



King of the Nations Christian Fellowship Church: Limited Site Plan Amendment No. 81987066A

SP Sandra Pereira, Planner Coordinator, Sandra.Pereira@montgomeryplanning.org (301) 495-2186

RAW Rich Weaver, Supervisor Area 3, Richard.Weaver@montgomeryplanning.org (301) 495-4544

JAC John Carter, Chief Area 3

Staff Report Date: 05-29-14

Description

King of Nations Christian Fellowship Church: Limited Site Plan Amendment No. 81987066A

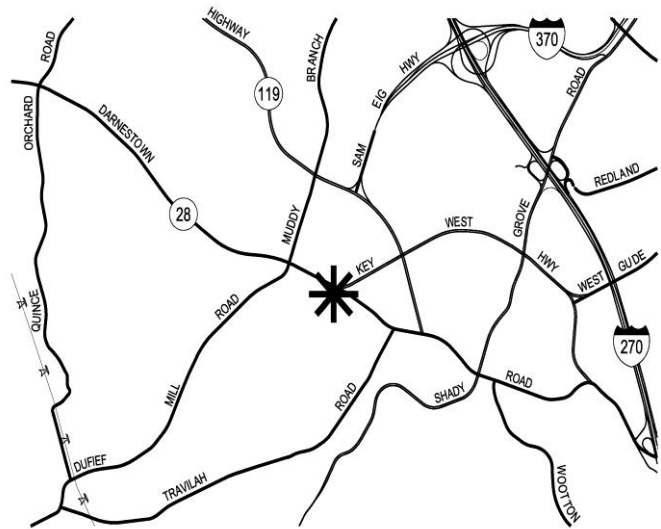
Revise building location and footprint, and revise layout of drop-off/pickup area and parking areas; located on the southwest corner of Darnestown Road (MD 28) and Hunting Lane; 5.66 acres; PD-3 & R-200 Zones; Potomac Subregion Master Plan.

Staff Recommendation: *Approval with Conditions*

Applicant: King of the Nations Christian Fellowship Church

Submittal Date: September 24, 2013

Review Basis: 59-D-3



Summary

The revised site plan includes a church building with two levels with a terrace at the lower level and a new drop-off/pick-up area in the upper level serving the main entrance to the building.

- The proposed amendment dramatically reduces encroachment on the stream valley buffer from the approved site plan.
- The Subject Property is split zoned PD-3 and R-200, and the church is a permitted use in both zones.
- The proposed site plan conforms to all of the non-illustrative binding elements of the DPA. The site layout shown on the Development Plan Amendment (DPA) 85-2 was not binding per Hearing Examiner’s Report dated Sep 24, 1986 (Appendix A).

RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan No. 81987066A: King of the Nations Christian Fellowship, for the amendments delineated in the application. Unless amended by the conditions below, all other site plan conditions of approval for Site Plan No. 819870660 remain valid, unchanged and in full force and effect. All site development elements shown on the latest electronic version of the site and landscape plans as of the date of this staff report submitted via ePlans to M-NCPPC, are required except as modified by the following conditions.

Conformance with Previous Approvals

1. Development Plan Conformance

The development must comply with the specifications and requirements of the Development Plan Amendment (DPA) 85-2 and Zoning Application No. G-523, approved on October 16, 1986.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan 11982037R as listed in the Planning Board Resolution dated October 28, 1987, unless amended.

Environment

3. Stormwater Management

The Planning Board has accepted the recommendations of the Montgomery County Department of Permitting Service (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated February 25, 2014, and hereby incorporates them as conditions of the Site Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

4. Site Design

a. Relocate sidewalk on upper bio-retention area from the east to the west side adjacent to the nine parking spaces.

5. Landscaping

a. Provide plant species on the landscape plan.
b. Provide smaller plantings, such as groundcover or shrubs, in addition to the trees proposed along the top of the retaining wall.

6. Lighting

- a. Prior to issuance of the first building permit, the Applicant must provide certification to M-NCPPC Staff from a qualified professional that the lighting plans conform to the Illuminating Engineering Society of North America (IESNA) standards for residential development.
- b. All on-site down-light fixtures must be full cut-off fixtures.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the light poles must not exceed 20 feet including the mounting base.

7. Site Plan Surety and Maintenance Agreement

Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, private roads, paths and associated improvements within the relevant phase of development. The surety must be posted prior to issuance of the first building permit, and it will be tied to the development program.
- c. The bond or surety shall be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.

8. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.
- b. Street lamps and sidewalks must be installed within six months after street construction is completed. Street tree planting may wait until the next growing season.
- c. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities must be installed prior to release of the use and occupancy certificate.
- d. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.

- e. Pedestrian pathways and seating areas associated with each facility must be completed as construction of each facility is completed.

9. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

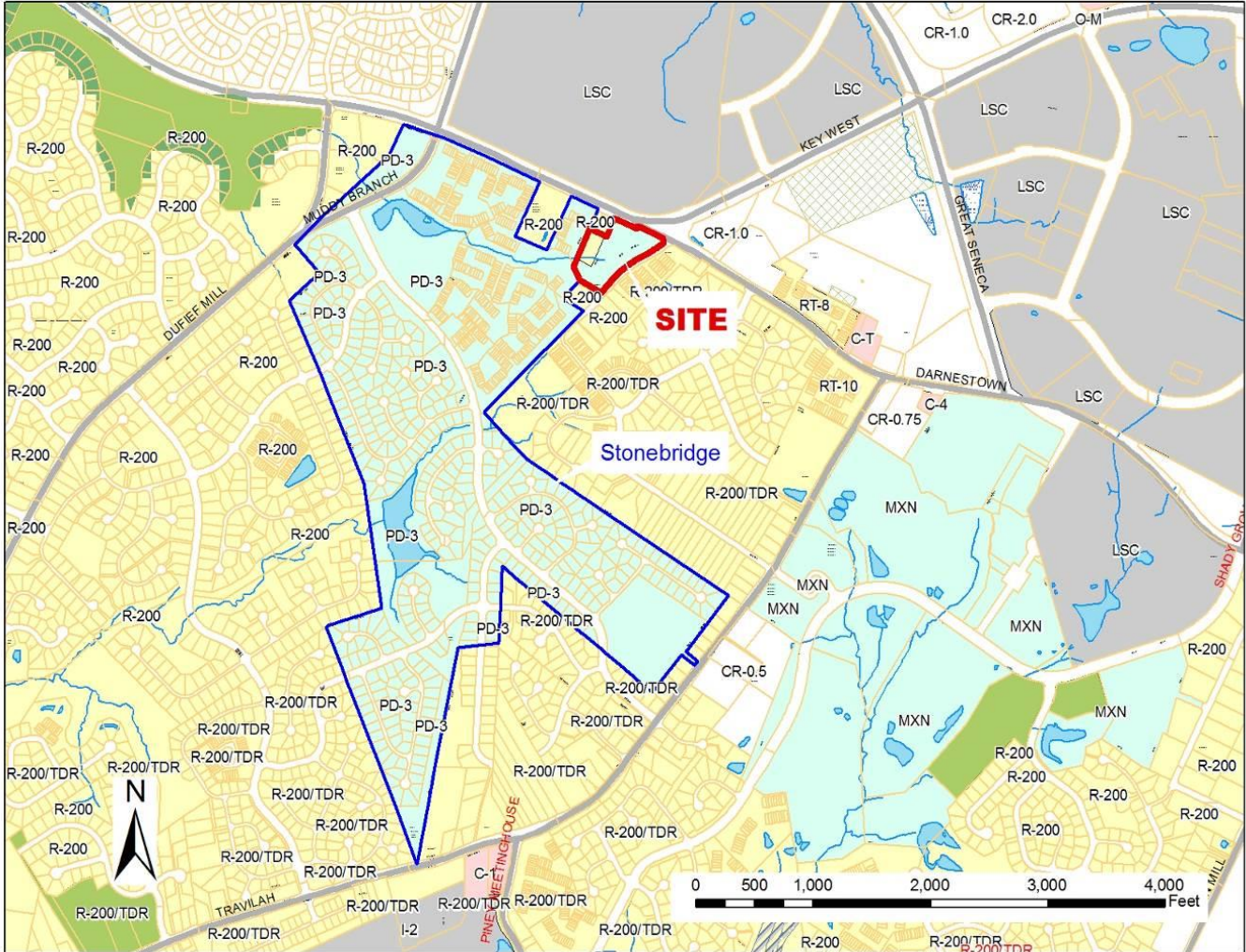
- a. Include the final forest conservation approval, stormwater management concept approval, development program, inspection schedule, and Site Plan resolution on the approval or cover sheet.
- b. Add a note to the Site Plan stating that “M-NCPPC Staff must inspect all tree-save areas and protection devices prior to clearing and grading”.
- c. Include data table reflecting development standards enumerated in the staff report.
- d. Label and dimension building and parking setbacks on plans consistent with approved data table.
- e. Provide fence detail.

