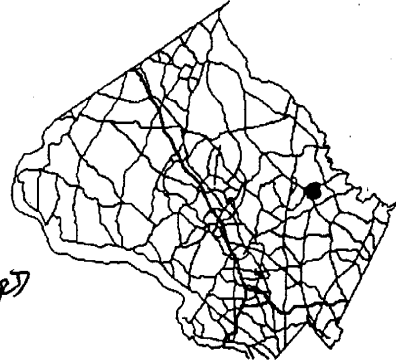




Item #11
MCPB
9/18/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



MEMORANDUM

DATE: September 12, 2003
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
 Michael Ma, Supervisor *Ma*
 Development Review Division
FROM: Wynn E. Witthans, AICP, RLA *WW*
 Planning Department Staff
 (301) 495-4584
REVIEW TYPE: Final Water Quality Plan and Site Plan Review
APPLYING FOR: Approval of 8 Single family detached units on 18.23 acres (including one existing home)
PROJECT NAME: Bancroft North
CASE #: 8-03024
REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan Section 19-64 for Final Water Quality Plan
ZONE: RNC – Rural Neighborhood Cluster
LOCATION: North side of Doctor Bird Road, 1,400 feet east MD Route 108 (Sandy Spring Road)
MASTER PLAN: Eastern Sandy Spring Ashton Master Plan
APPLICANT: Mitchell and Best Homebuilders
FILING DATE: January 24, 2003
HEARING DATE: September 18, 2003

SITE PLAN

STAFF RECOMMENDATION: Approval of 8 units (including one existing home) on 18.23 acres with the following conditions:

1. Lighting and Landscaping Plan
 - a. Additional Planting within common open space and along southern berm

- b. Applicant to amend plan to reflect accurate open space acreages for the Rural open space lot that shall exceed 10 acres.
- c. Details of the pavilion and benches shall be reviewed by staff prior to signature set.

2. Environmental Planning

- a. Compliance with the conditions of approval for the final forest conservation plan. The applicant must satisfy all conditions of the forest conservation plan prior to recording of plat(s).
- 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. Based on a sketch drawing date September 11, 2003, the applicant will provide a minimum 65-foot buffer from the channel to the nearest lot line. This entire area will be afforested and protected by a forest conservation easement. Staff to review the final design prior to release of signature set.

3. Division of Permitting Services

- a. SWM Memo - Conditions of DPS Stormwater Management Revised Concept approval letter dated April 11, 2003

4. Signature Set Documentation

- A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:

Development Program to include a phasing schedule as follows:

- 1) 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.
- 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of the development.
- 3) Pedestrian pathways and seating areas associated with the development shall be completed as construction of each facility is completed.

- B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review

prior to approval by Montgomery County Department of Permitting Services (DPS):

- a. Undisturbed stream buffers at least 50 feet wide.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- f. The development program inspection schedule and Site Plan Opinion.
- g. Streets trees 50 feet on center along all public streets.
- h. Method of management of the rural open space to be determined prior to signature set and reviewed by staff for appropriateness.

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

5. The Applicant shall construct an 8 foot asphalt bike path from terminus on Lake Norwood Road to the Bike Path on Dr. Bird Road. The trail shall be located within a public use trail easement and appropriately signed. The bike path extension design standards to be consistent with those in the adjacent Bancroft subdivision.

SITE PLAN REVIEW ISSUES

I. ISSUE

The site includes an existing house within the Rural Open space Lot that the owner's wish to remain in while a second house is built. This will require two lots within the Rural Open Space area that will, temporarily, reduce the rural open space area. A letter dated May 15, 2003 from M-NCPPC Office of General Counsel sets forth a process to allow this variation per Section 59-C-9.573 (g)(2) that states:

*Rural open space must comprise a sizeable contiguous area within a range of 65 percent to 85 percent of the tract area and be consistent with the guidelines of the applicable master plan. **The Planning Board may approve a minor variation in the master plan-recommended rural open space if the Board finds that the variation would retain both the quality and character of the open space as set forth in the guidelines of the master plan.***

