



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 9
MCPB 6-2-05

MEMORANDUM

DATE: May 27, 2005
TO: Montgomery County Planning Board
Rose Krasnow, Chief *RK*
VIA: Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Richard Weaver *RAW*
Robert A. Kronenberg *RK*
Development Review Division
(301) 495-4544 and (301) 495-2187



REVIEW TYPE: **Preliminary and Site Plan Review**
CASE #: **1-96032A and 8-96010A**
PROJECT NAME: **Sandy Spring Museum**
APPLYING FOR: Approval of a 3,500 square foot building addition to the existing Sandy Spring Museum on 7.47 acres
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations, Sect. 59-D-3 of Montgomery County Zoning Ordinance, Required for a museum with a floor area exceeding 5,000 square feet in the RC zone.
ZONE: Rural Cluster (RC)
LOCATION: At the northeast quadrant of the intersection with Bentley Road and Sandy Spring Road (MD 108)
MASTER PLAN: Sandy Spring/Ashton Master Plan
APPLICANT: Sandy Spring Museum
FILING DATE: April 8, 2005
HEARING DATE: June 2, 2005

STAFF RECOMMENDATION FOR PRELIMINARY PLAN 1-96032A: Approval of a 3,500 square foot addition to the existing Sandy Spring Museum on 7.47 acres, with the following conditions:

1. Limit expansion at the existing 9,000 square feet Sandy Spring Museum to 3,500 square feet for a total area of 12,500 square feet.
2. Record Plat to reflect dedication of right-of-way along the Olney-Sandy Spring Road (MD 108) site frontage to provide 40 feet of right-of-way from the roadway centerline.
3. Record Plat to reflect dedication of right-of-way along the Bentley Road site frontage to provide 35 feet of right-of-way from the roadway centerline.

4. Construct improvements along MD 108 site frontage to provide an eight-foot bike-path (offset two feet from the property line) and street trees (see Attachment No. 1, Streetscape for MD 108 from *Sandy Spring/Ashton Master Plan*). Coordinate with the Maryland State Highway Administration (SHA), as needed, to facilitate construction of the above bike-path. The bike-path ramps at Bentley Road should meet Americans with Disability Act (ADA) Best Practices.
5. Compliance with the conditions of approval of the MCDPS stormwater management approval dated March 31, 2005.
6. Access and improvements, as required, to be approved by MDSHA prior to issuance of access permits.
7. No clearing, grading or recording of plats prior to signature set approval.
8. Final approval of the location of buildings, parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
9. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
10. Other necessary easements.

STAFF RECOMMENDATION FOR SITE PLAN 8-96010A: Approval of a 3,500-square-foot addition to the existing Sandy Spring Museum on 7.47 acres, with the following conditions:

1. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-96032A for the Sandy Spring Museum as listed in the Planning Board opinion.
2. Site Plan Conformance
The proposed development shall comply with the conditions of approval for Site Plan 8-96010 for the Sandy Spring Museum as listed in the Planning Board opinion dated April 22, 1996 [Appendix A].
3. Landscaping
 - a. Provide an evergreen screen between the new driveway and the rear property line to buffer from headlights the adjacent home.
 - b. Provide street trees parallel to the proposed 10-foot-wide bike lane along MD 108, subject to the MD State Highway Administration approval.
4. Lighting
 - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial 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, especially on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting adjacent residential properties.
 - e. The height of the light poles shall not exceed 12 feet including the mounting base.
5. Pedestrian Circulation
Provide a 8-foot-wide bike path along the frontage of the property within the right-of-way for Sandy Spring Road (MD 108).
6. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandums dated May 25, 2005 [Appendix B]:

- 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 I and II conservation easement over all areas of forest conservation.
- c. Location of 0.90 acres of off-site reforestation or forest bank site to be reviewed and approved by M-NCPPC Environmental Planning staff prior to approval of record plat.
- d. Provide protection measures for on-site trees that will be retained near the limits of disturbance.
- e. Provide a management plan to eliminate and control the growth of non-native plants within the conservation easement area and to cover at least a five-year period. The management plan shall be reviewed and approved by M-NCPPC Environmental Planning staff prior to approval of record plat.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated March 31, 2005 [Appendix B].

8. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall be installed upon completion of the 8-foot-wide Class I bike path, but no later than six months after completion of the bike lane.
- b. Community-wide pedestrian pathways including the 8-foot-wide Class I bike path shall be constructed upon completion of the proposed addition.
- c. Landscaping associated with the building addition shall be completed as construction of the building is completed.
- d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- e. Phasing of dedications, stormwater management, sediment/erosion control, forestation, community paths or other features.

9. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

10. Signature Set

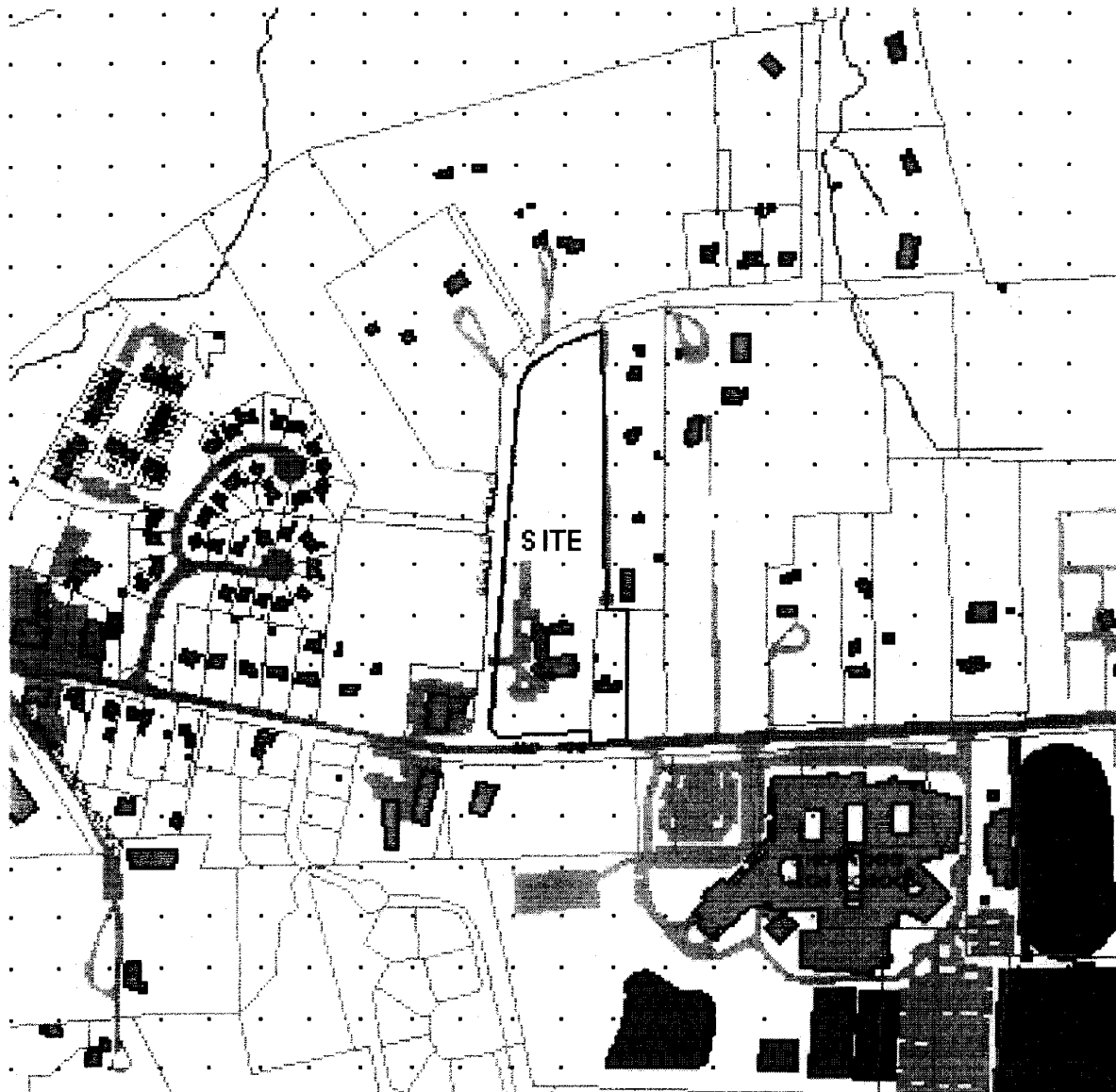
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

