



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE: November 3, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*
Ralph Wilson, Zoning Supervisor, Development Review Division

FROM: Elsabet Tesfaye, Planner Coordinator (301) 495-1301 *ET*

SUBJECT: **DEVELOPMENT PLAN AMENDMENT NO: 08-2: THOMAS BUILDING.**
Request by Stabler 1848, LLC, for amendment of the Schematic development plan approved in Local Map Amendment G-627, located at 900 Olney Sandy Spring Road, Sandy Spring, consisting of 91,000 square feet of total floor area within the total gross tract area of 4.84 acres (Parcel A Sandy Spring Subdivision, Lot 1, Earnshaw Subdivision and unrecorded Parcel 426), in the O-M zone.

FILING DATE: June 20, 2008
PLANNING BOARD HEARING: November 13, 2008
PUBLIC HEARING: November 21, 2008

Recommendation

Approval of the Proposed Schematic Plan Amendment DPA 08-2, for the following reasons:

1. The schematic development plan amendment is in substantial compliance with the 1998 Sandy Spring/Ashton Master Plan and conforms to the Master Plan's land use, zoning and transportation recommendations.
2. The schematic development plan amendment is consistent with the purposes of the O-M Zone.
3. The schematic development plan amendment is consistent with the development standards of the more restrictive C-T zone and the standards and regulations of the Sandy Spring Rural Village Overlay.
4. The schematic development plan is appropriate for the location and proposes a development that will be compatible with existing and future land uses in the surrounding area.

Summary

The subject property is currently zoned O-M. Development on the property that was approved in G-627 in 1989, with the rezoning of the property to the O-M zone, was developed in accordance with the standards of the C-T zone, which are more restrictive than the O-M zone. The development of the property in conformity with the C-T zone standards was one of the binding elements of the 1989 approved schematic development plan. The amended schematic development plan adheres to that binding element and proposes to retain it.

The proposed development is generally consistent with all applicable standards of the C-T zone and applicable requirements of the Zoning Ordinance. Moreover, the request is in accord with the land use recommendations of 1998 Sandy Spring/Ashton Master Plan.

The proposed access points and internal vehicular circulation system shown on the Schematic development plan are safe, adequate and efficient. Onsite parking, as proposed in the application, appears to be less than adequate and staff has recommended that the applicant's parking facility plan that will be submitted with the site plan, to address the issue and ensure that adequate parking spaces are provided.

In addition to the Schematic development plan amendment, the proposed development will also be subject to the review and approval of a Preliminary Plan of Subdivision and a Site Plan by the Planning Board. The following design and transportation elements are to be addressed at Preliminary Plan and Site Plan:

Transportation

1. At the time of subdivision, the Applicant must limit additional gross floor area on the property to 40,837 square-feet, which will be within a fourth building. Uses within the new building must be limited to 28,599 square-feet of office (which will include 1,700 square-feet of ancillary retail floor space), and a 196-student Goddard School (private school).
2. At the time of subdivision, the Applicant must prepare and submit for review a vehicular/pedestrian circulation plan for existing/proposed uses on the property.
3. At the time of subdivision, the Applicant must dedicate and show on the application the following rights-of-way (consistent with the 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan*):
 - a. Olney-Sandy Spring Road (MD 108) – minimum of 40 feet from the roadway right-of-way centerline.
 - b. Meeting House Road – minimum of 30 feet from the roadway right-of-way centerline.
4. At the time of subdivision, the Applicant must address APF issues related to uses proposed on the site, including participation in the New Hampshire Avenue (MD

650)/Ashton Road/Olney-Sandy Spring Road (MD 108) intersection improvement project in Ashton, as identified in the traffic study.

Design and Architectural Elements

- 1 At the time of site plan review, the applicant's parking facility plan must address the issues regarding adequacy of parking spaces and provision of bicycle spaces.
2. The building's façade will need further articulation, detailing, character, and, in some respects, simplification to provide, on the one hand, compatibility with the historic setting and, on the other, a pedestrian-oriented, active front.



NOTICE

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ATTACHMENTS:

- i. Plans and Drawings**
- ii. Referral comments**

I. APPLICATION SUMMARY

Applicant

Stabler 1848, LLC

Location

Southwest corner of the intersection of Meeting House Road and Olney-Sandy Spring Road, Sandy Spring, Maryland.

Site Size

4.84 AC

Current Zone and Use-

O-M Zone, Office

Applicable Development Standards

Although the site is classified O-M, the original schematic development plan binds development of the site to the standards of the C-T zone.

Master Plan

1998 Sandy Spring /Ashton

Proposed Amendment

The applicant proposes to amend the approved Schematic development plan for the site to add a new three-story, 40,839 square-foot office/school building, expand and modify the parking facility, drive aisles, and walkways, and relocate and expand the stormwater management facility.

Green Area

53% (113,000 SF)

Parking spaces

296 Garage and Surface spaces, 6 Motorcycle Spaces

Binding Elements – Schematic development plan

PREVIOUS APPROVAL—G-627	PROPOSED AMENDMENT—DPA-08-2
<p>A. The number of buildings proposed at this time shall not exceed 3.</p> <p>B. The amount of square footage of buildings shall not exceed 52,100 square feet.</p> <p>C. Development of the property may not exceed the development standards of the CT zone, as they existed in April 25, 1989.</p>	<p>A. The number of buildings proposed at this time shall not exceed 4.</p> <p>B. The amount of square footage of buildings shall not exceed 91,914 square feet.</p> <p>C. Development of the property may not exceed the development standards of the CT zone, as they existed in April 25, 1989.</p>

Future Reviews

Preliminary Plan; Site Plan

II. STATEMENT OF THE CASE

The O-M zoning for the subject property was approved on April 25, 1989, by Council Resolution No. 11-1397, subject to the specifications and requirements of the schematic development plan and the Declaration of Covenants.

The 1989 approved schematic development plan included two buildings that already existed on the site at the time the schematic development plan was approved: a 2½ story building that was constructed in 1904, and a three-story office building. After the approval of the schematic development plan, the three-story plus basement “Computer Center” building and a surface parking area with 154 spaces, were constructed on the site. All three buildings are located on Parcel A with some of the surface parking located on portions of Parcels 426 and Lot 1. The applicant seeks to increase the allowable gross floor area to a maximum of 91,914 square feet to allow construction of a forth building on the subject property. The proposal also includes expansion and modification of the parking facility, drive aisles, and walkways and relocation and expansion of the stormwater management facility.

III. DESCRIPTION OF PROPERTY

The subject property is located at the southwest corner of the intersection of Meeting House Road and Olney-Sandy Spring Road in Sandy Spring, Maryland. The property is comprised of 4.84 acres of land and consists of three separate parcels: Parcel “A”, Lot 1, and Parcel 426. Parcel “A” is developed with the three previously mentioned office buildings with of a total gross floor area of 51,077 square feet, and associated surface parking areas and a storm water management facility. Lot 1 and P 426 are generally unimproved and contain a small forested

area. The property is irregularly shaped and it wraps around Parcels 371 and 388 consisting of an approximately .50 ac property owned by the Sandy Spring Bank (not part of the application).

The property has 410 ft of frontage along MD 108 (north) and 370 feet of frontage along Meeting House Road. The property is accessed from MD 108 via a shared (with Sandy Spring Bank) access driveway. It is also accessed via another driveway from Meeting House Road (east).

The Property is zoned O-M and is located within the Sandy Spring/Ashton Master Plan area and the Sandy Spring Rural Village Overlay Zone. A small portion of the property (southeast portion) is located within the Sandy Spring Historic District.

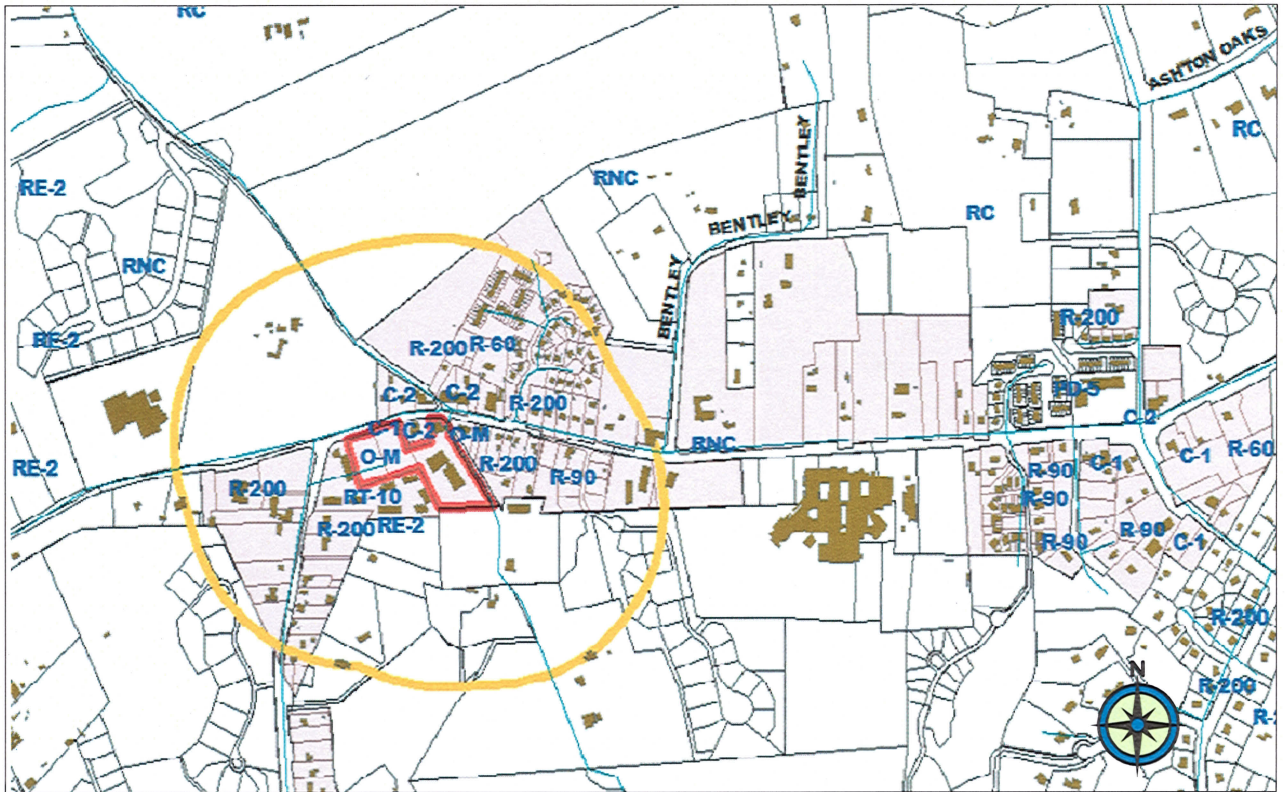
IV. PLANNING AND ZONING HISTORY

1958 Comprehensive Zoning Amendment	R-R, R-30 and C-2
1970 rezoning F-541	R-30 to C-1 (2.25 ac)
1972 rezoning F-850	R-R to C-T (2.26 ac)
1981 Comprehensive Zoning (G-293)	C-T, C-1 and C-2
1989 Rezoning LMA G-627	C-T, C-1 and C-2 to O-M (4.84 ac)
1998 Sandy Spring/Ashton Master Plan confirmed the O-M Zone	

