



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 14

DATE: 1/16/03



MEMORANDUM

DATE: January 10, 2003

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 1- Goshen Heritage

PROJECT NAME: Goshen Heritage

CASE #: 1-03036

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

ZONE: RE-2

LOCATION: North Side of Goshen School Road, Approximately 60 Feet West of Goshen Valley Drive

MASTER PLAN: Agricultural and Open Space Master Plan

APPLICANT: William Stinson

FILING DATE: November 12, 2002

HEARING DATE: January 16, 2003

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) Submit an engineered sediment control plan to MCDPS for review approval prior to issuance of building permits

- (3) Record plat to reflect a Category I easement over all areas forest conservation
- (4) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- (5) Compliance with the conditions of MCDPS stormwater management approval dated December 3, 2002
- (6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- (7) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (8) 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
- (9) 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 (RE-2) classification as the subject property. The neighborhood surrounding the subject property is zoned RE-2. All lots in the immediate area were subdivided under the RE-2 standards. The defined neighborhood (attached) includes those platted lots along Goshen School Road to the north and south, and those lots abutting the subject property to the west. The only property excluded from the neighborhood is the unplatted parcel (P999) immediately to the north of the subject property and a remainder of a previously platted parcel (N950) also north of the subject property

DESCRIPTION

Vicinity

The subject property was originally recorded by plat in 1968 and is the oldest subdivision in the defined neighborhood. The properties to the south of the subject property, west of Goshen School Road were recorded in 1973. Lots within the defined neighborhood east of Goshen School Road were recorded in the late 1980's through 2000. Again, all of these lots were recorded under the provisions of the RE-2 zone. To date, no resubdivisions have occurred in the defined neighborhood.

As illustrated on the attached tabular resubdivision chart, the lots within the neighborhood vary widely in size, shape, frontage, width, area, and alignment. All lots, proposed and existing, are determined to be suitable for residential development. The width for lots 28-31, Block A in the Greenhills subdivision has been shown as unknown on the tabular summary because the lots are vacant. At the required 50 ft. setback from the street, as required by the Zoning Ordinance, the lots range from 175 ft. to 225 ft. in width.

Proposal

This application for resubdivision proposes to create two lots, lots 4 and 5, at 2.45 acres and 3.36 acres respectively. Lot 4 will be a panhandle configuration with 25 ft. of frontage and a width of 410 ft. Lot 5 will be square with 383 ft. of frontage and 375 ft. of width. The existing home on Lot 5 will remain. The useable areas of the lots will be 95,800 square feet and 146,250 square feet for lots 4 and 5.

Master Plan Compliance

The property is located within the *1980 Approved and Adopted Functional Master Plan for the Preservation of Agricultural and Open Space*. The master plan does not make specific recommendations for this property but does give general guidance and recommendations regarding zoning and land use. The master plan recommends that the area including this property be maintained as a low density residential area. Given the large lot nature of the proposed lots (2.45 acres and 3.36 acres) and the similarity that the lots share with the surrounding neighborhood with respect to width, frontage, shape, area and alignment, it is staff's determination that the subdivision proposal complies with the recommendations adopted in the master plan.

CONCLUSION

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision satisfies all seven 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. The 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/GoshenHeritageresub.doc

OUTLOT "D"

OUTLOT "E"

P 649

P 655

OXLAIR

NEIGHBORHOOD DELINEATION MAP

ACRES

Farm Way

43 (A)

FV 563
FUG 3

63

(B)

N 940
5.81 Ac.

