



Item # 4
MCPB 10-16-03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: October 10, 2003
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
Development Review Division
FROM: Michael Ma, Supervisor
Development Review Division
(301) 495-4523



REVIEW TYPE: Site Plan Review
CASE #: 8-03041
PROJECT NAME: Maple Ridge Townhomes
APPLYING FOR: Approval of 59 townhouses including 8 MPDUs

ZONE: RT-8
LOCATION: Between Lockwood Drive and Columbia Pike (US 29), approximately 1,500 feet west of New Hampshire Avenue (MD 650)
MASTER PLAN: White Oak & Vicinity
APPLICANT: HD-Maple Ridge LLC
FILING DATE: June 30, 2003
HEARING DATE: October 16, 2003

STAFF RECOMMENDATION: Approval of 59 townhouses including 8 moderately priced dwelling units (MPDUs) with the following conditions:

1. Transportation

- a. The plan shall provide an eight-foot wide Class I bikeway (a shared use path), an eight-foot wide tree panel, and a 22-foot-wide paved area (for future on-street parking and a travel lane compatible with an on-road, shared use Class III bikeway) between the property line and the centerline of Lockwood Drive along the entire property frontage.
- b. The proposed Class I bikeway along Lockwood Drive shall be extended to the north to connect with the existing sidewalk along Oak Leaf Drive, and to the south to Northwest Drive.
- c. Prior to issuance of any building permit, the applicant shall enter into a Transportation Management Agreement with the Montgomery County Planning Board and the Montgomery County Public Works and Transportation to sponsor and implement a trip reduction program.

2. Environmental Planning

The proposed development shall comply with all conditions for final forest conservation plan approval. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

- a. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - 1) Tree Protection: provide detailed protection and preservation measures of several specimens, most notably two specimen 36" DBH sycamores (*Platanus occidentalis*) fronting Lockwood Drive, a 40" DBH American elm (*Ulmus americana*) and a 49" willow oak (*Quercus phellos*). An ISA certified arborist must be used to provide a management plan for root injection inoculation to the specimen American elm to limit/minimize risk of Dutch Elm disease.
 - 2) Afforestation Planting: final details for all planting.
- b. Submittal of financial security to M-NCPPC for afforestation prior to clearing or grading.
- c. Record plat to show Category one forest conservation easement. Any amended language from the standard easement must be approved by M-NCPPC staff prior to recording plats.
- d. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

3. Department of Permitting Services

The proposed development is subject to Stormwater Management Concept approval conditions dated January 24, 2003.

4. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement including Development Program and Homeowner Association Documents 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 and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
- c. Landscaping associated with each parking area and building shall be completed as construction of each facility is completed.
- d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
- e. Coordination of each section of the development and roads.
- f. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

5. Clearing and Grading

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

6. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Limits of disturbance.
- b. Methods and locations of tree protection.
- c. Forest Conservation areas.
- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. The development program inspection schedule and Site Plan Opinion.
- f. Identify or change trees labeled as "LF".
- g. Provide benches at the proposed tot lot and play lot.
- h. Show ground, edging, and correct equipment details for the proposed tot lot and play lot.
- i. Revised recreation facility calculation.
- j. Label MPDUs and recreational facilities.
- k. Specify paving materials for the proposed sitting and picnic areas.
- l. Move stormdrain pipes away from the proposed trees.
- m. An additional five-foot-wide open space strip between the north property line and Lots 1 through 28.

SITE PLAN REVIEW ISSUES

Bikeway along Lockwood Drive

The White Oak Master Plan recommends either a Class I or Class II bikeway along the section of Lockwood Drive between US 29 and White Oak Commercial Center. Preliminary Plan 1-03025 for the subject development was approved with a Class II bikeway along the development's Lockwood Drive frontage.

Citizen Position

Local citizens request Class I bikeway instead of Class II along this section of Lockwood Drive to provide a safe bike path for the users.

