

Plat Name: Washington Adventist University
Plat #: 220100620

Location: Located on the east side of Greenwood Avenue, 275 feet north of Carroll Avenue
Master Plan: Takoma Park
Plat Details: R-40 zone; 1 lot
Community Water, Community Sewer
Applicant: Washington Adventist University

Staff notes that the subject plat was added to the Planning Board consent agenda on July 28, 2010. That is not consistent with the practice established by section 8.A.(c) of the Manual of Development Review Procedures, which allows for plats to be added to the consent agenda not later than 5 calendar days before the scheduled action date. Staff requests that the Board make an exception to the aforesaid procedure in this case as any further delay associated with this approval, and the associated building permit for the music building, would jeopardize the ability of WAU to have this facility operational for the spring 2011 semester.

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and supports this minor subdivision record plat.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Washington Adventist Univ. Plat Number: 220100620
 Plat Submission Date: 2-1-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning ok Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-3-2010	2-19-2010	2/19/10	MRI Under Review/Exemption OK
Research	Bobby Fleury			2-25-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date	
Consultant Notified (Final Mark-up):			
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>7/23/10</u>	
Final Mylar Review Complete:	<u>SOS</u>	<u>7/27/10</u>	
Board Approval of Plat:			
Plat Agenda:	<u>SOS</u>	<u>7/29/10</u>	
Planning Board Approval:	_____	_____	
Chairman's Signature:	_____	_____	
MCDPS Approval of Plat:			
Consultant Pick-up for DPS Signature:	_____	_____	
Final Mylar for Reproduction Rec'd:	_____	_____	
Plat Reproduction:			
Addressing:	_____	_____	
File Card Update:	_____	_____	
Final Zoning Book Check:	_____	_____	
Update Address Books with Plat #:	_____	_____	No. _____
Update Green Books for Resubdivision:	_____	_____	
Complete Reproduction:	_____	_____	
Notify Consultant to Seal Plats:	_____	_____	
Surveyor's Seal Complete:	_____	_____	
Sent to Courthouse for Recordation:	_____	_____	
Recordation Info Entered into Hansen	_____	_____	

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
 - b) Street dedication required: _____
 - c) Forest conservation: _____
 - d) Storm water management: _____
 - e) Special Protection Area/Water Quality Plan: _____
 - f) Landscaping and lighting plan including parking lot layout: _____
 - g) Approved Special Exception: _____
- OK 5/27/10
✓
EXEMPTION
① DPS
N/A
yes ✓
N/A

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____