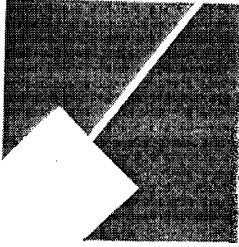


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

July 17, 2001

**MEMORANDUM**

TO: Calvin Nelson, Planner  
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: Ed Axler, Coordinator *EA*  
Transportation Planning

SUBJECT: Special Exception Case No. S-2480  
Connie Lucas - Our Expanding Family  
16434 Batson Road, Spencerville  
Patuxent (Rural) Policy Area

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This memorandum is Transportation Planning staff's adequate public facilities review of the subject special exception case.

**RECOMMENDATION**

Transportation Planning staff recommends no transportation-related conditions should this special exception case be granted for the proposed large group home with up to 15 elderly residents.

**DISCUSSION**

**Site Location and Access**

The proposed group home is located on Lot 4, Jackson's Addition to Spencerville which is in the northeast quadrant of the intersection of Spencerville Road and Batson Road. The site access is from Batson Road.

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## Master Plan Roadways and Bikeways

According to the *Cloverly Master Plan*, the nearby roadways are classified as follows:

1. Batson Road is classified as a rustic road with a 70-foot right-of-way.
2. Spencerville Road is classified as a major highway, M-76, with a 70-foot right-of-way and a Class I bikeway, PB-34, on the south side.

## On-Going Transportation Project

An on-going transportation project is the Maryland State Highway Administration (SHA)'s MD 28/MD 198 Project Planning Study which has recently been started.

## Local Area Transportation Review

As an existing single-family detached unit, the site-generated traffic would be only one peak-hour trip during the morning peak period (7:00 to 9:00 a.m.) and one peak-hour trip during the evening peak period (4:00 to 6:00 p.m.). As a group home for elderly residents, the site-generated traffic would be nominal, if any, during the weekday peak periods because the residents typically do not drive motor vehicles. The minimal traffic generated by the group home would be by the on-site caregiver and the four staff members on a daily basis and by occasional visitors during the week.

If this were a subdivision case, a traffic study would not be required for LATR, because the site would generate fewer than 50 total peak-hour trips during the morning and evening peak periods. Therefore, the applicant is not required to analyze the impact of site-generated traffic on adjacent intersections.

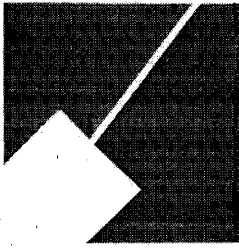
## Policy Area Review/Staging Ceiling Condition

The Patuxent Policy Area is a rural policy area that does not have established transportation staging ceilings for jobs and housing units under the *FY 01 Annual Growth Policy*.

EA:cmd

cc: Shawn Burnett  
Sue Carter


Spex S-2480 Connie Lucas.doc



September 15, 2003

**Memorandum**

TO: Joel Gallihue  
Community-Based Planning Division

FROM: Cathy Conlon   
Countywide Planning Division – Environmental Planning

SUBJECT: Special Exception No. S-2480, Group Elderly Home at  
16434 Batson Road

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**Recommendation**

This special exception approval requires approval of a Preliminary Forest Conservation Plan as a separate item for the Planning Board. Staff recommends the following:

Approval of the special exception request with the following condition:

1. Compliance with the conditions of approval of the Preliminary Forest Conservation Plan prior to issuance of building permit and sediment and erosion control permit.
2. The sediment and erosion control and stormwater management plans must be submitted to MNCPPC, Countywide Planning Division-Environmental Planning staff for review and approval prior to approval by MCDPS. The plans must conform to the limits of the conservation areas specified on the Preliminary Forest Conservation Plan.

Approval of the Preliminary Forest Conservation Plan with the following conditions:

1. Final Forest Conservation Plan, including final design of stormwater management for the site and provisions for 1.15 acres of off-site reforestation, must be submitted and approved by MNCPPC, Countywide Planning Division-Environmental Planning staff prior to issuance of sediment control and building permits.

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2. Category I conservation easement must be recorded, by plat, over the forest retention areas. Recordation must occur prior to authorization of any clearing and grading on the site.

## **Discussion**

### Environmental Requirements

The property consists of approximately 8 acres of primarily wooded land located in the Lower Patuxent River watershed. The property contains a small portion of one tributary stream and its associated buffer, and the stream buffer of another tributary stream just outside the property boundary. The property drains to the Rocky Gorge Reservoir, which is a primary drinking water supply for the region. The Patuxent River and the reservoir are being heavily impacted by increasing pollution levels associated with land development, and from ongoing pollution associated with agricultural activities. The *Patuxent River Policy Plan* (State Policy Plan) was approved in 1984 to address these impacts. Under this State Policy Plan, Montgomery County agreed to develop and implement a primary management area approach to watershed protection.

The Primary Management Area (PMA) in Montgomery County is a water quality protection and restoration area along streams and the river, where land use activities are managed to protect and enhance water quality. The width of the PMA is  $\frac{1}{4}$  mile (1,320 feet) for the Patuxent mainstem, and  $\frac{1}{8}$  mile (660 feet) for all tributaries. It consists of a stream buffer as defined in the *Environmental Guidelines*, and a transition zone where lower density uses are recommended and imperviousness should not exceed 10 percent.

The majority of the subject property falls within the PMA transition zone and therefore must meet the 10 percent imperviousness limitation. According to the approved stormwater management concept plan, the proposed imperviousness is 7 percent of the site.

