

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

(301) 495-4605

MEMORANDUM

DATE: March 8, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the Planning Board's Agenda for
March 14, 2002.

Attached are copies of plan drawings for Items #4, #5, #6 and #7. These subdivision items are scheduled for Planning Board consideration on March 14, 2002. The items are further identified as follows:

Agenda Item #4 – Preliminary Plan 1-97007E
Olney Church of Christ

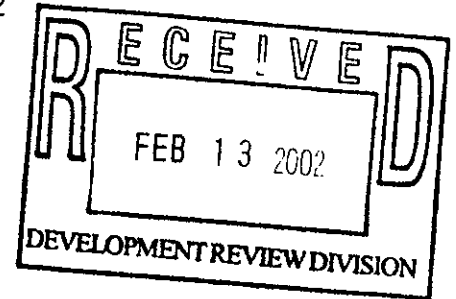
Agenda Item #5 – Preliminary Plan 1-02035
Grandview Townhomes

Agenda Item #6 – Preliminary Plan 1-02059
Daniels Property of Muncaster Mill

Agenda Item #7 – Preliminary Plan 1-02025
North Potomac Senior Housing



January 31, 2002

**MEMORANDUM**

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Janet E. Gregor, Planner/Coordinator *JEJ*
Transportation Planning

SUBJECT: Preliminary Plan 1-02035
Grandview Townhouses
Wheaton CBD Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

RECOMMENDATION

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan.

1. Limit the preliminary plan to no more than 47 attached single-family units.
2. Dedicate 35 feet of right-of-way from the centerline of Blueridge Avenue. Widen Blueridge Avenue to provide 44 feet of pavement across the property frontage.
3. Provide a streetscaping tree panel that meets the streetscape requirements of the Wheaton Central Business District design standards along all public road frontages.
4. Provide sidewalks to connect Grandview Avenue and Blueridge Avenue with the interior of the development.
5. Provide six-foot wide sidewalks along Blueridge Avenue, Grandview Avenue and Kensington Boulevard as shown on the preliminary plan.

DISCUSSION

Site Location, Access and Circulation

The site is located on the north side of Kensington Boulevard, west of Grandview Avenue and south of Blueridge Avenue adjacent to the Washington Suburban Sanitary Commission (WSSC) water tower. Access to the site is via one driveway located midblock on Grandview Avenue. The internal streets serving individual properties will be private. Sidewalks will be constructed along all road frontages with connections into the development to promote pedestrian activity. The Wheaton CBD area is well served by transit. These pedestrian linkages are intended to facilitate its use by residents.

Master Plan Roadways and Bikeways

The *Master Plan for the Communities of Kensington-Wheaton* appears to classify Grandview Avenue as a primary street with no additional right-of-way recommended in the Wheaton Central Business District and Vicinity Sector Plan. An 80-foot right-of-way is, however, recommended consistent with the designation and the anticipated function of the roadway. The Kensington-Wheaton Master Plan classifies Blueridge Avenue as a business district street. The Wheaton CBD Sector Plan recommends a 70-foot right-of-way with equal dedication off of both the north and south sides in the vicinity of the site. Kensington Boulevard, P-8, is classified as a primary street in the Kensington-Wheaton Master Plan with a 70-foot right-of-way recommended in the Wheaton CBD Sector Plan. A Class III on-road bikeway is planned along Grandview Avenue.

Local Area Transportation Review (LATR)

Grandview Townhouses includes 47 single-family attached dwelling units. A Traffic Statement was submitted indicating that the 50-trip LATR threshold for a full Traffic Study will not be met. A traffic study is, therefore, not required.

The 47 townhouse units are estimated to generate 23 trips during the peak hour of the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and 39 trips during the peak hour of the weekday evening peak period (4:00 p.m. to 6:00 p.m.).

Policy Area Review /Staging Ceiling Analysis

Grandview Townhouses are located in the Wheaton CBD Policy Area. As of December 31, 2001 the Wheaton CBD Policy Area had a remaining housing capacity of 1,391 units.

