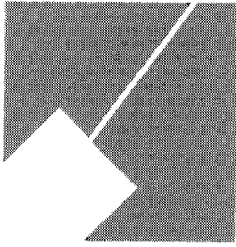


M-NCPPC



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 # 3
July 6, 2006



MEMORANDUM

DATE: June 16, 2006

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Existing Lot 13

PROJECT NAME: Four Corners

CASE #: 120060800

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations

ZONE: R-60

LOCATION: Located at southeast quadrant of the intersection of University Boulevard (MD 193) and Brunett Avenue

MASTER PLAN: Four Corners Master Plan

APPLICANT: Gilmoure Brunett, LLC

ENGINEER: Kevin Fisher & Associates

FILING DATE: February 6, 2006

HEARING DATE: July 6, 2006

STAFF RECOMMENDATION: Approval, pursuant to Section 50-29 (b) (2), Montgomery County Subdivision Regulations subject to the following conditions:

- 1) Approval under this preliminary plan is limited to five (5) residential lots.
- 2) The proposed development shall comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
- 3) At the time of building permit:
 - a) An acoustical engineer must certify through building shell analysis that interior noise levels will not exceed 45 DBA L_{DN} .
 - b) The builder must construct the buildings in accordance with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.
 - c) The certification and builder acceptance letter must be provided to MNCPPC Environmental Planning staff before building permits approved.
- 4) Compliance with conditions of MCDPWT letter dated May 2, 2006, unless otherwise amended.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated January 20, 2006.
- 6) Prior to the issuance of any use and occupancy permit, the Applicant shall build the proposed residential sidewalk ramps 6 feet from the curb of the intersections of Gilmoure Drive and Brunett Avenue, and University Boulevard (MD 193) and Brunett Avenue, as shown on the preliminary plan, while still avoiding the utility pole (a vertical obstacle) that is located at that corner.
- 7) Record plat to reflect dedication of 10 additional feet for University Boulevard, with a 2-foot Public Improvement Easement (PIE) to accommodate a future shared use path.
- 8) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 9) Other necessary easements

SITE DESCRIPTION:

Lot 13, the "Subject Property", is part of the Fairway Section Four Subdivision, which was recorded in 1983. The Subject Property is located at the southeast quadrant of the intersection of University Boulevard (MD 193) and Brunett Avenue (Attachment A). The property contains 0.87 acres and is zoned R-60. A one-family detached residential dwelling unit currently exists on the Subject Property and will be removed.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision application to create five (5) residential lots for the construction of five (5) one-family detached dwelling units (Attachment B). Access to the site will be via private driveways directly from Gilmoure Drive. The Subject Property is exempt from forest conservation but a tree save plan for off-site trees

Neighborhood Delineation

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. The applicant has proposed a neighborhood of 32 lots for analysis purposes (Attachment C). The neighborhood boundary extends north to University Boulevard (MD 193), east to Lorain Drive, south to Harding Drive, and west to Kinross Avenue. Staff is of the opinion that the applicant's neighborhood delineation is appropriate because it provides an adequate sample that exemplifies the lot and development pattern of the area. The applicant has provided a tabular summary of the area based on the resubdivision criteria, which is included in the staff report.

ANALYSIS

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, Staff applied the resubdivision criteria to the delineated neighborhood. Based on the analysis, Staff finds that the proposed resubdivision will be of the same character as the existing lots in the neighborhood. As set forth below, the attached tabular summary (Attachment D) and graphical documentation support this conclusion:

Frontage: In a neighborhood of 24 lots, lot frontages range from 38.10 feet to 165 feet. The proposed lots have frontage widths, that range from 68 feet to 173 feet. Although there will be 1 corner lot (the proposed Lot 1) which will be larger than the existing lots, it will still be in keeping with the character of the other corner lots in the neighborhood. Typically, corner lots are greater in frontage than others. **Therefore, Staff finds that the proposed lot will be consistent in character with other lots in the neighborhood.**

Area: In a neighborhood of 24 lots, lot areas range from 5,004 square feet to 10,901 square feet. The proposed lots have areas, which range from 6,319 to 9,160 square feet. **Staff finds that the proposed resubdivision will be consistent in character with the existing lots in the neighborhood with respect to area.**

Lot Size: The lot sizes in the delineated neighborhood range from 4,792 square feet to 10,890 square feet. The proposed lots will have lot sizes, which range from of 6,098 square feet to lot sizes of 9,148 square feet. **Therefore, the lot size of the proposed lot will be of the same character as the existing lots in the neighborhood.**

Lot Width: The lot widths in the existing neighborhood range from 48.74 feet to 118.27 feet. The proposed lots will range in widths from 64 to 94 feet. **The**

proposed resubdivision will have a high correlation to the other lots in the neighborhood.

