

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

MCPB
Item # **3**
1/10/02

MONTGOMERY COUNTY PLANNING BOARD
The Maryland-National Capital Park and Planning Commission

January 4, 2002

MEMORANDUM

TO: Montgomery County Planning Board
VIA: John Carter, Chief, Community-Based Planning Division *JAC*
FROM: Margaret Kaii-Ziegler, AICP, Bethesda-Chevy Chase, North Bethesda Team, *MKZ*
Community-Based Planning Division (301-495-2183)

REVIEW TYPE: Special Exception
APPLYING FOR: Child Day Care Facility (Summer Camp)
APPLICANT: The Holton-Arms School, Inc.
PROJECT NAME: Holton Arms School Creative Summer Camp
CASE NUMBER: S-2503
REVIEW BASIS: Chapter 59, Zoning Ordinance

ZONE: R-200 and R-90
LOCATION: 7303 River Road, Bethesda
MASTER PLAN: Bethesda-Chevy Chase Master Plan

FILING DATE: December 18, 2001
PLANNING BOARD REVIEW: January 10, 2002
PUBLIC HEARING: January 16, 2002 at Board of Appeals

STAFF RECOMMENDATION: APPROVAL with conditions:

1. The Applicant is bound by all submitted statements and plans.
2. Compliance with conditions of approval of the Preliminary Forest Conservation plan for CBA-1174-C. A Final Forest Conservation Plan must be approved by M-NCPPC technical staff.
3. Submit a Transportation Management Plan.

PROPOSAL DESCRIPTION

The Applicant, Holton-Arms School, requests a special exception for a Child Day Care Facility to operate a co-educational summer camp for up to 645 children and 160 staff members on its 58-acre campus located at 7303 River Road, Bethesda, Maryland. In the past, the school has operated its summer camp as an accessory activity to the Private Educational Institution special exception for the site (CBA-1174 A-C).

Site Description

The school is located on the north side of River Road (MD 190) east of the intersection with Burdette Road. The irregularly shaped property is comprised of 58.8 acres. The school has approximately 770 feet of frontage on River Road and 110 feet of frontage on Burdette Road. Bisecting the campus from north to south is Booze Creek, a tributary of the Cabin John Creek main stem. The majority of the school facilities are located west of the stream.

Neighborhood Description

The surrounding neighborhood is predominantly residential in character. Adjoining the school to the north are single-family homes in the R-200 Zone. To the east of the subject site are single-family homes in the R-90 Zone and the Burning Tree Local Park. Confronting the school to the south, across River Road, are single-family homes in the R-200 Zone and the Primary Day School. To the west of the campus are single-family homes in the R-200 Zone and the Burning Tree Country Club.

Elements of the Application

The purpose of the summer camp program is to, "enable each child to participate in the worlds of dance, drama, music, visual arts, sports, swimming, outdoor exploration, academics, computers, and more". The camp program begins in late June and ends in early August offering over 80 different classes to children ranging in age from three to thirteen years.

The camp is operated Mondays through Fridays (no weekend days) for a total of six weeks. There are two sessions; session I typically runs for three weeks from late June to mid-July, and session II runs for three weeks from mid-July to early August. The total number of campers in each session will not exceed 645 students (same as the number of students approved for CBA-1174 C).

The students participate in both indoor and outdoor classes and have full access to school facilities, including the art, dance and music studios; 400-seat theater; double gymnasium; indoor swimming pool; outdoor stage; photography lab; tennis courts; nature trails; playground and one of the School's two athletic fields.

The camp program is comprised of half-day and full-day sessions between 9:00 a.m. and 3:00 p.m. with extended care available in the morning from 7:30 a.m. and until 6:00 p.m. in the evening.

Student Program	Arrival time	End time	Before and After Care
Creative Threes – three year olds	8:30-9:00 a.m.	1:00 p.m.	7:30 a.m.-3:00 p.m.
Creative Fours and Fives – four and five year olds	8:30-9:00 a.m.	1:00 p.m.	7:30 a.m.-3:00 p.m.
Creative Sixes and Sevens – six and seven year olds	8:30-9:00 a.m.	3:00 p.m.	7:30 a.m.-6:00 p.m.
Creative Campers – seven through thirteen years of age	8:30-9:00 a.m.	3:00 p.m.	7:30 a.m.-6:00 p.m.

