



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

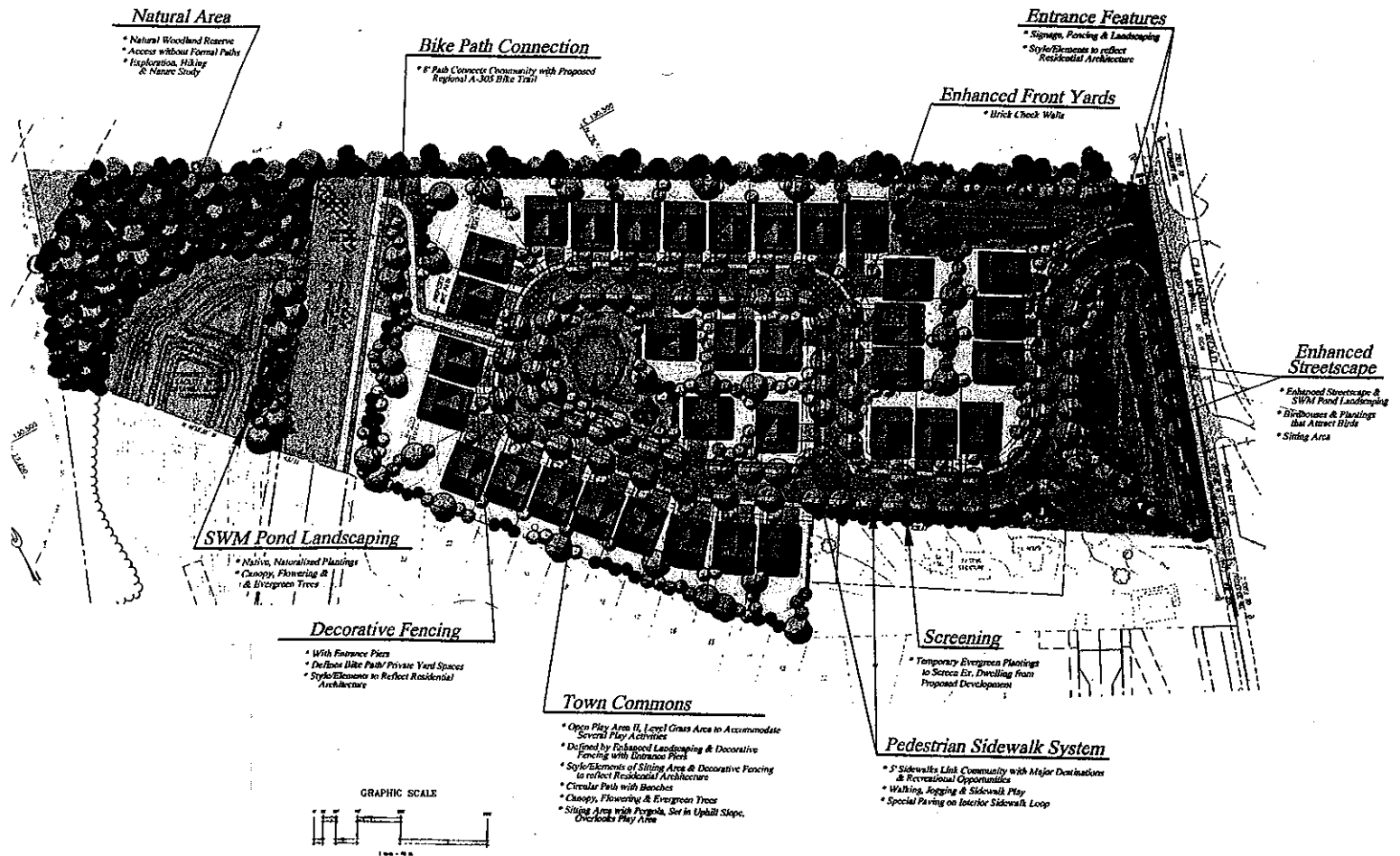
DATE: May 9, 2002
TO: Montgomery County Planning Board
VIA: Joe. R. Davis, Chief *JRD*
Development Review Division
FROM: Wynn E. Witthans *WW*
Planning Department Staff
(301) 495-4584



REVIEW TYPE: Project Plan Review
APPLYING FOR: Approval of 35 Single Family Detached Dwelling Units on 11.65 acres
PROJECT NAME: PARKSIDE
CASE #: 9-02001
REVIEW BASIS: Sec. 59-D-2, M. C. Zoning Ordinance

ZONE: RMX-2 and R-200
LOCATION: North side of Clarksburg Road, 2,100 feet east of MD Route 355
MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994
APPLICANT: Miller and Smith, Charles D. Ellison, Contact
FILING DATE: October 22, 2001
HEARING DATE: May 23, 2002

PARKSIDE



PROJECT PLAN # 9-02001

PRESENTED TO THE MONTGOMERY COUNTY PLANNING BOARD
MAY 23, 2002

TABLE OF CONTENTS

SUMMARY.....	4
STAFF RECOMMENDATION.....	5
PROJECT DESCRIPTION.....	8
Site and Surrounding Area	
Site and immediate vicinity	
Proposed development	
PLANNING AND REGULATORY FRAMEWORK.....	16
Master Plan / Sector Plan / Urban Renewal Plan	
Prior Approvals	
BASIS FOR CONSIDERATION OF ISSUES.....	17
REQUIRED FINDINGS.....	18
Compliance with the intents and requirements of the zone	
Conformance to the approved and adopted Sector Plan	
Compatibility with the general neighborhood	
Adequacy of existing or programmed public services	
More desirable than the standard method of development	
Provision of moderately priced dwelling units	
Development involving more than one lot or one CBD zones	
Requirements for forest conservation	
Requirements for water quality resource protection	
APPENDIX.....	24
Supporting memos from reviewing divisions and agencies:	
Community Based Planning - 5/8/02	
Transportation Planning – 5/9/02	
Montgomery County Public Schools – 5/7/02	
Environmental Planning - 5/9/02	

SUMMARY

The application, known as "Parkside," proposes 34 single-family dwelling units on 11.65 acres of RMX-2 (8.48. ac) and R-200 (3.17 ac) zoned land. No MPDU's or TDR's are required due to the low number of units. The applicant also filed a Preliminary Plan, application #1-02042, which is being reviewed concurrently with the Project Plan and will be heard by the Planning Board on the same day. The Planning Board allowed an extension of the review time in a hearing on January 24, 2002 in order to allow the applicant sufficient time to assemble a more efficient proposal that would include adjoining lots.

Amenities and facilities proposed include the following:

On Site Amenities

- "Village Green" to include sidewalks with special pavers, sitting areas, a community structure and detailed planting.
- Enhanced landscaping for the Storm Water Management Pond – to be extensively planted with landscaping and wildflowers to create a wildlife habitat, and reflect the agricultural fields and pasturelands, which have historically been indicative of Clarksburg.
- Provision of Architectural elements such as cheek walls, brick piers, and fencing along the frontages of each lot
- For all garages that face the street, the garages shall be recessed behind the face of the units or porch to reduce the appearance of the garage from the street
- Shade trees at approximately 40 feet on center within the right-of-way- with the maintenance included via the HOA.

Off Site Amenities

- Two (2) picnic shelters at the southwest corner of Kings Local Park property to include rustic features consistent with the traditional rural character of Clarksburg and shall incorporate landscaping features with some historical, environmental or cultural interpretive elements.

Staff recommends approval of the Project Plan with the conditions listed in the Recommendation section below.

The issues addressed during review include the inclusion of the adjacent parcel and the revision of the layout to include the adjacent parcels and to improve the unit orientation and location of the open space to create a more traditional layout. Additionally, the Applicant improved the amenities proposed with this project.

There are no outstanding issues between the Applicant and staff at the time of this report.

STAFF RECOMMENDATION

The staff recommends approval of Project Plan #9-02001, 34 single-family dwelling units on 11.65 acres of RMX-2 (8.48. ac) and R-200 (3.17 ac) zoned land; with no MPDU's or TDR's required with the following conditions:

1. Light and Streetscaping Standards

The Applicant commits to participate in a process with representatives from county agencies and private developers to review current light and streetscaping standards and develop new standards (fixtures) within the Clarksburg area.

2. Maintenance Organization

The Homeowners Association shall be set up to maintain the street trees within the public rights-of-way so to allow for tighter street tree spacing. The maintenance requirements shall also cover the sidewalk and path special paving.

3. Transportation

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan and project plan:

- a. Limit the preliminary plan to the following uses and density to 34 residential dwelling units
- b. Satisfy the APF test by paying the Development Approval Payment (DAP) under the Alternative Review Procedure for Limited Residential Development provision of the FY 01 Annual Growth Policy for the proposed residential development. The APF test includes:
 - i. Policy Area Review: Site-generated traffic has to be mitigated within the Clarksburg Policy Area, which is in a moratorium. There is no capacity available for employment and residential development as of April 30, 2002 in the Clarksburg Policy Area. The applicant is satisfying policy area review by paying the DAP under the *FY 01 Annual Growth Policy* staging ceiling capacity.
 - ii. Local Area Transportation Review: A traffic study (to analyze the traffic impact at nearby intersections) is not required since the proposed land use generates less than 50 total peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.).

- c. Reconstruct the northern half of Clarksburg Road along the property frontage in accordance with the description as provided in this memorandum for site access.

