



Item # 9
MCPB 12/18/03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: December 12, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Planning Department Staff
(301) 495-2187



REVIEW TYPE: Site Plan Review
APPLYING FOR: RT-8 Zone; 2.0 Acres Property
11 One-Family Attached Dwelling Units
PROJECT NAME: Day Property
CASE #: 8-04006
REVIEW BASIS: Site Plan Review Required in the RT Zone, Article 59-D-3

ZONE: RT-8
LOCATION: Fairland
Located on Greencastle Road approximately 2000 feet south of Robey Road

MASTER PLAN: Fairland
APPLICANT: Spire Woods, LLC
FILING DATE: September 15, 2003
HEARING DATE: December 18, 2003

STAFF RECOMMENDATION: Approval of 11 one-family attached dwelling units in the RT-8 Zone with the following conditions:

1. Signature Set

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

- a. Show all easements, Limits of Disturbance, PUE's, Right-of-Way's, Forest Conservation Areas and Stormwater Management Parcels, Home Owner Association Parcels, development program inspection schedule, placement of sidewalks, bicycle paths, high priority forests and storm drain outlets, numbers and dates of approval on the drawing;

- b. Landscape Plan to provide the following:
 - 1) Provide a more suitable shade tree in the parking islands of units 2-4 with additional shrub plantings;
 - 2) Provide an evergreen shrub or tree behind units 2-6 in-lieu-of flowering deciduous shrubs to screen the adjacent property.
 - c. Lighting Plan to provide the following:
 - 1) All light fixtures shall be full cut-off fixtures;
 - 2) Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties;
 - 3) Illumination levels not to exceed 0.5 footcandles (fc) at any property line abutting residential properties;
 - d. Provide a note on the site plan indicating the proposed 8-foot wide Class I bike path parallel to Greencastle Road will be built by the applicant if a contribution is not made to the MCDPWT CIP fund for project No. 500100 as referenced in MCDPWT's letter dated December 5, 2003.
2. 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:
 - 1) Clearing and Grading to correspond to the construction phasing, to minimize soil erosion;
 - 2) Coordination of each section of the development and roads;
 - 3) Phasing of dedications, stormwater management, sediment and erosion control, forest conservation or other features;
 - 4) 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.
 - 5) Community-wide pedestrian pathways and recreation facilities must be completed prior to occupancy of the 8th dwelling unit.
 - c. Determination of the contribution by the applicant for the Class I bike path along Greencastle Road shall be made prior to issuance of building permit. If a contribution is not made by the applicant to the MC-DPWT CIP fund No. 500100 for the Class I bike path, the construction of the bike path shall be completed prior to occupancy of the 8th dwelling unit.
 - d. No clearing or grading prior to M-NCPPC approval of signature set of plans.
3. Forest Conservation
 Conditions of approval of the Forest Conservation Plan (including grading and tree protection information) shall satisfy all conditions referenced in the M-NCPPC Environmental Planning Section memorandum dated December 9, 2003 (See Appendix A), prior to record plat approval or DPS issuance of sediment and erosion control permit:
- a. Category I conservation easement boundary to be revised on the final forest conservation plan and the site plan to include an area outside of the environmental buffer behind lots 7-9 and the environmental buffer behind lot 10. Conservation easement to exclude an area of the environmental buffer I and near lot 11;
 - b. Relocate the storm drain outfall and sewer line in the environmental buffer area so

- that they are located within an existing cleared area;
- c. The split-rail fence shall be located along the Category I conservation easement boundary;
 - d. Reforestation with native trees and shrubs to occur in existing non-wooded areas and proposed cleared areas for sewer line and storm drain outfall within staff's recommended Category I conservation easement area;
 - e. Detailed restoration and reforestation plan for the area that is currently unforested, steep slopes or is covered in debris piles to be submitted for review and approval as part of the final forest conservation plan. Area that is to be restored to be specifically delineated on the final forest conservation plan.
4. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated September 2, 2003 [Appendix A].
5. Transportation Planning
Applicant to comply with the following conditions of approval from the M-NCPPC Transportation Planning memorandum dated December 11, 2003 [Appendix A].
- a. Limit the development to up to 11 one-family attached housing units (townhouses), to be developed in one phase.
 - b. Satisfy the PATR component of the APF test by entering into a TMA with the MCPB and the DPWT, to make a one-time lump sum payment of \$21,600 to support transit use within the Policy Area.
 - c. Consistent with the 1997 Approved and Adopted Fairland Master Plan, dedicate additional right-of-way along Greencastle Road to provide 40 feet of right-of-way from its centerline.
 - e. Coordinate with DPWT's CIP Project No. 500100, Greencastle Road, to provide roadway improvements and proposed Class I bikeway along the entire frontage.
 - f. Coordinate with DPWT/Department of Permitting Services (DPS) on design requirements for the proposed site access driveways as well as on-site parking.