V. SURROUNDING AREA

In a floating zone application, the surrounding area must be identified so that compatibility is evaluated properly. The “surrounding area” is defined less rigidly in connection with a floating zone application than in a Euclidean zone application. As established in the 1989 rezoning of the subject property to the O-M zone (G-627), the surrounding area for this application can be described as an area within a 1,000 feet radius of the boundaries of the subject property. The land use within the surrounding area is characterized by limited commercial uses (retail and service) and moderate to low-density residential uses surrounding the commercial enclave to the north east and south. The subject property and the adjacent properties to the north, west, east and south are also within the Sandy Spring/Ashton Rural Village Overlay zone. A small portion of the subject property is located within the Sandy Spring Historic District.

The subject property is in the center of a small commercial enclave of retail and service uses that are concentrated mainly in the area between Norwood Road and Meeting House Road along MD 108. The property wraps around the approximately 0.50-acre Sandy Spring Bank property located along MD 108. The Bank’s property is zoned C-2.



Nearby uses include:

- North:** Sandy Spring Bank and across MD-108, retail and service uses in the C-2 Zone.
- East:** Across Meeting House Road, a three story brick vacant building that formerly housed the Sandy Spring Volunteer Fire Station in the O-M zone and two single-family dwellings in the R-200 zone.
- South:** The Sandy Spring Friends Meeting House (built 1817), and several large undeveloped parcels of land in the RE-2 zone.
- West and South west:** The Sandy Spring Village condominium and townhouse development in the RT-10 zone.

VI. PROPOSED DEVELOPMENT

The applicant proposes construction of a three-story, 40,800 square-foot office/school building and 296 associated parking spaces that would be accommodated in a two-level garage structure and a surface parking lot. The amended schematic development plan shows the proposed building and parking garage on the undeveloped portions (Lot 1 and Parcel 426) of the property.

The first floor of the proposed three-story building would be a private school operated by the Goddard School for up to 198 children. Up to 1,784 square feet of the first floor may also include a small commercial use, such as a coffee shop, deli or office. The second and third floors will be

dedicated for commercial office space not associated with the School. The applicant's Land Planning Report indicates that the proposed two-level parking structure would be constructed in the same general area as the existing surface parking lot.

The applicant's Land Planning Report provides the following additional comments regarding the proposed development:

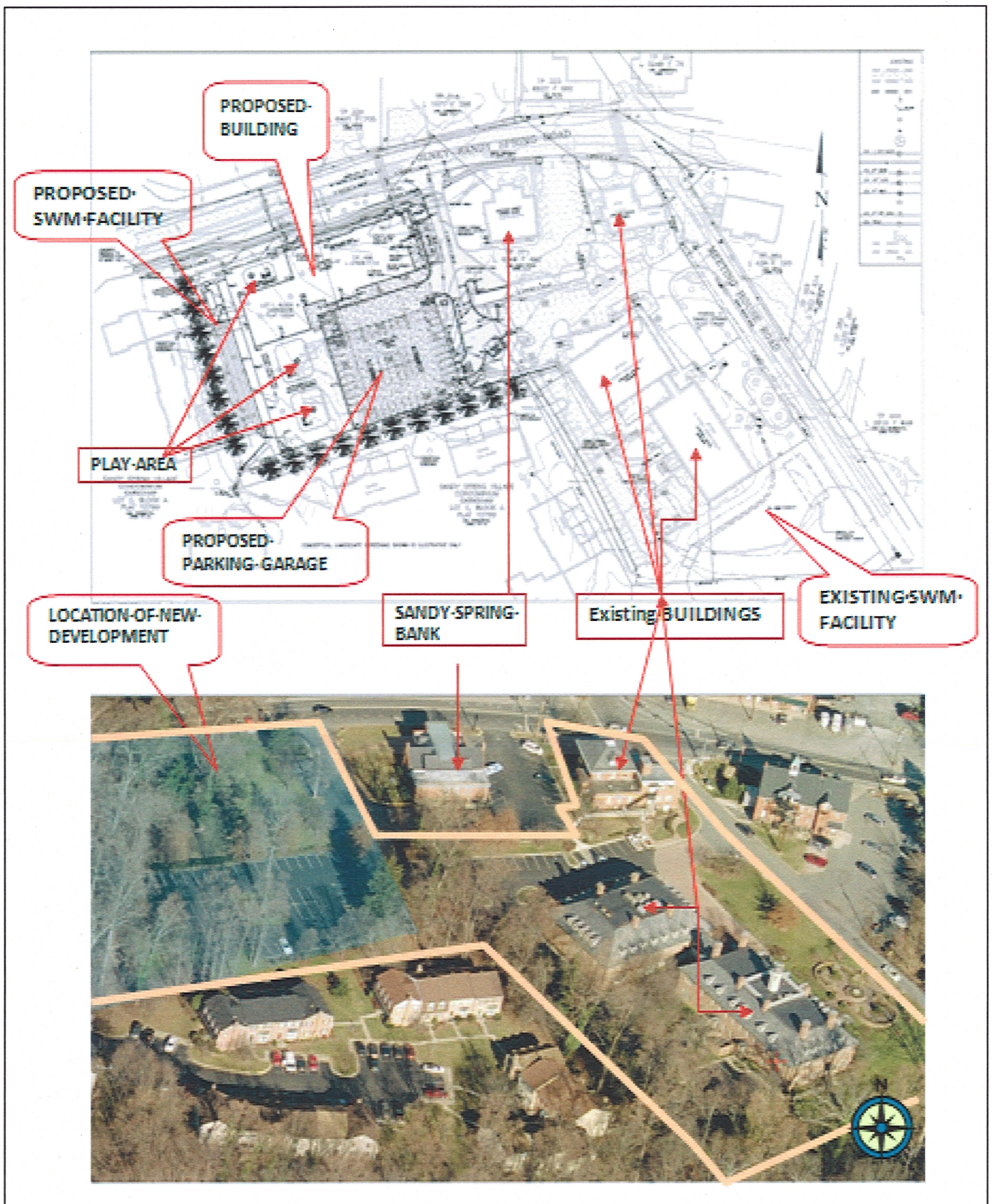
“...The lobby serving the two office floors is proposed for the east end of the building closest to the center of Sandy Spring Village, with access to the front sidewalk along MD 108 and to the rear parking area. Access to the Goddard School will be from the rear parking area, with a controlled entrance for security purposes. Outdoor play areas are proposed west of the surface parking area on top of the parking deck. The play areas are adjacent to an open area that includes underground stormwater management facilities and a portion of the retained forest. The Goddard School will accommodate up to 196¹ children ranging from age six weeks to six years old. Sufficient parking is provided for parents to park and bring their child into the school. In the evenings, parents will similarly park and come into the school to pick up their child. There will be no queue of vehicles dropping off or picking up children. There will be approximately 30 to 35 staff members on-site to operate the school. Hours of operation will be from 7 a.m. to 6 p.m.

The applicant is proposing to amend the schematic development plan, approved in G-627, to include the 1989 approved development, the currently proposed development, and all other existing and proposed improvements. The schematic development plan also contains notes, tables, and textual binding elements. In addition to the amended Schematic development plan, the applicant has also submitted the 1989 schematic development plan, Preliminary Forest Conservation Plan (FCP), Parking Level Plan, Building Sections, Storm Water Management Concept Plan, Property Identification Plat and Natural Resources Inventory, and Forest Stand Delineation Plan.

Several adjustments to the plan have been made by the applicant since its original submission to address design, site layout, and stormwater management issues. The final revised plan (Dated 10-9-08) proposes a 40,837 square-foot building designed with two sections, a SWM facility relocated along the western edge of the property, and a two-level parking structure. The larger of the two sections of the building (the eastern portion) is setback 17 feet from MD 108 and has approximately 155 feet of length along the road frontage. The smaller two-story section (western wing) is set back 50 feet from the MD 108 r-o-w, creating a small space for one of the three proposed play areas and a designated sitting area.

¹ References in the applicant Land Planning Report show the number of students to be 196 while the Schematic development plan shows 198. For the sake of consistency, staff uses the 198 figure when referring to the number of students.

PROPOSED DEVELOPMENT



The proposed schematic development plan includes the following textual binding elements:

1. Maximum of 4 buildings
2. Maximum building = 91,914 S.F.
3. Development to conform to the CT Zone requirements

The proposed development will also be subject to preliminary plan and site plan approval.

VII. MASTER PLAN

Community-Based Planning staff supports approval of the amended Schematic development plan and finds that the proposed use is consistent with the goals and objectives of the Master Plan. Community-Based Planning staff provided the following comments:

The Master Plan does not make specific recommendations for this property. It emphasizes rural villages as an important element of rural character in Sandy Spring. This property is located within the Sandy Spring Village Center. One of the objectives of the Plan is to “ensure that the villages of Sandy Spring and Ashton maintain separate and distinct identities.” To that end, the plan made several recommendations for the Sandy Spring Village Center including, flexible provisions for parking requirements, appropriate building heights, and design review to ensure that new development maintain the small scale envisioned for a village center. It also encouraged the use of traditional village design, “active fronts” on new buildings, placement of off-street parking out of view, and use of the Sandy Spring Historic District as source for design.

VIII. STANDARDS OF APPROVAL

a. Compliance with use and density recommendations of the Master Plan and conformity with other County plans and policies:

The amended schematic plan is consistent with the use and density and general goals of the 1998 Sandy Spring/Ashton Master Plan. The Plan emphasizes “rural villages” as one of the important elements of rural character in Sandy Spring/Ashton. The subject site is located within the area identified in the Master Plan as the “Sandy Spring Village Center”. The Plan’s objective for the Sandy Spring Village Center is to “create a Sandy Spring village center concept that will help to ensure that the village center serves its role as a focal point of community life.

