



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 4, 2002

MEMORANDUM

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

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ed Axler for Janet E. Gregor, EA
Planner/Coordinator
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02086
Site Plan No. 8-02029
Layhill Village East
Aspen Hill Policy Area

This memorandum is Transportation Planning staff's revised and updated adequate public facilities (APF) review of the subject site plan and preliminary plan. This memorandum updates our memorandum dated July 19, 2002.

RECOMMENDATIONS

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

1. Limit the preliminary plan to no more than 30 housing units consisting of 23 new single-family detached units, six new single-family attached units, and one existing historic single-family detached unit.
2. Dedicate approximately one-foot of right-of-way for approximately eight feet along Layhill Road (MD 182) across the northwest property frontage to provide a 75-foot right-of-way from the centerline.

3. Restrict access to Layhill Road to the one existing driveway now serving the historic house. Remove the other existing driveway.
4. For the extension of Punch Street from Queensguard Road into the site, dedicate or provide:
 - a. a 50-foot right-of-way for a closed-section tertiary residential street from its existing terminus to the start of loop road for approximately 270 feet.
 - b. a reduced turning radius along the 50-foot right-of-way segment at the 90-degree turn to avoid impacting the historic house.
 - c. a 27.4-foot right-of-way for a closed-section reduced-width tertiary residential street, for the loop road.

Coordinate Punch Street Extension's cross-section design with the Montgomery County Department of Public Works and Transportation (DPWT) and the Montgomery County Department of Permitting Services (DPS).

5. Continue the existing sidewalk as a four-foot concrete sidewalk along the west and south sides of Punch Street to provide:
 - a. A pedestrian connection into the site.
 - b. Pedestrian circulation within the site.
 - c. A pedestrian connection to the planned Class III bikeway on Queensguard Road and the Layhill Village Park.
6. Satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing section of the *FY 03 Annual Growth Policy (AGP)*.

DISCUSSION

Site Location, Access and Circulation

The site is located on the east side of Layhill Road between Queensguard Road and Bonifant Road. Vehicular access to the site is proposed via an extension of Punch Street to Queensguard Road to Layhill Road. Pedestrian access is provided with four-foot sidewalks on one side of Punch Street Extension.

Master Planned Roadways and Bikeways

According to the *Aspen Hill Master Plan*, Layhill Road (MD 182) is designated as a major highway, M-16, with a 150-foot right-of-way and an existing Class II bikeway. The nearby Queensguard Road is a non-master-planned primary residential street with a 70-foot right-of-way. The existing segment of Punch Street and the nearby Queensguard Road and nearby Catoctin Drive are designated as secondary residential streets with 60-foot rights-of-way.

Local Area Transportation Review

The proposed housing development generates the following traffic during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and evening peak period (4:00 p.m. to 7:00 p.m.):

Type of Single Family Unit	Number of Units	Peak Hour Trips	
		Morning	Evening
New Detached	23	22	26
New Attached	6	3	5
Subtotal New	29	25	31
Existing Historic Detached	1	1	1
Total New and Existing	30	26	32

Since the projected site-generated trips are fewer than 50 total peak-hour trips during both weekday morning and evening peak periods, no traffic study is required to satisfy Local Area Transportation Review (LATR).

Policy Area Review/Staging Ceiling

The Layhill Village East site is located in the Aspen Hill Policy Area. As of August 1, 2002, the remaining capacity is negative 7,319 housing units in the transportation staging ceiling in this policy area. Despite the moratorium on residential development, the preliminary plan could satisfy Policy Area Review under the Special Ceiling Allocation for Affordable Housing as provided for in the *FY 03 Annual Growth Policy*.

