



Item # 5
MCPB 2-10-05

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: February 4, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RAK*
Michael Ma, Supervisor
Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
Development Review Division
(301) 495-2187



REVIEW TYPE: **Site Plan Review**
CASE #: **8-05018**
PROJECT NAME: **White Oak**
APPLYING FOR: Approval of 106 one-family attached dwelling units, including 16 MPDUs, on 26.30 acres
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
ZONE: R-90 (MPDU Development Option)
LOCATION: Located on Stewart Lane approximately 350 feet east of the eastern intersection with Lockwood Drive
MASTER PLAN: White Oak Master Plan
APPLICANT: White Oak Investments LLC
FILING DATE: December 2, 2004
HEARING DATE: February 10, 2005

STAFF RECOMMENDATION: Approval of 106 one-family attached dwelling units, including 16 Moderately Priced Dwelling Units (MPDUs), on 26.30 acres, with the following conditions:

1. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-91099 as listed in the Planning Board opinion dated May 28, 2003 [Appendix B].
2. Site Design
 - a. Provide dimensions for the proposed ingress/egress easements.
 - b. Include outlots x and y, as shown on the site plan, on the record plat and site plan, as well as a general note for the future use of outlots.
 - c. Provide public utility easements for all of the lots.

- d. Provide the locations of the mailbox clusters on the site plan. The locations of the mailbox clusters shall not impede pedestrian circulation or be a visual detriment to the open space areas within the site.
 - e. The fronts of units 1-7, sides of units 1, 13, 14 and 24, as well as the rear of units 1-5 and 24-34 shall contain brick or masonry facades to be compatible with the surrounding apartments and existing one-family detached units.
3. Landscaping

The public utility easements for the private streets shall be located in the rear of the townhouse units, where feasible, to provide a free and clear area for trees and foundation planting.
 4. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
 - b. All light fixtures shall be full cut-off fixtures.
 - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting or adjacent to residential properties.
 - e. The height of the light fixtures shall not exceed 12 feet including the mounting base.
 5. Pedestrian Circulation
 - a. Provide a 4-foot-wide natural surface trail from Private Street B to Private Street E through the dedicated Parkland (Parcel B) and the Homeowners Association Parcels (A and C). Exact location of trail alignment and construction specifications shall be coordinated with, and approved by M-NCPPC staff.
 - b. The sidewalks in front of the non-garage MPDU units shall be 4-foot-wide and separated by a 2-foot grass strip from the parking bay.
 6. Recreation Facilities
 - a. Provide detail specifications of the Toddlers Play Area and Children's Play Area including the safety tiles, micro-engineered wood chips, fencing, timber borders and appropriate underdrains within the play areas.
 - b. Provide a detail for proper access into the play area to accommodate handicap accessibility.
 7. M-NCPPC Park Facility

The applicant shall comply with the following conditions of approval from M-NCPPC-Park Planning and Resource Analysis, Countywide Planning Division in the memorandum dated January 3, 2005 [Appendix C]:

 - a. The applicant shall dedicate to M-NCPPC the areas previously identified on the Preliminary Plan (#1-91099) as the land adjacent to the northeast side of the entrance road (proposed Stewart Lane) between the road and current parkland up to the first proposed set of townhomes. Dedication of parkland shall not include any stormwater management ponds or facilities. Land to be conveyed immediately following recordation of the record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property shall be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.
 - b. The applicant shall adequately mark and sign the location of the proposed trail.

- c. The applicant shall minimize disturbance of forested areas during installation of the proposed sewer line through current and proposed parkland. The proposed location of the sewer line may be re-aligned within engineering limits at time of park permit to further minimize impacts to existing and dedicated park resources.
 - d. The applicant shall provide a curb cut at a point along the northeast side of proposed Stewart Lane, approved by M-NCPPC staff, to accommodate a future entrance road into the dedicated parkland.
8. Ingress/Egress Easement
The applicant shall delineate on the record plat, ingress/egress easements for the benefit of parcels 56, 108, 110, 134, 136, 139, 158, 194, 240, 245 and 249 from Stewart Lane to the respective parcels, as generally provided in the approved preliminary plan opinion dated May 28, 2003 and as delineated on the site plan. The applicant shall construct the necessary improvements for continuous access for these parcels to Stewart Lane (either direct access to Stewart Lane or via the private street network).
9. Moderately Priced Dwelling Units (MPDUs)
The proposed development shall provide 16 (or 15 percent) MPDUs on-site in accordance with Chapter 25A.
10. Transportation Planning
The applicant shall comply with preliminary plan (1-91099) conditions of approval from M-NCPPC- Transportation Planning.
11. Forest Conservation
The applicant shall comply with the following conditions of approval from M-NCPPC- Environmental Planning in the memorandum dated February 3, 2005 [Appendix C]:
- a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
 - b. Record plat of subdivision shall reflect a Category 1 conservation easement over all areas of stream buffers and forest conservation. In addition to the standard conservation easements, approximately 0.60 acres of forested land outside the stream buffer southeast of Parcel 158 (0.52 acres) and east of Lot 41 (0.08 acres at the east end of Street F) will be placed in a conservation easement or dedicated to parkland.
 - c. Applicant shall remove the limits of disturbance from within the stream valley buffer behind lot 24 on Street E.
12. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated November 20, 2003 and reconfirmed on January 13, 2005 [Appendix C].
13. Common Open Space Covenant
Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 75th building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.
14. Homeowners Association Documents
- a. Applicant shall include reference to the existence of ingress/egress easements for the benefit of Parcels 56, 108, 110, 134, 136, 139, 158, 194, 240, 245 and 249; and additionally, applicant shall include reference to the potential for future re-development