The Master Plan makes several recommendations for the Sandy Spring Village Center including, flexible provisions for parking requirements, appropriate building heights, and design review to ensure that new development maintains the small scale envisioned for a village center. The plan also encourages the use of traditional village design, “active fronts” on new buildings, placement of off-street parking out of view, and use of the Sandy Spring Historic District as source for design.

The architectural features of the proposed building as well as the design and layout of the site, as depicted on the development plan, indicate that measurable efforts were made to adhere to the objectives as well as the recommendations for the village center. Design elements including architectural features, materials, landscaping and circulation patterns will be further refined at site plan.

(b) Compliance with purposes and standards of the zone; provision of maximum safety, convenience and amenity of residents; and compatibility.

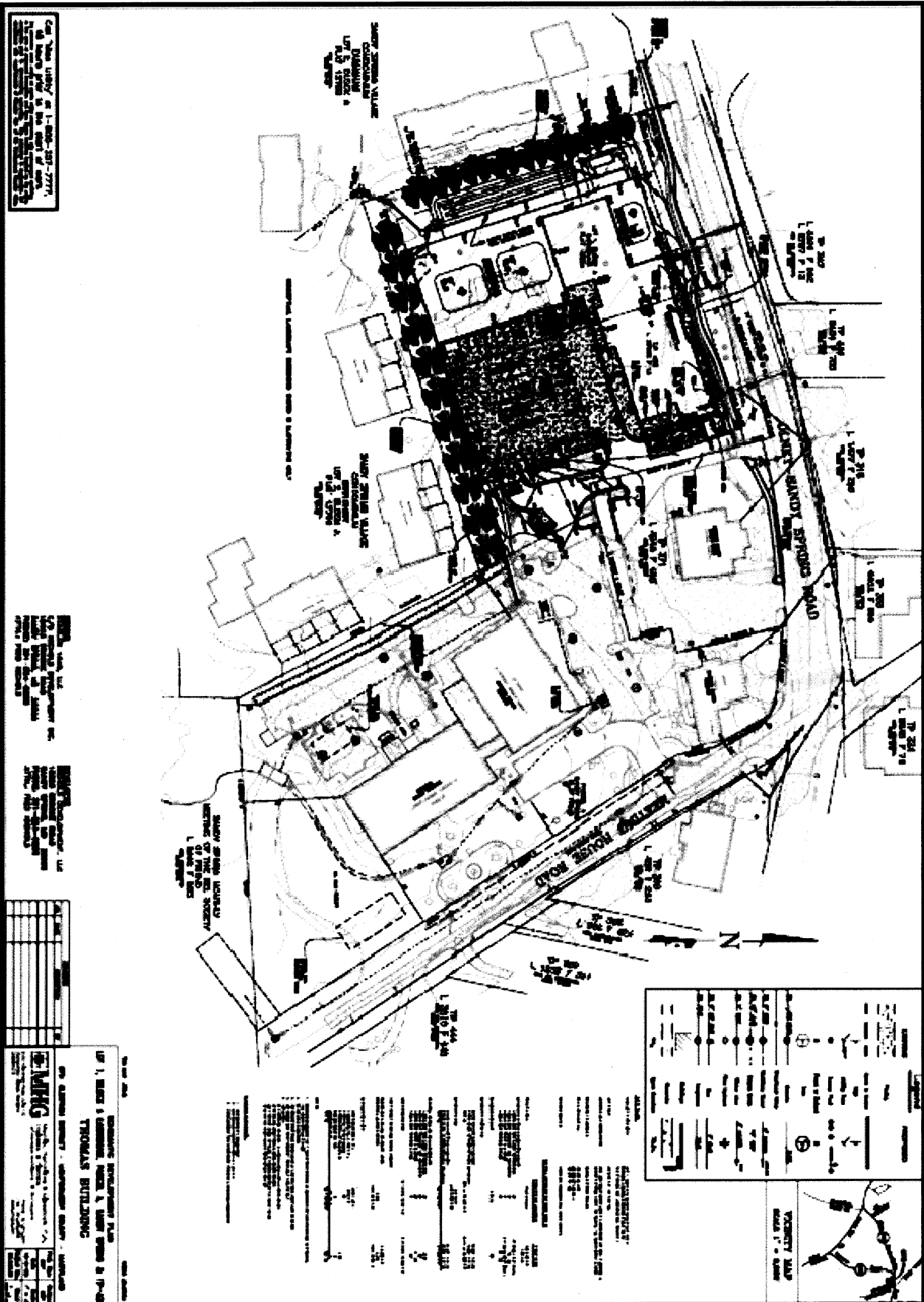
Purposes of the Zone: The proposed development would comply with the purposes of both the (underlying) O-M zone which calls for the provision of sites for moderate-intensity office building and the Sandy Spring /Ashton Rural Village Overlay which seeks to preserve and enhance the character of the Shady Spring and Ashton village centers. By limiting the development to the standards of the C-T zone, which are more restrictive than the Development Standards of the O-M zone and overlay zone, the schematic development plan proposes an overall design that would be compatible with existing improvements on the property and nearby development, and in keeping with the character of the surrounding area. Moreover, the proposed project would be consistent with the design characteristics of the existing developments within the Sandy Spring Historic District and the Rural Village Overlay zone in terms of massing, architecture, and height of the proposed building.

The proposed building and garage structure are adequately screened and buffered from the adjacent RT-10 zoned townhouses to the west and south. Screening and buffering of the proposed building from the townhouses include a 64 foot setback (from the western property line), an underground SWM area, landscaping, and retention of existing mature trees supplemented with additional new planting (south and west). The parking structure, which would be constructed on the currently existing surface parking area, would be sitting approximately six feet above the finished ground grade (due to a drop in elevation) along the south property line. The parking garage would be set back 25 feet from the adjoining townhouses to the south and would be screened by landscaping.

The schematic development plan does not propose a substantial change in the existing pedestrian and vehicular circulation pattern. Ingress and Egress to the property is from MD-108 via the existing shared driveway (with the adjacent Sandy Spring Bank) and another existing driveway accessed from Meeting House Road. Transportation Planning staff found the traffic circulation pattern is generally acceptable.

Standards of the Zone: As noted, although the existing zoning of the property is O-M, the applicant proposes to limit the proposed improvements on the site to the development standards of the C-T zone. By doing so, the proposed development plan amendment adheres to the binding element that was established in G-627.

SCHEMATIC DEVELOPMENT PLAN



Site Data, Development Standards and Binding Elements of the Schematic Development Plan

SITE DATA

SUBJECT PROPERTY: LOT 1, BLOCK A, EARNSHAW, PLAT 12224
 PARCEL A SANDY SPRING, PLAT 17548
 TAX PARCEL 426, LIBER 27938, FOLIO 13

LOT AREA: 210,993 S.F. OR 4.84 AC.

ZONING CLASSIFICATION: O-M (DEVELOPMENT MUST CONFORM TO THE C-T ZONE) (1)
 SANDY SPRING, ASHTON RURAL VILLAGE OVERLY ZONE

PROPERTY ADDRESS: SANDY SPRING ROAD

TAX ACCOUNT No.: 1899728 LOT 1
 2880303 PARCEL A
 1526737 P-426

PROPOSED USE: OFFICE, COMMERCIAL AND SCHOOL

DEVELOPMENT STANDARDS

	<u>REQUIRED/ALLOWED</u>	<u>PROPOSED</u>
TRACT AREA	No Minimum	210,993 S.F. 4.84 AC.
BUILDING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10'	17' (Bdg. 15.5' (Gar.)
ADJACENT TO MEETING HOUSE RD.	10'	1.5' (2)
ADJACENT TO RT-10 ZONE	15'	64' (Bdg.) 56.0' (Gar.)
ADJACENT TO RE-2 ZONE	15'	91' (2)
BUILDING HEIGHT	30' (1)	30'
BUILDING COVERAGE		
EXISTING OFFICE BUILDINGS		19,204 S.F. (3)
PROPOSED OFFICE/SCHOOL BUILDING		14,804 S.F. (4)
TOTAL	38% or 73,847 S.F.	18.1% or 34,008 S.F.
BUILDING AREA	0.5 FAR or 105,496 S.F.	
EXISTING OFFICE BUILDINGS		51,077 S.F. (3)
PROPOSED OFFICE/SCHOOL BUILDING		40,837 S.F. (4)
TOTAL	105,496 S.F.	91,914 S.F.
PARKING SETBACK REQUIREMENTS		
ADJACENT TO SANDY SPRING RD.	10'	100'
ADJACENT TO MEETING HOUSE RD.	10'	39'
ADJACENT TO RT-10 ZONE	20'	11' (2)
ADJACENT TO RE-2 ZONE	17'	20'
SITE GREEN AREA	10% OR 21,099 S.F.	53% OR 113,000 S.F.
OFF STREET PARKING AND LOADING		
SURFACE PARKING FACILITY AREA		26,700 S.F.
INTERNAL LANDSCAPING	5.0% OR 1,340 S.F.	6.6% OR 1,760 S.F.
PARKING SPACES		
OFFICE (77,958 S.F.)	3/1K = 234	
COMMERCIAL (1,718 S.F.)	5/1K = 9	
SCHOOL (198 students)	55	
STANDARD AUTOMOBILE		288
RESERVED FOR HVC	8	8
MOTORCYCLE	2% OR 6	6
TOTAL	299 SPACES	302 (5)

NOTES:

1. BINDING ELEMENT OF THE APPROVED G-627 ZONING APPLICATION AND SSP RURAL VILLAGE OVERLAY ZONE
2. EXISTING CONDITION
3. INFORMATION FROM PREVIOUSLY APPROVED SITE PLAN #8-88060
4. INFORMATION PROVIDED BY PROJECT ARCHITECT
5. INCLUDES:
 81 SURFACE SPACES, 8 ARE HANDICAPP ACCESSABLE
 OF WHICH 2 ARE VAN ACCESSABLE SPACES
 221 STRUCTURED SPACES, 8 ARE HANDICAPP ACCESSABLE
 OF WHICH 2 ARE VAN ACCESSABLE SPACES

BINDING ELEMENTS

1. MAXIMUM OF 4 BUILDINGS
2. MAXIMUM BUILDING AREA = 91,914 S.F.
3. DEVELOPMENT TO CONFORM TO THE CT ZONE REQUIREMENTS

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With the exception of a setback from Meeting House Road (east) that was associated with one of the buildings constructed in 1904, before the adoption of the current and the previous zonings of the property, the proposed development meets or exceeds all applicable current development standards of the C-T zone. Conformance to applicable development standards is summarized in Table 1 Below.

