

Bloom Montgomery Village: Preliminary Plan No. 120170150 & Site Plan No. 820170130

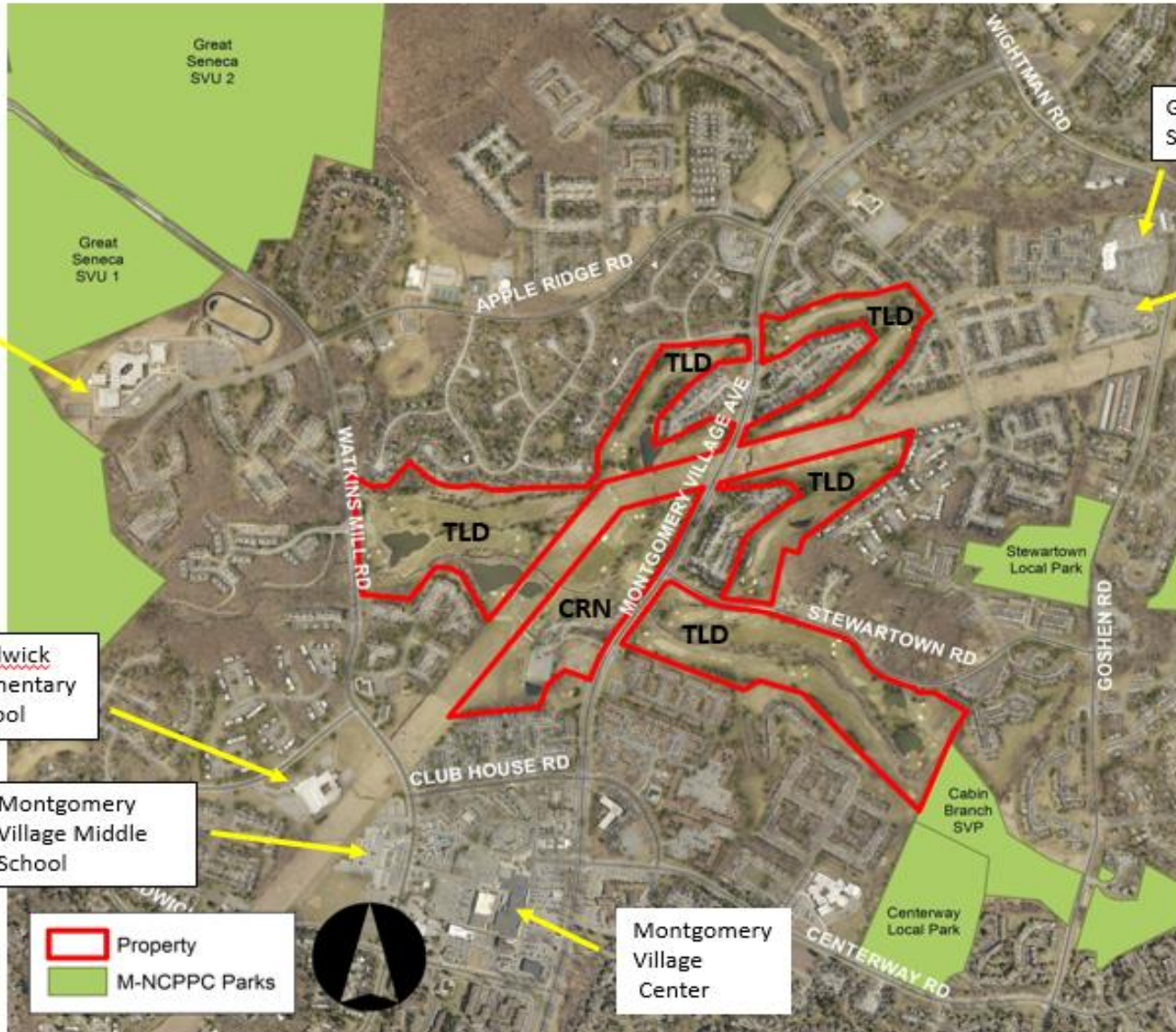
Planning Board Item: 5

Planning Board Hearing Date: *November, 16 2017*

