



September 13, 2004

MEMORANDUM

TO: Catherine Conlon, Acting Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning *RW*

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

SUBJECT: Preliminary Plan No. 1-04051
R.T. Schaeffer Property
Clarksburg

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the preliminary plan for the R.T Schaeffer Property development, which is located south of Hawkes Road and east of Piedmont Road in the Clarksburg Policy Area. The proposed development under this preliminary plan includes 12 residential dwelling units.

RECOMMENDATION

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of the subject preliminary plan:

1. Total development under this preliminary plan is limited to 12 single-family dwelling units.
2. The applicant shall participate in the roadway improvement package to be constructed by the Clarksburg Village and Greenway Village developments to satisfy the policy area transportation review requirements as described in the text below.

DISCUSSION

Summary of Local Area Transportation Review

The subject preliminary plan is not subject to Local Area Transportation Review since the proposed development generates less than 50 peak-hour trips during the peak hour of the morning (6:30 am to 9:30 am) and evening (4:00 pm to 7:00 pm) peak periods.

Policy Area Transportation Review

Based on the FY 2004 Annual Growth Policy staging ceiling capacity, there is insufficient capacity available for the housing development (-5,028 dwelling units as of January 31, 2003, the date this preliminary plan was filed) in the Clarksburg Policy Area. The applicant proposed to participate in the roadway improvement package to be constructed by the Clarksburg Village and Greenway Village developments. The roadway improvement package includes construction of A-305 from MD 27 to Stringtown Road, A-302 from MD 27 to MD 355, A-306 from its current terminus at Timber Creek Lane to A-305, and widening of MD 27 from Observation Drive through the Brink Road intersection. Staff finds that the applicant's participation in the proposed roadway improvement package will provide sufficient staging ceiling capacity to accommodate the proposed development.

Site Access and Circulation

The access point to the site from Piedmont Road via the proposed new street provides safe and adequate access for vehicles and pedestrians.

CONCLUSION

Staff concludes that the subject preliminary plan satisfies the APF requirements since (1) the LATR is not required with the proposed 12 residential dwelling units development; (2) the insufficient staging ceiling capacity issue is adequately addressed by the applicant's participation in the roadway improvement package to be constructed by other developers.

KHK:gw