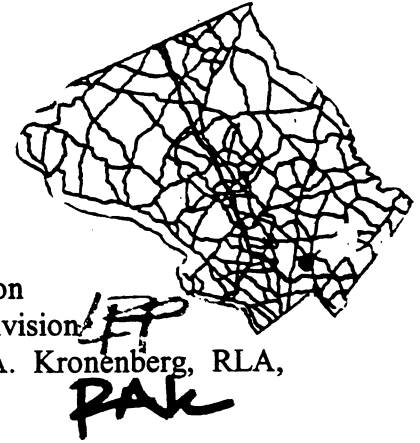




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 12



MEMORANDUM

DATE: August 1, 2002
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief, Development Review Division
Larry Ponsford, Supervisor, Development Review Division
FROM: Malcolm A. Shaneman, Supervisor and Robert A. Kronenberg, RLA,
Senior Planner
Planning Department Staff
(301) 495-4587 and (301) 495-2187

REVIEW TYPE: Preliminary and Site Plan Review
APPLYING FOR: RT-15 Zone; 2.10 Acres Property
Single-family townhouses
PROJECT NAME: Plyers Mill Estates
CASE #: 1-02109 and 8-02037
REVIEW BASIS: Preliminary Plan Review and Site Plan Review Required in the RT-15
Zone, Article 59-D-3

ZONE: RT-15
LOCATION: Wheaton
Southwest intersection of Georgia Avenue and Plyers Mill Road
MASTER PLAN: Kensington-Wheaton
APPLICANT: Winchester Homes, Inc.
FILING DATE: May 20, 2002
HEARING DATE: August 1, 2002

STAFF RECOMMENDATION FOR PRELIMINARY PLAN: Approval, and subject to the following conditions:

- (1) Compliance with the conditions of approval for the final forest conservation plan comments dated June 19, 2002. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Kensington-Wheaton Master Plan unless otherwise designated on the preliminary plan
- (3) All road right-of ways shown on the approved preliminary plan shall be constructed by the applicant, to the full width mandated by the Kensington-Wheaton

- Master Plan, and to the design standards imposed by all applicable road codes
- (4) Compliance with the conditions of MCDPS stormwater management letter dated February 26, 2002.
 - (6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
 - (7) Record plat to reflect common ingress/egress easements over all shared driveways
 - (8) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
 - (9) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
 - (10) Final approval of the number and location of dwelling units, site circulation, sidewalks, bike paths and other public access easements will be determined at site plan
 - (11) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
 - (12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
 - (13) Record Plat to reflect the delineation of all common HOA property, SWM facilities and public access easements.
 - (13) Necessary easements

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 30 single-family attached townhouses in the RT-15 zone, with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. Conditions of the Local Map Amendment G-786, adopted by the County Council on February 8, 2001 [See Staff Report and Board Recommendation-Appendix B].
3. Conditions of MCDPS stormwater management concept approval dated February 26, 2002.
4. Conditions of State Highway Administration approval letter dated June 18, 2002.
5. Conditions of MNCPPC-EPD comment letter dated June 19, 2002 regarding forest conservation obligations.
6. Applicant to coordinate with MCDPW&T-Division of Transit Services for the relocation and construction of the existing bus shelter on Georgia Avenue. If necessary, applicant shall file for all applicable state highway permits.
7. Prior to signature set approval, applicant to provide the following revisions and/or information:
 - a. Show all zoning lines, easements, buffers and ROWS
 - b. Sidewalks:
 - i. All internal sidewalks to be a minimum of 4 feet in width;
 - ii. Relocate the 5-foot sidewalk along Georgia Avenue to include a 6-foot grass strip for street trees;
 - iii. Relocate the 4-foot sidewalk along Plyers Mill Road and replace it with a 5-foot sidewalk to include an 8-foot grass strip for street trees;

- iv. Provide painted crosswalks across each access point into the site from Georgia Avenue and Plyers Mill Road;
- c. Label and identify the correct number of parking spaces required and provided on the site.
- d. Landscape and Lighting Plan to show the following:
 - i. Provide a lighting distribution plan showing details and specifications for lighting fixtures (fixtures, cut sheets, wattage, illumination summary, pole height, deflector shields); lighting levels shall follow the Illuminating Engineering Society of North America (IESNA) standards;
 - ii. Light poles not to exceed 18 feet in height;
 - iii. All light fixtures shall be full cut-off fixtures;
 - iv. Deflectors to be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties to the south and west;
 - v. Illumination levels not to exceed 0.5 footcandles (fc) at any property line abutting a residential zone;
 - vi. Provide a staggered double row of 6" caliper or greater London Plane Trees on both sides of the relocated sidewalks along Georgia Avenue and Plyers Mill Road;
 - vii. Island areas in the alleys to contain a hard-scape material such as brick pavers or stamped concrete. Provide details on the Landscape Plan.
- 8. Applicant to improve the entrance into the site from Plyers Mill Road to include a more accessible turning movement, consistent with MCDPWT design standards.
- 9. Applicant is limited to a right-out only turning movement onto Georgia, consistent with SHA design standards.
- 10. Applicant to provide brick facades for the units facing Georgia Avenue and Plyers Mill Road to conform to the adjacent townhouses along both roadways.

SUMMARY OF ISSUES:

In the course of site plan review and discussion, staff and the applicant reviewed the building location, access to and from the site, screening of adjacent properties and lighting distribution, as well as recreational facilities. Design and placement of parking spaces was studied for adaptability to the site and more efficient vehicular circulation within the site. Each townhouse unit accommodates two spaces within the unit with two visitor parking areas to the north and west. Additional landscaping was provided along the southern and western boundaries to assist in screening of the adjacent residential properties. An ornamental masonry wall in conjunction with landscaping along the frontage of Georgia Avenue and Plyers Mill Road was also provided community identity and separation of units for the roads. The masonry wall element was incorporated into the overall design, including the fronts of the units and seating, open play areas for design consistency. Lighting was reviewed for visibility and safety of the users of the proposed townhouse units and for any negative reflection or glare onto the adjoining residential properties. Location of the proposed entrance was reviewed during the zoning text amendment and site plan review for safe alignment and sight distance on Plyers Mill Road and Georgia Avenue by MCDPW&T and SHA.

PROJECT DESCRIPTION: Surrounding Vicinity

The subject property is located at the southwest corner of the intersection of Georgia Avenue and Plyers Mill Road. Existing access into the site consists of a two-way, twenty-four foot wide drive aisle from Plyers Mill and a right-in only access point from Georgia Avenue.

The adjacent institutional uses and residential properties to the north and east of the site are zoned R-60. The townhouses to the south and west of the site are zoned RT-12.5. The intersection of Plyers Mill Road and Georgia Avenue consists of two churches, surrounded on the outskirts by a mix of single-family detached and attached residential properties.

The site is located one quarter of a mile south of the Wheaton Central Business District, including the Wheaton Shopping Center and the Wheaton Metro station. Vehicular and pedestrian access to downtown Wheaton is via Georgia Avenue and Veirs Mill Road.

PROJECT DESCRIPTION: Site Description

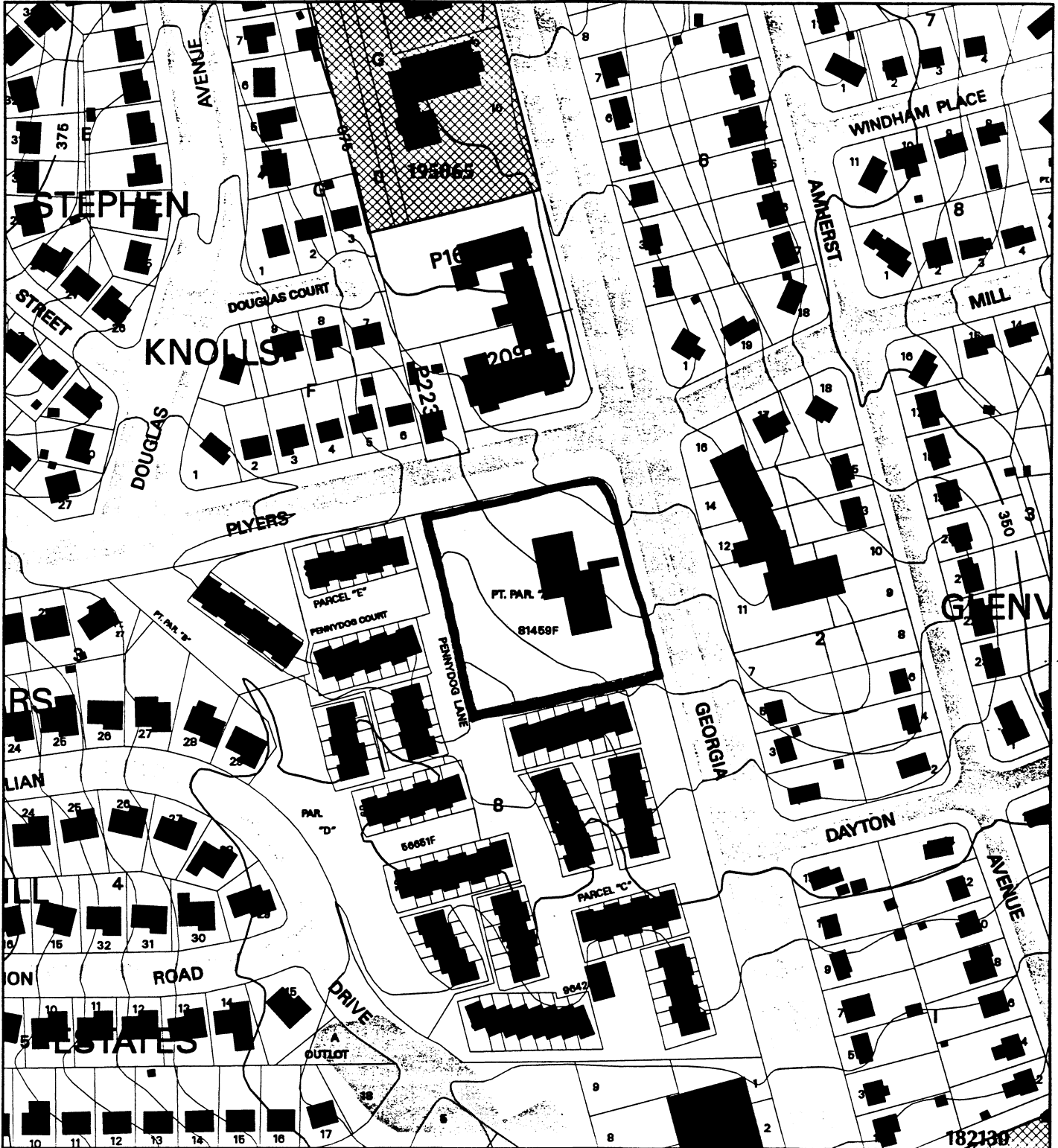
The site is presently occupied by an existing one level medical office building and associated parking. The majority of the site is paved with a minimal amount of green area around the northern and western perimeters. The existing parking on the northern and eastern boundaries is presently 10-feet+/- from the residentially zoned property. The drive aisle paralleling Georgia Avenue is located approximately 20 to 30 feet from the pavement of Georgia Avenue. The existing building is presently set back 80 feet+/- from Georgia Avenue and 105 feet +/- from Plyers Mill Road.

