

| Development Standards for PD-44 Zone  |   |   |
|---|---|---|
| Standard  | Permitted/Required  | Proposed  |
| Minimum tract area  | 0.84 acres (sufficient for 50 dwelling units)                                 | 6.92 acres meets 59-C-7.122. Minimum area   |
| Maximum density/ total yield  | 44 units to the acre + MPDU   | 44 units to the acre plus MPDU  |
| Minimum percentage of units   | 25% MF four stories and under. 50% MF over four stories.                      | 49% MF four stories or less and 51% MF more than four stories.  |
| Minimum setback   |   |   |
| -From any detached dwelling lot or land classified in a one-family, detached, residential zone. | 100 Feet  | Development plan indicates this setback will be met.  |
| Maximum Building Height   | No adjoining one-family detached residential zone, so no limitation required. | 87' limitation by binding element.  |
| Minimum Green Area  | 50%   | 55% entire site   |
| Minimum Parking   | 1 space/ -BR unit,<br>1.5 space/ 2-BR unit,<br>2 space/ 3-BR unit             | 205 1-BR units – 205 spaces<br>148 2-BR units - 222 spaces<br>18 3-BR units – 36 spaces<br>463 required.<br>550 provided. |

### E. Environmental

Countywide Environmental Planning staff recommends approval of the zoning application and the development plan and the preliminary forest conservation plan. The PD zoning request and development plan minimize and avoid sensitive areas. In subsequent review before the Planning Board, information listed below shall be required:

1. Final Forest Conservation prepared in accordance with Section 109B of the Forest Conservation Regulations;
2. Amendment to Final Forest Conservation Plan 8-87011A in conjunction with the Preliminary Plan of Subdivision for Parcels R-R and T-T.

In regard to technical findings, this development plan must meet specific findings of Section 59-D-1.61 of the Zoning Ordinance listed at the end of this report. The required finding for environmental issues states,

*(d) "That by its design, by minimizing grading, and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for*

*water resource protection under Chapter 19 must also be satisfied. The District Council may require more detailed findings on these matters by the Planning Board at the time of site plan approval as provided in division 59-D-3."*

The land area included in this zoning is part of a previously approved final forest conservation plan. The change in land use category requires an amendment to this plan to make sure the conditions are still met. The minimum forest required on site for this planned development is 0.4 acres. Initially this was proposed for off-site but was changed in response to concerns raised by staff that the requirement must be met on-site and other concerns about the initial density of the proposal. This discussion has resulted in a preliminary forest conservation plan that proposes to remove only 0.03 acres of forest so it can be determined that this scheme preserves existing vegetation on site. A preliminary storm water management concept plan submitted to Montgomery County Department of Permitting Services indicates on-site water quality control via filtration chambers and dry wells, which will serve to prevent erosion. Additional review will occur at the time of site plan. The District Council may require additional findings however no particular concern has arisen in the technical review of the zoning proposal to recommend specific additional findings for site plan review.

#### **F. Preliminary and Site Plan Issues**

Section 59-C-7.19 requires that Site plans must be submitted and approved in accordance with the provisions of division 59-D-3. If the County Council approves the subject rezoning, this project will require approval of a preliminary plan and site plan by the Planning Board. The site plan must be consistent with the Development Plan covering the instant zoning application. The number of dwelling units may be reduced during the review of the preliminary and site plan to meet environmental and other requirements. In this report, Technical staff has provided indications of matters to be addressed at subdivision and site plan.

**COMMUNITY CONCERNS** – Community Planning staff has spoken with residents in Washingtonian Tower that raised a general concern about increased traffic<sup>7</sup> in light of this and other new development in the area. There is no specific opposition on the record for this application.

#### **CONCLUSION –**

With respect to the subject application, staff finds that the purpose clause and the requirements of the Planned Development Zone to provide a broad range of housing types, to minimize the amount of grading necessary for construction

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<sup>7</sup> The traffic analysis has indicated that the proposed development will not have a exceed standards for required intersections. The change in use has a different distribution than the approved use and a lower average volume.

through flexibility of standards, and to provide a pedestrian network that links existing and proposed communities to public facilities have been met. Staff also recommends approval of the Development Plan and Binding Elements that accompany this application which limit the development to a maximum of 371 residential units.

