**MEMORANDUM**

DATE: 04/24/06
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: Laxmi Srinivas, Senior Planner *LS*
 Development Review Division
 (301) 495-4584



REVIEW TYPE: **Site Plan Review**
 CASE #: **820060100**
 PROJECT NAME: Loneoak Townes
 APPLYING FOR: Approval of six townhouses on 0.54 acres of land in the RT-12.5 Zone

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 ZONE: RT-12.5
 LOCATION: **Located on the east side of Georgia Avenue, approximately 60 feet south of the intersection with Mason Street**

MASTER PLAN: Kensington-Wheaton
 APPLICANT: Mirali Mirtaghavi
 FILING DATE: August 25, 2005
 HEARING DATE: May 11, 2006

STAFF RECOMMENDATION: Approval of Site Plan 820060100 for six dwelling units on 0.54 acres of land in the RT-12.5 Zone. All site development elements as shown on Loneoak Townes plans stamped by the M-NCPPC on February 16, 2006 (Landscape and Lighting Plan) and April 17, 2006 (Site Plan), shall be required except as modified by the following conditions:

1. Development Plan
 The proposed development shall comply with the binding elements of the Schematic Development Plan associated with Zoning Application No. G-818. [Appendix A]
2. Preliminary Plan Conformance
 The proposed development shall comply with the conditions of approval for Preliminary Plan 120050520. [Appendix B]

3. Site Design

- a. Provide building setbacks and the ultimate right-of-way line on the site plan.
- b. The data table on the site plan shall be revised to match the data table in the staff report.
- c. The recreation table in the staff report shall be added to the site plan.
- d. Provide two benches (one sitting area) to meet the recreational demands on site.
- e. Provide the revised entry for Lot 3 on the landscape plan, lighting plan and the tree save plan.

4. Lighting

- a. All light fixtures shall be full cut-off fixtures or be able to be equipped with refractors, reflectors or shields.
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent properties
- c. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line.
- d. The height of the light poles shall not exceed 14 feet including the mounting base.

5. Pedestrian Circulation

Provide the width of the proposed pedestrian connections

6. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated April 19, 2006: [Appendix C]

- a. Approval of the tree save plan dated February 1, 2006 with the following conditions:
 - (1) ISA certified arborist to be present at the pre-construction meeting and to implement the tree protection and tree care measures described in the tree save plan before, during, and after construction.
 - (2) Prior to issuance of the occupancy certificate for the sixth unit,
 - (a) a post-construction meeting shall be held between the M-NCPPC inspector builder, and the certified arborist to determine the conditions of the trees identified for protection.
 - (b) After the post-construction meeting, the builder shall submit a certified arborist's program and schedule for post-construction care of trees for M-NCPPC review and approval. Post construction care of trees to continue at least two years from completion of construction.
- b. Category II conservation easement to be placed over Parcel A to protect the 45" white oak. Conservation easement to be shown on record plat.
- c. Prior to submission of record plat, applicant shall submit to M-NCPPC Environmental Planning staff for its review and concurrence a noise study prepared by a professional engineer with competency in acoustical analysis to demonstrate that proposed units will attenuate projected exterior noise levels to an interior level not to exceed 45 dBA, Ldn. The study must use projected traffic noise levels for Georgia Avenue.

d. Prior to issuance of the first building permit for the subdivision, the following items must be met:

- (1) There shall be certification from an acoustical engineer that the building shells for residential dwelling units are consistent with the noise study and are designed to attenuate projected exterior noise levels to an interior level of no more than 45 dBA, Ldn. Any subsequent changes in building shell materials or coverage that may affect acoustical performance shall be approved by an acoustical engineer prior to implementation.
- (2) The builder shall submit a written agreement to the M-NCPPC Environmental Planning staff to construct the residential units in accordance with the acoustical specifications identified by the acoustical engineer.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated December 10, 2004. [Appendix D]

8. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the first building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

9. 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 the certified site plan. The Development Program shall include a phasing schedule as follows:

- a. Landscaping associated with individual lots shall be planted prior to occupancy of the units.
- b. All street trees, retaining walls, landscaping, stormwater management, tree save areas, pedestrian connections and recreational facilities shall be installed along with the construction of adjacent units but no later than six months following occupancy of the 4th unit.
- c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

10. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified plans.

