

Item #5
11/7/2002



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 1, 2002

MEMORANDUM

TO: A. Malcolm Shaneman, Subdivision Coordinator
Development Review Division

VIA: John A. Carter, Chief, Community-Based Planning Division *JK*
Khalid Afzal, Georgia Avenue Planning Team Leader *KA*
Community-Based Planning Division

FROM: Frederick Vernon Boyd, Community Planner *FVB*
Community-Based Planning Division

SUBJECT: Preliminary Plan 1-02063, Fraley Property

This proposed preliminary plan is located in the Upper Rock Creek Planning Area. The property is comprised of several parcels that total 6.5 acres. About half of the property—3.1 acres—is in the RT-12.5 Zone. The remainder is in the R-90 Zone. The proposed preliminary plan is consistent with the existing zones and with recommendations in the 1985 Upper Rock Creek Master Plan. It conflicts, however, with the Public Hearing Draft Upper Rock Creek Area Master Plan, now under review by the Planning Board.

Subdivision regulations (Chap. 50-23(d)) state that the Planning Board “may defer action on a proposed subdivision plan application....if all or any part of the plan lies within the boundaries of and conflicts with the proposals of a pending plan or plan amendment.”

The Public Hearing Draft (p. 24) notes that the Fraley property is currently classified in the RT-12.5 and R-90 zones and recommends that the entire property is suitable for the RT-10 Zone, which would allow an appropriate transition from commercial uses in the Redland area to residential and institutional uses west of the Fraley property. This recommendation is consistent with that of earlier master plans, which proposed that townhouse development surround the Redland commercial center. The recommendation for the RT-10 Zone reflects prevailing townhouse densities in the three other developments adjacent to the commercial center. It should be noted that the applicant requested the RT-12.5 Zone on the entire property at the public hearing.

The difference between the master plan recommendation and the proposed preliminary plan is one of degree. The Plan recommends development in the townhouse zone for the entire property at 10 units to the acre. The preliminary plan proposes development under the existing zoning, but the applicant, as noted above, is seeking to have the RT-12.5 Zone applied to the entire property, an indication that developing the entire property with townhouses is its ultimate goal. The disagreement, then, is over the appropriate density that should be applied to the entire property.

Three worksessions have been scheduled for the Planning Board's review of the Upper Rock Creek Area Master Plan: November 14, December 5 and December 19. Planning staff intends to discuss the Fraley property recommendations with the Board at its final worksession. Because recommendations for the property have not been reviewed and finalized, the Community-Based Planning Division concurs in the Development Review Division's recommendation that his preliminary plan be deferred.

FB:tv: G:\Boyd\fraleysubdivmemo.doc



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 105

DATE: 11/7/02

MEMORANDUM

DATE: November 7, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587
Richard A. Weaver, Senior Planner (301) 495-4544 *RAW*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcels 488, 535, 590, 543 and 591, Tax Map GT42

PROJECT NAME: Fraley Property

CASE #: 1-02063

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RT-12.5 and R-90

LOCATION: Located on the North Side of Muncaster Mill Road, Approximately 370 Feet East of Muncaster Road, Across from Horizon Terrace

MASTER PLAN: Upper Rock Creek and Vicinity

APPLICANT: The Bozzuto Group

FILING DATE: December 11, 2001

HEARING DATE: November 7, 2002



STAFF RECOMMENDATION: Deferral of Preliminary Plan Action Pursuant to Section 50-23(d) of the Subdivision Regulations

DISCUSSION OF ISSUES

Conformance to Chapter 50, Section 50-23(d)

This section of the Subdivision Regulations provides for Planning Board deferral of an otherwise complete preliminary plan application if the proposed subdivision plan lies within the boundaries of, and conflicts with, the recommendations of a pending master plan or plan amendment. The subject property lies within the Upper Rock Creek Planning Area, which is the subject of a master plan revision in the M-NCPPC work program as approved by the District Council. The plan revision is now in the public hearing (preliminary) draft plan stage. The recommendations of this master plan revision do consider a zoning amendment from the current RT-12.5/R-90 zones to a RT-10 zone for the subject property. The current lot density as depicted on the submitted preliminary plan within the RT-12.5 portion of the site would exceed the allowable density of the proposed RT-10 zone and is therefore in conflict with the recommendations of the proposed plan.