- f. All of other items specified in the site design, landscaping, lighting, pedestrian circulation and forest conservation conditions of approval.

PROJECT DESCRIPTION: Site Vicinity

The site is located in the northeastern quadrant of the intersection of Olney-Sandy Spring Road (MD 108) and Bentley Road. The site and properties east of Bentley Road along MD 108 and north of Bentley Road are zoned RC. The adjacent properties to the north and east consist primarily of one-family detached homes. This site and the surrounding properties are located within the Sandy Spring/Ashton Village Overlay Zone. The properties directly across Bentley Road are zoned RE-1 with a small tract area adjacent to MD 108 zoned C-2. The commercial development contains a gas station and a three-story office/service bay building. Properties further to the west contain a mix of zones comprised of R-60, R-200 (Sandy Spring Meadow subdivision, Plat Book 549, Page 65) and C-2. Property to the south across MD 108 is zoned RE-2 with an existing house. The property surrounding this parcel consists of a split residential/commercial subdivision (Hodges-Landsdale property, Plat Book 623, page 03), zoned C-2 and RNC. To the south and east of the subject site is Sherwood High School, zoned RNC.



PROJECT DESCRIPTION: Site Description

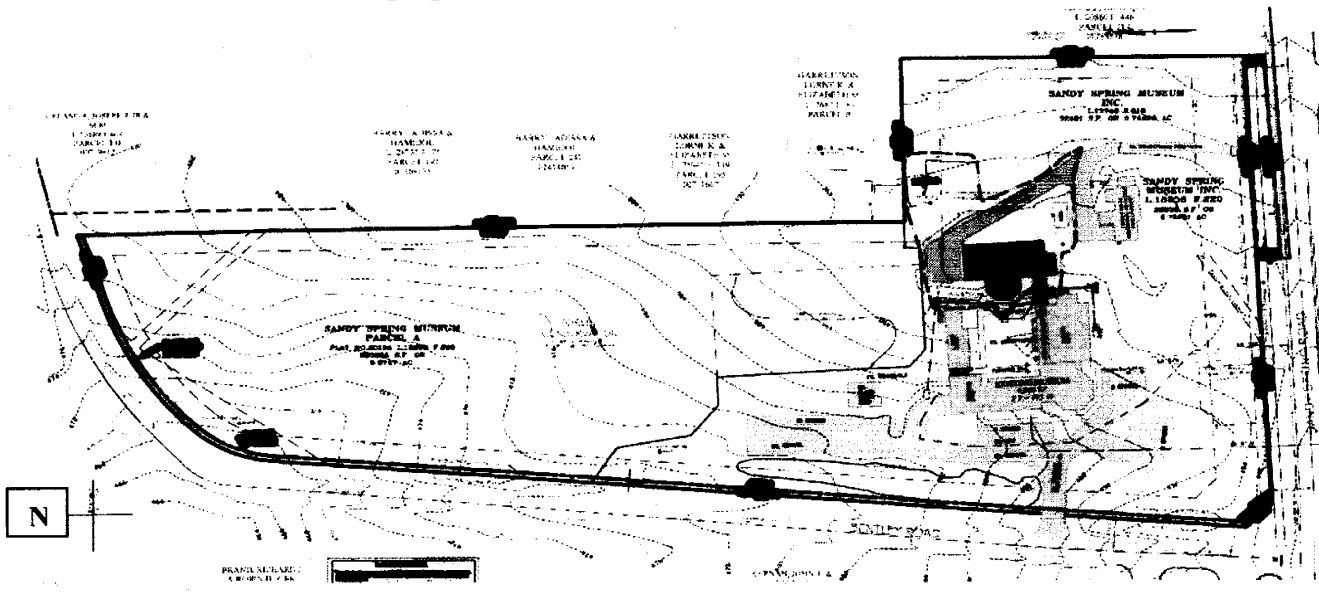
The Sandy Spring Museum is located at the intersection of Bentley Road and Sandy Spring Road (MD 108). The amendment is adding parcels 355 and 354 to the original museum site, which includes the 1-story museum, blacksmith shop, gardens, parking and the grounds around the museum. The additional parcels contain a single-family detached house and large specimen trees surrounded by a manicured lawn area, directly north of the museum building. The entire property contains 3.5 acres of upland forest with no wetland areas on or near the site. The northern-forested section of the site includes a portion of the Patuxent River Primary Management Area (PMA) that extends from a stream on the other side of Bentley Road. The topography slopes down gently about 30 feet from MD 108 toward the northwestern corner of the site. An overhead power line runs through the northern portion of the site. Access to the museum and parking is from Bentley Road while the existing house gains access directly from MD 108.