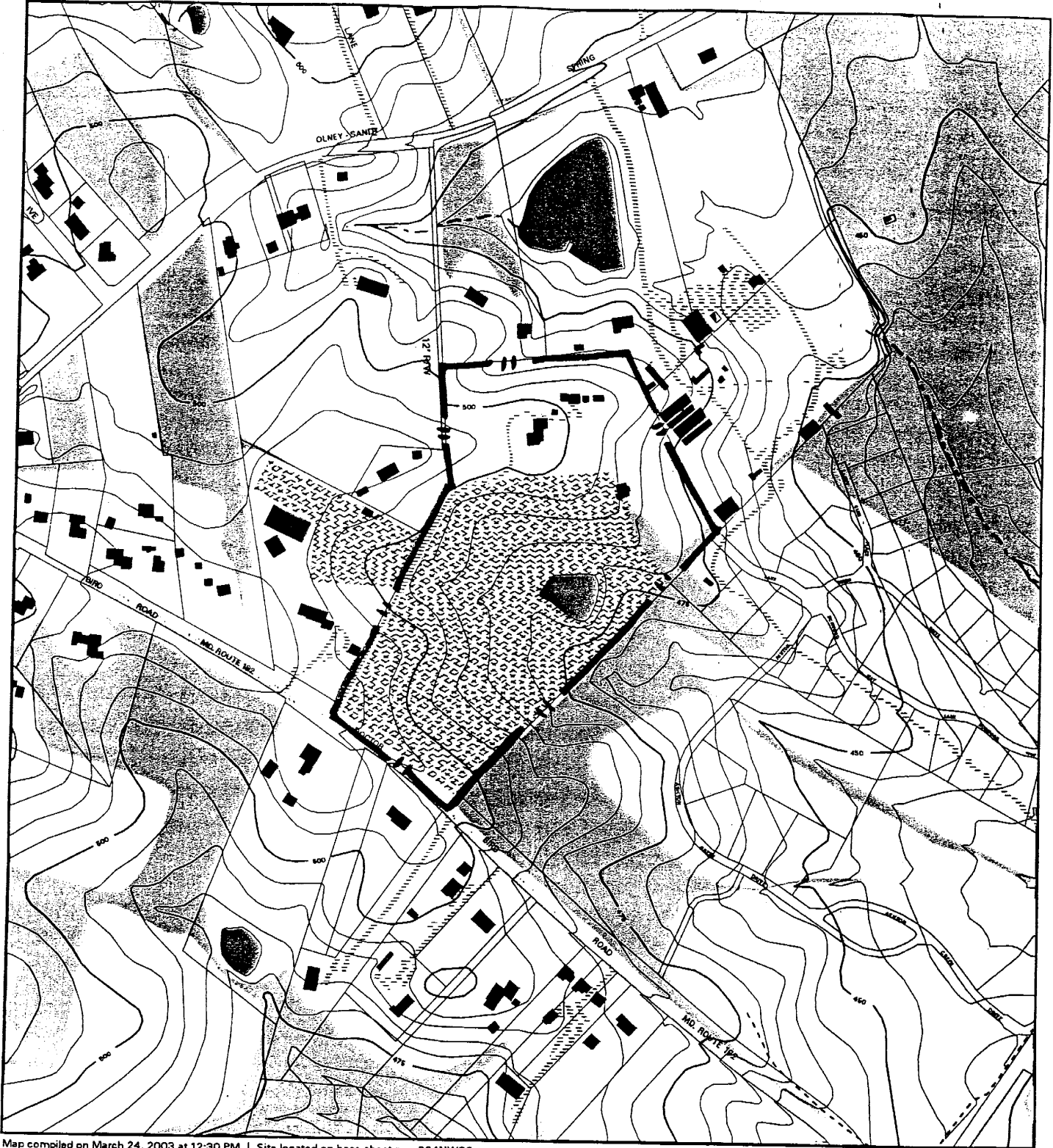
Staff concurs with the applicant's proposal to temporarily reduce the rural open space percentage to be reduced from the 70-75 % to 67% until the new house is constructed and the existing lot is demolished. The Preliminary Plan conditions of approval set forth the schedule for the return of the rural open space to the minimum 70 % as recommended in the master plan.

PROJECT DESCRIPTION: Site Description

The property is located within the Northwest Branch a Use IV watershed near the intersection of Doctor Bird Road (MD Route 182) and Bachelors Forest Road. The site is bordered to the southeast by the Bancroft single-family subdivision. To the northeast is a farm for exotic animals. To the north and west are single-family homes and pastures. To the south is Doctor Bird Road.

The subject property is mostly open maintained lawns and fields with fences and hedgerows along the property perimeter and throughout the property. There is one existing single-family house and associated buildings on the property. The stream valley buffer for the stream on the Bancroft single-family subdivision extends onto the subject property though there are no streams on the subject property. There is an existing farm pond on the property that is considered Waters of the State of Maryland. There is no forest onsite, though there are some specimen trees located on the property.