On average, the total number of campers arriving between 7:30 a.m. and 8:30 a.m. is 25 campers. Enrollment will taper off to approximately 575 campers between the hours of 1:00 p.m. and 3:00 p.m. There are an average of 50 campers on campus between the hours of 3:00 p.m. and 6:00 p.m.

There will be approximately 160 staff members comprised of professional teachers, coaches, counselors, graduate students, and college students with Holton Arms students used as “counselors-in-training.” A registered nurse is on duty at the School’s infirmary during regular camp hours.

Campers participating in the full-day program will bring a bagged lunch, except on days when the School provides a pizza lunch.

ANALYSIS

Master Plan

The Holton Arms School is located within the Bethesda-Chevy Chase Master Plan area. The Master Plan supports the existing R-90 and R-200 Zones for the subject property. Child Day Care Facilities are allowed by special exception in these zones. In the past, the School has operated the summer camp as ancillary to the Private Educational Institution use. The purpose of this separate special exception request is to allow students outside of the Private Educational Institution student body to attend the summer camp (no more than 50% of the enrollment can be from outside the school student body currently). Typically, the summer camp participants are from the immediate Bethesda-Chevy Chase area, including some students from the Burning Tree Elementary School.

The Master Plan recommends the continued use within existing zoning of country clubs, private schools, and other institutions throughout the planning area. The proposed Special Exception would allow the continued operation of a summer camp on the site and would not change the character of the adjacent area or pose additional negative impacts in any way.

Transportation

The proposed use generally has the same characteristics of the existing school use. Traffic generated by the Summer Camp activities will have less impact on the area transportation system than the traffic generated during the regular school year for the following reasons.

1. The number of students and staff arriving or departing during the morning and evening peak hours is anticipated to be less than during the regular school year due to staggering of camp activities.
2. The proposed Transportation Management Plan and its associated carpool and bus services will reduce the number of trips to the campus. The applicant's statement of operation indicates a Transportation Management Plan is forthcoming. Staff recommends that the TMP be a condition of approval for this special exception.
3. The traffic volume on adjacent streets during the summer days is typically lower than during the school year, resulting in lower levels of congestion and vehicle delays.

The staff believes that with the proposed Transportation Management Plan, the use will have insignificant impact of the area transportation system.

Environmental

There is an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) Plan and a Preliminary Forest Conservation Plan for this site as part of CBA-1174-C. This application will not alter or pose additional impact to the site. The Applicant is bound by the conditions set forth in the Preliminary Forest Conservation Plan and is required to submit a Final Forest Conservation Plan for technical staff approval.

Subdivision

The subject property is a recorded lot of record and does not require subdivision.

Citizen Concerns

The staff has received a letter of general support from the Bradley Boulevard Citizens Association with the condition that the on-site circulation improvements in CBA-1174-C are started prior to the commencement of the operation. The staff does not believe that these on-site improvements are necessary for the approval of this application. The applicant has a written agreement with the Bradley Boulevard Citizens Association and is working with the association to resolve this concern. As of the writing of this report, there have been no other concerns expressed to staff regarding the application.

Development Standards

The proposed use meets all development standards of the Zoning Ordinance. See following section on Compliance with Specific and General Special Exception Provisions.

Compliance with Specific and General Special Exception Provisions

The staff has reviewed the application for compliance with all applicable special exception provisions and finds the following:

Sec. 59-G-2.13.1. Child day care facility.

- (a) The Hearing Examiner may approve a child day care facility for a maximum of 30 children if:
- (1) a plan is submitted showing the location of all buildings and structures, parking spaces, driveways, loading and unloading areas, play areas and other uses on the site;

The Applicant has submitted such a plan.

- (2) parking is provided in accordance with the Parking Regulations of Article 59-E. The number of parking spaces may be reduced by the Hearing Examiner if the Applicant demonstrates that the full number of spaces required in Section 59-E-3.7 is not necessary because:
- (A) existing parking spaces are available on adjacent property or on the street abutting the site that will satisfy the number of spaces required; or
- (B) a reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems;

According to Sec. 59-E-3.7 of the Zoning Ordinance, the proposed use will require 268 parking spaces (160 faculty + 108 drop-off and pickup spaces). The subject site provides at least 300 striped spaces on-site and has additional area that is not marked for parking but could be used for parking.

- (3) an adequate area for the discharge and pick up of children is provided;

There will be adequate area for the discharge and pickup of children. The site has a long entrance road with a large drop-off and pick-up circle at the entrance of the school. The road and loop are wide enough for parked cars and through movement to continue.

