



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 6

MEMORANDUM

DATE: March 15, 2002
TO: Montgomery County Planning Board
VIA: Larry R. Ponsford, Supervisor
Joseph R. Davis, Chief *JRE*
Development Review Division
FROM: Mary Beth O'Quinn, Planner Coordinator *MBO*
Planning Department Staff
(301) 495-4587
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REVIEW TYPE: Site Plan

APPLYING FOR: 10 Single Family Homes

PROJECT NAME: Ashton Knolls

CASE #: 8-02025

REVIEW BASIS: 59-C-9.575

Site Plan Review required under Optional Method RNC Zone

ZONE: RNC Zone

POLICY AREA: Sandy Spring/Ashton Special Study Area

LOCATION: New Hampshire Avenue, 200 feet north of Olney-Sandy Spring Road

MASTER PLAN: Sandy Spring/Ashton Master Plan, 1998

APPLICANT: Oakton Associates

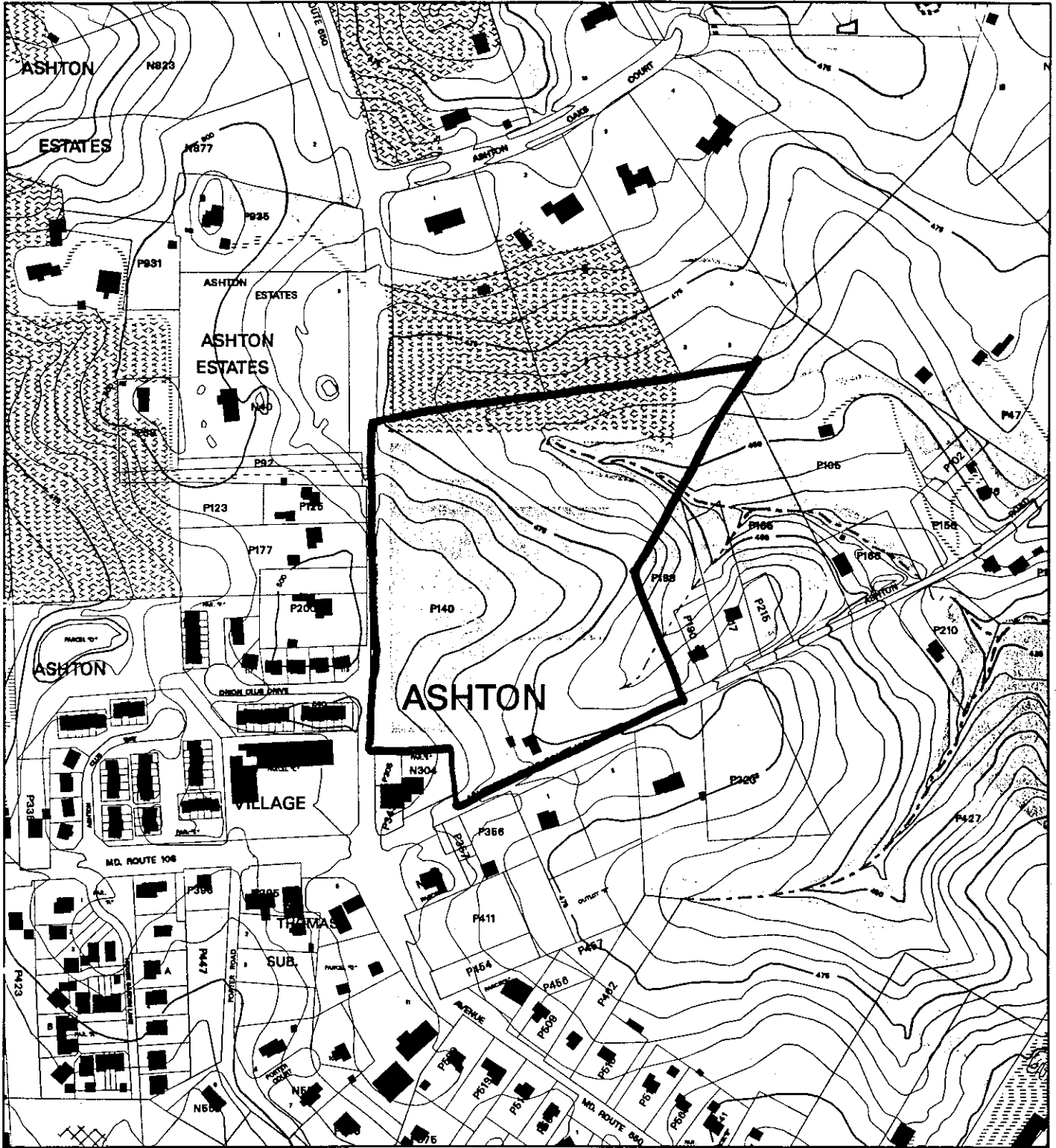
FILING DATE: February 11, 2002

HEARING DATE: March 21, 2002

STAFF RECOMMENDATION FOR SITE PLAN: Approval of Site Plan 8-02025, for 10 single-family homes, with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.