Staff Recommendation

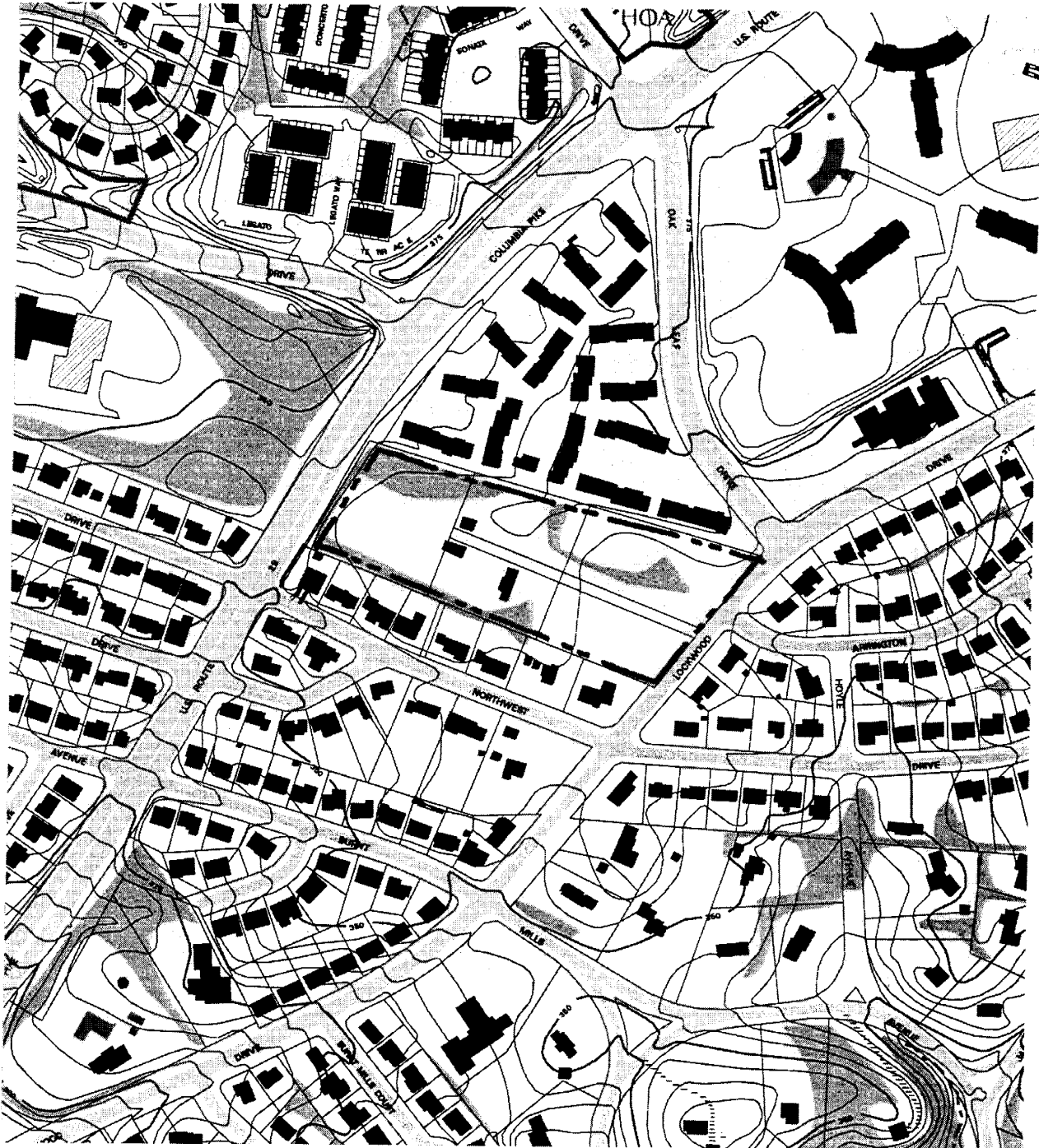
- Class I - Staff recommends change from a Class II bikeway to a Class I bikeway in response to local citizen requests as well as a result of field work conducted by staff as part of the planning process for the Master Plan of Countywide Bikeways (MPCB). This change is consistent with the 1997 Approved and Adopted White Oak Master Plan, which recommended either a Class I or Class II bikeway along the section of Lockwood Drive between US 29 and White Oak Commercial Center.
- Class III- In addition to the Class I facility now being proposed for Lockwood Drive, in response to comments from the bicycling community during the MPCB planning process, staff is recommending a Class III on-road bikeway facility for Lockwood Drive to provide both on-road and off-road accommodation for bicyclists along the Lockwood Drive corridor. The Class I facility provides an important local bikeway connection to the White Oak Shopping Center, while the Class III provides a critical link in the regional US 29 commuter bikeway. Though not recommended in the 1997 White Oak Master Plan, the above Class III bikeway facility is being proposed for Lockwood Drive in the MPCB. A staff draft of this plan will be presented to the Planning Board on October 23, 2003.