Staff notes that the RT-10 zone as currently structured in the Zoning Ordinance does allow for single-family detached dwellings. Under the current plan proposal, the single-family units as illustrated within the R-90 portion of the site, would conform to the RT-10 zone criteria as currently outlined in the Zoning Ordinance.

Master Plan Compliance

The current proposal is consistent with the existing RT-12.5 zone and the R-90 zones of the Approved and Adopted Upper Rock Creek Master Plan. These zones were enacted in their current configuration to provide for a transition of densities from the commercial zones at the Muncaster Mill Road (MD 115) and Muncaster Road intersection to the lower densities (R-200 and RE-1) further north and west along Muncaster Mill Road (MD 115)

DESCRIPTION

Vicinity

The subject property is located near the intersection of Muncaster Mill Road (MD 115) and Muncaster Road, in an unincorporated area known as Redland. The assemblage of properties is within the Redland Historic District. The properties contain a number of structures that have been through the Montgomery County Historic Preservation Commission (HPC) review process. The applicant has secured conditional approval from the HPC for the demolition of the structures.

The subject property is adjacent to the commercial core of Redland. Access to the property will be accommodated via a tertiary public right-of-way to Muncaster Road. Appropriate right-of-way improvements have been agreed to with the Montgomery County Department of Public Works and Transportation. Muncaster Mill Road (MD 115) skirts the site to the south, which has raised an issue regarding noise attenuation for the units in closest proximity to this highway.

Proposal

This application proposes forty-two (42) units total: thirty-four (34) single family attached units and eight (8) single family detached units on approximately 6.5 acres. As stated above the property is split zoned. The attached units, within the RT-12.5 zone are located near the commercially zoned areas in Redland providing for the transition to the lower density R-90 zones on the north and western portions of the property. The public road terminates in a cul-de-sac and virtually splits the site at the zoning boundary line. Private alleys off the public road accommodate access to the townhouses. The single family detached units front on the public road. A common open space has been created in the central part of the project and is accessible by all units.

The preliminary plan proposes a noise buffer along Muncaster Mill Road (MD 115). The details of the actual attenuation measures will be addressed at the time of Site Plan. Stormwater management is accommodated on-site in the northwest (lowest) corner of the site with a small bio-retention area in the center of the project. The plan proposes to meet the majority of their forest conservation measures off-site.

