

PROJECT DESCRIPTION: Prior Approvals

Sectional Map Amendment

The subject property was rezoned from the R-200 Zone to the RMX-1/TDR-6 Zone by Sectional Map Amendment G-800 on October 26, 2002.

Preliminary Plan

Preliminary Plan No. 120040420 was approved by the Montgomery County Planning Board on May 20, 2004 (Opinion mailed out June 7, 2004) for 97 multi-family dwelling units on two lots, including 15 MPDUs and 28 TDRs, and club house facility in the RMX-1/TDR-6 Zone.

Project Plan

Preliminary Plan 920040040 was approved by the Montgomery County Planning Board on May 20, 2004 for 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs, and 50,000 square foot club house in the RMX-1/TDR-6 Zone.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (RMX-1/TDR-6 Zone)

	Zoning Ordinance Development Standard	Master Plan Recommend.	Approved on Project Plan 920040040	Proposed for Approval with Site Plan 820050290
Gross Site Area (ac.):	Not Specified	13.31	13.31	13.31
Net Site Area (ac.):	Not Specified	13.31	13.31	13.31
Dedication of River Road (ac.):	0.00	0.00	0.00	0.00
M-NCPPC Park Dedication (ac.):	Not Specified	Not Specified	0.85	0.00
Max. Density of Development				
<u>Non-Residential:</u> Clubhouse (sf.):	200,000	Not Specified	50,000	50,000
<u>Residential</u>				
Residential Base Density (R-200)	2 du./ac (26 du's)	Not Specified	2 du./ac	2 du./ac. (26 du's)
Residential Density/Acre	30	7.2	7.2	7.2
Max. Base Residential Density	80		80	80
Max. Density Bonus (22% Bonus) (80 x 1.22)	17	17	17	17
Total Residential (du's)	97	97	97	97
Total MPDUs Provided: (97 x 15%)	15	N/A	15	15
<u>Transfer Development Rights (TDR's)</u> (RMX-1/TDR-6 13.31 ac. x 6)				
Maximum TDR's Required: (see chart on following page)	28		28	28
Min. Building Setbacks (ft.)				
From one-family residential (R-200)	100	N/A	100	100

	Zoning Ordinance Development Standard	Master Plan Recommend.	Approved on Project Plan 920040040	Proposed for Approval with Site Plan 820050290
From other residential (RT-8)	30	N/A	30	30
From any public street	30	N/A	30	30
Buildings from property line				
<u>Building 1</u>				
From River Road R/W	30	Not Specified	Not Specified	57
From eastern property line	100	Not Specified	Not Specified	117
<u>Building 2</u>				
From River Road R/W	30	Not Specified	Not Specified	55
From western property line	100	Not Specified	Not Specified	130
<u>Building 3</u>				
From western property line	100	Not Specified	Not Specified	100
<u>Building 4</u>				
From eastern property line	100	Not Specified	Not Specified	170
Clubhouse (from River Road R/W)	30	Not Specified	Not Specified	160
Monumental Entrance (Guardhse)	0	Not Specified	Not Specified	0
Max. Building coverage (%):	Not Specified	18	12	17
Max. Building coverage (sf.):	Not Specified	97,713	70,184	94,280
Min. Green Area (%):	50	60	70	70
Min. Green Area (sf.):	N/A	N/A	405,544	405,544
Internal Parking lot landscaping (%/sf.):	5 % (690 sf)	N/A	12% (1,680 sf)	12% (1,680 sf)
Max. Building Height (ft.):				
Buildings 1-4		225-elevation (75 feet)	225 elevation (75 feet)	225 elevation (75 feet)
Clubhouse		225-elevation (35 feet)	225 elevation (35 feet)	225 elevation (35 feet)
Parking Spaces				
Multi-family units (97 3-bdrm @ 2 sp/du)	194 spaces	N/A	198 spaces	201 spaces
Surface/visitor parking	N/A	N/A	91 spaces	48 spaces
Motorcycle	4 spaces	N/A	0 spaces	4 spaces
Total Parking Spaces	198	N/A	289 spaces	253 spaces
Bicycle Spaces	10	N/A	10	10

