



November 29, 2005

MEMORANDUM

FROM: Callum Murray, ^{CM} Potomac Team Leader
Community-Based Planning Division

TO: Carlton Gilbert, Zoning Supervisor
Development Review Division

SUBJECT: Zoning Application No. G-820, RE-2/TDR to Country Inn Zone.
Normandie Farm, 10710 Falls Road, Potomac, Potomac Subregion
Master Plan

Community-Based Planning's comments on the above referenced zoning application and accompanying schematic development plan are as follows:

The applicant, Normandy Farms Joint Venture, has petitioned for a zoning change from the RE-2/TDR Zone to the Country Inn Zone for Parcel P180, at 10710 Falls Road, Potomac, in the Potomac Subregion. The application is accompanied by a schematic development plan for the 6.53-acre site. The site presently includes a restaurant and related parking, and is located opposite the Bullis School. The restaurant is a legal non-conforming use in the RE-2/TDR Zone. To the north is the Manor Care nursing home, the Potomac Tennis Club and Falls Road golf course, and to the west are single-family detached dwellings in the Glen Falls subdivision in the RE-2/TDR Zone. The property has access from MD189 (Falls Road), which is classified as a major highway.

The property is located within the area of the approved and adopted Potomac Subregion Master Plan of 2002. The Master Plan's recommendations (page 54) allowed for a modestly sized country inn to be developed in a way compatible with the existing restaurant and the general character of the surrounding area.

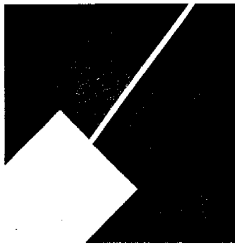
Specifically, the Master Plan recommends that the site be rezoned to the Country Inn Zone and that the allowable density on the site shall not exceed 10,000 square feet in addition to the existing restaurant. The Master Plan land use and design guidelines stated that the inn should complement the existing restaurant with generous setbacks from lot lines and the creation of green, park-like edges along the site's perimeter.

The applicant has sensitively located the addition to the rear of the existing restaurant, on the side facing the Manor Care nursing home, with a setback of 280 feet to the single family detached lots. Including some proposed demolition, the net increase is

approximately 10,000 square feet. The applicant has also proposed increasing the existing parking setback to the west of the site and removing parking spaces within 100 feet of an existing spring.

Community-Based Planning staff finds the schematic development plan to be in conformance with the Potomac Subregion Master Plan and recommends APPROVAL. If the County Council approves the zoning application, the proposed addition will require a preliminary plan of subdivision.

CM:\G\Murray\G-820 comments



November 28, 2005

MEMORANDUM

TO: Carlton Gilbert
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Zoning Application No. G-820
Normandy Farm at 10701 Falls Road
Potomac

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject zoning application. The application includes 6.5 acres of land, the Normandy Farms Restaurant, located west of Falls Road (MD 189) north of Democracy Boulevard in the Potomac Policy Area. The subject site is currently zoned RE-2/TDR zone and proposed to be the C-Inn (Country Inn) zone in order to expand the existing facility to provide improved accommodations for private dining, banquets, receptions and similar activities.

RECOMMENDATION

Based on our review of the submitted traffic analysis and schematic development plan, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of this zoning application.

- Total development under this zoning application is limited to a maximum of 22,600 square feet of restaurant/inn facility as shown on the schematic development plan.

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

The site has two driveways from Falls Road (MD 189) and these driveways will be improved as shown on the schematic development plan. Falls Road (MD 189) is classified as a major highway with two lanes with a master plan right-of-way of 120 feet. Staff finds that the access point and the vehicular circulation system shown on the schematic development plan are adequate.

The schematic development plan includes lead-in sidewalks from MD 189 and a pedestrian path connecting inside the property. There is a limited pedestrian activity in the vicinity of the site since the area in which the site is located is rural in character. Staff finds the bikeway and pedestrian circulation system to be safe and adequate with the construction of sidewalk and a pedestrian path inside the property proffered by the applicant.

Local Area Transportation Review

A traffic analysis for rezoning was prepared to determine the impact of expansion of the existing restaurant as proposed under the requested zone. Staff agrees with the conclusion of the traffic study that the proposed development of the subject site does not have an adverse impact on the surrounding roadways.

Four local intersections were identified as critical intersections to be affected by the proposed development and the four intersections were examined to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the North Potomac Policy Area. The facility is not open for breakfast and the only activity in the morning peak periods is the arrival of staff and deliveries, which are not expected to change due to the expansion. Therefore, only the evening peak hour traffic condition was analyzed for impact of the proposed expansion. The proposed development's trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to determine the total future CLVs. The result of CLV calculation is shown in the following table. The CLV impacts of the proposed development on these intersections were analyzed and are summarized in Table I.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 189/ Democracy Boulevard	N/A	1,165	N/A	1,204	N/A	1,210
MD 189/Site North Driveway	N/A	825	N/A	845	N/A	847
MD 189/Site South Driveway	N/A	835	N/A	855	N/A	864
MD 189/Bells Mill Road	N/A	912	N/A	936	N/A	937

As shown in the above table, all existing intersections analyzed are currently operating at an acceptable CLV standard (CLV standard is 1,475) during the evening peak hour. Acceptable level of traffic conditions are projected to be maintained under the background and total development conditions.