4. Amenities

The Applicant shall provide the following amenities with the site plan:

On Site Amenities

- “Village Green” to include sidewalks with special pavers, sitting areas, a community structure and detailed planting.
- Enhanced landscaping for the Storm Water Management Pond – to be extensively planted with landscaping and wildflowers to create a wildlife habitat, and reflect the agricultural fields and pasturelands, which have historically been indicative of Clarksburg.
- Provision of Architectural elements such as cheek walls, brick piers, and fencing along the frontages of each lot
- For all garages that face the street, the garages shall be recessed behind the face of the units or porch to reduce the appearance of the garage from the street
- Shade trees at approximately 40 feet on center within the right-of-way with the maintenance included via the HOA.

Off Site Amenities

- Two (2) picnic shelters at the southwest corner of Kings Local Park property to include rustic features consistent with the traditional rural character of Clarksburg and shall incorporate landscaping features with some historical, environmental or cultural interpretive elements.

5. Waiver Request of Subdivision Standards

To fully implement the Master Plan vision of the property and to successfully implement a well designed and visually pleasing community, certain subdivision waivers are proposed. Staff recommends Planning Board approval of these waivers with this Project Plan and subsequent approvals for this site:

Special Protection Area – Request for Waiver to Open Section Roads. Section 49-35(k)(1)(A)

Due to the narrow lot widths associated with this plan, the applicant requests a waiver of this requirement. Most of the lot widths are approximately 50 feet in width. This request is consistent with other requests within the Clarksburg Town Center vicinity.

Sect50-26 (f) of the Montgomery County Subdivision Regulations. The main Public Street “A” is a standard 50’ right-of-way residential tertiary street. A

waiver of the minimum horizontal centerline radius is requested to provide for smaller roadway curves within the development. The reduced radius curves will act as passive speed control devices and therefore reduce traffic speed and reinforce the concept of a pedestrian friendly neighborhood.

Front yard setbacks Zoning Ordinance 59-C-10.38 The zoning ordinance allows for reduced frontyard setbacks when recommended by the Master Plan. In this case the Master Plan has made the recommendation and this waiver is consistent with other neo-traditional subdivisions in the Clarksburg Planning Area.

PROJECT DESCRIPTION: Surrounding Area

"Parkside" is located within the Clarksburg Planning Area (P.A.)13 in Montgomery County, Maryland. It is within the Town Center District of the Clarksburg Master Plan and Hyattstown Special Study Area (the "Master Plan"), which was approved and adopted in June 1994. The Town Center District is a 635 acre area which includes the Clarksburg Historic District at the intersection of Frederick Road (Md. Rte. 355, A-251) and Clarksburg Road (Md. Rte. 121, A-27) as a focal point.

The surrounding area includes several amenities, parks, and unique features. Little Bennett Regional Park is located to the north (less than ¼ mile), offering camping, hiking, golf and other outdoor activities. The M-NCPPC Kings Local Park is located immediately confronting the site on the south side of Clarksburg Road. Both the planned Ten Mile Creek Greenway and the Little Seneca Greenway are within walking distance (less than ¼ mile) of the Project. These greenways with their bikeways and pedestrian paths will ultimately link the two Clarksburg regional parks: Little Bennett and Black Hills with the Ovid Hazen Wells Recreation Park and the Clarksburg Town Center.

The proposed Clarksburg Town Center is located immediately to the southeast, diagonally opposite the Project along Clarksburg Road. This portion of the Town Center, in addition to the Kings Local Park, will ultimately have neighborhood shopping and employment opportunities, the regional library, and one of the six planned Clarksburg elementary schools as well as the local post office. The site is also planned for a mix of residential unit types, primarily town homes and multifamily.

The Project is bounded on the southwest by a previously approved site Plan know as Catawba Manor, slated to begin construction soon. Beyond that site is Clarksburg Ridge, a 159 unit project, a previous Project Plan application. Further to the west is the Clarksburg Historic District which reflects the community's origins as a center of transport, trade and industry for the northern portion of Montgomery County. It is an intact example of one of the County's earliest towns.

The site has access and proposed access to both future transit and existing highways. The Town Center transit stop is located approximately ½ mile to the south at the intersection of relocated Maryland Route 355 (A-251) and Redgrave Place (P-5).

SHA is currently studying widening alternatives for Interstate 270, which includes upgrades to this interchange. The Clarksburg Master Plan proposes a realignment and connection of this interchange with Stringtown Road (A-280), which will greatly reduce through traffic on the subject frontage. Stringtown Road is in the facilities planning stage at DPWT.

Clarksburg Road is planned as a two-lane arterial. Mid-county Highway (A-305), is also a two lane arterial, and is planned to cross thorough the northern portion of this site. A class I bikeway is planned along both Clarksburg Road (B-19) (on the opposite side of the street) and along

Mid-county Highway (B-2 (on this project's side of the street). A third bikeway, with a class III designation is planned along Old Frederick Road (B-5).

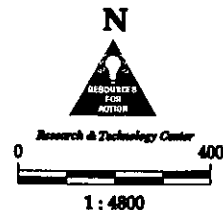
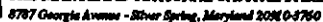
The Project is located within the Stage 2 portion of the Master Plan, due to its inclusion as part of the Town Center. Properties to the north are within Stage 3. Properties to the southwest, including properties controlled by the applicant, are in Stage 4. Any properties within Stage 4 of the master plan cannot proceed toward development at this time and have been therefore excluded from this application.

Other existing land uses in the surrounding area include vacant and residential uses to the north and northeast, with a possible fire station immediately to the east. To the southeast, across Clarksburg Road, is part of the Clarksburg Town Center project, which is currently under construction.

PARKSIDE (9-02001)



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 actual 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



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PROJECT DESCRIPTION: Site and immediate vicinity

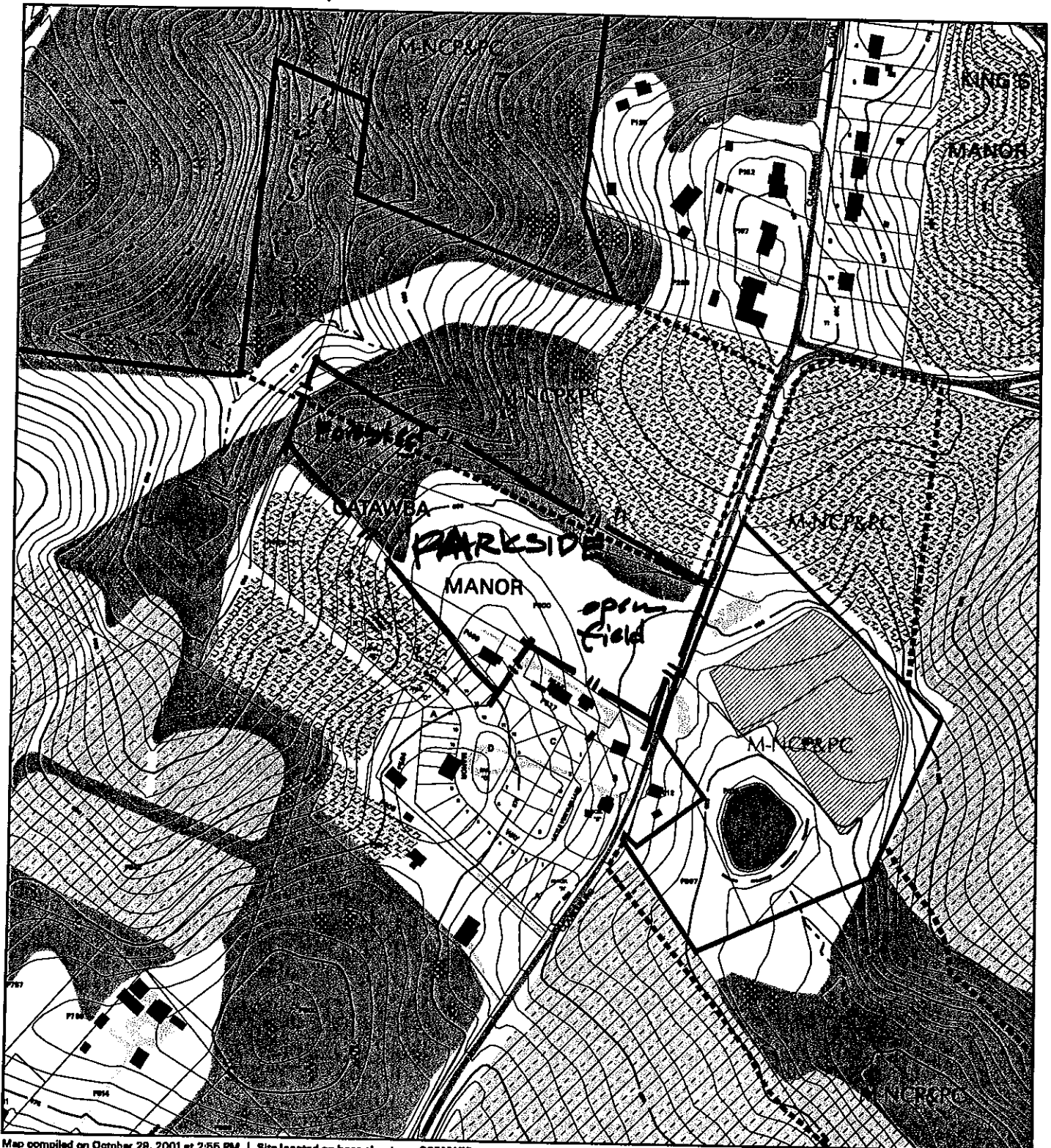
The majority of the subject property, Parcels 390, & 500, are vacant with several foundations from previous residential and farm structures. The remaining area, Parcel 499, is an existing residence. The majority of the site was originally used as agricultural land and has been allowed to regenerate into a young forest stand. The site contains no wetlands or 100-year floodplain areas. This site does not contain any streams or channelized drainage ways.

