

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB  
9/13/01  
Item #7

**MEMORANDUM**

**DATE:** September 7, 2001  
**TO:** Montgomery County Planning Board  
**VIA:** John Carter, Chief, Community-Based Planning Division *JC*  
**FROM:** Bill Landfair, AICP, for the Department of Park and Planning *WBL*

**REVIEW TYPE:** Special Exception Modification  
**APPLYING FOR:** Residential Dwellings  
**APPLICANT:** Smart Development/Premiere Homes, LLC  
**CASE NUMBER:** S-2355-A  
**REVIEW BASIS:** Chapter 59, Zoning Ordinance

**ZONE:** I-4 (Low-intensity, light industrial)  
**LOCATION:** Snouffer School Road, Gaithersburg  
**MASTER PLAN:** Gaithersburg Vicinity Master Plan

**FILING DATE:**  
**PLANNING BOARD:** September 13, 2001  
**PUBLIC HEARING:** September 19, 2001

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**STAFF RECOMMENDATION: APPROVAL with the following conditions:**

1. The applicant is bound to comply with all submitted statements and plans.
2. Approval of a preliminary plan of subdivision by the Montgomery County Planning Board in accordance with the Subdivision Regulations, Chapter 50 of the County Code.
3. Approval of a site plan by the Planning Board in accordance with the approval procedures for site plan, Division 59-D-3 of the Zoning Ordinance.
4. Approval of an access permit by the Montgomery County Department of Public Works and Transportation.

5. Installation of a natural surface trail connection via a bridge to the Green Farm Conservation Park. Final location of trail and details of construction must be approved by Parks and Natural Resources staff prior to issuance of building permit. A park construction permit must be obtained prior to starting any work on park property.
6. Approval and compliance with conditions of a Final Forest Conservation Plan prior to record plat or release of sediment and erosion control or building permit, as appropriate.
7. Compliance with Department of Permitting Services requirements for sediment and erosion control and stormwater management.

### **PROPOSAL DESCRIPTION**

The applicant, Smart Development/Premiere Homes, LLC, has requested a modification to a special exception for residential dwellings in the I-4 Zone. The subject property is located on the east side of Snouffer School Road, south of the intersection with Centerway Road, in Gaithersburg.

The original special exception was approved in April 1999 and permitted the development of 174 dwelling units in six buildings with associated parking and amenities. Development was to occur in two phases: Phase I consisting of 110 units in three buildings on the subject property and Phase II consisting of 64 units on an adjacent 3-acre parcel. The residential units were proposed as "Productivity Housing" pursuant to Section 25B-17 of the Montgomery County Code.

Subsequently, the 3-acre parcel was sold and is now being developed with a self-storage facility. No construction has taken place on the subject property to date. The applicant is seeking the modification to reflect: (1) the reduced area of land subject to the special exception; (2) a reduction in the overall number of dwelling units to be constructed; and (3) a revised layout of the buildings, recreational facilities, and associated parking. The overall density of the development (20.38 units per acre) will be slightly less than that of the approved special exception.

**Site Description** - The subject property is located on the east side of Snouffer School Road, approximately 300 feet south of the intersection with Centerway Road. Snouffer School Road is classified as an arterial roadway (A-16) with a minimum right-of-way of 80 feet. The property is irregular in shape and has approximately 538 feet of frontage along the road. The site is comprised of 5.15 acres and is unimproved. The topography reflects a modest slope in grade from the high interior of the property that gradually becomes steeper along the northern and western edges of the site. The entire property is forested.

**Neighborhood Description** - A mixture of light industrial and commercial land uses surrounding the nearby Montgomery County Airpark, the Flower Hill Planned Neighborhood, and parkland characterizes the surrounding neighborhood. Adjoining the subject property to the north is the Green Farm Conservation Park located in the R-200 Zone. Adjoining the property to the southeast is the self-storage facility under construction in the I-4 Zone. Confronting to the west is a WSSC pumping station in the R-200 Zone. Further to the west is the Flower Hill community with the nearest homes located approximately 400 feet from the subject property. Adjoining to the northwest is a two acre parcel in the I-4 Zone approved for redevelopment with automotive related uses. Further to the north is the site of an approved (but unbuilt) automobile filling station (Special Exception No. S-2416).

**Elements of Proposal** - The applicant proposes the development of 106 residential units on the property in three buildings. As shown on the attached site plan, the buildings are sited along the northern and western sections of the property. The maximum height of the buildings will be 42 feet. A retaining wall is proposed along Snouffer School Road to allow for the preservation of existing trees and the construction of a sidewalk. A second retaining wall is proposed along the southwestern property line to address a steep change in grade and provide landscaping opportunities.

Recreational facilities are proposed for the center of the property. These will include a tot lot, multi-purpose play court, play structures and benches. A natural surface trail will be provided to connect with the adjacent Green Farm Conservation Park. The application proposes 162 parking spaces. Many of these spaces will be located along the southwestern property line with the intent that they will serve as a buffer from the adjoining self-storage facility. An access driveway is proposed on Snouffer School Road in the northwestern corner of the property. This driveway is in the same general location as previously approved in the special exception.

The applicant will develop the entire project as Productivity Housing. "Productivity Housing" is defined in Section 25B-17(j) of the Montgomery County Code as a "project to build dwelling units for sale or rent at one location where at least 35% of the dwelling units are sold or rented to households with incomes below the area-wide median income."

## **ANALYSIS**

**Master Plan** - The subject property is zoned I-4 in accordance with the recommendations of the 1985 Gaithersburg Vicinity Master Plan (see Figure 1). The Master Plan created the I-4 Zone to guide development of industrial parcels in the Airpark District. It designates the subject property as a portion of Analysis Area 49 of the Airpark District of the Airpark Study Area (Figure 2).

As stated in the Master Plan, the Airpark District is the area most seriously affected by over flights of aircraft using the Montgomery County Airpark. The Master Plan also states that land use proposals in the Airpark vicinity should locate non-residential uses in noise-impacted areas. The Plan notes that while the likelihood of planes crashing into homes is extremely remote, residential development in the vicinity of the Airpark should, if possible, provide contiguous open space for possible emergency landings. The subject property is located beyond the noise-impacted area identified in the Master Plan (Figures 3 and 4). One of the major concerns of the Master Plan is the capacity of the master planned roadway network as compared to the traffic generated by land use in the area and the traffic passing through the area. To address this concern, the Master Plan recommends the I-4 Zone for the majority of undeveloped land adjacent to the Airpark.

There is no specific language in the Gaithersburg Vicinity Master Plan discussing special exception uses for the subject property. While the application is inconsistent with the Master Plan relative to the policy of providing "additional acreage for incubator industrial areas", the subject property is located on the edge of a light industrial area, adjoins the 204-acre Green Farm Conservation Park, and is located directly across from residential uses. Staff finds that the proposed development will not adversely affect the Master Plan or the neighborhood.

#### Relationship to Montgomery County Housing Policy

In December 2000, the County Executive expressed a desire to make sure that all of Montgomery County citizens working or living in the county have equal access to sound and affordable housing. As part of this effort, the Montgomery County Department of Housing and Community Affairs, in collaboration with many other departments, agencies and private and nonprofit organizations, prepared a new Housing Policy, replacing the policy adopted almost 20 years ago. One of the main objectives of the Housing Policy is to "encourage an adequate supply of affordable housing in economically inclusive communities throughout the county for those living or working in Montgomery County, especially for households at the median income and below."

The Housing Policy states that an affordable housing production goal of 1,000 to 1,200 units per year is necessary to continue to serve approximately 25 percent of the county households that earn less than \$40,000. Staff believes that the proposed 106-unit Productivity Housing development will assist in this effort to encourage private participation in the provision of affordable housing.