11. Certified Site Plan

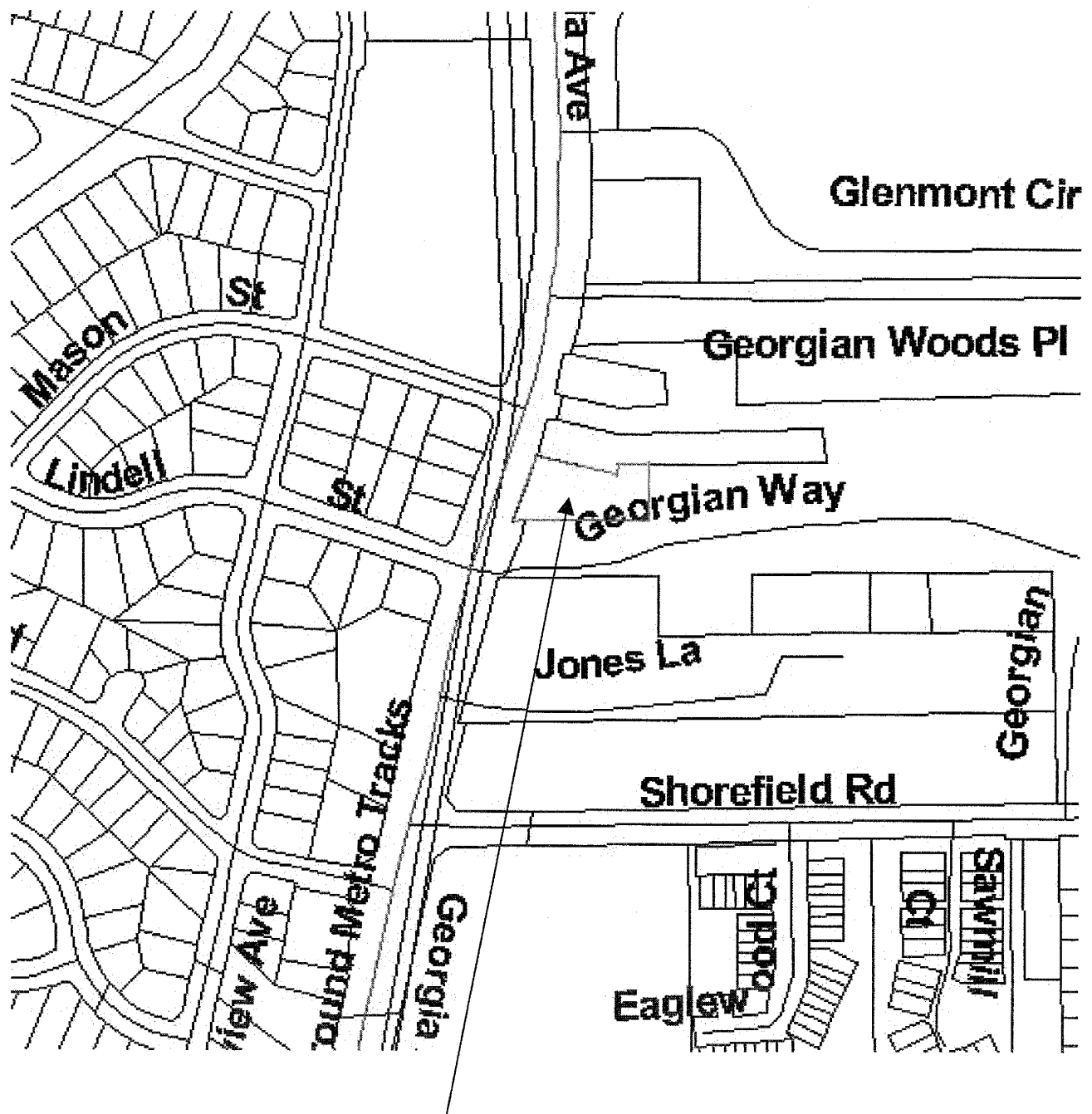
Prior to approval of the certified site plans, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.

- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

PROJECT DESCRIPTION: Site Vicinity

The proposed development is located on the east side of Georgia Avenue, approximately 60 feet south of the intersection with Mason Street (known as 12129 Georgia Avenue). The property is surrounded by the parking lot for Lutheran Church of St. Andrew zoned R-20 to the north, multifamily apartments zoned R-20 to the south and east, Georgia Avenue to the west and single-family detached homes zoned R-60 across Georgia Avenue. Access to the property is from Georgia Avenue.



SITE

PROJECT DESCRIPTION: Site Description

The property is generally rectangular in shape with 117 feet of frontage along Georgia Avenue and a depth of 255 feet. It is generally flat. There are three specimen trees on the property and scattered rows of smaller trees but no forest, wetlands, streams, floodplain or steep slopes. The property is developed with a single-family house and garage and a horseshoe shaped driveway. It has two access points on Georgia Avenue.



PROJECT DESCRIPTION: Proposal

The applicant is proposing a total of six townhouses. Access to the property is from a single entrance along Georgia Avenue. The width of the access drive is 25 feet along Georgia Avenue and tapers to 20 feet along the interior of the property. Three of the townhouses will face Georgia Avenue and the remaining three townhouses will face the rear of the property.

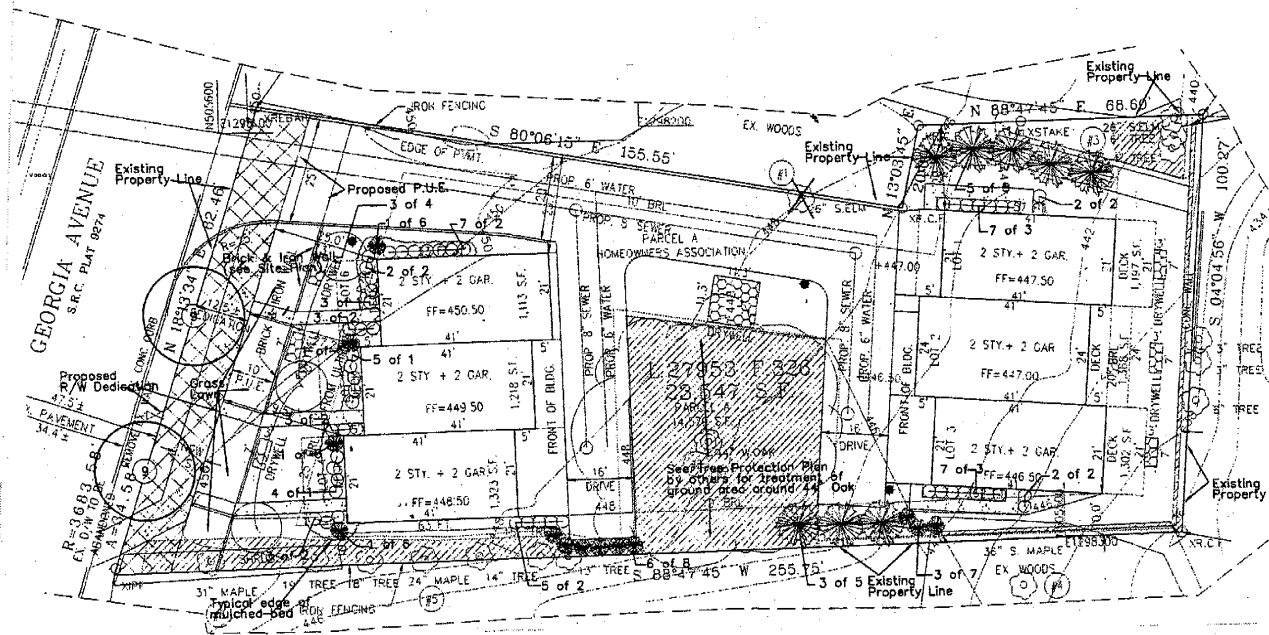
Vehicular access to the individual units will be from 16-foot-wide driveways in the central portion of the site. A specimen oak tree is preserved in the central portion of the site. Pedestrian connections are proposed from Georgia Avenue to the units facing Georgia Avenue and pedestrian connections are proposed from the driveway at the rear to the units in the rear.

