

Item #8

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

M E M O R A N D U M

DATE: October 19, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 26, 2001.

Attached are copies of plan drawings for Items #08, #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on October 26, 2001. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-01048
Academy Child Development Center, Inc.

Agenda Item #09 - Preliminary Plan 1-01037
Frazier Property

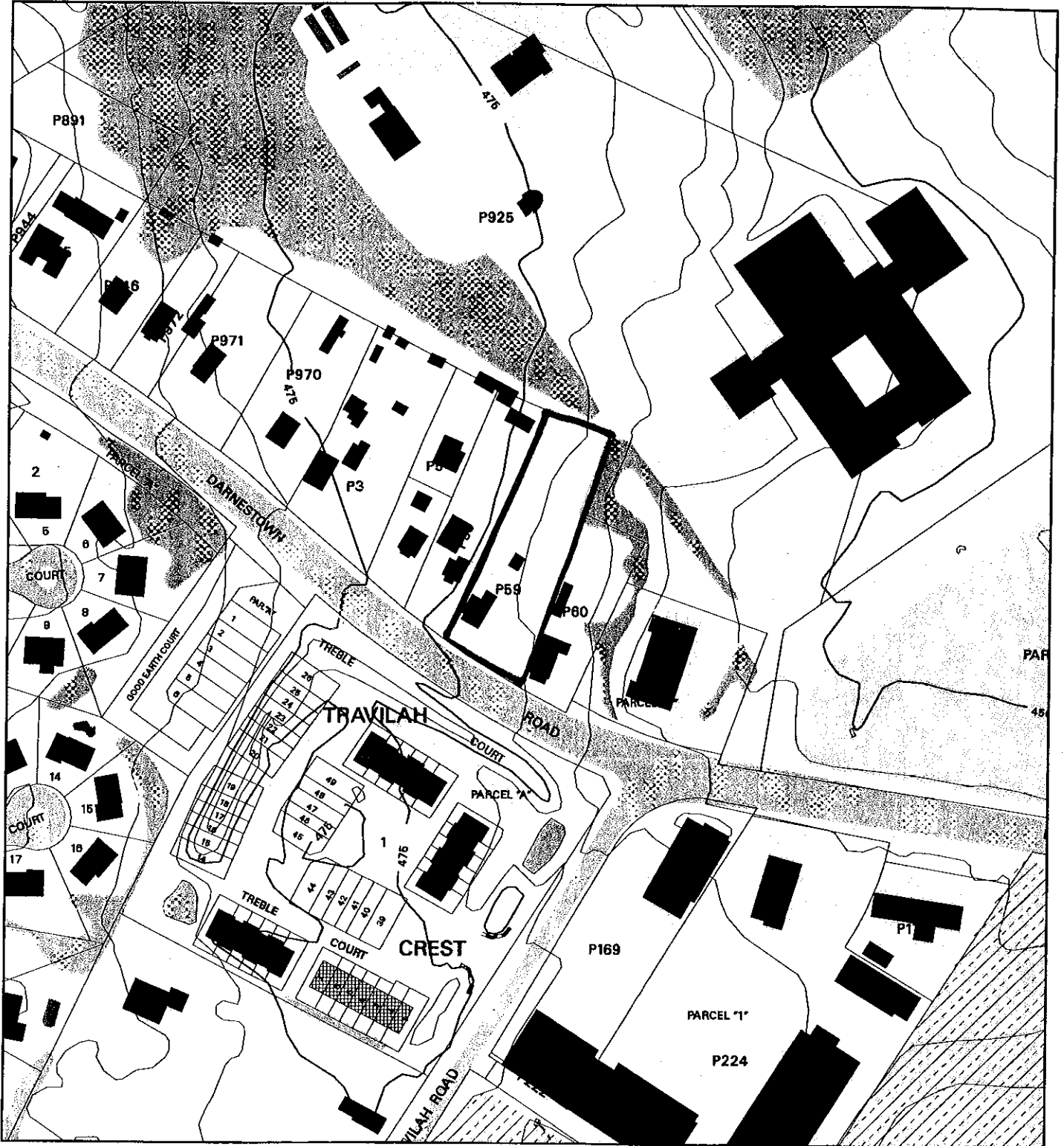
Agenda Item #10 - Preliminary Plan 1-97044A
New Covenant Fellowship Church