Conclusion

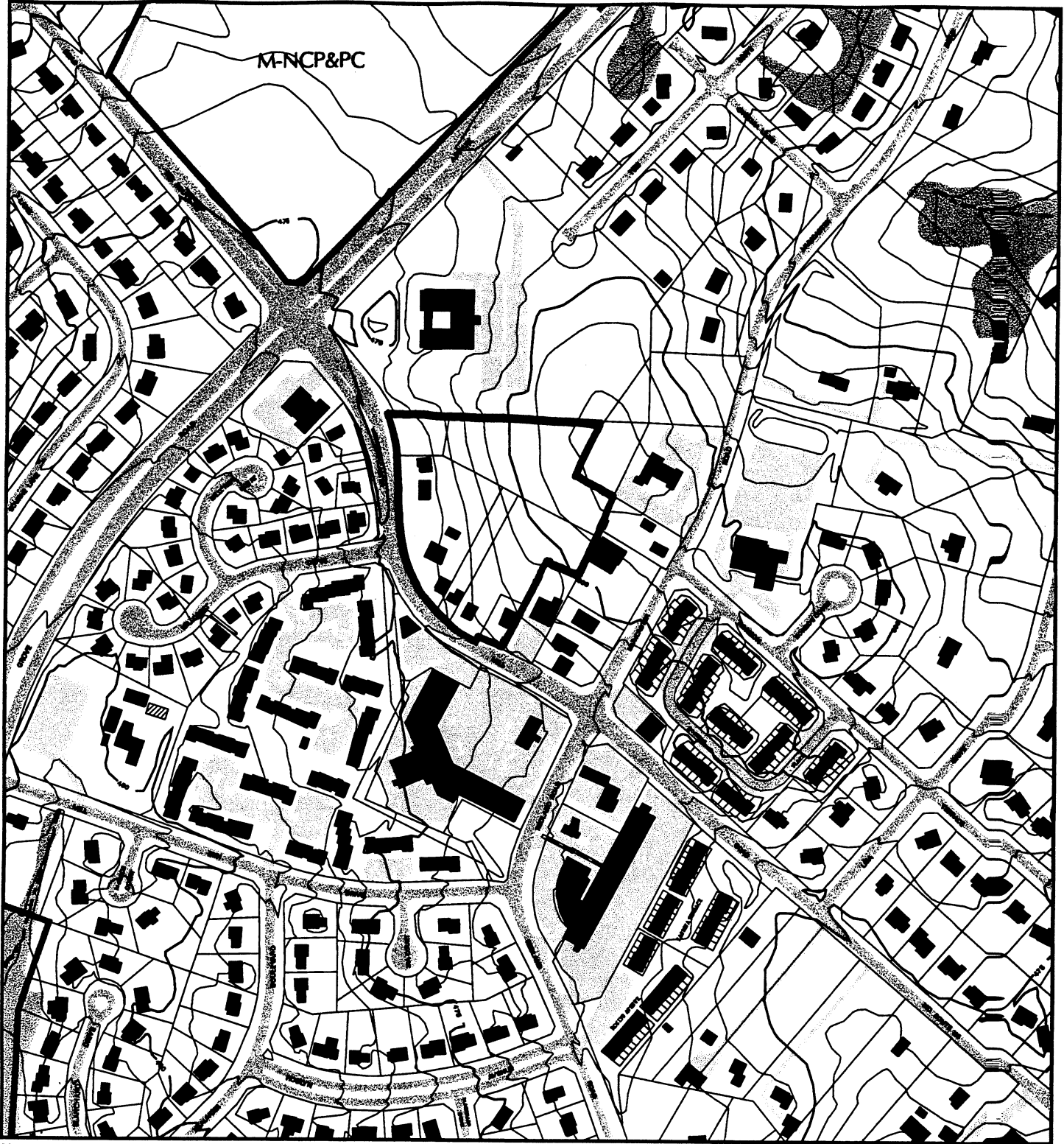
Staff recommends that the plan be deferred to allow the final resolution of the zoning amendments that are anticipated in the master plan revision. (See November 1, 2002, CPB memo) The Community Based Planning memorandum suggests that three worksessions have been scheduled with the Planning Board in November and December.

Attachments

Vicinity Map	Pg. 4
Neighborhood Map	Pg. 5
Preliminary Plan	Pg. 6

VICINITY MAP FOR

FRALEY PROPERTY (1-02063)



Map compiled on October 14, 2002 at 9:52 PM | Site located on base sheet no - 224NW07

NOTICE

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Key Map



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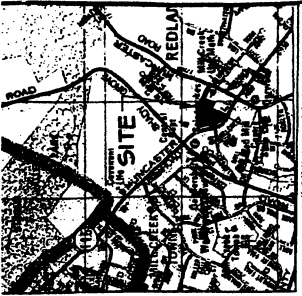
Research & Technology Center



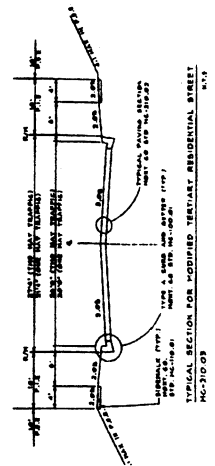
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-63700



VICINITY MAP
 GENERAL LOCATION OF PROJECT AREA
 REPRODUCED FOR NUMBER 200000



GENERAL NOTES:

