

MEMORANDUM

DATE: November 12, 2004
TO: Montgomery County Planning Board
 Rose Krasnow, Chief *RK*
VIA: Michael Ma, Supervisor *Ma*
 Development Review Division
FROM: Robert A. Kronenberg, RLA *RAK*
 Planning Department Staff
 (301) 495-2187



REVIEW TYPE: Site Plan Review
APPLYING FOR: PD-2 Zone;
 346 one-family detached dwelling units, 34 one-family attached units, 16 one-family semi-detached units and an 18-hole golf course on 313.94 acres
PROJECT NAME: Fairland Golf Community
CASE #: 8-05006
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
ZONE: PD-2
LOCATION: Located approximately 100 feet north of Old Gunpowder Road, south of Sandy Spring Road (MD 198), approximately 100 feet east of Greencastle Road, and including a portion of Fairland Recreational Park and Gunpowder Golf Course in Fairland, on the Montgomery and Prince Georges County line
MASTER PLAN: Fairland
APPLICANT: Artery Ryland Fairland, LLC and the M-NCPPC
FILING DATE: August 9, 2004
HEARING DATES: November 18, 2004 and December 2, 2004

STAFF RECOMMENDATION FOR SITE PLAN #8-05006: Approval of 346 one-family dwelling units, 34 one-family attached units, 16 one-family semi-detached units, including 50 MPDUs and an 18-hole golf course on 313.94 acres in the PD-2 Zone, with the following conditions:

1. Development Plan Conformance
 The proposed development shall comply with the binding elements listed in the Zoning Map

Amendments [G-813 and G-814] and associated Development Plan [See Appendix A].

2. Site Design

- a. Provide the 100-foot setback from the boundary line to the adjacent one-family detached use for the semi-detached (duplex) units on Lots 31 and 32, Block U.
- b. Provide terraced retaining walls through the site where the walls are in excess of six feet, specifically at Lots 27-33, Block A and Lot 1, Block S. Details of the walls need to be provided on the site and landscape plans, including top wall and bottom wall elevations, and shall be constructed of masonry material or as approved by M-NCPPC staff. All retaining walls associated with the housing development shall not be located on M-NCPPC property, except where necessary for golf course construction.
- c. Revise the lot lines for the rear of Lots 2 and 3, Block D to avoid encroachment within the wetland buffer.
- d. Provide the locations of the mailbox clusters on the site plan. The locations of the clusters shall not impede the visibility of any prominent amenity or entry features on the site. A letter from the U.S. Post Office shall be provided at signature set accepting the proposed locations.
- e. Provide and label the “safe play” zones around the fairways that directly impact proposed houses, parking, school site, recreation facilities and structures.
- f. Provide the details and locations of any entry sign features for the proposed subdivision.
- g. Provide the locations of the light fixtures on the site plans.
- h. Provide a direct connection from the maintenance area of the golf course to the cart path on Hole 11.
- i. Provide separate documentation for density, parking and housing mix of the semi-detached and one-family attached units in the site development data.
- j. Provide a 2-rail split-rail fence along the rear property lines of lots 4-34, Block J.
- k. Provide a breakdown of all of the Homeowners Association (HOA) parcels and separate parcels with their acreage and location in the site data tabulations.
- l. Remove the bollards north of the cart path near the green at Hole 13.
- m. Label the HOA parcel that includes the community center and pool.
- n. Remove the rear of lots 24 and 25, Block U, from the wetland buffer.
- o. Label the parcel and ownership of each parcel behind lots 1-11, Block U.
- p. Provide a letter of approval from Prince Georges County Planning Department, or an approved site plan, for the retaining wall located south and west of the tot lot in HOA Parcel A, Block T.

3. Landscaping

- a. Provide a 20-scale amenity landscape plan of the community center addressing details of the hardscape and landscape materials, fencing and architectural of the community center and pool area.
- b. Provide additional landscaping behind Lots 18-24, Block A to screen the stormwater management facility.
- c. Provide fencing and landscaping for physical separation where the proposed 8-foot-wide hiker/biker trail abuts the rear and sides of the lots.
- d. Provide additional shade trees on Private Street A west of the parking spaces.
- e. Provide additional screening in the rear of Lots 1-8, Block A.
- f. Provide additional street trees in front of Lots 7 and 8, Block A directly fronting Street

- N.
 - g. Provide the appropriate spacing of 50 feet on center for shade trees on a public road. Revise the plans accordingly.
 - h. Provide additional landscaping in the rear and to the side of Lot1, Block J.
 - i. Provide additional landscaping on Lot 34-40 and 46, Block J to buffer the adjacent townhouses in the Saddle Creek subdivision.
 - j. Provide the location of the light fixtures on the landscape plans.
 - k. Provide shade trees in the parking lot for the maintenance buildings and storage buildings. Additional screening is also required for the proposed buildings in relation to the golf course.
 - l. Provide additional screening and mesh fencing between the school site and the golf course. Details of the fencing shall be provided at signature set.
4. Lighting
- a. Provide details and specifications of all the light fixtures.
 - b. All light fixtures shall be full cut-off fixtures.
 - c. Deflectors/refractors or shields shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties. Provide a detail of the deflectors/refractors or shields on the lighting plan.
 - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
 - e. The height of the light poles shall not exceed 12 feet in the private residential streets and 24 feet in the community center, clubhouse and parking areas, including the mounting base.
 - f. Revise the photometric study to decrease the maximum footcandles for zones 1-3 in the parking lot for the community center and clubhouse. Consider removing the Twin fixtures (Type C), adjusting the height of the D fixture and alternating the bollards on each side of the path to achieve a better pattern and more comprehensive coverage.
 - g. Reduce the height of the light fixture (Type D) for Private Streets A and B to a maximum of 12 feet, including the mounting base.
 - h. Provide a security lighting plan that addresses lighting for the clubhouse parking lot after golf play hours. The plan shall detail scheduled timing and shut-off of light fixtures and their specific locations.
5. Pedestrian Circulation
- a. Provide an 8-foot-wide asphalt path in HOA Parcel B, Block J, to the M-NCPPC park boundary.
 - b. Provide the proper transition to the sidewalk for the 8-foot-wide hiker/biker trail between lots 34 and 35 of Block N.
 - c. Provide a 10-foot-wide public access easement (PAE) for all community-wide hiker/biker trails located within Homeowners Association (HOA) property, specifically on HOA Parcels A and B, Block H, HOA Parcels B and C, Block J, Parcel D (School Property), HOA Parcel C, Block A and HOA Parcels A and B, Block R.
 - d. All trails, cart paths, hike/bike trails, sidewalks and bridges shall be constructed by the applicant of the residential portion of the development.
 - e. Provide appropriate handicapped accessible access to the community center for the accessible van spaces.

- f. Provide an 8-foot-wide Class I bikeway (PB-47-Cedar Tree connector) on the south side of Cedar Tree Drive, and approximately 250 feet to the north to Crosswood Drive.
- g. Provide an 8-foot-wide asphalt path on the south side of MD 198 along the subject property frontage, including the BGE right-of-way.
- h. Provide an 8-foot-wide path, off of the Board of Education's property, connecting from Saddle Creek Drive through the dedicated portion of Street G where it connects with Cedar Tree Drive. The path shall continue east from Saddle Creek Drive to Riding Stable Road, as shown on the site plan.
- i. Remove the 8-foot-wide path from Lot 15, Block C, and provide the proper transition to the sidewalk.

6. Recreation Facilities

- a. Provide a hard surface and ADA (Americans with Disabilities Act) accessible access to the tot lots and multi-age play facilities.
- b. Relocate the tot lot outside of the stream buffer in HOA Parcel C, Block J to the north of Lot 1, Block H in HOA Parcel A.
- c. Provide details of all of the recreational facilities. All facilities shall include type and model numbers of equipment proposed, micro-engineered wood fibers, safe fall zones, sub-surface drainage (underdrains), benches, landscaping, timber border edging and appropriate access.
- d. Revise the recreation calculations for supply points to reflect the changes to the recreation facilities.
- e. Provide a note on the site plan indicating the 50-foot setback to one-family attached units from multi-age play areas and how the reduction in the setback is justified.

7. M-NCPPC Park Facility

Artery Ryland LLC ("hereinafter referred to as the Applicant") shall comply with the following conditions of approval from M-NCPPC-Park Planning and Resource Analysis:

- a. Construct an 8-foot-wide asphalt trail south of the tee box of Hole #3 (Sheet 1.26 of Site Plan) prior to removal of the existing trail that crosses the fairway for Hole #3 (Sheet 1.28).
- b. Construct a 12-foot-wide bridge south of Hole #3 in accordance with M-NCPPC standards. Details to be provided by the applicant and approved by M-NCPPC staff at Park permit stage.
- c. Construct an 8-foot-wide asphalt trail from the existing trail and bridge west of the fairway of Hole #3 to Street N, through HOA Parcel B, Block A and continuing from Street N to Street H, between Holes #6 and #9, including any necessary stream crossings.
- d. The applicant shall engineer and construct all trails, paths and bridges to M-NCPPC Park Development standards and specifications on dedicated parkland.
- e. All trails and paths to be adequately marked and signed and identified as public use trails.
- f. Applicant shall comply with the recommended conditions of approval from M-NCPPC Park Development in the memorandum dated November 10, 2004 [Appendix B].

