



MCPB
10.9.03
Item #9

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: October 2, 2003
TO: Montgomery County Planning Board
VIA: Michael Ma, Supervisor
Joseph R. Davis, Division Chief *JRD*
Development Review Division
FROM: Mary Beth O'Quinn *MBOQ*
Planning Department Staff
(301) 495-1322



REVIEW TYPE: Site Plan Review
CASE #: 8-03040
PROJECT NAME: Kingsview Village
APPLYING FOR: Approval of 4 One-family Detached Homes
REVIEW BASIS: Site Plan Review is required for R-200 TDR Optional Method [§59-C-1.393] of the Montgomery County Zoning Ordinance

ZONE: R-200 TDR3
LOCATION: Rockingham Road, 150 feet NE of Maytide Way
MASTER PLAN: Germantown Master Plan, 1989
APPLICANT: Dinesh Patel
FILING DATE: June 24, 2003
HEARING DATE: October 9, 2003

STAFF RECOMMENDATION: Approval of 4 detached one-family homes, subject to the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated June 4, 2003.
2. Prior to signature set approval provide the following information subject to staff review and approval:
 - a. Site Plan
 - i. Site Plan Signature Set shall show LODs, and all building setbacks, SWM parcels, easements;
 - ii. Provide details of furnishings and walls/fencing;
 - iii. Provide the development program inspection schedule;
 - iv. Street trees 40-50 feet on center along all public streets or as indicated on site plan drawing.
 - b. Landscape Plan
 - i. Provide street trees at 2-1/2-to-3 inch caliper at the time of planting;
 - ii. Provide note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

3. Site Plan Enforcement Agreement

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

- a. Development Program to include a phasing schedule as follows:
 - i. Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets;
 - ii. Landscaping associated with each parking lot and building must be completed as construction of each facility is completed;
 - iii. Pedestrian pathways and seating area(s) associated with each facility shall be completed as construction of each facility is completed;
 - iv. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - v. Coordination of each section of the development and roads;
 - v. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
- 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. No clearing or grading prior to M-NCPPC approval of signature set of plans.

SITE PLAN REVIEW ISSUES:

1. Building Line and House Location

The application initially proposed a greater setback from the public street.

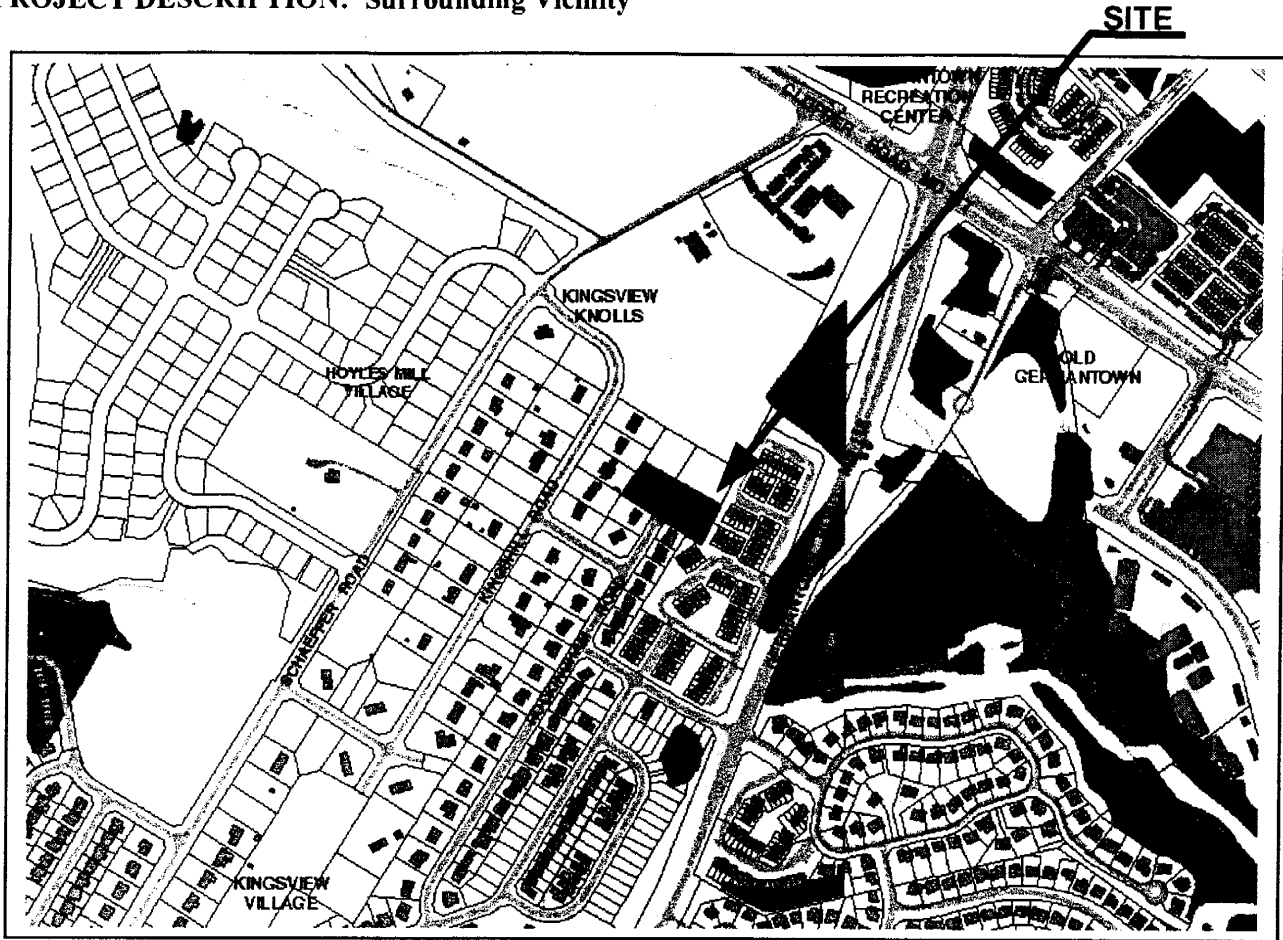
- Applicant Position: Applicant proposed a setback of 60 feet from the public street, which has been revised per staff recommendations.
- Community Position: No comment has been received from the Community at the time of staff report publication.
- Staff Recommendation: The building line established along the public street for the majority of houses and their primary massing measures approximately 40 feet. Staff recommends that the proposed plan utilize a similar setback to achieve greater compatibility in the character of the street.