Trees are proposed along Georgia Avenue and landscaping is proposed along the southern property line and along the rear of the property. Trees and shrubs are also proposed for individual units along Georgia Avenue. Pole mounted light fixtures are proposed along the access driveway and internal driveways.

The applicant is proposing a six-foot-high brick wall with metal railing along the front yards of the units facing Georgia Avenue and a 5'6"-high metal railing fence along the rear portion of the property. The applicant is dedicating 12.5 feet of right-of-way along Georgia Avenue.

The property is exempt from forest conservation requirements. However, the applicant has submitted a tree save plan for the existing 45" white oak tree and some smaller trees on and adjacent to the site.

Landscape Plan



PROJECT DESCRIPTION: Prior Approvals

Zoning Application

On September 14, 2004, the subject property was rezoned from R-90 Zone to R-T 12.5 Zone under Zoning Application No. G-818. The Schematic Development Plan associated with the Zoning Application capped density at six units for the subject property.

<u>Development Standard</u>	<u>Binding Element</u>
Gross Tract Area (ac/sf.):	Not specified
Development Density	6 D.U.
MPDUs	Not Required
Building Coverage	25% of gross tract area
Green Area	50% of gross tract area
Building Height	35 feet
Building Setbacks	
Minimum Building Setbacks	
From Public Street	25 feet
Side Yard	10 feet
Rear Yard	20 feet
From Single-Family Residential Zone	Not specified

Preliminary Plan

On April 8, 2005, the Planning Board approved a Preliminary Plan of Subdivision (120050520) to create six lots on the subject 0.54 acres of land.

ANALYSIS: Conformance to Development Standards

SITE PLAN DATA TABLE (RT-12.5 ZONE)

Development Standard	Zoning Ordinance	Binding Elements	Proposed for Approval
Gross Tract Area (ac/sf.):	20,000 sq.ft.	Not specified	0.54 acres 23,547 sq.ft.
ROW Dedication (ac/sf.)	Not specified	Not specified	0.03 acres 1,447 sq.ft.
Net Lot Area (ac/sft..)	Not specified	Not specified	0.51 acres 22,100 sq.ft.
Development Density	12.5 D.U./Ac 7 D.U./0.54 ac	6 D.U.	11.1 D.U./Ac 6 D.U.
MPDUs	No MPDUs are required for developments with less than 20 units according to Ch. 25A of the Montgomery County Code	Not specified	Not provided
Minimum Lot Area	Not specified	Not specified	857 sq.ft.
Minimum Building Setbacks			
From Public Street	25'	25'	25'
From One-Family Residential Zone	30'	Not specified	Not adjacent to a one-family residential zone on any side
From Adjoining Lot - Side	10'	10'	10'
From Adjoining Lot - Rear	20'	20'	20'
Maximum Building Height			
Main Building	35'	35'	35' (as measured from the level of approved street grade opposite the middle of the front of a building to the highest point of roof surface of a flat roof; to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof)
Accessory Building	25'	Not specified	NA
Maximum Building Coverage	35% of GTA	25% of GTA	23% of GTA

0.19 ac 8,241 sq.ft.	0.14 ac 6,072 sq.ft.	0.13 ac 5,412 sq.ft.
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<u>Development Standard</u>	<u>Zoning Ordinance</u>	<u>Binding Elements</u>	<u>Proposed for Approval</u>
Minimum Green Area	50% of GTA 0.27 ac 11,773 sq.ft.	50% of GTA 0.27 ac 11,773 sq.ft.	50.7% of GTA 0.28 ac 11,938 sq.ft.
Parking	2 per unit		2 per unit
Garage Parking Spaces	12 for 6 units	Not specified	12
			12 total