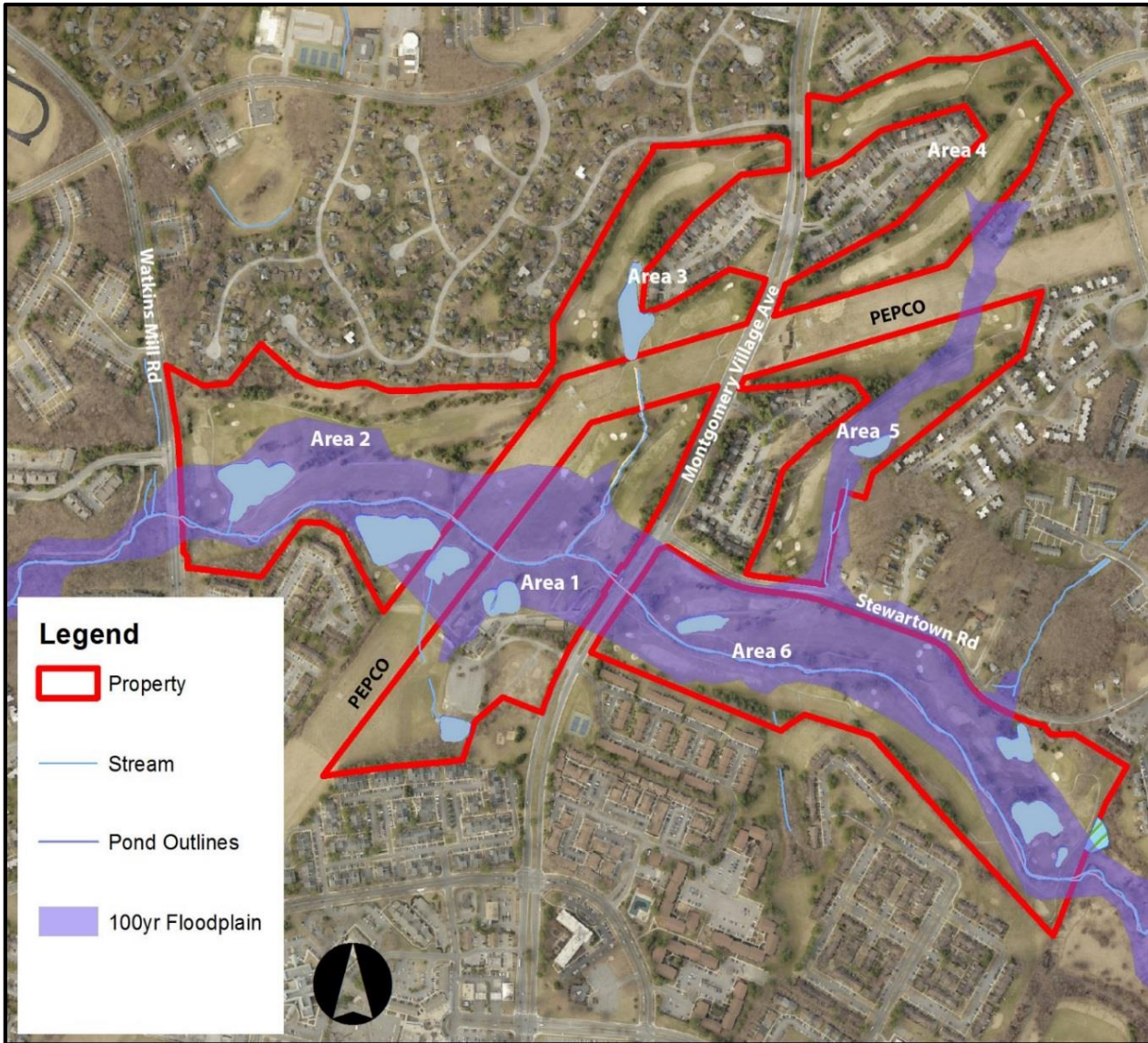
Staff Exhibit # 1



Bloom Montgomery Village– Vicinity

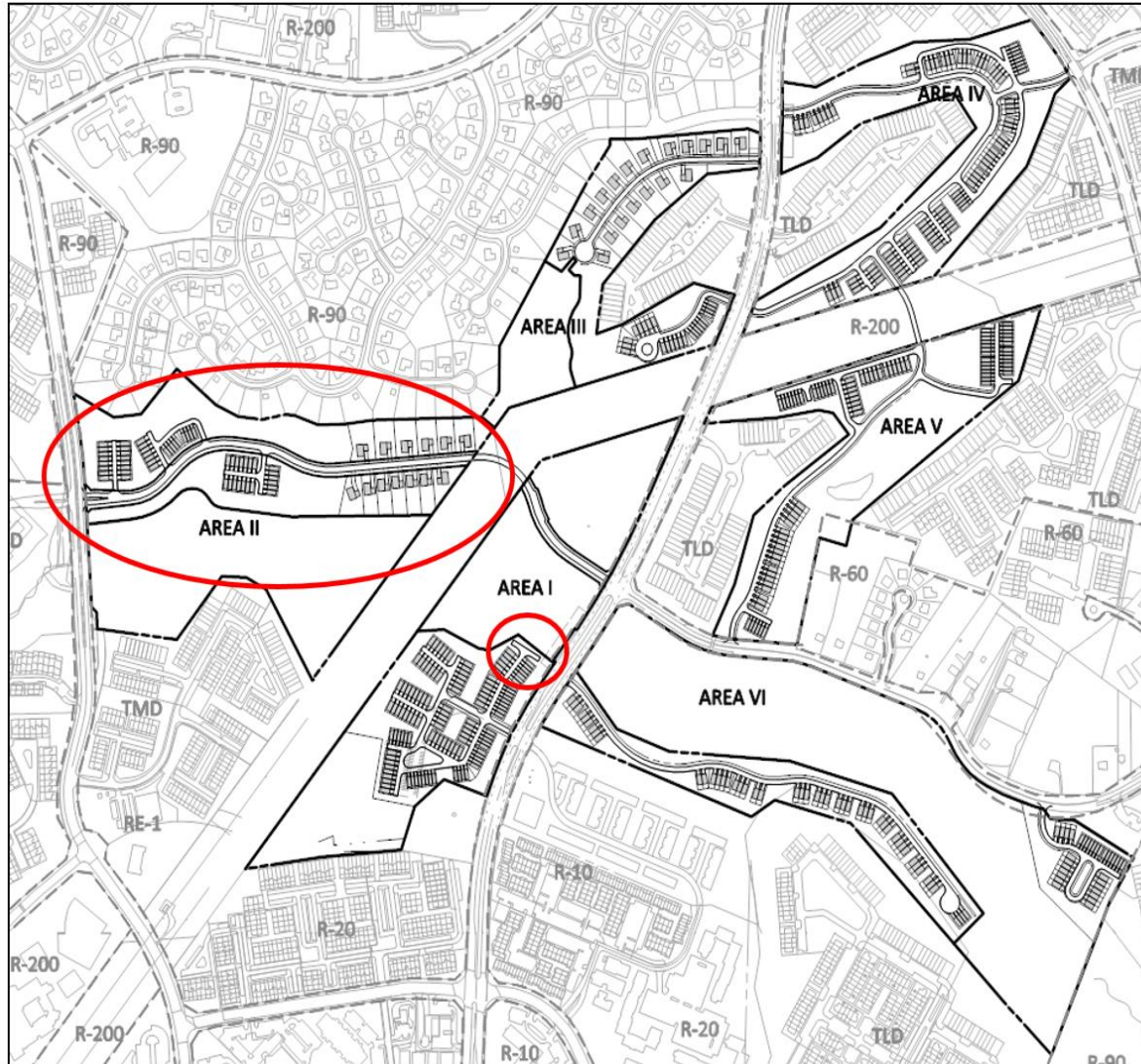


Bloom Montgomery Village – Site Details



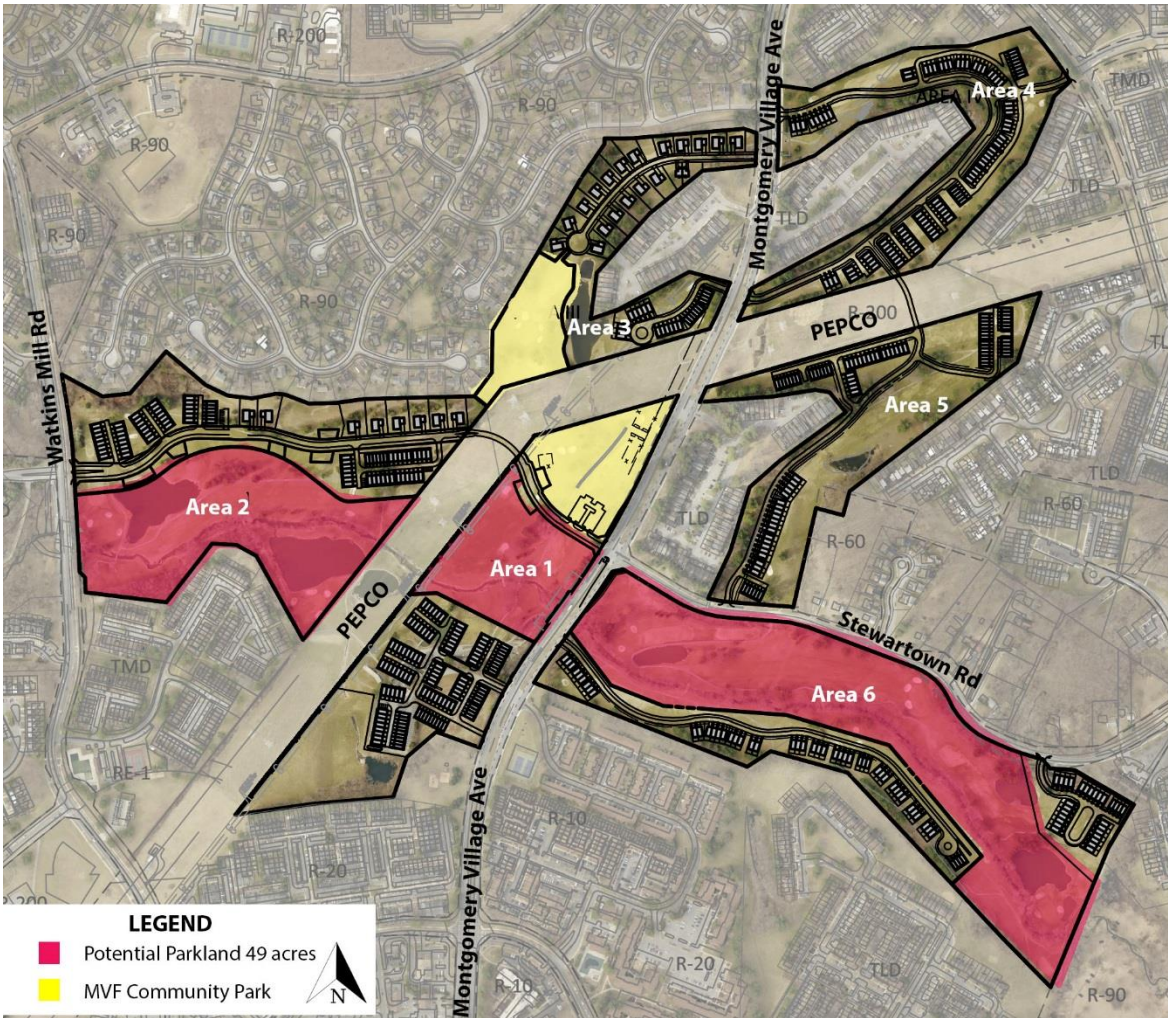
- Former Montgomery Village Golf Course
- 147 Acres
- Zoned TLD and CRN, Montgomery Village Overlay Zone
- 70.38 Acres Of Stream Buffer
- 56.17 Acres Of 100-year Floodplain
- 0.29 Acres Of Wetlands, And 0.79 Acres Of Forest