2. Street Trees

The initial proposal provided four street trees within the public right-of-way.

- Applicant Position: Applicant has revised the plan to provide six street trees within the right-of-way.
- Citizen Position: No comment has been received from the Community at the time of staff report publication.
- Staff Recommendation: The plan proposes the extension of Rockingham Road, and hence, an extension of the existing community that faces the Rockingham Road street frontage. The existing Rockingham Road was terminated by a “hammer-head” turn-about, which precluded the provision of street trees at the north end of the right-of-way. Staff recommends that the applicant provide two trees for the finished connection of the street frontage.

PROJECT DESCRIPTION: Surrounding Vicinity



Kingsview Village Vicinity Map

The subject property, that straddles the Rockingham Road ROW, is located within the Kingsview Village Analysis Area of Germantown. The property lies just south of the Kingsview Knolls neighborhood, south west of the intersection of Clopper Road (MD117) and Germantown Road (MD118). Hoyles Mill Village is located about one mile to the west, across Schaeffer Road. About 1-1/2 miles to the east is the Great Seneca State Park and Old Germantown.



Site Description

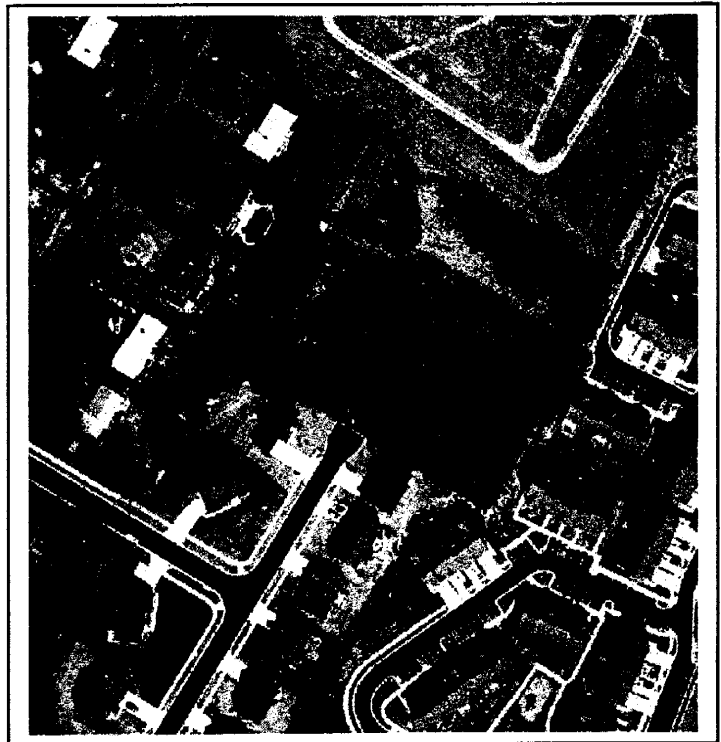


Close-up aerial photograph of the site and immediate neighborhood

The site is an unimproved rectangular parcel that is adjoined on its south property line by the terminus of Rockingham Road. Surrounded on the south and west by one-family detached homes, and on the east by townhouses, the northern boundary of the parcel adjoins a larger area of land that is also undeveloped.

