

YEANDLE PARK MANDATORY REFERRAL NO. MR2025018

Description




Mandatory Referral for the creation of a new park located at 11321 Kenilworth Avenue in Garrett Park.

COMPLETED: 6/2/2025

PLANNING BOARD HEARING DATE: 6/12/2025

MCPB ITEM NO. 7

Planning Staff

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LOCATION

11321 Kenilworth Avenue, Garrett Park

MASTER PLAN, ZONE

1992 *Garrett Park/North Bethesda Master Plan*,
R-90; Garrett Park Overlay Zone

PROPERTY SIZE

0.44 acres

APPLICANT

Town of Garrett Park

ACCEPTANCE DATE

April 10, 2025

REVIEW BASIS

Md. Land Use Article, Section 20-301, et seq.

Summary:

- Staff recommends approval and transmittal of comments to the Town of Garrett Park.
- The Town of Garrett Park proposes to create a park with native landscaping and minimal disturbance on a property previously developed with a single-family residence.
- The Planning Board review of a Mandatory Referral is pursuant to the Land Use Article of the Maryland Annotated Code, Section 20-301 et seq.



SECTION 1 - RECOMMENDATIONS

Staff recommends approval of Yeandle Park, Mandatory Referral No. MR2025018, and the transmittal of the following comment to the Town of Garrett Park.

1. Please consider adding a picnic table to allow for social opportunities and small gatherings.

SECTION 2 – PROJECT DESCRIPTION

Background

The Subject Property (“Property”) was acquired by the Town of Garrett Park via donation and is subject to a Deed of Conservation Easement. Article II of the Deed of Conservation Easement outlines how the Town can utilize the property and the location of permissible activities. As such, only a portion of the property may be used as an active and/or passive park and that defined the developable area for the design.

Surrounding Neighborhood

The Property (located under the red star in Figure 1) is located within the Town of Garrett Park on Kenilworth Avenue. The surrounding neighborhood is comprised of detached single-family residences. All adjoining and confronting properties are detached single-family residences.