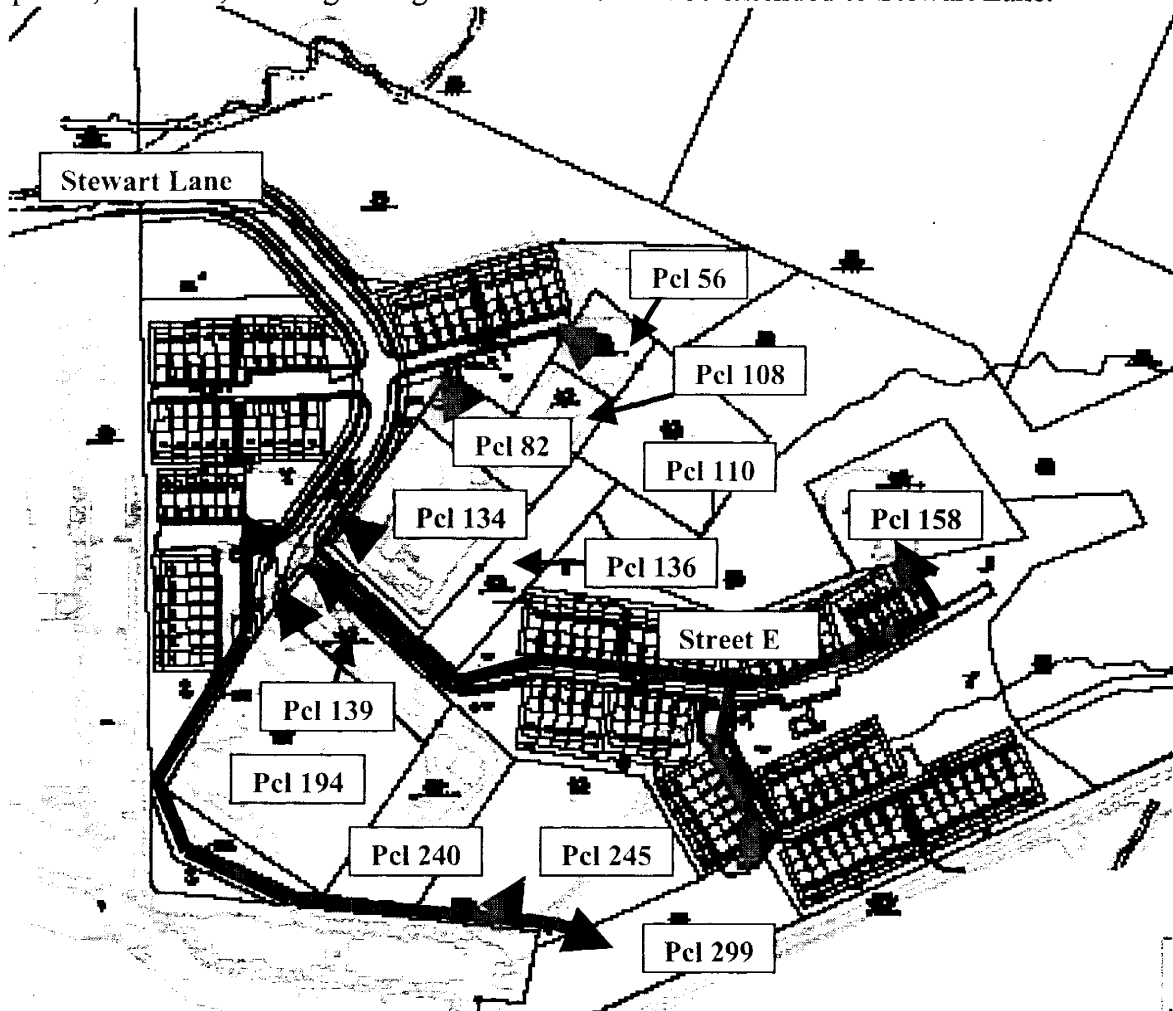
- of such parcels, which may require the shared use and access of the public and private rights-of-way within the proposed White Oak subdivision.
- b. The procedures and methods for maintenance of the useable areas for open space shall be included in the homeowners' association documents.
- c. The M-NCPPC staff shall review the homeowners' association documents to verify the existence of language adequately addressing the above referenced items.
- d. Development Program
 Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:
 - a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - b. Community-wide pedestrian pathways and recreation facilities including the natural surface trail in the area to be dedicated to M-NCPPC, as shown on the approved preliminary plan (1-91099), and HOA parcels A and C, the tot lot, open play area and multi-age play area shall be completed prior to issuance of the 75th building permit.
 - c. Landscaping associated with each private street and townhouse grouping shall be completed as construction of each facility is completed.
 - d. Pedestrian pathways including the sidewalks associated with the private streets to Stewart Lane and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - e. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - f. Provide each section of the development with necessary roads.
 - g. Applicant shall construct driveways and access improvements, as applicable, from the public or private streets over that portion of the ingress/egress easements to Parcels 56, 108, 110, 134, 136, 139, 158, 194, 240, 245 and 299, as shown on the delineated site plan, upon completion of the public or private streets that connect to the respective parcels. Such driveways shall be constructed of a paved material and be at least ten feet in width, as shown on the delineated site plan. Open access shall be provided for the parcels to Stewart Lane at all times during construction.
 - h. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
- e. Clearing and Grading
 No clearing or grading prior to M-NCPPC approval of signature set of plans.
- f. Signature Set
 Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:
 - a. Development program, inspection schedule, and Site Plan Opinion.
 - b. Undisturbed stream buffers with the exception of stormwater management outfalls and the sewer connection.
 - c. Limits of disturbance.
 - d. Methods and locations of tree protection.
 - e. Forest Conservation easement areas.
 - f. MPDU and recreation facility calculations.

