



Item # 4  
MCPB 05/01/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## MEMORANDUM

DATE: April 25, 2003  
TO: Montgomery County Planning Board  
VIA: Joe R. Davis, Chief *JRO*  
Development Review Division  
FROM: Michael Ma, Supervisor *ma*  
(301) 495-4523

REVIEW TYPE: **Site Plan**  
CASE NUMBER: **8-03017**  
PROJECT NAME: **Richards Addition to Ashley Hollow**  
APPLYING FOR: 9 one-family detached and 16 attached units  
REVIEW BASIS: Division 59-D-3, Montgomery County Zoning Ordinance

ZONE: RE-2 / TDR-4  
LOCATION: On the east side of Georgia Avenue, approximately 1,000 feet south of Owens Road  
MASTER PLAN: Olney Master Plan  
APPLICANT: Maryland Development  
FILING DATE: November 27, 2002  
HEARING DATE: May 1, 2003

---

### STAFF RECOMMENDATION:

Approval of 9 one-family detached and 16 attached dwelling units on 7.55 acres with the following conditions:

1. Transportation
  - a. The proposed development is limited to 9 one-family detached and 16 attached dwelling units.
  - b. The applicant shall construct an eight-foot-wide bike path along the east side of Georgia Avenue from the northern end of the property to the intersection of Georgia Avenue and Prince Philip Drive. The exact location of the path shall be field determined by the applicant and The Maryland-National Capital Park and Planning Commission (M-NCPPC) staff prior to approval of the signature set of site plan.
2. Transferable Development Rights (TDRs)

Prior to recording of plats, the applicant shall provide verification of the availability of the required 22 TDRs for the proposed development.

3. Pedestrian Connection

Prior to issuance of any building permit, the applicant shall work with the homeowners association (HOA) of the adjacent subdivision to the east to finalize the location of a paved path connecting the two subdivisions if the path is acceptable to the HOA of the adjacent subdivision.

4. Forest Conservation

- a. Environmental Buffer shall be placed into a permanent Category I Conservation Easement and recorded on record plats.
- b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and the Department of Permitting Services (DPS) issuance of sediment and erosion control permit.

5. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- a. 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.
- b. Community-wide pedestrian pathways, bike path, and recreation facilities must be completed prior to seventy percent occupancy of the development.
- c. Clearing and grading to correspond to the construction phasing to minimize soil erosion.
- d. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

6. Signature Set

Prior to signature set approval of site plan and landscape/lighting plan the plans shall be revised to show the following:

- a. Double rows of street trees along Georgia Avenue.
- b. An eight-foot-wide bike path along the east side of Georgia Avenue from the northern end of the property to the intersection of Georgia Avenue and Prince Philip Drive.
- c. Additional plant materials along the edge of the proposed retaining wall on Lots 14 through 19.
- d. Recreation facility calculation.
- e. Methods and location of tree protection.
- f. Conditions of DPS Stormwater Management Concept approval.
- g. Note stating the M-NCPPC staff must inspect tree protection devices prior to clearing and grading;
- h. The development program inspection schedule.

7. Clearing or Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

## **SITE PLAN REVIEW ISSUES - Bike Path along Georgia Avenue**

### **Staff Recommendation**

The applicant should construct an eight-foot-wide bike path along the property's Georgia Avenue frontage and extend this bike path south to the intersection of Georgia Avenue and Prince Phillip Drive. The total length of the bike path is approximately 1,400 feet.

### **Applicant's Position**

The applicant agrees to construct an eight-foot-wide bike path from the subdivision's entrance road to the intersection of Georgia Avenue and Prince Philip Drive. The length of the path is approximately 870 feet.

### Reasons

The proposed development may be required to construct a bike path along its frontage only, which is about 800 feet. The bike path proposed by the applicant would connect the proposed sidewalk within the subject subdivision to the existing sidewalk on Prince Philip Drive. The length of the path is still longer than that of the property's frontage on Georgia Avenue. Construction of a 1,400-foot-long bike path as required by the staff is an unreasonable burden for a development of 25 units.