Figure 1: Vicinity Map

Site Description

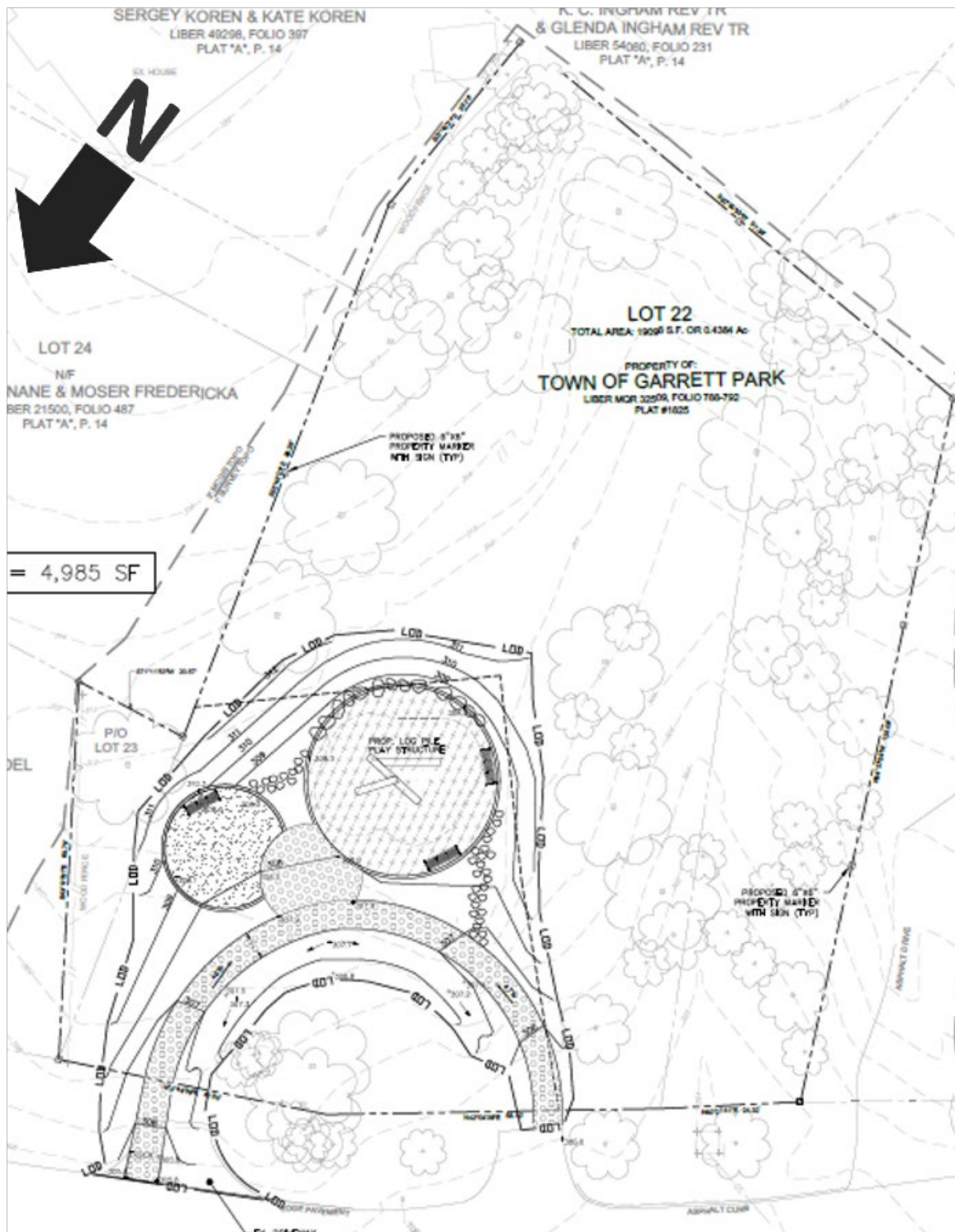
The Subject Property (outlined by a red dashed line in Figure 2) is located at 11321 Kenilworth Avenue in Garrett Park. The Property was previously developed with a detached single-family residence, which has been recently demolished. The 0.44-acre Property is bounded on the northwest edge by Kenilworth Avenue and on the west, east, and south by single-family residential lots. The property is currently zoned R-90 and is in the Garrett Park Overlay Zone. There is no forest on the Property but there are many mature trees and shrubs.

