



Poplar Run (formerly known as Indian Spring), Limited Site Plan Amendment, 82007002C



Amy Lindsey, Senior Planner, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189



Khalid Afzal, Supervisor, Area 2 Division, khalid.afzal@montgomeryplanning.org, 301.495.4650

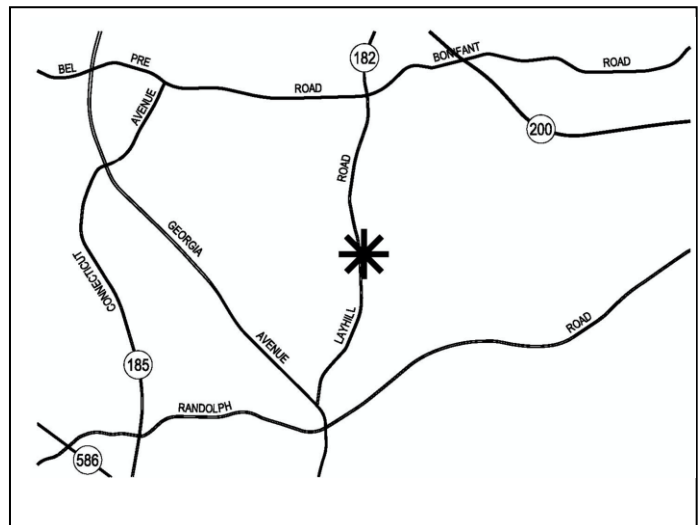


Glenn Kreger, Chief, Area 2 Division, glenn.kreger@montgomeryplanning.org, 301.495.4653

Completed: 9/19/14

Description

- Limited Site Plan Amendment to amend Final Forest Conservation Plan associated with Poplar Run development to be consistent with the approved Site Plan, approved Preliminary Plan, and Record Plats;
- 310.76 acres zoned R-90 and R-200;
- 1989 *Master Plan for the Communities of Kensington-Wheaton*;
- Applicant: Winchester Homes;
- Filing date: 6/11/14.



Summary

- Staff recommends **approval of the Site Plan Amendment** for the purposes of amending the approved Final Forest Conservation Plan.
- The proposed amendment will update the Final Forest Conservation Plan to reflect minor changes to the Site Plan, planting areas, and associated easements.
- Additional 0.34 acres of forest removed, 0.44 acres of forest retained, and 1.16 acres of forest planted.
- Forest conservation requirements to be met on-site.

OVERVIEW

This memorandum covers staff's review and recommendations on the Limited Site Plan Amendment to amend the Final Forest Conservation Plan (FFCP) for the Poplar Run (formerly known as Indian Spring) subdivision. Before the residential subdivision was approved, the majority of the 310-acre site was associated with the Indian Spring Country Club, which included a golf course, tennis courts, a swimming pool, and other country club facilities. The Planning Board approved a Preliminary Plan (No. 120060510) on September 21, 2006, and a Site Plan (No. 820070020) on October 11, 2007 for 773 dwelling units. A subsequent Limited Site Plan Amendment (No. 82007002A) included revisions to stormwater management facilities and adjacent lots, building setbacks, recreation areas, landscape, lighting, and paving. A second Limited Site Plan Amendment (No. 82007002B) included revisions to the Final Forest Conservation Plan for changes in the culvert, roadway, and sanitary sewer designs and associated easements.

The proposed FFCP amendment reflects many minor changes to areas of forest clearing, plantings, and easements. This amendment brings the FFCP into agreement with the Preliminary Plan, Site Plan, and already recorded Category I Conservation Easements.



COMCOR 22A. (Forest Conservation Regulations) requires Planning Board action on certain types of modifications to an approved FCP. Section 22A.00.01.13 113.A(2) states:

Major amendments which entail more than a total of 5000 square feet of additional forest clearing must be approved by the Planning Board or Planning Director (depending on who approved the original plan).

Since the proposed modifications to the FFCP approved by the Planning Board require the removal of an additional 0.34 acres (approximately 14,810 square feet) of forest, Planning Board action is required for this proposed amendment.