- g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- h. Location of outfalls away from tree preservation areas.
- i. All other items specified in the site design, landscaping, lighting, recreation facilities, M-NCPPC-Park Facility, pedestrian circulation, ingress/egress easement and forest conservation conditions of approval above.
- j. Provide verification from the U.S. Postal Service identifying the potential locations of the mailbox clusters.
- k. Details of the retaining walls, paving areas and recreation facilities.

SITE PLAN REVIEW ISSUES

I. Access to Landlocked Parcels

The project is situated among nine parcels that are bounded by the White Oak apartment complex to the west and southwest, the White Oak Naval Surface Warfare Center (NSWC) property to the south and Paint Branch Stream Valley Park to the north and east. All of the parcels including the subject site derive access from the extension of Stewart Lane via Lockwood Drive. There are two primary development areas separated by six parcels and the stream buffers associated with the two tributaries leading to Paint Branch stream. All of the parcels, including the subject property, which originally consisted of ten parcels, access Stewart Lane via shared access easements. The extension of the improved Stewart Lane removes some of the existing access points; however, new ingress/egress easements will be extended to Stewart Lane.



Applicant's Proposal

The applicant is proposing direct frontage for parcels 82 (Matthews), 134 (Van Vu), 139 (Washington) and 194 (Wilkerson) onto the extended Stewart Lane. The applicant will construct driveway access points from Stewart Lane to these parcels and will be improved during construction. In addition, two outlots (X and Y) will be created for the land area between parcels 82 and 134 and Stewart Lane, in order to ensure adequate access should the parcels subdivide.

Such outlots shall be owned by the future Homeowners Association and deeded over to parcels 82 and 134 if those parcels subdivide. A note will be placed on the record plat referencing the outlots and access to Stewart Lane. The remaining parcels 108 (Hyson), 56 (Jones), 158 (Hunter), 245 (Colachico) and 299 (Taggart) will gain access to the extension of Stewart Lane via a series of ingress/egress easements over the proposed private streets. The applicant has agreed to extend a paved access drive from the proposed private streets to the respective parcels, except where the existing access has not been realigned. The ingress/egress easements as shown on the site plan will be delineated on the record plat.

Community Position

There was no public testimony during the preliminary plan hearing in May of 2003, however, staff addressed the issue of adequate access for the disconnected parcels. The original preliminary plan provided ingress/egress easements to all of the parcels with a specific note and condition (no. 7) on the approved preliminary plan addressing access to Stewart Lane. The note specifies that a 40-foot-wide ingress/egress and utility easement centered on the 20-foot-wide driveway will be established along all private drives.