VICINITY MAP FOR
OAKTON ASSOCIATES PROPERTY (1-02028)



Map compiled on October 11, 2001 at 1:28 PM | Site located on base sheet no - 224NW01

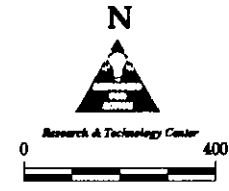
NOTICE

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Key Map



2. Conditions of MCDPS stormwater management concept approval dated July 6, 2001.
3. Conditions of MNCPPC Transportation Division memo dated March 14, 2002.
4. Prior to signature set approval, applicant to provide the following drawing revisions and/or information, subject to staff review:

Site Design and Compatibility

- a. Lot 10 Slightly rotate house on Lot 10 so that front of unit faces New Hampshire Avenue;
 - b. Lot 1 Shift the house on the lot, increasing the view of the side elevation from New Hampshire Avenue; provide architectural treatment (such as partial porch or stone terrace with landscaping) for façade, to face New Hampshire Avenue and achieve attractive effect compatible with Village Center area; provide a solid fence of natural stone, 6 feet in height, at the rear lot line to screen the back yard from view; provide landscape screening for the storm water vehicular passage between Lots 1 and 2;
 - c. Screening Provide sight-tight solid fence of natural stone, 6 feet in height, for the rear lot lines of Lots 1, 2, and 3.
 - d. Open Space Show a Category I Conservation Easement applied to:
 - i. all Rural Open Space outside of the storm water management parcel(s);
 - ii. stream valley buffer;
 - iii. forest conservation areas;
 - d. WSSC Easement Route the sewer and water connection easement through the subdivision street to New Hampshire to protect and preserve the open space conservation easement.
 - e. Zone Conformance Demonstrate conformance with zoning requirements, including 70% open space by providing development chart and drawing exhibit. Exhibit shall be included as part of the *Open Space Use, Ownership, Development and Maintenance Document*. Applicant shall clearly delineate and clarify each of the following:
 - Common Open Space
 - Rural Open Space
 - Rural Open Space Easement(s);
 - Forest Conservation Easements within or outside of designated Rural Open Space
 - Public Improvement Easements
 - Public Access Easements
 - Storm Water Parcels.
 - f. Accessory Buildings The addition of any accessory structures will require Site Plan Amendment.
5. Submit Tree Protection Plan and Tree Maintenance Plan.



CIW CONSULTANTS, L.L.C. 10000 N. 100th St., Suite 100 Omaha, NE 68131 Phone: (402) 426-1111 Fax: (402) 426-1112 Website: www.ciwconsultants.com	
PROJECT NO.: SHEET NO.: DATE:	CLIENT: PROJECT NAME: LOCATION:

ALL SHEETS ARE GENERAL. SEE APPROVED FINAL CONSTRUCTION PLANS. SITE PLAN ASHTON KNOLES TOTAL 10 PARCELS & 6 HOA PARCELS				SCALE: 1" = 40' DATE: 08/10/10 SHEET: 101
PROJECT NO.: SHEET NO.: DATE:	CLIENT: PROJECT NAME: LOCATION:	SCALE: 1" = 40' DATE: 08/10/10 SHEET: 101	DRAWN BY: CHECKED BY: APPROVED BY:	

SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:

In the course of site plan review and discussion, staff and the applicant reviewed State Highway requirements and Right-of-Way, pedestrian connections to the Village Center, and issues of compatible development in the Village Center area.

PROJECT DESCRIPTION: Surrounding Vicinity

The subject site (19.01 acres) is located near the intersection of New Hampshire Avenue and Olney-Sandy Spring Road (MD 108) in the RNC Zone. The site straddles the intersection around the existing corner gas station that is part of the Rural Village Overlay Zone. Extensive site frontage exists, therefore, on both sides of the gas station: approximately 700 feet on Ashton Road and 730 feet along New Hampshire Avenue.

The Ashton Village Center Setting at the intersection supports commercial and office space, including shopping, gas stations, a convenience store, a bank and The Alloway Office Building, approved by the Planning Board on May 25, 2000.

Surrounding uses include single-family residential (R-90), rural neighborhood cluster (RNC), public and institutional (R-90, RC, PD-5), and rural residential.

PROJECT DESCRIPTION: Site Description

The existing Oakton Associates property is undeveloped and is currently leased for cultivation of nursery stock. One acre of the parcel abutting the gas station is zoned commercial for inclusion in the Village Overlay Zone.

The site features substantial forestation with a stream valley buffer and steep slopes in the northeast portion of the property and a significant stand of trees within the southeast quadrant of the site fronting Ashton Road; The site is generally flat and open along New Hampshire Avenue.

PROJECT DESCRIPTION: Proposal

This Site Plan features a subdivision of 10 single family homes oriented internally around a green cul-de-sac that serves as a visual residential amenity. The homes are clustered around the green in the center of the site, and are set back about 100 feet from New Hampshire Avenue and 150 feet from Ashton Road. No accessory buildings are proposed.