P 999
5.10Ac

31

36

(A)

29
28

GOSHEN
2
N 90

4 5
HERITAGE
SUBJECT SITE
N 80

(A)

GOSHEN
GREEN

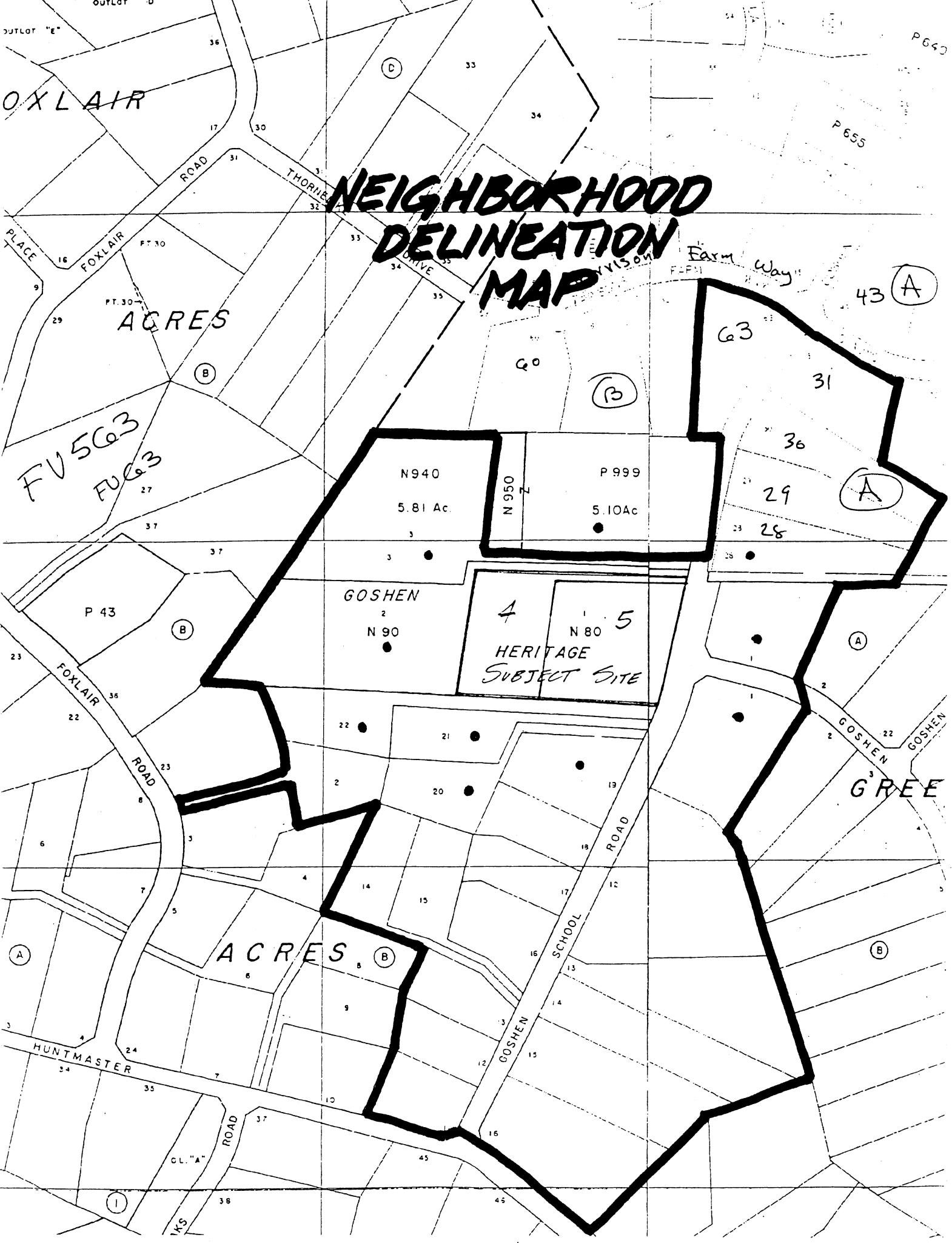
ACRES

SCHOOL ROAD

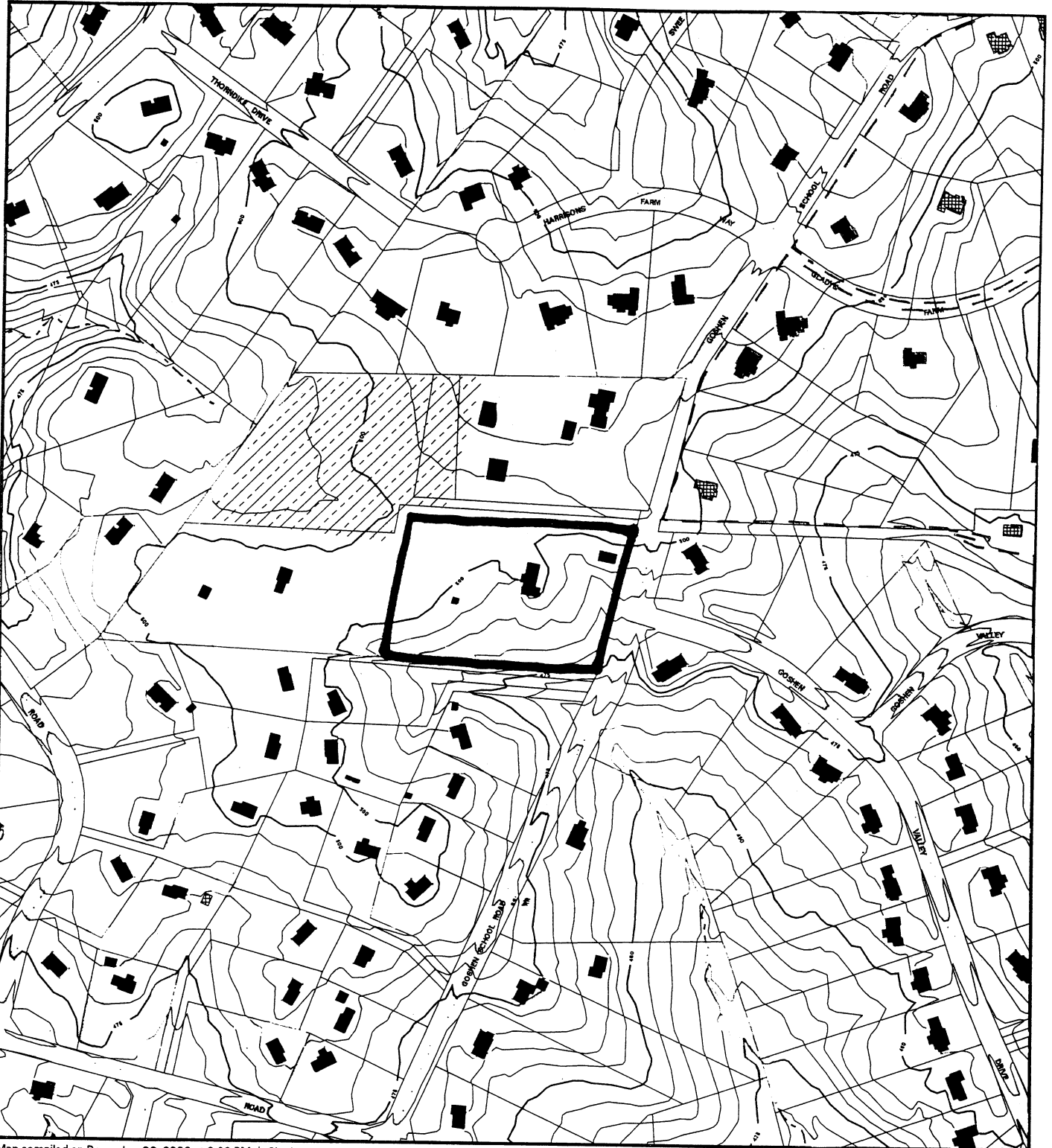
HUNTMASTER ROAD

CL. "A"

(I)



VICINITY MAP FOR
GOSHEN HERITAGE (1-03036)



Map compiled on December 06, 2002 at 2:29 PM | Site located on base sheet no - 230NW09

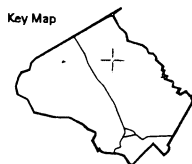
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Key Map