#### **Design Issues**

The following design issues may be further addressed at the time of site plan review to ensure maximum compatibility, safety, efficiency and attractiveness.

Landscape Buffer: Internal compatibility for future residents of the development must be achieved given the proximity of Snouffer School Road, a self-storage facility and other commercial and light industrial uses. Externally, compatibility needs to be established for communities viewing the property as well. In part, this will be provided by the preservation of a forested stream buffer along the northern edge of the property and a tree save area along the road. In addition, a landscape buffer will be established along the common property line with the self-storage facility. The applicant should explore the possibility of expanding this buffer into the self-storage property. Additional landscape planting within the buffer should be in masses as opposed to small isolated clusters for greater screening impact. Fencing along the buffer may also provide additional screening.

Green Farm Conservation Park: The Green Farm Conservation Park adjoins the subject property to the north. A master plan for the park was approved recently establishing the park entry and internal circulation system. Visitors to the park will have an opportunity to walk natural surface trails and learn about the park's ecology, history and wildlife. As a passive recreation component of the development, the applicant has proposed a trail connection to the park to allow residents safe and efficient access to the trail system.

Nike Missile Local Park: The Nike Missile Local Park is located south of Snouffer School Road near Flower Hill Way in the Flower Hill community. The park consists of a soccer field, baseball field, basketball court, volleyball court, playground, and two tennis courts. The applicant has agreed to provide a sidewalk along the frontage of Snouffer School Road to allow safer access to the park as well as to the retail services further to the south. The applicant should explore the option of providing a more direct connection to the sidewalk through the southwestern corner of the property. Given the steep grades that must be overcome, the use of ramps, steps, and other structural methods should be considered.

Other Design Issues: The Planning Board's recreation guidelines will be applied to ensure adequate on-site recreation for the development that is sensitively sited to ensure compatibility for the residents. The development should avoid excessive grading and tree removal. The stream valley buffer should be protected during construction to ensure that whatever sediment and erosion control measure is required on the steep slopes adjoining the buffer will be designed and located so as to minimize the impact on critical root zones of nearby trees.

**Development Standards** – The application satisfies all of the development standards for residential dwellings in the I-4 Zone. The required minimum lot area requirement is one acre. The subject property is comprised of 5.15 acres. The minimum building setbacks are 50 feet from the street, 20 feet from the side property line, and 50 feet from the rear property line. The proposed buildings will

maintain setbacks of 64 feet from Snouffer School Road, 20 feet from the side property line, and 90 feet from the rear property line. The buildings will not exceed the maximum allowable height of 42 feet. Approximately 63 percent of the site will be green area, exceeding the minimum requirement by over 40 percent. Given that at least 35 percent of the dwelling units will be Productivity Housing, the maximum allowable density is 21.5 units per acre. The proposed density is 20.38 units per acre.

**Transportation** - The adequacy of public facilities including roads will be determined at the time of preliminary plan of subdivision review. At the Adequate Public Facilities (APF) review, the following conditions may be recommended to satisfy local area transportation review.

1. Limit the development to a maximum of 106 affordable, garden apartments.
2. Satisfy the APF test at preliminary plan by participating in the improvements below. Transportation Planning staff anticipate that the APF test will result in a recommendation to participate in these already proposed improvements. These improvements may change when the results of the traffic study (required for future preliminary plan) becomes available.
  - a. At the intersection of Snouffer School Road/Wightman Road and Goshen Road, participate in two improvements:
    - 1) Construction of a southbound right-turn lane from Goshen Road onto Wightman Road (Snouffer School Road) with Preliminary Plan No. 1-98035 (Goshen Oaks Center, Fulks Property, or Safeway).
    - 2) Construction of a northbound right-turn lane from Goshen Road onto Snouffer School Road (Wightman Road) with the Montgomery County Department of Public Works and Transportation (DPWT) using the Expedited Development Approval Excise Tax (EDAET or "Pay and Go" provision in a previous *Annual Growth Policy*) collected from Preliminary Plan No. 1-98035.
  - b. At the intersection of Snouffer School Road and Centerway Road, participate in providing a left-turn lane and a right-turn lane on southeast-bound Snouffer School Road. The two turn lanes are to be built by DPWT using the EDAET contributed by Preliminary Plan No. 1-86183 (Centerway Plaza).

3. At the time of preliminary plan, coordinate or provide the following:
- a. Coordinate with DPWT to assure adequate access and sight distance for the site access from Snouffer School Road.
  - b. Coordinate with DPWT to ensure that the applicant's plans for their frontage on Snouffer School Road are consistent with those by two other applicants to the southeast of the subject site. The other applicants were Preliminary Plan No. 1-86182 (Centerway Business Center) and Preliminary Plan No. 1-86183 (Centerway Plaza and associated with Site Plan No. 8-00011, BP Amoco and Site Plan No. 8-00041). The cross-section should include:
    - 1) Widen Snouffer School Road from two to five lanes or 62 feet of pavement from a point about 300 feet west of Centerway Road to the existing five-lane cross-section with four through lanes and a center turning lane. The fifth lane is a turning lane, which is needed for safety to provide a storage lane for turning vehicles for the frequent driveways along Snouffer School Road. The four through lanes are in accordance with the *Gaithersburg Vicinity Master Plan*, which specifies an 80-foot right-of-way.
    - 2) Provide five-foot sidewalks along Snouffer School Road to facilitate access to bus stops and other pedestrian destinations.
    - 3) Submit the design plans for review by the Planning Board with the future preliminary plan and site plan.
  - d. Provide for dedication of a minimum of 80 feet of right-of-way along Snouffer School Road in accordance with the *Gaithersburg Vicinity Master Plan* at Preliminary Plan.

#### Policy Area Review/Staging Ceiling Condition

Based on the *FY 01 Annual Growth Policy* (AGP) staging ceiling capacity, there is no capacity available for additional housing units (negative 5,197 housing units as of September 30, 2001) in the Montgomery Village/Airpark Policy Area. In this instance, policy area review will be satisfied under the Special Ceiling Allocation for Affordable Housing Facilities.

#### Local Area Transportation Review

The development of 106 dwelling units will generate 45 peak-hour trips during the morning peak period (7:00 to 9:00 a.m.) and 51 peak-hour trips during the evening peak period (4:00 to 6:00 p.m.). At preliminary plan review, a traffic study

will be required to satisfy Local Area Transportation Review because the proposed land use generates 50 or more peak-hour trips during the weekday morning and/or evening peak periods.

The congestion levels at nearby intersections were calculated in the submitted traffic study dated October 27, 1999, for Special Exception No. S-2416. The traffic study contained traffic counts collected in September 1999. At the nearby intersections, the calculated critical lane volumes (CLV) are shown in the table below for the existing, background, and background-improved traffic conditions. Without a traffic study to analyze the additional traffic impact by the proposed development, the CLV values in the total traffic condition are estimated to increase by up to 10 using general trip distribution and lane utilization factors.

Intersection	Congestion Standard	Peak Period	Traffic Condition		
			Existing	Background	Background-Improved
Snouffer School - Wightman Road and Goshen Road	1,500 (Montgomery Village / Airpark)	Morning	1,637 <sup>1</sup>	1,879 <sup>1</sup>	1,536 <sup>2</sup>
		Evening	1,443	1,767 <sup>1</sup>	1,461 <sup>3</sup>
Snouffer School Road and Lewisberry Drive – Chelsey Knoll Drive	1,500 (Montgomery Village / Airpark)	Morning	1,065	1,142	----
		Evening	806	978	----
Snouffer School Road and Centerway Road	1,500 (Montgomery Village / Airpark)	Morning	1,543 <sup>1</sup>	1,707 <sup>1</sup>	1,606 <sup>4</sup>
		Evening	902	1,148	1,148
Snouffer School Road – Muncaster Mill Road and Woodfield Road	1,525 (Derwood)	Morning	1,024	1,439	----
		Evening	1,700 <sup>1</sup>	1,286 <sup>5</sup>	----
Goshen Road and Centerway Road	1,500 (Montgomery Village / Airpark)	Morning	1,297	1,332	----
		Evening	1,245	1,369	----

<sup>1</sup>The three intersections along Snouffer School Road that exceed their congestion standard in the second column.