Initial Preliminary Plan Submission



- 488 total units
 - 455 townhouses
 - 31 detached houses
 - 2 duplexes
- Proposed dwelling units in the floodplain in Areas 1 and 2

Proposal



Conditional Letter of Map Revision (CLOMR) from FEMA before record plats.

- 494 dwelling units
- (26 detached houses, 2 duplexes and 466 townhouses)
- 68 MPDUs
- 147 acres.

TLD optional and CRN standard method .

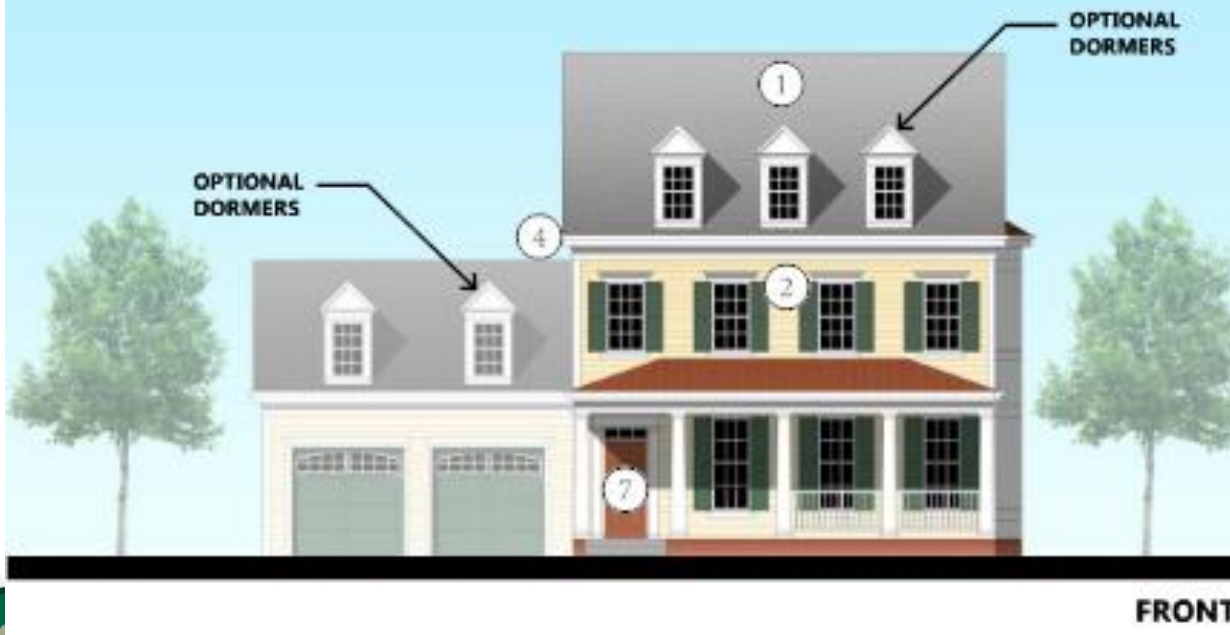
Architecture

Proposed front elevation of townhouses



- Building facades: bay windows, balconies, dormers and covered porches.
- Materials: brick, pre-cast, siding, trim, and metal railings.

