



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

**MCPB**  
**Item #**  
**7/10/08**

**SUPPLEMENTAL MEMORANDUM**

**DATE:** June 27, 2008

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RCK*  
Catherine Conlon, Supervisor *CAC*  
Development Review Division

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *RW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision (Resubdivision)

**PROJECT NAME:** Strawberry Knoll  
**CASE #:** 120061220

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200/TDR-4

**LOCATION:** On the east side of Strawberry Knoll Road, opposite the intersection with Quail Valley Boulevard

**MASTER PLAN:** Gaithersburg and Vicinity

**APPLICANT:** Memon Enterprises, L.L.C.  
**ENGINEER:** Maddox Engineers & Surveyors, Inc.

**FILING DATE:** May 26, 2006  
**HEARING DATE:** July 10, 2008

**STAFF RECOMMENDATION:** A Planning Board finding that the application for thirteen (13) one –family residential lots complies with Section 50-29(b)(2) of the Montgomery County Subdivision Regulations.

## **Executive Summary**

The Planning Board considered this Preliminary Plan for thirteen (13) lots using the R-200 TDR-4 development option on September 20, 2007. The Board voted unanimously to approve the application based on the information provided in the original staff report (Attachment C) and after listening to testimony from a representative of the adjacent Homeowner's Association. Subsequent to this decision, however, staff realized that the original staff report failed to recognize this application as a resubdivision and did not include the proper resubdivision analysis pursuant to Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. Since this development involves previously subdivided property, a Board finding regarding the resubdivision criteria is necessary. As such, staff prepared a Request for Reconsideration that was presented to the Planning Board at the June 12, 2008 Planning Board hearing. The Board voted to reconsider the application so that the proper resubdivision analysis could be considered and become part of the record for this application. Since the record for the preliminary plan is being re-opened, staff has included the original staff report so the Board may have it for their deliberation. As discussed below, the proposed lots will be of the same character as other lots within the designated neighborhood, and therefore, the subdivision complies with Section 50-29(b)(2).

## **Conformance with Section 50-29(b)(2) - Resubdivision**

### **A. Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

### **B. Neighborhood Delineation**

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "Neighborhood" for evaluating the application. In this instance, the Neighborhood selected by staff consists of 20 lots (Attachment A). The Neighborhood includes all lots located within the same block that have frontage on Traxell Way and Strawberry Knoll Road and are zoned R-200, and developed using the Transferable Development Right (TDR) option. The delineated Neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment B.

## C. Analysis

### Comparison of the Character of Proposed Lots to Existing

In performing the analysis, staff applied the above-noted resubdivision criteria to the delineated Neighborhood and found that the proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

**Frontage:** The frontages for the existing lots in the delineated Neighborhood range from 47 feet to 300 feet. The proposed lots will have frontages from 31.5 feet to 140 feet. There are three proposed lots that are not within the range of lot frontages for the delineated Neighborhood. This is due to the cul-de-sac that is proposed for the new subdivision. Lots with frontage on a cul-de-sac are generally radial and, by their nature, have narrow frontages. This, in staff's opinion, does not make them out of character for this application. Given the shape of the subject tract and surrounding development pattern, a cul-de-sac is the appropriate way to provide access and frontage for the subject lots. Although there are no other cul-de-sacs in the defined Neighborhood, it is staff's opinion that the proposed lot frontages compare favorably to the typical frontage for lots on a cul-de-sac. **The proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

**Alignment:** All lots, existing and proposed, will align in a perpendicular fashion to the street. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

**Size:** Existing lots in the delineated Neighborhood range from 6,008 square feet in size to the largest at 23,707 square feet in size. The proposed lots will range in size from 6,032 to 16,950 square feet, all within the range of existing lots. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

**Shape:** Existing lots have a variety of lot shapes that are best described as rectangular and triangular, although there are irregularities within these lot shapes. The shapes of the proposed lots are also generally rectangular or triangular, with two described as trapezoidal. Given the many irregularities in lot shape found in both the delineated existing neighborhood and the proposed lots, the proposed lots are of the same character with respect to shape. **The shapes of the proposed lots will be in character with shapes of the existing lots.**

**Width:** Existing lots in the delineated Neighborhood range in width from 60 feet to 104 feet. All proposed lots are within this range. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

