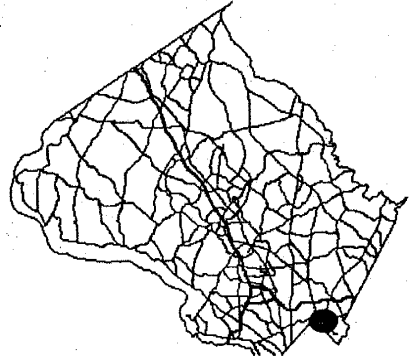
**MEMORANDUM**

DATE: February 24, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *AK*
 Development Review Division
 FROM: Robert A. Kronenberg, Acting *RAK*
 Supervisor
 Development Review Division
 (301) 495-2187

REVIEW TYPE: **Site Plan Review**
 CASE #: **820060030**
 PROJECT NAME: Woodside Courts
 APPLYING FOR: Approval of 23 one-family attached (townhouses) and 3 one-family detached dwelling units on 2.68 acres
 REVIEW BASIS: Div. 59-D-3 of the Montgomery County Zoning Ordinance

ZONE: RT-12.5
 LOCATION: Located in the northwest quadrant of the intersection with Noyes Drive and Georgia Avenue in Silver Spring
 MASTER PLAN: Silver Spring Master Plan

APPLICANT: Noyes Lane LLC
 FILING DATE: July 6, 2005
 HEARING DATE: March 9, 2006



STAFF RECOMMENDATION: Approval of Site Plan 820060030 (formerly 8-06003) for 23 one-family attached (townhouses) and 3 one-family detached dwelling units on 2.68 acres. All site development elements as shown on Woodside Courts site plans stamped by the M-NCPPC on January 30, 2006, shall be required except as modified by the following conditions:

1. Development Plan Conformance
 The proposed development shall comply with the Binding Elements of the Development Plan (G-817) as listed in the Resolution No. 15-788 adopted on October 12, 2004 [Appendix A].
2. Site Design
 - a. Provide a detail of the pea gravel path. The detail shall include the appropriate base, transition from the 5-foot-wide sidewalk and the edging or enclosure.

- b. Provide a detail of the curb-stops in the private parking areas.
 - c. Label the appropriate setbacks on the site plan.
3. Lighting
- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential development.
 - b. All light fixtures, with the exception of the bollards, shall be full cut-off fixtures or able to be equipped with refractors, reflectors or shields.
 - c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting adjacent residential properties.
 - e. The height of the light poles adjacent to the existing one-family residences shall not exceed 9 feet including the mounting base.
4. Pedestrian Circulation
- a. Provide a 5-foot-wide sidewalk on northern, southern and western perimeters and between lots 19 and 20 to connect with sidewalk improvements located within the rights-of-way for Noyes Drive and Georgia Avenue. The sidewalk on the northern perimeter shall be off-set four-feet from the property line and off-set five-feet from all other perimeters.
 - b. Extend a 4-foot-wide sidewalk on the southern side of Noyes Drive, from the eastern perimeter of lot 19, to the intersection with First Avenue, in accordance with the Montgomery County Department of Public Works and Transportation (DPWT) standards.
 - c. Provide a 4-foot-wide sidewalk on the east side of First Avenue, from the intersection with Noyes Drive to Highland Drive, in accordance with the Montgomery County Department of Public Works and Transportation (DPWT) standards.
5. Recreation Facilities
- The Applicant shall provide four sitting areas and a pedestrian system (5-foot-wide sidewalk) on the site, in accordance with the M-NCPPC Recreation Guidelines.
6. Fire and Rescue
- The applicant shall comply with the conditions of approval from the Montgomery County Fire Marshall in the memorandum dated February 14, 2006 [Appendix B]:
7. Transportation Planning
- a. The Applicant shall comply with the conditions of approval from M-NCPPC-Transportation Planning in the memorandum dated November 23, 2005 [Appendix B]:
The applicant shall extend the center median on southbound Georgia Avenue toward Noyes Lane and provide a marked pedestrian crosswalk with a pedestrian refuge if approved by the Maryland State Highway Administration (SHA).
 - b. The Applicant shall comply with the following conditions of approval from the State Highway Administration in the memorandum dated October 19, 2005 [Appendix B].
 - 1) Illustrate the existing crosswalk and curb ramps at the intersection.
 - 2) Modify the two lanes of travel to three lanes.
 - 3) Provide a marked crosswalk across the west leg of Noyes Drive. All curb ramps should be installed with a detectable warning surface.
 - 4) Provide dual accessible curb ramps on the northwest corner of MD 97 and Noyes Drive to facilitate the crossing of MD 97.

