

**MEMORANDUM**

DATE: September 21, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Supervisor (301-495-4542)
Development Review Division *CAC*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 6 One-family Detached Residential Lots

PROJECT NAME: Causey Property

CASE #: 120061170

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: On the southwest side of Woodfield Road, approximately 920 feet northwest of Watkins Road

MASTER PLAN: Damascus

APPLICANT: Coakley Realty

ENGINEER: Benning & Associates, Inc.

FILING DATE: May 16, 2006

HEARING DATE: October 12, 2006

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to six (6) lots for six (6) residential dwelling units.
- 2) The applicant shall comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. Conditions include, but are not limited to:
 - a) Applicant to plant the afforestation area with a combination of large (1.5 to 2 inch) and small (3/4 to 1 inch) trees.
 - b) Applicant to construct a split rail fence on lots 1, 2, 3, 5, and 6 to delineate the forest conservation easement to future and adjacent property owners.
- 3) The applicant shall comply with the conditions of the MCDPS stormwater management approval dated June 29, 2006.
- 4) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan. The dedication shall be reflected on the record plat.
- 5) The applicant shall provide any necessary roadway improvements on Woodfield Road along the property frontage, to provide an on-road Class II or III bikeway.
- 6) The applicant shall comply with conditions of the MCDPWT letter dated, June 13, 2006, unless otherwise amended.
- 7) The applicant shall comply with the conditions of the MCDPS Well and Septic approval dated September 13, 2006.
- 8) Prior to the issuance of building permits for proposed Lots 1 and 2, the applicant shall install park boundary posts along the southwestern boundaries of the lots to distinguish between adjacent parkland and private properties.
- 9) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 10) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 11) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 12) The record plat shall reflect other necessary easements.

SITE DESCRIPTION

The subject property consists of 14 acres of land in the Damascus Master Plan area. The property is zoned RE-2 and is located on the southwest side of Woodfield Road, approximately 900 feet northwest of Watkins Road (see Attachment A). The property is comprised of two existing unrecorded parcels which both contain existing residential dwellings and associated structures. The dwellings are accessed by private driveways from Woodfield Road. Surrounding land use is residential in the RE-2 zone on the west side of Woodfield Road, and residential in the RE-2C zone on the east side.

The property lies within the Great Seneca Creek Watershed which is classified as Use I-P. The Magruder Branch stream valley park abuts the southwest boundary of the property. There are no streams, wetlands, floodplains, or environmental buffers located on the property. There is 0.18 acre of forest on the subject site which is part of a larger forest stand within the parkland.

PROJECT DESCRIPTION

This is an application to subdivide the 14 acre subject property into six residential lots. The two existing residential structures would be retained, and four new residential dwellings would be constructed (Attachment B). The proposed dwellings would be served by public water and private standard septic systems. Access to the houses is via private driveways from Woodfield Road. One of the driveways will be shared by three of the residences.

ANALYSIS AND FINDINGS

Master Plan Compliance

The recently adopted Damascus Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan reconfirms the existing zoning and the residential land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development and is consistent with the Zoning Ordinance development standards for the RE-2 zone.

Transportation

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements. The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The proposed right-of-way dedication of an additional 25 feet along the property frontage, for a total of 40 feet from the centerline on Woodfield Road, and access via private driveways has been determined to be adequate to serve the proposed lots. Sidewalk construction is not required for this project, but the applicant is required to provide any roadway improvements needed along the property frontage to provide an on-road bikeway.

Environment

Environmental Buffers

Environmental Planning staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) for the subject site on May 12, 2006. There are no environmentally sensitive areas (stream buffers, streams, wetlands, or floodplains) on the subject site.

Forest Conservation

There is 0.18 acre of existing forest in the western corner of the property that is part of a larger forest area in adjacent parkland. The forest consists of mostly native hardwood trees dominated by moderate sized, tulip poplar species. The applicant is proposing to retain the existing forest and plant 2.62 acres of new forest on the subject site. The forest conservation plan shows the creation of a new forest at the back of lots 1, 2, 3, and 6. The planted forest is 100 feet in width, which exceeds the minimum 50 feet required by the Forest Conservation Law. The forest is entirely on the proposed lots, which requires the placement of Category I conservation easements on the lots.

The forest planting area is acceptable because of its size (2.8-acres), minimum width (approximately 100 feet), and the fact the planting area will provide a buffer between the existing homes along Watkins Road and the new subdivision. To encourage early development of the planted area, a combination of larger and smaller stock trees will be planted. A split rail fence is also necessary to help delineate the forest conservation easement and protect the trees from encroachment from the future residents and the existing residents that are adjacent to the planting area. The proposed combination of forest retention and planting meets the requirements of the county Forest Conservation Law.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot sizes, widths, shapes and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

This application predated any specific requirements for meetings between the applicant and interested parties, however, written notice of the application and public hearing date was given to adjacent and confronting property owners, and local civic and homeowners associations. No citizen correspondence was received as of the date of this report.