**Area:** Buildable areas for the existing lots range from 1,900 square feet to 13,940 square feet. The buildable areas for the proposed lots will range from 1,880 square feet to 8,215 square feet. Although the proposal will create the lot with the smallest buildable area, it

will only be 20 square feet smaller than the next smallest. This is both statistically insignificant and visually imperceptible. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

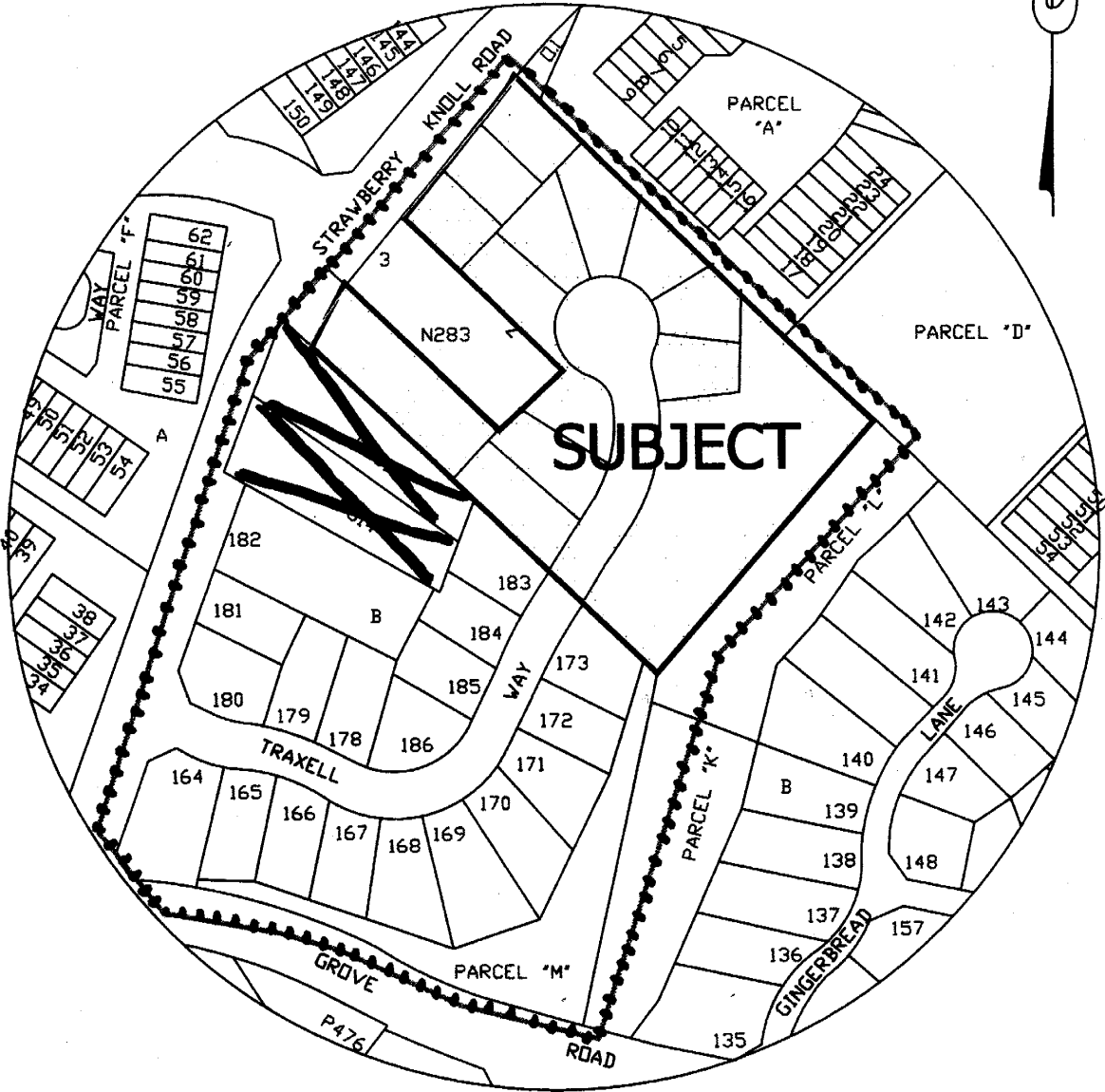
**Suitability for Residential Use: The existing and proposed lots are zoned residential and the land is suitable for residential use.**

### **Conclusion**

The resubdivision analysis for the proposed lots indicates that they will comply with the resubdivision criteria and will meet the specific findings for character with respect to the size, shape, width, area, frontage, alignment and suitability pursuant to Section 50-29(b)(2). As such, staff recommends that this finding be included in the record for the application and be entered into the final Resolution to be submitted to the Planning Board for consideration. All other staff findings and the conditions which the Board included in the original approval of the Preliminary Plan remain unchanged.