8. Maintenance Responsibility

The Applicant and subsequent homeowners association shall be responsible for maintaining all properties and facilities within the homeowners association's parcels, including the community center and associated parking, landscaping, recreation facilities, lighting and

trails or pathways.

9. Moderately Priced Dwelling Units (MPDUs)

The proposed development shall provide 50 MPDUs (or 12.5 percent of the total number of dwelling units) on-site in accordance with the binding elements of Local Map Amendments G-813 and G-814.

10. School Site

Prior to issuance of any building permits, the Applicant shall convey approximately 11.41 acres, as shown on the site plan, to the Board of Education and comply with the following recommended conditions of approval from Montgomery County Public Schools (MCPS) in the memorandum dated October 27, 2004 [Appendix B]:

- a. Prior to conveyance of the school site, rough grade and stabilize the site for future school building to a ground floor elevation of 412 feet.
- b. Provide stormwater management water quantity for the future elementary school. Montgomery County Public Schools will provide stormwater management water quality for the school site when it is constructed.
- c. Provide off-site afforestation area attributable to the school parcel.
- d. Construct a bike path in the future right-of-way for Street G in the alignment as shown on the enclosed drawing. The path should continue parallel to the 14th fairway and remain off of the future school property and connect to Saddle Creek Drive.
- e. Provide adequate buffering between the golf course and school site to include the installation and future maintenance of mesh fencing by the golf course operator to prevent golf balls from landing on the school site.

11. Transportation

The Applicant shall comply with the following recommended conditions of approval from M-NCPPC- Transportation Planning in the memorandum dated November 10, 2004 [Appendix B].

12. Environmental

The Applicant shall comply with the following recommended conditions of approval in the memorandum from M-NCPPC-Environmental Planning dated November 12, 2004 [Appendix B]:

- a. Prior to issuance of building permits for affected lots, applicant shall remove rubble fill/stump dump materials (manmade and natural) that are not suitable for compaction, and provide fill and compaction suitable to meet Montgomery County Department of Permitting Services (MCDPS) structural standards. Applicant shall identify affected lots by number at signature set, and provide information on compliance as part of DPS building permit submission.
- b. Prior to approval of the site plan signature set, revise lot lines on proposed Lots 2 and 3, Block D on Cedar Tree Drive to exclude the wetland buffer area. Reconfigure lot lines/house configuration on proposed Lots 24 and 25, Block U on Riding Stable Road to exclude wetland buffer from lots; permanent fencing shall be installed along the edge of the buffer by the applicant to protect the buffer.
- c. No clearing or grading of the site may occur prior to approval of all pertinent state and federal permits including Maryland Department of the Environment (MDE) waterway and wetland permits (including Army Corps of Engineers signoff, if applicable). Reclamation work on the stump dump (Parcel "X") site, including soil stockpiling areas, may precede permit approval so long as no stream buffers, wetlands

- d. All streams and wetlands within the perimeter of the cleared area for golf fairways shall include a minimum 25' buffer, which shall be maintained as "shrub/scrub" and signed as Environmental Areas. No mowing or bush hogging is allowed in Environmental Areas. MNCPPC staff will consider conversion of "shrub/scrub" to high grass conditions based on a recommendation by MNCPPC Enterprise staff that such a conversion is essential to playability of golf course.
- e. Stream restoration plans shall be reviewed and approved by the M-NCPPC Aquatic Ecologist, in coordination with MCDEP, prior to MCDPS approval of the final sediment and erosion control plan. M-NCPPC field inspection of proposed restoration areas shall occur prior to implementation. Stream restoration shall include removal of all man-made materials from the stream buffer throughout the site, particularly in the Parcel X rubble fill area.
- f. Buffer restoration shall occur in all available areas within the stream buffer as part of the stream restoration proposal. Reforestation, not the currently proposed high grass, shall occur in the 0.35-acre area between Holes #4 and #5.
- g. Markers/signage shall be placed at the edge of non-forested Environmental Areas where they exist within golf fairways to guide both maintenance and golf play.
- h. Record plat to reflect a Category I conservation easement, or an alternative long-term protection measure suitable to M-NCPPC staff, over stream buffer areas that are designated for protection and all forest conservation areas, as shown on the Final Forest Conservation Plan.

13. Forest Conservation

The Applicant shall comply with the following recommended conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated November 12, 2004 [Appendix B]:

- a. Detailed critical root zone analysis shall be conducted along all forest edges at the time of the pre-construction meeting. Recommendations for tree protection by an ISA certified arborist shall be made for all trees 6" and greater, within 25' on either side of the proposed limit of disturbance, if more than 33% of their critical root zone will be impacted. A final limit of disturbance based on these recommendations must be approved by M-NCPPC staff.
- b. Prior to any clearing or grading of the site, the approved limits of disturbance (LOD) shall be flagged in the field for inspection by both M-NCPPC Site Plan Inspector and Park Arborist to ensure consistency with the approved Forest Conservation Plan and determine the final location of tree protection fencing. A second inspection shall be held once all tree protection fencing has been installed.
- c. Upon completion of construction, a final inspection by the M-NCPPC Park Arborist shall be conducted along residential lots, which border park boundaries to determine any further need for tree pruning or removal.
- d. Forest Conservation Plan Notes on the FCP Index Sheet shall be amended as follows: *"Forest cover, native understory, and natural groundcover shall be maintained within forest retention areas. Staff approved amendments to the Final Forest Conservation Plan may be approved for limited areas of understory clearing (i.e., conversion to tree save areas) based on recommendations from the MNCPPC Enterprise staff that the understory creates a significant impairment to playability,*

and all local rules options have been examined (e.g., free drop) in lieu of clearing. Additional reforestation to compensate for loss of forest retention will be required.”

- e. Maintenance of high grass and scrub/shrub areas, and selective thinning in forest areas, shall be in accord with Dewberry memo dated September 15, 2004 and noted on the final forest conservation plan.
 - f. Specifications for management of non-native, invasive species shall be developed for control of existing and future invasive species that may occur within the golf course, and included on the Final Forest Conservation Plan. Control within forested areas must be designed with a priority to protect existing trees and native understory.
 - g. All other standard conditions of approval (including planting plan, maintenance and management agreement, financial security to cover reforestation requirements, and all necessary inspections) as specified on the approved Final Forest Conservation Plan.
14. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated November 1, 2004 [Appendix B].
15. Common Open Space Covenant
Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 277th building permit that Applicant’s recorded Homeowners Association Documents incorporate by reference the Covenant.
16. Development Program
Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. Development Program shall include a phasing schedule as follows:
- a. Streets tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - b. Community-wide pedestrian pathways and recreation facilities including the 8-foot-wide Class I bike path on Cedar Tree Drive and the 8-foot-wide hiker-biker trail on the south side of MD 198, along the subject property frontage, community center and 8-foot-wide public paths that connect the community facilities and the adjacent Fairland Recreational Park shall be completed prior to issuance of the 277th building permit for the total number of units.
 - c. Recreation facilities and paths within individual sections of the proposed development shall be completed at the following stages: (i) prior to issuance of the 95th building permit of the 136 dwelling units associated with Street H; (ii) prior to issuance of the 58th building permit of the 83 dwelling units associated with Street N; and (iii) prior to issuance of the 79th building permit of the 113 dwelling units associated with Riding Stable Road.
 - d. The pedestrian/equestrian bridge at the southern terminus of the site shall be constructed upon the issuance of a sediment and erosion control plan and prior to the issuance of the first building permit. Additionally, the relocated trail that connects with the pedestrian/equestrian bridge shall be constructed before the existing trail has been removed that crosses the proposed fairway for Hole #3.
 - e. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.

- f. Pedestrian pathways associated with each facility shall be completed as construction of each facility is completed.
 - g. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - h. Coordination of each section of the development and roads.
 - i. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - j. The site plan will need to be amended and reviewed and approved by M-NCPPC staff if the location of the maintenance buildings, parking and storage are relocated.
17. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of signature set of plans.
18. Signature Set
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:
- a. Development program, inspection schedule, and Site Plan Opinion.
 - b. Undisturbed stream buffers and the disturbed stream buffers as approved by the M-NCPPC Environmental Planning along with the designated areas of restoration and mitigation.
 - c. Limits of disturbance.
 - d. Methods and locations of tree protection.
 - e. Forest Conservation easement areas.
 - f. MPDU and recreation facility calculations.
 - g. Note stating the M-NCPPC Staff, including Park Development Staff, must inspect tree-save areas and protection devices prior to clearing and grading.
 - h. Provide a “trails map” exhibit indicating all of the cart paths, hiker/biker trails, community trails, equestrian trails and their surface material. The map shall also provide the user groups approved to use each trail and their connections to the surrounding communities and public facilities.
 - i. Provide an “open space” exhibit indicating the proposed ownership of all of the open space parcels including the stormwater management facilities, golf course and recreation facilities.
 - j. All other items specified in the site design, landscaping, lighting, recreation, pedestrian circulation, maintenance responsibility, M-NCPPC Park facilities and forest conservation conditions of approval above.
19. Gas Easement
Provide verification and acceptance, in writing, from the Gas Company for the realignment of the 30-foot-wide gas easement prior to signature set. The letter needs to address the grading and structural improvements proposed within the right-of-way.
20. Homeowners Association Documents
Provide homeowners association documents to M-NCPPC staff for review and approval prior to signature set approval. The homeowners association documents must include language indicating the “trails map” and “open space exhibit” and their maintenance and ownership responsibilities.