<sup>2</sup>The CLV value in the background traffic condition is lower than the CLV value in the background-improved traffic condition during the morning peak period. The intersection capacity is increased in the background-improved traffic condition with the construction of a southbound right-turn lane from Goshen Road onto Wightman Road.



<sup>3</sup>The CLV value was reduced from the CLV of 1,767 in the background traffic condition to a CLV value of 1,461 in the background-improved traffic condition during the evening peak period. The intersection capacity is increased in the background-improved traffic condition with the construction by the County of a northbound right-turn lane at Goshen Road onto Snouffer School Road.

<sup>4</sup>The CLV value of 1,707 in the background condition was reduced to a CLV value of 1,606 in the background-improved traffic condition during the morning peak period. The intersection capacity is increased in the background traffic-improved condition with the southeast-bound left-turn lane and right-turn lane on Snouffer School Road.

<sup>5</sup>The CLV value in the background traffic condition was reduced to the CLV value in the background-improved traffic condition during the evening peak period. The intersection capacity was increased in the background-improved condition by modifying of the traffic signal timing to increase the green time on westbound Muncaster Mill Road. The increased green time would prevent vehicles from overflowing the four approach lanes on westbound Muncaster Mill Road back into one lane during the evening peak period.

## **Environment**

### Forest Conservation

The application is subject to the Forest Conservation Law. The Natural Resources Inventory (No. 4-02025) has been approved. A Preliminary Forest Conservation Plan (FCP) has also been approved with conditions. The subject property is entirely forested with tulip poplar, oak and hickory communities. The applicant has proposed to retain one acre of priority forest and clear the remaining 4.15 acres of forest. Reforestation requirements of approximately one acre shall be met with a mix of landscaping credit and off-site planting. All efforts should be made to meet the off-site reforestation requirements within the adjacent Green Farm Conservation Park. In addition, native or non-aggressive plant species are required for landscaping and reforestation.

### Stormwater Management

The property is located within the Cabin Branch of the Middle Great Seneca Creek watershed, a Use I watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses the Cabin Branch tributary as having fair stream conditions and fair habitat conditions, labeling it as a Watershed Restoration Area. The applicant has submitted an acceptable stormwater management concept plan to the Department of Permitting Services for this project. Proposed stormwater management shall consist of on-site water quality and quantity control via a combined underground concrete vault and sand filter.

### Noise

Noise affecting the property will be generated by air traffic from the Airpark and vehicle traffic on Snouffer School Road. With respect to air traffic, the site is located outside the restricted noise contours identified in the FAA Part 150 Noise

Exposure Report (July 1991). While noise from individual aircraft operating near the property is noticeable, cumulative noise levels from all aircraft is below planning guideline levels of 60 Ldn. Noise generated from traffic on Snouffer School Road is likely within the standards for residential property. However, the buildings closest to the road may sustain noise levels above 60 Ldn. A detailed noise analysis should be completed at site plan review to determine appropriate noise mitigation measures for the buildings.

**Inherent/Non-inherent Adverse Effects** – The inherent and non-inherent adverse effects for residential development on the subject property are presumed by staff to have been addressed at the time of the original special exception approval. The modification of the special exception reflects a smaller site, fewer dwelling units, and reduced density. The proposed stream valley buffer, tree save area, and landscaping will ensure compatibility with adjoining properties and the surrounding neighborhood. There are neither non-inherent adverse effects nor any adverse effects created by unusual characteristics of the property that warrant denial of the request.

**Community Concerns** – While the original special exception was controversial, as of the date of this report, the staff has not received any comment from the surrounding neighborhood regarding the modification. The applicant has briefed the Flower Hill community, through their Central Corporation Board.

**Compliance with Special Exception Provisions** – The staff has reviewed the petition for compliance with the applicable special exception provisions. As noted in the attachment, all of the general and specific requirements for the use found in Sections 59-G-1.21 and 59-G-2.36.2 of the Zoning Ordinance will be satisfied.

**Conclusion** – The staff finds that the special exception modification satisfies all of the applicable special exception provisions for the use found in the Zoning Ordinance. Therefore, we recommend approval with the conditions found at the beginning of this report.

Attachments

## MONTGOMERY COUNTY ZONING ORDINANCE

### 59-G-1.21. General conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

*The use is so allowed under Section 59-C-5.21 of the Zoning Ordinance.*

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

*As noted below, the use is compliance with the standards and requirements set forth for residential development in Section 59-G-2.36.2 of the Zoning Ordinance.*

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the commission. Any decision to grant or deny special exception must be consistent with any recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

*The subject property is covered by the 1985 Gaithersburg Vicinity Master Plan. The Master Plan supports the existing I-4 Zone for the subject property and productivity housing is allowed by special exception in that zone. There is no specific language in the Master Plan discussing special exception uses for the property. While the use is inconsistent with the Master Plan relative to the policy of providing "additional acreage for incubator uses", the subject property is located on the edge of a light industrial area, adjoins the 204-acre Green Farm Conservation Park, and is located directly across from residential uses. The use will not adversely affect the Master Plan or the surrounding neighborhood.*

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

*The use, as modified, will be in harmony with the neighborhood considering these criteria.*

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The use, as modified, will not have a detrimental effect for any of these reasons.*

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The use, as modified, will not cause any adverse effects with respect to any of these criteria.*

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

*Residential development of the subject property was approved by special exception in 1999. The use will not, when evaluated with other approved special exceptions in the area, increase the number, intensity or scope of special exception uses sufficiently to adversely affect the nearby residential neighborhood.*

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The use will not have such an effect on residents, visitors or workers in the area.*

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

*The use requires approval of a preliminary plan of subdivision in accordance with Chapter 50 of the Montgomery County Code. The adequacy of public services and facilities including schools, water, sanitary sewer, and public roads will be determined by the Planning Board at that time.*

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

*The use, as modified, will not have a detrimental effect on the safety of vehicular or pedestrian traffic.*

**Sec. 59-G-2.36.2. Dwellings.**

- (a) Dwellings in a commercial or industrial district must be compatible with existing or planned development on the same lot or tract and be compatible with the surrounding

area. Dwellings developed in a commercial or industrial district may be combined with proposed or existing office, retail or industrial development or may be developed in lieu of non-residential development, provided there remains adequate land zoned for such development to serve the immediate neighborhood.

*Based on the proposed site plan, the density for the project, and the character of activity, the use will be compatible with the surrounding commercial, industrial and residential uses.*

(b) Dwellings in a commercial or industrial district are subject to the following standards:

- (1) Not more than twenty-five percent (25%) of the land which is either zoned or recommended for commercial or industrial zoning in the applicable approved and adopted master plan may be used for housing.

*Within the area covered by the Gaithersburg Vicinity Master Plan there are approximately 912 acres of commercial and industrial zoned properties. Of that total, 503 acres are located within the Airpark area. The use, as modified, will not constitute 25% of the commercial and industrial land in the planning area. At 5.15 acres, the site comprises approximately 1% of the commercial and industrial land in the airpark area.*

- (2) Dwellings in a commercial or industrial district must meet the development standards of the applicable zone concerning minimum setbacks, green area, and lot coverage. The base residential density is 6.0 units per acre, which may be increased up to 21.5 units per acre if at least 35 percent of the units are productivity housing for households with incomes at and below the area wide median income, as provided for in Chapter 25B, Article IV, of the County Code. The maximum height allowed in the applicable commercial zone may be adjusted not to exceed a total height of 50' to accommodate residential development above a commercial structure as authorized under Sec. 59-G-1.23. These standards apply to all buildings on a site, including those that contain housing. The required green area may be adjusted to assure compatibility of uses, or to accommodate housing if not otherwise feasible or appropriate.

