

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.*

The Site Plan meets all of the requirements of the R-90 Zone (MPDU Option) as demonstrated in the project Data Table above.

3. *The location of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Buildings**

The 3-story townhouses are located on the site to take full advantage of the varying slopes to accommodate walkout situations. All of the units, with the exception of two sticks of MPDUs, are garage units fronting on the private streets. The MPDU grouping in the eastern tract will be garage units to address compatibility, in context with the market-rate units.

The majority of the units are located with the sides of the units along the proposed Stewart Lane. The fronts and sides of these units will contain brick or masonry facades for context and appearance with the neighboring apartment complexes and adjacent one-family homes. The rear and sides of the units at the entrance to the site will also be brick or masonry to address compatibility and appearance.

- b. **Open Spaces**

The plan proposes approximately 20 acres of green space, or 77 percent of the property, between units and along the perimeter of the property, although a major portion of the green space consists of dedicated park area within the stream buffer. In addition to the green area surrounding the units and within the stream buffer, open play areas for recreation and stormwater management parcels are included in the overall acreage. The green space, along with existing trees and environmentally sensitive areas, will provide buffers to adjacent uses and create internal community interaction as well as 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 has provided additional language in the Homeowners Association Documents that identifies specific use and maintenance of the common open space.

The proposed stormwater management concept 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.

c. 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.

Foundation planting is provided for each unit type to include a mix of shrubs and groundcover. The public utility easements (PUEs) have been placed adjacent to the public right-of-way for Stewart Lane and in the rear yards of the proposed townhouse units to allow for street trees and flowering trees in front of the units. The relocation of the PUEs permits a greater flexibility for the appearance and function of the streetscape and planting in the front of the units along the private streets.

The lighting plan proposes Colonial style fixtures, which consist of asymmetric panels and 70-100 watt high-pressure sodium bulbs.

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 feet apart, although this may vary to accommodate adequate coverage. Additional light fixtures have been proposed near the visitor parking areas situated by 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.

d. Recreation

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

The proposed recreation facilities include 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, consisting 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 open 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 and units, however the location is a central gathering 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 and 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. The final location of the trail will be determined by staff and the applicant prior to construction.

e. Vehicular and Pedestrian Circulation

Stewart Lane is an existing 26 foot-wide paved public road within a 60 foot-wide right-of-way that was extended 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 is extending Stewart Lane into the site and terminating the right-of-way at the northwest corner of parcel 139 and 194. The termination of the paved area will be 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 first development pod area, however, the applicant has agreed to provide garage townhouse MPDU units in the eastern development area to address compatibility within the site among the market-rate units.

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 site plan improves access from this parcel to Stewart Lane, via Private Street E, rather than the circuitous route anticipated in the subdivision process.

The applicant is proposing direct frontage onto the extended Stewart Lane for parcels 82 (Matthews), 134 (Van Vu), 139 (Washington) and 194 (Wilkerson). In addition, an outlot will be created for the land area between parcels 82 and 134 and Stewart Lane should the parcels further subdivide. The outlots would be owned by the future homeowners association and deeded over at such time as the respective parcels subdivide. The remaining parcels 108 (Hyson), 56 (Jones), 158 (Hunter), 245 (Colachico) and 299 (Taggart) will gain access to the extended Stewart Lane via a series of ingress/egress easements through the proposed private streets. The driveway access points from Stewart Lane to these parcels will be improved during construction. The applicant has agreed to extend paved access from the proposed private drives and Stewart Lane to the respective parcels, except where the existing access does not change. The ingress/egress easements, as shown on the site plan will be delineated on the record plat.

Pedestrian circulation consists of a sidewalk system internally that leads to the public road network with access to Stewart Lane/Lockwood Drive, as well as a natural surface path system.

The sidewalk system within the right-of-way for Stewart Lane will be extended into the subject site and will 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-feet-wide. The parking

areas associated with the MPDUs will provide a 3-foot-wide grass panel for trees to separate the integrated sidewalk system. The separation provides for continuous pedestrian movement without conflicts from the vehicular parking.

A 4-foot-wide natural surface trail will be provided between Private Street B and E through the dedicated Parkland (parcel B) 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 parkland.

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

The proposed development is compatible with the adjacent uses and developments in terms of height, density, type of building and location of the proposed units. The height is limited to forty feet, which is comparable to the three and four-story Montgomery-White Oak apartments to the east and southeast. The location of the proposed townhouses fronting on Private Street B creates a more consistent street frontage for the 1-story existing detached homes south of the private street. The townhouses in the eastern development pod are physically removed and separated by elevation and forest from the existing detached homes.

The plan proposes a unit type that is consistent with the adjacent apartments and townhouses and is transitional in nature to the one-family detached units on the adjacent parcels. A compatibility finding was addressed with the approved preliminary plan to comply with the provisions of Sect. 59-C-1.621 of the Montgomery County Zoning Ordinance to provide 100 percent townhouses.

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

Approximately 11.2 acres of forest will be permanently 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 forested, including 10.6 acres of priority forest. No additional planting is required due to the amount of forest being preserved. The stream buffer will be impacted in two areas for the stormwater management outfall area and extension of the sewer line through Parcel B to the existing parkland.

An environmental finding was addressed with the preliminary plan to respond to the provisions of Sect. 59-C-1.621 of the Montgomery County Zoning Ordinance to provide 100 percent townhouses in-lieu-of the maximum 50 percent required by the R-90 Zone development standards.

APPENDICES

- A. Affordable Housing Impact Statement.
- B. Planning Board opinion for Preliminary Plan 1-91099.
- C. Memorandums from agencies.