



MCPB
Item # 15
2/24/05

MEMORANDUM



DATE: February 18, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RAK*
Catherine Conlon, Acting Supervisor *CAC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 500

PROJECT NAME: Mount Zion

CASE #: 1-05049

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-1

LOCATION: Located on the east side of Zion Road, approximately 50 feet north of the intersection with Olney-Laytonsville Road (MD 108)

MASTER PLAN: Olney and Vicinity

APPLICANT: Olympus Real Estates Group, LLC

FILING DATE: October 20, 2004

HEARING DATE: February 24, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Code, Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 3 dwelling units.
- 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) Compliance with conditions of MCDPS (Health Dept.) septic approval.
- 4) Compliance with the conditions of approval of the MCDPS stormwater management approval dated November 1, 2004.
- 5) Compliance with conditions of MCDPWT approval dated February 8, 2005.
- 6) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 8) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 500 (Subject Property), is located on the east side of Zion Road, approximately 850 feet north of the intersection with Olney-Laytonsville Road MD 108 (Attachment A). The Subject Property contains 3.9492 acres and is zoned RE-1. It is currently developed with a single-family dwelling, which will be removed.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into (3) residential lots for the construction of 3 one-family detached dwelling units (Attachment B). The proposed lots will have access via a shared driveway easement from Zion Road.

ANALYSIS

Staff's review of Preliminary Plan #1-05049, Mount Zion, indicates that the plan conforms to the recommendations of the Olney Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's low-density residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. There are no forest or specimen trees on the Subject Property. The proposed preliminary plan will meet forest conservation requirements by either planting offsite or using a forest conservation bank. There will be no on lot, or onsite forest conservation easements.

CONCLUSION:

Staff finds that Preliminary Plan #1-05049, Mount Zion, conforms to the Olney Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan