

the abutting townhouse portion of the Owens Glen subdivision has a density of 8.6 du/acre, somewhat higher than the Winchester proposal.

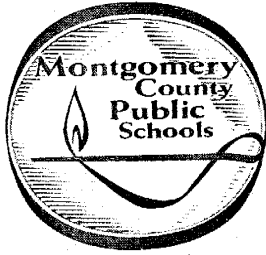
6. Winchester has agreed to several binding elements to the Schematic Development Plan, including:
 - a. Limiting the density to 46 units, including MPDUs.
 - b. Agreeing to a 50-foot forest conservation buffer and 60-foot building setback along property lines abutting single-family lots.
 - c. Agreeing 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 submitted cross sections indicate that the difference in roofline elevations between the existing and proposed dwellings, (and relationship to distance), would be approximately as follows:

- | | |
|---------------------|---|
| Cross Section C-C1: | From 2 Peach Leaf Court to nearest unit - ridgeline elevation of town home would be 18 feet higher and 140 feet distant. |
| Cross Section B-B1: | From 6 Peach Leaf Court to nearest unit - ridgeline elevation of town home would be 13 feet higher and 90 feet distant. |
| 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 feet wide landscaped berm within a forest conservation easement, while the fourth consists of a similar townhouse unit.

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.



850 Hungerford Drive * Rockville, Maryland * 20850-1747
Telephone (301) 279-3333

September 29, 2005

Ms. Elisabeth Tesfaye
Community-Based Planning Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Tesfaye:

This letter is sent in response to Rezoning G-839, known as "Christian Life Center Property," located at 11800 Darnestown Road, opposite Kent Oaks Way, in Gaithersburg, Maryland. This rezoning would result in 48 townhouse units. Based on average yield factors derived from the Maryland National Capital Park and Planning Commission 2003 Census Update Survey, the impact of this project is estimated to be approximately twelve (12) elementary, five (5) middle and eight (8) high school students.

This property is located within the Rachel Carson Elementary School, Lakelands Park Middle School and Quince Orchard High School service areas. 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 is projected to stay within capacity. Enrollment at Quince Orchard High School currently exceeds capacity and is projected to continue to exceed capacity. See enclosed pages from the FY2006 Educational Facilities Master Plan and the Amended FY 2005-2010 Capital Improvements Program.

The current Annual Growth Policy (AGP) schools test finds capacity adequate in the Quince Orchard cluster.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Crispell".

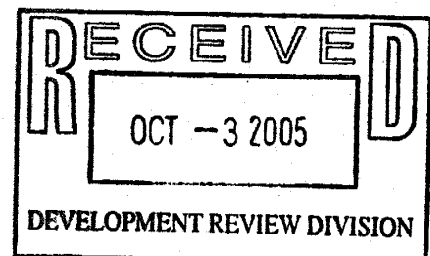
Bruce H. Crispell, Director
Division of Long-range Planning

BHC:llw

Enclosures

Copy to:

Mr. Bowers
Mr. Hawes
Ms. Turpin



Quince Orchard Cluster

Montgomery County Public Schools
850 Hungerford Drive

Map Compiled by MCPS Department of Planning and Capital Programming May 13, 2005
Map base provided by Montgomery County DTS Geographic Information System Division