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
<u>Demand per 100 d.u.</u>					
TH	17.00	22.00	18.00	129.00	7.00
<u>Demand for 6 units</u>					
TH	1.02	1.32	1.08	7.74	0.42
Supply Points					
Pedestrian System	0.10x1.02 0.10	0.2x1.32 0.26	0.2x1.08 0.22	0.45x7.74 3.48	0.45x0.42 0.19
Nature Areas	0 0	0.05x1.32 0.66	.10x1.08 0.10	.10x7.74 0.77	.05x0.42 0.21
Total Supply Points	0.10	0.92	0.32	4.25	0.4
One additional sitting area¹	Tots 1x1 1	Children 1x1 1	Teens 1x1.5 1.5	Adults 1x5 5	Seniors 1x2 2
Total Supply Points²	1.10	1.92	1.82	9.25	2.4

1 Recreation demand is not completely met on site. The supply points are less than the demand points. A condition of approval has been added to add two benches (one sitting area). With the proposed condition, the recreation demand is met on site.

2 Total supply points with the addition of one sitting area

ANALYSIS:

Conformance to Master Plan

The proposal conforms to the Kensington-Wheaton Master Plan because the development is a continuation of the residential zoning for the property and is compatible with the existing and planned land uses in the surrounding area. The site plan complies with all the Binding Elements

of the Schematic Development Plan and is in general conformance with the layout shown on the Schematic Development Plan of the rezoning application G-818.

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.*

The site plan complies with all the Binding Elements of the Schematic Development Plan as demonstrated in the table below and is in general conformance with the general layout shown on the Schematic Development Plan of the rezoning application G-818.

<u>Development Standards</u>	<u>Binding Element</u>	<u>Proposed for Approval</u>
Gross Tract Area (ac/sf):	Not specified	0.54 acres 23,547 sq.ft.
Development Density	6 D.U.	6 D.U.
Minimum Building Setbacks		
From Public Street	25'	25'
From Single-Family Residential Zone	Not specified	NA
From adjoining lot – Side	10'	10'
From adjoining lot – Rear	20'	20'
Maximum Building Coverage	25% of GTA 0.14 ac 6,072 sq.ft.	23% 0.13 ac 5,412 sq.ft.
Minimum Green Area	50% of GTA 0.27 ac 11,773 sq.ft.	50.7% of GTA 0.28 ac 11,938 sq.ft.
Maximum Height	35'	35'

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 RT-12.5 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 buildings are located along the front and rear of the property. No buildings are proposed in the central portion of the property so that a tree save area can be provided to protect the existing 45" white oak tree.

The subject property is impacted by noise due to the traffic on Georgia Avenue. According to staff's preliminary noise analysis, the traffic noise projections for the year 2030 will be 65 dBA and higher. A condition of approval has been added to require the applicant to submit a detailed noise mitigation study to accurately define projected noise levels from Georgia Avenue and identify noise mitigation measures for interior noise levels not to exceed 45 dBA. Conditions of approval have also been added to require certification of the building shell to ensure that the interior noise levels are not more than 45 dBA. The conditions require a written commitment from the builder to construct the noise impacted units in accordance with the acoustical specifications identified in the analysis.

b. Open Spaces

The binding elements require a minimum of 50% of green area and the applicant has provided 50.7% of green area. The green areas/open spaces are located along the property lines and in the central portion of the site to maximize tree protection for the existing trees. The landscape buffers along the property lines are adequate to screen the townhouses from the adjacent properties.

The applicant's tree save plan shows the preservation of an existing 45" white oak tree in the center of the property and some smaller trees (on and adjacent to) the site. A condition of approval has been added to require a Category II conservation easement around the existing oak tree.

The stormwater management concept consists of on-site water quality control via the construction of dry wells for the roof areas and use of porous pavers for the vehicular areas and onsite recharge via dry wells. The Department of Permitting Services (DPS) has recommended approval of the stormwater management concept plan.

c. Landscaping and Lighting

Trees are proposed along Georgia Avenue and landscaping is proposed along the southern property line and along the rear of the property. Trees and shrubs are also proposed for individual units along Georgia Avenue.