*The use, as modified, will satisfy all of the prescribed development standards for the I-4 Zone, including setbacks, building height, and green area. Based on the site plan, the buildings will maintain a minimum setback of 64 feet from the street right-of-way, 20 feet from the side property lines, and 90 feet from the rear property line. The minimum requirements are 50 feet, 10 feet, and 50 feet respectively. The proposed building height of 42 feet is the maximum allowable for the zone. The proposed green area is 63%, exceeding the minimum requirement by over 40%. The proposed residential density is 20.58 dwelling units, which exceeds the base density of 6.0 units per acre but is allowed since at least 35% of the units are productivity housing.*

- (3) Access must be provided by one or more direct driveways to a public street. The entrance must be located and appropriately lighted to assure safe access for residents, whether or not commercial or industrial uses on the same lot are in operation.

*Access will be provided by one driveway to Snouffer School Road. The entrance location was recommended by the Montgomery County Department of Public Works and Transportation to maximize safety and avoid conflicts with neighboring properties. The final design of the entrance will be subject to further review at time of site plan.*

- (4) A minimum of one (1) on-site parking space per dwelling unit must be provided. Additional parking spaces must be provided up to the total required by the relevant standards of Section 59-E-3.7, except that the Board may approve shared parking in accordance with the provisions of Section 59-E-3.1 to accommodate these additional spaces.

*A total of 162 parking spaces are proposed which exceeds by seven spaces the minimum requirement for the use, given the number of dwelling units, their respective unit type, and the relevant standards of Section 59-E-3.7 of the Zoning Ordinance.*

- (5) The property must be located in an area served by public water and sewer and must be in water and sewer categories 1, 2, or 3.

*The subject property is located in an area served by public water and sewer and is in Water Category W-1 and Sewer Category S-1.*

(c) Design plan.

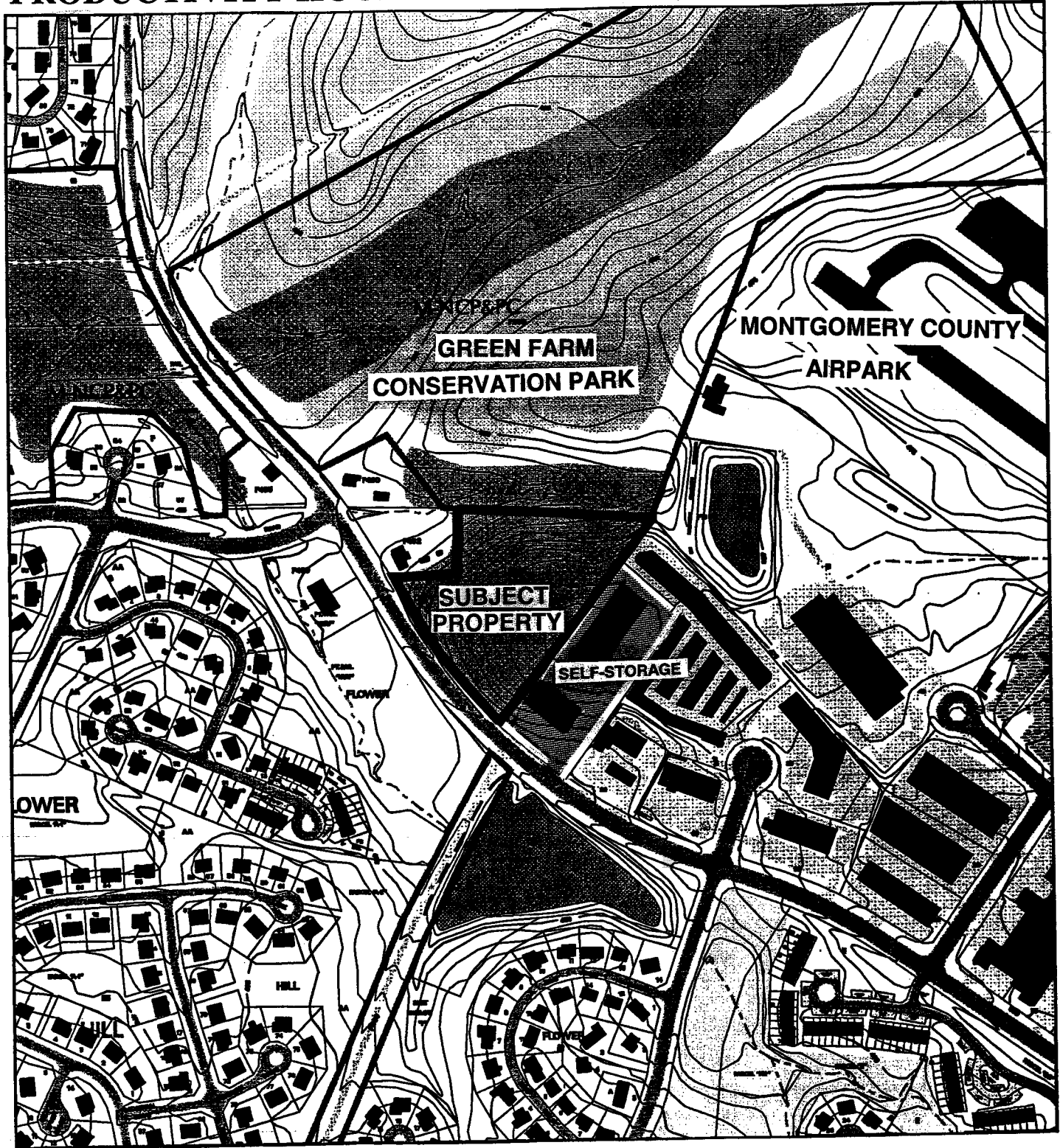
- (1) In addition to submitting such other information as may be required, a design plan of proposed development must also be submitted at the time the application is made. The design plan must show the size and shape of the subject property, the location of all buildings and structures, the area devoted to parking, any recreation facilities to be provided, all access roads and drives, the topography and existing major vegetation features, the proposed grading, landscaping and screening plans and such other features necessary for the evaluation of the plan.

*A site plan has been submitted which shows the size and shape of the subject property, the location of all buildings and structures, the area devoted to parking, the location of recreational facilities, access roads and driveways, and topographical features. Other submitted plans include a landscape and lighting plan and building elevations.*

- (2) No special exception, building permit or certificate of occupancy may be granted or issued except in accordance with a design plan of development approved by the Board of Appeals. The Board may condition its approval of a design plan on such amendments as determined necessary to assure an internally compatible development which will have no adverse effect on the surrounding community.