VICINITY MAP FOR
BANCROFT NORTH (8-03024)



Map compiled on March 24, 2003 at 12:30 PM | Site located on base sheet no - 224NW02

NOTICE

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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 1:14400 scale aerial photography using stereo photogrammetric methods.

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 true 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

Key Map



N



Research & Technology Center



1 : 4800

PROJECT DESCRIPTION: Proposal

The Site Plan proposes seven single family detached homes on a private street that is the extension of Lake Norwood Way, a private street in the adjacent subdivision. An eighth house is proposed within the Rural Open Space that will replace an existing home.

The common open space is located adjacent to the former farm pond area that will become a re-created stream channel. Additional setback is needed to the stream channel that will require an adjustment in lot lines. A sitting area with three benches and a pavilion are located adjacent to the stream for recreational enjoyment of the community.

A berm has been added to buffer views of the rear lot closest to Dr. Bird Road. Landscaping needs to be added to the berm for maximum attractiveness.

Bancroft North Site Plan

Future Home Lot

EX Home Lot

RURAL OPEN SPACE

Bancroft SUBDIVISION

COMMON OPEN SPACE

CONTRACT PURCHASER / DEVELOPER
 MITCHELL & BEST HOMEBUILDERS, L.L.C.
 1666 EAST SAUDE DRIVE
 ROCKVILLE, MARYLAND 20852
 CONTACT: MARTY MITCHELL

THIS PLAN IS FOR LANDSCAPING ONLY

PLANT LIST

Symbol	Species
⊗	Maple Tree
⊙	DO
⊖	DO
⊕	Planting Tree
⊗	DO
⊙	DO
⊖	DO
⊕	DO
⊗	DO
⊙	DO
⊖	DO
⊕	DO
⊗	DO
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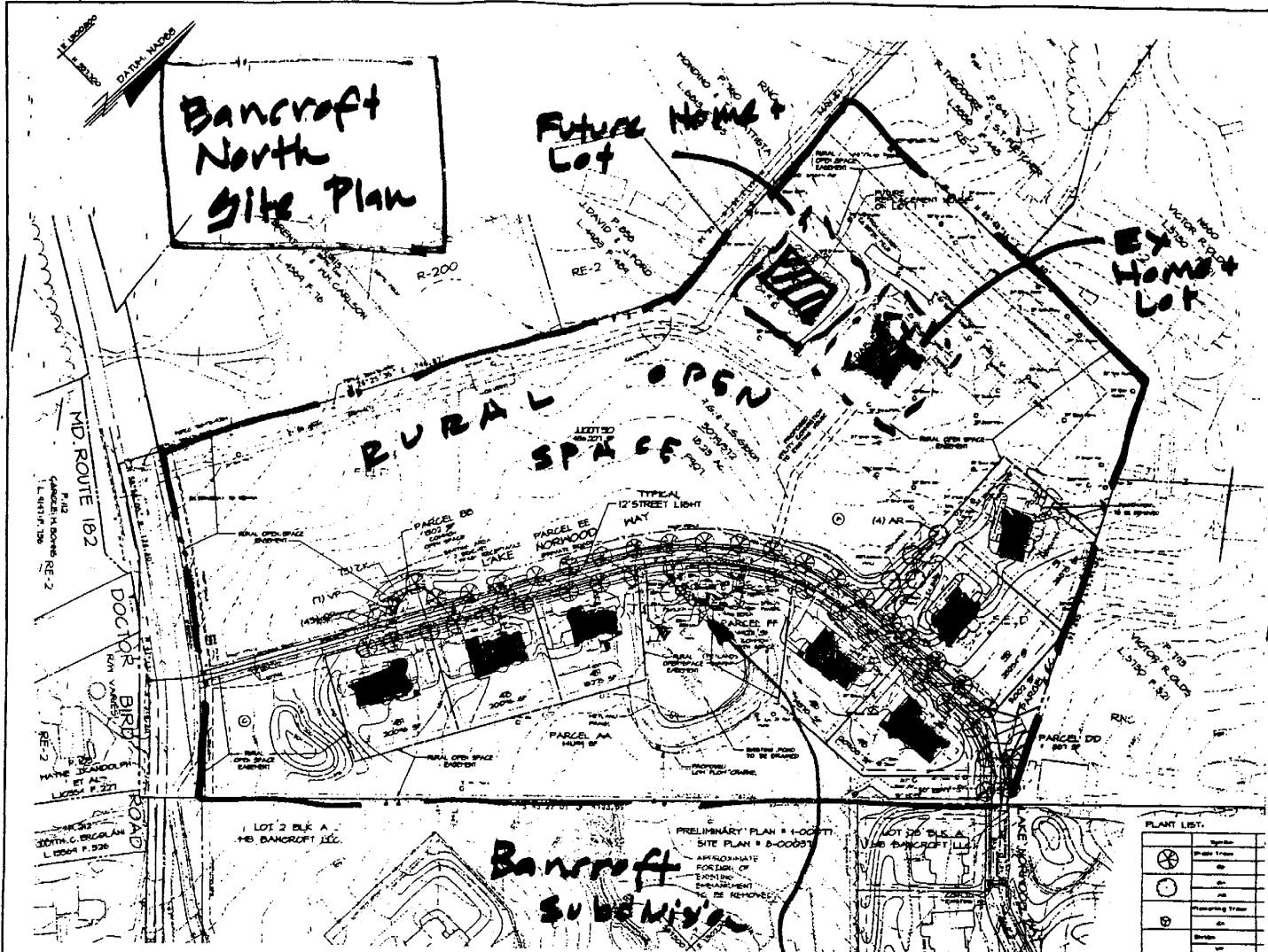


