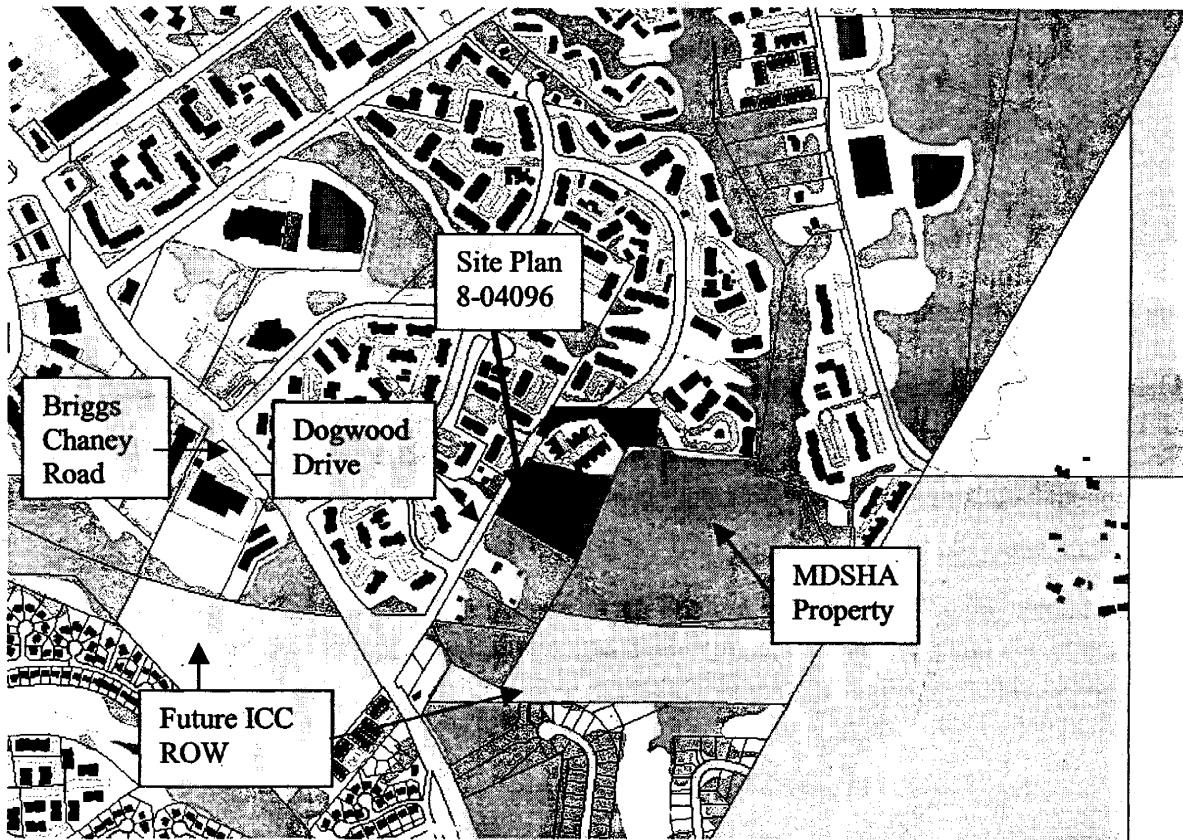


**PROJECT DESCRIPTION:** Site Vicinity

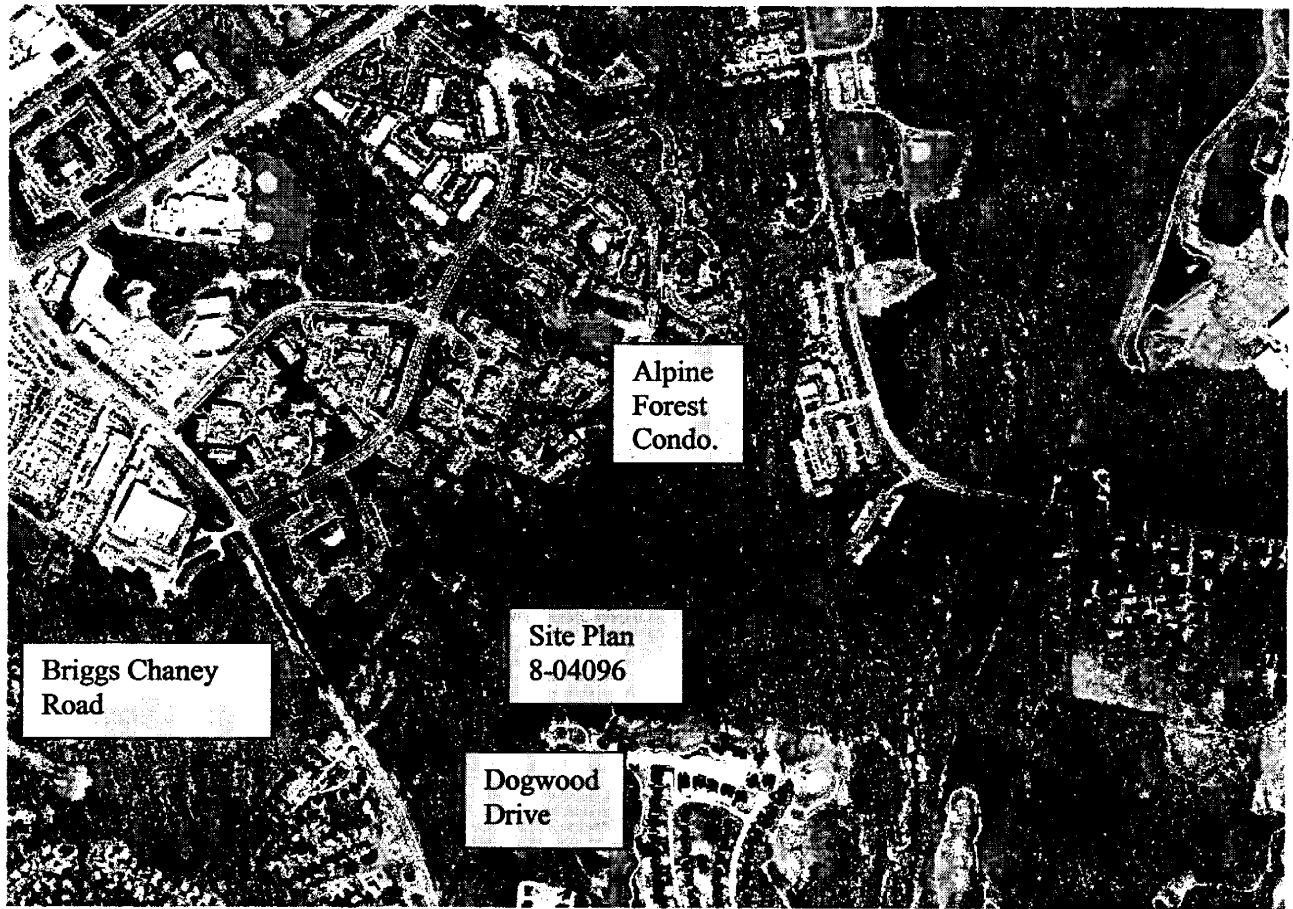
The subject property is located in the southeast quadrant of the intersection of Dogwood Drive and Alpine Forest Condominiums. The confronting property on Dogwood is zoned R-30 and is developed as apartments and a single family detached house. The Alpine Forest Condominiums to the north are zoned R-30 as well. The parcel of land to the east, owned by MDSHA is zoned R-200 and is undeveloped wooded area. South of the site is the Kushner Investments parcel that is zoned RT-8 and is undeveloped. Further south is a MDSHA parcel that could potentially to be part of the Inter County Connector.

The site is located 1,100 feet east of Briggs Chaney Drive, generally east of MD Route 29 and Knightsbridge Apartments.



**PROJECT DESCRIPTION:** Site Description

The 5-acre site is wooded and includes an existing house to be removed. A tributary to the Little Paint Branch traverses the southern boundary of the site from west to east. There is no floodplain on site. There are 3.35 acres of mixed deciduous forest on site.



