

PROJECT DESCRIPTION: Prior Approvals

Project Plan

The Project Plan 9-94004 was approved on May 11, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Preliminary Plan

The Preliminary Plan 1-95042 was approved on September 28, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Final Water Quality Plans and Site Plans

The Phase One Site Plan 8-98001 was approved on January 22, 1998 and the Phase Two Site Plan 8-94012 was approved on May 9, 2002. The site plan data table below updates each approval in regards to the Manor Homes update. There are 13 additional Manor Home units as the buildings grow from 9 units each to 12 units each. The total number of units within Phase I has increased by 3 and within Phase II, by 10 units.

ANALYSIS: Conformance to Development Standards RMX-2

PROJECT DATA TABLE

Development Standard	Required	Proposed
Lot Area (ac.):	30 ac.	120.17 ac Phase I 77.61 ac Phase II 270.16 ac Total CTC parcel

Unit Analysis

Unit Types	Master/Project Plan Range	# Units with 1,300 base density	Original Approvals Phase I/Phase II	Approvals as amended Phase I/II
SFD	10-20%	130-260	75/153=228	
TH	30-50%	390-650	295/202=497	
MF	25-45%	325-585	396/132=528	+3 Phase I (399) /+10 Phase II (142)
TOTAL			766/487=1253	769 Phase I + 497 Phase II = 1266 total

Min Green area outside of amenity area (total for site)		
Min. W/in Commercial portion of site	15%	n/a
Min. w/in residential portion of the site	50%(38.81 ac)	Phase I 64.7% (77 ac) Phase II 52.4%(40.68 ac)
Building height:	4 stories	4 stories
Min. Residential Density	30 du/ac	11.9du/ac (1,300 du/109.17 ac)
Min. Bldg Setbacks (ft.):		
From One Family Zone		
Commercial Bldgs.	100 ft.	n/a(Phase III)
Residential Bldgs.	100 ft.	n/a
From Any Street		
Commercial bldgs	n/a	n/a Phase III
Residential bldg	n/a	10 ft min*
Manor home setbacks to adj. Unit	n/a	10ft.

* The Planning Board reviewed this setback during the Project Plan review and found that no setback is necessary per the approved Master Plan.

Parking:

Earlier Site Plans – parking as shown.

For Manor Homes - See Manor Home data sheet within this report.

The parking for the units will be located on site and within the public streets consistent with earlier site plan approvals

**BOZZUTO
MANOR HOMES**

**CLARKSBURG
TOWN CENTER**

OLD/NEW	BLDG	LAND AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 7	24104 sqft	4360 sqft	12428 sqft	68%	9 - (3 MPDUs)	14	NA	6	NA	7	8	21
NEW	# 7	24104 sqft	5260 sqft	10548 sqft	67%	12 - (2 MPDUs)	18	6	3	NA	3-(1 HC)	8	20

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 9	9736 sqft	4360 sqft	6179 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	9	10	19
NEW	# 9	9736 sqft	5260 sqft	4269 sqft	67%	12 - (2 MPDUs)	18	NA	NA	NA	8-(1 HC)	10	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 10	9452 sqft	4360 sqft	4652 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	9 - (1 HC)	9	18
NEW	# 10	9452 sqft	5260 sqft	3984 sqft	63%	12 - (2 MPDUs)	18	NA	NA	NA	9 - (1 HC)	9	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 11	15040 sqft	4360 sqft	7329 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	4	8	12
NEW	# 11	15040 sqft	5260 sqft	6413 sqft	63%	11 - (2 MPDUs)	17	3	NA	0	7	8	18

OLD/NEW	BLDG	PARCEL AREA	AREA BLDG	GREEN SPACE	IMP. AREA	NUMBER UNITS	# of SP REQ'D	INT. GARAGE	DET. GARAGE	DW PARKING	OFF STREET	ON STREET	# of SPACES PROVIDED
OLD	# 12	15694 sqft	4360 sqft	6352 sqft	67%	9 - (3 MPDUs)	14	NA	NA	NA	12 - (2 HC)	5	17
NEW	# 12	15694 sqft	5260 sqft	5166 sqft	67%	11 - (2 MPDUs)	17	3	6	3	0	5	17

Notes:

1. All on-street parking available for Public parking, not to Manor Homes residents only.
2. All "OLD" Manor Homes, except Bldg. 9 Impervious numbers assumed 67% impervious for entire site.
3. Old # spaces required based on 2 bedroom per unit/multi-family calculations.

* Rev. 1/28/05 - Bldg 11

MPDU CALCULATIONS:

Phase	# Units approved	MPDUs required @ 12.5%	Provided (for future phases)
Phase I	769	97	55 (42)
Phase II	497	63	46 (17)
Total	1266	160	101 (59)

The approved units indicate a 59 MPDU shortage from the previously approved site plans. However not the all the units previously approved will be built due to subsequent site plan amendments (both previously approved and currently under review by staff). The current or working unit plans with MPDU calculations are as follows:

Phase	# Units approved with amendments - past and (future)	MPDUs required @ 12.5%	Provided
Phase I	570	72	55(17)
Phase II	497	63	56(6)
Phase III	(126)	(16)	(38)
Total	1193	150	111 provided with current site plans (61 in future Phase I amendments and future Phase III)

There is a 13 MPDU shortage in the amended working unit calculations.