- 5) Provide a connection on the northwest quadrant to incorporate the existing bus stop.
- 6) Provide a concrete median refuge area by extending the median nose through the crosswalk. The median should account for left turning radii from Noyes Drive on the west leg and left turns from the median.
- 7) The refuge area should be coordinated with the proposed median planting proposed by the community.

8. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated January 10, 2006 [Appendix B]:

- a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
- b. Record plat of subdivision shall reflect a Category II conservation easement over all areas of forest conservation. Compliance with the conditions of the final forest conservation plan, including all ISA certified arborist's recommendations and details dated 10/20/2005.
- c. Provide documentation for use of an approved forest bank, use of fee-in-lieu or identify the location of an off-site forestation.

9. Noise Attenuation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated January 10, 2006 [Appendix B]:
Compliance with all exterior and interior noise mitigation recommendations and detailed building shell analysis as specified in report entitled "Traffic Noise Analysis - Woodside Courts" from Phoenix Noise and Vibration, LLC dated 2/24/2005.

- a. Certification from an acoustical engineer that the building shell for residential dwelling units will be constructed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification shall be provided to M-NCPPC Environmental Planning staff for concurrence prior to issuance of building permits.
- b. The builder shall provide a signed commitment to construct the impacted units in accord with the acoustical design specifications required above. Any changes to the building shell construction that may affect acoustical performance must be approved in writing by an acoustical engineer and copied to MNCPPC staff prior to implementation.

10. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated July 6, 2005 [Appendix B].

11. Historic Preservation

The Applicant shall comply with the memorandum from Historic Preservation staff and the Historic Preservation Commission dated [Appendix B]:

- a. Preserve the three existing one-family detached homes currently located on the property at 1403 Noyes Drive, 8918 Georgia Avenue and 8922 Georgia Avenue.
- b. Relocate the existing structure at 1403 Noyes Drive to proposed Lot 19.
- c. File for all necessary Historic Area Work Permits (HAWP) with the Historic Preservation Commission to perform restoration on the existing homes.

12. Moderately Priced Dwelling Units (MPDUs)

The MPDU alternative agreement shall be executed, in accordance with the waiver provisions of DHCA, prior to the release of the first building permit.

13. Maintenance Agreement

The Applicant, and subsequent homeowners association shall enter into a maintenance agreement with the Woodside United Methodist Church for the care of the proposed plant material.

14. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 19th building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

15. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Community-wide pedestrian pathways including the relocation of the five-foot-wide sidewalk within the Georgia Avenue right-of-way shall be completed prior to issuance of the 19th building permit.
- c. Landscaping associated with each parking area and building shall be completed as construction of each parking area building is completed.
- d. Recreation facilities including the two seating areas with the pea gravel paths shall be installed prior to issuance of the 7th permit for the units on the south side of Noyes Drive and prior the issuance of the 12th permit for the units on the north side of Noyes Drive.
- e. Pedestrian pathways including the five-foot-wide sidewalk on the northern, southern and western perimeters shall be completed as construction of each townhouse segment is completed.
- f. Landscaping associated with the screening of the northern, southern and western perimeters, as well as the 6'-6" wood fence shall be completed as construction of each townhouse segment is complete. The same fence and landscaping associated with the one-family homes shall be installed at the same time the townhouse segment is constructed.
- g. Documentation of the approved forest bank, use of fee-in-lieu and identification of off-site forestation shall be approved by staff prior to recordation of the plat.
- h. Maintenance agreement for the off-site landscaping on the adjacent Woodside United Methodist Church property shall be executed by both parties prior to signature set approval.
- i. Off-site improvements, including the 4-foot-wide sidewalk on the south side of Noyes Drive to the intersection with First Avenue and the 4-foot-wide sidewalk on the north side of First Avenue from the intersection of First Avenue and Noyes Drive to the intersection with Highland Drive and First Avenue shall be completed prior to issuance of the 19th building permit, in accordance with the Montgomery County Department of Public Works and Transportation (DPW&T) and the Department of Permitting Services standards.

