8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760**MEMORANDUM**

**DATE:** December 12, 2001  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief Development Review Division  
**FROM:** Larry Ponsford AIA AICP  
 Planning Department Staff  
 (301) 495-4576

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of three single-family detached dwellings on 15.35 acres  
**PROJECT NAME:** Anscroft Preserve  
**CASE #:** 8-02009  
**REVIEW BASIS:** Sections 59-C-9.5 and 59-D-3, M. C. Zoning Ordinance

**ZONE:** Low Density Rural Cluster (LDRC) and RE-2  
**LOCATION:** Westminster Drive, 700 ft. east of Cross Timber Terrace  
**MASTER PLAN:** Olney and Vicinity  
**APPLICANT:** Mr. Douglas Guzick  
**FILING DATE:** October 25, 2001  
**HEARING DATE:** December 20, 2001



**STAFF RECOMMENDATION:** Approval of three single-family detached dwellings on 15.04 acres with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Designate on Signature Set and Plats that the conservation easement is Category I. Reconfigure easement to allow possible future extension of driveway, including sufficient width to route the driveway extension around the existing specimen tree #14 in its path; but do not clear and grade in this non-encumbered driveway area unless the extension is required.
3. Provide easement for access to, and future construction of, the possible driveway extension by the adjacent owner to the south, from the temporary turnaround to the southern property line.
4. Reclassify proposed private street to driveway and reduce to 16 feet along the entire length.

