

Ashton Meeting Place: Staff Presentation

Item #5A: Preliminary Plan 120080070

Item #5B: Site Plan 820080040

- Creation of one (1) lot for 74,000 square feet of commercial space in the C1-Zone.
- Creation of seven (7) lots for seven (7) one-family detached residential units in the R-60 Zone.
- Site is within the Sandy Spring/Ashton Rural Village Overlay Zone (SSARVOZ) and the Sandy Spring/Ashton Master Plan.

Site Analysis

- Existing bank, parking, and detached residential unit.
- Wetlands and headwaters within the Patuxent River watershed in southeast corner.
- Several large trees to be saved.



View looking southeast.

Previous Hearing

- Preliminary Plan 120050060 and Site Plan 820060230 were presented to the Planning Board on April 12, 2007 for this site.
- Project was denied:
 - Incompatible with the design guidelines of the Master Plan,
 - Commercial parking in the residential zone, and
 - Internal pedestrian and vehicular circulation patterns were not adequate or efficient.

Proposal



Preliminary Plan Findings

- **Master Plan:**
 - Consistent with land use vision by providing a mix of uses.
 - Consistent with goals and recommendations for a village center and one-family homes on the R-60 portion of the site.
- **Zoning & Subdivision Regulations:**
 - Meets development standards for lot area, lot width, setbacks, and density.
 - Meets criteria for findings for additional height to 30' given compatibility with adjacent uses.
 - Meets criteria for findings for lots without frontage given exceptional circumstances of the site and design guidelines.

Preliminary Plan Findings

- Adequate Public Facilities:
 - Satisfies the Local Area Transportation Review with the conditioned roadway and intersection improvements.
 - Policy Area Mobility Review will be finalized to mitigate 7 peak-hour trips prior to use and occupancy permits.
 - Other public facilities are adequate to serve the proposed development.
- Environment:
 - All buffers are being avoided, except for a portion of a sidewalk that will be constructed of permeable concrete.
 - Forest retention and planting will occur primarily on environmental buffers.
 - Groundwater recharge for the headwaters is provided by infiltration trenches, sand filters, and discharge from the grocery store's green roof directly to the wetland area.

