



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

MCPB
Item #
7/10/08



MEMORANDUM

DATE: June 27, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: *NJB*
Neil Braunstein (301-495-4532)
Development Review Division

REVIEW TYPE: Pre-Preliminary Plan of Subdivision

APPLYING FOR: Three lots for three one-family detached dwelling units

PROJECT NAME: Pullen Property

CASE #: 720070210

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the north side of Harding Lane, 400 feet west of Pamela Drive

MASTER PLAN: Cloverly

APPLICANT: Neil and Laura Pullen

ENGINEER: Site Solutions, Inc.

FILING DATE: January 16, 2007

HEARING DATE: July 10, 2008

RECOMMENDATION: No objection to submission of a preliminary plan.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, consists of an unplatted parcel of land measuring 3.67 acres in size in the RE-1 zone. A separate parcel measuring 2,601 square feet is entirely contained within the subject property and is not part of this application. This separate parcel contains an existing family cemetery and is not owned by the applicants. The property has frontage on Harding Lane and at the current terminus of Spotswood Drive. The subject property is developed with a one-family detached residence on the Harding Lane frontage. The remainder of the property is undeveloped. Surrounding properties are primarily developed with one-family detached residences in the RE-1 zone. A sod farm is located on the property immediately east of the site.

The property is located within the Paint Branch watershed. No streams, floodplains, or environmental buffers exist on the subject property. The property is located within the Upper Paint Branch Special Protection Area and is subject to an 8% imperviousness limit.



PROJECT DESCRIPTION

The application is a pre-preliminary subdivision plan that seeks Planning Board advice on the creation of three one-family residential lots. The proposed lot sizes are 45,723 square feet for proposed Lot 1, 46,004 square feet for proposed Lot 2, and 52,630 square feet for proposed Lot 3. Proposed Lot 1 would front on Harding Lane, and Proposed Lots 2 and 3 would front on a short extension of Spotswood Drive. Spotswood Drive is proposed to be extended from the current terminus on the property's western property line across the property where it is proposed to end at a hammerhead turnaround at the eastern property line. An existing residence on proposed Lot 1 would be replaced with a new structure.

The applicant is seeking advice on the overall lot layout, the extension of Spotswood Drive, and the adequacy of a proposed 20-foot-wide ingress/egress easement over proposed Lots 1 and 2 to provide access to the existing cemetery.

(Attachment B – proposed plan)

ANALYSIS

Proposed Subdivision Layout

The applicant requests Planning Board review of the proposed layout of the subdivision, particularly with respect to the proposed extension of Spotswood Drive. The proposed subdivision will extend Spotswood Drive from its current terminus at the western property boundary across the property to the eastern property boundary. In staff's opinion, this proposed extension is appropriate because properties to the east of the subject property are available for subdivision and at some point will need access to the public street network. Future road extensions could connect Spotswood Drive to Upland Drive to the east, Spencerville Road to the north, or Harding Lane to the south to create a through street. These connections would create a logical extension of the existing development pattern and convenient local street network.

Staff has received correspondence from two residents of Spotswood Drive who are concerned that the proposed extension of the street to the eastern boundary of the subject property would draw truck traffic from an existing sod farm immediately to the east of the subject property. At the time of preliminary plan review, staff will work with the applicant and the Montgomery County Department of Public Works and Transportation (MCDPWT) to minimize truck traffic on Spotswood Drive to the extent feasible. Staff notes that the sod farm property has direct access to Spencerville Road (MD 198), so there is no particular incentive for truck drivers to use the less convenient route on Spotswood Drive. Further, the truck traffic associated with the sod farm can be considered to be temporary, as the property will probably redevelop as a residential subdivision in the future.

With respect to the proposed 20-foot-wide access easement to the small, private cemetery that is contained within the subject property, staff believes that it will provide adequate access for owners and visitors. However, this is a private easement subject to an agreement between the

parties. As such, the particulars are outside the purview of the Planning Board. Because the subdivision is located within the Upper Paint Branch Special Protection Area, the 8% impervious surface limitation would preclude a paved driveway to the cemetery within the easement unless impervious surfaces were reduced elsewhere in the subdivision. However, the unpaved easement will provide adequate pedestrian access for visitors and for maintenance. In the rare event that a new gravesite needs to be prepared, a rubber-tired backhoe would drive over the unpaved easement area.