There is a knoll and a drainage divide situated in the approximate center of the property. The high point at the knoll is at elevation 669. The topography slopes down from the knoll to the southeast towards Route 121 to an elevation of 646. This area of the site is within the Little Seneca Creek Special Protection Area. On the reverse side of the knoll, the topography slopes down from the knoll to the northwest towards future roadway A-305 to elevation 588. These elevations represent an average grade of 4.3% across the front of the property towards Route 121 and 9.3% across the rear of the property towards A-305.

Surrounding properties are similar in character to the subject property. That is, they are wooded, partially wooded, or agricultural uses, and some are developed with very low-density residential uses. The properties to the south, east and west are situated in the Town Center District and are zoned RMX. The adjacent property to the northeast is designated to be part of the Clarksburg Greenway. The Kings Pond Local Park is located to the southeast, abutting the opposite side of Route 121.

The subject property is one of many sites in the Clarksburg to move towards development in conformity with the adopted Clarksburg Master Plan. The character of the surrounding are will change significantly over the next few years as the Clarksburg Town Center develops. The property to the south is recommended for the same density as the subject site while the properties to the east that are part of the Clarksburg Town Center are recommended for a higher densities. The property to the northwest, in the vicinity of A-305 and outside the Town Center District is the Little Bennett Regional Park.

VICINITY MAP FOR
PARKSIDE (9-02001)



Map compiled on October 28, 2001 at 2:55 PM | Site located on base sheet no - 233NW13

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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 1:144,000 scale aerial photography using stereo photogrammetric methods.

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-6570

Key Map



1:4800

PROJECT DESCRIPTION: Proposal

Project Design

The project plan proposes a single-family residential community with direct access from Clarksburg Road. The community, to be named Parkside, will consist of 34 homes, with access from a new residential street currently called Street "A". That roadway will intersect with Clarksburg Road opposite the entrance to the Kings Pond Local Park.

Although all access is proposed via Street "A", the proposed development will not turn its back on Clarksburg Road. Rather, with the curve of Street "A", three (3) homes will front onto Street "A" and at the same time, have a front view of Clarksburg Road. A future street will link this street to the Catawba Manor Subdivision to provide interconnectivity. Between Clarksburg Road and that Street "A" there will be an open space greenway running parallel to Clarksburg Road, an extension of the frontage treatment of the Catawba Manor Subdivision. It will accommodate stormwater management facilities, a pedestrian sitting area, and the sidewalk/pedestrian walkway along Clarksburg Road. This extension of greenway will be extensively planted with landscaping and wildflowers to create a wildlife habitat, and reflect the agricultural fields and pasturelands, which have historically been indicative of Clarksburg.

The homes in Parkside will be clustered along Street "A" and around the centrally located "Town Commons" recreation area. The proposed residences will be single-family detached, narrow lot units, with recessed two car garages. The lots will vary from 52 to 65 feet in width at the building line, and have a minimum side yard building separation of 7 feet. The proposed houses have been sited close to the roadway to reinforce the street edge and help define a pedestrian oriented streetscape, at the same time provide areas for individual lot landscaping and architectural elements such as cheek walls, brick piers, and fencing. To create variety and visual interest, multiple road curves have been used to hide the majority of the development from view at the entrance. Visitors and residents will be drawn into the development, from Clarksburg Road, around and over the hill, to then discover the remaining development and the central "Town Commons" recreation area.

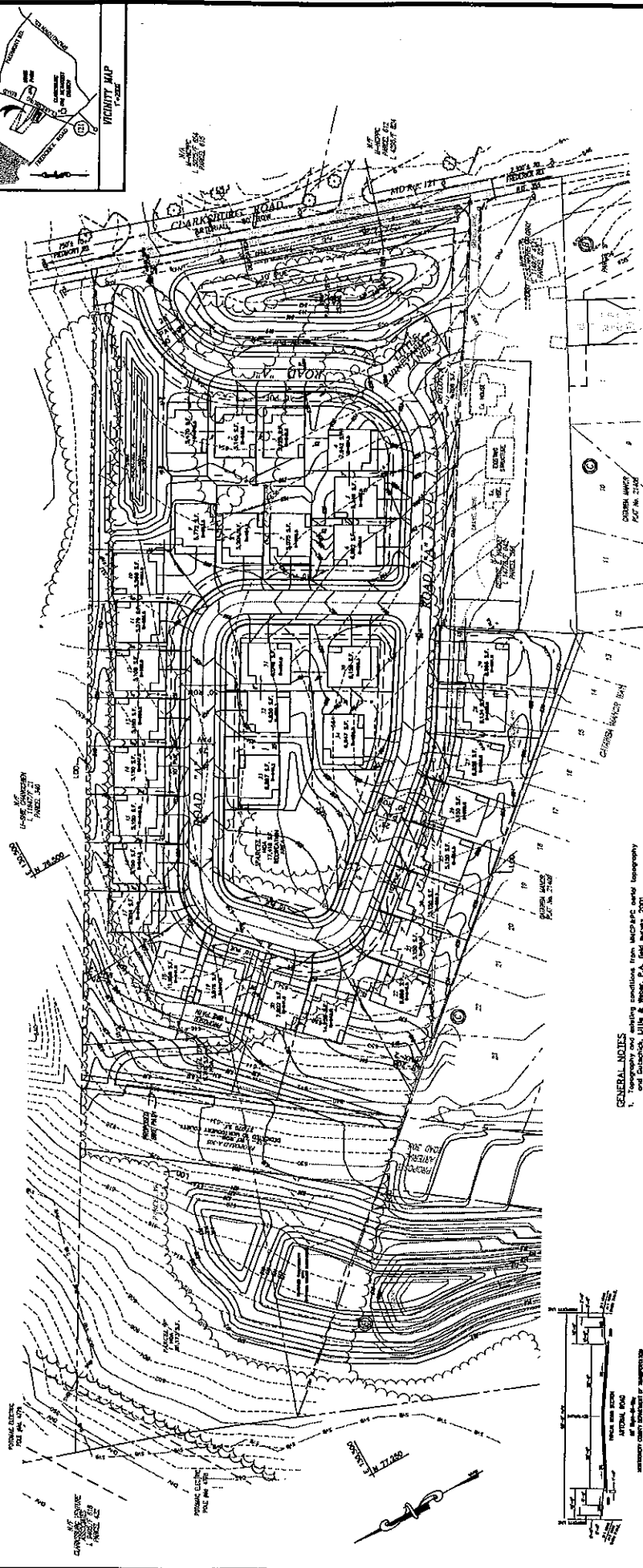
Each home will incorporate a recessed two (2)-car garage. In addition to the two (2) car parking spaces in the garages, two (2) additional parking spaces will be provided on the driveway. Additional visitor parking will be available on street.

Sidewalks along both sides of the Street "A", and the "Town Commons" area offer pedestrian and non-vehicular circulation. A special paving material is proposed for the internal town commons sidewalks, and for the public sidewalk on the inside of Road "A" that encircles the center cluster of houses, and the "Town Commons" area. Pedestrian movement along and abutting Clarksburg Road will be carried in a walkway entering from off-site (towards Route 355) within the Clarksburg Road right-of-way. This will also allow direct pedestrian connection across Clarksburg Road to the Kings Pond Park. Additionally, a bikeway is proposed within the right-of-way of A-305, in accord with the recommendation of the Clarksburg Master Plan. An internal bikeway connector is proposed between Street "A" and that A-305 bikeway.

The northernmost 3.17 acres of the site is zoned R-200. The development potential of that area (i.e. six (6) residences) has been clustered into the larger, RMX zoned portion of the property. That R-200 zoned portion is bisected by the 80 ft. right-of-way dedicated for A-305. The approximately 0.87 acre forest retention area and the northern storm water management pond border that right-of-way. This pond will be a combined facility with the Catawba Manor subdivision to reduce redundant activities, and therefore reduce tree clearing and grading. Enhanced landscaping of the storm water management pond and the rear of the lots facing future A-305 will provide a parkway like setting for the proposed bikeway and the future roadway.

The center of the site, the "Town Commons" is proposed as the central amenity, recreation, and social activity space for the Parkside community. This passive and active recreation area will function as community focal point and the community meeting place. The area of the "Town Commons is approximately 17,400 square feet in size and will include a sitting area within a pergola type structure, an open play area, and a pedestrian circulation system with special paving, and additional seating opportunities. The entire Town Commons will be enclosed by a picket fence with brick piers at the entrances. The Town Commons will have extensive landscaping including street trees, hedges, flowering tree/shrubs, perennials and groundcovers to complement and enhance the community functions and the image of Parkside's central civic space.

Additional off-site public amenity will be provided as part of the Parkside development, and is to be determined by MNCP&PC staff and the developer.