CONTEXT AND PROPOSAL

Vicinity

The Subject Property is located on the south side of Darnestown Road (MD 28) between its intersection with Prairie Landing Way and Hunting Lane in the Travilah Planning area of the Potomac Subregion Master Plan. It lies within a previously approved PD-3 development known as Stonebridge, which encompassed approximately 221.78 acres and extended south of MD 28 between Dufief Mill Road and Travilah Road. The Subject Property is split zoned PD-3 and R-200 per the official zoning maps, and the proposed use is permitted in both of the zones. Although not necessary for this site plan, a Corrective Map Amendment has been initiated to reclassify 1.25 acres of the Subject Property from the R-200 to the PD-3 Zone that is reflective of the County Council Resolution No. 10-2227.

The Subject Property is largely surrounded by residential uses. Located east of the Site is the Hunting Hills Woods Subdivision. Located south and west is the Stonebridge development. Also, located to the west is the Site of the Franklin Montessori School and Child Day Care Center. Lying to the north across MD 28 is the medical village and farm land.



Vicinity Map with Subject Property outlined in red

Existing Conditions

The Subject Property is currently developed with Phase I of the original Site Plan approval consisting of a church building with the capacity of 250 seats and 72 parking spaces.

The Subject Property includes a stream and associated Stream Valley Buffer along the southwest corner. The Subject Property is within the Muddy Branch watershed; a Use I-P watershed. The Countywide Stream Protection Strategy (CSPS) rates streams in this watershed as fair condition. There are no known historic properties or features on-site. The topography generally slopes from Darnestown Road toward the stream. The south side of the Property, beyond the stream, includes a stand of mature trees.



Aerial Photo with Subject Property outlined in red

PROJECT DESCRIPTION

Previous Approvals

In 1982, the District Council approved Local Map Amendment **G-262** for a PD-3 development, known as Stonebridge, with approximately 798 dwelling units on 221.78 acres.

On October 16, 1986, the District Council approved **DPA 85-2** to permit the development of the Christian Covenant Church on six acres in the northeast corner of the Stonebridge tract; and Zoning Application No. **G-523** for the reclassification from the R-200 Zone to the PD-3 Zone of 1.25 acres for church-related parking and open space (Resolution No. 10-2227 [Appendix A]).

On October 22, 1987, the Planning Board approved Preliminary Plan **11982037R** for Stonebridge (Planning Board Resolution dated October 28, 1987 [Appendix A]).

On March 3, 1988, the Planning Board approved Site Plan **819870660** for the Christian Covenant Church on about six acres of PD-3 zoned land (Planning Board Resolution dated October 12, 1989, Appendix A).

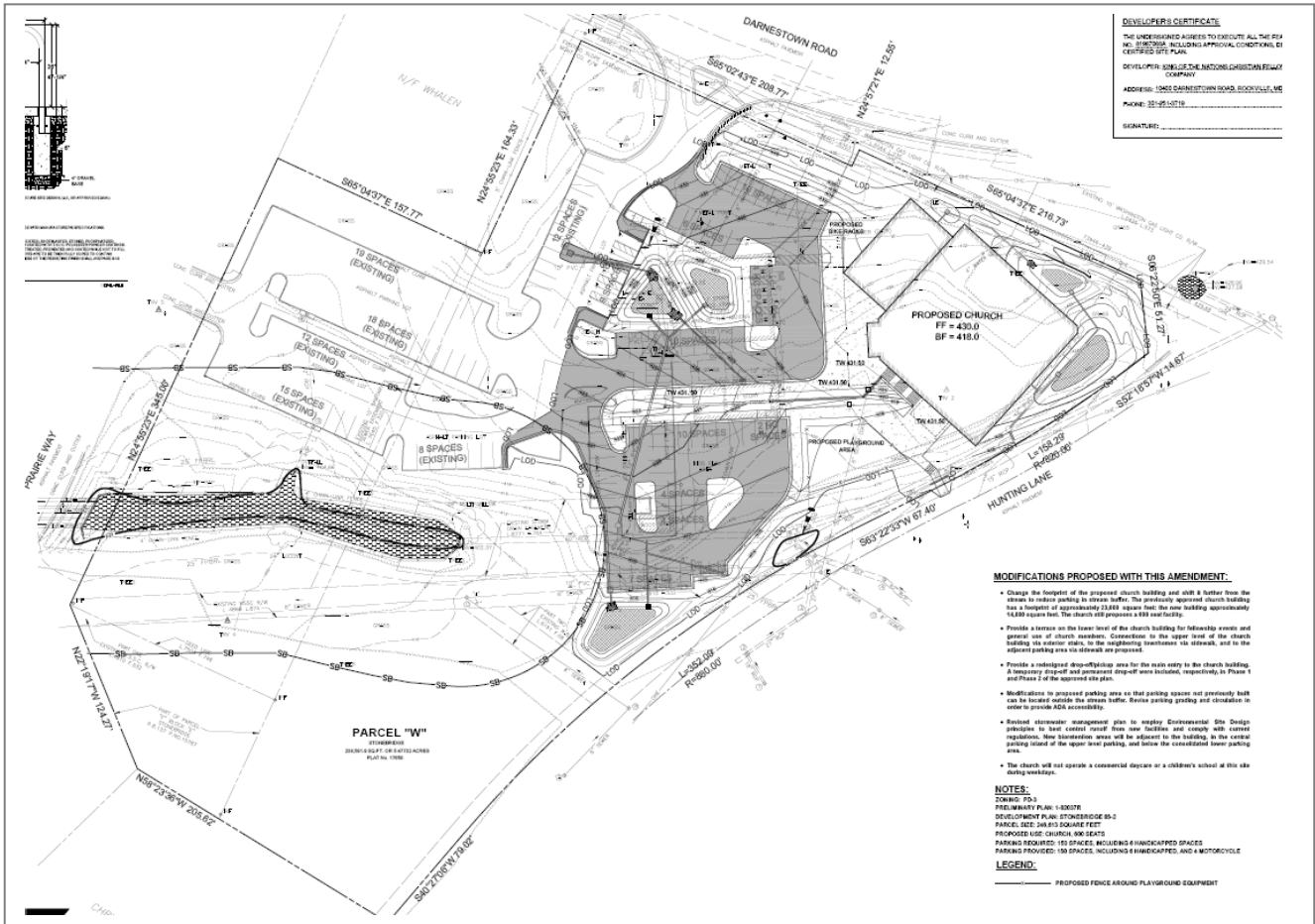


Approved layout for Site Plan 819870660

Proposal

The Site Plan Amendment proposes several modifications to the approved (but not built) Phase 2 of the church building and parking layout, that will greatly reduce environmental impacts on-site. The building footprint will be reduced by approximately 8,720 square feet, and shifted towards the intersection of Darnestown Road and Hunting Lane and away from the stream valley buffer. The revised church building will have two levels with a terrace at the lower level and a new drop-off/pick-up area in the upper level serving the main entrance to the building.