SUMMARY

During the course of Site Plan, staff reviewed the approved Development Plan and Local Map Amendments and closely reviewed pedestrian connectivity throughout the site and surrounding properties. The Montgomery County staff also coordinated with M-NCPPC staff in Prince Georges County to review concerns over connections through the adjacent county and location of amenities that will be used by the combined development in both counties.

The trails, which include pedestrian, equestrian and bike routes were reviewed for their connections through the overall development and through the Fairland Recreational Park. Montgomery and Prince George's County Staff presented the realigned and proposed trail connections to the community in an open forum on September 23, 2004 to further address concerns of the primary users of the park trails. The subsequent community concerns were accounted for in the conditions of approval.

The location of the golf course was reviewed in concert with the preservation of environmental features and proposed development site features. Landscape, lighting and recreation was addressed for each development pod area, which is separated by the primary connecting road, Cedar Tree Drive, through the property and the golf course.

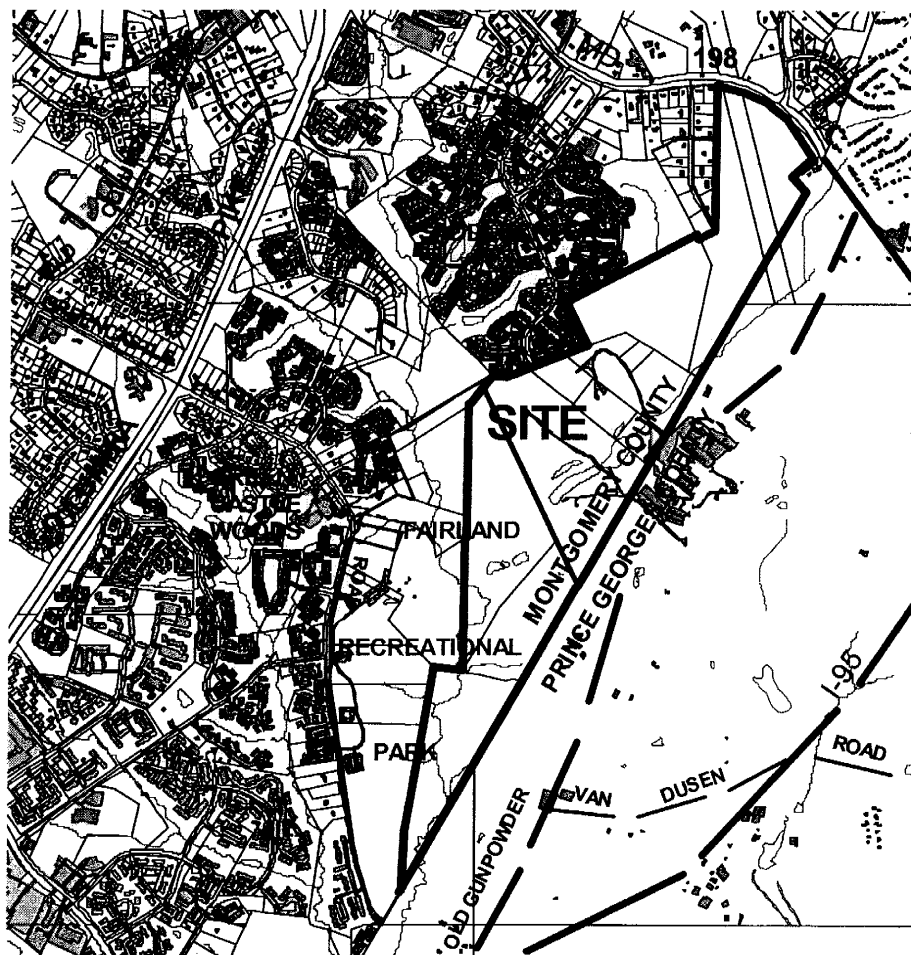
Review of the alternate alignments for the proposed Inter County Connector (ICC) was reviewed during the concurrent Preliminary Plan of subdivision (1-05020). The northern portion of the site could potentially be impacted by the reservation areas proposed by the State Highway Administration. The site plan does not show the alternate alignments recommended by the State Highway Administration.

Additionally, protection of environmental features such as wetlands, floodplain, stream buffers and endangered plant species was a primary goal of our environmental planning staff in their review of the proposed golf course alignment and proposed housing development.

PROJECT DESCRIPTION: Surrounding Vicinity

The property is located approximately 100 feet north of Old Gunpowder Road, south of Sandy Spring Road (MD 198), approximately 100 feet east of Greencastle Road, and including a portion of Fairland Recreational Park and Gunpowder Golf Course in Fairland, on the Montgomery and Prince Georges County line. The site gains access from Sandy Spring Road (MD 198) at the northern boundary and Cedar Tree Drive through the Saddle Creek subdivision on the western boundary toward the center of the site. Another primary entrance to the site will be from the extended Cedar Tree Drive, via Old Gunpowder Road as part of the ongoing subdivision process for the same Fairland Golf community on the Prince Georges County side.

The subject site consists of three owners and thirteen parcels. The privately owned property south of MD 198 and east of Cedar Tree Drive is zoned R-200, while the County owned property (Fairland Recreational Park) is zoned RE-2. Birmingham Manor subdivision (Plat Book 127, Page 42), adjacent to MD 198 and Saddle Creek subdivision is zoned R-200 as well. The property across MD 198 is zoned primarily RC with a mix of RE-1 and R-150/TDR. Saddlebrook subdivision (Plat Book 563, Page 46/Site Plan 8-84169) is zoned R-200/TDR. The eastern boundary is directly on the Prince Georges County line and consists of a mix of parkland, industrial, commercial and residential uses. All of these properties gain access off of Old Gunpowder Road.



PROJECT DESCRIPTION: Site Description

The site is located at the eastern boundary of Montgomery County in the Fairland area. The subject property consists of numerous parcels, including a portion of the Fairland Recreational Park to the south. The site contains a diverse topography with a series of knolls following the course of Little Paint Branch, a Class I stream, and its tributaries which start from the western boundary at the Saddle Creek subdivision and follow the eastern boundary all the way down to the southern tip of the property. The center of the site contains the Gunpowder Golf Course with access and continuation of the course from Old Gunpowder Road in Prince Georges County. Much of the property contains streams and their associated buffers, wetlands, steep slopes and other sensitive environmental features, including RTES (Rare Threatened and Endangered Species), primarily in the northern region. Two existing ponds are located near the center of the property and are currently being used for irrigation for the Gunpowder Golf Course.

The tract is bounded by MD 198 to the north, Saddle Creek subdivision and Burningham Manor to the north and west and Fairland Recreational Park within the Montgomery County boundaries. BGE power lines traverse east to west following MD 198 to the north and a 6" Colonial Gas line follows a good portion of the eastern boundary. Construction debris is extensive and spread out along a maintenance road serving the industrial park to the south.



PROJECT DESCRIPTION: Proposal

The proposed Site Plan consists of 346 one-family detached units, 16 one-family semi-detached units and 34 one-family attached units for a total of 396 units, including 50 MPDUs in the PD-2 Zone. The lots range in size from 4-6,000 square feet +/- for the smaller units and 5-8,000 square feet +/- for the mid-range units and up to 16,000 +/- square feet for the largest units. The smallest lots are located toward the southern end of the development and are clustered with the townhouses for compatibility. The units are arranged in a traditional style with the front access onto the public streets.

The site consists of thirteen separate parcels owned by three applicants, with the largest landowner being the Maryland-National Capital Park and Planning Commission ("M-NCPPC). The subject site is part of the Fairland Recreation Park, which crosses over the boundaries of the two counties and access from Greencastle Road and Old Gunpowder Road. The applicants are currently completing the subdivision process in Prince George's County, which also includes construction of three holes, a driving range, relocation of the equestrian parking area and the addition of approximately 109 one-family detached with access off of Old Gunpowder Road.

Vehicular Access

There are four separate access points into the site, two of which require an extension through Prince George's County via Old Gunpowder Road. Cedar Tree Drive, a primary public 70-foot-wide right-of-way, is to be extended from the Montgomery County side connecting with Old Gunpowder Road to the east in Prince George's County. Street H, accessed directly off of Cedar Tree Drive is planned as a modified tertiary to serve approximately 130 one-family detached units on the western boundary. Street N, a reduced width tertiary, is accessed via a proposed public road from Old Gunpowder Road through the respective subdivision in Prince George's County. Street N will serve approximately 81 one-family attached and detached lots, as well as the community center and pool. A traffic circle is proposed at the entrance to Street N from the adjacent development, which also serves as the entrance to the golf clubhouse and parking for the golf course. Riding Stable Road is also a modified tertiary residential street that will be aligned with the existing alignment of Riding Stable Road on the north side of MD 198. The proposed segment of Riding Stable Road will serve approximately 113 one-family detached and semi-detached units, including 5 units in Prince George's County.

Montgomery County Department of Public Works and Transportation has requested that the applicant coordinate with Prince George's County to address maintenance and liability issues relative to the access points for public roads that are located in Prince George's County and serve the Montgomery County development.