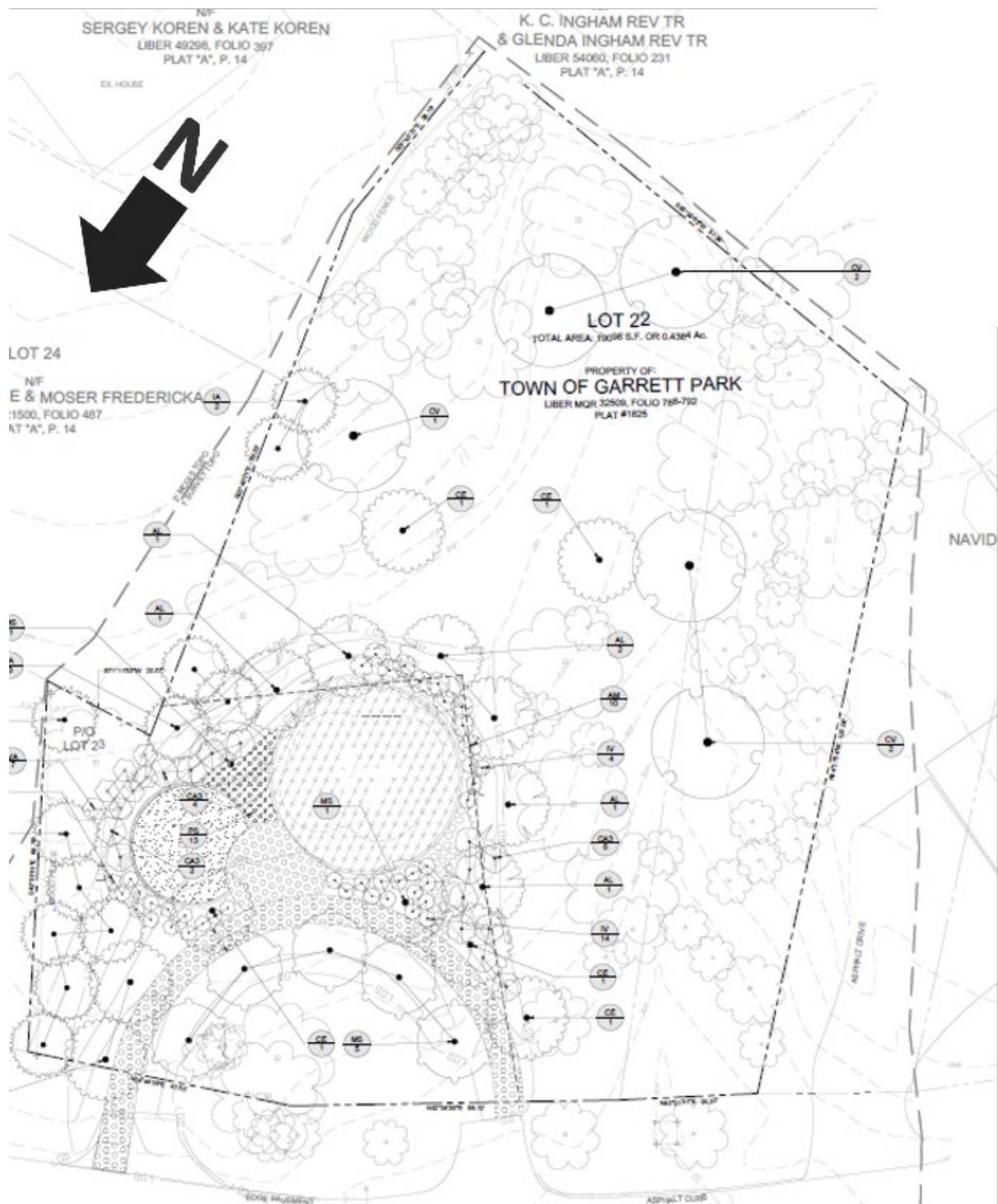


Figure 2: Subject Property

Project Description

The proposed park is largely undeveloped, with a small arrangement of spaces adjacent to Kenilworth Avenue (Figure 3). There are three overlapping circular spaces, providing a mix of nature-based play and passive contemplative areas. An asphalt path provides an accessible pedestrian access to the park. Additional native plantings add to the existing mature landscape and provide a buffer from adjacent residences (Figure 4).





SECTION 3 – MANDATORY REFERRAL ANALYSIS

Mandatory Referral review is guided by the Montgomery Planning Mandatory Referral Review Uniform Standards (December 2022), and the authority granted through the Maryland Land Use Article, Section 20-301, et seq. As set forth in Sections 20-301 and 20-302, the Montgomery County Planning Board has jurisdiction over mandatory referral projects presented by Montgomery County government, municipal corporation or special taxing district, and Montgomery County Board of Education/Montgomery County Public Schools, for (i) acquiring or selling land; (ii) locating, constructing or authorizing a road, park, public way or ground, public building or structure, or publicly owned or privately owned public utility; or (iii) changing the use of or widening, narrowing, extending, relocating, vacating or abandoning any of the previously mentioned facilities. The Planning Board, or its Staff pursuant to the adopted Uniform Guidelines, must review such projects and transmit comments on the proposed location, character, grade and extent of the activity.