Proposed front elevation of detached houses

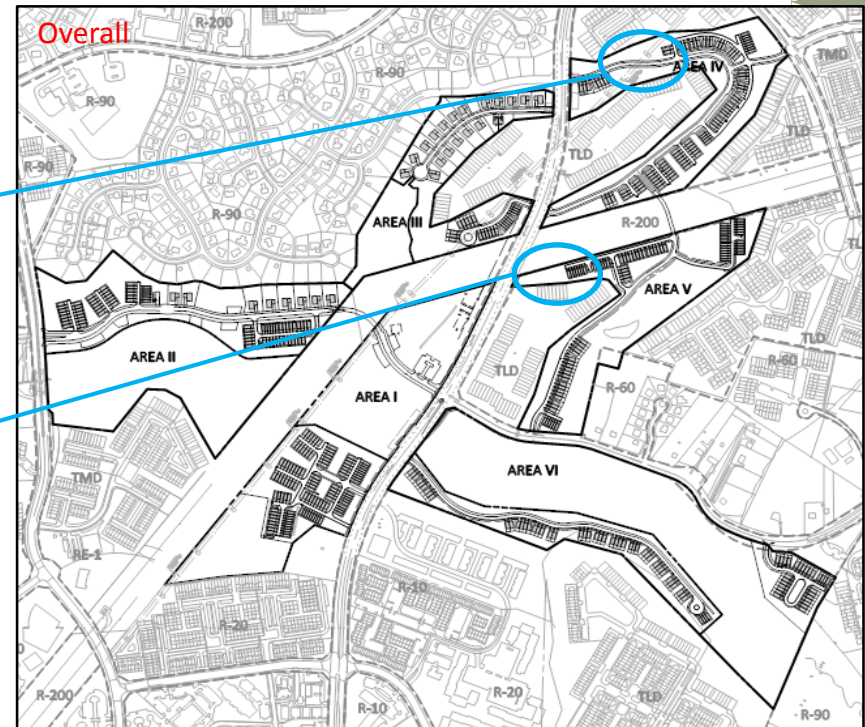
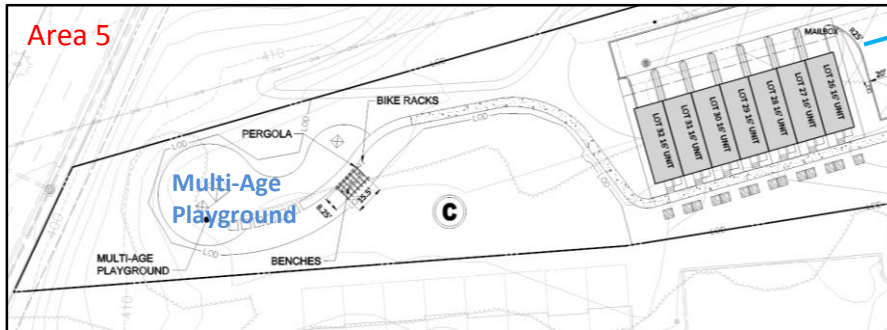


Recreational Amenities

Recreation Facilities

- One (1) Pedestrian Connection Trail System
- One (1) Community Garden
- One (1) Multi-Age Playground (age 2-12)
- Two (2) Open Grass Areas – Urban (2,000 sf each)
- Two (2) Playgrounds (Tot Lots) (age 2-5)
- Two (2) Play Areas (age 5-12)