Pole mounted light fixtures are proposed along the access driveway and internal driveways. The light poles will be Luminaire lighting fixtures and ten feet high.

d. Recreation

The recreation demand is not satisfied on-site as shown in the recreation calculations table above. Conditions of approval have been added to require the applicant to provide additional recreational facilities on site. With the additional recreational facilities, the recreation demand will be satisfied on site.

e. Vehicular and Pedestrian Circulation

The access road from Georgia Avenue will be 25 feet in width at the entrance and will taper to 20 feet along the interior of the property. The internal driveways will be 16 feet in width.

Pedestrian connections are proposed from Georgia Avenue to the units facing Georgia Avenue and pedestrian connections are proposed from the driveway at the rear to the units in the rear. A condition of approval has been added to provide the width of the pedestrian connections.

The proposed vehicular and pedestrian circulation is safe, adequate and efficient.

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

The proposed buildings are located along the front and rear of the property. No buildings are proposed in the central portion of the property so that a tree save area can be provided to protect the existing 45" white oak tree.

The maximum height of the townhouse units will be 35 feet. The design of the townhouse units will be compatible with the surrounding residential development consisting of single-family residences and townhouses.

The proposed noise mitigation measures will ensure that there are no exterior or interior noise impacts.

Therefore, the proposal is compatible with existing and proposed adjacent development.

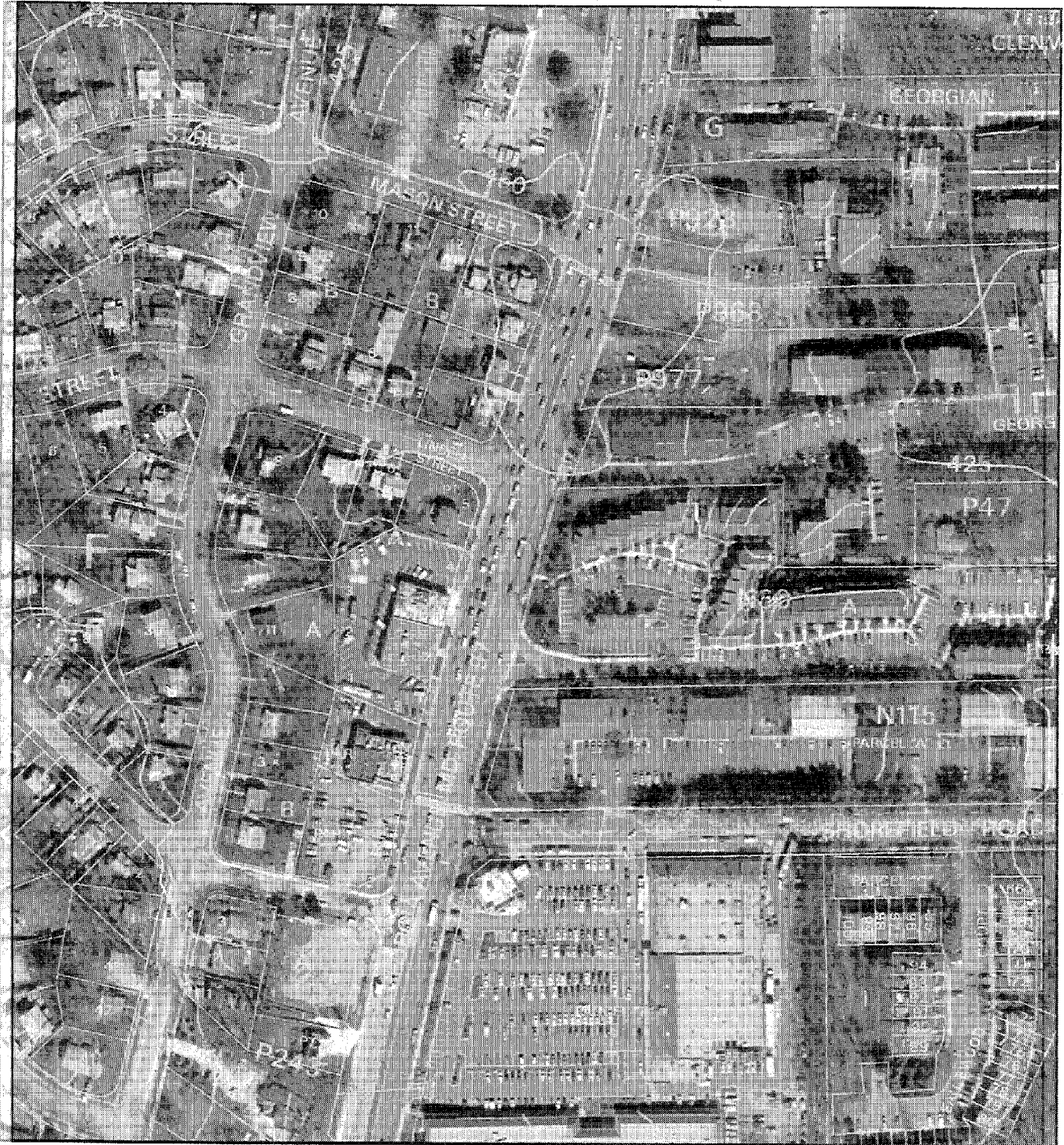
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The property is exempt from the forest conservation plan requirements under the small property category (forest conservation plan exemption no. 4-03249E). The applicant has however, submitted a tree save plan showing the retention of the existing 45" white oak specimen tree and some of the smaller trees on and adjacent to the site. The Environmental Planning Section has recommended approval of the tree save plan with conditions of approval to require evaluation of the retained trees by a certified arborist. The conditions also require a tree care program and a Category II conservation easement around the 45" white oak tree.