#### Attachments:

- A – Resubdivision Neighborhood Map
- B – Resubdivision Data Table
- C – Original Staff Report



# NEIGHBORHOOD MAP

1" = 200'

Subdivision Name	Lot/Block	Frontage (ft)	Alignment	Size (s.f.)	Shape	Width (ft)	Area (s.f.)	Suitability
Meadowvale	164/B	300	Corner	12999	Rectangular	68	5400	Exist. Resid
Meadowvale	165/B	60	Perpendicular	7633	Rectangular	60	3402	Exist. Resid
Meadowvale	166/B	60	Perpendicular	7183	Rectangular	60	3150	Exist. Resid
Meadowvale	167/B	60	Perpendicular	6989	Rectangular	60	2940	Exist. Resid
Meadowvale	168/B	48	Perpendicular	9073	Rectangular	60	5580	Exist. Resid
Meadowvale	169/B	47	Perpendicular	10933	Rectangular	60	5000	Exist. Resid
Meadowvale	170/B	56.5	Perpendicular	9348	Rectangular	60	1900	Exist. Resid
Meadowvale	171/B	48	Perpendicular	8007	Rectangular	60	1900	Exist. Resid
Meadowvale	172/B	60	Perpendicular	6570	Rectangular	60	2730	Exist. Resid
Meadowvale	173/B	94	Perpendicular	7758	Rectangular	90	2520	Exist. Resid
Meadowvale	178/B	65	Perpendicular	7428	Rectangular	65	3360	Exist. Resid
Meadowvale	179/B	60	Perpendicular	7238	Rectangular	60	3360	Exist. Resid
Meadowvale	180/B	181	Corner	8350	Rectangular	70	2800	Exist. Resid
Meadowvale	181/B	62.5	Perpendicular	6720	Rectangular	62	2900	Exist. Resid
Meadowvale	182/B	99	Perpendicular	21449	Rectangular	98	14240	Exist. Resid
Meadowvale	183/B	63	Perpendicular	7419	Rectangular	64	2620	Exist. Resid
Meadowvale	184/B	61	Perpendicular	6008	Rectangular	61	2240	Exist. Resid
Meadowvale	185/B	65	Perpendicular	6642	Rectangular	65	2585	Exist. Resid
Meadowvale	186/B	139	Perpendicular	7402	Triangular	104	2860	Exist. Resid
Strawberry Knoll	3	100	Perpendicular	23707	Rectangular	100	13940	Exist. Resid
Strawberry Knoll	1	63	Perpendicular	8625	Rectangular	63	2560	Suitable
Strawberry Knoll	2	63	Perpendicular	8318	Rectangular	63	2272	Suitable
Strawberry Knoll	3	74	Perpendicular	9391	Rectangular	74	2155	Suitable
Strawberry Knoll	4	80	Perpendicular	16950	Rectangular	80	8215	Suitable
Strawberry Knoll	5	64	Perpendicular	8234	Rectangular	60	3985	Suitable
Strawberry Knoll	6	72	Perpendicular	7531	Rectangular	69	2280	Suitable
Strawberry Knoll	7	140	Perpendicular	6647	Triangular	78	1880	Suitable
Strawberry Knoll	8	77	Perpendicular	7528	Rectangular	70	2964	Suitable
Strawberry Knoll	9	31.5	Perpendicular	6631	Triangular	60	2005	Suitable
Strawberry Knoll	10	32	Perpendicular	8427	Trapezoidal	60	2990	Suitable
Strawberry Knoll	11	48	Perpendicular	8037	Triangular	60	2000	Suitable
Strawberry Knoll	12	37	Perpendicular	6092	Trapezoidal	60	1936	Suitable
Strawberry Knoll	13	78	Perpendicular	6067	Rectangular	70	2250	Suitable

AVERAGES:

78.3

8954

68

3755

# DATA TABLE



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

Attachment C

**MCPB**  
**Item #**  
**9/20/07**



**MEMORANDUM**

**DATE:** August 31, 2007

**TO:** Montgomery County Planning Board

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

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *RAW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** Thirteen (13) lots to construct 13 one-family dwelling units using the R-200/TDR optional method of development.

