



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 3
5/6/04

MEMORANDUM

DATE: April 29, 2004
TO: Montgomery County Planning Board
VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*
FROM: Callum Murray, (301-495-4733) Potomac Team Leader *CM*
Community-Based Planning Division

REVIEW TYPE: Special Exception Modifications
APPLYING FOR: Private Educational Institution
APPLICANT: Bullis School, Inc.
CASE NUMBERS: S-687-F and S-687-G
REVIEW BASIS: Chapter 59, Zoning Ordinance
ZONE: RE-2
LOCATION: 10601 Falls Road, Potomac MD 20854
MASTER PLAN: Potomac Subregion, 2002

FILING DATES: January 16, 2004 (S-687-F)
February 27, 2004 (S-687-G)
PUBLIC HEARING: May 14, 2004

STAFF RECOMMENDATION: **APPROVAL** with the following conditions:

1. The applicant is bound by all submitted statements and exhibits.
2. The applicant is bound by all prior conditions adopted by the Board of Appeals, other than those modified by this approval.
3. The applicant must obtain approval of a preliminary plan of subdivision from the Montgomery County Planning Board.
4. The student enrollment under the special exception application S-687-F is limited to 900.
5. The student enrollment of the summer programs under the special exception application S-687-G is limited to 900.
6. Vehicles destined to the school are not permitted to be stacked (queue) on off-site streets during morning drop-off and afternoon pick-up periods.
7. The applicant shall implement a comprehensive traffic management program as described in the submitted Transportation Management Plan.

8. The applicant shall address the final alignment of Falls Road as part of a preliminary plan of subdivision for the proposed expansion of enrollment to 900 students.
9. Amend Landscape Plan SE-23 to include supplemental screen planting of *Arborvitae plicata* (or similar) at 8-10ft. height to the rear of Democracy Boulevard residences.
10. Obtain approval of a final forest conservation plan by M-NCPPC Environmental Planning prior to issuance of sediment and erosion control permit. The Plan shall specify forest protection measures and proposed afforestation areas. A Category I Forest Conservation easement or comparable long-term protection measure shall be placed on remaining forest and the stream valley buffers.
11. Obtain approval of a finalized storm water management concept by the Montgomery County Department of Permitting Services (DPS) prior to preliminary plan approval for this site.

PROJECT SUMMARY

The petitioner, Bullis School, Inc. ("School") has requested modifications to an existing special exception for a private educational institution located at 10601 Falls Road in Potomac in the RE-2 zone (Residential, One-family, 2-acre, Detached). The property consists of 78.11 acres and is known as Lot N-317, Parcel 244, Parcel 259, Outlot A, Blenheim, and Outlot A, Kentsdale Estates. The proposed modifications are to the School master plan and to the School's summer camp and special activity programs on campus.

The principal component of the School proposal is a request to increase student enrollment from the current ceiling of 600 students (604 at the beginning of each School year in accordance with a grant of special exception amendment by the Board of Appeals) to 900 students.

Upon completion of the proposed Master Plan improvements, the School anticipates a full and part-time faculty of approximately 148 persons (not counting part-time coaches, which vary in number from year to year, but are rarely on campus more than 200 hours per year each) and other staff (administrative, clerical, maintenance, food service, etc.) of approximately 75 persons. Currently, the staff consists of 98 full and part-time faculty and 55 other staff.

SUBJECT SITE

The subject property is located in the Potomac-Cabin John Vicinity Planning Area along the south side of Falls Road directly south of the Falls Road Golf Course. The property is irregular in shape and contains extensive frontage along Falls Road on the north and west sides and frontage along Democracy Boulevard on the south side. The general location, configuration of the site and surrounding land use pattern are depicted on Map 1.