



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
10/17/02
Item #3

MEMORANDUM

DATE: October 10, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief *JRD*
Michael Ma, Supervisor *Mk*
Development Review Division
FROM: Mary Beth O'Quinn *mboq*
Planning Department Staff
(301) 495-4571
REVIEW TYPE: Site Plan Amendment
(with concurrent Preliminary Plan Amendment 1-01004B)
APPLYING FOR: Approval of 36 single-family-detached lots in the R-200/TDR-3 Zone
PROJECT NAME: Ramsburg/Mills II/Roberts Property
CASE #: 8-01019B
REVIEW BASIS: Sec. 59-C-1.393 of the Zoning Ordinance
ZONE: R-200/TDR-3
LOCATION: On the north side of Travilah Road, approximately 4,000 feet east of its intersection with Dufief Mill Road
MASTER PLAN: Potomac Subregion
APPLICANT: Classic Communities c/o Chuck Sullivan
FILING DATE: August 11, 2002
HEARING DATE: October 17, 2002



STAFF RECOMMENDATION: Approval of 12 additional single-family-detached lots for a total of 36 single family homes and 13 TDRs with the following conditions:

1. Conditions of revised Stormwater Management Concept approval.
2. Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to review by staff:
 - a. Recreation
 - i. Provide details of the Multi-age Playground, including landscaping, specifications, and model numbers for equipment; show all fall zones,

- a. Development Program to include a phasing schedule as follows:
 - i. Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets;
 - ii. Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development;
 - iii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iv. Coordination of each section of the development and roads;
 - v. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
 - vi. Site Plan Enforcement Agreement to include recreation facility maintenance.
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
- c. No clearing or grading prior to M-NCPPC approval of signature set of plans.

PROJECT BACKGROUND AND REVIEW ISSUES

History

The subject site plan, “The **Roberts Property**,” comprises the second amendment to the site plan originally approved by the Planning Board as the **Ramsburg Property** on May 10, 2001. The Ramsburg site plan consisted of 15 single family homes within the eastern third of the presently combined site. This subdivision approval and site plan established the public road entry, Natia Manor Drive, and is noted on the below plan as Phase One.

The first amendment to the plan, known as the **Mills II Property**, was heard and approved by the Planning Board on October 18, 2001. This amendment added 15 single family homes to the subdivision, utilizing the land area immediately adjacent to the west. The design of Natia Manor Drive was extended to the west with a connecting north-south cul-de-sac, Ramsburg Court. The Mills II section is noted on the plan as Phase Two.

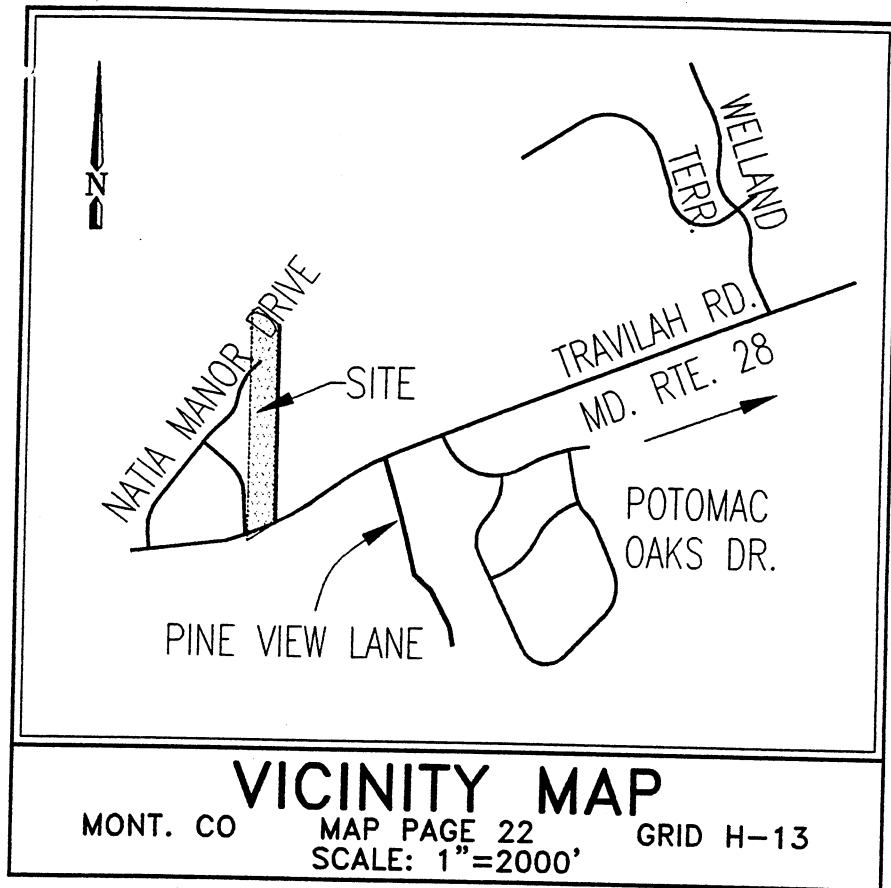
The current application proposed to add an additional area of land, “The **Roberts Property**,” to accommodate 12 additional houses that will complete the street line of Natia Manor Drive and line Ramsburg Court, facing east. Both the Preliminary Plan 1-01004B and the Site Plan are the subject of this amendment.