Natural areas of the site form the perimeters: a forest conservation easement will protect the stream buffer at the northeast portion of the site and the forestation at the southeast corner fronting on Ashton Road. Public sidewalks are proposed for the site frontage on New Hampshire Avenue and for one side of the internal public street.

Stormwater management for quality and quantity is provided on site as part of the HOA open space.

PROJECT DESCRIPTION: Prior Approvals

On January 24, 2002, the Planning Board approved the Preliminary Plan 1-02028, subject to the following conditions:

1. *Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits;*
2. *All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Sandy Spring - Ashton Master Plan unless otherwise designated on the preliminary plan;*
3. *Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation areas and open space;*
4. *Compliance with the conditions of MCDPS stormwater management approval dated July 6, 2001;*
5. *Access and improvements as required to be approved by or MDSHA prior to issuance of access permits*
6. *No clearing, grading or recording of plats prior to site plan enforcement agreement and homeowners association documents;*
7. *Final approval of the number and location of dwelling units, sidewalks, and bike paths will be determined at site plan;*
8. *A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff;*
9. *This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed;*
10. *The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion;*
11. *Other necessary easements.*

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The approved Sandy Spring/Ashton Master Plan changed the zoning of the Oakton Associates property from Rural Cluster (RC) to Rural Neighborhood Cluster (RNC) with the density to be capped at 8-10 units. The southwest corner of the site, previously zoned commercial was designated commercial within the Village Overlay Zone.

The Master Plan revision noted that the RNC Zone would permit development of the property to achieve a pattern similar to existing surrounding lot patterns while providing sufficient open space for transitional natural areas.

The plan provides the 70% open space recommended for the RNC zone on this property.

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
RNC Optional Method		
Parcel Area	10 acres 453,600 sf	19.01 acres 828,076 sf
Lot Area Minimum	4,000 sf	12,270 sf
Lot Coverage	35%	35%
Open Space		14.45 acres [76.01%]
Common Open Space	--	1.10 acres [5.79%]
Rural Open Space	70%	13.35 acres [70.22%]
Parcel B (SWM)	--	0.59 acres
Building Height (ft.):	35' maximum	35' maximum
Lot Width (Streetline)	25' minimum	25' minimum
Setbacks (ft.):		
Front Setback at street	15' min	25'
Side Yard	8' min	10'
Rear Yard	--	20'
Density	10 lots per Master Plan	10 lots
Parking		
Total Parking	40	40

FINDINGS for Site Plan Review [59-D-3.4]:

1. The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.
2. The site plan meets all of the requirements of the zone in which it is located.
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

a. Location of Buildings

The location of the houses is adequate and safe.

b. Open Spaces

The open space is adequate, safe, and efficient, providing an attractive setting for an estate-like subdivision. The open space provides safe and efficient connections to the outdoor natural areas and promotes the safe use of these amenities.

Stormwater management consists of on-site quality and quantity control. Staff recommends additional landscaping with natural grasses to minimize the imposition of the facility near the conservation easement.

c. Landscaping and Lighting

The landscaping and lighting consists street trees along the internal public loop road and the central open green space. The substantial natural areas at the stream buffer and the conservation tract on Ashton Road create a setting of beautiful natural landscape that will provide an effective contrast to the open space and meadow that fronts New Hampshire Avenue.

d. Recreation

The plan is exempt from recreation requirements.

e. Vehicular and Pedestrian Circulation

The pedestrian and vehicular systems are adequate, safe, and efficient. Staff recommends a public sidewalk and street trees along New Hampshire Avenue to provide and encourage pedestrian access to the Village Center for residents and visitors.

The loop internal street provides adequate and safe vehicular circulation.

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

The residential use is compatible with surrounding uses and proposed development. While

the lot pattern does not fulfill the reference of the Master Plan for achieving a pattern similar to existing patterns surrounding the Village Center, an acceptable level of compatibility may be achieved by modest shifting of two houses in their relationship to the village "Main Street," New Hampshire Avenue. Staff has included a recommendation (Condition 4(a)(b)) that would allow the estate's entrance to respond compatibly to the existing adjacent structures and development pattern, and more importantly, strengthen the appearance of New Hampshire Avenue in a location that establishes the identity of the Ashton Village Center.

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

As conditioned, the plan meets the requirements of the forest conservation law.

APPENDIX

- A. Standard conditions dated October 10, 1995
2. 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.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 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;
 - 6) Coordination of each section of the development and roads;
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 1. Site Plan Enforcement Agreement to delineate tree protection and relocation plans.
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):
 - b. Limits of disturbance;
 - c. Methods and location of tree protection;
 - f. Conditions of DPS Stormwater Management Concept approval letter dated July 6, 2001 ;
 - g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - h. The development program inspection schedule.
 - j. Street trees 45-50 feet on center along all public streets;
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

