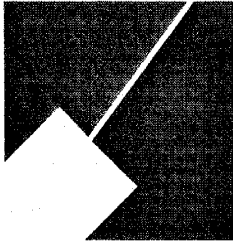


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MCPB**  
**Item # 4**  
**APRIL 6, 2006**

**MEMORANDUM: Local Map Amendment**

**Date:** March 24, 2006

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief, Development Review Division *RK*  
Carlton W. Gilbert, Zoning Supervisor, Development Review Division *CW*

**FROM:** Elsabet Tefaye, Senior Planner, Development Review Division *ET*  
(301-495-1301).

**SUBJECT** **Local Map Amendment No. G-839:** Christian Life Property, Reclassification of 6.09 acres of land from the R 200/TDR and R-200 Zones to the RT-8 Zone for 46 townhouse units, located at 11800 Darnestown Road, 80 feet west of Ambiance Drive.

**Winchester Homes, Inc., Applicant**  
**2002 Potomac Subregion Master Plan**

**FILING DATE:** September 6, 2005  
**PLANNING BOARD** April 6, 2006  
**PUBLIC HEARING:** May 2, 2006

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**STAFF RECOMMENDATIONS:**

Staff recommends **APPROVAL** of Local Map Amendment No. G-839 for the following reasons:

- (1) The proposed Zoning Map Amendment and the Schematic Development Plan will be consistent with the purpose clause and all applicable standards for the RT-8 Zone as set forth in the Zoning Ordinance.
- (2) The proposed development as reflected in the Schematic Development Plan is compatible with existing and planned land uses in the surrounding area.
- (3) Public facilities are adequate to serve the proposed development.

## FINDINGS:

### A. PROPOSAL SUMMARY

The applicant is requesting a reclassification of a 6.09-acre parcel of land from the R-200 and R-200/TDR (Residential, One-Family) Zones to the RT-8 (Residential, Townhouse at a density of eight units per acre). The applicant proposes to develop the property with 46 one and two-car-garage townhouses (24' wide X 42' deep). A total of 195 parking spaces, including garage and driveway spaces, are proposed.

Section 59-H-2.52 of the Zoning Ordinance specifies that the optional method of applying for local map amendment applies to the RT-8 Zone. The applicant, in this case, has chosen to follow the "optional method" of application which requires submission of a schematic development plan (SDP in accordance to Section 59-H-2.53.

### B. Description of Property



The subject property is located on the south side of Darnestown Road (MD-Route 28), approximately 80 feet west of Ambiance Drive and approximately 1,000 feet east of Tschiffely Square Road. The property, which is identified as Parcels N721 and N667 in Quince Orchard Subdivision, is irregularly shaped in a form of an askew "T". The property comprises a combined total area of 6.09 acres of land (Parcel N 721 with 6.05 acres, and Parcel N667 with 0.04 acres). of land. The property is currently developed with two, two-story industrial type

buildings that are housing the Christian Life Center's (current owner) facilities, including a large worship center, administrative offices and associated parking areas.

Currently, approximately 75 percent of the site is characterized by impervious surface, which is primarily used for parking purposes. The approximately 15 percent of green area on the property mainly consists of a grassy area at the northeastern portion of the property adjoining Darnestown Road. The property also contains a few mature trees located on the northwest corner of the subject property, adjacent to the historic church property. The property has a frontage of approximately 135 feet on Darnestown Road, from which it is accessed.

**C. Surrounding Area**

Staff defines the surrounding area as bounded by Darnestown Road (MD ROUTE 28) to the north, Quince Orchard Road to the west and Muddy Branch Park to the East and south.



The surrounding area is predominantly residential in the R-200, R-200/TDR and PD-3 Zones with some commercial uses (the Quince Orchard Commercial Center and a gas station) in the C-1 Zone and institutional uses (library, fire station, two Churches) mainly concentrated within the northern portion of the neighborhood along Darnestown Road. The Quince Orchard Medical Park and the North

Potomac Village Senior Living, developed under special exceptions in the R-200/TDR Zone, are also located within the northern portion of the neighborhood.