Aerial view of the Sandy Spring Museum looking west

PROJECT DESCRIPTION: Proposal

The proposal consists of a 3,500-square-foot addition located to the east side of the existing museum, and north of the existing 2-story brick residential building. The primary entrance to the existing museum is located approximately 180 feet north of the intersection of MD 108 from Bentley Road. The driveway provides access and parking spaces for 35 vehicles for the main entrance to the museum. The existing driveway from MD 108 will continue to provide access to the existing house and the proposed addition. A pedestrian pathway is shown on the plan between the museum entrance and the proposed sidewalk along Olney-Sandy Spring Road, as well as a connection to the proposed addition.



View of site with an easterly orientation

The existing forest on the northern segment of the site abutting Bentley Road will be preserved and protected within a category I and II forest conservation easement. The proposed on-site stormwater management facilities consist of on-site water quality control and recharge, via an infiltration trench.

PROJECT DESCRIPTION: Prior Approvals

Zoning Text Amendment

Zoning Text Amendment (ZTA 94026) was approved by the Planning Board on January 12, 1995 to permit Libraries and Museums in the RC Zone.

Preliminary and Site Plan

Preliminary Plan 1-96032 and Site Plan 8-96010 were approved on April 22, 1996 for 9,000 square feet of Museum in the RC Zone.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (RC Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):	5	7.24
Gross Floor Area (s.f.):		
Existing Museum	9,000	9,000
Proposed Addition	<u>3,500</u>	<u>3,500</u>
Total	12,500	12,500
Min. lot width (ft.):		
Along Front Building line	300	451
Along Front Street line	300	462
Max. lot coverage (%):	10	4
Max. Building Height (ft.):	35*	27
Min. Building Setbacks (ft.)		
<u>Main Building and Addition</u>		
from street (Bentley Road)	50	92
rear yard	35	184
side yard	20/40	56
<u>Ex. 2-story residential building</u>		
from street (MD 108)	50	103
rear yard	35	179
side yard	20/40	118
Parking Spaces	31	35 (all existing) + 2 bike racks

* Pursuant to the provisions in the Sandy Spring-Ashton Rural Village Overlay Zone [Sect. 59-C-18.18], a building height for the main building must not exceed 35 feet.

ANALYSIS:

Conformance to Master Plan

Consistency with 1998 Approved and Adopted Plan:

This site plan is consistent with the 1998 approved and adopted master plan for Sandy Spring/Ashton in that it helps "to preserve local identity". The use as a local museum, the scale of the building, the materials used, its setbacks from MD 108, and the preservation of woodland contribute to this master plan objective. The site is located between the two Village Centers for Sandy Spring and Ashton. The Master Plan calls for protection of environmental resources, specifically forest retention and protection of the Patuxent River Watershed . This is achieved by this site plan by keeping most of the site forested and protected through a conservation easement.