- j. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - k. Provide each section of the development with necessary roads.
 - l. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
16. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of signature set of plans.
17. Signature Set
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:
- a. Development program, inspection schedule, and Site Plan Opinion.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - e. Details of the deflectors/shields for the light fixtures that abut the adjacent existing residential properties.

SUMMARY

Development Plan

The Development Plan (G-817) was approved on October 12, 2004 to reclassify the R-60 Zone to RT-12.5. The Plan was approved for 26 dwelling units, including the preservation of three one-family detached units, one of which is being relocated on the site. The development includes stringent caps on building coverage, green area, preservation of existing specimen trees, screening and commitments by the Applicant for off-site improvements to Noyes Drive and First Avenue.

Issues

The issues addressed during the site plan review include the provision of Moderately Priced Dwelling Units (MPDUs) for the development and coordination with the community and Montgomery County for the off-site improvements within the rights-of-way for Noyes Drive and First Avenue to address pedestrian connectivity, traffic calming, tree preservation and drainage.

Community Outreach

The Applicant has met on numerous occasions with the Woodside Civic Association to present the proposed development and review concerns for number of units, pedestrian connectivity on the fronting streets and on First Avenue, traffic operations, screening of adjacent properties and protection of significant trees on and off the site. Staff also met with representatives of the Woodside Civic Association to discuss the proposed improvements within the rights-of-way for Noyes Drive and First Avenue.

Related Issues Pertinent to Site Plan Review:

Moderately Priced Dwelling Units

The subject property was rezoned from the R-60 Zone to the RT-12.5 Zone. The Development Plan (G-817) was adopted on October 12, 2004 and approved during the period when 35 dwelling units was break point for providing MPDUs on a property. The ordinance changed from 35 to 20 units in the fall of 2004, requiring all plans that did not receive Preliminary Plan approval by April 1, 2005 to provide the MPDUs in accordance with the provisions under Chapter 25A. The applicant has requested a waiver of the MPDU requirement pursuant to Section 25A-6(b) of the Code. This section states:

“(b) *Waiver of requirements.* Any applicant who presents sufficient evidence to the Director of Permitting Services in applying for a building permit, or the Planning Board in submitting a preliminary plan of subdivision for approval or requesting approval of a site plan or other development plan, may be granted a waiver from part or all of Section 25A-5. The waiver must relate only to the number of MPDUs to be built, and may be granted only if the Director of Permitting Services or the Board, after consulting with the Department of Housing and Community Development Affairs, finds that the applicant cannot attain the full density of the zone because of any requirements of the zoning ordinance or the administration of other laws or regulations. When any part of the land that dwelling units cannot be built on for physical reasons is used to compute permitted density, the applicant’s inability to use the optional density bonus provisions is not in itself grounds for waiving the MPDU requirements. Any waiver must be strictly construed and limited.”

The current zoning (RT-12.5) for this 2.68-acre property would allow 33 dwelling units, requiring 5 MPDUs. A 22 percent density bonus for 33 dwelling units could potentially permit 40 dwelling units, requiring 6 MPDUs. However, the rezoning application and associated development plan limited the number of dwelling units on the property to 26, 3 of which are existing historic dwellings to be retained and restored. If a waiver is not granted for the 26 dwelling units, 4 MPDUs would be required for this development.

Applicant’s Position

The Applicant believes that the Montgomery County Zoning Ordinance (Chapter 25A-6(d)) permits a waiver for sites that provide more than 20 dwelling units and less than 50 dwelling units. The Applicant believes that a waiver of MPDUs is justified due to limitations placed upon the Applicant and property during the rezoning and associated development plan approval. The binding elements of the development plan limited the number of units, which prevented the Applicant in achieving a bonus density. The Applicant states that density was limited by the County Council approval of the rezoning in order to facilitate historic preservation, preserve specimen trees, and ensure neighborhood compatibility. Providing additional units on the site would require an amendment to the development plan and would be contrary to these goals of the approved development plan.

The Applicant requests a waiver of all of the MPDUs associated with this development, based on restrictions including limits on the overall density, more restrictive building coverage requirements, increased green area requirements, and the requirement to preserve existing historically significant dwellings on the property. In the Applicant's opinion, the fact that these restrictions make it impossible to achieve full density of the zone is grounds for the Board to waive the requirement for any MPDUs on the site.