Shape: The existing lots in the neighborhood consists of nine (9) irregularly shaped lots and the remaining are rectangular shaped lots. **The plan proposes four (4) rectangular lots and one (1) irregularly shaped lot, which will be consistent in character with the overall pattern of differently shaped lots in the neighborhood.**

Alignment: There are five (5) existing corner lots in the neighborhood and the remaining lots are perpendicular in alignment. **The plan proposes two (2) corner lots and three (3) perpendicular lots which will be in character with the other lots in the neighborhood.**

Residential Use: The existing lots and the proposed lots are residential in use.

Community Outreach

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

CONCLUSION

Section 50-29 (b) (2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. The proposed resubdivision will create five lots that will have a high correlation with all of the lots in the existing neighborhood based on the resubdivision criteria. Staff finds that the proposed resubdivision is of the same character as existing lots in the neighborhood and that it complies with Section 50-29(b)(2) of the Subdivision Regulations.

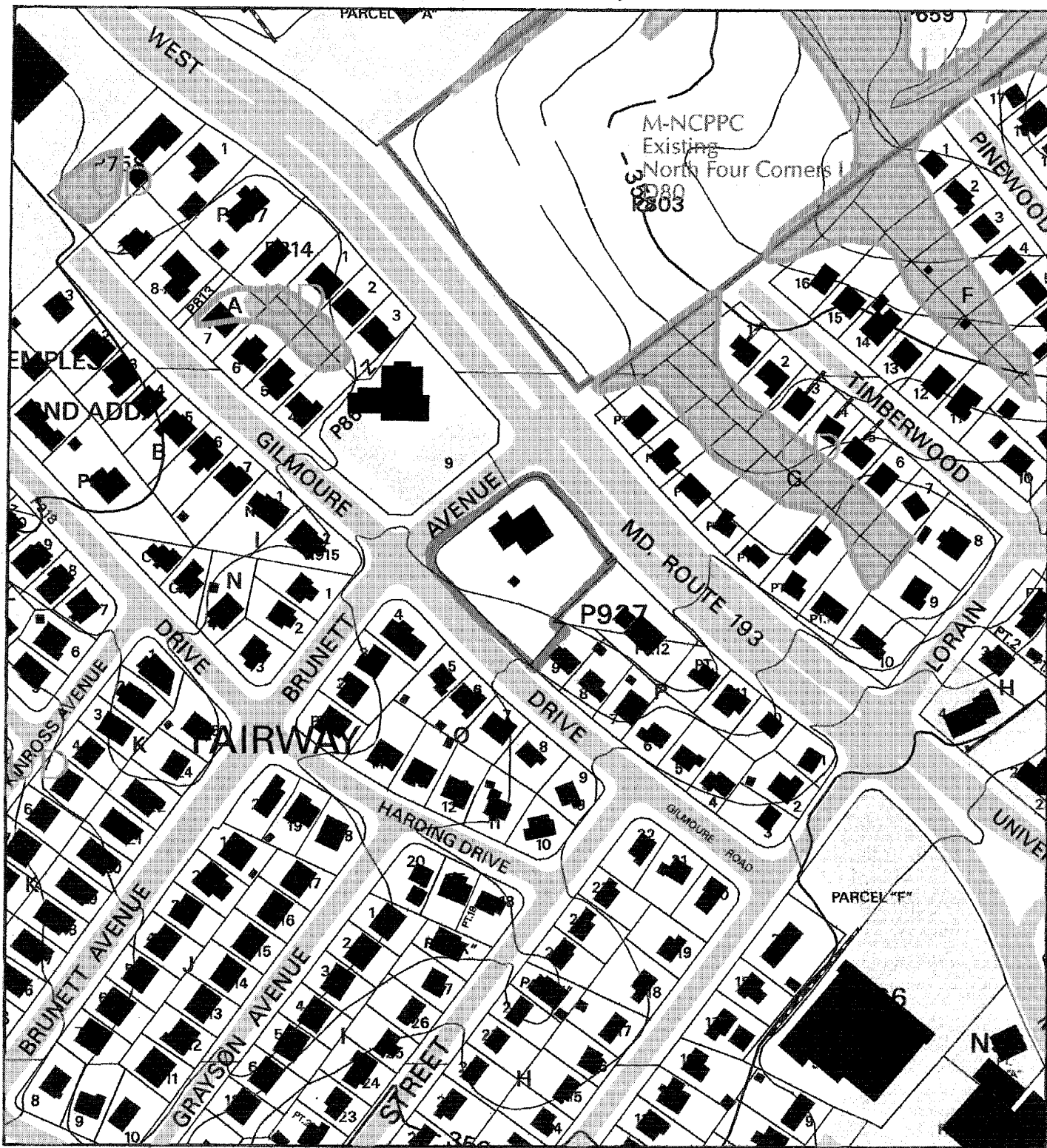
Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, and that public facilities will be adequate to support and service the area of the proposed subdivision. The plan also complies with Chapter 59, the Zoning Ordinance, as summarized in the attached data table (Attachment E). As such, Staff recommends approval of the preliminary plan.