To the north across Darnestown Road and directly opposite the subject site, within the boundaries of the City of Gaithersburg, are located single-family attached and detached dwellings that are part of a community known as the Kentlands. The historic Pleasant View Methodist Episcopal Church (1914) and the Quince Orchard School (c1875) and cemetery, zoned R-200/TDR, abut the subject property to the northwest. The Prince of Peace Lutheran Church is located to the west in the R-200/TDR Zone, separated from the subject property by a narrow sliver of land (lot 46) in the Quince Orchard Knolls Subdivision, one of the two (Lots 46 and 47) residential properties adjoining the subject site to the west and southwest. To the south, the property abuts four more residential properties within the Quince Orchard Knolls subdivision (Lots 17, 48, 49 and 50). All of the six properties adjoining the subject site to the south and southwest are developed with single-family detached houses and located in the R-200 Zone. A portion of the Owens Glen subdivision with 134 townhouses abuts the property to the east in the PD-3 Zone.

#### D. Zoning History



The property was placed in the R-R Zone (now R-200) during the 1958 Countywide Comprehensive Zoning. An R-200/TDR Zoning designation of the site was adopted

in 1982 as part of an amendment to the Master Plan. The 2002 Potomac Subregion Master Plan retained the property's R-200/TDR and R-200 Zoning.

## **E. Intended Use and Approval Procedure**

### **1. Proposed Development**

The applicant requests the reclassification of the zoning of the subject property from R-200/TDR and R-200 Zones to the RT-8 Zone. The Development Plan shows that the proposed development consists of 46 residential townhouses, including the required 12.5 percent MPDUs. The applicant indicated that six of the proposed 46 dwelling units would be MPDUs. A total of 195 parking spaces, including 23 visitor spaces, are proposed for the subject development. The 40 market units would have two-car garages and two additional driveway parking spaces. The six MPDUs would have single-car garages with one additional space in the driveway.

The applicant Schematic Development Plan depicts a driveway access point from Darnestown Road with right-in and right-out access. Darnestown Road (MD 28) is classified as a major highway with four to six lanes and a master plan right-of-way of 150 feet. The unit closest to the road is located approximately 135 feet from the northern property line and is separated from the road by the proposed storm water management facility.

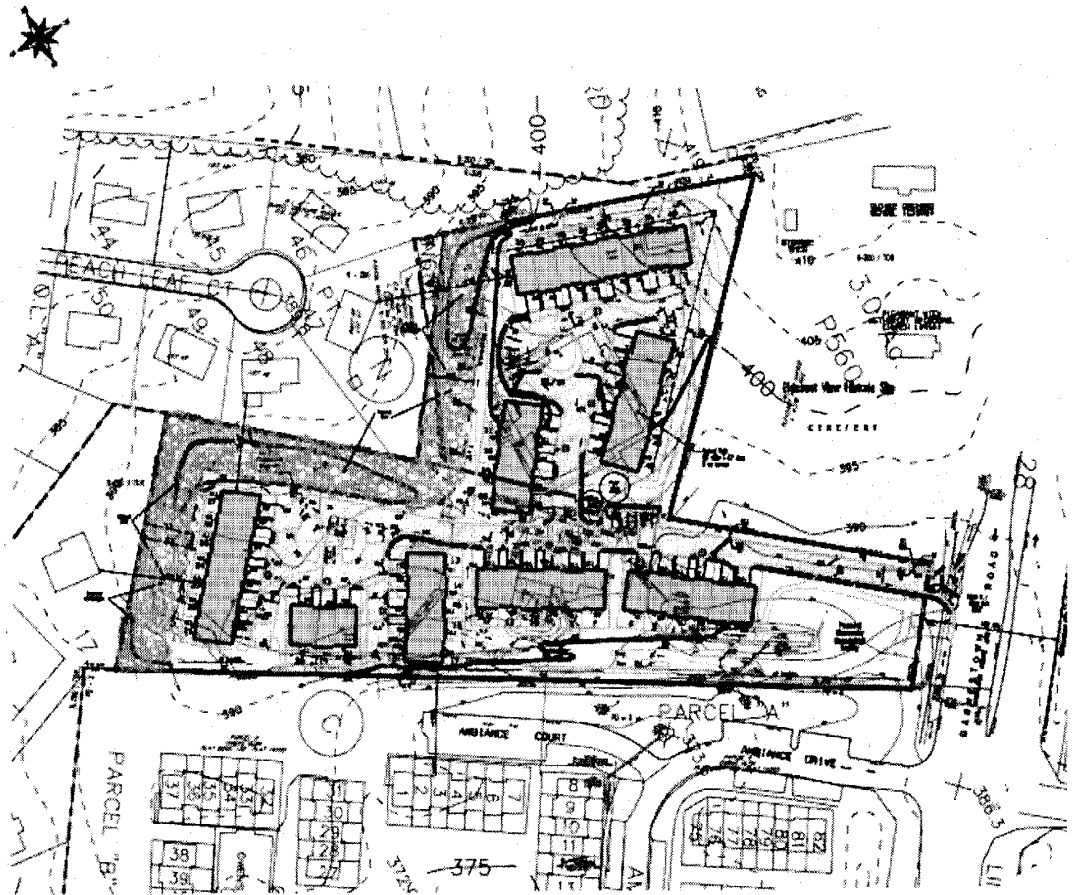
### **2. Schematic Development Plan (SDP)**