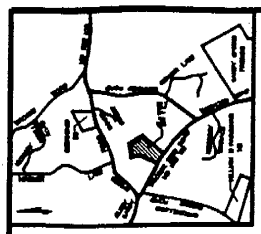
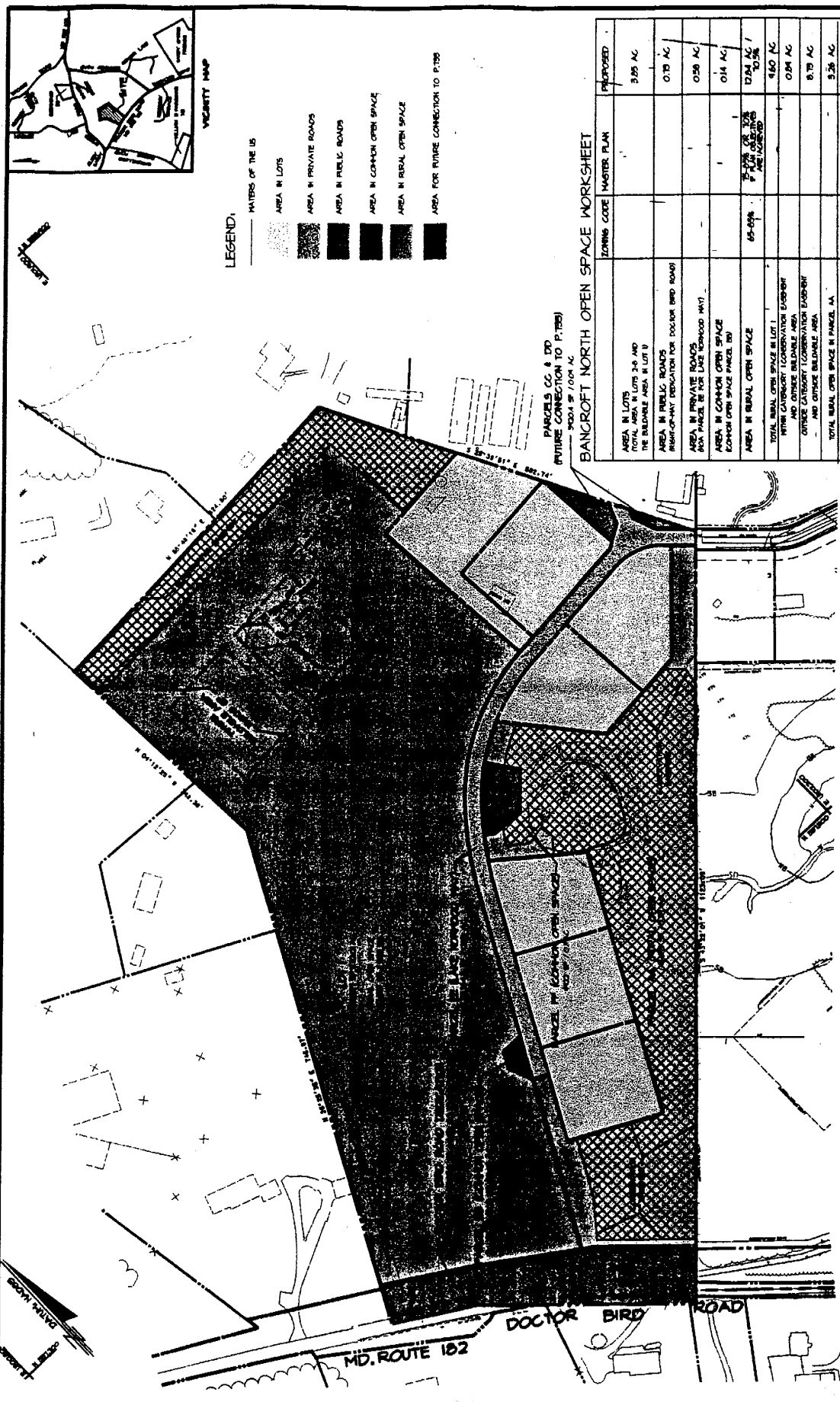
3300 GREEN BRANCH WAY SUITE 300
 ROCKVILLE, MARYLAND 20850-2922
 301-988-7800 FAX 301-988-7801