Attachments

Attachment A Vicinity Development Map
Attachment B Proposed Development Plan
Attachment C Neighborhood Delineation Map
Attachment D Tabular Summary

Attachment E Data Table
Attachment F Agency Correspondence

FOUR CORNERS ESTATES (120060800)



Map compiled on March 07, 2006 at 12:46 PM | Sites located on base sheet no - 213NW01

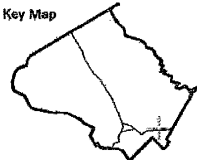
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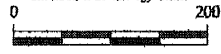
Key Map



N

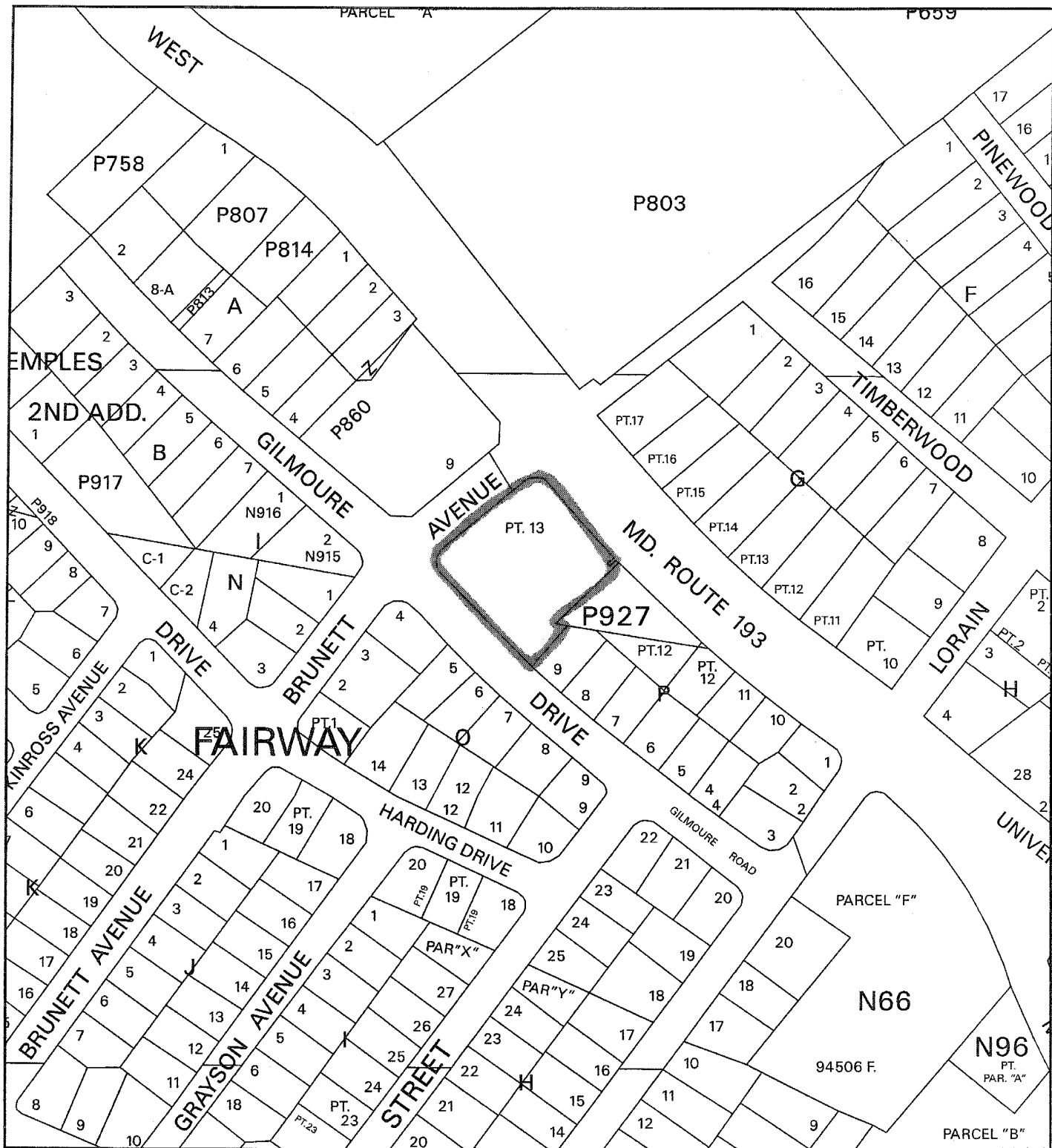


Research & Technology Center



1 inch = 200 feet
1 : 2400

FOUR CORNERS ESTATES (120060800)



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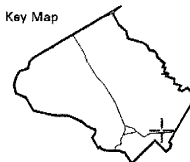
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Key Map



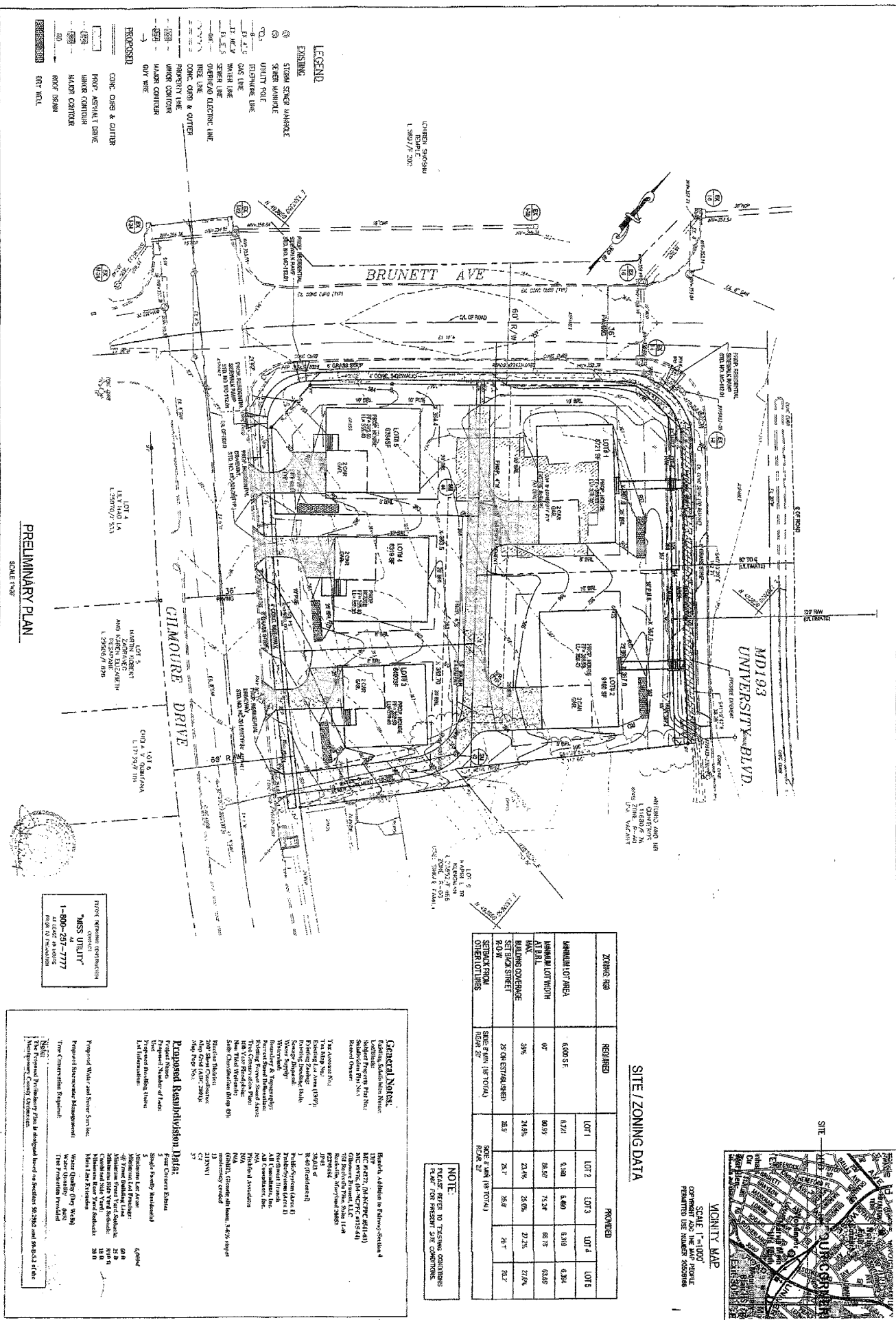
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Research & Technology Center