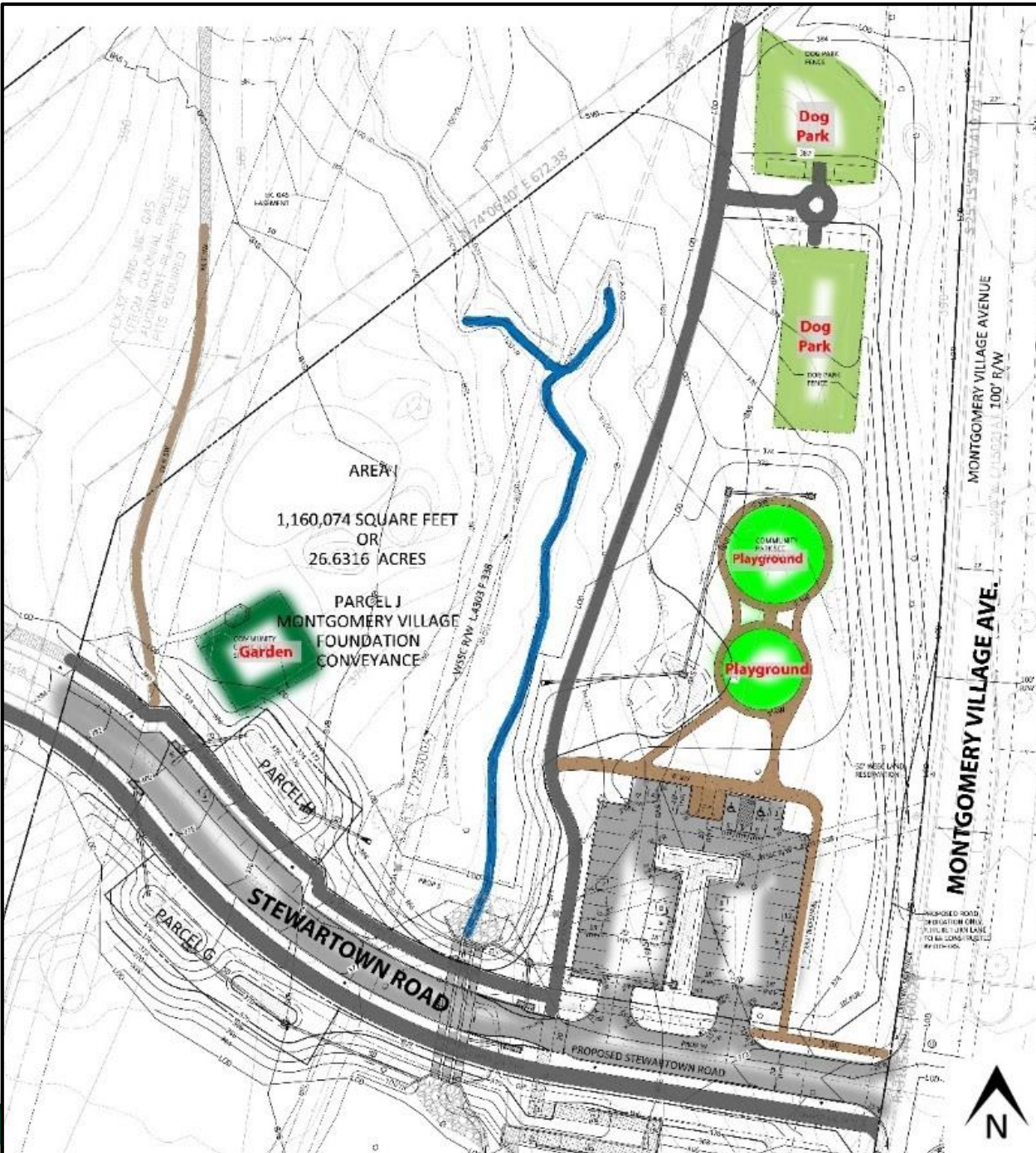
- Five (5) Open Grass Areas – Small (5,000 sf each)
- Five (5) Open Grass Areas – Large (10,000 sf each)
- One (1) Public Park
- One (1) Dog Park for small dogs and large dogs