The proposal indicates an overall impervious area of 7.96% of the site, but Environmental Planning staff has raised a concern that the use of a variable-width driveway on proposed Lot 1 and the proposed 1,570-square-foot footprint for the proposed houses may not be realistic. Although these details can be better addressed at preliminary plan review, Development Review Division staff believes that the proposed subdivision can be developed within the 8% imperviousness limit. The driveway on proposed Lot 1 is functional as designed, but it could be improved by the addition of a small turn-around pad near the house. This addition to the driveway may require a corresponding small reduction in the footprint of the house. As for the footprint size of the proposed houses, a 1,570-square-foot footprint over two stories would yield a 2,640-square-foot house, assuming a 500-square-foot garage. This could be further expanded with a third story, which is possible given the 50-foot height limit in the RE-1 zone. We believe that this is sufficiently large to be a realistic proposal for purposes of calculating impervious surface.

CONCLUSION

Staff has no objection to the submittal of a future preliminary plan for the subject property. We believe that the extension of Spotswood Drive across the property to the eastern boundary is appropriate and provides a logical extension of the existing street network. The proposed subdivision layout is appropriate to the site. The proposed 20-foot-wide easement will provide appropriate access to the cemetery that is contained within the site.

Attachments

Attachment A – Vicinity Development Map

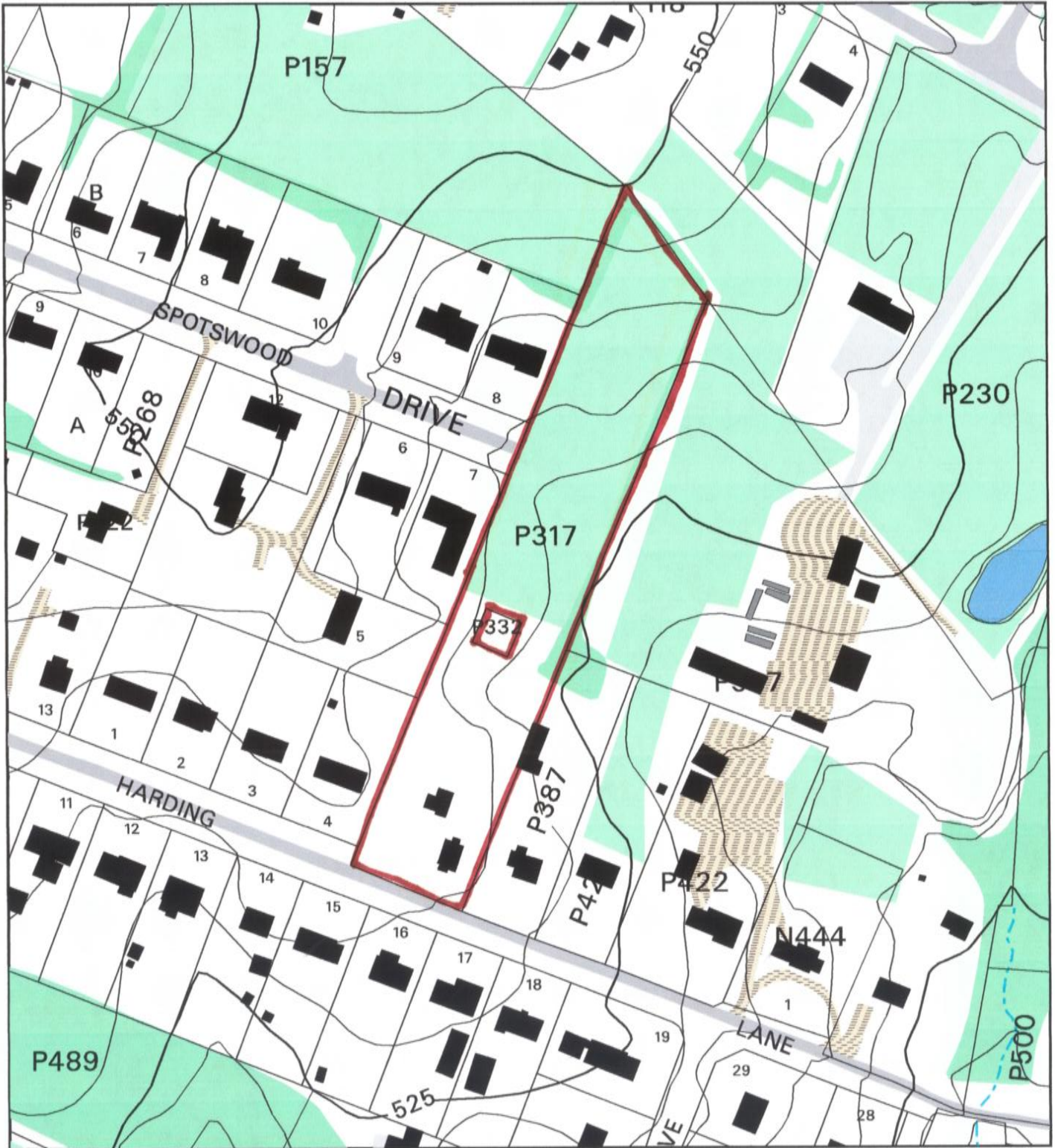
Attachment B – Proposed Development Plan

