

MEMORANDUM

DATE: September 12, 2003
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *J.R.D.*
Development Review Division
FROM: Michael Ma, Supervisor *Ma*
Development Review Division
(301) 495-4523



REVIEW TYPE: Site Plan Review
CASE #: 8-03039
PROJECT NAME: Hodges Lansdale Property
APPLYING FOR: Approval of 30 one-family dwelling units including one existing home

ZONE: RNC (Rural Neighborhood Cluster) and R-90 zones
LOCATION: On the south side of Olney Sandy Spring Road (MD 108), approximately 500 feet east of Meeting House Road
MASTER PLAN: Cloverly
APPLICANT: Winchester Homes
FILING DATE: June 19, 2002
HEARING DATE: September 18, 2003

STAFF RECOMMENDATION: Approval of 30 one-family dwelling units including one existing home on 50.29 acres with the following conditions:

1. Parkland Dedication
 - a. Dedication to Maryland-National Capital Park and Planning Commission (M-NCPPC) of 1.2 acres of the subject property (Parcel D) that includes the State Champion size Ash tree.
 - b. Deed for future parkland dedication must be provided to M-NCPPC prior to plat recordation.
 - c. Dedicated parkland must be conveyed to M-NCPPC free of trash and unnatural debris.
 - d. Parkland boundary markers must be provided as shown on the approved site plan to distinguish between parkland and private properties.

2. Trail Easement

A 15-foot-wide public use trail easement must be provided from the proposed cul-de-sac to the dedicated parkland Parcel D as shown on the approved site plan. The easement must be extended to the east property line near Lot 11 to provide access to the adjacent high school.

3. Meeting House Road

- a. A 50-foot-wide public access easement must be provided along the Meeting House Road alignment as shown on the approved site plan to accommodate the Rural Legacy Trail and access to the Johnson property to the southwest of the site. The easement must include the road that is to be used as part of the Rural Legacy Trail.
- b. In order to preserve the rural rustic character of the road/trail, the applicant must not disturb or make alterations to Meeting House Road except as shown on the approved site plan.

4. Conservancy Lot

A Site Plan amendment must be approved by the Planning Board or its designee for demolition or replacement of the existing house and barns on conservancy lot 30 prior to issuance of any permit.

5. Environmental Planning

- a. The proposed development must comply with the conditions of approval for the final forest conservation plan.
- b. The applicant must retain a certified arborist prior to and during construction to address tree protection issues.
- c. Outfalls must be located away from tree preservation areas.
- d. Forest Conservation Plan must satisfy all conditions of approval prior to plat recordation and Department of Permitting Services (DPS) issuance of sediment and erosion control permit.
- e. The proposed development must comply with Conditions of DPS Stormwater Management Concept approval letter dated September 19, 2002.

6. Entrance Sign

No permanent entrance/project signs are permitted within the R-90 zoned portion of the development.

7. Private Street

The applicant must grant certain easements for the proposed private street to the County in accordance with Section 59-C-7.234 of the Zoning Ordinance. Planning Board or its designee must approve such easements prior to plat recordation. The easements must be shown on the record plats of subdivision.

8. Sidewalk along MD 108

- a. A 5-foot-wide sidewalk must be provided by the applicant along the entire property frontage on MD 108 and be extended to the adjacent Sherwood High School property as shown on the approved site plan.

b. The sidewalk must be completed prior to issuance of the 24th building permit.

9. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement including Development Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:

a. Development Program to include a phasing schedule as follows:

- 1) Street tree planting must be completed no later than final street topping.
- 2) The proposed sidewalk along MD 108 and community-wide pedestrian pathways and recreation facilities must be completed prior to issuance of the 24th building permit.
- 3) Landscaping associated with each lot and facility must be completed no later than six months after completion of each lot and facility.
- 4) Clearing and grading must correspond to any construction phasing to minimize soil erosion.
- 5) Coordination of each section of the development and roads.
- 6) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, and other features.

b. Forest Conservation Plan must reflect all conditions of approval prior to plat recordation and Department of Permitting Services issuance of sediment and erosion control permit.

c. No clearing or grading prior to M-NCPPC approval of signature set of plans.

