

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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MCPB
Item #10
9/15/05

MEMORANDUM

DATE: September 9, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plat for the Planning Board
Agenda for September 15, 2005

Attached are staff recommendations and copies of plat drawings for record plats being presented for Planning Board conditional approval on September 15, 2005. All plats depict creation of lots through the minor subdivision process. As such, there are no associated preliminary or site plans.

For the Board's information, a draft checklist which will be used to track all plats through detailed review and approval is also attached. Staff would welcome any comments the Planning Board may have on the proposed checklist, or the format of the summary for the attached minor subdivision plats.

PLAT NO. 220060200

Rollingwood

South side of Woodbine Street, approximately 500 feet west of Brookville Road

R-60 Zone, 1 Lot

Community Water, Community Sewer

Planning Area: Bethesda-Chevy Chase

Charles Cashel & Patricia Earl, Applica

Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plat is recommended for conditional approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code as will be determined during detailed agency review of the record plats prior to signature.

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A(3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any consolidation applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the two lots (previously known as lots 15 and 16) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (3) of the subdivision regulations and supports this minor subdivision record plat.