



8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

**DATE:** January 24, 2002

**TO:** Montgomery County Planning Board

**VIA:** Joseph R. Davis, Chief  
Development Review Division

**FROM:** Mary Beth O'Quinn, AICP  
Planning Department Staff  
(301) 495-1322

**REVIEW TYPE:** Site Plan

**APPLYING FOR:** Multi-family rental housing: 106 dwelling units

**PROJECT NAME:** Airpark Apartments

**CASE #:** 8-02007 (and Preliminary Plan 1-02027)

**REVIEW BASIS:** Site Plan Review required as condition of Special Exception and Optional Method

**ZONE:** I-4

**LOCATION:** Snouffer School Road, 100 feet south of Centerway Road

**MASTER PLAN:** Gaithersburg Vicinity, 1990 Amendment

**APPLICANT:** Smart Development/Premier Homes

**FILING DATE:** November 17, 2001

**HEARING DATE:** January 31, 2002




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**STAFF RECOMMENDATION FOR SITE PLAN:** Approval of Site Plan, 106 multifamily dwelling units, subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Conditions of MCDPS stormwater management concept approval dated July 20, 2001.
3. Conditions of the Transportation Planning Division memo [forthcoming] dated January 25, 2001, including:
  - a. Provide road cross-section along Snouffer School Road consistent with the adjacent sites: Preliminary Plan 1-86183A and Site Plan 8-01011 (BP Amoco) and 8-01041 (Centerway Plaza).
  - b. Provide a bus shelter on Snouffer School Road;
  - c. Provide pedestrian path to the adjacent park and a lead path at the southwest corner

- of the site;
4. Conditions of Park Planning Division memo dated January 8, 2000, including:
    - a. Construction by applicant of a 4-foot wide natural surface trail from the proposed apartment buildings at the northwest side of the property to the master planned natural discovery area located within the adjacent pedestrian bridge over the Cabin Branch Tributary for the trail. Applicant to work with M-NCPPC staff prior to signature set and record plat to field locate the trail alignment and bridge location.
    - b. Placement of a Category I Conservation Easement on the northern portion of the property that lies within the stream valley buffer.
    - c. Clearance of all exotic invasive plant material and briars along the trail; staking and signing of the trail.
  5. Conditions of Environmental Planning Division memos dated January 24, 2002 and October 22, 2001, including:
    - a. Submission of Final Forest Conservation Plan (FCP) for staff review and approval;
    - b. Applicant must receive approval of FCP prior to record plat recordation and prior to release of sediment and erosion control permit and building permit.
  6. Prior to signature set, Prior to signature set approval of the site, landscape and lighting plans, the following revisions shall be made and/or information provided, for review and approval by planning staff:

a. **Site Plan**

1. Show all easement lines, LODs, setbacks, reforestation limits, Forest Conservation Easements, slopes of sidewalks, and grading;
2. Revise design and placement of terraces and retaining walls along Snouffer School Road to provide at least a two-tree depth of plantings for lower terrace, to include full size shade trees and evergreens; extend terraces to entrance drive and incorporate wall returns with the pedestrian paths and/or landings and monument signage; provide site and road cross sections for frontage;
3. Maintain consistent building line for the two south buildings by aligning facades;
4. Provide island for crosswalk at entrance to north building to provide break string of parking spaces;; center on building entrance;
5. Provide large scale plan of internal recreation court at 1"=20' showing all paving and surface materials, fall zones;
6. Provide specifications for fences, handrails, and any site furnishings/fixtures, including model numbers, manufacturers of play equipment;
7. Provide wall sections for retaining wall, showing masonry materials only.
8. Provide details and methods for protecting stream valley boundary for the construction of the retaining wall at the north building adjoining Green Farm Park; retaining wall to be constructed with no disturbance to area on exterior of building footprint, i.e. inside wall construction; provide details for placement of sheeting and shoring, staging/materials assembly, and construction;

b. **Landscaping**

1. Show lighting fixtures with landscaping on one plan; show locations of all

fixtures;

2. Show grading throughout; show parking spaces on landscape plan;
3. Provide street trees along Snouffer School Road for entire length of property; coordinate species and spacing with adjacent sites (8-01011 and 8-01041) and align shade trees along frontage; coordinate with sidewalk connections on adjacent properties;
4. Provide line of shade trees along sidewalk in front of north building;
5. Provide tree panel for street trees along south west side of play court area;
6. Provide full size shade trees along parking opposite south side of play area;
7. Provide additional tree plantings for terraces facing Snouffer School Road to accommodate design revisions [Condition 5.a.2, above]; hardwood trees to be installed at 3.5-inch caliper; evergreen trees to be installed at 8-10 feet;
8. Show all reforestation and native plantings per Section 59-E-2.72 on the Forest Conservation Plan.