Department of Housing and Community Affairs Position

The Director of the Department of Permitting Services or the M-NCPPC can grant a waiver to all or part of the Chapter 25A for its MPDU obligation, only after consulting with the Department of Housing and Community Development Affairs (DHCA). DHCA must find that the Applicant "cannot attain the full density of the zone because of any requirements of the zoning ordinance or the administration of other laws or regulations".

Staff's Position

It is Staff's position that the Applicant cannot achieve a density bonus on the site due to site constraints and limitations placed on the property during the rezoning application.

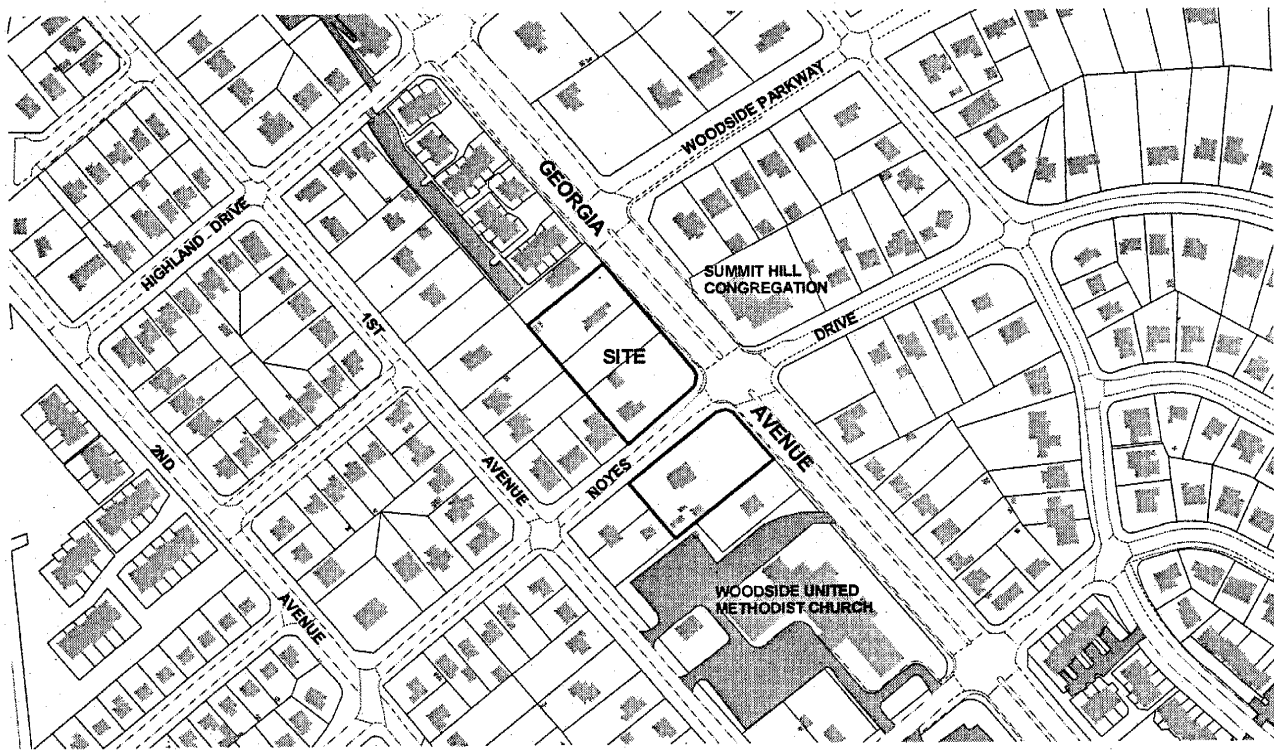
Development Review Division staff does not think that failure to achieve full density is, in itself, grounds for a waiver of the requirement to provide MPDUs. Chapter 25A stipulates that a minimum 12.5% of the total units in a development with more than 20 units must be MPDUs whether or not base density is achieved. Section 25A-6(b) does provide other grounds under which a waiver can be granted, including physical limitations placed on the site during the rezoning application, including preservation of existing historic structures, preservation of specimen trees limitations on building coverage and green area.