Section 59-H-2.52 of the Zoning ordinance specifies that the optional method of applying for local map amendment applies to the RT-8 Zone. The applicant, in this case, has chosen to follow the "optional method" of application and has submitted a schematic development plan (SDP) in accordance to Section 59-H-2.53. The SDP includes binding restrictions with respect to the development standards or use of the property, which are less than the maximums permitted in the requested zone, and sets forth whether and how development will be staged.

The applicant proposes the following binding elements.

1. Maximum number of units not to exceed 46, including 12.5 percent required MPDUs.
2. A 60-foot building setback to be provided along the southwest property lines abutting adjoining Lots 17, 47, 48 and 49 in the Quince Orchard Knolls Subdivision, as shown on the Schematic Development Plan. The applicant shall place the required forest conservation easement within the setback as shown to further buffer the existing single-family homes on Lots 17, 47, 48 and 49.

3. Vehicular access to be limited to Darnestown Road (MD Route 28).
4. Minimum proposed building setback from Pleasant View Methodist Episcopal Church property to be 40 feet.
5. All units, including MPDUs, to have brick front facades.
6. Maximum building height shall not exceed 35 feet.
7. A 160-foot minimum building setback to be provided from Maryland Route 28 (Darnestown) right-of-way.



In addition to the local map amendment process, the proposal is subject to other development approval procedures including approval of a preliminary plan of subdivision and site plan review by the Montgomery County Planning Board.

The Schematic Development Plan meets the requirements of Section 59-C-1.722 regarding Row Design. Only one of the 8 rows of townhouses placed on the property would reach the maximum eight townhouses per row. The remaining seven rows are all under the maximum, ranging from three townhouses up to seven townhouses per row.

**3. Development Standards:**

Section 59-1.73 of the Zoning Ordinance specifies the Development standards for the R-T8 Zone. The applicant's Schematic Plan provides the following development data:

<b>Current Development Standards: RT-8</b>	<b>Required/Allowed</b>	<b>Proposed/ Existing</b>
<b>Minimum Lot Area</b>	20,000 SF	265,280.4 SF (6.09 ) AC
Maximum Density du/ac	8 DU/AC (48 units)	7.6 DU/AC (46 units Max)
Maximum Building Height	35 FT	35 FT Max
<b>Minimum building setback</b>		
From one family detached	30 FT	30 FT
From any public street (Darnstown Road.)	25 FT	100 FT
From an adjoining lot		
• Side (end unit)	10 FT	10 FT
* Rear	20 FT	25 FT
<b>Maximum Building Coverage</b>	35%	25% Max
<b>Minimum Green area</b>	50%	60% Min
<b>Minimum Parking</b>	2/DU - 94 spaces	4.2/DU -195 spaces

The proposal meets or exceeds all applicable current development standards of the RT-8 Zone.