Staff worked closely with the Applicant on the layout of the unbuilt portions of the parking area to accommodate a new drop-off/pick-up area and to avoid new encroachments in the stream valley buffer. This was accomplished by creating a tiered design with the drop off/pick-up area at the higher elevation (closest to MD 28) and the consolidated parking areas at a lower elevation. The number of previously approved parking spaces has been maintained.



Proposed Site Plan

ANALYSIS AND FINDINGS

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Site Plan Amendment conforms to all non-illustrative elements of the development plan DPA 85-2, and the local map amendment No. G-523, that was approved for a church use with parking on the Subject Property. Binding elements included the uses and maximum residential density as in G-523 and DPA 85-2. Records indicate that the site design and layout of the DPA was for illustrative purposes and not binding (see Hearing Examiner’s Report dated Sep 24, 1986 on Appendix A). The changes from the approved site plan shown on the proposed layout are necessary to minimize encroachments onto the stream valley buffer.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Subject Property is part of a larger development, known as Stonebridge, which is zoned PD-3. Stonebridge in its entirety fulfills the purposes of the zone by creating a predominantly residential community with open spaces and pedestrian circulation networks that achieve a maximum of safety, convenience and amenity for the residents.

The Subject Property is split zoned PD-3 and R-200 per the official zoning maps, which are not reflective of the County Council action, per Resolution No. 10-2227 [Appendix A] approving the reclassification of 1.25 acres of the Subject Site from the R-200 Zone to the PD-3 Zone. A Corrective Map Amendment process has been initiated to show the whole Property as PD-3 per Resolution No. 10-2227. This Site Plan Amendment was reviewed for conformance with the existing zoning. As shown on the following data table, the Site Plan meets all of the development standards of the PD-3 and R-200 Zones. A Church building and associated parking are permitted uses in both zones. The portion of the site zoned R-200 is occupied with existing parking; no changes are proposed. The portion zoned PD-3 will be developed with the Church building and additional parking.

Project Data Table

Development Standard	Permitted/Required	Proposed for Approval
Site Area (square feet)	n/a	246,613 (5.66 acres)
Max. Building Height (feet)	n/a	26
Min. Building Setbacks (feet) 59-C-7.15		
One-family detached zone (R-200)	100	273
Front (from MD Rt 28 ROW)	n/a	54
Side (from Hunting Lane ROW)	n/a	13
Min. Green Area (% of gross lot area) 59-C-7.16		
	30	63
Building Area (square feet)		
	n/a	14,880
Parking (Applicable to the parking areas) in in both the PD-3 & R-200 Zones		
Vehicle Spaces (600 seats) (59-E-3.7)	150 (@ 1 space/4 seats)	150
Motorcycle Spaces (59-E-2.3)	3 (@2% total spaces)	4
Bicycle Spaces (59-E-2.3)	8 (@ 1 space/20 spaces)	8
Parking Setbacks (feet) (59-E-2.8)		
Right-of-Way	65	65
Rear	7	278
Side	12	16
Parking Facility Internal Landscaping (59-E-2.73)	5% min. of internal area of surface parking facility	9%

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

The locations of buildings and structures are adequate, safe, and efficient. The Church building is located at the corner of Darnestown Road and Hunting Lane, which allows for the most efficient use of the site while avoiding environmentally sensitive features. The revised two-story building will take advantage of the existing topography to provide a lower level entrance with terrace, and an upper level main entrance. The revised building will maintain a similar orientation towards the site's access from Darnestown Road. Although the building footprint was reduced from approximately 23,600 square feet to 14,880 square feet, the revised building maintains the 600-seat capacity. The Amendment includes a retaining wall located between the upper and lower parking areas. This wall of approximately 160 feet long, ranging between 8.5 and 12.5 feet high, effectively responds to the natural topography of the Site by allowing different parking areas to be at different elevations.

The open space is adequate, safe, and efficient. The amendment increases the amount of open space preserved by consolidating the parking areas on the northern and eastern portion of the site away from the stream valley buffer and existing major stand of trees on the southern portion of the site.

The landscaping and lighting are adequate, safe, and efficient. The amendment includes a mix of shade trees and ornamental trees in the new parking areas; shade trees along Hunting Lane; and a mix of evergreen and shade trees along Darnestown Road. The landscaping efficiently provides shade for parking areas and frames the views of the Church building. The lighting consists of 20-foot tall light fixtures located in the new parking areas and that are consistent with light fixtures on the existing parking areas. A fenced play area is provided for children.

The vehicular and pedestrian circulation systems are adequate, safe, and efficient. Vehicles will continue to access the Site via a right-in/right-out turn only off eastbound MD 28, and a driveway connecting the existing parking area to a private road (Prairie Landing Way) on the west side of the Property. The Amendment modifies the internal vehicular circulation by revising the layout of the parking areas and adding a drop-off/pick-up area for the main entry to the church building. The vehicular drop-off loop efficiently integrates parking spaces on one or two sides where space permits. As designed, the new paved area for both pedestrians and vehicles efficiently avoids encroachment on the stream valley buffer area.

Pedestrian circulation safely leads pedestrians from the parking areas to the Church building. The Amendment proposes collector sidewalks along the perimeter of the lower and upper parking areas directing pedestrians to the lower and upper entries of the building, respectively. Exterior stairs connect both lower and upper entries. A sidewalk to Hunting Lane adequately provides a connection to the neighboring townhouses. The existing sidewalk along the site's frontage on Darnestown Road efficiently integrates this site within the surrounding

community by providing adequate and safe access for pedestrians and bicycles.

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

The revised Church building is compatible with the adjacent and confronting residential uses. Compatibility is primarily achieved through appropriate setbacks from adjacent buildings and natural features of the site being largely maintained. The building footprint has been reduced by 8,720 square feet, and the building location moved closer to the intersection of MD 28 and Hunting Lane, which allows saving the large tree stand on the southern portion of the property and avoids further encroachment on environmental buffers. The structure is in scale with the nearby buildings and is located such that it will not adversely impact existing or proposed adjacent uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The project meets all applicable requirements of Chapter 22A. A Forest Conservation Exemption (#42012187E) for the 5.66-acre Subject Property was approved on August 1, 2012 [Appendix C]. The exemption was confirmed under Section 22A-5(l) for a property that is part of a planned unit development for which the District Council approved a development plan or for which the Montgomery County Planning Board approved a project plan before January 1, 1992, where the property obtained site plan approval before July 1, 1992, and where less than 5,000 square feet of additional forest will be removed.

While the Property is exempt from submitting a Forest Conservation Plan, the Site Plan Amendment was reviewed for compliance with the Environmental Guidelines.

The approved Site Plan showed approximately 60 parking spaces within the Stream Valley Buffer ("SVB"). Of the originally approved 60 parking spaces approximately 23 were built within the SVB, the remaining parking was never built. As proposed, the current Site Plan Amendment avoids any further development within the SVB. The Applicant through redesign was able to remove all additional parking from the SVB. The existing 23 spaces are to remain and a small area of drive aisle was added, within the SVB, to connect the existing parking to the redesigned parking lot. This Amendment greatly increases the protection of the SVB over the previously approved Site Plan. The project is in compliance with the Environmental Guidelines.

The stormwater management concept dated February 25, 2014, proposes to meet the required stormwater management goals by including micro bio-filters [Appendix B].

Proposed King of Nations Church



CONCEPT DESIGN
King of the Nations Christian Fellowship

cox graae + spack architects
September 2010
copyright © cox graae + spack architects 2010

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received correspondence on this matter.

CONCLUSION

The staff recommends approval of the site plan with the conditions shown on page three of the staff report. The proposed layout will dramatically reduce encroachment in the existing stream valley buffer, and maintain conformance with the approved Development Plan Amendment.

APPENDICES

- A. Previous Approvals
- B. Agency Letters
- C. Forest Conservation Exemption

O: Area3/Regulatory Planning/King of Nations/81987066A Limited Site Plan Amendment Staff Report

Appendix A

Resolution No.: 10-2227
Introduced: October 16, 1986
Adopted: October 16, 1986

Will

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
IN MONTGOMERY COUNTY

DEVELOPMENT REVIEW DIVISION
THE MARYLAND DEPARTMENT OF
PARK AND RECREATION

OCT 28 1986
SILVER SPRING, MD.