As described in the Uniform Standards, the Planning Board, or its Staff, considers all relevant land use and planning aspects of the proposal including, but not limited to, the following:

- 1. whether the proposal is consistent with the County's General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans, guidance documents, or programs for the area;***

The Property's proposed use as a park is consistent with the goals of *Thrive Montgomery 2050* (General Plan) and the 1992 *Garrett Park/North Bethesda Master Plan* (Master Plan). One of the objectives of the Garrett Park Overlay Zone is to preserve the unique park-like setting of the 19th century garden suburb and maintain the prevailing pattern of houses and open spaces by retaining the maximum amount of green area around new or expanded houses. The creation of a park in an existing single-family neighborhood provides additional greenspace and environmental benefits.

- 2. whether the proposal is consistent with the intent and the requirements of the zone in which it is located;***

The Property is zoned R-90 and is within the Garrett Park Overlay Zone. A park is consistent with the requirements of the zone.

- 3. whether the nature of the proposed site and development, including but not limited to its size, shape, scale, height, arrangement, design of structure(s), massing, setback(s), site layout, and location(s) of parking is compatible with the surrounding neighborhood and properties;***

The proposed park is compatible with the surrounding residential development. The park includes landscaping that provides a buffer for neighboring houses and active uses are limited to a nature-based play area.

- 4. *whether the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;***

TRANSPORTATION VEHICULAR ACCESS

All access to the proposed park is from Kenilworth Avenue. There is no vehicular access into the park itself.

PEDESTRIAN AND BICYCLE FACILITIES

There are no existing pedestrian or bicycle facilities on Kenilworth Avenue, and none are proposed to be developed with this facility. An accessible entrance to the park will be provided.

PUBLIC TRANSIT SERVICE

The proposed park is approximately 0.5 miles from Montgomery County Ride On bus stops on Strathmore Avenue and approximately 0.4 miles from the Garrett Park MARC station.

PARKING

There is currently no parking on the Property and the Applicant is not proposing to provide parking here.

- 5. *whether the proposal has an approved NRI/FSD and a preliminary SWM Concept Plan, and meets the requirements of the Forest Conservation Law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects and require a Resolution of Approval;***

The proposed development is not subject to Chapter 22A – Forest Conservation Law because it is a Mandatory Referral on a property less than 40,000 square feet. The proposed park is not subject to stormwater management review and approval because the disturbed area is less than 5,000 square feet.

- 6. *whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets any additional applicable standards for Special Protection areas, including the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));***

The Subject Property is not located in a Special Protection Area.

- 7. *whether or not the site would be needed for park use if the proposal is for disposition of a surplus school or other publicly-owned property;***

The proposal is not for the disposition of a surplus school or other publicly-owned property.

- 8. *whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has discernible negative impacts on the surrounding neighborhood, the transportation network, the environment, historic resources (including burial sites) or other resources.***

The proposed project is consistent with the General Plan and the 1992 *Garrett Park/North Bethesda Master Plan*. The proposed park will have no negative impacts on the surrounding neighborhood, transportation network, environmental resources, historic resources, or other resources.

SECTION 4 - COMMUNITY OUTREACH

The Town of Garrett Park held a community meeting in September 2024 and elicited additional feedback via a subsequent survey sent to the entire community. Another community meeting was held in January 2025 at which three concept drawings were presented. The three concepts were subsequently posted for an additional two weeks in the Garrett Park Post Office and on the Town website to obtain additional community input. The Mandatory Referral plan was the concept heavily favored by community members.

After staff accepted the Mandatory Referral for review, Montgomery Planning notified local civic and homeowners' associations and other interested parties of this proposal. As of the date of this report, staff has not received any comments.

SECTION 5 - CONCLUSION

Staff recommends approval of Yeandle Park, Mandatory Referral No. MR2025018, and the transmittal of the comment shown on page 2 to the Town of Garrett Park.

