



Item #7  
MCPB  
11/13/03

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



## MEMORANDUM

**DATE:** November 7, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief  
Michael Ma, Supervisor *MM*  
Development Review Division  
**FROM:** Wynn E. Withhans, RLA, AICP *WW*  
Planning Department Staff  
(301) 495-4584  
**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 195 multifamily units inclusive of 64 MPDU's and 53 TDR's on 10.44 acres  
**PROJECT NAME:** Kings View Village - Phase I and II  
**CASE #:** 8-97007A and 8-94031C  
**REVIEW BASIS:** Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan  
**ZONE:** R-200/TDR -6  
**LOCATION:** Southwest quadrant of MD Route 118 and Leman Farm Road  
**MASTER PLAN:** Germantown  
**APPLICANT:** Pleasants Investment Partnership  
**FILING DATE:** April 17, 2003  
**HEARING DATE:** November 13, 2003

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## SITE PLAN

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**STAFF RECOMMENDATION:** Approval of 195 multifamily units inclusive of 64 MPDU's and 53 TDR's on 10.44 acres:

1. Lighting and Landscaping Plan
  - a. Revise sidewalk location along MD Route 118 - construct new walk a minimum of 8 feet from the curb, adjust street trees accordingly.

- b. Plant street trees on both edges of Leaman Farm Road and in the median, respecting eventual curb locations.
- c. Additional evergreen screen planting to be included along the western edge of the parking lot (by the 12 spaces) adjacent to MD Route 118.
- d. Include sitting areas on landscape plan, add 2 benches to front of pool house entrance.
- e. Lighting - The light fixtures to include reflectors that reduce the upward light throw and convert the fixture in to a full cut-off or semi- cut-off light throw pattern per IESNA guidelines. The light fixtures selected may be retrofitted to show the same. The photometric point to point study needs to extend to the property lines show the light levels are .01 along all property lines.
- f. Bike and motorcycle parking to be provided on site per 59-E.

## 2. Environmental Planning

- a. All residential units that will be subject to projected future exterior noise levels equal or exceeding 65 dBA, must be constructed to meet the 45 dBA Ldn interior noise standard. Certification from an acoustical engineer that the building shell of units that confront MD Route 118 and Leaman Farm Road, if impacted, shall be reviewed by M-NCPPC staff to insure conformance to an interior noise level not to exceed 45 dBA Ldn. Certification shall be distributed to M-NCPPC technical staff for review prior to release of building permit.

The builder shall construct these impacted units in accord with acoustical design specifications, with any changes that may negatively affect acoustical performance approved by an acoustical engineer and M-NCPPC staff in advance of installation.

Prior to occupancy, the builder must certify, via written notice to M-NCPPC staff, that the residential units are constructed in accordance with the acoustical design specifications as identified.

- b. Compliance with the conditions of approval for the final forest conservation plan prior to recording of plat. The applicant must satisfy all conditions of the forest conservation plan prior to recording of plat and DPS issuance of sediment and erosion control permit.

c. SWM waiver of open section streets within Special Protection Areas

d. Location of outfalls away from tree preservation areas.

e. The applicant must submit a comparison of forest removal for site plan 8-94031 with site plan 8-97007A.

f. The development must not have more impervious surfaces within the stream valley buffer than was previously approved in site plan 8-97007.

## 3. Division of Permitting Services

- a. SWM Memo - Conditions of DPS Stormwater Management Concept approval letter dated September 15, 1998
- b. Streets and Paving Memo dated Thursday November 6, 2003, attached.

4. Transportation

- a. Additional sidewalk connections from the parking lot to the circular walks shall be added per staff sketch.

5. Signature Set Documentation

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

- a. Development Program to include a phasing schedule as follows:
    - 1) Streets tree planting must progress as street construction is completed for Leaman Farm Road and MD Route 118, but no later than six months after completion of the units adjacent to those streets.
    - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
    - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
    - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
    - 5) Noise attenuation design to be completed and accepted by M-NCPPC technical staff prior to release of building permits.
  - b. Site Plan Enforcement Agreement to delineate adequate public facilities agreement of June 1997.
  - c. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
    - i. Limits of disturbance.
    - ii. Methods and locations of tree protection.
    - iii. Forest Conservation areas.
    - iv. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
    - v. The development program inspection schedule and Site Plan Opinion.
    - vi. Conservation easement boundary.
    - vii. Streets trees 40-50 feet on center along all public streets.
    - viii. Centralized, screened trash areas for all multi-family units.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

## SITE PLAN REVIEW ISSUES

### I. ISSUE

In the course of review, a letter from the community was received that requested increased screening for the parking lot along Leaman Farm Road, for a revised entrance location on MD Route 118 and increased screening for the trash compactor along MD Route 118.