### Preliminary Forest Conservation Plan

The proposed Preliminary Forest Conservation Plan (PFCP) includes preservation of 3.7 acres of forest within the on-site stream buffers and on adjacent upland area. A significant amount of the forest being counted as cleared is within the extensive septic reserve area required for this use. Clearing will not take place in the reserve area until replacement septic trench is needed. The Health Department requires more than typical length of septic reserve on properties which drain to the Patuxent reservoirs as extra precaution for water quality protection. In keeping with other forest conservation plans approved with this requirement, some of the forest included in the extra reserve area is not required to be counted as cleared. A minimum

of 1.15 acres of off-site reforestation is required as part of the forest conservation plan.

The Preliminary Forest Conservation Plan also includes preservation of individual specimen trees. A detailed tree protection plan has been submitted and is recommended for approval as part of the PFCP.

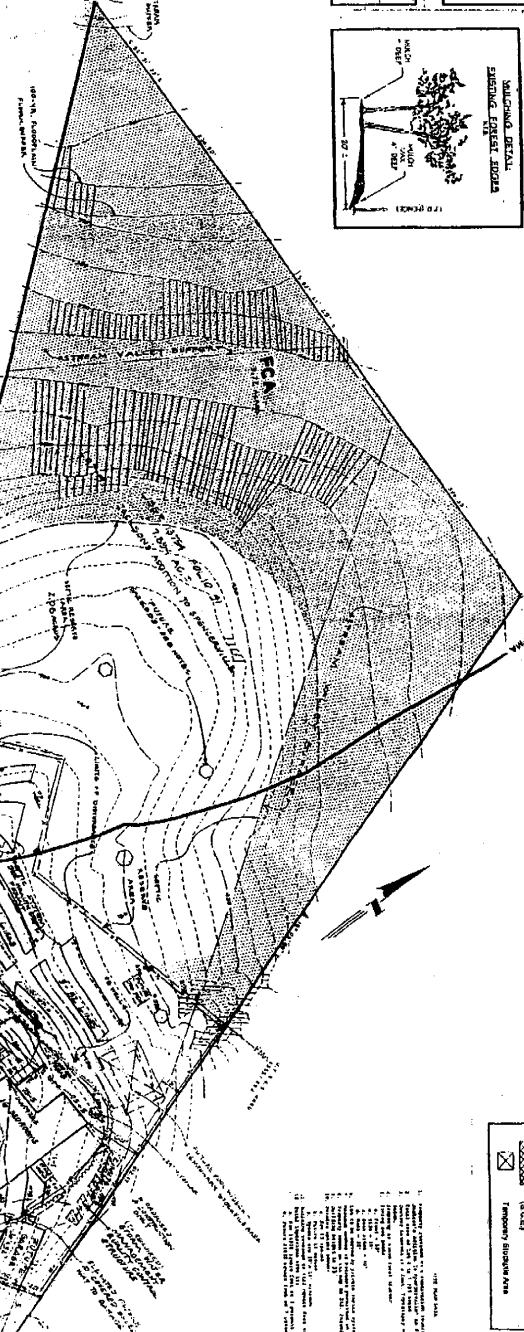
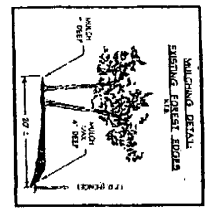
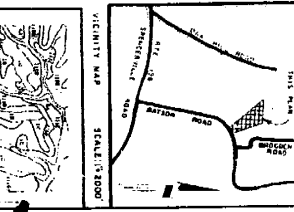
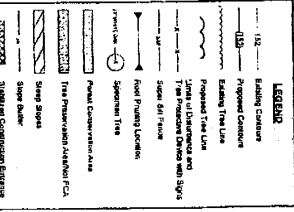
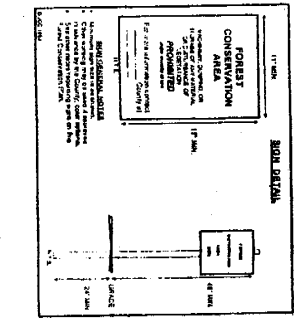
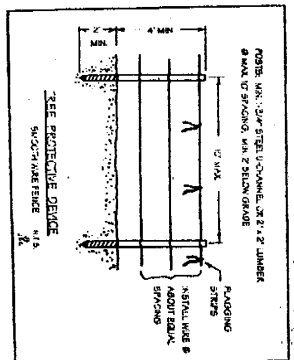
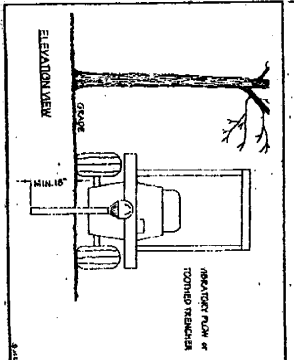
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- GENERAL NOTES**
1. The site location, vicinity, or any grading or other operations on the site prior to approval of the final Forest Conservation Plan shall be approved by the County.
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  13. The site location, vicinity, or any grading or other operations on the site prior to approval of the final Forest Conservation Plan shall be approved by the County.

**SOILS**

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- LEGEND**
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**FOREST CONSERVATION WORKSHEET**

NO.	DESCRIPTION	ACRES	PERCENT
1	Forest Conservation Area	1.2	100%
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**J Cook Consultants**  
 1221 N. Pleasant One  
 Lake Mary, FL 32746  
 Phone: 407-484-4112  
 Fax: 407-484-8313

**FINAL FOREST CONSERVATION PLAN**  
 LUCAS PROPERTY  
 MONROE COUNTY, FLORIDA

**TRICOUNTY SURVEYS, INC.**  
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 Lake Mary, FL 32746  
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 Fax: 407-484-8313