper Rock Creek watershed north of Muncaster Mill Road. The *Plan* also recommended creation of an environmental overlay zone for the same area that would establish a maximum of eight percent imperviousness for new development served by community sewer service. The Sectional Map Amendment implementing the master plan placed the Upper Rock Creek environmental overlay zone and restricted impervious surface to eight percent. The proposed project meets the requirements in the overlay zone.

The Plan discusses Laytonia Recreational Park, noting that it has an approved facility plan that includes athletic fields, a basketball court and a playground, as well as undeveloped natural areas. The *Plan* envisioned relatively intense recreational activities that would attract users from central Montgomery County while adhering to SPA and environmental overlay regulations.

The Upper Rock Creek Master Plan acknowledges that facility planning for Laytonia Recreational Park includes space for a library, up to 40,000 square feet. The animal shelter is the same size as the library and meets the environmental standards established in the Master Plan. The Shady Grove Sector Plan provided a location for this library near the Metro Station instead of Laytonia Recreational Park.

Conformance with the Development Standards

The proposal is in conformance with the intent and requirements of the RE-1 zone. The proposed use is allowed in the RE-1 Zone. The following table compares the requirements for an Animal Boarding Place Special Exception as outlined in Sec 59-G-2.02 and the proposed project:

Sec 59-G-2.02	
REQUIRED	PROPOSED
1. The minimum lot size is two acres or the minimum required in the zone, whichever is greater.	The lot is 48.17 acres.
2. Exterior areas used to exercise, walk, or keep animals must be set back from any property line a minimum of 200 feet and screened from adjacent residential properties. All exterior exercise areas and runs must be fenced for the safe confinement of animals.	The proposed site is not adjacent to residential properties. The exterior areas for animals are a minimum of 370 feet from property lines that confront residential properties across Airpark Road. All exterior exercise areas and runs are fenced.
3. For all buildings in which animals will be present, maximum expected interior sound levels must be reduced to 40 dBA (A-weighted decibels) outside, measured at ten feet from the structure.	Exterior walls are designed to achieve a Sound Transmission Class Rating (STC) of 62. With typical concrete block walls rating between 40-50, these walls are expected to render most frequencies inaudible.
4. All buildings and accessory structures must be set back from any property line a minimum of 75 feet.	The minimum setback of accessory structures to property lines is 225 feet.
5. No animal may be outdoors between 6 p.m. and 8 a.m.	Animals will be allowed outdoors between 8 a.m. and 6 p.m. only.
6. On weekdays, the sound at the nearest receiving property line must not exceed 60 dBA between the hours of 8 a.m. to 6 p.m. and 50 dBA between the hours of 6 p.m. to 8 a.m. On Saturdays, Sundays, and federal holidays, the sound at the nearest receiving property line must not exceed 60 dBA between the hours of 9 a.m. to 6 p.m. and 50 dBA between 6 p.m. and 9 a.m.	Exterior wall sound transmission has been designed to prevent transference of noise from the building interior to exterior. With an expected STC of 62, the exterior walls are designed to render most frequencies inaudible.
7. Dogs must not be walked or exercised in outdoor areas that are off-site.	Outdoor exercised areas are provided on-site.

The proposed use meets the Development Standards for the RE-1 Zone, in Sec 59-C-1 of the Zoning Ordinance. The following table summarizes the development standards for the proposed use:

Sec 59-C-1		
	Permitted/ Required	Provided
Minimum lot area for single family detached	.92 acres	48.17 acres
Minimum lot width at street line	25 feet	770 feet
Building Setback:		
-From detached dwelling lot	30 feet	270 feet
-From public street	50 feet	195 feet
-Rear yard	35 feet	889 feet
-Side yard	17 feet	123 feet
Accessory Structure Setback:		
-From street	80 feet	590 feet
-From rear lot line	10 feet	880 feet
-From side lot line	15 feet	225 feet
Accessory Structure Housing Animal Setback:		
-From lot line	25 feet	310 feet
-From dwelling lot line	100 feet	552 feet
Building Height		
	50 feet	36 feet
Building Coverage		
	15%	2%

The applicant is providing 19 less parking spaces than required by the Zoning Ordinance. This reduction will help achieve the impervious goals as outlined in the master plan. Furthermore, the calculation of parking uses retail requirements for the adoption functions. The provided parking is adequate for its programmed functions.

