
CBA 1174-E, Holton Arms

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Ms. Lee-Cho:

Please see the comments/questions (below) on the information submitted on March 3, 2026. If they are redundant, I apologize in advance, but a lot of information was on different plans, as noted.

- Exhibits #85(f) through 85(f) do not show existing landscaping, including width, vegetation type, numbers, location of fencing, walls submitted, Exhibits# 85(a) through #85(f) show only existing tree canopy. While existing landscaping is grandfathered, the Land Use Report still relies on vegetative buffering for compatibility.
- What was the date of the last NRI/FSD approved for the property? Does anything detail the existing landscaping and vegetation on the site?
- The bus stop location is not shown on the site plan. While the location is included in Exhibits 84 and 84(a), it is difficult to piece together all the information shown on the various plans. Please incorporate into the site plan.
- No existing lighting shown on buildings, in existing parking lots, along the site entrances, per Section 59-G.1.23.(h) of the Montgomery County Zoning Ordinance, 2004. Even though existing lighting is grandfathered, it would be helpful to understand what lighting will occur during the off-peak, including early morning and evening activities.
- When do you anticipate submitting the noise study?
- The plans do not show sidewalks entrances adjacent to the site's frontage on River Road, only the entrance site entrance sidewalks on River Road at Royal Dominion Drive. Are there sidewalk entrances along the River Road entrance?
- Existing parking spaces are shown on Gorove Slade Exhibits #84 and #84(a) but specific location of ADA spaces is not shown only noted in each area of parking. Exhibit#85(a), the Development Standards Table does not show number ADA parking spaces.

- Setbacks are noted in the development standards table in Exhibit 85 but are not shown on the site plan. They are separately shown on OZAH Exhibit# 50a. Again, it's difficult to piece together all the information on separate plans. Please incorporate setbacks into the site plan.
- No information is provided on revised site plans for the acreage breakout of R-200 zoned and R-60 zoned portions of the property.
- Exhibit #85(a) does not identify bus parking location or number of spaces.
- Does the facility continue to meet the bicycle parking standards in Section 59-E-2.3? Given the bus parking, have the number of vehicular parking spaces changed? No revised exhibits show bicycle parking spaces or numbers. Exhibit 53 is inadequate for review.
- Nothing mentions waste pick-up and deliveries. Is there a restriction in prior approvals on the timing and number of deliveries?
- Is there additional information on proposed rentals to third parties, such as whether it will include weddings, parties, receptions, outside amplified music, and number of attendees?
- The traffic management plan cites mitigation measures or strategies but does not contain mandates. While it does call for review by various agencies, what happens if the mitigation goals are not met? Questions that I anticipate at the public hearing include, without limitation, (1) what happens if the percentage of bus ridership is not met?, and 2) what happens if the school does not meet the other "goals" or strategies in the programs. Will the school reduce enrollment if these are not met? How will the school permit parking be enforced? Are there penalties if students do not comply, etc.?
- Written text in the Land use report cited landscaping and screening in relation to nearby noise and nearby residences. Without a noise study or elevations or information on what exists, it is difficult to find conformance with the Zoning Ordinance standards.

Questions on Specific Exhibits

Exhibit 78, Statement of Operations

Is the following a correct summary of what you intend to do:

School/Summer Camp Operations

- Increase academic year enrollment from 670 to 870 students.
- increase summer camp enrollment cap from 665 to 970 campers;
- Allow greater flexibility in third-party ancillary use of campus facilities.
- School hours students arrive on campus by 8:00 a.m. dismissal at 3:30 pm,
- After school activities dismissal at 4:30 pm to 6:00 pm
- Other extracurricular activities dismissal after 3:30 pm into the evening hours
- Existing on-site day care for faculty and other school faculty consists of 31 students, 10 staff.

Question: No increase in staff for the school or summer camp is listed. Will there be an increase in Staff? Please clarify.

Ancillary Uses/Summary

- Increase number of indoor swimming pools users from 40 to 60 persons; 10 swimmers per lane. Request based on number of school swimming teams and club facilities that want to access the pool.
- Any third-party pool user would occur outside of “Principal campus use”.
- Exhibit 78(a), pp. 5 and 6 show charts of the times of campus usage during fall, winter, spring and summer.
- School will not host athletic tournaments for third party users.