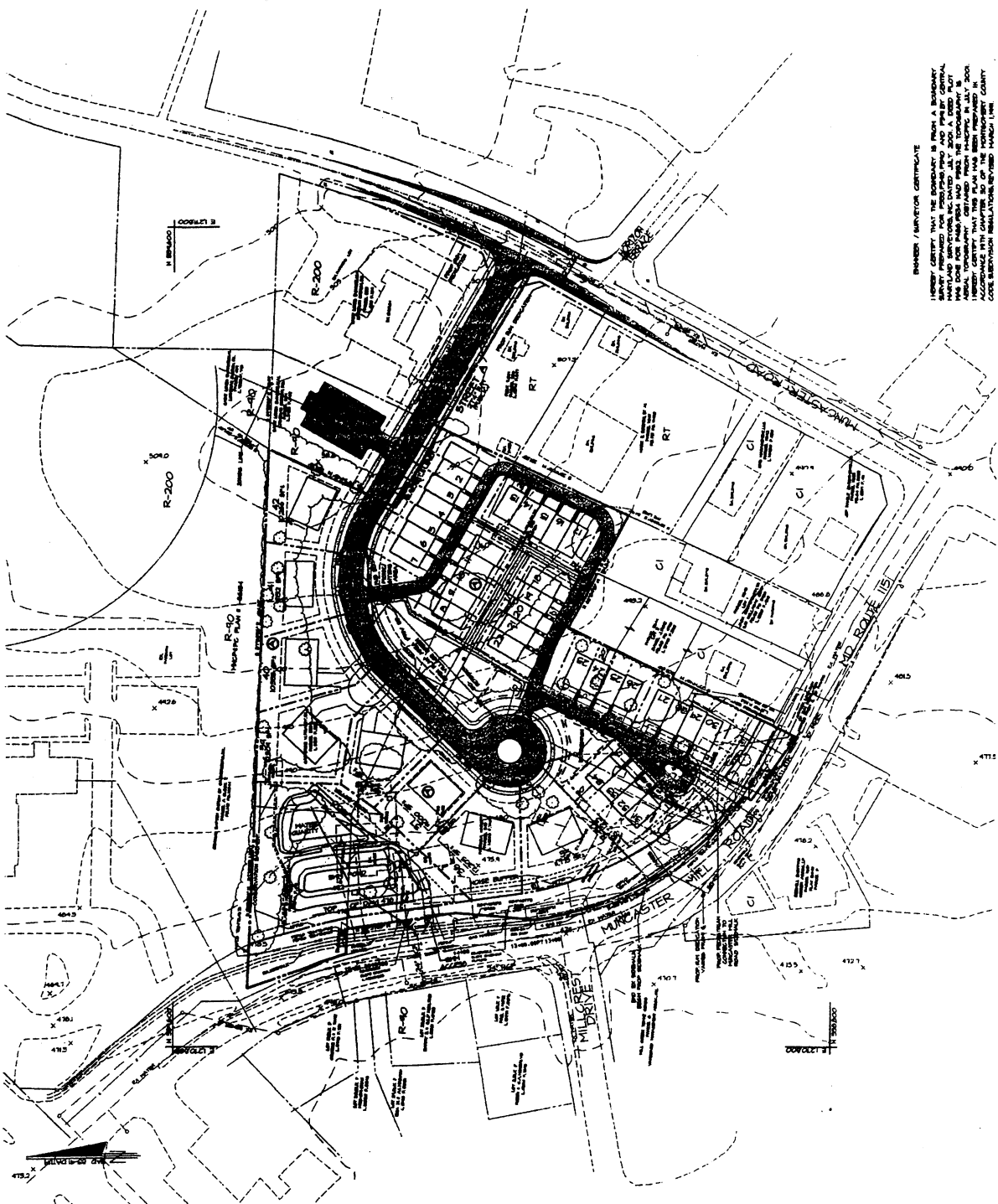
1. SITE AREA: 6.31 AC
2. ZONING: R-200, R-40, R-10
3. PROPOSED DEVELOPMENT: 42 SINGLE FAMILY UNITS (S.F.U.)
4. DRIVEWAY CALCULATIONS: 2, 1/2\"/>