The primary access to the property is from Plyers Mill Road to the north. Access to the site from Plyers Mill Road is not restricted to right-in, right-out turning movements, however, access onto Georgia Ave is restricted to a right-only turning movement due to concrete medians prohibiting left turns. The building is not being used for office use at this time but the parking area is used by both churches for overflow parking during Sunday services.

The subject site is listed as part of Parcel A in the Plyers Mill Estates subdivision. Plyers Mill Estates encompasses the RT-12.5 zoned area for the townhouses to the south and west of the property. The frontage of the property along Plyers Mill Road contains a 4-foot wide concrete sidewalk with an 8-foot grass strip. The frontage of Georgia Avenue contains a 5-foot wide sidewalk directly abutting the curb and edge of pavement along Georgia Avenue. A metro bus shelter is located within the right-of-way of Georgia Avenue directly behind the existing sidewalk.

The overall slope of the property is approximately 4%.

VICINITY MAP FOR
PLYERS MILL ESTATES (8-02037)



Map compiled on May 21, 2002 at 4:00 PM | Site located on base sheet no - 213NW02

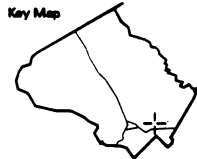
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

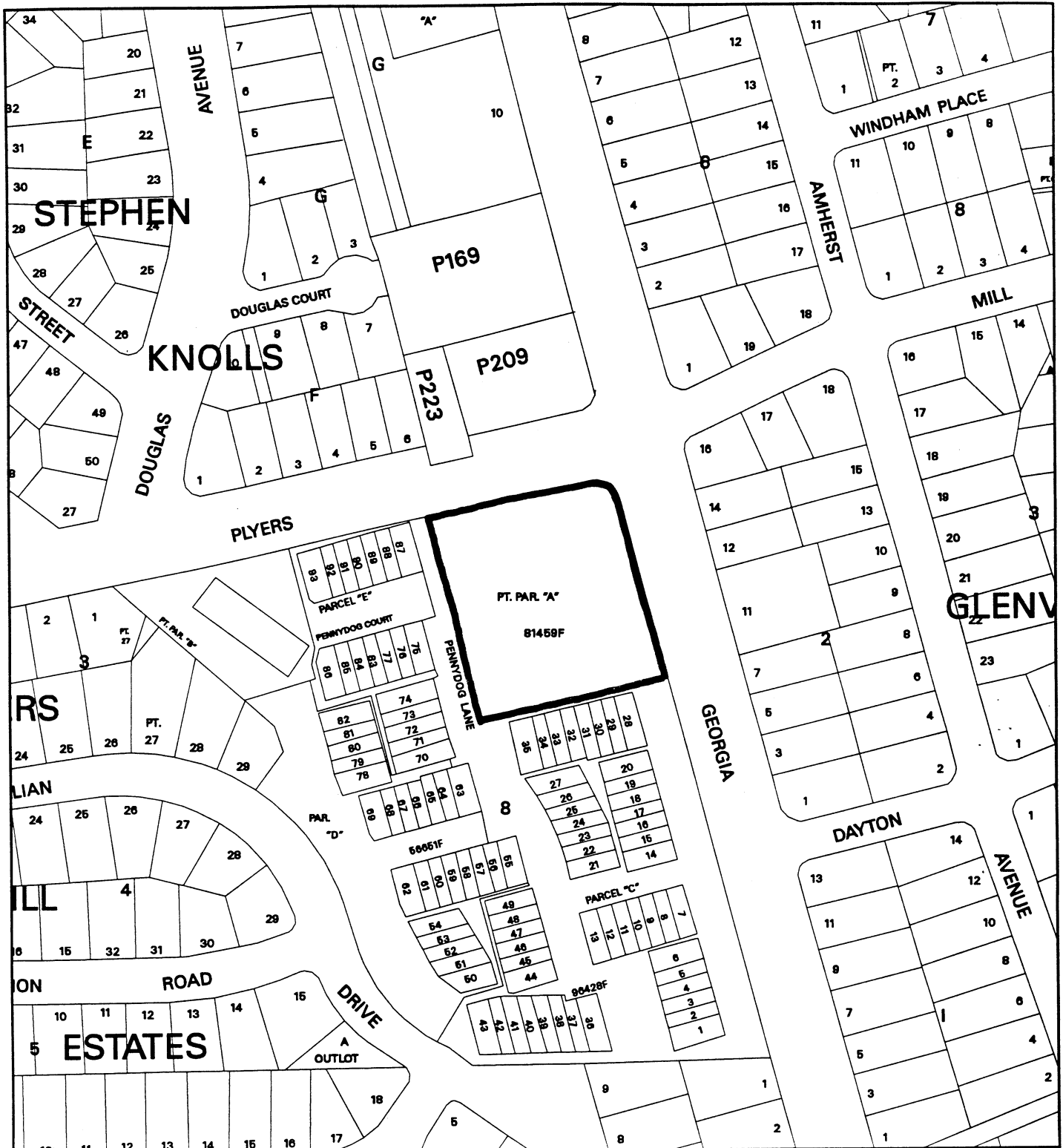
Key Map



1 : 2400

VICINITY MAP FOR

PLYERS MILL ESTATES (8-02037)



Map compiled on May 21, 2002 at 4:05 PM | Site located on base sheet no - 213NW02

NOTICE

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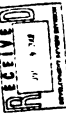
Key Map



Research & Technology Center



1 : 2400



DATE	11/19/03
REVISION	
SCALE	AS SHOWN
SHEET	1 OF 1
DATE	11/19/03
PROJECT	FLYERS MILL ESTATES
FILE NO.	

GENERAL NOTES

1. THIS PLAN IS TO BE CONSIDERED A PRELIMINARY PLAN.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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VICINITY MAP



ZONING INFORMATION

REQUIREMENTS FOR THE ZONING DISTRICT: R-100 (RESIDENTIAL SINGLE-FAMILY)

PARKING TABULATION

APPLICANT'S PROPOSED	1
MINIMUM REQUIRED	1
DEFICIENCY	0

RECREATIONAL REQUIREMENTS

REQUIREMENT	APPLICANT'S PROPOSED	MINIMUM REQUIRED	DEFICIENCY
1. PLAY AREA	1	1	0
2. PLAY EQUIPMENT	1	1	0
3. PLAY SURFACE	1	1	0
4. PLAY STRUCTURE	1	1	0
5. PLAY AREA SURROUNDINGS	1	1	0
6. PLAY AREA MAINTENANCE	1	1	0
7. PLAY AREA SAFETY	1	1	0
8. PLAY AREA ACCESS	1	1	0
9. PLAY AREA LIGHTING	1	1	0
10. PLAY AREA FENCING	1	1	0
11. PLAY AREA SIGNAGE	1	1	0
12. PLAY AREA UTILITIES	1	1	0
13. PLAY AREA DRAINAGE	1	1	0
14. PLAY AREA PAVEMENT	1	1	0
15. PLAY AREA BENCHES	1	1	0
16. PLAY AREA TRASH RECEPTACLES	1	1	0
17. PLAY AREA WATER SUPPLY	1	1	0
18. PLAY AREA SEWERAGE	1	1	0
19. PLAY AREA ELECTRICAL	1	1	0
20. PLAY AREA TELEPHONE	1	1	0
21. PLAY AREA FURNITURE	1	1	0
22. PLAY AREA PLANTINGS	1	1	0
23. PLAY AREA LIGHT FIXTURES	1	1	0
24. PLAY AREA ELECTRICAL PANELS	1	1	0
25. PLAY AREA TELEPHONE EQUIPMENT	1	1	0
26. PLAY AREA FURNITURE	1	1	0
27. PLAY AREA PLANTINGS	1	1	0
28. PLAY AREA LIGHT FIXTURES	1	1	0
29. PLAY AREA ELECTRICAL PANELS	1	1	0
30. PLAY AREA TELEPHONE EQUIPMENT	1	1	0

