



MEMORANDUM

DATE: October 28, 2005

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review
APPLYING FOR: Subdivision of Parcel 900
PROJECT NAME: Jennings Property
CASE #: 120051900 (Previously 1-05190)
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200
LOCATION: Located on the east side of Riffle Ford Road, approximately 200 feet southeast of the intersection with Riffle Ford Court.

MASTER PLAN: 2002 Potomac Subregion Master Plan
APPLICANT: Jennings Investments, LLC
FILING DATE: June 15, 2005
HEARING DATE: November 3, 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 two (2) 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) Compliance with conditions of MCDPWT letter dated, October 4, 2005 unless otherwise amended.
- 4) Compliance with the conditions of the MCDPS stormwater management approval dated May 24, 2005.
- 5) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated October 19, 2005.
- 6) Other necessary easements.

SITE DESCRIPTION:

Parcel 900 ("Subject Property") is located on the east side of Riffle Ford Road, approximately 200 feet southeast of the intersection with Riffle Ford Court. (Attachment A). The Subject Property contains 1.55 acres and is zoned R-200. A one-family detached dwelling and associated structures which currently exist on the property will remain. There are no streams, wetlands, or floodplains on the property.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision to create two (2) lots for the construction of two (2) one-family detached dwelling units (Attachment B). The proposed lots will be served by private well and standard private septic. Access to the property will be directly from Riffle Ford Road.

DISCUSSION OF ISSUES

Master Plan Compliance

In April 2002, the Approved and Adopted Potomac Subregion Master Plan (Page 96) united all of the Ancient Oak Subdivision and properties within the Darnestown Civic Association boundaries in the Potomac Subregion by shifting the master plan boundary from the PEPCO right-of-way to east of Riffle Ford Road. (See Attachment D). Previously, the Subject Property was depicted in the 1985 Approved and Adopted Gaithersburg Vicinity Master Plan as within the Smokey Glen Study Area (Figures 2, 17 and 18, Pages 6, 51 and 52). The Potomac Subregion Master Plan did not specifically address the Subject Property but did provide general guidance and recommendations for development patterns and density. These recommendations were designed to provide a transition between the suburban areas to the east and the agricultural areas to the west and to protect Darnestown's residential character. The Master Plan confirmed the R-200

zoning and the current preliminary plan comports with the R-200 zone development standards.

Forest Conservation

There is no existing forest on the property. However, the site is subject to the Forest Conservation Law because it exceeds 1.50 acres in size. The site has an afforestation requirement of 0.24 acres, which will be met offsite. Tree protection measures have been documented on the Forest Conservation Plan to minimize negative affects on the 51" dbh silver maple adjacent to the proposed driveway.

ANALYSIS

Staff's review of Preliminary Plan #1-05109, Jennings Property, indicates that the plan conforms to the recommendations of the Potomac Subregion Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the residential character of the area. 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 proposed lot as demonstrated on the Data Table shown in Attachment C. 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 #1-05109, Jennings Property, conforms to the 2002 Potomac Subregion 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 Preliminary Plan Data Table
- Attachment D Jennings Property - Master Plan Boundary