EA:cmd

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

Revised PP 1-02086 SP 8-02029 Layhill Village East 9-4.DOC



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

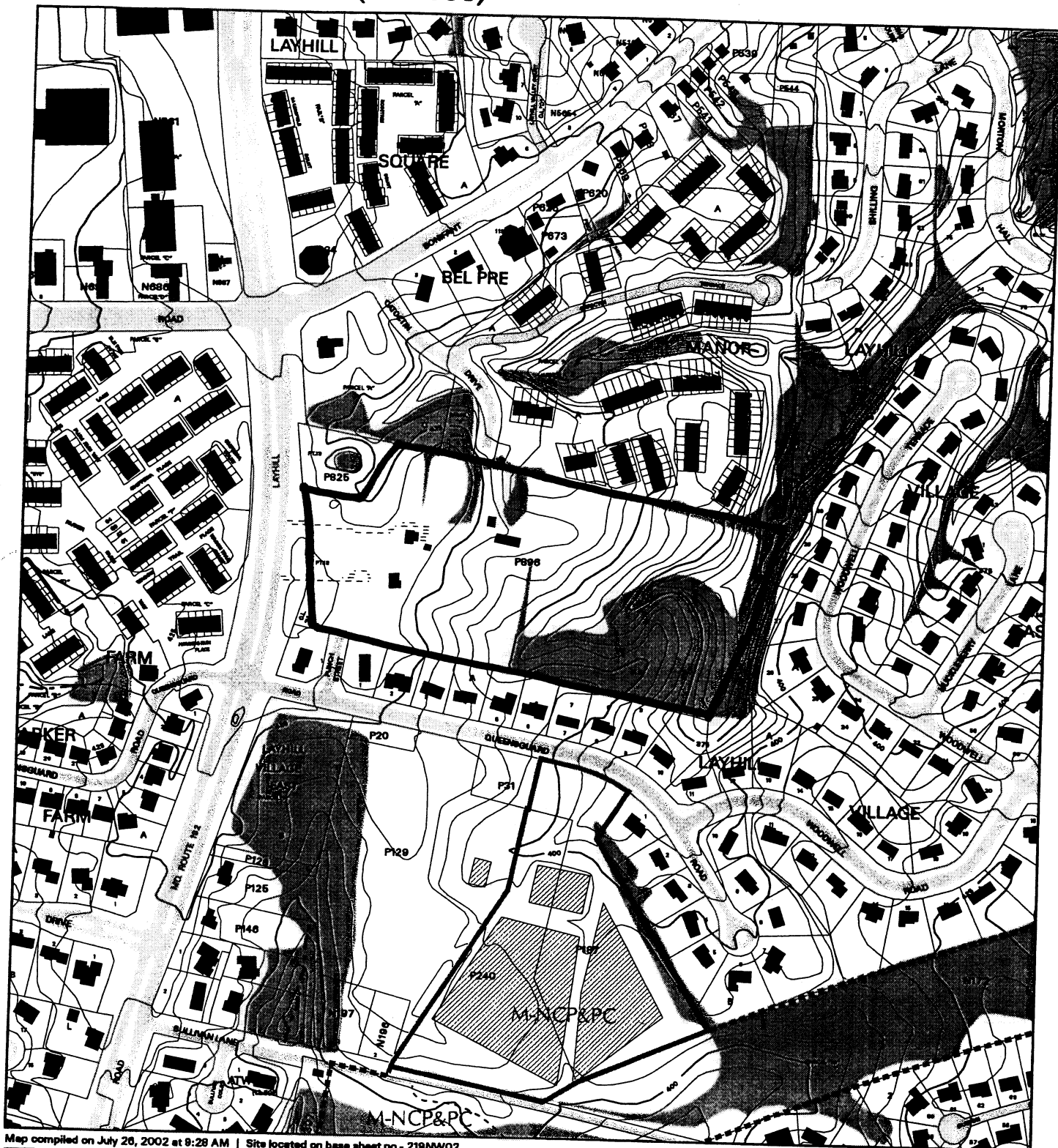
DATE: September 06, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 12, 2002.

Attached are copies of plan drawings for Items #12, #14, #15, #16, #17. These subdivision items are scheduled for Planning Board consideration on September 12, 2002. The items are further identified as follows:

- Agenda Item #12 - Preliminary Plan 1-02086
Layhill Village
- Agenda Item #14 - Preliminary Plan 1-01078/SRW-02012
Clarksburg Ridge
- Agenda Item #15 - Preliminary Plan 1-98082
Fertile Meadows
- Agenda Item #16 - Preliminary Plan 1-02017
Henderson Corner, Parcel E
- Agenda Item #17 - Preliminary Plan 1-01058
Johnson Property

Attachment

VICINITY MAP FOR
LAYHILL VILLAGE (1-02086)



Map compiled on July 26, 2002 at 9:28 AM | Site located on base sheet no - 219NW02