### **Difference**

A section of bike path, approximately 530 feet in length, from the entrance road to the northwestern end of the property.

### **Staff's Justifications**

#### Master Plan

The proposed amendment to the Olney Master Plan currently underway intends to recommend an off-road bike path along this stretch of Georgia Avenue.

#### Connectivity

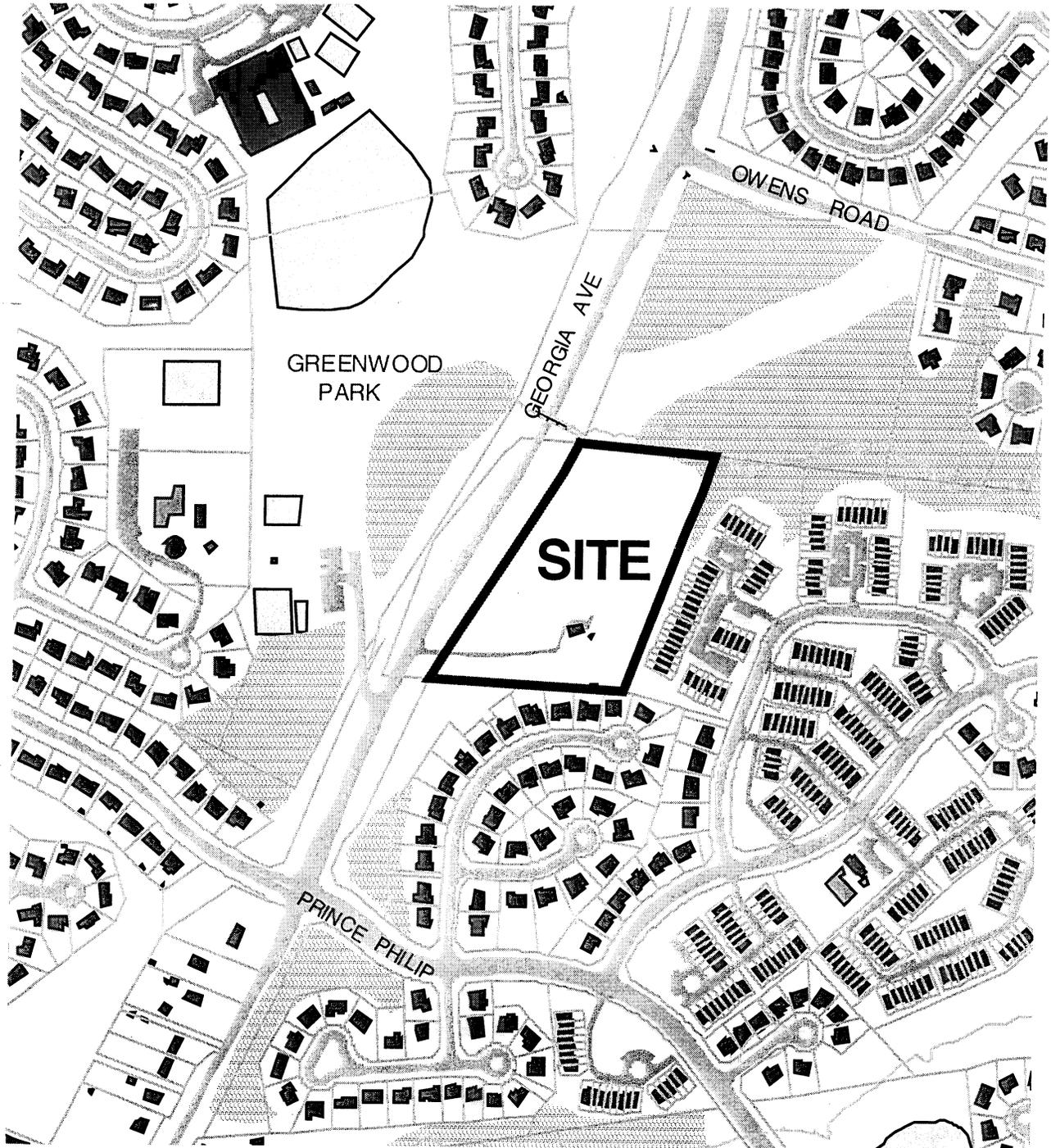
Although there is no existing sidewalk or bike path along the east side of Georgia Avenue between Prince Philip Drive and Owens Road, existing subdivisions along the east side of Georgia Avenue between Owens Road and Gold Mine Road to the north have an off-road bike path. The parcel immediately to the north of the subject site is a vacant property, which would be required to build an off-road bike path when it develops. It is important that the applicant for the subject property be required to provide a bike path along its Georgia Avenue frontage and extend this bike path south to Prince Phillip Drive. Eventually, there will be a continuous bike path along the east side of Georgia Avenue in this area.

