



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

Staff Report: Site Plan Amendment 82005009B, Woodcrest

CONSENT ITEM #: _____

MCPB HEARING

DATE: October 16, 2008

REPORT DATE: October 6, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Robert Kronenberg, Supervisor
Development Review Division

FROM: Joshua Sloan, Coordinator
Development Review Division
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APPLICATION

DESCRIPTION: Modify street tree locations and lamp fixtures, clarify natural trail detail, modify width of sidewalk near play boulders, and add stream restoration project; located on MD 355 approximately 2,200 feet north of MD 121; Clarksburg Master Plan.

APPLICANT: Miller & Smith at Woodcrest, LLC

FILING DATE: July 30, 2008

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

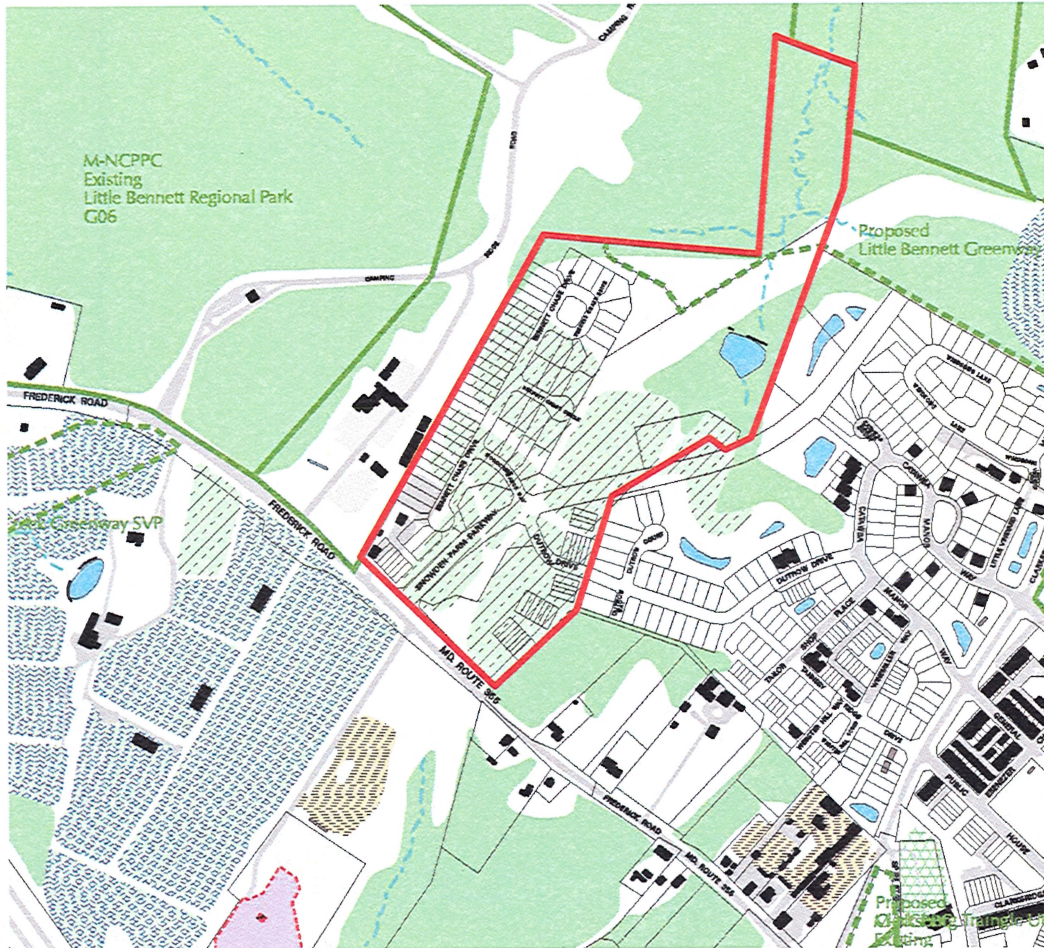
EXECUTIVE

SUMMARY: The amendment seeks to modify street tree locations per DOT requirements and change private lights to fixtures that are "Dark Sky" compliant. The trail leading from the site to the adjacent park will remain mulch and has been moved to avoid existing trees – this change needs to be clarified on the site plan. The sidewalk around the climbing boulders will be modified to a width of five feet. A stream restoration project has been added per the permits for wetland impacts.

SITE DESCRIPTION

Vicinity

The subject site is located on MD 355 approximately 2,200 feet north of MD 121 and is adjacent to the Little Bennett Regional Park.



Vicinity Map

Site Analysis

The subject site is currently being improved per Site Plan 82005009A. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

This plan is subject to the conditions of Preliminary Plan 120040190, which was approved for 52 one-family detached units and 34 townhouse units inclusive of 11 MPDUs on 47 acres zoned R-200/RDT on November 9, 2004.

Site Plan

Site Plan 820040090 was approved for 52 one-family detached units and 34 townhouse units inclusive of 11 MPDUs on 47 acres zoned R-200/RDT on February 8, 2005. Site plan amendment 82004009A was approved on September 6, 2007 for a number of modifications primarily to stormwater management facilities, Department of Parks requests, Fire Marshall requests, and other design changes.

Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for the original Site Plan 820040090 as enumerated in the Planning Board Resolution dated February 8, 2005. There were no modifications or additions to the conditions by amendment 82004009A and are none herein.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Amend street tree locations per Department of Transportation inspection requirements;
2. Amend lighting fixtures in private open space to be more compatible with lead walk fixtures;
3. Clarify materials and location of natural trail to Little Bennett Regional Park;
4. Amend climbing boulder detail to change surrounding sidewalk to five feet; and,
5. Add a stream restoration project as required by permits for wetland impacts.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on July 31, 2008. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment and Draft Planning Board Resolution 82005009B.

APPENDICES

- A. Draft Planning Board Resolution



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

MCPB No. 08-116
Site Plan No. 82005009B
Project Name: Woodcrest
Hearing Date: October 16, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 30, 2008, Miller & Smith at Woodcrest, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005009B ("Amendment") for approval of the following modifications:

1. Amend street tree locations per Department of Transportation inspection requirements;
2. Amend lighting fixtures in private open space to be more compatible with lead walk fixtures;
3. Clarify materials and location of natural trail to Little Bennett Regional Park;
4. Amend climbing boulder detail to change surrounding sidewalk to five feet;
5. Add a stream restoration project as required by permits for wetland impacts; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated October 6, 2008 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 16, 2008, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 82005009B; and

DRL 9/24/08
Approved for legal sufficiency
M-NCPPC Office of General Counsel

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200.., in Silver Spring, Maryland.