Agenda Item #11 - Preliminary Plan 1-97098A
Thompson Farm

Attachment

VICINITY MAP FOR

ACADEMY CHILD DEVELOPMENT CENTER, INC (1-01048)



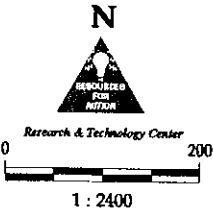
Map compiled on October 19, 2001 at 9:51 AM | Site located on base sheet no - 218NW10

NOTICE

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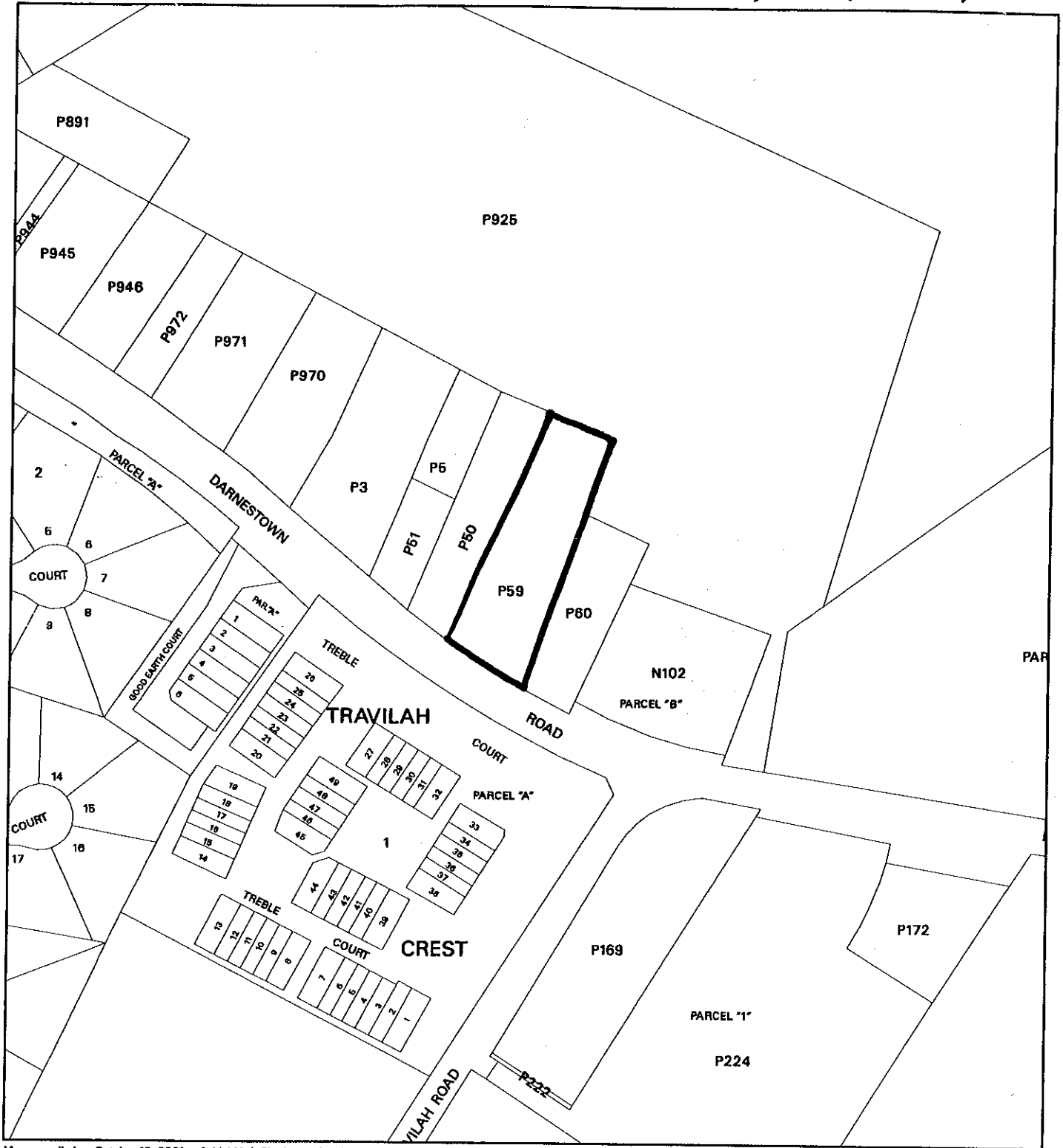
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