Questions:

- Exhibit 78(a), pp. 7-8 states, “Also seeks to offer limited access to residents living proximate to the campus, . Registered neighbors use school facilities outside of school hours for recreational opportunities.” The statement does not define proximate to the school; nor does the mock web page. What is the service area for membership? Is there a fee to use these recreational facilities? What are the hours of operation, days of week, will staff need to be present or increased?
- Is there a Montgomery County Health Department requirement which limits capacity of swimming pools?
- Is there any estimate of how many people will be using ancillary facilities at one time? How many outside and where? How many inside and where?

Exhibit 79 Land Use Report Summary

- Property acreage per zoning category is missing, only total site acreage is given.
- Site design – “Additional landscaping plantings and fencing may be proposed if deemed necessary to mitigate noise or visual impacts.” (Exhibit 79, p. 13). All landscape plantings and fencing must be shown on the site plan prior to approval of the modification.
- Without a noise study it is difficult to address the above issue.

Summary: Land Use Report under compatibility (pp.22- 24) states that the following mitigation measures will improve existing conditions make the proposal compatible with the surrounding area:

- Transportation Demand Management
- Traffic signal optimization along River Road
- Intersection improvements at River and Royal Dominion Road
- Traffic signal phasing modifications.

Questions:

- Land use report cites 310 parking spaces for school. Do the 310 parking spaces include the required parking spaces for existing daycare? If so, would that reduce accurate number of school parking spaces? Clarify.
- The Land Use Report states that the “School has agreements with three nearby partners to accommodate overflow parking of up to 160 spaces for large events. During these large events, shuttles are provided from the off-site parking locations.”

- o When are these events, are they during the school year? Are they during the peak period? Who are the three nearby partners? What routes will the buses take?
- Land use Report (p.41), states “No site changes are proposed by these modifications. The site remains nestled within a forested area with playing fields sitting lower than the surrounding neighborhood and the School buildings and parking behind curving roads and topographic ridges making them invisible from River Road”.
 - o Do any of the plans show these elevations or topography?
- Land Use Report, p. 42, states:

There are no proposed changes to the previously approved and constructed sports and recreation facilities. The primary facility the track and stadium seating area is buffered by the existing Burning Tree Local Park and at least 280 feet of forest conservation area. There is also a knoll and ridge rising to approximately 38 feet above the elevation of the track between the facility and the adjacent homes to the east.

The central ball fields and tennis courts, while closer to the adjacent residential homes are mostly owned by the School and no third-party use is proposed. Where closer to a neighbor not associated with the School, there is an approximately 40-foot landscaped slope between the outfield and the residential property.

The lacrosse field on the western portion of the site is bordered by the horticultural nursery to the south. To the west, there is an approximately 18’ tall, landscaped slope 60’ deep buffering the field from the houses. At a pinch point north of the field where an existing house’s driveway, which is provided via an easement from the School to Burdette Road, fencing and landscaping is provided. Further, the Applicant has reached out to the community to discuss additional measures or enhancements to buffers or mitigation techniques.
- o Clarify forest conservation easement area - 280 feet in depth, width, overall amount of easement?
- o An elevation of the knoll and ridge would be useful to determine buffering and noise issues.
- The Land Use Report states that there will be no third-party use of tennis courts. This statement contradicts school’s request to allow neighbors living nearby to use the tennis courts for recreational purposes.
- Is there an elevation showing the 18’ tall landscape slope 60’ deep that buffers the lacrosse field from nearby houses would be useful.

Exhibit 84 Gorove Slade Hearing Exhibits, dated March 3, 2026/Exhibit 84(a) Power Point Presentation, dated March 3, 2026

- Neither Exhibits 84 or 84(a) mention if there will be an increase with Holton Arms staff if student enrollment increases? Or if there will be an increase in summer camp staff if camper enrollment increases? How would additional staff travel and leave the subject site?)

Exhibit 86(a) Cover sheet for Forest Conservation Plan.

- Plan note 4 states the following: The property is listed as historic site on mcatlas.org the Maryland Inventory of Historic Properties (MIHP) number is M:35-17. Please verify the

above note, as it is not noted mention in staff report. If incorrect, revise Forest Conservation Plan sheet 1.