- (4) the petitioner submits an affidavit that the petitioner will:
- (A) comply with all applicable State and County requirements;

- (B) correct any deficiencies found in any government inspection; and
- (C) be bound by the affidavit as a condition of approval for this special exception; and

The Applicant has submitted such an affidavit stating compliance with the conditions cited above.

- (5) the use is compatible with surrounding uses and will not result in a nuisance because of traffic, parking, noise or type of physical activity. The hearing examiner may require landscaping and screening and the submission of a plan showing the location, height, caliper, species, and other characteristics, in order to provide a physical and aesthetic barrier to protect surrounding properties from any adverse impacts resulting from the use.

The use will be compatible with the surrounding uses and will not result in a nuisance because of traffic, parking, noise or any type of physical activity. The proposed use will not be more intensive than the private institutional use already existing on the site.

- (b) A child day care facility for 31 or more children may be approved by the Board of Appeals subject to the regulations in subsection (a) above, and the following additional requirements:

- (1) a landscaping plan must be submitted showing the location, height or caliper, and species of all plant materials; and

The Applicant has submitted a landscaping plan that includes the existing and proposed landscaping for the site.

- (2) in the one-family residential zones, facilities providing care for more than 30 children must be located on a lot containing at least 500 square feet per child.

The subject site is in excess of the required 7.4 acres for 645 children. The site contains 58 acres.

- (c) The requirements of Section 59-G-2.13.1 do not apply to a child day care facility operated by a nonprofit organization and located in:

- (1) a structure owned or leased by a religious organization and used for worship; or

- (2) a structure located on premises owned or leased by a religious organization that is adjacent to premises regularly used as a place of worship; or
- (3) a structure used for private parochial educational purposes which is exempted from the special exception standards under Section 59-G-2.19(c); or
- (4) a publicly owned building.

This does not apply to the subject application.

Sec. 59-G-1.2.1. Standard for evaluation.

A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception.

The inherent and non-inherent adverse effects of the proposed use are presumed by staff to be the same or less than those posed by the existing school. These effects have been addressed at the time of the Private Educational Institution special exception approval. The inherent physical and operational characteristics of the proposed use would be the noise, physical activity and traffic associated with a day care facility. Noise and physical activity associated with the use is well buffered by the location of the activities within the 58 acres. The Applicant is proposing an effective Transportation Management Program, which includes buses, carpools and staff directing traffic. There are no non-inherent physical and operational characteristics associated with the day camp as the use will not pose any physical change to the site. The use has existed at the site since 1973 and is assumed to be part of the school operation.

Sec. 59-G-1.21. General conditions.

- (a) A special exception may be granted when the board, the hearing examiner, or the district council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

The use is so allowed.

- (2) Complies with the standards and requirements set forth for the use in division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The use complies with these standards. See analysis above.

- (3) Will be consistent with the general plan for the physical development of the district, including any master plan or portion thereof adopted by the Commission. Any decision to grant or deny special exception must be consistent with any recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The proposed use is consistent with the Bethesda-Chevy Chase Master Plan. The Plan supports the existing R-90 and R-200 Zones for the property and child day care facilities are allowed by special exception in those zones.

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The proposed use will not require any new structures nor pose any new activity on the site and therefore will be in harmony with the neighborhood considering these criteria.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use has existed at this site since 1973 and will not have a

detrimental effect for any of these reasons.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The continued operation of the summer camp will not cause adverse effects with respect to any of these criteria. The camp focus mainly involves indoor activities and will not increase the use of outdoor facilities.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

The use has existed on this site as part of the existing school operation and will not adversely affect the residential nature of its location.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The existing use has operated for many years without causing these effects.

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

The use is adequately served with public services and facilities.

- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

The subject application does not require approval of a preliminary plan of subdivision.

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

The staff find that the proposed use will not have detrimental effect on the safety of vehicular or pedestrian traffic.

