



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

MCPB
Item #2
7/14/11

MEMORANDUM

DATE: ~~June 30, 2011~~ revised July 7, 2011

TO: Montgomery County Planning Board

VIA: John Carter, Chief
Area 3

FROM: Cathy Conlon, Supervisor
Development Applications and Regulatory Coordination

Ki Kim, Planner Coordinator
Area 3

REVIEW TYPE: Limited Preliminary Plan Amendment

APPLYING FOR: New Adequate Public Facilities (APF) approval for 26 previously approved one-family detached dwelling units

PROJECT NAME: Tregoning/Dameron
CASE #: 12003063A
REVIEW BASIS: Chapter 50, Subdivision Regulations

ZONE: RE-1 zone, cluster option
LOCATION: Located on Piedmont Road, 2,000 feet southwest of Hawkes Road.
MASTER PLAN: Clarksburg

APPLICANT: Piedmont Road, L.L.C.
ENGINEER: Loederman Soltesz Associates

FILING DATE: June 9, 2011



Approval signatures

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EXECUTIVE SUMMARY: Preliminary Plan 120030630, Tregoning/Dameron, was approved by the Planning Board on June 26, 2003 for 92 one-family detached dwelling units. The validity period for the adequate public facilities (APF) review ran until August 15, 2008. Building permits were received for the approved dwelling units prior to the APF expiration date, but some of them have expired. The current limited Preliminary Plan amendment is a request for a new APF approval that will permit construction of 26 dwelling units on existing lots that no longer have valid building permits. This memorandum summarizes staff's review of the request for a new APF approval, and our justification for support of a conditional approval of the request.

STAFF RECOMMENDATION:

Approval of Preliminary Plan 12003063A to grant a new validity period for the Adequate Public Facilities (APF) review for Tregoning/Dameron, subject to the following conditions:

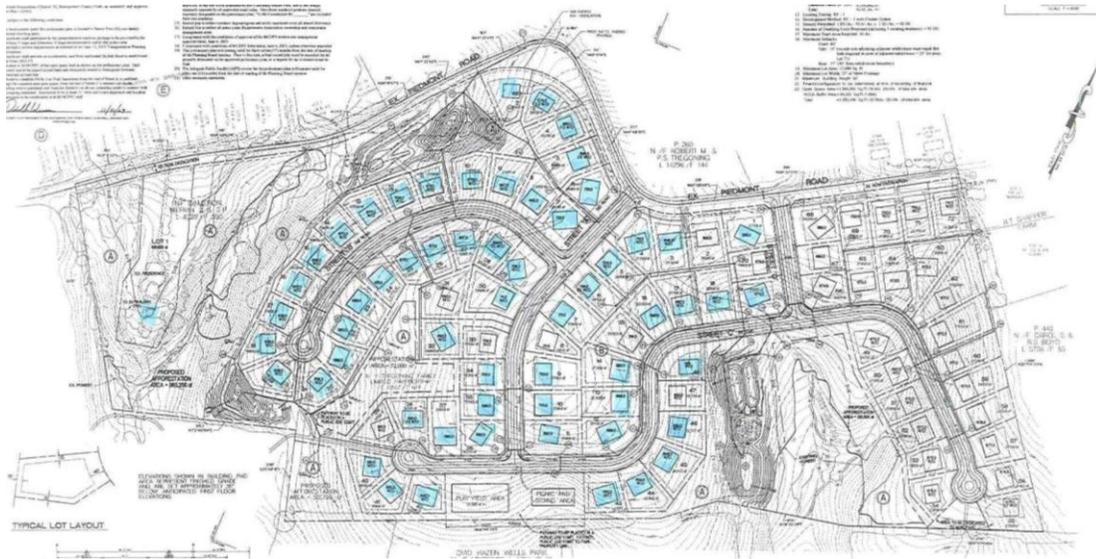
1. Total development under this APF approval for the subject preliminary plan is limited to 26 one-family detached dwelling units.
2. The Adequate Public Facility (APF) review for this preliminary plan amendment will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.
3. All other conditions of approval for Preliminary Plan 120030630, as contained in the Planning Board Opinion dated July 15, 2003, remain in full force and effect except as modified above.

PLAN DESCRIPTION

The subject property consists of 92.61 acres of land in the RE-1 zone, located on the south side of Piedmont Road approximately 2,000 feet southwest of the intersection of Piedmont Road and Hawkes Road in Clarksburg (Figure 1). The property is surrounded by land in the RDT zone to the north and in the RC zone to the south. Surrounding uses include residential lots to the north, west and east; and Ovid Hazen Wells Recreational Park along the southern boundary.

The site is subdivided into 92 recorded lots that currently contain ~~27~~⁶⁰ completed dwellings (Figures 2 & 3). Building permits for the remaining lots were issued during the original APF validity period, but the houses have not yet been constructed. As a result of Montgomery County Department of Permitting Services (DPS) extensions, building permits for ~~39~~⁶ of the remaining unbuilt lots are still valid. However, permits for the final 26 unbuilt lots have expired. The subject preliminary plan amendment was filed for the limited purpose of obtaining a new APF approval for the 26 unbuilt lots that do not have valid building permits.

Figure 3. Existing Built Units



ANALYSIS AND FINDINGS FOR ADEQUATE PUBLIC FACILITIES

Roads and Transportation Facilities

The site is accessed via public road extensions from Piedmont Road which have been partially constructed to serve the houses that have been built so far. The internal streets are designed to have sidewalks on both sides to serve pedestrians. Regional access to the site is via Ridge Road (MD 27) and Hawkes Road. Staff continues to find that the existing and planned road and sidewalk network will be safe and adequate to accommodate the site-generated traffic.

Local Area Transportation Review (LATR)

The 26 one-family dwelling units that are included in this APF approval will generate 25 and 29 weekday peak-hour vehicle trips during the AM and PM peak periods, respectively. Because the construction of these lots will generate fewer than 30 peak-hour trips, the application is exempt from LATR.

Policy Area Mobility Review (PAMR)

The site is located within the Clarksburg Policy Area where there is no PAMR trip mitigation requirement according to the current Growth Policy. Thus, the subject preliminary plan amendment meets the PAMR requirements of the APF review.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. Public sewer and water service is available to the property. Proposed buildings will have appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services, are operating within the standards

set by the Growth Policy resolution currently in effect. Gas, electrical and telecommunications services are also available to serve the property.

CONCLUSION

Staff reviewed the traffic statement for the remaining development proposed on the subject property and found it to be complete and in compliance with the LATR/PAMR Guidelines. The statement indicates that the peak-hour vehicle trips generated by the proposed 26 dwelling units will be fewer than 30, so the application is not subject to LATR. The Clarksburg Policy Area does not require PAMR trip mitigation. Development of the final 26 lots meets the APF requirements of section 50-35(k) of the Subdivision Regulations. Staff therefore recommends establishment of a new 7-year APF validity period with the conditions specified above.