Staff believes this site should be granted a waiver due to the physical constraints placed on the Applicant during the rezoning; however, staff is concerned over the precedent that might be set if a waiver is granted due to physical limitations.

PROJECT DESCRIPTION: Site Vicinity

The proposed development is located in the northwest quadrant of the intersection Noyes Drive and Georgia Avenue (MD 97) in Silver Spring. The property is north of the CBD (Central Business District) boundary and is surrounded by RT-12.5 zoned properties (Woodside, Plat Book 536, page 92) to the north and R-60 zoned properties to the south, west and east across Georgia Avenue.

The property is primarily surrounded by residential properties, including the Woodside townhouse development directly to the north, the community of Woodside to the west that stretches from 16th Street to Spring Street on the east side of 2nd Avenue and the Woodside Park neighborhood across Georgia Avenue. The Woodside United Methodist Church is located directly adjacent to the site at the southern boundary. Directly across Georgia Avenue is the Summit Hill Congregation that is surrounded by the Woodside Park (Plat Book E, Page 69) residential community. The Woodside Park and Woodside neighborhoods are comprised of primarily one-family detached dwelling units, mixed with townhouses north of the site along Georgia Avenue and institutional uses between 16th Street and Spring Street.



PROJECT DESCRIPTION: Site Description

The 2.68-acre site is located directly on the west side of Georgia Avenue, bifurcated to the north and south by Noyes Lane. The property consists of Lots 53-68, Parcels B, C and D of Block 3 and Lots 19-28, Parcels A and B, Block 4 of Woodside Courts, shown on plat no. 5534. The property currently consists of three existing two-story, one-family detached dwelling units with access to existing Noyes Lane.

Overhead wires exist along the frontage of Georgia Avenue and on the northern property line of Noyes Lane. The northwestern boundary contains a 6-foot wood fence and Leyland Cypress buffer as well as a 40" dbh (diameter breast height) red oak on the adjacent property near the property line at East-West Highway.

The topography on the property slopes from west to south by approximately three feet along East-West Highway; however, the grade drops significantly by 10 feet along Blair Mill Road toward Eastern Avenue.



PROJECT DESCRIPTION: Proposal

The Woodside Courts development proposes to redevelop the existing residential properties into 26 dwelling units, including 3 existing one-family detached dwellings and 23 one-family attached (townhouse) dwellings on 2.68 acres.

The site is divided into two separate building areas on the north and south sides of Noyes Drive, including the two existing one-family units and one relocated one-family unit facing Noyes Drive. The townhouse units align the perimeters of the remainder of the site with rear vehicular access from the internal private drives.

Vehicular access is being provided through improvements to Noyes Drive from Georgia Avenue to 1st Avenue and along the frontage of the property on Georgia Avenue. Two additional private access points are being provided from Noyes Drive to provide service to the three detached units and 23 townhouse units. All of the parking requirements are being satisfied on the site, within garage units, surface parking and separate garage structures for two of the detached units on the south side of Noyes Drive. Many of the commitments made by the Applicant at the zoning case are being applied to the site design, such as sidewalk improvements and extensions along Noyes Drive and new sidewalks on 1st Avenue.

Landscaping consists of buffer plantings along the entire perimeter of the site where the proposed structures abut the adjacent residences. Street tree planting will occur along Noyes Drive and Georgia Avenue and within the parking island areas of the internal private drives. Lighting consists of perimeter lighting for pedestrian and resident safety and illumination of the public and private streets.

The Applicant is satisfying their forest conservation requirements through preservation of two specimen trees on the property, both along the frontage of Georgia Avenue, and payment of a fee-in-lieu for off-site planting. In addition to on-site preservation, the Applicant has retained an arborist to assist in mitigation techniques for four specimen trees on the western perimeter.

PROJECT DESCRIPTION: Prior Approvals

Development Plan

The Development Plan (G-817) was adopted on October 12, 2004 by Resolution No. 15-788 and consisted of the following Binding Elements and commitments proffered by the Applicant:

Binding Elements

1. Plan is limited to a maximum of 26 dwelling units including 23 townhouses and 3 single-family homes.
2. Plan is limited to a maximum lot coverage of 25 percent of the tract area (prior to dedication).
3. Plan is limited to a minimum green area of 60 percent of the tract area (prior to dedication).
4. Preservation of existing home located at 1403 Noyes Drive.
5. Preservation of existing home located at 8918 Georgia Avenue.
6. Relocation of existing house located at 8922 Georgia Avenue to newly created lot on Noyes Drive.
7. Owner and guest parking will be provided entirely on site, and not accessed from Georgia Avenue.