Table 1—Conformance with Applicable Development Standards

Current Development Standards	Required			Proposed
	C-T Zone	O-M Zone	SSRVO	
	59-C-4.30	59-C-4.31	59-C-18.18	
Minimum Lot Area				210,993 SF
Maximum Building Height	35 FT	60 FT	35 FT	30 FT
Minimum Lot Frontage	100			410 FT
Maximum Floor Area	0.5	1.5	0.75	.44
Minimum Building Setback:				
❖ Front Setback (MD 108)	10 FT	15 FT		17 FT (Bldg), 15.5 FT (Garage)
❖ Front Setback (Meeting House RD.)	10 FT	15 FT		1.5 FT (existing - 1904)
❖ Side Setback (RT-10 residential property)	20 FT	1 FT/ 3FT of height		64 FT bldg., 55 FT (garage)
❖ Rear Setback	15 FT	-		91 FT (existing- 1989)
Parking Setback				
❖ Front Setback (MD 108)	10 FT			10 FT
❖ Front Setback (Meeting House RD.)	10 FT			39. FT
❖ Side Setback (RT-10 residential property)	20 FT			11 FT (existing)
❖ Rear Setback (RE-2)	17 FT			20 FT
Maximum Building Coverage	35%, 73,847 SF	60%		16.1 %, 34,008 SF (19,204 SF existing, 14,204 proposed)
Minimum Green area	10% or 21,099 SF	10%		53% or 113,000 SF

Conformance with Applicable Parking Standards

REQUIRED	PROPOSED	
3sp/ 1,000 SF floor area (Office)= 77,958x3/1000=	234 sp	232 sp
5 sp/1000 SF (Commercial) = 1,718 SF x 5/1000=	9 sp	9 sp
1sp/Staff member (Private Educational institution) + Sufficient spaces for loading and unloading of students (35 staff and 198 students) = 35 +33*= Total parking spaces	 68 sp*	 55
Motorcycle parking 2%of total not to exceed 10	311*sp 7 sp*	296 sp 6 sp
Bicycle parking 1sp/20 automobile sp, max 20	18*sp	0

* Based on staff's determination of sufficient parking spaces for the proposed school drop off and pick up need (1 space per 6 children= 6/198= 33)

The proposed amended schematic development plan shows a total of 302 parking spaces. This total includes 6 motorcycle spaces, and 296 automobile spaces (including 8 handicap spaces). The number of motorcycle and bicycle spaces should be calculated in accordance with Section 59-E-2.3 and should not be counted to satisfy the requirement for automobile parking spaces. Moreover, the applicant should provide the required bicycle spaces per Section 59-E-2.3.

The applicant has determined that 55 parking spaces (35 for staff and 20 for loading and unloading of children) will be sufficient to satisfy the parking needs of the proposed school. The school requires parents to park their automobiles and walk the children to and from the school location. The 20 parking spaces allocated for the drop off and pick up of 198 students, even with a staggered schedule of two to three hours time window, will not be adequate. Staff recommends that the number of parking spaces be increased to the number of spaces that would have been required for a child day care center (1sp/6children), given the similarity in the nature of the two uses in this particular instance. As such, the parking spaces allocated to the school use must increase from the proposed 55 to 68 spaces. The applicant has verbally indicated that the number of staff at the facility at any given time may not exceed 30. If that is established, the number of parking spaces for the school can be adjusted accordingly (63 spaces).

Staff recommends that at the time of site plan review, the adequacy of parking spaces and provision of bicycle spaces for the project be addressed.

Amenities and Safety: The proposed development would provide for amenities and the maximum safety and convenience of the users of the development as well as the residents of the neighborhood. The proposed development would be compatible with existing and future developments in the immediate area. The various design elements of the building, proposed landscaping, hardscaping and streetscapes will be refined at the site plan review

stage to further ensure consistency and compliance with the applicable requirements of Division 59-C-4 and Division 57-C-18.

(c) That the proposed internal vehicular and pedestrian circulation systems and points of external access are safe, adequate, and efficient.

The amended schematic development plan provides for a combination of surface parking and garage spaces that will serve all four buildings. The proposed parking garage would be constructed over a portion of the existing parking area. Both the upper and lower levels of the parking garage are accessed from either one of the adjacent streets. Parents driving their children to school will access the school entrance at the rear of the building directly from the parking areas. All pedestrian and vehicular accesses are located and designed to provide for the safe movement of pedestrians and vehicular traffic.

The County has recently completed construction of a sidewalk between Norwood Road (west) and Meeting House Road (east) along MD 108. The sidewalk is part of the sidewalk system connecting the Sandy Spring Village Center to the Ashton Village Center. The sidewalk extends for the entire length of the subject property along MD 108. The proposed schematic development plan incorporates this sidewalk into the design of the building. The Land Planning Report indicates that the lobby of the proposed building will have a wide connection to the sidewalk. Additional measures, to be considered at site plan review, are recommended by the Transportation Planning staff (see attached Transportation Staff Memorandum) to ensure adequacy and efficiency of pedestrian and vehicular circulation and access near and at the subject property.

The proposed internal vehicular and pedestrian circulation systems and points of external access will be safe, adequate, and efficient

(d) Prevention of Soil Erosion and Preservation of Natural Features of the Site.

A large portion of the property is improved with three buildings and paved parking areas. The site contains a stream, 0.06-acres of stream valley buffer, and 0.75 acres of existing forest. The property is subject to the Montgomery County Forest Conservation Law. The last revised Forest Conservation Plan indicates that much of the existing forest would be cleared to accommodate the relocation of the stormwater management facility. (See Environmental Planning's comments below-item VIII).

The applicant offers the following assessment of environmental conditions as they exist now and with the implementation of the proposed development.

The proposed plan provides for all runoff from the newly created impervious area to be captured, retained, and discharged to a stormwater management facility located west of the building. This facility will be totally underground, located west of the new building, and will discharge into the existing system. In addition, the building will include a green roof, and the play area on top of the parking deck will include a grass-like, water-absorbing material.

The applicant has submitted a copy of a revised concept stormwater management (SWM) facility plan (dated 10-9-08) that shows an underground SWM facility located on the western edge of the property. The concept plan has also been submitted to the Department of Permitting Services (DPS) for review and approval. An approved SWM concept plan is required no later than the time of Preliminary Plan approval.

The amended Schematic development plan would prevent soil erosion and would preserve the natural features of the site.

(e) That any documents showing the ownership and method of assuring perpetual maintenance of any areas intended to be used for recreational or other common or quasi-public purposes are adequate and sufficient.

The property is owned by Stabler LLC. A notarized disclosure statement signed by the five entities having a 5 percent or greater interest within Stabler LLC has been submitted into the record of this application. A draft covenant was also submitted with the application. The applicant has indicated that there are no quasi-public spaces proposed.

FUTURE REVIEWS

In addition to the zoning review of the schematic development plan amendment, the proposed development will also be subject to approval of a preliminary plan of subdivision and site plan by the Planning Board.

The subject property is uniquely located within the Sandy Spring Historic District and the Sandy Spring/Ashton Rural Village Overlay Zone. To ensure that the proposed development will include acceptable design elements and architectural treatments, the applicant met several times with site plan review staff. Consequently, to the extent that it is applicable at this stage of the review (zoning), suggestions from the Site Plan Review staff are incorporated into the proposed Schematic development plan with the understanding that the design, architecture and landscaping details of the project will be further developed and refined at the time of site plan.

Site Planning Review staff has provided the following comments:

...Because many Development Plans come to the Planning Board with Binding Elements that encumber a property when a number of design details have not been fully investigated, it is Staff's position that these elements be enumerated here but not set as binding elements of the current Application. In particular, the Sandy Spring/Ashton Rural Village Overlay Zone requires specific findings with regard to the design recommendations of the Master Plan that must be made by the Planning Board. If specific aspects of the current application are finalized or precluded at this point, the site plan may be denied.

First, the building's façade will need further articulation, detailing, character, and in some respects simplification to provide, on the one hand, compatibility with the historic setting and, on the other, the pedestrian-oriented active front

The Transportation Planning staff has identified four issues to be considered at preliminary plan review (see section VIII- below). Technical Staff is also recommending that at the time of site plan review, the applicant's parking facility plan must address the issues regarding adequacy of parking spaces and provision of bicycle spaces.

IX. ADEQUATE PUBLIC FACILITIES.

(i) WATER AND SEWER SERVICE

The property is served by public water and sewer. The Washington Suburban Sanitary Commission (WSSC) staff has indicated that the changes proposed by this application will not significantly impact the water or sewer systems.

(ii) TRANSPORTATION

Upon reviewing the proposed schematic development plan and the applicant's transportation study and analysis, the Transportation Planning staff has indicated that at the time of Preliminary Plan Review, adequate solutions are available to satisfy or mitigate any transportation related potential impact concerning the proposed project. The transportation staff has offered the following comments and recommendations:

Site Location, Vehicular/Pedestrian Access, Transit, and Land Uses

The subject property is located within the southwest quadrant of MD 108 and Meeting House Road in Sandy Spring, within the Sandy Spring Village Center. The proposed new building will be located to the northwest corner of the property, along MD 108.

Access to the property will be from both MD 108 and Meeting House Road via full-movement driveways. These driveways interconnect within the property. Within the study area, both MD 108 and Meeting House Road are two-lane roadways. Montgomery County Department of Transportation (DOT) is currently constructing sidewalks along the south side of MD 108 to the east of Norwood Road (approximately 4,000 feet) and along the east side of Norwood Road to the south of MD 108 (approximately 350 feet). Once completed, this project will provide a continuous sidewalk along the south side of MD 108 between Norwood Road and MD 650, and will connect the Sandy Spring and Ashton Village Centers. Metrobus Route Z2 services the area and runs along MD 108.

The MD 108/Meeting House Road/Brooke Road intersection is currently developed with retail/commercial/office uses. Immediately to the south of the proposed new building is an existing residential (townhouse) development. Institutional uses in the area include Sherwood High School and Sandy Spring Museum along MD 108 to the east, Sandy Spring Volunteer Fire Station along Brooke Road to the north, Sherwood Elementary School along MD 108 to the west, and Friends Meeting House along Meeting House Road to the south.