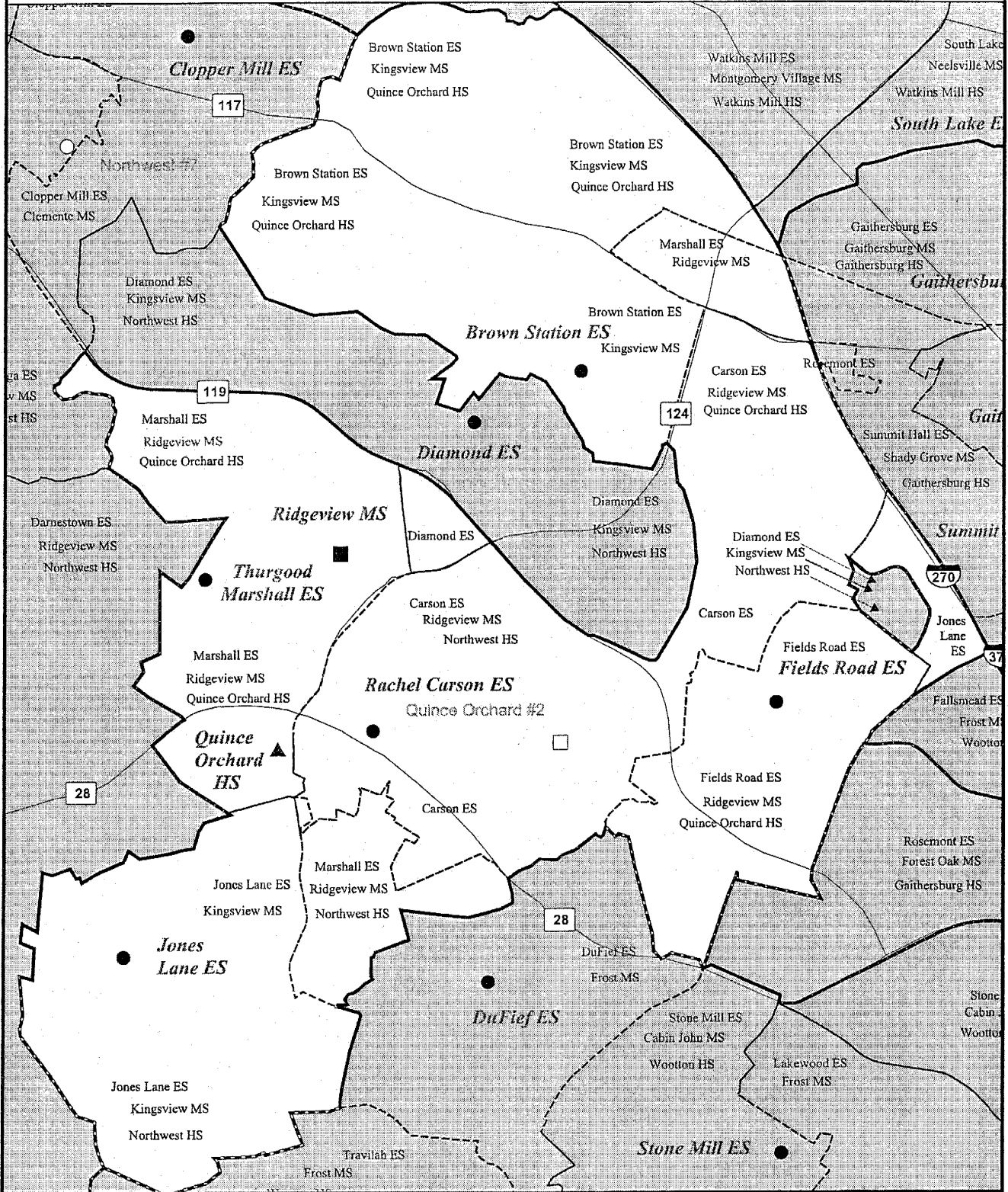


- | Closed | New | Current | |
|--------|-----|---------|-------------------|
| ⊗ | ○ | ● | Grades K-2 |
| ⊙ | ○ | ● | Grades 3-6 or 3-5 |
| ⊘ | ○ | ● | Grades K-5 |
| ⊚ | □ | ■ | Middle Schools |
| ⊛ | △ | ▲ | High Schools |

Vicinity Map



0 1 2 Miles



CLUSTER PLANNING ISSUES

Capital Project: Restroom renovations are planned for schools in this cluster that were constructed or modernized before 1985 and that do not have planning or construction funds approved in the Amended FY 2005–2010 CIP. Schools that are receiving an addition project will have the improvements completed at the same time. Please see Appendix W for the list of schools not scheduled for an addition or modernization project that are approved to receive restroom renovations.

Planning Issue: As a result of enrollment growth in the county, many high schools are stretched beyond their capacities and have enrollments that exceed 2,000 students. Projected enrollment growth will only exacerbate this problem. Many high schools, especially in the central part of the county, do not have adequate site sizes or core facilities to accommodate the projected enrollment. A new high school will be needed in the next ten years to relieve overcrowding in high schools and to bring the student enrollment at these schools below the school capacity. A site selection committee will be formed to explore sites for a new high school when facility planning funds are requested.

