



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 13

DATE: 9/19/02



MEMORANDUM

DATE: September 13, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587
Richard A. Weaver, Senior Planner (301) 495-4544
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Lot 3, Block 3 - Randolph Farms

PROJECT NAME: Randolph Farms

CASE #: 1-02118

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations, and Resubdivision Criteria

ZONE: R-90

LOCATION: Approximatley 150 feet southeast of the intersection of Randolph Road and Hunters Land

MASTER PLAN: North Bethesda - Garrett Park

APPLICANT: Gerry Donohue

FILING DATE: June 17, 2002

HEARING DATE: September 19, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and Pursuant to the DeMinimis Provisions of the FY 2003 Annual Growth Policy and Subject to the Following Conditions:

- (1) Approval of a Final Tree Protection/Grading Plan by MNCPPC technical staff prior to recordation of plat.

- (2) Record plat to reflect a note limiting access via common ingress/egress easement to Randolph Road
- (3) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (4) Necessary easements

DISCUSSION OF ISSUES

Conformance to Chapter 50-29(b)(2)

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) substantially meet all seven of the "Resubdivision Criteria" as 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."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff has provided a description of the area analyzed under the resubdivision criteria and has also provided an illustration that delineates the neighborhood.

Under the resubdivision criteria the neighborhood used to evaluate the application can only include lots within the same zoning (R-90) classification as the subject property. Therefore, staff excluded from consideration those lots located on the southwest side of Block 3 (Lots 23 – 27). These lots are located in the R-60 zone. Lots immediately across Hunter Lane and Randolph Road, were also excluded from consideration because they are also zoned R-60. The defined neighborhood is therefore limited to all lots within the same block as the subject property that are zoned R-90 as depicted on the attached neighborhood delineation map.

Master Plan Compliance

The property is located within the Approved and Adopted 1992 North Bethesda – Garrett Park Master Plan area. The master plan does not identify specifically this property but does however give general guidance and recommendations regarding zoning and land use. The master plan recommends that this area to maintain the residential zoning as adopted.

The proposed resubdivision complies with the recommendations adopted in the master plan.

DESCRIPTION

Vicinity

The subject property is located within Block 3 of the Randolph Farms subdivision. The original lots located within this block were recorded by plat in 1946. The original subdivision was comprised of nine (9) lots ranging in size from over 33,000 square feet to over one (1) acre. The majority of the original lots, excluding the subject site and two adjoining lots, have been resubdivided. These resubdivisions occurred in 1953 and 1963.

On April 4, 2002 the Planning Board approved a resubdivision of Lot 1 into four (4) lots at the corner of Randolph Road and Hunters Lane. The result of these resubdivisions increased the number of lots in original Block 3 from nine (9) to twenty-two (26). The lot sizes within the R-90 zoned area of Block 3 now range in size from 10,000 to 50,000

The subdivision of Randolph Farms is quite large, extending from the Loehmann's Plaza shopping center from the west to Rocking Horse Road to the east. As identified earlier in this memo, the block that the subject property is located within is split zoned. The lots southwest of the subject site, identified as Lots 23, 24, 25, 26 and 27 are zoned R-60, as are the lots across Hunters Lane, west of the subject site and across Randolph Road, north of the subject property.

Proposal

This application for resubdivision proposes to create two lots ranging in size from 18,300 square feet to 21,100 square feet. Each lot will have 75 feet of frontage on Randolph Road but will be limited to one access drive to the roadway. The proposal is to construct two (2) new single family detached dwelling units on the site. This new construction will require that the existing dwelling be demolished.

Conclusion

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision satisfies all of the criteria set forth in Section 50-29(b)(2) as illustrated by the characteristics set forth on the attached tabular summary. Based on the development pattern within the defined neighborhood staff finds that this resubdivision is consistent with what has occurred over the past years. Staff acknowledges that the potential exists within the neighborhood for additional developments through the resubdivision process. Staff will review any additional resubdivisions on a case-by-case basis.

