



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item: 12

11-21-02

MEMORANDUM

DATE: November 14, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division
Richard Weaver, Senior Planner, Development Review Division

REVIEW TYPE: Preliminary Plan Application

PROJECT NAME: Glen Falls

CASE NO.: 1-03007

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations
Sections 50-29 (a)

ZONE: R-200/TDR

LOCATION: North Side of South Glen Road, Approximately 200 West of Normandie Farm Drive

VICINITY: Potomac Subregion

APPLICANT: F.S. Peoples Realty

ENGINEER: A.E.S. Associates

SUBMITTED: July 31, 2002

HEARING DATE: November 21, 2002

STAFF RECOMMENDATION: Approval of Two (2) Lots Only, Subject to the Following Conditions:

- (1) Prior to the submission of record plat applicant to submit revised plan depicting a two (2) lot layout for technical staff review and approval. Plan to include specific site grading and tree preservation measures
- (2) Conditions of MCDPS stormwater management approval

Preliminary Plan No. 1-03007 Conditions of Approval Continued

- (3) All roads shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Potomac Subregion Master Plan, unless otherwise designated on the preliminary plan
- (4) Access and improvements, as required, to be approved by MCPW&T prior to recording of plat
- (5) Record plat to reference common ingress/egress easement
- (6) Other necessary easements

PROJECT DESCRIPTION: Proposal

The subject property is located on the north side of South Glen Road approximately 200 feet west of Normandie Farm Drive. The subject site, after dedication of right of way, is 1.50 acres, or 65,340 square feet. The subdivision application proposes the creation of three (3) single family lots. The lots range in size from 20,400 to 22,500 square feet. A single family dwelling is located in the center of the property and is proposed to be demolished with the new construction. Two of the lots proposed by this application would be configured in a development pattern similar to the other lots along South Glen Road. The third lot would be placed behind the front two (2) lots, utilizing a pipestem configuration.

PROJECT DESCRIPTION: Vicinity

The subject property is located in the Glen Falls subdivision. The property is an unrecorded parcel created about 1976. The property is zoned R-200/TDR as are the adjoining Lot 9 and Lot 42. These three (3) lots are the only lots in the vicinity that are zoned R-200/TDR. The rest of the Glen Falls subdivision immediately north of the subject site is zoned RE-2/TDR and was recorded by plat in 1989. The lots in this area range in size from 33,000 square feet to 87,000 square feet. These lots were developed under the RE-2/TDR-1 provisions that meet the cluster standards of development. The properties across Glen Road from the subject site are zoned R-200. These lots located in the Potomac Hills subdivision are all in the range of 20,000 to 30,000 square feet. The areas outside of the immediate vicinity are all zoned RE-2.

DISCUSSION OF ISSUES TO DATE:

In order to approve the application for subdivision, The Planning Board must find that the proposed lot(s) meet the subdivision criteria as set forth in Chapter 50 of the Montgomery County Code. Additionally, Section 50-29(a) of the code lists several

purposes of the Subdivision Regulation that are significant to the Board's consideration of this plan that states:

“ Lot dimensions. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision taking into account the recommendations included in the applicable master plan and for the type of development or use contemplated in order to be approved by the Board.”

Although the proposed subdivision has met all the minimum requirements of the R-200/TDR zone, staff finds the orientation of proposed Lot 44 to be incompatible, and in addition Lot 44 would be inconsistent with the exist lot orientation of the adjoining properties in the Glen Falls subdivision. All of the existing homes have front yards aligned to South Glen Road. Proposed Lot 44 is configured with a pipestem shape which places its front yard area to the rear of the lots that front South Glen Road. Additionally, due to the configuration of Lot 44 the proposed house sitting would be placed somewhat behind the other homes proposed by this application. The resulting configuration is not typically demonstrated in the surrounding lots.