APPLICANT

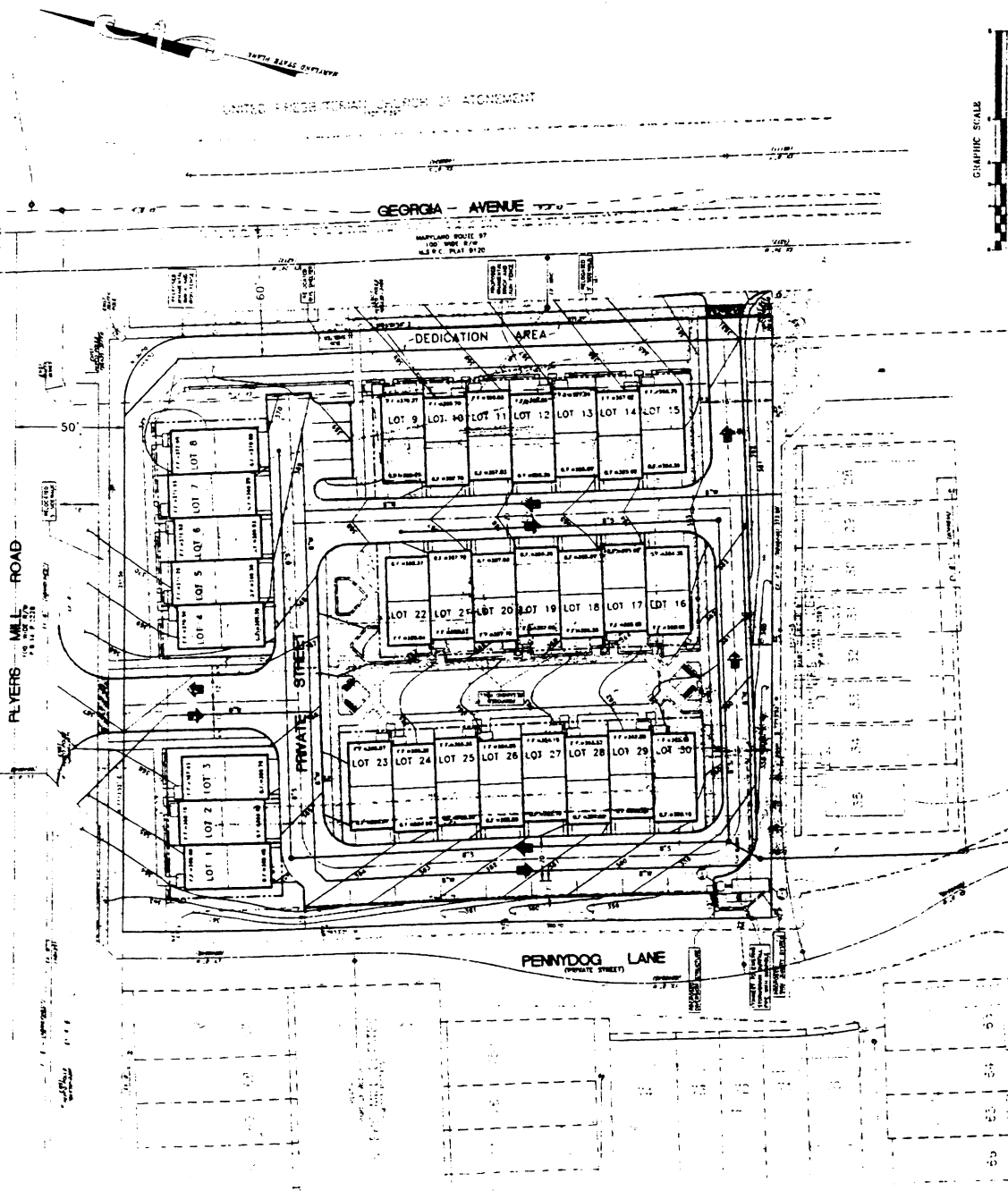
FLYERS MILL ESTATES, INC.
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2899
301.782.9001

OWNER/DEVELOPER CERTIFICATION

I, THE UNDERSIGNED, AS OWNER/DEVELOPER OF THE ABOVE DESCRIBED PROJECT, HEREBY CERTIFY THAT THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR/ENGINEER CERTIFICATION

I, THE UNDERSIGNED, AS SURVEYOR/ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR/ENGINEER IN THE STATE OF MARYLAND AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARYLAND SURVEYING AND ENGINEERING ACT.



GRAPHIC SCALE
1" = 100'

MADDOX
INCORPORATED
ENGINEERS & SURVEYORS

100 PARK AVENUE
ROSELAND, NEW JERSEY 07068-2909
(908) 782-8801

FINAL FOREST
CONSERVATION PLAN/
LANDSCAPE &
LIGHTING PLAN

PART OF PARCEL A
PLAYERS MILL ESTATES
MIDDLEBURY TOWNSHIP, WASHINGTON COUNTY, VERMONT

REVISION

DATE: _____
BY: _____
CHECKED BY: _____
SCALE: _____
SHEET: _____ OF _____
PROJECT NO.: _____

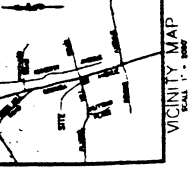


Table with 3 columns: Item, Description, and Quantity. The table lists various landscape and lighting items to be installed, including trees, shrubs, and lighting fixtures.

FOREST CONSERVATION PLAN - NOTES:
1. Plantings shown - 0.25 ac
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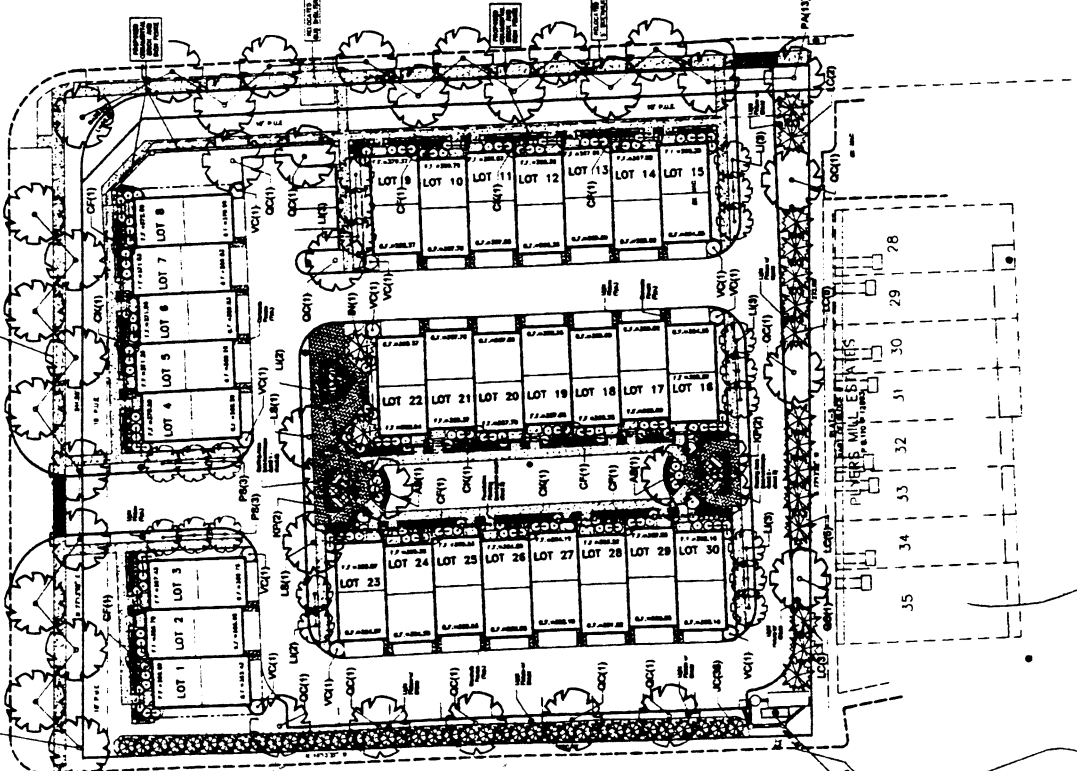


UNITED PRESBYTERIAN CHURCH OF ATONEMENT
L-1007-50

GEORGIA AVENUE

PLAYERS MILL ROAD

PENNYDOG LANE
(PRIVATE STREET)



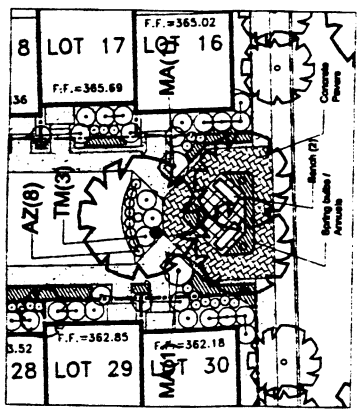
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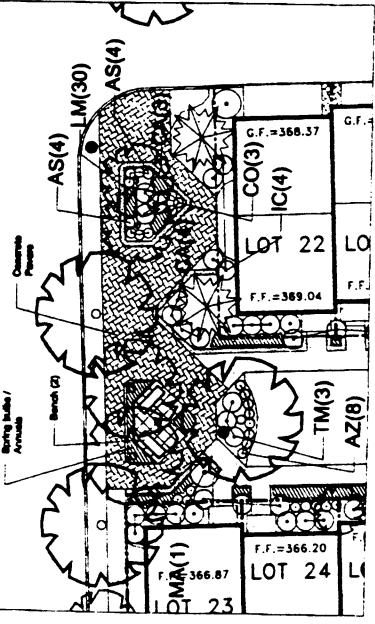
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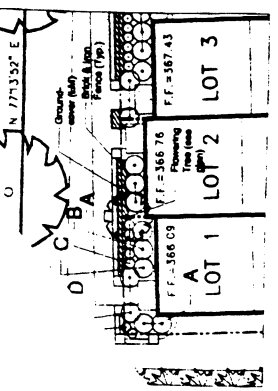
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PLANTING DETAIL "A"
1" = 10'-0"



