

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

(301) 495-4605

MEMORANDUM

DATE: March 8, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the Planning Board's Agenda for March 14, 2002.

Attached are copies of plan drawings for Items #4, #5, #6 and #7. These subdivision items are scheduled for Planning Board consideration on March 14, 2002. The items are further identified as follows:

Agenda Item #4 – Preliminary Plan 1-97007E
Olney Church of Christ

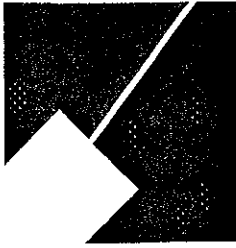
Agenda Item #5 – Preliminary Plan 1-02035
Grandview Townhomes

Agenda Item #6 – Preliminary Plan 1-02059
Daniels Property of Muncaster Mill

Agenda Item #7 – Preliminary Plan 1-02025
North Potomac Senior Housing

#6

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

March 7, 2002

MEMORANDUM

TO: Tanya Wilson, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ed Axler, Planner / Coordinator *EA*
Transportation Planning

SUBJECT: Preliminary Plan No. 1-02059
Daniel Property at Muncaster Mill
Rock Creek (Rural) Policy Area

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 this preliminary plan:

1. Limit the preliminary plan to three single-family detached units.
2. Dedicate approximately five more feet of right-of-way along Muncaster Mill Road (MD 115) for 40 feet from the centerline.
3. Provide an eight-foot hiker/biker trail along the property fronting the southwest side of Muncaster Mill Road. In addition, provide an 8-foot landscaping panel with street trees.
4. Coordinate with Kate Mazzara (at 1-410-545-8826) of the Maryland State Highway Administration (SHA) regarding their Capital Transportation Program Project No. MO9999, Muncaster Mill Road, to improve the horizontal and vertical deficiencies and provide spot improvements along Muncaster Mill Road.

DISCUSSION

Site Location and Access

The site, Parcels 859 and 871, is located on the southwest side of Muncaster Mill Road between Bowie Mill Road and Needwood Road. The proposed site access is from Muncaster Mill Road. Pedestrian movements are accommodated with a shared-path on the southwest side along Muncaster Mill Road.

Master Plan Roadway and Bikeway

According to the *Upper Rock Creek Master Plan Amendment*, dated November 1995, Muncaster Mill Road is designated as an arterial, A-93, with an 80-foot right-of-way and a Class I shared-path, bikeway on the southwest side.

Adequate Public Facilities Review

A residential development of three single-family detached units generates fewer than 50 peak-hour trips during weekdays in the morning peak period (7:00 a.m. to 9:00 a.m.) and the evening peak period (4:00 p.m. to 6:00 p.m.). Therefore, a traffic study (to analyze the traffic impact at nearby intersections) is not required to satisfy Local Area Transportation Review.

For Policy Area Review/Staging Ceiling Condition, the site is located in the Rock Creek Policy Area, which is a rural policy area. Rural policy areas do not have an established transportation staging ceiling for residential and non-residential development under the *FY 2002 Annual Growth Policy*.

