



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # **3**  
MCPB  
11/06/03

**MEMORANDUM**

**DATE:**

**TO:**

**VIA:**

**FROM:**

Montgomery County Planning Board

Joe R. Davis, Chief

Michael Ma, Supervisor

Development Review Division

Wynn E. Witthans, RLA and AICP

Planning Department Staff

(301) 495-4584

**REVIEW TYPE:**

Site Plan Review

**APPLYING FOR:**

Approval of 990 sf Club House on 11.68 acres

**PROJECT NAME:**

Hamptons at Town Center

**CASE #:**

8-77013A

**REVIEW BASIS:**

Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan

**ZONE:**

PD-15

**LOCATION:**

On crystal Rock Drive approximately 400 feet east of MD Route 118

**MASTER PLAN:**

Germantown and Vicinity, contact

**FILING DATE:**

September 8, 2003

**HEARING DATE:**

November 6, 2003



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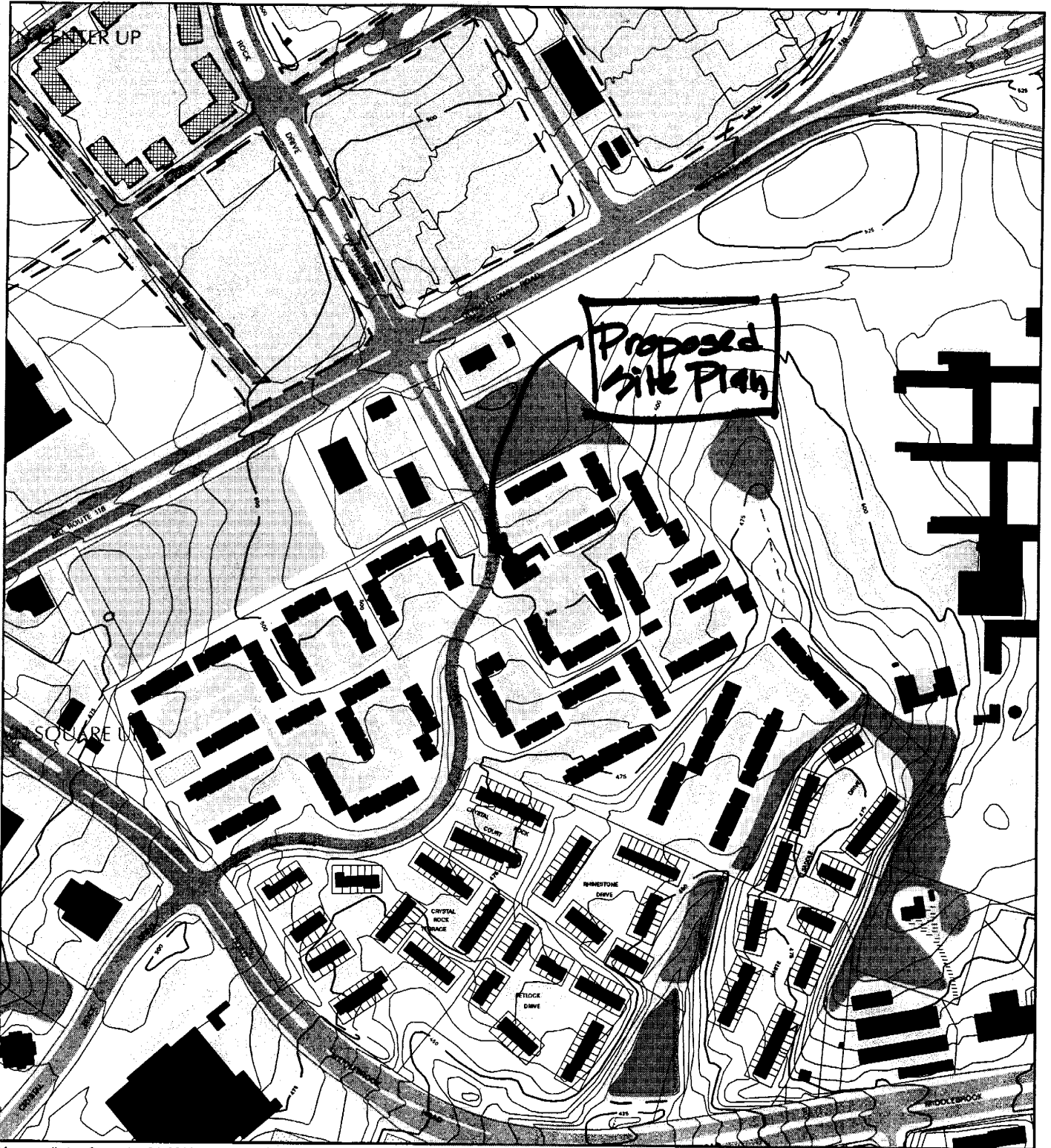
**SITE PLAN**