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u. HR (97)	3.88	3.88	3.88	74.69	44.62
*Housing type : High Rise Apartment					
Total Required Points	3.88	3.88	3.88	74.69	44.62
Supply Points					
Picnic/Sitting Area (3)	3.0	3.0	4.5	15.00	6.0
Pedestrian System	0.39	0.78	0.78	33.61	20.08
Bike System	0.19	0.39	0.58	11.20	6.69
Swimming Pool	0.21	0.80	0.80	18.67	6.69
<u>Indoor Community Space</u>	<u>0.39</u>	<u>0.58</u>	<u>1.16</u>	<u>22.41</u>	<u>17.85</u>
Total Supply Points	4.18	5.55	7.82	100.89	57.31
% of demand met on-site	108	143	201	135	123

Note: Recreation demand is met on site; however the Recreation Guidelines provide for communities, which include more than 25 dwelling units.

Transfer Development Rights (TDRs)

Maximum TDRs Required:	79 TDRs
Maximum Density Permitted:	97 dwelling units (80 x 1.22)
Base Density (R-200 Zone) subtracted:	<u>-26 dwelling units</u> (2 dwelling units/acre)
Subtotal of Required TDRs:	71 TDR units
MPDUs (15%) Subtracted:	-15 dwelling units
Subtotal of Required TDRs:	56 TDR units
Credit (50%) for Multi-family	<u>-28 TDR units</u>
Total TDRs Required:	28 TDR units

ANALYSIS:

Conformance to Master Plan

The Site Plan incorporates many recommended elements of the approved and adopted 2002 Potomac Subregion Master. The property was rezoned by Sectional Map Amendment in October 2002, consistent with the Master Plan recommendation. The Site Plan generally conforms to recommendations in the Master Plan with respect to density, building height, green area, stormwater management, pedestrian connections, park dedication, streetscape on River Road and underground parking.

Local Area Transportation Review

Consistent with the Local Area Transportation Review (LATR) guidelines, the proposed 97 multi-family dwelling units generate 39 and 45 total peak-hour trips during the weekday peak period (6:30-9:30) and the evening peak period (4:00-7:00), respectively. However, according to

the guidelines, the site generated traffic would not impact the seven LATR requiring intersections in the Annual Growth Policy, thereby, not requiring an LATR analysis.

Noise Attenuation

The vehicular traffic on River Road contributes to the noise impact on the proposed residential development according to the noise analysis conducted for the subject property by the Applicant on March 22, 2005 and later revised on January 20, 2006. The analysis indicates the upper floors of buildings 1 and 2 will have future unmitigated noise levels between 63 and 69 decibels, which is higher than the acceptable level of 45 decibels (45 dBA Ldn). The other buildings and areas are outside the impacted areas.

Structural Fill

The Applicant must stabilize the existing quarry walls in order to prepare the site for residential development. The Montgomery County Department of Permitting Services is the lead agency for the review of special inspections and complex structures, specifically the rock face walls along the perimeter of the quarry site. The Applicant has submitted the necessary information to DPS to conceptually stabilize the quarry rock face and has received conditional approval; however, Environmental Planning is requesting a condition of approval requiring the Applicant to follow DPS complex structure requirements as outlined in their concept approval letter dated January 26, 2004.

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.*

If amended in accordance with recommended conditions, the proposed development is consistent with the approved Sectional Map Amendment (G-800) and Project Plan No. 920040040 in land use, density, location, building height and development guidelines.

The Applicant has made changes to the final design during the site plan process, which decreased the number of parking spaces and increases the building coverage; however, the changes are consistent with the Master Plan caps and the requirements of the zone.

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 RMX-1/TDR-6 Zone as demonstrated in the project Data Table on page 11 of this report. The plan provides for multi-family development, adequate green area, appropriate density, minimum building setbacks and maximum height limitations.