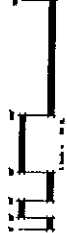
SITE DATA

EXISTING ZONING	
DEVELOPING ZONING	
UNIT TYPE PER ACRE	
EXISTING STREETS	
DENSITY ALLOCATED	
PARKING REQUIRED	
DENSITY SHOWN	
PARKING REQUIRED	
PARKING SHOWN	
CARAGE	
DRIVEWAY	
Road - 2 OPEN	
Road - 2 OPEN	
TOTAL OPEN:	

22 **Examination (1999-2000)**

- | Exposure | Exposure | Exposure | Exposure |
|----------|----------|----------|----------|
| 0' | 0' | 0' | 0' |
| 5' | 5' | 5' | 5' |
| 10' | 10' | 10' | 10' |
| 15' | 15' | 15' | 15' |
| 20' | 20' | 20' | 20' |
| 25' | 25' | 25' | 25' |
| 30' | 30' | 30' | 30' |
| 35' | 35' | 35' | 35' |
| 40' | 40' | 40' | 40' |
| 45' | 45' | 45' | 45' |
| 50' | 50' | 50' | 50' |
| 55' | 55' | 55' | 55' |
| 60' | 60' | 60' | 60' |
| 65' | 65' | 65' | 65' |
| 70' | 70' | 70' | 70' |
| 75' | 75' | 75' | 75' |
| 80' | 80' | 80' | 80' |
| 85' | 85' | 85' | 85' |
| 90' | 90' | 90' | 90' |
| 95' | 95' | 95' | 95' |
| 100' | 100' | 100' | 100' |

GRAPHIC SCALE



GENERAL NOTES

1. The proposed maximum income for the 300 and 350 is $\$18,779$ and $\$20,499$ respectively. The proposed maximum income for the 400 and 450 is $\$20,499$ and $\$22,219$ respectively.
2. The proposed maximum income for the 500 and 550 is $\$22,219$ and $\$23,939$ respectively.
3. The proposed maximum income for the 600 and 650 is $\$23,939$ and $\$25,659$ respectively.
4. The proposed maximum income for the 700 and 750 is $\$25,659$ and $\$27,379$ respectively.
5. The proposed maximum income for the 800 and 850 is $\$27,379$ and $\$29,099$ respectively.
6. The proposed maximum income for the 900 and 950 is $\$29,099$ and $\$30,819$ respectively.
7. The proposed maximum income for the 1000 and 1050 is $\$30,819$ and $\$32,539$ respectively.
8. The proposed maximum income for the 1100 and 1150 is $\$32,539$ and $\$34,259$ respectively.
9. The proposed maximum income for the 1200 and 1250 is $\$34,259$ and $\$35,979$ respectively.
10. The proposed maximum income for the 1300 and 1350 is $\$35,979$ and $\$37,699$ respectively.
11. No. No UPW's are required.
12. Required Public Facilities and Amenity and Amenity Plan.

ENGINEER'S CERTIFICATE

I hereby certify that to the best of my knowledge, information and belief that the plan above serves in true and correct; has been prepared in accordance with the Publication Regulations of Montgomery County, Maryland; and the boundary has been accurately reproduced from available land records.

David L. Little
Professional Engineer
Maryland Reg. No. 13164

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 300 N. W. 10th Ave., Suite 200 • Fort Lauderdale, FL 33311 • 305.463.1100

DATE	TIME	DATE	TIME	DATE	TIME
10/10/2010	10:00	10/10/2010	10:00	10/10/2010	10:00

PARKSIDE

PARCELS 390, 499 AND 500
 Liber 1877 Folio 54; Liber 1702 Folio 500

[illegible]

1

11

1000

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PLANNING AND REGULATORY FRAMEWORK:

Development Review

To fully implement the Master Plan vision of the property and to successfully implement a well designed and visually pleasing community, certain subdivision waivers are proposed.

Chapter 19 – Special Protection Area – Request for Waiver to Open Section Roads.

Due to the narrow lot widths associated with this plan, the applicant requests a waiver of this requirement. Most of the lot widths are approximately 50 feet in width. This request is consistent with other requests within the Clarksburg Town Center vicinity.

Sect. 49-39. (k). (A), of the Montgomery County Subdivision Regulations. The main Public Street “A” is a standard 50’ right-of-way residential tertiary street. A waiver of the minimum horizontal centerline radius is requested to provide for smaller roadway curves within the development. The reduced radius curves will act as passive speed control devices and therefore reduce traffic speed and reinforce the concept of a pedestrian friendly neighborhood.

PLANNING AND REGULATORY FRAMEWORK: Prior Approvals

There has been no other planning activity on these properties.

BASIS FOR CONSIDERATION OF ISSUES

Per Sec. 59-D-2.43, in making its decision on an application for an optional method project plan, the Planning Board must consider:

- (a) The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures, and its consistency with an urban renewal plan approved under Chapter 56.
- (b) Whether the open spaces, including developed open space, would serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are planned, designed and situated to function as necessary physical and aesthetic open areas among and between individuals structures and groups of structures, and whether the setbacks, yards and related walkways are located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.
- (c) Whether the vehicular circulation system, including access and off-street and loading, is designed to provide an efficient, safe and convenient transportation system.
- (d) Whether the pedestrian circulation system is located, designed and of sufficient size to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.
- (e) The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, in relation to the type of use and neighborhood.
- (f) The adequacy of provisions for construction of moderately priced dwelling units in accordance with Chapter 25A if that Chapter applies.
- (g) The staging program and schedule of development.
- (h) The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.
- (i) The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19.

FINDINGS for Project Plan Review:

Section 59-D-2.42 of the Zoning Ordinance establishes the findings that must be made by the Planning Board and forms the basis for the Board's consideration of approval. In accordance herewith, the staff makes the following findings:

- (a) *As conditioned, the proposal complies with all of the intents and requirements of the RMX-2 zone.*

59-C 10.3 also see 50-C 10.3.12

PROJECT DATATABLE

Development Standard	Permitted/ Required	Proposed
One Family Detached Dwellings are a permitted use.		
1. Site Area:		
RMX-2	8.48 acres	
R-200	3.17 acres	
Total	11.65 acres	
2. Yield (59C-10.3.4; 10.3.5; 10.3.7)		
Residential (8.48 ac. @4 du/ac=33 du + 3.17ac. @ 2 du/ac=6 du.)	39d.u.	34 d.u.
Commercial	600,00 gsf.	0 gsf.
3. RMX-2 Minimum Green Area:	50% or 4.24ac.	>50%; 4.61 ac 6.47 ac total green space
4. Minimum Number of Dwelling Units Required (59C-10.3.6)	If over 30 ac – 150 du req'd	n/a
5. Maximum Residential units (59-C-10.37)	30 du/ac	2.91 du/ac
6. Minimum Building Setbacks – Residential (59C-10.3.8):		
a. Adjacent R-200 zoning –	100'	50'*
b. Adjacent MXN Zoning -	30'	15'*
c. From Street – no minimum, waived by master plan		15'

**Permitted/
Development Standard**

Required

Proposed

e)	Internal lot setbacks:		
	1. Front	0	15' min.
	2. Street Side Yard	0	15' min.
	3. Side Yard	0	7' min. bldg sep.
	4. Rear	0	20' min.
(7)	Parking	2/du	2/du
			(not including on street parking)

- * The Applicant requests 50% reduction in minimum setbacks lots as shown on plan and as allowed in Section 59-C-10.3.8 of the MC Zoning Ordinance. The conditions of the waiver required that the Planning Board find that *"trees or other features on the site permit a lesser setback without adversely affecting development on an abutting property."*

For this site, waivers are requested along the western boundary of the site, specifically for lots 10, 17, 22 and 29. This allows for 4-corner lots to have 5 foot smaller rear yards and the lots adjacent to the recently added lots to have smaller side lot lines (15 feet). Grading schemes to the west are comparable to this proposal. No development exists to the east at this time – a possible fire station is proposed.

The proposed reduced setback waiver is consistent with other waivers granted within this vicinity does not adversely impact development on adjoining property.

- (b) *As conditioned, the proposal conforms to the approved and adopted Master or Sector Plan.*

Create A Town Scale Of Development

The Clarksburg Master Plan envisions a traditional, transit served community that is organized into a series of neighborhoods. The Town Center is to be the focus of community life with 80% of future development channeled into the area. The proposed Project Plan conforms to the master plan's vision by proposing a traditional neighborhood designed with street facing residential units. Alleys are not proposed due to the narrow configuration of the parcel.

Master Plan Density And Mixed-Use Development

The Master Plan recommends a density range of 2 to 4 units per acre and a range of unit types. The Project Plan conforms to the density range by providing 3.3 du/ac. However, the unit type is limited to single family detached. The single family detached unit type provides a "stepping down" in density from the more intensely developed center to the "edge" of the Town Center District. This is consistent with the master plan's intention to create a compact, densely developed center. Mixed uses are within walking distances located across MD 121 within Terrabrook's Town Center development.

Develop Town Center as a Focal Point for Community Services

The Town Center should function as the "civic" center of Clarksburg by locating community and governmental services such as a library, post office, and community within a walkable town center. The Project Plan does not propose any community services partly due to the small size of the parcel and its "edge" location to the Town Center. Such services are being planned for the Terrabrook's Town Center development. The County has identified a potential fire station site to be located directly adjacent to the subject property further out along MD 121.