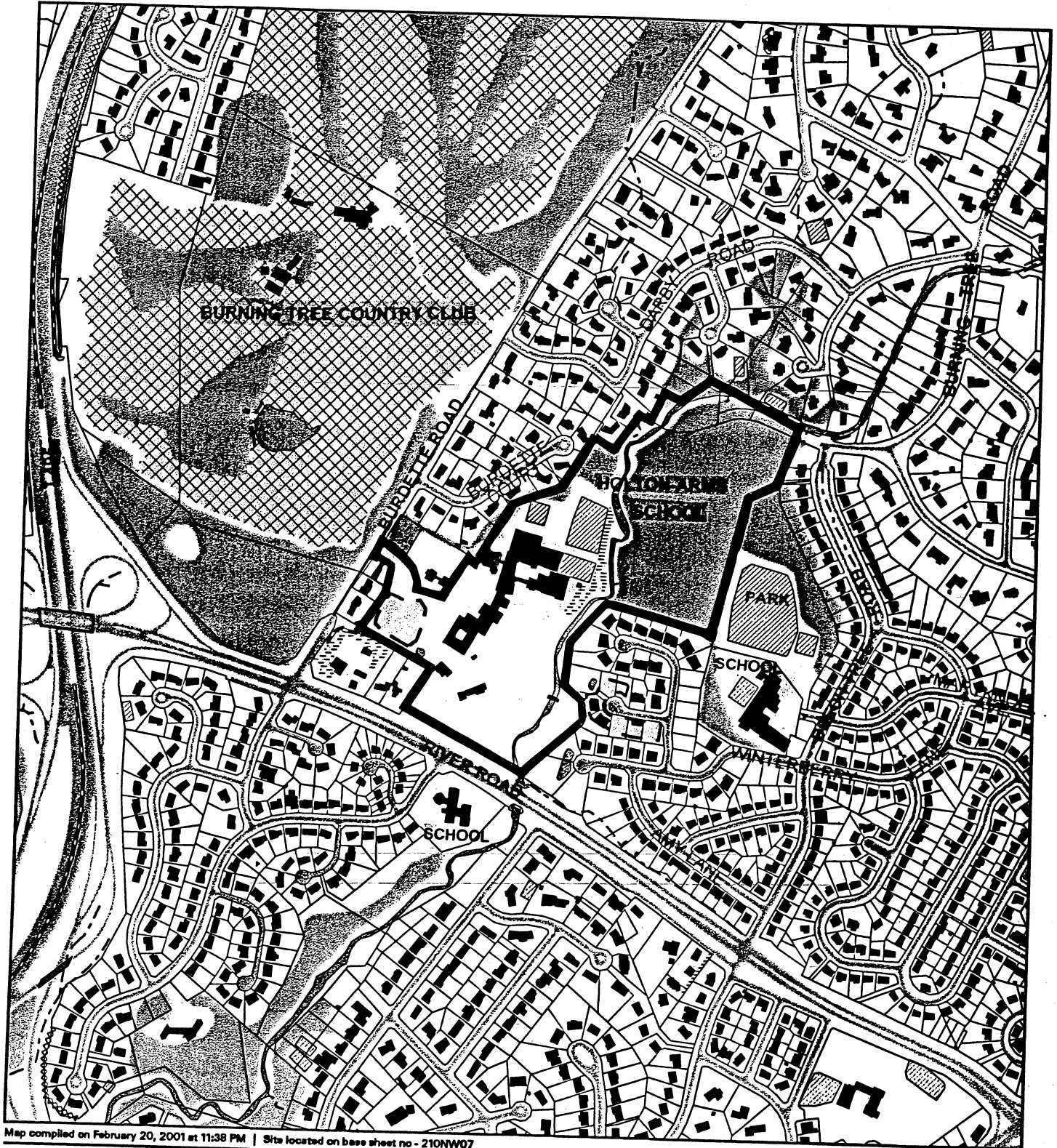
CONCLUSION

The staff recommends approval of a summer camp at this site as this use is consistent with the Zoning Ordinance and Master Plan for the area. The proposed use will not pose negative impact to the site or surrounding area.

Attachments:

Vicinity Map
Zoning Map
Site Plan
Landscape Plan
Transportation Staff Report
Letter from the Bradley Boulevard Citizens Association

VICINITY MAP FOR
HOLTON-ARMS SCHOOL



Map compiled on February 20, 2001 at 11:38 PM | Site located on base sheet no - 210NW07

