

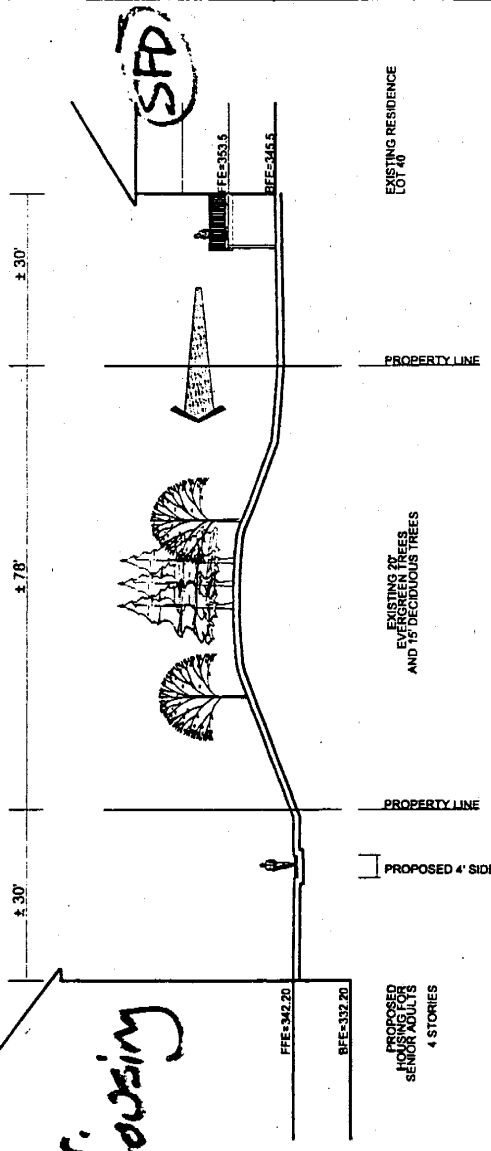
KEYMAP
SCALE: 1"=20'

Clopper's Mill

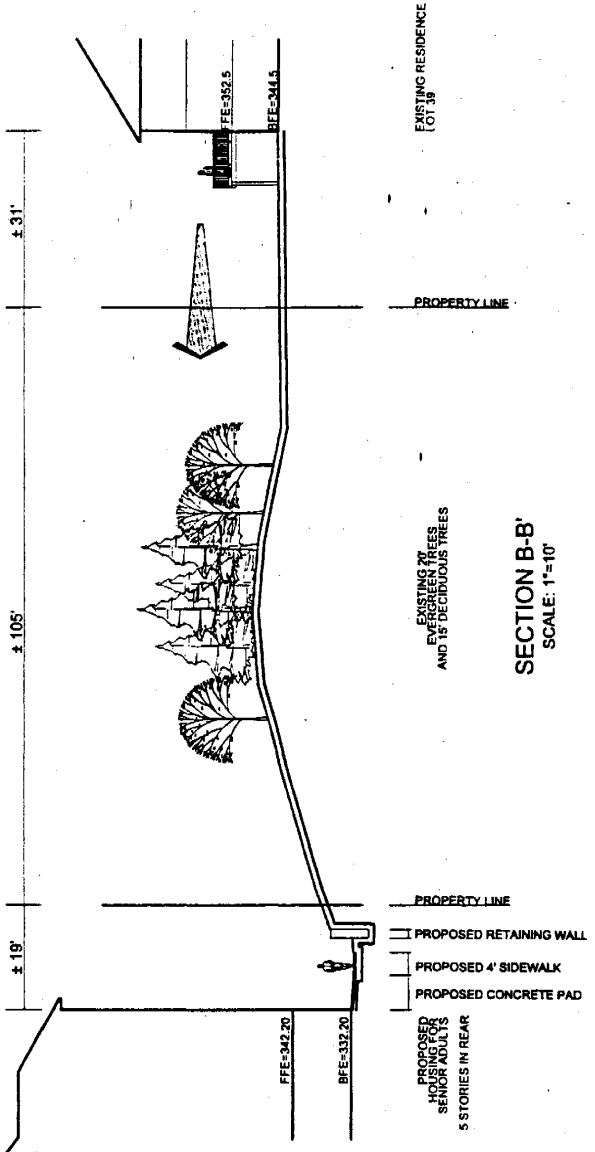
SECTIONS THROUGH PARCEL D

JUNE 18, 2004

Palmer Harris Best & Associates, Inc.
 Licensed Professional Landscape Architects
 1015 North Park Drive
 Columbia, SC 29204
 PHRA
 P 803.741.1800