## **Sec. 59-D-1.6 Approval by District Council**

### **59-D-1.61. Findings.**

Before approving an application for classification in any of these zones, the district council must consider whether the application, including the development plan, fulfills the purposes and requirements set forth in article 59-C for the zone. In so doing, the district council must make the following specific findings, in addition to any other findings, which may be necessary and appropriate to the evaluation of the proposed reclassification:

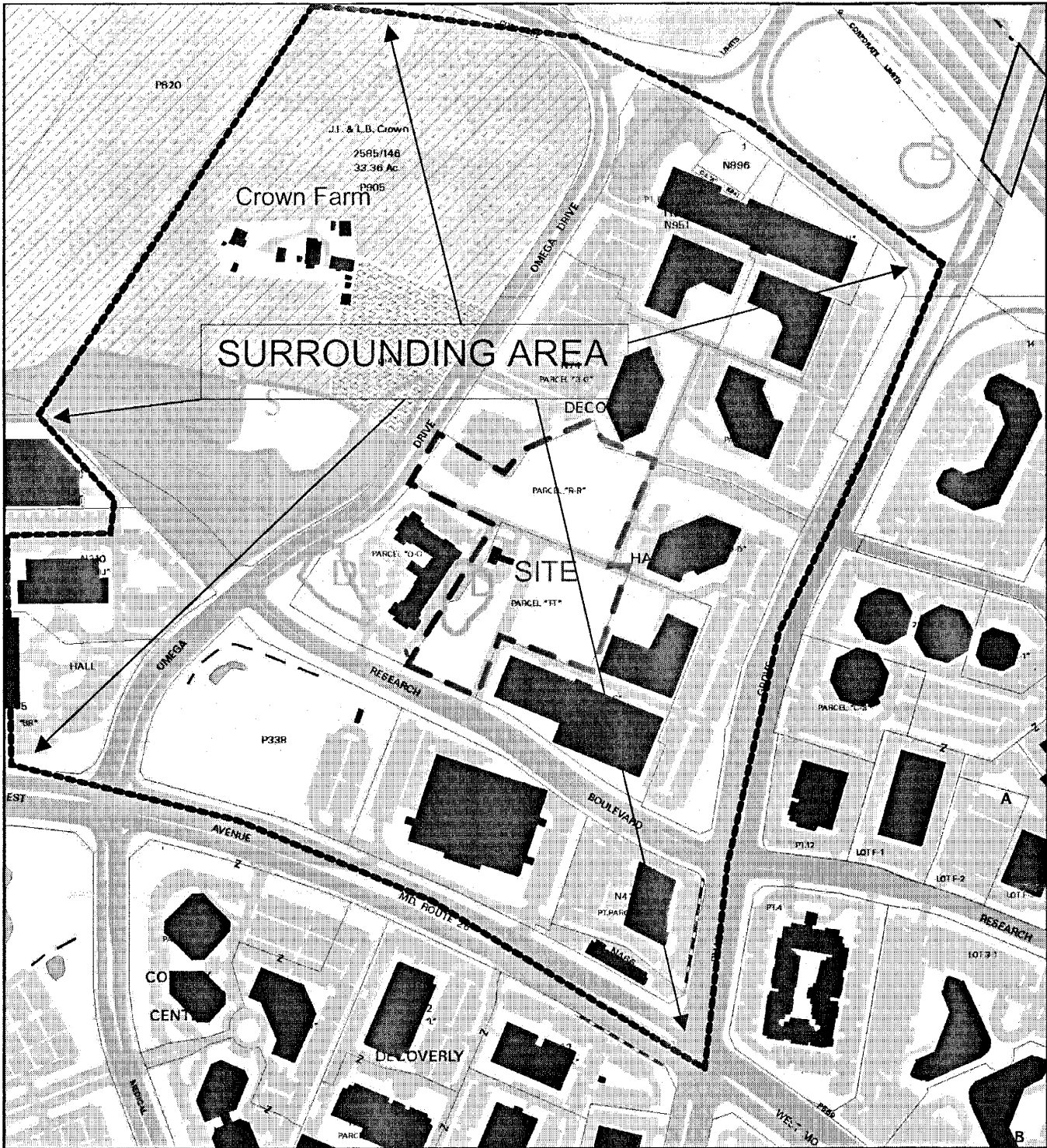
- (a) That the zone applied for is in substantial compliance with the use and density indicated by the master plan or sector plan, and that it does not conflict with the general plan, the county capital improvements program or other applicable county plans and policies.
- (b) That the proposed development would comply with the purposes, standards, and regulations of the zone as set forth in article 59-C, would provide for the maximum safety, convenience, and amenity of the residents of the development and would be compatible with adjacent development.
- (c) That the proposed internal vehicular and pedestrian circulation systems and points of external access are safe, adequate, and efficient.
- (d) That by its design, by minimizing grading and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 also must be satisfied. The district council may require more detailed findings on these matters by the planning board at the time of site plan approval as provided in division 59-D-3.
- (e) That any documents showing the ownership and method of assuring perpetual maintenance of any areas intended to be used for recreational or other common or quasi-public purposes are adequate and sufficient.