SUMMARY OF ISSUES RESOLVED IN THE COURSE OF SITE PLAN REVIEW:

During the course of Site Plan review and approval, staff recommended revisions to the plan based on the location of the units adjacent to an existing R-60 zoned property. The applicant revised the plans to accommodate one less unit, whereby a waiver would not be needed to the less intense zone for yard setbacks, as originally requested. Vehicular and pedestrian circulation was reviewed for safety and efficiency in the site. The first series of units (1-6) accommodate a two-car garage and a parking pad space long enough to provide pedestrian safety on the sidewalk in front of the units. The second series of units (7-11) is staggered to provide a one-car garage and pad space for two of the units, while the three remaining units do not provide garages. An 8-foot wide Class I bikeway will be constructed as part of the improvements to Greencastle Road through the county's capital improvement program and contributions from the applicant.

The Fairland/White Oak Policy Area currently allows for residential development, such as the Day Property, to satisfy their Adequate Public Facility requirements by participating in a Traffic Mitigation Agreement (TMA) for a specified amount to support transit use within the policy area. An agreement was worked out with all interested parties including the Department of Public Works and Transportation to satisfy the requirements of the Policy Area Transportation Review (PATR) in order for the project to move forward.

Landscaping consists of screening of the adjacent R-60 property as well as shade trees in the parking lot and in islands in front of the units. Flowering and shade trees are situated in front of the units as well to provide a balance of height, scale and color with the surrounding improvements. Recreation is not required for the site; however, a sitting area is provided for the residents at the south end of the parking facility and natural area behind the southern units to take advantage of existing forest cover and environmental settings.

The applicant proposes to place the majority of the environmental buffer in a Category I conservation easement, with the exception of a small portion of the rear of lot 11 and part of a sewer line. Staff believes the permanent encroachment is acceptable due to utility placement and the fact that forest will not be removed within the encroachment area. The applicant has also agreed to reforest areas outside and adjacent to the environmental buffer. The area the applicant has agreed to reforest is not normally required for replanting due to on-site forest protection.

PROJECT DESCRIPTION: Surrounding Vicinity

The property is located directly on Greencastle Road and approximately 2000 feet south of Robey Road in the Fairland Master Plan Area. The site is also about 1,500 feet north of the Prince Georges County boundary.

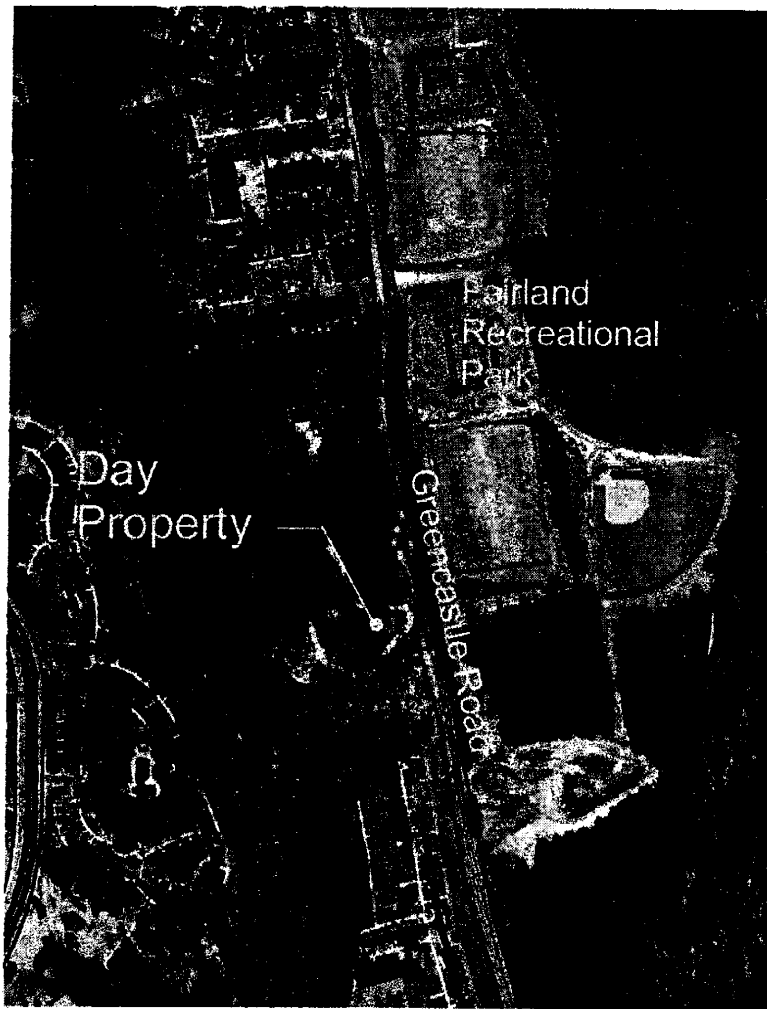
The property is one of the five remaining one-family detached parcels on Greencastle Road. The site is zoned RT-8 as are three of the parcels (parcels 495 and 530 and N604) north of the property, separated by Lot2 (Seibels Subdivision PB 162, Pg. 49), abutting the property and zoned R-60. The subject property as well as parcel 604, contain existing one-family homes in the middle of the property. The subdivision of Greencastle Woods (Plat book 571, page 32), approximately 400 feet north of the property is zoned RT-10 and contains 38 one-family attached units. Parcel 585, north of Lot 2 and the remaining community of Greencastle multi-family dwellings (Plat Book 547, pages 27 and 28) are zoned R-30. The property directly across Greencastle Road, known as Fairland Recreational Park is zoned RE-2 and owned by Montgomery County.