Applicant Position

The applicant agrees to provide an eight-foot-wide Class I bikeway along the Lockwood Drive frontage and to extend the bikeway to Northwest Drive to the south and to Oak Leaf Drive to the north. The applicant also agrees per staff request to provide a 22-foot-wide paved area from the centerline of Lockwood Drive along the entire property frontage for future on-street parking and a travel lane compatible with an on-road, shared use Class III bikeway.

PROJECT DESCRIPTION: Site Vicinity

The subject property is located between Lockwood Drive and Columbia Pike (US 29), approximately 1,500 feet west of New Hampshire Avenue (MD 650). It is bounded by a RT-12.5 zoned townhouse development to the north and R-90 zone one-family detached homes to the south. Across Columbia Pike from the site to the west is Burnt Mills Elementary School. Subdivisions located across Lockwood Drive from the site to the east are R-90 zoned one-family detached homes.



PROJECT DESCRIPTION: Site Description

The property consists of 8.14 acres of RT-8 zoned land. It is currently developed with a one-family home with two detached garages in the central portion of the site. Vehicular access to the house is via a long driveway off Lockwood Drive. The property is partially wooded with mature trees along the perimeter of the site, along the driveway and in the central portion of the site. The property is located within the Northwest Branch and Paint Branch watershed. There are no forest, hydric soils, erodible soils, stream buffers, wetlands, flood plains, or critical habitats on the site.