Local Area Transportation Review

A traffic study (to analyze traffic impact at nearby intersections) is not required of this plan to satisfy Local Area Transportation Review on the basis that the proposed addition would only generate minimal peak-hour trips during the peak-periods. The expansion will not generate 50 or more total peak hour trips. Staff concurs with the applicant's assessment of the traffic activity at the expanded Museum.

Policy Area Transportation Review/Staging Ceilings

Rural policy areas such as the Patuxent Policy Area are not assigned any transportation staging ceilings; therefore, the proposed development is not required to meet the Policy Area Transportation Review test.

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 RC Zone and the Sandy Spring-Ashton Rural Village Overlay 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 proposed addition to the museum is situated in the southeastern portion of the original site, approximately 184 feet from MD 108 and 55 feet from the existing house to the southeast. The setbacks for the addition and the existing museum are deeper than the minimum setbacks required by the RC Zone to minimize the visual impact of this development on the streets and on the adjacent residential properties.

The proposed addition partially encloses the existing courtyard and creates a pedestrian link to the existing museum.

- b. **Open Spaces**

The proposal contains approximately 6.45 acres of open space on the site. The open space will be used primarily to meet forest conservation requirements. It will provide an appropriate setting for the museum and enhance the rural character of this area. The remaining open space consists of lawn area associated with the grounds of the museum.

The stormwater management concept for this development was approved by the Department Permitting Services (DPS) on March 31, 2005 with six conditions. The approved stormwater management consists of on-site water quality control and recharge via an infiltration trench. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

- c. **Landscaping and Lighting**

The plan proposes supplemental landscaping along the northwestern edge of the addition to screen the view of the cars to neighboring properties. In addition, shade trees are proposed along the 10-foot-wide bike path on MD 108. Exterior lighting will be provided as part of the proposed addition.

d. Recreation

Recreation is not required since the project is a non-residential application; however, the site contains a number of recreational oriented activities such as nature paths and outdoor activities associated with the operations of the museum.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is adequate, safe and efficient.

The vehicular access to this development is off Bentley Road with one main driveway entrance and one exit-only point to the museum center. The required parking spaces are distributed between Bentley Road and the proposed museum with three handicapped spaces located near the building entrance. The proposed addition will gain access from an existing driveway off of MD 108 that currently serves the existing house.

A ten-foot-wide bike path (Class I bikeway-PB-66) is proposed along the north side of MD 108 from Bentley Road east along the property frontage.

A mix of paving materials provides pedestrian access via the internal sidewalks throughout the development. A pathway will be provided between the main building entrance and the proposed sidewalk along MD 108. A walkway is also provided between the proposed addition and the primary museum building.

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

The proposed addition is compatible with surrounding uses and development.

The site is bounded by the existing homes to the east and north. The northern portion of the site will remain undeveloped and the existing woods will be preserved to serve as natural buffer between this development and its surrounding properties. Supplemental plant materials will be provided between the museum and the adjacent house to the east to separate the public use from the existing residential property and minimize its impact.

A compatible relationship has also been achieved by the siting of the proposed addition in a manner that complements the existing museum and reflects the local village character as emphasized in the Sandy Spring-Ashton Rural Village Overlay Zone. The size and scale of the expansion ensures an attractive setting and compatible relationship to existing uses, structures and their relationship to the existing establishments.

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

The site is heavily wooded and will be preserved and protected through a category I and II forest conservation easement. A number of mature trees located on the property between the museum, the adjacent properties and streets will be saved. Tree protection measures will be required for the specimen trees located near the proposed addition. A management plan will need to be implemented to remove and control non-native, invasive plants within the conservation easement area.

Forest Conservation requirements have been met by the preservation of 3.50 acres of existing forest, with an additional planting requirement to be met off-site.

APPENDICES

- A. Planning Board opinion for Site Plan 8-960101 and Preliminary Plan 1-96032.
- B. Memorandums from agencies