



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 13

1-16-03

MEMORANDUM

DATE: December 6, 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: Pre-Preliminary Plan Application

APPLYING FOR: Two (2) Single Family Residential Lots

PROJECT NAME: Harding's Subdivision, Lots 20 and 21

CASE NO. 7-03006

REVIEW BASIS: Chapter 50, Sections 50-29(b)(2) and Section 50-39 of the Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: West Side of Wildwood Drive, Approximately 1,000 feet South of Briggs Chaney Road and 150 feet north of Sagebrush Terrace

VICINITY: Fairland – White Oak

APPLICANT: Mr. George Trujillo

SUBMITTED: October 23, 2002

HEARING DATE: January 16, 2003

STAFF RECOMMENDATION: Object to the Submission of a Preliminary Plan Application Pursuant to Section 50-29(b)(2) of the Subdivision Regulations

PROJECT DESCRIPTION: Proposal

The subject pre-preliminary plan application requests the resubdivision of Lot 13 in the Harding Subdivision. Lot 13 is a 45,370 square foot lot created by record plat in 1940. The resubdivision would create two (2) lots, one lot rectangular in shape and the other a pipestem of flag lot. The rectangular shaped lot is proposed to be 20,600 square feet with 107 feet of frontage. The second lot is proposed at 24,100 square feet with 25 feet of frontage.

PROJECT DESCRIPTION: Vicinity

The subject property is located on the west side of Wildwood Drive approximately, 1,000 feet south of Briggs Chaney Drive and approximately 150 north of Sagebrush Terrace. All of the properties fronting on Wildwood Drive were originally recorded in 1940 then resubdivided in 1948 and 1949 into the configuration that currently exists today. The lots located at the corner of Briggs Chaney Road and Wildwood Drive described as Pt. 10 and Pt. 15 have been reduced in size from their original recordation due to public taking for right of way expansion.

The other lots in the immediate area fronting Sagebrush Terrace were recorded by plat in 1989. Of these lots only five are currently buildable lots the others are defined as "outlots". All the lots, except for the subject property, that front on Wildwood Drive are developed with single-family homes. Five (5) of the six (6) lots on Sagebrush Terrace have been developed.

The neighborhood is comprised primarily of rectangular shaped lots. There are however a few lots that are square in shape. None of the currently buildable lots are configured in a pipestem arrangement.

MASTER PLAN CONFORMANCE

The subject property is covered by the Approved and Adopted 1997 Fairland Master Plan. The Master Plan reaffirms the R-200 zoning for the property. The subject property is not specifically identified in the Master Plan but does conform to the land use recommendation adopted for the area in the Master Plan for single-family development. The proposed resubdivision meets all the development standards of the R-200 zone.

DISCUSSION OF ISSUES

Conformance with Chapter 50, Subdivision Regulations.

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) meet 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, shape, width area and suitability for residential use as other lots within the existing neighborhood, block or subdivision.”

In administering the Resubdivision section, the Planning Board must determine the appropriate “neighborhood” for evaluating the application. For the purpose of this application staff recommends the analysis area as the entire neighborhood on both sides of Wildwood Drive and Sagebrush Terrace. The neighborhood delineation is attached to this memorandum.

CONCLUSION

Staff has reviewed the proposed application under the “Resubdivision Criteria” and concludes the application does not conform to the provisions of this section. Based on the provision of 50-29(b)(2) of the Subdivision Regulations, staff cannot support the proposed pre-preliminary plan application. The application, as proposed, clearly fails when applying the criteria found in this section. Staff finds that the frontage and shape of the proposed lots are not consistent with the current lot pattern found in the defined neighborhood. Staff is also concerned with the size of the proposed lots. The majority of the existing lots are in excess 26,000 square feet while the proposed lots fall at the lowest end of the size range. The proposed resubdivision, in staff’s opinion approval of pipetem lots in the neighborhood will set unfavorable resubdivision precedent for the other recorded lots on both the east and west sides of Wildwood Drive. There are no pipetem lots found on either side of Wildwood Drive in the described neighborhood