CONCLUSION

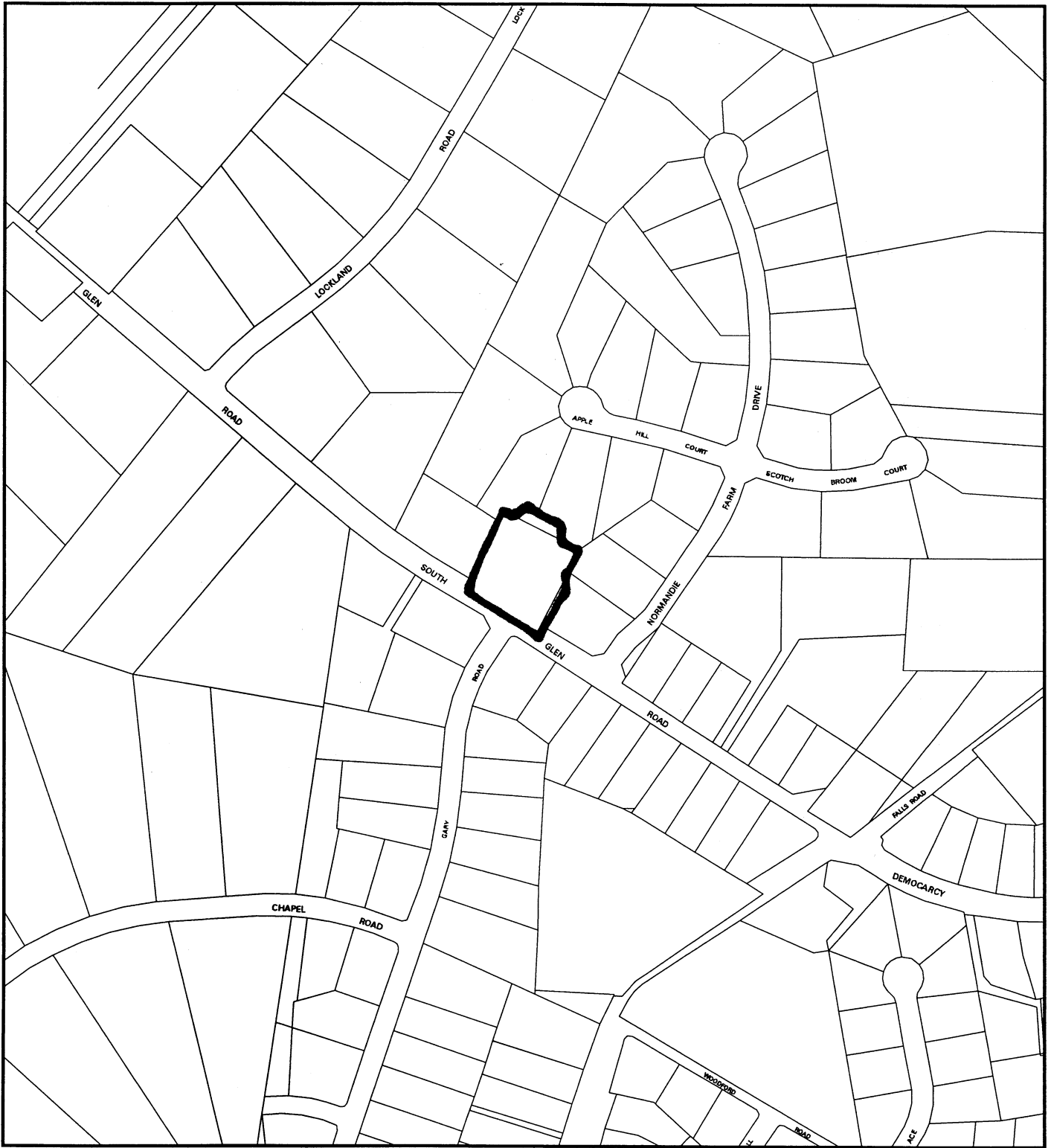
Staff has analyzed the proposed subdivision application based on Chapter 50-29(a) of the Montgomery County Subdivision Regulations as well as other applicable sections of the County Code and concludes that two (2) lots would be more consistent and more compatible with the development pattern found through out the existing community. By eliminating proposed Lot 44, and incorporating its land area into the other proposed lots, would lend itself to a more consistent development pattern. Staff finds that the proposed three (3) lot subdivision is excessive for this site and is not compatible with the character of the existing neighboring properties. As such, staff recommends approval of only two (2) lots.