By: County Council

Subject: APPLICATION NO. G-523, FOR AMENDMENT TO ZONING ORDINANCE MAP, Jody S. Kline, Esquire, Attorney for Christian Covenant Church, Contract Purchaser, Applicant, OPINION AND RESOLUTION ON APPLICATION Tax Account No. 6-00405903

DEVELOPMENT PLAN AMENDMENT NO. 85-2, Jody S. Kline, Esquire, Attorney, for Stonebridge Corporation, Applicant, for Amendment to Stonebridge Development Plan (Original Application No. G-262), OPINION AND RESOLUTION ON APPLICATION

OPINION

Application G-523 requests reclassification from the R-200 Zone to the PD-3 Zone of 1.24963 acres known as part of lands of Lloyd M. and L. M. Whalen, located at 10416 Darnestown Road, Rockville, in the 6th Election District. DPA 85-2 requests an amendment to an approved development plan to permit the construction of the Christian Covenant Church and parking area at the southwest quadrant of the intersection of Maryland Route 28 and Key West Boulevard and Hunting Lane and includes the property which is the subject of Application No. G-523.

The hearing examiner has recommended approval of the development plan amendment and approval of the reclassification subject to the specifications and requirements of the development plan amendment. These recommendations were based on conclusions that the PD-3 Zone at the proposed location is a proper use for the comprehensive and systematic development of the county; that the proposed development is capable of accomplishing the purposes of the PD-3 Zone; that the proposed development is in substantial compliance with the applicable master plan;

Page 2.

and, that the proposed development satisfies all the technical requirements of the PD-3 Zone. The Technical Staff and Planning Board provided similar recommendations. The District Council agrees with the findings and conclusions of the hearing examiner, the Technical Staff and the Planning Board.

The subject property lies within the Travilah and Vicinity Planning Area and except for the G-523 site, forms part of a previously approved PD-3 development known as Stonebridge. This project constitutes some 221 acres and will contain about 798 dwelling units when completed.

The applicant proposes to modify about six acres of the Stonebridge development plan to permit the construction of the Christian Covenant Church in an area located in the extreme northeast corner of the Stonebridge tract. The church, parking for 120 cars, and open space would replace an existing house and curtilage. Zoning Application G-523 proposes to add about 1.25 acres to the Stonebridge tract for church-related parking and open space and is included within the six-acre revision proposed by the development plan amendment. The overall green area would be maintained at 76.5 percent. Primary access would be restricted to the internal street system of Stonebridge with a right turn in and right turn out access from Route 28.

The proposed development is largely surrounded by residential uses. Located east of the site is the Hunting Hills Woods Subdivision and the Gaithersburg Garden Mart. Located south and west of the site is the Stonebridge development currently under construction. Also located to the west of the site is the approved Franklin Montessori School and Child Day Care Center. Lying to the north across Route 28 is the medical village and farm land.

The District Council agrees with the determination of the hearing examiner that the development plan amendment satisfies the requirements of §59-D-1.6. In this respect, the District Council finds the PD-3 Zone at the proposed location is

in substantial compliance with the recommendations of the master plan and does not conflict with the general plan, the county CIP or other applicable plans or policies. Also, the proposed zoning is in compliance with the requirements of the PD Zone and will provide for the maximum, safety, convenience and amenity of residents of the development, as well as being compatible with adjacent development. The evidence of record also demonstrates that the proposed vehicular and pedestrian circulations systems are safe, adequate and efficient. The development plan amendment, by its site design, will minimize grading of the site; and, by desirable locations, will prevent soil erosion and preserve natural features of the site. Finally, the proposed development will be under the single ownership and the perpetual maintenance of recreational, common or quasi-public areas will be the owner's responsibility.

The District Council also agrees with the determination of the hearing examiner that the application satisfies the requirements of the PD-3 Zone. In this respect, the PD-3 Zone at the proposed location constitutes a proper use for the comprehensive and systematic development of the county, is capable of accomplishing the purposes of the zone, and is in substantial compliance with the applicable master plan. Moreover, the proposed development satisfies the minimum area and density requirements of the zone. It is also compatible with the surrounding area and satisfies the green space, dedication, and parking requirements of the zone.

For these reasons and because to grant the instant application would aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, the application will be granted in the manner set forth below.


ACTION

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, approves the following resolution.

Development Plan Amendment 85-2, submitted as exhibits 23 and 24, is hereby approved.

Application No. G-523, for the reclassification from the R-200 Zone to the PD-3 Zone of 1.24963 acres known as part of lands of Lloyd M. and L. M. Whalen, located at 10416 Darnestown Road, Rockville, in the 6th Election District, is granted for the PD-3 Zone in the amount requested and subject to the specifications and requirements of the development plan amendment approved above.

This is a correct copy of Council action.


Kathleen A. Freedman, Secretary
County Council

*Post both G-523
(not a limited case.)
and
DPA 85-2.*

BEFORE THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYL
SITTING AS THE DISTRICT COUNCIL FOR THE MARYLAND-
WASHINGTON REGIONAL DISTRICT IN
MONTGOMERY COUNTY, MARYLAND

Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
Rockville, Maryland 20850
279-1341

DEVELOPMENT
THE MARYLAND
PLANNING AND ZONING

IN THE MATTER OF
CHRISTIAN COVENANT CHURCH

Contract Purchaser,
Applicant

Boyd D. Bower
Douglas E. Capelle

In Support of the Application

Jody S. Kline, Esq.
Attorney for Applicant

SEP 29 1986

SILVER SPRING, MD

Development Plan Amendment
(DPA) 85-2 and
Application No. G-523

Before: Philip J. Tierney, Hearing Examiner

HEARING EXAMINER'S REPORT AND RECOMMENDATION

I. STATEMENT OF THE CASE

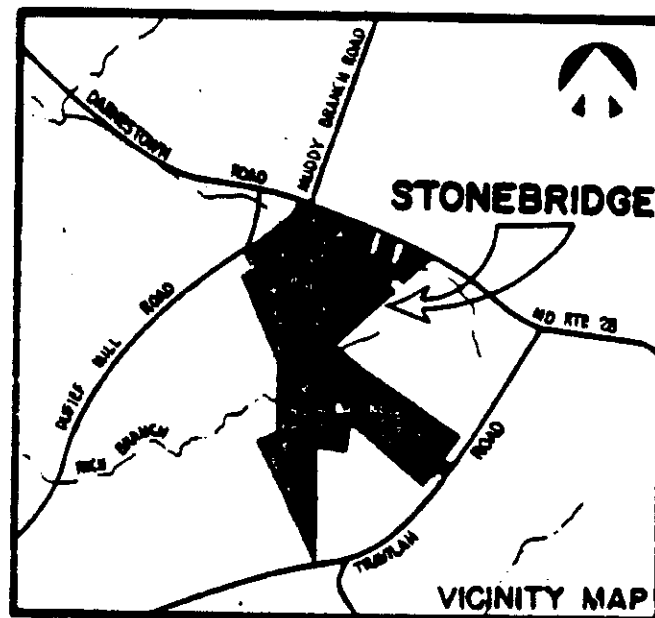
DPA 85-2, filed on July 22, 1985, requests an amendment to the approved Stonebridge Development Plan (G-262) to permit the construction of the Christian Covenant Church and parking area at the southwest quadrant of the intersection of Maryland Route 28 and Key West Boulevard and Hunting Lane. Application G-523, filed on May 30, 1986, requests reclassification from the R-200 Zone to the PD-3 Zone of 1.24963 acres known as part of lands of Lloyd M. and L. M. Whalen, located at 10416 Darnestown Road, Rockville, in the 6th Election District.

DPA 85-2 was initially reviewed by the Technical Staff of the Maryland-National Capital Park and Planning Commission (MNCPPC) who, in a report dated March 20, 1986, recommended denial. Four members of the Planning Board considered the application on April 3, 1986, and by a three-to-one vote also recommended denial.