Create a Transit-Oriented Land Use Pattern

The Master Plan envisions a traditional community that orients development along streets that encourage pedestrians to walk and allow "bus loops" to easily serve neighborhoods. The Project Plan achieves a transit-oriented pattern of development by fronting units along streets. Unfortunately, the requirements for storm water management have resulted in a SWM pond in front of the proposed neighborhood setting it back from Clarksburg Road. Since this is not the pattern established further to the west by the Clarksburg Ridge Site Plan, continued efforts should be made to consolidate the storm water management into the King Pond across MD 121. If such efforts fail, then the proposed SWM pond should be designed and landscaped as an amenity to avoid it becoming an undesirable feature.

Encourage an interconnected sidewalk, bikeway and street system

The Master Plan strongly encourages a network of streets to facilitate access for transit service and improve convenience within the community. The Project Plan is a cul-de-sac with interconnection improved somewhat by a future street connection to the west. The street connectivity envisioned in the Master Plan is limited by access restrictions to Mid County Arterial and by existing residential properties directly to the west of the property.

The proposed sidewalk and trail system achieves good connections to off site destinations. The proposed trail connects the community to the future bikeway along Mid County Arterial. Internal sidewalks lead down to the sidewalks. However, a small segment of additional sidewalk onsite is needed along the Little Vineyard Lane to eventually connect to the future community known as Cawtaba Manor. This additional sidewalk can be addressed at site plan.

Continuity of the streetscape and sidewalk system along Clarksburg Road is very important to achieve with the approvals of development along this side of the roadway. Consideration should be given to possible offsite streetscape improvements as project amenities in order to create a continuous sidewalk connection and curb line.

Provide a variety of open space features

The Town Center is to be developed with a variety of open spaces ranging from the Greenway to more civic-like space within the heart of Terrabrook's Town Center. The proposed Project Plan does not provide public open space within its community. However, it does provide amenity improvements to the King Pond Local Park across Clarksburg Road.

Staging

The proposed project plan is located within Stage 2 and is recommended for water and sewer service.

- (c) *As conditioned, because of its location size, intensity, design, operational characteristics and staging, it would be compatible with and not detrimental to existing or potential development in the general neighborhood.*

The location and design of the proposed project plan is linked to the other neo-traditional communities proposed in the Clarksburg Town Center area with the traditional orientation of units to the street and the highly developed sidewalk environment. This type of unit proposed, the pattern of development and the proposed density of the

community will replicate existing and proposed communities in the Clarksburg Planning Area. The proposed residential project will be compatible with the general neighborhood.

- (d) *As conditioned, the proposal would not overburden existing public services nor those programmed for availability concurrently with each stage of construction and, if located within a transportation management district designated under Chapter 42A, article II, is subject to a traffic mitigation agreement that meets the requirements of that article.*

Site Access and Circulation

One access point to the site area is provided from Clarksburg Road (A-27). The applicant must construct its portion of the roadway along the property frontage with the following descriptions. Clarksburg Road (A-27) shall be a three-lane, 38-foot wide closed section roadway with a six-foot Class I bikepath on the south side and a sidewalk on the north side, offset within an 80-foot right-of-way. The exact location of the transition to a two-lane roadway toward Greenway shall be determined at the time of site plan review.

The internal pedestrian circulation system shown on the site plan is adequate. Sidewalks (5-foot wide) proposed on both sides of all internal tertiary roadways and future street connections to adjoining properties as shown on the site plan are adequate.

Alignment of A-305 shown on the site plan is consistent with A-305 approved on the Catawba Manor subdivision.

Adequacy of Public Schools

Montgomery County Public Schools have found there to be adequate space within the Damascus cluster to permit this subdivision approval. See memo attached, dated May 7, 2002.

Staff concludes that the subject project plan and preliminary plan satisfy the APFO requirements since the applicant is satisfying policy area review by paying the Development Approval Payment (DAP) under the *FY 01 Annual Growth Policy* staging ceiling capacity. No Local Area Review is required for the subject project plan and preliminary plan.

- (e) *The proposal will be more efficient and desirable than could be accomplished by the use of the standard method of development.*

This small project will be more efficient and desirable than standard method of development because the reduced development standards allow the units to be clustered to create the highly defined streetscape edge, consistent with neotraditional development and the "sense of place" it can create. The provision of a centralized open space and the landscape areas developed with sitting areas, specialized building materials and detailed

planting areas create higher quality pedestrian areas, enhancing the quality of life of the residents and the public within Clarksburg.

- (f) *The proposal will include moderately priced dwelling units in accordance with Chapter 25A of this Code, if the requirements of that chapter apply.*

The project does not qualify for the provision of MPDU's. This 34-unit project is under the required 50-unit threshold for provision of MPDU's.

- (g) *When a Project Plan includes more than one lot under common ownership, or is a single lot containing two or more CBD zones, and is shown to transfer public open space or development density from on lot to another or transfer densities, within a lot with two or more CBD zones, pursuant to the special standards of either section 59-C 6.2351 or 59-C 6.2352 (whichever is applicable), the Project Plan may be approved by the Planning Board based on the following findings:*

Not applicable to this project.

- (h) *As conditioned, the proposal satisfies any applicable requirements for forest conservation under Chapter 22A.*

A preliminary forest conservation plan has been prepared for the entire tract. The tract includes 8.45 acres of forest. The applicant is proposing to remove 7.57 acres of forest. The forest planting requirements will be met through a combination of onsite retention, onsite plating, and offsite planting. A five-year maintenance period for planted forest is required per the environmental guidelines.

- (i) *As conditioned, the proposal satisfies any applicable requirements for water quality resources protection under Chapter 19.*

The subject property is 11.45 acres located on the north side of Clarksburg Road (MD Rte. 121) and opposite Kings Park. The proposed development is zoned RMX-2 and residential units are proposed for the entire site. Approximately 4.1-acres are within the Clarksburg Special Protection Area (SPA). The drainage area within the Clarksburg SPA drains to the Town Center tributary of Little Seneca Creek, which is classified as Use Class IV water. The non-SPA portion of the site drains to Little Bennett Creek, a Use Class III-P water.

Under the Special Protection Law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

Site Performance Goals

Performance goals were established at the pre-application meeting and are to be met in the preliminary water quality plan and further refined in the final water quality plan. The performance goals include:

- Minimize storm flow runoff.
- Minimize increases in ambient water temperature.
- Minimize sediment loading.
- Minimize the use of pesticides by requiring the Home Owners Association to adopt an Integrated Pest Management Plan to manage community lands.

Stormwater Management

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control for this site will be provided via two dry ponds. These facilities will provide control for one-year storms with pre-developed release rates.

Site Imperviousness

There is no impervious limit on this property. The impervious amount proposed for the entire 11.45-acre site is less than 25 percent. This is within the acceptable range for RMX-2 developments.

Environmental Guidelines

The environmental guidelines for SPA's require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the tract identified the environmental buffers. As part of the forest conservation plan, the applicant will place forest conservation easements on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

APPENDIX

1. Supporting memos from reviewing divisions and agencies:

Community Based Planning - 5/8/02

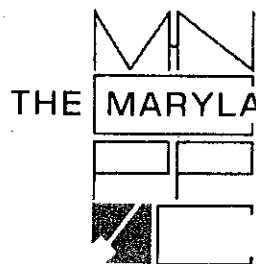
Transportation Planning - 5/9/02

Montgomery County Public Schools - 5/7/02

Environmental Planning - 5/9/02

2. Draft Opinion

G:\PP\STAFFRPT\9-02001.doc



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

May 8, 2002

Memorandum

To: Wynn Witthans, Development Review
From: Karen Kumm Morris, Community Based Planning *KKM*
Subject: **Parkside, Project Plan 9-02001, R-200/RMX-2
Clarksburg**

Proposed Project Plan

The proposed Project Plan is located within the Town Center District of the Clarksburg Master Plan across Clarksburg Road (MD 121) from Kings Pond Local Park and a future Elementary School. The site is zoned primarily RMX-2 which allows for a range in unit types and mixed uses. The project plan proposes 39 residential units and no commercial uses.

Conformance to the Master Plan

Create a Town Scale of Development

The Clarksburg Master Plan envisions a traditional, transit served community that is organized into a series of neighborhoods. The Town Center is to be the focus of community life with 80% of future development channeled into the area. The proposed Project Plan conforms to the master plan's vision by proposing a traditional neighborhood designed with street facing residential units. Alleys are not proposed due to the narrow configuration of the parcel.

Master Plan Density and Mixed-Use Development

The Master Plan recommends a density range of 2 to 4 units per acre and a range of unit types. The Project Plan conforms to the density range by providing 3.3 du/ac. However, the unit type is limited to single family detached. The single family detached unit type provides a "stepping down" in density from the more intensely developed center to the "edge" of the Town Center District. This is consistent with the master plan's intention to create a compact, densely developed center. Mixed uses are within walking distances located across MD 121 within Terrabrook's Town Center development.

Develop Town Center as a Focal Point for Community Services

The Town Center should function as the “civic” center of Clarksburg by locating community and governmental services such as a library, post office, and community within a walkable town center. The Project Plan does not propose any community services partly due to the small size of the parcel and its “edge” location to the Town Center. Such services are being planned for the Terrabrook’s Town Center development. The County has identified a potential fire station site to be located directly adjacent to the subject property further out along MD 121.