Review Issues

The challenge of the current site plan review has been the provision of adequate recreation. The incremental addition of units to the previous approvals brings the proposal to the threshold requirement of on-site recreational facilities. The tight spacing of the lots has necessitated the creative siting of the Multiage Play Lot. The remaining issues of review consist of adequate screening and landscaping with the adjoining neighbors, and the provision of the trail connection with the adjoining development.

PROJECT DESCRIPTION: Surrounding Vicinity

The right-of-way for Travilah Road forms the southern property boundary of the site. A homeowners open space parcel associated with the R-200 zoned development of Potomac Ridge abuts the northern property line of the subject site. Large parcels of R-200 zoned land, each developed with a single-family detached home abut the property on the east and west sides. Confronting property across Travilah Road is similarly developed and is zoned R-200.



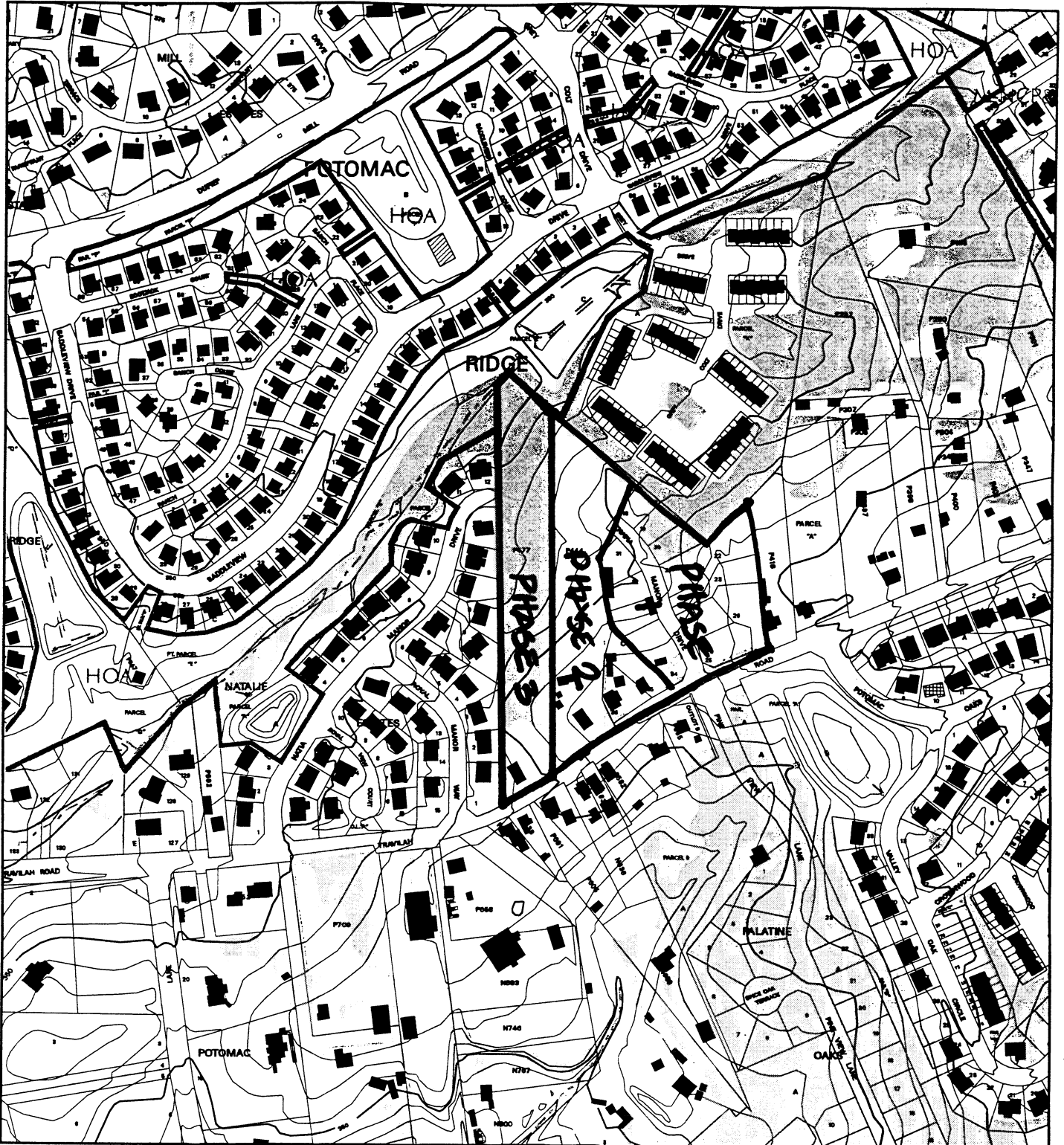
PROJECT DESCRIPTION: Site Description