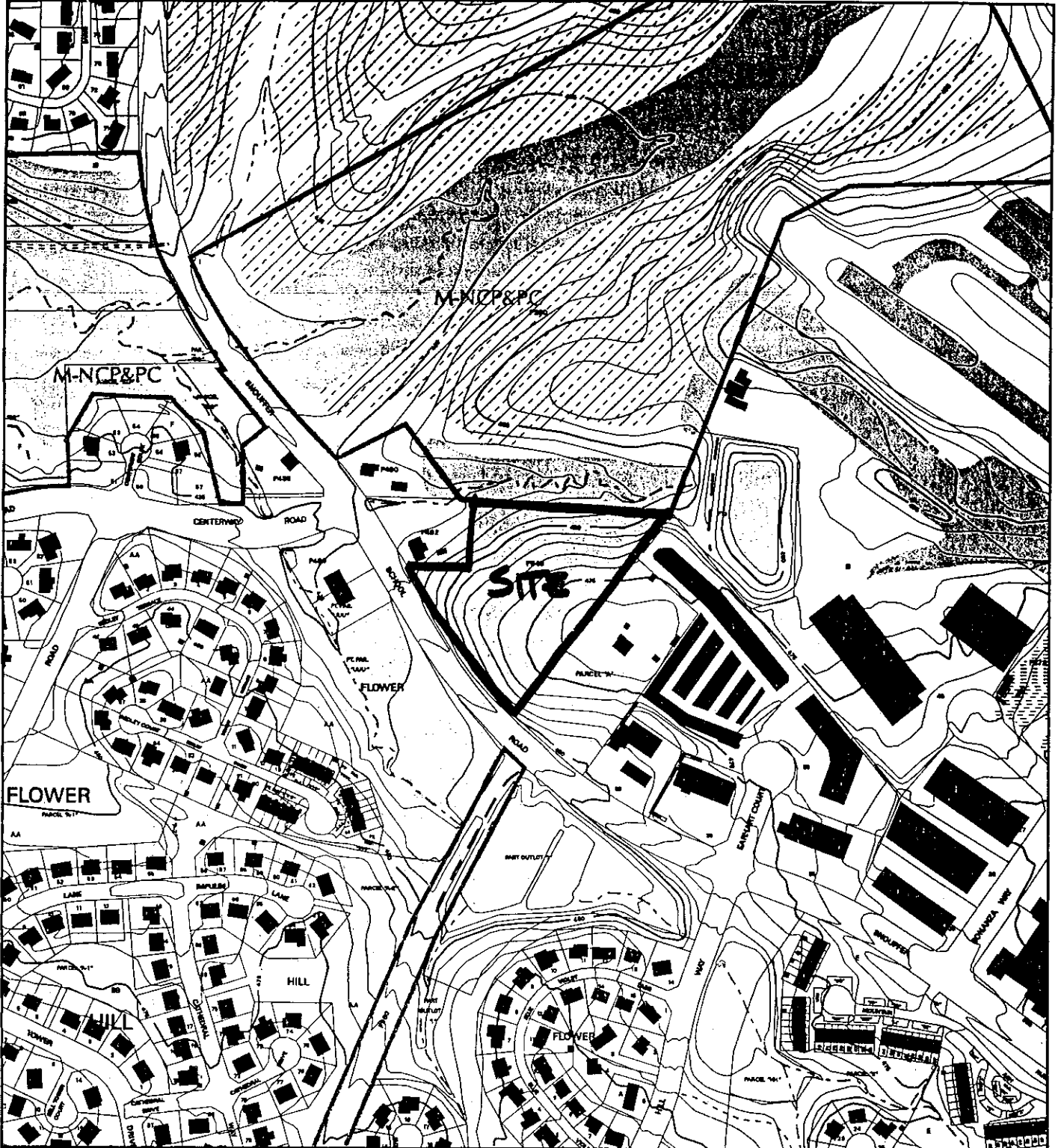
c. **Lighting**

1. Provide revised submission of Landscape and Lighting plan; provide Light Distribution Plan; coordinate information on lighting location and levels between the two plans;
2. Lighting distribution plan and landscape plan subject to staff review prior to signature set; applicant shall provide new lighting distribution plan for staff review that incorporates final lighting locations and levels for both subject lot and adjacent lot for Centerway Plaza (8-00041).
3. Provide details, specifications, and locations for all lighting fixtures, including lamp type, wattage, house shields, mounted height, dimensions, hours of operations.
4. Provide details and specifications for all signage, including materials, fixture mounts and housing, lamps and wattage, pole types and/or installation details;
5. Provide Lighting Calculations Summary showing average/maximum and average/minimum ratios; provide separate calculations for the areas under the canopy and at all property lines;
6. Provide lighting levels according to IESNA maximum: Provide lighting levels not to exceed 20 foot candles under the canopy on site and 5 foot candles in all other areas of the site.

d. **Architectural**

1. Provide proof of compliance with Montgomery County noise ordinance standards for interior and exterior areas; include wall section details with signature set;

VICINITY MAP FOR  
**AIRPARK APARTMENTS (1-02027)**



Map compiled on October 11, 2001 at 8:56 AM | Site located on base sheet no - 226NW08

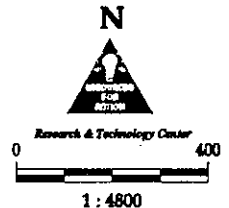
**NOTICE**

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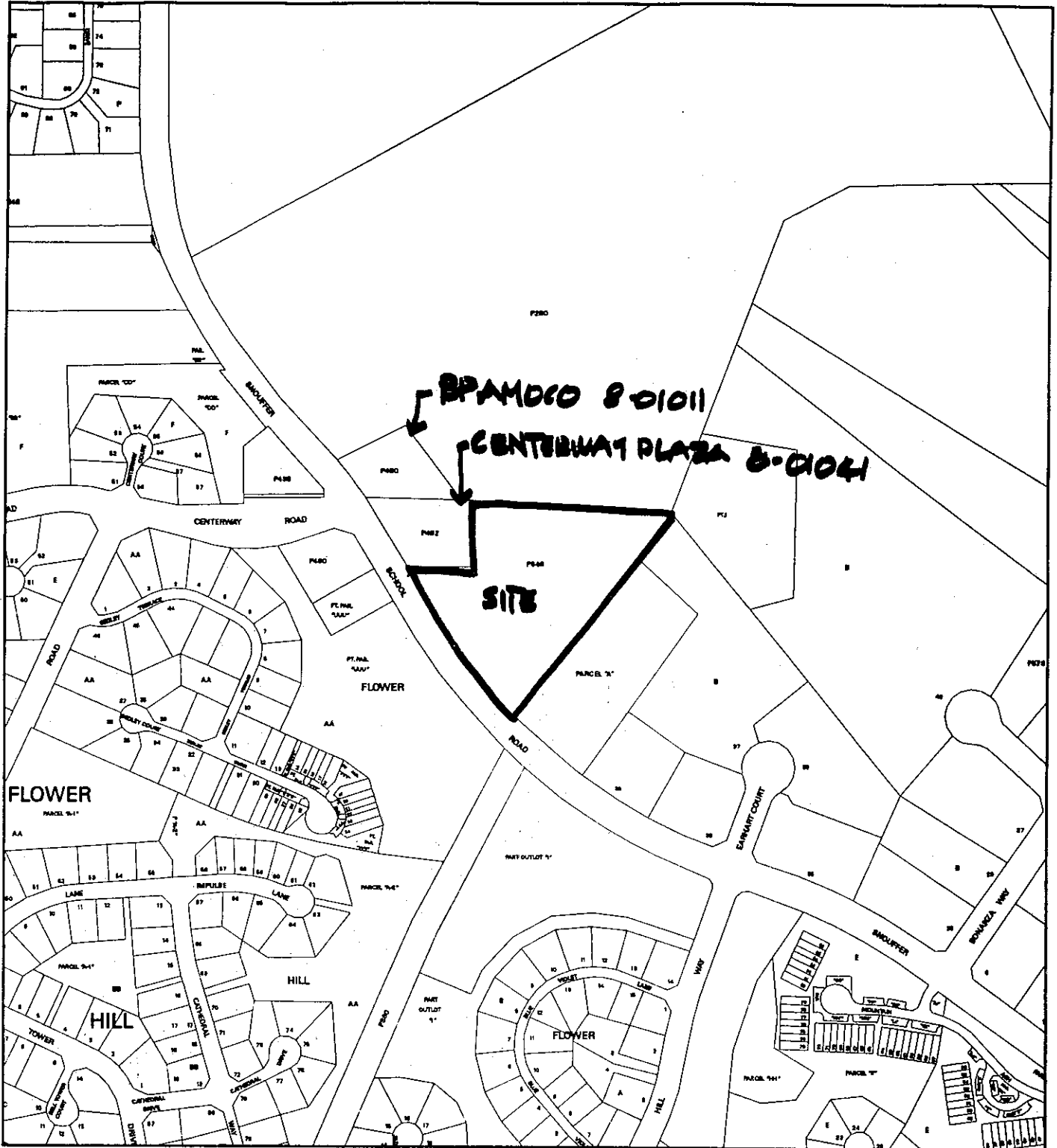
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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. - Copyright 1998

Key Map



VICINITY MAP FOR  
**AIRPARK APARTMENTS (8-02007)**



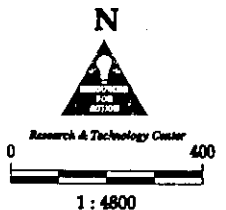
Map compiled on October 10, 2001 at 3:39 PM | Site located on base sheet no - 228NW08

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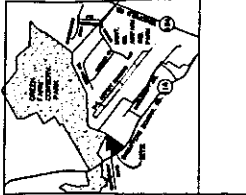
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**PROPOSED DEVELOPMENT PLAN**  
**LOT 1, BLOCK A**  
**AIRPARK APARTMENTS**  
 PRODUCTIVITY HOUSING

1st ELECTRONIC DISTRICT - MONTGOMERY COUNTY - MARYLAND

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## **SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:**

In the course of site plan review and discussion, staff and the applicant reviewed the Special Exception S-2355 (1998) and its amendment S-2355A (2001). Staff and applicant refined the site design to optimizing attractiveness and compatibility for residents within the housing complex and the passing public along Snouffer School Road.