Create a Transit-Oriented Land Use Pattern

The Master Plan envisions a traditional community that orients development along streets that encourage pedestrians to walk and allow “bus loops” to easily serve neighborhoods. The Project Plan achieves a transit-oriented pattern of development by fronting units along streets. Unfortunately, the requirements for storm water management have resulted in a SWM pond in front of the proposed neighborhood setting it back from Clarksburg Road. Since this is not the pattern established further to the west by the Clarksburg Ridge Site Plan, continued efforts should be made to consolidate the storm water management into the King Pond across MD 121. If such efforts fail, then the proposed SWM pond should be designed and landscaped as an amenity to avoid it becoming an undesirable feature.

Encourage an interconnected sidewalk, bikeway and street system

The Master Plan strongly encourages a network of streets to facilitate access for transit service and improve convenience within the community. The Project Plan is basically a cul-de-sac with interconnection improved somewhat by a future street connection to the west. The street connectivity envisioned in the Master Plan is limited by access restrictions to Mid County Arterial and by existing residential properties directly to the west of the property.

The proposed sidewalk and trail system achieves good connections to off site destinations. The proposed trail connects the community to the future bikeway along Mid County Arterial. Internal sidewalks lead down to the sidewalks. However, a small segment of additional sidewalk onsite is needed along the Little Vineyard Lane to eventually connect to the future community known as Cawtaba Manor. This additional sidewalk can be addressed at site plan.

Continuity of the streetscape and sidewalk system along Clarksburg Road is very important to achieve with the approvals of development along this side of the roadway. Consideration should be given to possible offsite streetscape improvements as project amenities in order to create a continuous sidewalk connection and curb line.

Provide a variety of open space features

The Town Center is to be developed with a variety of open spaces ranging from the Greenway to more civic-like space within the heart of Terrabrook's Town Center. The proposed Project Plan does not provide public open space within its community. However, it does provides amenity improvements to the King Pond Local Park across Clarksburg Road.

Staging

The proposed project plan is located within Stage 2 and is recommended for water and sewer service.

Conclusion

Staff recommends Approval of the proposed Project Plan, 9-02001.



May 9, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Wynn Witthans, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor *RW*
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02042
Project Plan No. 9-02001
Parkside Property
Clarksburg Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan and project plan under the Development Approval Payment (DAP) procedure since the site is located in a policy area which is in a moratorium.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan and project plan:

1. Limit the preliminary plan to the following uses and density:

34 residential dwelling units
2. Satisfy the APF test by paying the Development Approval Payment (DAP) under the Alternative Review Procedure for Limited Residential Development provision of the FY 01 Annual Growth Policy for the proposed residential development. The APF test includes:

- a. Policy Area Review: Site-generated traffic has to be mitigated within the Clarksburg Policy Area, which is in a moratorium. There is no capacity available for employment and residential development as of April 30, 2002 in the Clarksburg Policy Area. The applicant is satisfying policy area review by paying the DAP under the *FY 01 Annual Growth Policy* staging ceiling capacity.
 - b. Local Area Transportation Review: A traffic study (to analyze the traffic impact at nearby intersections) is not required since the proposed land use generates less than 50 total peak-hour trips during the weekday morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.).
3. Reconstruct the northern half of Clarksburg Road along the property frontage in accordance with the description as provided in this memorandum for site access.

DISCUSSION

Site Access and Circulation

One access point to the site area is provided from Clarksburg Road (A-27). The applicant must construct its portion of the roadway along the property frontage with the following descriptions. Clarksburg Road (A-27) shall be a three-lane, 38-foot wide closed section roadway with a six-foot Class I bikepath on the south side and a sidewalk on the north side, offset within an 80-foot right-of-way. The exact location of the transition to a two-lane roadway toward Greenway shall be determined at the time of site plan review.

The internal pedestrian circulation system shown on the site plan is adequate. Sidewalks (5-foot wide) proposed on both sides of all internal tertiary roadways and future street connections to adjoining properties shown on the site plan are also adequate.

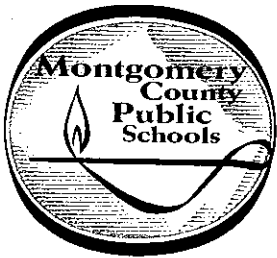
Alignment of A-305 shown on the site plan is consistent with A-305 approved on the Catawba Manor subdivision.

CONCLUSION

Staff concludes that the subject project plan and preliminary plan satisfy the APFO requirements since the applicant is satisfying policy area review by paying the Development Approval Payment (DAP) under the *FY 01 Annual Growth Policy* staging ceiling capacity. No Local Area Review is required for the subject project plan and preliminary plan.

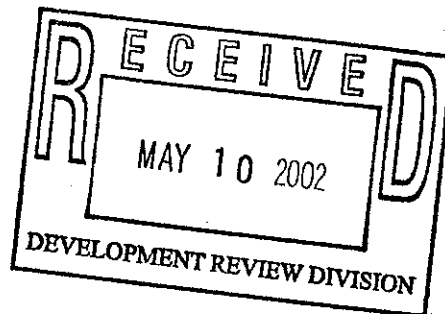
KHK:cmd

PP 1-02042 Proj.PI. 9-02001 Parkside Property-Clarksburg.doc



850 Hungerford Drive * Rockville, Maryland * 279-3333
May 7, 2002 * 20850-1747
Telephone (301)

Ms. Wynn Withans
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



Dear Ms. Withans:

This letter is sent in response to project plan application 1-02042, called "Parkside." The property is located on Clarksburg Road, 2,100 feet east of Route 355. The applicant's requested plan includes 34 single family detached homes. We estimate the impact of this project to be approximately 14 elementary, 4 middle, and 5 high school students.

This property is located within the Clarksburg Elementary School, Rocky Hill Middle School, and Damascus High School service areas. This area has the most rapidly increasing enrollments of any area in the county over the next six years. Clarksburg Elementary School is currently within capacity, but is projected to increase in enrollment rapidly. The school is projected to begin exceeding capacity in the 2003-04 school year. At the middle school level Rocky Hill Middle School is currently operating over capacity and is forecast to continue increasing in enrollment. At the high school level, Damascus High School is currently over capacity and is projected to increase in enrollment.

Capital improvement plans for Clarksburg include a new Clarksburg area elementary school (to open in September 2006), an expanded replacement facility for Rocky Hill Middle School (to open in September 2004), and a new Clarksburg high school (to open in September 2006.) These improvements are directed at bringing elementary, middle, and high school facilities within capacity. Longer term, as Clarksburg continues to grow, additional facilities will be required to keep up with growth. See the enclosed table from the FY2003 to FY2008 Capital Improvements Program for the enrollment trends and facility use at these schools.

As we have indicated in previous rezoning and development plan amendment requests, the Annual Growth Policy (AGP) is the vehicle that regulates subdivision development approval with regard to facility adequacy. The current AGP indicates that inadequate high school space exists in the Damascus cluster. No preliminary plan approvals are allowed for the remainder of this fiscal year in the Damascus cluster. (Exceptions were made for plans that had already been submitted at the time the County Council adopted the new schools test in the AGP.) The AGP Ceiling Element will be reviewed again next year – following adoption of the FY2003-2008 Capital Improvements Program.

Sincerely,

A handwritten signature in dark ink that reads "Joseph J. Lavorgna". To the right of the signature, the letters "JSC" are written in a smaller, stylized font.

Joseph J. Lavorgna, Director
Department of Planning and Capital Programming

JJL:bc

Enclosure

Copy to: Mr. Bowers, Mr. Crispell, Ms. Turpin

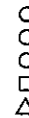
Damascus Cluster

Montgomery County Public Schools
850 Hungerford Drive
Rockville, MD 20850

0 1 Miles

Map Compiled by MCPS Department of Planning and Capital Programming September 27, 2001
Map base provided by Montgomery County DIST Geographic Information System Division