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 and Structures

The proposed site plan includes four 5-story (approximately 75 height) multi-family buildings that conform to the shape of the developable area on the site. The site is irregularly shaped due to the rock face walls created during the quarry activity on the site. The two buildings closest to River Road are U-shaped with the primary entrances to those buildings at the corners of the site. The remaining buildings to the north are linear in nature; however, the midsection of the buildings is bumped out conforming to the internal ring road, which corresponds to the lot configuration.

The guardhouse is located at the entrance to the site, flanked by columns that emphasize the vehicular and pedestrian access into and out of the site. The guardhouse is also the foreground to the 2-story clubhouse framed by the two ends of buildings 1 and 2. The clubhouse is proposed for approximately 50,000 square feet and is not calculated in the residential density of the development.

Proposed structures, including the terraced rock face walls, are located at the perimeter of the north, west and eastern portion of the site, adjacent to the ring road. The walls range in height from 8 feet to over 30 feet. As part of the approval from DPS, the Applicant will be required to stabilize the existing and proposed rock quarry walls. The stability of the walls will require a review under

special inspections of complex structures, pursuant to DPS approval dated January 26, 2004.

Building coverage for the site is not specified in the zone; however, the binding elements of the zoning case require a maximum coverage of 18 percent and the project plan proposed a maximum of 12 percent. The current site plan application is proposing 17 percent based upon revised architectural plans for the proposed building, which still is less than the allowed coverage under the zoning case.

The measurement of the building shall not exceed an elevation of 225 as conditioned in the binding elements of the zoning case and project plan, and as consistent with the zoning ordinance. The height is measured to mid-point of the ridge. Based upon the 225-foot elevation, the maximum building height for proposed 5-story buildings will be approximately 75 feet, as measured from the front of the building on the ring road.

b. Open Spaces

The binding elements of the approved zoning case and the project plan conditions of approval require that a minimum green area of 60 percent and 70 percent, respectively, be provided on the site. The underlying zone (RMX-1) requires a minimum of 50 percent of green area to be attributed toward the application, which is far less than the previous approvals have committed to for the site. The current site plan application is proposing 61 percent of the of the net tract area credited toward green area.

Park staff has fully evaluated the 0.85 acres of land that was proposed for dedication in the Project Plan, subject to park staff acceptance. Park staff concluded that the proposed dedication would be of no benefit to the park system and in fact, would likely be a maintenance liability due to its close proximity to existing homes and steep walls of the quarry. Park Planning and Resource Analysis Unit, after evaluation of the land with park staff, choose not to accept the dedication. This land should therefore be included as HOA property.

The proposed stormwater management concept consists of (1) on-site water quality and recharge control via grass swales, dry swales, a modified dry swale, drywells and a surface sand filter. 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 proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees along the frontage of the property between the 7-foot-tall picket fence with masonry piers on the property line and the improved 8-foot-wide bituminous path adjacent to River Road. The entrance to the site is ornately

landscaped with flowering shrubs as a foreground to the stone entry signs and a masonry and picket fence stretching along the entire frontage of the property. The entrance to the site frames the clubhouse and presents a fountain in the center island.

Staff is requesting that the Applicant amend the site plan to include street trees within the variable lawn panel along the frontage of the subject property adjacent to River Road that separates the curb and proposed 8-foot-wide path.

The circular ring road around the perimeter of the buildings contains of Red Oaks spaced approximately 40 feet on center within a minimum 6-foot-wide lawn panel, except where head-in parking disrupts the pattern and spacing. The entry to the proposed buildings is accentuated with flowering trees and marked with special pavers that announce the primary pedestrian access. A mixture of shrubs, shade, flowering and evergreen trees have been integrated into the design of the terraced rock face walls to further break up the shear height of the walls. The rear of lot 65 in the adjacent Bradley Hills subdivision to the northwest also includes additional planting to buffer the development and soften views.