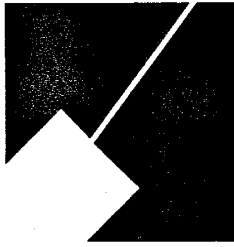
CONCLUSION

Staff concludes that the proposed expansion of the Normandy Farms Restaurant under the C-Inn zoning with construction of the roadway and pedestrian path as shown on the schematic development plan will not have an adverse impact on the surrounding roadway network.

KHK:gw

mno to Gilbert re Normandy Farms G 820

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MEMORANDUM

TO: Elsabett Tesfaye, Community Based Planning
VIA: Mary Dolan, Environmental Planning *MD*
FROM: Michael Zamore, Environmental Planning *MZ*
DATE: September 8, 2005
SUBJECT: Zoning Application No. G-820: Normandy Farms Inn, Potomac

Recommendation

Environmental Planning staff recommends **approval** of this application. Staff believes that the plan generally meets the purpose clause of the Country inn zone and findings required for the Development Plan. However, staff believes that the following comments must be addressed in subsequent reviews:

1. The applicant must submit a Final Forest Conservation Plan (FCP) at time of site plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12. A detailed Tree Save Plan shall be prepared by an ISA certified arborist as part of the FCP.
2. The following issues must be addressed at time of site plan review:
 - Removal of existing impervious surface encroaching into the stream buffer (near the enclosed spring) and a stormwater drainage swale at that same location.
 - Details of how the specimen and significant trees on the subject property will be saved. Preservation of significant trees is a high priority for the zone.
3. The Department of Permitting Services (DPS) must approve a Stormwater Management Concept Plan prior to approval of the Preliminary Plan.

Discussion

Staff finds that this rezoning request meets the purpose of the Country inn zone "to preserve and maintain significant trees." Development shall be in conformance with a development plan submitted in accordance with the provisions of division 59-D-1 and approved as being consistent with the purposes of this section.

Per the Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), the subject property contains 105 specimen and significant trees, some of which are in the stream buffer. The applicant has made a commitment to preserve most of the large trees on the property in keeping with the intent of the zone. However, neither the development plan nor the preliminary FCP shows details on how this will be

accomplished. The applicant must submit a detailed tree save plan prepared by an ISA certified arborist as part of the FCP.

Forest Conservation – Chapter 22A

This application has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-03362, issued November 18, 2003). This NRI/FSD is likely to expire prior to preliminary plan of subdivision phase and will need to be recertified. A Preliminary Forest Conservation Plan (FCP) has been submitted to Environmental Planning for review. Environmental Planning staff has reviewed the plan and finds that it meets the basic parameters of forest conservation law. The concept shows a planting requirement of 0.47 acres that can be met onsite. The concept also shows a Category I Forest Conservation Easement that incorporates the stream valley buffer, wetlands, and potential planting locations on the property. The Planning Board is not requested to take action on the forest conservation plan for this rezoning case. The Planning Board will take action on the forest conservation plan with the preliminary plan of subdivision.

Environmental Guidelines

This development complies with the Environmental Guidelines (*Guidelines for Environmental Management of Development in Montgomery County, January 2000*). Existing impervious surfaces within the stream valley buffer will be removed and the area reforested. A small area of wetlands near the western property boundary is being protected within the stream valley buffer. The concept Forest Conservation Plan shows open areas of the stream buffer (0.296 acres) being reforested.

Stormwater Management – Chapter 19

The applicant has submitted a stormwater management concept plan to the Montgomery County Department of Permitting Services (DPS) for review. The applicant is currently responding to DPS concerns on the concept (especially the need for additional recharge areas) before resubmitting the plan to DPS for approval. The stormwater management concept plan shows stormwater quality control being provided through a system of underground storage pipes that flow to biofilters before being discharged from the property. Quantity control will be offsite in a stormwater management pond on Outlot 'B', Glen Falls, approved under permits issued by Montgomery County Department of Environmental Protection. This pond has been sized to accommodate capacity from the Normandy Farms property. The concept shows no encroachment into stream buffers or other sensitive environmental areas.

Watershed Protection/Water Quality

The site drains to the Kilgore Branch of the Watts Branch Watershed. The *Countywide Stream Protection Strategy* (CSPS) rates subwatershed/stream conditions as 'fair', and habitat conditions as 'good' overall. There are problems associated with sediment deposition and bank stability, and there is extreme downcutting of the stream channel. Watts Branch is designated as Use I-P waters by the Maryland Department of the Environment. Use I indicates that the waters are suitable for water contact recreation and protection of aquatic life.

Water and Sewer

The site is served by public water and sewer service.