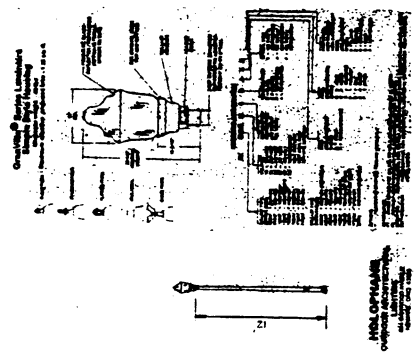
PLANTING DETAIL "A"
1" = 10'-0"



TYPICAL FOUNDATION PLANTING
1" = 10'-0"

PLANT LIST

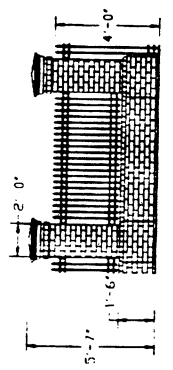
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3	1	IC(4)	IC(4)	4"	Shrub
4	1	LM(30)	LM(30)	30"	Shrub
5	1	TM(3)	TM(3)	3"	Shrub
6	1	AZ(B)	AZ(B)	B	Shrub
7	1	MA(1)	MA(1)	1"	Shrub
8	1	MA(2)	MA(2)	2"	Shrub
9	1	MA(3)	MA(3)	3"	Shrub
10	1	MA(4)	MA(4)	4"	Shrub
11	1	MA(5)	MA(5)	5"	Shrub
12	1	MA(6)	MA(6)	6"	Shrub
13	1	MA(7)	MA(7)	7"	Shrub
14	1	MA(8)	MA(8)	8"	Shrub
15	1	MA(9)	MA(9)	9"	Shrub
16	1	MA(10)	MA(10)	10"	Shrub
17	1	MA(11)	MA(11)	11"	Shrub
18	1	MA(12)	MA(12)	12"	Shrub
19	1	MA(13)	MA(13)	13"	Shrub
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24	1	MA(18)	MA(18)	18"	Shrub
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30	1	MA(24)	MA(24)	24"	Shrub
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35	1	MA(29)	MA(29)	29"	Shrub
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37	1	MA(31)	MA(31)	31"	Shrub
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42	1	MA(36)	MA(36)	36"	Shrub
43	1	MA(37)	MA(37)	37"	Shrub
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51	1	MA(45)	MA(45)	45"	Shrub
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54	1	MA(48)	MA(48)	48"	Shrub
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59	1	MA(53)	MA(53)	53"	Shrub
60	1	MA(54)	MA(54)	54"	Shrub
61	1	MA(55)	MA(55)	55"	Shrub
62	1	MA(56)	MA(56)	56"	Shrub
63	1	MA(57)	MA(57)	57"	Shrub
64	1	MA(58)	MA(58)	58"	Shrub
65	1	MA(59)	MA(59)	59"	Shrub
66	1	MA(60)	MA(60)	60"	Shrub
67	1	MA(61)	MA(61)	61"	Shrub
68	1	MA(62)	MA(62)	62"	Shrub
69	1	MA(63)	MA(63)	63"	Shrub
70	1	MA(64)	MA(64)	64"	Shrub
71	1	MA(65)	MA(65)	65"	Shrub
72	1	MA(66)	MA(66)	66"	Shrub
73	1	MA(67)	MA(67)	67"	Shrub
74	1	MA(68)	MA(68)	68"	Shrub
75	1	MA(69)	MA(69)	69"	Shrub
76	1	MA(70)	MA(70)	70"	Shrub
77	1	MA(71)	MA(71)	71"	Shrub
78	1	MA(72)	MA(72)	72"	Shrub
79	1	MA(73)	MA(73)	73"	Shrub
80	1	MA(74)	MA(74)	74"	Shrub
81	1	MA(75)	MA(75)	75"	Shrub
82	1	MA(76)	MA(76)	76"	Shrub
83	1	MA(77)	MA(77)	77"	Shrub
84	1	MA(78)	MA(78)	78"	Shrub
85	1	MA(79)	MA(79)	79"	Shrub
86	1	MA(80)	MA(80)	80"	Shrub
87	1	MA(81)	MA(81)	81"	Shrub
88	1	MA(82)	MA(82)	82"	Shrub
89	1	MA(83)	MA(83)	83"	Shrub
90	1	MA(84)	MA(84)	84"	Shrub
91	1	MA(85)	MA(85)	85"	Shrub
92	1	MA(86)	MA(86)	86"	Shrub
93	1	MA(87)	MA(87)	87"	Shrub
94	1	MA(88)	MA(88)	88"	Shrub
95	1	MA(89)	MA(89)	89"	Shrub
96	1	MA(90)	MA(90)	90"	Shrub
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98	1	MA(92)	MA(92)	92"	Shrub
99	1	MA(93)	MA(93)	93"	Shrub
100	1	MA(94)	MA(94)	94"	Shrub
101	1	MA(95)	MA(95)	95"	Shrub
102	1	MA(96)	MA(96)	96"	Shrub
103	1	MA(97)	MA(97)	97"	Shrub
104	1	MA(98)	MA(98)	98"	Shrub
105	1	MA(99)	MA(99)	99"	Shrub
106	1	MA(100)	MA(100)	100"	Shrub



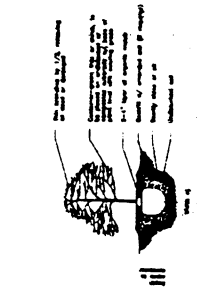
Note: Benches to be finished with lighting fixtures based on plan to existing residential properties as noted on plan.

PLANTING NOTES:

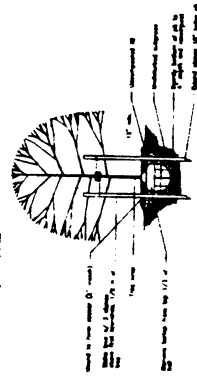
- Bench seating areas to be concrete with scoring (24"x24") at angle shown on plan.
- Concrete pavers near seating areas and behind units near garages to be "pre-cast octagonal pattern concrete pavers" by Hanover (or similar). Final colors to be determined by architect or builder.



BRICK & IRON FENCE
N.T.S.
* Reinforcing wall and plaster wall to match brick portion of fence detail



PLANTING DETAIL - SHRUB
Cemiliner Green



PLANTING DETAIL - ORNAMENTAL TREE



PROJECT DESCRIPTION: Proposal

The current proposal for Site Plan consists of thirty (30) single-family attached townhouses. The site plan is consistent with the approved Local Map Amendment (G-786) and Schematic Development Plan, approved by the County Council on February 8, 2001.

Vehicular circulation into the site is being improved with a more-defined access from Plyers Mill Road. Vehicles can exit the site onto Georgia Avenue via a right-out only turning movement. Circulation will consist of two-way movement around the townhouses and one-way for the drive-aisle for vehicles exiting the property onto Georgia Avenue. Pedestrian circulation into the site has been improved with lead walks into the site and widened sidewalks along Georgia Avenue and Plyers Mill Road. The sidewalks along both roads have been relocated from their present location to include a grass strip for street trees. Both access points serving the site will be clearly marked with painted crosswalks for pedestrian movement.

Landscaping consists of shade trees within the parking areas and a mix of evergreen trees and shrubs on the northern and eastern perimeters of the property to screen the adjacent residential properties. The streetscape along Georgia Avenue for the townhouse to the south will continue along Georgia Avenue with the addition of a double row of London Plane trees, creating a canopy for pedestrian users of the sidewalk. The same streetscape standard is being applied to full frontage of Plyers Mill Road. Lighting was reviewed for conformance to guidelines for parking, single-family attached residences and adverse effects on adjacent residential properties. The applicant has maintained a pole height of eighteen feet and has conformed to the IENSA standards for lighting. The poles on the southern and western boundaries will be equipped with deflector shields to avoid any negative glare or excess illumination on the adjacent residential properties.

The recreation requirements have been satisfied on-site with the inclusion of multiple seating and plaza areas and open play areas, as well as credits for off-site facilities. The rear of the townhouses along Georgia Avenue and Plyers Mill Road will consist of an ornamental masonry wall providing security and pedestrian movement within an urban environment. The masonry wall feature will continue throughout the site bringing a repetitive element for the recreational amenities, entry point and overall site features.

Storm Water Management Concept for the Site Plan was approved on February 26, 2002 by the Montgomery County Department of Permitting Services.

PROJECT DESCRIPTION: Prior Approvals

The County Council for Montgomery County granted a Local Map Amendment on February 8, 2001 to reclassify the site from R-60 zone to the RT-15 zone, as recommended by the approved and adopted Kensington-Wheaton Master Plan.

The Board's recommendations, which were conditioned in the staff report are as follows:

1. The application will comply with the recommendations of Kensington-Wheaton Master Plan.
2. The Schematic Development Plan will comply with the development standards and regulations of the RT-15 zone and will be compatible with the adjacent development.
3. The proposed rezoning will have no impact on the adequacy of public facilities.

ANALYSIS: Conformance to Master Plan

The proposal conforms to the 1989 Approved and Adopted Kensington-Wheaton Master Plan recommendations for Land Use and Zoning, Environmental Management and Transportation. The subject site is defined as a "Critical Parcel" for areas with recommended changes in the Master Plan area. The recommended changes are specific to zoning and land use with an emphasis on residential.

Land Use and Zoning

This property is located at the intersection of Plyers Mill Road and Georgia Avenue within the Kensington-Wheaton Master Plan area. The site is surrounded by a mix of single-family houses and townhouses, as well as a church to the north of the site and a church to the east across Georgia Avenue. The Master Plan states: that "this site is appropriate for R-T zoning as a way of extending the townhouse development".

The Master Plan provides guidance for new development projects such as this in the Kensington-Wheaton Planning Area. The Plan recommends that any new development plans need to "show how the development of townhouses on this site can best relate to the surrounding RT-12.5 development and also avoid placing units too close to Georgia Avenue or Plyers Mill Road". An alternative zone O-M (Office Building Moderate Intensity) was reviewed during the master plan process and found not suitable for particular site.