The zoning application was subsequently filed to address Staff and Board about DPA 85-2 and it was reviewed by the Technical Staff with their reconsideration of DPA 85-2. The Staff, in a report dated 1986, recommended that both the zoning application and DPA 85-2 be approved. In 1986, three members of the Planning Board unanimously recommended that both be approved. The Board also recommended that the DPA be referred to the hearing for joint processing with the zoning application. On August 12, 1986, the District Council referred DPA 85-2 to the hearing examiner for the purpose of considering it jointly with the zoning application. A joint public hearing was conducted on August 15, 1986. Both requests are unopposed. At the conclusion of the hearing, the applicant requested that the record be held open in order to permit the submission of additional materials. The record was finally closed on September 19, 1986.

II. BACKGROUND FACTS AND SUMMARY OF TESTIMONY

The DPA 85-2 property lies within the Travilah and Vicinity Planning Area and constitutes a previously approved PD-3 development known as Stonebridge. This project consists of 221.78 acres forming an irregularly shaped parcel generally located south of Maryland Route 28 between Duffie Mill Road and Travilah Road. Stonebridge contains about 1,200 feet of frontage along Route 28. Its general location is depicted below.

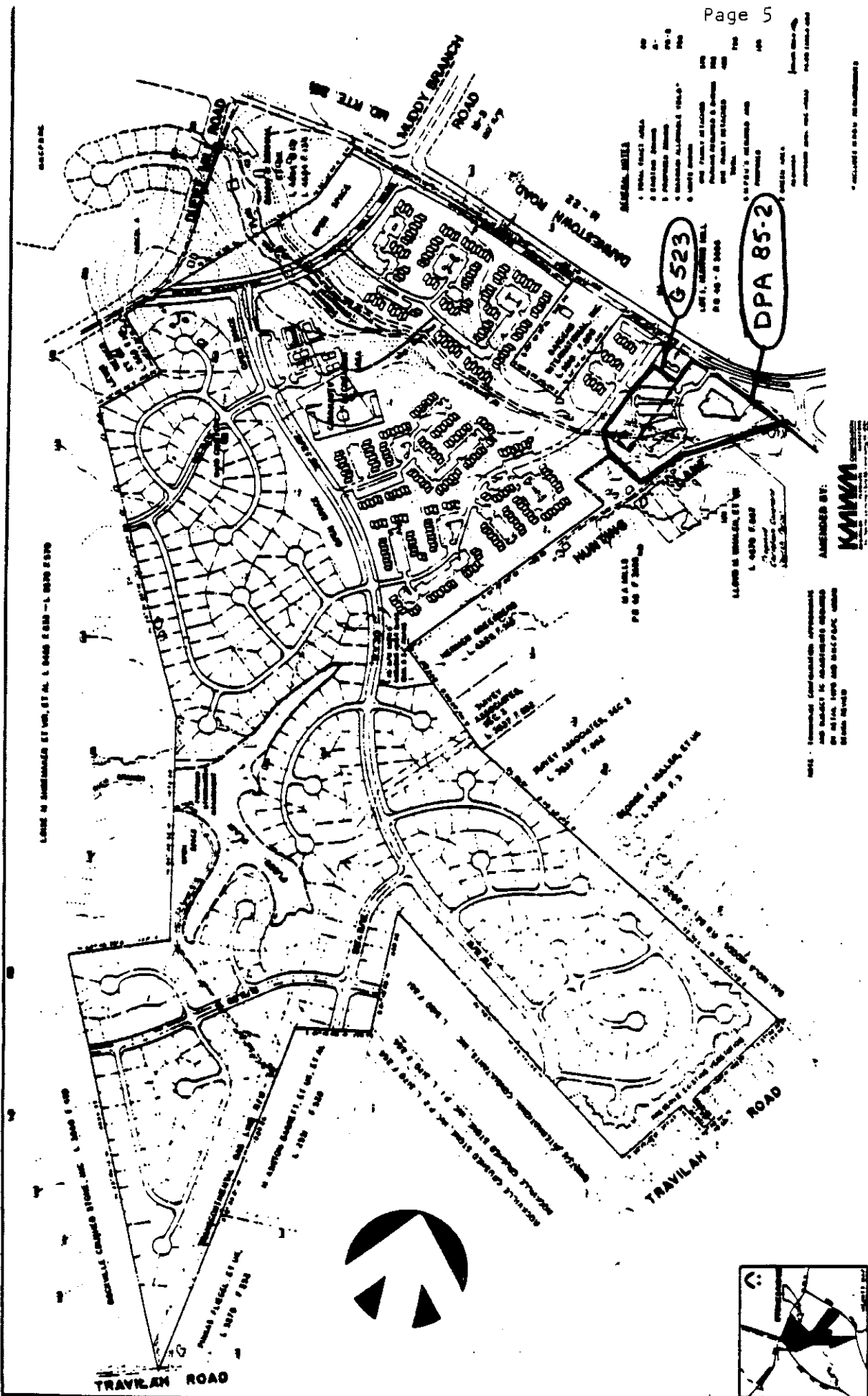


When Stonebridge was approved for PD-3 development by the District Council in 1982 under Zoning Application No. G-262, some 798 dwelling units were authorized and consisted of a mixture of single-family detached units and townhouses. This initial development plan is depicted on page four of this report.

The applicant proposes to modify about six acres of the Stonebridge development plan to permit the development of the Christian Covenant Church in an area located in the extreme northeast corner of the Stonebridge tract. The church, parking area, and open space would replace an existing house and curtilage. Zoning Application G-523 proposes to add about 1.25 acres to Stonebridge for church-related parking and open space and is included within the six-acre revision proposed by DPA 85-2. The proposed amendment as shown within the context of the entire project is depicted on page five of this report.

Neither DPA 85-2 nor Application G-523 propose to change the overall density of Stonebridge. The only change would permit the development of the church and parking space for 120 cars. Primary access from the internal street system is assured by an agreement with the Stonebridge Homeowners Association. A right-turn-in and right-turn-out-only access would be permitted from Route 28. The overall green area would be maintained at 76.5 percent, or 169.3 acres. The details of the site plan which would implement the DPA and zoning change are depicted on page six of this report.

The proposed development is surrounded by largely residential uses. The Staff defined the impact area as extending north and south of Route 28 between Muddy Branch and Travilah Roads. Located east of the site is the Hunting Hills Woods Subdivision and the Gaithersburg Garden Mart. Located south and west is the Stonebridge development currently under construction. Also located to the west is the site of the approved Franklin Montessori School and Child Day Care Center. Lying to the north across Route 28 is the medical village and farm land. The zoning and land use pattern is depicted on page seven of this report.



- GENERAL NOTES:
- 1. TOTAL TRACT AREA: 108.0 AC.
 - 2. TOTAL LOTS: 110
 - 3. LOT AREA: 108,000 SQ. FT.
 - 4. TOTAL ACRES: 2.57
 - 5. TOTAL TRACT AREA: 108.0 AC.
 - 6. TOTAL LOTS: 110
 - 7. LOT AREA: 108,000 SQ. FT.
 - 8. TOTAL ACRES: 2.57
 - 9. TOTAL TRACT AREA: 108.0 AC.
 - 10. TOTAL LOTS: 110
 - 11. LOT AREA: 108,000 SQ. FT.
 - 12. TOTAL ACRES: 2.57

