



Randolph Farms Site Plan Amendment No. 82017002A



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Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 9/23/19

Description

Request to move MPDU designation from Lot 109 to Lot 46; revise Lot 109 from 16' to 20' wide; revise Lots 45-47 from 4/3-story units, to 3-story units and remove retaining walls/stairs in front of units; revisions to the central recreation area; and other minor alterations.

Location: Southeast corner of the intersection of Randolph Road and Putnam Road.

Master Plan: *White Flint 2 Sector Plan* area.

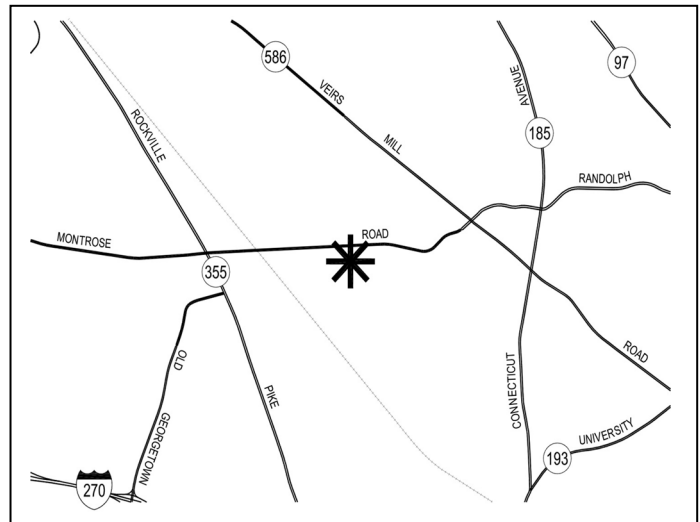
Size: Approximately 8.44 acres.

Zone: RT-15 Zone.

Applicant: Winchester Homes.

Application acceptance date: May 9, 2019.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval with conditions.
- The proposed changes are minor in nature, meet all development standards, and do not significantly modify the original findings of the approval, except for the slight modification to the condition regarding the Moderately Priced Dwelling Units (MPDUs).
- Staff has not received any community correspondence regarding this amendment.

SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 82017002A, subject to modified condition No. 6. All site development elements shown on the latest electronic version of Site Plan Amendment No. 82017002A submitted via ePlans as of the date of this staff report are required. All previous approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein:

6. Moderately Priced Dwelling Units

- a) The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (MCDHCA) in its letter dated ~~June 2, 2017~~ July 23, 2019, and hereby incorporates them as conditions of the Site Plan approval. The Applicant must comply fully with each of the recommendations as set forth in the letter, which MCDHCA may amend if the amendments do not conflict with other conditions of the Site Plan approval.
- b) The development must provide 12.5% MPDUs on-site in accordance with the requirements of Chapter 25A.
- c) Prior to issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the MCDHCA must be executed.

SECTION 2: CONTEXT AND SITE DESCRIPTION

Vicinity

The Property (outlined in red in Figures 1, 2, and 3) is approximately 8.44 acres and is located at 5020, 5010 and 5100 Randolph Road just east of White Flint. It comprises Lots 4, 5 and 32 in Block 2 of the Randolph Farms Subdivision. It is bordered by Randolph Road to the north, Putnam Road to the west, Macon Road to the south and detached single-family houses to the south and east.

To the north, east and south of the Property, the single-family communities are zoned R-60 and R-90. To the west is the CR 1.5 zoned Loehmann's Plaza commercial shopping center, and to the southwest is a multi-family area zoned R-20 and R-30.

The White Flint Metro Station is approximately 1.1 miles to the west of the Property, while the Twinbrook Metro Station is approximately 1.6 miles to the northwest of the Property. The Property is served by bus routes along Randolph Road and Parklawn Drive to both Metro stations.



Figure 1: Vicinity Map

Existing Conditions

The Property is currently under construction and previously contained the Montrose Baptist Church, the Montrose Christian School and the Montrose Christian Child Development Center in several buildings on site, totaling 88,940 square feet and including a large parking lot with approximately 160 parking spaces. At this time, all of the previously existing features have been demolished and construction of the infrastructure and new homes are underway.