With the approval earlier approval of the Phase II Site Plan, the Planning Board approved a phasing plan for the MPDUs to be made up in the Phase I revisions and future Phase III site plans. This site plan conforms to that approval strategy. In order to keep a balance of market rate units and required MPDUs, the Applicant has removed the approved lots within Block EE and GG on the MPDU Phasing Plan of May 2, 2002 from consideration for building permits. When the final section of Phase III retail and the amended Phase I residential uses are reviewed by the Planning Board, the full measure of MPDUs will be supplied to the project.

Recreation tabulations follow. The Site Plans are in conformance to the Planning Board Guidelines.

RECREATION FACILITIES WORKSHEET

Clarksburg Town Center
Phases 1B1, 1B2, 1B3 & 2

DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	200	28.0	38.0	46.0	254.0	26.0
Townhouses	418	71.1	92.0	75.2	539.2	37.6
Garden/Multi-Family	162	17.8	22.7	19.4	191.2	25.9
TOTAL DEMAND	780	116.9	152.7	140.6	984.4	89.5

SUPPLY POINTS PER FACILITY

FACILITY	D1	D2	D3	D4	D5	
Seating Areas (31)		31.0	31.0	46.5	155.0	62.0
Mult-Age Play (3)		27.0	33.0	9.0	21.0	3.0
Tot Lot (2)		18.0	4.0	0.0	8.0	2.0
Open Play II (2)		12.0	18.0	24.0	60.0	4.0
Swimming Pool (1)		7.4	35.9	30.8	287.5	12.7
Wading Pool (1)		20.1	8.8	0.0	57.5	4.2
Community Space (1)		13.4	26.3	45.1	345.0	33.8
Indoor Fitness (1)		0.0	17.5	15.0	230.0	12.7
Soccer Field (1)		2.0	15.0	20.0	40.0	2.0
Baseball Field (1)		2.0	15.0	20.0	40.0	2.0
Nature Trail		6.7	17.5	22.5	172.5	12.7
Nature Area		0.0	8.8	15.0	115.0	4.2
Bike System		6.7	17.5	22.5	172.5	8.4
Pedestrian		13.4	35.0	22.5	517.5	38.0
TOTALS		159.7	283.3	292.9	2,221.5	201.7

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.*

The proposed development is consistent with the approved Project Plan in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the RMX-2 zone as demonstrated in the 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 locations conform to earlier site plan approvals with the Manor Homes in their cornerstone locations within their blocks. At three stories, the Manor Homes are consistent with the adjacent townhouse and single-family development in scale and placement.

- b. Open Spaces

The plan maintains the proposed open space locations within the subdivision at large as proposed in earlier approvals for Phase I and II (Greenway Trail and local parks internal to the subdivision). The footprint has expanded for each building (as noted in the Old and New Manor Home Comparison chart) and but with no significant impact on the

The storm water management concept for the amendment does not adversely impact the water quality features of this drainage area. See DPS email of January 27, 2005, attached. The revision has a relatively similar impervious area as the original design of the associated water quality structure. No amendment to the Final Water Quality Plan has been required for this minor amendment.

- c. Landscaping and Lighting

The landscape plan for the proposed manor homes provides attractive streetscape shade trees, foundation plantings, screen planting for parking areas and screen/buffer to adjacent homes. The addition of screening and landscaped areas enhances the screening of the parking areas from adjacent streets.

The lighting plan includes wall-mounted lighting with cut –off features for the garage mounted lighting and residential styled lighting for the entry to each front door. The streetlights conform to the street lights previously approved with the original Phase I and II site plan.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, include many local play areas, stream valley trail system, pedestrian paths and sidewalks, sitting areas and park dedication and other improvements.

e. Vehicular and Pedestrian Circulation

Access points to the site are to be provided consistent with the grid based neotraditional street pattern that was approved with earlier site plans. On-street parking for Building #3 has been expanded with parallel parking on both sides of the internal drive adjacent to Clarksburg Road. The garage of Building #11 has been reoriented to minimize views of the parking areas from the adjacent greenway trail area.

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

Each unit is compatible with the adjacent units: the three story structures are similar to the adjacent two and three story buildings,

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

The Site Plan conforms to the earlier Forest Conservation Plans as previously approved.

APPENDIX

- A. DPS email of January 27, 2005
- B. Previously Approved Staff Reports and the Planning Board Opinions are located within the Staff file.

Witthans, Wynn

From: Gee, Richard [Richard.Gee@montgomerycountymd.gov]
Sent: Thursday, January 27, 2005 8:34 AM
To: Witthans, Wynn
Cc: jstrullic@cpja.com; Jeff Seidleck
Subject: RE: CTC Manor Homes

Wynn,

Based on the information submitted to me by CPJA, Inc., the proposed site plan revision for the Manor Home units should not adversely impact the water quality features of this drainage area. The revision has a relatively similar impervious area to the original design of water quality structure #10. All future impervious increases should be forwarded to this office for review. Thank you again, Richard

Richard I. Gee, CPESC, CPSWQ
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-----Original Message-----

From: Witthans, Wynn [mailto:Wynn.Witthans@mncppc-mc.org]
Sent: Tuesday, January 25, 2005 3:14 PM
To: Gee, Richard
Subject: CTC Manor Homes

Reminder!!!!!! Can you give me call by Thursday the 27th letting me know what is further required from your office to allow the Planning Board to review the Manor Home amendment? Thnaks Richard, Wynn