#### Pedestrian Access to the Park

The proposed plan does not provide adequate on-site recreation facilities in accordance with Recreation Facility Guidelines. It claims off-site facilities credits from the facilities located in Greenwood Park, which is located across Georgia Avenue from the site. Extending the bike path south to Prince Philip Drive will provide future residents of this subdivision with a convenient and safe pedestrian connection to the park.

**PROJECT DESCRIPTION:** Site Vicinity

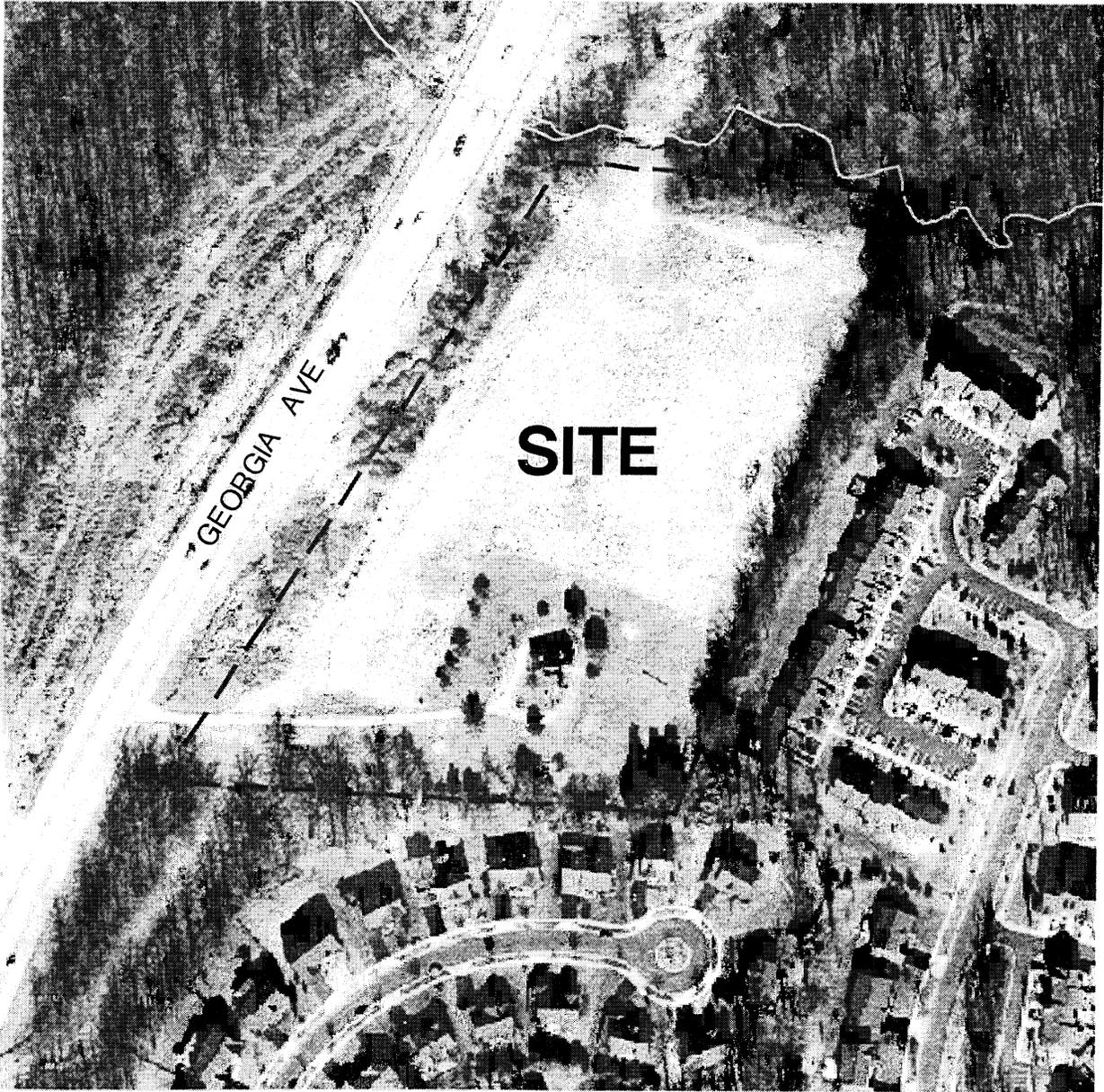
The property is located on the east side of Georgia Avenue, approximately 1,000 feet south of Owen Road, in Olney. It is bounded by a townhouse development to the east, a one-family detached home subdivision (Ashley Hollow) to the south, and undeveloped land to the north. Across Georgia Avenue from the site is M-NCPPC Greenwood Park.