SECTION A-A'
SCALE: 1"=10'



SECTION B-B'
SCALE: 1"=10'

Sr. Housing

92

PROJECT DESCRIPTION: Prior Approvals

This site plan is an amendment of an earlier site plan, #8-94012, that approved retail, office, church and a gas station/carwash. The opinion is attached. The earlier discussion included within this report includes a discussion of the project in regards to the changing this site from a church to the senior housing site.

The Preliminary Plan (Attached) is tied to the phasing within the Development Plan. The plan conforms to the Development Plan limits for 120 senior housing units— 102 are provided. The proposed housing is below the unit cap of 605 – with this site plan, 582 units are provided.

ANALYSIS: Conformance to Master Plan

The subject property is included in analysis area CL-9 of the Germantown Master Plan, adopted and approved in 1989. The Master Plan recommends that "the residential area immediately adjacent to the retail component of the Village Center would be appropriate for higher density residential development such as garden apartments or single-family attached units...Further, the residential development in this Analysis Area is an appropriate location for a retirement community" (page 66).

Use of this site for age-restricted multi-family residential development is consistent with recommendations of the Germantown Master Plan.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
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Status of Development Plan for Cloppers Mill

Permitted/Required per Development Plan G-650	Phase I 8-92005	Phase IIA 8-92029	Phase IIB 8-93013	Phase III 8-94012 and 8-94012A	TOTAL To date
154 SFD	40	107			147
54 Townhouses	10	41	80		131
274 Garden Apts			282		282
120 Elderly - 6 story Apts			80 (not built)	102 apts w/S.P. Amendment	102
Retail 153,000 sf				133,139sf	133,139sf
Office 17,000 sf				10,000 sf	10,000 sf
Gas Station				Gas Station	built
Day Care			4,000 sf		built
House of Worship				(16,500 sf first approval)	Presumed deleted or relocated
Total MPDUs 60	10		50	13	73
Total Green Area 47.09 acres	5.11	13.40	15.5	13.95 (first approval)	?

The highlighted sections of the plan above contain those areas that pertain to this site plan alone. The number of elderly units conforms to the maximum described in the development plan. The green space calculation is needed to determine how this project provides to its share of green space required for Phase III. Prior to Phase II the total green area was 34.01 acres, 13.08 acres are further required to fulfill the requirement established. Since the church has been replaced by elderly housing, the final amount for all of Phase III green area is unclear.

Green Space (%):	40%/47.09 acres	1.22 acres this site only
Building Height (ft.):	4 stories	4 stories or 52 feet
Setbacks (ft.):		
Front yard	n/a	121ft.
Side yard	n/a	18 ft east, 14 ft west
Rear yard	n/a	61 ft.

Parking:

Total 1/1BR = 16 spaces, 1.35/2BR = 116.1spaces= 133 spaces

	133 spaces – 20% credit for MPDU units (28 spaces) = 105 req'd.	
	Waiver request for 39 spaces	66 spaces provided
Standard		63
Handicapped-accessible		3

MPDU CALCULATIONS:

MPDUs required for this building (12.5% of 102 units) = 13 MPDUs
 MPDUs provided = 21

RECREATION CALCULATIONS:

Demand Points for Seniors = 16

Supply points were based up the following:

Picnic/Sitting	2
Pedestrian System	7.2
Natural Areas	.8
Indoor Community Spaces	6.4
Indoor Exercise Room	6.4
Indoor Fitness Facility	2.4
 Total	 25.2