10. Signature Set

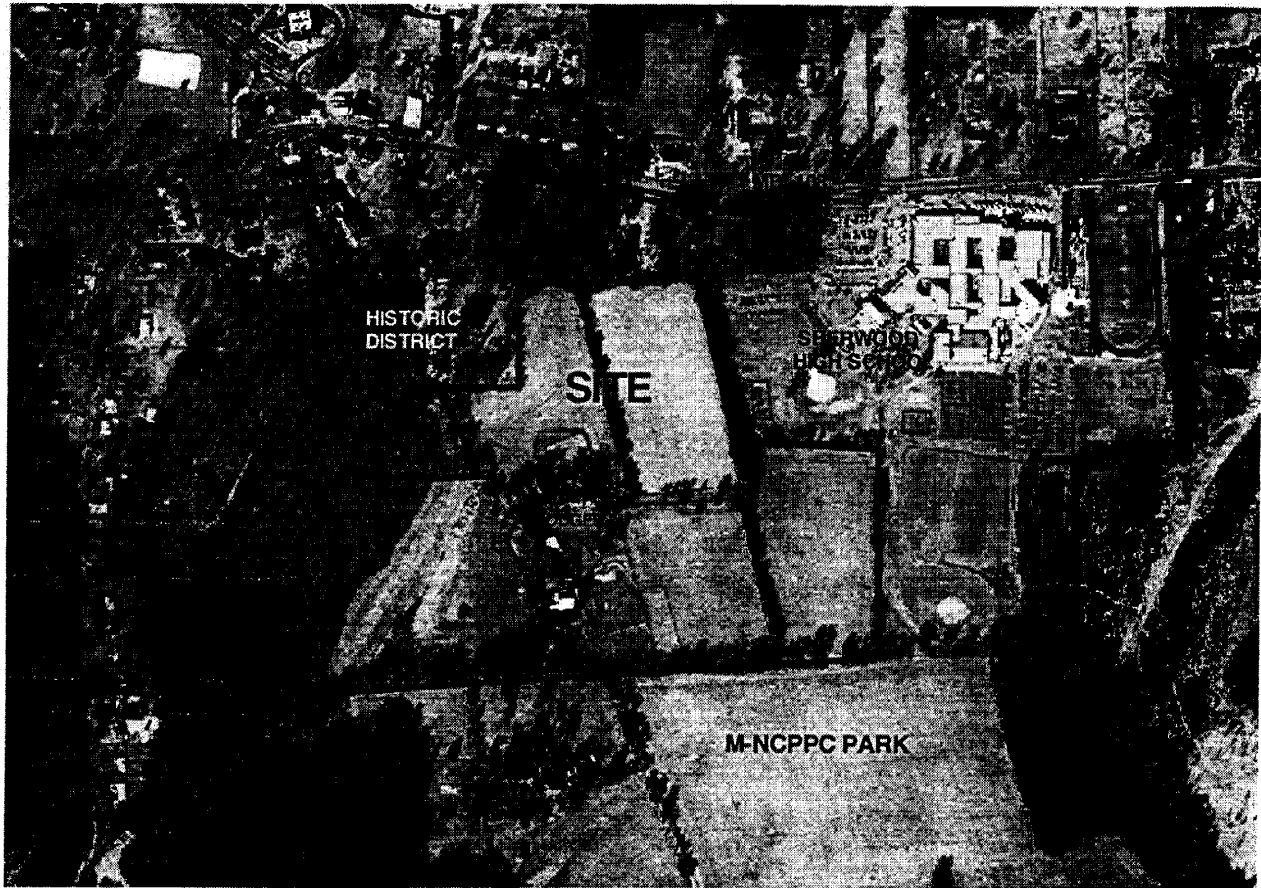
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Locations and details of benches in the proposed common open areas.
- b. Details of the proposed 36-inch-high picket fence and natural surface trail.
- c. A 36-inch-high split-rail fence along the rear property lines of Lots 5 and 6.
- d. Methods and locations of tree protection.
- e. Forest Conservation areas.
- f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- g. The development program inspection schedule and Site Plan Opinion.
- h. Conservation easement boundary.
- i. Alternative storm drain outfall location.

PROJECT DESCRIPTION: Site Description

The subject property is located on the south side of Olney-Sandy Spring Road MD (108), approximately 1,300 feet east of Norwood Road. Meeting House Road runs through the southwestern portion of the site. The property is bounded by Sherwood High School to the east, M-NCPPC parkland to the southeast, and residential properties to the southwest and west. It is adjacent to the Sandy Spring Historic District to the west including Sandy Spring Friends Meeting House and Cemetery. The Rural Legacy Trail runs along Meeting House Road. The existing Hodges home and associated facilities (also known as Auburn Homestead) will remain.

