



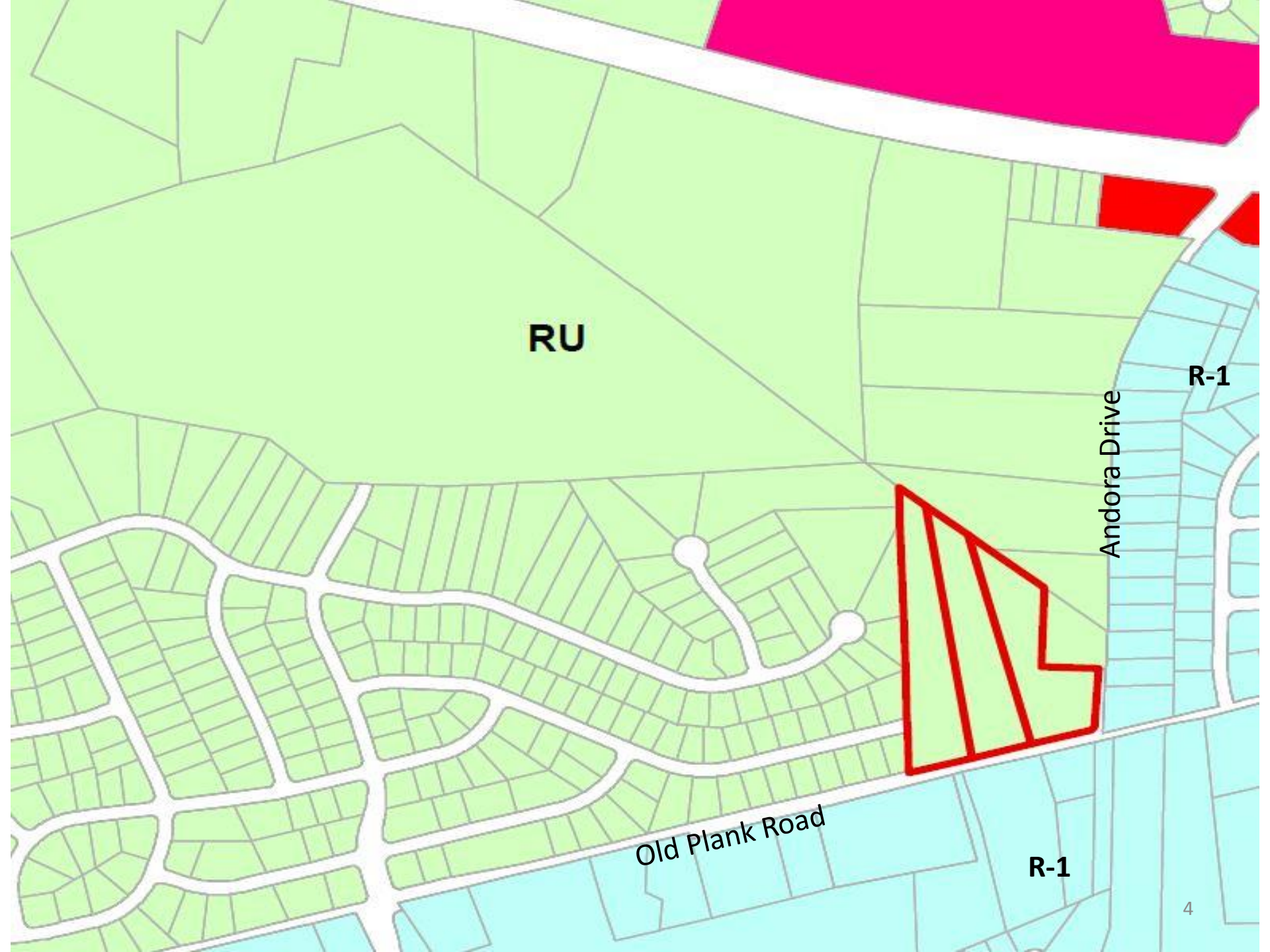
R17-0011
Board of Supervisors
August 14, 2018
Ashleigh Ridge