NOTICE

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Key Map

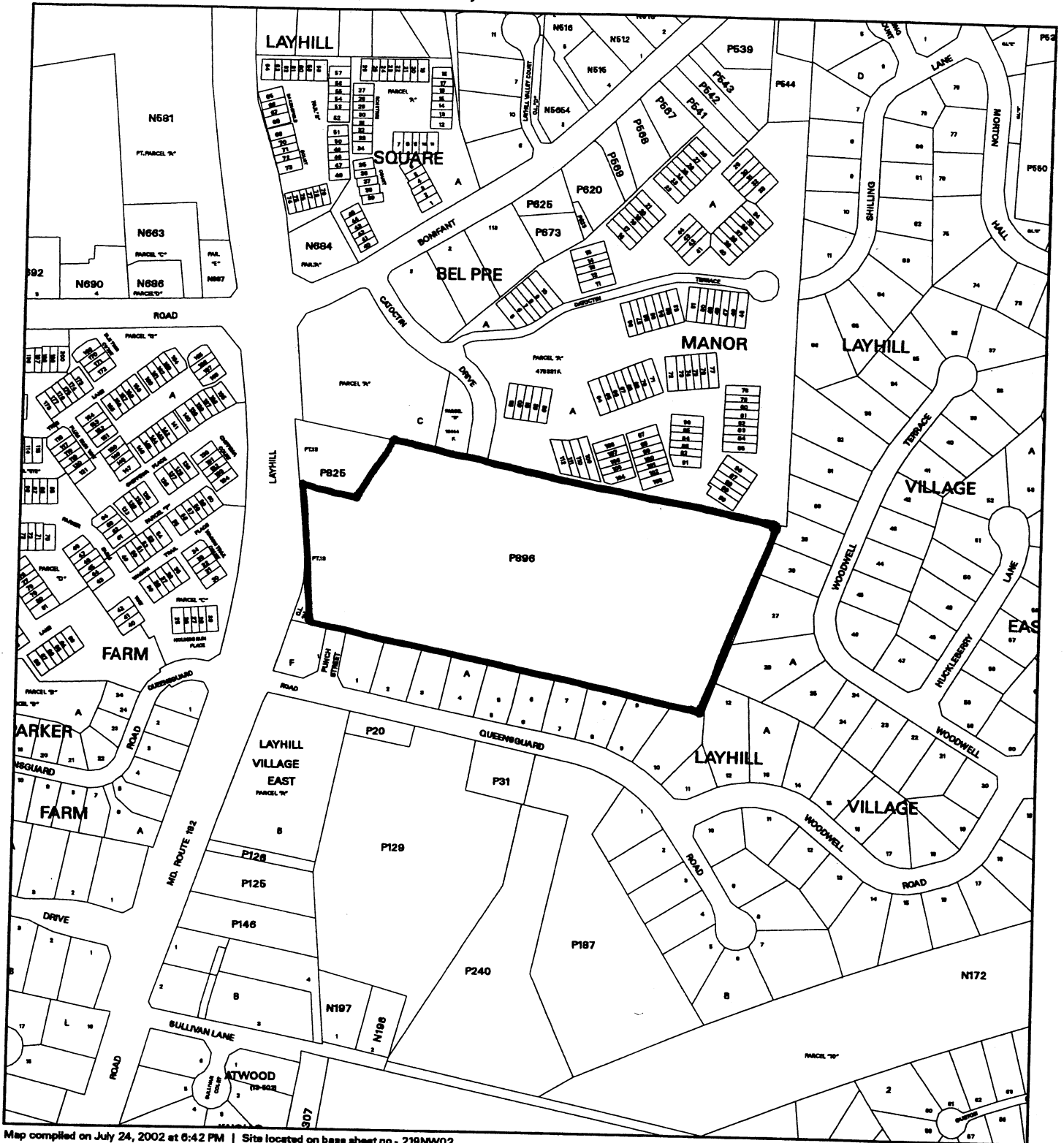


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VICINITY MAP FOR
LAYHILL VILLAGE (1-02086)



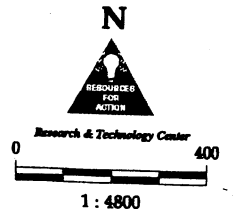
Map compiled on July 24, 2002 at 6:42 PM | Site located on base sheet no - 219NW02