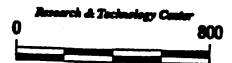
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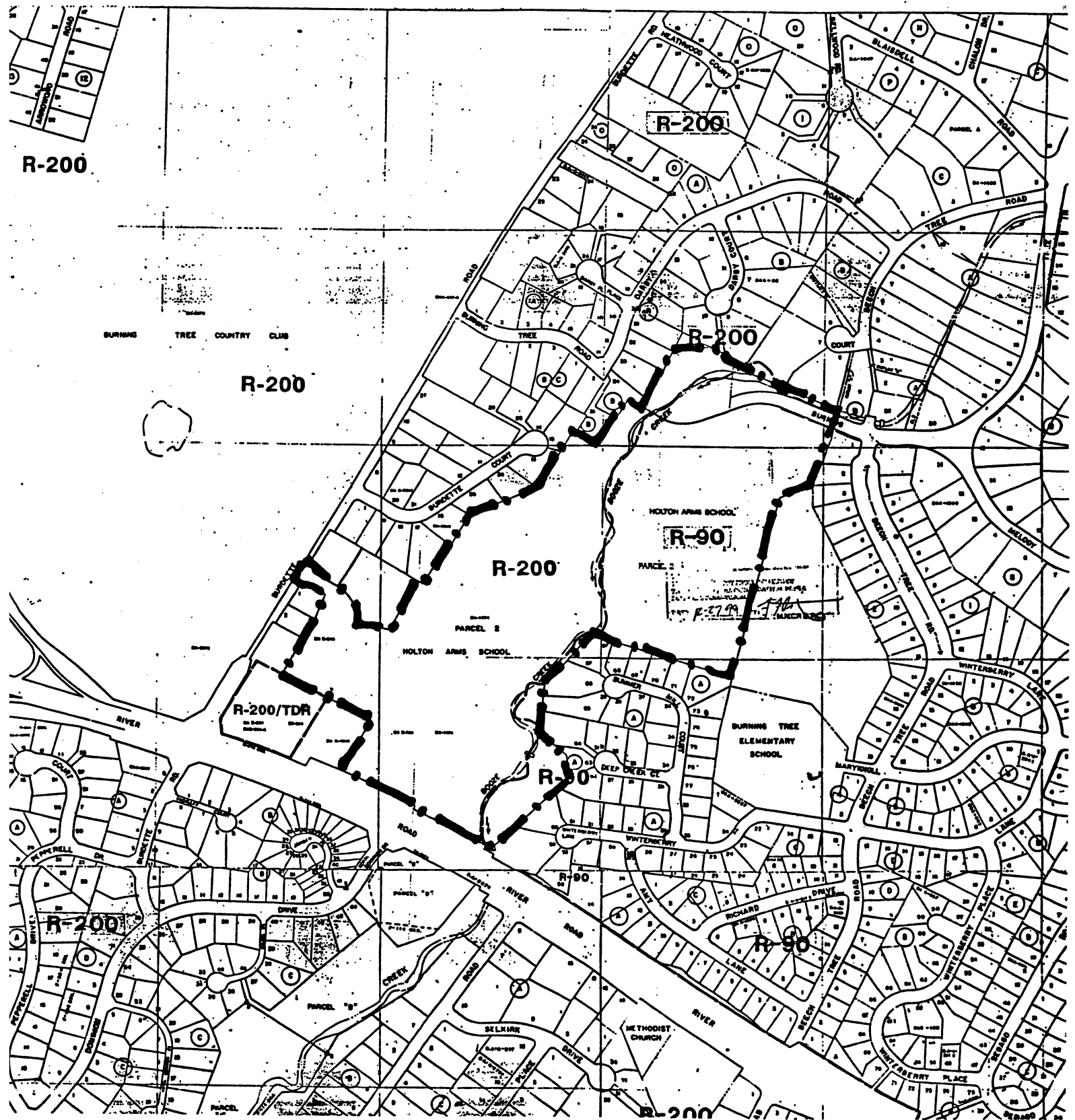
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Key Map



1: 9600

Zoning Map



Site Plan

NO.	DATE	REVISIONS

THE
 HOLTON AFB
 SCHOOL
 SPECIAL
 EXCEPTION
 PLAN
 BOLL PROJECT
 LANDSCAPE
 KETPLAN

- LEGEND**
- EXISTING TREES
 - EXISTING PLANTING
 - EXISTING EXPOSED TREE
 - PROPOSED PLANTING
 - PROPOSED EXPOSED TREE
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STEPHENSON
STEPHENSON ARCHITECTS

Landscape Plan

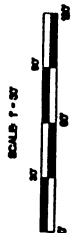
NO.	REVISION

THE
HOLTON /
SCHOO
SPECIA
EXCEP
PLAN
SHEET #

NEW ENTRY / R
LANDSCAPE

DATE 10-20-01
SCALE 1" = 30'
SHEET 1 OF 2

- LEGEND**
- EXISTING TREES
 - EXISTING SHADE TREES
 - EXISTING MATURE TREES
 - PROPOSED PLANTINGS
 - PROPOSED SHADE TREES
 - PROPOSED MATURE TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS
 - PROPOSED MULTI-TRUNK/PLUMBY TREES





