



Knowles Manor, Site Plan Amendment No. 82019008A



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Carrie Sanders, Chief, Mid-County Planning, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Completed: 12/4/2020

Description

Request to center the layby along the frontage of the property.

Location: 3906 and 3910 Knowles Avenue.

Sector Plan: 2012 *Kensington Sector Plan*.

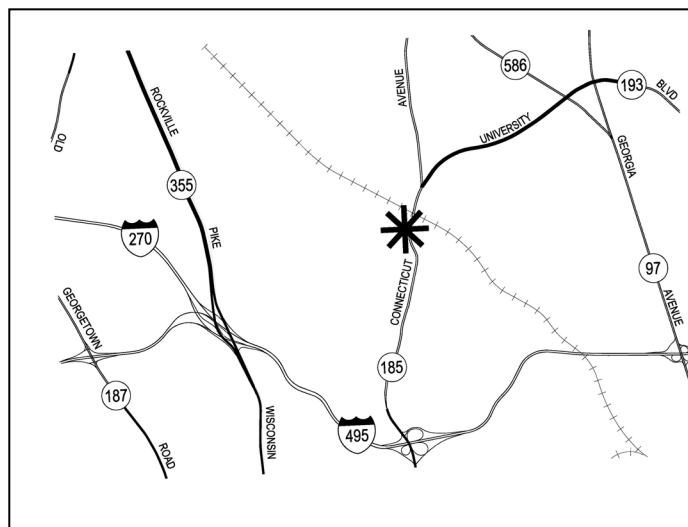
Zone: CRT-2.5, C-2.0, R-2.0, H-75.

Size: 34,597-square foot tract.

Applicant: Kensington Manor Senior Housing, LLC.

Acceptance Date: September 3, 2020.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends no changes to the conditions with this amendment.
- The proposed centering of the layby will provide safe, well-integrated parking and circulation patterns for the development. Planning Staff, Montgomery County Department of Transportation ("MCDOT"), and the State Highway Administration ("SHA") approve of the revised centered layby location shown on the revised plans.
- Staff is bringing this amendment to the Planning Board for discussion, since centering of the layby was a subject of discussion during the Planning Board's July 11, 2019 public hearing.

SECTION 1: SITE DESCRIPTION

Vicinity

The Subject Property ("Subject Property" or "Property" outlined in red in Figure 1 below) is described as Lots 3, 4 and 5 on a plat entitled "R.B. Detrick's Subdivision" recorded in the Land Records of Montgomery County at Plat Book B, Plat 30, on November 2, 1891. The Property is located at 3906 and 3910 Knowles Avenue in the Town of Kensington, outside the historic district, midblock between the southwest intersection of Connecticut Avenue and Knowles Avenue, and east of the intersection of Knowles and Detrick Avenues. The Subject Property is located within the 2012 *Kensington Sector Plan* area, and approximately a half-mile west of the Kensington MARC Rail Station.

Directly to the north of the Property is Kensington Shopping Center which includes several restaurants, an urgent care clinic and a hardware store. To the east is the Kensington Safeway, Kensington Antique Row and the Town Hall. To the west is Kensington Park Public Library located at 4201 Knowles Avenue. To the south is the Kensington Skatepark, Montgomery County Housing Opportunities Commission and a residential neighborhood.



Figure 1: Vicinity Map -Property outlined in red

Site Analysis

The approximately 34,597-square-foot Property is zoned CRT-2.5, C-2.0, R-2.0, H-75. The Property is currently improved with two single-family detached houses used as professional offices that are 1,806 square feet and 3,075 square feet in size, and an undefined gravel surface parking lot. There are currently two access driveways on the site at the west and east edge of the Property boundary on Knowles Avenue.



Figure 2: Subject Property outlined in red

SECTION 2: PROJECT DESCRIPTION

Proposal

At the Planning Board hearing on July 11, 2019, Planning Staff had recommended the centering of the layby on the building, along the Property's frontage. Given the cost and potential delay associated with a redesign to accommodate the relocation, the Applicant requested that the Planning Board agree to keep the layby adjacent to the driveway access. The Planning Board approved the Applicant's request to maintain the location of the layby adjacent to the driveway access, towards the western portion of the Property's frontage (see Figures 3 & 4), but added into its resolution of approval a recommendation that, "[t]he potential centering of the layby should be considered during the 'final buildout' design of Knowles Avenue, as part of a future CIP project." MCPB Resolution No. 19-102, p. 10.