Planning Issue: A program initiative to provide full-day kindergarten and reduced class sizes in Grades K–2 was introduced in the 2000–2001 school year in schools with the largest number of students affected by poverty and language deficiency. Brown Station Elementary School receives staffing to reduce class sizes for Grades K–2. Relocatable classrooms are being used to accommodate these initiatives where necessary.

SCHOOLS

Kingsview Middle School

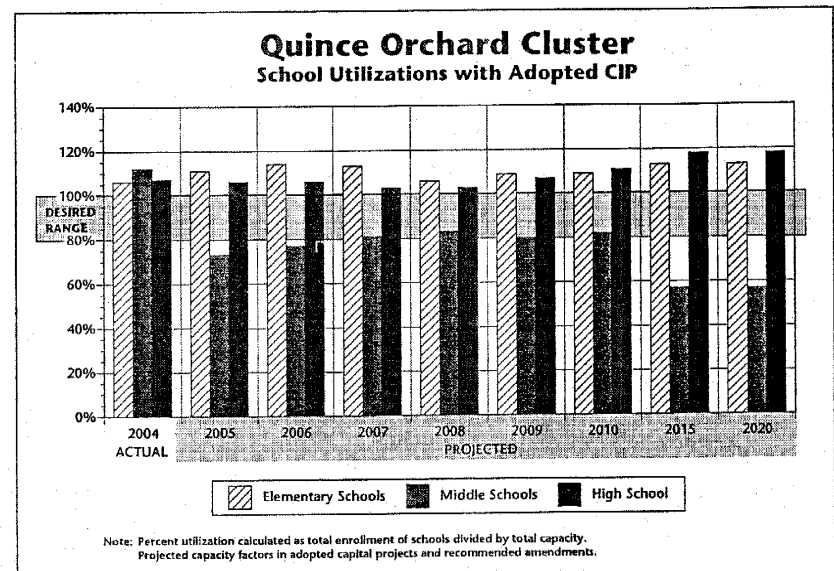
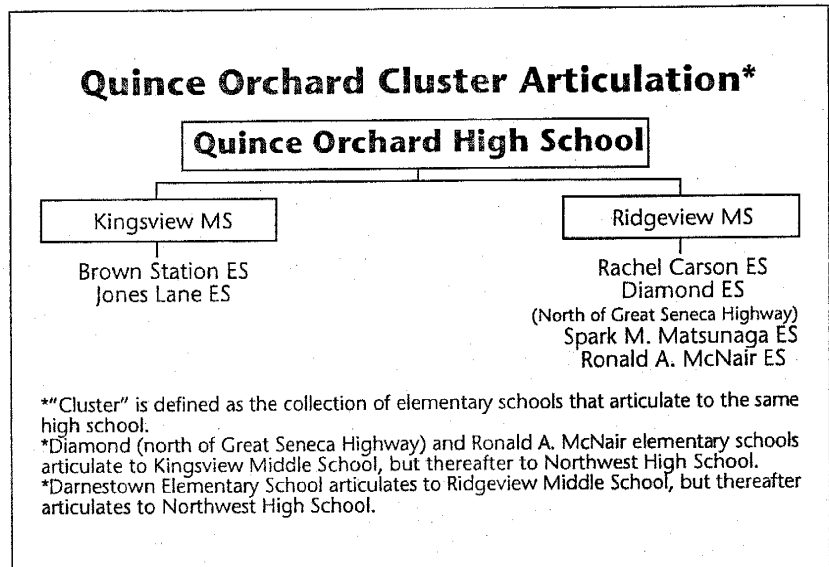
Utilization: Relocatable classrooms will continue to be used until Lakelands Park Middle School opens in August 2005.

Non-Capital Action: A boundary study was conducted in spring 2004 to evaluate boundary options for Lakelands Park Middle School. Elementary schools that currently articulate to Kingsview Middle School and Ridgeview Middle School participated on the boundary advisory committee. The Board of Education took action in November 2004. The new boundaries will go into effect in August 2005, beginning with Grades 6–7.

Lakeland Parks Middle School

Capital Project: A site for the new school was acquired in the Lakelands community. The school is approved to open in August 2005. FY 2005 furniture and equipment funds were approved to complete the new school. A repeat design was used.

