

Item # 9

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.

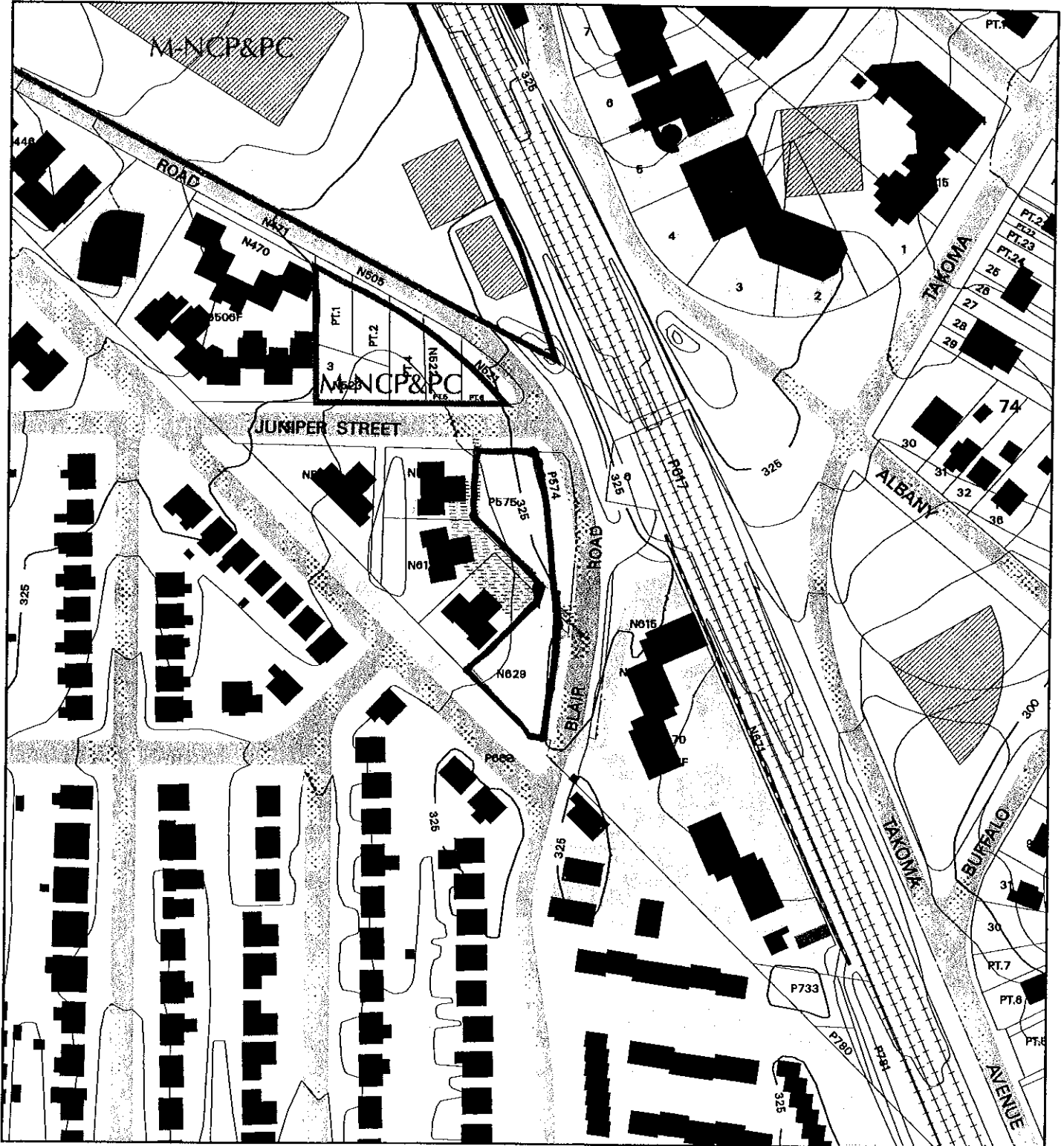
Agenda Item #09 - Preliminary Plan 1-01037
Frazier Property

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

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

Attachment

VICINITY MAP FOR
FRAZIER PROPERTY (1-01037)



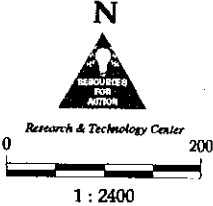
Map compiled on January 19, 2001 at 11:10 AM | Site located on base sheet no - 209NW01