ITEM	DESCRIPTION	AMOUNT	UNIT
1	ASPHALT DRIVEWAY	1,000	SQ. YD.
2	GRAVEL DRIVEWAY	1,000	SQ. YD.
3	CONCRETE DRIVEWAY	1,000	SQ. YD.
4	GRAVEL DRIVEWAY	1,000	SQ. YD.
5	GRAVEL DRIVEWAY	1,000	SQ. YD.
6	GRAVEL DRIVEWAY	1,000	SQ. YD.
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9	GRAVEL DRIVEWAY	1,000	SQ. YD.
10	GRAVEL DRIVEWAY	1,000	SQ. YD.
11	GRAVEL DRIVEWAY	1,000	SQ. YD.
12	GRAVEL DRIVEWAY	1,000	SQ. YD.
13	GRAVEL DRIVEWAY	1,000	SQ. YD.
14	GRAVEL DRIVEWAY	1,000	SQ. YD.
15	GRAVEL DRIVEWAY	1,000	SQ. YD.
16	GRAVEL DRIVEWAY	1,000	SQ. YD.
17	GRAVEL DRIVEWAY	1,000	SQ. YD.
18	GRAVEL DRIVEWAY	1,000	SQ. YD.
19	GRAVEL DRIVEWAY	1,000	SQ. YD.
20	GRAVEL DRIVEWAY	1,000	SQ. YD.

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18	GRAVEL DRIVEWAY	1,000	SQ. YD.
19	GRAVEL DRIVEWAY	1,000	SQ. YD.
20	GRAVEL DRIVEWAY	1,000	SQ. YD.

16. TOPOGRAPHY IS AT 15' CONT'G. INTERVAL AND IS FROM AERIAL.
17. ALL EXISTING UTILITIES AND DIMENSIONS ARE TO BE REMOVED FOR THIS DEVELOPMENT.
18. ALL EXISTING UTILITIES AND DIMENSIONS ARE TO BE REMOVED FOR THIS DEVELOPMENT.
19. ALL EXISTING UTILITIES AND DIMENSIONS ARE TO BE REMOVED FOR THIS DEVELOPMENT.
20. ALL EXISTING UTILITIES AND DIMENSIONS ARE TO BE REMOVED FOR THIS DEVELOPMENT.

ENGINEER / ARCHITECT CERTIFICATE
 HENRY J. JONES, JR., REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT
 HENRY J. JONES, JR. ARCHITECTS, INC., 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
 HENRY J. JONES, JR., REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT
 HENRY J. JONES, JR. ARCHITECTS, INC., 1000 N. 10TH ST., SUITE 100, DENVER, CO 80202
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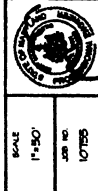


CONTRACT PURCHASER/DEVELOPER:
 THE BOZZUTO GROUP
 6401 GOLDEN TRIANGLE DRIVE, SUITE 200
 GOLDEN, CO 80401
 CONTACT: MR. CLARK WAGNER
 301-220-0100



8800 GARDEN BRANCH AVENUE, SUITE 300
 BOULDER, CO 80504
 PHONE: 303-440-3333
 FAX: 303-440-3333

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	DEC 2001			
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				



SCALE: 1" = 50'
 DATE: JUN 10, 2001
 SHEET NO: 10705
 PROJECT: PRELIMINARY PLAN
 DRAWING NO: 10705

PRINTED ON: OCT 11, 2000
 APD: ENGINEERING
 L-02083
 PRELIMINARY PLAN 24 NOV 07
 FRALEY PROPERTY
 BY ELECTION DISTRICT
 HENRY J. JONES, JR. ARCHITECTS, INC.

Item # 5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: November 01, 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 November 07, 2002.