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**STAFF RECOMMENDATION:** Approval of 990 sf Club House on 11.68 acres with the following conditions:

1. The terms and conditions of all applicable prior regulatory approvals and agreements remain in full force and affect, except as affected by this site plan amendment. The applicant shall submit a site plan enforcement agreement that includes this site plan.

# HAMPTONS AT TOWN CENTER (8-77013A)



Map compiled on September 24, 2003 at 11:54 AM | Site located on base sheet no - 227NW13

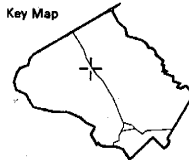
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Key Map

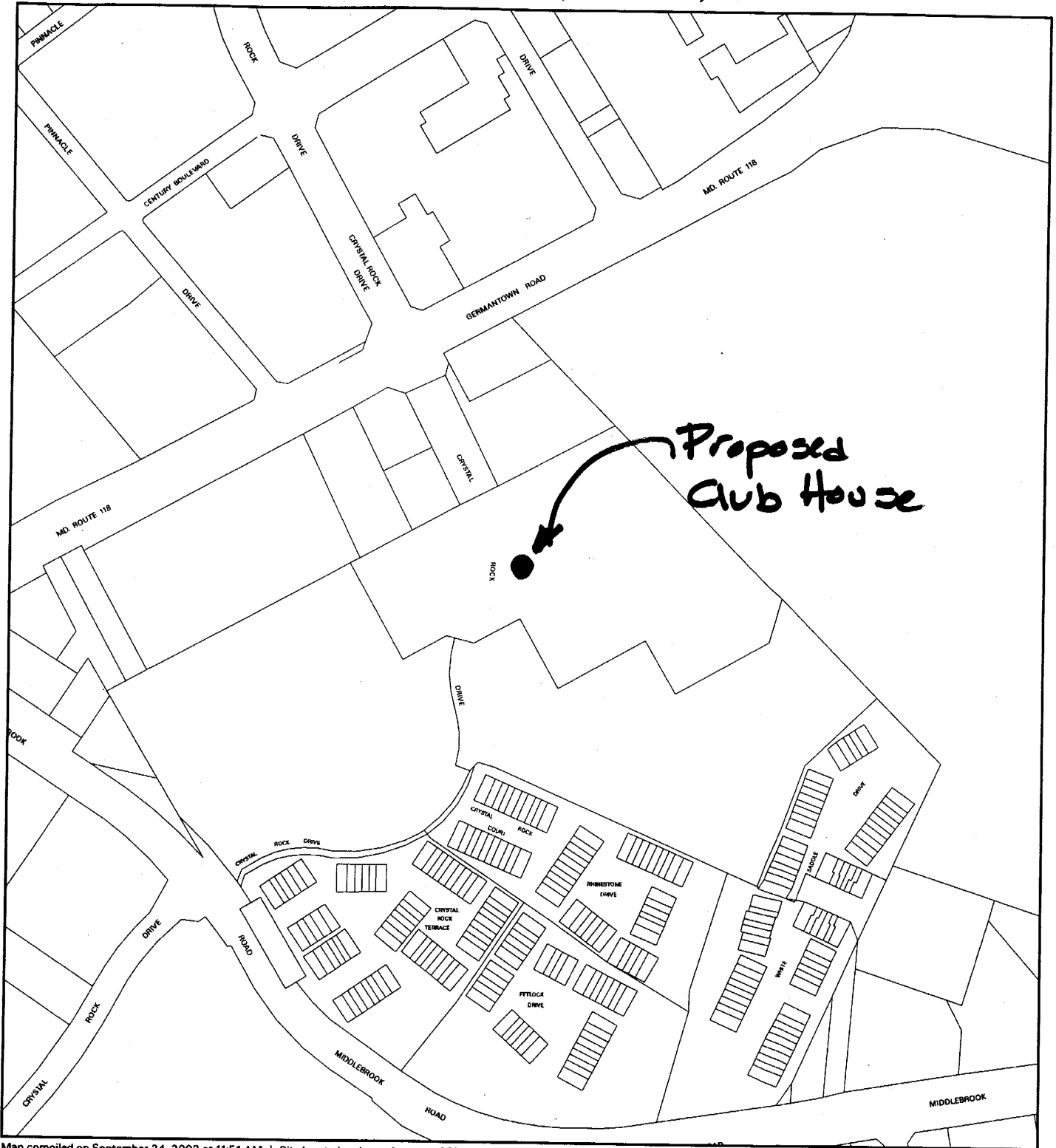


Research & Technology Center



1 : 4800

# HAMPTONS AT TOWN CENTER (8-77013A)



Map compiled on September 24, 2003 at 11:51 AM | Site located on base sheet no - 227NW13

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Key Map



Research & Technology Center



1 : 4800

2. SWM Memo - Conditions of DPS Stormwater Management Concept approval letter dated August 18, 2003.
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.

## **BACKGROUND**

The Site Plan for The Hamptons at Town Center was originally approved as a Preliminary Plan in 1976 and a Site Plan in 1980. The project has been built out and is fully occupied.

The original site plan staff report is missing but the development standards are taken from the zoning approval and preliminary plan.

There has been one inquiry about the nature of the project from an adjoining townhome community but staff has received no further comments.

The project is minimal in nature but is not eligible for a Staff level approval. Since the project involves an increase in square footage it is presented to the Planning Board for approval.

### **PROJECT DESCRIPTION:**      Site Description

The site is the existing pool and pool house complex for a site currently known as the 'Colony Apartments' in Germantown. The site is adjacent to Crystal Rock Drive, a street that connects Middlebrook Road with MD Route 118. Garden apartments surround the site generally on all sides of the proposed project.