**59-C-1.722. Row Design.**

- (a) **Eight townhouses is the maximum number permitted in any one attached row.**
- (b) **Three continuous, attached townhouses is the maximum number permitted with the same front building line. The variations in building line must be at least 2 feet.**
- (c) **For one-family attached units, there can be no more than 12 units in one row.**

The Schematic Development Plan meets these requirements. Only one of the eight rows of townhouses placed on the property would reach the maximum eight townhouses per row. The remaining seven rows are all under the maximum, ranging between seven townhouses to three townhouses per row.

**F. Analysis**

**1. Intent and Purpose of the Zone**

Pursuant to Section 59-C-1.721, the purpose of the R-T Zone is to provide suitable sites for townhouses:

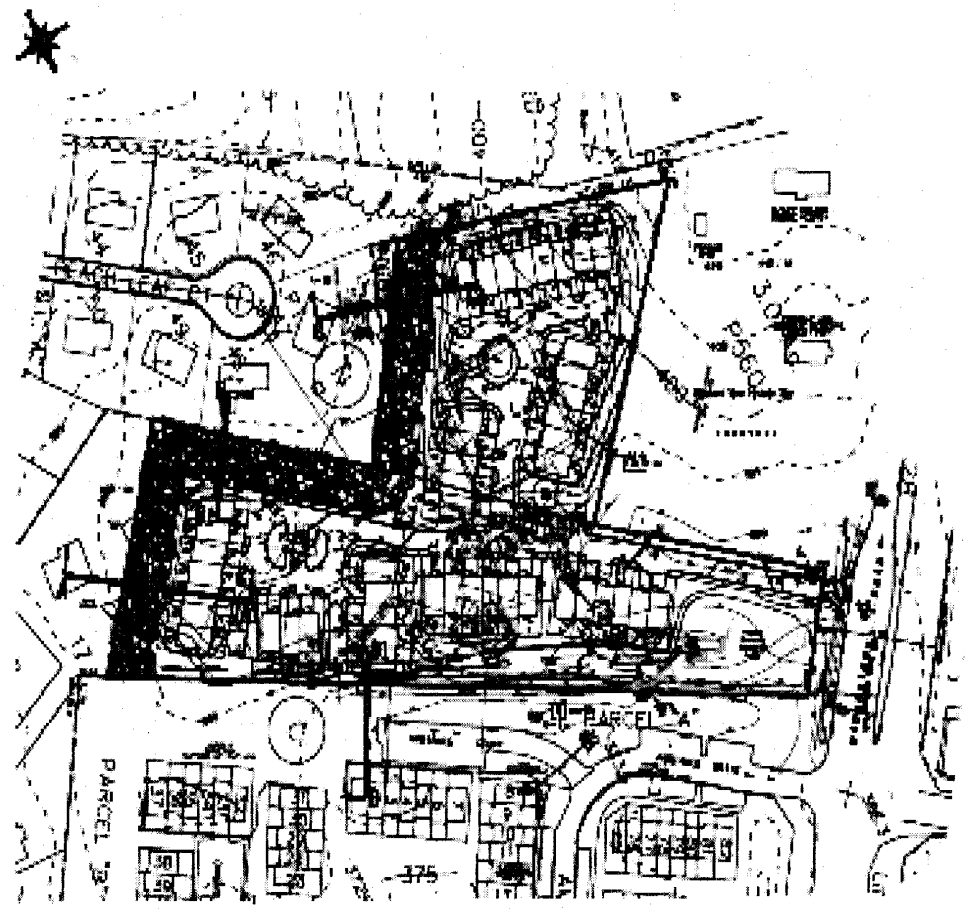
- (a) **In sections of the County that are designated or appropriate for residential development at densities allowed in the R-T Zones; or**
- (b) **In locations in the County where there is a need for buffer or transitional uses between commercial, industrial, or high-density apartment uses and low-density one-family uses.**