JG:cmd

cc: Khalid Afzal
Greg Cooke
Mary Goodman
Karl Moritz
Jeff Riese



Wheaton-Kensington Chamber of Commerce

2401 Blueridge Avenue - Wheaton, MD 20902

301-949-0080/301-949-0081 (F)

wkchamber@juno.com/www.wkchamber.org

Chairman and Members of the Board
Maryland – National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Application # 1-02035
Grandview Townhomes
Wheaton, Maryland

On February 12, 2002, Union Realty Partners, Inc. presented to our Board of Directors their plan to re-develop the existing Wheaton Lumber property located on Grandview Ave. in the Wheaton Central Business District (CBD). After discussing the details of the proposed townhouse project, the board members concluded the following:

1. The project complements the community's vision of a revitalized downtown Wheaton and is consistent with ideas and suggestions generated through a number of "visioning" exercises that have recently been conducted;
2. The density of the project is appropriate for the size and location of the site;
3. Townhouses are an excellent transitional land use between the Wheaton Hills single-family neighborhood and the commercial CBD;
4. The project provides additional green space in the Wheaton CBD for general recreational use;
5. The project will support existing retail and restaurants in Wheaton;
6. This is a "smart growth" project that will take advantage of its proximity to the Wheaton Metrorail station.

In light of the above-mentioned conclusions, the Board of Directors of the Wheaton-Kensington Chamber of Commerce voted unanimously to support the proposed townhouse project. This letter is submitted to recommend your support of the project as well.

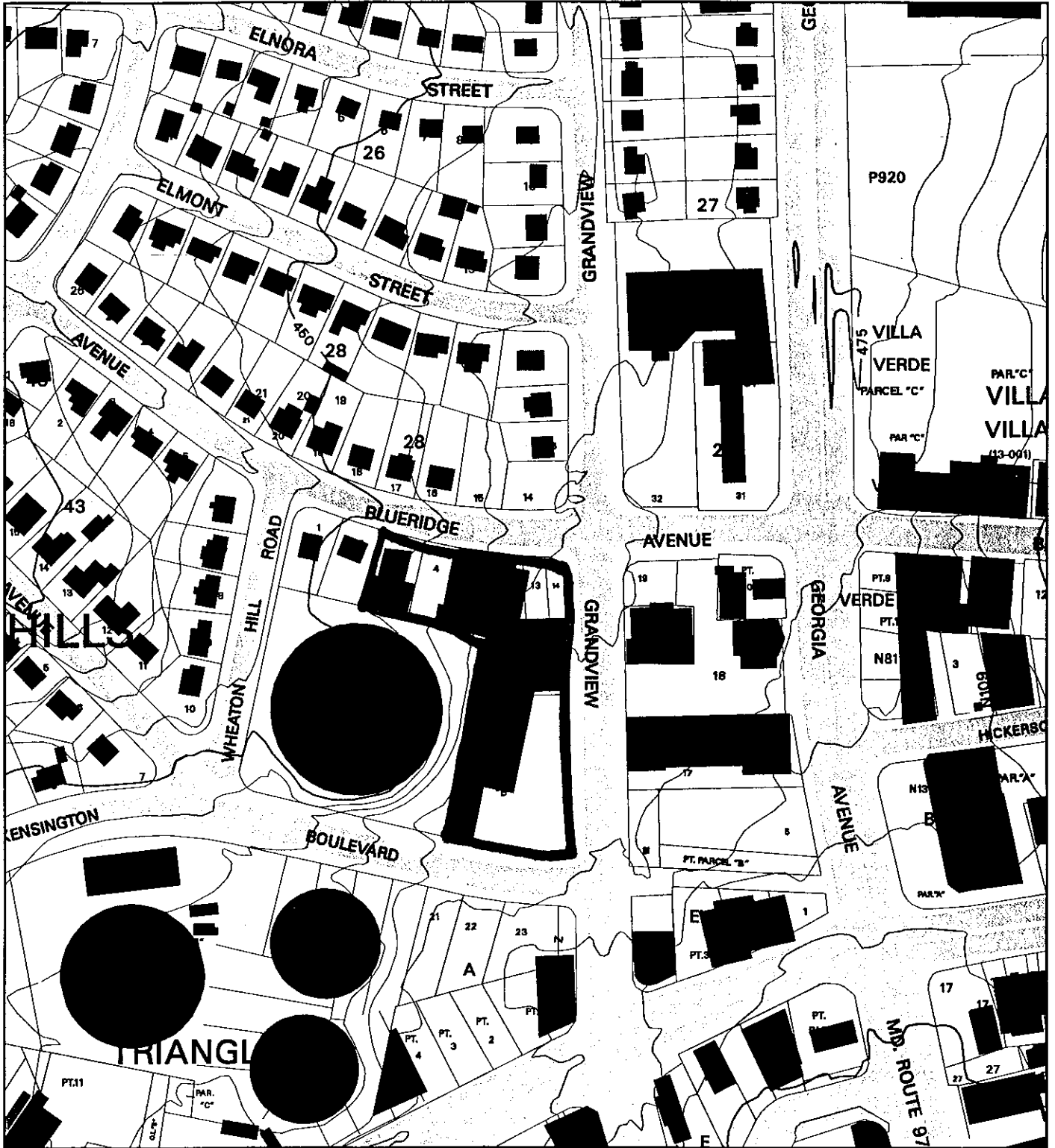
Should you have any questions regarding the chamber's position on this matter please feel free to contact me directly at 301-949-0080.