BOUTE ARCHITECTS, INC.
 1001 EAST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-8800
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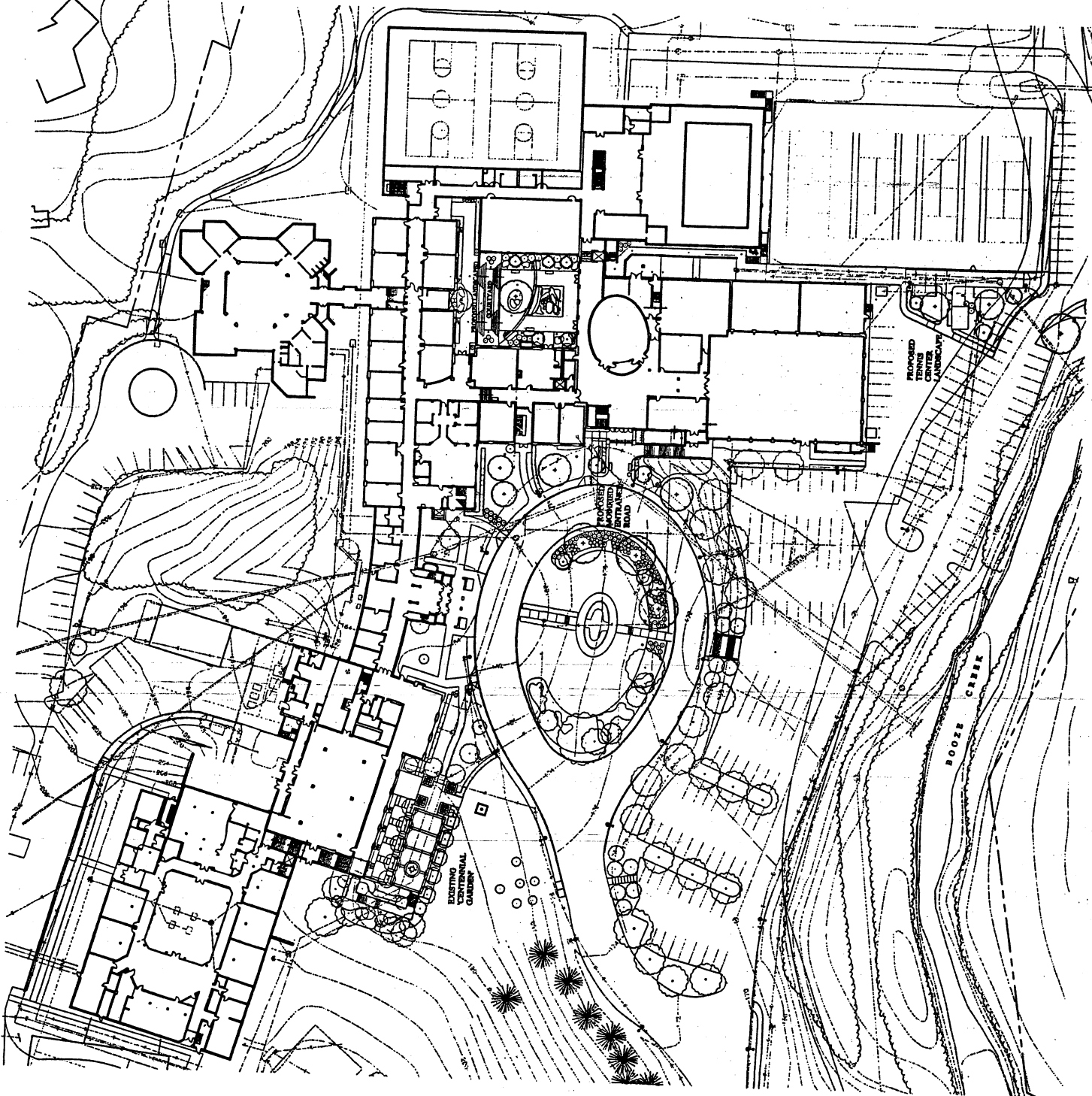
Landscape Plan