ATTACHMENTS

Attachment A: Mandatory Referral Plan

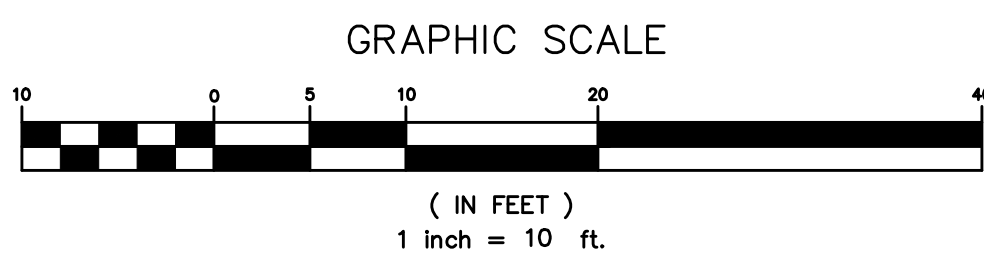
Attachment A

LEGEND

- SURVEY TOPO
MNCPPC TOPO --- LIMITS OF SURVEY
- EXISTING PROPERTY BOUNDARY
- 336 --- EX. CONTOUR
- BUILDABLE AREA
- LOD --- PROPOSED LIMITS OF DISTURBANCE
- 302 --- PROP. CONTOUR
- + 308.3 PROP. SPOT ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED HARDSCAPE PATH
- PROPOSED GRASS
- PROPOSED WOODCHIP AREA
- PROPOSED STEPPING STONES
- PROPOSED BOULDERS
- PROPOSED 6"x6" PROPERTY POST WITH SIGN
- PROPOSED LANDING AREA
- EXISTING TREE

GENERAL NOTES:

- 1) ZONE: R90
- 2) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
- 3) BOUNDARY AND TOPOGRAPHY BASED ON A SURVEY PERFORMED BY: KOW ENGINEERING TECHNOLOGIES, INC AUGUST, 2022
- 4) TOTAL TRACT AREA = 19,098 SF OR 0.44 AC.
- 5) PROPERTY SHOWN ON TAX MAP HQ21
- 6) PROPERTY SHOWN ON WSSC 200' SHEET 214NW05
- 7) THERE IS NO 100 YEAR FLOODPLAIN ASSOCIATED WITH THE PROPERTY ACCORDING TO THE FEMA FLOOD MAP COMMUNITY PANEL #24031C 0361D
- 8) SITE IS LOCATED IN THE ROCK CREEK WATERSHED USE I.
- 9) LOCAL UTILITIES INCLUDE:
 - SEWER - WSSC
 - WATER - WSSC
 - ELECTRIC - PEPCO
 - TELEPHONE - VERIZON
- 10) THERE ARE NO WELLS ONSITE.
- 11) PROPERTY ADDRESS:
11321 KENILWORTH AVENUE
GARRETT PARK, MD 20896
- 12) NRI/FSD APPROVAL # N/A