Master Plan Roadway and Pedestrian/Bikeway Facilities

The 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan* includes the following master-planned roadways, pedestrian and bikeway facilities:

1. Olney-Sandy Spring Road (MD 108), as an east-west arterial (A-92) between Howard County line to the east and Dr. Bird Road to the west, with a recommended minimum right-of-way width of 80-feet. MD 108 serves as the “Main Street” for the Sandy Spring and Ashton village centers and between the village centers is recommended to have a maximum of three lanes and a closed section. The master plan also recommends regional trails along MD 108, with connections to the Rural Legacy Trail and Northwest Branch Trail. A Class I bike-path or off-road shared-use path (PB-66; SP-37 in the *Countywide Bikeways Functional Master Plan*) is recommended for MD 108 between MD 650 to the east and Dr. Bird Road to the west.
2. Brooke Road, as a primary residential street (P-2) that connects MD 650 to the northeast with MD 108 to the south, with a recommended minimum right-of-way width of 70 feet and two travel lanes. The master plan recommends a local trail and a Class III (on-road) bikeway (PB-68) along Brooke Road between MD 108 to the south and Chandlee Mill Road to the north. The Approved *2005 Rachael Carson Greenway Trail Corridor Plan* recommends a greenway along the east side of Brooke Road in this area.
3. Meeting House Road, as a rustic road (R-1) extending approximately 0.4 mile to the south MD 108 across from Brooke Road, with a recommended minimum right-of-way width of 70 feet and two travel lanes.

Adequate Public Facilities Ordinance Review

The APFO review for the subject DPA required this application to pass the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) tests. The application required an LATR test because uses proposed on the property generated 30 or more “total” peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The PAMR test was required since the proposed uses generate more than three “new” peak-hour trips.

For the purposes of APFO review, the consultant for the Applicant submitted a traffic study (dated September 2008) and a supplemental transportation analysis to the traffic study (dated October 17, 2008) that examined traffic-related impacts of the proposed development on nearby intersections. Our review of the traffic study and the supplemental analysis indicated that the studies complied with the requirements of the *2007 Local Area Transportation Review/Policy Area Mobility Review Guidelines* and adequately addressed traffic impacts resulting from the subject DPA.

- Local Area Transportation Review

The traffic study/supplemental transportation analysis estimated that 40,837 square-feet of additional density proposed on the site – 28,599 square-feet of office (with approximately 1,700 square-feet of retail floor space), and a 196-student Goddard School (a 12,238 square-foot private school) – will generate approximately 213 “total” peak-hour trips during the weekday morning and 197 “total” peak-hour trips during the weekday evening peak-periods. After discounting for “pass-by” and “diverted” trips, additional development proposed on the property was estimated to generate approximately 96 and 98 net “new” trips during the morning and evening peak-hours. A summary of the above is presented in Table 1.

**TABLE 1
SUMMARY OF SITE TRIP GENERATION
DPA 08-2; PROPOSED THOMAS BUILDING DEVELOPMENT, SANDY SPRING**

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
28,599 SF GFA Office	36	5	41	10	51	61
12,238 SF GFA Goddard School (196 students)	92	80	172	63	73	136
“New” or “Primary” Trips – (32% AM/27% PM)	29	26	55	17	20	37
“Pass-by”/“Diverted” Trips – (68% AM/73% PM)	63	54	117	46	53	99
Total “New” or “Primary” Trips	65	31	96	27	71	98
Total “Pass-by”/“Diverted” Trips	63	54	117	46	53	99
Total Site Trips (40,837 SF GFA)	128	85	213	73	124	197

Source: Integrated Transportation Solutions, Inc., Thomas Building – LATR and PAMR Study, September 2008; Supplemental Transportation Analysis, October 17, 2008.

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the

study intersections for the weekday morning and evening peak-hours within the respective peak-periods from the traffic study is presented in Table 2.

TABLE 2
SUMMARY OF INTERSECTION CAPACITY CALCULATIONS
DPA 08-2; PROPOSED THOMAS BUILDING DEVELOPMENT, SANDY SPRING

Intersection	Traffic Conditions							
	Existing		Background		Total		Total w/ Improvements	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 108/MD 650 ¹	1,101	1,244	1,167	1,361	1,195	1,382	1,140	1,226
MD 108/Meeting House Rd/Brooke Rd ²	1,222	1,105	1,286	1,189	1,380	1,298	--	--
MD 108/Site Drwy ²	1,128	1,052	1,152	1,114	1,119	1,110	--	--
MD 108/Norwood Rd ²	1,243	1,129	1,287	1,214	1,341	1,284	--	--
Meeting House Road/Site Drwy ¹	18	27	28	41	160	187	--	--

Source: Integrated Transportation Solutions, Inc., Thomas Building – LATR and PAMR Study, September 2008; Supplemental Transportation Analysis, October 17, 2008.

Note: Congestion standard for those intersections that straddle two or more policy areas is the higher of the respective congestion standards.

¹ Congestion Standard for Rural (Patuxent) Policy Area: 1,350.

² Congestion Standard for Olney Policy Area: 1,450.

As shown in Table 2, the weekday morning and evening peak-hour capacity analysis presented in the traffic study/supplemental transportation analysis indicated that under Total (or Build) Traffic Conditions (with the proposed roadway/intersection improvement at MD 650/MD 108), CLV values at the study intersections would be below the applicable congestion standards. The Applicant is proposing to mitigate impacts from additional uses proposed on the property by participating in the improvement project planned for the MD 650/MD 108 intersection. With the above finding, the DPA satisfies the LATR requirements of the APF test.

- Policy Area Mobility Review

The subject DPA required mitigation of 5% of its “new” peak-hour trips in FY2008. With a net of 96 and 98 “new” peak-hour trips during the morning and evening peak-periods, respectively (as summarized in Table 1), the PAMR trip mitigation requirement for additional density proposed on the property is 5 trips for both the morning peak hour and evening peak hour. The Applicant is proposing to meet the PAMR requirements, if any, at the time of subdivision through options such as construction of off-site sidewalks and/or handicapped ramps. Staff also notes that in FY 2009, the Rural East (Patuxent) Policy Area is operating under “acceptable” conditions and developments within the

policy area are not required to provide any PAMR mitigation. With the above findings, the DPA satisfies the PAMR requirements of the APF test.

Transportation Planning staff recommends the following transportation-related conditions to be part of Planning Board's recommendations on the subject DPA. These conditions may or may not satisfy APF requirements at the time of subdivision, but do satisfy requirements of APF test for the subject DPA since recommendations listed below could be considered "reasonably probable of fruition" in the foreseeable future.

1. At the time of subdivision, the Applicant must limit additional gross floor area on the property to 40,837 square-feet, which will be within a fourth building. Uses within the new building must be limited to 28,599 square-feet of office (which will include 1,700 square-feet of ancillary retail floor space), and a 196-student Goddard School (private school).
2. At the time of subdivision, the Applicant must prepare and submit for review a vehicular/pedestrian circulation plan for existing/proposed uses on the property.
3. At the time of subdivision, the Applicant must dedicate and show on the application the following rights-of-way (consistent with the 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan*):
 - a. Olney-Sandy Spring Road (MD 108) – minimum of 40 feet from the roadway right-of-way centerline.
 - b. Meeting House Road – minimum of 30 feet from the roadway right-of-way centerline.
4. At the time of subdivision, the Applicant must address APF issues related to uses proposed on the site, including participation in the New Hampshire Avenue (MD 650)/Ashton Road/Olney-Sandy Spring Road (MD 108) intersection improvement project in Ashton, as identified in the traffic study. The Applicant may construct or participate on a pro-rata share basis in providing, with approval from Maryland State Highway Administration (SHA), capacity improvements at the intersection. If the intersection improvement identified in this condition either is now, or becomes obligations of other development projects, applicants of these development projects may participate on a pro-rata basis in the joint funding of the improvement. Basis of participation on a pro-rata basis will be ratio of the sum of total peak-hour trips generated by the subject development (relevant to the subject improvement) over the sum of total peak-hour trips generated by all developments required by the Planning Board to construct the improvement. The improvement must be consistent with currently unfunded improvements and/or future SHA design for the above intersection and its approaches under design Contract No. MO3175187.

X. ENVIRONMENT

Upon reviewing the subject application and the Preliminary Forest Conservation Plan, Environmental Planning staff has found that the Plans comply with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guide lines. The Environmental Planning staff has offered the following comments and recommendation:

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420081680 was submitted to the Planning Department for review and approval. The NRI/FSD was approved on July 24, 2008. The NRI/FSD identifies the environmental constraints on the subject property. The 4.84-acre property has one stream, approximately 0.60-acres of Stream Valley Buffer (SVB), and 0.75 acres existing forest on-site.

Forest Conservation

The site is not subject to a previously approved forest conservation plan; therefore the applicant submitted a preliminary forest conservation plan as part of the Development Plan Amendment. The subject site includes 0.75 acres of existing forest and the applicant is proposing to remove all the forest generating a forest planting requirement of 1.27 acres. The applicant proposes to meet the planting requirements through an off-site forest mitigation bank.

The onsite stream valley buffer is located on the east side of the property and is already developed under the original Schematic development plan. The existing development in this area includes part of a stormwater management facility, surface parking, and a portion of a three story building; therefore placing this area into easement is not feasible.

Environmental Planning staff recommends approval of the Development Plan Amendment and the preliminary forest conservation plan with conditions. The plan complies with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guidelines.

XI. HISTORIC PRESERVATION

Upon reviewing the proposed schematic development plan, the Historic Preservation Staff has offered the following comments and recommendations:

...The proposed development plan is located adjacent to Master Plan Historic District #28/11 Sandy Spring Historic District. The revised plan has responded to the comments of the Historic Preservation Section by relocating the storm water management facility outside the historic district boundary and preserving tree #30 within the historic district. As a result of these revisions the proposed development plan does require the review and approval of the Montgomery County Historic Preservation Commission.

The proposed building and site should be designed to fit sensitively within the existing setting of the area and specifically with the adjacent historic district along the south side of Olney-Sandy Spring Road (Route 108). A context-sensitive building and site design will take its cues from the basic visual characteristics of the buildings within the historic district as well as the commercial structures adjacent to the district. Design elements drawing from the rural village character of Sandy Spring are preferred. Materials such as brick, stone and other traditional building materials are preferred. The massing of the building should be designed to reduce the buildings apparent size in order to make it more compatible with the scale of smaller commercial buildings in the area.