Subsequent to the Planning Board's approval, an appeal of the approved Site Plan was filed by certain parties of record to the Montgomery County Circuit Court. A settlement agreement was reached, and one of the elements of the settlement agreement requires the Applicant to amend the Site Plan to center the layby on the building as originally recommended by Staff. The Applicant thereafter confirmed with both Planning Staff, MCDOT, and the State Highway Administration ("SHA") the acceptability of the revised centered layby location shown on the revised plans.



Figure 3: Site Plan with previously approved layby

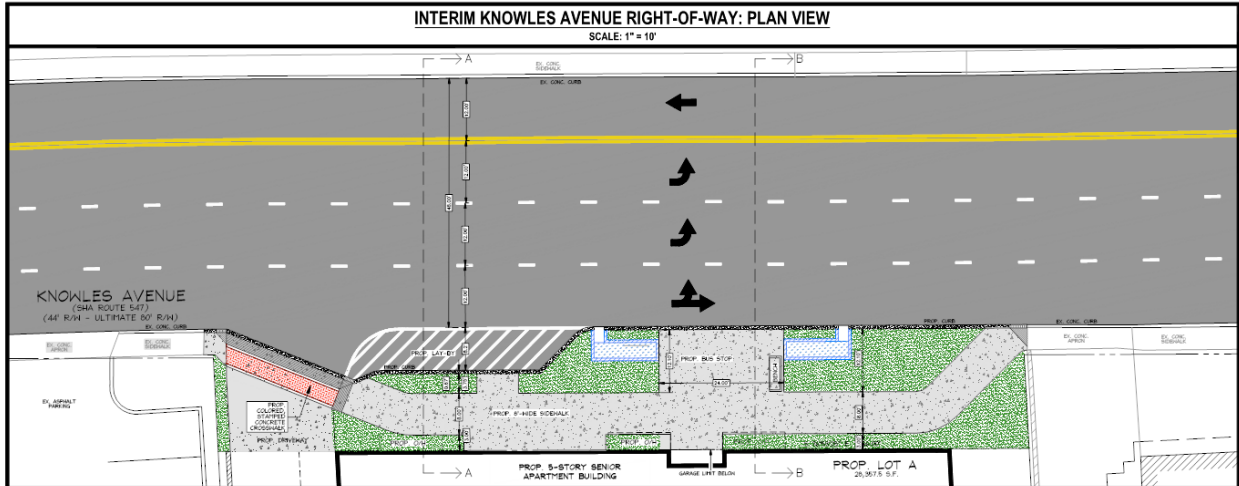


Figure 4: Approved Right-of-Way Knowles Avenue

The Applicant is required to present the centering of the layby change to the Planning Board through the current site plan amendment application, due to the previous discussions with the Planning Board regarding the location of the layby. This amendment does not present any other changes to the plans or conditions. As shown on the approved Site Plan, the proposed frontage continues to provide the following:

- Maintains the width of the existing travel lanes on Knowles Avenue;
- 12-foot frontage zone that includes a layby, bus stop and shelter, and landscaping;
- 8-foot sidewalk; and
- 3-foot buffer between the building and a sidewalk, which can include planters or landscaping.

Centering the Layby Lane

The centered layby lane will align to the main entry door along the frontage of the Property. This will ensure there is clear separation from vehicles accessing and exiting the site. Centering the layby will allow for a safe alignment for the pedestrian sidewalk across the access driveway. The revised layout is shown in Figure 5.