NO.	DESCRIPTION	DATE

**THE
 HOLTON ARI
 SCHOOL
 SPECIAL
 EXCEPTION
 PLAN
 PLAN #0007**

**MAIN ENTRANCE OFFICE
 SCHOOL SPANION
 LANDSCAPE PLAN**
 DATE: October 2011

- LEGEND**
- EXISTING WATER
 - EXISTING SHADE TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUB
 - PROPOSED RETAINING WALL/CURBSTONE LINE



8E-1

Landscape Plan

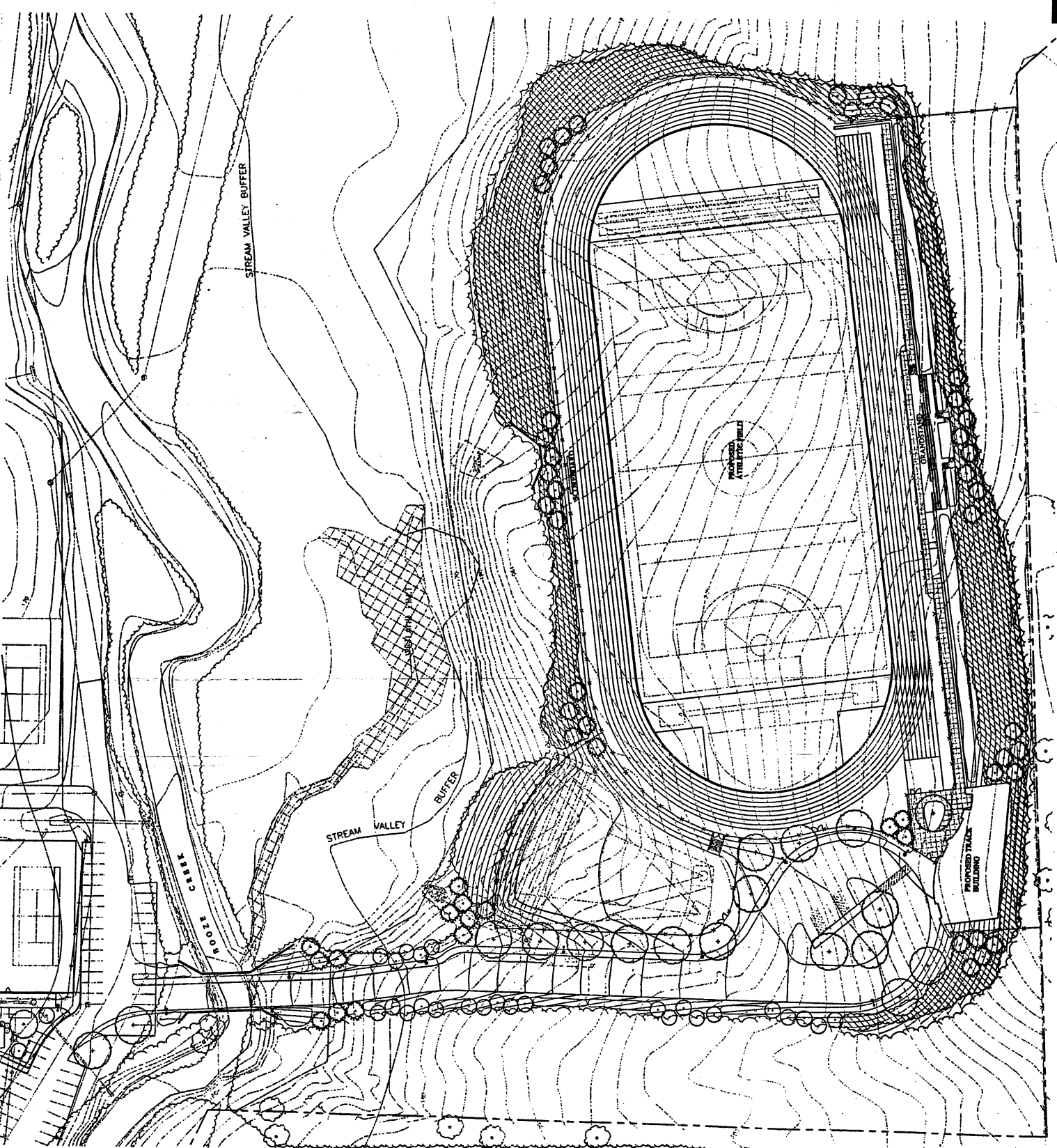
DATE	DESCRIPTION	BY	CHECKED

THE HOLTON A. SCHOCH SPECIAL EXCEPT PLAN FOR TRACK AND FIELD LANDSCAPE
SHEET # 10010

- LEGEND**
- EXISTING WATER
 - EXISTING SHADE TREE
 - EXISTING DECIDUOUS TREE
 - PROPOSED IMPERVIOUS
 - PROPOSED SHADE TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONSPICUOUS TREE
 - PROPOSED SHRUB
 - PROPOSED MULCH/GRASS/GRAVEL AREA