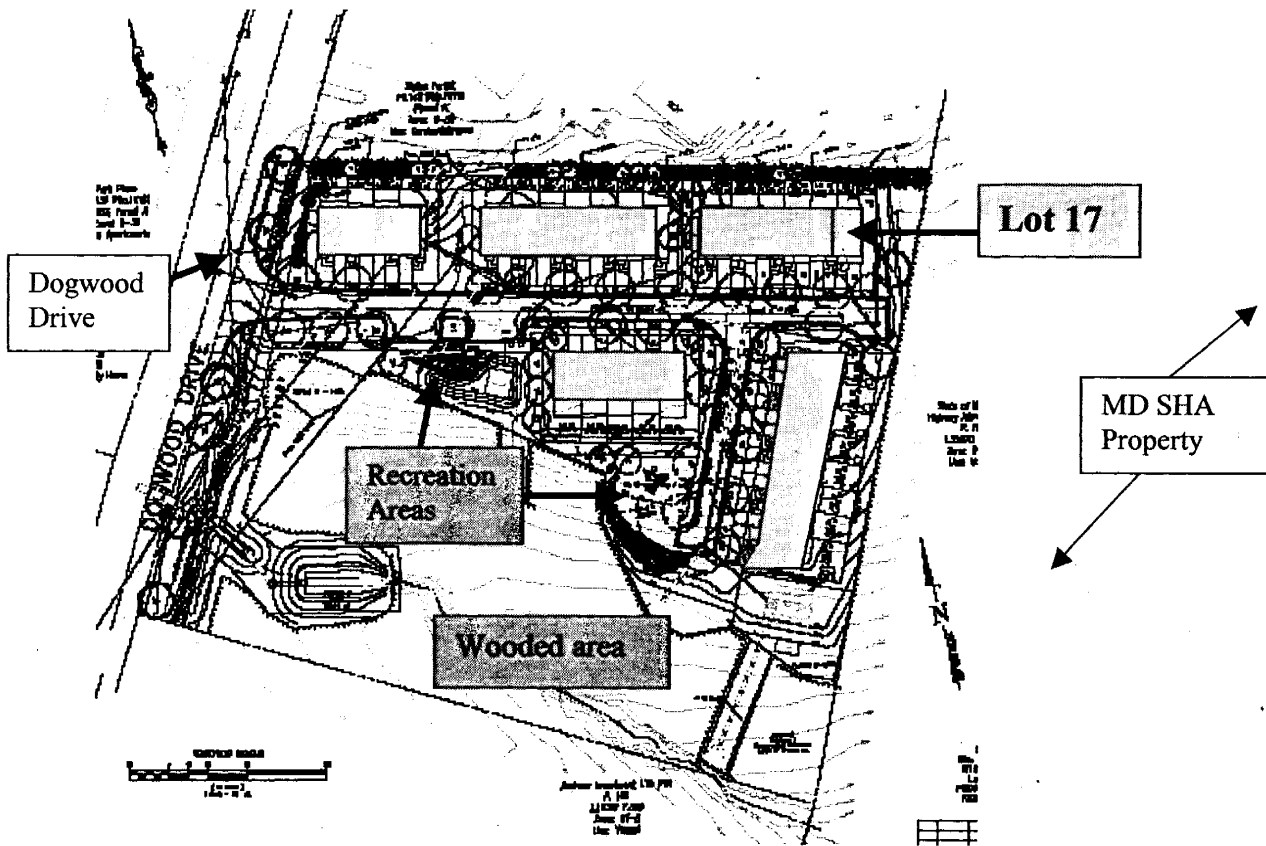
**PROJECT DESCRIPTION:** Proposal

The proposal is for 30 townhouses arranged in a “T” formation, served by an internal drive, in a “T” formation as well. The rear of the units adjoin the shared property line with Alpine Forest condominiums and will include a fence and evergreen planting on each lot to create a buffer and screen. The internal drive serves the front loaded single width driveway entry for each unit. The arrangement allows for a regular pattern of street trees on both sides of the street.

Landscaping for the project includes street trees along the internal private streets, creating a pedestrian amenity. The staff proposal for flowering trees will improve the view of the units and reduce the impact of paving and architecture.

Recreation for the site includes a sitting area overlooking the wooded lower portion of the site and a multi-age playground with sitting area. Landscaping for each area provides shade and definition for the sitting areas.