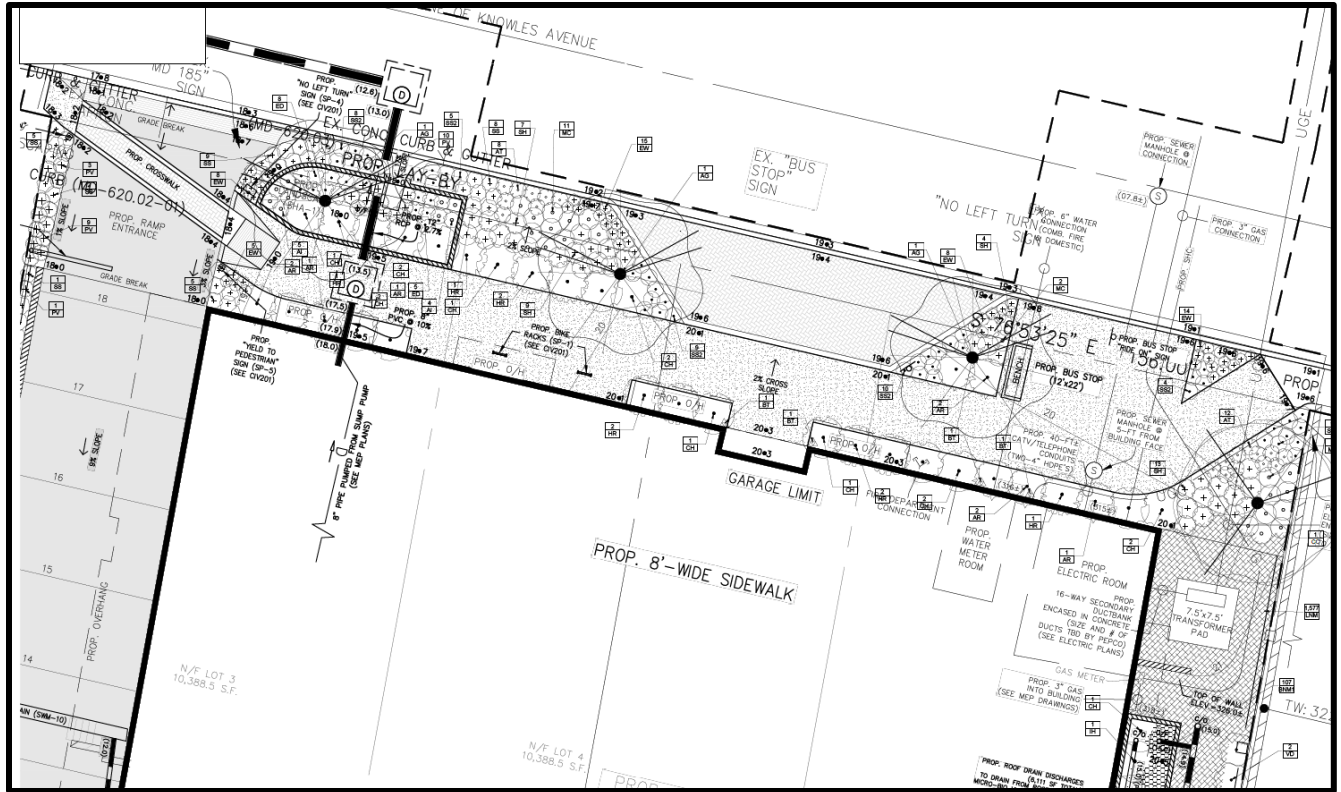


Figure 5: Centered layby

SECTION 3: PROJECT ANALYSIS AND FINDINGS

The centering of the layby, as originally recommended by Staff, continues to provide safe, well-integrated parking and circulation patterns for the development. Thus, the previous findings remain valid and in full force and effect.

Town of Kensington Approval Letter

Planning Staff received a letter of support from the Town of Kensington dated November 13th, 2020 for Knowles Manor, Site Plan Amendment No. 82019008A (see Attachment 2). In that letter, the Town is recommending the Planning Board condition the layby to allow:

“15 Minute Parking by the Maryland Department of Transportation - State Highway Administration (MCDOT-SHA) within the lay-by lane. The Town believes that allowing 15 Minute Parking is necessary within the lay-by lane to help resolve concerns over deliveries to the building and prevent the obstruction of certain travel lanes”.

Planning Staff does not typically condition and enforce use of a layby. Thus, Staff does not support adding an allocated time of use for the layby within the Site Plan conditions. However, Planning Staff recommends approving the layby location and allowing the owners of the property to manage the operations of the layby. As previously stated, this amendment is only to inform the Planning Board of the location change of the layby.

SECTION 4: CONCLUSION

The Site Plan Amendment continues to satisfy the findings under Section 59-7.3.4. of the Zoning Ordinance and substantially conforms to the recommendations of the 2012 *Kensington Sector Plan*. Therefore, Staff recommends approval of the Site Plan Amendment to center the layby along the Knowles Avenue frontage.