Additionally, staff recommended additional sitting areas within the greenspace, sidewalk connections to the tot lot and off site, street trees adjacent the site on Leaman Farm Road and a revised sidewalk connection along MD Route 118. Landscape revisions were required to remove planting from the public utility easements and to increase visibility to the tot lot. Staff also is requesting that the sidewalk along the frontage of MD Route 118 be relocated to be inward from the curb, a safer location away from the travel lanes.

#### Applicant Position

The applicant has amended the drawings to address most of the concerns. They don't want to reconstruct an existing walk along MD Route 118.

#### Staff Recommendation

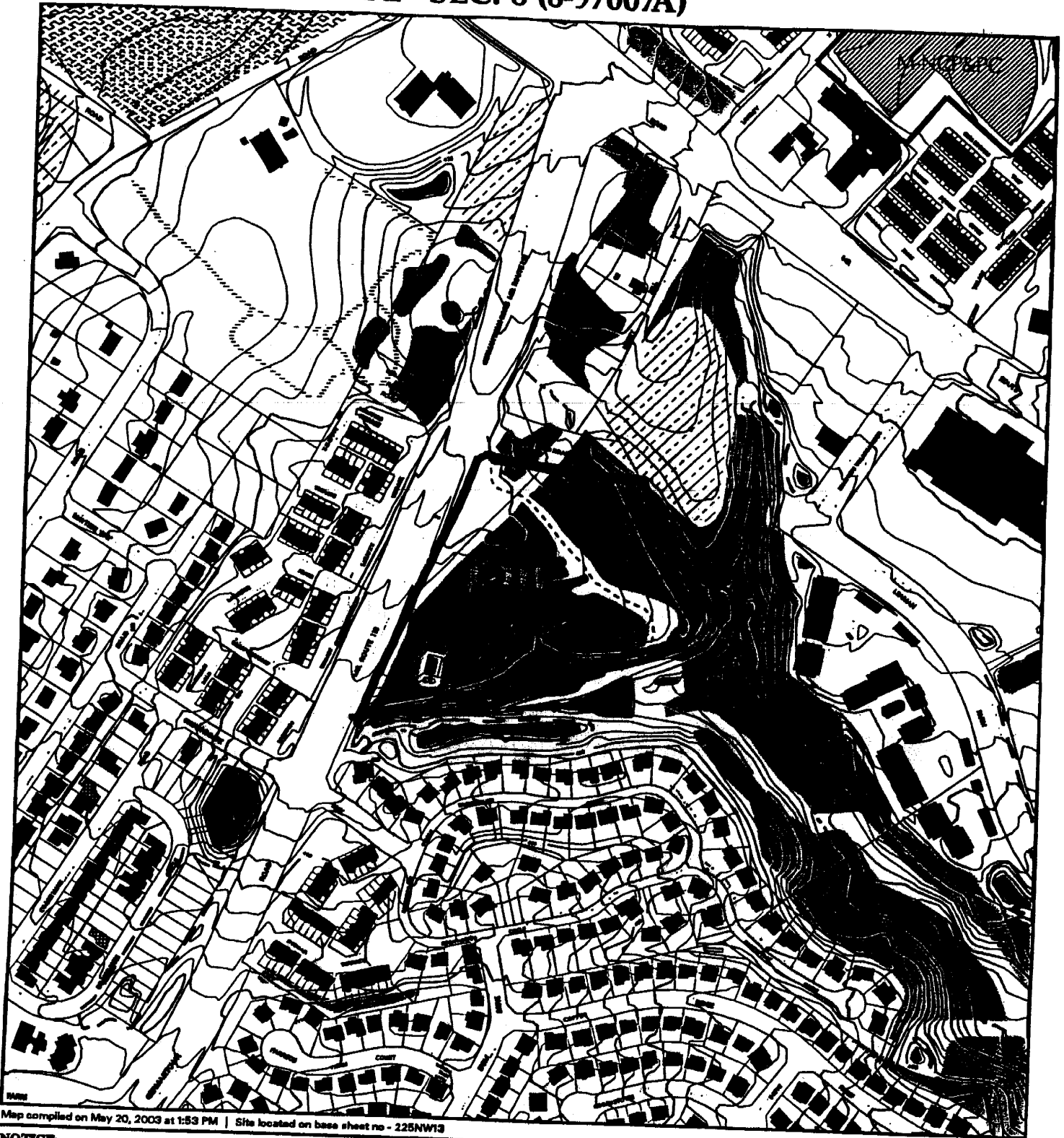
The conditions reflect staff recommendations to change the plans to increase pedestrian circulation and safety. The citizen's letter has been addressed in regards to their screening requests. The entrance location along MD Route 118 is fixed per the MDSHA review and can't be moved.