The proposed townhouses are sited facing both major roadways and are compatible with the surrounding townhouses. The landscaping, screening and subsequent site improvements will significantly enhance the overall appearance visual quality of the area, especially along the section of Georgia Avenue. The master plan also recognizes that there are limited development opportunities within the planning areas since "parcel location, topography and configuration are less ideal for strict continuation of the community development pattern". The location of this proposed development provides smart growth opportunities for the Wheaton CBD and Wheaton Metro station.

Environmental Management

The subject site will not impact any forest or specimen trees. Reforestation for the site will include credit for the addition of street trees within the property.

Transportation

The master plan "recommends the development and promotion of modes of transportation other than the single-occupant automobile to facilitate peak-hour commuting".

The proposed development is located within walking distance of the Wheaton Metro and other commercial and retail uses within the Wheaton CBD. There is also a metro bus stop directly in front of the site on Georgia Avenue. Although we understand that the proposed townhouses will have vehicles, the proximity of mass transit provides increased opportunities for decreased use of personal vehicles.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	40,000 s.f.	2.10 acres
Maximum density (2.1 ac. X 15= 30 units)	31 units	30 units
Green Space (%):	30%	42%
Building Coverage (%):		58%
Maximum Building Height (ft.)	35	35
Parking Setbacks (ft.):		
Building Setbacks (ft.):		
From any public street	20	20
From an adjoining lot		
Side (end unit)	8	8
Rear	20	32
Parking:		
2 spaces/unit x 30 (includes 13 visitor parking spaces)	60	73

RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>	<u>Total</u>
Demand Points						
For 30 SFA units	5.1	6.6	5.4	38.7	2.1	57.9
Supply Points						
<u>On-Site Facilities:</u>						
Picnic/Seating (3.5)	3.5	3.5	5.25	17.5	7.0	36.8
<u>Off-Site Facilities:</u>						
(Honeywood Park, McKenney Hills, Forest Glen, General Getty Park, Wheaton Forest)						
Off-Site Total*	1.8	2.3	1.9	13.5	0.7	20.3
Total Points	5.3	5.8	7.1	31.0	7.7	57.0
Percent of Requirements	103.6%	88%	132.2%	80.2%	368.3%	98.5%

*The credit for each off-site facility must not exceed 35% of its supply value for each population category. These numbers reflect that limitation.

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 meets all of the conditions of the Local Map Amendment (G-786) approved by the County Council of Montgomery County on February 8, 2001.

2. The site plan meets all of the requirements of the zone in which it is located.

See Project Data Table above.

3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

- a. **Location of Buildings**

The proposed townhouses are oriented in a safe and efficient manner. The alleys are confined to the center of the site between the sets of units, providing a sense of security.

- b. **Open Spaces**

The open spaces between three seating areas on the property add to the character of the proposed units and provide an increased green area and separation to other units from the two dominant roadways.

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on February 26, 2002.

- c. **Landscaping and Lighting**

The proposed green space on the property is situated in an efficient manner to benefit the townhouse units. The twenty-three percent of green space proposed on the property surpasses the required amount of ten percent. The green space will include landscaping and grass areas within the parking facility and on the perimeter of the property.

Landscaping on the site consists of shade trees within the parking area to create a cooling effect in the summer heat. A staggered row of London Plane trees will continue along Georgia Avenue and Plyers Mill Road for screening and pedestrian movement. A mixture of evergreen trees and shrubs will provide screening of the adjacent residential properties to the south and west. The seating

and plaza areas at the entrance to the site create a focal feature with the addition of ornamental and shade trees, as well as massings of shrubs.

Exterior lighting is proposed for the site and ancillary parking area. Lighting was reviewed for safety and conformance to parking standards for residential properties. Pole heights will be limited to 18 feet and contain deflector shields to mitigate any negative glare or illumination on adjacent residential properties.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe and efficient and provides improved turning movement within the site.

There is only one access point into the site from Plyers Mill Road and a right-out only turn onto Georgia Avenue. Vehicular circulation is being improved with a more-defined entrance, providing better direction into the site. Circulation will consist of two-way movement around the townhouse units and parking except at the southern boundary when the one-way drive-aisle directs traffic exiting onto Georgia Avenue. Pedestrian circulation into the site has been improved with lead walks into the site and clearly marked pedestrian crosswalks on Plyers Mill Road and Georgia Avenue.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The relationship of the townhouse units is consistent with the surrounding uses. The activity associated with the proposed units will not cause any negative effect on the adjacent properties. The proposed units complete the block of townhouses leading up to this intersection and are compatible with the location and design of the adjacent properties.

Landscaping within and around the site will significantly enhance the visual quality of the site and overall appearance of the intersection and provide a more defined gateway to downtown Wheaton.

Light poles and fixtures will be located on the site to prevent glare or negative illumination on adjacent residential properties and Plyers Mill Road and Georgia Avenue.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

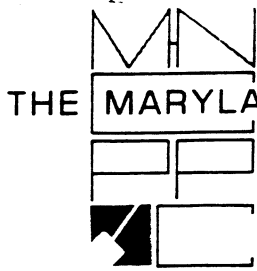
The site is subject to Chapter 22A for forest conservation regulations. The applicant will be providing off-site reforestation with an approved forest conservation plan to fulfill the obligations of the regulations.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. Local Map Amendment (G-786) approved February 8, 2001
- C. Documentation and memos from supporting agencies

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to plat recordation.
 - a. Development program to include a phasing schedule as follows:
 1. Street tree planting must progress as street construction is completed, but no later than six months after completion of the building and parking facilities.
 2. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 3. Phasing of dedications, stormwater management and sediment/erosion control.
 - b. Site Plan Enforcement Agreement to delineate conditions of approval.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Conditions of DPS Stormwater Management Concept approval letter dated February 26, 2002;
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - e. The development program inspection schedule;
 - f. Street trees 50 feet on center along all public streets;
 - g. Lighting distribution plan to include details and specifications of all fixtures, as well as summary of illumination.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

MONTGOMERY COUNTY PLANNING BOARD

February 13, 2001

TO: The County Council for Montgomery County, Maryland, sitting as the District Council for the Maryland-Washington Regional District in Montgomery County, Maryland

FROM: Montgomery County Planning Board

SUBJECT: Planning Board Opinion on Local Map Amendment No. G-786

BOARD RECOMMENDATION

The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed Local Map Amendment No. G-786 at its regular meeting on February 8, 2001. By a vote of 4-0, the Board recommended that this application be APPROVED for the reasons set forth in the technical staff report, which is hereby approved and incorporated by reference in this recommendation.

The Planning Board noted that the proposed reclassification from the R-60 Zone to the Residential Townhouse (RT-15) Zone is in conformance with the Kensington-Wheaton Master Plan. The rezoning is also compatible with the surrounding and existing residential uses in the area and it complies with the purpose clause of the RT-15 Zone. Moreover, the Planning Board did not raise any objections to the proposed increase in density, and it supports the need for infill housing in the County and housing that supports smart growth principles, such as proximity to mass transit.

CERTIFICATION

This is to certify that the attached report is a true and correct copy of the technical staff report and the foregoing is the recommendation adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on a motion by Commissioner Bryant and seconded by Commissioner Holmes with Commissioner Wellington and Chairman Hussmann voting in favor of the motion, with Commissioner Perdue absent, occurred at its regular meeting held in Silver Spring, Maryland on Thursday, February 8, 2001.

William H. Hussmann

William H. Hussmann
Chairman



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

February 26, 2002

Raymond Norris
Maddox Engineers & Surveyors
100 Park Avenue
Rockville, MD 20858

Re: Stormwater Management **CONCEPT** Request
for Plyers Mill Estates
SM File #: 204913
Tract Size/Zone: 1.9 Ac/RT-15
Total Concept Area: 1.9 Ac
Tax Plate: JN13
Parcel(s): N279, Part Parcel A
Liber/Folio: 5914/238
Montg. Co. Grid: 36H3
Watershed: Sligo Creek

Dear Mr. Maddox:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity control via the Wheaton Branch Regional Facility and on-site water quality control via a structural filtration unit.

Based upon Section 2.A.2.b. of Executive Regulation 5-90, a waiver of on-site water control is hereby granted (Wheaton Branch Regional Facility).

The following **conditions** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

- The proprietary filtration unit proposed under this stormwater management concept (Aquafilter) would require monitoring. Monitoring requirements will be determined at the time of detailed plan review.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required. Stormwater management fee computations are to be submitted for verification during the sediment control/stormwater management review process.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.



Raymond Norris
February 26, 2002
Page 2

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:enm mce

cc: M. Shaneman
S. Federline
SM File # 204913

QN -SW; Acres: 1.9
QL - ON; Acres: 1.9



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

June 18, 2002

Mr. Malcolm Shaneman
Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 97
Plymers Mill Estate
File No. 1-02019
8-02037

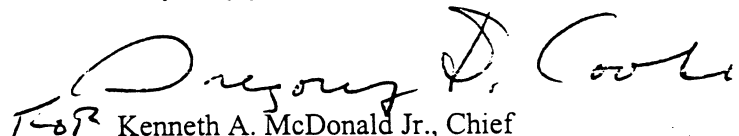
Dear Mr. Shaneman:

This office reviewed the submitted plan and offer the following:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways.
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by this office for one directional outbound entrance, and sidewalk reconstruction.
- The term "denied access" is to be placed on the final record plat along the property that abuts MD 97, except at the approved directional entrance.

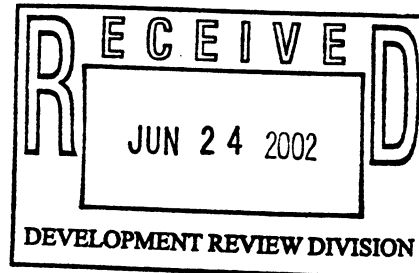
If you have any questions, please contact Greg Cooke at 410-545-5595 or out toll free number in Maryland only 1-800-876-4742 (x5595). You may also email him at (gcooke@sha.state.md.us).