Commitments

1. Owner and guest parking will be provided entirely on site, and not accessed from Georgia Avenue.
2. The existing tulip poplar tree on Georgia Avenue and the horse chestnut on the southwest corner of Georgia Avenue and Noyes Drive will be preserved through application of all commercially reasonable tree protection measures.
3. Subject to the Planning Board review at the time of site plan, the Applicant's site plan will reflect the following:
 - a. On the portion of the property to the south side of Noyes Drive, in addition to the preserved and relocated homes, the project will have a row of 6 townhomes on the southern most portion of the property and a duplex on the east side of Georgia Avenue.
 - b. On the portion of the property to the north side of Noyes Drive, in addition to the preserved existing home, the project will have a row of 6 townhomes on the northern most portion of the property, 2 duplexes on the west side of the property, and a triplex and a duplex on the east side of the property adjacent to Georgia Avenue.
4. The Applicant will provide landscape and screening improvements to provide an appropriate buffer between the project and the adjacent single-family residential neighbors. The Applicant will coordinate with the adjacent neighbors and community before and during the site plan process to review the project and to collaborate regarding the planting and fence materials and similar screening treatments.
5. The Applicant will pursue with the Department of Public Works and Transportation ('DPWT') the installation of the public sidewalk on Noyes Drive from Georgia Avenue to 1st Avenue and further extending along 1st Avenue from Noyes Drive to Highland Drive. The Applicant will provide for the cost of the sidewalk and make all commercially reasonable efforts with DPWT to provide for the installation of such sidewalks to the extent possible given any right-of-way, street improvement and/or storm drainage issues.

6. The Applicant will further pursue with DPWT the feasibility of public funding for an expanded sidewalk network to include extension of sidewalk on Noyes Drive between 1st and 2nd Avenue.
7. The Applicant, with the support of the Woodside Civic Association, will pursue DPWT approval for a 4-way stop sign at Noyes and 1st Avenue.
8. Support request of Woodside Civic Association for DPWT approval of a speed hump mid-block on Noyes Drive between Georgia Avenue and 1st Avenue, and if approved, the Applicant will fund construction of speed hump if approved within the period extending until the end of construction for the proposed development.
9. Coordinate construction activity of the project to avoid conflicts with regular (Friday evening and Saturday morning) and holiday services of the confronting synagogue.

Preliminary Plan

A Preliminary Plan of Subdivision (1-05084) is being reviewed concurrently with the Project Plan.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (RT-12.5)

	Zoning Ordinance Development Standard RT-12.5	Binding Elements G-817	Proposed for Approval 820060030
Gross Tract Area (sf.):	20,000	116,899 (2.68 acres)	116,899 (2.68 acres)
Proposed Road Dedication (sf.)	not specified	not specified	7,999 (0.18 acres)
Net Lot Area (sf.):	not specified	not specified	108,900 (2.50 acres)
Max. Density of Development (d.u.'s):	33	26	26
Max. Dwelling Units per Acre:	12.5	9.70	9.70
Min. Green Area (%/ sf.):	(50%) 58,370	(60%) 70,139	(60.1%) 70,256
Min. Building Coverage (%/sf):	(35%) 40,915	(25%) 29,224	(23.4%) 27,437
Max. Building Height (ft.):	35	35	35
Setbacks:			
From any detached dwelling lot or Land classified in a one-family, Detached, Residential Zone (ft.):	30	30	30
From any public street (ft.):	25	25	25
From any adjoining lot:			
Side Yard (ft.):	10	10	10
Rear (ft.):	20	20	20
Parking:			
Residential Uses			
2.0 sp./unit (26 x 2.0)	52	53	53
Visitor Parking Spaces	not specified	7	7
Total Parking Spaces	52	60	60

RECREATION CALCULATIONS

	Tots	Children	Teens	Adults	Seniors
Demand Points					
Demand per 100 d.u.					
TH (23)	3.91	5.06	4.14	29.67	1.61
SFD II (1)	0.13	0.24	0.25	1.06	0.11
SFD III (2)	0.28	0.38	0.46	2.54	0.26
Total Required Points	4.32	5.68	4.85	33.27	1.98

*Housing type : 23 TH, 1 SFD I (Lots 20, 000+ sf), 2 SFD II (7,000-19,999 sf.)