The Historic Preservation Section encourages continued consultation with the Development Review Department Site Plan staff, Historic Preservation staff and community to further develop the details of the proposed building and site.

XII. COMMUNITY CONCERNS

In April of 2008, prior to the filling of the application for DPA, the applicant's development team met with representatives of three citizens groups listed below and discussed issues regarding the proposed development.

1. The Silver Spring-Ashton Rural Preservation Consortium (SSARPC), April 21, 2008.
2. Sandy Spring Civic Association (SSCA), April 22, 2008
3. Sandy Spring Village Condominium Association (SSVCA), April 29, 2008

The applicant has also submitted minutes of the three meeting with signing-sheets containing the names and addresses of participants in the meetings with SSARP, and SSCA. As of the date of this writing, staff has not received any communication from the community or the above listed citizen groups, either in support or in opposition to the project.

XIII. CONCLUSION

The proposed development is generally consistent with all applicable standards of the C-T Zone and applicable requirements of the Zoning Ordinance. Moreover, the request is in accord with the land use recommendations of 1998 Sandy Spring/Ashton Master Plan and bears sufficient relationship to the public interest to justify approval. The concern raised regarding the parking element of the schematic proposed plan is such that can be addressed at Site Plan review process, where the plan will be presented with more developed and refined design, architecture, and landscaping details.

Based on the preceding analysis, staff recommends approval of DPA 08-2.

ATTACHMENTS



Map compiled on October 28, 2008 at 2:35 PM | Site located on base sheet no - 2241W01 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

NOTICE

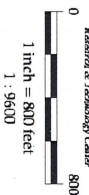
The planimetric, property and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from MNCPPC.

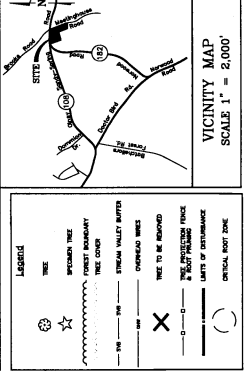
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:24,000 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area produced at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1999

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Key Map





- LEGEND
- TOPOGRAHY
 - ROADS
 - UTILITY LINES
 - PROPERTY LINES
 - CONSERVATION ZONES
 - UNRESTRICTED FOREST COVER
 - RESTRICTED FOREST COVER
 - FOREST COVER
 - WETLANDS
 - WATERWAYS
 - ADJACENT PROPERTY
 - ADJACENT TRACTS
 - ADJACENT ROADS

NET TRACT AREA

Category	Area (Acres)
1. Total Area	127.00
2. Wetlands	10.00
3. Waterways	10.00
4. Unrestricted Forest Cover	87.00
5. Restricted Forest Cover	10.00
6. Forest Cover	97.00
7. Non-Forest Area	30.00
8. Total Non-Forest Area	30.00
9. Net Forest Area	97.00

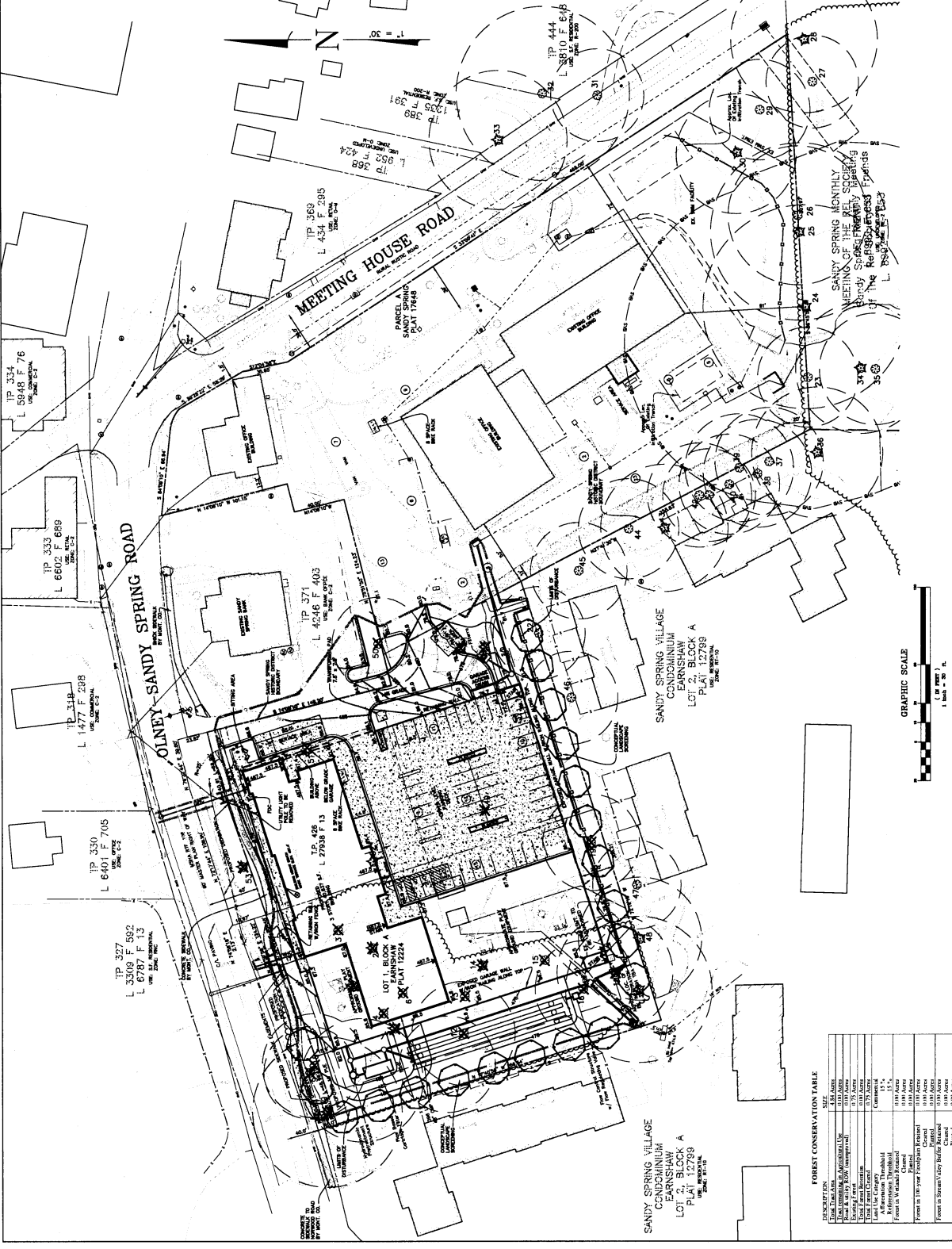
FOREST COVER CHARACTERISTICS

Code	Description	Area (Acres)	Percentage
01	White Pine	10.00	10.3%
02	Hard Pine	77.00	79.7%
03	Soft Pine	10.00	10.3%

NOTES

1. This map was prepared from aerial photography and ground truthing conducted on 12/14/2005.
2. The total area of the project site is 127.00 acres.
3. The total area of the restricted forest cover is 10.00 acres.
4. The total area of the unrestricted forest cover is 87.00 acres.
5. The total area of the non-forest area is 30.00 acres.
6. The total area of the forest cover is 97.00 acres.
7. The total area of the wetlands is 10.00 acres.
8. The total area of the waterways is 10.00 acres.
9. The total area of the adjacent property is 10.00 acres.
10. The total area of the adjacent tracts is 10.00 acres.
11. The total area of the adjacent roads is 10.00 acres.

2. 4.93 acre total tract area includes 0.09 acre of off-site disturbance.



TAX MAP 7242

PRELIMINARY FOREST CONSERVATION PLAN

LOT 1, BLOCK A EARNESHAW, PARCEL A, SANDY SPRING & IP-426
THOMAS BUILDING

8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Meads, Henfield & Glascock, P.A.
Landscape Architects
3000 Wagon Wheel Lane, 1st Floor
Baltimore, MD 21286
Phone: 410.720.8800
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NO.	DATE	REVISIONS DESCRIPTION
01		REVISED

PREPARED BY: FRANK C. JOHNSON
3500 Wagon Wheel Lane, 1st Floor
Baltimore, MD 21286
Phone: 410.720.8800
Fax: 410.720.8801
www.mhga.com

STATE: _____ DATE: _____

FRANK C. JOHNSON
REGISTERED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES

ARBORIST EVALUATION TO BE PROVIDED
at time of Final Forest Conservation Plan

FOREST CONSERVATION TABLE

DESCRIPTION	SIZE (Acres)
1. Total Area	127.00
2. Wetlands	10.00
3. Waterways	10.00
4. Unrestricted Forest Cover	87.00
5. Restricted Forest Cover	10.00
6. Forest Cover	97.00
7. Non-Forest Area	30.00
8. Total Non-Forest Area	30.00
9. Net Forest Area	97.00
10. Forest in 10-Year Establishment Period	10.00
11. Forest in 10-Year Establishment Period - 10% Buffer	10.00
12. Forest in 10-Year Establishment Period - 20% Buffer	10.00
13. Forest in 10-Year Establishment Period - 30% Buffer	10.00
14. Forest in 10-Year Establishment Period - 40% Buffer	10.00
15. Forest in 10-Year Establishment Period - 50% Buffer	10.00
16. Forest in 10-Year Establishment Period - 60% Buffer	10.00
17. Forest in 10-Year Establishment Period - 70% Buffer	10.00
18. Forest in 10-Year Establishment Period - 80% Buffer	10.00
19. Forest in 10-Year Establishment Period - 90% Buffer	10.00
20. Forest in 10-Year Establishment Period - 100% Buffer	10.00
21. Forest in 10-Year Establishment Period - 110% Buffer	10.00
22. Forest in 10-Year Establishment Period - 120% Buffer	10.00
23. Forest in 10-Year Establishment Period - 130% Buffer	10.00
24. Forest in 10-Year Establishment Period - 140% Buffer	10.00
25. Forest in 10-Year Establishment Period - 150% Buffer	10.00
26. Forest in 10-Year Establishment Period - 160% Buffer	10.00
27. Forest in 10-Year Establishment Period - 170% Buffer	10.00
28. Forest in 10-Year Establishment Period - 180% Buffer	10.00
29. Forest in 10-Year Establishment Period - 190% Buffer	10.00
30. Forest in 10-Year Establishment Period - 200% Buffer	10.00
31. Forest in 10-Year Establishment Period - 210% Buffer	10.00
32. Forest in 10-Year Establishment Period - 220% Buffer	10.00
33. Forest in 10-Year Establishment Period - 230% Buffer	10.00
34. Forest in 10-Year Establishment Period - 240% Buffer	10.00
35. Forest in 10-Year Establishment Period - 250% Buffer	10.00
36. Forest in 10-Year Establishment Period - 260% Buffer	10.00
37. Forest in 10-Year Establishment Period - 270% Buffer	10.00
38. Forest in 10-Year Establishment Period - 280% Buffer	10.00
39. Forest in 10-Year Establishment Period - 290% Buffer	10.00
40. Forest in 10-Year Establishment Period - 300% Buffer	10.00

