



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

Consent Item # 3
MCPB 02-28-28

MEMORANDUM

DATE: February 12, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Robert A. Kronenberg, Supervisor *RAK*
Development Review Division

FROM: Michele Oaks, Planner Coordinator *(M)*
Development Review Division
(301) 495-4573
michele.oaks@mncppc-mc.org



REVIEW TYPE: Site Plan Amendment
CASE #: **82003038B**
PROJECT NAME: **Greencastle Towns**

APPLYING FOR: Amendment to add a retaining wall and make minor revisions to the lighting and recreation plans

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: RT-8
LOCATION: Located 1500' south of the intersection of Robey Road and Greencastle Road
MASTER PLAN: Fairland
APPLICANT: D.R. Horton, Inc.

FILING DATE: December 12, 2007
HEARING DATE: February 28, 2008

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 82003038A and approval of the attached draft Planning Board Resolution for Site Plan 82003038B.

BACKGROUND

The Site Plan (820030380) for Greencastle Towns was presented to the Planning Board on October 2, 2003 for approval of 27 one-family attached housing units. The development included 27 lots and a 74,604 sq. ft. parcel of open space to be dedicated to the HOA. The Certified Site Plan was approved on September 22, 2004.

A subsequent administrative amendment (820030038A) was approved by the Director of Planning on March 30, 2006 for minor adjustments to grading, building locations and entrances due to final architectural drawings and changes in unit type (wider and shorter than originally proposed).

PROPOSED AMENDMENT

An amendment was filed on December 12, 2007 that requests the following modifications:

- 1) Install a 24" retaining wall on the uphill side of the Gazebo located in the center island
- 2) Modify the approved locations for the light fixtures.
- 3) Replace the approved light fixtures with alternate fixtures.
- 4) Change the approved manufacturer of the play equipment being installed in the center island.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on December 21, 2007. The notice gave the parties 24 days to review and comment on the amended site plan. Staff has received no comments at the time this report was prepared from the parties of record regarding the contents of the amendment.

Signage required by the Montgomery County Planning Board was posted on December 14, 2007 along the Greencastle Road frontage. The Applicant has supplied the file of record with an Affidavit of Posting and photo documentation.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The Applicant installed the segmental block retaining wall (24" maximum height) around the gazebo feature to prevent water run-off from draining onto the gazebo's floor. The retaining wall provides drainage to maintain the structural integrity of the gazebo's building materials.

The adjustment to the lighting plan was required by BGE, the electric company, which provides service and installs the lighting fixtures in this region. After the Site Plan approval, BGE reviewed the plans for installation and determined the design was not compliant with their regulations. In their letter dated October 9, 2007, BGE amended the plan, which included new fixtures to be positioned at new locations, changing the light fixture being installed and reducing the number of fixtures to be installed on the site from five (5) to four (4). The applicant is requesting retroactive approval of this revised lighting plan. Based on the information provided in the supplied photometric plan, the revised plan meets the zoning code requirements for lighting, and as such this plan meets the intent of the original approved site plan.

The Applicant is seeking approval for the installation of a Playworld Systems Play Structure in the tot lot on the subject site. The structure is a replacement for the Game Time "Cub" (#11713) Play Structure approved on the original Certified Site Plan. Although the two structures are not exact replicas, they are similar in design and features (i.e. number and type of activities) and conform to the intent of the approved site plan.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Greencastle Towns (Site Plan No. **82003038B**) for modifications to the approved site plan.

ATTACHMENT

- A. Vicinity Map
- B. Exhibit of Approved and Proposed Play Structures
- C. Draft Planning Board Resolution

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The site is located 1500' south of the intersection of Robey Road and Greencastle Road. On the opposite side of Greencastle Road is Fairland Regional Park. North of the site is the Greencastle Woods subdivision, a 37-unit development of attached homes, zoned RT-10. West of the site, with a buffer of trees separating, is an R-30 zoned apartment community with four-story buildings. The site is located approximately a quarter-mile from the Montgomery County / Prince Georges County boundary line.





Planning Board Approved Equipment (October 2003 Site Plan)



Equipment in Proposed Amendment to Site Plan