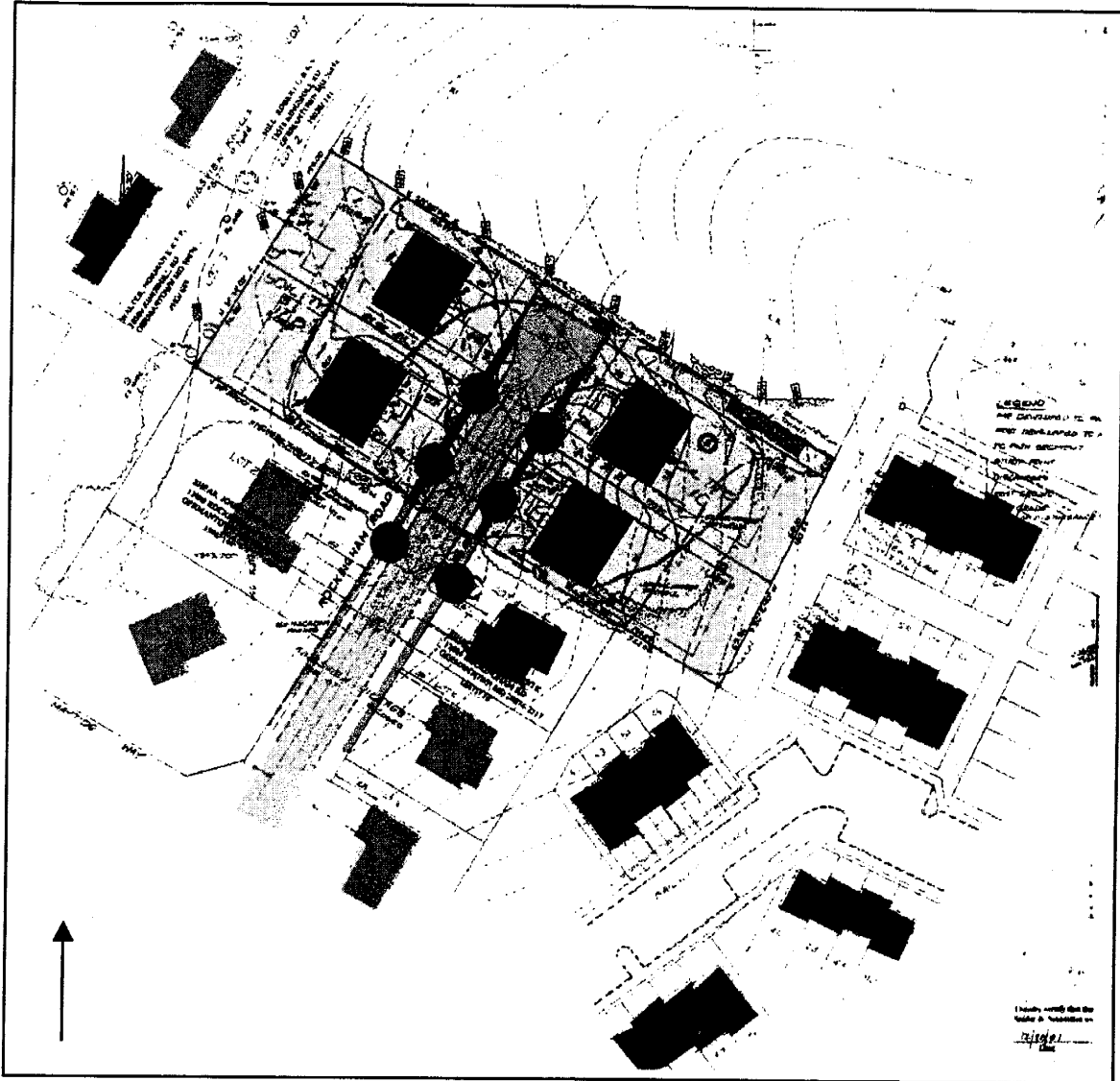
The site topography features an even slope of 5% that drops from west to east, as part of the Great Seneca Creek Watershed. The site is basically clear of vegetation, with a few second growth trees of no significance located at the southern property line.