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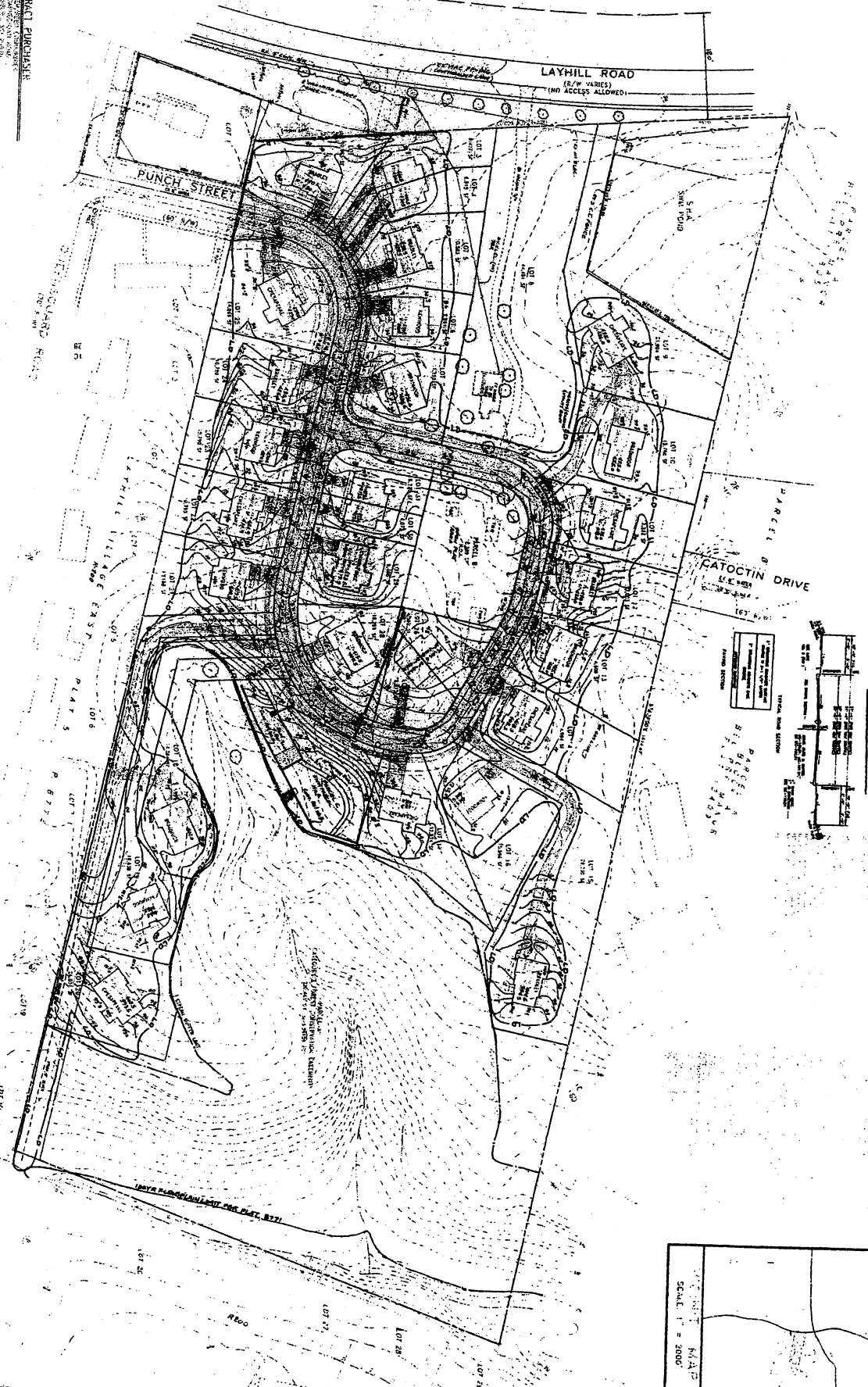
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As Shown
 Construction
 Date

CONTRACT PURCHASER
 THE HOME DEPOT STORE
 2711 N. W. 27th Ave.
 MIAMI, FL 33135



5402
 Allen Rollins

ENGINEER'S SEAL

PRELIMINARY SITE PLAN
 LOTS 2 THRU 31 - BLOCK F
 LAYHILL VILLAGE EAST
 RECORDED IN LIBER 692 AT FOLIO 257

P. G. ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS

SCALE: 1" = 2000'
 DATE: 11/14/07