



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
ITEM 7
06MAR2003

February 26, 2003

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief
County Wide Planning Division

Nazir Baig, P.E., Supervisor
Environmental Planning

NR

FROM: Dominic Quattrocchi for the Department of Park and Planning
(301) 495 1323

SUBJECT: **Water and Sewer Service Area Category Change Requests,
Administrative Delegation Group 2003-1**

WSSCR 02A-BEN-10
WSSCR 02A-BRK-01
WSSCR 02A-CKB-02
WSSCR 02A-CKB-03

WSSCR 02A-CKB-04
WSSCR 02A-CLO-23
WSSCR 02A-CLO-24
WSSCR 02A-TRV-27

WSSCR 02A-TRV-28
WSSCR 02A-TRV-29
WSSCR 03A-TRV-02

RECOMMENDATION:

Staff finds the attached category change requests to be appropriate for administrative delegation review and they are either consistent with guidance from the respective master plans or water and sewer service policy. Staff recommends approval of all eleven category change requests, and transmittal of the recommendations to the County Executive.

DISCUSSION:

The attached material contains eleven water and sewer category change applications under consideration as amendments to the Comprehensive Water Supply and Sewerage Systems Plan using the administrative delegation process. Under this process, the Director of the Department of Environmental Protection (DEP) is delegated the authority to approve, with community hearing, community water and/or sewer service under limited circumstances. These policies are discussed on pages 1-9 through 1-18 of the Comprehensive Water Supply and Sewerage System Plan. The administrative delegation policies were used extensively, along with guidance from the Planning Board on previous cases, and interpretation of the relevant master plans by the Department of Park and Planning to develop staff positions on the amendments. This is the 2003-01 set of administrative applications.

The comments and recommendations of the WSSC, MCDEP staff, and Park and Planning staff are incorporated into the Summary Table of Category Change Requests (See attachment). Please Note that the Summary Table Title may erroneously refer to ADG 2003-01 as ADG 2002-6

Park and Planning Staff recommendations concur with the Executive staff recommendations for all eleven requested changes. A discussion of the individual applications follows. Additionally, detailed information can be found in the Administrative Delegation Group Summary Tables, which are attached.

WSSCR 02A-BEN-10

APPLICANT Park Place Development

ZONING Split between two zones: R-200 to the northern area, and RE-2C in the south.

EXISTING CATEGORY W6 S6

PROPOSED CATEGORY W3 S3

The applicants plan to locate the four proposed houses in the southern portion of the property (west side of Ridge Road, 475' south of Preakness Drive), leaving the remainder of the site as open space. Application is consistent with Damascus Master Plan, 1982. The Master Plan recommends the provision of community water and sewer service to RE-2C zoned sites to encourage the cluster of new development away from sensitive stream valleys of the Little Bennett Creek watershed. The advancement to S-3 is to be conditioned upon Planning Board approval of a site plan utilizing a cluster option. The applicant is proposing clustering in order to dedicate the northern part of the site along the stream valley to M-NCPPC. The pending Damascus Master Plan update is not anticipated to alter consistency of this recommendation.

WSSCR 02A-BRK-01

This application was provided to M-NCPPC as Information Only as this property is within the jurisdiction of Brookeville. A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) was approved by M-NCPPC (4-03154). Brookeville is recognized as an historic district. Preliminary or Site Plan approval will require review by Historic Preservation Division of M-NCPPC.

WSSCR 02A-CKB-02

APPLICANT Roy Stanley for Eleanor Nehouse

ZONING RC

EXISTING CATEGORY W6 S6

PROPOSED CATEGORY W3 S6

Applicant proposes to use community water service on this site (north corner of Hawkes Road and Ridge Road) to support future subdivision development within the RC zone- RC Zone cluster development option expected in order to qualify for community water service. This application is appropriate for water service provided the rural cluster provision is used. The Clarksburg Master Plan, 1994, states no future service area anticipated. The advancement to W-3 is to be conditioned on Planning Board approval of a preliminary plan using the cluster development option under the RC Zone.

WSSCR 02A-CKB-03

APPLICANT Kevin Stanley

ZONING RC

EXISTING CATEGORY W6 S6

PROPOSED CATEGORY W3 S6

Applicant proposes to use community water service on this site (southwest side of Kings Valley Road, approximately 300' west of Ridge Road) to support future subdivision development within the RC zone cluster development option in order to qualify for community water service. This application is appropriate for water service provided the rural cluster provision is used. The advancement to W-3 is to be conditioned on Planning Board approval of a preliminary plan using the cluster development option under the RC Zone.

WSSCR 02A-CKB-04

APPLICANT Carol Mullinix

ZONING RC

EXISTING CATEGORY W6 S6

PROPOSED CATEGORY W3 S6

Applicant proposes to use community water service on this site to support future subdivision development within the RC zone cluster development option in order to qualify for community water service. This application is appropriate for water service provided the rural cluster provision is used. The advancement to W-3 is to be conditioned on Planning Board approval of a preliminary plan using the cluster development option under the RC Zone.

WSSCR 02A-CLO-23

APPLICANT William Coyne

ZONING RE-2C

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W1 S3

Lechilder's Addition to Colesville, 14325 New Hampshire Avenue. Application is consistent with the Cloverly Master Plan. Recommendation is to approve S-1 for the lots fronting on New Hampshire Avenue and S-3 for the lots fronting on Drayton Avenue. Area zoned RE-2C is recommended for community sewer service under the 1997 Master Plan and is service connection is logical and economical.

WSSCR 02A-CLO-24

APPLICANT Leo and Eva Hanrahan,

ZONING RE-2C

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W1 S3

14301 New Hampshire Avenue. Application is consistent with the Cloverly Master Plan. Service connection is logical and economical.

WSSCR 02A-TRV-27

APPLICANT Ronald Furman

ZONING RE-2

EXISTING CATEGORY W6 S6

PROPOSED CATEGORY W1 S3

Application is consistent with the recommendations of the 2002 Potomac Master Plan. The property abuts the edge of the recommended sewer envelope, and is eligible to receive service under the master plan's Peripheral Service Policy. Property confronts envelope on north side (across Query Mill Road) and on west side (across Esworthy). Property is constrained by stream buffers and slopes. Service connection is logical and economical.

WSSCR 02A-TRV-28

APPLICANT Chin Yong Kim

ZONING R200

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W6 S3

Application is consistent with the recommendations of the 2002 Potomac Master Plan and is within the Master Plan's recommended sewer envelope. Service connection is logical and economical.

WSSCR 02A-TRV-29

APPLICANT Natalia Egelhoff

ZONING R200

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W6 S3

Application is consistent with the recommendations of the 2002 Potomac Master Plan and is within the Master Plan's recommended sewer envelope. Service connection is logical and economical.

WSSCR 03A-TRV-02

APPLICANT Robert and Juying Warner

ZONING RE1

EXISTING CATEGORY W1 S6

PROPOSED CATEGORY W1 S3

Homeowner cites failing septic system at 10405 Boswell Lane causing potential health issues. The 2002 Potomac Master Plan endorses the provisions of the Piney Branch Restricted Access Policy that allows for the provision of community sewer service for properties that have health problems resulting from failing septic systems. Advancement to S3 for one sewer hookup only will be conditioned on the DPS Well and Septic Section's confirmation of a health problem at this site resulting from the failure or anticipated failure of the existing septic system. M-NCPPC strongly urges that any required connection alignment is along Glen Mill Road, so as to avoid a stream crossing of Piney Branch.