VICINITY MAP FOR

ACADEMY CHILD DEVELOPMENT CENTER, INC (1-01048)



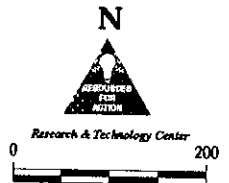
Map compiled on October 19, 2001 at 9:41 AM | Site located on base sheet no - 218NW10

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1 : 2400

GENERAL NOTES

1. Applicant/Owner: Mr. Mark P. Henson, President, Academy Child Development Center, Inc., 500 Parkway, Suite 301, Rockville, MD 20850. Phone: (301) 944-4211.
2. The site is located on Parcel 59, Folio 346, in the City of Rockville, Montgomery County, Maryland. The parcel is 0.177 acres.
3. The site is zoned R-100 (Residential Single-Family Detached). The proposed use is a Child Day Care Facility.
4. The site is shown on the attached site plan and zoning map. The site is bounded by Darvestown Road to the north, a residential street to the east, and a residential street to the south.
5. The boundary lines shown on the site plan are based on the most recent survey in the Land Record Office.
6. The topography shown on the site plan is based on a survey conducted by the Surveyor on September 1988.
7. The proposed building is shown on the site plan. The building is a single-story structure with a total area of approximately 10,000 square feet.
8. It is the responsibility of the contractor to verify all utility lines, easements, and other encumbrances on the site prior to construction.
9. The contractor shall be responsible for obtaining all required permits and approvals from the appropriate authorities.
10. The contractor shall be responsible for obtaining all required permits and approvals from the appropriate authorities.
11. Due to the proximity of the underground and overhead utility lines, the contractor shall be responsible for obtaining all required permits and approvals from the appropriate authorities.
12. The Contractor shall be responsible for obtaining all required permits and approvals from the appropriate authorities.
13. This is a preliminary plan. It is not intended to be used for construction purposes.
14. All dimensions are in feet, unless otherwise noted.
15. The site is shown on the attached site plan and zoning map.
16. The site is located on Parcel 59, Folio 346, in the City of Rockville, Montgomery County, Maryland.
17. The site is zoned R-100 (Residential Single-Family Detached). The proposed use is a Child Day Care Facility.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF MONTGOMERY COUNTY, MD.