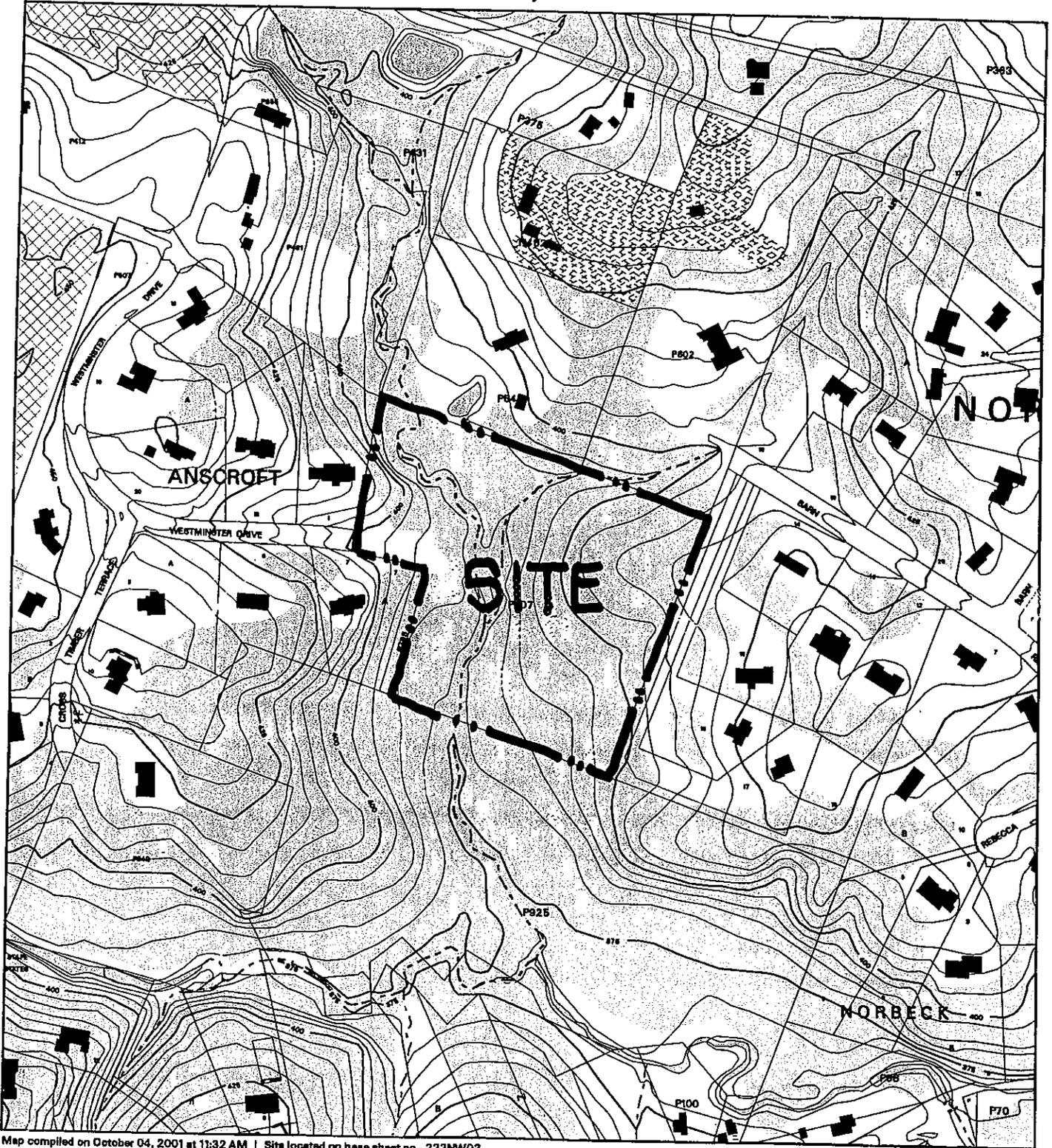
**SUMMARY OF ISSUES**

This Site Plan is being reviewed concurrently with the Preliminary Plan. The objective of this zone is to assure the optimum design with respect to maximizing compatibility, environmental protection, rural character preservation and open space/agriculture conservation. There are no outstanding issues pending with this application.

**PROJECT DESCRIPTION: Surrounding Vicinity**

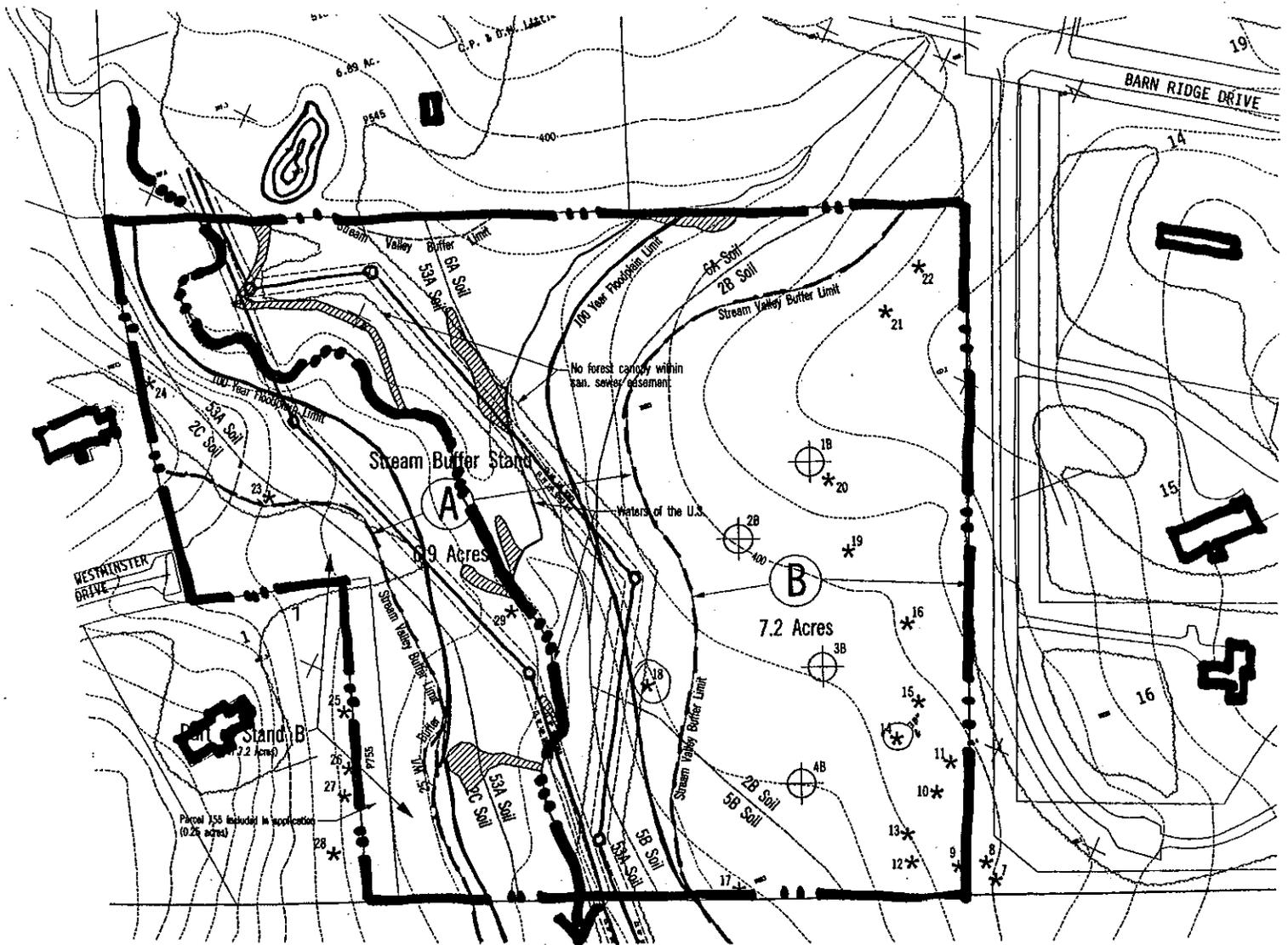
The local vicinity is characterized by rolling and wooded terrain dotted with large-lot detached homes rural-character roads and wooded stream valleys with flood plains.