On-Site Parking			
Minimum Requirements		Provided	
Office Space:		Staff:	43 SPACES
2.5/1000 SF@ 16,739 SF	42 SPACES		
Retail Space:		Visitors:	58 SPACES
5/1000 SF @ 13,492 SF	67 SPACES		
Vet/Hospital:		ADA Accessible:	6 SPACES
1/1000 SF @ 16,693 SF	17 SPACES		
TOTAL	126 SPACES	TOTAL	107 SPACES

Compatibility with surrounding neighborhood

Staff finds the proposal is compatible with the surrounding neighborhood and properties.

The building is oriented on an east-west axis to optimize day lighting potential and to face the intersection of Airpark Road and Muncaster Mill Road. The building is 380 feet long and 100 feet deep.

Approximately two-thirds of the building is two stories at 36 feet high. The location of the building and arrangement of parking seeks to provide maximum land for the proposed Laytonia Recreational Park while fulfilling programmatic requirements.

The façade is composed of split face block masonry with accents of precast concrete and prefinished metal siding. Steeping of vertical building heights and facades elements separates the linear facades to create distinct components that relates to the scale of adjacent structures, such as the Seventh Day Adventist Church building.

To ensure compatibility with the future Laytonia Recreational Park, the applicant has designed site and landscaping components to provide a continuous buffer between the uses. The Laytonia Park development team plans to construct two landscaped berms just north of the proposed project limit line. The applicant's plan complements that proposal by infilling the areas to either side and between the berms with buffer trees and shrubs. The buffer landscape treatment will extend along the property line shared with the Seventh Day Adventist Church.

Adequacy, Safety and Efficiency of Buildings and Open Space

Staff finds the layout of the building and open space to be adequate, safe and efficient.

The building has been sited to allow for visitor functions on the south side and staff/employee functions on the north side. Parking will also be separated into two areas, with public parking for visitors and Animal Shelter employees located in the south lot. Secured parking for Animal Services staff will be provided in the north lot.

There are three auxiliary structures located to the north side of the building. There is a single story masonry building with a metal roof to house bulk food storage. This function was separated to address concerns of vermin control. The second structure is a masonry dumpster enclosure for trash receptacles and recyclable storage. The third structure is a wood pole barn structure with metal siding and roof that will function as a livestock barn. It includes four stalls, stacking coops, and a feed storage area.

The only vehicular access point is proposed from Muncaster Mill Road with a deceleration lane. Proposed signage will be provided to direct visitors to the Adoption Entrance as well as the Surrender Entrance.

Three Ride On transit routes operate along the roads fronting the site. A five-foot wide sidewalk exists along the property frontage on Muncaster Mill Road. The applicant proposes a lead-in sidewalk from Muncaster Mill Road to the building south façade. To accommodate physically disabled visitors, the applicant has provided handicapped curb ramp(s) from the lead-in sidewalk to the building entrances. Bike racks are being provided at the employee entrance and both public entrances. Each rack will accommodate five bikes.

Environment

Staff recommends approval of the mandatory referral application.

The applicant plans to construct the Animal Shelter on seven acres of a 48.17 acre tract owned by the county. The remaining 41 acres of land will be developed as the Laytonia Recreational Park. One combined Preliminary Water Quality Plan and one combined Forest Conservation Plan is required. Although this Mandatory Referral application No. 2010711-DGS-1 is for the Animal Shelter only, review

of the Natural Resource Inventory/Forest Stand Delineation, Forest Conservation Plan and Stormwater Management included the entirety of both projects.

- *NRI/FSD*
A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420070320) was approved July 13, 2009. The entire site contains 9.26 acres of forest, one stream and 4.11 acres of stream valley buffer.
- *Forest Conservation Plan*
The site is subject to Chapter 22A Montgomery County Forest Conservation Law. Staff recommends approval with conditions. The review of the Forest Conservation Plan is provided in a separate Environmental Planning memorandum to the Planning Board. The Planning Board should take action on the Forest Conservation Plan during the hearing, which is held jointly with the review of this Mandatory Referral.
- *Water Quality Plan*
The site is subject to Chapter 19 of the County Code. The site is within the Upper Rock Creek Special Protection Area. Staff recommends approval with conditions. The review of the SPA is provided in a separate memorandum to the Planning Board. The Planning Board should take action on the Special Protection Area Water Quality Plan during the hearing, which is held jointly with the review of this Mandatory Referral.
- Alternative or Mitigation Measures:
The proposed project seeks to preserve and enhance the watershed through the implementation of several best management practices. They include the use of vegetated swales, infiltration trenches, pervious pavement and a green roof covering more than 30 percent of the building. In an effort to reduce runoff and meet the impervious cap, applicant is providing 19 less parking spaces and where appropriate, reducing the pavement at wheel stops by two feet.