**PROJECT DESCRIPTION:** Site Description

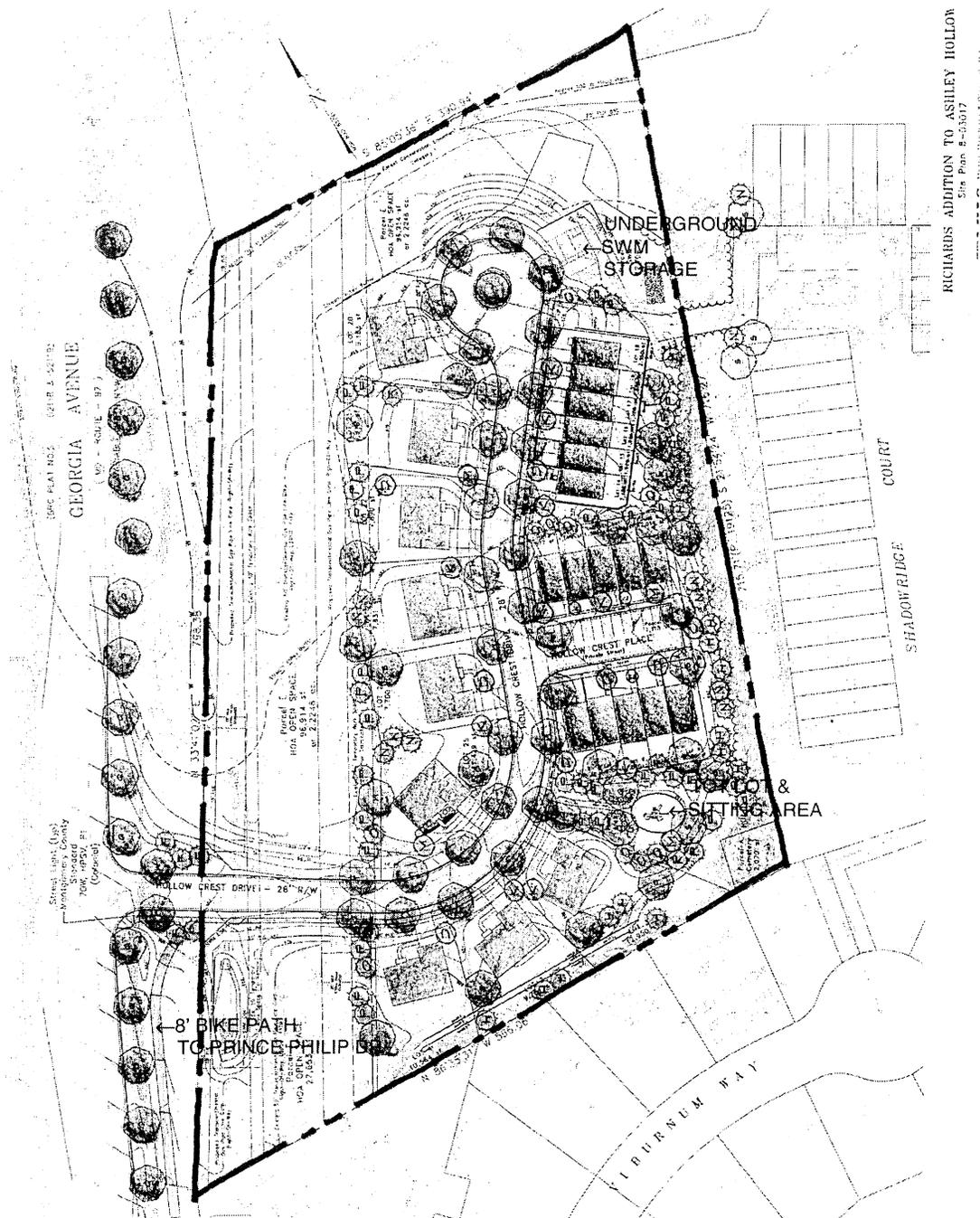
The property contains approximately 7.5 acres and is now an open field with grass and fallow cover. There is an existing single family dwelling with an asphalt driveway. There is an underground transmission line ROW paralleling Georgia Avenue. The Harris family burial plot is located in the southeast corner of the property. Headstones are unmarked.