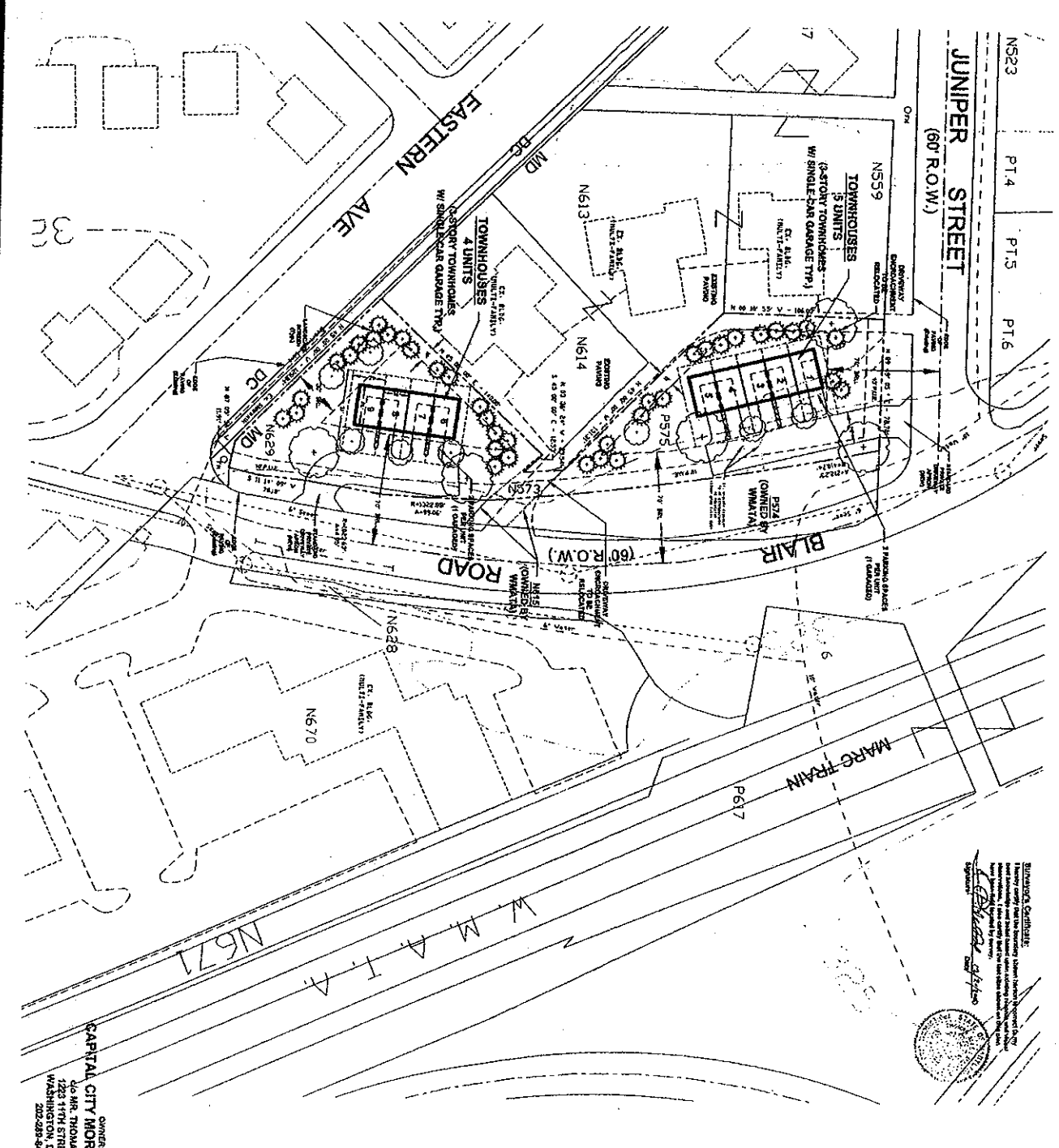
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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





NS23	PT4	PT5	PT6
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JUNIPER STREET
(60' R.O.W.)

BLAIR ROAD
(60' R.O.W.)

MARG TRAIN

W.M.A.T.A.