Closed New Current

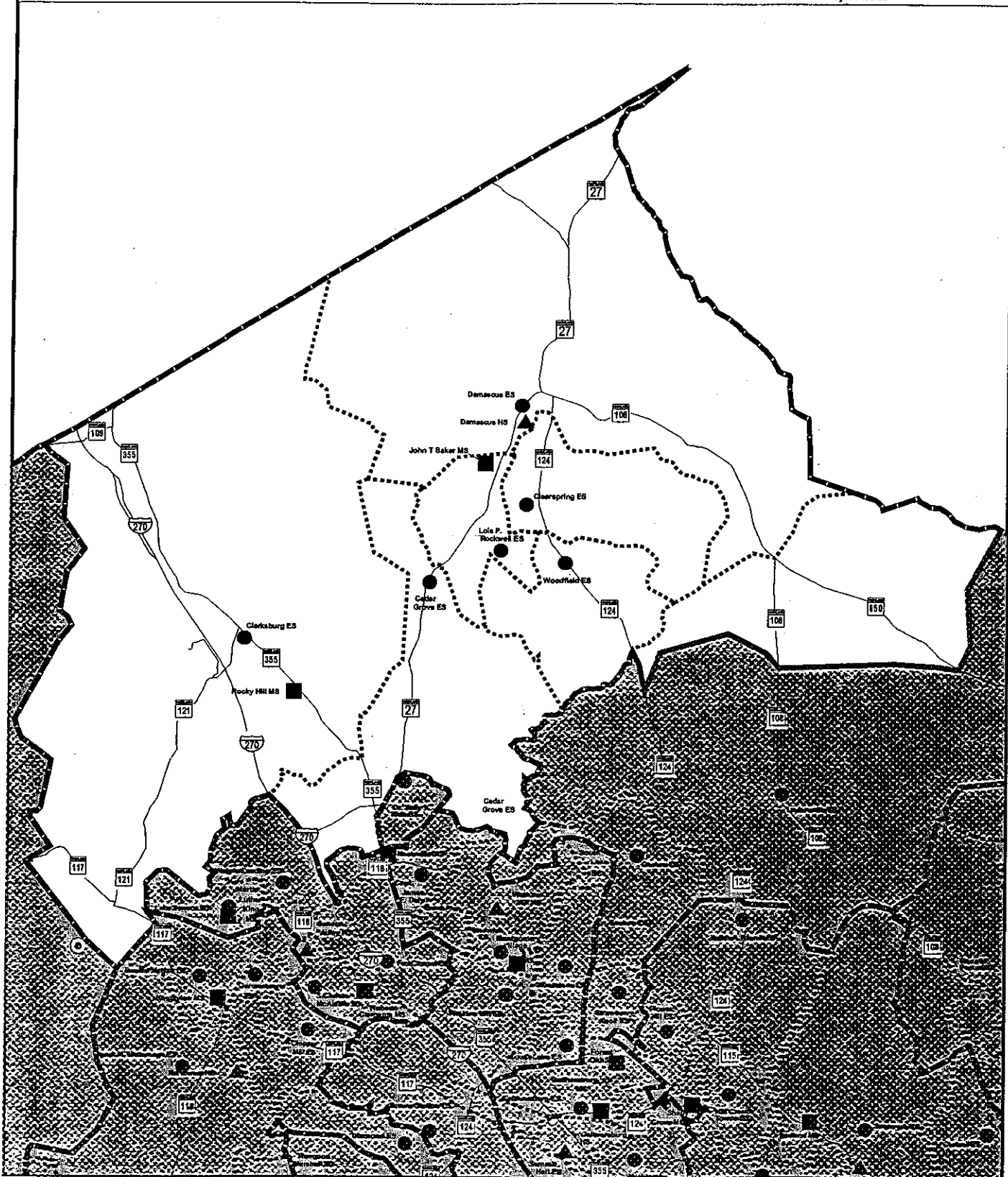


Grades K-2
Grades 3-6 or 3-5
Grades K-5
Middle Schools
High Schools

Vicinity Map



Cluster Service Areas
ES Service Areas
Major Roads



CLUSTER PLANNING ISSUES

- **Planning Issues:** The Clarksburg Master Plan, approved in 1994, provides for the development of a community of up to 15,000 housing units. The first phase of Clarksburg's new development, 1,300 residential units in the Town Center, recently broke ground. A large number of additional housing units also have been recently approved. Development of the master plan will result in the formation of a new cluster of schools in the Clarksburg area. New elementary and high schools and a replacement middle school are needed during the six-year planning period. Staff will continue to monitor the growth in this area to determine future facility needs.
- **Planning Issue:** In preparation for enrollment growth, the Rocky Hill Middle School facility was designed to be converted into a high school facility when needed. A replacement facility for Rocky Hill Middle School will be needed when the high school opens.

SCHOOLS

Damascus High School

- **Utilization:** Large high school enrollment increases in the Damascus cluster require a new high school to be opened during the six-year planning period. A new school will address the long-term facility needs for the cluster, as well as provide relief for projected overutilization at Seneca Valley and Watkins Mill high schools. Relocatable classrooms will be used at Damascus High School as needed until the new high school opens. A new high school also is needed by September 2007 to avoid closing the Damascus Cluster to development under the Annual Growth Policy test.
- **Capital Project:** Damascus High School Corridor Circulation Improvements. Planning and construction funds are approved to connect existing dead-end corridors on the east and west wings at Damascus High School. The work is scheduled for completion by September 2004. Additional FY 2004 planning funds are recommended to make science lab improvements to Damascus High School.

Clarksburg Area High School

- **Capital Project:** FY 2004 planning funds are recommended to begin architectural planning for the conversion of Rocky Hill Middle School into the new Clarksburg Area High School. Due to fiscal constraints in the county that are discussed in Chapter 1, the opening of this school is recommended for September 2006. The new

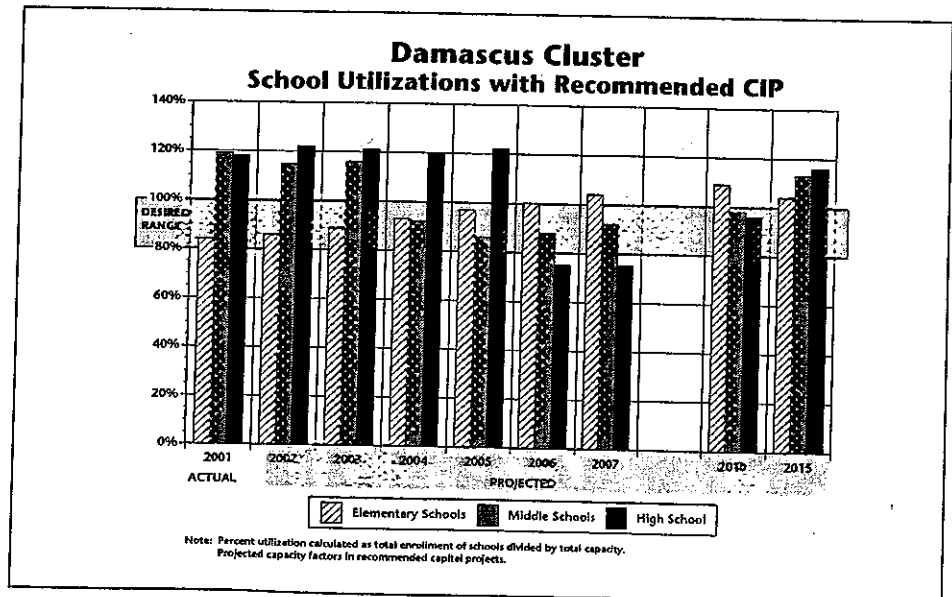
completion date will allow all of the construction to be performed without students in the facility. In order for this school to be completed on schedule, two critical funding sources must be appropriated. First, the County Council must provide local funding at the levels requested in the FY 2003-2008 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2003-2008 CIP.

John T. Baker Middle School

- **Utilization:** An addition is needed at John T. Baker Middle School to accommodate projected enrollment. Relocatable classrooms will be used until the addition is completed in September 2005.
- **Capital Project:** A six-classroom addition to Baker Middle School has been delayed to September 2005 due to fiscal constraints in the county as discussed in Chapter 1. FY 2005 construction funds are recommended to complete the addition.

Rocky Hill Middle School

- **Utilization:** Rocky Hill Middle School is projected to begin receiving enrollment increases as new development proceeds in the Clarksburg area. A new middle school will be opened prior to the conversion of the Rocky Hill facility into the new high school.
- **Capital Project:** FY 2003 construction funds are approved to begin construction of the replacement facility. The proposed date for opening the replacement middle school using a repeat middle school design is September 2004. Fifteen additional classrooms will be constructed to increase the capacity to 990 to accommodate projected enrollment. In order for this school to be completed on schedule, two critical funding sources



must be appropriated. First, the County Council must provide local funding at the levels requested in the FY 2003-2008 CIP, and second, the State of Maryland must provide state funding at the levels projected by the County Council for the FY 2003-2008 CIP.

Clarksburg Elementary School

- Utilization: Enrollment growth at Clarksburg Elementary School reflects the first phase of the Clarksburg master plan development. Additional capacity is needed to accommodate the growing enrollment in this area. A feasibility study was conducted in spring 2001 to explore the feasibility of an addition to Clarksburg Elementary School. Because of additional subdivision approvals, the enrollment forecast for this school increased dramatically this year generating the need for a new elementary school rather than an addition.

Clarksburg/Damascus Elementary School #7

- Capital Project: FY 2003 facility planning funds are recommended for a feasibility study to determine the scope and cost of constructing a new school. The proposed date for completion is September 2006.

Clearspring Elementary School

- Planning Issue: A new Highly Gifted Center is recommended for placement at Clearspring Elementary School. This center would serve students from the Damascus, Gaithersburg, Magruder and Watkins Mill clusters. The program will begin with 50 students in Grade 4 in 2002-03, followed in 2003-04 with full implementation in Grades 4 and 5 (50 students per grade).