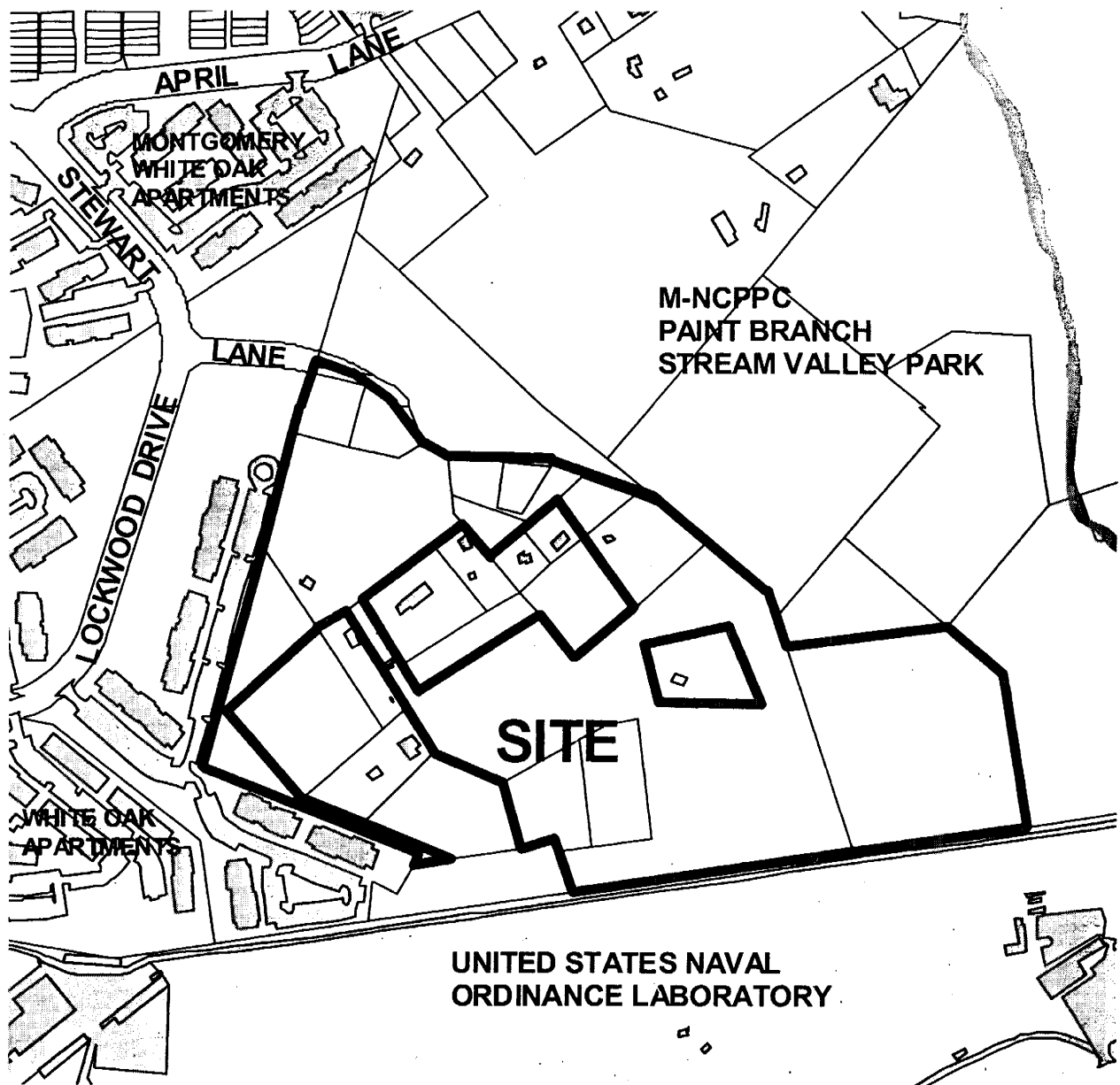
Staff Position

Staff was concerned about adequate access to Stewart Lane for the parcels that could potentially become landlocked through the site plan and development process. The preliminary plan identified ingress/egress and utility easements to all of the parcels requiring access to Stewart Lane. The only deviation from the preliminary plan is the minor realignment of the access to parcel 158. This parcel improves access to Stewart Lane via Private Street E, rather than the circuitous route anticipated in the subdivision process.

Staff believes the ingress/egress easements and driveway access points to the surrounding parcels are consistent with the approved preliminary plan and ensure adequate access to the parcels that are not part of the application.