Table 1: Pre-Preliminary Plan Data Table and Checklist

Plan Name: Pullen Property				
Plan Number: 720070210				
Zoning: Re-1				
# of Lots: 3				
# of Outlots: 0				
Dev. Type: Residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq. ft.	45,000 sq. ft. minimum	NB	6/27/08
Lot Width	125 ft.	160 ft. minimum	NB	6/27/08
Lot Frontage	25 ft.	160 ft. minimum	NB	6/27/08
Setbacks				
Front	50 ft. Min.	Must meet minimum ¹	NB	6/27/08
Side	17 ft. Min./35 ft. total	Must meet minimum ¹	NB	6/27/08
Rear	35 ft. Min.	Must meet minimum ¹	NB	6/27/08
Height	50 ft. Max.	May not exceed maximum ¹	NB	6/27/08
Max Resid'l d.u. per Zoning	3	3	NB	6/27/08
MPDUs	N/a	N/a	NB	6/27/08
TDRs	N/a	N/a	NB	6/27/08
Site Plan Req'd?	No		NB	6/27/08

¹ As determined by MCDPS at the time of building permit.

PULLEN PROPERTY (720070210)



Map compiled on March 05, 2007 at 4:39 PM | Site located on base sheet no - 221NE02

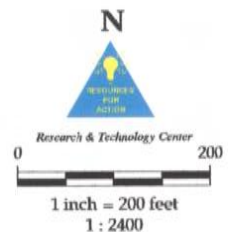
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



DATE: 11/14/18
DRAWN BY: [Name]
SCALE: 1" = 50'