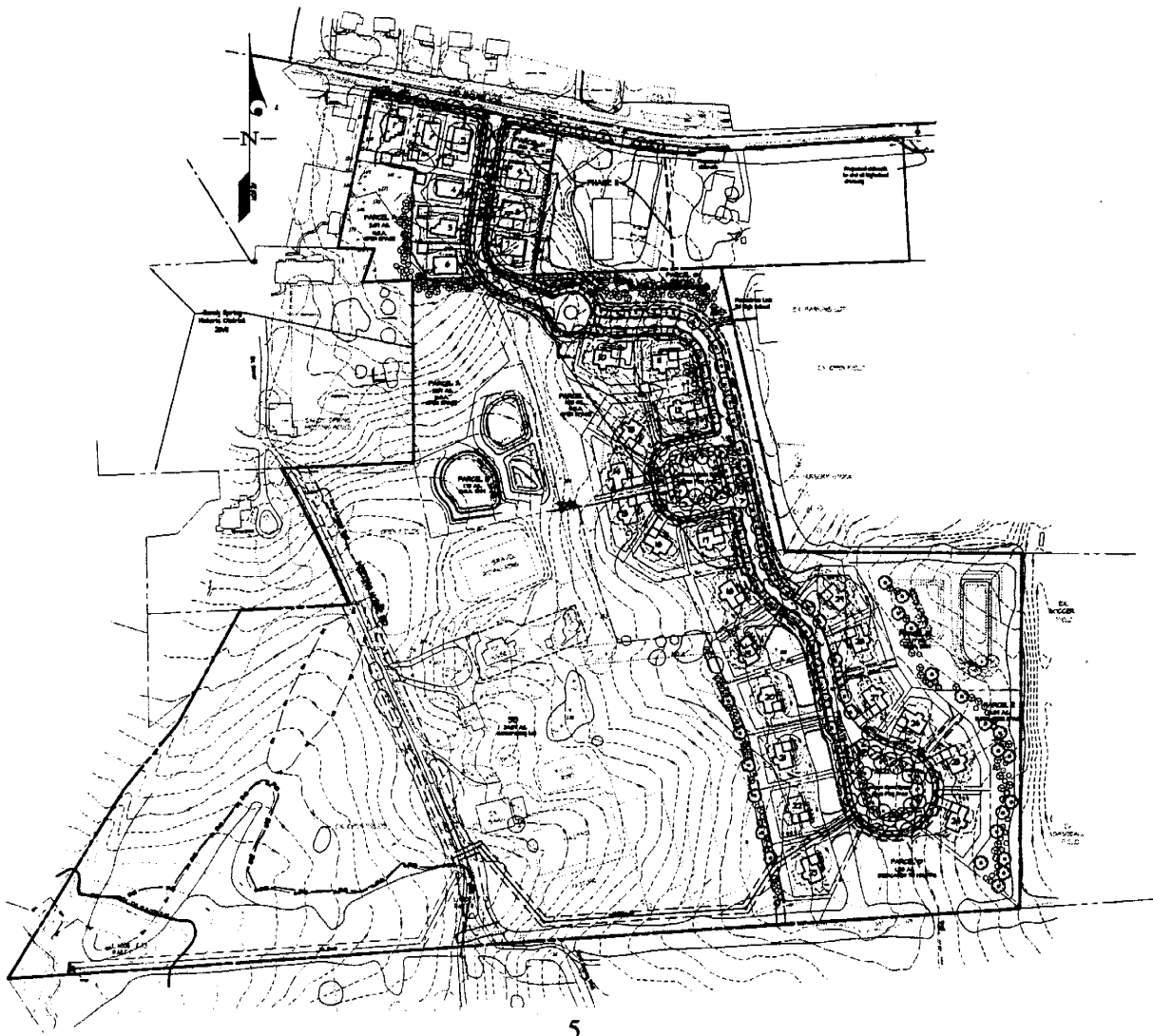
The property is zoned R-90 (3.46 acres) and RNC (46.83 acres). Forested area on the property comprises 4.5 acres. In addition, there are numerous tree lined hedgerows and individual significant specimen trees on the property. An approximate 100" diameter at breast height (DBH) White Ash is located near the southeastern corner of the site. This tree is the current listed county champion and will likely replace the state champion for this species. Wetland Area and an intermittent stream occur in the southwest portion of the property west of Meeting House Road. A wetland swale extends east of Meetinghouse Road.