There are no environmentally sensitive features on the Property.



Figure 2: Prior Site Map



Figure 3: Existing Site Map

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

On February 2, 2016, the Montgomery County Council rezoned the Property from the R-60/R-90 Zones to the RT-15 Zone by Local Map Amendment G-964 (County Council Resolution 18-392). During the Local Map Amendment for the Property, after negotiations with the Randolph Civic Association (RCA), the Applicant voluntarily limited development to a maximum of 109 townhouse units by private covenant, filed in the County land records.

On April 6, 2017, the Planning Board approved Preliminary Plan No. 120160320, (Resolution MCPB No. 17-017) for 106 townhouse lots, with a minimum of 12.5% MPDUs, and the associated private roads, private alleys, and HOA parcel(s), with the final number of townhouse lots and MPDUs to be determined at Site Plan.

On June 20, 2017, the Planning Board approved Site Plan No. 820170020, (Resolution MCPB No. 17-062) to allow construction of 104 single-family attached townhomes, including 12.5% MPDUs, private roads and alleys, and a centrally located community recreation area.

Proposal

The Applicant proposes to amend the Site Plan, per Section 59-D-3.7(a) of the 2014 Montgomery County Zoning Ordinance. This proposed amendment to the approved Site Plan includes the following:

- Move MPDU designation from Lot 109 to Lot 46.
- Revise Lot 109 from 16' to 20' wide.
- Revise Lots 45-47 from 4/3-story units, to 3-story units and remove retaining walls/stairs in front of these units.
- Change unit shown on Lot 136 from 22' wide to 20' wide.
- Modify the Central Recreation Area.
- Enlarge overall active play space.
- Change play structures and add topographic play elements and adult recreation facilities (Figure 4).
- Revise fire lane/community play space painting scheme.
- Adjust stair and lead-walk configurations for units facing public streets.
- Adjust retaining wall at corner of Lot 67.