Very truly yours,


 FOR Kenneth A. McDonald Jr., Chief
 Engineering Access Permits
 Division

gc

cc: Mr. Charlie Watkins
Mr. Raleigh Medley
Maddox Inc.
Mr. Robert Kronenberg-MNCPPC

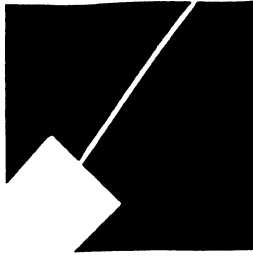


My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
Item # 4
2/08/2001

MEMORANDUM

DATE: February 2, 2001
TO: Montgomery County Planning Board
FROM: John Carter, Chief, Community Based Planning *J.C.*
Khalid Afzal, Team Leader, Georgia Avenue *KA*
Nkosi Yearwood, Community-Based Planning *N.Y.*

REVIEW TYPE: Local Map Amendment
APPLYING FOR: Change in Zoning from R-60 to RT-15
REVIEW BASIS: Chapter 59, Zoning Ordinance
APPLICANT: Silver Spring Medical Building, LLC
CASE NUMBER: G-786

AREA: 2.10 Acres
LOCATION: Plyers Mill Road and Georgia Avenue
MASTER PLAN: Kensington-Wheaton Master Plan

FILING DATE: November 2, 2000
PLANNING BOARD: February 8, 2001
PUBLIC HEARING: February 21 and 22, 2001 at the Hearing Examiner

STAFF RECOMMENDATION: APPROVAL of the RT-15 Zone for a maximum of 30 dwelling units and **APPROVAL** of the Schematic Development Plan dated February 2, 2001 for the following reasons:

1. The application will comply with the recommendations of Kensington-Wheaton Master Plan.
2. The Schematic Development Plan will comply with the development standards and regulations of the RT-15 zone and will be compatible with the adjacent development.
3. The proposed rezoning will have no impact on the adequacy of public facilities.

Project Description

The applicant requests rezoning of 2.10 acres zoned R-60 (Single-Family Residential) to RT-15 (Residential Townhouse). The property fronts on Plyers Mill Road to the north, Georgia Avenue on the east and Plyers Mill Crossing townhouse to the south and west. The applicant proposes a townhouse development for approximately 30 units, which conforms to the RT-15 zone. All units will have a rear entry two-car garage and those units that front on Plyers Mill Road and Georgia Avenue will have entrances facing those streets. A common green/muse area as well as additional visitor parking will be provided on the site.

Description of Property

The subject property comprises approximately 2.10 acres. Frontage along Georgia Avenue is approximately 271 feet and along Plyers Mill Road it is approximately 241 feet. It is developed with a medical office building, approximately 16,452 square feet in size with 74 parking spaces. The topography is generally flat with varying slopes and contours. Additionally, there are pine trees along the western and southern property lines of the site. To the south and west of the subject site is an existing townhouse development. This townhouse development is zoned R-T 12.5. North of the site and across Plyers Mill Road is Hughes Methodist Church. The Church includes an approved special exception, S-2133, for an elderly facility. Single-family dwellings are west of the church and United Presbyterian Church of the Atonement is across Georgia Avenue to the east with residential properties surrounding the church.

Surrounding Area

Definition: The surrounding neighborhood must be identified so that compatibility and other zoning issues can be properly evaluated. In a floating zone application, the surrounding area is less rigidly defined than is required with a Euclidean zone application. Generally, the defined surrounding area takes into account those areas that are most directly influenced by the proposed development and any special study areas that may have been defined by a master or section plan. Staff defines the surrounding area as encompassing the Glenview, Plyers Mill Estates and Stephen Knolls neighborhoods. This area is bounded by Glenhaven Drive to the east, Dennis Avenue to the south, Prichard Road to the north and Brunswick Avenue to the west.

Uses: The existing land uses in the surrounding area are primarily residential in nature with some religious institutions. North of the proposed development is Hughes Methodist Church, which is in the R-60 zone and to the immediate south and west is Plyers Mill Estates, a townhouse development, in the RT-12.5 zone. Across Georgia Avenue, which is east of the subject property is another religious institution, Church of Atonement Presbyterian. Further west along Plyers Mill Road is Capitol View-Homewood, a local park, and Oakland Terrace Elementary School. Besides Plyers Mill Estates, most of the surrounding area of the proposed development is zoned single family residential, R-60 and R-90.

Intended Use and Approved Procedures

The applicant requests the RT-15 Zone to allow the redevelopment of the subject site. The proposed redevelopment will consist of approximately 30 townhouses and each unit will have a two-car garage. Further, visitor parking will be provided on the site. The submitted schematic development plan shows three vertical columns of townhouses across the site, while two rows of townhouses adjacent to Plyers Mill Road. Development standards for the townhouse development will be consistent with the development standards of the zone, including building height and setbacks.

In addition to this rezoning application, other approval procedures will include a preliminary plan of subdivision, a site plan and a final plat of subdivision. Site conditions as illustrated by the schematic development plan will be subject to further refinement during site plan review. Some of the potential issues may be the inclusion of an onsite recreation area, such as a sitting area; noise attenuation devices for townhouses along Georgia Avenue; interior circulation; and landscaping along Georgia Avenue and Plyers Mill Road that meet the 'Green Corridor' image of the Master Plan.

The following RT-15 development standards are proposed for the rezoning application:

Development Standards	Permitted/Required	Proposed
Minimum tract area	40,000 square feet	91,737 square feet
Maximum density	15 per acre	15 per acre
Building setback		
Street	30 feet	41 feet
One side (end unit)	8 feet	20 feet
Rear	20 feet	40 feet
Maximum building height	35 feet	35 feet
Maximum building coverage	NA	-
Minimum green area	30 percent	34 percent
Minimum parking	2 spaces per unit	2 spaces per unit plus visitor parking

Zoning History

Comprehensive:

SMA G-761: R-60 reconfirmed

SMA G-744: R-60 reconfirmed

SMA G-136 and G-137: R-60 confirmed

1954 Regional District Zoning: R-60 enacted and mapped

Local Map Amendment:

C-542: R-60 to R-20 or R-10 denied, 1961

Master Plan Recommendation

Land Use: Residential, single-family

Base Zoning: R-60

Public Facilities

Service Categories:

The subject property is in Water Category W-1 and Sewer Category S-1.

Water and Sewer Service:

A four-inch, eight inch, 12 inch and 24 inch water lines about the subject property. Local water service is adequate and program-sized water main extensions will not be required to serve the property. A six-inch sewer line about the property and program sized sewer mains are not required to serve the property. The rezoning of the subject property will not significantly impact the sewage system.

(Source: *Washington Suburban Sanitary Commission*).

Roads:

Georgia Avenue (MD 97): In the vicinity of the site, between the Kensington/Wheaton Planning Area boundary and the Capital Beltway, Georgia Avenue, (M-8) is a six lane divided roadway with a 120-foot right-of-way. The posted speed limit is 35 miles per hour. A traffic signal is provided at the Plyers Mill Road intersection with Georgia Avenue. Left turn lanes are provided for east, north and south bound traffic. The site has direct access to Georgia Avenue via a right-turn in/right-turn out driveway that serves the existing medical office building presently located on the site. Georgia Avenue, classified as a Major Highway provides north-south access to and from the site. Georgia Avenue has curb, gutter and sidewalk in the site vicinity.

Plyers Mill Road: Plyers Mill Road is classified as an arterial (A-62) roadway between Georgia Avenue and Connecticut Avenue under the *Master Plan for the Communities of Kensington-Wheaton*. An 80-foot right-of-way, with a 48-foot pavement width is recommended. Plyers Mill road is a two-lane roadway with parking permitted on both sides. In the vicinity of the site, Plyers Mill Road has a posted speed limit of 30 miles per hour. A left turn lane is provided eastbound on Plyers Mill Road at Georgia Avenue with curb, gutter and sidewalk along Plyers Mill Road.

Schools:

The schools serving the subject property are in the Einstein Cluster with Einstein High, Sligo Middle, Glen Haven Elementary, Highland Elementary, Oakland Terrace Elementary and Rockview Elementary comprising the cluster. During the four-year

enrollment projection period, Oakland Terrace Elementary School, Einstein High School and Sligo Middle School are projected to exceed capacity. This over capacity will be addressed by expansion and relocation of various schools. The proposed rezoning development is expected to generate at build-out approximately eight elementary school students, three middle school students and four high-school students. Montgomery County Public School staff finds that the proposed rezoning will have little impact on schools in the existing cluster. (Source: *Montgomery County Public Schools*)

Master Plan

The proposed rezoning application site is located within the Kensington-Wheaton-Master Plan area. The Approved and Adopted 1989 Kensington-Wheaton Master Plan identified this subject site as a critical area in the planning area. An alternative zone, O-M (Office Building Moderate Intensity), was investigated during the master planning process but it was determined that the O-M zone was not suitable for this site. Instead, the Plan supports R-T (Residential Townhouse) zoning as “a way of extending the townhouse development which surrounds it to the corner of Plyers Mill Road and Georgia Avenue. The exact density of the R-T Zone should be determined based on a development plan which should show how the development of townhouses on this site can best relate to the surrounding RT-12.5 development and also avoid placing units too close to Georgia Avenue and Plyers Mill Road.” (p. 59) Staff concludes that the proposed schematic plan will be consistent with the adjacent townhouse development and achieve the goals of the Master Plan.

The Master Plan acknowledges that there are distinct residential features along major highway corridors in the planning area. Moreover, “at various locations throughout the planning area, there are several small infill townhouse projects, ranging in density from 6 to 12 units per acre”(p. 19). The Plan also recognizes that there are limited infill development opportunities within the planning area since “parcel location, topography, and configuration are less than ideal for strict continuation of the community development pattern” (p.200). The proposed rezoning application would provide an opportunity to redevelop and change the existing land use from a non-residential use to residential use.