1 : 4800

GOSHEN HERITAGE RESUBDIVISION CHART

LOT	BLOCK	SUBDIVISION	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH*	AREA**	COMMENTS
2		Goshen Heritage	25'	Perpendicular	364' x 696'	Panhandel	355'	183,800 S.F.	
3		Goshen Heritage	25'	Perpendicular	494' x 512'	Panhandel	N/A	193,500 S.F.	
1	A	Greenhill Farms	202' S.S. RD. 282' G.V. CT.	Perpendicular	242' x 385'	Trapezoidal	345'	33,000 S.F.	Corner Lot
28	A	Greenhill Farms	210'	Angular	141' x 616'	Trapezoidal	Unknown	9,000 S.F.	
29	A	Greenhill Farms	171'	Angular	140' x 619'	Trapezoidal	Unknown	7,300 S.F.	
30	A	Greenhill Farms	206'	Angular	274' x 323'	Irregular	Unknown	8,800 S.F.	
31	A	Greenhill Farms	200' S.S. RD. 301' G.F. Way	Perpendicular	239' x 364'	Rectangular	Unknown	19,500 S.F.	Corner Lot
1	B	Greenhill Farms	279' G.S. RD. 342' G.V. DR.	Angular	289' x 473'	Rectangular	310'	71,000 S.F.	Corner Lot
12	B	Greenhill Farms	568'	Angular	460' x 464'	Irregular	570'	11,000 S.F.	
13	B	Greenhill Farms	55'	Angular	235' x 608'	Irregular	200'	65,800 S.F.	
14	B	Greenhill Farms	150'	Perpendicular	150' x 755'	Trapezoidal	150'	11,500 S.F.	
15	B	Greenhill Farms	210'	Perpendicular	210' x 599'	Trapezoidal	210'	77,200 S.F.	
16	B	Greenhill Farms	196' G.S. RD. 430' Hunt. RD.	Perpendicular	277' x 500'	Trapezoidal	260'	72,500 S.F.	
2	B	Foxlair Acres	25'	Perpendicular	222' x 293'	Panhandel	170'	40,250 S.F.	
11	B	Foxlair Acres	127' S.S. RD. 261' H.M. RD.	Perpendicular	185' x 276'	Rectangular	210'	41,500 S.F.	Corner Lot
12	B	Foxlair Acres	160'	Perpendicular	160' x 310'	Rectangular	160'	49,200 S.F.	
13	B	Foxlair Acres	110'	Perpendicular	151' x 335'	Trapezoidal	160'	49,700 S.F.	
14	B	Foxlair Acres	27'	Angular	170' x 454'	Panhandel	170'	40,000 S.F.	
15	B	Foxlair Acres	27'	Angular	180' x 396'	Panhandel	180'	40,000 S.F.	
16	B	Foxlair Acres	260'	Perpendicular	208' x 314'	Trapezoidal	220'	37,300 S.F.	Corner Lot
17	B	Foxlair Acres	150'	Perpendicular	150' x 333'	Trapezoidal	150'	28,600 S.F.	
18	B	Foxlair Acres	150'	Perpendicular	172' x 308'	Rectangular	150'	29,900 S.F.	
19	B	Foxlair Acres	300'	Perpendicular	230' x 346'	Trapezoidal	300'	51,900 S.F.	
20	B	Foxlair Acres	32'	Angular	187' x 400'	Panhandel	180'	42,600 S.F.	
21	B	Foxlair Acres	32'	Angular	160' x 443'	Panhandel	190'	37,500 S.F.	
22	B	Foxlair Acres	42'	Angular	261' x 373'	Panhandel	230'	42,600 S.F.	
63	B	Ward Farm Estates	412' G.S. RD. 281' H.F. Way	Angular	183' x 474'	Irregular	200'	21,000 S.F.	Corner Lot
4		Goshen Heritage	25'	Perpendicular	245' x 435'	Panhandel	410'	95,800 S.F.	
5		Goshen Heritage	383'	Perpendicular	282' x 383'	Rectangular	375'	146,250 S.F.	

Proposed Lots

* Denotes width at building line

** Denotes area within building envelope



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

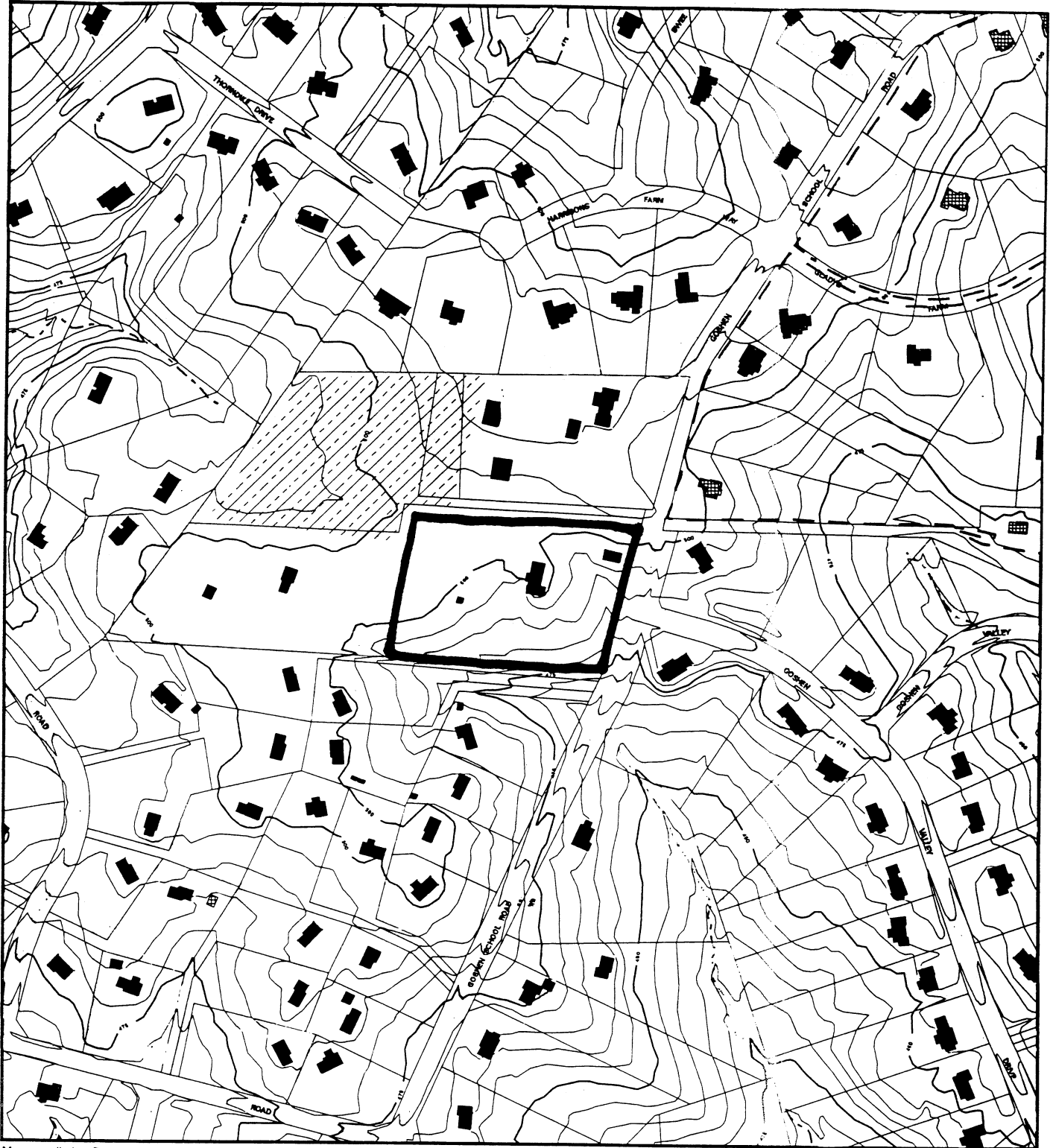
DATE: January 10, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for January 16, 2003.