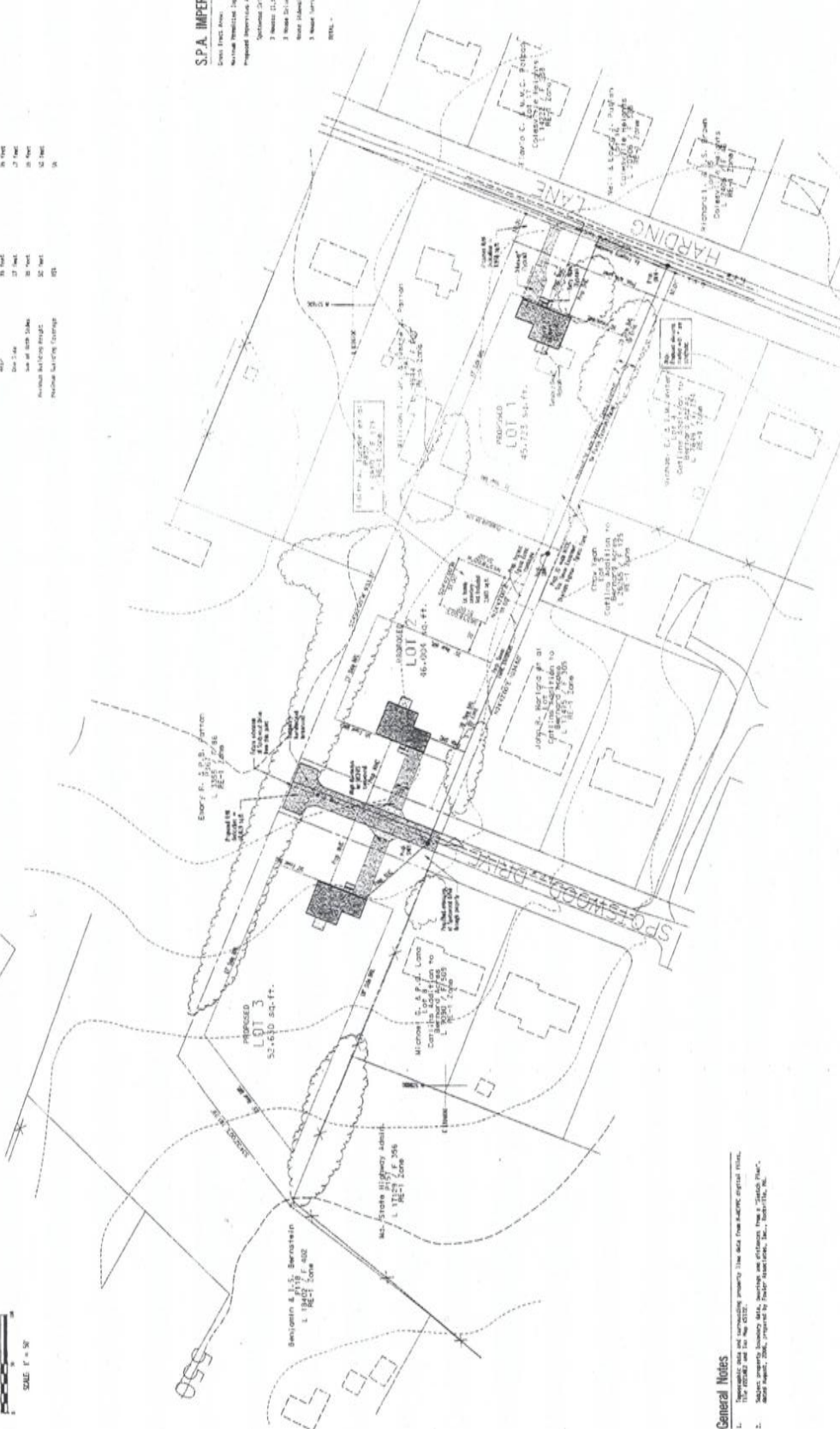
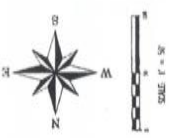
DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT	REMARKS
1. Maximum Lot Area	150,000 sq. ft.	
2. Minimum Lot Width	120 Feet	
3. Minimum Lot Depth	75 Feet	
4. Maximum Building Height	35 Feet	
5. Maximum Building Footprint	10,000 sq. ft.	
6. Maximum Building Coverage	25%	
7. Maximum Building Spacing	10 Feet	
8. Minimum Building Spacing	5 Feet	
9. Minimum Building Setback	10 Feet	
10. Minimum Building Height	12 Feet	
11. Minimum Building Footprint	10,000 sq. ft.	
12. Minimum Building Coverage	25%	

S.P.A. IMPERVIOUS TABULATION

Spotswood Drive 100,000 sq. ft., 25% impervious
 Harding Lane 100,000 sq. ft., 25% impervious
 Proposed Impervious Area: 1,000,000 sq. ft., 25% impervious
 2. 200,000 sq. ft. impervious
 3. 200,000 sq. ft. impervious
 4. 200,000 sq. ft. impervious
 5. 200,000 sq. ft. impervious

- SITE DATA**
1. Spotswood Drive 100,000 sq. ft., 25% impervious
 2. Harding Lane 100,000 sq. ft., 25% impervious
 3. Proposed Impervious Area 1,000,000 sq. ft., 25% impervious
 4. This property to be developed as a single lot.
 5. Public water & sewer to be installed.
 6. This property has existing lot split.



General Notes

1. The applicant has provided all necessary information for this plan.
2. All other notes apply to this plan.

 SITE SOLUTIONS, INC. 8810 Observation Drive, Suite 200 Silver Spring, Maryland 20910-4000 (301) 544-7900 Fax (301) 544-7901 Primary Engineering Secondary Architecture	OWNER: Neil A. & Lisa J. Pullen 1320 Sanding Lane Silver Spring, MD 20906	PRE-APPLICATION CONCEPT PLAN PULLEN PROPERTY CELESTINE ELECTION DISTRICT #5 MONTGOMERY COUNTY, MARYLAND	DATE FOR CONSTRUCTION DATE: 11/14/18 DRAWN BY: [Name] SCALE: 1" = 50' SHEET NO. 1 of 1 PROJECT NO. 1500	
	NOTES: This site plan was prepared in accordance with the provisions of the Subdivision and Platting Act of the State of Maryland, and the regulations of the Department of the General Land Office, and the Department of the State Planning and Policy Administration.	SHEET NO. 1 of 1	PROJECT NO. 1500	DRAWN BY: [Name]
	DATE: 11/14/18	SCALE: 1" = 50'	SHEET NO. 1 of 1	PROJECT NO. 1500

Platting Board Copy