The applicant has requested a waiver to a reduction in the standard right-of-way width for tertiary streets from 50 feet to 27.33 feet, consistent with Section 50-26(h)(2) of the Montgomery County Zoning Ordinance. Granting of the waiver requires an environmental justification that would result in an overall design that is environmentally better and makes better use of the overall tract of land for the desired combination of land uses. The residential community and golf course have been designed to lessen the impact of the environmental features on the site.

Pedestrian Accessibility

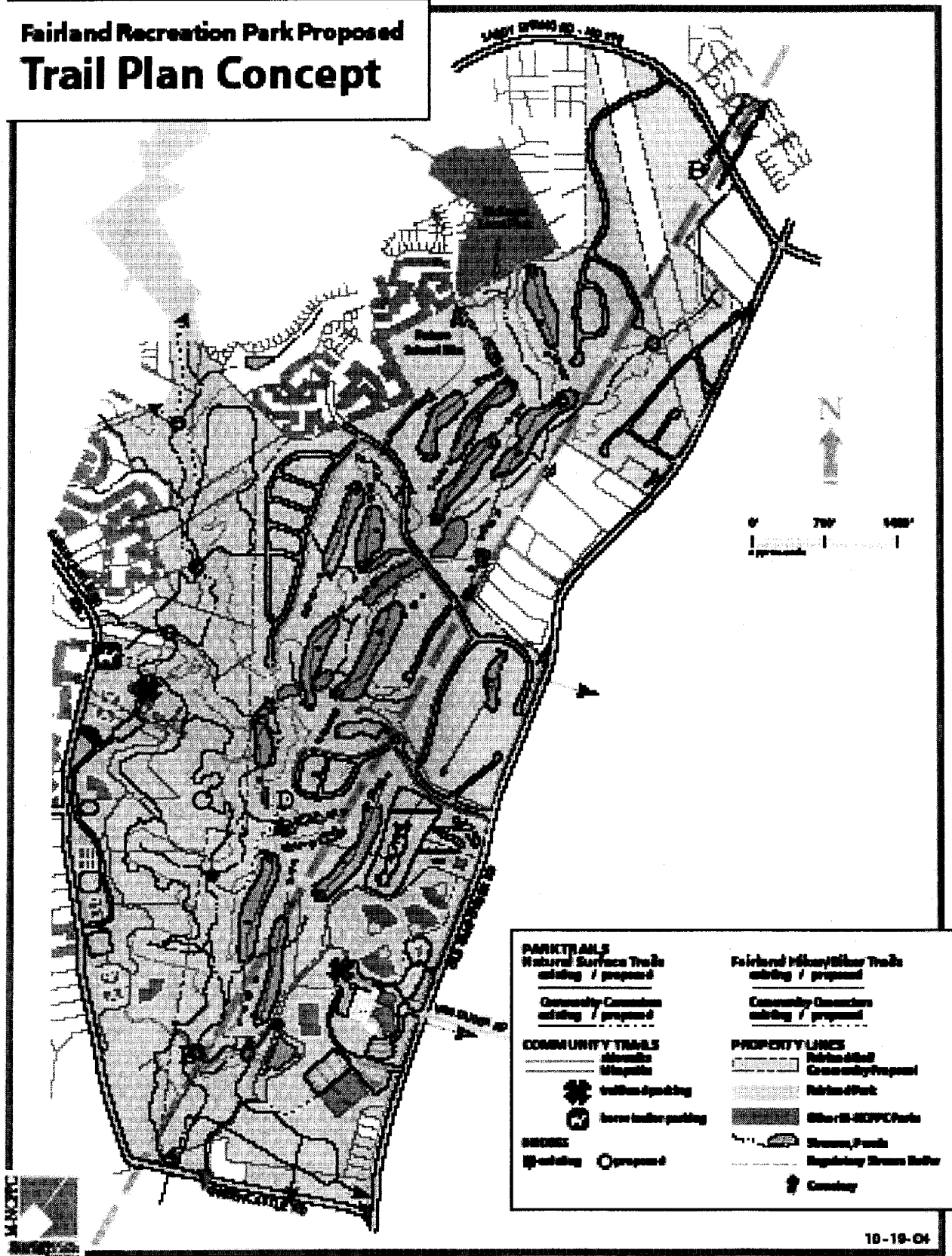
During the pre-preliminary plan review of the subdivision, staff reviewed the alignment of the natural surface and hard surface trails throughout the proposed subdivision and their connections to the existing Fairland Recreational Park, including the Fairland Aquatic Center in Prince George's County. M-NCPPC staff also held a public meeting in September 23, 2004 to brief the community on the trail alignments and improvements to Fairland Recreational Park. One of the primary goals and objectives of the pedestrian circulation is connectivity to the adjacent park, as well as surrounding communities and the recreational facilities in Prince George's County. The 8-foot-wide Class I bikeway ("A"-Inset Map) within the right-of-way for Cedar Tree will provide a connection from east to west, from existing Cedar Tree Drive to Old Gunpowder Road in Prince George's County. An additional 8-foot-wide hiker/biker trail ("B"-Inset Map) is proposed within the right-of-way of the south side of MD 198. This connection will coincide with the improvements to MD 198 for access to the units off of the proposed Riding Stable Road.

The existing hard surface connection ("C"-Inset Map) along the central-southern boundary will be removed and re-routed through the subdivision. The existing bridge near the western boundary for this trail will remain and follow the alignment of the proposed golf course, connecting to the one-family detached and attached units near the clubhouse and community center. This 8-foot-wide trail ("D"-Inset Map) would connect to the subdivision in Prince George's County to the east, via the road network, which includes the proposed driving range and First Tee program. The trail also connects the development on the western boundary, via an 8-foot-wide path between the existing pond and green for hole #6. A portion of this path will cross over the golf cart path. The east-west connection will be restored further to the south, away from the golf course development. This connection will be an 8-foot-wide hard surface trail ("E"-Inset map), inclusive of a proposed 12-foot-wide bridge crossing over the stream, from the existing hard surface multi-use trail in the Fairland Aquatic and Athletic Complex in Prince George's County to the existing hard surface trail that parallels Greencastle Road and associated parking and play fields in the existing Fairland Recreation Park in Montgomery County.

There are a number of unsanctioned trails (natural surface trails that have not been designated or planned) in the existing Fairland Recreational Park that serve as circulation routes for pedestrians, equestrians and mountain bikers. These trails have been mapped and provide connection to the proposed hard surface trails as well as the only sanctioned natural surface trail in the park.

Pedestrian connection is also provided from the northern development pod, which is accessed via proposed Riding Stable Road, to Cedar Tree Drive and Saddle Creek Drive. This connection is an 8-foot-wide hard surface trail that ("F"-Inset Map) provides access to the school as well and is shared with the golf cart path for a short stretch near McNew Local Park. Areas where the pedestrian path is shared or crosses the golf cart path will be appropriately signed and marked for directional traffic. Pedestrian bollards will also be placed in the path to prevent golf carts from accessing the pedestrian paths.

Fairland Recreation Park Proposed Trail Plan Concept



PARK TRAILS Natural Surface Trails existing / proposed	Fairland Inflow/Outflow Trails existing / proposed
Community Connections existing / proposed	Community Connections existing / proposed
COMMUNITY TRAILS asphalt concrete	PROPERTY LINES Fairland Community/Proposed
walking/pushing	Fairland Park
lawn roller pushing	Other NEPPC Parks
SHRUBS existing proposed	Stream/Fabric Regulatory Stream Buffer
	Cemetery

10-19-04

Recreation Facilities

Proposed recreation facilities consist of two tot-lots, multi-age lot, and community center with a pool and pedestrian and equestrian trails that link up with the public roads and the pedestrian system in Fairland Recreational Park. Staff has requested that the applicant provide a recreation area in the western development pod on the east side of Street H, in HOA Parcel A that incorporates environmental education due to its proximity to the wetland area. A tot lot is also proposed at the terminus of Street E in the eastern development pod area that is accessed off of Riding Stable Road. Each development pod area is equipped with a recreational facility, given the separation of the development areas by the golf course. The recreation provided is in excess of the requirements directed by the Recreation Guidelines. The additional recreational areas compensate for the length of pedestrian connection to the central community center and parking area, and lack of recreational amenities within each development area.

The 18-hole golf course overlaps the boundaries of both Montgomery County and Prince George's County with the majority of the course on the Montgomery County side. Approximately 15 of the 18 holes are located within the Montgomery County boundary. The course will remain a public course and operated by a private operating enterprise staff. The course has been designed to meet national golf course standards and provides all of the amenities that a private course would, including a clubhouse, driving range and a First Tee program for children.

School Site

The site contains an 11.41-acre school site, which is centrally located to the proposed subdivision and the Saddle Creek community. Vehicular access is provided through a 70-foot-wide primary road from Cedar Tree Drive. Pedestrian access to the school is provided from Cedar Tree Drive and the terminus of Saddle Creek Drive. The site is being dedicated to the Board of Education and the road is being dedicated in front of the site. A grade establishment will be provided by the applicant in the road right-of-way for future construction. Off-site reforestation and quantity management is also being provided by the applicant in return for the smaller school site.

Landscaping and Lighting

Landscaping consists of shade trees within the public right-of-way for all of the public roads and similar treatment of shade trees for the two private roads serving the townhouses off of Street N. Additional screening has been incorporated into the plans to buffer the stormwater management facilities from the adjacent townhouses and one-family detached homes. An amenity landscape plan has been reviewed for the community center and pool area including details for hardscape, planting, lighting and ornamental fencing.