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
GOSHEN HERITAGE (1-03036)



Map compiled on December 06, 2002 at 2:29 PM | Site located on base sheet no - 230NW09

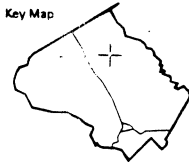
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Key Map



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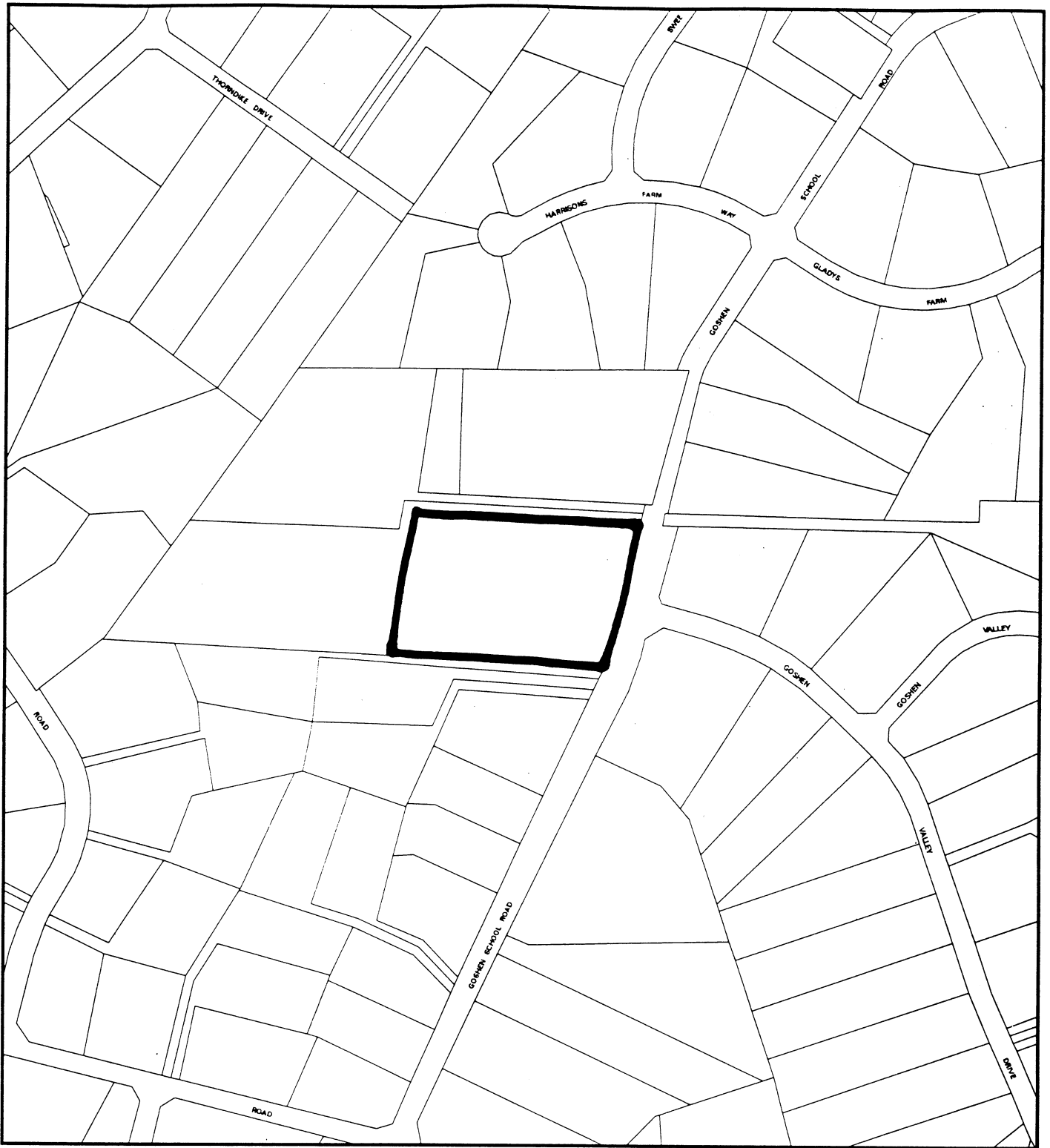