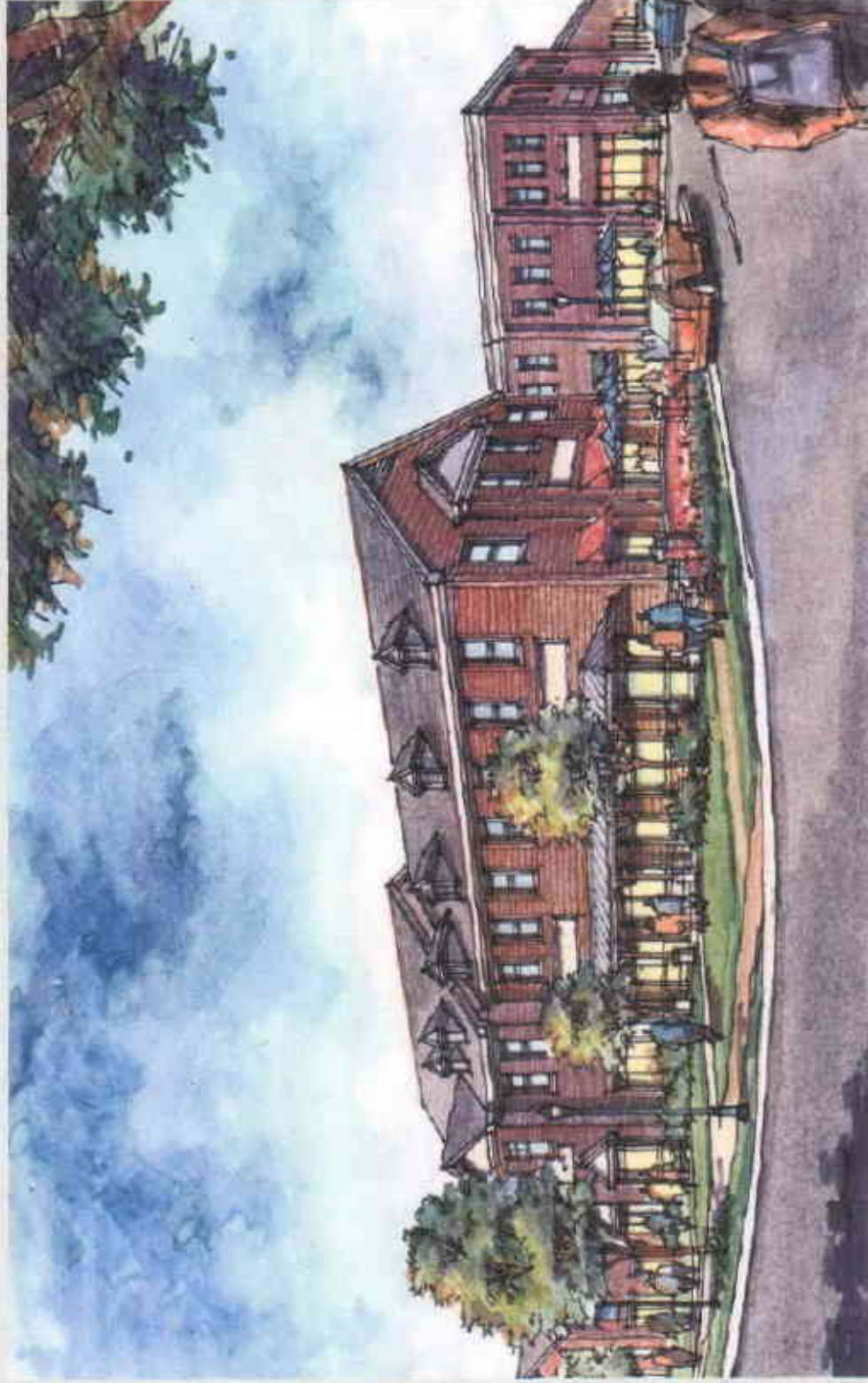
Preliminary Plan Recommendation

- Approval of 1 lot for commercial uses, including:
 - 18,000 square feet of grocery,
 - 13,690 of other retail,
 - 32,510 square feet of office, and
 - 9,800 square feet of restaurant,
- And 7 one-family residential dwelling units,
- Subject to the conditions enumerated in the Staff Report, dated May 5, 2008.



View looking north along MD 650.

Design Proposal



View looking north along MD 650 and into the driveway.

Design Proposal



View looking north: parking lot access, retail on the left, grocery store w/office above on the right.

Design Proposal



View from internal parking lot looking south: retail on the right, grocery store w/office above on the left.

Design Proposal



View looking west along MD 108 and into driveway: structured parking entrance on the far-left, retail along MD 108.

Design Proposal



View looking southeast into the corner open space.

Site Plan Findings

- **Master Plan:**

- Proposal conforms to the design guidelines with respect to “main street” character, traditional architecture, pedestrian oriented design and uses, and on-street parking.
- Proposal is consistent with recommendations regarding parking, uses, commercial expansion, and scale.

- **Zoning:**

- Proposal meets the development standards and special criteria for height of commercial buildings up to 30’.

- **Locations of buildings, open spaces, circulation systems, etc.:**

- Proposal is safe, adequate, and efficient.

- **Compatibility:**

- Uses are compatible with existing and proposed development in the area.

- **Environment:**

- As conditioned, proposal meets the Forest Conservation requirements.
- Stormwater management is provided as necessary.