It is the intent of the R-T Zones to provide the maximum amount of freedom possible in the design of townhouses and their grouping and layout within the areas classified in that zone, to provide in such developments the amenities normally associated with less dense zoning categories, to permit the greatest possible amount of freedom in types of ownership of townhouses and townhouse developments, to prevent detrimental effects to the use or development of adjacent properties or the neighborhood and to promote the health, safety, morals and welfare of the present and future inhabitants of the district and the County as a whole. The fact that an application for R-T zoning complies with all specific requirements and purposes set forth herein shall not be deemed to create a presumption that the resulting development would be compatible with surrounding land uses and, in itself shall not be sufficient to require the granting of the application



Although the subject property is not specifically designated for residential densities allowed in the RT-8 Zones, staff finds the proposed development to be appropriate and consistent with the purposes of the zone, given the nature of the property and the existing pattern of development in the immediate neighborhood. The design and arrangements of the proposed townhouses will be compatible with adjacent residential uses. There are extensive barriers, natural and man-made in the form of topography, forest conservation easement, landscape buffer and building setbacks, between the nearest residential properties to the south and the proposed use.

Upon requests by staff, the applicant has submitted a cross section study of the relationship between the proposed townhouses and the nearest single-family detached and attached dwellings located on adjoining properties to the south and east..





Cross Section A-A1: From 11809 Quince Mill Drive to nearest unit - ridgeline elevation of town home would be 20 feet higher and 110 feet distant.

Cross Section D-D1: From 1 Ambiance Court (townhouse) to nearest unit - ridgeline elevation of Winchester town home would be 15 feet higher and 110 feet distant

The first three of these units would be separated from the proposed townhouse development by a 50-foot-wide landscaped berm within a forest conservation easement, while the fourth consists of a similar townhouse unit.

Staff is of the opinion that the proposed development would not negatively impact the use and/or development of adjacent properties or the surrounding residential properties. Moreover, the proposal will improve compatibility with the adjacent historic property, namely the Pleasant View Church. The proposal will reduce impervious surfaces and views from the historic property of large parking lots and industrial style buildings. The applicant worked with the Historic Preservation planning staff and has agreed to a 40-foot minimum building setback from the historic church's property line, and the installation of a landscape buffer within this setback that would include a mix of deciduous and evergreen trees.

In addition, the proposed development is replacing large industrial type buildings and a sizable parking lot (approximately 75 percent) impervious. In contrast, the proposed development offers a minimum of 60 percent green area, a superior site and building design, and a more desirable aesthetic appeal than currently exists on the property.

Staff, however, has some concerns regarding Internal compatibility, specifically, concerning the design and placement of a row of townhouses that are located within 15 feet of the eastern property line adjoining the townhouses in the Owens Glen Subdivision. The orientation of this row of townhouses, as depicted on the SDP, has rendered the pattern of development on the eastern portion of the property incoherent, thus, creating an on site incompatibility. Staff recognizes the fact that the irregular shape of the property (T-shape), coupled with the need for compliance with other site control standards such as forest conservation, storm water management facility and access for fire equipments, puts some limitations on the level of flexibility in site design. However, in this particular situation, a minor change in the arrangement of the row of townhouses at that location is essential in order to ensure basic functional adequacy and to give the area a positive visual character. The applicant is aware of staff's concern, but has chosen not to address it at this time and, therefore, the

schematic development plan has left this aspect unresolved. Staff recommends that the issue be addressed during the preliminary plan and site plan review process where the plan will be more developed in its technical dimensions and in its details.

The proposed development assumes the use of private streets. The issue of public and private streets will be addressed at the time of preliminary plan review.