*To assure an internally compatible development that will have no adverse effect on the surrounding community, staff recommends approval of a site plan by the Planning Board.*

VICINITY MAP FOR  
**PRODUCTIVITY HOUSING S-2355-A**

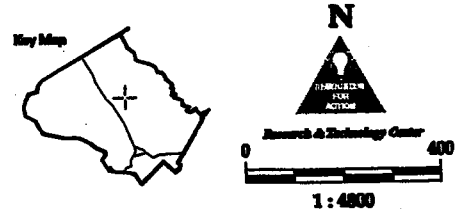


**NOTICE**

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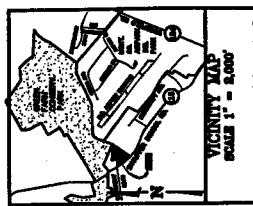
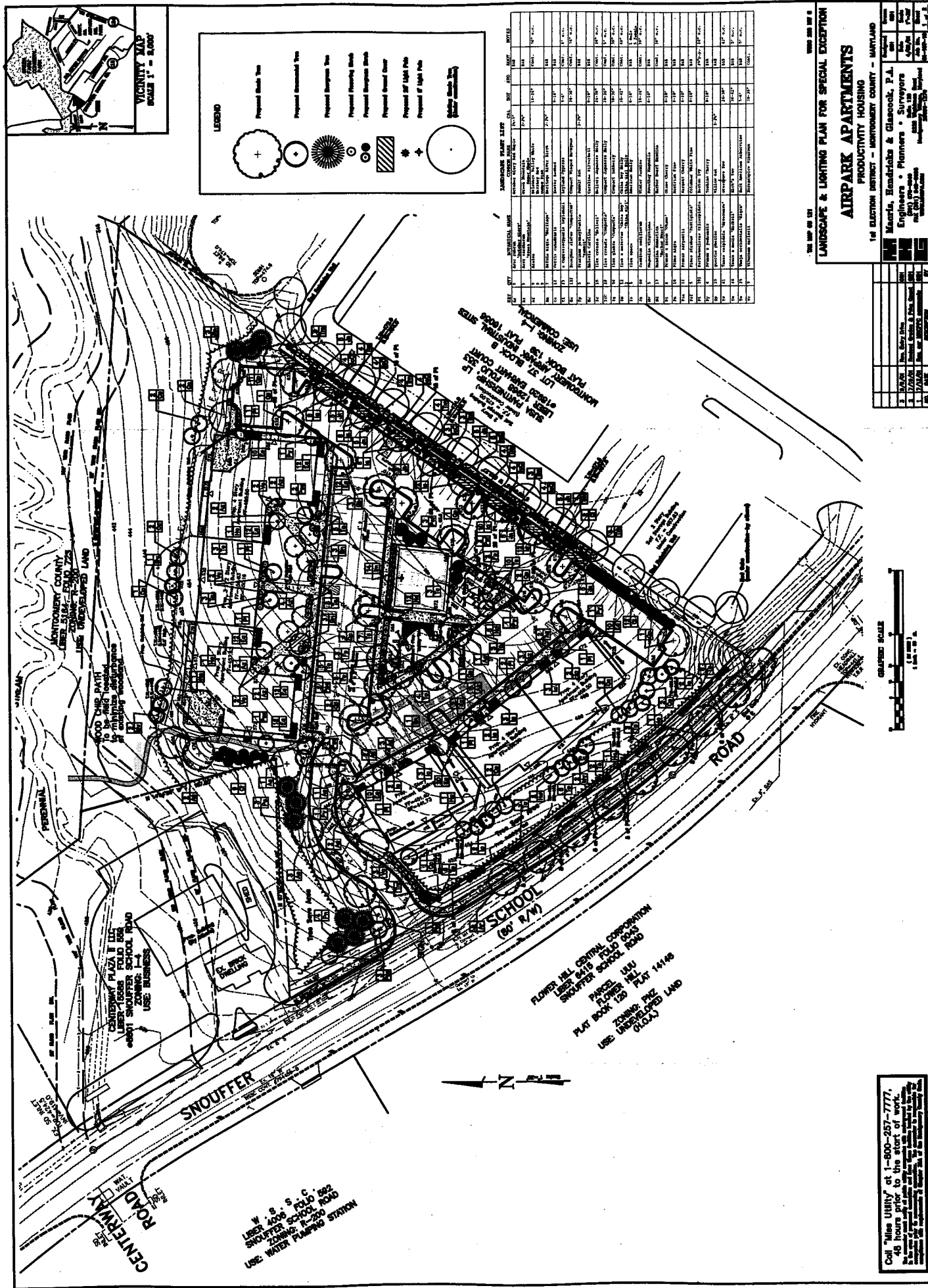
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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.









**LEGEND**

- Proposed Street Tree
- Proposed Residential Tree
- Proposed Street Tree
- Proposed Planting Bed
- Proposed Street Tree
- Proposed Street Tree
- Proposed of Light Pole
- Proposed of Light Pole
- Proposed Street Tree

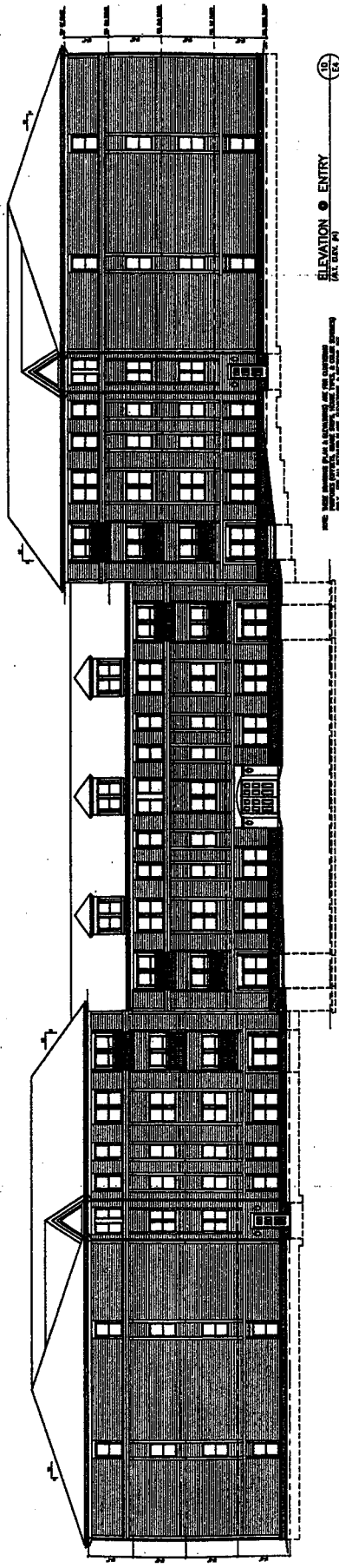
**LANDSCAPE PLANT LIST**

PLANT NAME	SIZE	NOTES
1. ...	...	...
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3. ...	...	...
4. ...	...	...
5. ...	...	...
6. ...	...	...
7. ...	...	...
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18. ...	...	...
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30. ...	...	...
31. ...	...	...
32. ...	...	...
33. ...	...	...
34. ...	...	...
35. ...	...	...
36. ...	...	...
37. ...	...	...
38. ...	...	...
39. ...	...	...
40. ...	...	...
41. ...	...	...
42. ...	...	...
43. ...	...	...
44. ...	...	...
45. ...	...	...
46. ...	...	...
47. ...	...	...
48. ...	...	...
49. ...	...	...
50. ...	...	...
51. ...	...	...
52. ...	...	...
53. ...	...	...
54. ...	...	...
55. ...	...	...
56. ...	...	...
57. ...	...	...
58. ...	...	...
59. ...	...	...
60. ...	...	...

**AIRPARK APARTMENTS**  
 PRODUCTIVITY HOUSING  
 14 ELECTION DISTRICT - MANTROFFER COUNTY - MANTROFFER  
 Macris, Handjaba & Glascock, P.A.  
 Engineers • Planners • Surveyors  
 1000 ...  
 (717) ...