Based upon the analysis in this report, technical staff recommends that the findings of 59-D-1.61 listed above can be made for this application and believes this report provides sufficient analysis for the District Council to make the above findings.

## Attachments

1. Vicinity Map & Surrounding Neighborhood Map
2. Zoning Map
3. Development Plan
4. Composite Site Plan
5. Illustrative Elevations
6. Landscaping
7. Referral Memorandums

# G-841 SHADY GROVE EXECUTIVE CENTER



Map compiled on May 01, 2006 at 4:10 PM | Site located on base sheet no - 220NW09

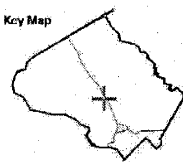
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Key Map

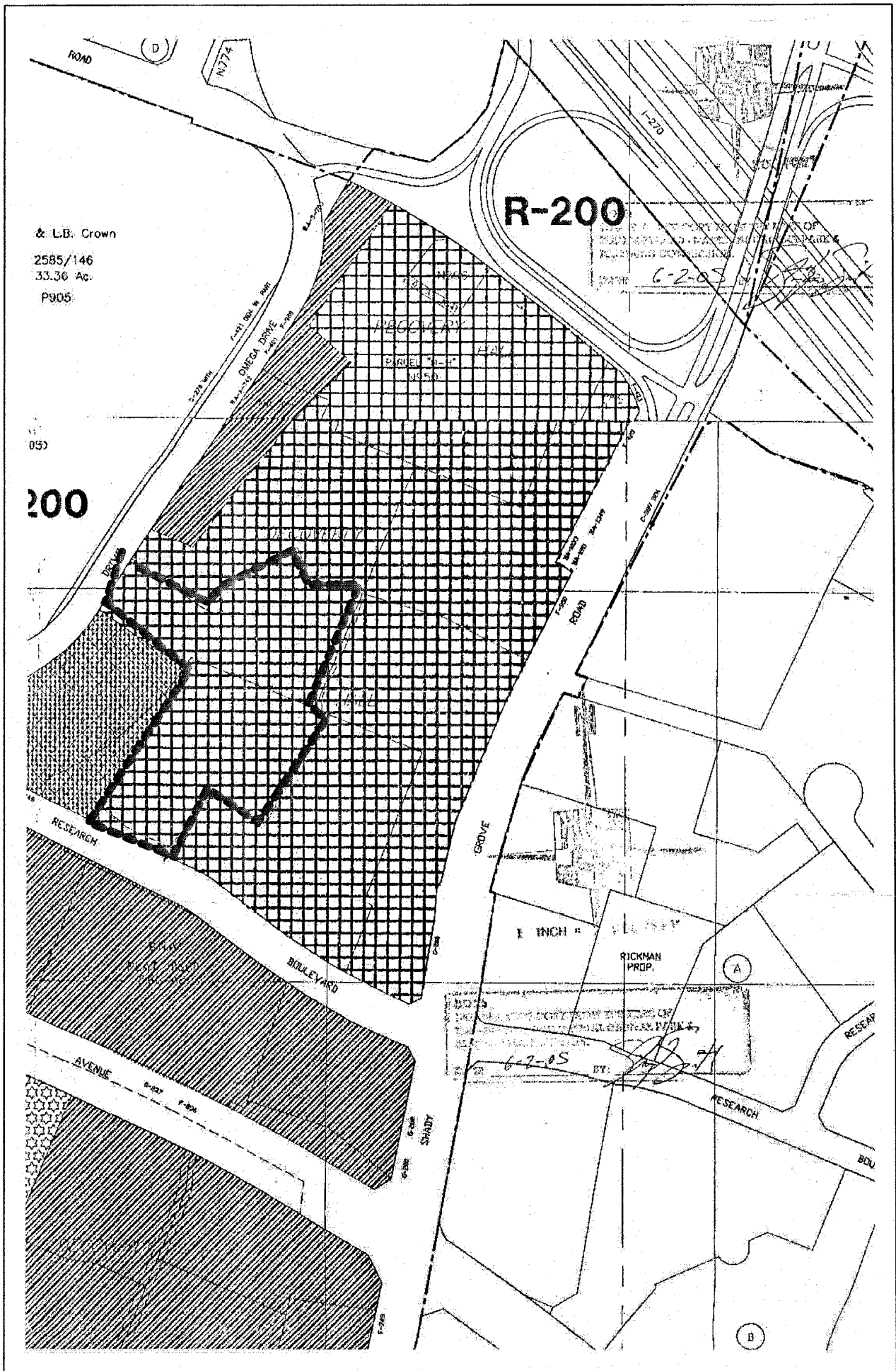


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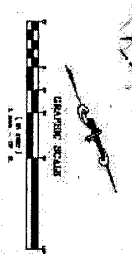
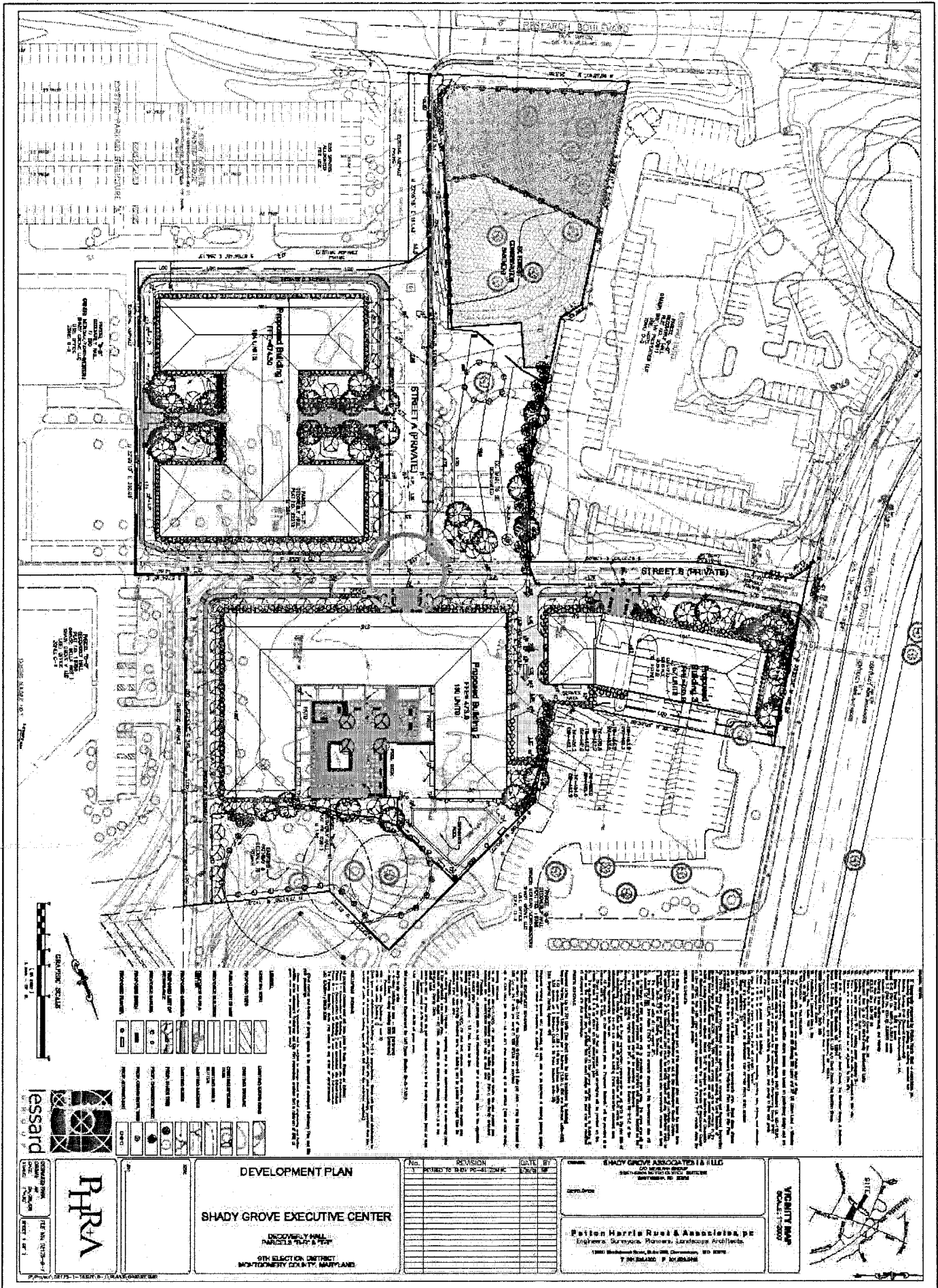