Non-Capital Action: A boundary study was conducted in spring 2004 to evaluate boundary options for Lakelands Park Middle School. Elementary schools that currently articulate to Kingsview Middle School and Ridgeview Middle School participated on the boundary advisory committee. The Board of Education took action in November 2004. The new boundaries will go into effect in August 2005, beginning with Grades 6–7.



QUINCE ORCHARD CLUSTER

Ridgeview Middle School

Capital Project: Improvements to this facility are needed to enclose classrooms, create appropriate hallways, add ceilings, lighting, and to reconfigure the mechanical system. FY 2008 planning funds are approved to begin the architectural design for the improvements. The scheduled completion date for the project is August 2010.

Non-Capital Action: A boundary study was conducted in spring 2004 to evaluate boundary options for Lakelands Park Middle School. Elementary schools that currently articulate to Kingsview Middle School and Ridgeview Middle School participated on the boundary advisory committee. The Board of Education took action in November 2004. The new boundaries will go into effect in August 2005, beginning with Grades 6-7.

Fields Road Elementary School

Utilization: Projections indicate that Fields Road Elementary School enrollment will exceed capacity throughout the six-year CIP period. Relocatable classrooms will continue to be utilized until a nine-classroom addition is constructed.

Capital Project: A nine-classroom addition is planned for Fields Road Elementary School to accommodate its projected enrollment. FY 2006 planning funds are approved to begin the architectural design for the addition. The scheduled completion date for the addition is August 2008. In order for this addition to be completed on schedule, two critical funding sources must

remain as programmed. First, the County Council must provide local funding at the levels approved in the FY 2005-2010 CIP, and second, the State of Maryland must provide state funding at levels projected by the County Council for the FY 2005-2010 CIP.

Thurgood Marshall Elementary School

Capital Project: FY 2006 planning funds are approved for a gymnasium. The scheduled completion date for this gymnasium is August 2007. In order for this gymnasium to be completed on schedule, the County Council must provide local funding at the levels approved in the Amended FY 2005-2010 CIP.

CAPITAL PROJECTS

School	Project	Status	Date of Completion
Lakelands Park MS (Quince Orchard MS #2)	New school	Approved	Aug. 2005
Ridgeview MS	Facility improvements	Approved	Aug. 2010
Fields Road ES	9-Classroom addition	Approved	Aug. 2008
Thurgood Marshall ES	Gymnasium	Approved	Aug. 2007

QUINCE ORCHARD CLUSTER

Projected Enrollment and Space Availability
Effects of the Amended FY 2005–2010 CIP and Non-CIP Actions on Space Available