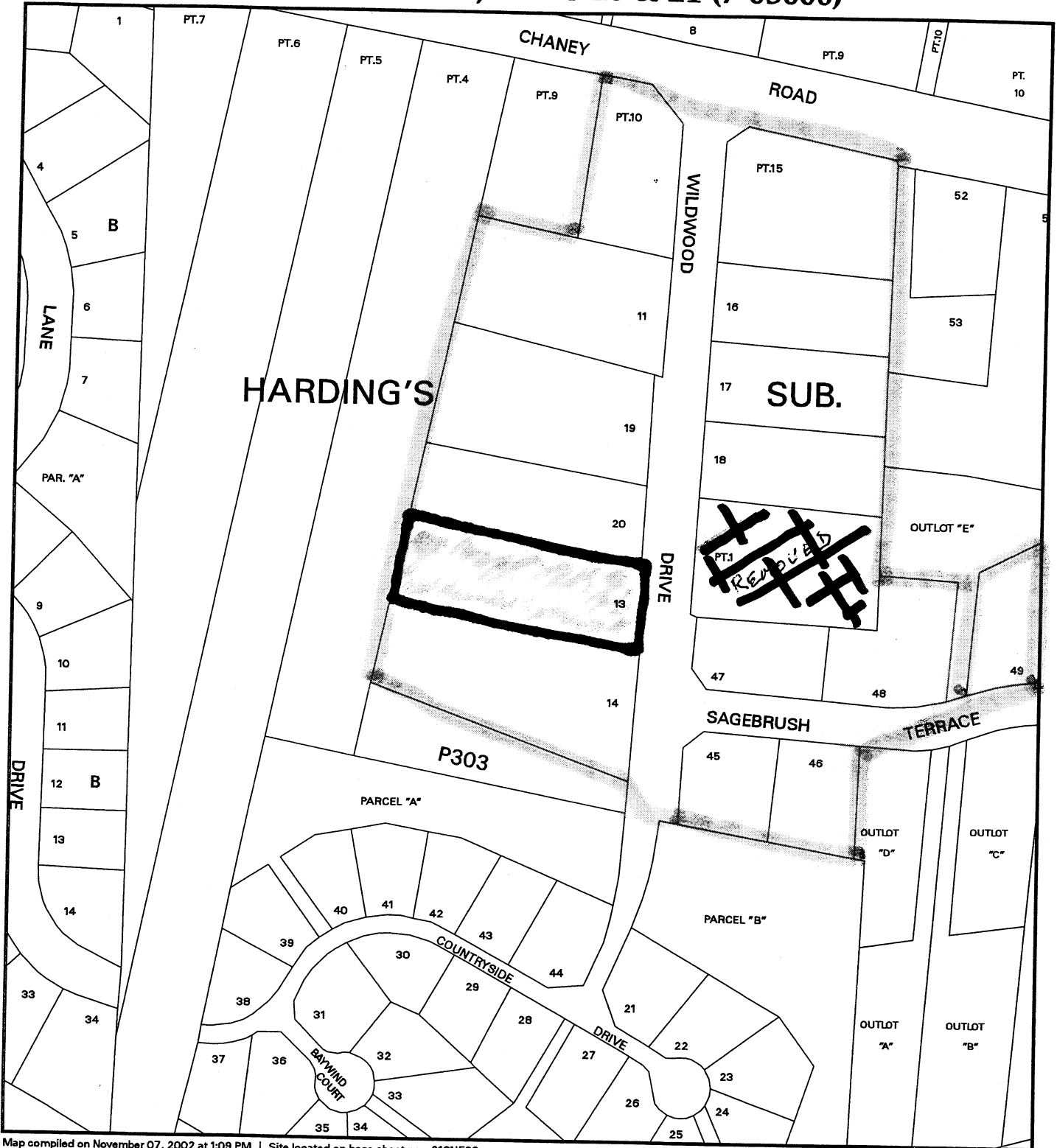
ATTACHMENTS

| | |
|------------------------------|---|
| Neighborhood Delineation Map | 3 |
| Neighborhood Development Map | 4 |
| Proposed Resubdivision | 5 |
| Tabular Summary | 6 |