Design issues addressed included:

- Relationship of use to the Green Farm Conservation Park
- Safe and adequate pedestrian systems and handicapped accessibility
- Safe, accessible and compatible recreation amenities
- Streetscape and terracing along Snouffer School Road
- Reforestation
- Noise abatement
- Maintenance and management of planted areas

During the course of review, study of details and structural requirements of the necessary 12-foot retaining walls along Snouffer School Road revealed that severe compromise of the tree save area would occur. Site plan staff, EPD staff and applicant have worked to arrive at a solution that would result in a better tree stand than that originally proposed to be saved.

This solution features a stepped terraces along Snouffer School Road, that will embrace the streetscape, provide smaller, more compatibly-scaled retaining walls, and most importantly, provide the opportunity for greater number and variety of native trees and landscaping with higher survival expectancy.

At the time of production of this report, staff and applicant were continuing to develop the most environmentally sustainable solution for the terrace design in terms of dimensions, placement and planting types. The increased number of conditions of approval included in the report reflect the continuing work on the revised design.

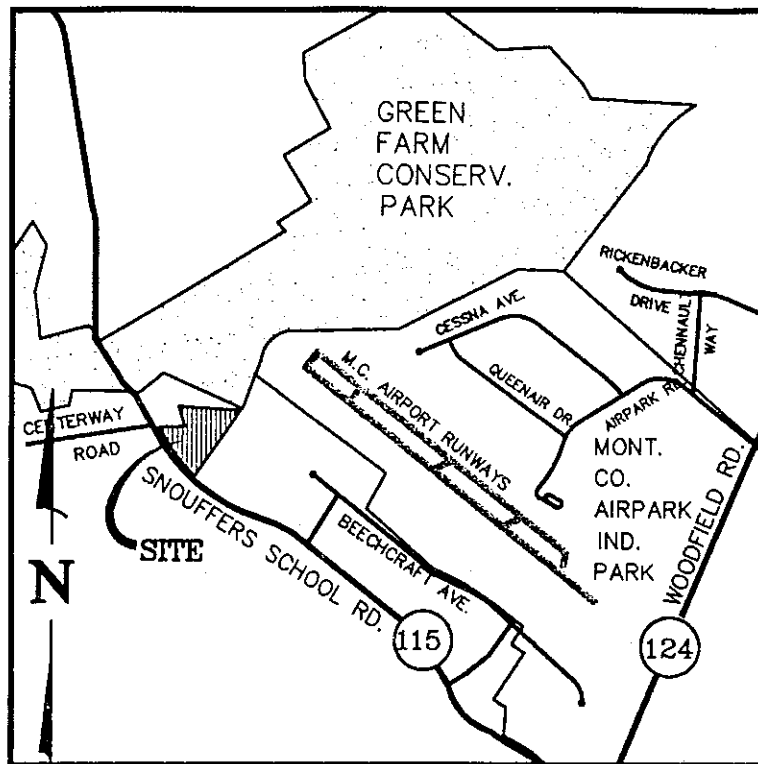


**PROJECT DESCRIPTION: Vicinity**

The subject site is located within the Montgomery Village/Airpark Policy Area just south of the intersection of Snouffer School Road and Centerway Road, east of Montgomery County Airpark. Adjoining the property to the north and west is 204-acre Green Farm Conservation Park (R-200). Adjoining the proper to the south a piece of the original property that has been subdivided for use as a self-storage facility. Further to the southeast are light industrial and commercial parcels in the I-4 Zone. Further to the west are the residential communities of Flower Hill and Montgomery Village. Opposite Snouffer School Road to the west are a single family detached home and a WSSC pumping station (R-200).

The Gaithersburg Recycling Center is located within the area as well, and a recent Special Exception was approved by the Board of Appeals for 174 units of housing (Airpark Village Apartments).

**Vicinity Map: Airpark Apartments (8-02007) 1:24000.**



## **PROJECT DESCRIPTION: Site Description**

The parcel is sited on the east side of Snouffer School Road just south of the intersection with Centerway Road near Montgomery County Airpark, and adjoining the Centerway Plaza site on its northeastern corner and the Green Farm Park on the north.

The property consists of 5.20 acres located in the I-4 Zone and is currently unimproved. The site is wedge-like in its basic shape with approximately 550 feet of frontage on Snouffer School Road and a site depth of 700 feet at its greatest extension along the east boundary.

The topography slopes at 10% grade from the east property line (adjacent to the Self Storage site) westward across the site toward the southeast property line. The grades wrap the parcel along the Snouffer School Road boundary resulting in significantly steeper slopes along the street frontage.

A stream channel runs parallel to the north boundary adjoining Green Farm Conservation Park and a portion of the site features the stream valley buffer.

## **PROJECT DESCRIPTION: Proposal**

The subject application proposes 106 units of multi-family housing in the I-4 Zone using the Optional Method of development. The application was the subject of a Special Exception that addressed the use and housing density.

The plan proposes three-story housing structures arranged in linear form along two sides of the triangular site. The buildings are oriented toward the interior of the site, backing up to the Green Farm Park and Snouffer School Road. The interior orientation creates an interior courtyard that supports recreational amenities.

Vehicular access to the site is provided by direct access along Snouffer School Road. Internal circulation and parking is arranged around the center recreational court and along the eastern property line. Pedestrian access includes a sidewalk along the entire Snouffer School Road frontage, lead walks, and sidewalks at the recreation court.

Landscaping includes street trees along the interior drives and parking areas, shade trees for the recreation area, and screening along the east boundary. Tree save areas include the Forest Conservation Area for the stream buffer and a designated area adjoining the Centerway Plaza site. In addition, the tree save area along Snouffer School Road will be planted with dense, varied forestation placed within terrace retaining walls.

**PROJECT DESCRIPTION: Prior Approvals**

The Board of Appeals held the S-2355A Special Exception Amendment hearing for this property on September 19, 2001 and issued the opinion on November 1, 2001. The amendment modified the previous Special Exception S-2355 approved April 14, 1999, by reducing the land area from 8.2 acres to 5.2 acres, reducing the number of apartments from 174 units to 106 units.

## **DISCUSSION OF ISSUES**

### **ANALYSIS: Conformance to Master Plan**

The subject property, located within the Airpark District Analysis Area 49, is zoned I-4 in accordance with the recommendations designated in the Gaithersburg Vicinity Master Plan (1985).

While the proposed apartment complex is inconsistent with the Master Plan policy of providing "additional acreage for incubator industrial areas," the proposed development will assist in meeting the goals the County's housing policy to encourage private provision of affordable housing.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
<b>Zoning:</b>	I-4	I-4
<b>Lot Area:</b>	1.0 acre min	5.20 ac.
<b>Residential Density</b>	21.5du/acre	20.38 du/acre
<b>Green Space:</b>	20%	63%
<b>Building Height (59-C-5.31):</b>	3 stories/42'	42 feet
<b>Setbacks (59-C-5.35):</b>		
<u>Buildings</u>		
Front (Snouffer School Rd)	50'	64'
Rear	50'	65'
Side (Adj. Industrial zone)	10'	20'
<b>Density [1.0 FAR]:</b>		0.55 FAR *
<b>Parking:</b>		
90 2-bedroom units	135 spaces	135 spaces
16 1-bedroom units	20 spaces	20 spaces

\* Net tract area of Special Exception S2355A

## ANALYSIS: Conformance to Recreation Guidelines

<b>DEMAND POINTS</b>		<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	<b>TOTALS</b>
<i>per 100 units</i>		D1	D2	D3	D4	D5	
Housetype		11	14	12	118	16	171
<b>PROJECT DEMAND</b>							
<i>TH # units = 94</i>	1.06	11.66	14.84	12.72	125.08	16.96	181.26
<b>SUPPLY POINTS</b>		<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	
		D1	D2	D3	D4	D5	
<b>On Site Recreation</b>							
Sitting (1)		1	1	1.5	5	1.5	10.00
Tot Lot		9	2	0	4	1	16.00
Play Lot		0	9	3	4	1	17.00
Pedestrian System		1.17	2.97	2.54	56.29	7.63	70.60
Nature Trails		0.00	0.74	1.27	12.51	0.85	15.37
<i>On Site Total</i>		11.17	15.71	8.32	81.79	11.98	128.97
<b>Off Site Recreation Amenities</b>							
Softball		4	30	30	60	4	128
Natural Areas		0	0.75	1.27	12.51	0.85	15.38
<i>Off Site Total</i>		4.00	30.75	31.27	72.51	4.85	143.38
<b>SUPPLY/DEMAND RATIOS</b>		<b>Tots</b>	<b>Children</b>	<b>Teens</b>	<b>Adults</b>	<b>Seniors</b>	
		D1	D2	D3	D4	D5	
<b>On Site Ratio</b>		0.96	1.06	0.65	0.65	0.71	

## **FINDINGS for Site Plan Review:**

1. The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.

The plan conforms to conditions of the Special Exemption Amendment S-2355A. The Preliminary Plan 1-02027 will be heard concurrently with this Site Plan.

