

**MEMORANDUM**

DATE: February 18, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Richard Weaver, Planner Coordinator (301) 495-4544 *RAW*

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Preliminary plan of Subdivision for two (2) one family residential lots

PROJECT NAME: Glen Estates

CASE #: 1-05048

REVIEW BASIS: Chapter 50, The Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located approximately 600 feet west of Glen Mill Road, 1000 feet south of the intersection with Lloyd Road.

MASTER PLAN: Potomac

APPLICANT: BRP, L.L.C.

HEARING DATE: February 24, 2005

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) one family residential lots.

- 2) 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.
- 3) Record plat to reflect a Category I easement over all areas of forest conservation and stream valley buffers.
- 4) Record plat to reference the sixty foot private right-of-way established on plats 11413 and 11414.
- 5) Record plat to reflect a common ingress/egress and utility easement over all shared driveways.
- 6) Compliance with the conditions of approval of the MCDPS, Special Protection Area water quality inventory and stormwater management concept approval dated February 3, 2005.
- 7) Compliance with conditions of MCDPWT letter dated February 6, 2005, unless otherwise amended.
- 8) Compliance with conditions of MCDPS, Well and Septic Section approval letter dated February 12, 2005.
- 9) Prior to issuance of a building permit submit a detailed engineered sediment control plan to MCDPS for review and approval.
- 10) Other necessary easements

SITE DESCRIPTION:

The Subject Property consists of a single 4.85 acre parcel in the RE-2 zone located on the west side of Glen Mill Road. (See attached vicinity map) The parcel is severed by an existing pipe stem for an adjacent lot and is, therefore, two separate pieces of land described by a single deed. Access to the parcel is via an existing private road that was established by plat in 1973. The existing private road represents the highpoint of the property; the land slopes away from the road on both sides. A segment of the Piney Branch stream traverses the northernmost section of the site; therefore the project is subject to the Special Protection Area requirements.

PROJECT DESCRIPTION:

This application requests to subdivide the parcel into two one family residential lots. Each lot will be of the same dimensions as each half of the existing "severed" parcel as shown in attachment "A". One of the lots will have a pipe stem shape with frontage on Glen Mill Road. The second lot will have frontage on the existing private road as established in a 1973 record plat for the adjacent Lot 2 and 4. Both lots will access Glen Mill Road via the private road. A stream buffer for the Piney Branch stream is located on the northernmost lot and will be protected by a Category I conservation easement on the record plat.

ANALYSIS

Chapter 50, the Subdivision Regulations

This application has been reviewed for compliance with Chapter 50, the Subdivision Regulations. It meets all applicable sections of Chapter 50, including but not limited to: the forest conservation law (Chapter 22A), adequate access, protection of environmentally sensitive features, approved stormwater management plan, and an approved waste disposal and water supply system for each lot. Based on the large size of the lots and acceptable imperviousness coverage for the proposed lots, a Special Protection Area Water Quality Plan is not required. A Water Quality Inventory and stormwater management concept have been approved by MCDPS. In addition, staff has determined that all other public facilities are deemed adequate to support the two lots as requested.

Chapter 59, the Zoning Ordinance

Staff has also reviewed the application for compliance with the dimensional requirements for RE-2 zoned land as specified in the Zoning Ordinance. The lots as proposed meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

Master Plan

The 2002 Potomac Master Plan recommended a continuation of the RE-2 zone for this property. This application is consistent with the low density residential character that the zoning provides.

CONCLUSION:

The lots as proposed meet all minimum requirements as established in the Subdivision Regulations and the Zoning Ordinance. Staff recommends approval of the application for two lots with the conditions cited above.

Attachments

Attachment 1 Preliminary Plan

Attachment 2 Vicinity Map

Attachment 3 Air Photo