EASTERN AVE

OWNER:
CAPITAL CITY MORTGAGE CORP.
16 MR. THOMAS WASH
1340 W. WASHINGTON STREET N.W.
WASHINGTON, D.C. 20004
202-289-4474

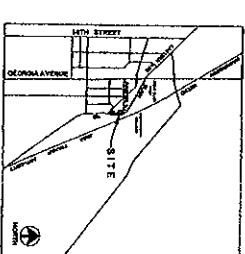
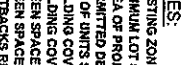
NOTES:

- EXISTING ZONING - R-10 (MULTI-FAMILY)
- MINIMUM LOT SIZE PERMITTED - 50,000 SF
- AREA OF PROPERTY - 31,814 SF
- PERMITTED DENSITY @ 43.5 DU/AC - 31 DU
- NO. OF UNITS SHOWN - 9 TOWNHOUSE UNITS
- BUILDING COVERAGE PERMITTED - 12% OR 3,753 SF
- BUILDING COVERAGE SHOWN - 3,744 SF
- GREEN SPACE REQUIRED - 50% OR 15,906 SF
- GREEN SPACE SHOWN - 19,500 SF *
- SETBACKS REQUIRED:
- FRONTYARD - 5 FEET OR 3% FROM STREET LINE OR 7' FROM CURBSIDE
- REAR YARD - 5 FEET
- SIDE YARD - 5 FEET
- PROPERTY TO BE SERVED BY PUBLIC WATER & SEWER
- UTILITY SERVICE TO BE PROVIDED BY:
WATER, SEWER, WASHINGTON GAS & ELECTRIC
- SITE IS EXEMPT FROM FOREST CONSERVATION LAW
- LOT AREAS:
GROSS UNITS - 2,971 SF (TYP.)
NET UNITS 888 SF (TYP.)
TOTAL VEHICLE - 208 SF

BLAINE CONSULTANTS
Blaine Consulting Engineers, Inc.
1000 Wisconsin Avenue, N.W.
Washington, D.C. 20007
Tel: 202-462-1100
Fax: 202-462-1101
www.blaine.com

DATE: NOVEMBER 2000

SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2,000'

PRELIMINARY PLAN
FRAZIER PROPERTY
101087
Montgomery County, Maryland

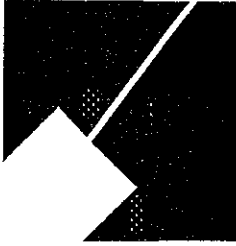


Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Owingsboro, MD 20677
(301) 942-2019

date: NOVEMBER 2000
scale: 1" = 30'



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

October 17, 2001

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

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

FROM: Janet E. Gregor, Planner *JEG*
Transportation Planning

SUBJECT: Preliminary Plan 1-01037
Frazier Property
Silver Spring/Takoma Park

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan:

1. Limit the preliminary plan to no more than ten multi-family units with six units in Building #1 and four units in Building #2.
2. Provide sidewalk along Blair Road and Juniper Street with lawn panel and street trees.
3. Provide connections between the external sidewalk and internal walkways.

DISCUSSION

Site Location, Access and Circulation

The site is located on the west side of Blair Road at the corner of Juniper Street. Two full movement driveways, one from Juniper Street and the other from Blair Road provide access to the site. There is no vehicular circulation between Building #1 and Building #2 due to the unusual shape of the property and the location of easements. Pedestrian walkways connect the buildings with the parking areas. Sidewalks are recommended along Blair Road and Juniper Street with connections to internal walkway network.

Master Plan Roadways and Bikeways

Neither Blair Road nor Juniper Street are listed as master plan roadways under the Silver Spring CBD Master Plan. Both Juniper Street and Blair Road already have at least 30 feet of right-of-way dedicated from the centerline along the property frontage, which is required for secondary residential roads. Therefore, no additional dedication is necessary. No bikeways are proposed for either Blair Road or Juniper Street. The Metropolitan Branch Trail is proposed north of the site.

Local Area Transportation Review

The proposed 10 garden apartments are expected to generate four new trips in the peak hour of the morning peak period (7:00 a.m. to 9:00 a.m.) and five new trips in the peak hour of the evening peak period (4:00 p.m. to 6:00 p.m.) A traffic study was not required because the trips generated by the site are expected to be below the 50-trip threshold established in the *Local Area Transportation Review Guidelines*.

Policy Area Review / Staging Ceiling Analysis

The Frazier Property is located in the Silver Spring/Takoma Park Policy Area. As of September 30, 2001, this policy area had a remaining housing capacity of 1,232 units.

JG:cmd

cc: David Adams
Greg Cooke
Mary Goodman
Glenn Kreger
Karl Moritz