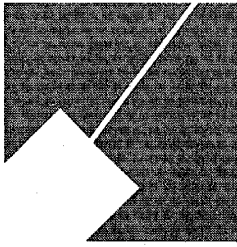


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
ITEM # 8
3/23/06



MEMORANDUM

DATE: March 9, 2006

TO: Montgomery County Planning Board

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

FROM: Catherine Conlon, Subdivision Supervisor (301) 495-4542 *CC*

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Preliminary plan of Subdivision for seven (7) one-family detached residential dwellings

PROJECT NAME: Lawson Property

CASE #: 1-20060530

REVIEW BASIS: Montgomery County Code Chapter 50, the Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the northwest side of Ganley Road approximately 500 feet northeast of Barnesville Road (MD 117).

MASTER PLAN: Boyds

APPLICANT: Holly Ridge Development, LLC

ENGINEER: Patton Harris Rust & Associates

FILING DATE: October 27, 2005

HEARING DATE: March 23, 2006

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to seven (7) one family residential 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, as applicable.
- 3) The applicant shall dedicate right-of-way for Ganley Road as shown on the preliminary plan for a total of 50 feet of right of way from the opposite right of way line along the property frontage.
- 4) The applicant shall construct an off-centered, standard cul-de-sac at the end of existing Ganley Road as shown on the preliminary plan.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management concept approval dated February 28, 2006.
- 6) Compliance with conditions of MCDPWT letter dated February 27, 2006, unless otherwise amended.
- 7) Compliance with the MCDPS Well and Septic approval dated March 1, 2006.
- 8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 9) No grading or disturbance of adjacent parkland or critical root zones for park trees during construction on the proposed lots. This includes no temporary or permanent directing of stormwater drainage into the parkland.
- 10) The applicant shall stake and sign park boundaries to distinguish between parkland and private properties.
- 11) The applicant shall give adequate notice to new home purchasers of the natural surface public-use trail planned for adjacent parkland.
- 12) Record plat to reflect a common ingress/egress and utility easement over shared driveways.
- 13) Record plat to reflect a Category I easement over all areas of forest conservation.
- 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements

SITE DESCRIPTION

The subject property consists of four unrecorded parcels containing 30.68 acres of land located on the northwest side of Ganley Road (Attachment A). The property is zoned RE-2 and currently contains one residential dwelling and an accessory structure that will be removed. The existing dwelling has access from Ganley Road via an existing private driveway that will also be removed.

The property is located within the Little Seneca Creek watershed which is designated as a Use Class I-P. The property abuts existing forested parkland surrounding Little Seneca Lake along the northeast property boundary. The property is currently open land and contains no existing streams or other environmentally sensitive areas.

PROJECT DESCRIPTION

This application requests subdivision of the subject property into seven one-family residential lots (Attachment B). The lots have access from existing Ganley Road via two proposed private driveways. Ganley Road will be improved where necessary as part of the proposed plan, and terminated as an off-center, standard-width cul-de-sac. The lots will be served by private wells and standard private septic systems. To meet forest conservation requirements, the project proposes on-site afforestation adjacent to existing parkland. The afforestation planting areas will be protected within Category I conservation easements.

ANALYSIS

Master Plan Compliance

The Boyds Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed subdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development and is consistent with the Zoning Ordinance development standards for the RE-2 zone.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The proposed right-of-way dedication and access via private driveways has been determined to be adequate to serve the proposed lots.

Over-length Cul-de-sac Waiver

Per Section 50-26(d), a cul-de-sac should not be longer than 500 feet unless the Planning Board finds that a greater length is justified by reason of property shape, size, topography, large lot size, or improved street alignment. Existing Ganley Road currently extends approximately 700 feet from Barnesville Road (MD 117), and has not been properly terminated as a cul-de-sac. Per Montgomery County Department of Public Works and Transportation (DPWT) requirements, this application will include construction of the cul-de-sac at the end of Ganley Road. Given the topography of the subject property and the large lot sizes with associated septic field and well locations, staff finds that terminating Ganley Road as an over-length cul-de-sac is appropriate.

Environment

Environmental Guidelines

The property contains no streams or other environmentally sensitive areas and is not subject to the Planning Board's *Environmental Guidelines*.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. The plan proposes to meet the forest conservation requirements by planting 7.78 acres of forest adjacent to existing parkland. This planting is 1.58 acres more than the minimum required by the forest conservation law, and will provide a buffer between the proposed houses and adjacent parkland. The forest planting will be protected within a Category I conservation easement.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. In staff's opinion, the application meets all applicable sections. In addition, staff has determined that access and public facilities will be adequate to support the seven lots as requested. Staff has also reviewed the application for compliance with the dimensional requirements for RE-2 zoned land as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1.

Citizen Correspondence

No written correspondence has been received for the application as of the date of this report. Staff has verbally communicated with some of the adjacent neighbors who had questions regarding the proposed plan, but did not express any specific concerns.

CONCLUSION

Staff finds the lots as proposed meet all requirements as established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Boyds Master Plan. Staff also finds that access and public facilities will be adequate to serve the proposed lots. The lots have been reviewed by other applicable county agencies, all of whom have recommended approval of the plan (Attachment C). Therefore, staff recommends approval of the application with the conditions cited above.

Attachments

- Attachment A Vicinity Map
- Attachment B Preliminary Plan
- Attachment C Agency Recommendations

TABLE 1. Preliminary Plan Data Table and Checklist

Plan Name: Lawson Property				
Plan Number: 120060530				
Zoning: RE-2				
# of Lots: 7				
# of Outlots: 0				
Dev. Type: One-family detached residential dwellings				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	87,120s.f.	121,532s.f. is minimum proposed	CAC	3/6/06
Lot Width	150ft.	Must meet minimum	CAC	3/6/06
Lot Frontage	25ft.	Must meet minimum	CAC	3/6/06
Setbacks				
Front	50 ft. Min.	Must meet minimum	CAC	3/6/06
Side	17ft. Min./35ft. total	Must meet minimum	CAC	3/6/06
Rear	35ft. Min.	Must meet minimum	CAC	3/6/06
Height	50ft. Max.	May not exceed maximum	CAC	3/6/06
Max Resid'l d.u. or Comm'l s.f. per Zoning	15 dwelling units	7 dwelling units	CAC	3/6/06
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No		CAC	3/6/06
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	CAC	3/6/06
Road dedication and frontage improvements	Dedication and road termination	Yes	Agency letter	2/27/06
Environmental Guidelines	Yes	Yes	Staff memo	3/3/06
Forest Conservation	Yes	Yes	Staff memo	3/3/06
Master Plan Compliance	Yes	Yes	CAC	3/6/06
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	Agency letter	2/28/06
Water and Sewer (WSSC)	N/A			
10-yr Water and Sewer Plan Compliance	Yes	Yes	CAC	3/6/06
Well and Septic	Yes	Yes	Agency letter	3/1/06
Local Area Traffic Review	N/A			
Fire and Rescue	Yes	Yes	Agency letter	2/21/06