[Signature]
 SURVEYOR



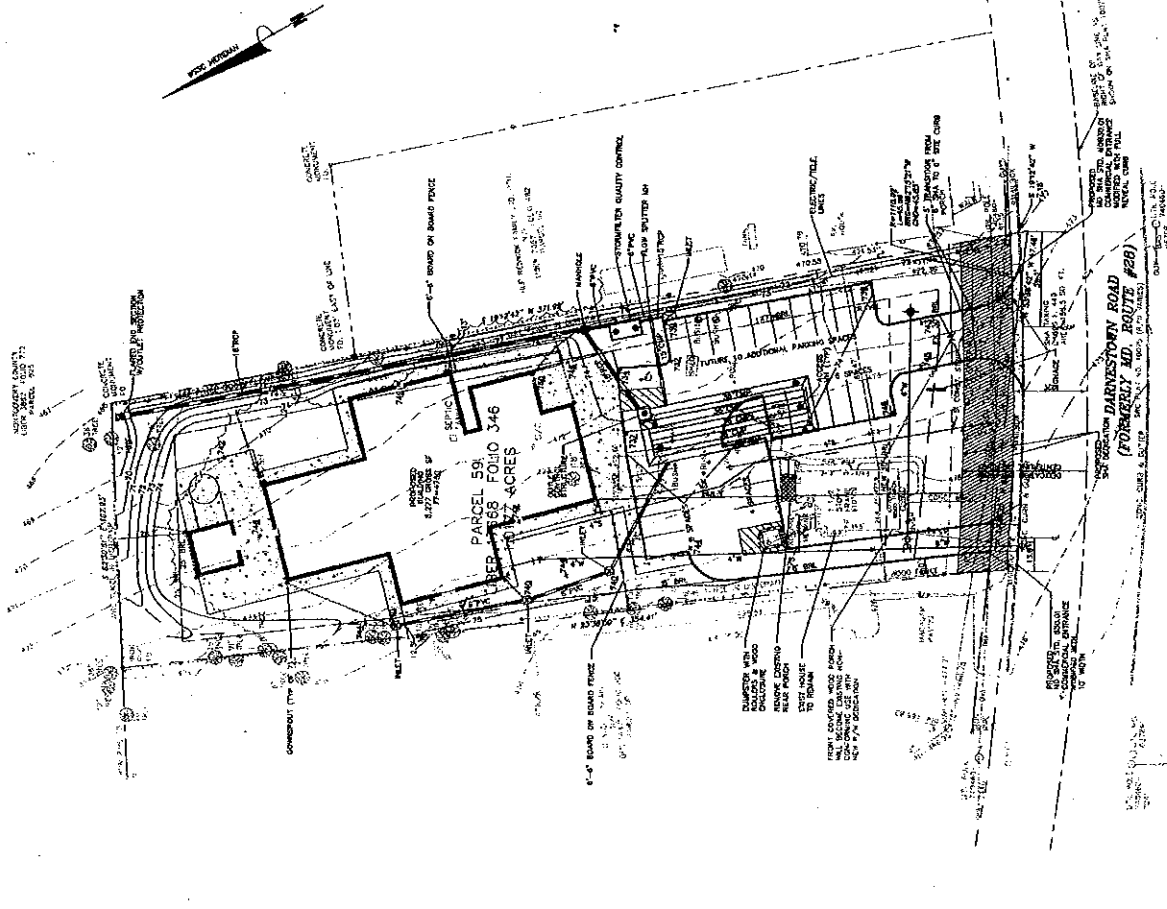
ZONING INFORMATION

Special Exception 59-0-2131, Child Day Care Facility

REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	5,000 SQ FT
MINIMUM LOT WIDTH	25 FT
MINIMUM SETBACKS	10 FT
MINIMUM FRONT SETBACK	10 FT
MINIMUM SIDE SETBACK	10 FT
MINIMUM REAR SETBACK	10 FT
MINIMUM HEIGHT	35 FT
MINIMUM NUMBER OF UNITS	10 UNITS
MINIMUM NUMBER OF STUDENTS	10 STUDENTS
MINIMUM NUMBER OF CLASSROOMS	10 CLASSROOMS
MINIMUM NUMBER OF STUDENTS PER CLASSROOM	10 STUDENTS PER CLASSROOM
MINIMUM NUMBER OF STUDENTS PER STUDENT	10 STUDENTS PER STUDENT

NOTES

1. THE PLAN SHOWS 18 INITIAL PARKING SPACES WITH 10 ADDITIONAL PUBLIC SPACES.
2. A NEW 12" DIA. SANITARY SEWER LINE IS SHOWN CROSSING UNDER THE EXISTING DRIVE.
3. THE EXISTING DRIVE IS TO BE RECONSTRUCTED TO ACCOMMODATE THE PROPOSED DRIVE.
4. THE EXISTING DRIVE IS TO BE RECONSTRUCTED TO ACCOMMODATE THE PROPOSED DRIVE.



LEGEND

[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED ELECTRIC LINE
[Symbol]	PROPOSED SEWER LINE
[Symbol]	PROPOSED ASPHALT DRIVEWAY/PARKING
[Symbol]	PROPOSED DRIVEWAY & DRIVE
[Symbol]	PROPOSED CONCRETE WALKWAY & PLANT AREAS
[Symbol]	PROPOSED ROAD PAVEMENT
[Symbol]	EXISTING RESTRICTIONS
[Symbol]	PROPOSED MANAGEMENT PILES & HELIXES
[Symbol]	6" - 8" BOARD OR BOARD FENCE