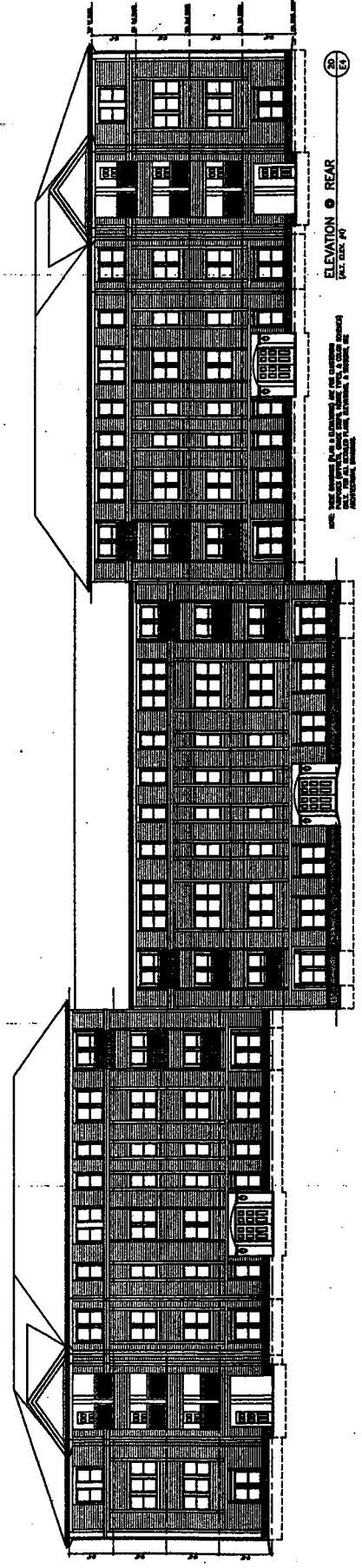


Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. In the event of an emergency, call 911. This plan is to be used in conjunction with the utility maps and records maintained by the utility companies. The utility companies are responsible for the accuracy of the utility information shown on their maps and records.



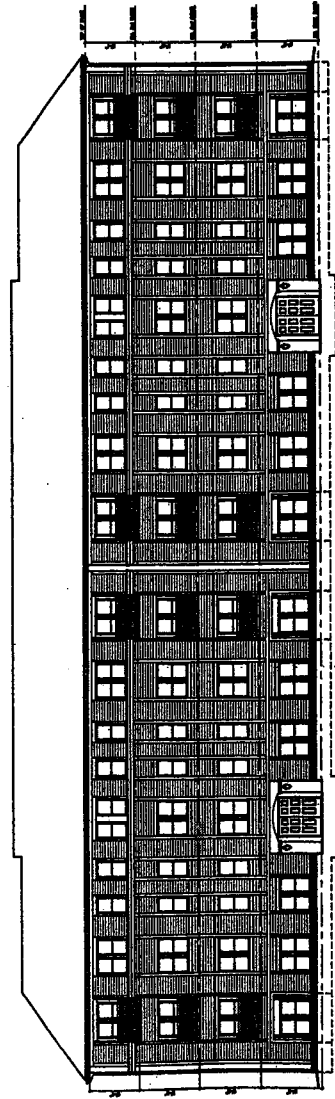
ELEVATION ● ENTRY  
(ALT. ELEV. 4)

THIS DRAWING IS A REPRESENTATION OF THE APPEARANCE  
 OF THE BUILDING. IT IS NOT TO BE USED FOR CONSTRUCTION  
 OR AS A BASIS FOR ANY OTHER DOCUMENT.

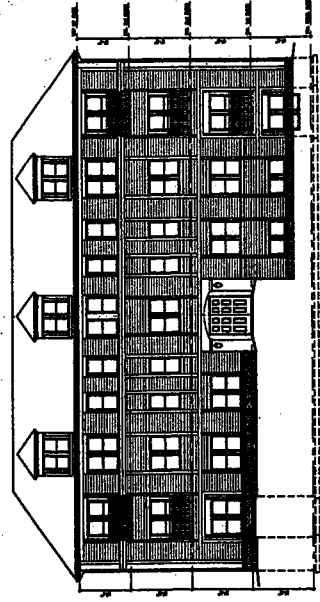


ELEVATION ● REAR  
(ALT. ELEV. 4)

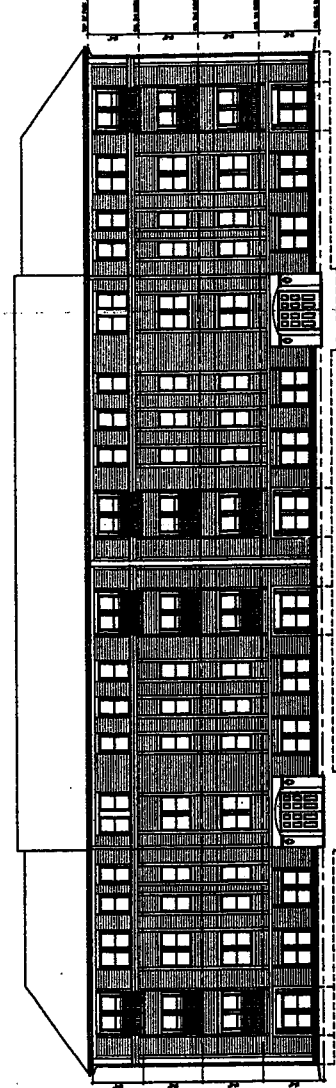
THIS DRAWING IS A REPRESENTATION OF THE APPEARANCE  
 OF THE BUILDING. IT IS NOT TO BE USED FOR CONSTRUCTION  
 OR AS A BASIS FOR ANY OTHER DOCUMENT.



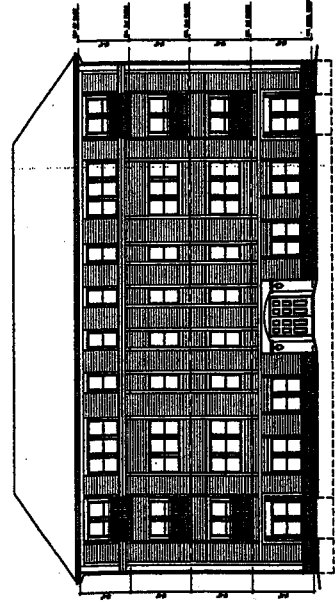
INFO: THIS DRAWING IS FOR INFORMATION ONLY. FOR QUOTATIONS AND FOR CONSTRUCTION, SEE THE ARCHITECT'S CONTRACT DOCUMENTS AND THE ARCHITECT'S SPECIFICATIONS.



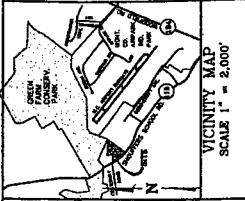
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**VICINITY MAP**  
SCALE 1" = 2,000'

**LEGEND**

- 1B - Oak Hill Area, (Photographic Aerial Overlay B), 1 to 100 Acres
- 1C - Oak Hill Area, (Photographic Aerial Overlay B), 1 to 100 Acres
- 2B - Oak Hill Area, (Photographic Aerial Overlay B), 1 to 100 Acres
- 4A - Oak Hill Area, (Photographic Aerial Overlay B), 1 to 100 Acres
- 4B - Oak Hill Area, (Photographic Aerial Overlay B), 1 to 100 Acres