**PROJECT NAME:** Strawberry Knoll

**CASE #:** 120061220

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200/TDR-4

**LOCATION:** On the east side of Strawberry Knoll Road, opposite the intersection with Quail Valley Boulevard

**MASTER PLAN:** Gaithersburg and Vicinity

**APPLICANT:** Memon Enterprises, L.L.C.

**ENGINEER:** Maddox Engineers & Surveyors, Inc.

**FILING DATE:** May 26, 2006

**HEARING DATE:** September 20, 2007

**RECOMMENDATION:** Approval of thirteen (13) lots, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 13 lots for 13 one family detached residential dwelling units.
- 2) The proposed development shall comply with the conditions of the preliminary forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) Record Plat shall reflect all areas under Homeowners Association control and specifically identify stormwater management parcels.
- 4) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan.
- 5) The applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 6) The record plat(s) must reflect serialization and liber/folio reference for all TDRs utilized by the development.
- 7) The record plat must reflect a Category I conservation easement over all areas of stream valley buffers and forest conservation areas.
- 8) The applicant shall comply with the conditions of the MCDPS stormwater management approval dated May 9, 2007.
- 9) The applicant shall comply with the conditions of the MCDPWT approval dated June 26, 2007, unless otherwise amended.
- 10) The record plat to reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant must provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Documents incorporate by reference the Covenant.
- 11) No clearing, grading or recording of plat(s) prior to certified site plan approval.
- 12) Final approval of the number and location of dwelling units, site circulation, and sidewalks will be determined at site plan. Sidewalk connection from Traxell Way to Strawberry Knoll Road to be investigated at the time of Site Plan.
- 13) Final number of TDR's as per condition # 1 above to be determined at the time of site plan.
- 14) 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.
- 15) Other necessary easements will be included on the record plat.

**I. SITE DESCRIPTION**

The 4.11-acre property "Subject Property" or "Property" is zoned R-200 with a TDR-4 overlay and is located on the east side of Strawberry Knoll Road, opposite the intersection with Quail Valley Boulevard in the Gaithersburg and Vicinity Master Plan area. The property is currently occupied by two one family residences. There are no streams on the Property,



however; there is an off-site stream (Use I-P) adjacent to the eastern boundary. A portion of the stream valley buffer (0.53 acres) for this stream is located on the Property. There is no forest on the site.

Adjacent uses are all residential with one family attached development to the north and west, and one family detached dwellings to the south and east. The aforementioned stream is contained within MNCPPC Property along the eastern border.

(Attachment A- Vicinity Map)

## **II. PROJECT DESCRIPTION**

The applicant proposes to remove the two existing houses and create thirteen lots ranging in size from 6,050 square feet to 16,950 square feet. Access to nine of the thirteen lots is proposed via an extension of Traxwell Way that will terminate on the property as a cul-de-sac. Four of the lots will have direct access to Strawberry Knoll Road. Community water and sewer will be provided to the homes. A homeowner's association parcel is to be located on the eastern edge of the site and will include the stream valley buffer and reforestation planting area required by the forest conservation plan.

The project is zoned R-200/TDR; the Gaithersburg and Vicinity Master Plan recommends this property as a TDR receiving are with a density of 4 units per acre. Therefore, under Section 59-C-1.395 of the Montgomery County Zoning Ordinance "Zoning Ordinance" the plan can develop using the R-60 MPDU standards which allows lots as small as 6,000 square feet (Sec. 59-C-1.625). When using TDR's, Section 59-C-1.393(b) of the Zoning Ordinance requires that a development must include at least two-thirds of the number of TDR's permitted to be transferred to the property. For this 4.11 acre Property, the maximum number of lots permitted under the base R-200 zoning classification is 8. Utilizing the TDR-4 designation, the maximum number of lots permitted is 16. The difference between the base yield and the TDR yield is, therefore; 8, meaning that 8 TDR's is the maximum number that are permitted to be transferred to the site. Two-thirds of 8 equals 4.8, or 5 TDR's that must be used on this site. This application proposes that 5 TDR's will be used to achieve the requested lot yield of 13.