No citizen correspondence has been received to date

VICINITY MAP FOR

HARDING'S SUBDIVISION, LOTS 20 & 21 (7-03006)



Map compiled on November 07, 2002 at 1:09 PM | Site located on base sheet no - 218NE03

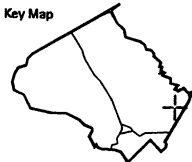
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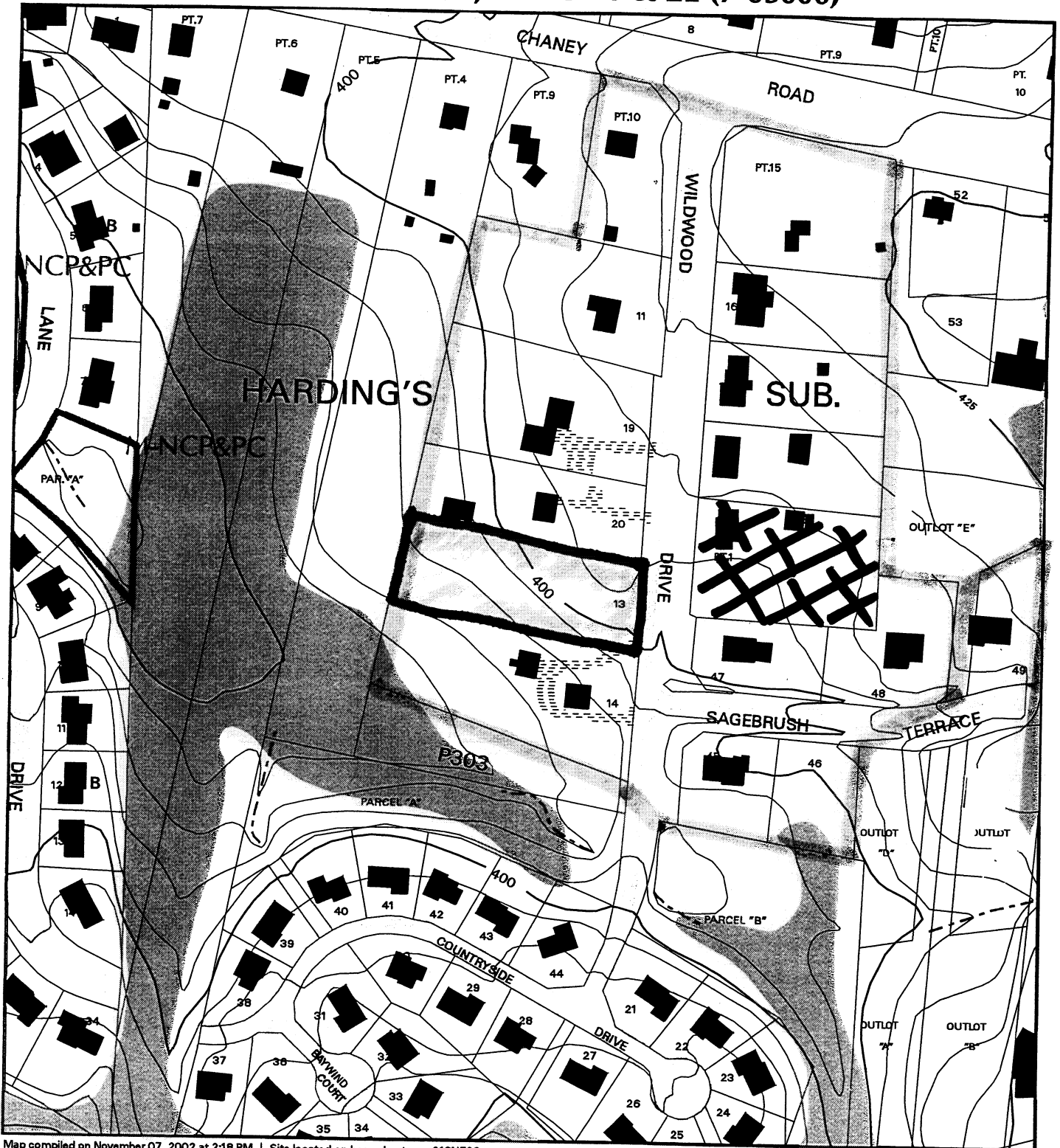
Key Map