Aerial photograph showing the site and the existing conditions on Rockingham Road



PROJECT DESCRIPTION: Proposal

The proposed house locations extend the pattern established by the existing development of one-family detached homes. The plan proposes for the two on the west side of the street: front loaded garage units set back 40 feet from the right-of-way, and approximately 51 feet from the curb; for the homes on the east side of the street: a building setback of approximately 28 feet from the right-of-way and about 39 feet from the curb. The proposal provides for extension of the public street with a 50-foot ROW, per the Department of Public Works and Transportation recommendations, with sidewalks and street trees on both sides of the street.



Prior Approvals

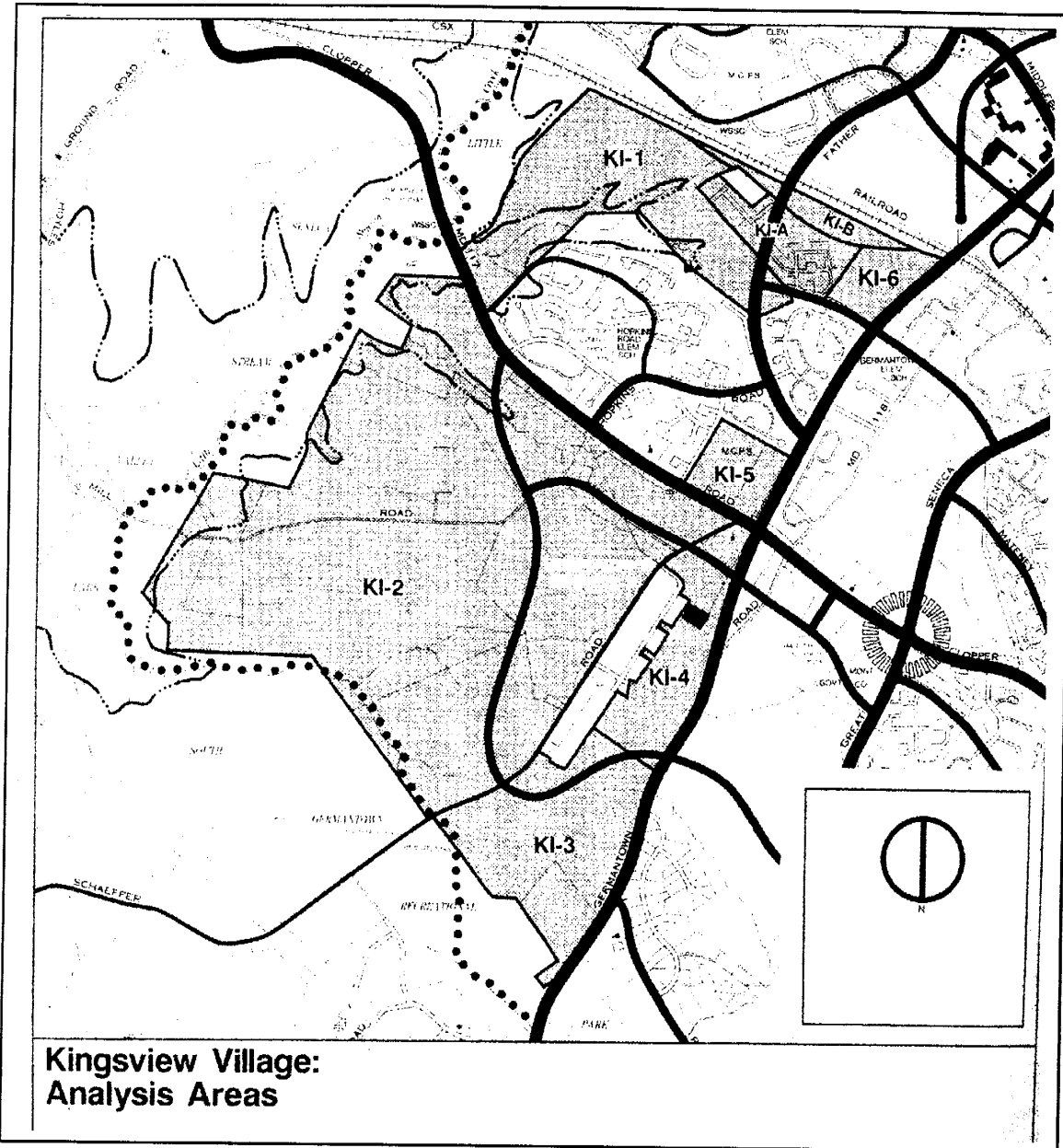
The proposal was reviewed as a Pre-Preliminary Plan (7-98035); the Preliminary Plan for Subdivision 1-02084 will be heard by the Planning Board concurrently with this site plan.