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

The multifamily portion of Kingsview Village is wooded with a stream valley to the south.

Adjoining the site to the south is a wooded ravine beyond which are SFD homes within Phase One of Kingsview Village. To the west is MD Route 118 and to the north is Leaman Farm Road that serves as an access point to the site. On the west side of MD Route 118 are townhouses, also within Phase One of Kingsview Village. To the northwest of MD Route 118 and Leaman Farm Road is a proposed fire station, to the northeast – opposite the site - is undeveloped area.

# KINGSVIEW VILLAGE - SEC. 8 (8-97007A)



Map compiled on May 20, 2003 at 1:53 PM | Site located on base sheet no - 225NW13

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Key Map



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Research & Technology Center

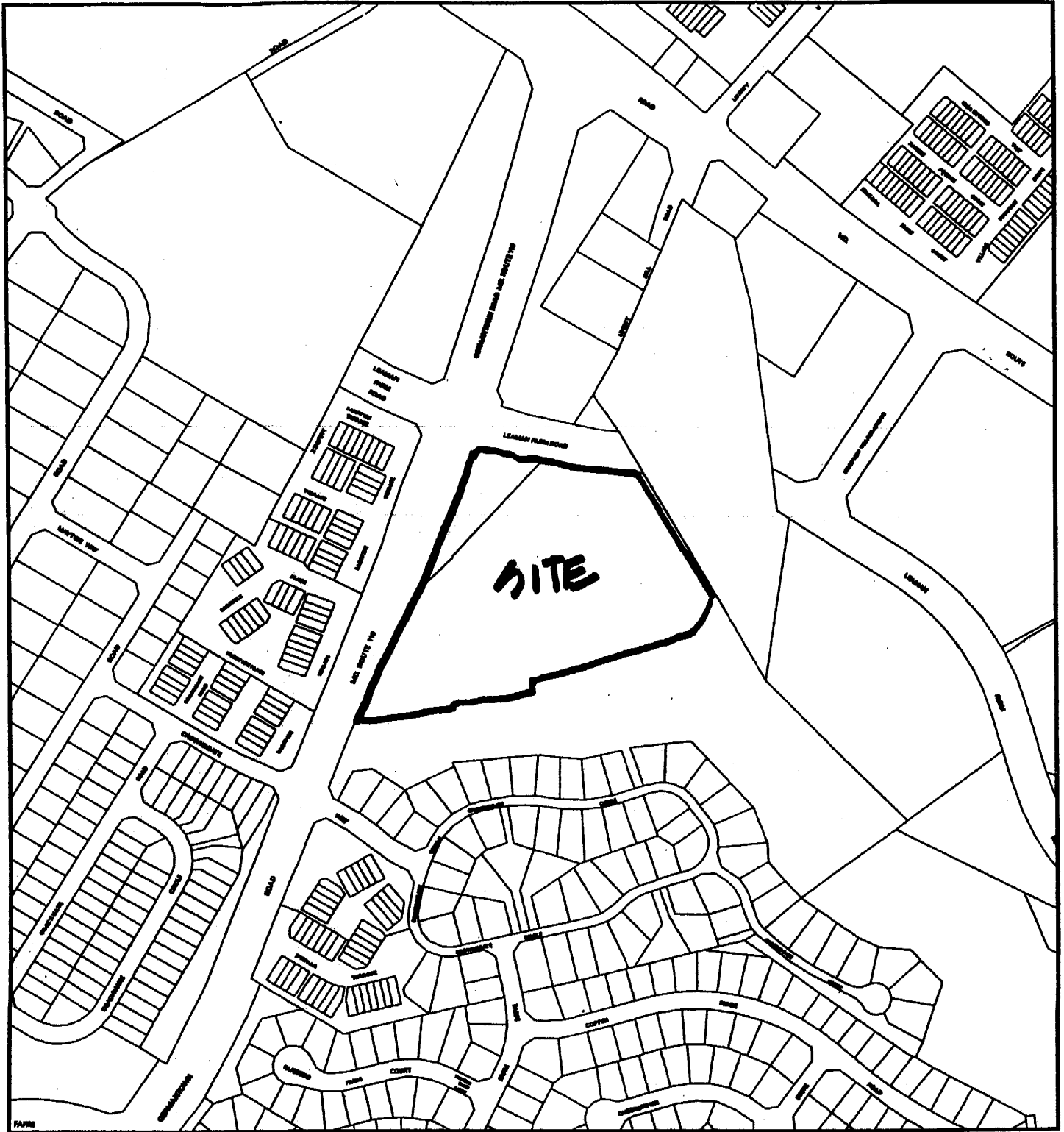


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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8787 Georgia Avenue - Silver Spring, Maryland 20910-6370

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# KINGSVIEW VILLAGE - SEC. 8 (8-97007A)



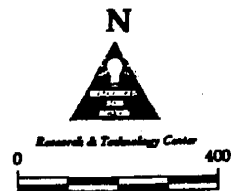
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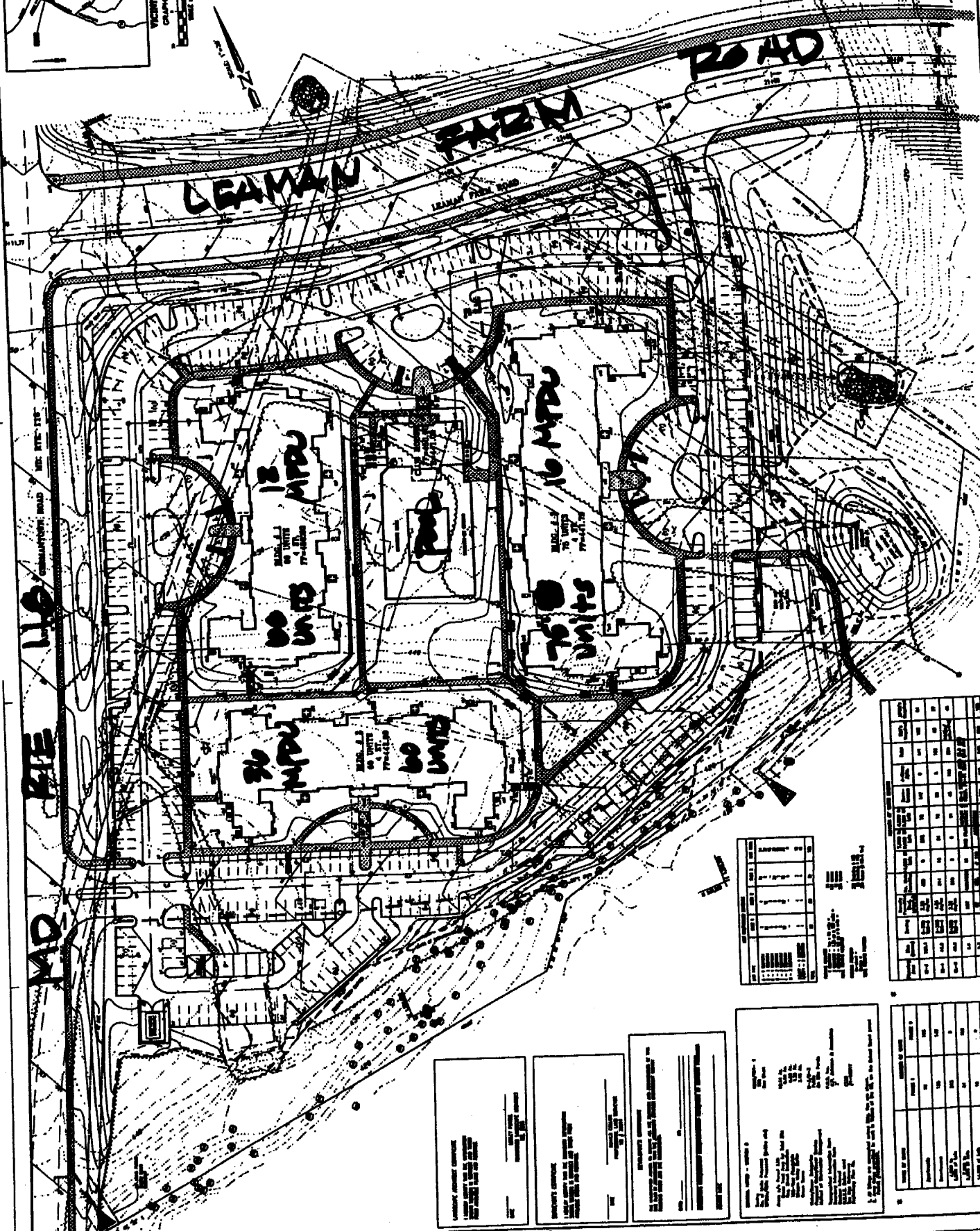
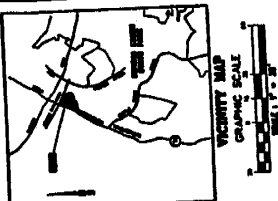
**PROJECT DESCRIPTION:**      Proposal