SITE PLAN ANALYSIS

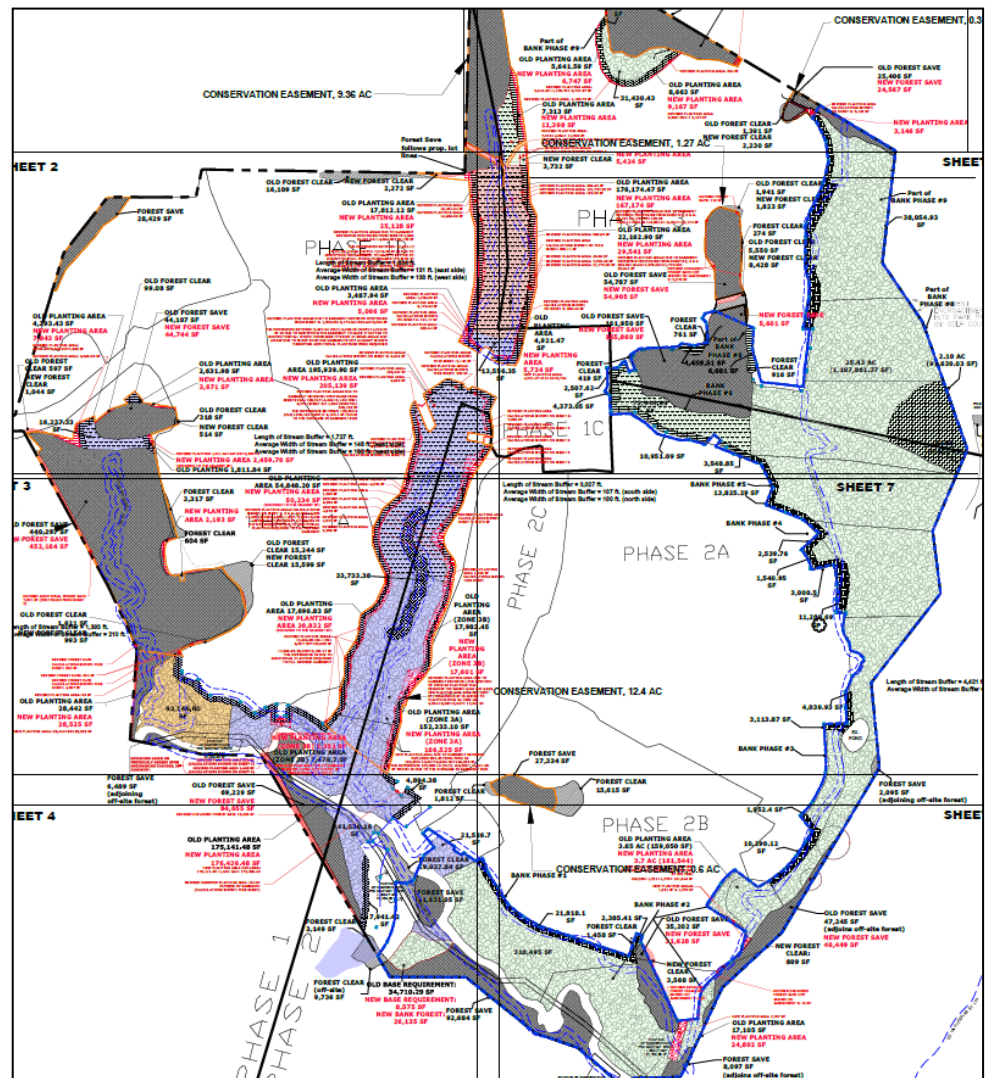
Since the only element of the Site Plan being amended by this application is the Final Forest Conservation Plan, staff analysis is limited to the changes in the approved FFCP only.

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420033460) on June 7, 2004. Of the approximately 99.5 acres of environmental buffers on the site, 72.4 acres had been in golf course use. Some buffer areas were fully forested, while others were partly or completely within the golf course and were covered in grasses that were mowed down to the stream channel. Floodplains cover 45.8 acres of the site, all of which had been in golf course use.

The site lies within the Northwest Branch watershed (State Use IV, or recreational trout waters).

The main stem of Northwest Branch lies to the east in M-NCPPC parkland and Bel Pre Creek, a major tributary of Northwest Branch, lies within the site adjacent to the southern property boundary. Five smaller streams also flow within the site. Northwest Branch Stream Valley Park surrounds the property to the south and east. The proposed project is in compliance with the *Environmental Guidelines*.



Forest Conservation

The approved project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code). The Planning Board approved a Preliminary Forest Conservation Plan (PFCP) with a Preliminary Plan (#120060510) on September 21, 2006, and a Final Forest Conservation Plan (FFCP) with Site Plan (#820030130) on October 11, 2007. Staff approved an Amended FFCP on May 2, 2012, which included the relocation of some of the residential lots, stormwater management facilities, and sediment traps/ponds. It also included modifications to planting schedules and details for planting in areas designated for forest banking adjacent to residential lots and roads. The Planning Board approved an Amended FFCP on March 6, 2014 for changes to the roadway, culvert, and sanitary sewer designs and associated easements (Attachment 1).

The proposed Amendment includes an additional 0.34 acres of forest removed, 0.44 acres of forest retained, and 1.16 acres of forest planted (Attachment 2). The following table shows the proposed changes from the approved FFCP.

	Existing forest	Forest cleared	Forest retained	Forest planted
Approved FFCP	32.2 ac	2.46 ac	29.76 ac	71.54 ac
Amended FFCP	33.0 ac	2.8 ac	30.2 ac	72.7 ac

Most changes are due to the relocation of utility lines and reconfiguration of stormwater management outfalls. Other changes are to increase planting areas to meet the edges of the Category I Conservation Easements. The enlargement on the right shows examples of the proposed changes due to the reconfiguration of a stormwater management area, which includes both additional areas of forest clearing and forest planting. All forest conservation requirements are met through forest retention and on-site planting, with excess planting areas used to create a forest bank.



Community Outreach

The Applicant has complied with all submittal and noticing requirements. Staff has received emails and phone calls from a citizen voicing numerous concerns (Attachment 3). These concerns can be divided into two categories – procedural and plan-related. The procedural issues revolve around noticing mailings and signage. Staff finds that the Applicant has followed all requirements and procedures in filing the proposed amendment. Staff also made sure that the citizen had access to full sized plans more than two months prior to the scheduled hearing and offered to meet with him. The plan-related questions were not related to this Site Plan amendment but enforcement issues regarding building setbacks and locations. Staff forwarded these concerns to Department of Permitting Services Site Plan Enforcement staff for investigation. Community comments and concerns received through their communications do not change Staff recommendations.

CONCLUSION

Staff recommends that the Planning Board approve the Limited Site Plan Amendment to amend the Final Forest Conservation Plan.

Attachments

1. Approved Final Forest Conservation Plan
2. Proposed Amended Final Forest Conservation Plan
3. Citizen correspondence