1 inch = 400 feet  
1:4800

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
1787 Georgia Avenue - Silver Spring, Maryland 20910-3760



Zoning Map with Site Outline



| Symbol   | Description                    |
|----------|--------------------------------|
| [Symbol] | Proposed Building Footprint    |
| [Symbol] | Proposed Parking               |
| [Symbol] | Proposed Landscaping           |
| [Symbol] | Proposed Street                |
| [Symbol] | Proposed Utility               |
| [Symbol] | Proposed Easement              |
| [Symbol] | Proposed Right-of-Way          |
| [Symbol] | Proposed Setback               |
| [Symbol] | Proposed Boundary              |
| [Symbol] | Proposed Access                |
| [Symbol] | Proposed Driveway              |
| [Symbol] | Proposed Walkway               |
| [Symbol] | Proposed Bicycle Lane          |
| [Symbol] | Proposed Stormwater Management |
| [Symbol] | Proposed Retention Wall        |
| [Symbol] | Proposed Fencing               |
| [Symbol] | Proposed Signage               |
| [Symbol] | Proposed Lighting              |
| [Symbol] | Proposed Security              |
| [Symbol] | Proposed Other                 |

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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leppard  
PAPA

**DEVELOPMENT PLAN**

**SHADY GROVE EXECUTIVE CENTER**

DISCOVERY HILL  
PARCELS 'A' & 'B'

9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

| No. | REVISION                 | DATE     | BY |
|-----|--------------------------|----------|----|
| 1   | REVISED TO ADD 'A' & 'B' | 12/15/10 | JK |

**SHADY GROVE ASSOCIATES I & II, LLC**  
200 SHADY GROVE DRIVE  
BETHESDA, MD 20814

**Patten Harris Ruel & Associates, PC**  
Engineers, Surveyors, Planners, Landscape Architects  
1500 Woodmont Road, Suite 200, Chevy Chase, MD 20815  
P. HARRIS, P. RUEL, P. HARRIS

**PROPERTY MAP**

Development Plan