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VICINITY MAP FOR

HARDING'S SUBDIVISION, LOTS 20 & 21 (7-03006)



Map compiled on November 07, 2002 at 2:18 PM | Site located on base sheet no - 218NE03

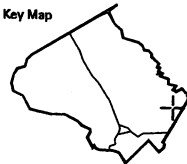
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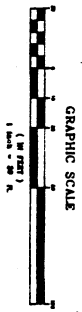
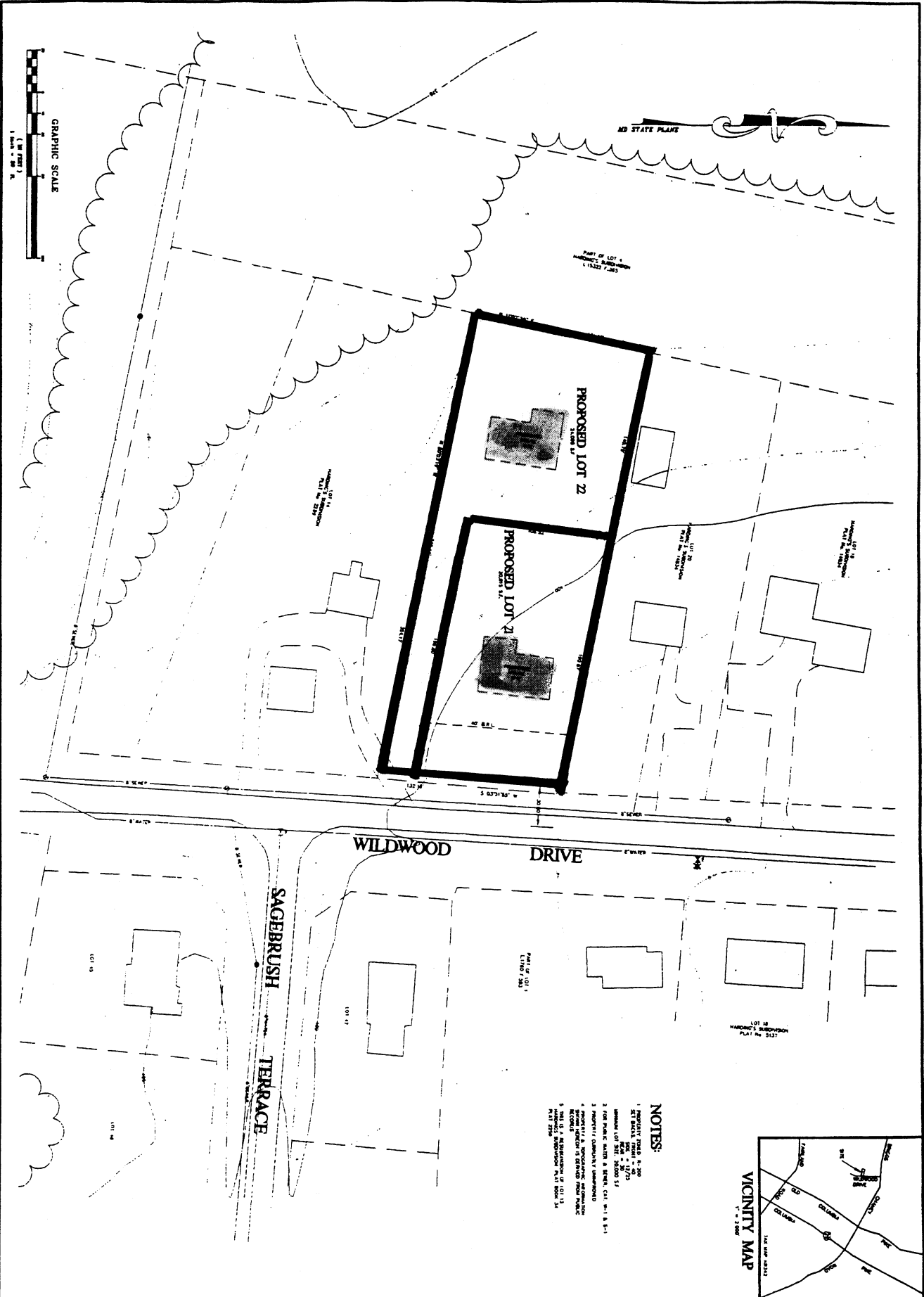
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PART OF LOT 19
HARDING'S SUBDIVISION
PLAT NO. 5127