A perennial stream runs along the western and northern property boundary with non-tidal wetlands contained within the stream banks. The property has no existing forest but does have tree rows along the north, east and south property lines. There are no existing trees measuring greater than 24" diameter at breast height (DBH).



**PROJECT DESCRIPTION: Proposal**

The proposed development consists of 9 one-family detached and 16 attached dwelling units on 7.55 acres. The existing 50-foot-wide Transcontinental right-of-way will be expanded to cover the entire area between the proposed lots and the west property line. A tot lot and a sitting area are proposed in the southeastern portion of the site. The plan proposes a 8-foot-wide bike path along the east side of Georgia Avenue from the entrance road to Prince Philip Road. A sidewalk will be constructed along the east side of the proposed road, which provides access to individual units. Stormwater management facilities for this development consists of an underground storage, sand filters and a dry well.



**PROJECT DESCRIPTION:** Prior Approvals

Preliminary Plan 1-00100 for the subject development was approved by the Planning Board on September 13, 2001 with the following conditions:

- 1) Approval of this preliminary plan is limited to a maximum of twenty-five dwelling units and the applicant shall pay to the Montgomery County Department of Finance the applicable Development Approval Payment, pursuant to the FY 2002 Annual Growth Policy prior to receipt of building permits
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 3) All road rights-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Olney Master Plan, and to the design standards imposed by all applicable road codes.
- 4) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Olney Master Plan, unless otherwise designated on the preliminary plan
- 5) Record plat to provide for dedication of 120 feet of right-of-way for Georgia Avenue (MD 97)
- 6) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 7) Compliance with the conditions of MCDPS stormwater management approval
- 8) Access and improvements, including bikeway, as required, to be approved by MDSHA prior to issuance of access permit
- 9) Final number and location of dwelling units, landscaping, parking, sidewalks/bikepaths to be determined at site plan
- 10) No clearing or grading prior to approval of site plan
- 11) At the time of recordation, applicant to provide verification of the availability of the required number of TDR's for each record plat
- 12) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be file
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 14) Necessary easements

## **ANALYSIS:**

### **Conformance to Master Plan**

The property is located in the 1980 Olney Master Plan area. The Master Plan does not have any specific recommendations for this site or a bikeway along Georgia Avenue at this location. However, the proposed amendment to the Olney Master Plan currently underway intends to recommend an off-road bike path along this stretch of Georgia Avenue. Also, existing developments along the east side of Georgia Avenue between Owens Road and Gold Mine Road have an off-road bike path. The parcel immediately to the north of this site is a vacant property, which would be required to build an off-road bike path when it develops. It is important that the applicant for the subject property be required to provide a bike path along its Georgia Avenue frontage and extend this bike path south to the intersection of Georgia Avenue and Prince Phillip Drive.