PRELIMINARY PLAN

ACADEMY CHILD DEVELOPMENT CENTER, INC.
 PARCEL 59, FOLIO 346, ROCKVILLE, MD
 500 PARKWAY, SUITE 301
 ROCKVILLE, MD 20850
 (301) 944-4211

DESIGNED BY: HAINES LAND DESIGN
 101048

DATE: 10/1/88

SCALE: AS SHOWN

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 19, 2001

MEMORANDUM:

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Coordinator *DKH for*
Transportation Planning

FROM: Ki H. Kim, Planner *KHK*
Transportation Planning

SUBJECT: Preliminary Plan No. 1-01048
Academy Child Development Center
10109 Darnestown Road, Gaithersburg

This memorandum is Transportation Planning staff's adequate Public facilities (APF) review of the subject preliminary plan application. The application is for construction of a child day-care facility to accommodate up to 88 children. The site is located on the north side of Darnestown Road west of its intersection with Travilah Road in the R&D Village Policy Area.

RECOMMENDATIONS

Based on our review of the submitted traffic statement, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this preliminary plan.

1. Total development of this preliminary plan is limited to a child day-care facility with a maximum enrollment of 88 children.
2. The applicant must enter into a traffic mitigation agreement to limit enrollment of the facility to 30 children before 9:30 a.m. and after 3:30 p.m. and provide the Planning Board annual reimbursement to pay the independent auditor to monitor compliance with the traffic mitigation goal. If the applicant is not in compliance with this traffic mitigation goal in three consecutive months, the total enrollment should be reduced to 30 children from 88 children.

DICSUSSION

Site Access and Circulation

Two access points are proposed from Darnestown Road. Darnestown Road is a four-lane undivided road with a 100-foot right-of-way classified as an arterial in the Shady Grove Area Master Plan. The 50-foot right-of-way from the center line as shown on the preliminary plan is consistent with the master plan recommendation. The proposed circulation system, which uses the 20-foot-wide eastern driveway as a two-way driveway and the 10-foot-wide western driveway as an exit only has sufficient stacking area inside the property and is, therefore, safe and adequate.

Local Area Transportation Review

A traffic study (to analyze the traffic impact on nearby intersections) is not required for staff recommendation limiting the enrollment to 30 children during the morning peak period (7:00 to 9:00 a.m.) and the evening period (4:00 to 6:00 p.m.) since the proposed development generates less than 50 total peak-hour trips.

Policy Area Review

The site is located in the R&D Policy Area, which is in a moratorium. There is no staging ceiling capacity available for employment as of September 30, 2001 in the R&D Policy Area (-3,726 jobs). The child day-care facility can be approved for up to 30 children under the De minimis standard (five or fewer new peak-hour trips) as contained in the LATR Guidelines. The applicant proposed to limit enrollment of the facility up to 30 students before 9:30 a.m. and after 3:30 p.m. This limitation ensures that traffic associated with a larger enrollment occurs outside the peak periods (7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.). Therefore, the application satisfies the policy area review requirements under the De minimis standard. (A copy of the submitted traffic statement describing this proposal is attached.) Staff has reviewed this proposal and finds it acceptable. Staff recommends a condition requiring an independent audit program to ensure that the applicant is in compliance with the traffic mitigation agreement. If the applicant does not comply with the traffic mitigation goal in three consecutive months, total enrollment should be reduced to 30 students.

CONSLUSION

Staff concludes that the subject preliminary plan satisfy the APFO requirements with the recommended condition as described in this memorandum.

KHK:cmd

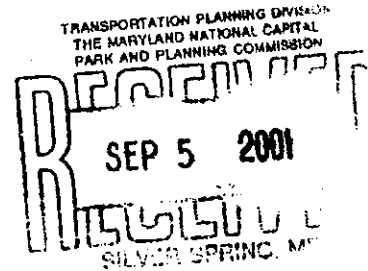
Attachment

pp 1-01048 Academy Child Development.doc




MEMORANDUM

September 5, 2001



To: Ron Welke

From: Stephen G. Petersen, P.E. 