Lighting consists of a mixture of poles and fixtures including the standard fixtures within the public right-of-way, colonial type fixtures in the townhouse section and overhead box fixtures within the parking lots for the community center and clubhouse. The pedestrian path between

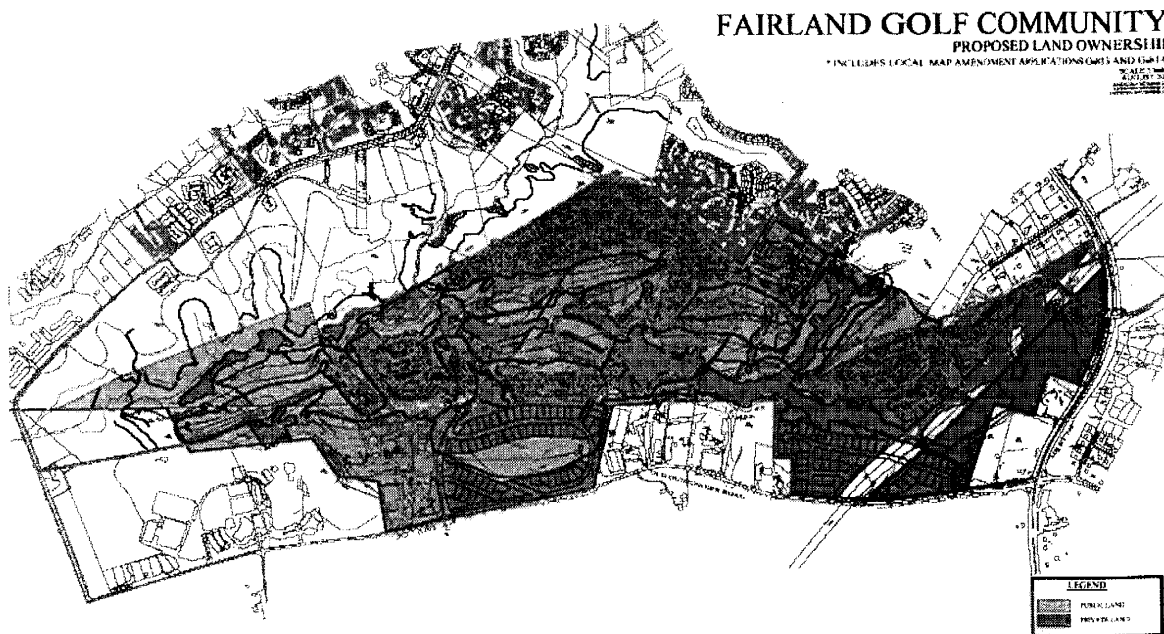
the clubhouse and community center also includes bollards for a greater pedestrian effect. Overhead fixtures are proposed within the parking area of the maintenance and storage areas in the central eastern portion of the site. The applicant has submitted a lighting and photometric plan which provides the distribution of the light fixtures, pole heights, footcandles and details of the fixtures for each area. Shields are proposed for all light fixtures that may potentially cause glare on proposed houses. This is especially important for the units that back up to the community center, clubhouse and associated parking areas.

Forest Conservation and Open Space

Forest Conservation requirements have been met by the preservation of the required 20% of net tract area of existing forest and approximately 18.36 acres of reforestation is required due to the amount of clearing being done, of which 6.02 acres will be provided off-site.

As a planned development, the application is subject to a minimum forest retention requirement. In this case, the minimum forest to be retained is 20% of the net tract (equivalent to the conservation threshold). Twenty percent of the site has been retained in forest on the golf course and the residential community, and the minimum retention requirement is satisfied. Additional enhancements are being provided that meet the stream restoration objectives of the master plan. A stream restoration plan proposes approximately 600 linear feet of improvements in two of the smaller tributaries directly affected by the reconstructed golf course. Also, a minimum additional 5.14 acres of afforestation above and beyond forest conservation requirements is proposed in available stream buffer areas. This afforestation acreage is to be applied exclusively to the stream restoration objective as enhancements within the buffer area, and not counted towards forest requirement

A net gain of approximately 31 acres of green space, exclusive of the school site is provided as part of the golf course development, exclusive of the school site.



Storm Water Management for the Site Plan was approved on November 1, 2004 by the Montgomery County Department of Permitting Services and consists of on-site channel protection measures via construction of several dry detention facilities, reconstruction of an existing in-stream retention facility, and flow dispersion; on-site water quality control via construction of several Montgomery County Sand Filters, Bio Filtration, hydrodynamic structures for pretreatment, and non-structural measures; and on-site recharge via non-structural measures and storage within/beneath the proposed Best Management Practices (BMP's).

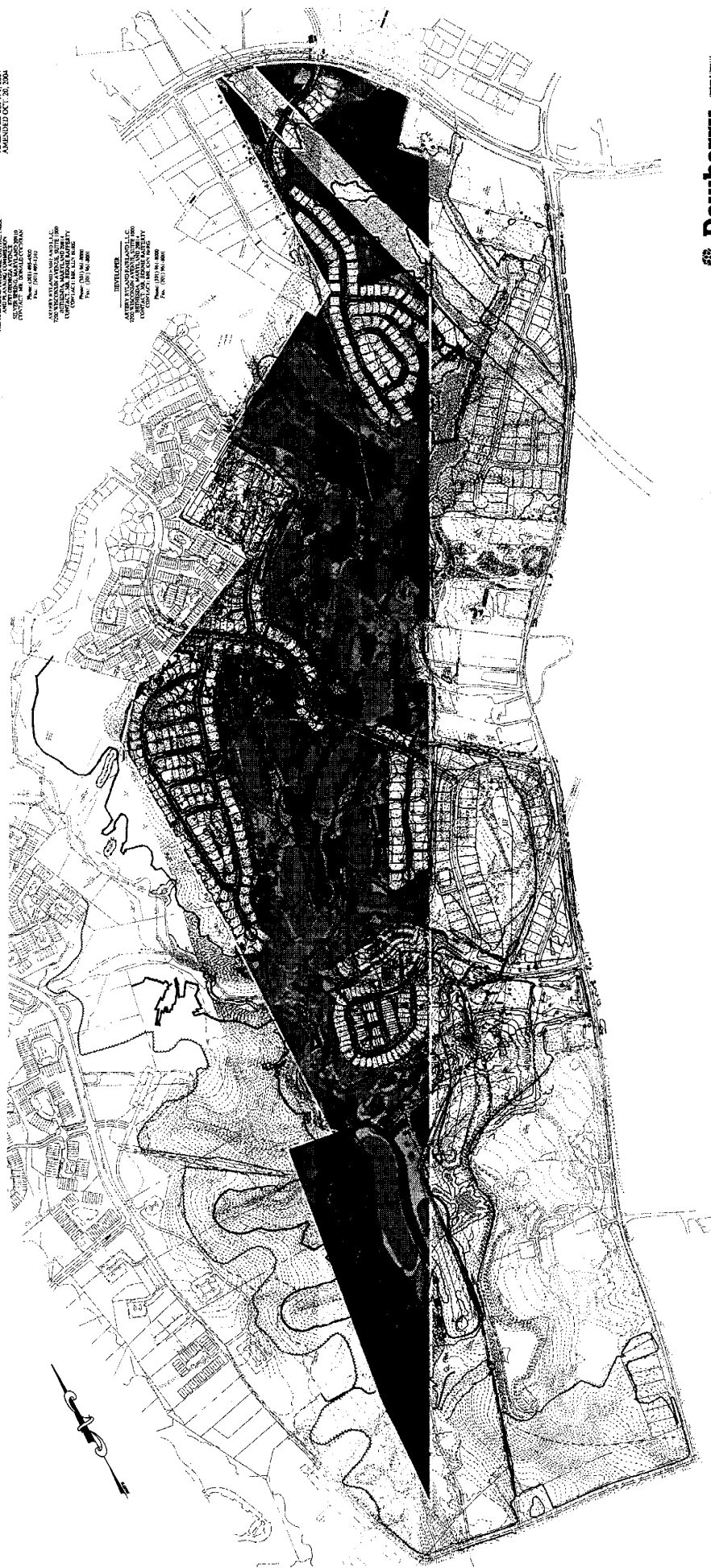
FAIRLAND GOLF COMMUNITY PROPOSED SITE PLAN

SCALE 1"=200'
JULY 2004
AMENDED SET 1, 2004
AMENDED OCT. 20, 2004

APPLICANTS
THE NATIONAL LUTHERAN LITURGICAL PARK
10000 NATIONAL LUTHERAN LITURGICAL PARK
SUITE 1000, WASHINGTON, DC 20040
CONTACT: JAMES W. HARRIS
Phone: (703) 964-1172

DESIGNER
ANDERSON AND ASSOCIATES, INC.
10000 NATIONAL LUTHERAN LITURGICAL PARK
SUITE 1000, WASHINGTON, DC 20040
CONTACT: JAMES W. HARRIS
Phone: (703) 964-1172

DEVELOPER
ANDERSON AND ASSOCIATES, INC.
10000 NATIONAL LUTHERAN LITURGICAL PARK
SUITE 1000, WASHINGTON, DC 20040
CONTACT: JAMES W. HARRIS
Phone: (703) 964-1172



PROJECT DESCRIPTION: Prior Approvals

Development Plan

The subject property was rezoned from the R-200 and RE-2 Zones to the PD-2 Zone by application numbers G-813 and G-814 and approved by Resolution No. 15-577 on April 13, 2004. [See Appendix A]

The Development Plan for both reclassifications was approved for 396 dwelling units and the following Binding Elements:

G-813

1. The number of dwelling units shall be limited to 391.
2. Commencement of construction shall be subject to execution of necessary agreements between the Applicants to provide for the construction of a golf course, conveyances of land area y and between Applicant to implement the land use plan, and a lease with a third party operator to operate the golf course as a public course.
3. The trails shown on the plan are illustrative only. The trail system and location of golf cart paths will be established during site plan review.
4. The Elementary School site shall be dedicated to public use prior to recordation of final plats for residential lots in Phase II.
5. No building other than a single-family detached residence shall be constructed within 100 feet of any boundary of the Property comprising G-813, which adjoins land for which the area master plan recommends a one-family zone.