2. The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.
3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

- a. **Location of Buildings**

The location of the building is adequate, efficient, and safe.

- b. **Open Spaces**

The plan provision for open space consists of the landscaped buffer along the rear and sides of lot that adjoins neighboring Green Farm Park

As conditioned, the open spaces are adequate and efficiently place to optimize the visual and recreational benefits to the residents and the public. The use of well-planted terraces to break the “wall” effect on Snouffer School Road will create an atmosphere on the public street that is more human in scale, provides greater variety and density in planting, and define the street as the primary public realm.

- c. **Landscaping and Lighting**

As conditioned, the landscaping is adequate, safe and efficient for this use and building type on a site that presents difficulty in topography and orientation.

Staff recommends further design development of the terraces on Snouffer School Road to mitigate the scale of necessary retaining walls, soften the streetscape and provide adequate thickness of trees to screen the rears of the residential buildings from the street. The terraces will also allow greater “additive” height of the plantings since the trees will be planted on two terrace levels.

Staff further recommends that the redesigned terraces create a unified appearance for the streetscape, extending from the south property corner to the development driveway entrance and incorporating the grading for the lead sidewalks and pedestrian paths with the terrace levels and plantings.

Staff also encourages applicant to install off-site forestation within the neighborhood

at sites recommended by Environmental Planning staff.

Site lighting constitutes a critical design issue for this site and the proposed use. The use of this property and the adjoining lot for auto-related retail creates the potential of intense light levels in spots. Staff recommends that the applicant submit revised lighting plans showing exact locations of all site fixtures and exterior building fixtures. Applicant should ensure that fixture locations match between the Landscape and Lighting Plan and the Light Distribution Plan. Staff recommends that applicant provide a Lighting Calculation Summary with average/max and average/min ratios of light levels for the area under the fueling station canopy and at the property lines.

**d. Recreation**

The proposal meets the recreation guidelines requirements.

**e. Vehicular and Pedestrian Circulation**

The vehicular circulation is adequate, safe and efficient. Pedestrian circulation is adequate and safe from Snouffer School Road into the development. Staff recommends an additional crosswalk at the south parking bay to provide an additional safe pedestrian connection. The additional connection, both sidewalk and trailhead to the Green Farm Park enhance pedestrian activity in this area. Handicapped parking is logically placed with ease of access.

Staff recommends that the pedestrian connections to the development at the driveway entrance and at the southeast corner be designed to work with the retaining wall terraces to provide with optimal grading and landing placement for pedestrian security and safety.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The proposed buildings are compatible in appearance and use and siting for this parcel fronting on Snouffer School Road. The site design, with buildings arranged on the site perimeter creates an internally focused community that is oriented around the central community recreation area—a use that is visually and functionally compatible with the amenities of Green Farm Park.

The use of the terraces as a means to mitigate the severe slopes on Snouffer School Road, provides opportunity to substantially enhance the street's appearance, provide an interesting and attractive contrast between the formality of the established streetscape (implemented with the BP Amoco 8-01011 and Centerway Plaza 8-01041) and the naturalistic forestation supported on the terrace levels. Continuation of the streetscape from the adjacent two sites will provide Snouffer School Road with approximately 900 feet of improved streetscaping.



5. The final forest conservation plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The final forest conservation plan, as conditioned, will meet all requirements of Chapter 22A for forest conservation.

**APPENDIX**

- A. Standard conditions dated October 10, 1995
- B. Correspondence referenced in report

**APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
    - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
    - 4) Pedestrian pathways associated with each facility shall be completed as construction of each facility is completed.
    - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
  - b. Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition of approval or staff correspondence.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  1. Limits of disturbance;
  2. Forest conservation areas;
  3. Conditions of DPS Stormwater Management Concept approval letter dated July 20, 2001;
  4. Note stating that M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
  5. The development program inspection schedule;
  6. Conservation easement boundary per final forest conservation plan;
  7. Street trees as reviewed by staff, along Snouffer School Road;
  8. Location of outfalls away from tree preservation areas;
3. Forest Conservation Plan shall satisfy all conditions of approval prior of recording of plat and DPS issuance of sediment erosion permit, as appropriate.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



RECEIVED  
JUL 23 2001

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

July 20, 2001

Robert C. Hubbard  
Director

Mr. Scott Roser  
Macris, Hendricks and Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for Airpark Apartments  
Preliminary Plan #: Pending  
SM File #: 203810  
Tract Size/Zone: 5.2 Ac/I-4  
Total Concept Area: 4.5 Ac  
Tax Plate: GU 121  
Parcel: UUU  
Liber/Folio: 6415/0043  
Montg. Co. Grid: 19 J4  
Watershed: Great Seneca Creek

Dear Mr. Roser:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity and quality control via a combined underground concrete vault and sand filter.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,

Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB;enm.CN203810

cc: M. Shaneman  
S. Federline  
SM File # 203810

QN -onsite; Acres: 4.5  
QL - onsite; Acres: 4.5

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

**MEMORANDUM**

**January 8, 2002**

TO: Mary Beth O'Quinn, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Countywide Planning Division

SUBJECT: Airpark Apartments, Plan #8-02007 and 1-02027

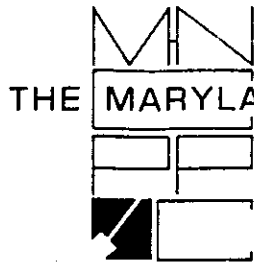
A handwritten signature in black ink, appearing to read "Doug Powell", is written over the "FROM:" line of the memorandum.

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Park Planning and Resource Analysis staff has reviewed the above-referenced Plan and requests certain CONDITIONS OF APPROVAL as set forth below:

1. Construction by Applicant of a 4' wide, natural surface trail from the proposed apartment buildings at the northwest side of the property to the master planned natural discovery area located within the adjacent Lois Green Conservation Park. Trail construction to include a pedestrian bridge over the Cabin Branch Tributary for the trail. Applicant to work with M-NCPPC staff prior to submittal of the final record plat, to establish the trail's alignment and bridge location.
2. The northern portion of the property that lies within the stream valley buffer to be placed in a Category I Conservation Easement.

Cc: John Hench, PhD  
Tanya Schmieler  
Malcolm Shanaman  
Rich Weaver  
Michelle Sheppard  
Bill Gries  
Naomi Manders

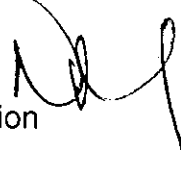


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

October 22, 2001

MEMORANDUM

TO: Mary Beth O'Quinn, Urban Designer  
Development Review Division

FROM: Nellie Shields Maskal, Planner   
Community-Based Planning Division

SUBJECT: Site Plan #8-02007 (Airpark Apartments) in the Airpark Area of the  
Gaithersburg Vicinity Master Plan Area.