Beyond the apartments to the south is an adjacent townhome community; to the east is the Department of Energy; to the north is convenience commercial and daycare and to the west are offices on the other side of Middlebrook Road.

### **PROJECT DESCRIPTION:**      Proposal

The proposal is for a one story 900 sf +/- Club House. Access to the building is gained from Middlebrook Road and from within the pool enclosure. Landscaping (ornamental shrubs and flowering trees) has been added to the proposed Club House and existing pool buildings along the street and parking lot frontages. A handicapped access ramp has been added along the front of the existing pool building.

The applicant has provided a traffic statement that states that the traffic will have no impact on existing traffic levels. The building is proposed for use by this community only.





**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	n/a	11.68 acres
Allowed density per acre	17.4 du/ac	N/A
Building Coverage	none specified (3,061 ex.)	4,051 proposed
Parking	None specified for internal Recreational use, but 59-E-3.7 2.5 spaces/1,000 sf of rec 10 spaces required	> 10 spaces provided

**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 building is arranged to provide convenience of access and increased functionality (efficiency) of the recreation complex.

b. Open Spaces

The building does not require any storm water management approvals, as it is smaller than the minimum disturbed area that requires a SWM permit.

c. Landscaping and Lighting

The landscaping will add interest and compatibility to the proposed addition that will increase the attractiveness of the site when viewed from surrounding roads and houses.

No additional site lighting is proposed for this amendment.

- d. Recreation  
Recreation demand is not generated by this use. However, it adds to the existing supply of recreation.
- e. Vehicular and Pedestrian Circulation  
A sidewalk links this building to an existing sidewalk system that serves the site. A traffic statement is attached indicating the non-impact of the proposed project to traffic levels. It is likely the Club House will be used by residents who will get there on foot or that will use the existing parking lot adjacent to the site.