The proposed site plan includes three four-story apartment buildings arranged in a c-shape with a pool, clubhouse and open grassy area in the center.

A pedestrian system connects the building entrances to the open spaces and the parking lot. Pedestrian connections are made to the adjacent public streets through the parking lot. The plan proposes sidewalks along MD route 118 and Leaman Farm Road's northern edge. The MD Route 118 sidewalk should be relocated to be at least 8 feet away from the curb for greater pedestrian safety. This same walk needs to be connected to other walks along the southern edge of MD Route 118 and is recommended with this approval.

The parking is provided with a double loaded parking bay encircling the buildings. Around the outer tier of parking, towards the open space areas, are some single story one space parking garages that are leased to residents. There are two access points to the site from adjacent roads.

Landscaping includes street trees along the site frontages, shade trees within the parking lot and extensive beds of ornamental planting that provide screening for the parking lots and between walks and buildings. The central open space is highlighted by the pool and pool house. Lighting is provided on the site as well. More detail is needed to analyze the lighting condition along the property line and the light fixtures need to be adapted to provide cut-off features.



PROPERTY OWNER: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

DESIGNER: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

- 
- 
- 

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

DATE: \_\_\_\_\_

NO.	DATE	DESCRIPTION



**ANALYSIS:** Conformance to Development Standards – R-200/TDR utilizing the optional method of development per section 59-C-1.33 and 59-C-1.39:

**PROJECT DATA TABLE**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
Lot Area (ac.):	n/a	10.44 acres
Dwelling Units:		
Multiple-family	199	195
Percentage of units		35% of 902 or
TOTAL	315 allowed	21.6%
Moderately-priced DU's included		195
Transferable Development Rights incl.		64
		53
Green Space (%):	40% or 4.176 acres	3.46 acres on site
Building Height (ft.):	four story	four story
Setbacks (ft.):		
Front yard	25 ft	25 ft
Side yard	n/a	
Rear yard	20 ft	20 ft
Parking: for 195 MF (see attached.)	226	382 (1.95 spaces per unit)

**MPDU and TDR CALCULATIONS:**  
See attachment which references the entire subdivision and the earlier approvals in memo dated September 1, 1999.

8-A.

UNIT MIX/PARKING SCHEDULE				
UNIT TYPE	BLDG 1	BLDG 2	BLDG 3	UNIT TOTAL
A - 1 BEDROOM	4	4	16	24
B - 1 BEDROOM	12	12	6	30
C - 1 BEDROOM	8	8	-	16
D - 2 BEDROOM	8	8	20	36
E - 2 BEDROOM	8	8	7	23
F - 2 BEDROOM	12	12	12	36
G - 3 BEDROOM	-	-	8	8
B/LOFT - 1 BEDROOM	4	4	2	10
F/LOFT - 2 BEDROOM	4	4	4	12
TOTAL	60	60	75	195

PARKING REQUIRED

- 1 BEDROOM - 1 sp x 80 units =
- 2 BEDROOM - 1.25 sp x 107 units =
- 3 BEDROOM - 1.5 sp x 8 units =

TOTAL PARKING REQUIRED

- 80 spaces
- 134 spaces
- 12 spaces
- 226 spaces

PARKING PROVIDED

- On-street =
- Garage =

TOTAL PARKING PROVIDED

- 360 (Including 8 HC)
- 22 (Including 1 HC)
- 382 spaces (9 HC-1 Van Access.)