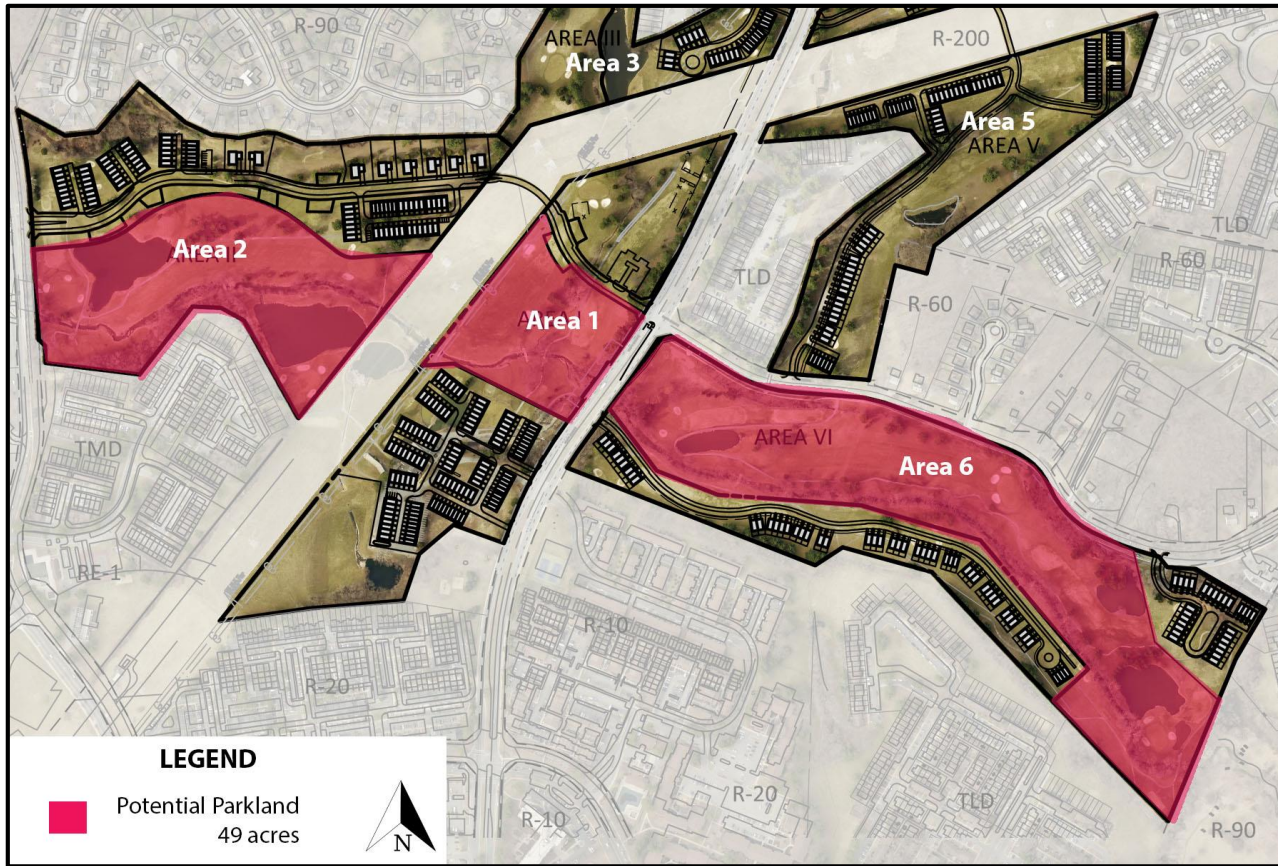
Montgomery Village Foundation Park

Amenities

- 9 Acres
- Constructed by the for the 150th building permit
- Small & Large Dog Park
- 2 Playgrounds
- 1 Community Garden
- Network of Trails



Potential MNCPPC Parkland



- 49-acre potential park dedication, per completion of the Parks Facilities Agreement:
 - Remove ponds/golf course infrastructure
 - Restore Cabin Branch stream and remove dam
 - Daylight existing piped tributaries
 - Park Permits required for all work
- Stream restoration/remediation by third party.
- Modified Category I Forest Conservation Easement in interim.

Environmental

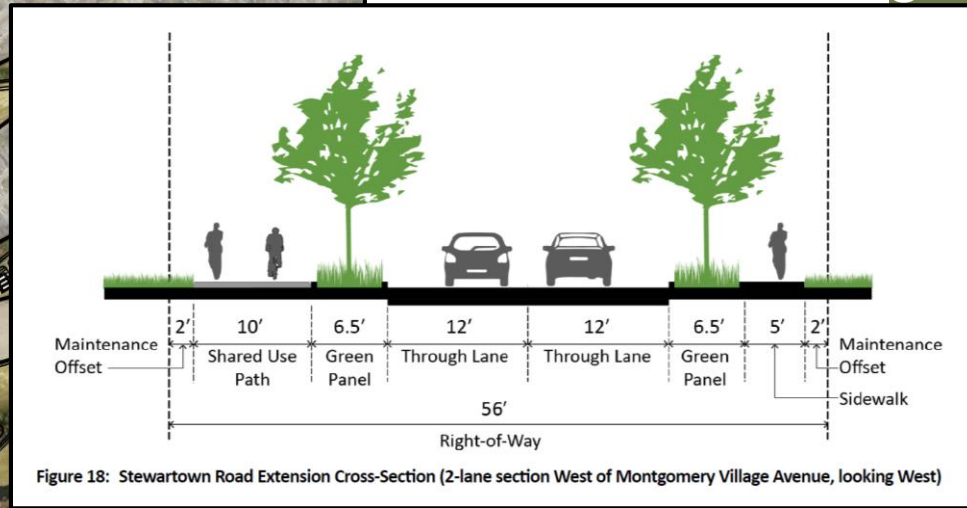
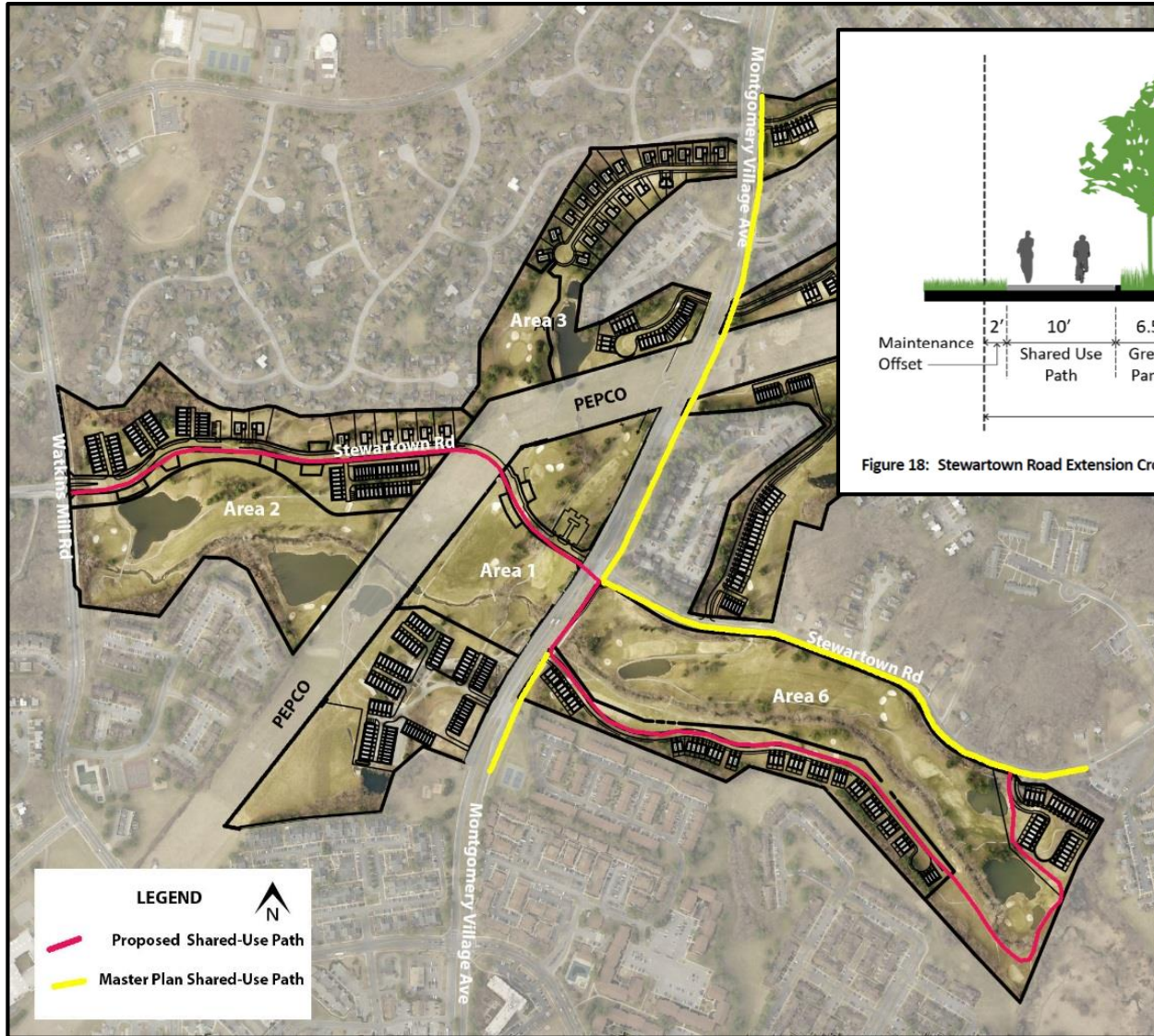
Preliminary & Final Forest Conservation Plan