PROJECT DESCRIPTION: Proposal

The proposed development consists of 30 detached homes, including the Hodges home, and extensive open space on 50.29 acres. There will be 9 new homes within the R-90 zoned portion of the site near MD 108. The remaining 20 new homes will be clustered along a private street and form 2 major community open space areas for community recreation activities. At the end of the private street, a 1.2-acre open space parcel will be dedicated to M-NCPPC as an extension of the parkland to the south and to accommodate the champion ash tree. A 24-acre conservancy lot will be created for the existing Hodges home and its associated facilities.

More than 36 acres of open space will be provided mainly in the western portion of the site to enhance the rural character of the area and to provide a buffer between new homes and the Sandy Spring Historic District and the Rural Legacy Trail. A 15-foot-wide trail easement will be provided from the end of the proposed public street to the dedicated parkland for the Northwest Branch Trail. A 50-foot-wide trail/access easement is proposed along Meeting House Road to accommodate the Rural Legacy Trail and access to the Johnson property. A pathway is proposed between Sherwood High School's parking lot and the sidewalk along the internal street of the subject subdivision.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 1-03017 for the proposed development was approved by the Planning Board on May 29, 2003. A copy of Planning Board opinion for 1-03017 is attached.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
R-90 Zone		
Development Method		Standard
Min. Area of Development (ac.):	-	3.47
Dwelling Units:		
one-family detached		9
Min. Lot Area (sq. ft.)	9,000	9,000
Min. Lot Width at FBL (ft.)	75	75
Setback from the street (ft.)	30	30
Rear Yard (ft.)	25	25
Side Yard (ft.)	8/25	8/25
Lot Coverage (%):	30	30
Building Height (ft.):	35	35
RNC Zone		
Development Method		Optional
Min. Area of Development (ac.):		
RNC zone	10	46.82
Density (dwelling/acre):	1	0.45
Dwelling Units:	46	21
One-family detached		
Min. Lot Area (sq. ft.)	4,000	13,670
Setback from the street (ft.)	15	15
Rear Yard (ft.)	-	20
Side Yard (ft.)	8 ¹	8
Lot Width (ft.)	25	25
Rural Open Space (%):	65 – 85	76.6 (35.88 ac.)
Common Open Space (ac.)		.76
Lot Coverage (%):	35	35
Building Height (ft.):	35	35
Park Land Dedication (ac.)	-	1.2

1. but no less than that required for the abutting lot, which is not developed under the optional method

RECREATION CALCULATIONS:

	Tots	Children	Teens	Adults	Seniors
Demand Points					
for 7 SFD I units	0.7	1.4	1.54	5.95	0.56
for 23 SFD II units	<u>2.99</u>	<u>5.52</u>	<u>5.75</u>	<u>24.38</u>	<u>3.01</u>
Total	3.69	6.92	7.29	30.33	3.57
Supply Points					
<u>On-Site Facilities:</u>					
Pedestrian System	0.35	1.34	1.41	13.27	1.35
Open Play Area II (2)	6.0	8.0	8.0	20.0	2.0
Sitting Areas	<u>1.0</u>	<u>1.0</u>	<u>1.5</u>	<u>5.0</u>	<u>2.0</u>
Total	7.35	0.34	10.91	38.27	5.35

ANALYSIS: Conformance to Master Plan

The 1998 Approved and Adopted Sandy Spring/Ashton Master Plan has a number of recommendations for the Hodges/Lansdale properties. The Hodges Property designated as part of the Northern Rural Neighborhood and the Lansdale Property lies within the Sandy Spring Village. The Hodges Property (also known as Auburn Homestead) is zoned Rural Neighborhood Cluster (RNC) and the Lansdale Property, zoned R-90 and within the Sandy Spring/Ashton Rural Village Overlay Zone

Northern Rural Neighborhood

The Master Plan describes the Northern Rural Neighborhood as clustered at the west side of Sherwood High School. The plan suggests that the Hodges Property should relate to the school campus and clustered leaving 75-85 percent of the land area in rural open space. The rural landscape portion of the development should include the setting for the Rural Legacy Trail and the existing path (Rural Legacy Trail) connecting The Sandy Spring and Meetinghouse Road.

Meetinghouse Road is a private road and currently provides access to the Hodges homestead and the Johnson Property (Harewood Historic Site). These two properties will continue to have access for the existing development via Meetinghouse Road. Sufficient access must be provided to the Johnson Property, which has yet to develop. The RNC zone provides for private streets to serve development so that if and when Johnson develops, a private street could serve the proposed lots.