G-814

1. The number of dwelling units shall be limited to 5.
2. Commencement of construction shall be subject to execution of necessary agreements between the Applicants to provide for the construction of a golf course, conveyances of land areas by and between Applicants to implement the land use plan, and a lease with a third party operator to operate the golf course as a public course.
3. The trails shown on the plan are illustrative only. The trail system and location of golf cart paths will be established during site plan review.

Pre-Preliminary Plan

Subsequent to the rezoning application, the applicant filed a pre-preliminary plan (#7-01050) of subdivision to surface development review issues and then file a concurrent preliminary and site plan.

Preliminary Plan

Preliminary Plan (#1-05020) is being reviewed concurrently with Site Plan.

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

Community-Base Planning staff recommends approval of the Preliminary and Site Plan and concludes that the plans carry forward the goals and objectives of the *1997 Approved and Adopted Fairland Master Plan*.

The primary goal of the 1997 Approved and Adopted Fairland Master Plan was community building and recognizing and reinforcing each community's unique character and identity. The master plan organized the Fairland master plan area into communities. Descriptions of each community included housing types, local facilities, known problems or issues, what types of new development were appropriate and what public facilities were needed.

A secondary goal was providing more housing options, in particular, increasing the number of new single-family detached housing where the existing housing mix favored attached or apartment units. The plan recommended rezoning or optional methods of development for specific properties in order to balance the overall mix of units within a community.

The unit mix is 346 one-family detached units with three different lot sizes, 34 one-family attached units and 16 semi-detached units (duplex units). The 50 smaller unit types will all be Moderately Priced Dwelling Units, spread throughout the site.

The 1997 Master Plan designated the subject property as Area 2 within the Oakfair-Saddlecreek Community and described the community as follows:

Much of this area was built in the 1980s and encompasses about 1200 homes ... there are 800 townhouses and over 400 detached homes. The average density is six units to the acre ... Problems in the area include the lack of pedestrian connections from this neighborhood to the Fairland Recreational Park... Three public streets stub at the 200-acre tract of vacant land (Area 2) and there are concerns regarding the extension of these roads and the ability of the road system to accommodate additional units.

Area 2 is located between the residential development and the County line. Prior to the 1980s much of this acreage was used for sand and gravel excavation. There are forested areas, steep slopes and wetlands associated with the upper reaches of the Little Paint Branch...Area 2 has the potential of adding detached units to the housing mix, expanding or reconfiguring the Gunpowder Golf Course, ... improving the road network including a possible extension of roads to Old Gunpowder in Prince George's County; and hiker/biker access to the Fairland Recreational Park. The Planning Staff for the Montgomery County Public Schools has recommended that a school site be included in Area 2 for two reasons: the number of households that could be served (approximately 1,500) and the potential for children to walk to school. A school would provide a centrally located community focal point.

The plan recommended that the site, if combined with the adjoining public Gunpowder Golf

Course, would be suitable for redevelopment as a public golf course and a private community. The plan recommended the use of the PD Zone to achieve this recommendation because the zone addresses appropriate mix and size of units, issues related to public uses, and protection of environmental features. The zoning process would involve assemblage of privately owned parcels, cooperation with M-NCPPC (owner of the golf course) as co-applicant, and would afford the highest level of scrutiny of compatibility and environmental issues as well as ample opportunity for public input prior to the subdivision process.

The master plan also recommended protection of environmental resources. The Plan states, “the stream valley between McKnew Local Park and the Fairland Recreational Park, although disturbed, contained a diverse and unusual plant community, and was worthy of protection as parkland.” The master plan also discusses the forest cover and recommends protection where possible in order to protect stream buffer areas and high quality forest stand between the stream and the Colonial Gas Pipeline right-of-way.

The Transportation section of the Master Plan recommends that the traffic signal at McKnew Road be evaluated and possibly moved the Cedar Tree Drive because Cedar Tree Drive can accommodate more traffic since it has fewer driveway access points. The Plan recommends that an interconnected road system be evaluated creating a connection between Cedar Tree Drive and Gunpowder Road to access the golf course and proposed golf course community. The master plan recommends bikeways and sidewalks to connect the new community to the existing communities along McKnew Road, Cedar Tree Road, Saddle Creek Road and Gunpowder Road.

The proposed development has complied with all of the recommendations of the *1997 Approved and Adopted Fairland Master Plan*.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Zoning	PD-2 Zone	
Proposed Use	346 One-family detached units 34 One-family attached units 16 One-family semi-detached units Homeowners Association Community Center and Pool 18-Hole Golf Course with Clubhouse and ancillary parking	
Gross/Net Tract Area	313.94 Acres	
<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Maximum Density Permitted:		
Local Map Amendment G-813	627 (2 du/ac.)	391 d.u.* (1.32 d.u./ac.)
Local Map Amendment G-814		5 d.u.* (.27 d.u./ac.)
Housing Mix:		
Min. Single-Family Detached (%):	30%	87%
(Number of Units):	118	346
Min. Single-Family Attached (%):	20%	13%**
(Number of Units):	79	50**
Non-Residential Buildings (sf.):		
Community Center		1,973
Pool House		304
Golf Course Club House		10,000
Golf Course Maintenance Buildings(2)		3,000 each
Minimum Lot Area (Sq. Ft.):	4,000	4,000-16,000
Minimum Lot Setbacks (Ft.):		
From the street	Not specified	20
100-foot setback for semi-detached units to one-family use (Lots 31-34, Block U)	100	100
From the side yard	Not specified	3
Rear yard	Not specified	15
Maximum Building Height (ft.):	35	35

Green Space (%):	30% (94.18 ac.)	84.88% (266.47 ac.)
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Total Impervious Area: (includes roads, driveways, buildings, parking school, sidewalk, cart paths and pool area)	N/A	18.25% (57.28 ac.)
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Parking

Residential

346 one-family detached	692 spaces (2sp/unit)	1,384 spaces (includes 2/Garage & 2/Tandem)
16 semi-detached	32 spaces (2 sp/unit)	32 spaces 2 sp/unit)
34 one-family attached	68 spaces (2 sp/unit)	95 spaces (incl. 27 visitor spaces)
Total Residential	792 spaces	1,511 spaces

Non-Residential

Public Golf Course Clubhouse	N/A 10 spaces (2.5 sp /1,000sf)	180 including 6 HC spaces)
Community Center	5 spaces (2.5 sp /1,000sf)	5 spaces
Pool	1sp/7 per	15 spaces
Tennis Courts	N/A	0 spaces
Additional Parking	<u>N/A</u>	<u>34 spaces</u>
Total Non-Residential	30 spaces	234 spaces

Land Devoted to Public Use (ac.):

Roads	14.08
Golf Course	166.71
Public Park Land	27.11
School Site	<u>11.13</u>
Total	219.03

* Binding Element of G-813 and G-814

** The unit type mix percentage requirements in the PD-2 Zone were waived by the District Council through approval of G-813 and G-814.

*** 50 MPDUs are required for the total 396 dwelling units (12.5% of total) for consideration of both Local Map Amendments [G-813 and G-814].

RECREATION CALCULATIONS

	<u>Tots</u>	<u>children</u>	<u>teens</u>	<u>adults</u>	<u>seniors</u>
Demand Points					
For 396 units					
SFDIII (362)	50.68	68.78	83.26	459.74	47.06
TH (34)	<u>5.78</u>	<u>7.48</u>	<u>6.12</u>	<u>43.86</u>	<u>2.38</u>
Total Demand	56.46	76.26	89.38	503.60	49.44
Supply Points					
<u>On-Site Facilities:</u>					
Natural Trails (1)	2.82	7.63	13.41	75.54	7.42
Natural Area (1)	0.00	3.81	8.94	50.36	2.47
Swimming Pool	2.82	15.25	17.88	125.90	7.42
Wading Pool	8.47	3.81	0.00	25.18	2.47
Indoor Comm. Sp.	5.65	11.44	26.81	151.08	19.78
Tot Lot (3)	27.0	6.0	0.00	12.0	3.0
Multi-Age Playlot	9.0	11.0	3.0	7.0	1.0
Picnic Areas (2)	<u>2.0</u>	<u>2.0</u>	<u>3.0</u>	<u>10.0</u>	<u>4.0</u>
On-Site Total	57.76	60.94	73.04	457.06	47.55
<u>Off-Site Facilities:</u>					
Soccer (regulation)	2.0	15.0	20.0	40.0	2.0
Soccer (junior)	2.0	15.0	15.0	30.0	2.0
Tot lot (1)	9.0	2.0	0.00	4.0	1.0
Tennis court(6)	0.0	9.0	63.0	144.0	6.0
Multi-purpose ct.(2)	<u>6.0</u>	<u>20.0</u>	<u>30.0</u>	<u>20.0</u>	<u>5.0</u>
Total Off-Site Available	19.0	26.0	31.0	176.0	16.0
Total Off-Site Permitted @ 35%	19.76	26.69	31.28	176.26	17.30
Total Off-Site Credit Taken	19.0	26.0	31.0	176.0	16.0
Total Supply	76.76	86.94	104.04	633.06	63.55
% of Demand met on/off site	133%	143%	142%	139%	134%

*The credit for each off-site facility must not exceed 35% of its supply value for each population category. Credit is taken for the facilities at Fairland Park. These numbers reflect that limitation.