ATTACHMENTS

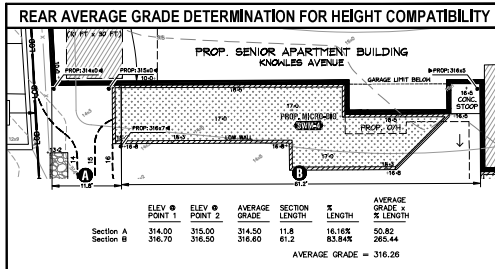
1. Site Plan
2. Approval letter

ATTACHMENT 1

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820190080
INCLUDING APPROVAL, CONSTRUCTION, DEVELOPMENT PROGRAM, AND COORDINATE WITH PLAN.

DEVELOPER: KNOWLES MANOR
COMPANY: MICHAEL TUCKER
ADDRESS: 3 BETHESDA METRO CENTER, SUITE 110, BETHESDA, MARYLAND 20814
PHONE: (301) 915-5490
SIGNATURE: *[Signature]*

- LIST OF AMENDMENT ITEMS
- RELOCATE THE LAVERE ALONG KNOWLES AVENUE TO BE CENTERED ON THE PUBLIC RIGHT-OF-WAY
 - SHIFT BUS STOP TO OPPOSITE SIDE OF LAVERE

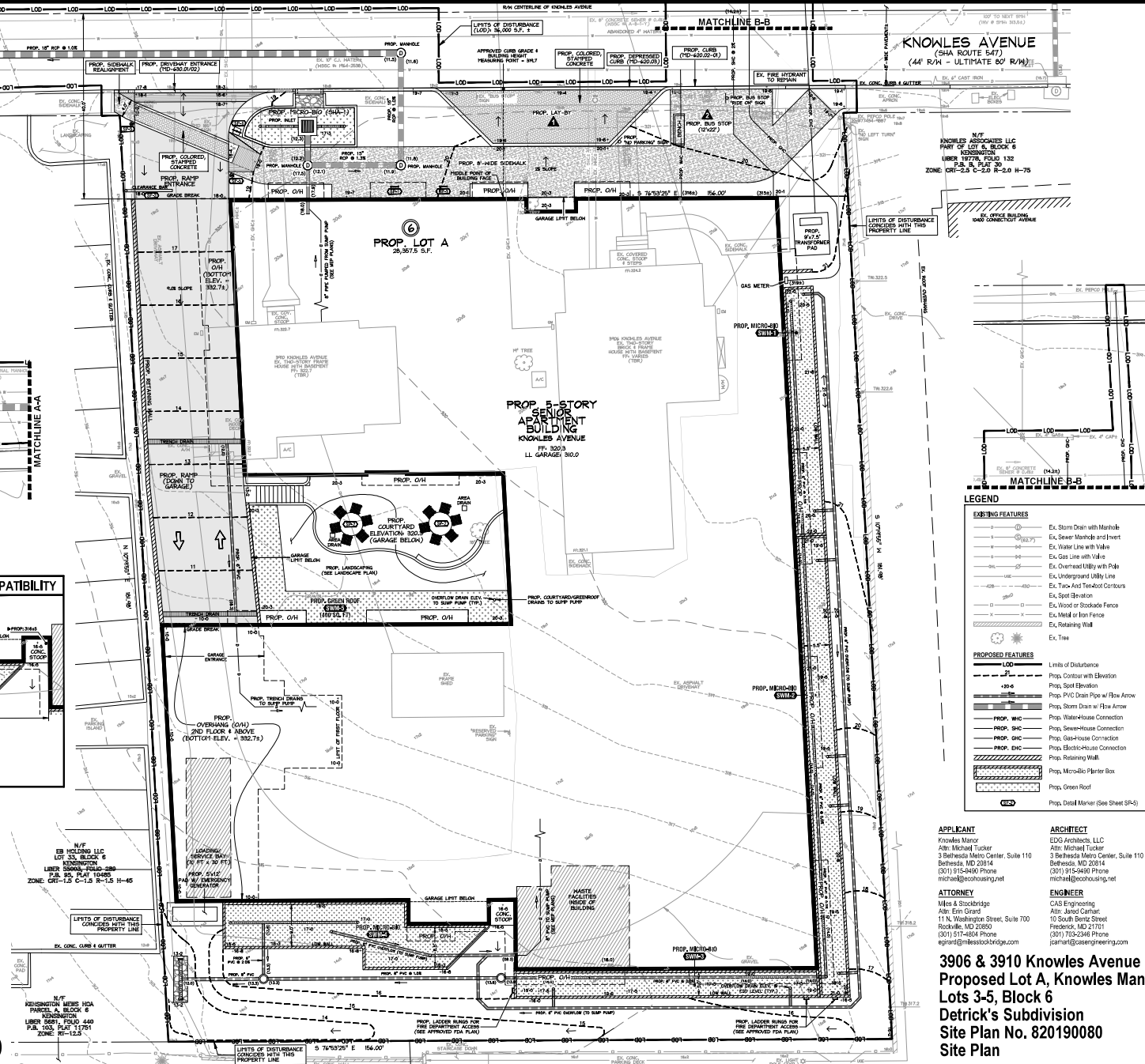


NOTE: THE FINAL CONFIGURATION OF THE LAVERE AND PUBLIC IMPROVEMENTS ARE SUBJECT TO SHA FINAL APPROVAL.

NOTE: MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THIS SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE PERMIT DRAWINGS BY THE STATE HIGHWAY ADMINISTRATION.

NOTE: MANPCP STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.

SITE PLAN
KNOWLES MANOR
MNCP&PC No. 820190080



APPLICANT
Knowles Manor
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ENGINEER
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10 South Bentz Street
Frederick, MD 21701
(301) 703-2346 Phone
jcarls@casengineering.com

3906 & 3910 Knowles Avenue
Proposed Lot A, Knowles Manor
Lots 3-5, Block 6
Detrick's Subdivision
Site Plan No. 820190080
Site Plan

CAS JOB NO.: 17-118
DATE: 12/2018

DATE REVISION



Curt A. Schreffler, PE
CURT A. SCHREFFLER, PE
05952020

PROFESSIONAL ENGINEER CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 05952, expiration date 06/2022.

Proposed Lot A, Block 6, Knowles Manor
Lots 3-5, Block 6, Detrick's Subdivision
Wheaton (13th) Election District, Montgomery County, MD
3906 & 3910 Knowles Avenue