ATTACHMENTS

Vicinity Map	4
Development Map	5
Proposed Subdivision Plan	6

No citizen correspondence has been received to date

VICINITY MAP FOR
GLEN FALLS (1-03007)



Map compiled on October 28, 2002 at 3:13 PM | Site located on base sheet no - 213NW10

NOTICE

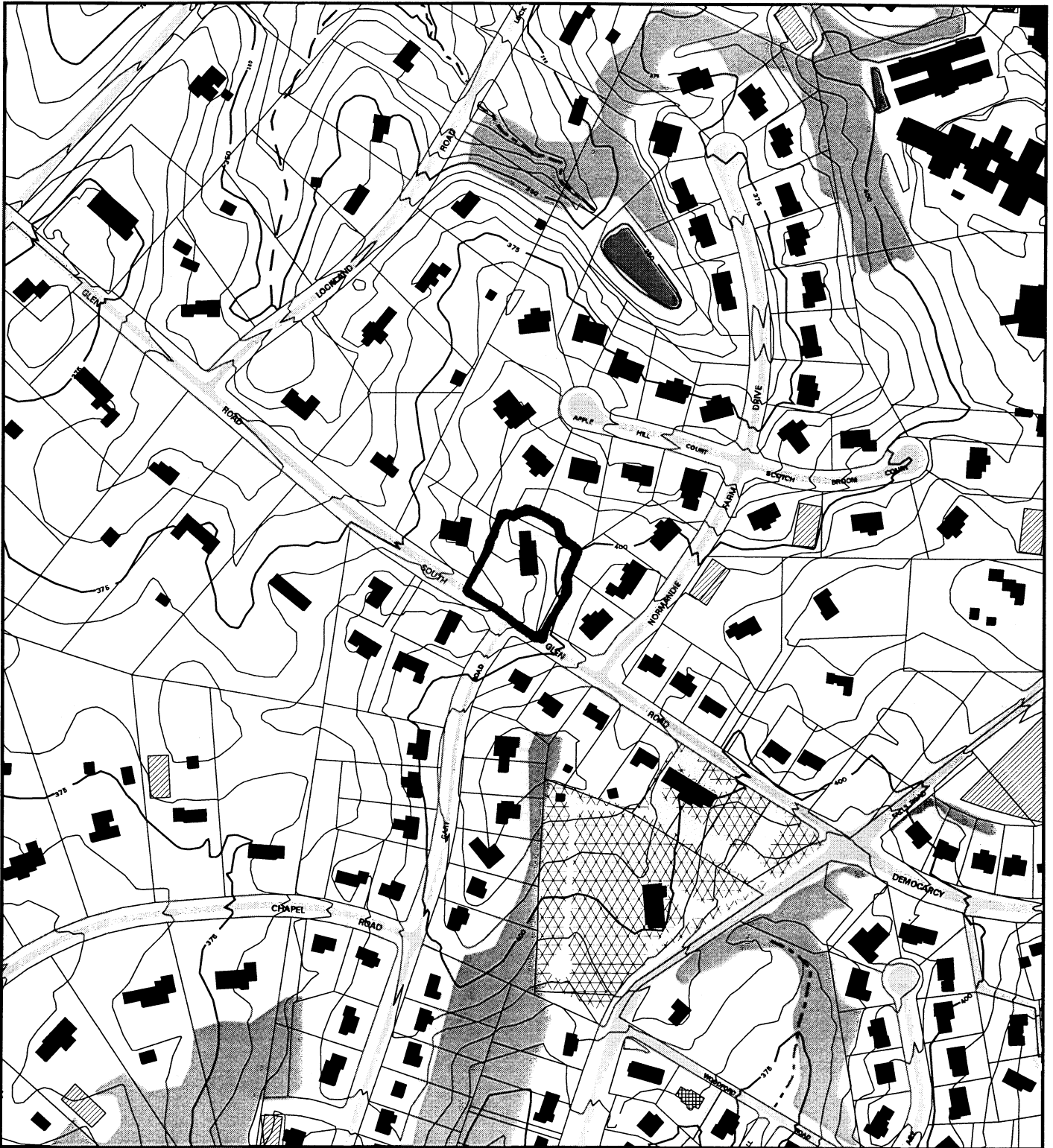
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VICINITY MAP FOR
GLEN FALLS (1-03007)



Map compiled on October 28, 2002 at 3:08 PM | Site located on base sheet no - 213NW10

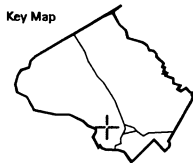
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Key Map



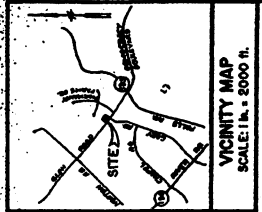
Research & Technology Center



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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



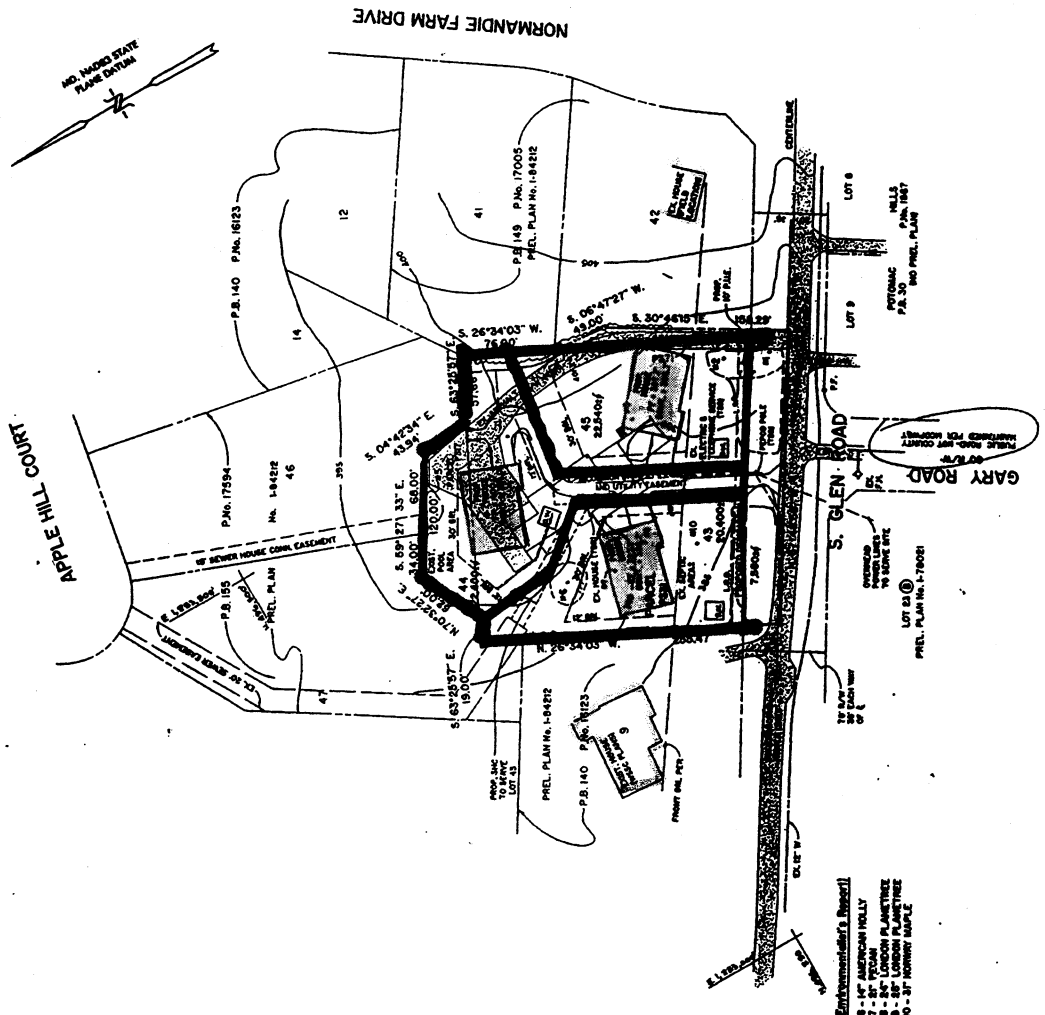
VICINITY MAP
SCALE: 1 in. = 2000 ft.