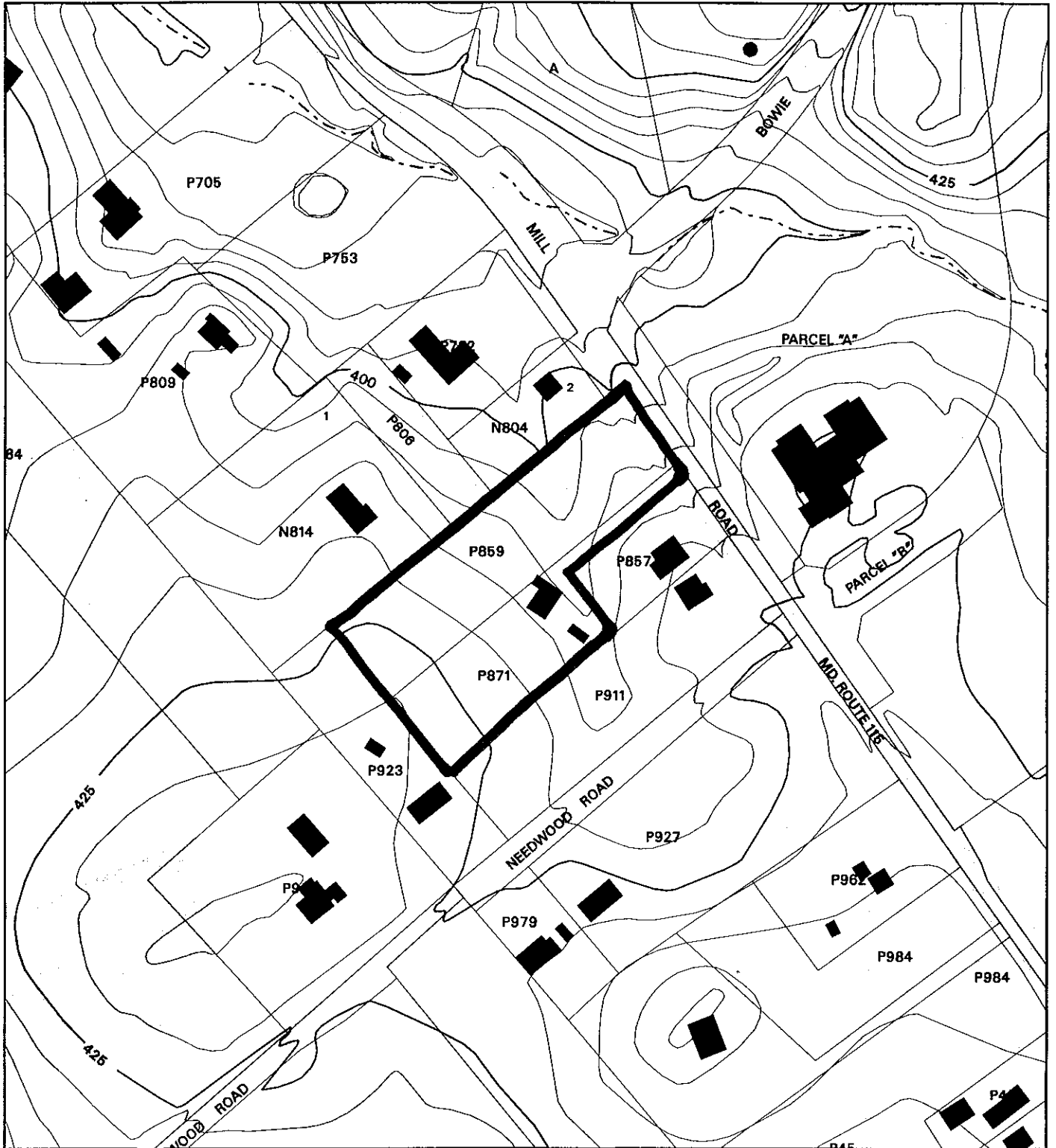
EA:cmd

cc: Kate Mazzara
Mike Watkins

PP #1-02059 Daniel Property.DOC

VICINITY MAP FOR

DANIELS PROPERTY AT MUNCASTER HILL (1-02059)



Map compiled on December 18, 2001 at 2:40 PM | Site located on base sheet no - 223NW06

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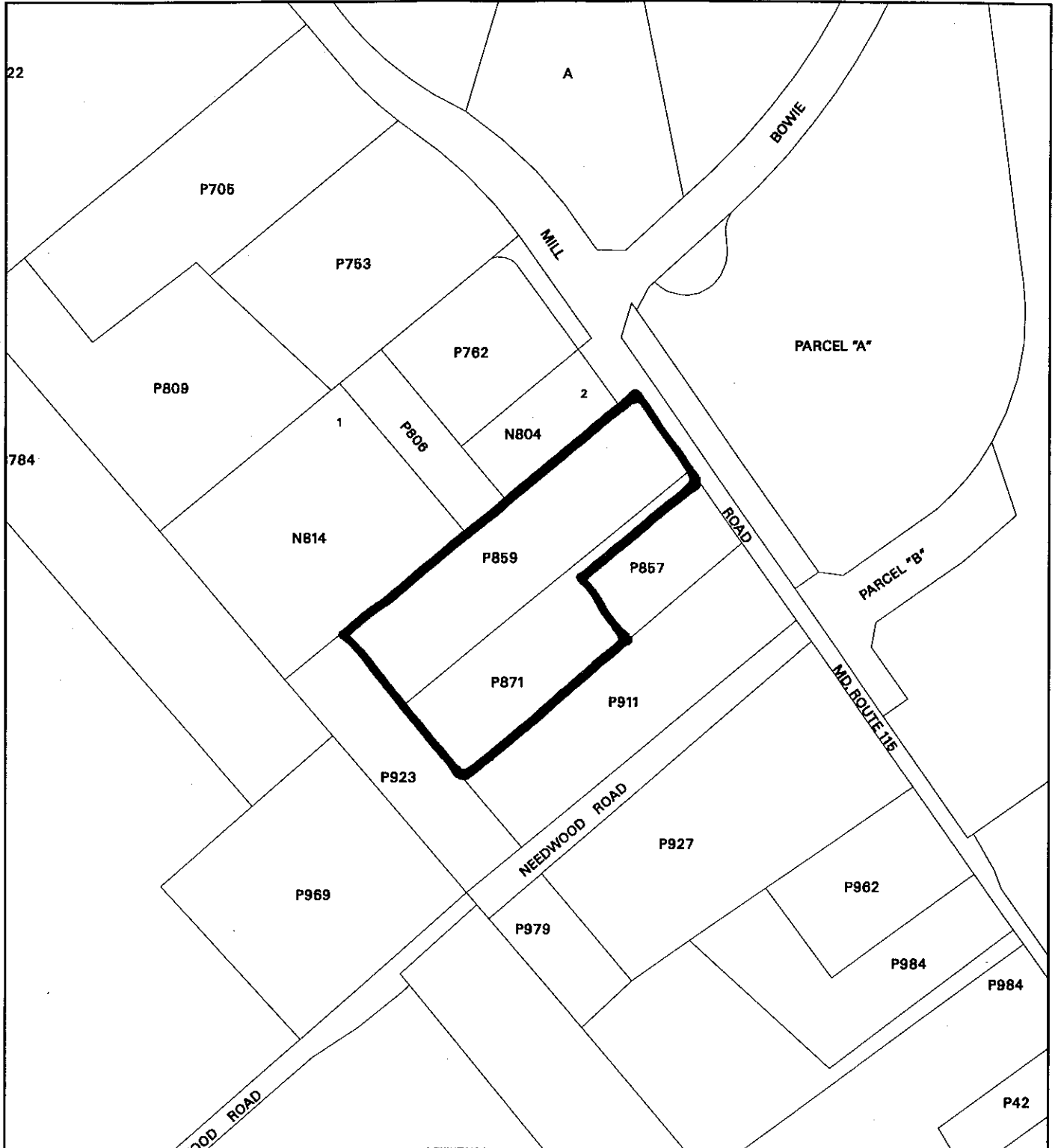
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Key Map



VICINITY MAP FOR

DANIELS PROPERTY AT MUNCASTER HILL (1-02059)



Map compiled on March 07, 2002 at 4:32 PM | Site located on base sheet no - 223NW08

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