Rezoning Request:

- Request the rezoning of three parcels totaling approximately 9.2 acres from Rural (RU) to Planned Development Housing (PDH-2) with proffers to allow a residential subdivision with 19 single family detached lots.
- The subject parcels are addressed as 7301, 7305, & 7309 Old Plank Road.
- Combined the parcels have approximately 618 feet of frontage on the north side of Old Plank Road and approximately 207 feet of frontage on the west side of Andora Drive.

Recommendation:

- The Planning Commission held a public hearing on June 20 and July 18 recommended approval 5-0.
- Staff recommends that the Board approve Ordinance RO17-0011.



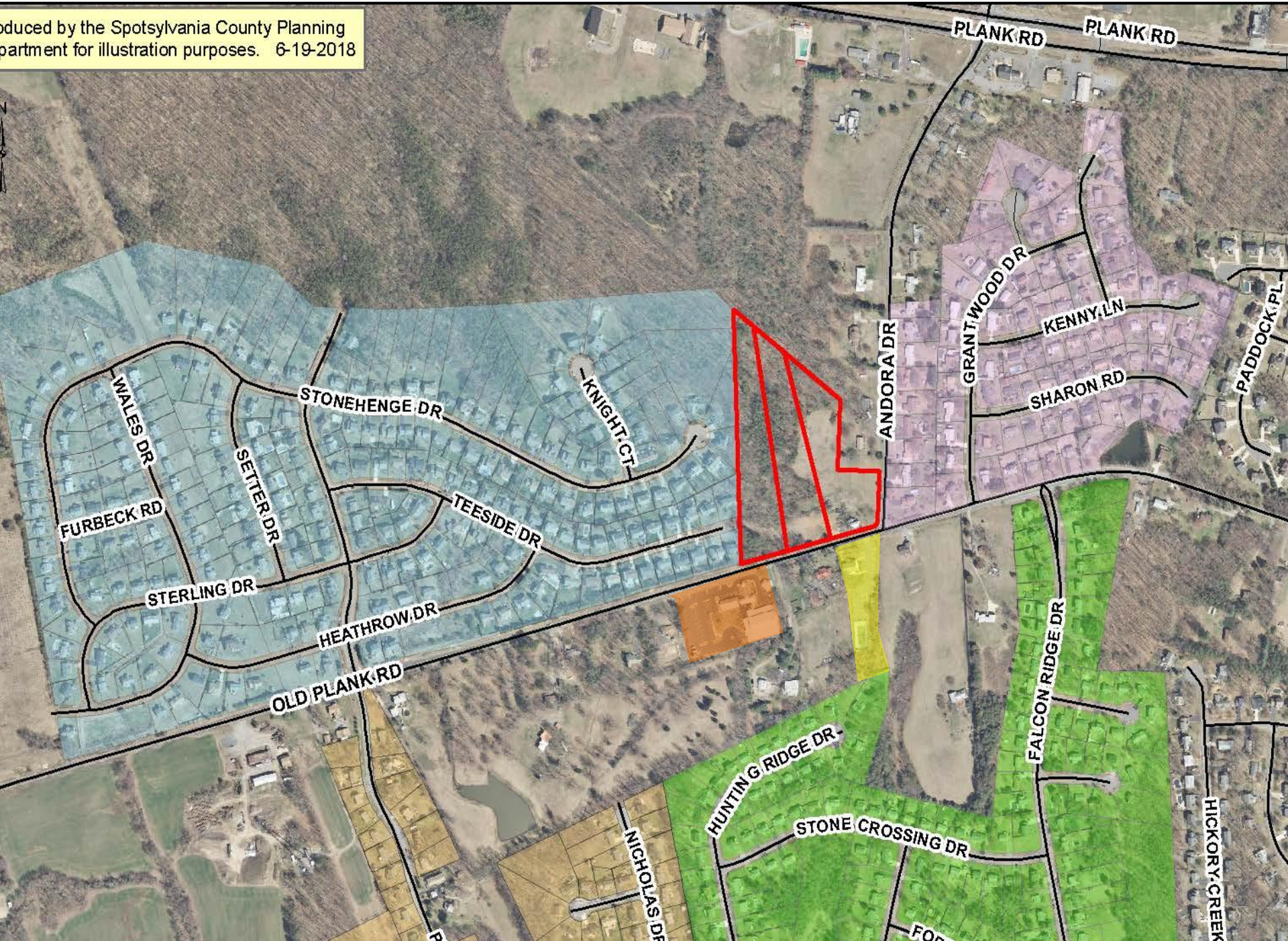
RU

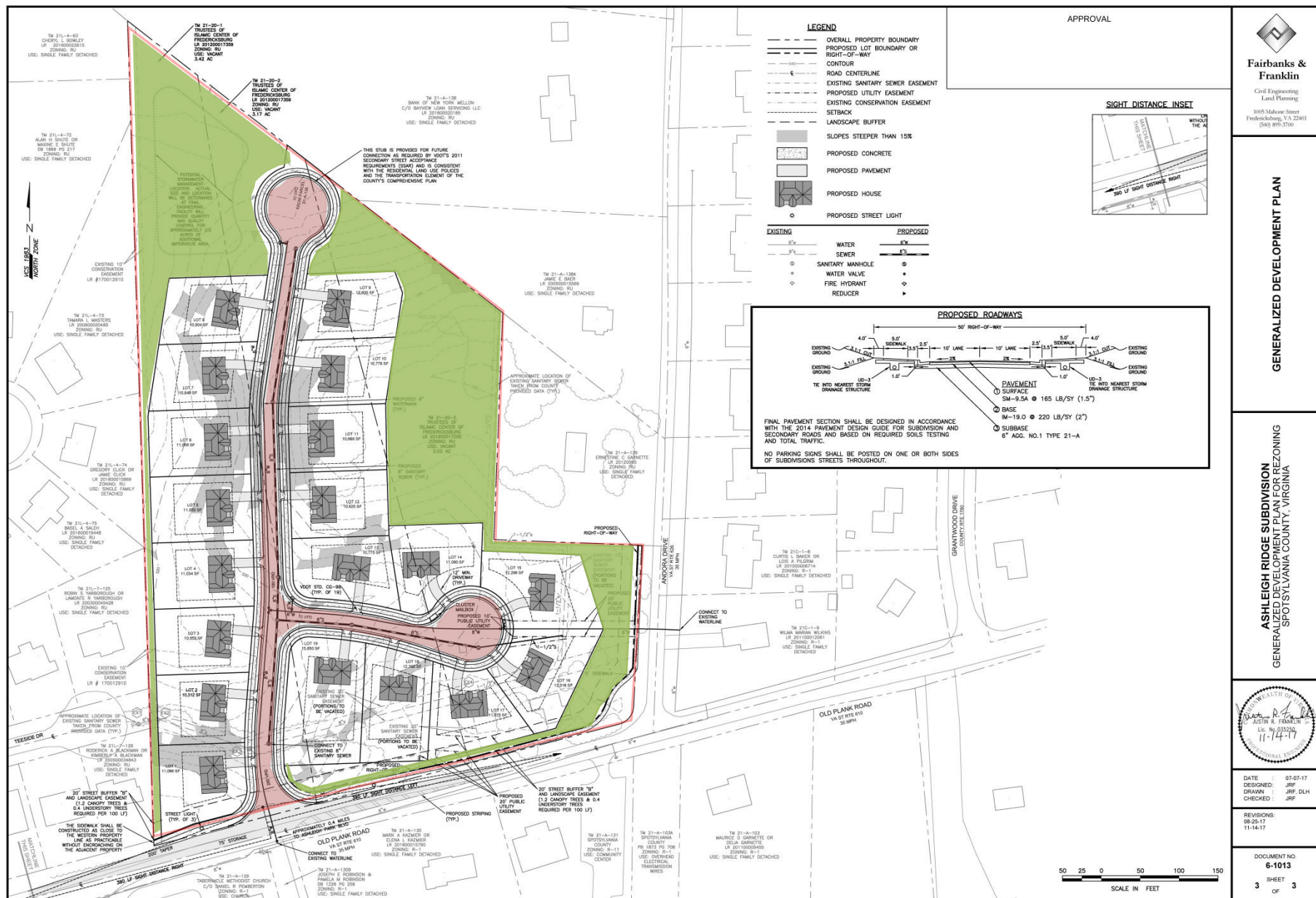
R-1

Andora Drive

Old Plank Road

R-1





Transportation Analysis

- The project will have a single access to Old Plank Road with 190 additional daily trips.
- Traffic Counts:
 - Andora Drive 7,750 ADT
 - Old Plank Road 12,552 ADT
- Currently during a.m. & p.m. peak hrs. the intersection operates at a failing level of service (F).
- The County has a CIP planned improvement to address the intersection.





WINDY HILLS
COMMUNITY ASSOCIATION
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WINDY HILLS, MD 21081

**ZONING
ACTION PENDING**
Public Hearing Info:
646-527-7434
www.spolytechnia.com