PRELIMINARY PLAN

GLEN FALLS
PROPOSED LOTS 43, 44 & 45
TAX MAP FP343 PARCEL P317, P331 & P371

10th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 50 ft. JUNE, 2002

A.E.S. ASSOCIATES
Surveying, Land Planning and Consulting Services
304-570-0180 Fax: 304-570-3994
4000 Rockwell Road
A.E.S. Job No. MCD000379PRC00



OWNER INFORMATION
MR. ROBERT SHOUR / FARM GROUP, ET AL.
P.O. BOX 10000
10000 ROCKWELL ROAD
ROCKVILLE, MARYLAND 20850
304-584-8773 FAX: 304-584-8775

LEGEND:
D.W. = Proposed Dry Well for quality control
T.P.F. = Tree Protection Fencing
T.B.A. = To Be Determined

THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE AS TITLED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED AND THE ACCURACY OF THE INFORMATION PROVIDED AT THE TIME THIS PLAN WAS PREPARED.

TREE TABLE (No. corresponds to Earthman's Report)

No. 1 - 24' BLACK LOCUST	No. 2 - 4' AMERICAN HOLLY
No. 2 - 24' BLACK LOCUST	No. 3 - 24' LONCHOCARPUS
No. 3 - 24' HORNED SPRUCE	No. 4 - 24' LONCHOCARPUS
No. 4 - 24' HORNED SPRUCE	No. 5 - 24' LONCHOCARPUS
No. 5 - 24' HORNED SPRUCE	No. 6 - 24' LONCHOCARPUS
No. 6 - 24' HORNED SPRUCE	No. 7 - 24' LONCHOCARPUS
No. 7 - 24' HORNED SPRUCE	No. 8 - 24' LONCHOCARPUS
No. 8 - 24' HORNED SPRUCE	No. 9 - 24' LONCHOCARPUS
No. 9 - 24' HORNED SPRUCE	No. 10 - 24' LONCHOCARPUS

- GENERAL NOTES:**
1. Surveyor's liability is limited to the accuracy of the data provided and the accuracy of the information provided at the time this plan was prepared.
 2. This plan is to be used only for the purpose as titled. It is not to be used for any other purpose.
 3. The surveyor's liability is limited to the accuracy of the data provided and the accuracy of the information provided at the time this plan was prepared.
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 9. The surveyor's liability is limited to the accuracy of the data provided and the accuracy of the information provided at the time this plan was prepared.
 10. The surveyor's liability is limited to the accuracy of the data provided and the accuracy of the information provided at the time this plan was prepared.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed and sworn Surveyor in the State of Maryland, do hereby certify that the foregoing is a correct and true copy of the original plan as shown to me by the owner, and that the same has been prepared in accordance with the current subdivision regulations.

A.E.S. ASSOCIATES
304-570-0180
4000 Rockwell Road
Rockville, MD 20850

NO.	REMARKS	DATE	BY

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: November 15, 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 November 21, 2002.