PROJECT DESCRIPTION: Site Vicinity

The subject property is located on Stewart Lane approximately 350 feet east of the northeastern intersection with Lockwood Drive. The 26.30-acre site is bordered by the Montgomery-White Oak Apartments directly to the west and southwest, ranging in height from 2-4 stories and zoned R-20. The property abutting the site directly to the south is the White Oak Naval Surface Warfare Center (NSWC) (Pcl. 700), containing a variety of government complexes and a public golf course. This property is zoned RE-2. The property encompasses approximately 14 parcels, some of which are improved with one-family homes and others that are vacant. These out parcels currently access Stewart Lane and are zoned R-90. The property to the north and east of the subject site is owned by M-NCPPC and is part of Paint Branch Stream Valley Park. The Park property is zoned R-90 and RE-2.



PROJECT DESCRIPTION: Site Description

The 26.30-acre property is irregularly shaped and is comprised of fourteen parcels that surround and abut approximately fourteen other parcels not part of this application. Seven of the outparcels are currently improved with structures, while the subject site is vacant. The majority of the property is wooded except for the areas that include existing roads and structures near the outparcels. The collective properties contain three tributaries to the Paint Branch, a class IV stream near the center and southern boundary of the site. Three separate knolls are contained between the three tributaries. The highest elevation on the site is located in the southeast portion of the site and the majority of the level ground is situated on the adjacent and surrounding properties.

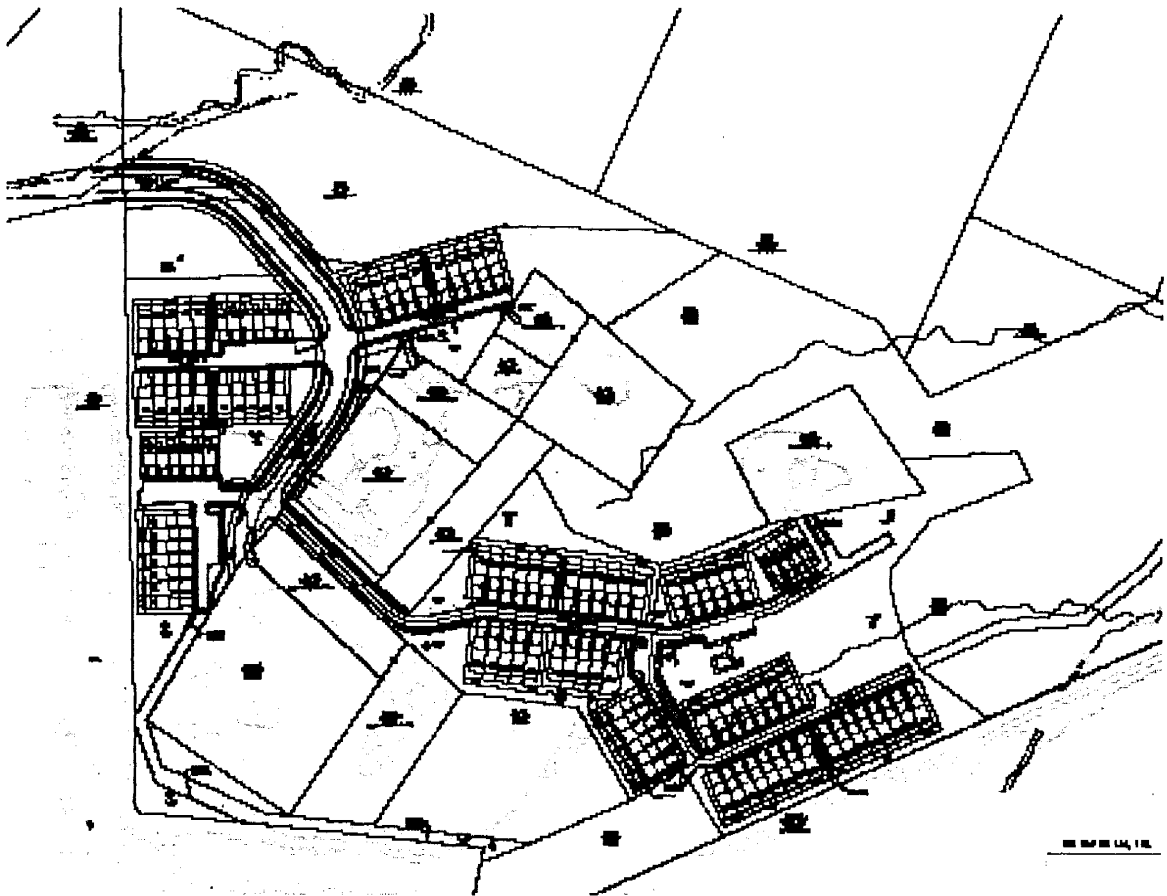
The elevation varies from the southeast to the west by approximately 150 feet with the lowest points in the southwest corner near the convergence of two of the tributaries. Stewart Lane is a 60-foot-wide right-of-way that has been improved to the property boundary from Stewart Drive. This is the only access to the collective properties.