Comprehensive Plan Analysis

Consistent:

- Land Use
 - ✓ Density
- Public Facilities
 - ✓ Sheriff
 - ✓ Water/Sewer
 - ✓ Solid Waste
 - ✓ Parks and Rec
 - ✓ Library Facilities
 - ✓ Schools

Inconsistent:

- X Historic Resources
- X Transportation

Proffers Analysis:

- Development in Conformance with the Generalized Development Plan.
- Use of property limited to 19 single-family lots.
- Dedication of right of way along Andora Drive and Old Plank Road for future road improvements.
- The applicant has proffered contributions to offset the impact of the project on capital facilities of \$208.45per unit.

Fiscal Impact Analysis

- The applicant provided a Fiscal Impact Analysis (FIA) which asserts Ashleigh Ridge will have assessed home values of approximately \$391,500. The applicant's FIA notes that at the projected assessed value of \$391,500 the project revenue will exceed expenditures of the new citizens.
- Staff completed a separate fiscal impact analysis utilizing the County's model with an assessed value of \$281,678. Based on this average assessed value the County's model projects that the revenues generated from the project are not expected to exceed the impact the new citizens on County services.

Key Findings:

In Favor:

1. The proposed project is appropriately located in the Primary Development Boundary of the County and is generally consistent with the Future Land Use goals identified in the Comprehensive Plan.
2. The applicant has proffered \$161.25 per unit to mitigate impacts on capital facilities.
3. The applicant has proffered the dedication of right-of-way in fee simple along Old Plank Road and Andora Drive to facilitate future road improvements.
4. The project as proposed provides 2.9 acres of open space around the perimeter of the project with an existing ten foot conservation easement along the Ashleigh Park subdivision. This exceeds the required open space amount by one percent.
5. The proposed project is consistent with the existing development pattern of single family homes of the surrounding neighborhoods.

Key Findings:

Findings Against:

1. Based on the assessed value of comparable residential units, the County's model projects that the revenues generated from the project are not expected to exceed the impact the new citizens on County services.
2. No evidence has been provided to verify the presence or lack thereof of significant historic resources located on the site.
3. The project generates additional vehicle trips to the network that currently operates below acceptable levels of service during peak hour traffic.

Recommendation:

Based on findings in favor and the proposal's consistency with the Comprehensive Plan staff recommends approval of R17-0011.