PART OF LOT 22
HARDING'S SUBDIVISION
PLAT NO. 5127

PART OF LOT 23
HARDING'S SUBDIVISION
PLAT NO. 5127

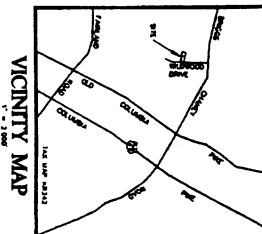
PART OF LOT 24
HARDING'S SUBDIVISION
PLAT NO. 5127

PART OF LOT 25
HARDING'S SUBDIVISION
PLAT NO. 5127

LOT 26
HARDING'S SUBDIVISION
PLAT NO. 5127

NOTES:

1. PROPOSED LOTS 20 & 21
2. TOTAL AREA: 1.2773 ACRES
3. TOTAL LOT AREA: 28,000 SQ. FT.
4. 2' OR MORE WIDE EASEMENT, C&G, M-1, R-1
5. PROPERTY COMPLETELY UNIMPROVED
6. PROPERTY IS UNDEVELOPED AND UNIMPROVED
7. RECORDS OF RECORDS TO BE MAINTAINED
8. THIS IS A PRELIMINARY PLAN
9. THIS IS A PRELIMINARY PLAN
10. THIS IS A PRELIMINARY PLAN



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SCALE: 1" = 20'
DRAWN: M.E.
DATE: 4/20/03
SHEET: 1 OF 1
FILE NO. 2003-0000

LOTS 20 & 21
A RE-SUBDIVISION OF
LOT B
HARDING'S SUBDIVISION
ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND

PRE-APPLICATION PLAN

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-8099
(301) 762-9001



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 10, 2003
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 January 16, 2003.