Schools		Actual	Projections								
			04–05	05–06	06–07	07–08	08–09	09–10	10–11	2014	2019
Quince Orchard HS	Program Capacity	1,799	1,799	1,782	1,782	1,782	1,782	1,782	1,782	1,782	1,782
	Enrollment	1,923	1,900	1,886	1,842	1,832	1,905	1,970	2,100	2,100	
	Available Space	(124)	(101)	(104)	(60)	(50)	(123)	(188)	(318)	(318)	
	Comments		+1 Extensions pending enrollment								
Kingsview MS	Program Capacity	1,012	1,022	1,022	1,022	1,022	1,022	1,022	1,022	1,022	
	Enrollment	1,243	937	785	858	898	901	900	900	900	
	Available Space	(230)	84	237	164	124	121	122	122	122	
	Comments		-1 LAD Boundary Change								
Lakelands Park MS	Program Capacity	0	1,123	1,106	1,106	1,106	1,106	1,106	1,106	1,106	
	Enrollment	0	549	818	874	894	894	894	894	894	
	Available Space	0	574	288	232	212	212	212	212	212	
	Comments		Opens +1 Extensions Boundary Change pending enrollment								
Ridgeview MS	Program Capacity	1,005	1,048	1,048	1,048	1,048	1,048	1,048	1,048	1,048	
	Enrollment	1,015	840	843	867	851	769	815	820	820	
	Available Space	(10)	208	(12)	181	197	279	233	228	228	
	Comments		-2 SCB, -1 LAD Boundary Change		Planning for Improvements		Facility Improvements Complete				
Brown Station ES	Program Capacity	389	389	389	389	389	389	389	389	389	
	Enrollment	394	390	364	374	380	397	406	406	406	
	Available Space	(5)	(1)	25	15	9	(8)	(17)	(17)	(17)	
	Comments										
Rachel Carson ES	Program Capacity	672	672	672	672	672	672	672	672	672	
	Enrollment	700	750	767	787	810	812	801	801	801	
	Available Space	(28)	(78)	(95)	(115)	(138)	(140)	(129)	(129)	(129)	
	Comments	+FDK									
Fields Road ES	Program Capacity	338	338	338	338	568	568	568	568	568	
	Enrollment	497	497	533	533	545	562	566	566	566	
	Available Space	(159)	(159)	(195)	(195)	23	6	2	2	2	
	Comments	+FDK		Planning For Add.		+10 Room Addition					
Jones Lane ES	Program Capacity	541	541	495	495	495	495	495	495	495	
	Enrollment	513	509	519	507	509	515	524	524	524	
	Available Space	28	32	(24)	(12)	(14)	(20)	(29)	(29)	(29)	
	Comments			+FDK							
Thurgood Marshall ES	Program Capacity	559	508	508	508	508	508	508	508	508	
	Enrollment	540	572	549	521	534	547	550	550	550	
	Available Space	19	(64)	(41)	(13)	(26)	(39)	(42)	(42)	(42)	
	Comments	+1 PEP	+FDK	+1 PEP	+Gym						
Cluster information	HS Utilization	107%	106%	106%	103%	103%	107%	111%	118%	118%	
	HS Enrollment	1,923	1,900	1,886	1,842	1,832	1,905	1,970	2,100	2,100	
	MS Utilization	112%	73%	77%	81%	83%	80%	82%	57%	57%	
	MS Enrollment	2,258	2,326	2,440	2,587	2,631	2,552	2,597	1,800	1,800	
	ES Utilization	106%	111%	114%	113%	106%	109%	109%	113%	113%	
ES Enrollment	2,644	2,718	2,732	2,722	2,778	2,833	2,847	2,950	2,950		

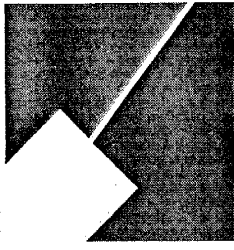
CSR—Class sizes at this school have been reduced to 17:1 for Grades 1–2 and 15:1 for Kindergarten

QUINCE ORCHARD CLUSTER

Facility Characteristics of Schools 2004-2005

Schools	Year	Year	Total	Site	Park	FACT	Child Care				Reloc.	Link To	
	Opened	Ren./ Mod.	Square Feet	Size Acres	Adjacent	Assess. Score	Joint Use	Shared Space	County Owned	Private Mod.	Class. 2004-05	Learn. Prgrms.	Elem. Gym
Quince Orchard HS	1988		284,912	30.1							4		
Kingsview MS	1997		140,398	18.5							14		
Ridgeview MS	2004		148,065	23.2		TBD		Yes			3		Yes
Brown Station ES	1969		58,338	9		1516		Yes					Yes
Rachel Carson ES	1990		78,547	12.4			Yes	Yes			3		Yes
Fields Road ES	1973		47,140	10		TBD	Yes	Yes			9		Yes
Jones Lane ES	1987		60,679	12.1			Yes	Yes			1		Yes
Thurgood Marshall ES	1993		73,059	12					Yes		1		

Note: PK denotes that a park is adjacent to the school.



January 31, 2006

MEMORANDUM

TO: Elisabeth Tesfaye
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Zoning Application No. G-839
Christian Life Center Property
North Potomac

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject zoning application. The application includes 6.09 acres of land, the Christian Life Center Property, located east of Tschiffely Square Road south of Darnestown Road in the North Potomac Policy Area. The subject site is currently zoned R-200/TDR and R-200 and proposed to be developed for 46 townhouses under the RT-8 zone.

RECOMMENDATION

Based on our review of the submitted traffic analysis and schematic development plan, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of this zoning application.

- 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.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
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 level of traffic conditions are projected to be maintained under the background and total development conditions.

CONCLUSION

Staff concludes 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.

KHK:gw