Supply Points					
Sitting Area (4)	4.0	4.0	6.0	20.00	8.0
Pedestrian System	0.43	1.14	0.97	14.97	0.89
Total Supply Points	4.43	5.14	6.97	34.97	8.89
% of demand met on-site	102	90	143	105	448

ANALYSIS:

Conformance to Master Plan

The Site Plan is in general conformance with the North and West Silver Spring Master Plan (Approved August 2000). The 2.68-acre site is zoned RT-12.5 consistent with Local Map Amendment G-817 permitting 26 dwelling units on the site, including three one-family detached units and 23 townhouses. The permitted density in the RT-12.5 Zone is 33; however, the yield has been limited in accordance with the Development Plan in order to protect historically significant buildings and preserve specimen trees.

The Master Plan provides guidance for townhouse development along the Georgia Avenue corridor. The Master Plan indicates that buildings should front on Georgia Avenue and the ends of the units should have the appearance of fronts, rather than blank facades. Setbacks should also be imposed along Georgia Avenue to a distance of 25 feet and vehicular access should be minimized to accommodate an attractive streetscape and pedestrian connectivity. Parking and garage access should be located in the rear of the buildings and adequately screened from adjoining properties. The proposed development complies with the Master Plan guidance for townhouse development on Georgia Avenue.

Local Area Transportation Review

The site is not anticipated to generate more than 30 peak hour trips and is not therefore required to submit a traffic study in order to satisfy the LATR requirements. No significant impact to the adjacent transportation infrastructure is anticipated with the proposed development.

Historic Preservation

The subject site is a historic resource (Locational Atlas Resource #36/4) within the Woodside District. On June 8, 2005, the Historic Preservation Commission supported demolition of two

houses, relocation and renovation of one house, renovation of two houses without relocation, and construction of 23 townhouses. The existing houses to remain are located at 1403 Noyes Drive, 8918 Georgia Avenue and 8922 Georgia Avenue, which is consistent with the binding elements of the zoning case (G-817). All renovations to the historic structures require approval from the Historic Preservation Commission.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The proposed development is consistent with the approved Development Plan (G-817) in land use, density, location, building height and development guidelines. In addition to the seven binding elements associated with the Development Plan, the Applicant has complied with and incorporated the nine commitments proffered as described below.

Binding Elements

1. *Plan is limited to a maximum of 26 dwelling units including 23 townhouses and 3 single-family homes.*
The site plan is providing 26 dwelling units including 23 townhouses and 3 one-family detached homes.
2. *Plan is limited to a maximum lot coverage of 25 percent of the tract area (prior to dedication).*
The site plan is providing a maximum of 23.4 percent (27,437 square feet) of the site to be included in the overall lot coverage.
3. *Plan is limited to a minimum green area of 60 percent of the tract area (prior to dedication).*
The site plan is providing a minimum of 60.1 percent (70,256 square feet) of the tract area toward green area.
4. *Preservation of existing home located at 1403 Noyes Drive.*
The existing house located at 1403 is being preserved and will be assigned a new lot number as part of this development (lot 68).
5. *Preservation of existing home located at 8918 Georgia Avenue.*
The existing house located at 8918 Georgia Avenue is being preserved and will be assigned a new lot number as part of this development (lot 20).
6. *Relocation of existing house located at 8922 Georgia Avenue to newly created lot on Noyes Drive.*
The existing house located at 8922 Georgia Avenue is being preserved and will be relocated and assigned a new lot number as part of this development (lot 19).
7. *Owner and guest parking will be provided entirely on site, and not accessed from Georgia Avenue.*
The parking requirement for the proposed development will be accommodated on the site through parking garages and surface parking for visitors.

Commitments

1. *Owner and guest parking will be provided entirely on site, and not accessed from Georgia Avenue.*
The Applicant is providing 59 parking spaces, including 7 visitor spaces on the subject site. All of the parking spaces are internal to the site and accessed from Noyes Drive.