CONCLUSION

The proposed lots meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Damascus Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has

been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

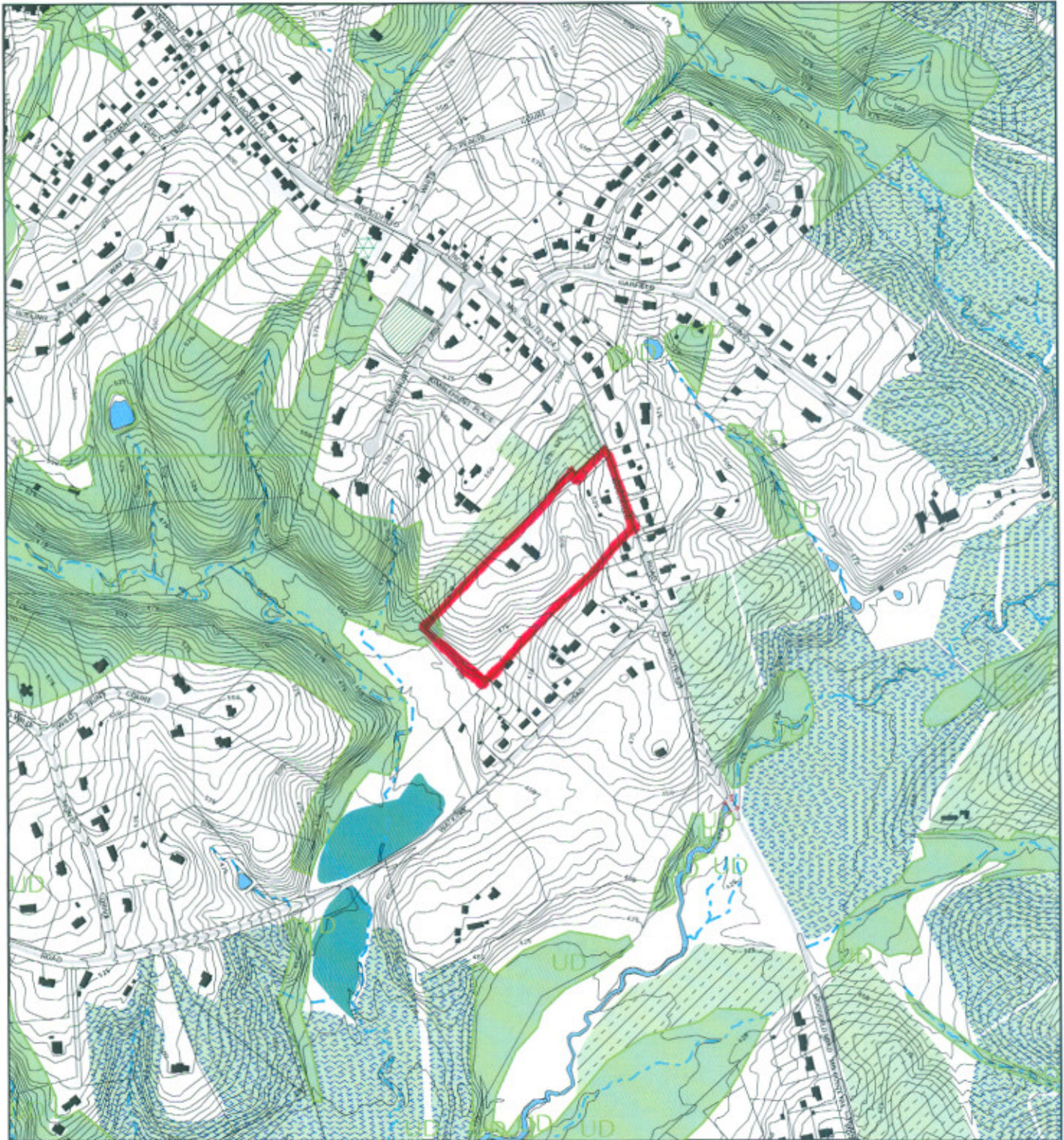
Attachment A – Vicinity Development Map
Attachment B – Proposed Development Plan

Plan Name: Causey Property				
Plan Number: 120061170				
Zoning: RE-2				
# of Lots: 6				
# of Outlots: 0				
Dev. Type: Single Family detached				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120 sq. ft.	87,120 sq. ft. is minimum proposed	CAC	9/21/06
Lot Width	150 ft.	Meets minimum	CAC	9/21/06
Lot Frontage	25 ft.	Meets minimum	CAC	9/21/06
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	CAC	9/21/06
Side	17ft. Min./ 35 ft. total	Must meet minimum ¹	CAC	9/21/06
Rear	35 ft. Min.	Must meet minimum ¹	CAC	9/21/06
Height	50 ft. Max.	May not exceed maximum ²	CAC	9/21/06
Max Resid'l d.u. or Comm'l s.f. per Zoning	7 dwelling units	6 dwelling units	CAC	9/21/06
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		CAC	9/21/06
Road dedication and frontage improvements	Yes		Agency letter	6/13/06
Environmental Guidelines	N/A		Staff memo	9/17/06
Forest Conservation	Exempt		Staff memo	9/17/06
Master Plan Compliance	Yes		CAC	9/21/06
Other				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		Agency letter	6/29/06
Water and Sewer (WSSC)	Yes		Agency Comments	6/5/06
Well and Septic	Yes		Agency letter	9/13/06
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		Agency letter	9/29/06

¹ As determined by MCDPS at the time of building permit, including acceptability of any existing structures that remain.

² As determined by MCDPS at the time of building permit.

CAUSEY PROPERTY (120061170)



Map compiled on May 25, 2006 at 10:36 AM | Site located on base sheet no - 232NW09

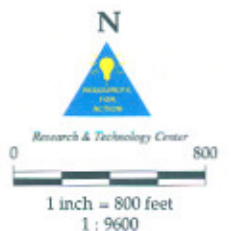
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



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* For replacement systems for 3-bedroom design (existing system is 18T with 4' of above for 3 bedrooms use 1800 permit)

PREPARED FOR
Ruffin Maddox /
Rory Coakley
c/o Coakley Realty
20 Courthouse Square - #106
Rockville, MD 20850
301-340-8700