

# ATTACHMENT 7

## V. CONFORMANCE WITH DEVELOPMENT STANDARDS

The proposed Site Plan is based on the Optional Method Development Standards for the R-90 Zone, Section 59.4.4.8.C and the approved Preliminary Plan. The Site Plan meets all relevant standards as shown on the Development Tabulations chart:

	Required/Permitted	Proposed
Maximum Density	4.39 units/acre (328 units)	4.13 units/acre (309 units) (4.3 acres dedicated reduces the density by 19 units)
Maximum % Attached Units	50%	48.54%
Minimum Common Open Space	15%	29.5%
Minimum Lot Area (Detached)	4,000 square feet	4,000 square feet
Minimum Lot Area (Attached)	1,000 square feet	1,000 square feet

The Applicant is providing 40 MPDUs, more than the 12.5% otherwise required and, therefore, is proceeding under the MPDU Optional Method.

Common Open Space is provided consistent with the terms of Sections 59.4.4.8.C.1 and 59.6.3.3.A: 29.5% of the Property is devoted to Common Open Space, while 15% is required in the Zone. As directed by the Preliminary Plan, all stormwater management facilities were removed from the Common Open Space credit and their School Site was removed from the total acreage. Throughout the Project, greenways are provided that create a series of continuous linear parks for the benefit of all of the residents. Given the significance of these areas, the Applicant is requesting an exception to the 50' width requirement in order that these areas may be counted toward the open space requirement. In addition, as provided by Section 59.6.3.5.B:

1. The main "Greenway" is located in a central position in the neighborhood bordered by streets and lots; other areas are located within or along the conservation areas to take advantage of this important feature. This series of greenways tie the north forest area to the south forest area along the beltway. Per the Zoning Ordinance requirement, this series of Common Open Space is shown as two contiguous areas. The 11.49 acres of conservation area alone exceeds the required 10.58 acre minimum (15%) for Common Open Space.
2. 100% of the Common Open Space is contiguous or separated only by a residential street (50% required) and all areas exceed 2,000 square feet and are connected by sidewalks, paths and trails, as noted above.

Importantly, it is the Applicant's intention to grade the southern portion of the 4.3 acre dedicated area in order that it may be used as an active, informal recreational area until any MCPS construction commences on the parcel. The Applicant intends to use approximately two acres of the northern portion of the school parcel for field offices. Once the development is completed and the field offices are no longer needed, the entire 4.3 acres will be available as outdoor recreation space until MCPS construction commences.

An exhibit showing the Site Plan's conformance with the zoning requirements for Common Open Space is included in the Site Plan set, Sheet 19.

## VI. MASTER PLAN RECOMMENDATIONS

The 1992 North Bethesda/Garrett Park Master Plan recommends residential for the Property: "Should the use of the property for transmission towers ever be discontinued, this Plan recommended that the site be used for single family residential development in the R-90 Zone." (page 84).

A road connection between Greentree Road and Greyswood Road is proposed in the same alignment as shown on page 159 of the Master Plan, in addition to several other road connections. Moreover, to further facilitate circulation, the Application is proposing Renita Lane extended as a public road.

The Master Plan has several overall objectives with which this proposed subdivision complies (pages 33-34):

1. *Protect and reinforce the integrity of existing residential neighborhoods* – Consistent with the surrounding area, the proposal maintains a mix of single family homes designed to utilize existing roadways and be compatible with the immediately adjoining properties.
2. *Preserve and increase the variety of housing stock, including affordable housing* – the proposal introduces both detached and attached units and includes MPDUs.
3. *Preserve and expand green areas and greenways . . . for environmental protection, wildlife sanctuary, recreation and visual relief* –All forested areas containing sensitive environmental features such as wetlands and streams are being preserved and enhanced with additional forest plantings. The majority of the on-site existing forest is located along the northern and southern boundaries of the property. Both forest stands provide a natural screen from the two interstate highways adjacent to the project and as a result have been preserved to the greatest extent possible. To the extent feasible, the forest stands are being improved with recreational trails that tie these natural features into the fabric of open spaces being provided throughout the community.
4. *Provide a comprehensive, safe and more pleasant bicycle and pedestrian network . . .* – the proposal includes a program of pedestrian and bicycle trails to connect the Property with points north, south and east.