PROJECT DESCRIPTION: Proposal

The Applicant is proposing to construct 106 one-family attached units, including 16 MPDUs on 26.30 acres in White Oak, Maryland. The development is utilizing the MPDU development option in the R-90 Zone, increasing their density while providing a greater percentage of MPDUs on the property. The subject site is comprised of fourteen parcels with direct access from Stewart Lane, via Stewart Drive.

The development is separated into two development pod areas by virtue of the outlying parcels that are not part of this development. The first development pod area, located along the western boundary, contains approximately 44 townhouse units near the extended segment of Stewart Lane. The second development pod area consists of the remaining 62-townhouse units primarily to the east of the parcels that are not part of the development. The latter development area is accessed via Private Street E running east to west from Stewart Lane to the northern portion of the southern stream buffer.



Vehicular Circulation

Stewart Lane is an existing 26 foot-wide paved public road within a 60 foot-wide right-of-way that extends east from Lockwood Drive to provide access to numerous parcels and the subject site. Stewart Lane/Lockwood Drive provides an alternative connection between New Hampshire Avenue and US 29. The proposed subdivision extends Stewart Lane into the site and terminates the right-of-way at the northwest corner of parcel 139 and 194. The street will terminate as a T-

intersection in order to provide future connections to potentially landlocked parcels surrounding the subject site.

The townhouses will gain direct access through a series of private streets that connect to Stewart Lane. All of the units front onto the private streets. Off-street parking bays will be provided for the MPDUs in the western tract area. The applicant will provide garage townhouse MPDU units in the eastern development area to address compatibility within the site in context with the market-rate units.

As mentioned in the site plan review issues on page 7 of the report, staff was concerned about adequate access to Stewart Lane for the parcels that could potentially become landlocked through the site plan and development process. The approved preliminary plan identified ingress/egress and utility easements to all of the parcels requiring access to Stewart Lane through the proposed development. The only deviation from the preliminary plan is the minor realignment of the access to parcel 158. This site plan provides an improved access to Stewart Lane via Private Street E, rather than the circuitous route anticipated in the subdivision process.

Pedestrian Circulation

The sidewalk system within the right-of-way for Stewart Lane will be extended into the subject site and consist of 5-foot-wide sidewalks separated by a 10-foot green panel for street trees. All of the remaining sidewalks associated with the private streets and lead walks to buildings will be 4-foot-wide. The parking areas associated with the MPDUs will provide a 2-foot-wide grass panel to separate the integrated sidewalk system. The separation provides for continuous pedestrian movement without conflicts from the parking lot.

A 4-foot-wide natural surface trail will be provided from Private Street B to Private Street E through the dedicated parkland and the homeowners' association parcels (A and C). The connection will provide residents an alternative access to the community recreational areas as well as to trails within the surrounding existing parkland.

Environmental/Forest Conservation

Approximately 11.2 acres of forest will be preserved and placed in a Category I Forest Conservation Easement. Much of the easement area is in the stream buffer and will be dedicated to M-NCPPC for parkland. Forest conservation requirements have been met through the preservation of existing forests, including 10.61 acres of priority forest. No additional planting will be required.

The stream buffer will be impacted in two areas for the stormwater management outfall area and extension of the sewer line through Parcel B and the existing parkland. Specifically, the 8" sanitary sewer outfall extends approximately 1340 feet (or 0.25 mile) through existing and proposed parkland. According to the applicant, the size and depth/elevation of the sewer will be adequate to serve the entire area, including all developable acreage on the out-parcels. Therefore, no other outfalls will be necessary or allowed through M-NCPPC parkland. The precise alignment through parkland may be refined, and will be subject to all park permit requirements.

The Planning Board's approval of the Preliminary Plan included approval of up to 100 percent one-family attached dwelling units pursuant to Sect. 59-C-1.621 of the Montgomery County Zoning Ordinance. In addition to the standard conservation easements, approximately 0.60 acres of forested land outside the stream buffer southeast of Parcel 158 (0.52 acres) and east of Lot 41 (0.08 acres at the east end of Street F) will be placed in a conservation easement or dedicated to parkland.

The applicant is proposing to retain the stream buffer areas that are tributaries to the Paint Branch and contain environmentally sensitive natural elements such as wetlands and steep slopes. The stream buffers will be placed in Category I Forest Conservation Easements limiting future construction or encroachment in and around the buffers.

Open Space/Green Space

The plan proposes approximately 20 acres of green space, or 77 percent of the property, between units and along the perimeter of the property. The green space consists of dedicated parkland within the stream buffer; open play area for recreation, buffer areas and stormwater management parcels. The green space along with existing trees and environmentally sensitive areas will provide buffers to adjacent uses and create internal community interaction and separation. Approximately 11 acres or 42 percent of the total site area will be dedicated to M-NCPPC for the Paint Branch Stream Valley Park.