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**RELATIONSHIP TO THE GAITHERSBURG VICINITY MASTER PLAN**

The subject property is located within the Airpark District of the 1985 Approved and Adopted *Gaithersburg Vicinity Master Plan*. It is zoned I-4 (low-intensity, light industrial use) in accordance with the recommendations of the Master Plan. 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.

While the proposed apartment complex is inconsistent with the Master Plan policy of providing "additional acreage for incubator industrial areas", the proposed development will assist in the County's affordable housing policy to encourage private participation in the provision of affordable housing.

**Site Plan Issues**

The following design issues should be addressed to ensure maximum compatibility, safety, efficiency, and attractiveness.

*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 should provide a more direct connection (such as, a foot trail or stairs) to the sidewalk through the southwestern corner of the property.

To connect this future community to the recreational facilities on the park and the retail services along Snouffer School Road is important.

*Landscape Buffer*

Residential development of this hilly, wooded site needs to achieve compatibility internally for its future residents living adjacent to Snouffer School Road and the self-storage facility to the south. Externally, compatibility needs to be established for communities viewing this property as well. More landscape variety, such as ever greens, would be helpful along the edge of the property adjacent to the self-storage facility.

In addition, staff recommends increased landscaping to decrease the building mass. Taller plant materials are needed to break up the building facade.

NSM:tv G:\maska\June 29.doc

January 24, 2002

**MEMORANDUM**

**TO:** Marybeth O'Quinn, Planner Coordinator  
Development Review Division

**FROM:** Bill Landfair, Zoning Analyst  
Community-Based Planning Division

**SUBJECT:** Airpark Apartments, Site Plan No. 8-02007  
Snouffer School Road, Gaithersburg

---

The proposed development of residential dwellings in the I-4 Zone, known as Airpark Apartments, has always included a proposal for a tree preservation area along Snouffer School Road. While this tree buffer has varied in size over time it has been considered an important amenity because of its environmental benefit and contribution to establishing compatibility with adjoining land uses. Through the course of site plan review, the effectiveness of the buffer has been subjected to further analysis and the applicant has continued to refine its plans. As a result, the buffer will be modified to better address the steep grades in the area and the need for a retaining wall along the road. As shown on the latest site plan, the existing trees will be removed, the slope terraced, and replanted with a mixture of substantial evergreen and deciduous trees. While it may take several years for the new trees to become established, staff is of the opinion that the effectiveness of the buffer in ensuring compatibility will not diminish when compared to what was previously proposed.

January 24, 2002

**MEMORANDUM**

TO: MaryBeth O'Quinn, Development Review  
VIA: Mary Dolan, Environmental Planning Division  
FROM: Seekey Cacciatore, Environmental Planning Division  
SUBJECT: Site Plan 8-02007  
Airpark Apartments – Snouffer School Rd

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The Environmental Planning staff has reviewed the site plan referenced above. Staff recommends **approval** of this plan subject to the following conditions:

- Approval and compliance with conditions of Final Forest Conservation Plan (FCP) prior to record plat or release of sediment and erosion control or building permit, as appropriate.
- Applicant to comply with Department of Permitting Services requirements for sediment and erosion control and stormwater management.

Forest Conservation

This application is subject to the Forest Conservation Law. The Natural Resources Inventory (#4-02025) has been approved. A Preliminary Forest Conservation Plan (FCP) has been approved with conditions. A final forest conservation plan has not been submitted at this time.

The applicant must submit and receive approval of a final forest conservation plan prior to record plat and prior to release of sediment and erosion control or building permit, as appropriate. Components of the final forest conservation plan include the submittal and approval of:

- Tree protection plan
- Reforestation planting plan (on- or off-site, as appropriate)
- Planting estimate (for on- and off-site planting areas)
- Financial security for reforestation
- Maintenance and management agreement for planted areas
- Record plat to show appropriate easements

Presently, the 5.2-acre site is entirely forested with tulip poplar, oak and hickory communities. The applicant proposes to retain approximately 1.0 acre of priority forest and clear the remaining 4.2 acres



of forest. Reforestation requirements of roughly 1 acre shall be met with a mix of landscaping credit and off-site planting.

EPD Recommendation to Dev Rev Div: \_\_\_\_\_ Approve w/conditions as noted below  
X Hold for revision/additional information \_\_\_\_\_ Disapproval

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Malcolm Shaneman  
Development Review Division

SUBJECT: Plan # 8-02007, Name Airpark Apartments  
DRC date: October 22, 2001

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

X Plan is complete. (see recommendations below)  
\_\_\_\_\_ Plan is incomplete. The following items must be submitted:  
\_\_\_\_\_ Forest Conservation Plan  
\_\_\_\_\_ NRI/FSD (Approved)  
\_\_\_\_\_ SWM Concept or Waiver Application  
\_\_\_\_\_ 100-YR Floodplain Study  
\_\_\_\_\_ Drainage Area Map  
\_\_\_\_\_ Other

EPD RECOMMENDATIONS:

\_\_\_\_\_ Approval.  
\_\_\_\_\_ Approval with conditions as specified below. (see comments)  
\_\_\_\_\_ Disapproval of plan. (see comments)  
X Hold for the following Revisions/Additional Information before scheduling for Planning Board:  
X Revise forest conservation plan (see FCP recommendation sheet)  
\_\_\_\_\_ Water and/or Sewer category change approval necessary (see comments)  
\_\_\_\_\_ DPS floodplain study approval necessary  
\_\_\_\_\_ DPS SWM concept approval necessary \_\_\_\_\_  
\_\_\_\_\_ Other (see comments)

Comments: 1) Revise Final FCP to include note that states, "Natural surface trail to be field located." 2) Please note where off-site reforestation requirements will be located. 3) What type of noise reduction measures will be taken? 4) Lighting/photometric plan - show luminaire type, we want full cut-off luminaires. Are 8-foot poles to short? What's base ht? Min/max ratio to high at 100:1 - reduce max to bring min/max to 10:1. Any wall packs or ballards? Units seem dark directly in front and behind buildings. Is 0.05 the correct minimum FC number? If so, where is it?

SIGNATURE: Seekey Caociatore  
Seekey Caociatore  
Environmental Planning Division

DATE: 10/16/01

cc: Scott Wallace 301-495-9044  
Dave Crowe 301-948-0693

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Malcolm Shaneman  
Development Review Division

SUBJECT: Final Forest Conservation Plan # 8-02007  
Preliminary/Site Plan Airpark Apartments  
Date Recd 10/15/01 NRI/FSD # 4-02025

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted  
 Inadequate for evaluation. The following items must be submitted:  
 Forest Conservation Plan Drawing  Forest Conservation worksheet  
 Approved NRI/FSD Map  Development Program  
 Justification for afforestation/reforestation method  
 Qualifications of Preparer(s)  Long term protection methods  
 Other

RECOMMENDATIONS

- Disapprove for reasons cited in comments below.  
 Revise according to the comments specified below.  
 Approve subject to the following conditions:  
 Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")  
 Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:  
 Tree Protection Plan  
 Afforestation/Reforestation Planting Plan  
 Submittal of financial security to M-NCPPC prior to clearing or grading.  
 Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.  
 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.  
 Other

Comments:

Revise Final FCP to include note that states, "Natural surface trail to be field located." 2) Please note where off-site reforestation requirements will be located. 3) include qualifications of preparer.