The subject property for the site plan amendment addition consists of approximately 3.74 acres of land in the R-200 /TDR 3 zone. The total site plan area is 12.16 acres. Access to the site will be provided off of Travilah Road.

The topography of the site gradually falls from the southeast towards the low point located in the northwest corner of the site. The site has been used as a contractor's storage yard and consists of several small buildings with areas of outdoor storage. There are several specimen trees located on the site, identified in good to average health, including a 36" caliper Hickory, a 24" caliper Green Ash, a 26" caliper Oak and a 28" caliper Maple.

VICINITY MAP FOR

RAMSBURG/MILLS II/ROBERTS PROPERTY (1-01004B)



Map compiled on August 27, 2002 at 11:03 AM | Site located on base sheet no - 218NW11

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Key Map



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Research & Technology Center



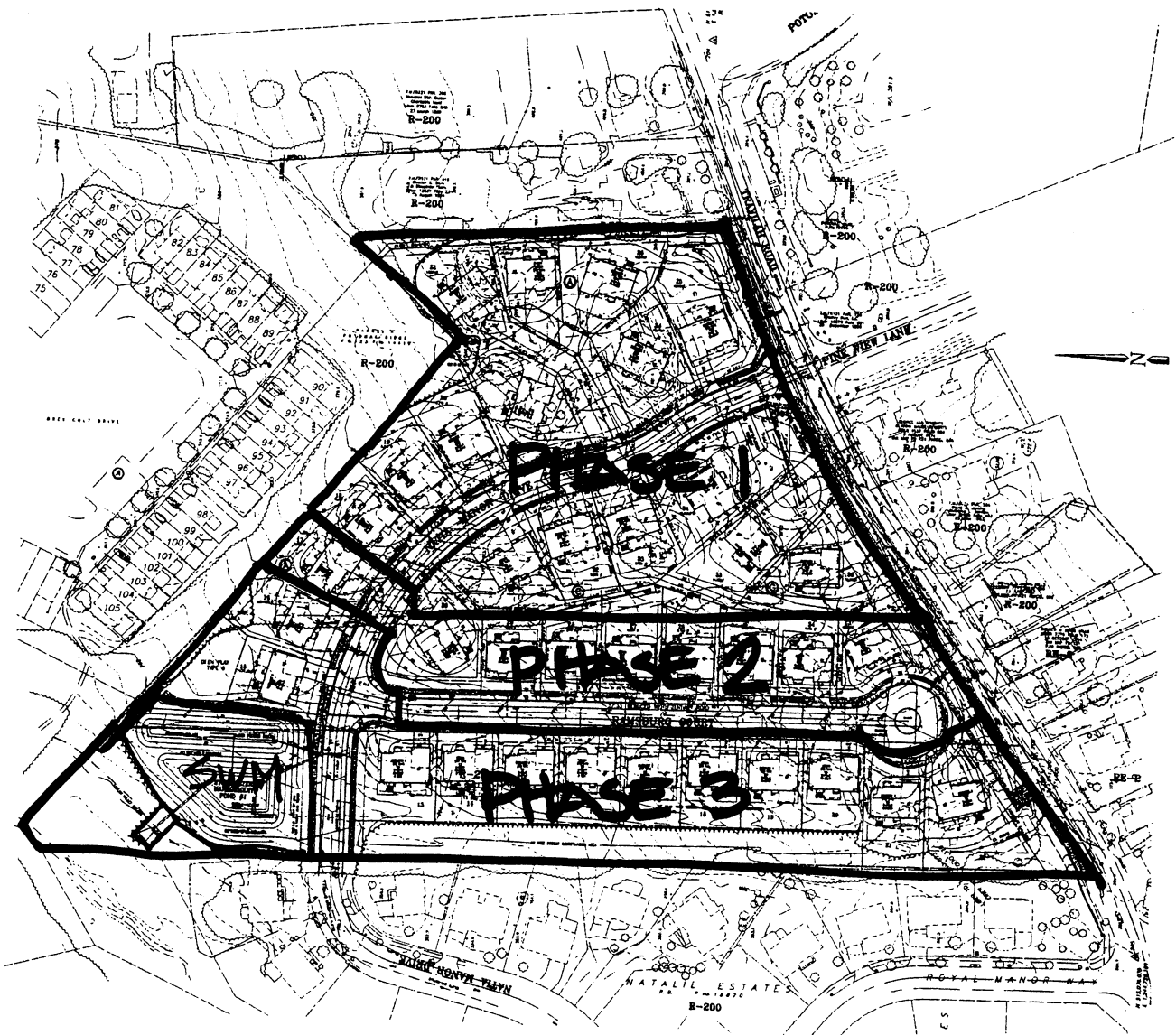
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PROJECT DESCRIPTION: Proposal