In addition to sustainable site design, the applicant proposes other measures to achieve environmentally sensitive design. These measures are intended to reduce water use, optimize energy performance of mechanical system, divert construction waste and optimize indoor air quality.

COMMUNITY OUTREACH

Staff notified and solicited comments from adjoining, confronting and abutting owners by mail on June 11, 2010. To date, staff has not received any inquiry or comments. Prior to the submission of this application, the applicant held three meetings to inform the surrounding community of proposed plans and solicit feedback. Concerns voiced at those meetings include potential noise pollution and parking on adjacent private lots.

Animals will be housed indoors. The exterior wall sound transmission class has been designed to prevent transference of noise from the building interior to exterior. The canines will be allowed outdoors for short periods of exercise between the hours of 8:00am – 6:00pm. The dog runs are located to the rear of the building, and they are screened by ornamental trees. The minimum distance between the runs and any property line is 190’.

CONCLUSION

Based on staff analysis of the zoning and other regulatory requirements, the potential impacts to the Upper Rock Creek Special Protection Area and consistency with the 2004 *Approved and Adopted Upper Rock Creek Area Master Plan*, staff concludes that the proposed use is consistent with the Master Plan and meets the requirements of the RE-1 zone.

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Attachments:

1. Vicinity Map
2. Bird's Eye View
3. Floor Plans
4. Building Elevations
5. Transportation Memo
6. Environmental Planning Memo

ATTACHMENT 1: Vicinity Map

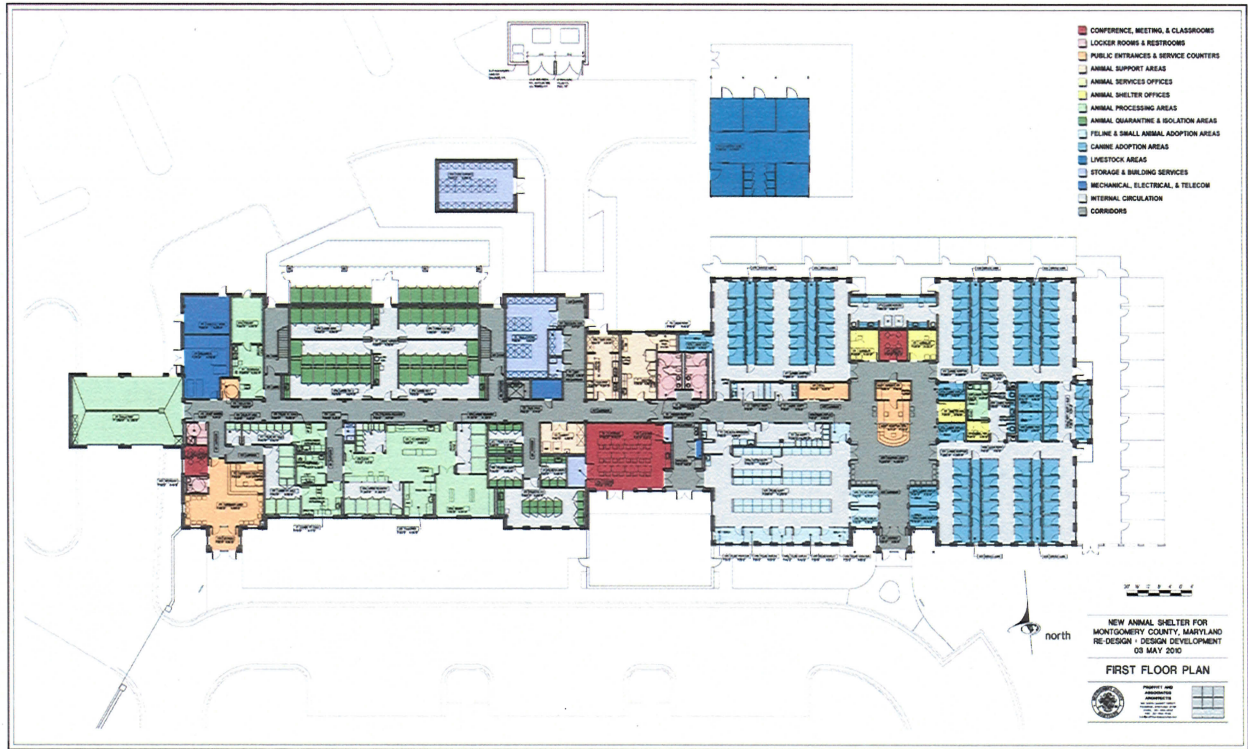


ATTACHMENT 2: Bird's Eye View

ATTACHMENT 2: Bird's Eye View



ATTACHMENT 3: Floor Plans



ATTACHMENT 4: Building Elevations



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NEW ANIMAL SHELTER FOR
MONTGOMERY COUNTY, MARYLAND
RE-DESIGN + DESIGN DEVELOPMENT
03 MAY 2010