Kensington, Maryland 20895



CAS ENGINEERING
10 South Bentz Street
Frederick, Maryland 21701
301-607-4031 Phone
info@casengineering.com
www.casengineering.com

SCALE: 1"=20'-0"

SHEET TITLE:

Site Plan

SP-3

ATTACHMENT 2

Mayor Tracey Furman

Council Member Darin Bartram
Council Member Nate Engle



Council Member Conor Crimmins
Council Member Bridget Hill-Zayat

November 13, 2020

Mr. Troy Leftwich
Planner Coordinator
Montgomery Planning
2425 Reedie Drive
Wheaton MD 20902

Re: Knowles Manor Senior Living (3906/3910 Knowles Avenue)
Site Plan Amendment No. 820190080A

Dear Mr. Leftwich:

On behalf of the Town Council, please accept this letter in support of Site Plan Amendment No. 820190080A, which would align-center the proposed lay-by lane with the Knowles Manor Senior Living building at 3906/3910 Knowles Avenue.

The Council discussed and reviewed the proposed Site Plan Amendment at our November 9, 2020 Town Council Meeting, and concurred to accept the Site Plan Amendment with the condition that Montgomery Planning request that 15 Minute Parking be allowed by the Maryland Department of Transportation – State Highway Administration (MCDOT-SHA) within the lay-by lane. The Town believes that allowing 15 Minute Parking is necessary within the lay-by lane to help resolve concerns over deliveries to the building and prevent the obstruction of certain travel lanes.

We encourage the Planning Board to accept the proposed Site Plan Amendment as well, with the understanding that 15 Minute Parking will be allowed within the lay-by lane.

Sincerely,


Tracey Furman,
Mayor

Cc: Kensington Town Council
Carrie Sanders, Montgomery Planning
Bruce Levin, Keystar LLC (Knowles Manor Senior Living)

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