Attached are copies of plan drawings for Items #09, #11, #12. These subdivision items are scheduled for Planning Board consideration on November 21, 2002. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 1-03016
CSAAC Headquarters

Agenda Item #11 - Preliminary Plan 1-02083
Boland Farm

Agenda Item #12 - Preliminary Plan 1-03007
Glen Falls

Attachment

VICINITY MAP FOR
GLEN FALLS (1-03007)



Map compiled on October 28, 2002 at 3:30 PM | Site located on base sheet no - 213NW10

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Key Map



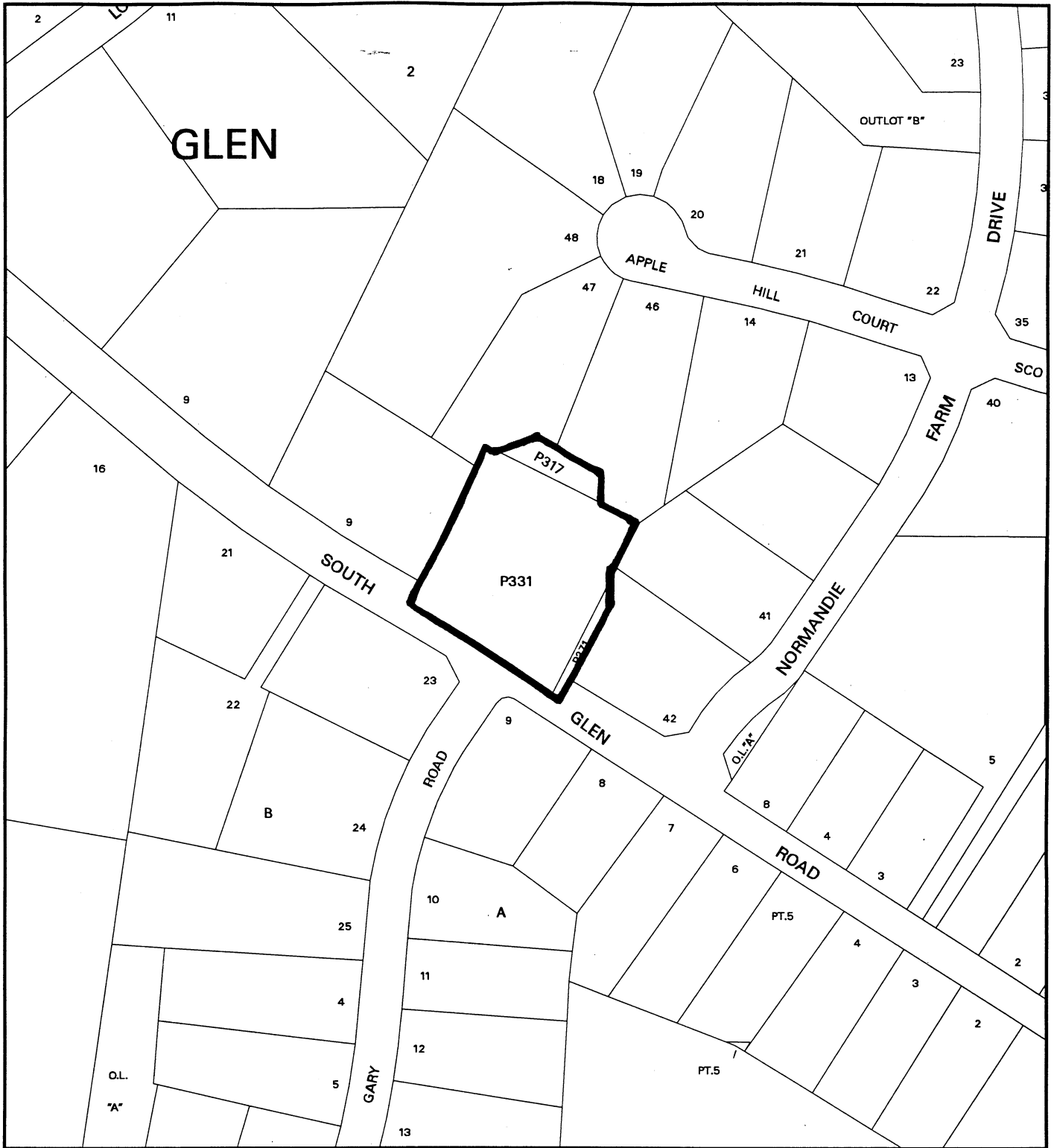
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VICINITY MAP FOR