**ANSCROFT PRESERVE (8-02009)**



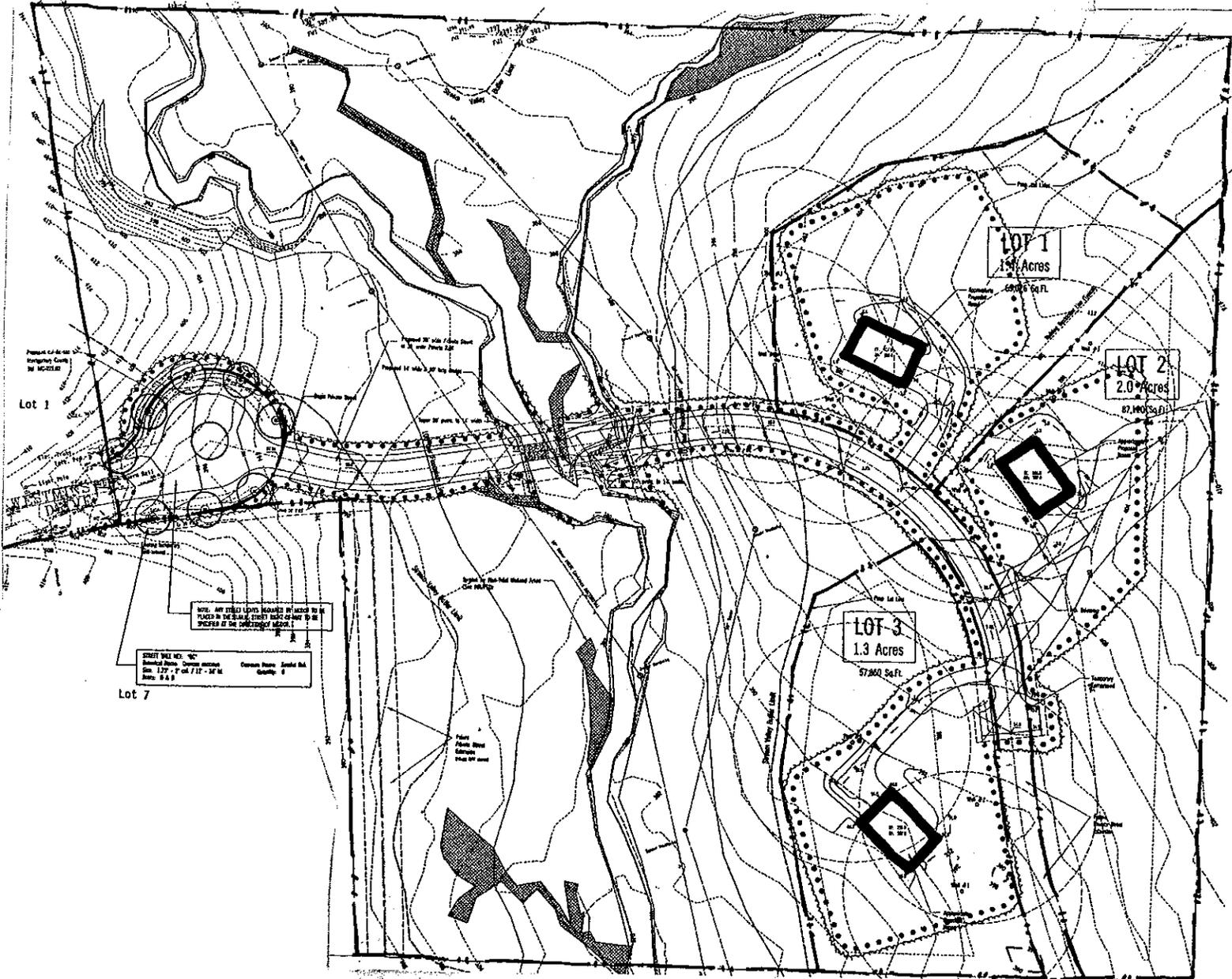
### PROJECT DESCRIPTION: Site Description

The gently rolling, wooded site is traversed by a stream valley and two existing sanitary sewer lines, all running roughly north to south. A very large percentage of the total lot area lies within the stream valley buffer limits. It is surrounded on the north, east and west by large homes on large lots. A driveway abuts the east property line for most of its length; three houses served by this driveway face the east property line. Westminster Drive temporarily abuts the west property line. Steep slopes cover only a very small percentage of the property, in the northwest part, and the site is over 90% forested.