Attachments

Vicinity and Neighborhood Delineation Map	5
Neighborhood Development Map	6
Proposed Resubdivision Plan	7
Tabular Summary	8

To date no citizen correspondence has been submitted to the file

n:/divdr/randolphfarmsIIresub

VICINITY MAP FOR

RANDOLPH FARMS



Map compiled on July 03, 2002 at 1:01 PM | Site located on base sheet no - 215NW05

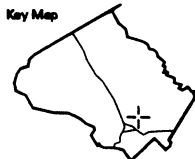
NOTICE

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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.

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Key Map



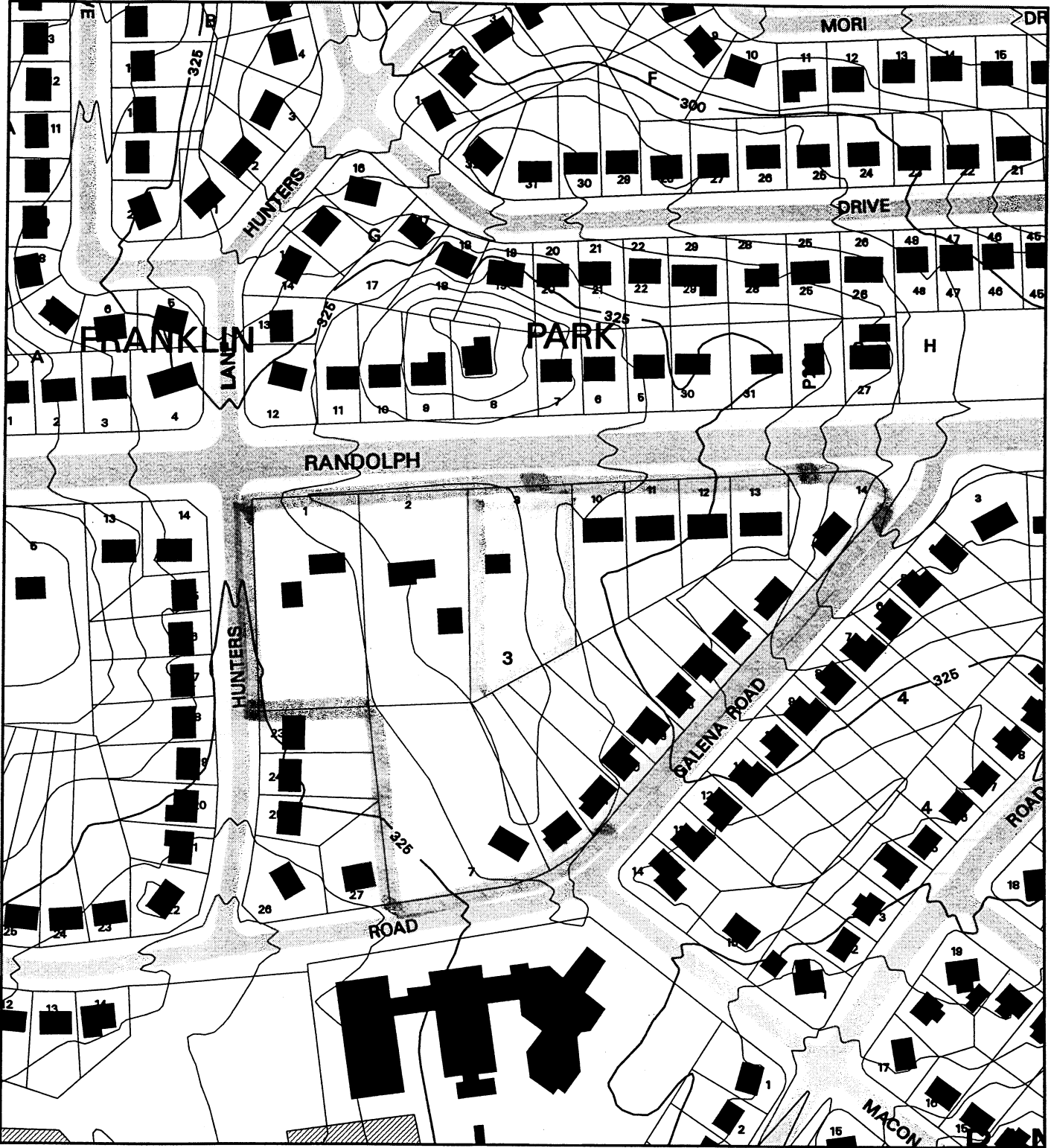
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

VICINITY MAP FOR

RANDOLPH FARMS, LOTS 28 & 29, BLK. 3 (1-02118)



Map compiled on July 03, 2002 at 1:45 PM | Site located on base sheet no - 215NW05

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Key Map



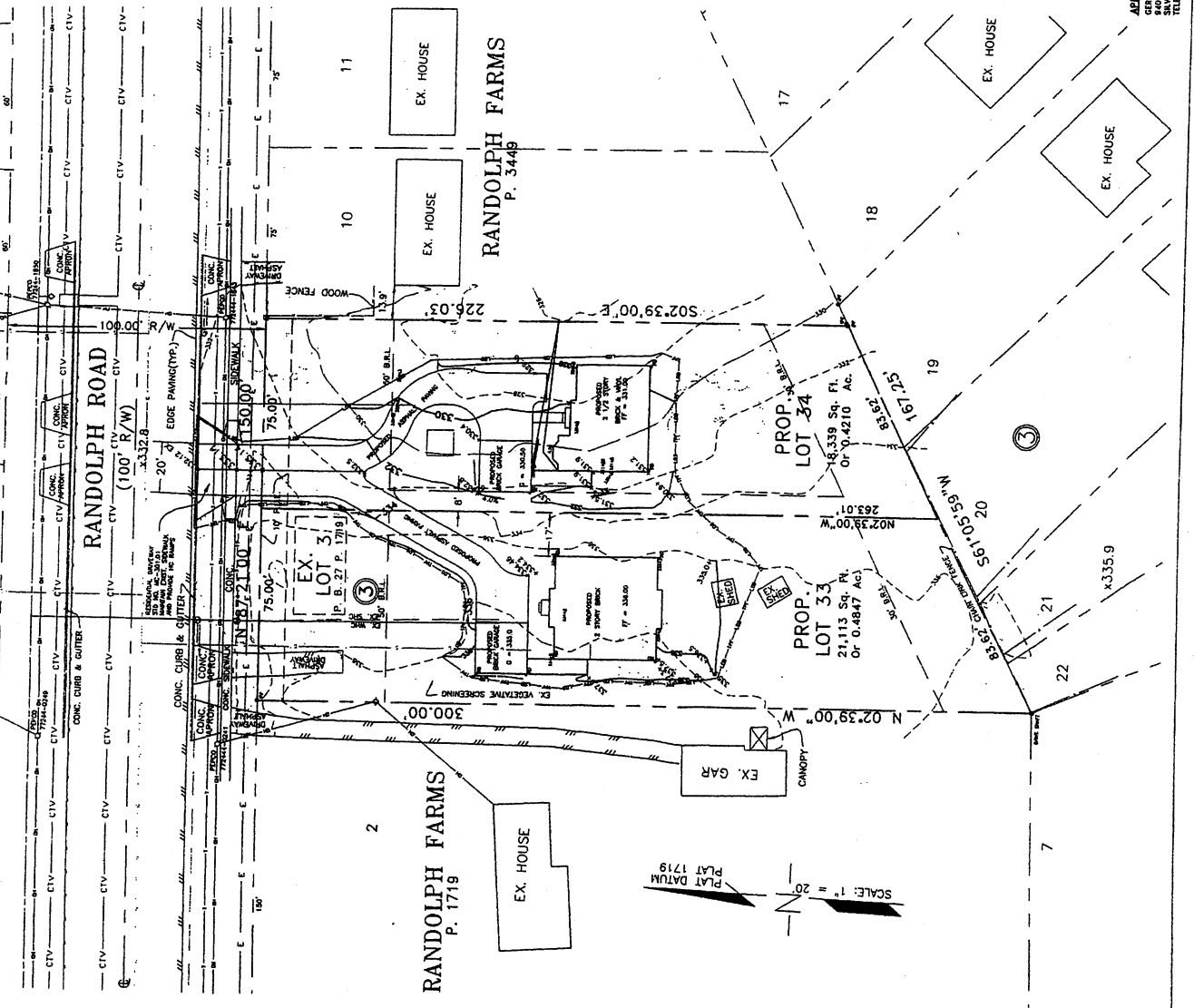
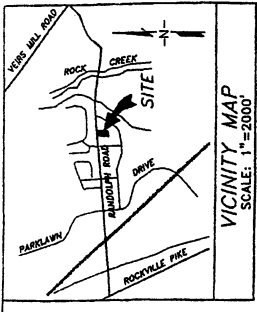
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Research & Technology Center



1 : 2400



- GENERAL NOTES:
1. ZONING FOR THE SITE IS R-30.
 2. THE PROPOSED SINGLE FAMILY DWELLINGS WILL BE SERVED BY WATER AND SEWER CATEGORIES W-1 AND S-1.
 3. THE NRI/FSD WAS APPROVED FOR THE PROPERTY NO. 4-02351.
 4. NO 100 YEAR FLOOD PLAIN IS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MD. COMMUNITY PANEL NO. 24000492173-C.
 5. THE SITE IS WITHIN THE LOWER ROCK CREEK WATERSHED.
 6. THE OWNER/DEVELOPER WILL RELOCATE THE EXISTING PUBLIC UTILITY FACILITIES ACROSS THE FRONTAGE OF THE PROPERTY.
 7. THIS DEVELOPMENT WILL BE SERVED BY:
 - VERDIN TELEPHONE
 - VERDIN CABLE
 - WASHINGTON GAS
 - CORNETT
 8. THIS DEVELOPMENT HAS FILED A CONCEPT STORMWATER MANAGEMENT APPLICATION WITH THE COUNTY AND A WATER FOR STORMWATER MANAGEMENT QUANTITY CONTROLS HAS BEEN REQUESTED.
 9. TOPOGRAPHY BY FIELD SURVEY CONDUCTED MARSH 15, 1995 BY LANDMARK ENGINEERING, INC. AND SUPPLEMENTED BY W-02-02 RECORDS.
 10. UTILITIES INFORMATION WAS OBTAINED FROM EXISTING COMPANY RECORDS.
 11. EX. SINGLE FAMILY DWELLING TO BE DEMOLISHED.
 12. CONCEPT ARCHITECTURE START AT 301-465-4541. PRIOR TO ISSUANCE OF SIGNMENT CONTROL PLANS, APPROXIMATE DATE PLAN IS REQUIRED.

SITE TABULATION:

EXISTING LOTS	3	21,113 Sq. Ft.
LOT 33	1	21,113 Sq. Ft.
LOT 34	1	18,339 Sq. Ft.
TOTAL	5	60,455 Sq. Ft.

PROPOSED

LOT 33 LOT 34	2	60,455 Sq. Ft.
COVERAGE	100%	
LOT 33	21,113	18,339
LOT 34	18,339	21,113
MIN. YARD SETBACK	20'	20'
MIN. FRONT SETBACK	30'	30'
MIN. SIDE SETBACK	25'	25'
MIN. FRONT SETBACK	25'	25'
MIN. SIDE SETBACK	25'	25'
MIN. FRONT SETBACK	25'	25'
MIN. SIDE SETBACK	25'	25'
BUILDING HEIGHT	2-1/2	79'
DENSITY	2.8	60/acre

ENGINEER'S CERTIFICATE

I, CHERRY DONOHUE, REGISTERED PROFESSIONAL ENGINEER, HAVE PREPARED THIS PLAN IN ACCORDANCE WITH SECTION 20-24 OF THE MONTGOMERY COUNTY ORDINANCES AS AMENDED. THE INFORMATION CONTAINED HEREIN IS BASED ON A FIELD SURVEY BY LANDMARK ENGINEERING, INC. CONDUCTED MARSH 15, 1995. THE PLAN SHOWS THE PROPOSED LOTS 33 AND 34 OF RANDOLPH FARMS AS PLAT NO. 1719 OF THE MONTGOMERY COUNTY RECORDS. THIS PLAN IS A PRELIMINARY PLAN AND THE TOPOGRAPHIC INFORMATION IS A COMPENSATE OF FIELD LOCATOR FEATURES AND AVAILABLE RECORDS OF THE M-103PAC.

DATE: 7/5/02

TAX MAP NO. 215 ANS
WSSC SHEET: 4-02351
NRI/FSD NO: 1-02118
PRELIMINARY PLAN NO: 4-02351

PRELIMINARY PLAN OF SUBDIVISION
RANDOLPH FARMS
LOTS 33 & 34, BLOCK 3
A REMEDIATION OF LOT 33, BLOCK 3
A REMEDIATION OF LOT 34, BLOCK 3
MONTGOMERY COUNTY, MARYLAND

LANDMARK ENGINEERING, INC.
1741 REDDY ROAD, SUITE 202
SILVER SPRING, MARYLAND 20910
PHONE: (301) 451-9900
FAX: (301) 451-9900
DATE: 07/05/02

CHERRY DONOHUE, REGISTERED PROFESSIONAL ENGINEER
1741 REDDY ROAD, SUITE 202
SILVER SPRING, MARYLAND 20910
PHONE: (301) 451-9900
FAX: (301) 451-9900
DATE: 07/05/02

- LEGEND
- SPRINKLER
 - STORM DRAIN MANHOLE
 - WATER MANHOLE
 - REINFORCED CONCRETE
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED DRIVE
 - PROPOSED WALKWAY
 - PROPOSED FENCE
 - PROPOSED POOL
 - PROPOSED PAVILION
 - PROPOSED COURT
 - PROPOSED PORCH
 - PROPOSED TERRACE

Comparable Lot Data Table

Ranked By Size

Lot #	Block	Frontage	Alignment	Size sq. ft.	Shape	Width	Lot Area
7	3	223	perpendicular	50,506	rectangular	150	34,974
2	3	150	perpendicular	45,000	rectangular	150	30,833
3	3	150	perpendicular	39,452	rectangular	150	25,578
proposed	3	75	perpendicular	21,113	rectangular	75	9,750
proposed	3	75	perpendicular	18,339	rectangular	75	8,000
14	3	corner	parallel	16,180	triangular	120	4,433
10	3	75	perpendicular	15,626	rectangular	75	7,424
20	3	60	perpendicular	13,608	rectangular	60	5,712
22	3	78	perpendicular	13,096	rectangular	51	4,974
11	3	75	perpendicular	12,975	rectangular	75	5,552
19	3	60	perpendicular	12,294	rectangular	60	5,014
21	3	78	perpendicular	11,948	rectangular	50	4,600
28	3	75	perpendicular	11,250	rectangular	75	4,750
30	3	75	perpendicular	11,250	rectangular	75	4,750
31	3	75	perpendicular	11,250	rectangular	75	4,750
18	3	60	perpendicular	10,938	rectangular	60	4,311
29	3	corner	parallel	10,938	rectangular	150	3,088
12	3	75	perpendicular	10,325	rectangular	75	3,681
17	3	60	perpendicular	9,556	rectangular	60	3,770
15	3	95	perpendicular	9,265	rectangular	95	2,593
13	3	75	perpendicular	9,000	rectangular	75	2,892
16	3	60	perpendicular	8,175	rectangular	60	3,160



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: September 13, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 19, 2002.

Attached are copies of plan drawings for Items #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on September 19, 2002. The items are further identified as follows:

Agenda Item #10 - Preliminary Plan 1-03001
Huntington Terrace

Agenda Item #11 - Preliminary Plan 1-02070
Goshen Estates, Parcel 646

Agenda Item #12 - Pre-Preliminary Plan 7-02053
Addition Hollinridge

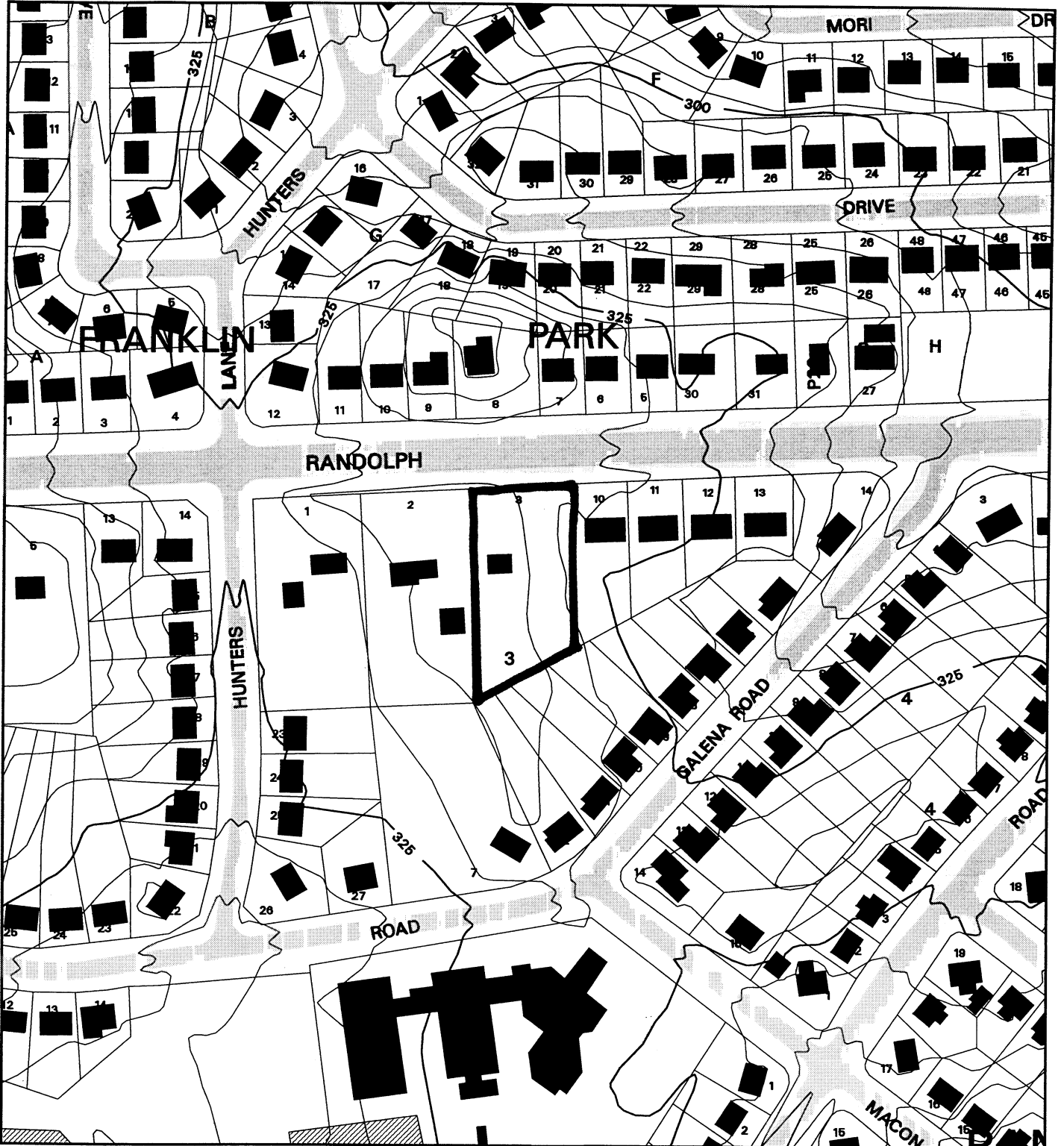
Agenda Item #13 - Preliminary Plan 1-02118
Randolph Farms

Agenda Item #14 - Preliminary Plan 1-03012
Silver Spring Metro Center

Attachment

VICINITY MAP FOR

RANDOLPH FARMS, LOTS 28 & 29, BLK. 3 (1-02118)



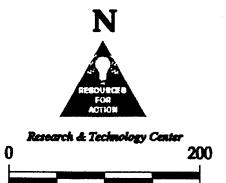
Map compiled on July 03, 2002 at 1:45 PM | Site located on base sheet no - 215NW05