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAN # 1-000111			
2	SITE PLAN # 2-000111			
3	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
4	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
5	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
6	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
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8	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
9	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			
10	APPROXIMATE PORTION OF EXISTING DRAINAGE TO BE REMOVED			

DATE: JAN 2005
 SCALE: 1"=50'
 JOB NO: 50074

LANDSCAPE AND LIGHTING PLAN





- LEGEND:**
- HAVERS OF THE US
 - AREA IN LOTS
 - AREA IN PRIVATE ROADS
 - AREA IN PUBLIC ROADS
 - AREA IN COMMON OPEN SPACE
 - AREA IN RURAL OPEN SPACE
 - AREA FOR FUTURE CONNECTION TO P.189

PARCELS CC & DD
 FUTURE CONNECTION TO P.189
 900.0 ± / 1000 AC

BANGCROFT NORTH OPEN SPACE WORKSHEET

ISLAND CODE	MASTER PLAN	PROPOSED
		3.00 AC
		0.79 AC
		0.59 AC
		0.14 AC
		12.84 AC / 75% OF TOTAL OPEN SPACE ARE DESIGNATED
		4.80 AC
		0.04 AC
		0.79 AC
		0.59 AC
		2.66 AC
		0.47 AC
		0.04 AC
		18.28 AC

CONTRACT PURCHASER / DEVELOPER
 MITCHELL & ESTY HOLDINGS, LLC
 1606 EAST GLEN DRIVE
 ROCKVILLE, MARYLAND 20852
 CONTACT: MARTY MITCHELL

OPEN SPACE EXHIBIT

SCALE: 1" = 100'

DATE: JUN 2009

BY: G.H.

BANGCROFT NORTH PROPERTY
 3.00 AC

OPEN SPACE EXHIBIT
 18.28 AC

MAX
 1800 CHERRY BLOSSOM AVENUE, SUITE 200
 ROCKVILLE, MD 20852
 (301) 771-1100

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	RNC
Proposed Use	7 new Single-Family Detached Lots utilizing the Optional Method of Development and 1 existing SFD Lot
Gross/Net Tract Area	18.23 Ac.
Area within the 100 Year Floodplain	7.46 Ac.
Area to be dedicated to M-NCPPC	None

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Maximum Number of Lots	-	8
Minimum Lot Area (sq. ft.):	4,000	10,800
Minimum setbacks (ft.):		
-from the Street	15	15
-from a side yard	8	8
-rear yard	to equal adjacent lot	10
Minimum Lot Width at the Street Line (ft.):	25	25
Minimum Building Height (ft.):	35	35
Maximum Lot Coverage (%):	35	21
Rural Open Space (%):		
HOA	70-75%	70.03%
On Private Lot		3.26 ac.
Common Open Space		10.01ac.
		0.14 ac

The common open space is centrally located next to a road and sidewalk for maximum access and enjoyment.

The units shall utilize Private Roads that to conform to Section 59-C-7.234 Zoning Ordinance and Section 50-25(h) Subdivision Regulations and are connected to public water and sewer.

The rural open space protects the open field and borders with the rural open space on the adjacent Bancroft Property. The method of management of the open space shall be determined by signature set and recorded with the record plat.

c. Landscaping and Lighting

The proposed landscaping will provide attractive frontage for each unit and an attractive street/driveway.

