



MONTGOMERY COUNTY PLANNING DEPARTMENT THE
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
Date: 03/20/08

MEMORANDUM

DATE: March 07, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division
Ralph Wilson, Zoning Supervisor, Development Review Division

FROM: Elsabett Tesfaye, Planner Coordinator (301) 495-1301

SUBJECT: 1. **Preliminary Forest Conservation Plan for Parcel P146, Shady Grove Metro.**
2. **Local Map Amendment No. G-875 "PARCEL P146 SHADY GROVE METRO"**, request for reclassification of 4.26-acre parcel of land from the R-90 Zone to the PD-35 Zone for property known as Parcel 146, Derwood located at Redland Road between the CSX Rail Road Tracks and Crabs Branch Way in Derwood Maryland.

FILING DATE: October 26, 2007
PLANNING BOARD HEARING March 20, 2008
PUBLIC HEARING: April 7, 2008

Staff Recommendation:

- I. Staff recommends **APPROVAL** of the Preliminary Forest Conservation Plan for Parcel P146, Shady Grove Metro—Local Map Amendment No. G-875 with the following conditions:

Subsequent submissions will need additional consideration to the following regulations:

- 1) All planning and design options shall be examined in subsequent reviews to determine if any forest can be saved and how reforestation to the conservation threshold level can be provided onsite, as specified in Section 22A-12-f-3. Landscaping cannot be used to meet these minimum retention requirements.
- 2) Remaining reforestation requirements may be met offsite.