The lighting plan consists of two separate pole mounted fixtures ranging in height from 10 to 12 feet. The majority of the upright fixtures are located around the private ring road and at the entrance to the site. The plan also provides for bollard lighting for pedestrian safety adjacent to the sidewalks and uplighting for illumination of the landscape material. Light fixtures have been selectively placed to illuminate key areas of the site and have been minimized in terms of height to negate glare or direct focus on the adjacent communities.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table on page 13 of this report. The recreation provided with this application consists of a 2-story clubhouse and associated swimming pool, lawn area and seating areas and internal community space in building 2. The clubhouse area has an internal paved pedestrian system and wooden footbridge that connects the recreation facilities and residences. Two natural pool areas are being created between buildings 3 and 4 to simulate a natural stream and meandering path. The upper stream pool is located near the northern end of the ring road, winding down to a central gathering area near the pool.

An additional 5-foot-wide pedestrian path is situated to the north of the ring road that switchbacks upward to a sunrise terrace and decorative fountain that will overlook the development and is oriented toward River Road.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient.

A single vehicular access point to the site is being provided from River Road. Vehicular access into the site consists of a dedicated and protected left turn lane into the site on eastbound River Road, as well as an 11-foot-wide deceleration lane on westbound River Road. The outbound traffic from the site onto River Road is proposed for a dedicated and protected turn lane into eastbound traffic and an acceleration lane merging into westbound traffic.

The proposed access point at the site entrance is 22-foot-wide inbound and 25-foot-wide outbound, with wider tapers near the intersection with River Road. The monumental entrance contains a guardhouse and immediately spurs off to the east and west into the internal 22-foot-wide ring road. A one-way circular drop-off with parallel parking is located between buildings 1 and 2, terminating at the entrance to the clubhouse and pool area. The ring road completely encircles the proposed buildings on the site and is located at the base of the rock face walls on the northern, eastern and western perimeters of the site.

Pedestrian access includes an 8-foot-wide bituminous path that parallels the improvements on River Road along the frontage of the property and extends to an gravel parking area on the northwest end to the intersection with Seven Locks Road to the southeast. The gravel parking area is within the River Road right-of-way. A 5-foot-wide sidewalk is being extended internally from the ring road to the aforementioned 8-foot-wide bituminous path. The inside of the ring road contains a continuous 5-foot-wide sidewalk that provides access from the visitor parking area to the individual buildings. A 5-foot-wide pedestrian paver walkway is proposed within the interior building envelope to provide for pedestrian linkages throughout the site.

Additionally, a meandering 5-foot-wide path is located at the northern end of the property connecting the internal development to an outdoor terrace that contains a fountain. A 4-foot-wide natural surface path is located on Lot 2 (M-NCPPC property) providing a scenic overlook to the proposed path along River Road. This path does not connect to the proposed development.

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

The site plan is compatible with other uses and existing developments within the surrounding vicinity and adjacent communities in terms of height, massing, building location and density.

The building configuration of the proposed multi-family dwellings offers a higher level of compatibility than would have been permitted under a standard one-family detached type of development in terms of an appropriate setting for the buildings and level of scale to the surrounding communities. The views from River Road are enhanced through a compatible scale.

The wooded buffer of approximately 80-100 feet in depth, along with the additional forest planting requirement, provide for an effective buffer between the existing communities and the proposed development, offering a more desirable relationship.

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

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was prepared by the Applicant and approved by staff in January, 2004. The NRI/FSD indicates there are no streams, wetlands, floodplains or environmental buffers on the site. The property contains 2.76 acres of existing forest.

The site contains more forest than the afforestation threshold; therefore, it must be reforested up to the conservation threshold, under the optional method of development. The Applicant is proposing to remove 0.50 acres of forest for stabilization efforts and has a planting requirement of 0.76 acres. The Applicant is proposing to meet these planting requirements on-site through on-site reforestation, landscape credits and supplemental plantings within existing forest.

APPENDICES

- A. Planning Board opinion for Project Plan No. 920040040
- B. Planning Board opinion for Project Plan No. 120040040
- C. Memoranda from agencies
- D. Letters from Community