### **Environmental Planning**

Stormwater Management- The approved stormwater management concept for this development consists of on-site channel protection measures via underground storage; on-site water quality control via construction of a County sand filter and a separator sand filter; and on-site recharge via a dry wall.

Forest Conservation- The plan proposes to meet Forest Conservation Plan requirements through a combination of on-site planting and landscaping. No reforestation is required for this project as there is no existing on-site forest. Forest Conservation Plan proposes 0.94 acres of afforestation through a combination of stream valley buffer planting and credit for landscape planting within the subdivision.

### **Transportation**

#### Site Location and Access

The site is located on the east side of Georgia Avenue (MD 97) between Prince Philip Drive to the south and Owens Road to the north. Access to the site will be via a new road connection from Georgia Avenue. A bike path is recommended along Georgia Avenue to Prince Philip Drive and across the entire property frontage. This bike path will tie into an existing bike path north of the site and can meander within the right-of-way to avoid mature trees and severe side slopes. A sidewalk will be provided along one side of the new street to provide pedestrian access into the site.

#### Master Plan Roadways and Bikeways

The Olney Master Plan designates Georgia Avenue, M-8, (MD 97) as a major highway with a recommended 120-foot right-of-way. The new minor street is not a Master Planned street. An existing multi-use asphalt path provides bicycle and pedestrian access in the vicinity of the site.

#### Subdivision Background

The Montgomery County Planning Board approved Richards Addition to Ashley Hollow as Preliminary Plan 1-00100 on September 13, 2001. The APF test was satisfied at that time by making the Development Approval Payment.

## Conformance to Development Standards

Development Standard	Permitted/ Required	Proposed
Zone	RE-2 / TDR-4	
Gross Tract Area (ac)		7.55
Street dedication		<u>0.62</u>
Net Lot Area (ac)		6.93
Number of Dwelling Unit		
Detached unit	9 (min.)	9
Attached unit	<u>21</u> (max.)	<u>16</u>
Total	30	25
Number of TDRs Required		
Proposed units		25
Base density		<u>3</u>
Required TDRs		22
Building Height (ft.):		50
Lot Area (sq. ft.)		
One-family detached unit	4,000	7,700
One-family attached	--	1,500
Green Area (% of net lot)	35	80
Setbacks (ft.):		
Main Building		
From street		25
Side yard		6
Rear yard		20
Accessory Building/Structure		
From street		60
Side yard		5
Rear yard		5
Parking:	50	51

## RECREATION CALCULATIONS

See attachment

## FINDINGS

1. *The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.*

The Site Plan, with the recommended conditions, conforms to the approved Preliminary Plan 1-00100. The proposed development uses standard development method and, therefore, there is no approved project plan or development plan.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The property is zoned RE-2/TDR-4. Project Data Table above demonstrates compliance of the development with all the applicable zoning requirements.

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 proposed 25 dwelling units are distributed along a cul-de-sac. The townhouses are located along the east property line and adjacent to the existing townhouse development to the east. Three detached homes are proposed near the existing detached homes subdivision to the south. They are compatible with those existing homes in terms of lot size, setbacks and building orientation.

- b. *Open Spaces*

The plan shows more than 80 percent of the 7-acre property as open space. The open space parcels consist of homeowners association common areas, stormwater management facilities, Transcontinental rights-of-way, the Harris family burial plot, and private yards.

- c. *Landscaping and Lighting*

The plan proposes a mix of shade, ornamental and evergreen trees along the internal streets and throughout the site. Trees are added along the east property line to provide sufficient buffer between the two subdivisions. The plan shows a row of street trees along the Georgia Avenue frontage. A second row of street trees should be added to create a street frontage that is more consistent with the existing development frontage to the south. Additional plant materials are also needed along the edge of the proposed retaining wall on Lots 14 through 19 to soften the solid surface of tall walls.