APPENDIX

- A. Vicinity Map
- B. Site Plan Checklist.
- C. Appendix A – Development Plan Opinion
- D. Appendix B – Preliminary Plan Opinion.
- E. Appendix C – Memorandum from Environmental Planning Section
- F. Appendix D – Memorandum from DPS
- G. Appendix E – Memorandum from Other Agencies

LONEOAK TOWNES (8406010)



Map compiled on January 18, 2006 at 4:49 PM | Site located on base sheet no - 215NWO2 | Date of Orthophotos - April 2004 | Orthophoto Images Licensed from VARGIS LLC.

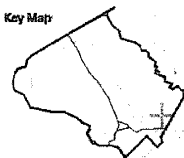
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Key Map



N



Research & Technology Center



1 inch = 200 feet

1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

4787 Georgia Avenue - Silver Spring, Maryland 20910-3760



CHECKLIST Site Plan / Project Plan Review

Plan # 820060100 Name: LONEOAK TOWNES
 Zone: R-T12.5 Tract Area: 0.54 ACRES Proposed Use: TOWNHOUSES
 Number of Units: 6 Square Footage: NA
 Development Method: OPTIONAL Other: _____

Referral Comments:

M-NCPPC

	Staff	Date
Transportation	<u>DP</u>	<u>04/07/06</u>
Environmental	<u>CB</u>	<u>04/19/06</u>
Community Planning	<u>FB</u>	<u>04/04/06</u>
Historic Planning	<u>MB</u>	<u>04/25/06</u>
Park Planning	<u>DP</u>	<u>04/25/06</u>
Research/Housing	<u>SS</u>	<u>04/28/06</u>

Other Agencies

	Staff	Date
SHA	<u>SF</u>	<u>09/22/05 03/01/06</u>
DPS (SWM)	<u>RB</u>	<u>12/10/04</u>
DPS (Traffic)	_____	_____
Public School	_____	_____
Utility	_____	<u>09/26/05</u>
Fire & Rescue	<u>JF</u>	<u>04/14/06</u>
DPW & T	<u>JR</u>	<u>02/24/05</u>

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
- Preliminary Plan
- Record Plat
- Prior Site Plan Approvals

Community Input

- Civic Association _____
- Individuals _____

Supervisor Review 04/24/06 Na 5/5/06
 Chief Review 04/24/06 _____