(Attachment B – Proposed Development Plan)

## **III. ANALYSIS AND FINDINGS**

### **A. Master Plan Compliance**

The Gaithersburg and Vicinity Master Plan does not make specific recommendations of the type of development that is appropriate on the Subject Property other than to specify this Property as suitable for TDR development at the density of 4 units per acre. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it proposes one-family detached housing consistent with the current density of the neighborhood along Traxell Way.

## **B. Adequate Public Facilities**

### **Roads and Public Transportation Facilities**

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. A traffic statement was submitted and accepted by staff.

The subdivision will rely on the Traxell Road cul-de-sac for access to Strawberry Knoll Road. Traxell Road, a tertiary street, will be adequate to serve all of the existing and proposed units on it. New sidewalks will be built on both sides of the new road to connect to those that already exist. Pedestrian access can be adequately accommodated with the proposed sidewalk connections, however; an additional sidewalk linkage may be desirable from some point along the newly constructed portion of Traxell Road to Strawberry Knoll Road. The decision to locate a sidewalk somewhere through the new subdivision out to Strawberry Knoll Road should be studied at Site Plan to evaluate compatibility with respect to adjacent homes and new homes.

### **Overlength Cul-de-Sac**

The application proposes the completion of Traxell Way as a cul-de-sac that exceeds 500 feet in length, which is defined in the Subdivision regulations as "overlength". Pursuant to Section 50-26(d) of the Subdivision Regulations, the Planning Board must find justification for use of an overlength cul-de-sac based on the property's shape, size, topography, large lot size, or the improved street alignment. Traxell Way is an existing improved street that will be continued on to the site for its primary access.

Staff considered how Traxell Way could be looped through the Property and back out to Strawberry Knoll Road to avoid a cul-de-sac. DPWT advised that, in recognition that Strawberry Knoll Road is a primary residential street, the preferred intersection from a safety perspective would be for Traxell Way to align with Quail Valley Boulevard. However, this alignment is not possible because the applicant does not have control of the property (Lot 3, Strawberry Knoll) needed to make this connection at this location. The alternative was to push the intersection to the north where Traxell Way would intersect Strawberry Knoll Road north of Quail Valley Road. According to MMCDPWT road design criteria, the distance of separation between two intersecting streets on a primary residential street must be 100 feet from curb return to curb return. For this project, it was not possible to accommodate this spacing requirement and the review agencies could not support an additional intersection with Strawberry Knoll Road. The minimal intersection separation distances are necessary to avoid unsafe traffic conditions.

The cul-de-sac has been reviewed for emergency access and approved by the Department of Fire and Rescue Services. The cul-de-sac does not preclude subdivision of any surrounding properties. The existing road patterns in the surrounding area dictate that the cul-de-sac is the appropriate method to serve the Subject Property and will result in an improved street alignment. Staff supports the overlength cul-de-sac.

## **Other Public Facilities and Services**

Public facilities and services are available and will be adequate to serve the proposed units. Public sewer and water service are available to the Property. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy resolution currently in effect. All other local utilities such as, electrical and telecommunications services are also available to serve the Property.

## **C. Environment**

### **Forest Conservation**

There is no forest on-site. Planting requirements of 0.62 acres will be met within the stream valley buffer on the Property.

### **Environmental Buffers**

The site includes the previously discussed environmental (stream valley) buffer. The buffer, and reforestation areas, will be protected by a Category I easement as required by condition #7.

## **D. Compliance with the Subdivision Regulations and Zoning Ordinance**

Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision. The lots were reviewed for compliance with the dimensional requirements for the R-60 Zone using the MPDU standards (Sec. 59-C-1.625) 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 Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan

(Attachment C – Agency Correspondence).

## **E. Citizen Correspondence and Issues**

This application was submitted prior to any requirement for applicants to hold pre-submission meeting with interested citizens. At the time of submission, the plan was mailed out to all adjacent and confronting property owners and local civic and homeowners associations. The plan was also correctly noticed for public hearing.