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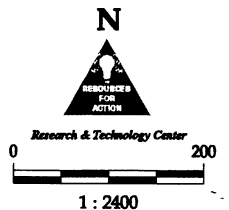
Map compiled on July 03, 2002 at 1:01 PM | Site located on base sheet no - 215NW05

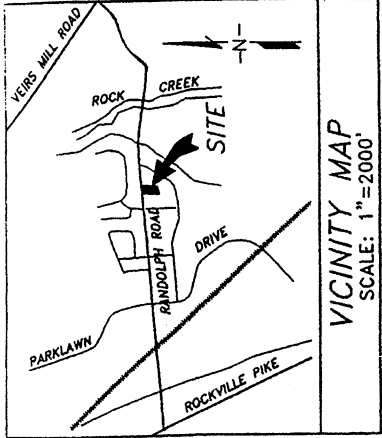
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GENERAL NOTES:

1. ZONING FOR THE SITE IS R-90.
2. THE PROPOSED SINGLE FAMILY DWELLINGS WILL BE SERVED BY WATER AND SEWER CATEGORIES W-1 AND S-1.
3. THE NRI/TSD WAS APPROVED FOR THIS PROPERTY NO. 4-02321.
4. NO 100 YEAR FLOOD PLAIN IS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MD., COMMUNITY PANEL NO. 2-400-4902175-C, AUGUST 1, 1984.
5. THE SITE IS WITHIN THE LOWER ROCK CREEK WATERSHED.
6. THE OWNER/ DEVELOPER WILL DEDICATE THE REQUIRED PUBLIC UTILITY EASEMENTS ACROSS THE FRONTAGE OF THE PROPERTY.
7. THIS DEVELOPMENT WILL BE SERVED BY:
PEPCO
VERIZON TELEPHONE
WSSC
WASHINGTON GAS
CONCAST
8. THIS DEVELOPMENT HAS FILED A CONCEPT STORMWATER MANAGEMENT APPLICATION WITH THE MDCPS. A WAIVER FOR STORMWATER MANAGEMENT QUANTITY CONTROLS HAS BEEN REQUESTED.
9. TOPOGRAPHY BY FIELD SURVEY CONDUCTED MARCH 19, 2002 BY LANDMARK ENGINEERING, INC. AND SUPPLEMENTED BY MNCPPC RECORDS.
10. UTILITIES INFORMATION WAS OBTAINED FROM EXISTING COMPANY RECORDS.
11. EX. SINGLE FAMILY DWELLING TO BE DEMOLISHED
12. CONTACT MNCPPC INSPECTION STAFF, AT 301-495-4581, PRIOR TO ISSUANCE OF SEDIMENT CONTROL PERMIT. APPROVED TREE SAVE PLAN IS REQUIRED

SITE TABULATION:

TOTAL SITE AREA	= 39,452 Sq. Ft.
EXISTING LOTS	= 1
PROPOSED LOTS	= 2
LOT 33	= 21,113 Sq. Ft.
LOT 34	= 18,339 Sq. Ft.
SITE ZONING	= R-90
ALLOWED	
LOT 33 LOT 34	PROVIDED
LOT AREA (Sq. Ft.)	21,113 18,339
COVERAGE	10% max. 10%
FRONT YARD SETBACK	50' min. 88'
SIDE YARD SETBACK	8' min. one side 11' 12'
REAR YARD	25' total 30' min.
LOT FRONTAGE	75' min at BRL 75' 75'
BUILDING HEIGHT	2-1/2 Stories or 35'
DENSITY	2.9 DU/acc. avg. 2.2 DU/acc. avg.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF RESUBDIVISION WAS PREPARED IN ACCORDANCE WITH SECTION 50-34 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS; THAT THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY LANDMARK ENGINEERING, INC. DATED MARCH 2002 AND THAT IT REPRESENTS LOT 3, BLOCK 3 OF RANDOLPH FARMS AS PLAT NO. 1719 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT THE TOPOGRAPHIC INFORMATION IS A COMPOSITE OF FIELD LOCATED FEATURES AND AVAILABLE RECORDS OF THE M-NCPPC.