Lighting is provided along the street edges with a 150 watt high pressure sodium lamp on a 12 foot pole. House side shields are provided to screen direct lighting into the units and an internal reflector orients light downward. Each unit will include a front door light as well.



**PROJECT DESCRIPTION:** Prior Approvals

Preliminary Plan

The draft opinion for the *July 21, 2004* Preliminary Plan is *attached*. The Site Plan includes the recommended sidewalks and bike paths, lighting and landscaping plans, *the required dedication and access easements to all lots utilizing the private streets and drives internally.*

**ANALYSIS:** Conformance to Development Standards (Non MPDU development standards)

PROJECT DATA TABLE (RT-8 Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):	20,000 s.f. / .459 ac.	5 acres
Max. Density of Development (d.u./ac.)	8 d.u. per ac.	6 d.u. per ac.
Number of Dwelling Units		
Townhouses	40 du	30 du
Min. Building Setbacks (ft.)		
To SFD housing/Zone	30 ft	30 ft.
To public street	25 ft.	25 ft.
To adj unit		
side yard - end unit	10 ft.	10 ft.
rear yard	20 ft.	20 ft.
Max. Building Height (ft.):	35 ft main bldg	35 ft main bldg
	25 ft. accessory bldg	n/a
Building Coverage	35 % max	18%
Green Area	50% min.	70% min.
Parking Spaces	2 spaces/d.u. or 60	2.3 spaces/d.u. or 70

**MPDUs**

No Moderately Priced Dwelling Units are provided with this application – there are 30 dwelling units, below the 35 unit threshold required to provide MPDUs. See attachment.

**Recreation Guidelines**

Unit Type	D.U.s	Population Categories					Total
		Tots 0-4	Children 5-11	Teens 12-17	Adults 18-64	Seniors 65+	
Townhouse	30	5.10	6.60	5.40	38.70	2.70	58.50
Demand Totals	30	5.10	6.60	5.40	38.70	2.70	58.50

On-site Rec. Fac.	Qty.	Tots	Children	Teens	Adults	Seniors	Total
Multi-age Playgrnd.	1	9.00	11.00	3.00	7.00	1.00	31.00
Picnic/Sitting Area	1	1.00	1.00	1.50	5.00	2.00	10.50
Pedestrian System	1	0.51	1.32	1.08	17.42	1.22	21.54
Natural Areas	1	0.00	0.33	0.54	3.87	0.14	4.88
On-site Totals		10.51	13.65	6.12	33.29	4.35	67.92
% of Demand		206%	207%	113%	86%	161%	116%

||:

Supply Points (cont.)

Off-site Rec. Fac.	Qty.	Tots	Children	Teens	Adults	Seniors	Total
Tot Lot (0 to 6)	1	9.00	2.00	0.00	4.00	1.00	16.00
Play Lot (5 to 14)	1	0.00	9.00	3.00	4.00	1.00	17.00
Multi-age Playgrnd.	1	9.00	11.00	3.00	7.00	1.00	31.00
Picnic/Sitting Area	1	1.00	1.00	1.50	5.00	2.00	10.50
Multipurpose Court	1	3.00	10.00	15.00	10.00	2.50	40.50
Soccer, Regulation	1	2.00	15.00	20.00	40.00	2.00	79.00
Softball, Junior	1	2.00	15.00	15.00	30.00	2.00	64.00
Indoor Exercise Rm.	1	0.51	0.66	1.62	11.61	1.08	15.48
Indoor Fitness Fac.	1	0.00	0.66	0.54	7.74	0.41	9.35
Other	0						0.00
Off-site Supply Tot.		26.51	64.32	59.66	119.35	12.99	282.83
% of Demand (35% max.)		35%	35%	35%	35%	35%	35%
Supply Totals		37.02	77.97	65.78	152.64	17.34	350.74
% of Demand		241%	242%	148%	121%	196%	151%

The purposed project conforms to the Planning Board's recreation guidelines, as shown above.