## **2. Master Plan**

Upon reviewing the proposal for Master Plan consistency, the Community Based Planning Division has offered the following comments:

...The property is within the area of the approved and adopted Potomac Subregion Master Plan of 2002. The Master Plan confirmed the existing zoning pattern, which would permit residential development of three units per acre, if 10 acres were assembled. Failing assembly, the normal R-200 density pertains. The Master Plan does not specifically address the Christian Life Center property or preclude applications for a floating zone. A floating zone is differentiated from a Euclidean zone in that while the latter is a specific area defined by boundaries previously determined by the zoning authority, the former has no such defined boundaries and is said to 'float' over the entire area of the district where it may eventually be established. The floating zone is also different from the establishment of a Euclidean zone in that it is initiated on the instigation of a landowner within the district rather than the legislative body.

The floating zone is subject to several conditions, i.e., the use must be compatible with the surrounding neighborhood, it must further the purposes of the proposed classification, and special precautions are to be applied to ensure that there will be no discordance with existing uses. The schematic development plan meets all applicable development standards, but that in itself is not deemed to create a presumption that the resultant development will be compatible with surrounding land uses and is not in itself sufficient to require the granting of the application.

The County Council recently denied a broadly similar zoning application (G-834), (The Potomac Garden Center), a short distance to the west, on the grounds of incompatibility. However, this application differs from G-834 in several respects:

1. Winchester has made efforts to communicate with the major civic associations, (staff was present at one meeting), and with neighboring property owners. As of today's date, and in contrast to application G-834, staff has not received any objections to the proposed rezoning.
2. The Christian Life Center both directly abuts and confronts townhouse developments, which was not the case with G-834.
3. G-834 would have created a single row of single-family houses between two townhouse developments. The current application has no such ramifications.
4. The Winchester proposal will improve compatibility with an adjacent historic property, namely the abutting Pleasant View church. The proposal will reduce impervious surfaces and views from the historic property of large parking lots and industrial style buildings.
5. Winchester proposes a density of 7.6 du/acre, as compared with the net density of approximately 10.8 du/acre proposed by G-834. It should also be noted that the abutting townhouse portion of the Owens Glen subdivision has a density of 8.6 du/acre, somewhat higher than the Winchester proposal.
6. Winchester has agreed to several binding elements in the Schematic Development Plan, including:
  - a. Limiting the density to 46 units, including MPDUs.
  - b. Agreeing to a 50-foot forest conservation buffer and 60-foot building setback along property lines abutting single-family lots.
  - c. Agreeing to an expanded building setback to the historic church property.
7. The height-to-distance relationships between the ridgelines of the existing single-family units and the proposed townhouses are generally more favorable than the G-834 application due to lesser grade differentials

The Community-Based Planning staff finds the schematic development plan to be compatible with the adjacent single-family residential development and recommends APPROVAL. Regarding the site layout, it should be noted that staff has some disquiet with certain yard-to-yard relationships and with building line discontinuity. If the local map amendment is ultimately approved by the District Council, future regulatory processes such as preliminary plan and

site plan will further address compatibility and may well result in fewer units than depicted in the schematic development plan.

## **2. Public Facilities**

### **(i). Water and Sewer Service**

The Washington Suburban Sanitary Commission (WSSC) staff has offered the following:

- The proposed change in zoning would not impact the water distribution or wastewater collection systems.
- Short extensions to the mains in Ambiance Court and Ambiance Drive would be necessary for service.

### **(ii). Transportation**

Upon reviewing the applicant's traffic analysis and schematic development plan, The Transportation Planning staff concluded that the proposed Christian Life Center property development under the RT-8 zoning with construction of the roadway and pedestrian path as shown on the schematic development plan will not have an adverse impact on the surrounding roadway network. The Transportation Planning Staff offered the following comments:

#### Site Access and Vehicular/Pedestrian Circulation

Access to the site is proposed from Darnestown Road (MD 28) as a "right-in/right-out" only as shown on the schematic development plan. Darnestown Road (MD 28) is classified as a major highway with four to six lanes and a master plan right-of-way of 150 feet. Staff finds that the access point and the vehicular circulation system shown on the schematic development plan are adequate.