PROJECT DESCRIPTION: Site Description

The site contains an existing one-family house toward the center of the site with a circular gravel drive that loops around the back of the house connecting as a single entry at Greencastle Road. Part of the existing gravel driveway is located on the adjacent property to the south. The front part of the site contains gentle slopes, falling off steeply to the rear and south of the site. A stream valley buffer encompasses the majority of the western section of the property. The stream valley buffer, which is part of the Little Paint Branch Tributary, also includes all of the steep slopes and 100-year floodplain. Slopes within the buffer are over 25%, although the grade levels out within the floodplain near the stream.

The site also contains numerous specimen trees, over 24" diameter breast height (dbh), primarily near the center of the site around the existing house. The existing forest on site is almost completely contained within the stream valley buffer and includes two of the eight specimen trees.



PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of 11 one-family attached lots in the RT-8 Zone. The interior lots are approximately 4,300 square in size with the perimeter lots being approximately 5,300 square feet. The original application was for twelve units, however, a waiver to the adjacent R-60 zoned property was needed for rear yard setbacks. After staff review and discussion, the plan was revised to accommodate eleven units within the required setback, negating the requirement for the waiver.

Access to the site consists of a single private road into the property directly off of Greencastle Road. The six units to the north of the internal road will be garage units providing room for two pad spaces. The units directly at the terminus of the private road are a mix of single car garage units and three non-garage units. Parking consists of twelve spaces, providing the required six spaces for the non-garage units and six additional visitor spaces. Pedestrian access is provided via a sidewalk from the non-garage units, directly in front of the two-car garage units and connecting to the bikeway along the frontage of the property.

The Fairland/White Oak Policy Area currently allows for residential development, such as the Day Property, to satisfy their Adequate Public Facility requirements by participating in a Traffic Mitigation Agreement (TMA) for a specified amount to support transit use within the policy area. The Policy Area Transportation Review (PATR) component of the APF test for the subject property is proposed to be satisfied under the FY 2004 annual Growth policy (AGP) Staging Ceiling Flexibility section with developer participation. The applicant entered into an agreement with Montgomery County and the M-NCPPC to satisfy the requirements of the policy area transportation review in order for the project to move forward.

The property is not subject to the recreation requirements, however, the applicant is proposing to provide on-site amenities for seating, natural areas and an integrated pedestrian system. An 8-foot wide Class I bikeway is proposed along the frontage of the property within the right-of-way for Greencastle Road. The bikeway will be constructed by the county, with contributions by the applicant, under their capital improvements program during the improvements to Greencastle Road along the frontage of the subject property. Landscaping consists of shade trees east of the units paralleling the bike path, around the sitting area and at the perimeter of the parking facility. Additional ornamental trees and shrubs are placed between the shade trees for screening to the adjacent multi-family properties to the south. Ornamental trees and evergreen shrubs are located in the islands at the front of the units. A mix of shrubs provides screening at the rear of the two-car garage units with additional evergreen trees for the unit closer to Greencastle Road.

Lighting is provided at the edge of the parking facility, specifically for safety concerns for the future residents. Light poles are twelve feet in height and will not cause any negative glare on the adjacent roadway or residential properties. Individual house lights will provide additional safety measures for residents in the non-garage units at the rear of the property.

Forest conservation requirements are being satisfied on-site with the retention of over half an acre of forest, primarily within the stream valley buffer and environmental areas. Permanent

encroachment into the stream buffer has been approved by M-NCPPC environmental staff due to utility connections and outfalls into the natural drainage course. Environmental planning has also agreed to trade areas of stream buffer on site that contained debris in order to restore a more desirable area, including restoration of the buffer with additional planting.

Storm Water Management for the Site Plan was approved on September 2, 2003 by the Montgomery County Department of Permitting Services and consists of on-site water quality and quantity control.