SIGNATURE: Seekey Cacciatore  
Seekey Cacciatore  
Environmental Planning Division

DATE: 10/17/01

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

**Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
(240) 777-6600**

**Case No. S-2355-A**

**PETITION OF SMART DEVELOPMENT/PREMIERE HOMES, LLC**

**OPINION OF THE BOARD**

(Hearing held September 19, 2001)  
(Effective date of Opinion: November 1, 2001)

Case No. S-2355-A is a Petition for a Special Exception Modification to allow for the construction of 106 multi-family dwelling units and associated parking and other amenities on 5.2 acres of land located on the east side of Snouffer School Road approximately 300 feet south of the intersection of Snouffer School Road and Centerway Road (the "Petition"). The Petition is filed pursuant to Sections 59-C-1.31 (d) and 59-G-2.36.2 of the Zoning Ordinance of Montgomery County, Maryland, Montgomery County Code, 1994, as amended (the "Zoning Ordinance").

Decision of the Board:                      Petition GRANTED, subject to the conditions enumerated below.

Pursuant to Section 59-A-4.11 (a) of the Zoning Ordinance the Montgomery County Board of Appeals held a public hearing on September 19, 2001.

Scott C. Wallace, of Linowes and Blocher LLP, appeared on behalf of Smart Development/Premiere Homes, LLC, (the "Applicant"). Mr. Wallace called two witnesses in support of the Petition; including an expert in civil engineering and a representative of the Applicant.

William Landfair, Ed Axler, and Seekey Cacciatore, Staff of the Montgomery County Planning Board (the "Planning Board"), also participated in the proceedings on behalf of the Planning Board. Mr. Landfair reviewed the Planning Board's recommendation to approve the requested modifications, subject to the conditions enumerated below.

**EVIDENCE PRESENTED**

1. The subject property (the "Property"), also known as Parcel 549, Block B, Montgomery County Tax Map GU 121, is comprised of 5.2 acres and is located along the east side of Snouffer School Road approximately 300 feet south of its intersection with Centerway Road. It is irregular in shape and is unimproved.

2. The Property is zoned I-4, light industrial. (Exhibit 11).

3. The Property is subject to Special Exception S-2355 (the "Special Exception"), approved on April 14, 1999, which permits the use of the Property and an adjacent 3 acre parcel for construction of 174 multi-family dwelling units and associated parking and other amenities.

4. The Applicant requests a modification to the original Special Exception to:

(a) reduce the land area of the original Special Exception from 8.2 acres to 5.2 acres;

(b) reduce the number of dwelling units proposed for construction from 174 to 106; and

(c) revise the layout of the proposed buildings, parking and amenities on the Property.

[See Exhibit 17a, Revised Site Plan. Collectively, the improvements proposed in the Petition are referred to herein as the "Project."]

5. All of the land contiguous to the Property is zoned I-4, except for the Green Farm Conservation Park to the north, which is zoned R-200. (Exhibit 11) A self-storage facility is being constructed to the south of the Property (on the adjacent 3 acre parcel that was part of the original Special Exception); a gas station with convenience mart is approved for development to the northwest of the Property on Snouffer School Road. The Montgomery County Airpark is also located near the Property to the north and east. The land across Snouffer School Road from the Property is zoned R-200 and PNZ (Planned Neighborhood Zone) and is developed with residential uses of moderate density.

6. The Property is subject to the 1985 Approved and Adopted Gaithersburg Vicinity Master Plan (the "Master Plan"). (Exhibit 10). The use of the Property for dwellings was determined to be consistent with the Master Plan in the approval of the Special Exception.

7. The Project, as proposed in the Petition, is in compliance with all of the applicable development standards for dwellings in the I-4 zone. (Exhibit 17)

8. The Petition proposes landscape plantings along Snouffer School Road to mitigate the impact of traffic noise on residents. Plant species will be chosen to improve the appearance of the Property from Snouffer School Road. (Exhibit 17(c)).

9. The Petition also proposes landscape plantings along the southern edge of the Property adjacent to an existing self-storage facility. This landscaping will serve as a buffer between the activities at the self-storage facility and the residential community proposed for the Property. (Exhibit 17(c)).

10. The Petition proposes 163 surface parking spaces which meets the requirements contained in Section 59-E-3.7 of the Code. (Exhibit 17).

11. The Petition complies with the Forest Conservation Law. A Natural Resources Inventory/Forest Stand Delineation ("NRI/FSD") designated NRI/FSD No. 4-02025, for the Property has been approved by the Plant Board Staff. A Preliminary Forest Conservation Plan ("FCP") has also been approved by Planning Board Staff. The Applicant proposes to comply with the Forest Conservation Law by retaining on-site priority forest (1 acre) and by reforestation utilizing both onsite landscaping credits and off-site planting. (Exhibits 7 and 8).

12. The Petition complies with the County's requirements for storm water management. The Applicant has submitted a Stormwater Management Concept Plan that was approved by the Montgomery County Department of Permitting Services ("MCDPS"). The Applicant's Stormwater Management Concept Plan proposes on-site water quality and quantity control utilizing an underground storage facility and sand filter.

13. The Property is located outside of the restricted noise contours identified in the Federal Aviation Administration Part 150 Noise Exposure Report (July 1991) and the Master Plan. Cumulative noise levels on the Property from all aircraft is below Planning Board guideline level of 60 Ldn.

14. The Planning Board Staff reviewed the Petition and recommended approval, subject to the condition that the Applicant ~~be bound to comply with all submitted statements and plans.~~ (Planning Board Staff Recommendation, Exhibit 18 (the "Staff Report").

15. The Board adopts and incorporates by reference the findings contained in the Staff Report.

16. The Planning Board reviewed the Petition and by letter dated September 14, 2001, recommended approval of the Petition, subject to several conditions. (Exhibit 20). The Board adopts the Planning Board's Conditions of Approval.

### **FINDINGS OF THE BOARD**

Based upon the above-listed evidence and testimony and evidence of record, the Board concludes that the Petition complies with the General Conditions for granting special exceptions, as set forth in Section 59-G-1.2 of the Zoning Ordinance and the specific standards and requirements set forth in Section 59-G-2.36.2 of the Zoning Ordinance for granting special exceptions for dwellings. Specifically, the Board concludes as follows:

#### **A. General Conditions (59-G-1.2)**

##### **Section 59-G-1.2.1**

*A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of the adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception.*

The inherent physical and operational characteristics associated with residential development include, but are not limited to: parking and vehicular circulation, residential activity, recreational facilities, and other features such as landscaping and building design. The Project is designed to focus all activity in the center of the Property, which is appropriate for a residential community. Landscaping along Snouffer School Road and the location of a parking lot across from the self-storage facility will act as buffers to enhance the compatibility of the Project with the surrounding uses. Accordingly, the Petition proposes residential development that minimizes the effects of any of the inherent characteristics the Project might have on the nearby properties and general neighborhood. There are no non-inherent adverse effects of the Petition nor any adverse effects created by unusual characteristics of the Property.

**Section 59-G-1.21(a)-(c)**

(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.*

Section 59-C-5.2 permits residential dwellings in the I-4 Zone by special exception.

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 discussed in Section B, below, the Property complies with the standards and requirements set forth for the use in Division 59-G-2, specifically Section 59-G-2.36.2 of the Zoning Ordinance, "Dwellings."

3. *Will be consistent with the general plan for the physical development of the district, including any master plan or portion thereof 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 Project is located in the Gaithersburg Vicinity Planning Area and is subject to the 1985 Gaithersburg Vicinity Master Plan (previously defined herein as the "Master Plan"). The Planning Board determined that the use of the Property as proposed in the Petition is not inconsistent with the Master Plan. Further, the use of the Property for multi-family dwellings, which is not modified in the Petition, was determined to be consistent with the Master Plan in the approval of the Special Exception.