EXTERIOR ELEVATIONS





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

July 2, 2010

MEMORANDUM

TO: Michael Brown, Senior Planner
Community-Based Planning Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning *[Signature]*

FROM: Ed Axler, Planner/Coordinator *EA*
Transportation Planning

SUBJECT: Mandatory Referral Cases No. 10711-DGS-1
Montgomery County Animal Shelter
Rock Creek Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject mandatory referral application for the relocated animal shelter design. The existing County animal shelter is located on Rothgeb Drive in Rockville. The animal shelter is proposed to be located adjacent to M-NCPPC's proposed Laytonia Recreation Park.

FINDINGS

Transportation Planning staff recommends the following comments as part of the APF test for transportation requirements related to the subject mandatory referral application:

1. The Applicant should limit the development to the relocated animal shelter of 46,925 square feet and operated as described in the mandatory referral submission.
2. The Applicant should provide two sets of two (totaling four) inverted-U bike racks in front of the main employee entrance and public meeting entrance. If possible, the bike racks should be located in a weather protected area.
3. The Applicant should provide handicapped ramp(s) from the lead-in sidewalk to other internal sidewalks to be ADA compliant.

With recommended findings above, the Transportation Planning staff finds that the subject Mandatory Referral application satisfy the Local Area Transportation Review (LATR) test and Policy Area Mobility Review (PAMR) test.

DISCUSSION

Site Location, Vehicular Access Point, and Vehicular Internal Circulation

The subject site is located in the northern corner of the intersection of Muncaster Mill Road (MD 115) and Shady Grove Road-Airpark Road. The only vehicular access point is proposed from Muncaster Mill Road with a deceleration lane. An internal connection is not provided to the proposed adjacent M-NCPPC's Laytonia Park. To accommodate the on-site different functions, the internal circulation and parking was designed to provide separate parking areas and building entrances for public and staff.

Master-Planned Roadways and Bikeways

In accordance with the *Gaithersburg Vicinity Master Plan* and the *Countywide Bikeways Functional Master Plan*, the nearby master-planned roadways and bikeways are as follows:

1. Muncaster Mill Road is designated as a four-lane, divided arterial, A-93, with a recommended 100-foot-wide right-of-way and bike lanes, BL-35.
2. Airpark Road is designated as a four-lane arterial, A-268, with a recommended 80-foot-wide right-of-way and a shared use path, SP-55, on the east side.

Sector Plan-required Transportation Demand Management

The proposed site is located outside the boundary of the Greater Shady Grove Transportation Management District (TMD) and, thus, participation in the Greater Shady Grove TMD is not required.

Available Transit Service

The following transit routes operate along the roads fronting the subject site:

1. Ride-On routes 57, 58, and 90 operate along Muncaster Mill Road.
2. Ride-On route 90 operates along Airpark Road.

Pedestrian and Bicycle Facilities

A five-foot wide sidewalk exists along the property frontage on northeast side of Muncaster Mill Road, but no sidewalk exists along the opposite side. A five-foot wide lead-in sidewalk is proposed from Muncaster Mill Road.

The site has no pedestrian (or vehicular) access from Airpark Road. No sidewalk exists on the northwest side of Airpark Road, but an eight-foot-wide master-planned shared use path exists along the southeast side.

The following are not shown on the last submitted plan dated June 2, 2010:

1. Bike racks (refer to Finding No. 2).
2. Handicapped ramp(s) from the lead-in sidewalk to other internal sidewalks (refer to Finding No. 3).

Local Area Transportation Review

According to the mandatory referral submission, the shelter is proposed to be open to the public from 12 noon to 7:00 p.m., while the daytime staff works from 7:00 a.m., to 8:00 p.m. Typically 2 to 3 employees are working on-the site to respond to emergencies from 8:00 p.m. to 7:00 a.m.

The number of peak-hour trips generated by the relocated animal shelter was based on driveway counts collected at the existing shelter. For the relocated animal shelter of 46,866 square feet, number of vehicular trips was estimated to be 63 peak-hour trips within weekday morning peak period (6:30 to 9:30 a.m.) and 179 peak-hour trips within the evening peak period (4:00 to 7:00 p.m.).

