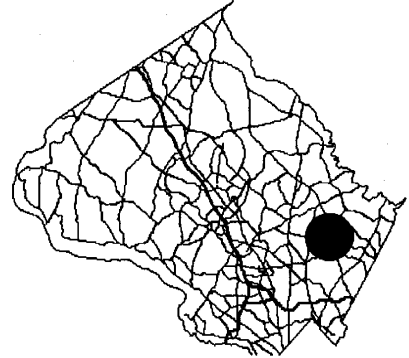


**MEMORANDUM-Consent Agenda Item**

DATE: June 23, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief
 Michael Ma, Supervisor
 FROM: Robert A. Kronenberg
 Development Review Division
 (301) 495-2187



REVIEW TYPE: Site Plan Amendment
 CASE #: 82002024A
 PROJECT NAME: Hunt Miles (Forest Ridge)
 APPLYING FOR: Amendment to remove the natural surface pathway and bench
 between lots 29 and 30
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for
 Minor Plan Amendments
 ZONE: PD-2, Environmental Overlay Zone
 LOCATION: Located on Fairdale Road approximately 200 feet northeast of the
 intersection with Bradshaw Drive
 MASTER PLAN: Fairland
 APPLICANT: Nathaniel Butler
 FILING DATE: April 26, 2006
 HEARING DATE: July 6, 2006

The proposed amendment requests the removal of approximately 220 feet of natural surface path and one bench in a small natural area between lots 29 and 30 of the Forest Ridge subdivision.

An amendment was filed on April 26, 2006 due in response to a letter issued by our M-NCPPC inspector requesting compliance with the approved site plan. The Applicant (Winchester Homes) was required to install the natural surface path and bench within a time frame established by the development program on the approved site plan but had not done so. Representatives from the community responded that they objected to the path and bench, because it did not serve a community purpose and did not provide a connection to other facilities.

A public notice was sent out with the filing on April 26, 2006 for review and comment; and, the Applicant and previous HOA president had sent letters out to the property owners of the community on June 23, 2005 and October 25, 2005. Sixteen of the thirty homes (community members) responded, stating they were in favor of the removal of the path and bench. Please find a copy of the attached notice requesting an amendment for the removal of the path and bench. This amendment did not go to DRC but was circulated to departmental staff for review and comment.

As previously noted, the proposed amendment specifically requests the removal of 220 feet of natural path (wood chips) and one bench in a small natural area between lots 29 and 30 of the Forest Ridge subdivision. The removal of these recreational amenities does not affect the total supply points for recreation calculations for the development.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Hunt Miles (Site Plan No. 82002024A) for modifications to the recreational amenities on the site.

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

October 26, 2005

Mr. Tam Nguyen, President
Forest Ridge Homeowners Association
C/O Chambers Management
12051-B Tech Road
Silver Spring, Maryland 20904

Re: Forest Ridge (formerly Hunt Miles)-Removal of path; Site Plan #8-02024

Dear Mr. Nguyen:

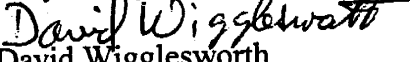
Thank you for your letter dated September 25, 2005 requesting the removal of the natural surface path and bench between lots 29 and 30 on Fairdale Road. Our director confirmed that the removal of the path and bench is acceptable and could be reviewed administratively by staff.

Our process requires an amendment to the approved site plan to specifically address recreational guidelines and approved elements on the plan. The amendment will need to justify the removal of the path and bench according to the demand and supply points approved with the site plan. A determination will be made by staff based on the supply points provided as to whether additional recreational amenities will be required as well as their location. However, it appears that the removal of the two elements will not affect the overall supply points.

The Site Plan Amendment needs to be submitted through the Development Review Division for staff review. Attached is a copy of the submittal application form. The fee for the submittal is \$1,500. A Development Review Committee Meeting and Planning Board hearing will not be necessary. Please contact Ms. Angela Brown to schedule a submittal date at 301 495-4611. A letter outlining the revisions needs to accompany the submittal application.