Research & Technology Center



1 : 4800

VICINITY MAP FOR
GOSHEN HERITAGE (1-03036)



Map compiled on January 10, 2003 at 9:29 AM | Site located on base sheet no - 230NW09

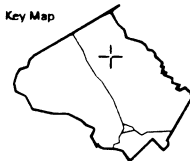
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Key Map



1 : 4800

LOT	AREA	PERCENT	TOTAL	PERCENT	PERCENT
1	484.3	484.3	484.3	484.3	484.3
2	484.3	484.3	484.3	484.3	484.3
3	484.3	484.3	484.3	484.3	484.3
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48	484.3	484.3	484.3	484.3	484.3
49	484.3	484.3	484.3	484.3	484.3
50	484.3	484.3	484.3	484.3	484.3

SEPTIC DESIGN CHART

LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH
1	12"	2	12"	3	12"	4	12"	5	12"	6	12"	7	12"	8	12"	9	12"	10	12"

INVERT TABLE

LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH	LINE	DEPTH
1	12"	2	12"	3	12"	4	12"	5	12"	6	12"	7	12"	8	12"	9	12"	10	12"

RELOCATION CERTIFICATE

I hereby certify that the septic tank shown on above on this plan has been field surveyed.

Robert E. Hays
Professional Land Surveyor
No. 11130

PREPARED FOR:
Mr. William Stinson
8005 Goodhurst Drive
Columbia, MD 21042
(301) 928-8177