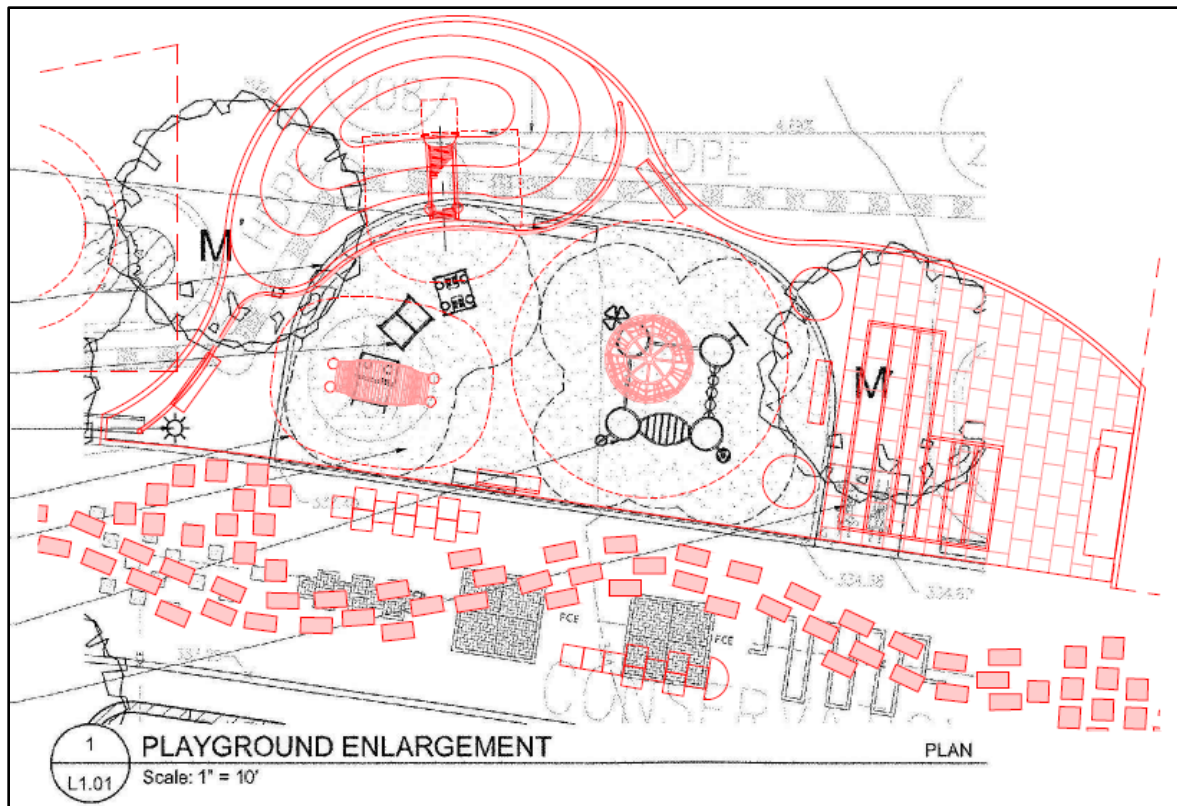


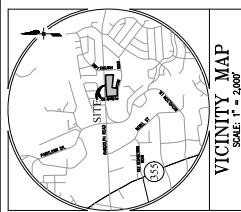
Figure 4: Playground Redline Plan

SECTION 4: SITE PLAN ANALYSIS AND FINDINGS

Site Plan Amendment No. 82017002A will not alter the overall character, or significantly impact the development with respect to the original findings of approval under Site Plan No. 820180020, and all other findings remain in full force and effect. The proposed project remains compatible with the existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping and lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone and Master Plan. Therefore, Staff recommends approval with the modification of Condition No. 6 at the beginning of this Staff Report.

ATTACHMENTS:

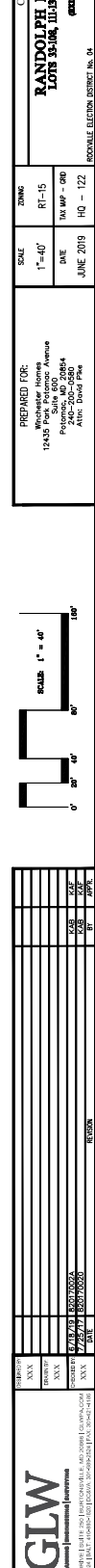
1. Site Plan
2. MCDHCA letter



Assignment No. 8/2010/2024 - Summary.
 Date Received: 11/01/2010
 Date Issued: 11/01/2010
 1. From 1950 designation from Lot D01 to Lot 46,
 2. From Lot 46 to Lot 1 to 20, 20W,
 3. From Lot 20W to Lot 46 along a 14 story city to 14 story units with various retailing
 4. Along street 1 level retail configurations for various public streets.
 5. Along street retailing with Lot 61.
 6. Along street retailing with Lot 156 from 22 miles to 20W.
 7. Along street retailing with Lot 11 from 41 to 41+14 of lots 80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-

DEVELOPER'S CERTIFICATE
The undersigned agrees to include all the features of the Site Plan Approval and Unified Development Ordinance in the final design of the project and to obtain all necessary permits from the appropriate authorities.

Developer's Name: WINCHESTER HOMES, Inc.
Address: 12435 E. Park Meadows Avenue, Suite 600
Phone: 301-403-4711
Signature: David P. Elder, Senior Project Manager



Attachment 2



Marc Elrich
County Executive

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

July 23, 2019

Mr. Troy Leftwich
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Randolph Farms
Site Plan Amendment No. 82017002A

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval, with the following comment:

- The applicant will need to amend their MPDU Agreement to Build with DHCA to reflect the change in the location of the MPDU from Lot 109 to Lot 46.

Sincerely,

Lisa S. Schwartz, Manager
Affordable Housing Programs Section

cc: Kevin Foster, Gutschick, Little & Weber, P.A.

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