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 Petition does not seek to increase the density, scale or bulk of the proposed structures or to increase the intensity and character of activity, traffic and parking conditions as these elements were approved in the Special Exception.

The Petition proposes a revised layout of the buildings and parking areas that enhances the compatibility of the Project with the surrounding general character of the neighborhood. As shown in the Site Plan (Exhibit 17), the residential buildings are oriented away from the adjacent commercial uses and set back from Snouffer School Road; landscaping and a parking lot provide additional buffering.

5. *Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.*
6. *Will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity at the subject site, if established elsewhere in the zone.*

The use on the Property for multi-family residential dwellings, which is not modified in this Petition, was determined to be compatible with the surrounding properties and general neighborhood in the Special Exception. Further, this Petition proposes the development of significantly fewer residential units than were approved in the Special Exception, while providing enhanced amenities and site design. Accordingly, the Project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood and will not cause any objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

7. *Will not, when evaluated in conjunction with existing and approved special exceptions in the neighboring one-family residential area, increase the number, intensity or scope of special exception uses sufficiently to affect the area adversely or alter its predominantly residential nature. Special exception uses in accord with the recommendation of a master or sector plan are deemed not to alter the nature of an area.*

The Petition proposes the same residential use as previously approved in the Special Exception and therefore will not, when evaluated in conjunction with existing and approved special exceptions in the neighboring one-family residential area, increase the number, intensity or scope of special exception uses to affect the area adversely or alter its predominantly residential nature.

8. *Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area.*

The Petition proposes development of housing that will meet the underserved population of moderate income level individuals and families that do not qualify for housing programs for low income households. The proposed development of housing units will, in fact, enhance the welfare of workers and residents in the area by increasing the variety of quality housing options near employment centers.

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.*
  - ii. *With regard to findings related 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 Planning Board will determine the adequacy of public facilities at the time of subdivision approval. With regard to the safety of the pedestrian and vehicular circulation system, the Petition proposes an access driveway and internal parking lots that are adequately lit and comply with applicable requirements in terms of design and sight distance for turning movements. Further, the Petition proposes sidewalks in compliance with applicable County requirements. Accordingly, the Project will have no detrimental impact on vehicular and pedestrian circulation.

#### **B. Specific Conditions for Dwellings (59-G-2.36.2)**

##### **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.*

The Petition, which does not modify the use as approved in the Special Exception, proposes a residential community that will provide attractive, convenient and affordable housing in close proximity to nearby employment centers. The proposed density conforms to the applicable standards and will be keeping in character with the

surrounding neighborhood which includes a mix of uses and development densities. Finally, the Project is with appropriate buffers to ensure that the residential use will blend with the existing uses as part of a cohesive neighborhood. Accordingly, the Project will be compatible with the surrounding area.

(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.*

Approximately 900 acres are zoned or recommended for industrial or commercial uses in the Master Plan area. This Project is the only residential project on I-4 zoned land in the planning area and represents an insignificant amount (approximately 1%) of the total industrial or commercial zoned property.

- (2) *Dwellings in a commercial or industrial district must meet the development standards of the applicable zone concerning a 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 Project meets the development standards of the I-4 Zone concerning setbacks, green area and lot coverage. (Exhibit 17). Further, the Petition proposes productivity housing for income levels below the area-wide median income level pursuant to Section 25B-17(j) of the Code. Accordingly, the proposed density of 21.15 dwelling units per acre is permitted. Finally, the proposed height of the buildings is 42 feet, which meets the requirement of the underlying I-4 Zone.

- (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.*

An access driveway to serve the Project is proposed for Snouffer School Road, a public street. The driveway will be appropriately lit with a 20-foot light pole, as shown

on Exhibit 17(c). Mr. James Glascock, an expert in civil engineering, testified that the location of the driveway conforms to Montgomery County Department of Public Works and Transportation requirements for minimum sight distances and turning radii and will be safe for vehicular and pedestrian traffic.

- (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.*

The Petition proposes 163 parking spaces, which meets requirements 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 Property is served by public water and sewer and is in Sewer Category 1 and Water Category 1.

Therefore, based upon the foregoing, the Board **GRANTS** the Petition for the above-described Project, subject to the following conditions:

1. The Applicant is bound by its testimony and exhibits of record, the testimony of its witnesses and representations of its attorneys, to the extent that such evidence and representations are identified in this opinion.
2. The Applicant is bound to comply with all submitted statements and plans.
3. 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.
4. 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.
5. Approval of an access permit by the Montgomery County Department of Public Works and Transportation.
6. 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.

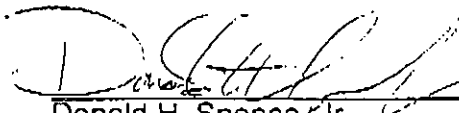
7. Approval and compliance with conditions of a Final Forest Conservation Plan prior to record plat or release of sediment and erosion control or building permit, as appropriate.

8. Compliance with Department of Permitting Services requirements for sediment and erosion control and stormwater management.

9. Determination of the practicality of providing pedestrian access through the southwestern corner of the subject property at the time of site plan review.

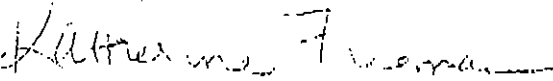
On a motion by Louise L. Mayer, seconded by Donna L. Barron, with Donald H. Spence, Jr., Chairman, Angelo M. Caputo and Allison Fultz in agreement, the Board adopted the following Resolution:

**BE IT RESOLVED** by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled case.



Donald H. Spence, Jr.  
Chairman, Montgomery County Board of Appeals

Entered in the Opinion Book  
of the Board of Appeals for  
Montgomery County, Maryland  
This 1<sup>st</sup> day of November, 2001.



Katherine Freeman  
Executive Secretary to the Board

**NOTE:**

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and any party to the proceeding before it, to the Circuit Court for Montgomery County in accordance with the Maryland Rules of Procedure.

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (Section 59-A-4.63 of the Zoning Ordinance). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

See Section 59-A-4.53 of the Zoning Ordinance regarding the twenty-four months' period within which the special exception granted by the Board must be exercised.

See Section 59-A-3.2 of the Zoning Ordinance regarding Use and Occupancy Permit for a Special Exception.

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Orig: 10/3/01 6:59:16 PM Ed: 10/4/01



January 25, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor  
Mary Beth O'Quinn, Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning

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

SUBJECT: Preliminary Plan No. 1-02027  
Site Plan No. 8-02007  
Airpark Apartments  
Montgomery Village/Airpark Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan and site plan. The proposed development requires preliminary plan approval because the parcel is not a recorded lot. The site is located in a moratorium policy area for residential development. The Policy Area Review is satisfied under the *FY 2002 Annual Growth Policy's* provision for "Special Ceiling Allocation for Affordable Housing Facilities". Although a site plan is not normally required in the I-4 zone, the Planning Board staff is recommending site plan review of the subject housing development.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements below to approve this preliminary plan and site plan as granted by the Board of Appeals for Special Exception Case No. S-2355-A:

1. Limit the development to a maximum of 106 affordable, garden apartments.





2. Satisfy the following components of the APF test:

Local Area Transportation Review: Participate in the construction of a northbound right-turn lane from Goshen Road onto Snouffer School Road (/ Wightman Road). The right-turn lane is to be built by 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*) contributed by Preliminary Plan No. 1-98035 (Goshen Oaks Center). The two other intersection improvements recommended for Special Exception Case No. S-2355-A is no longer required to satisfy Local Area Transportation Review (LATR).

Policy Area Review: Satisfy the guidelines specified in the *FY 2002 Annual Growth Policy's* provision for "Special Ceiling Allocation for Affordable Housing Facilities".