# RECREATION CALCULATIONS:

## Kingsview Village- Section 8 Recreation Worksheet

### DEMAND POINTS PER POPULATION CATEGORY

TYPE	#DU	TOT (D1)	CHILD (D2)	TEEN (D3)	ADULT (D4)	ELDERLY (D5)
SFD I (+20,000 sq.ft.)	0	0.0	0.0	0.0	0.0	0.0
SFD II ( 7,000-9,000 sq. ft.)	0	0.0	0.0	0.0	0.0	0.0
SFD III (<7,000 sq. ft.)	0	0.0	0.0	0.0	0.0	0.0
TOWNHOUSES	0	0.0	0.0	0.0	0.0	0.0
GARDEN	195	21.5	27.3	23.4	230.1	31.2
HIGH-RISE	0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL REQUIRED</b>	<b>195</b>	<b>21.5</b>	<b>27.3</b>	<b>23.4</b>	<b>230.1</b>	<b>31.2</b>

### SUPPLY POINTS OF RECREATION FACILITIES

FACILITY	QUAN.	TOT (D1)	CHILD (D2)	TEEN (D3)	ADULT (D4)	ELDERLY (D5)
Pedestrian System	N/A	2.1	5.5	4.7	103.5	14.0
Natural Area	N/A	0.0	1.4	2.3	23.0	1.6
Pool	N/A	1.2	5.6	4.8	57.5	4.7
Indoor Fitness Facility	N/A	0.0	2.7	2.3	46.0	4.7
Indoor Community Space	N/A	2.1	4.1	7.0	69.0	12.5
<b>SUBTOTAL</b>		<b>5.5</b>	<b>19.2</b>	<b>21.2</b>	<b>299.1</b>	<b>37.4</b>
Tot Lots (Age 0-6)	0	0.0	0.0	0.0	0.0	0.0
Multi-Age Playground	1	9.0	11.0	3.0	7.0	1.0
Picnic/Sitting Areas	2	2.0	2.0	3.0	10.0	4.0
Open Play Area I	0	0.0	0.0	0.0	0.0	0.0
Open Play Area II	1	3.0	4.0	4.0	10.0	1.0
<b>SUBTOTAL</b>		<b>14.0</b>	<b>17.0</b>	<b>10.0</b>	<b>27.0</b>	<b>6.0</b>
<b>TOTAL PROVIDED</b>		<b>19.5</b>	<b>36.2</b>	<b>31.2</b>	<b>326.1</b>	<b>43.4</b>

% REQUIRED

90.77% 132.77% 133.24% 141.73% 139.23%

### **ANALYSIS: Prior Approvals**

The Planning Board previously approved this site plan on July 24, 1997, the report is attached to the Planning Board's copy and the original is within the staff file for public review.

The TDR and MPDU calculation sheet, attached, is the culmination of review for the entire subdivision and the numerous site plan reviews and revisions. The earlier site plan approvals indicate the site plan's conformance to the Preliminary Plan and the APF approvals as well. In addition, staff has reviewed the status of the APF projects as a background for this review. A memo from Transportation Planning staff dated, November 7, 2003, is attached.

### **ANALYSIS: Conformance to Master Plan**

The Germantown Master Plan, July 1989, designates the multifamily units to be within the CL-6 or R-200/TDR-6 analysis area. The plan identifies a pedestrian system that this plan contributes to with the sidewalks along MD Route 118 and Leaman Farm Road.

**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 buildings are arranged in a horseshoe configuration that allows for the creation of central outdoor spaces that are protected from exterior noise sources. Each building entrance is oriented to the loop driveway for the site - thus allowing for quick orientation to each building for visitors, deliveries and residents. The building height at four stories is compatible with surroundings and creates a focal point at this major intersection.

b. **Open Spaces**

The open spaces on site are protected from external noise sources by the building locations that create an enclosure for the pool and adjacent areas. The open space area and playground are easily accessible from each building and the open spaces link together.

The Storm water management concept and wetland-monitoring plan was approved by DPS in a memo dated September 15, 1998. The stormwater management concept consists of on-site water quantity and quality control via the proposed stormwater management ponds sand filters and constructed wetlands.

Imperviousness - The previously approved site plan approved encroachment of impervious surfaces into the stream valley buffer. Some of these surfaces included roadways and limited parking. Staff recommends that no additional impervious surfaces be allowed within the stream valley buffer than was previously approved.

c. **Landscaping and Lighting**

The landscaping will create a buffer along the project's boundaries and will provide shading for the parking lot that encircles the building. The landscaped areas adjacent to the walks and building edges will create an inviting appearance for the building and will make the pedestrian areas on the site attractive and