1/13/2006 10:27:17 AM - PROJECT: 271286 - PLAN: 10000000 - 1/13/2006 10:27:17 AM - PROJECT: 271286 - PLAN: 10000000 - 1/13/2006 10:27:17 AM - PROJECT: 271286 - PLAN: 10000000

WASHINGTON SUBURBAN SANITARY COMMISSION

**DEVELOPMENT PROPOSAL REVIEW
FOR A
REZONING APPLICATION**

APPLICATION NO.: DPA-08-2

DATE: SEPTEMBER 12, 2008

APPLICANT: STABLER 1848, LLC

LOCATION: SOUTHWEST CORNER OF MD RTE 108 (OLNEY - SANDY SPRING RD) AND
MEETING HOUSE RD

COUNTY: MONTGOMERY COUNTY

200' SHEET NO.: 224NW01

PRESENT ZONING: C-1, C-2, C-T

PROPOSED ZONING: INCREASE PROPOSED DEVELOPMENT FROM A TOTAL OF 52,100 SQ
FT TO 89,900 SQ FT

SIZE OF PARCEL: 4.84 Acres

DWELLING UNITS: N/A

OTHER: BANK AND OFFICE BUILDINGS

WATER INFORMATION

1. Water pressure zone: 660A
2. 8 and 12-inch water lines abut the property.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.
5. The impact from rezoning this property would be negligible; estimated fire flow requirements would remain the same.

SEWER INFORMATION

1. Basin: Northwest Branch
2. Two 8-inch sewer lines abut the property.
3. Flow from the present development: 7,000 GPD
Flow from the proposed development: 12,000 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. Rezoning this property would not significantly impact the sewerage system.

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Ann Russell, 301-206-8823.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: September 30, 2008
TO: Elsabett Tesfaye, Development Review Division
VIA: Khalid Afzal, Team Leader Community Based Planning Division, *KA*
FROM: Kathleen A. Reilly, AICP, Planner Coordinator *KAR*
Community-Based Planning Division
SUBJECT: DPA -08-2, Thomas Building

The subject site is located at 1100 Olney-Sandy Spring Road and contains 4.84 acres. The property is covered by the Adopted and Approved Sandy Spring/Ashton Master Plan (1998). The property is zoned O-M zone with the Sandy Spring/Ashton Rural Village Overlay Zone. Presently, it is developed with two office buildings comprising approximately 51,000 square feet. The submitted Development Plan Amendment (DPA) proposes to construct a new building (a private educational facility) and parking garage in the northwest corner of the site along Olney-Sandy Spring Road.

The master plan does not make specific recommendations for this property. It emphasizes rural villages as an important element of rural character in Sandy Spring. This property is located within the Sandy Spring Village Center. One of the objectives of the Plan is to "ensure that the villages of Sandy Spring and Ashton maintain separate and distinct identities." To that end, the plan made several recommendations for the Sandy Spring Village Center including, flexible provisions for parking requirements, appropriate building heights, and design review to ensure that new development maintain the small scale envisioned for a village center. It also encouraged the use of traditional village design, "active fronts" on new buildings, placement of off-street parking out of view, and use of the Sandy Spring Historic District as a source for design.

The proposed use is permitted in the O-M zone and is consistent with the goals and objectives of the master plan. At the time of site plan review, the DPA should be evaluated more fully for design conformance to the master plan.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

INTEROFFICE MEMORANDUM

TO: Elsabet Tefaye
FROM: Joshua Sloan
Michele Oaks
Development Review Division
VIA: Robert Kronenberg, Supervisor
Development Review Division
SUBJECT: Thomas Building Schematic Development Plan Amendment
DATE: 9/25/2008

RECOMMENDATION FROM SITE PLAN REVIEW STAFF

For numerous reasons, site plan review Staff have been asked to comment on the subject schematic development plan prior to the application for site plan approval. First, some citizens have raised concerns about the massing and use of the proposed development. Second, the site is adjacent to a County designated historic district and within the historic Quaker community of Sandy Spring. . Third, the proposed development will be required to obtain site plan approval at a later date. The current application would amend a prior approval and add 40,837 square feet of office and school uses to the existing 51,077 square feet of office use on site.

Because many Development Plans come to the Planning Board with Binding Elements that encumber a property when a number of design details have not been fully investigated, it is Staff's position that these elements be enumerated here but not set as binding elements of the current Application. In particular, the Sandy Spring/Ashton Rural Village Overlay Zone requires specific findings with regard to the design recommendations of the Master Plan that must be made by the Planning Board. If specific aspects of the current application are finalized or precluded at this point, the site plan may be denied.

First, the building's façade will need further articulation, detailing, character, and in some respects simplification to provide, on the one hand, compatibility with the historic setting and, on the other, the pedestrian-oriented active front required by the Master Plan. This cannot be done until the details of the site, landscape, and lighting are near completion. When the Applicant is further along in their design process, the resulting floor plan will allow the nature of these elements to be specified; this should occur during site plan review.



MEMORANDUM

TO: Elsabett Tesfaye, Zoning, Development Review

VIA: Mark Pfefferle, Supervisor, Environmental Planning

FROM: Josh Penn, Senior Planner, Environmental Planning

DATE: October 9, 2008

SUBJECT: DPA-08-2 Thomas Building

The Environmental Planning staff has reviewed the Development Plan Amendment referenced above. Staff recommends approval of the plan with the following conditions:

- 1) The applicant must comply with the conditions of approval for the preliminary forest conservation plan.

DISCUSSION

The Thomas Building is located on a 4.84-acre property southwest of the intersection of MD Route 108 and Meeting House Road. The site is in the Use IV-P Northwest Branch watershed. The property currently has surface parking, an open grass area, and 0.75 acres of forest. The property is zoned O-M.

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420081680 was submitted to the Planning Department for review and approval. The NRI/FSD was approved on July 24, 2008. The NRI/FSD identifies the environmental constraints on the subject property. The 4.84-acre property has one stream, approximately 0.60-acres of Stream Valley Buffer (SVB), and 0.75 acres existing forest on-site.

Forest Conservation

The site is not subject to a previously approved forest conservation plan; therefore the applicant submitted a preliminary forest conservation plan as part of the Development Plan Amendment. The subject site includes 0.75 acres of existing forest and the applicant is proposing to remove all the forest generating a forest planting requirement of 1.27 acres. The applicant proposes to meet the planting requirements through an off-site forest mitigation bank.

The onsite stream valley buffer is located on the east side of the property and is already developed under the original Schematic Development Plan. The existing development in this area includes part of a stormwater management facility, surface parking, and a portion of a three story building; therefore placing this area into easement is not feasible.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the Development Plan Amendment and the preliminary forest conservation plan with conditions. The plan complies with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guidelines.




MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 16, 2008

MEMORANDUM

TO: Elsabett Tesfaye
Development Review Division – Zoning Section

FROM: Joshua Silver, Senior Planner 
Historic Preservation Section

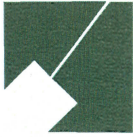
SUBJECT: Review of Thomas Building Schematic Development Plan Amendment

The Historic Preservation Section has reviewed the revised Thomas Building Schematic Development Plan Amendment dated October 9, 2008 for potential impacts to historic properties listed on the Locational Atlas and Index of Historic Sites and Master Plan for Historic Preservation.

The proposed development plan is located adjacent to Master Plan Historic District #28/11 Sandy Spring Historic District. The revised plan has responded to the comments of the Historic Preservation Section by relocating the storm water management facility outside the historic district boundary and preserving tree #30 within the historic district. As a result of these revisions the proposed development plan does require the review and approval of the Montgomery County Historic Preservation Commission.

The proposed building and site should be designed to fit sensitively within the existing setting of the area and specifically with the adjacent historic district along the south side of Olney-Sandy Spring Road (Route 108). A context-sensitive building and site design will take its cues from the basic visual characteristics of the buildings within the historic district as well as the commercial structures adjacent to the district. Design elements drawing from the rural village character of Sandy Spring are preferred. Materials such as brick, stone and other traditional building materials are preferred. The massing of the building should be designed to reduce the buildings apparent size in order to make it more compatible with the scale of smaller commercial buildings in the area.

The Historic Preservation Section encourages continued consultation with the Development Review Department Site Plan staff, Historic Preservation staff and community to further develop the details of the proposed building and site.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: October 16, 2008

TO: Elsabett Tesfaye, Planner Coordinator
Development Review Division

VIA: Catherine Conlon, Subdivision Supervisor
Development Review Division *CC*

FROM: Erin Grayson, Senior Planner *EG*
Development Review Division

RE: DPA 08-2, Subdivision Section Comments

A preliminary plan of subdivision will be required following approval of DPA 08-2. The applicant should consider creating three separate lots with necessary cross easements to allow for any future changes in ownership. Clearly label all public utility easements and access for stormwater management facilities or parcels.

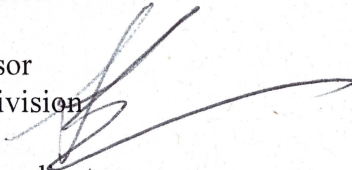



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 20, 2008

MEMORANDUM

TO: Elsabett Tesfaye
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning Division 

FROM: Cherian Eapen, Planner/Coordinator
Transportation Planning Division 
301-495-4525

SUBJECT: Development Plan Amendment 08-2
Amendment to Zoning Application G-627 to increase allowable gross floor area on the property by 40,837 square-feet to 91,914 square-feet
Proposed Thomas Building
Lot 1, Block A, Earnshaw; Parcel A, Sandy Spring; Tax Parcel 426
Southwest Quadrant of Olney-Sandy Spring Road and Meeting House Road
Rural East (Patuxent) Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Development Plan Amendment (DPA) application by Stabler 1848 LLC ("Applicant") for Lot 1, Block A, Earnshaw; Parcel A, Sandy Spring; and Tax Parcel 426, totaling approximately 5 acres in Sandy Spring within the southwest quadrant of Olney-Sandy Spring Road (MD 108) and Meeting House Road in Sandy Spring. The O-M zoned property currently has access to both MD 108 and Meeting House Road. Three office buildings are currently on the property, with a total built density of 51,077 square-feet. This existing density is consistent with the Schematic Development Plan approved for the property under zoning application G-627 (with a binding element that limits density on the property to 52,100 square-feet).