The Master Plan recommends that development in the Northern Rural Neighborhood provide a diversity of lot sizes in keeping the lots within Sandy Spring Village. The proposed development shows 30 lots ranging in size from 9,000 SF to 24 acres. The lots on the Lansdale property conform to base requirements of the R-90 zone (minimum 9,000 SF) and include a HOA parcel as buffer to the adjacent cemetery. The RNC portion contains larger lots ranging between 10,000 and 26,000 SF; the Hodges Homestead is the conservancy lot and contains over 24 acres. The RNC portion of the development will provide 76.6 % in rural open space, well within the required 75-85 %.

Access to the Northern Rural Neighborhood

The Master Plan recommended that access to the northern rural neighborhood would be a primary road (P4) intersecting with MD 108 and provide access to the Lansdale's commercial property. At the Preliminary Plan hearing, the Board based on a memorandum from the Transportation Division determined that a primary road was not necessary nor was access to the commercial property. The site plan conforms to the findings made by the Planning Board.

Rural Legacy Trail/Northwest Branch Trail

The Master Plan recommends that the Northern Rural Neighborhood include land for the setting for the Rural Legacy Trail and the Northwest Branch Trail. Both trails are indicated on the site plan.

Master Plan Bikeway and Sidewalks

A sidewalk and bikeway are to be provided along MD 108. The Planning Board approved a mandatory referral for improvements along MD 108 that indicated a bikeway would be located on the north side of MD 108 with a sidewalk on the south side. The applicant is providing a sidewalk on the south side in conformance with that decision. The sidewalk follows the length of the subject property frontage and across Mrs. Lansdale's residence (a third Lansdale property that is not included in this plan) to the school

Conclusion

Staff concludes the proposed plan is in conformance with the *Approved and Adopted Sandy Spring/Ashton Master Plan* and recommends approval. The plan creates a small rural neighborhood clustered around the school and provides the Rural Legacy Trail and Northwest Branch Trail in locations recommended in the Master Plan. The proposed subdivision provides a range of lot sizes in accordance with the rural neighborhood concept. Residents and the public will be able to move freely between the development, MD 108, the school and adjacent parkland.

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.*

An approved development plan or a project plan is not required for the subject development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The proposed development meets all of the requirements of the R-90 and RNC zones as demonstrated in the Project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings

The proposed houses are clustered in the eastern portion of the site near the adjacent high school leaving 76 percent of the property in open space to enhance the area's rural setting. Three homes will front on MD 108 to form a street frontage, which is similar to that of the homes across the street from the subject property. The layout of the homes in the RNC zone will form two major community open spaces to accommodate residents' recreation activities and to create a sense of community.

- b. Open Spaces

The proposed plan will provide more than 36 acres of open space mainly in the western portion of the site to enhance the rural setting of the Sandy Spring area and to provide a buffer between new homes and the Sandy Spring Historic District and the Rural Legacy Trail.

Stormwater management concept for the proposed development consists of (1) on-site water quantity control via construction of two dry detention ponds, and (2) on-site water quality control via Montgomery County Sand Filters and non-structural measures. These facilities will be located to the east of the Historic District.

- c. Landscaping and Lighting

In addition to saving existing trees and providing afforestation/reforestation areas, the proposed plan shows various landscaping materials throughout the open space areas to define the community recreation areas and to provide buffers between the

new home and adjacent high school and the Historic district. Street trees will also be planted along the proposed internal street and the MD 108 frontage.

The proposed lighting plan shows streetlights with colonial style lanterns along the proposed public and private streets. The light poles are 12 feet in height and approximately 150 feet apart.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The development will provide for a variety of outdoor exercise and play opportunities through pathways and open play areas.

e. Vehicular and Pedestrian Circulation

Vehicular access to the proposed homes will be via an internal public/private street off MD 108. Access to the existing Hodges property will be via Meeting House Road.