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1 inch = 200 feet
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- LEGEND**
- EXISTING**
- STRAIN STITCH MARKING
 - SEWER MARKING
 - UTILITY POLE
 - TELEPHONE LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - OVERHEAD ELECTRIC LINE
 - TREE LINE
 - CONC. DRIVE & OTHER
 - PROPERTY LINE
 - MAJOR CONTOUR
 - WOOD CONTOUR
 - GRASS
- PROPOSED**
- CONC. DRIVE & OTHER
 - PROP. ASPHALT DRIVE
 - MAJOR CONTOUR
 - WOOD CONTOUR
 - PROP. DRIVE
 - PROP. WALK

CHIMOURE DRIVE
 REVISION
 1.30.07/7.200

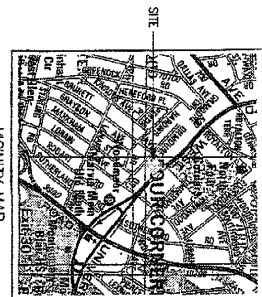
PRELIMINARY PLAN
 SCALE 1/8"

DATE: 08/20/2008
 PROJECT: MASS UTILITY
 AT LOCATION: 1-800-257-7777

SITE / ZONING DATA

ZONING REQ	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 SF	LOT 1 1,271 LOT 2 9,108 LOT 3 3,403 LOT 4 3,391 LOT 5 12,927
MINIMUM LOT WIDTH	40'	LOT 1 60.50' LOT 2 88.30' LOT 3 52.30' LOT 4 52.30'
BUILDING COVERAGE	35%	LOT 1 24.8% LOT 2 23.4% LOT 3 25.0% LOT 4 27.2% LOT 5 25.7%
SETBACK SHEET	20' ON ESTABLISHED	LOT 1 25' LOT 2 25' LOT 3 25' LOT 4 25' LOT 5 25'
SETBACK FROM OTHER LOT LINES	SEE FROM (IF TOTAL)	LOT 1 25' LOT 2 25' LOT 3 25' LOT 4 25' LOT 5 25'

NOTE:
 PLEASE REFER TO TYPING CONDITIONS FOR THE PRELIMINARY SITE CONDITIONS.



General Notes:
 1. The proposed Preliminary Plan is subject to the approval of the City of Boston.
 2. The proposed Preliminary Plan is subject to the approval of the City of Boston.
 3. The proposed Preliminary Plan is subject to the approval of the City of Boston.