Conclusion:

Supply exceeds the demand

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with approved development plan G-650 as conditioned.*
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 location is functional for its intended purpose of providing housing for the elderly. The building utilizes a site that has development constraints and its irregular shape adapts to those constraints. The building proposes front door orientation to a major street for optimal way-finding and presence within the community. The location of the building is convenient to the town center for services for the residents and the location is improved with the provision of crosswalks and sidewalk connectors.

b. Open Spaces

Prior to release for the signature set, the applicant needs to provide to staff the total green space within the subdivision to adequately determine that adequate green space for Phase III is met with this approval.

The applicant has been requested by MDE to provide a different treatment for the runoff near the boundary to Seneca Creek State Park.

The stormwater management concept consists of channel protection measures via an off-site pond; on-site water quality control via a dry swale and structural sand filter; and onsite recharge via dry wells.

c. Landscaping and Lighting

The landscaping on site, as conditioned, will provide for screening to adjacent roadways and commercial and residential properties. The plan will also provide shade for the parking lot and pedestrian areas to the south of the building. Finally the landscaping on the adjacent HOA parcel will provide a wooded buffer that will eventually diminish the presence of the proposed housing. The lighting plan, as conditioned, will provide for safe and unobtrusive light levels that will reduce off site nuisance.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

e. Vehicular and Pedestrian Circulation

Conformance to Preliminary Plan and Development Plan

The approved preliminary plan for the Clopper Mill subdivision included a 19,000-square foot church on the subject site plan site. The following conditions are part of the APF test for transportation requirements related to approval of the subject site plan:

Total development under this site plan is limited to 102 units of elderly housing.

Local Area Transportation Review

Based on the trip generation analysis submitted by the applicant, the subject site plan is not subject to Local Area Transportation Review since the proposed 102-unit elderly housing generates fewer peak hour trips than the church that was approved for the site.

Site Access and Circulation

Access to the site exists from Mateney Road and is not to be changed by the proposed elderly housing development. Staff finds the access and internal vehicular circulation are safe and adequate.

Pedestrian Access

Staff finds that the existing sidewalks along Mateney Road and a six-foot lead-in sidewalk along the internal connecting street by the applicant provides an adequate and safe sidewalk system on the surrounding roadways.

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

The building size and location provide a challenge for determining compatibility with the adjoining single-family detached homes. The height and length of the proposed structure sharply varies from the edge of the SFD neighborhood. However the existing depth of the HOA parcel and proposed changes to the berm and landscaping, as conditioned, will ameliorate the differences in building type. It is critical that the developer prepare plans for the landscaping and grading of the berm to secure final approvals from the HOA prior to staff release of the signature set. The developer must secure HOA approval prior to signature set release by staff. Staff doesn't normally recommend this type of solution

because it involves off site property to provide the compatibility for a proposed project. In this case, given the constraints on site and the potential availability of HOA open space parcel, and the nature of the proposed use, it is worth pursuing. The proposed architecture is attractive and the community has stated that even though they are concerned about the height of the building, they support the use and the building design.

Further, attention to lighting will reduce points of intrusion from the proposed project into the adjacent residents' enjoyment of their rear yard and within their homes.

Buffers for the remainder of the project – the 40-foot setback and double row of evergreens adjacent to the gas station – and the 60-foot setback to the park land are adequate buffer for the project to other adjacent development.

The activity associated with the proposed residential will not cause any negative effect on residential and commercial uses.

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

Applicant to comply with the previously approved final forest conservation plan and provide an amount of forest on the site equal to the amount previously approved under FCP 8-92005 for the Villages of Clopper Mill. The applicant is to determine if the planting area identified in #8-92005 that includes the subject property and adjoining Parcel D has been planted. If Parcel D has not been planted the applicant is to identify who and when this area will be planted.

APPENDIX

- A. Correspondence referenced in report- letters from citizens, developer waiver requests and agencies
- B. Documentation of relevant prior action or approval