**SECTIONS & SIGNIFICANT TREES**

ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION/REMARKS
1	White Oak	24"	Quercus alba	Good
2	Red Oak	24"	Quercus rubra	Good
3	Red Oak	24"	Quercus rubra	Good
4	Red Oak	24"	Quercus rubra	Good
5	White Oak	24"	Quercus alba	Good
6	White Oak	24"	Quercus alba	Good
7	White Oak	24"	Quercus alba	Good
8	White Oak	24"	Quercus alba	Good
9	White Oak	24"	Quercus alba	Good
10	White Oak	24"	Quercus alba	Good
11	White Oak	24"	Quercus alba	Good
12	White Oak	24"	Quercus alba	Good
13	White Oak	24"	Quercus alba	Good
14	White Oak	24"	Quercus alba	Good
15	White Oak	24"	Quercus alba	Good
16	White Oak	24"	Quercus alba	Good
17	White Oak	24"	Quercus alba	Good
18	White Oak	24"	Quercus alba	Good
19	White Oak	24"	Quercus alba	Good
20	White Oak	24"	Quercus alba	Good
21	White Oak	24"	Quercus alba	Good
22	White Oak	24"	Quercus alba	Good
23	White Oak	24"	Quercus alba	Good
24	White Oak	24"	Quercus alba	Good
25	White Oak	24"	Quercus alba	Good
26	White Oak	24"	Quercus alba	Good
27	White Oak	24"	Quercus alba	Good
28	White Oak	24"	Quercus alba	Good
29	White Oak	24"	Quercus alba	Good
30	White Oak	24"	Quercus alba	Good
31	White Oak	24"	Quercus alba	Good
32	White Oak	24"	Quercus alba	Good
33	White Oak	24"	Quercus alba	Good
34	White Oak	24"	Quercus alba	Good
35	White Oak	24"	Quercus alba	Good
36	White Oak	24"	Quercus alba	Good
37	White Oak	24"	Quercus alba	Good

**NOTES:** 1. INVENTORY OF SIGNIFICANT TREES: Each specimen of all species trees were measured with a diameter tape. Tree ID numbers correspond to those assigned on the National Wetlands Inventory (NWI) map. Tree locations are indicated on the NWI map.

**Stand Parameters:** Forest Stand No. 1 (1.34 ac) Oak-Hickory Community. This stand is composed of 10-12" dbh White Oak (Quercus alba) and 8-10" dbh Red Oak (Quercus rubra). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the northern portion of the site.

**Forest Stand No. 2 (0.85 ac) Northern White Pine Community:** This stand is composed of 10-12" dbh White Pine (Pinus strobus) and 8-10" dbh Red Pine (Pinus resinosa). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the southern portion of the site.

**Forest Stand No. 3 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the eastern portion of the site.

**Forest Stand No. 4 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the western portion of the site.

**Forest Stand No. 5 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the northern portion of the site.

**Forest Stand No. 6 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the southern portion of the site.

**Forest Stand No. 7 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the eastern portion of the site.

**Forest Stand No. 8 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the western portion of the site.

**Forest Stand No. 9 (1.02 ac) Soft Maple Community:** This stand is composed of 10-12" dbh Soft Maple (Acer spicatum) and 8-10" dbh Red Maple (Acer rubrum). The stand is a mature forest with a canopy closure of approximately 80%. The stand is located in the northern portion of the site.

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**

1. SITE AREA = 3.22 ACRES (327,333 S.F.). THE UNDEVELOPED PROPERTY PORTION OF ANOTHER SECTION, ROAD IN WATERBORO, WASHINGTON.
2. TOPOGRAPHY MAPS FROM CONSIDERATION OF FIELD SURVEY BY TOMAR ASSOCIATES, INC. AND FIELD SURVEY BY THIS OFFICE.
3. BOUNDARY LOCATION FROM SURVEY PREPARED BY TOMAR ASSOCIATES, INC.
4. SOIL CHARACTERS ARE SHOWN AS SHOWN ACCORDING TO SHEET 13 OF THE SOIL SURVEY OF WASHINGTON COUNTY, MARYLAND, DATED JULY 1958 WITH AERIAL PHOTO BASE DATED 1959.
5. THE PROPERTY IS ZONED R-1.
6. THE EXISTING SITE DRAINS TO THE CALVIN BRANCH TRIBUTARY OF GREAT BRIDGE CREEK. THE STATE OF MARYLAND HAS DESIGNATED THE PORTION OF THE POTOMAC RIVER.
7. THE PROPERTY IS ZONED R-1.
8. THE PROPERTY IS ZONED R-1.
9. THE PROPERTY IS ZONED R-1.
10. THE PROPERTY IS ZONED R-1.
11. FIELD WORK FOR THIS INVENTORY WAS CONDUCTED 7/13/01.
12. NO DATA, TRANSMISSION OR MEASUREMENTS WERE OBSERVED ON-SITE.
13. APPROVAL OF THIS NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION MAP FOR 1 YEAR OR AS LONG AS THERE IS AN APPROVED FOREST CONSERVATION PLAN.

**APPROVED**

APPROVED BY: [Signature]

DATE: 7/13/01

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION**

PARCEL 549

L. 8178 F. 812

14th ELECTION DISTRICT - MONTGOMERY CO - MD

Macris, Hendricks & Glascock, P.A.  
Engineers • Planners • Surveyors

1400 W. WISCONSIN AVE., SUITE 100  
BETHESDA, MD 20814  
PHONE: (301) 975-0188  
FAX: (301) 975-9625  
WWW.MACRIS.COM

**Smart Development / Premium Homes**

2401  
Rochelle, MD 20840  
Phone: 301-975-0188  
Fax: 301-975-9625

**APPLICANT:**

Smart Development / Premium Homes  
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Rochelle, MD 20840  
Phone: 301-975-0188  
Fax: 301-975-9625

**PREPARED BY:**

Macris, Hendricks & Glascock, P.A.  
Engineers • Planners • Surveyors  
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BETHESDA, MD 20814  
PHONE: (301) 975-0188  
FAX: (301) 975-9625  
WWW.MACRIS.COM

**DATE:** 7/13/01

**SCALE:** 1" = 2,000'

**GRAPHIC SCALE:**

1" = 200'

**PROJECT NO.:** 2001-01

**DATE:** 7/13/01

FIGURE 1



## AIRPARK AREA-RECOMMENDED GENERALIZED BASE ZONING

- ..... Planning Area Boundary
- ▤▤▤▤▤▤ Study Area Boundary
- ..... Projected Noise Contours
- Municipalities

- ▨ Parks
- ▧ Properties Recommended For PN Zone
- ▩ Proposed TDR Receiving Areas

NOTE: See Fold Out Map For Details

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN  
 Montgomery County Maryland