## ANALYSIS:

### Conformance to Master Plan

The Approved and Adopted Fairland Master Plan shows the subject property as one of 6 parcels within Area 3a, Greencastle/Briggs Chaney. The master plan recommended townhouse development under RT-8 zoning for the smaller properties within Area 3a, sidewalks along all local streets, wooded buffers along all tributaries to Little Paint Branch, location of storm water facilities outside the stream buffers where feasible and connection of Dogwood Drive to Sheffield Manor Drive and Guilford Run Lane to improve overall circulation. The District Council approved RT-8 zoning on the subject property as part of G-747, the Sectional Map Amendment implementing the recommendations of the Fairland Master Plan. Proposed development of this property includes townhouses, connection of Dogwood Lane with sidewalks and setting aside of wooded stream buffers in conformance with the master plan.

### 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.*

An approved development plan or a project plan is not required for the subject development.

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

As amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the RT-8 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 and the internal driveways provide for optimal orientation to units, efficient circulation patterns and expansion of the pedestrian system that allows for separate and safe pedestrian circulation within and adjacent to the site. Recreation is adequately provided for with a sitting area and a multi-age play structure and benches and their location allows for the separation of play activities from units and circulation.

- b. Open Spaces

The plan proposes 3.5 +/- acres of open space, or 70 percent of the property, between units, along the perimeter of the property and the southern portion of the

site. The open space along with existing trees will provide buffers to environmental areas, preserve natural areas and provide a visual amenity for residents of this and adjacent communities.

The proposed stormwater management concept consists of an on-site water quality control via construction of a bio filter and a separator sand filter. On site recharge is provided via storage below the biofilter, storage within a stone trench and non-structural measures. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The dam breach analysis must be submitted for review and approval prior to submission of detailed plans to DPS Water Resources Division for sediment control/stormwater management review. The existing and proposed breach flow areas must be compared. If the breach flow area increases on the adjacent MDSHA property as a result of proposed construction, a letter of permission from MDSHA will be required which indicates their modification to or acceptance of the increased breach flow area on their property. The alternative would be to remove Lot 17 and leave the flow area undisturbed.

c. Landscaping and Lighting

The proposed landscaping, as conditioned, provides for adequate amenity and screening and buffering for this project internally and as it is viewed from adjacent properties. The proposed plans include the public utility easement in the rear of the units, thus allowing for the provision of front yard landscape and street trees. The recommended plan amendments are for screen planting at the end of Street "A;" the six foot fence to turn the corner adjacent to Dogwood Drive to improve the screening; flowering trees in front of each unit; typical planting foundation schemes; and increased landscaping within the SWM facilities adjacent to the sitting area. An aerated mat is required under the driveways to foster tree growth in tight spaces.

The lighting plan provides for adequate levels of lighting for the residents of the site and is equally efficient as the light levels are directed to the site and not beyond its boundaries. The location of the lighting poles needs to be amended to coordinate with tree locations.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, including sitting areas and a multiage play structure are satisfactory.

e. Vehicular and Pedestrian Circulation

Vehicular access points to the site are to be provided from Dogwood Drive with hammerhead turn-arounds provided at the terminus of Streets "A" and "B." This pattern will serve 30 units adequately and is not intended for any additional trips that may be generated from adjacent sites (i.e. the MDSHA site).

A public sidewalk will be added to one side of Dogwood Drive, adjacent to this property and sidewalks will be present on one side of the internal streets to facilitate pedestrian circulation throughout the development.

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

The building locations propose a compatible setback and buffer between the project and the adjacent development and streets. The orientation of the rear facing the adjacent units is offset by the tall evergreen planting and wooden fence. The orientation of the remaining units creates no off site impacts at this time and allows for adequate separation of units should the adjacent properties develop.

The proposed residential uses are compatible with adjacent residential uses.

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

The Forest Conservation Plan has been determined to conform to the requirements of Chapter 22A of Montgomery County Code (FCP Law). The following items are required prior to the issuance of the sediment and erosion control plan: the tree protection plan and landscaping planting plan (three 2-3" Chestnut Oaks) in compensation for lost specimen. The record plat shall show the Type One FCP easements over the environmental buffer and forest conservation areas.

APPENDIX

- A. Letter from C. Longo 11/29/04
- B. Planning Board opinion for Preliminary Plan 1-04096.
- C. Affordable housing Impact Statement The Towns of Dogwood
- D. SHA Letter – July 7, 2004.
- E. DPS Memo – July 8, 2004
- F. DRC memo from Environmental Planning December 10, 2004.