Land Use and Zoning Objectives of the Master Plan are the following:

- *To protect and stabilize the extent, location, and character of existing residential and commercial land use.*
- *To maintain the well established low-to-medium-density residential character which prevails over most of the planning area.*
- *To ensure that zoning and land use recommendation for sites which have a potential for future development are consistent with the goals of land use stabilization and compatibility with nearby existing development.*

- *To preserve the identity of residential areas along major highway corridors, to soften the impact of major highways on adjacent homes and to strengthen the distinction between commercial and residential uses. (p. 29)*

Based on the submitted statements and schematic development plan, staff concludes that the land use and zoning objectives of the Master Plan will be accomplished if the subject site is rezoned: Furthermore, the proposed townhouse development would extend, stabilize and be compatible to the adjacent residential development; maintain residential character with medium density; encourage redevelopment within proximity to transit stations; and create an additional residential area along Georgia Avenue.

Requirements of the RT-Zone

The intent and purposes of the RT-Zone are found in section 59-C-1.721 of the Zoning Ordinance. On July 1, 1997, zoning text amendment (97013) introduced the RT-15 zone and the Montgomery County Council later adopted it on September 23, 1997. The intended goal of the RT-15 zone was to support moderate density near transit stations and other appropriate areas in the County.

Requirements for the zone note that RT zones should be designated as appropriate for residential development at allowable densities and be placed in areas where a buffer or transitional uses between commercial, industrial, or high-density apartment uses and low-density one-family uses. The subject site is recommended in the 1989 Kensington-Wheaton Master Plan as appropriate for a townhouse development. However, the Master Plan did not designate a specific RT zone for the subject site.

The submitted schematic development plan, including the design, layout, and height of the buildings are compatible with the recommendations of the Master Plan. This rezoning proposal will cause no detrimental effects on the surrounding neighborhood since it will add another residential development to the existing residential neighborhood and support the vision of the Master Plan.

Traffic

Transportation Planning staff has reviewed the subject rezoning application and recommends its approval. Primary access to the proposed development will be from Plyers Mill Road. Maryland State Highway Administration (SHA) has agreed to a right-turn only lane from the property to Georgia Avenue. It is anticipated that the proposed rezoning will not have an adverse impact on the area road network.

Trip Generation

Calculations using trip generation rates for *Local Area Review Guidelines* indicated that the proposed development would generate 19 morning and 33 evening peak hour trips. The existing medical office generates 40 morning peak hour trips and 42

evening peak hour trips. Therefore, the proposed rezoning would result in the reduction of 21 morning and 9 evening peak hour trips when compared to the existing use.

Capacity Analysis

Traffic Counts taken on June 8, 2000 (before schools closed) provide the basis for the critical lane volume (CLV) analysis of the Georgia Avenue - Plyers Mill Road intersection. While LATR guidelines allow trips generated by a building slated for demolition to subtract from the volumes used in the capacity analysis, this was not done in this analysis. Therefore, the CLV values presented in the study represent a worst-case scenario.

This analysis indicated the intersection is currently operating with a morning peak hour CLV of 1,408 and an evening peak hour CLV of 1,525. Current operating conditions are below the Kensington / Wheaton Policy Area CLV standard of 1,650. The proposed zoning change will produce a morning peak hour CLV of 1,421 and an evening peak hour CLV of 1,534, with the intersection continuing to operate below the Policy Area standard of 1,650.

Staging Ceiling

As of December 31, 2000 the Kensington / Wheaton Policy Area had a remaining housing capacity of 2,551 units.

Environment

Environmental Planning staff has reviewed the zoning application and recommends approval of the application with the following recommendation:

- Applicant to request exemption of Forest Conservation requirements at the time of preliminary plan submittal.
- Compliance with Department of Permitting Services requirements for stormwater management.

Forest Conservation

The rezoning application is exempt from Forest Conservation Law since the site is not subject to a special exception; it does not disturb more than 40,000 square feet of forest; and it does not violate a previously approved three save plan. The applicant will request examination of Forest Conservation requirements at the time of preliminary plan submittal.

Stormwater Management

The site is located in the Wheaton Branch subwatershed of the Sligo Creek watershed. The *Countywide Stream Protection Strategy* (CSPS) assesses the Wheaton Branch subwatershed as having fair stream conditions and good habitat conditions, labeling it as a Watershed Restoration Area. There are continuing efforts to implement phased retrofit projects throughout the watershed and there are ongoing activities to monitor the success of fish re-introduction activities that have occurred over the last several years. Current monitoring results show that the re-established fish community is thriving and the first signs of successful reproduction are being seen in the 1996 data.

Stormwater management concept and sediment/erosion controls plans shall be submitted to the Department of Permitting Services upon further application processes. Full water quality and quantity control shall be expected to protect the integrity of the Wheaton subwatershed.

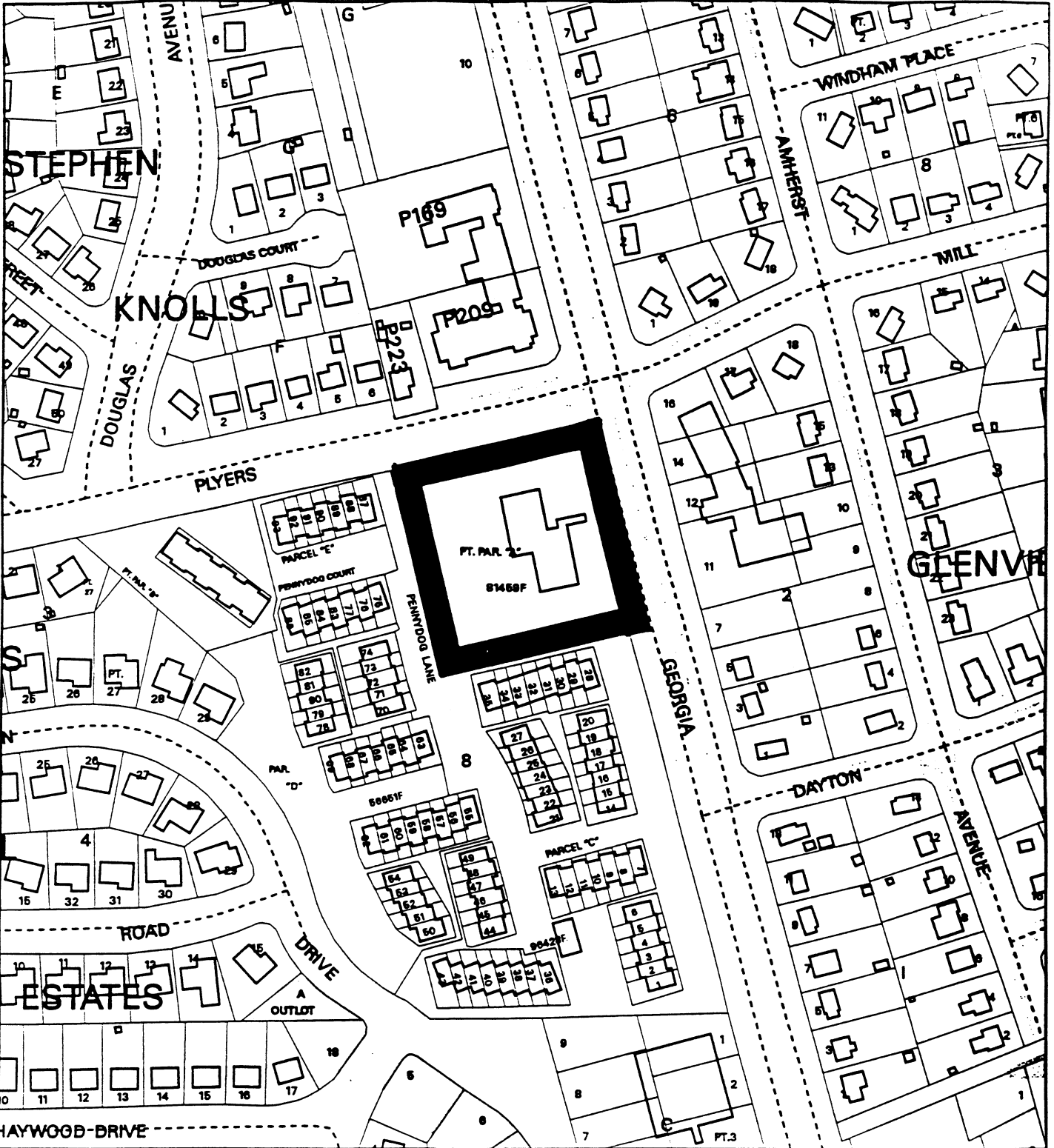
Community Concern

As of the date of this report, staff has received no written comments from neighboring residents on this rezoning application. However, on February 2, 2001 staff spoke to a local resident who expressed some reservation of the proposal due to aesthetic factors, environmental issues and density. Staff is aware that the applicant has met with representatives from the existing neighborhood association.

Conclusion

Upon review of the submitted statements and schematic development plan, staff supports the rezoning application. The application will comply with the recommendations of the Kensington-Wheaton Master Plan and it meets the purposes, standards and regulations of the RT-15 zone. Furthermore, considering the proximity of Wheaton Metro Station to the north and Forest Glen Metro Station to the south, less than a mile to each station, smart growth principles and the need for infill development, staff recommends the approval of the schematic development plan and the RT-15 zone.