- Modified Category 1 Forest Conservation Easement.
- Additional afforestation required for Stream Valley Buffer encroachment .
- A minimum percentage of the total afforestation will be required for each area.

Variance Request

- 99 trees are impacted- 83 removed and 16 saved.
- 3.77 acres of forest planting, approximately 377 trees, as mitigation

Shared-Use Paths



Master Plan Recommends
Shared- Use path along
Stewartown Rd and east-side
of Montgomery Village Ave.

Applicant's Proposal
Alternative route of Shared-
Use path for Stewartown Road

Findings

Chapter 50 - Preliminary Plan Findings

The proposed lot meets all of the requirements of Chapter 50, including subdivision of lots, the master plan, adequate public facilities, forest conservation and stormwater management requirements.

- Staffs supports ten-year validity period for the Adequate Public Facilities (APF) determination and nine years for the Preliminary Plan.
- Staff supports 50-38 waiver of Section 50-26(c)(2) which requires that proposed intersections with an arterial road must be spaced no closer than 600 feet.
- *Per Section 50-26(b)*, Areas III and VI, there are proposed roads longer than 500 feet which terminate in cul-de-sacs.
- Two design exceptions for relief from Montgomery County Department of Transportation (MCDOT) design standards.

Chapter 59 Site Plan Findings

The proposed development meets all of the requirements of Chapter 59 including use and development standards, site access, parking, open space and recreation, landscaping and outdoor lighting; screening, stormwater management and forest conservation; massing, compatibility with the character of the residential neighborhood.

Community's Concerns

- Density is too high.
- Flooding and road maintenance issues.
- Lack of recreational and open spaces.
- Maintenance of the existing storm water management systems.



Additional Condition

Site Plan Condition #16f:

- Add the master-planned shared-use path along the south side of Stewarttown Road, separated from the road by a four-foot wide green panel, between Montgomery Village Avenue and Private Road “J” in Area 6. The shared-use path should be ten feet wide where possible, but it must be a minimum of eight feet wide in environmentally constrained areas. The shared-use path along Road “H” in Area 6 must be converted to a five-foot sidewalk.
- Add as Site Plan Condition #16r:

The tot lot in Area 6 must be relocated to the south side of Private Road “H” which may require the relocation of a five-foot sidewalk to the south side of Road H. Final detail to be shown on the certified Site Plan, unless technically infeasible and does not result in reduction in units.