Attached are copies of plan drawings for Items #05, #06, #07, #08. These subdivision items are scheduled for Planning Board consideration on November 07, 2002. The items are further identified as follows:

Agenda Item #05 - Preliminary Plan 1-02063
Fraley Property

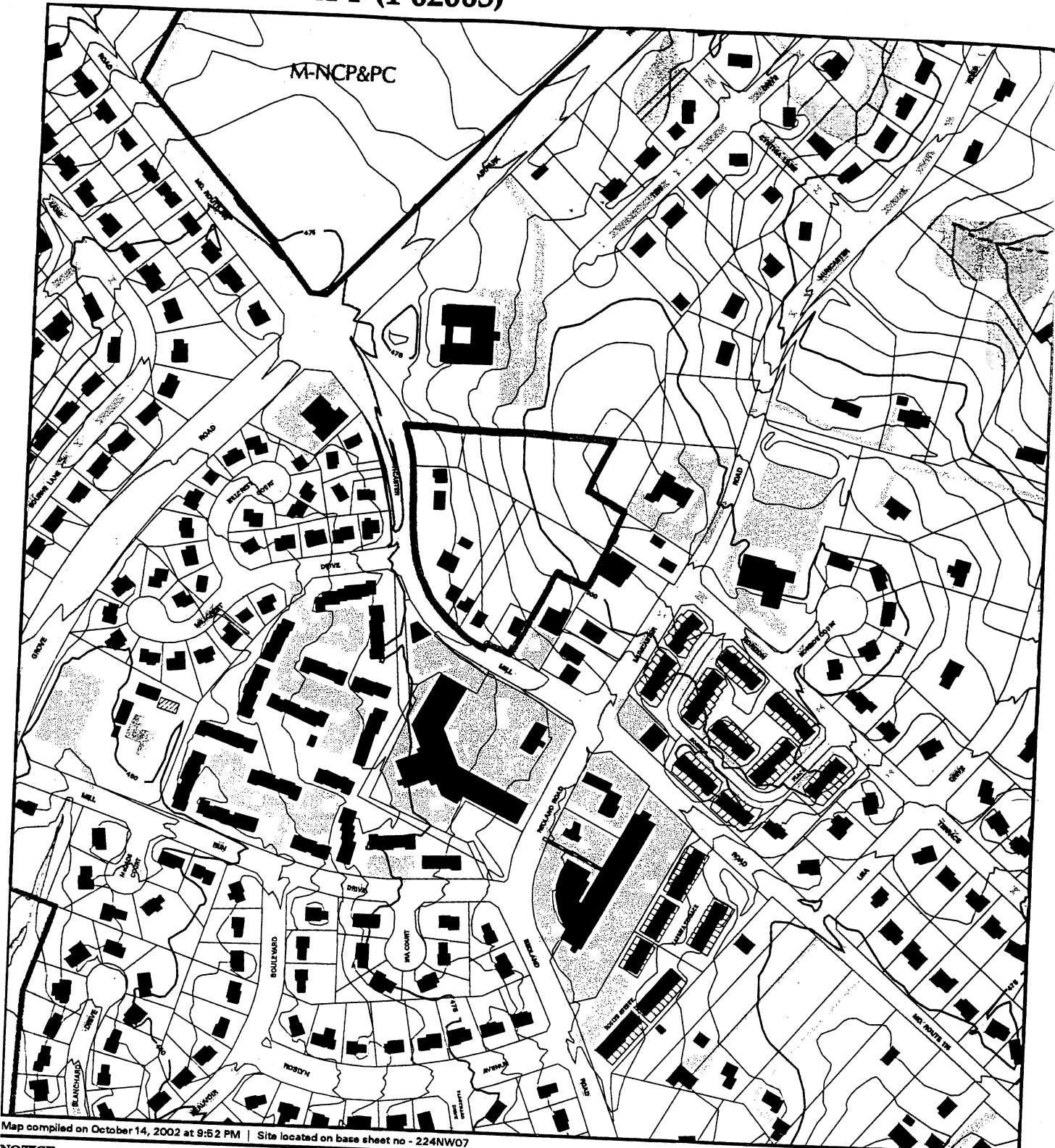
Agenda Item #06 - Preliminary Plan 1-03013
Pollekoff Property

Agenda Item #07 - Pre-Preliminary Plan 7-01014
The Estate at Greenbriar Preserve

Agenda Item #08 - Preliminary Plan 7-01032
Greenbriar Preserve

Attachment

VICINITY MAP FOR
FRALEY PROPERTY (1-02063)



Map compiled on October 14, 2002 at 9:52 PM | Site located on base sheet no - 224NW07

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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 20910-3760

Key Map

