

**MEMORANDUM**

DATE: March 25, 2005

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 710

PROJECT NAME: Hill Property

CASE #: 1-04100

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the northeast side of Norwood Road, approximately 445 feet southeast of the intersection with Holly Grove Road

MASTER PLAN: Cloverly

APPLICANT: MTR Land, LLC

HEARING DATE: March 31, 2005

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

- 1) Approval under this preliminary plan is limited to nine (9) one-family detached 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 MCDPWT letter dated, November 5, 2004 unless otherwise amended.
- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated January 27, 2005.
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated February 21, 2005.
- 7) Other necessary easements.

SITE DESCRIPTION:

The property, identified as Parcel 710 (Subject Property), is located on the north side of Norwood Road, approximately 445 feet southeast of Holly Grove Road (Attachment A). The Subject Property contains a total tract area of 26.52 acres and is zoned RE-2. The property contains a stream and associated stream valley buffer.

PROJECT DESCRIPTION:

This is a subdivision application to create nine (9) residential lots for the construction of nine (9) one-family detached dwelling units. The Subject Property will have access from Norwood Road via a public cul-de-sac. A shared driveway will provide access for two of the lots.

ISSUES:

Previous Board Action

On April 11, 2000, a preliminary plan application for the subject property was submitted for approval by the Planning Board. The applicant proposed to create one (1) lot on approximately 29 acres of land. The application was designated Preliminary Plan # 1-00079. On March 8, 2001, Preliminary Plan #1-00079 was approved by the Planning Board for one (1) 2.5-acre lot and a waiver of plat recordation for the remaining 26 acres of the Subject Property. The current application, Preliminary Plan #1-04100, contains the remaining 26.52 acres and is hereby submitted for approval by the Board.

Over-length Cul-de-Sac

The plan proposes a public cul-de-sac, approximately 1,200 feet in length, which will provide access to the site from Norwood Road. Section 50-26(d) of the Subdivision Regulations allows Board approval of cul-de-sacs over 500 feet in length, measured on