ALTERNATE "B"
STONEBRIDGE
 HARRISBURG, PA
 Montgomery County, Maryland



DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	10/20/12	PRELIMINARY PLAN
2	12/10/12	FINAL PLAN
3	01/15/13	REVISIONS
4	03/20/13	REVISIONS
5	05/10/13	REVISIONS
6	07/01/13	REVISIONS
7	08/15/13	REVISIONS
8	10/01/13	REVISIONS
9	11/15/13	REVISIONS
10	01/01/14	REVISIONS
11	02/15/14	REVISIONS
12	04/01/14	REVISIONS
13	05/15/14	REVISIONS
14	07/01/14	REVISIONS
15	08/15/14	REVISIONS
16	10/01/14	REVISIONS
17	11/15/14	REVISIONS
18	01/01/15	REVISIONS
19	02/15/15	REVISIONS
20	04/01/15	REVISIONS
21	05/15/15	REVISIONS
22	07/01/15	REVISIONS
23	08/15/15	REVISIONS
24	10/01/15	REVISIONS
25	11/15/15	REVISIONS
26	01/01/16	REVISIONS
27	02/15/16	REVISIONS
28	04/01/16	REVISIONS
29	05/15/16	REVISIONS
30	07/01/16	REVISIONS
31	08/15/16	REVISIONS
32	10/01/16	REVISIONS
33	11/15/16	REVISIONS
34	01/01/17	REVISIONS
35	02/15/17	REVISIONS
36	04/01/17	REVISIONS
37	05/15/17	REVISIONS
38	07/01/17	REVISIONS
39	08/15/17	REVISIONS
40	10/01/17	REVISIONS
41	11/15/17	REVISIONS
42	01/01/18	REVISIONS
43	02/15/18	REVISIONS
44	04/01/18	REVISIONS
45	05/15/18	REVISIONS
46	07/01/18	REVISIONS
47	08/15/18	REVISIONS
48	10/01/18	REVISIONS
49	11/15/18	REVISIONS
50	01/01/19	REVISIONS

STONEBRIDGE DEVELOPMENT PLAN:
 Christian Covenant Church Amendment



DEVELOPMENT
PLAN
AMENDMENT
85-2

KEYWEST AVE

RT. 28

G-523
7.25 AC
R-200 TO PD-3

WHEELAN

CHRISTIAN
COVENANT
CHURCH

40 CARS

40 CARS

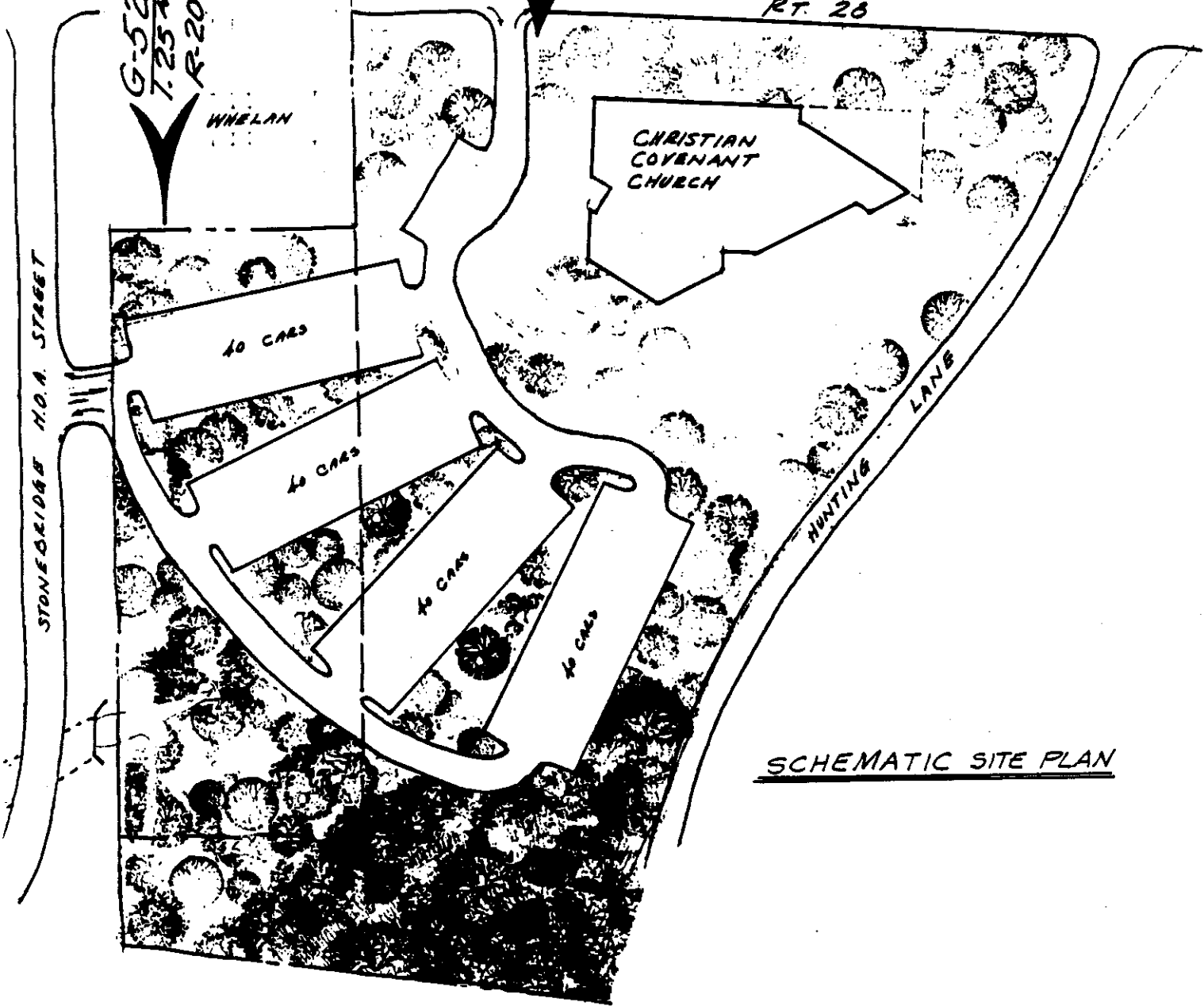
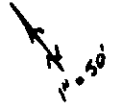
40 CARS