CAPITAL PROJECTS

School	Project	Status	Date of Completion
Damascus HS	Corridor Circulation Improvements	Approved	Sept. 2004
Clarksburg Area HS	Conversion of Rocky Hill facility	Recommended	Sept. 2006
Baker MS	6-classroom addition	Approved	Sept. 2005
Rocky Hill MS	Replacement facility	Approved	Sept. 2004
Clarksburg/Damascus ES #7	New school	Proposed	Sept. 2006

DAMASCUS CLUSTER

Projected Enrollment and Space Availability Effects of Recommended FY 2003-2008 CIP and Non-CIP Actions on Space Available

School		Projections								
		01-02	02-03	03-04	04-05	05-06	06-07	07-08	2010	2015
Damascus HS	Capacity	1586	1586	1586	1586	1586	1586	1586	2800	3000
	Enrollment	1873	1945	1921	1918	1940	1956	1972	1586	1586
	Available Space	(287)	(359)	(335)	(332)	(354)	(370)	(386)	(914)	(1414)
Clarksburg Area HS	Capacity	0	0	0	0	0	1012	1012	1012	1012
	Enrollment	0	0	0	0	0	0	0	0	0
	Available Space	0	0	0	0	0	1012	1012	1012	1012
John T. Baker MS	Capacity	581	584	584	584	589	589	589	589	589
	Enrollment	753	707	666	637	614	622	642	650	600
	Available Space	(172)	(143)	(102)	(73)	65	77	57	49	99
Rocky Hill MS	Capacity	675	675	675	0	0	0	0	0	0
	Enrollment	753	732	768	0	0	0	0	0	0
	Available Space	(78)	(57)	(93)	0	0	0	0	0	0
Rocky Hill Replacement	Capacity	0	0	0	990	990	990	990	990	990
	Enrollment	0	0	0	799	850	880	925	1000	1300
	Available Space	0	0	0	191	140	110	65	(10)	(310)
Cedar Grove ES	Capacity	533	533	533	533	533	533	533		
	Enrollment	576	607	600	617	617	601	591		
	Available Space	(43)	(74)	(67)	(84)	(84)	(68)	(58)		
Clarksburg ES	Capacity	383	383	383	383	383	383	383		
	Enrollment	326	344	435	524	629	747	869		
	Available Space	57	39	(52)	(141)	(246)	(364)	(486)		
Clarksburg/Damascus ES	Capacity	0	0	0	0	0	0	0		
	Enrollment	0	0	0	0	0	0	0		
	Available Space	0	0	0	0	0	0	0		
Clearspring ES	Capacity	721	721	721	721	721	721	721		
	Enrollment	480	494	525	532	546	543	546		
	Available Space	241	227	196	189	175	178	175		
Damascus ES	Capacity	425	425	425	425	425	425	425		
	Enrollment	343	373	376	391	397	396	391		
	Available Space	82	52	49	34	28	29	34		
Lois P. Rockwell ES	Capacity	617	610	610	610	610	610	610		
	Enrollment	503	483	477	472	460	468	475		
	Available Space	114	127	133	138	150	142	135		
Woodfield ES	Capacity	538	538	538	538	538	538	538		
	Enrollment	481	472	473	473	467	455	453		
	Available Space	57	66	65	65	71	83	85		
Cluster Information	HS Utilization	118.1%	122.7%	121.1%	121.0%	122.3%	75.3%	75.9%	98.2%	115.5%
	HS Enrollment	1873	1945	1921	1918	1940	1956	1972	2500	3000
	MS Utilization	119.9%	116.1%	115.7%	92.4%	86.7%	88.9%	92.8%	97.7%	112.6%
	MS Enrollment	1506	1439	1434	1436	1464	1502	1567	1650	1800
	ES Utilization	84.2%	86.4%	89.9%	93.7%	97.1%	100.0%	103.6%	109.0%	140.2%
	ES Enrollment	2709	2773	2866	3009	3116	3210	3325	3500	4500

*Total capacity for Clarksburg Area HS will be around 1600.

**Proposed Capacity for Clarksburg/Damascus ES #7 will be approximately 640

DAMASCUS CLUSTER

Demographic Characteristics of Schools 2001-02

Schools	Total Enrollment	African American %	American Indian %	Asian American %	Hispanic %	White %	ESOL %	ESOL %	Mobility Rate
Damascus HS	1873	7.5%	0.2%	5.0%	3.6%	83.8%	4.3%	0.0%	8.2%
John T Baker MS	753	6.0%	0.3%	2.1%	2.5%	89.1%	7.6%	0.0%	4.5%
Rocky Hill MS	753	10.8%	0.0%	8.4%	6.6%	74.2%	7.1%	0.1%	5.4%
Cedar Grove ES	576	17.4%	0.3%	18.4%	7.5%	56.4%	11.2%	4.2%	13.6%
Clarksburg ES	326	6.1%	0.9%	7.7%	6.1%	79.1%	14.6%	2.8%	9.2%
Clearspring ES	480	11.5%	1.0%	3.3%	5.6%	78.5%	22.3%	1.3%	12.6%
Damascus ES	343	4.1%	0.3%	1.2%	6.4%	88.0%	11.1%	0.9%	8.0%
Lois P. Rockwell ES	503	5.6%	0.0%	3.4%	5.2%	85.9%	6.6%	0.8%	6.2%
Woodfield ES	481	5.6%	0.2%	2.7%	2.3%	89.2%	3.3%	0.2%	6.6%
Elementary Cluster Total	2709	9.0%	0.4%	6.7%	5.5%	78.4%	11.3%	1.7%	9.4%
Elementary County Total	64222	27.3%	0.3%	14.1%	22.1%	46.7%	27.6%	10.5%	36.2%

*Percent of students approved for Free and Reduced-priced Meals program in 2000-01.

**Percent of English for Speakers of Other Languages in 2001-02. High School Students served at regional ESOL centers.

***Mobility Rate is the number of entries plus withdrawals during the 2000-01 school year compared to total enrollment.

Room Use Table (School Year 2001-02)

Room Use Table (School Year 2001-02)																
Schools	Grades Served	Capacity (Sec. @90%)	Total Rooms	Reg. Sec. @25	Reg. Elem. @25	Support Rooms	Class Init.-All Day Kind.	Class Init.-Grades 1 - 2	EEEP @18	EEEP @36	HS @18	HS @36	KINDA @22	KINDH @44	ESOL @15	METS @15
Damascus HS	9-12	1585.8	75	67												
Baker MS	6-8	581.4	28	24												
Rocky Hill MS	6-8	675	32	28												
Cedar Grove ES	K-5	533	24		17	3								2		
Clarksburg ES	HS-5	383	19		12	3								1		
Clearspring ES	HS-5	721	33		23	3					1			2		
Damascus ES	K-5	425	21		13	4								2		
Rockwell ES	K-5	617	28		19	4					1			2		
Woodfield ES	K-5	538	23		18	3								2		

SPECIAL EDUCATION PROGRAM STAFFING GUIDELINES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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DAMASCUS CLUSTER

Facility Characteristics of Schools 2001-02

Schools	Year Opened	Year Renov	Total Space Feet	Site Area Acres	Park Adjacent	Assess Score	Cred Line				Reloc Class 2006-07	Has To Learn Prgrams	Batt Gym
							Joint Use	Shared Space	County Owned	Private Mod			
Damascus HS	1950	1978	226,901	32.7		1496					8		
Baker MS	1971		102,568	22	PK	TBD		Yes			8		
Rocky Hill MS	1995		120,625	62.7							4		
Cedar Grove ES	1960	1987	57,037	10.1			Yes				4		Yes
Clarksburg ES	1952	1993	54,983	10			Yes						Yes
Clearspring ES	1988		77,535	10	PK		Yes						Yes
Damascus ES	1934	1980	53,239	9.4		TBD	Yes						Yes
Rockwell ES	1992		70,412	10.6			Yes						Yes
Woodfield ES	1962	1985	53,212	10			Yes						Yes

Note: PK denotes that a park is adjacent to the school.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

TO: Wynn Witthans, Development Review
FROM: Mark Pfefferle, Planning Coordinator *mp*
DATE: May 9, 2002
SUBJECT: Final Water Quality Plan for Parkside

RECOMMENDATION

Staff recommends approval of the final water quality plan subject to the following conditions:

- Conformance to the conditions as stated in the Department of Permitting Services letter dated March 19, 2002 (see attachment A).

DISCUSSION

The subject property is 11.45 acres located on the north side of Clarksburg Road (MD Rte. 121) and opposite Kings Park. The proposed development is zoned RMX-2 and residential units are proposed for the entire site. Approximately 4.1-acres are within the Clarksburg Special Protection Area (SPA). The drainage area within the Clarksburg SPA drains to the Town Center tributary of Little Seneca Creek, which is classified as Use Class IV water. The non-SPA portion of the site drains to Little Bennett Creek, a Use Class III-P water.

Under the Special Protection Law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

SITE PERFORMANCE GOALS

Performance goals were established at the pre-application meeting and are to be met in the preliminary water quality plan and further refined in the final water quality plan. The performance goals include:

- Minimize storm flow runoff.

- Minimize increases in ambient water temperature.
- Minimize sediment loading.
- Minimize the use of pesticides by requiring the Home Owners Association to adopt an Integrated Pest Management Plan to manage community lands.

STORMWATER MANAGEMENT

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control for this site will be provided via two dry ponds. These facilities will provide control for one-year storms with pre-developed release rates.

SITE IMPERVIOUSNESS

There is no impervious limitation on this property. The impervious amount proposed for the entire 11.45-acre site is less than 25 percent. This is within the acceptable range for RMX-2 developments.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPA's require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the tract identified the environmental buffers. As part of the forest conservation plan, the applicant will place forest conservation easements on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

FOREST CONSERVATION

A preliminary forest conservation plan has been prepared for the entire tract. The tract includes 8.45 acres of forest. The applicant is proposing to remove 7.57 acres of forest. The forest planting requirements will be met through a combination of onsite retention, onsite planting, and offsite planting. A five-year maintenance period for planted forest is required per the environmental guidelines.