Sincerely yours,

Charles R. Joseph
Executive Director

VICINITY MAP FOR

GRANDVIEW TOWNHOMES (1-02035)



Map compiled on March 07, 2002 at 4:19 PM | Site located on base sheet no - 214NW02

NOTICE

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Key Map



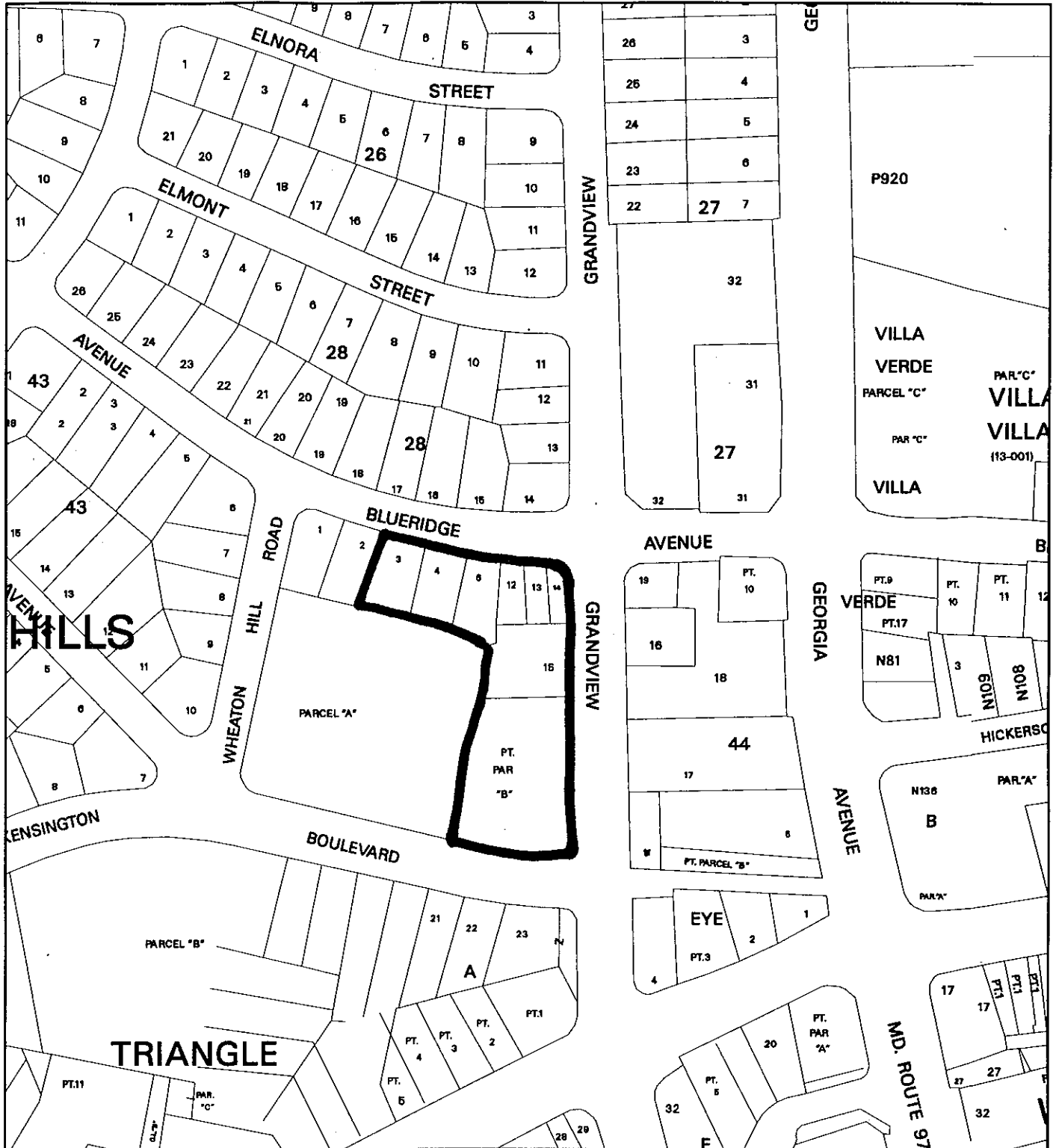
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VICINITY MAP FOR