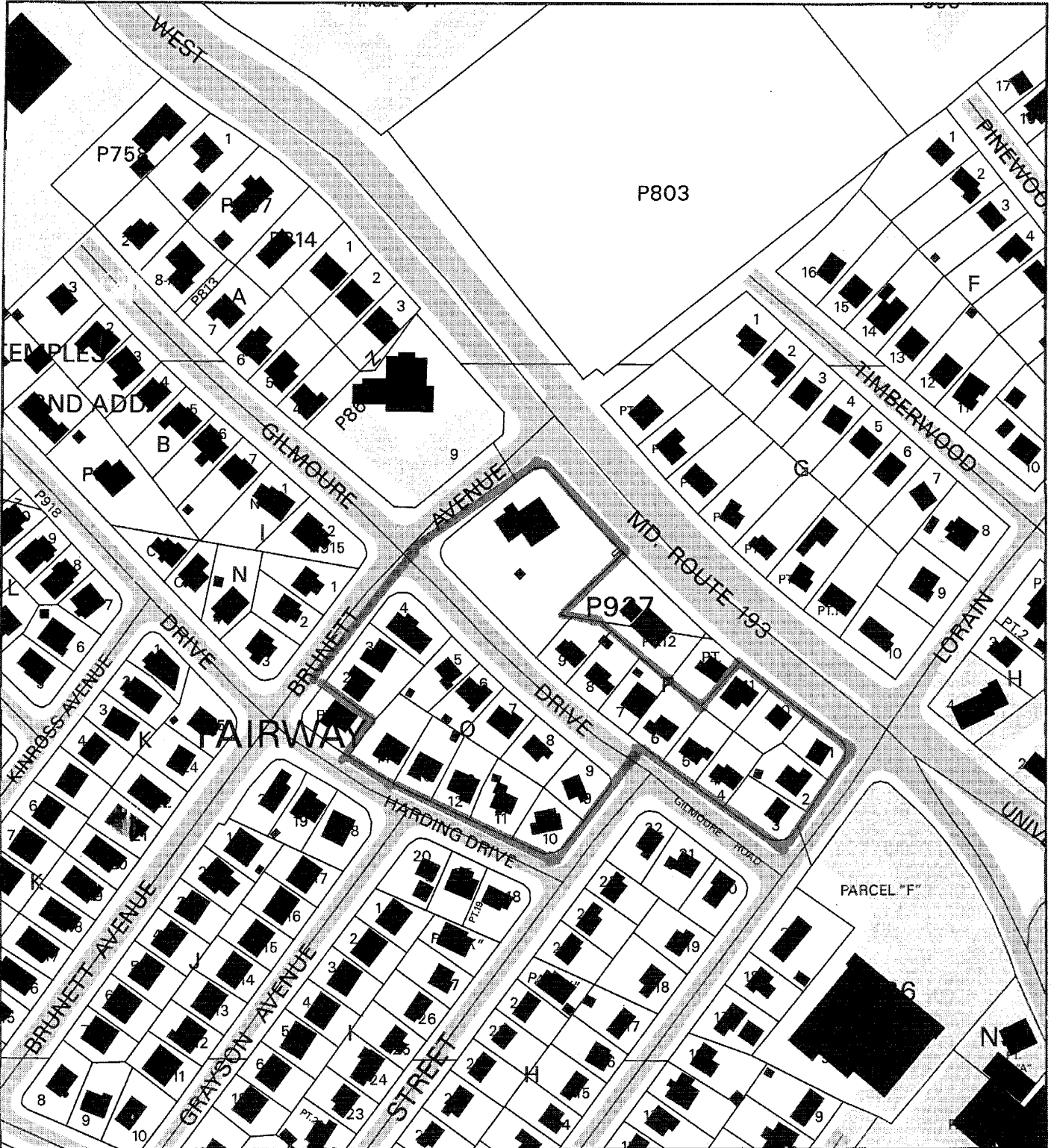
Proposed Water and Sewer Service:
 Water: City of Boston, 150 Main Street, Boston, MA 02109.
 Sewer: City of Boston, 150 Main Street, Boston, MA 02109.

Proposed Stormwater Management:
 The proposed stormwater management system is designed to meet the requirements of the City of Boston.

Proposed Landscaping:
 The proposed landscaping includes trees, shrubs, and ground cover to be installed at the time of construction.