Staff has been in contact with the Meadowvale Estates H.O.A. to keep them informed of the progress of the plan. No specific comments on the plan were received from this or any other group.

## **CONCLUSION**

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Gaithersburg and Vicinity 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. Approval of the application with the conditions specified above is recommended.

## **Attachments**

Attachment A – Vicinity Map

Attachment B – Proposed Development Plan

Attachment C – Agency Correspondence Referenced in Conditions

<b>Plan Name: Strawberry Knoll</b>				
<b>Plan Number: 120061220</b>				
<b>Zoning: R-200/TDR</b>				
<b># of Lots: 13</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Residential</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard<sup>1</sup></b>	<b>Proposed for Approval on the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	4,000 sq. ft.	6,050 s.f is minimum proposed	RW	9/7/07
Lot Width		Est. by site plan	RW	9/7/07
Lot Frontage	25 ft.	Must meet minimum	RW	9/7/07
Setbacks				9/7/07
Front	20 ft. Min.	Must meet minimum	RW	9/7/07
Side	Must meet adjacent zone	Must meet minimum	RW	9/7/07
Rear	Must meet adjacent zone	Must meet minimum	RW	9/7/07
Height	40 feet or as specified in Sec. 59-C-1.626	May not exceed maximum	RW	9/7/07
Max Resid'l d.u. per Zoning	25 dwelling units	13 dwelling units	RW	9/7/07
MPDUs	No			9/7/07
TDRs	Yes			9/7/07
Site Plan Req'd?	Yes			9/7/07
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes		RW	9/7/07
Road dedication and frontage improvements	Yes		RW	9/7/07
Environmental Guidelines	Yes		Staff memo	3/15/07
Forest Conservation	Yes		Staff memo	3/15/07
Master Plan Compliance	Yes		RW	9/7/07
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes		Agency letter	5/9/07
Water and Sewer (WSSC)	Yes		Agency Comments	6/19/06
Fire and Rescue	Yes		Agency Letter	6/19/06
Local Area Traffic Review	N/A			

<sup>1</sup> TDR development may use R-60MPDU standards

# STRAWBERRY KNOLL (120061220)

Attachment "A"



Map compiled on June 09, 2006 at 9:13 AM | Site located on base sheet no - 225NW09

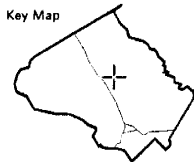
## NOTICE

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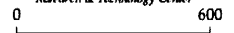
Key Map



N



Research & Technology Center



1 inch = 600 feet

1 : 7200







**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**

**Department of Park & Planning, Montgomery County, Maryland**  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

TO: Cathy Conlon, Supervisor, Development Review

VIA: Stephen Federline, Supervisor, Environmental Planning

FROM: Josh Penn, Environmental Planning

DATE: May 17, 2007

SUBJECT: Preliminary Plan: #120061220 – Strawberry Knoll

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following conditions:

1) Compliance with all conditions of approval of the preliminary forest conservation plan per Environmental Planning memo and plan signed March 31, 2006. The applicant shall satisfy all conditions prior to recording of plat (s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

- 1- Submittal of financial security to M-NCPPC prior to clearing or grading.
- 2- Required site inspections by M-NCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.
- 3- Maintenance and management agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

2) Record plat of subdivision shall reflect a Category I forest conservation easement over all protected forest and environmental buffer areas as shown on the PFCP.

**DISCUSSION**

The Strawberry Knoll property is a 4.11-acre site northeast of the intersection of Emory Grove Road and Strawberry Knoll. The site is in the Use I Great Seneca Creek watershed. There is a stream immediately offsite along the eastern property boundary. There is 0.53 acres of Stream Valley Buffer on-site. There is no forest onsite. The property is zoned R-200/TDR-4.



### **Environmental Guidelines**

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-06186 was approved on April 3, 2006. The NRI/FSD identifies the environmental constraints on the subject property. The 4.11-acre site has one stream immediately along the eastern boundary and no forest.

### **Forest Conservation**

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. The applicant will meet the afforestation threshold by planting 0.62 acres of forest on the property within the Stream valley Buffer. This forest will be permanently protected by a Category I forest conservation easement.

### **STAFF RECOMMENDATION**

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with Section 22A of the Montgomery County Code and the M-NCPPC Environmental Guidelines.