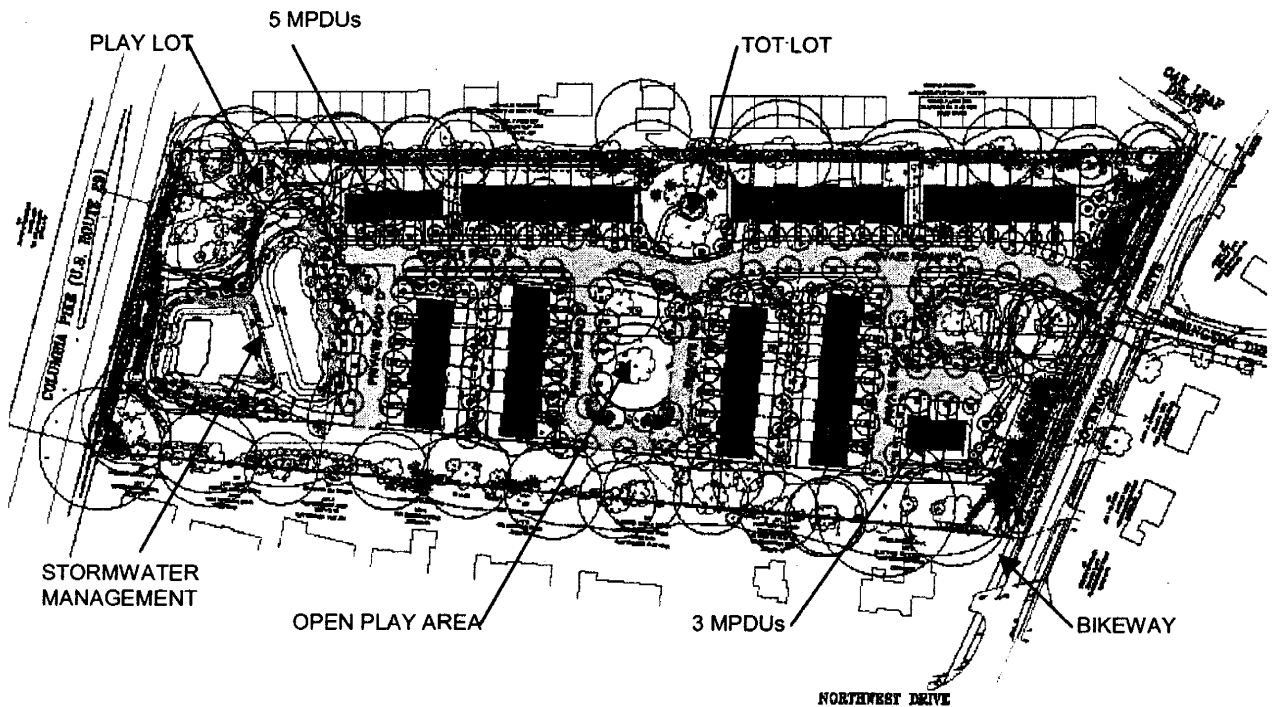


PROJECT DESCRIPTION: Proposal

The plan proposes 59 townhouses with a variety of recreational facilities, including an open play area, a play lot, a tot lot, a picnic area, three sitting areas, and sections of pathways. The proposed 59 townhouses are grouped in 9 rows, which vary from 3 to 8 units in length. Eight MPDUs will be provided in two rows of units and be located in the southeastern and northwestern corner of the development.

An eight-foot-wide bikeway will be constructed by the applicant along the Lockwood Drive frontage and be extended to Northwest Drive to the south and to Oak Leaf Drive to the north. A 5-foot-wide sidewalk will be provided throughout the proposed development. The plan also shows sections of pathways connecting internal sidewalks with on-site recreational facilities and the proposed bikeway along Lockwood Drive. A metal fence with brick piers is proposed along the Lockwood Drive frontage.

The four rows of units near the north property line will be parallel to the adjacent townhouses to the north. The remaining rows are either a very short row, which contains three MPDUs, or designed to be perpendicular to the south property line to minimize the visual impact of the townhouses on adjacent detached homes to the south. The majority of the proposed townhouses are sited away from Lockwood Drive and Columbia Pike to minimize noise impact of the highway traffic. The central portion of the site will be preserved as community open space.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 1-03025 for Maple Ridge Townhomes was approved by the Planning Board with conditions on May 8, 2003. A copy of Planning Board opinion is attached. A reconsideration request on the above preliminary plan was discussed by the Planning Board on October 2, 2003 and was denied.

Prior to the subject proposal, the site was approved for a 112-unit assisted-living facility (Special Exception S-2383, Preliminary Plan 1-99062 and Site Plan 8-99031 for Maple Ridge at White Oak).

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (RT-8 Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (s.f.):	20,000	354,578
Density of Development (d.u./ac.)	8	7.25
Number of Dwelling Unit MPDU	64 8 (12.5%)	59 8
Building Setbacks (ft.)		
from detached homes	30	52
from the street	25	25
from adjoining lots		
rear	20	20
side	10	10
Building Coverage (%):	40 ¹	17.5
Green Area (%)	45 ¹	47
Building Height (ft.):	35	35
Parking Spaces	118	125

1. development including moderately priced dwelling units

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
For 59 townhouse units	10.03	12.98	10.62	76.11	4.13
Supply Points					
Play Lot (1)	0.00	9.00	3.00	4.00	1.00

Tot Lot (1)	9.00	2.00	0.00	4.00	1.00
Pedestrian System	1.03	2.59	2.12	34.24	1.85
Picnic Area	1.00	1.00	1.50	5.00	2.00
Sitting Area (3)	3.00	3.00	4.50	15.00	6.00
<u>Open Play Area (1)</u>	<u>3.00</u>	<u>4.00</u>	<u>4.00</u>	<u>10.00</u>	<u>1.00</u>
Total Supply Points	17.03	21.59	15.12	72.24	12.85

ANALYSIS:

Conformance to Master Plan

The proposed development is in conformance with the 1997 Approved and Adopted White Oak Master Plan. The Transportation section of the Master Plan recommends for Lockwood Drive an arterial road cross-section that will allow for two lanes of traffic, on-street parking, sidewalks, and either a Class I or Class II bikeway within an 80-foot closed section cross-section that is compatible with the community. Community-Based Planning staff recommends a Class I bikeway for this portion of Lockwood Drive, which is in conformance with the Master Plan, and defers to the Transportation Planning staff regarding the Class III bikeway issue.