GLEN FALLS (1-03007)



Map compiled on October 28, 2002 at 3:48 PM | Site located on base sheet no - 213NW10

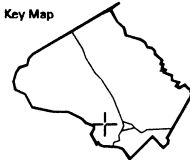
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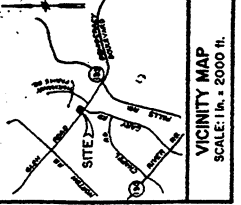
Key Map



Research & Technology Center



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VICINITY MAP
SCALE: 1 in. = 2000 ft.

PRELIMINARY PLAN

GLEN FALLS
PROPOSED LOTS 43, 44 & 45
TAX MAP FP343 PARCEL P317, P331 & P371

10th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 50 ft. JUNE, 2002

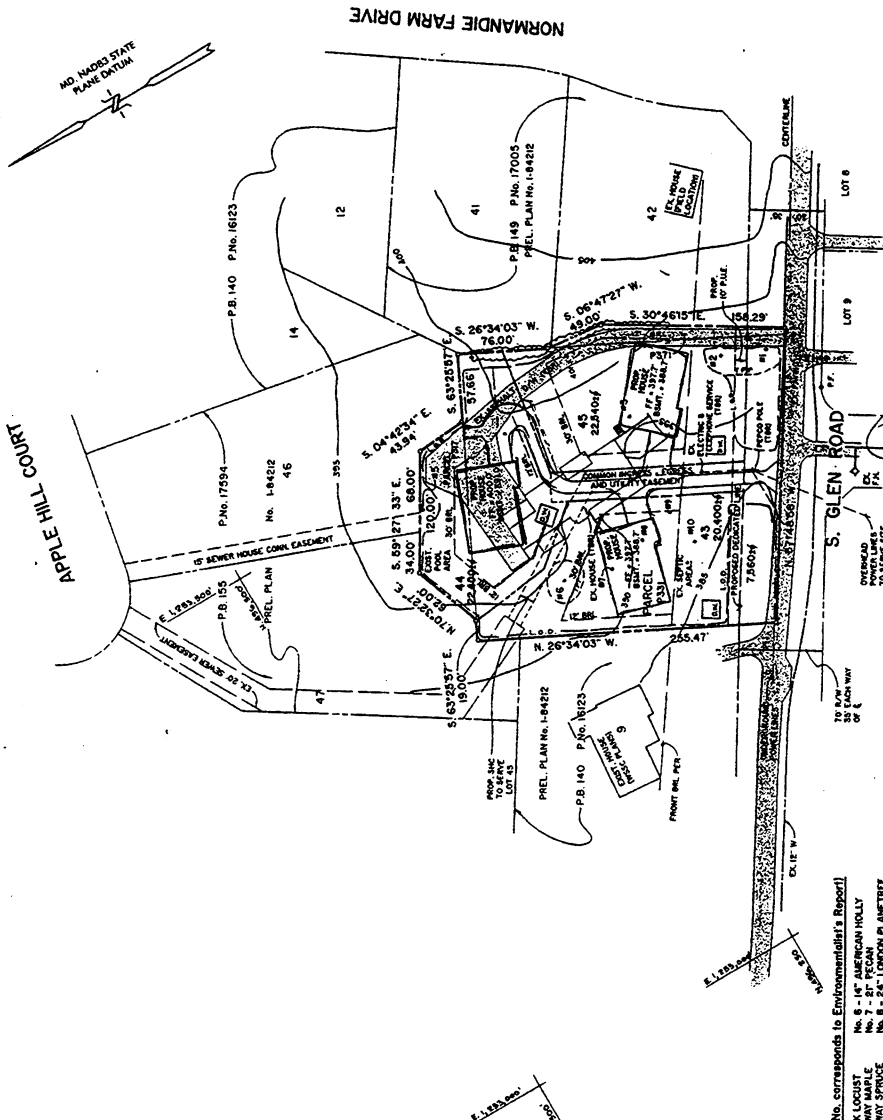
A.E.S. ASSOCIATES

Surveying, Land Planning and Consulting Services
301-570-0330 Fax: 301-570-3894
A.E.S. Job No. MCG340075PRJ001