The subject DPA proposes to amend G-627 to increase allowable gross floor area on the property by 40,837 square-feet (within a new fourth building) for a total gross floor area of 91,914 square-feet. The Applicant is proposing office/ancillary retail uses as well as a Goddard School (a private school) within the proposed new building.

RECOMMENDATIONS

Transportation Planning staff recommends the following transportation-related conditions to be part of Planning Board's recommendations on the subject DPA. These conditions may or may not satisfy APF requirements at the time of subdivision, but does satisfy requirements of APF test for the subject DPA since recommendations listed below could be considered "reasonably probable of fruition" in the foreseeable future.

1. At the time of subdivision, the Applicant must limit additional gross floor area on the property to 40,837 square-feet, which will be within a fourth building. Uses within the new building must be limited to 28,599 square-feet of office (which will include 1,700 square-feet of ancillary retail floor space), and a 196-student Goddard School (private school).
2. At the time of subdivision, the Applicant must prepare and submit for review a vehicular/pedestrian circulation plan for existing/proposed uses on the property.
3. At the time of subdivision, the Applicant must dedicate and show on the application the following rights-of-way (consistent with the 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan*):
 - a. Olney-Sandy Spring Road (MD 108) – minimum of 40 feet from the roadway right-of-way centerline.
 - b. Meeting House Road – minimum of 30 feet from the roadway right-of-way centerline.
4. At the time of subdivision, the Applicant must address APF issues related to uses proposed on the site, including participation in the New Hampshire Avenue (MD 650)/Ashton Road/Olney-Sandy Spring Road (MD 108) intersection improvement project in Ashton, as identified in the traffic study. The Applicant may construct or participate on a pro-rata share basis in providing, with approval from Maryland State Highway Administration (SHA), capacity improvements at the intersection. If the intersection improvement identified in this condition either are now, or become obligations of other development projects, applicants of these development projects may participate on a pro-rata basis in the joint funding of the improvement. Basis of participation on a pro-rata basis will be ratio of the sum of total peak-hour trips generated by the subject development (relevant to the subject improvement) over the sum of total peak-hour trips generated by all developments required by the Planning Board to construct the improvement. The improvement must be consistent with currently unfunded improvements and/or future SHA design for the above intersection and its approaches under design Contract No. MO3175187.

DISCUSSION

Site Location, Vehicular/Pedestrian Access, Transit, and Land Uses

The subject property is located within the southwest quadrant of MD 108 and Meeting House Road in Sandy Spring, within the Sandy Spring Village Center. The proposed new building will be located to the northwest corner of the property, along MD 108.

Access to the property will be from both MD 108 and Meeting House Road via full-movement driveways. These driveways interconnect within the property. Within the study area, both MD 108 and Meeting House Road are two-lane roadways. Montgomery County Department of Transportation (DOT) is currently constructing sidewalks along the south side of MD 108 to the east of Norwood Road (approximately 4,000 feet) and along the east side of Norwood Road to the south of MD 108 (approximately 350 feet). Once completed, this project will provide a continuous sidewalk along the south side of MD 108 between Norwood Road and MD 650, and will connect both Sandy Spring and Ashton Village Centers. Metrobus Route Z2 services the area and runs along MD 108.

The MD 108/Meeting House Road/Brooke Road intersection is currently developed with retail/commercial/office uses. Immediately to the south of the proposed new building is an existing residential (townhouse) development. Institutional uses in the area include Sherwood High School and Sandy Spring Museum along MD 108 to the east, Sandy Spring Volunteer Fire Station along Brooke Road to the north, Sherwood Elementary School along MD 108 to the west, and Friends Meeting House along Meeting House Road to the south.

Master Plan Roadway and Pedestrian/Bikeway Facilities

The 1998 Approved and Adopted *Sandy Spring/Ashton Master Plan* includes the following master-planned roadways, pedestrian and bikeway facilities:

1. Olney-Sandy Spring Road (MD 108), as an east-west arterial (A-92) between Howard County line to the east and Dr. Bird Road to the west, with a recommended minimum right-of-way width of 80-feet. MD 108 serves as the “Main Street” for the Sandy Spring and Ashton village centers and between the village centers is recommended to have a maximum of three lanes and a closed section. The master plan also recommends regional trails along MD 108, with connections to Rural Legacy Trail and Northwest Branch Trail. A Class I bike-path or off-road shared-use path (PB-66; SP-37 in the *Countywide Bikeways Functional Master Plan*) is recommended for MD 108 between MD 650 to the east and Dr. Bird Road to the west.
2. Brooke Road, as a primary residential street (P-2) that connects MD 650 to the northeast with MD 108 to the south, with a recommended minimum right-of-way width of 70 feet and two travel lanes. The master plan recommends a local trail and a Class III (on-road) bikeway (PB-68) along Brooke Road between MD 108 to the south and Chandlee Mill Road to the north. The Approved *2005 Rachael Carson Greenway Trail Corridor Plan* recommends a greenway along the east side of Brooke Road in this area.
3. Meeting House Road, as a rustic road (R-1) extending approximately 0.4 mile to the south MD 108 across from Brooke Road, with a recommended minimum right-of-way width of 70 feet and two travel lanes.

Adequate Public Facilities Ordinance Review

The APFO review for the subject DPA required this application to pass the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) tests. The application required an LATR test because uses proposed on the property generated 30 or more “total” peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The PAMR test was required since the proposed uses generated more than three “new” peak-hour trips.

For the purposes of APFO review, the consultant for the Applicant submitted a traffic study (dated September 2008) and a supplemental transportation analysis to the traffic study (dated October 17, 2008) that examined traffic-related impacts of the proposed development on nearby intersections. Our review of the traffic study and the supplemental analysis indicated that the studies complied with the requirements of the *2007 Local Area Transportation Review/Policy Area Mobility Review Guidelines* and adequately addressed traffic impacts resulting from the subject DPA.

- Local Area Transportation Review

The traffic study/supplemental transportation analysis estimated that 40,837 square-feet of additional density proposed on the site – 28,599 square-feet of office (with approximately 1,700 square-feet of retail floor space), and a 196-student Goddard School (a 12,238 square-feet private school) – will generate approximately 213 “total” peak-hour trips during the weekday morning and 197 “total” peak-hour trips during the weekday evening peak-periods. After discounting for “pass-by” and “diverted” trips, additional development proposed on the property was estimated to generate approximately 96 and 98 net “new” trips during the morning and evening peak-hours. A summary of the above is presented in Table 1.

TABLE 1
SUMMARY OF SITE TRIP GENERATION
DPA 08-2; PROPOSED THOMAS BUILDING DEVELOPMENT, SANDY SPRING

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
28,599 SF GFA Office	36	5	41	10	51	61
12,238 SF GFA Goddard School (196 students)	92	80	172	63	73	136
“New” or “Primary” Trips – (32% AM/27% PM)	29	26	55	17	20	37
“Pass-by”/“Diverted” Trips – (68% AM/73% PM)	63	54	117	46	53	99
Total “New” or “Primary” Trips	65	31	96	27	71	98
Total “Pass-by”/“Diverted” Trips	63	54	117	46	53	99
Total Site Trips (40,837 SF GFA)	128	85	213	73	124	197

Source: Integrated Transportation Solutions, Inc., Thomas Building – LATR and PAMR Study, September 2008; Supplemental Transportation Analysis, October 17, 2008.

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the study intersections for the weekday morning and evening peak-hours within the respective peak-periods from the traffic study is presented in Table 2.

TABLE 2
SUMMARY OF INTERSECTION CAPACITY CALCULATIONS
DPA 08-2; PROPOSED THOMAS BUILDING DEVELOPMENT, SANDY SPRING

Intersection	Traffic Conditions							
	Existing		Background		Total		Total w/ Improvements	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 108/MD 650 ¹	1,101	1,244	1,167	1,361	1,195	<u>1,382</u>	1,140	1,226
MD 108/Meeting House Rd/Brooke Rd ²	1,222	1,105	1,286	1,189	1,380	1,298	--	--
MD 108/Site Drwy ²	1,128	1,052	1,152	1,114	1,119	1,110	--	--
MD 108/Norwood Rd ²	1,243	1,129	1,287	1,214	1,341	1,284	--	--
Meeting House Road/Site Drwy ¹	18	27	28	41	160	187	--	--

Source: Integrated Transportation Solutions, Inc., Thomas Building – LATR and PAMR Study, September 2008; Supplemental Transportation Analysis, October 17, 2008.

Note: Congestion standard for those intersections that straddle two or more policy areas is the higher of the respective congestion standards.

¹ Congestion Standard for Rural (Patuxent) Policy Area: 1,350.

² Congestion Standard for Olney Policy Area: 1,450.

As shown in Table 2, the weekday morning and evening peak-hour capacity analysis presented in the traffic study/supplemental transportation analysis indicated that under Total (or Build) Traffic Conditions (with the proposed roadway/intersection improvement at MD 650/MD 108), CLV values at the study intersections would be below the applicable congestion standards. The Applicant is proposing to mitigate impacts from additional uses proposed on the property by participating in the improvement project planned for the MD 650/MD 108 intersection. With the above finding, the DPA satisfies the LATR requirements of the APF test.

- Policy Area Mobility Review

The subject DPA required mitigation of 5% of its “new” peak-hour trips in FY2008. With a net of 96 and 98 “new” peak-hour trips during the morning and evening peak-periods, respectively (as summarized in Table 1), the PAMR trip mitigation requirement for additional density proposed on the property is 5 trips for both the morning peak hour and evening peak hour. The Applicant is proposing to meet the PAMR requirements, if any, at the time of subdivision through options such as construction of off-site sidewalks and/or handicapped ramps. Staff also notes that in FY 2009, the Rural East (Patuxent) Policy Area is operating under “acceptable” conditions and developments within the policy area are not required to provide any PAMR mitigation. With the above findings, the DPA satisfies the PAMR requirements of the APF test.

SE:CE:tc

- cc: Larry Cole
Cathy Conlon
Robert Kronenberg
Khalid Afzal
Corren Giles
Greg Leck
C. Craig Hedberg
Phil Perrine

mmo on DPA 08-2.doc