GRANDVIEW TOWNHOMES (1-02035)



Map compiled on March 07, 2002 at 3:55 PM | Site located on base sheet no - 214NW02

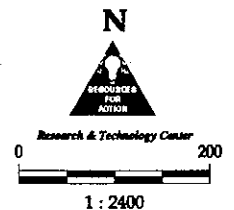
NOTICE

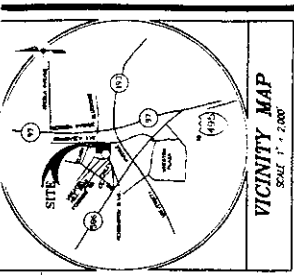
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Key Map





VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

1. TOPOGRAPHY AND EXISTING CONDITIONS FROM MAPS, AERIAL PHOTOGRAPHY AND SURVEYS, LITTLE AND WHEATON, PA. FIELD SURVEY BOUNDARY FROM AVAILABLE PUBLIC RECORDS.
2. THE PROPOSED DEVELOPMENT INCLUDES: LOTS 3 AND 4, BLOCK 44 - PLAT NO. 2008; LOT 6, BLOCK 44 - PLAT NO. 2048; PART OF PARCEL 37, BLOCK 44 - L. 2823, P. 3/7; PART OF PARCEL 38, BLOCK 44 - L. 2823, P. 3/7; LOTS 14 AND 15, BLOCK 26 - PLAT NO. 2008.
3. ALL DIMENSIONS AND AREAS HAVE BEEN SCALED AND ARE SUBJECT TO CHANGE AT THE TIME OF RECORD PLAT.
4. AS/STD No. 4-00087, APPROVED 9-27-2001
5. WATER AND SEWER CATEGORIES W. 3, S. 3
6. THE SITE IS WITHIN THE LOWER ROCK CREEK AND SEED OAKS WATERSHEDS.
7. THE EXISTING SITE IS ENTIRELY DEVELOPED BY BUILDINGS AND PARKING. EXISTING SITE IMPROVEMENTS TO BE REMOVED.
8. DEVELOPMENT STANDARDS: MINIMUM SETBACK TO STREET - 2' MINIMUM SETBACK TO SIDE YARD - 5' MINIMUM SETBACK TO REAR YARD - 5' MINIMUM BUILDING HEIGHT - 35'
9. THE ENTIRE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE.