January, 1985



Fig. 15



# AIRPARK AREA-ANALYSIS AREAS

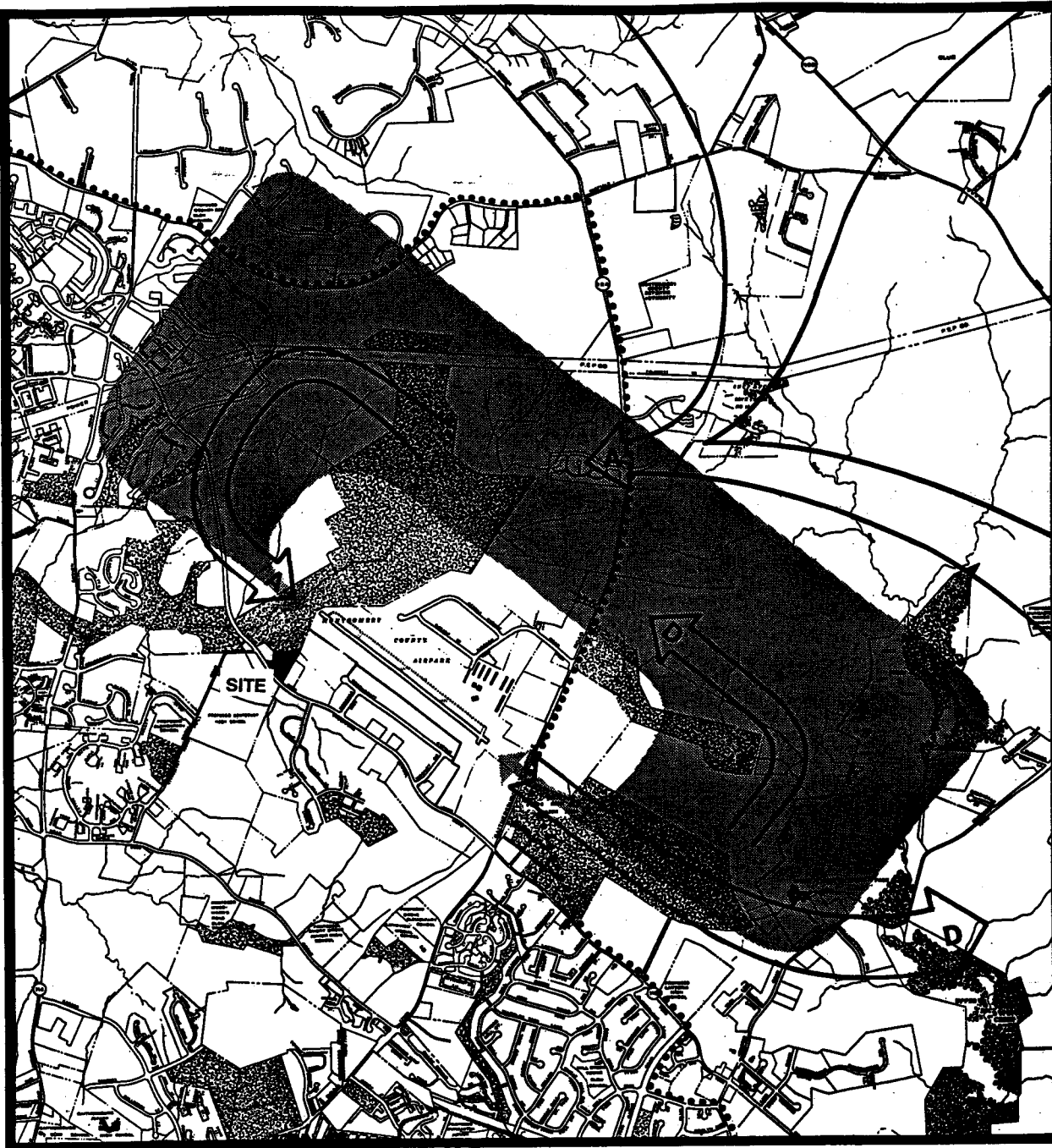
- ..... Planning Area Boundary
- Study Area Boundary
- Proposed Highway
- ..... Projected Noise Contours
- █ Municipalities
- █ Parks
- Midcounty Highway District: 1-13
- Flower Hill District: 14-43
- Airpark District: 44-63

**APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN**  
 Montgomery County Maryland  January, 1985

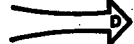




Fig. 16

FIGURE 3



## MONTGOMERY COUNTY AIRPARK AIRCRAFT FLIGHT OPERATIONS-SOUTH OPERATIONS\*

-  South Departures (Takeoff)
  -  South Approach (Landing)
  -  Approximate Overflight Area While in Flight Pattern
- \*Runway #14  
\*Flight Pattern Altitude is Approximately 600' Above Ground Elevation

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN  
Montgomery County Maryland

January, 1985



Fig. 13

FIGURE 4



# NOISE CONTOURS-YEAR 2000

- ..... Planning Area Boundary
- █ Municipalities
- ▨ Equal To Or Greater Than 65dBA Ldn
- ▧ 60-64 Ldn
- Below 60 Ldn

SOURCE: Preliminary Data By State Aviation Administration

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN  
Montgomery County Maryland

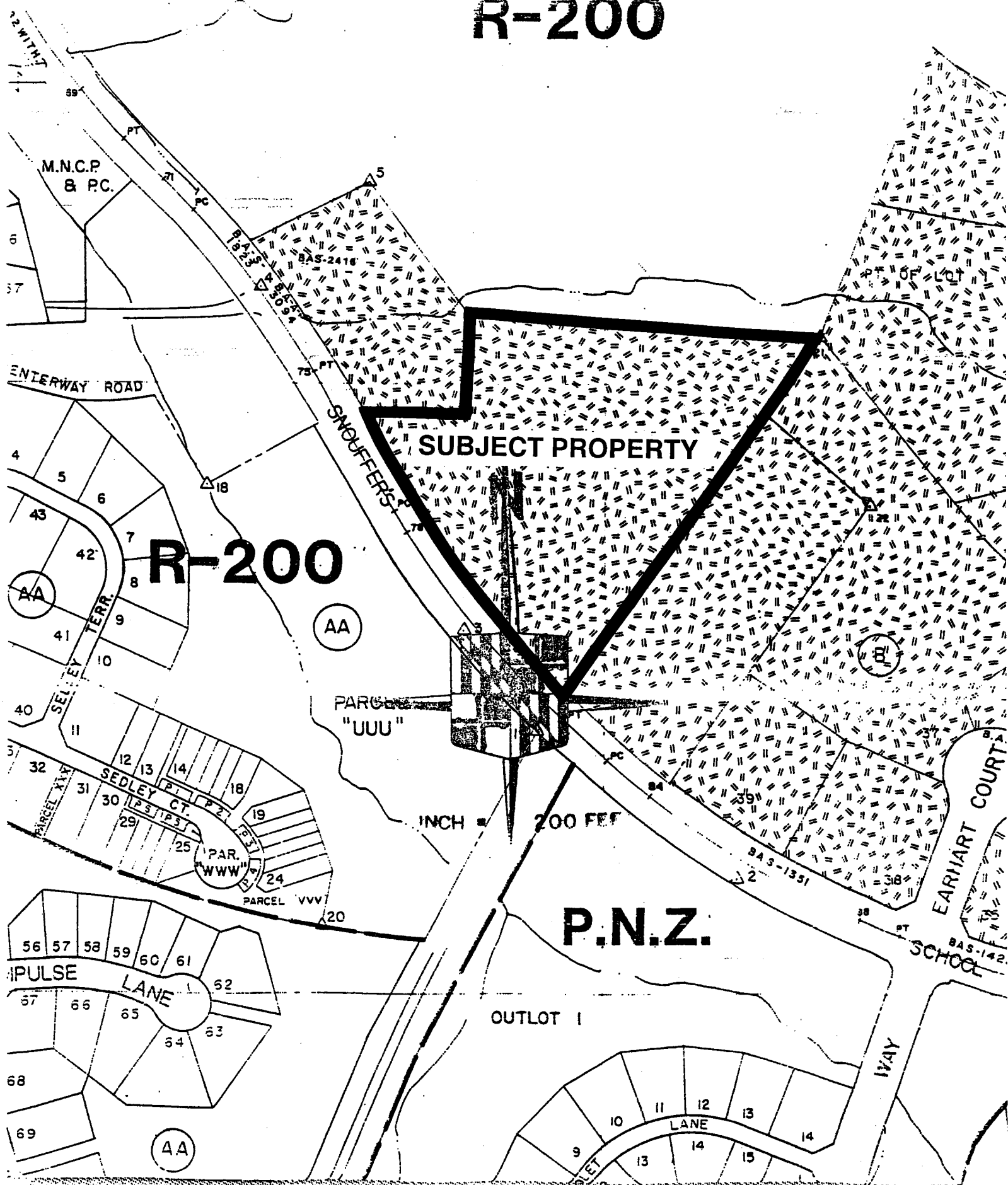
January, 1985



Fig. 11



# R-200



**SUBJECT PROPERTY**

**R-200**

AA

PARCEL "UUU"

INCH = 200 FEET

**P.N.Z.**

OUTLOT I

AA

LANE

WAY

EARHART COURT

SCHOOL

M.N.C.P. & P.C.

ENTERWAY ROAD

SNOFFERS

AA

AA

PULSE

LANE

68

69

9

10

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