ANALYSIS: Conformance to Development Standards

<u>Kingview Village</u>	Site Plan 8-03040	R-200/TDR	R-200/TDR
Development Standard	Total Areas	Permitted/Reqd	Proposed
Section 59-C-1.39			
<u>Tract Data</u>			
Total Gross Tract Area	1.227 acres		
Area of Public Dedication	0.172 acres		
Net Tract Area	1.055 acres		
Proposed Use	One-Family Detached		
<u>Development Data</u>			
Min. Lot size (sq. ft.)		6,000 sf	10,792 sf
Min. Building Setbacks (ft.):			
Front Yard		25 feet	25 ft
Rear Yard	*	20 feet	70 feet
Side Yard	*	8 feet/18 feet **	10 feet
Min. Lot Width at Street (ft.)	60 feet	25 feet	60 feet
Min. Green Area (%):	0.35	0.63	
Impervious Area		19%	19%
<p>Per §59-C-1.394 (b) of the Zoning Ordinance: <i>Lot sizes and other development standards will be determined at the time of preliminary plan and site plan approval for conformance with applicable master plan guidelines and in accordance with the purposes and provisions of the PD zone, except as specified in §59-C-1.395.</i></p> <p>Per §59-C-1.395, footnote 6 of the Zoning Ordinance, <i>The development may utilize R-60/MPDU standards of §59-D-1.625(a)(1).</i></p>			
<u>TDR Calculations</u>			
Proposed # units		4 units	
Base Density (R-200): 2 x 1.23		2.46 units or 2 units	
TDR Density: 3 x 1.227		4.90	
TDR Calculation:		2 TDRs	

ANALYSIS: Sector Plan Conformance

The proposed project is located in Kingsview Village KI-4 Analysis Area within the Germantown Master Planning Area. The Master Plan recommends this area for primarily single-family residences. This Analysis Area is recommended for the R-200/TDR Zone at a density level of four units per acre. The proposal conforms to Master Plan recommendations for density, use, and stormwater management control.



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. Not Applicable.*
2. *The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.*
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 plan proposes four one-family detached homes along Rockingham Road, two homes on each side of this public street. The proposed house locations extend the pattern established by the existing development of one-family detached homes. The plan proposes for the two on the west side of the street: front loaded garage units set back 40 feet from the right-of-way, and approximately 51 feet from the curb; for the homes on the east side of the street: a building setback of approximately 28 feet from the right-of-way

b. Open Space

The open space provided consists of the traditional front, side and rear yards. The building setback from the public street determines the depth of the front yard; the plan proposes to maintain the building line established by the existing houses on Rockingham Road. The front yards measure approximately 40

c. Landscaping and Lighting

Landscaping and lighting consists of Red Maple street trees along the street frontage, adequate and appropriate to the level of the proposed development. The street trees and street lighting, per County standard, will contribute to the safety and efficiency of the desired residential environment. The applicant will provide two additional trees within the street ROW along the property frontage to the south to complete the desired street tree spacing. Street lighting will be provided as recommended by DPWT as part of the public street extension.

d. Recreation

The proposal is exempt from recreation requirements because the number of units in the development is less than twenty-five.

e. Vehicular and Pedestrian Circulation

The proposed extension of the public street, offers safe and efficient vehicular and pedestrian circulation. The proposed dedication for the 50-foot ROW, with sidewalks and street trees on both sides of the street will provide adequate street width for vehicular access to private driveways and for turning around. The Department of Public Works and Transportation recommends a "hammer-head" design for the street terminus in this location to accommodate further extension of the public street in the future. Provision of the two sidewalks will encourage safe pedestrian movement to the adjacent residential areas and neighborhood institutions.

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

The proposed development represents a compatible extension of the existing development pattern within this Germantown Analysis Area. The building setbacks from the street differ with regard to the west side of Rockingham Road versus the east side, that is, approximately 40 feet versus 28 feet. However, this variance offers a higher degree of compatibility than would be achieved with equal distances because the proposed setbacks continue the established pattern for each street frontage, respectively. This building pattern may be continued compatibly in the future with respect to the undeveloped adjoining property.

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

The plan is exempt from forest conservation requirements.