



MEMORANDUM

DATE: September 9, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *R&K*
Catherine Conlon, Supervisor *CC*
Development Review Division

FROM: Dolores M. Kinney, Senior Planner (301) 495-1321 *DMK*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 860

PROJECT NAME: Clubbs Farm

CASE #: 120050930 (Previously 1-05093)

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RC

LOCATION: Located at the northwest quadrant of the intersection of Darnestown Road (MD 28) and Darnestown-Germantown Road (MD 118)

MASTER PLAN: Potomac

APPLICANT: William P. Magruder

FILING DATE: April 28, 2005

HEARING DATE: September 15, 2005

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

- 1) Approval under this preliminary plan is limited to three (3) 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.
- 4) Compliance with conditions of MCDPWT letter dated, August 26, 2005 unless otherwise amended.
- 5) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 6) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 7) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 8) Compliance with the conditions of the MCDPS stormwater management approval dated June 2, 2005.
- 9) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated August 26, 2005.
- 10) Other necessary easements.

SITE DESCRIPTION:

Parcel 860 ("Subject Property") is located at the northwest quadrant of the intersection of Darnestown Road (MD 28) and Darnestown-Germantown Road (MD 118) (Attachment A). Currently vacant, the property is zoned RC and contains 19 acres.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision to create three (3) lots for the construction of three (3) one-family detached dwelling units (Attachment B). The proposed lots will be served by private well and standard private septic. Access to the proposed lots will be via a shared driveway. The property will be subject to forest conservation requirements.

DISCUSSION OF ISSUES

Master Plan Compliance

The Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to retain and reconfirm the existing zoning for all developed, underdeveloped, and undeveloped land in the subregion except those specifically recommended for change. The Subject Property was not recommended for change.

Citizen Issues

There were two (2) letters from citizens. One is from the residents of the Pioneer Hills, a community located immediately north of the proposed site. The other letter is from Richard Moore who is a property owner on the east side of Darnestown-Germantown Road (MD 118), immediately across from the proposed site. The Pioneer Hill residents expressed a number of concerns including stormwater management, topography, drainage, septic and house site location. Mr. Moore expressed concerns regarding traffic impacts on his property. Copies of the letters are shown in Attachment C, along with staff's response to their concerns.

The Pioneer Hills residents initially commented on the pre-preliminary plan and felt that the stormwater management, topography, drainage, septic and house site location were inadequate. Staff's response, which referred to both the pre-preliminary and preliminary plan, in summary, indicated that each of their concerns would be reviewed by the appropriate reviewing agency for compliance with regulations before recommendation to the Planning Board. The plan has been reviewed by the applicable M-NCPPC Staff and the Montgomery County agencies and is recommended for approval.

Mr. Moore's concerns pertaining to traffic impacts included fear of headlights shining into his home from vehicles exiting the site, since the private driveway for the proposed site is opposite his lot; and potential accidents that could occur on his property as a result of traffic generated from the site. Staff explained that every effort had been made to remedy the infringement of headlights shining into his home. Although the preliminary plan shows that the private driveway is opposite his lot, it will not be directly opposite his dwelling, which will minimize the annoyance of headlights. In reference to potential accidents, Staff sees no reason to believe there will be traffic accidents resulting from this development since there is adequate site distance at the driveway intersection with MD 118 and only three (3) weekday peak-hour trips would be generated from the proposed subdivision which should have a minimal impact on existing traffic.

ANALYSIS

Staff's review of Preliminary Plan #1-05093, Clubbs Farm, indicates that the plan conforms to the recommendations of the Potomac 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 private water and septic facilities will be adequate to support and service the proposed lot as demonstrated on the Data Table shown in Attachment F. Staff further finds that the size, width, shape, and orientation of the proposed and future lots are appropriate for the location of the subdivision.

CONCLUSION:

Staff finds that Preliminary Plan #1-05093, Clubbs Farm, conforms to the Potomac Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

Attachments

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Citizen Letters
- Attachment D Applicant Response to Citizen Letter
- Attachment E Staff Response to Citizen Letter
- Attachment F Preliminary Plan Data Table