FINDINGS for Site Plan Review:

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

The site plan is consistent with the binding elements of the approved Development Plan for Local Map Amendments G-813 and G-814.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The site plan meets all of the requirements of the PD-2 Zone as demonstrated in the Project Data Table above.

The housing mix required in the PD-2 zone calls for a minimum 20% townhouse and attached units. The Site Plan includes only 13% townhouse and attached units with the remaining 87% included as one-family detached. During the rezoning application, the Montgomery County Council, sitting as the District Council, approved the applicant's requested waiver from the housing mix requirements of the PD-2 Zone and found the application meets the following zoning requirements of Section 59-C-7.131 of the Montgomery County Code: (a) is more desirable for stated environmental reasons than development in accordance with these limits, or (b) achieves goals, policies, or recommendations stated in an approved and adopted master or sector plan.

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

- a. **Location of Buildings**

The layout of the houses is adequate, safe and efficient.

The location of the houses as shown on the site plan is conceptual. The precise location and site grading will not be finalized until the owner has chosen a specific house type and a house location plan with grading, to be developed by the project engineer. Although the houses are conceptual in context, square footage calculations have been assumed for each lot to determine maximum impervious coverage.

The lots range in size from 4-6,000 square feet+/- for the smaller units and 5-8,000 square feet +/- for the mid-range units and up to 16,000+/- square feet for the largest units. The smallest lots are located toward the southern end of the development and are clustered with the townhouses for compatibility. The units are arranged in a traditional style with the front access onto the public streets. The housing mix favors the one-family detached units as recommended by the Fairland Master Plan for the site.

The semi-detached units (duplex) at the northern entrance to the site from Cedar Tree Drive provide a transition from the townhouse units in the adjacent Saddle Creek subdivision to the proposed one-family detached units further south on Cedar Tree Drive and throughout the site. The semi-detached units have been dispersed within the site for a more diverse housing mix and greater design flexibility. The 34 townhouses are located at the south-central portion of the site and are clustered with the 4,000 square foot smaller unit type and are situated near the community center, pool and clubhouse.

The remainder of the site development area contains the one-family detached units. The housing mix for the PD-2 Zone requires a larger majority of the site to contain one-family attached units, however, as noted above, the housing mix was waived during the rezoning application by the County Council as specifically recommended in the Fairland Master Plan.

The 50 Moderately Priced Dwelling Units (MPDUs) have been designated as the 34 townhouses and the 16 semi-detached units. The townhouses have been clustered in the south-central development area near the community center and clubhouse. The duplexes have been dispersed throughout the site at the northwestern entrance to the site on Cedar Tree Drive and in two locations off of Riding Stable Drive to the north of the property.

The clubhouse and community center has been located in the south-central portion of the property, near two of the development pods and public road network. The two buildings and ancillary parking associated with the buildings are centrally located to the overall development planned in both counties. Access is from a linear public road via Old Gunpowder Road in Prince George's County.

The maintenance buildings and storage buildings for the golf course have been appropriately located on the eastern boundary adjacent to the industrial park. Access to the maintenance buildings is from a private ingress/egress easement through the industrial park to Old Gunpowder Road.

The proposed school building is located in the north-central section of the site directly adjacent to the townhouses in the Saddle Creek subdivision. The school site was recommended for this site as part of the Master Plan and is centrally located to the existing and proposed communities. The Board of Education has agreed to accept the proposed site.

b. Open Spaces

The open spaces are generously laid out and provide attractive, efficient and accessible green space to the entire community.

The project will retain over 246 acres of open space, primarily as part of the golf

course and reconfigured Fairland Recreational Park. Approximately 25 acres will be owned and maintained by the homeowners association and the additional 31 acres will be maintained and operated by M-NCPPC with the golf course being operated through a private entity under the supervision of the M-NCPPC. A net gain of approximately 31 acres of open space and green area, exclusive of the school site, is proposed with the development.

The Stormwater Management Concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on November 1, 2004. The stormwater management concept consists of on-site channel protection measures via construction of several dry detention facilities, reconstruction of an existing in-stream retention facility, and flow dispersion; on-site water quality control via construction of several Montgomery County Sand Filters, Bio Filtration, hydrodynamic structures for pretreatment , and non-structural measures; and on-site recharge via non-structural measures and storage within/beneath the proposed Best Management Practices.

c. Landscaping and Lighting

The landscaping and lighting provides safety and efficiency for residents and visitors in the rural setting.

Landscaping consists of shade trees within the public right-of-way for all of the public roads and similar treatment of shade trees for the two private roads serving the townhouses off of Street N. Additional screening has been incorporated into the plans to buffer the stormwater management facilities from the adjacent townhouses and one-family detached homes. An amenity landscape plan has been reviewed for the community center and pool area including details for hardscape, planting, lighting and ornamental fencing.

Lighting consists of a mixture of poles and fixtures including the standard fixtures within the public right-of-way, colonial type fixtures in the townhouse section and overhead box fixtures within the parking lots for the community center and clubhouse. The pedestrian path between the clubhouse and community center also includes bollards for a greater pedestrian effect. Overhead fixtures are proposed within the parking area of the maintenance and storage areas in the central eastern portion of the site. The applicant has submitted a lighting and photometric plan which provides the distribution of the light fixtures, pole heights, footcandles and details of the fixtures for each area. Shields are proposed for all light fixtures that may potentially cause glare on proposed houses. This is especially important for the units that back up to the community center, clubhouse and associated parking areas.

All of the proposed lighting, with the exception of the two private streets serving

the townhouses will be located within the proposed rights-of-way. The lighting has been designed and reviewed so as not to cause any negative glare on adjacent residential properties.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

The recreation provided is in excess of the requirements directed by the Recreation Guidelines. The additional recreational areas compensate for the length of pedestrian connection to the central community center and parking area, and lack of recreational amenities within each development area separated by the golf course.

Proposed recreation facilities consist of two tot-lots, multi-age lot, and community center with a pool and pedestrian and equestrian trails that link up with the public roads and the pedestrian system in Fairland Recreational Park. Staff has requested that the applicant provide a recreation area in the western development pod on the east side of Street H, in HOA Parcel A that incorporates environmental education due to its proximity to the wetland area. A tot lot is also proposed at the terminus of Street E in the eastern development pod area that is accessed off of Riding Stable Road. Each development pod area is equipped with a recreational facility, given the separation of the development areas by the golf course.

The multi-age play lot is closer than 50 feet to the townhouse units as required by the Recreation Guidelines, however, additional screening and grading has been provided to justify the location. A note has been placed on the site plan to indicate the proximity of the multi-age play lot and the additional screening being provided.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation in general is adequate, safe and efficient.

Vehicular circulation is safe and efficient and consists of five access points to the site, including three from MD 198 in Montgomery County. The other two access points are from Old Gunpowder Road in Prince George's County. The main street network consists of two 70-foot-wide primary residential streets, while the remaining internal streets are modified tertiary residential streets interconnected within the site to provide local access to and from MD 198 and Old Gunpowder Road.

The property will be accessed within Montgomery County from MD 198 via the

following three access points: Cedar Tree Drive, McNew Road and Riding Stable Road. Cedar Tree Drive will be extended from its current terminus, through the Saddle Creek subdivision, as recommended in the *Fairland Master Plan*, to the Prince George's County Line, where it will connect to a similar roadway. An existing center median along MD 198 restrict motorists movements at Cedar Tree Drive to right-turn in and right-turn out. McKnew Road to the north of Cedar Tree Drive, is an alternative connection between Cedar Tree Drive and MD 198. Its intersection with MD 198 is signalized, and has a median break that permits full movement of vehicles to and from McKnew Road. The McKnew Road intersection with Cedar Tree Drive is four-way STOP sign controlled. Riding Stable Road (South) is proposed as an internal modified-tertiary residential street across from the existing Riding Stable Road to the north of MD 198 to serve approximately 113 units including five units located in Prince George's County at the southern terminus. The existing intersection of MD 198 and Riding Stable Road is not signalized. Previous signal warrant studies had indicated that a traffic signal would not be warranted at this intersection under either existing or projected future traffic volumes.