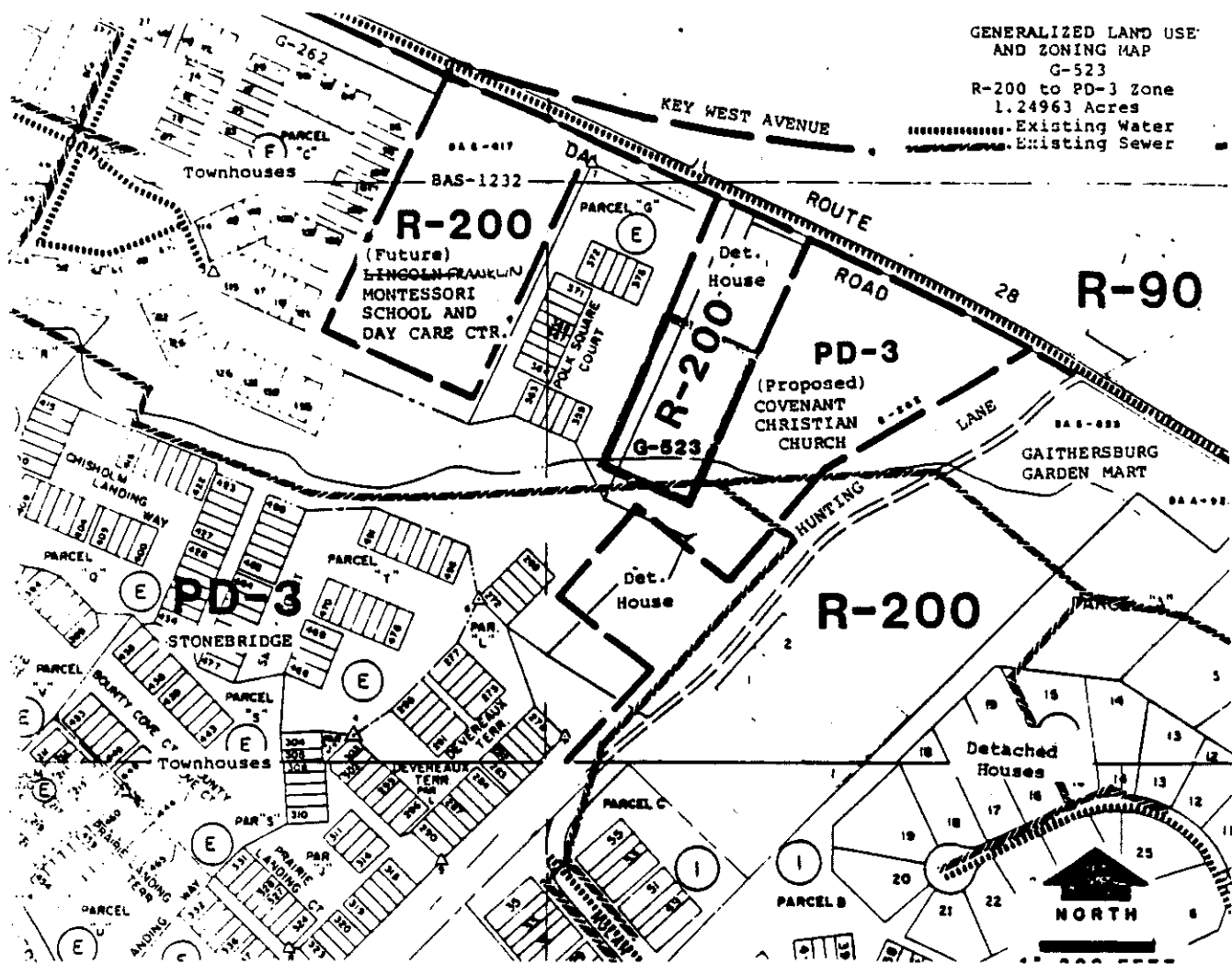
40 CARS

HUNTING
LANE

STONE RIDGE H.O.A. STREET

SCHEMATIC SITE PLAN





Boyd D. Bower qualified as an expert in the field of architecture. He described the particulars of the proposed development, the surrounding area, and the topography of the subject property. He indicated that some large trees located near the perimeter of the site would be retained. He concluded that the proposed development would be compatible with the surrounding area because the church would be harmonious with adjacent residential uses and would be interconnected with both Stonebridge and the Hunting Woods Subdivision by a pedestrian system. He also concluded that the proposed development meets the requirements of the PD Zone and would not generate any adverse impact on public facilities.

Douglas Capelle qualified as an expert land planner and was involved in the original preparation of the Stonebridge project. He testified that Stonebridge has obtained preliminary plan and site plan approval for the development of 795 units. He explained that of the original 798 units authorized by the District Council, two new single-family detached homes have been removed from the site plan by the Planning Board and an existing dwelling unit is proposed to be replaced by the church.

Mr. Capelle explained that Stonebridge is partially completed. Townhouses have been developed along Route 28 and in the northwest section of the project. Single-family detached homes are now being constructed in the northwest portion of the site and more townhouses are being developed in the central and western area.

Mr. Capelle concluded that the proposed development complies with the purposes of the PD Zone and would be compatible with surrounding uses. He indicated that the proposed development would maintain 76 percent green space throughout the development and would utilize the vehicular and pedestrian circulation system approved for Stonebridge. He explained that an earlier need to maintain stream valley preservation no longer exists because upstream development has required the construction of an enclosed storm drainage system and stormwater runoff would be piped through the subject property and would not cause an environmental concern. The Staff analysis agreed with this conclusion. He concluded that the proposed development would comply with the density recommendations of the master plan and would provide for a logical extension for the PD Zone at this location. He also concluded that public water and sewer facilities are adequate and that there will be no peak hour traffic impact generated by the proposed development.

III. ZONING ISSUES

The PD Zones are a special variety of floating zones that integrate design and performance standards into the specifications of the zone. These zones afford

the successful applicant considerable flexibility if the specifications are satisfied. In 1982, the District Council determined that these specifications were satisfied by the initial Stonebridge proposal. For this reason, the evaluation of both Application G-523 and DPA 85-2 need only address the proposed six-acre revision to determine whether it falls within the context of the original approval for PD-3 zoning at this location.

A. Development Plan

The District Council must address five specific areas set forth in §59-D-1.6 of the zoning ordinance.

1. Compliance With the Use and Density Recommendations of the Master Plan and Conformity With Other County Plans or Policy

The PD Zone establishes the master plan as a critical element in the zoning process. The development plan or any amendment to it must conform with the master plan as a condition for approval or, lacking conformity with the density recommendations of the master plan, approval can only be by an extraordinary five vote majority notwithstanding an affirmative recommendation of the Planning Board. See, §59-D-1.61. The testimony of Mr. Capelle and the Technical Staff analysis demonstrate that the proposed development conforms with the land use and density recommendations of the master plan.

2. Compliance With Zoning Requirements, Residential Enhancement and Compatibility

Both Mr. Bower and Mr. Capelle testified that the proposed development would be in compliance with the special requirements of the PD-3 Zone and would provide for a maximum safety, convenience and amenities of residents of the development as well as being compatible with adjacent development. Indeed, Mr. Capelle indicated that these objectives are satisfied because of the overall low density development prevalent in the area and large open space commitment that

would be maintained as part of the Stonebridge project. The proposed development also maintains the mixture of housing types and provides for extensive setbacks, open space, landscaping, and pedestrian circulation systems.

3. Vehicular and Pedestrian Circulation System

The testimony of Mr. Capelle provided evidence that the pedestrian and vehicular circulation system would be safe, adequate, and efficient. The church use would tie into existing pedestrian and vehicular systems in Stonebridge.

4. Prevention of Soil Erosion and Preservation of Natural Features

The testimony of Mr. Capelle indicated that the site design is intended to minimize grading and limit ground disturbance so as to preserve natural features of the site, especially an existing tree stand. Moreover, the proposed open space, setbacks, and building location will minimize grading and prevent soil erosion and preserve natural features of the site.

5. Perpetual Maintenance of Common Areas

The subject property will fall under the single ownership of the church and therefore there is no need to provide specimen documents to assure perpetual maintenance of recreational, common or quasi-public areas. The church or any successor in interest will possess responsibility for this maintenance.

B. Zoning Request

The PD Zone contains a number of specifications, including a general purpose clause and technical requirements. The evidence is clear that the proposed development satisfies these requirements.

The purpose clause of the PD Zone contains a number of goals and objectives, including a requirement that the PD-3 Zone at this location satisfies the minimum requirements of the zone, constitutes a proper use for the comprehensive and systematic development of the county, is capable of accomplishing

the purposes of the zone, and is in substantial compliance with the applicable master plan. The Technical Staff analysis and testimony of Mr. Bower and Mr. Capelle, provide ample evidence that these requirements are satisfied.

The evidence also demonstrates that the proposed development conforms with the master plan and the applicability requirements of the PD-3 Zone. The proposed zoning request represents a logical extension of the PD-3 Zone into an area that is already zoned for PD-3 uses on three sides.

The compatibility requirements are satisfied because the proposed development of the site manifests adequate setbacks, landscaping, and proposes a use that would be in harmony with the prevalent residential character of the area. The Technical Staff analysis and the testimony of Mr. Bower and Mr. Capelle provide sufficient evidence to find that the proposed use satisfies all compatibility requirements of the zone. Moreover, this evidence also establishes that the green space, land use and parking requirements are satisfied.

IV. CONCLUSIONS

Based on the foregoing analysis and after a review of the entire record, I make the following conclusions.

A. DPA 85-2

1. The requested modification of the Stonebridge development plan and the addition to the PD-3 Zone substantially complies with the recommendations contained in the applicable master plan and does not conflict with the county CIP or other county plans or policies;
2. The amended development plan complies with the purposes, standards and regulations of the PD Zone and provides for the maximum safety, convenience and amenities of residents of the development and it will be compatible with adjacent development;
3. The amended development plan proposes vehicular and pedestrian circulation systems that are safe, adequate, and efficient;

4. The amended development plan proposes a site design that would tend to prevent soil erosion and preserve actual features of the site;
5. The applicant will be responsible for the perpetual maintenance of recreational, common and quasi-public areas.

B. Zoning Request

The PD-3 Zone at the proposed location satisfies the zoning requirements in the following manner:

1. The proposed development is a proper use for the comprehensive and systematic development of the county;
2. The proposed development is capable of accomplishing the purposes of the PD-3 Zone;
3. The proposed development is in substantial compliance with the applicable master plan;
4. The proposed development satisfies all technical requirements of the zone.