The schematic development plan includes a lead-in sidewalk from MD 28 and a pedestrian path connecting inside the property. Darnestown Road was recently built as a four-lane divided major highway with sidewalks and bike lanes on both sides. Staff finds the bikeway and pedestrian circulation system shown on the plan to be safe and adequate within and adjacent to the site.

#### Local Area Transportation Review

A traffic analysis for rezoning was prepared to determine the impact of the proposed 46-townhouse development. Staff

agrees with the conclusion of the traffic study that the proposed development of the subject site does not have an adverse impact on the surrounding roadways.

Two local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the North Potomac Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. There is no approved but unbuilt development in the study area. Therefore, the existing and background traffic conditions remain the same. The proposed development's trips were added to the existing traffic to determine the total future traffic. The total future traffic was assigned to the critical intersections to determine the total future CLVs. The result of the CLV calculation is shown in the following table. The CLV impacts of the proposed development on these intersections were analyzed and are summarized in Table I.

**Table I**

<b>Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour</b>						
	<b>Existing</b>		<b>Background</b>		<b>Total</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
MD 28/ Tschiffely Square Road	1,247	1,061	1,247	1,061	1,248	1,062
MD 28/Dufief Mill Road	1,161	949	1,161	949	1,169	958

As shown in the above table, all existing intersections analyzed are currently operating at an acceptable CLV standard (CLV standard is 1,475) during both the morning and evening peak hour. Acceptable levels of traffic conditions are projected to be maintained under the background and total development conditions.

As part of the APF test for transportation requirements related to approval of this zoning application, the Transportation Planning staff recommended that "Total development under this zoning application

is limited to a maximum of 46 townhouses as shown on the schematic development plan and analyzed in the traffic study." As noted, the applicant's binding element limits the number of units to a maximum of 46.

**(iii). Schools**

The subject property is located within the Rachel Carson Elementary School, Lakeland Park Middle School and Quince Orchard High School service areas. According to the Montgomery County Public Schools (MCPS) Division of Long-range Planning, the proposed development of 48 dwelling units (as originally proposed) is estimated to generate approximately 12 elementary, five middle and eight high school students. MCPS has indicated that enrollment at Rachel Carson Elementary School currently exceeds capacity and is projected to exceed capacity in the future. Enrollment at Lakelands Park Middle School is currently within capacity and projected to stay within capacity. At the high school level, Quince Orchard High School currently exceeds capacity and is projected to continue to exceed capacity

The MCPS further indicated that the current Annual Growth Policy (AGP) schools test finds the school capacity in the Quince Orchard Cluster to be adequate.

**3. Environment**

Upon reviewing the subject proposal, the Environmental Planning staff indicated that the applicant's plan generally meets the environmental objectives present in the purpose clause of the RT Zone and the findings required for the Schematic Development Plan. The Environmental Planning staff further stated that the following issues must be addressed at the time of Preliminary Plan and Sit Plan Review:

1. The applicant must submit a Final Forest Conservation Plan (FCP) by time of site plan submission. This plan must demonstrate full compliance with the requirements of Forest Conservation Law, Section 22A. Additionally, forest conservation and common area access easements will also be required, and should be provided during the course of site plan review and recordation of property.
2. An ISA-certified arborist shall prepare a detailed Tree Save Plan as part of the abovementioned FCP. The plan must detail measures to save specimen tree numbers ST2 and ST3 (including modification or removal of the earth berm where



necessary). The plan must also detail measures to protect other trees that currently form a buffer along the western and southwestern boundaries of the site. For trees on the property line or offsite that are shown to be affected by the project the applicant must demonstrate that he/she has contacted adjacent property owners to clearly identify what trees may be damaged by the project and may need to be removed as part of the project if the owner agrees.

3. The Department of Permitting Services (DPS) has approved a Stormwater Management Concept Plan for the site. If at later stages of stormwater management review and design DPS determines that a stormwater management facility, or sediment control facility, is not properly sized and must be enlarged to accommodate the proposed drainage areas, the applicant will have to find additional space outside of the forest conservation area. This may mean the reconfiguration of site layout, and loss of developable area.