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

The building is compatible in size and stature to the adjacent pool building. It is smaller than the surrounding housing units in height.

The activity associated with the proposed Club House will not cause any negative effect on the adjacent pools and community facilities, roads and housing.

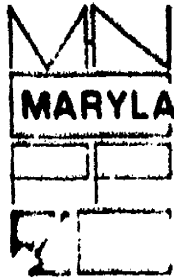
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is grandfathered and therefore exempt for Forest Conservation requirements due to an approved Preliminary Plan of Subdivision that occurred within the grandfathering period of 1984-1991.

## **APPENDIX**

- A. Documentation of relevant prior action or approval
- B. Opinion from Zoning Case G-154 and G-155 May 20, 1980 – within Staff file.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

To whom it may concern

re: Colony Apartments Phase One  
Germantown, Maryland

The above referenced project is approved for the development of 288 garden apartment units. These approvals include the Development Plan for Local zoning map amendment case G-155 for the PD-13 Zone which was approved by the Montgomery County Council on May 20, 1980 and which designates this area for 288 garden apartments. The subject property is also covered by Preliminary Subdivision Plan 1-76025 which indicates 288 garden apartments for this project and was approved by the Montgomery County Planning Board on June 3, 1976. The subject property is further covered by Site Plan 8-80018 which was approved by the Montgomery County Planning Board on May 22, 1980.

If you have any questions regarding the approvals on this project you may contact me at 565-7479.

Sincerely,

John O. Matthias  
Germantown Planning Coordinator



**TRAFFIC STATEMENT**  
October 1, 2003

Ms. Wynn Witthans  
Development Review Division  
Maryland National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Hamptons at Town Center, 8-77013A  
MHG Project No. 97-355.21

Dear Ms. Witthans:

The referenced site plan amendment proposes a 990 square foot addition to the existing 3,061 square foot community center. In theory, no new trips would be generated due to the fact that the use of the building is an amenity for the use of this community only. The majority of the users of this building will continue to walk or ride bicycles. Nonetheless, we are providing the following Traffic Statement for your use

**Policy Area Transportation Review:**

The site is located in the Germantown West Transportation Policy Area. According to the FY2004 AGP, there is capacity for this policy area under the Jobs category.

**Local Area Transportation Review:**

The 2002 L.A.T. R. Guidelines does not contain a suitable trip generation rate for this use. According to the Institute of Transportation Engineers' *Trip Generation – 6<sup>th</sup> Addition*, Recreational Community Center (Land Use Code 495) would be an appropriate trip generator.

Using Land Use Code 495, the number of trips generated by the proposed development:

AM: 2.68 trips per 1,000 GFA = 3 trips  
PM: 2.26 trips per 1,000 GFA = 3 trips

Being less than fifty peak-hour trips, a Traffic Study will not be necessary or required.

If you have any questions or need additional information, please feel free to call.

Ms. Witthans  
The Hamptons at Town Center  
8-77013A  
10/1/2003  
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Watkins", with a long horizontal stroke extending to the right.

Michael J. Watkins

CC: Al Clark, Fairfield Development  
TS001MJW

3.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES  
WATER RESOURCES SECTION

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: October 3, 2003

MEMO TO: Michael Ma, Supervisor  
Development Review Committee, MNCPPC

FROM: Blair Lough  
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review  
Site Plan # 8-77013A , Hampton's at Town Center  
Project Plan #  
Preliminary Plan # , DPS File # 200614  
Subdivision Review Meeting of

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:  CPv  WQv  Both  
 CPv < 2cfs, not required  
 On-site/Joint Use  Central (Regional): waived to  
 Existing  Concept Approved  
 Waiver:  CPv  WQv  Both  
 Approved on  
 Other

**Type Proposed:**

- Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100 Year Floodplain On-Site  Yes  No  Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.  
 Dam Breach Analysis:  Approved  Under Review:  
 100-Year Floodplain study:  Approved  Under Review:

**SUBMISSION ADEQUACY COMMENTS:**

- Provide verification of Downstream notification.

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter)  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for additional information. See below  
 Comments/Recommendations: New addition is less than 5,000 sq.ft. Therefore, stormwater management and a sediment control permit is not required.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01

4.