The property will be accessed within Prince George's County from Old Gunpowder Road via a proposed internal residential street to the south of the PEPCO right-of-way and a proposed internal primary residential street at the location of the access point to the existing Gunpowder Golf Course. This street will connect to Cedar Tree Drive in Montgomery County.

Section 50-26(h)(2) of the Montgomery County Code provides that the standard right of way width of a tertiary street is fifty (50) feet. However, an applicant may request a reduced width as part of a site plan review. The roadway design for the subject property includes several reduced width tertiary streets: Street "D" extending south from Cedar Tree Drive along the eastern property boundary; Streets "E" and "F" extending east from the proposed extension of Riding Stable Road; Streets "H" through "M" extending south of Cedar Tree Drive along the western property boundary; and Street "N" extending into the site from the Prince George's County border on the southern end of the property. The right of way width proposed for these streets is twenty-seven (27) feet, four (4) inches.

Staff believes that the use of reduced width tertiary streets in this development results in an overall site layout which is environmentally better and makes better use of the overall tract of land for the desired combination of land uses. The residential community and golf course have been designed to take the greatest possible advantage of the environmental features of the site. The applicant and Environmental staff worked to preserve forested areas, stream valley buffers and wetlands to the maximum extent possible, while implementing the recommendations of the Master Plan for predominantly single-family detached housing. Narrowed tertiary streets allow the development areas to be more compact and pulled away from the sensitive perimeter environmental areas.

Pedestrian circulation throughout the site consists of a mixture of sidewalks, hiker biker trails and natural surface trails that connect to the overall Fairland Recreational Park. Sidewalks within the community are provided within the rights-of-way for the reduced width tertiary streets and within the rights-of-way for the primary roads. A sidewalk will also be extended to the southern intersection of Idlewild Road along the east side of Cedar Tree Drive.

The primary goal and objective of the Fairland Master Plan and M-NCPPC Staff is pedestrian circulation and connectivity to the adjacent park, as well as surrounding communities and recreational uses in Prince George's County. These goals and objectives have been achieved through the numerous hiker/biker trails, sidewalks and equestrian trails that have been proposed with the plan of development.

The 8-foot-wide Class I bikeway within the right-of-way for Cedar Tree will provide a connection from east to west, from existing Cedar Tree Drive, which has an existing bikeway to Old Gunpowder Road in Prince George's County. An additional 8-foot-wide hiker/biker trail is proposed within the right-of-way of the south side of MD 198. This connection will coincide with the improvements to MD 198 for access to the units off of the proposed Riding Stable Road.

The existing hard surface connection along the central-southern boundary will be removed and re-routed through the subdivision. The existing bridge near the western boundary for this path will remain and follow the alignment of the proposed golf course, connecting to the one-family detached and attached units near the clubhouse and community center. The path would connect to the subdivision in Prince George's County to the east, via the road network, which includes the proposed driving range and First Tee program. The path also connects the development on the western boundary, via an 8-foot-wide path between the existing pond and green for hole #6. A portion of this path will cross over the golf cart path. The east-west connection will be restored further to the south, away from the golf course development. This connection will be an 8-foot-wide hard surface path, inclusive of a proposed bridge crossing over the stream, from the existing hard surface multi-use trail in the Fairland Aquatic and Athletic Complex in Prince George's County to the existing hard surface trail that parallels Greencastle Road and associated parking and play fields in the existing Fairland Recreation Park in Montgomery County.

There are a number of unsanctioned trails (natural surface trails that have not been designated or planned) in the existing Fairland Recreational Park that serve as circulation routes for pedestrians, equestrians and mountain bikers. These trails have been mapped and provide connection to the proposed hard surface trails as well as the only sanctioned natural surface trail in the park.

Pedestrian connection is also provided from the northern development pod, which is accessed via proposed Riding Stable Road, to Cedar Tree Drive and Saddle

Creek Drive. This connection is an 8-foot-wide hard surface trail that provides access to the school as well and is shared with the golf cart path for a short stretch near McNew Local Park. Areas where the pedestrian path is shared or crosses the golf cart path will be appropriately signed for directional traffic. Pedestrian bollards will also be placed in the path to prevent golf carts from accessing the pedestrian paths.

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

Each structure and use is compatible with other uses and with existing and proposed adjacent development.

The semi-detached units (duplex) at the northern entrance to the site from Cedar Tree Drive provide a transition from the townhouse units in the adjacent Saddle Creek subdivision to the proposed one-family detached units further south on Cedar Tree Drive and throughout the site. The semi-detached units have been dispersed within the site for a more diverse housing mix and greater design flexibility. The majority of the site is one-family detached units which is recommended by the Fairland Master Plan.

The 50 Moderately Priced Dwelling Units (MPDUs) have been designated as the 34 townhouses and the 16 semi-detached units. The townhouses have been clustered in the south-central development area near the community center and clubhouse.

The clubhouse and community center has been located in the south-central portion of the property, near two of the development pods and public road network. The two buildings and ancillary parking associated with the buildings are centrally located to the overall development planned in both counties. Access is from a linear public road via Old Gunpowder Road in Prince George's County.

The maintenance buildings and storage buildings for the golf course have been appropriately located on the eastern boundary adjacent to the industrial park. Access to the maintenance buildings is from a private ingress/egress easement through the industrial park to Old Gunpowder Road and not through any part of the residential development.

The proposed school building is located in the north-central section of the site directly adjacent to the townhouses in the Saddle Creek subdivision. The school site was recommended for this site as part of the Master Plan and is centrally located to the existing and proposed communities. The Board of Education has agreed to accept the proposed site.

The activity associated with the proposed residential golf community will not cause any negative effect on adjacent residential or institutional uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements have been met by the preservation of the required 20% of net tract area of existing forest and approximately 18.36 acres of reforestation is required due to the amount of clearing being done, of which 6.02 acres will be provided off-site.

As a planned development, the application is subject to a minimum forest retention requirement. In this case, the minimum forest to be retained is 20% of the net tract (equivalent to the conservation threshold). Twenty percent of the site has been retained in forest on the golf course and the residential community, and the minimum retention requirement is satisfied.

In addition, both the residential and golf course uses must meet reforestation requirements. Based on current forest conservation worksheets, the golf course/future park clears 52.67 acres, and ends up with a surplus of 12.34 acres per the forest conservation worksheet.

The residential community clears 47.4 acres, and has a reforestation requirement of 18.36 acres. As one complete project, the surplus on the park side may be used to meet the requirements of the residential component. An additional 6.02 acres of forest planting shall be provided offsite, with a priority on planting forest in the watershed.

The master plan designated the development area as an "Environmental Restoration Area" and recommended restoration activities to benefit the degraded portion of the lower McKnew tributary that on this site as specified below:

"consider the degraded area of the northeastern tributary subwatershed as an Environmental Restoration Area. New development in this area should include both standard environmental measures, stormwater retrofit, and/or stream enhancement measures to help correct existing problems."

Control measures have been put in place with this application to protect the unique and high quality resources of the Silverwood Tributary and the undisturbed portions of the McKnew Tributary. The existing problems that require retrofit and enhancement include abandoned sand and gravel operations, a large illegal rubble fill and an old golf course. MNCPPC land holdings in the Silverwood subwatershed were specifically excluded from the application to provide the highest level of protection of the natural resources contained in that area.

The acreage needed to fully achieve all the master plan land use objectives makes total avoidance of all buffers and high priority forest over the constrained site impossible. These objectives are to be achieved over a severely constrained 313.94 acre site, which contains 104 acres (33%) of stream buffer, and 182 acres (58%) of forest, the majority of

which is high priority forest. For this project to be feasible, the combination of appropriate flexibility, remediation, and compensation is necessary.

Staff has closely worked with the applicant to minimize loss of high quality forest, minimize permanent encroachments into environmental buffer areas, and maximize measures to correct major environmental problems on and off the subject site.

There are numerous opportunities for environmental remediation proposed in this plan that include: accelerated stabilization, sustainable reclamation and productive reuse of the illegal landfill on "Parcel X in the public interest; water quality treatment and quantity control of stormwater runoff from the adjacent offsite heavy industrial property in Prince Georges County, and from offsite watershed areas above the instream regional pond; stream buffer restoration and/or enhancement in degraded areas, and stabilization of wetland habitat above the stream crossing; and afforestation of currently unforested buffer areas, and retention of forest that exceeds forest conservation requirements.

The overall site contains 182.77 acres of forest, of which 100.7 acres are to be cleared. About 80 acres of the 100 acres cleared are high priority forest, principally in three areas: the main residential pod off Route 198; the golf holes adjoining the McKnew Tributary south of the existing M-NCPPC McKnew Local Park (holes #12, 13 and 14); and the golf holes in the southernmost portion of the site (holes #2 and 3). Aside from the McKnew tributary stream crossing on hole #12, most of the priority forest lost is in upland areas outside the stream buffer.

Additional enhancements are being provided that meet the stream restoration objectives of the master plan. A stream restoration plan proposes approximately 600 linear feet of improvements in two of the smaller tributaries directly affected by the reconstructed golf course. Also, a minimum additional 5.14 acres of afforestation above and beyond forest conservation requirements is proposed in available stream buffer areas. This afforestation acreage is to be applied exclusively to the stream restoration objective as enhancements within the buffer area, and not counted towards forest requirement

APPENDIX

- A. Development Plan G-813 and G-814 and opinions
- B. Memos from departments and agencies