In addition, the Environmental Planning Staff has offered the following comments:

#### **Forest Conservation—Chapter 22A**

The development has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) (No. 4-06045), issued on November 28, 2005. A concept Forest Conservation Plan has been submitted to Environmental Planning for review. Environmental Planning staff has reviewed the plan and finds that it meets the basic parameters of forest conservation law. Staff has conceptually approved the plan. The Planning Board is not required to take action on the forest conservation plan at this (rezoning) stage of the review process. The Planning Board will take action on the forest conservation plan with the preliminary plan of subdivision. A Category I Forest Conservation Easement will be required for any forest that is credited for forest save. All areas proposed for afforestation must meet the requirements of Section 108.E. of the Forest Conservation Regulation.

#### **Environmental Guidelines**

This development complies with the Environmental Guidelines (*Guidelines for Environmental Management of Development in Montgomery County, January 2000*). The site is not within a Special Protection Area or Primary Management Area. There are no streams, wetlands, or extensive areas of steep slopes on the property.

## **Stormwater Management – Chapter 19**

The approved stormwater management concept plan consists of onsite channel protection measures via a dry pond, onsite water quality control via grass swales, and storm filters. DPS has outlined the items that the applicant must address during the sediment control/stormwater management plan stage, in its letter of February 21, 2006 approving the stormwater management concept request.

### ***Watershed Protection/Water Quality***

The site drains to the Route 28 Tributary of the Muddy Branch Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 1998) rates subwatershed/stream and habitat conditions as 'fair' overall, based on data available at that time. CSPS lists incised stream channels, poor bank stability, and sediment deposition as common watershed problems. Embeddedness problems are evident in the mainstem. Route 28 Tributary has been designated a Watershed Restoration Area, reflecting the need to comprehensively address degraded stream conditions that stem from high imperviousness and channel erosion. The Maryland Department of the Environment has designated Muddy Branch as Use I-P indicating its suitability for water contact recreation and protection of aquatic life.

### **Water and Sewer**

The site is served by public water and sewer service.

## **4. Historic Preservation**

The Historic Preservation planning staff has offered the following comments.

Historic Preservation planning staff met with the developers for the above-referenced project and discussed the proposed redevelopment of the site, as it is adjacent to an individually designated *Master Plan Site #24/13, Pleasant View Methodist Episcopal Church*. At this meeting, there was support for the overall project with suggested changes mentioned to buffer the adjacent historic site from the new residential development. These suggested modifications included a 40' minimum building setback from the historic church's property line, and the installation of a landscape buffer within this setback that would include a mix of deciduous and evergreen trees, to provide screening throughout the year.

Staff supports the current development plan for 11800 Darnestown Road, which reflects the requested modifications. Additionally, this

redevelopment plan improves the vistas and green space, reduces impervious surfaces, and is more compatible with the existing historic site, as the heights of the proposed buildings will be substantially lower than the current building on the site.

**G. Community Concerns**

At the time of this writing, staff has not received any comments from the community voicing objection to the subject proposal. As noted in the comments of the Community Based Planning Staff, the developer has made efforts to communicate with the major civic associations and with neighboring property owners. The developer, Winchester Homes, has submitted a letter chronicling occasions and extent of communications with community groups and individual homeowners in the immediate neighborhood (See attached letter, dated February 8, 2006, from Winchester Homes). No opposition is perceived.

**H. Conclusion**

Staff finds that the proposed Local Map Amendment and the associated Schematic Development Plan will be consistent with the purpose clause and all applicable standards for the RT-8 Zone, and are in accord with the land use recommendations of the 2002 Potomac Subregion Master Plan. Therefore, staff recommends approval of the RT-8 Zone and the proposed Schematic Development Plan.

# **ATTACHMENT I**

- **AERIAL**
- **ZONING MAP**
- **SITE PLAN**
- **CROSS SECTIONS**
- **CROSS SECTION LOCATIONS**
- **PROPOSED BINDING ELEMENTS**