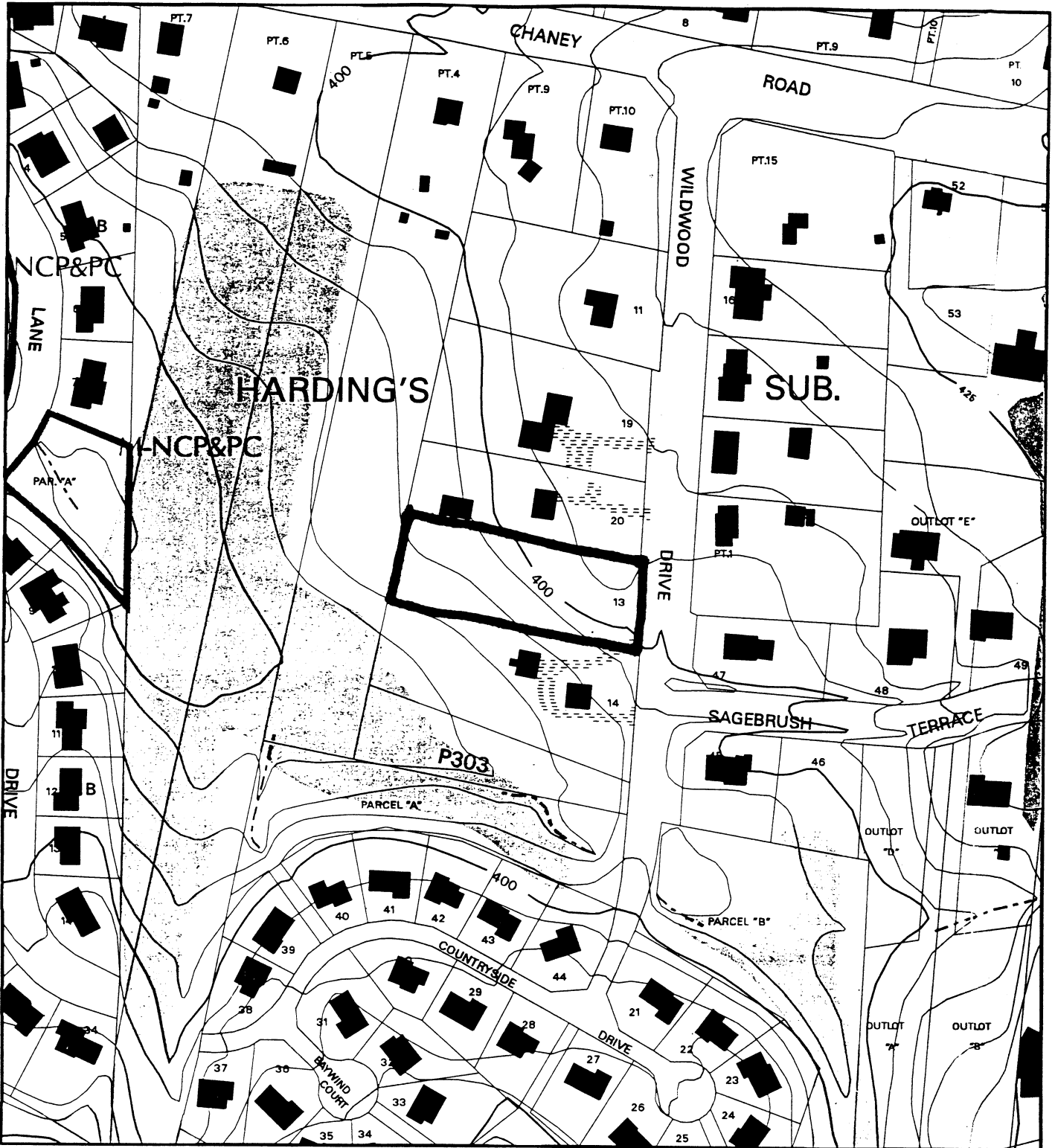
Attached are copies of plan drawings for Items #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on January 16, 2003. The items are further identified as follows:

- Agenda Item #10 - Preliminary Plan 1-87012E
Churchill Town Sector
- Agenda Item #11 - Preliminary Plan 1-01050
Strombotne Property
- Agenda Item #12 - Preliminary Plan 1-03032
Jackson's Acres
- Agenda Item #13 - Pre-Preliminary Plan 7-03006
Harding's Subdivision
- Agenda Item #14 - Preliminary Plan 1-03036
Goshen Heritage

Attachment

VICINITY MAP FOR

HARDING'S SUBDIVISION, LOTS 20 & 21 (7-03006)



Map compiled on November 07, 2002 at 2:18 PM | Site located on base sheet no - 218NE03