The R-90 Zone requires a description of the procedures and methods to be followed for assuming the common use and adequate maintenance of common open space for the proposed project. The site plan contains a standard condition (No. 13) that defines maintenance and use of the common open space for properties in a pre-recorded covenant (liber 28045, folio 578); however, the applicant will provide additional language in the homeowners' association documents that provides for maintenance and use of the open space that will be regulated by the future HOA.

The proposed stormwater management concept, approved on November 20, 2003, and reconfirmed on January 18, 2005, consists of (1) on-site channel protection measures via construction of two dry detention facilities; (2) on-site water quality control via construction of two Montgomery County Sand Filters (MCSF's); and (3) on-site recharge via dry wells and storage below the sand filters. Channel protection volume is not required for an area of off-site bypass because the one-year post development peak discharge at the proposed outfall is less than or equal to 2.0 cfs.

The site plan shows the location of a regional stormwater management facility at the entrance to the site to the north of the extension of Stewart Lane. The facility was considered in the design of the site and part of the reconfirmation of the concept approved by DPS.

Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees along the entrance to the site from Stewart Lane. The access from Stewart Lane will contain three terraced walls with planting to accent the entry into the site and provide for a physical and visual buffer from the proposed units to the stormwater management facility.

Street trees are provided in the 10-foot-wide grass panels within the extended Stewart Lane right-of-way to continue the pattern of Willow Oaks installed in the segment of Stewart Lane to Lockwood Drive. The pattern of street trees will continue on Private Street E that provides service to the eastern portion of the development in front of the townhouse units.

Evergreen screening will be provided on the south side of the tot lot adjacent to parcels 56, 82 and 108 to buffer the recreational activity from the existing residences. A mix of evergreen and deciduous screening will also be provided on the southern end of the multi-age play area adjacent to the proposed townhouses and the stormwater management facility.

The proposed lighting for Stewart Lane will comply with the standard lighting specifications for public roads and is proposed to consist of a Colonial style fixture on metal poles. The exact location and fixture type in the public road will be determined and approved by Montgomery County Department of Permitting Services.

The proposed lighting for the private streets will closely match the proposed lighting for the public streets and will consist of the New London fixtures on 12-foot-tall poles. Lighting on the private streets is spaced approximately 70 on center, although this may vary to accommodate adequate coverage. Additional light fixtures have been proposed by the visitor parking areas, located near the townhouse units and multi-age play lot. Light fixtures near the existing one-family detached homes will be equipped with deflectors/refractors to negate glare onto the adjacent parcels.

Recreation Requirements

The applicant is proposing four locations for centralized recreational facilities to address the separation of the two development pod areas. A tot-lot is proposed on the south side of Private Street B, which consists of a toddlers Eagle Play structure and benches on safety tiles. The play structure will be enclosed by a timber border and will include proper drainage. The structure will be located as close to the street as possible to provide adequate distance from the existing one-family detached homes. A passive play area including seating is located northeast of Private Street C and adjacent to proposed unit 12. This location is depressed to accommodate grading for the road while creating a common central area for the entire site.

An open play area is proposed at the southwestern end of the property near the terminus of Private Street D. The open play area will be a level area for outdoor recreational activities. A multi-age recreational facility is being provided south of Private Street E and west of the proposed stormwater management facility. This facility will include a multi-level, interconnected play structure with safety tiles and seating areas. Appropriate fencing will be provided to separate the play area and stormwater management area to address safety concerns.

Recreation requirements are also being satisfied by the installation of the 4-foot-wide natural surface trail through the dedicated parkland.

PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan

Preliminary Plan #1-91099 was approved on May 28, 2003 for 106 one-family attached dwelling units with conditions as specified in Appendix A. The Planning Board's approval of the Preliminary Plan included approval of up to 100 percent one-family attached dwelling units pursuant to Sect. 59-C-1.621 of the Montgomery County Zoning Ordinance.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (R-90 Zone/MPDU Option)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):	N/A	26.30
Max. Density of Development (d.u./ac.)	4.39	4.39
Max. Number of Dwelling Units (24.2 [area in original application] x 4.39)	106	106
Min. percentage of one-family detached lots (%):	50	0*
Min. number of MPDUs at 15%	16	16
Min. yard requirements for lots that abut a lot Not developed under MPDU provisions (ft.):		
rear yard	20	20
side yard	20	20
Min. Yard Requirements (sf.):		
front yard	N/A	20
side yard	N/A	8
rear yard	N/A	20
Min. Lot Area (sf.):	1,500	1,500
Min. Green Area (sf.):	212,000 2,000sf/townhouse	888,824
Impervious Coverage (%):	N/A	25
Max. Building Height (ft.):	40	40
Parking Spaces		
Attached units (2 per unit)	212	212**
Visitor		<u>30</u>
Total		242

* The Planning Board's approval of the Preliminary Plan included approval of up to 100 percent one-family attached dwelling units pursuant to Sect. 59-C-1.621 of the Montgomery County Zoning Ordinance.

