



MEMORANDUM

DATE: April 21, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Acting Supervisor (301-495-4542)
Development Review Division *CC*

REVIEW TYPE: Preliminary Plan of Subdivision Amendment

APPLYING FOR: Preliminary Plan Approval for 1 multi-family dwelling units (104 existing multi-family dwelling units previously approved)

PROJECT NAME: Robey Road Property (Drings Reach)

CASE NO. 1-90156A

REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance

ZONE: R-30

LOCATION: On the east side of Robey Road approximately 1,800 feet northeast of Briggs Chaney Road

MASTER PLAN: Fairland

APPLICANT: MHPDRHC, Inc.

ATTORNEY: Chen, Walsh, Tecler & McCabe, L.L.P.

FILING DATE: March 25, 2005

HEARING DATE: April 28, 2005

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 105 multi-family dwelling units generating fewer than 50 peak hour trips.

- 2) All applicable previous conditions of approval as per preliminary plan opinion dated January 15, 1991 remain in full force and effect (Attachment A).

SITE DESCRIPTION and SURROUNDING AREA:

The subject property consists of Parcel A and Outlots A & B in the Drings Reach subdivision. The property contains 6.02 acres and is located within the Fairland Master Plan area on the east side of Robey Road, approximately 1,800 feet northeast of Briggs Chaney Road (see Attachment B). The property is zoned R-30 and is developed as a garden apartment community.

The property lies within the Little Paint Branch watershed which is classified as Use I-P waters. There are no environmentally sensitive areas located on the site.

PROJECT DESCRIPTION

The property contains an existing garden apartment community. Drings Reach Apartments are owned and operated by MHPDRCH, Inc., which is a subsidiary of Montgomery Housing Partnership, Inc (MHP). The community was approved for, and has, 104 garden apartment rental units. MHP proposes to add one additional dwelling unit by converting an existing office/model to active dwelling unit use. Up to 106 units could be permitted on this 6.02 acre property per the R-30 zone, however, the total units are limited by an Adequate Public Facilities (APF) cap on peak-hour vehicle trips.

ANALYSIS

Staff's review of this preliminary plan amendment indicates that the addition of one dwelling unit to the existing apartment community complies with the requirements of the R-30 zone, and will not violate the APF requirements. Per the previous conditions of approval, peak-hour vehicle trips from this subdivision were limited to fewer than 50 trips to meet APF requirements. Transportation Planning staff have analyzed the current amendment and determined that the project will continue to meet this APF requirement.

Therefore, the preliminary plan amendment complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public and private facilities are adequate to support and service the area of the subdivision.

CONCLUSION

The preliminary plan amendment meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the additional unit, subject to the conditions included above.

Attachment A – January 15, 1991 Opinion
Attachment B – Site Vicinity Map
Attachment C – Preliminary Plan