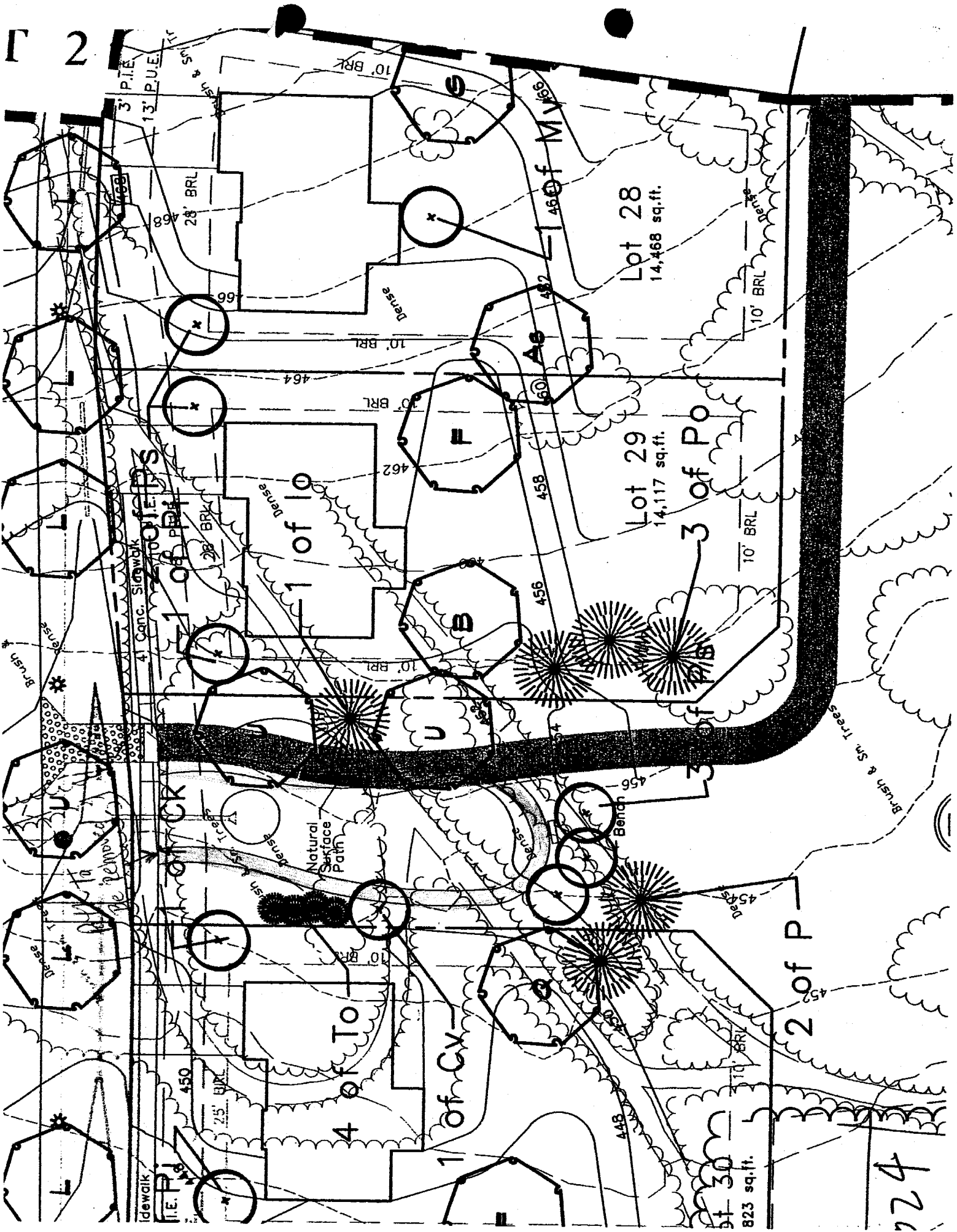
Please contact me if you have additional questions at 301 495-4581.

Very truly yours,


David Wigglesworth
Development Review Division

Cc: Michael Ma, Supervisor
Robert Kronenberg, Site Plan Reviewer

1 2



Lot 28
14,468 sq.ft.

Lot 29
14,117 sq.ft.

3 of Po

2 of P

823 sq.ft.

724