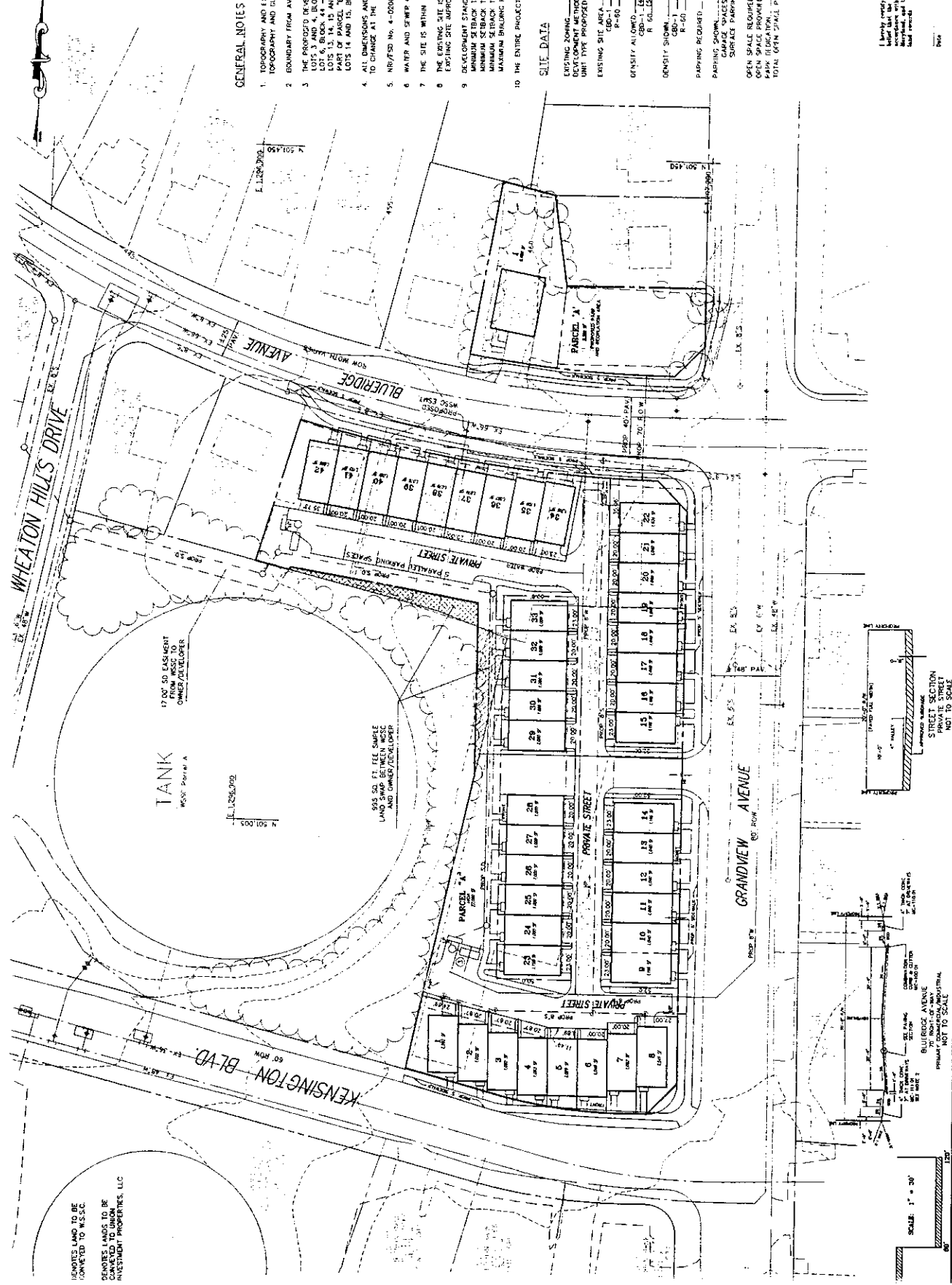
SITE DATA

EXISTING ZONING	RS-1, R-60
PROPOSED ZONING	STRATEGIC
UNIT TYPE PROPOSED	118 U.S.
EXISTING SITE AREA	2.08 AC
PROPOSED SITE AREA	2.08 AC
DENSITY ALLOWED	R 60-1, 60-2, 60-3, 60-4, 60-5, 60-6, 60-7, 60-8, 60-9, 60-10, 60-11, 60-12, 60-13, 60-14, 60-15, 60-16, 60-17, 60-18, 60-19, 60-20, 60-21, 60-22, 60-23, 60-24, 60-25, 60-26, 60-27, 60-28, 60-29, 60-30, 60-31, 60-32, 60-33, 60-34, 60-35, 60-36, 60-37, 60-38, 60-39, 60-40, 60-41, 60-42, 60-43, 60-44, 60-45, 60-46, 60-47, 60-48, 60-49, 60-50, 60-51, 60-52, 60-53, 60-54, 60-55, 60-56, 60-57, 60-58, 60-59, 60-60, 60-61, 60-62, 60-63, 60-64, 60-65, 60-66, 60-67, 60-68, 60-69, 60-70, 60-71, 60-72, 60-73, 60-74, 60-75, 60-76, 60-77, 60-78, 60-79, 60-80, 60-81, 60-82, 60-83, 60-84, 60-85, 60-86, 60-87, 60-88, 60-89, 60-90, 60-91, 60-92, 60-93, 60-94, 60-95, 60-96, 60-97, 60-98, 60-99, 60-100
PARKING REQUIRED	80 SPACES
PARKING SPACES	80 SPACES
CAPACITY SPACES	80 SPACES
SURFACE PARKING SPACES	80 SPACES
OPEN SPACE REQUIRED	1000 SQ. FT.
OPEN SPACE PROVIDED	1000 SQ. FT.
PARK RELOCATION	0.12 AC
TOTAL OPEN SPACE PROVIDED	0.12 AC

ENGINEER'S CERTIFICATE

I hereby certify that to the best of my knowledge, information and belief, the information shown on this plan is true and correct and that the boundaries have been accurately replatted from available records.

By: *[Signature]*
Date: _____
Professional Engineer
No. _____
Exp. Date: _____



PRELIMINARY PLAN
GRANDVIEW TOWNHOMES
Lots 1 thru 43, and Parcel A1, Block 44
Parcel A1, Block 28

BRANDERLIE
UNION INVESTMENT PROPERTIES, LLC
1000 The Street, 8th
Ave. Newark, NJ
(908) 486-1000

DATE: _____ BY: _____

SCALE: 1" = 30'

V. GUTSCHK, LITTLE & WEBER, P.A.
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