Standard street lighting will be provided along the east side of the internal street.

- d. *Vehicular and Pedestrian Circulation*

Vehicular access to the site will be via a new road connection from Georgia Avenue. A bike path is recommended along Georgia Avenue to Prince Philip Drive and across the entire property frontage. This bike path will tie into the existing sidewalk on Prince Philip Drive can meander within the right-of-way to avoid mature trees and severe side slopes. A sidewalk will be provided along one side of the new street to provide pedestrian access into the site.

The plan proposes an 8-foot-wide bike path between the entrance road and Prince Philip Drive. The existing subdivisions along the east side of Georgia Avenue between Owens Road and Gold Mine Road to the north have an off-road bike path. The parcel immediately to the north of the subject site is a vacant property, which would be required to build an off-road bike path when it develops. The applicant should construct a bike path along its Georgia Avenue frontage and extend this bike path south to Prince Phillip Drive. Eventually, there will be a continuous bike path along the east side of Georgia Avenue in this area.

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

The proposed retail store is surrounded by existing commercial uses and railroad tracks. The already-approved housing component of the Montrose Crossing Site Plan is slated for the vacant northeast corner of the Montrose Crossing shopping center site. The housing may be built upon a garage, which will lift it above the level of the proposed Target parking garage. To be compatible with the future housing development, the lighting of the garage must be designed to minimize its impact on the future housing units and the top deck of the garage should provide landscaping.

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

The property has no existing forest but does have tree rows along the north, east and south property lines. There are no existing trees measuring greater than 24" diameter at breast height (DBH). The plan proposes to meet Forest Conservation Plan requirements through a combination of on-site planting and landscaping. No reforestation is required for this project as there is no existing on-site forest. Forest Conservation Plan proposes 0.94 acres of afforestation through a combination of stream valley buffer planting and credit for landscape planting within the subdivision.

## ATTACHMENT

- A. Recreation Facility Calculation

Project: Richards Addition to Ashley Hollow  
 Recreational Facility Guidelines Computations  
 Macris, Hendricks and Glascock, P.A.  
 MHG File No.: 2001.101 /RECCALC  
 27-Nov-02 Data date

=====

Unit Type	D.U.s	Population Categories					Total
		Tots 0-4	Children 5-11	Teens 12-17	Adults 18-64	Seniors 65+	
S.F.Detached I	0	0.00	0.00	0.00	0.00	0.00	0.00
S.F.Detached II	9	1.17	2.16	2.25	9.54	0.99	16.11
S.F.Detached III	0	0.00	0.00	0.00	0.00	0.00	0.00
Townhouse	16	2.72	3.52	2.88	20.64	1.44	31.20
Garden Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00
Hi-rise Apartment	0	0.00	0.00	0.00	0.00	0.00	0.00
Other	0						0.00
<b>Demand Totals</b>	<b>25</b>	<b>3.89</b>	<b>5.68</b>	<b>5.13</b>	<b>30.18</b>	<b>2.43</b>	<b>47.31</b>

|:

SUPPLY POINTS

On-site Rec. Fac.	Qty.	Tots	Children	Teens	Adults	Seniors	Total
Tot Lot (0 to 6)	1	9.00	2.00	0.00	4.00	1.00	16.00
Play Lot (5 to 14)	0	0.00	0.00	0.00	0.00	0.00	0.00
Multi-age Playgrnd.	0	0.00	0.00	0.00	0.00	0.00	0.00
Picnic/Sitting Area	1	1.00	1.00	1.50	5.00	2.00	10.50
Open Play Area I	0	0.00	0.00	0.00	0.00	0.00	0.00
Open Play Area II	0	0.00	0.00	0.00	0.00	0.00	0.00
Volleyball Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Multipurpose Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Half MP Court I	0	0.00	0.00	0.00	0.00	0.00	0.00
Half MP Court II	0	0.00	0.00	0.00	0.00	0.00	0.00
Tennis Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Handball Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Racquetball	0	0.00	0.00	0.00	0.00	0.00	0.00
Horseshoes	0	0.00	0.00	0.00	0.00	0.00	0.00
Soccer, Regulation	0	0.00	0.00	0.00	0.00	0.00	0.00
Soccer, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Softball, Regulatn.	0	0.00	0.00	0.00	0.00	0.00	0.00
Softball, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Baseball, Regulatn.	0	0.00	0.00	0.00	0.00	0.00	0.00
Baseball, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Football, Regulatn.	0	0.00	0.00	0.00	0.00	0.00	0.00
Football, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Bike System	0	0.00	0.00	0.00	0.00	0.00	0.00
Pedestrian System	1	0.39	1.14	1.03	13.58	1.09	17.23
Nature Trails	0	0.00	0.00	0.00	0.00	0.00	0.00
Natural Areas	1	0.00	0.28	0.51	3.02	0.12	3.94
Swimming Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Wading Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Swim. Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Comm. Space	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Exercise Rm.	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Fitness Fac.	0	0.00	0.00	0.00	0.00	0.00	0.00
Community Garden	0	0.00	0.00	0.00	0.00	0.00	0.00
Vita Course	0	0.00	0.00	0.00	0.00	0.00	0.00
Other	0						0.00
On-site Totals		10.39	4.42	3.04	25.60	4.22	47.66
% of Demand		267%	78%	59%	85%	173%	101%

|:

Supply Points (cont.)

Off-site Rec. Fac.	Qty.	Tots	Children	Teens	Adults	Seniors	Total
Tot Lot (0 to 6)	0	0.00	0.00	0.00	0.00	0.00	0.00
Play Lot (5 to 14)	1	0.00	9.00	3.00	4.00	1.00	17.00
Multi-age Playgrnd.	1	9.00	11.00	3.00	7.00	1.00	31.00
Picnic/Sitting Area	0	0.00	0.00	0.00	0.00	0.00	0.00
Open Play Area I	1	6.00	9.00	12.00	30.00	2.00	59.00
Open Play Area II	1	3.00	4.00	4.00	10.00	1.00	22.00
Volleyball Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Multipurpose Court	1	3.00	10.00	15.00	10.00	2.50	40.50
Half MP Court I	0	0.00	0.00	0.00	0.00	0.00	0.00
Half MP Court II	0	0.00	0.00	0.00	0.00	0.00	0.00
Tennis Court	2	0.00	3.00	21.00	48.00	2.00	74.00
Handball Court	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Racquetball	0	0.00	0.00	0.00	0.00	0.00	0.00
Horseshoes	0	0.00	0.00	0.00	0.00	0.00	0.00
Soccer, Regulation	0	0.00	0.00	0.00	0.00	0.00	0.00
Soccer, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Softball, Regulatn.	0	0.00	0.00	0.00	0.00	0.00	0.00
Softball, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Baseball, Regulatn.	2	4.00	30.00	40.00	80.00	4.00	158.00
Baseball, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Football, Regulatn.	0	0.00	0.00	0.00	0.00	0.00	0.00
Football, Junior	0	0.00	0.00	0.00	0.00	0.00	0.00
Bike System	0	0.00	0.00	0.00	0.00	0.00	0.00
Pedestrian System	0	0.00	0.00	0.00	0.00	0.00	0.00
Nature Trails	0	0.00	0.00	0.00	0.00	0.00	0.00
Natural Areas	1	0.00	0.28	0.51	3.02	0.12	3.94
Swimming Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Wading Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Swim. Pool	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Comm. Space	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Exercise Rm.	0	0.00	0.00	0.00	0.00	0.00	0.00
Indoor Fitness Fac.	0	0.00	0.00	0.00	0.00	0.00	0.00
Community Garden	0	0.00	0.00	0.00	0.00	0.00	0.00
Vita Course	0	0.00	0.00	0.00	0.00	0.00	0.00
Other	0						0.00
Off-site Supply Tot.		25.00	76.28	98.51	192.02	13.62	405.44
% of Demand (35% max.)		35%	35%	35%	35%	35%	35%
Supply Totals		35.39	80.70	101.55	217.62	17.84	453.10
% of Demand		302%	113%	94%	120%	208%	136%