3. Provide the following pedestrian and roadway improvements:

- a. A pedestrian connection from the southwest corner of the property to the sidewalks along Snouffer School Road.
- b. Installation of a bus shelter on Snouffer School Road in coordination with DPWT's Transit Services Division.
- c. Pedestrian access to the adjacent Green Park in coordination with M-NCPPC's Park Planning unit.
- d. Dedication of a minimum of 40 feet of right-of-way from the centerline of Snouffer School Road in accordance with the *Gaithersburg Vicinity Master Plan* as shown on the applicant's plan.
- e. Frontage improvements along Snouffer School Road to ensure that the applicant's plans are consistent with those by two other applicants to the southeast of the subject site and in coordination with DPWT. 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 the following:
  - 1) Widen Snouffer School Road from two to five lanes. 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.



## DISCUSSION

### Site Location and Access

The site is located on the northeast side of Snouffer School Road, 200 feet southeast of Centerway Road. The site access is from Snouffer School Road in the northwest corner of the property.

### Prior Actions

The Planning Board recommended granting the original Special Exception Case No. S-2355 on December 10, 1998. Special Exception Case No. S-2355 was originally known as Parks/Lehman Property and was granted for 174 garden apartments on Parcels 549 and "A". Since then, the site now is located on Parcel 549 only and the number of apartments was decreased to 106. The special exception was amended as Special Exception Case No. S-2355-A. A pre-preliminary plan was filed and brought to the Development Review Committee meeting on August 13, 2001, for their comments. The Planning Board held a public hearing on September 13, 2001, to make recommendations to the Board of Appeals for Special Exception Case No. S-2355-A .

### Master Plan Roadway

According to the *Gaithersburg Vicinity Master Plan*, Snouffer School Road is classified as an arterial, A-16, with a minimum 80-foot right-of-way and a five-foot sidewalk.

### Policy Area Review/Staging Ceiling Condition

Based on the *FY 02 Annual Growth Policy (AGP)* staging ceiling capacity, remaining capacity is not available for additional housing units (negative 5,336 housing units as of December 31, 2001) in the Montgomery Village/Airpark Policy Area. Policy Area Review would be satisfied under the Special Ceiling Allocation for Affordable Housing Facilities.

### Local Area Transportation Review

The proposed 106 garden apartments would generate 45 peak-hour trips during the morning peak period (7:00 a.m. to 9:00 a.m.) and 51 peak-hour trips during the evening peak period (4:00 p.m. to 6:00 p.m.). A traffic study was submitted to satisfy LATR because the proposed land use generates 50 or more peak-hour trips during the weekday evening peak period only.

The congestion levels at nearby intersections were calculated in the submitted traffic study. At the nearby intersections, the calculated critical lane volumes (CLV) are shown in the table below for the existing, background, and total traffic conditions. The congestion levels below are different from those in Transportation Planning's memorandum for Special



Exception No. S-2335-A, which reflected, projected traffic conditions three years ago. Likewise, the two of the three recommended improvements to satisfy LATR are no longer being recommended as a condition of approval for the subject preliminary plan and site plan.

Intersection	Congestion Standard	Peak Period	Traffic Condition		
			Existing	Background	Total
Snouffer School - Wightman Road and Goshen Road <sup>1</sup>	1,500 (Montgomery Village / Airpark)	Morning	1,527 <sup>2</sup>	1,344 <sup>3</sup>	1,345 <sup>4</sup>
		Evening	1,446	1,658 <sup>2,3</sup>	1,537 <sup>2,4</sup>
Snouffer School Road and Lewisberry Drive - Chelsey Knoll Drive	1,500 (Montgomery Village / Airpark)	Morning	1,044	1,095	1,096
		Evening	1,096	1,134	1,136
Snouffer School Road and Centerway Road	1,500 (Montgomery Village / Airpark)	Morning	1,301	1,352 <sup>5</sup>	1,353 <sup>5</sup>
		Evening	909	994 <sup>5</sup>	997 <sup>5</sup>
Snouffer School Road – Muncaster Mill Road and Woodfield Road	1,525 (Derwood)	Morning	971 <sup>6</sup>	1,122 <sup>6</sup>	1,130 <sup>6</sup>
		Evening	998 <sup>6</sup>	1,146 <sup>6</sup>	1,157 <sup>6</sup>
Goshen Road and Centerway Road	1,500 (Montgomery Village / Airpark)	Morning	1,147	1,193	1,193
		Evening	1,306	1,386	1,386

- Footnote One: In the existing, background, and total traffic conditions during the morning and evening peak periods, the CLV analyses do not include on the westbound approach of Snouffer School Road at the intersection with Goshen Road -- (a) a left-turn lane on west bound Snouffer School Road at Goshen Road and (b) a left-turn lane from eastbound Snouffer School Road into Goshen Oaks Center's site access. These improvements were one of the conditions of approval for Preliminary Plan No. 1-98035 (Goshen Oaks Center).
- Footnote Two: At the intersection of Snouffer School Road – Wightman Road and Goshen Road, this CLV value exceeds its CLV congestion standard of 1,500 as listed in the second column.
- Footnote Three: In the background and total traffic conditions, the CLV analyses include the construction of a southbound right-turn lane from Goshen Road onto Wightman Road. This improvement was one of the conditions of approval for Preliminary Plan No. 1-98035 (Goshen Oaks Center). Participation in construction



of the southbound right-turn lane is no longer being recommended as a condition of approval for the subject preliminary plan and site plan.

During the morning peak period, the southbound right-turn lane adds intersection capacity and results in reducing the CLV value from 1,663 (e.g., background without improvement) to 1,344 (e.g., background with improvement) in the background traffic condition and below the 1,500 congestion standard.

During the evening peak period, the southbound right-turn lane would not reduce the CLV of 1,658 between the background and total traffic conditions and exceeding the 1,500 congestion standard.

4. Footnote Four: In the total traffic condition only, the CLV analyses include the construction by the County of a northbound right-turn lane at Goshen Road onto Snouffer School Road. The right-turn lane is to be built by DPWT using the EDAET contributed by Preliminary Plan No. 1-98035 (Goshen Oaks Center).

During the evening peak period, the northbound right-turn lane adds intersection capacity and results in reducing the CLV value from 1,660 (e.g., total without improvement) to 1,537 (e.g., total with improvement) in the total traffic condition. Even though the CLV still exceeds the 1,500 congestion standard, the CLV in the total traffic condition is less than the CLV in the background traffic condition.

During the morning peak period, the northbound right-turn lane would not reduce the CLV of 1,345 between the background and total traffic conditions.

5. Footnote Five: In the existing, background, and total traffic conditions during the morning and evening peak periods, the CLV analyses at the intersection of Snouffer School Road and Centerway Road:

Include the installation of the traffic-signal by DPWT, which was one of the conditions of approval for Preliminary Plan No. 1-86183 (Centerway Plaza).

Do not include a possible future left-turn lane and right-turn lane on the 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. Participation in construction of the two turn lanes are no longer being recommended as a condition of approval for the subject preliminary plan and site plan.

6. Footnote Six: In the existing, background, and total traffic conditions during the morning and evening peak periods, the CLV analyses include the modification of the traffic signal timing to increase the green time on westbound Muncaster Mill Road at the intersection with Woodfield Road. The increased green time would prevent vehicles from overflowing the four approach lanes on westbound Muncaster Mill Road back into one lane. The signal timing modification was to be implemented by Preliminary Plan No. 1-95056 (Redland or Ellison Property) with DPWT using the





EDAET contributed by Preliminary Plan No. 1-86182 (Centerway Business Center)  
and for Preliminary Plan No. 1-86183 (Centerway Plaza).

EA:cmd

cc: Bill Landfair  
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PP #1-02027 SP #8-02007 Airpark Apartments