OWNER INFORMATION
M. ROBERT SROUR / FARD SROUR ET AL
P.P.S. POPLES REALTY
12000 ROCKVILLE PIKE, SUITE 100
ROCKVILLE, MARYLAND 20850
301-294-8773 FAX: 301-294-8775

GENERAL NOTES:

- Boundary shown is from a survey by the office dated May, 2002. MISC increased station is established from a line of subdivision certified JUL2517 (PL217) recorded in File No. 16123.
- Topography shown herein is from MDC/PLC 200 State Topography Sheet 16123.
- PROPERTY INFORMATION:**
a. ELECTION DISTRICT: 10
b. Tax Map: 2122, Old 2117
c. Assessor's Parcel Number: P317101132 P371010701
d. Owner: FARD SROUR, Liber 418 at 81
e. Deed: S20021710, Liber 418 at 81
f. Deed: S20021710, Liber 418 at 81
g. Deed: S20021710, Liber 418 at 81
h. Deed: S20021710, Liber 418 at 81
i. Survey: 20020710
j. Property is surveyed by FPOOO, MISC, Washington, Ga, Virginia, and
k. Code VI Miscellaneous
- PROPOSED LOT INFORMATION:**
a. No. of Lots: 3
b. No. of Parcels: 0
c. No. of Clusters: 0
- REVIEWED APPROVED MAY 28, 2002 (4-02-2892)**
The purpose of this plan is to **subdivide** property to satisfy **City** regulations to acquire a building permit.
- Other conditions and requirements may be required before a building permit is issued.
- Stormwater Management Concept Plan submitted July 2002.
- DEVELOPMENT INFORMATION:**
a. Site: 16123
b. Soil and Hydrologic Group: MAP 85; Type 2C; Slightly to med. S. 2.4 %
c. Driveway Area (Existing and Proposed): 1,611 Sq Ft
d. There are no tree stands, wetlands, intermittent streams, steep slopes (2.00% slope or greater) or any other features shown on this property.
- APPROXIMATE FLOOR AREA IS 3,000 SQ. FT. ±**



E. 1,933.00'±
S. 70° 17' 55" W. 1,707.50'±

TREE TABLE (No. corresponds to Environmentalist's Report)

No. 1 - 37 BLACK LOCUST	No. 6 - 14' AMERICAN HOLLY
No. 2 - 24 NORWAY MAPLE	No. 7 - 21 PECAN
No. 3 - 24 NORWAY SPRUCE	No. 8 - 24 LONDON PLATANETREE
No. 4 - 24 NORWAY SPRUCE	No. 9 - 24 NORWAY SPRUCE
No. 5 - 24 BLACK WALNUT	No. 10 - 21 NORWAY MAPLE

LEGEND:
D.W. - Proposed Or. - Not for quality control
L.O.D. - Units of Evidence
T.P.F. - Tree Protection Fencing
T.B.K. - To Be Removed

THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE AS TITLED. OTHER INFORMATION SHOWN IS FOR REFERENCE ONLY AND WAS ACCURATE AT THE TIME THIS PLAN WAS PREPARED.

SURVEYOR'S CERTIFICATION

We hereby certify that this plan shows the location, extent, and proposed subdivision of the land concerned in Field Show, et al., by dated date 31.1985, and recorded in Liber 666 at 663; and that this plan has been prepared in accordance with the current subdivision regulations.

A.E.S. ASSOCIATES
PHILIP A. WALKER, L.L.M., S.S.
Practicing Land Surveyor
Maryland Reg. No. 10797

No.	REMARKS	DATE