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Key Map



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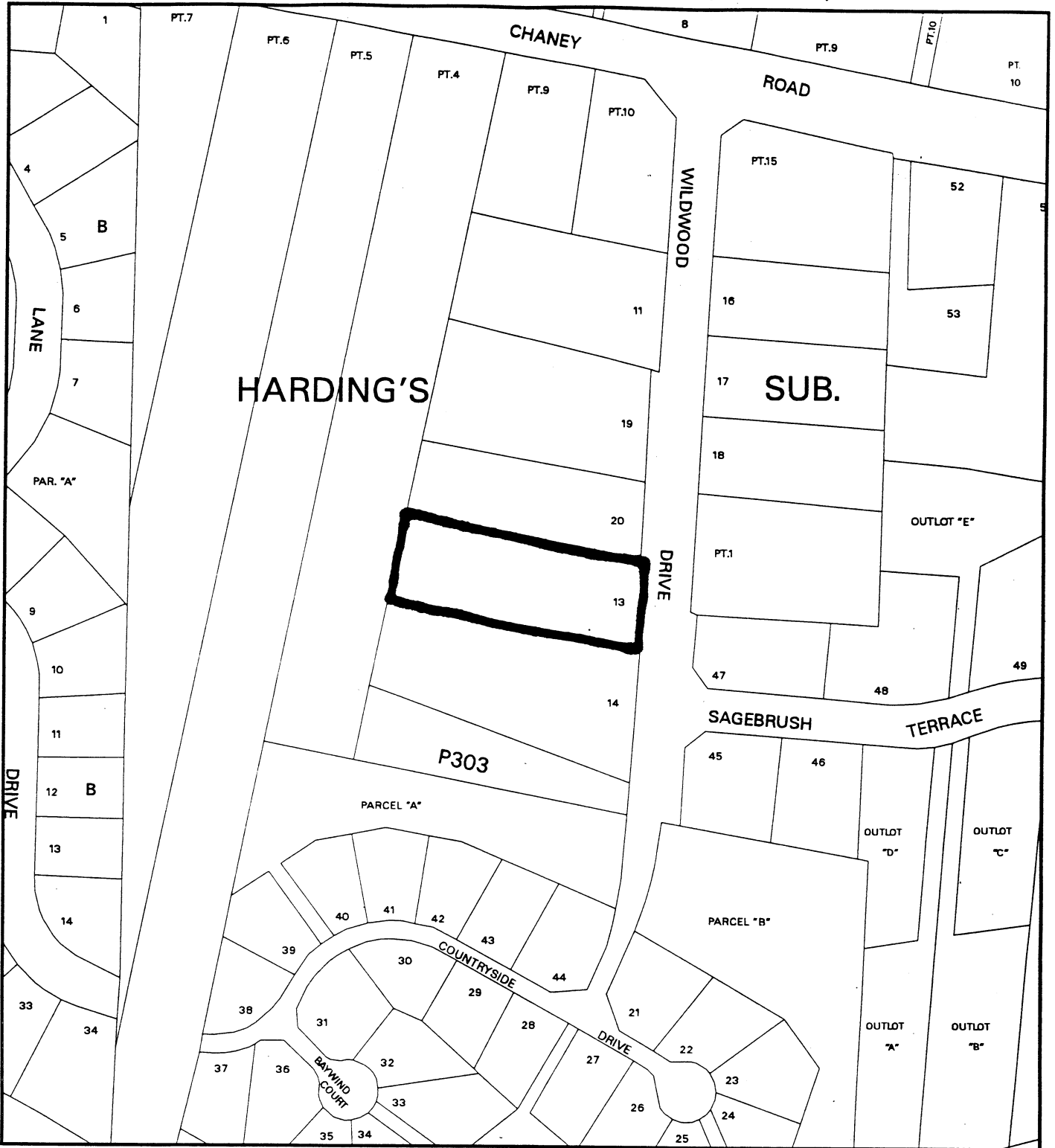
Research & Technology Center



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VICINITY MAP FOR

HARDING'S SUBDIVISION, LOTS 20 & 21 (7-03006)



Map compiled on November 07, 2002 at 1:09 PM | Site located on base sheet no - 218NE03