** The 90 market-rate units include 2 driveway spaces per unit. Lots 29-32 (MPDU units) include a parking space in the garage and the driveway. The remaining MPDU units have 2 designated parking spaces in parking areas directly in front of the units.

RECREATION CALCULATIONS

Demand Points	Tots	Children	Teens	Adults	Seniors
Unit Type					
<u>Attached units (106)</u>	<u>18.02</u>	<u>23.32</u>	<u>19.08</u>	<u>136.74</u>	<u>9.54</u>
Total Required Points	18.02	23.32	19.08	136.74	9.54
Supply Points					
Tot-Lot (0-6)	9.0	2.0	0.0	4.0	1.0
Multi-age Playground	9.0	11.0	3.0	7.0	1.0
Picnic/sitting (4)	4.0	4.0	6.0	20.0	8.0
Open Play Area II (3)	3.0	4.0	4.0	10.0	1.0
Pedestrian System	1.80	4.66	3.82	61.53	4.29
Nature Trails (1)	0.90	2.33	2.86	20.51	1.43
<u>Natural Area (1)</u>	<u>0.0</u>	<u>1.17</u>	<u>1.91</u>	<u>13.67</u>	<u>0.48</u>
Total Supply Points	33.70	37.16	29.59	156.71	19.20
% of demand met on-site	187	159	155	115	201

MPDU CALCULATION

Density (MPDU Option): 24.2 ac. x 4.39 du/ac. = 106 dwelling units
 MPDUs Required: 106 x 15% = 15.9 dwelling units
 MPDUs Proposed: 16 dwelling units

ANALYSIS:

Conformance to the Master Plan

The White Oak Master Plan creates a vision to accentuate the positive attributes of the various communities within the Plan area and envisions the area to remain primarily residential in nature. The Master Plan identifies elements that can strengthen the existing communities that specifically pertain to this development, including; protection of natural resources, a variety of housing for residents of all ages and incomes, in-fill development to follow existing residential patterns and compatibility with surrounding neighborhoods. This site plan emphasizes the goals structured by the White Oak Master Plan through the protection of stream buffers and dedication of property to the M-NCPPC to add to the Paint Branch Stream Valley Park. Additionally, the plan proposes to provide additional MPDUs through a density bonus and maintain compatibility with the surrounding neighborhoods and properties by proposing a type of unit that is consistent with the adjacent apartments and is transitional in nature to the one-family detached units on the adjacent parcels.

As of 1997, townhouses made up only 7 percent of the housing units in the Master Plan area and were dispersed throughout the boundary area. Recent townhouse communities under construction include the Dow Jones property further north on Stewart Lane and April Lane, and Maple Ridge on Lockwood Drive on the west side of MD 650, changing the number of existing one-family attached units in the Plan area.

Local Area Transportation Review

Under the FY 2003 AGP transportation staging ceilings at the time of the project's filing, there was no available capacity for additional housing units in the Fairland/White Oak area, however, the White Oak property (Preliminary Plan #1-91099) was considered a "grandfathered" residential development qualified to proceed as a residential "Pay and Go" project under the Alternative Review Procedure for Expedited Development Approval in the FY03 AGP for developments filed prior to May 12, 1998. This permitted the applicant (in a moratorium area) to proceed with a development by making an EDAET (Expedited Development Approval Excise Tax) payment instead of constructing the required transportation improvements. Under the provision, an applicant is not required to take any action under the LATR (Local Area Transportation Review)/PATR (Policy Area Transportation Review) processes otherwise required for subdivision approval. The applicant has until March 23, 2005 to have recorded plats and an approved signature set of site plans in order to comply with the "Pay and Go" procedures. If the plat and site plan are not approved by this date, the applicant will be required to resubmit the preliminary and site plans for review and approval and comply with the LATR/PATR Guidelines.

Forest Conservation

The applicant is proposing to clear approximately 14 acres of the 24.21 acre wooded site, including 0.71 acres of off-site disturbance to existing forested parkland for roadway grading and a sewer connection. The applicant is retaining approximately 11 acres of forest primarily within the stream valley buffers and an additional 0.71 acres of unprotected forest outside the stream buffer. The protected areas will be placed in a Category I forest conservation easement. No

reforestation planting is required due to the amount of forest being retained above the conservation threshold.