REVISIONS

NO.	DATE	DESCRIPTION	BY

TAX MAP TV 502 & 503

230 & 231 NW 08

PRELIMINARY SUBDIVISION PLAN

Lot-1

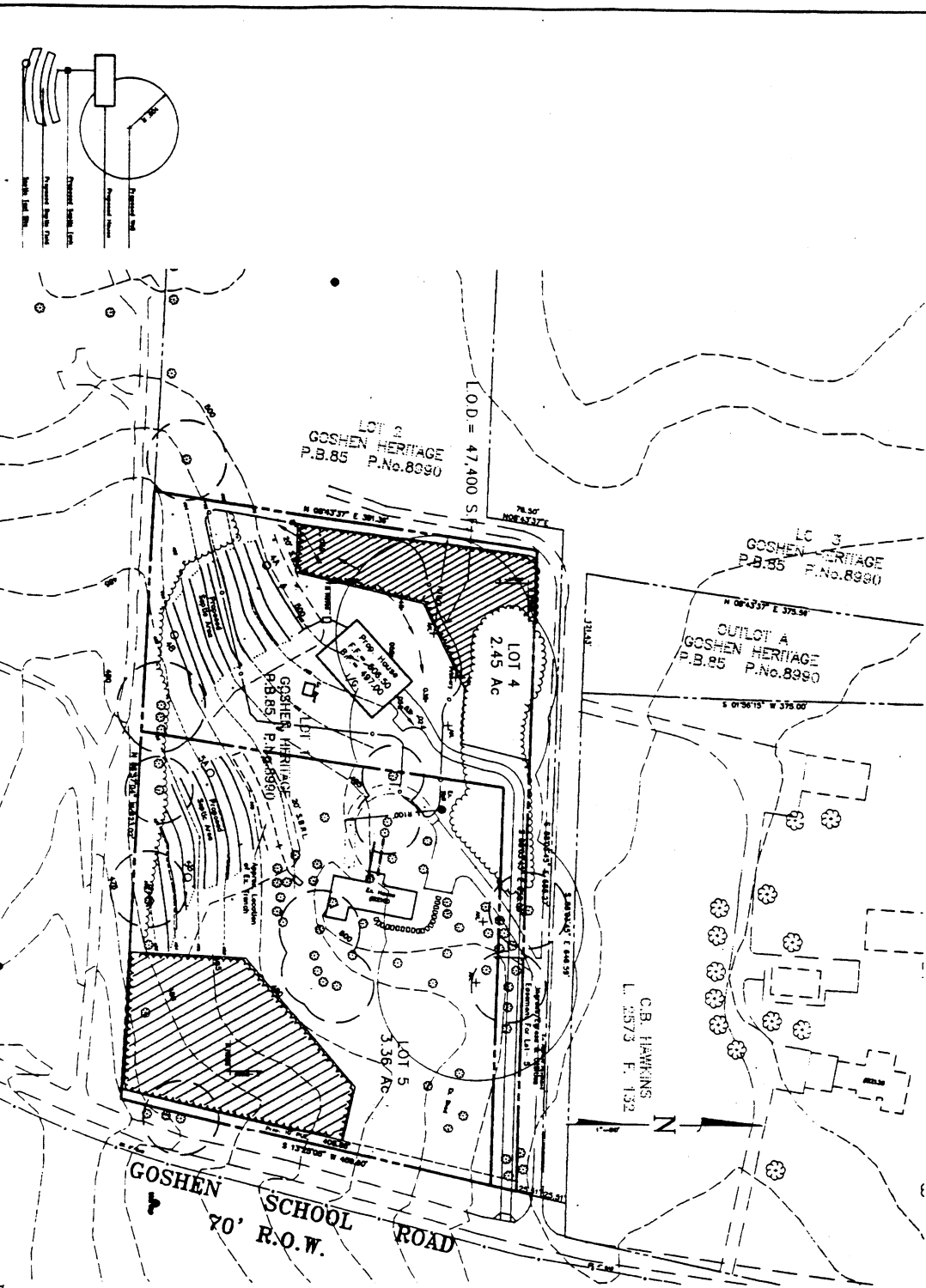
GOSHEN HERITAGE

Montgomery County, Maryland
Election District No. 1

Mecris, Hendricks & Glascock, P.A.
Engineers & Planners & Surveyors

8320 Wisconsin Road
Suite 128
Gaithersburg, MD 20878
(301) 778-0400
FAX (301) 782-0003

Approved: _____
Date: _____
Scale: 1" = 200'
Sheet: _____
In Ch. _____



SURVEYOR'S CERTIFICATE

I have carefully examined the boundary shown herein, in person, and certify that the same is correct according to the records of Montgomery County, Maryland, and the field notes and reports of a final survey. Topography from sources other than the above is shown for reference only.

Robert E. Hays
Professional Land Surveyor
No. 11130

- NOTES**
- Boundary lines, easements and other features shown on this plan are shown as they appear on the ground.
 - Topography from Survey of Montgomery County, Maryland, is shown in the green in the areas of the Septic Tanks.
 - Zone: NE-3
 - Lot Size: 2.45 Ac, 3.36 Ac, 2.45 Ac
 - Area (Total): 8.26 Ac
 - Area (Buildable): 8.26 Ac (approximately)
 - Number of lots proposed by this plan: 3
 - Proposed lot uses: (a) Single family detached residential
 - This site is within planning area #14 Goshen, Bethesda-Chester Green and vicinity
 - This site is within the Great Streets Green Watershed (Class-1)
 - A historic resource inventory map/area of special significance plan has been submitted to the Montgomery County Environmental Planning Commission for review and approval.
 - Letting and let dates are noted for informational purposes only and are subject to change upon final completion.
 - Existing utility companies are:
 - Water and Sewer: On-site Private
 - Electric: On-site Private
 - Natural Gas: Washington Gas
 - There are no wells or septic tanks within 100' of the property.