Sidewalks will be provided along the internal street and around community open spaces. A sidewalk will also be constructed along the frontage of MD 108 and be extended to Sherwood High School's frontage. A 15-foot-wide trail easement will be provided from the end of the proposed public street to the dedicated parkland. A 50-foot-wide trail/access easement is proposed along Meeting House Road to accommodate the Rural Legacy Trail and access to the Johnson property. A pathway is proposed between Sherwood High School's parking lot and the sidewalk along the internal street of the subject subdivision.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The plan creates a small rural neighborhood clustered around the school and provides the Rural Legacy Trail and Northwest Branch Trail in locations recommended in the Master Plan. The proposed subdivision provides a range of lot sizes in accordance with the rural neighborhood concept. The proposed development will also provide extensive open space to enhance the rural character of the Sandy Spring area and to provide buffers between the new homes and the Historic District.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The 2.53-acre tree conservation requirement for the proposed development will be met on-site through tree save, reforestation/afforestation, and landscaping.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Robinson with a vote of 4-0;
Comms. Bryant, Perdue, Robinson
and Wellington voting in favor
Comm. Berlage necessarily absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-03017

NAME OF PLAN: HODGES-LANSDALE

On 09/26/02, WINCHESTER HOMES submitted an application for the approval of a preliminary plan of subdivision of property in the (RNC)/R-90/C-2 zone. The application proposed to create 31 lots on 17,626 Square Feet Commercial Retail. The application was designated Preliminary Plan 1-03017. On 05/29/03, Preliminary Plan 1-03017 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-03017 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-03017.

Approval Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of twenty-nine (29) new one-family dwellings (for a total of thirty (30) dwellings including one (1) existing) and a maximum of 17.625 sq. ft. of general retail
- (2) Widen MD 108 to three travel lanes (two through lanes and one center, two-way, left turn lane)
- (3) Provide a five-foot sidewalk on MD 108 along site frontage and along the adjacent property to the east (Parcel 455) to connect to Sherwood High School (with appropriate separation between the edge of roadway and the sidewalk to minimize impact to existing trees along MD 108). Provide public easement along northwest corner of Parcel 455 to accommodate sidewalk extension to Sherwood High School. Coordinate with MDSHA, MCDPWT, MNCPPC and MCPS as needed, to facilitate construction of sidewalk
- (4) Provide a Modified Tertiary Residential Street (Public Road "A"; MCDPWT Standard No. MC-210.03) in place of the Primary Residential Street (P-4) recommended in the Sandy Spring/Ashton Master Plan as access to the residential portion of the development within the R-90 Zone, leading into the RNC Zone, where it ends as a cul-de-sac. From the cul-de-sac, provide a Private Road "A" and Private Court "B" off Private Road "A" as access to dwellings within the RNC Zone. Provide a separate access to the general retail portion of the development (within the C-2 Zone) from MD 108.
- (5) Provide a pedestrian connection to Sherwood High School from Private Road "A" (in the vicinity of Lot 11) through coordination with the MCPS/Sherwood High School

- (7) Establish a fifteen (15) foot public use trail easement from the adjacent Sherwood High School parking lot to Private Road "A", then continuing south along eastern edge of Private Road "A", to a point at the southwest corner of school property, then continuing west across Private Road "A" and then south along western edge of Private Road "A" to existing parkland south of the property
- (8) Applicant and MNCPPC to continue negotiation for dedication to Parks of a sufficient area to protect the State Champion size Ash Tree. Area of dedication to be determined at the time of Site Plan. Any dedicated land to be conveyed free of trash and unnatural debris
- (9) Coordinate with the Parks Department to provide necessary trail connections and easements through the site
- (10) Coordinate with MDSHA on design requirements for MD 108 and for the proposed Hodges Lansdale site access
- (11) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (12) At the time of Site Plan, applicant to provide to MNCPPC technical staff a detailed tree save/grading plan for cluster of trees (Parcel "H" and Lot 9)
- (13) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Sandy Spring/Ashton Master Plan unless otherwise designated on the preliminary plan
- (14) All road right-of ways shall be constructed, by the applicant, to the full width mandated by the Sandy Spring/Ashton Master Plan, and to the design standards imposed by all applicable road codes, or as shown on the approved preliminary plan. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By _____" are excluded from this condition
- (15) Record plat to reflect a Category I easement over all areas of forest conservation
- (16) Record plat to provide for dedication of forty (40) feet of right-of-way from centerline for Olney - Sandy Spring (MD 108)
- (17) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas
- (18) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, September 19, 2002
- (19) Compliance with conditions of MCDPWT letter dated, May 16, 2003, unless amended
- (20) Access and improvements as required to be approved MDSHA prior to issuance of access permits
- (21) No clearing, grading or recording of plats prior to site plan enforcement agreement approval, unless conceptual clearing and grading plan is approved as part of the site plan approval
- (22) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks/trails and bikepaths will be determined at site plan
- (23) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- (24) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (25) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (26) Other necessary easements