The subject proposal consists of 12 single-family detached lots added to the previously approved 24 single-family lots of the adjacent approved site plans for the Ramsburg/Mills II subdivision. Like the previous approvals, this proposal is being developed under the optional method of development utilizing transferable development rights (TDRs). Because this application is utilizing TDR's the minimum lot size required is 4,000 square feet.

As previously mentioned, vehicular access will be provided from Travilah Road. The plans proposes to locate homes facing or with sides facing Travilah Road. Dense and attractive landscape planting will be provided along Travilah road and along the eastern property line near the future Sikh Center. An eight-foot-wide bike path will be provided along Travilah Road. The proposed stormwater management facility is located in the site's low point and will consist of a sand filter for water quality and pond for water quantity.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plans

The Preliminary Plan Amendment, 1-01004B is being reviewed concurrently as a companion case to the subject site plan. [See Project Background on page 4.]

The Site Plan is in substantial conformance with Preliminary Plan 1-01004B in terms of density, lot layout, road dedication, and access and is also in conformance with the previous approvals.

ANALYSIS: Conformance to Master Plan

The proposed site is located within Planning Area #25 of the Potomac Subregion Master Plan as adopted in May of 1980. The subject development conforms to the Master Plan in terms of land use and density.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Ramsberg Property 8-01019B Site Plan

Tract Data

Zoning	R-200/TDR 3
Gross Tract Area	12.16 Acres
Gross Tract - Roberts Site	3.74 Acres
Net Tract - Roberts Site	3.74 Acres
Proposed Use	single-family detached lots

<u>Development Standard</u>	<u>Permitted/Reg'd</u>	<u>Proposed</u>
Min. Lot size (sq. ft.)	4000 sf	6949 sf

Min. Building Setbacks (ft.):

Front Yard	*	25 ft
Rear Yard	*	30 ft from parcel boundary
Rear Yard		20 ft internal lot lines
Side Yard	*	05 ft
Min. Lot Width at Street (ft.)	*	25 ft
Min. Green Area (%):	35%	63%
Open Space		1.98 Acres
Max. Building Height	35 ft	40 ft

* Per Section 59-C-1.394 (b) of the Zoning Ordinance, lot sizes and other development standards will be determined at the time of preliminary plan and site plan approval for conformance with applicable master plan guidelines and in accordance with the purposes and provisions of the PD zone, except as specified in Section 59-C-1.395.