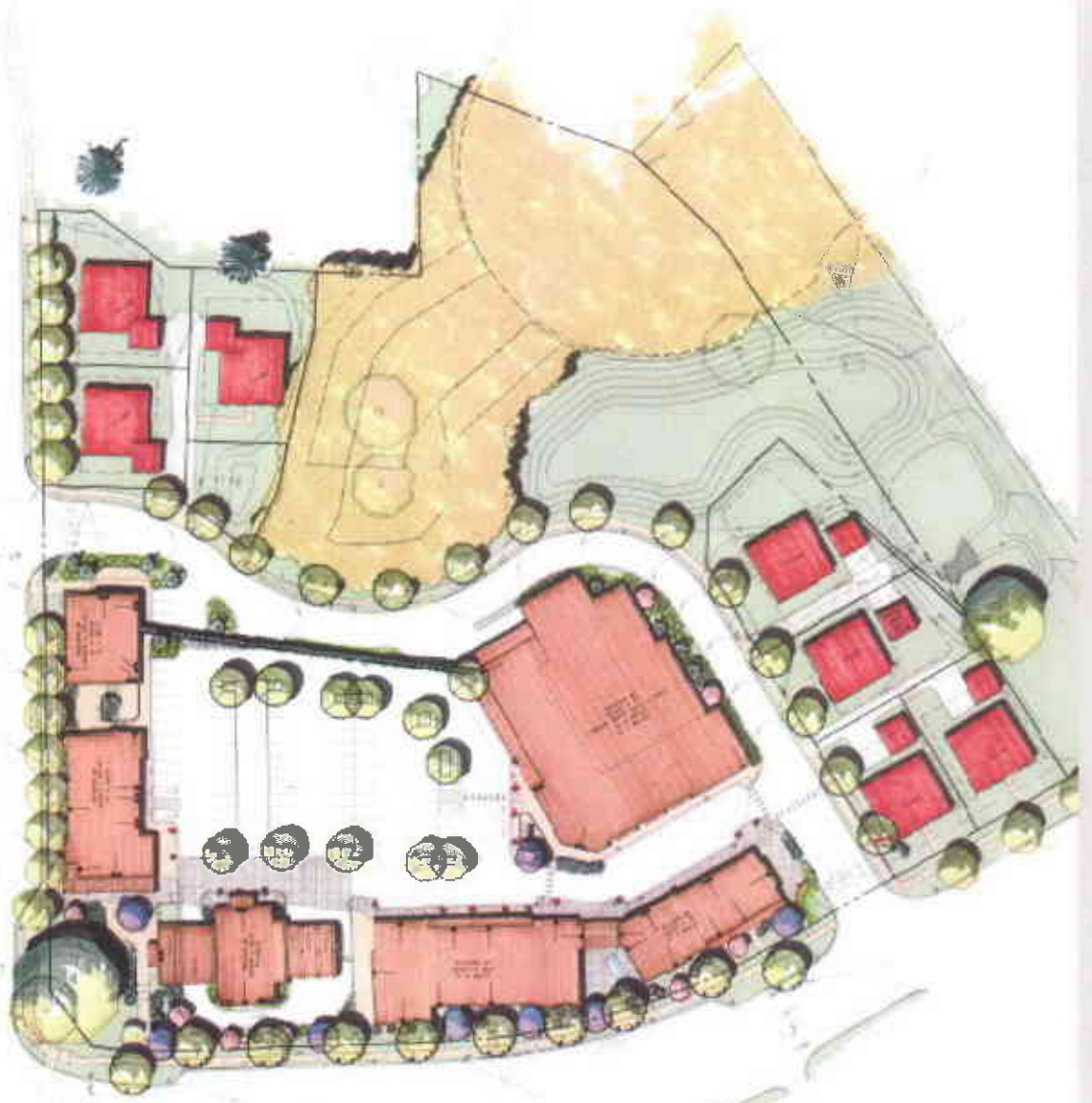
Site Plan Recommendation

- Approval of 18,000 square feet of grocery, 12,690 square feet of other retail, 9,800 square feet of restaurant, 32,510 square feet of office, subject to the conditions enumerated in the Staff Report dated May 5, 2008.

IDENTITY MAP
SCALE 1" = 500'

ASHTON ROAD
100' WIDE WITH 10' SIDEWALKS

NEW HAMPSHIRE AVENUE
100' WIDE



LANDSCAPE PLAN
LANSBURY, MASSACHUSETTS
LANSBURY, MASSACHUSETTS
ASHTON MEETING PLACE
SCALE 1" = 500'