Proposed Utilities:
 The proposed utilities include water, sewer, gas, and electric service to be installed at the time of construction.

FOUR CORNERS NEIGHBORHOOD MAP (120060800)



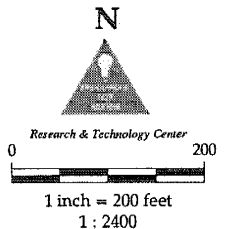
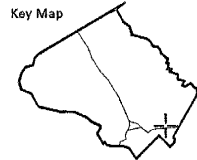
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Preliminary Plan Data Table and Checklist

Plan Name: Four Corners Estates				
Plan Number: 120060800				
Zoning: R-60				
# of Lots: 5				
# of Outlots: 0				
Dev. Type: 5 one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	6,000 sq.ft.	6,319 sq.ft. is minimum proposed	<i>Dm</i>	June 16, 2006
Lot Width	60 ft.	Must meet minimum	<i>Dm</i>	June 16, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>Dm</i>	June 16, 2006
Setbacks				
Front	25 ft. Min.	Must meet minimum	<i>Dm</i>	June 16, 2006
Side	8 ft. Min./ 18 ft. total	Must meet minimum	<i>Dm</i>	June 16, 2006
Rear	20 ft. Min.	Must meet minimum	<i>Dm</i>	June 16, 2006
Height	35 ft. Max.	May not exceed maximum	<i>Dm</i>	June 16, 2006
Max Resid'l d.u Zoning	6 dwelling units	5 dwelling units	<i>Dm</i>	June 16, 2006
Site Plan Req'd?	No	No	<i>Dm</i>	June 16, 2006
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	<i>Dm</i>	June 16, 2006
Road dedication	Yes	Yes	DPWT memo	May 2, 2006
Environmental Guidelines	Yes	N/A	Environmental memo	June 12, 2006
Forest Conservation	Yes	Exempt	Environmental memo	June 12, 2006
Master Plan Compliance	Yes	Yes	Community Based Planning memo	June 8, 2006
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	DPS memo	June 8, 2006
Water and Sewer (WSSC)	Yes	Yes	WSSC memo	March 13, 2006
Local Area Traffic Review	N/A	N/A	<i>Dm</i>	
Fire and Rescue	Yes	Yes	MDFRS memo	March 13, 2006

**AGENCY
CORRESPONDENCE**

EPD Recommendation to Dev Rev Div: Hold for revision/additional information

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver
Development Review Division

SUBJECT: Plan # 1-06080, Name Four Corners Estates
DRC date: March 13, 2006

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:

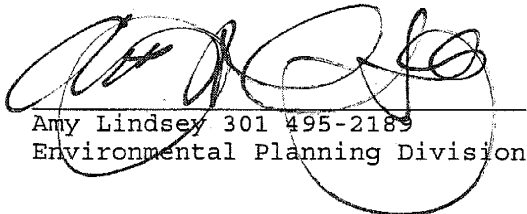
Hold for the following Revisions/Additional Information before scheduling for Planning Board:

- Revise tree save plan.

Comments:

1. This property is exempt from Forest Conservation Law per 4-06139E (Small Property).
2. Consider having all units configured to a rear entry off of the alley, to minimize imperviousness.
3. The tree save plan needs to show all onsite trees $\geq 6"$ DBH. All offsite trees $\geq 24"$ DBH within 100' of the property line need to be shown, as well as offsite trees $\geq 6"$ DBH within 25' of the LOD.
4. Clear identification of trees to be protected, trees to be removed, and CRZs for these trees must be shown.
5. The plan must include the arborist's detailed evaluation and recommendations regarding the protection of the tree. The arborist must sign, stamp, and date the tree save plan.
6. Provide detailed notes that cover minimum M-NCPPC inspections (i.e., pre-construction meeting, inspection after protection measures are put in place and prior to start of clearing and grading, after construction inspections, any post-construction tree care measures, etc.).
7. Tree protection measures must be in place before any demolition, grading, clearing, or construction.

SIGNATURE:



Amy Lindsey 301 495-2189
Environmental Planning Division

DATE: 3/13/06

cc: Kevin Fisher & Associates
Gilmoure Brunett, LLC

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.