TITLE

SITE PLAN
MANDATORY REFERRAL
MNCPPC # MR2025018

PROJECT

YEANDLE PARK
11321 KENILWORTH AVENUE
GARRETT PARK, MD 20896
LOT 22, BLOCK 106
ELECTION DISTRICT 04

PREPARED FOR

TOWN OF GARRETT PARK
P.O.BOX 84 GARRETT PARK, MD 20896

nld

NORTON LAND DESIGN

LANDSCAPE ARCHITECTURE & ENVIRONMENTAL PLANNING

5146 DORSEY HALL DRIVE
2ND FLOOR
ELLICOTT CITY, MD 21042
O 443.542.9199
NORTONLANDDESIGN.COM

DERIVED FROM MCGIS

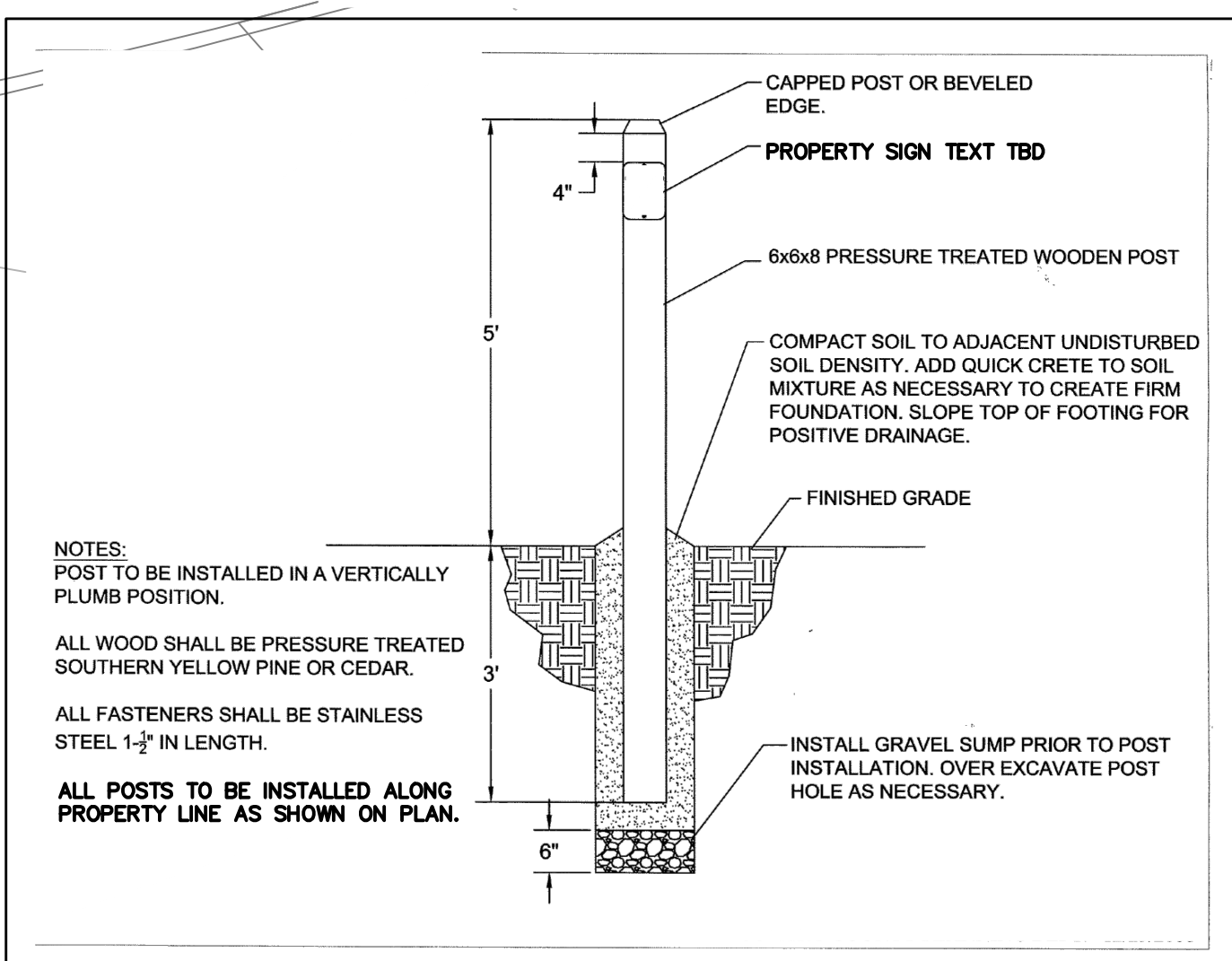
REVISIONS

WATER CLASS I
TRIBUTARY UNNAMED
TAX MAP HQ21
SCALE AS SHOWN

WATERSHED ROCK CREEK
200' SHEET 214NW05
DATE FEBRUARY 2025
PROJ. NO. 24-044

FEMA FLOODPLAIN MAP PANEL # 24031C0361D
ADC MAP PAGE GRID
SHEET NO. L-1.1

PROPERTY MARKER DETAIL (NTS)



LOD = 4,985 SF

KENILWORTH AVENUE
(60' RIGHT OF WAY)