Subject: Academy Child Development Center Preliminary Plan application
10109 Darnestown Road, R&D Village Policy Area, Montgomery County, MD

As a follow up to our meeting on August 7, 2001 with you, Ki Kim, Marilyn Fleetwood, the applicant, Mark Viani of Linowes & Blocher and myself, this Memorandum is intended to frame the transportation issues related to the subject application. We are also providing a copy to Mr. Viani so that he may begin work on a document that can become a basis for the subject site to operate at different occupancy levels at different times of the day.

Background

At the present time the policy area in which the site is located has a negative capacity for jobs. Thus, from the perspective of applicant the maximum number of children that could occupy this facility when it is constructed is the 30 permitted under the de minimis rule set forth in the *Local Area Transportation Review Guidelines* until such time as staging ceiling capacity is made available in this policy area. Several options are under active consideration to overcome this constraint, but in the meantime the purpose of our meeting was to explore a procedure whereby enrollment up to the capacity of the facility could be permitted during some hours of the day. The capacity will be up to 88 children at full occupancy.

The application has been heard by the Board of Appeals which has agreed to permit the full enrollment if the transportation policy limitations can be satisfied. The special exception application was also reviewed by the Planning Board and recommended for approval up to the 30 child limit under the de minimis rule.

MEMORANDUM

Academy Child Development Center Preliminary Plan Application

September 5, 2001

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In a traffic statement prepared by STS in August 2000 the projected trip generation of the facility was determined using the trip rates set forth in the *Local Area Transportation Review Guidelines* adopted by the Planning Board in April 1998. Under these rates a child day-care center with 88 children would be projected to generate 73 trips in the morning peak hour and 27 in the evening peak hour. Were it not for the policy area constraint, the trip value for the morning peak hour would trigger the need for a traffic impact study assuming a typical day-care operation where the children arrive in the morning during the peak period and depart during the evening peak period.

However, the applicant in this case is not now and does not intend to operate a day-care center that follows the traditional pattern. For the past 20 years the applicant has had a partnership arrangement with the Montgomery County School system wherein she provides services for children under a variety of programs that are geared to the scheduling of classes and the related start and release times from school. Further, the program is geared to accommodate the wide variety of parent needs relative to the scheduling of day-care. Because of this variety of programs, she is able to vary the number of children on-site to fit with both policy area and local area thresholds.

Consideration Requested

Although not specifically stated in any of the documents that specify trip generation limitations for policy area and local area guidelines, the thrust of these guidelines and their application is to limit trips in the peak periods of traffic flow in the morning and evening of typical weekdays. We do not believe that these guidelines were intended to limit trips during the hours before, after, or between the peak periods.

Thus, the applicant's proposal is that she be allowed to set her schedules so that she will not exceed the de minimis guideline of 30 children during peak periods but would be allowed to have children on site up to the capacity of the facility, 88 children in this case between the hours of 9:00 a.m. and 4:00 p.m. In exchange for an approval to operate her facility within the parameters listed below, she is willing to provide reports on a schedule acceptable to staff that would show compliance with this schedule and to sign an agreement that would be created to formalize the understanding.

The schedule of attendance that is proposed is as follows:

7:00 to 9:00 a.m	30 Children on site
9:30 a.m to Noon	70 children on site
Noon to 1:30 p.m.	85 children on site
1:30 to 2:30 p.m.	65 children on site
2:30 to 3:30 p.m.	60 children on site
3:30 to closing	30 children on site

MEMORANDUM

Academy Child Development Center Preliminary Plan Application

September 5, 2001

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Different age groups would be accommodated by this schedule and it is assumed that the times and number of children would be flexible during the daytime hours. However, the 30 child limits during the peak periods in the morning and evening would be the elements that would be enforced under the anticipated agreement. For monitoring purposes the applicant has proffered to establish a computerized records system that can demonstrate compliance and be available for inspection by the appropriate agency that is tasked with this activity. In this regard, it is important that the monitoring be framed in terms of the number of children on site since the monitoring is an on-going activity and is required for other purposes. In contrast, efforts to monitor trips could only occur at random intervals and would be subject to variations that are beyond the control of the facility operator.

We hope that this discussion provides you with the technical aspects of the proposal that can be woven into a written agreement for the operation of this facility.

cc: John Delaney/Mark Viani
Marilyn Fleetwood