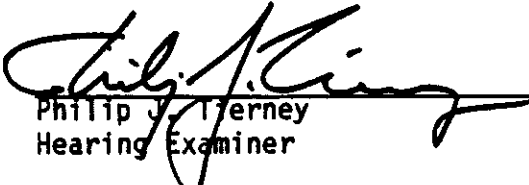
V. RECOMMENDATIONS

I recommend that DPA 85-2, submitted as Exhibits 23 and 24, be approved.

I also recommend that Zoning Application No. G-523, for the reclassification from the R-200 Zone to the PD-3 Zone of 1.24963 acres known as part of lands of Lloyd M. and L. M. Whalen, located at 10416 Darnestown Road, Rockville, in the 6th Election District, be granted in the amount requested, subject to the specifications and requirements of the development plan amendment recommended for approval above.

Dated: September 24, 1986

Respectfully submitted,


Philip J. Tierney
Hearing Examiner

Date of Mailing: October 28, 19

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation. (Motion of Comm. Floreen, seconded by Comm. Keeney, with a vote of 5-0; Commissioners Christeller, Keeney, Henry, Floreen and Hewitt voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-82037R
NAME OF PLAN: STONEBRIDGE

On 03-26-82, MILLER & SMITH, submitted an application for the approval of a preliminary plan of subdivision of property in the PD3 zone. The application proposed to create 763 lots on 223.03 ACRES of land. The application was designated Preliminary Plan 1-82037. On 10-22-87, Preliminary Plan 1-82037 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-82037 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-82037, subject to the following conditions:

1. Dedication along Route 28, Travilah Road and Hunting Lane in accordance with adopted master plan.
2. Full width dedication and construction of all interior streets.
3. Record plat(s) to show 25 foot building restriction line along 100 year floodplain.
4. Applicant to enter into agreement re road improvements along Route 28 re PDF 1260 at \$500 per lot (not including MPDUs).
5. No plats to be recorded and no clearing or grading permits to be issued until site plan approval by Montgomery County Planning Board.
6. Necessary slope and drainage easements.
7. Construction of a left turn lane from westbound Route 28 to southbound Dufief Mill Road and construction of 4 lanes on relocated Dufief

Mill Road from Route 28 to "A" Street, and a free right turn lane on this approach with an acceleration lane on Route 28.

8. Location and timing of MPDUs to be worked out with Montgomery County Housing Department; construction of MPDUs to begin no later than second stage.
9. SHA requirements for access to Route 28.
10. Preliminary Plan expires 12/31/88.
11. County Council approval of Development Plan Amendment for school site.
12. Provide 36' of paving on Quietwood Drive from Stonebridge Drive to Quietwood Court subject to DOT approval.
13. Planning Board approval of abandonment resolution.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD
OPINION

Site Plan Review #8-87066
Project: Christian Covenant Church

Date Mailed: March 10, 1988
Revised: October 12, 1989

Action: (Motion was made by Commissioner Keeney, seconded by Commissioner Hewitt, with a vote of 4-0, Commissioners Christeller, Keeney, Floreen, and Hewitt voting for and no Commissioner voting against. Commissioner Henry was temporarily absent.)

On October 21, 1987, The Christian Covenant Church submitted an application for the approval of a site plan for property in the PD-3 zone. The application was designated Site Plan Review #8-87066.

On March 3, 1988, Site Plan Review #8-87066 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;

and approves Site Plan Review #8-87066 subject to the following conditions, to be addressed prior to release of building permits:

1. Site Plan Enforcement Agreement and Development Program shall be submitted for staff review.
2. M-NCPPC staff to conduct the necessary inspection for tree preservation areas and grading limit lines and approve Site Plan Enforcement Agreement prior to the release of erosion and sediment control or grading permit by MCDEP. All tree-save areas to be protected during construction via the employment of snow fence or M-NCPPC-approved equivalent.

3. Applicant to submit to both M-NCPPC and MCDEP, prior to the release of building permits, a stream channel protection/safe conveyance study, showing how stormwater runoff from the site will be safely conveyed to the existing Stonebridge 2 Regional Stormwater Management Facility.
4. Submit for M-NCPPC staff review and approval, a revised landscape plan addressing the following:
 - a. additional tree and shrub planting for the full slope area adjacent to the stream; and
 - b. evergreen buffer in the form of hedge and trees to be provided along parking areas adjacent to the single-family home at the corner of Prairie Landing Way and Darnestown Road, as well as along the southern parking area.
5. 100-year flood plain and 25-foot building restriction line to appear on record plat.
6. Applicant to satisfy MCDEP stormwater management waiver conditions.
7. Additional parking spaces for eight bicycles and three motorcycles to be provided.

Appendix B



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 25, 2014

Mr. Robert Dennis, P.E.
A. Morton Thomas and Associates, Inc.
12750 Twinbrook Parkway
Rockville, MD 20852

Re: Stormwater Management **CONCEPT** Request
for King of Nations Christian Fellowship
Preliminary Plan #: na
SM File #: 242359
Tract Size/Zone: 5.47 acres/PD-3
Total Concept Area: 2.02 acres
Lots/Block: E
Parcel(s): W
Watershed: Muddy Branch

Dear Mr. Dennis:

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 proposes to meet required stormwater management goals via micro biofilters.

Please submit a revised stormwater management concept for review and approval. All submissions must be accompanied by a resubmittal application. Concept resubmissions do not require submission of additional review fees. The revised submission must incorporate the following items:

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. At the detailed review stage micro biofilter #3 and the 8 inch storm drain pipe must be at least 10 feet from the buildings. The close proximity of both are still a concern even though they are shown 10 feet from the building on the concept plan and need to be evaluated by the architect at the detailed review stage.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Mr. Robert Dennis, P.E.
Page 2
February 25, 2014

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 not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. 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.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me: WRC

cc: C. Conlon
SM File # 242359

ESD Acres:	2.02
STRUCTURAL Acres:	0
WAIVED Acres:	0



FIRE MARSHAL COMMENTS

DATE: 11-Mar-14
TO: Robert Dennis - rdennis@amtengineering.com
A Morton Thomas
FROM: Marie LaBaw
RE: King of Nations Christian Fellowship
81987066A

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **11-Mar-14** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Appendix C



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 1, 2012

Mr. James Schnabel
Building Committee Chairman
King of the Nations Christian Fellowship
Rockville, MD 20850

Re: Forest Conservation Exemption # 42012187E
Property Name: King of the Nations Christian Fellowship
Action Taken: Confirmed

Dear Mr. James Schnabel:

On July 19, 2012, the Development Applications and Regulatory Coordination staff of the Montgomery County Planning Department received a revised forest conservation law exemption request for King of the Nations Christian Fellowship. This plan addresses all of the June 22, 2012 review comments.

This revised plan meets the requirements and criteria of the requested Chapter 22A-5(1) forest conservation exemption. The property is part of a planned unit development for which the District Council approved a development plan or for which the Montgomery County Planning Board approved a project plan. The approved zoning case is G262. The approved amendment is DPA-87-4. The development plan is Stonebridge. A revised site plan, plan # 819870660, was approved for the property on October 12, 1989. The submitted exemption request will result in less than 700 square feet of forest removal. The exemption request is part of a to-be-filed site plan for the property.

The exemption plan dated July 19, 2012 for the King of the Nations Christian Fellowship is confirmed. This confirmed plan is Forest Conservation Exemption Plan # 42012187E.

Any changes from the confirmed forest conservation exemption plan may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are subsequent additions of modifications planned for this project, a separate amendment must be submitted to MNCPPC for review and approval prior to those changes occurring. If you have any questions regarding this letter, I can be reached at 301-495-4564.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Peck".

Stephen Peck

Forest Conservation Law Plan Reviewer and Inspector
Development Applications and Regulatory Coordination
MNCPPC - Montgomery County Planning Department

CC: Andy Streagle, A. Morton Thomas & Associates Inc. 12750 Twinbrook Pkwy Rockville, MD 20852