

G-839

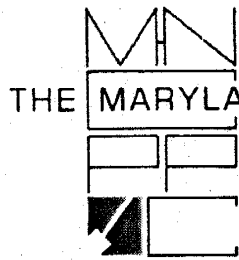
**CHRISTIAN
LIFE CENTER**

Proposed Binding Elements.

1. Maximum number of units not to exceed 46, including 12.5 percent required MPDUs.
2. A 60 foot building setback to be provided along the southwest property lines abutting adjoining Lots 17, 47, 48 and 49 in the Quince Orchard Knolls Subdivision, as shown on the Schematic development plan. The applicant shall place the required forest conservation easement within the setback as shown to further buffer the existing single-family homes on Lots 17, 47, 48 and 49.
3. Vehicular access to be limited to Darnestown Road (MD Route 28)
4. Minimum proposed building setback from Pleasant View Methodist Episcopal Church property to be 40 feet
5. All units, including MPDUs, to have brick front facades.
6. Maximum building height shall not exceed 35 feet.
7. A 150-foot minimum building setback to be provided from Maryland Route 28 right-of-way.

ATTACHMENTS II

- Referral Comments



February 9, 2006

MEMORANDUM

TO: Elsabett Tesfaye, Plan Reviewer
Development Review Division

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

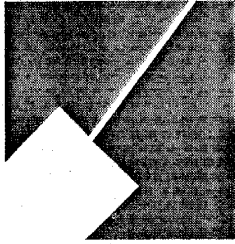
VIA: Gwen Wright, Supervisor
Historic Preservation Section

SUBJECT: Christian Life: G-839
Christian Life Church
11800 Darnestown Road, Gaithersburg

Historic Preservation planning staff met with the developers for the above-referenced project and discussed the proposed redevelopment of the site, as it is adjacent to an individually designated *Master Plan Site #24/13, Pleasant View Methodist Episcopal Church*. At this meeting, there was support for the overall project with suggested changes mentioned to buffer the adjacent historic site from the new residential development. These suggested modifications included a 40' minimum building setback from the historic church's property line, and the installation of a landscape buffer within this setback that would include a mix of deciduous and evergreen trees, to provide screening throughout the year.

Staff supports the current development plan for 11800 Darnestown Road, which reflects the requested modifications. Additionally, this redevelopment plan improves the vistas and greenspace, reduces impervious surfaces, and is more compatible with the existing historic site, as the heights of the proposed buildings will be substantially lower than the current building on the site.

If you have any additional questions, please do not hesitate to contact me at 301-563-3400.



February 8, 2006

MEMORANDUM

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

TO: Elsabett Tesfaye, Zoning Analyst
Development Review Division

SUBJECT: Zoning Application No. G-839, Christian Life Center Property, 11800
Darnestown Road, North Potomac, Potomac Subregion Master Plan

The following are Community-Based Planning's comments on the above referenced zoning application and accompanying schematic development plan and cross sections:

The applicant, Winchester Homes, Inc., requests rezoning from the R-200/TDR (6.05 acres) and R-200 (0.04 acres) Zones to the R-T8.0 Zone for the property known as Parcel N721, located at 11800 Darnestown Road, within the Potomac Subregion. The application is accompanied by a schematic development plan (received on February 3, 2006) and cross-sections (received on February 6, 2006) for 46 single-family attached units on 6.09 acres served by a private cul-de-sac street.

The "T" shaped property is known as the Christian Life Center ("Center") and is currently being operated as a place of worship with associated administrative offices. The existing access is from MD28 (Darnestown Road), which is classified as a major highway, and consists of a single driveway with right-in and right-out movements. The Center is located approximately one half-mile from, and in the southeast quadrant of, the intersection of MD28 (Darnestown Road) and Quince Orchard Road. The northeast quadrant is in the City of Gaithersburg and contains a commercial center (The Shops at Potomac Valley), the Rachel Carson Elementary School, and the Kentlands development. The southeast quadrant contains the Quince Orchard Commercial Center and a gas station, in the C-1 Zone, and the Quince Orchard Library, Fire Station Number 31, the Potomac Garden Nursery, the Orchard Knolls single-family subdivision, all zoned R-200/TDR. The Orchard Knolls subdivision extends to south of the Christian Life Center property.

Further east are the Quince Orchard Medical Park and the North Potomac Village Senior Living development, also zoned R-200/TDR and developed under special exceptions. The final two intervening properties are the Prince of Peace Lutheran Church and the historic Pleasant View Methodist Episcopal Church (1914), Quince Orchard School (c1875) and cemetery, all zoned R-200/TDR.

To the east of the subject property is the Owens Glen single-family subdivision, zoned PD-3. 128 townhouses in this subdivision are contiguous to the Christian Life Center.

A substantial portion of the Christian Life Center property consists of impervious surface with large sanctuary, school and ancillary office buildings, all constructed of metal siding, with slightly pitched roofs that appear flat from ground level and give the impression of industrial or storage premises. Much of the parking area extends to the property line, particularly on the sides abutting the single-family houses on Peach Leaf Court.

The property is within the area of the approved and adopted Potomac Subregion Master Plan of 2002. The Master Plan confirmed the existing zoning pattern, which would permit residential development of three units per acre, if 10 acres were assembled. Failing assembly, the normal R-200 density pertains. The Master Plan does not specifically address the Christian Life Center property or preclude applications for a floating zone. A floating zone is differentiated from a Euclidean zone in that while the latter is a specific area defined by boundaries previously determined by the zoning authority, the former has no such defined boundaries and is said to 'float' over the entire area of the district where it may eventually be established. The floating zone is also different from the establishment of a Euclidean zone in that it is initiated on the instigation of a landowner within the district rather than the legislative body.

The floating zone is subject to several conditions, i.e., the use must be compatible with the surrounding neighborhood, it must further the purposes of the proposed classification, and special precautions are to be applied to ensure that there will be no discordance with existing uses. The schematic development plan meets all applicable development standards, but that in itself is not deemed to create a presumption that the resultant development will be compatible with surrounding land uses and is not in itself sufficient to require the granting of the application.

The County Council recently denied a broadly similar zoning application (G-834), (The Potomac Garden Center), a short distance to the west, on the grounds of incompatibility. However, this application differs from G-834 in several respects:

1. Winchester has made efforts to communicate with the major civic associations, (staff was present at one meeting), and with neighboring property owners. As of today's date, and in contrast to application G-834, staff has not received any objections to the proposed re-zoning.
2. The Christian Life Center both directly abuts and confronts townhouse developments, which was not the case with G-834.
3. G-834 would have created a single row of single-family houses between two townhouse developments. The current application has no such ramifications.
4. The Winchester proposal will improve compatibility with an adjacent historic property, namely the abutting Pleasant View church. The proposal will reduce impervious surfaces and views from the historic property of large parking lots and industrial style buildings.
5. Winchester proposes a density of 7.6 du/acre, as compared with the net density of approximately 10.8 du/acre proposed by G-834. It should also be noted that