The proposed lighting plan will include 150-watt high pressure sodium lights with a colonial design placed along side the street/driveway.

d. Recreation

Recreation areas per the Planning Board's Recreation Guidelines are not required for a project of this size. The adjacent site plan has provided recreation on its site that should supplement the needs of this community. They consist of an open play area, sitting area, pedestrian system, natural trail and a natural area. The provision of a bike path connection to and along Dr. Bird Road will provide bike access for the entirety of the Bancroft community.

e. Vehicular and Pedestrian Circulation

The street/driveway connections to the site are in accordance with the approved Preliminary Plan, and the layout provides for access to each unit. A turn around within the end of Lake Norwood Way will allow for fire access, see attached e-mail.

Sidewalks are provided on one side of the street/driveway that will provide pedestrian access to each unit and to the adjacent community and streets.

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

The buildings consistent with adjacent residential uses.

Buffers are maintained with the preserved open space areas around the units.

The activity associated with the proposed residential use will not cause any negative effect on adjacent residential uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The property does not contain any forest. The existing vegetation includes hedgerows, mowed lawn, and invasive trees, shrubs, and vines. There are specimen trees on the property; however, they are mainly around the existing home. Some specimen trees will be removed through the development of the site, but the specimen trees are outside of

environmental buffers. The applicant is utilizing an optional method of development therefore the project must meet the appropriate threshold on-site. Since no forest exists on the property, the applicant has an afforestation requirement of 3.65 acres. The applicant will meet the afforestation threshold on-site by planting forest on-site.

APPENDIX

Memos and e-mails as noted in the report.

ANALYSIS: Conformance to Master Plan

The 1998 *Approved and Adopted Sandy Spring/Ashton Master Plan* recommends the Bancroft Property and two adjoining properties (Gibian and Olds) to develop as a neighborhood cluster to establish a rural entry to the village center, and to provide between 70-75 percent open space neighborhood with a maximum density of 1 dwelling unit per 2.2 acres.

The intent of this Plan is to encourage clustering and create a setting of rural open space around the village center and in the rural entries with rural open space.

The Master Plan contains the following Design Guidelines for this neighborhood:

- *Preserve the rural entry experience along MD108, Brook Road, and Norwood/Dr. Bird Road*
- *Provide the critical rural setting for the Sandy Spring Village Center*
- *Locate new neighborhoods to either reinforce the village centers or preserve the character of the rural entries to the village centers*
- *Ensure that the residential portions of the sites are compatible with the village center and historic district*
- *Maintain the rural character of the preserved rural open space as well as woodland edges along the existing roads*
- *Ensure that the character of new neighborhoods reflects a rural setting*

The proposed layout incorporates these guidelines and conforms to the density and percentages of open space recommended in the Master Plan (with the temporary variation as noted).

The Master Plan classifies Dr. Bird Road as a major highway (M-60) with a right of way of 120 feet and a mixed use Class I Bike Path. Norwood road is designated as an arterial roadway, A-256, with a right of way of 80 feet and a Class II Bikeway. The Master Plan recommends separate paths for pedestrians and bikers on Norwood: the Class II Bikeway on the west side and the pedestrian path on the east side.

The Master Plan recommends that new neighborhood roads be designed to provide for slower speeds and lower volumes. Private streets will be used throughout the development.

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.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The buildings are oriented to a driveway that serves as a street to provide optimal access and orientation to each unit. The unit locations are consistent with the design and layout of residential neighborhoods and they will be relocated to conform to the setback to the stream channel, see attached sketch. The buildings and the open spaces conform to the intent of the zone as they provided common open space located as an amenity in a central portion of the site and rural open space located elsewhere.

b. Open Spaces

The stream valley buffer for the stream on the Bancroft single-family subdivision extends onto the subject property though there are no streams on the subject property. There is an existing farm pond of approximately 12,000 square feet on the property. This pond is considered Waters of the State of Maryland.

The applicant is proposing to drain the existing farm pond by removing a portion of the embankment. After draining the pond, the applicant will create a shallow, meandering channel through the bottom of the pond and will replant the area with wetland shrub and tree species. The applicant has submitted an application to the Maryland Department of the Environment to impact jurisdictional waters. The State of Maryland has recommended against draining and filling the pond but does not oppose the draining of the pond and creating a sinuous channel within the limits of the old pond as proposed.

The pond is located in the headwaters of Use IV stream and the Environmental Guidelines recommends environmental buffers of 40 feet around ponds in this type of stream. Based on a sketch drawing date September 11, 2003, the applicant will provide a minimum 65-foot buffer from the channel to the nearest lot line. This entire area will be afforested and protected by a forest conservation easement.