**PROJECT DESCRIPTION: Proposal**

The Site Plan features three lots with detached homes along a common driveway extending from the terminus of Westminster Drive in a cul-de-sac. The drawing shows the driveway as a 20-ft. private street, but the applicant has agreed to a 16-ft. driveway, which crosses the stream valley, flood plain and buffer. The lots are arranged to allow cleared yards and to conserve wooded sections in conservation easements; in fact the existing forest is substantially protected by a continuous Category I Conservation Easement over the common area and lot area. The existing homes east of the property will be buffered by a minimum of 50 feet of woods in the easement, to provide compatibility with the new homes.



**PROJECT DESCRIPTION: Prior Approvals**

The Preliminary Plan is being reviewed concurrently with this Site Plan.

**ANALYSIS: Conformance to Development Standards**

**SEC. 59-C-9.53 Guidelines**

- (a) *The plan of cluster development must locate and arrange the residential development so as to protect, to the maximum extent reasonable, that portion of the tract appropriate for open space, farming or other permissible uses listed in section 59-C-9.52, above.*
- (b) *The plan of cluster development must indicate an arrangement of residential development so as to reduce as much as possible any nuisance, jeopardy, or conflict between the residential and the agricultural uses both within the tract and in relation to adjoining or nearby tracts and to demonstrate the compatibility of the proposed cluster plan with existing development.*
- (c) *The residential portion of the plan of cluster development must be so laid out, and protected during construction, as to remain as harmonious as possible with the natural environment, minimizing as much as possible the clearing of trees, grading of earth, disturbing of streams, and other similar dislocations of the natural environment.*
- (d) *The plan of cluster development must provide that, if any area is reserved for open space in accordance with the provisions of section 59-C-9.52, above, it may be recorded as either:*
  - (1) *A parcel for common open space;*
  - (2) *An outlot; or*
  - (3) *An open space easement on a residential lot, provided that the area is clearly delineated and its reservation as open space is clearly stated on the record plat in the land records of Montgomery County.*
- (e) *The minimum size of a farm in the area reserved for farming or other uses, as provided in section 59-C-9.52 above, must be 25 acres unless the Planning Board finds that a smaller size would better implement the purposes of the zone and the guidelines of this section.*
- (f) *The plan of cluster development must show how scenic vistas are being preserved or enhanced, and reflect an arrangement which has considered the visual impact of the residential development on such vistas.*
- (g) *The Planning Board may refuse to approve the cluster method or a plan of cluster development if in its judgment:*
  - (1) *Significant agricultural, farming, or similar activity would be jeopardized unduly through development under the cluster method;*
  - (2) *The natural integrity of environmentally sensitive areas would be threatened due to the cluster development; or*
  - (3) *Significant scenic vistas would be lost, obliterated, or substantially diminished in value due to the cluster development.*

The fact that the site is now almost entirely wooded renders moot the guideline references to agricultural uses and scenic vistas; and it also facilitates the required findings of compatibility.

**PROJECT DATA TABLE**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
Lot Area (ac.):	NA	15.35
Net residential lot area (sf):	40,000 min.	87,120 max.
Maximum Density (dwellings / acre):	1 du/5 ac	1 du/5 ac
Dwelling Units:		
One-family detached	NA	3
Maximum Building Coverage (%):	10	
Front yard (ft):	50	52
Side Yard (ft):	17 min./35 tot.	17 min./35 tot.
Rear Yard (ft):	35	over 35
Minimum Lot Width (ft):		
At Building Line	125	over 125
At Street Line	25	over 25
Building Height Limit (ft.):	50	under 50

**FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table and Guidelines analysis above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

**APPENDIX**

- A. Standard conditions dated October 10, 1995

**APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement, Development Program and Homeowner Association Documents for review and approval prior to approval of the signature set
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - a. Undisturbed stream buffers
  - b. Limits of disturbance.
  - c. Methods and locations of tree protection.
  - d. Forest Conservation areas.
  - e. Conditions of DPS Stormwater Management Concept approval letter
  - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
  - g. The development program inspection schedule.
  - h. Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.