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Key Map



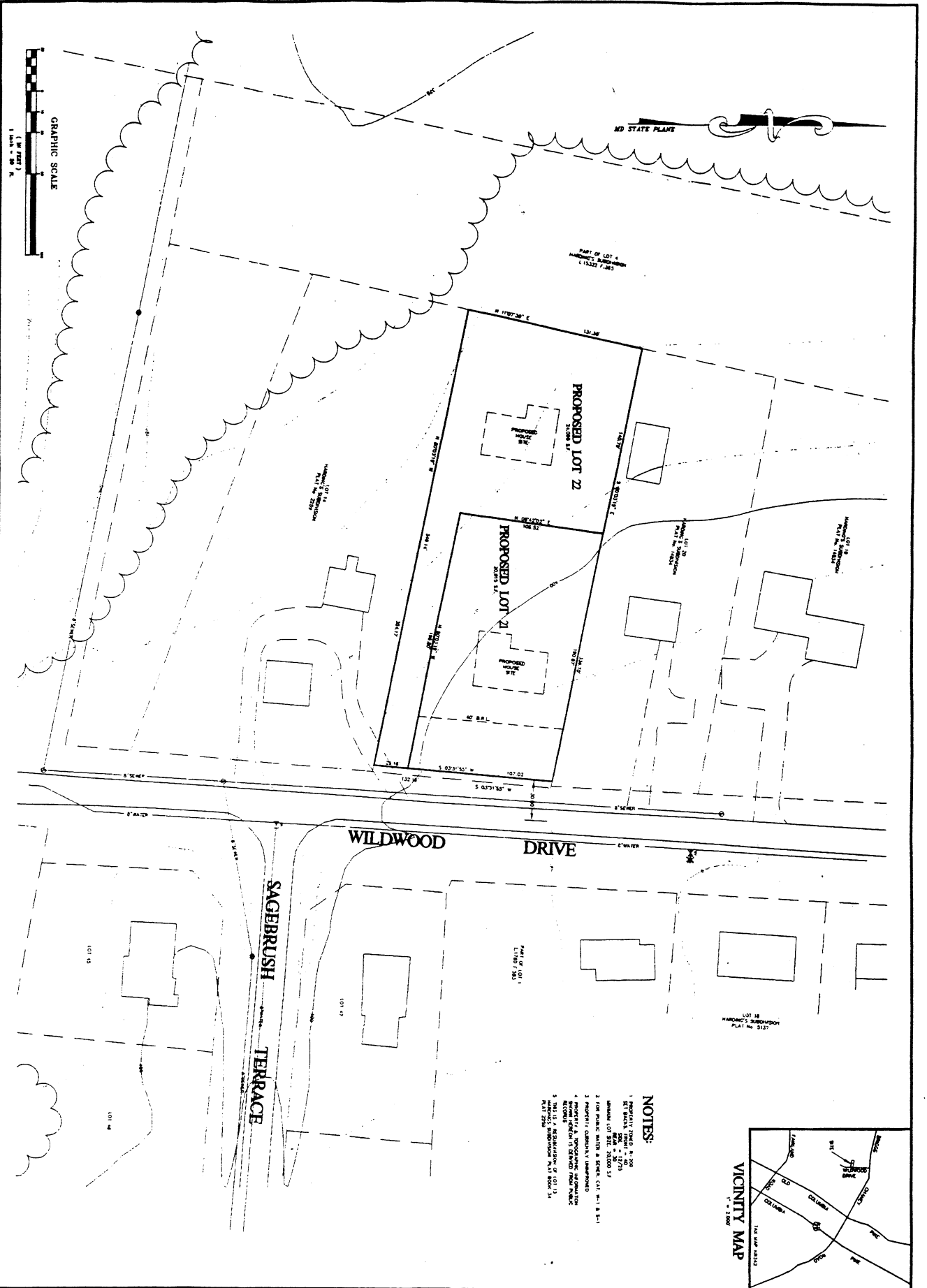
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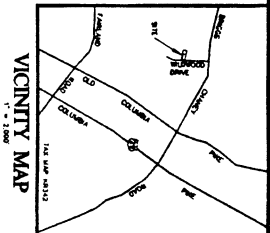
Research & Technology Center



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- NOTES:**
1. PROPOSED LOTS 21 & 22 ATTACHED TO LOT 13.
 2. DIMENSIONS OF LOTS 21 & 22 AS SHOWN.
 3. FOR PUBLIC WATER & SEWER, CALL 301-911-8111.
 4. PROPOSED QUALITATIVE IMPROVEMENTS.
 5. PROPOSED & UNDEVELOPED IMPROVEMENTS SHOWN WITHIN PROPOSED LOTS 21 & 22.
 6. THIS IS A RE-SUBDIVISION OF LOT 13, PLAT NO. 5137, SUBDIVISION PLAT NO. 5137.



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SCALE: 1" = 50'

DRAWN: [] DATE: 5/14/11

SHEET: 1 OF 1

FILE NO: 2011-11-001

**LOTS 20 & 21
A RE-SUBDIVISION OF
LOT 13
HARDING'S SUBDIVISION
ELECTION DISTRICT NO. 5
MONTGOMERY COUNTY, MARYLAND**

PRE-APPLICATION PLAN

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-3889
(301) 763-9001