SCALE: 1" = 40'





January 3, 2002

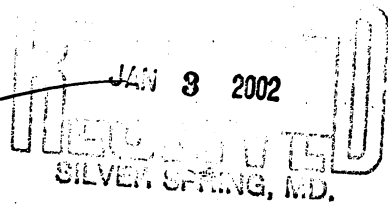
MEMORANDUM

TO: Margaret Kaii-Ziegler, Coordinator
Community-Based Planning

VIA: Dan Hardy, Supervisor *DKH*
Transportation Planning

FROM: Shahriar Etemadi, Coordinator
Transportation Planning

SUBJECT: Special Exception S 2503
Petition for the Holton Arms School



Recommendation: Transportation Planning staff recommends the following condition for approval of this application:

Submit a Transportation Management Plan for the Summer Camp program.

Transportation Planning staff has reviewed the above-referenced petition and evaluated the traffic impact of the Holton Arms School Summer Camp on the area transportation system. Our evaluation indicates that the traffic generated by the Summer Camp activities has less impact on the area transportation system than traffic generated during the regular school year, for which the school has a special exception permit for 645 students.

From a traffic perspective, the Summer Camp program is essentially a continuation of the school year activities during the summer. The transportation analysis, findings, and recommendations associated with the school year operations cover the Summer Camp operations.

Creative Summer Camp operates Mondays through Friday for a total of six weeks in late June through early August. It is operated in two sessions, one for three weeks from late June to mid-July and the other for three weeks between mid-July and early August. The total number of campers is expected to be 645. The camp provides for half day and full day activities.

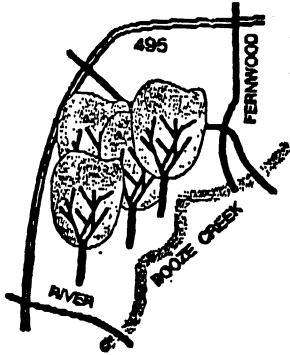
The campers arrive in small groups during the morning, mid-day and afternoon, resulting in a more staggered traffic pattern than the more concentrated traffic pattern created by students arriving and departing the campus during the regular school year.

The summer camp has less traffic impact on the campus and surrounding streets than regular school year operations for the following reasons:

1. The number of students and staff arriving or departing during the morning and evening peak hours is anticipated to be less than during the regular school year due to staggering of camp activities.
2. The proposed Transportation Management Plan and its associated carpool and bus services will reduce the number of trips to the campus. The applicant's statement of operation indicates a Transportation Management Plan is forthcoming. Staff recommends that the TMP be a condition of approval for this special exception.
3. The traffic volume on adjacent streets during the summer days is typically lower than during the school year, resulting in lower levels of congestion and vehicle delays.

Transportation Planning staff believes that the traffic impact of Summer Camp is less significant than during the school year and therefore supports conditional approval of this petition as it meets the requirements of Local Area Transportation Review.

SE:kcw



Bradley Boulevard Citizens Association
7101 Longwood Drive • Bethesda, MD 20817

January 2, 2001

BY FACSIMILE

Ms Margaret Kai Ziegler
Community Based Planning Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Special Exception No. S-2503

Dear Ms. Ziegler:

We have received a copy of the petition of The Holton-Arms School in the above-referenced matter. The Bradley Boulevard Citizens Association supports the school's application to operate a summer camp provided that: (1) Holton-Arms demonstrates that the traffic generated by the camp can be accommodated without adverse effects upon the neighboring roads and properties; (2) Holton-Arms otherwise complies with the special exception requirements; and (3) operation of the camp would not commence prior to commencement of construction of the emergency access and circulation improvements approved by the Board of Appeals in CBA-1174-C.

If you have any questions, please feel free to call me at 301-365-1134 or our President, Jack Sando, at 301-986-0818.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Linda C. Kauskay'.

Linda C. Kauskay
Vice-President
Bradley Boulevard Citizens Association

cc: Jody Kline, Esq.

