

**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**
Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

December 22, 2004

TO: Joel Gallihue, Planner
Development Review Division

VIA: Mary G. Dolan, Planner Supervisor *MD*
Environmental Planning
County-wide Planning Division

FROM: Katherine Nelson, Planner Coordinator *KN*
Environmental Planning
County-wide Planning Division

SUBJECT: Board of Appeals Petition No. S.E. 05-1

Environmental Planning staff recommends approval of this request with the following conditions:

- Plant up to three large-stock shade trees to replace those removed during construction.
- Obtain approval from the Department of Permitting Services (DPS) an approval of a Stormwater Management plan prior to release of sediment control permit.

Discussion

The subject property is a half-acre site located at the corner of Randolph Road and Sherwood Forest Drive. It is within the Middle Main Glen subwatershed of Northwest Branch with fair water quality. There are several large trees on the subject property, but none of specimen quality. The subject

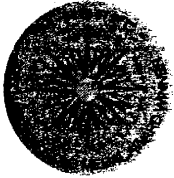


application will require the removal of one street tree and possibly two trees within the yard area, but no clearing or disturbance of natural areas will take place. Although the applicant is exempt from forest conservation requirements (4-04360E), they have agreed to replace the trees that are removed for construction with large-stock shade trees. This will include a street tree in the road right-of-way that is to be removed.

Stormwater Management

Because of the need for additional parking spaces, a stormwater management plan is required. However because of the small increase in imperviousness, requirements will likely be met with an infiltration device.

A-7



December 23, 2004

MEMORANDUM

TO: Joel Gallihue
Development Review Division

VIA: *fn* Daniel K. Hardy, Supervisor
Transportation Planning Division *[Signature]*

FROM: Cherian Eapen, Planner/Coordinator
Transportation Planning Division *CE*
301-495-4525

SUBJECT: Board of Appeals Petition No. S.E. 05-1
Sherwood Forest Day Care ("Applicant")
13300 Sherwood Forest Drive
Lot 1, Block A – Sherwood Forest Manor
Fairland/White Oak Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the above petition to operate a child day care facility for up to 30 students called Sherwood Forest Day Care, to be located at 13300 Sherwood Forest Drive, within the Fairland/White Oak Policy Area.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to grant this Special Exception:

1. Limit the hours of operation, the number of students, and employees at the proposed facility to that described in the applicant's Statement of Operations.
2. Meet parking requirements for the proposed Special Exception use on-site, as described in applicant's Statement of Operations.

3. Remove existing gravel parking area to the east side of the property along Sherwood Forest Drive per Special Exception Plan revision dated December 23, 2004.

DISCUSSION

Site Location, Access, Pedestrian Facilities, Parking and Public Transportation

The proposed Sherwood Forest Day Care child day care facility will be housed within an existing single-family dwelling, located within the Sherwood Forest Manor subdivision. The existing dwelling at 13300 Sherwood Forest Drive is located within the northwest quadrant of Randolph Road and Sherwood Forest Drive, and is approximately 2,000 feet west of the Randolph Road intersection with New Hampshire Avenue (MD 650). The Sherwood Forest Drive approach to Randolph Road is STOP-sign controlled. Approximately 1,000 feet to the west, Locksley Lane, a master-planned primary residential street, intersects Randolph Road at a signalized T-intersection. Locksley Lane is connected to Sherwood Forest Drive through residential roads internal to the Sherwood Forest Manor subdivision.

Randolph Road, to the west of MD 650 and within the White Oak master plan area, is a closed-section six-lane divided major highway with a five-foot sidewalk along its south side and a Class I bikeway along its north side. It has a median break at Sherwood Forest Drive. Parking is permitted on Randolph Road near the proposed use during off-peak hours. Randolph Road has a posted speed limit of 40 mph in the vicinity of the Special Exception use. The posted speed limit is increased to 45 mph in the vicinity of Locksley Lane. Sherwood Forest Drive is a secondary residential street with a 60-foot right-of-way, and has a posted speed limit of 25 mph. Parking is permitted on Sherwood Forest Drive. Land use in the immediate vicinity of the proposed use is predominantly residential.

Vehicular access to and from the proposed child day care facility will be via a new right-turn in/right-turn out driveway to Randolph Road, approximately 140 feet west of Sherwood Forest Drive. Since only right turns can be made at the driveway, staff and drop-offs/pick-ups either approaching the proposed facility from the west or departing east from the proposed facility will be required to perform a U-turn on Randolph Road. These U-turns, to arrive at the proposed facility from the west, can be made either at the Sherwood Forest Drive median break or at a median break in front of Colesville Methodist Church approximately 500 feet east of Sherwood Forest Drive. Those departing the proposed facility to travel east on Randolph Road can make U-turns at the signalized intersection of Locksley Lane.

Metrobus routes C7, C8, C9, Z1 and Z4, as well as RideOn route 10 serves Randolph Road, and have bus stops near the proposed Special Exception use.

The child day care facility is proposed to have up to 30 children of ages two through five, and five staff members, including the facility Director. It is proposed to operate between 6:30 a.m. to 6:30 p.m., Monday through Friday. Parents are anticipated to drop off children in the morning generally between the hours of 6:30 a.m. and 9:30 a.m., and pick up children at various times during the day, including emergency trips, up to 6:30 p.m. Parking needs of the child day care facility is proposed to be met on-site with a new parking area consisting of nine parking

spaces to west side of the property. Therefore, as part of this petition, staff recommends removal of an existing gravel parking area to the east side of the property along Sherwood Forest Drive. Staff notes that additional overflow parking for the proposed use, if needed, is available along Sherwood Forest Drive. Staff also notes that the proposed use will not have an adverse effect on pedestrian access or safety.

Master Plan Roadways, Pedestrian/Bicycle Facilities

The proposed child day care facility will be located along Randolph Road, which is classified in the 1997 Approved and Adopted White Oak Master Plan as an east-west six-lane divided Major Highway (M-17) between MD 650 to the east and Northwest Branch to the west, with a 120-foot right-of-way. A Class I bikeway (EB-5) currently exist along the north side of Randolph Road between Fairland Road to the east and Northwest Branch to the west.

Local Area Transportation Review

Transportation Planning staff has reviewed the subject Special Exception use with five staff members, and per the Local Area Transportation Review (LATR) Guidelines determined that the use will not require a traffic study since it will not generate 30 or more peak-hour trips during the weekday morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods. The Special Exception use, therefore, satisfies the LATR requirements. Staff has also reviewed the Traffic Statement submitted by the Applicant's consultant dated August 16, 2004, and concurs with the findings and recommendations in the Traffic Statement.

CE:gw

cc: Mary Goodman

mno to Gallihue re SE 05-1 Sherwood Forest.doc