Forest Conservation

The preliminary Forest Conservation Plan has been reviewed and approved by Environmental Planning staff. The plan meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The property does not contain any existing forest. The existing vegetation includes hedgerows, shrubs, unmowed fields, trees, shrubs, and vines. Since no forest occurs on the site, the applicant has an afforestation requirement of 1.33 acres. The applicant will meet the planting requirements through a combination of on-site landscaping planting and on-site planting (1.21 acres), and credit for retention of existing specimen trees.

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.*

An approved development plan or a project plan is not required for the subject development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the RT-8 zone as demonstrated in the 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 proposed 59 townhouses are grouped in 9 rows, which vary from 3 to 8 units in length. The four rows of units near the north property line will be parallel to the adjacent townhouses to the north. The remaining rows are either a very short row, which contains three MPDUs, or designed to be perpendicular to the south property line to minimize the visual impact of the townhouses on adjacent detached homes. The majority of the proposed townhouses are sited away from Lockwood Drive and Columbia Pike to minimize noise impact of the highway traffic.

b. Open Spaces

The plan proposed 3.8 acres of open space, or 47 percent of the property, in the central portion of the site and along the perimeter of the property. The open space along with existing trees will provide necessary buffers between the proposed townhouses and adjacent neighborhoods and highways.

The proposed stormwater management concept consists of (1) on-site channel protection measures via construction of two detention ponds; (2) on-site water quality control via Montgomery County Sand Filters; and (3) on-site recharge via grass swales and additional storage below the sand filters.

Since no forest occurs on the site, the applicant has an afforestation requirement of 1.33 acres. The applicant will meet the planting requirements through a combination of on-site landscaping planting and on-site planting (1.21 acres), and credit for retention of existing specimen trees.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees along the internal driveways, around the proposed stormwater management and recreational facilities, and between units. Substantial amount of existing trees will be preserved within the open space areas and along the property lines.

The proposed lighting plan shows 10 post-mounted lights throughout the subdivision. The lighting poles are 12 in height. The lighting level is between 0.1 and 0.0 footcandle at the property line.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, including sitting areas, a picnic area, an open play area, a play lot and a tot lot will provide future residents with a variety of passive and active outdoor exercise and play opportunities throughout the site. Sections of pathways will be provided to connect these facilities with individual homes.

e. Vehicular and Pedestrian Circulation

Vehicular access to the proposed development will be via a private spine road off Lockwood Drive. Off this spine road are four private branch roads serving individual units in the southern portion of the subdivision. Two of these roads form a loop in the central part of the site.

The plan proposes to construct an 8-foot-wide bikeway along the Lockwood Pike frontage between Northwest Drive and Oak Leaf Drive. A 5-foot-wide sidewalk will be provided throughout the subject subdivision. The plan also shows sections of pathway connecting the internal sidewalk with on-site recreational facilities and the proposed bikeway along Lockwood Drive.

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

The proposed townhouses are similar to the existing townhome development to the north in use and layout. Along the common property line, there are two rows of existing evergreen trees to serve as a buffer. The proposed townhouses in the southern portion of the site will be set back at least 52 feet from the adjacent detached homes to the south. Existing vegetation within the setback areas will be preserved to provide a buffer between the new and existing subdivisions.

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

Since no forest occurs on the site, the applicant has an afforestation requirement of 1.33 acres. The applicant will meet the planting requirements through a combination of on-site landscaping planting and on-site planting (1.21 acres), and credit for retention of existing specimen trees.

APPENDIX

- A. Planning Board opinion for Preliminary Plan 1-03052