VICINITY MAP FOR
PLYERS MILL REZONING



Map compiled on February 01, 2001 at 6:38 PM | Site located on base sheet no - 213NW02

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

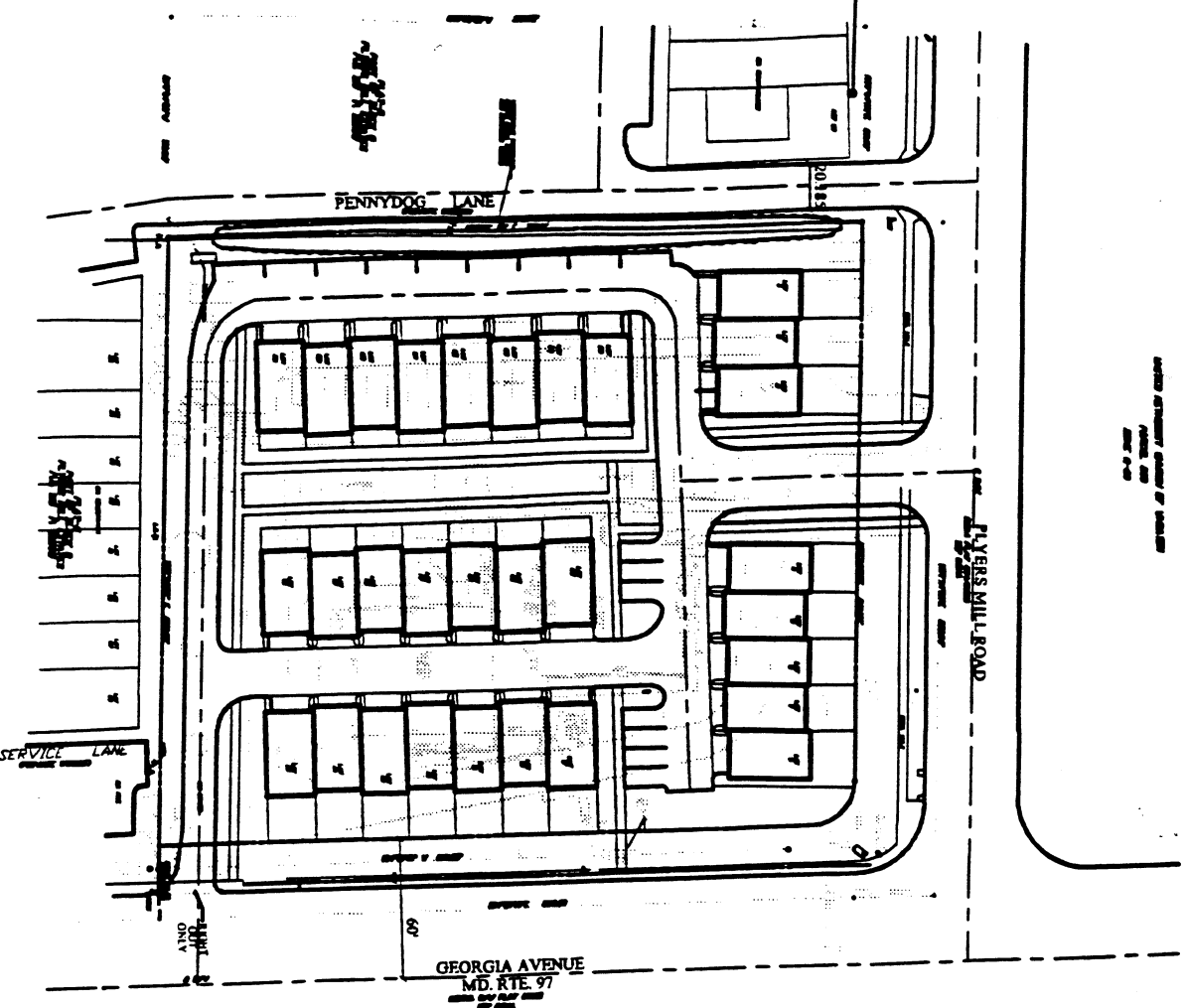
Key Map



1 : 2400

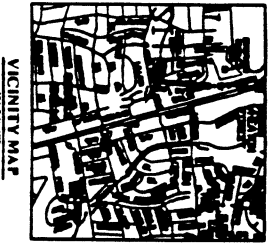


ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED



SCHEMATIC DEVELOPMENT PLAN

SEE PREVIOUS EDITION OF PLAN
L. 100 P. 100
REV. 1-00



SITE NOTES

- 1. Previous Address: Silver Spring Medical Building, 1608 Connecticut Ave., N.W., Washington, D.C. 20036
- 2. Property Owner: Silver Spring Medical Building, LLC, 69 Nole Street, 1608 Connecticut Ave., N.W., Washington, D.C. 20036
- 3. Area of Site: ~ 2.186 Acres
- 4. Existing Zoning: R-14B
- 5. Proposed Zoning: RT-15
- 6. Units Proposed: ~ 30

BIDDING ELEMENTS

- 1. Number of Units: ~ 30
- 2. Estimated Location Off Tyson Blvd and East-Only Drive (Example Avenue)

ALL OTHER ITEMS ARE ILLUSTRATIVE ONLY.



SILVER SPRING MEDICAL BUILDING, LLC

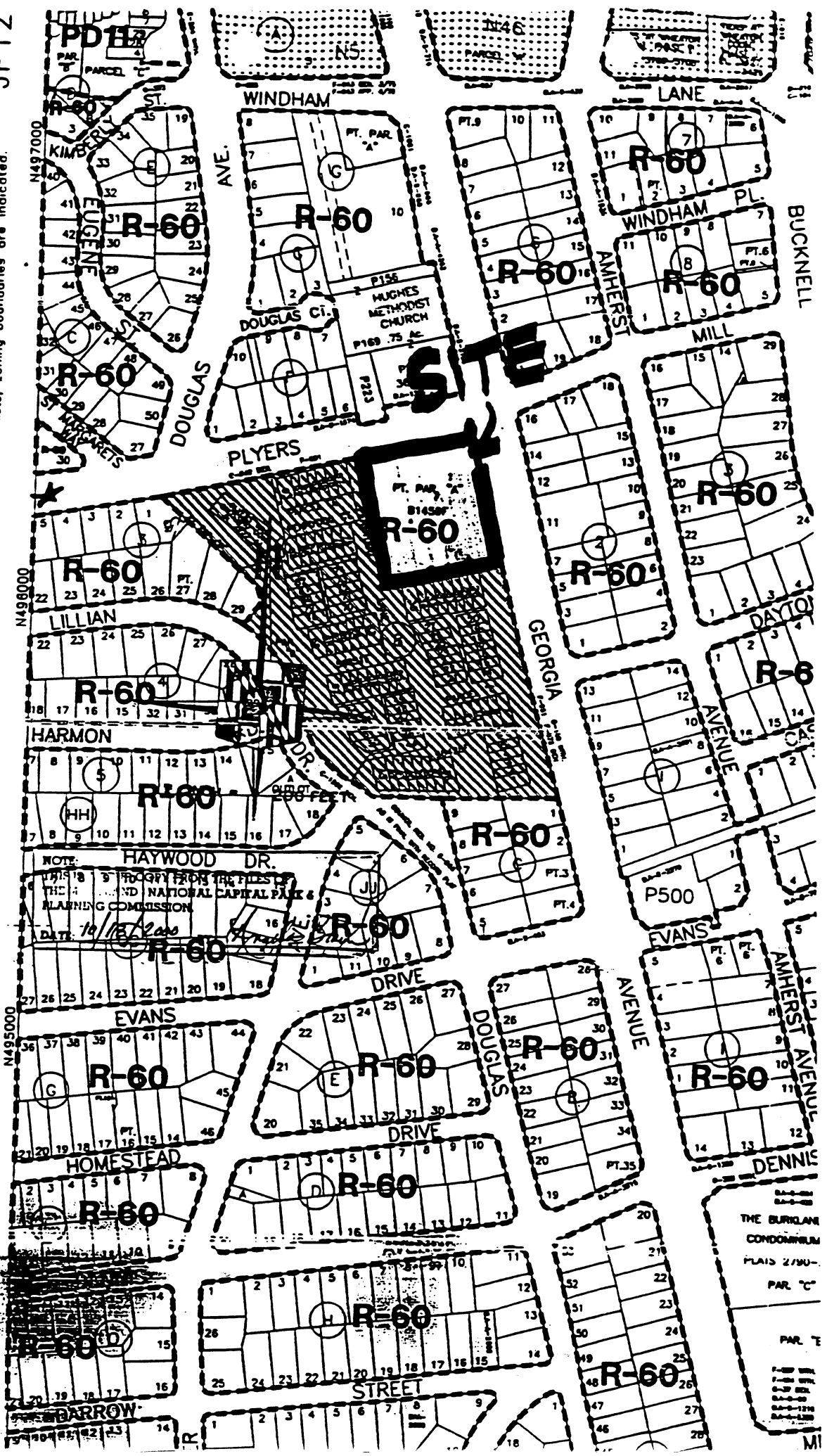
PART OF PARCEL 'A' PLYERS MILL ESTATES

SKG ARCHITECTS & PLANNERS

Department of Assessments and Taxation. Property lines are compiled from deed descriptions and subdivision plats, and should not be interpreted as actual field surveys. The record plat or survey should be reviewed if more property specific information is required. Use of this map, other than for general planning purposes, is not recommended. Please report any errors or omissions to the Mapping/Graphics Section of the Montgomery County Planning Department. (301) 495-2178 or (301) 495-1327.

NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
 Unless indicated otherwise, rights-of-way are intended to depict zoning line boundaries. Generally, rights-of-way are zoned in accordance with adjacent zoning. Where zoning differs on each side of a right-of-way, all of the right-of-way is in the more restrictive zone. Where there is no dedicated right-of-way, but a prescriptive easement exists, zoning boundaries are indicated.

2131
 JP12



NOTE: THIS IS A PROPOSED MAP FROM THE FILES OF THE NATIONAL CAPITAL PARK & PLANNING COMMISSION. DATE: 10/15/2000