TDR Calculations

Base Density: 2 x 12.16	24.32
TDR Density: 3 x 3.74	36.48
TDR Calculation: 36.48 - 24.32	12.16 or 13 TDRs

RECREATION AMENITIES:

DEMAND POINTS	Tots	Children	Teens	Adults	Seniors	TOTALS
<i>per 100 units</i>	13.00	24.00	25.00	106.00	11.00	179.00
Housetype SHF II						
PROJECT DEMAND	4.68	8.64	9.00	38.16	3.96	64.44
 On Site SUPPLY POINTS						
Sitting (1)	1.00	1.00	15.00	5.00	2.00	
Multi-Age Play	9.00	11.00	3.00	7.00	1.00	
Pedestrian System	0.47	1.73	1.80	17.17	1.78	
Bike System	0.23	0.86	1.35	5.72	0.40	
On Site Total	10.47	13.73	19.80	29.17	4.78	77.95
 Off Site SUPPLY POINTS						
Big Pines Park						
Picnic Pavilion	2.00	2.00	3.00	14.00	4.00	
Tennis Courts	0.00	1.50	10.50	24.00	1.00	
Soccer Field	2.00	15.00	20.00	40.00	2.00	
Multi purpose Court	3.00	10.00	15.00	10.00	2.50	
Off Site Total	7.00	28.50	48.50	88.00	9.50	181.50

FINDINGS for Site Plan Review:

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required. None was required.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. *Location of Buildings*

The location of the homes is adequate, safe, and efficient. The orientation of the homes strengthens the neighborhood pattern established with the previous site plans filed under this subdivision. The location of the buildings provides adequate street frontage and allows sufficient space and grading for the bike path and Ride-On bus shelter.

b. *Open Spaces*

The plans state that approximately 63% of the site will be maintained as green area. The green space is located primarily within the private lots, in a green island located within cul-de-sac like street and will include the stormwater management facility. Staff is recommending that the landscape area, including the berm along Travilah Road be located in an HOA parcel or within a landscape easement to ensure that the buffer will remain and be maintained in perpetuity for the protection and enjoyment by the residents.

The stormwater management concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on February 8, 2001. The stormwater management concept consists of on-site water quality control via a sand filter and a pond for on-site water quantity. However, during the course of review, the emergent issue of achieving adequate recreation without the loss of any units, created a challenge to the siting of the multi-age play lot. The latest revision to the 2,500 sf Multiage Playground places this recreation facility at the front of the two SWM ponds, within the SWM parcel easements. This site design allows adequate open space; however, since the SWM facility details are subject to further DPS review and approval at permitting, staff has included a condition that this site plan be amended if further changes are required for SWM parcel size, configuration, and boundaries.

A letter was received from a concerned resident regarding the landscaping between the proposed subdivision additional and the existing Natalie Estates. Staff has recommended supplementary landscaping for shade and screening for the subject area.

c. *Landscaping and Lighting*

Landscaping on the site consists primarily of street trees along Ramsburg Court, and along the shared driveways, buffer planting along the eastern and southern property lines and landscape planting around the stormwater management facility. The proposed landscape treatment is adequate, safe and efficient.

d. *Recreation*

The recreation area has been revised during the course of the review to create a more visible and accessible facility. The recreation area as proposed is adequate. However, this proposal for the facility is subject to revision pending revised DPS approval of the storm water management facility parcels and their boundaries. Staff recommends that any change to the recreation area in size, setbacks, and/or boundary locations be presented to the Planning Board for site plan amendment.

e. *Vehicular and Pedestrian Circulation*

Vehicular access to the site is provided via Natia Manor Drive, which intersects with Travilah Road and will ultimately connect with the existing street with the new internal public street, Ramsburg Court, which terminates in a cul-de-sac.

Pedestrian access is provided by an internal sidewalk system and by the bike path proposed along the site Travilah Road frontage. Both the vehicular and pedestrian systems are safe, adequate and efficient.

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

The proposed lots are compatible with the existing townhouse lots located in the adjacent community of Potomac Ridge and with the adjacent R-200 zoned properties. It is anticipated that the R-200 zoned properties that abut the site on the east will one day be redeveloped under the optional method utilizing TDRs. In the interim, a landscape screen is proposed along the eastern property line towards the Sikh Center and along the Travilah Road frontage. The house locations form rear-to-rear compatible relationships with the adjoining Natalie estates. Staff recommends additional landscaping for two of the lots to provide additional screening for the two houses at closer distances.

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

Forest Conservation reforestation requirements are being met by a combination of on-site landscape planting and off-site forestation.

APPENDIX

Correspondence referenced in report.