A traffic study was required to satisfy Local Area Transportation Review because the relocated animal shelter generates 30 or more peak-hour trips during the weekday morning and evening peak periods. As calculated in the traffic study, the table below shows the Critical Lane Volume (CLV) values at the studied intersections:

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total
Muncaster Mill Road and Airpark Road	Morning	937	1,010	1,015
	Evening	1,242	1,276	1,285
Muncaster Mill Road and Shady Grove Road-Airpark Road	Morning	1,330	1,393	1,424
	Evening	1,318	1,404	1,410
Muncaster Mill Road and Site Access	Morning	N/A- Not Build Yet		1,240
	Evening			1,119

The CLV values at all studied intersections are less than the 1,475 congestion standard for intersections located on the border of the Derwood Policy Area and, thus, the LATR test is satisfied.

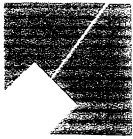
Policy Area Mobility Review (PAMR)

Under the *Growth Policy*, the Policy Area Mobility Review (PAMR) test is not required for new developments located in the Rural East Policy Area that includes Rock Creek and other rural policy areas east of I-270.

EA:tc

cc: Mike Nalepa
Kim Panaiti

mno to Brown MR MC Animal Shelter.doc



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

MEMORANDUM

TO: Michael Brown, Urban Design

VIA: Mark Pfefferle, Environmental Planning *MP*

FROM: Josh Penn, Environmental Planning *JP*

DATE: July 7, 2010

SUBJECT: Mandatory Referral # 2010711
Montgomery County Animal Shelter and Laytonia Park

RECOMMENDATION

Environmental Planning staff recommends **approval** of MR2010711.

BACKGROUND

The Montgomery County Department of General Services (DGS), Division of Building and Construction and the Maryland National Capital Park and Planning Commission (M-NCPPC) Park Development Division each plan to co-develop a 48 acre tract of land in the northeast quadrant of Muncaster Mill and Airpark Roads. The project area is bordered to the north by Pope Farm Nursery, to the east by Airpark Road, Muncaster Mill Road to the south, and fallow land belonging to the Seventh Day Adventist Church to the west. The land is comprised of two parcels one currently owned by the County and managed by the Parks Department and a second parcel owned by the Parks Department. The entire 48.17 acre tract is within the Upper Rock Creek Special Protection Area.

The Department of General Services plans to construct the Montgomery County Animal Shelter on approximately 7 acres of the site located on the east side of Muncaster Mill Road, approximately 600 feet north of the intersection of Muncaster Mill Road and Airpark Road.

The Parks Department proposes to construct the Laytonia Recreational Park on the remaining 41 acres of land. The recreational Park will include three soccer fields and 1 baseball field with associated parking.

Since both projects are located on the same parcels of land it was determined that one combined Preliminary Water Quality Plan and one combined Forest Conservation Plan was required that incorporated the entirety of both projects.

DISCUSSION

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420070320) was approved by Environmental Planning staff on July 13, 2009. The site contains 9.26 acres of forest, one stream, and 4.11 acres of stream valley buffer (SVB).

The project is within the Upper Rock Creek watershed, a USE III designation. The Countywide Stream Protection Strategy (CSPS) rates this watershed as excellent.

The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

Forest Conservation

This project is subject to Chapter 22A of the County Code (Montgomery County Forest Conservation Law). A Forest Conservation Plan (FCP) was submitted. Staff's review of the FCP is found in a separate memorandum to the Planning Board. Staff recommends approval of the FCP with conditions.

Stormwater Management

The project is subject to Chapter 19 of the County code and since the project is within a the Upper Rock Creek Special Protection Area the applicants must prepare and submit a water quality plan. There will be one preliminary water quality plan that will address the entire 48 acre tract and then two final water quality plans. One water quality plan will address the needs and requirements of the future animal shelter and the second will be for the recreation park.

The Planning Department responsibility related to the water quality plan is limited to compliance with the environmental guidelines, forest conservation, and imperviousness. The Montgomery County Department of Permitting Services (DPS) responsibility is related to sediment and erosion control and stormwater management. DPS has approved their portion of the water quality plan.

Staff's review of the SPA Water Quality Plan is provided in a separate memorandum. However, in brief, the project proposes a combination of environmental site design practices which vary between the two proposed uses. The Animal Shelter portion of the site proposes vegetated swales, infiltration trenches, a green roof, and the use of an existing State Highway Administration (SHA) pond. The Laytonia Recreational Park portion proposes pervious concrete, micro biofilters, landscaped infiltration, vegetated swales, and disconnection of non-rooftop runoff. Additionally there will be infiltration with storage volume below the synthetic turf field.