



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB

Item #

7/12/07



MEMORANDUM

DATE: June 29, 2007

TO: Montgomery County Planning Board

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

FROM: Erin Grayson, Planner(301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Subdivision to create 3 lots to accommodate 3 one-family dwelling units
and 1 recorded parcel

PROJECT NAME: Bedfordshire

CASE #: 120061060

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: On the west side of Falls Road, 225 feet South of Marseille Drive

MASTER PLAN: Potomac

APPLICANT: Maisel Development Co.

ENGINEER: Macris Hendricks & Glascock

FILING DATE: April 19, 2006

HEARING DATE: July 12, 2007

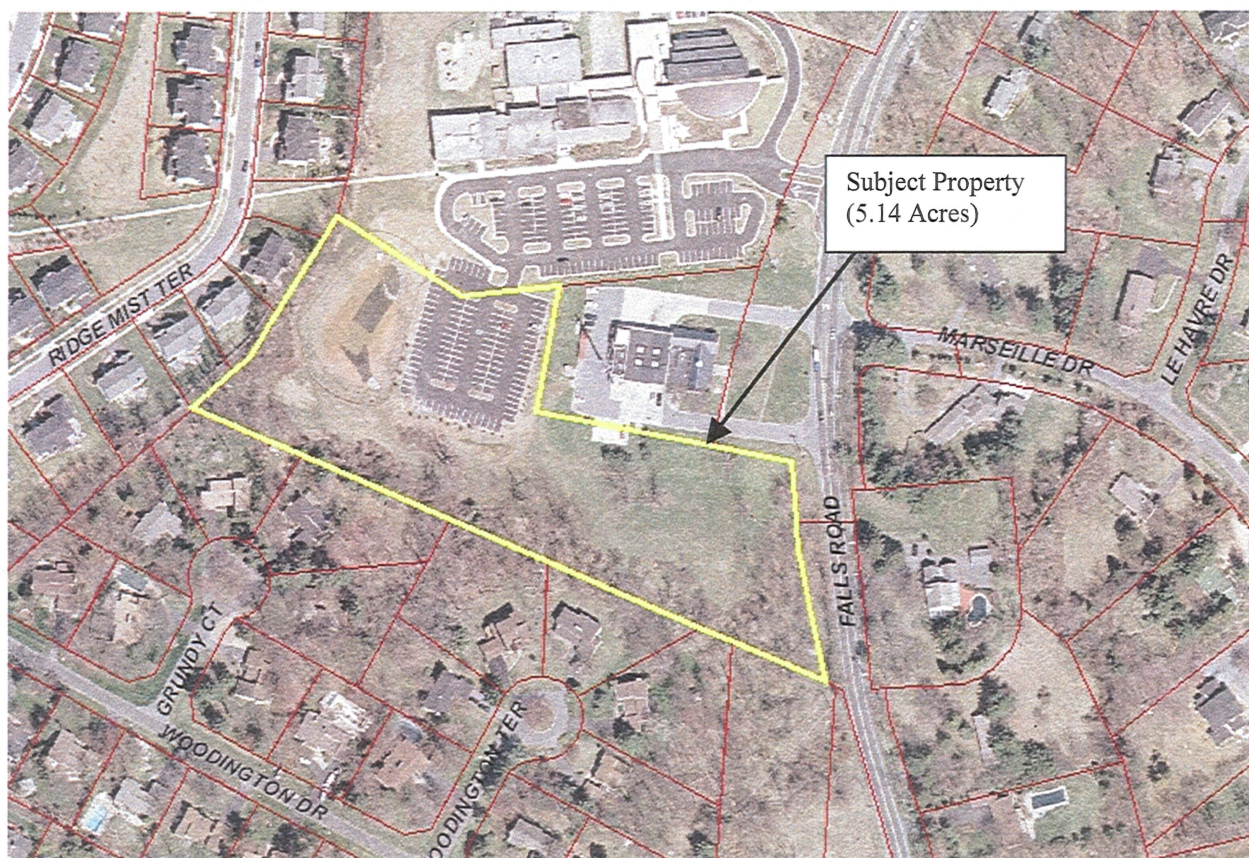
RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 3 lots for 3 one-family residential dwelling units and one recorded parcel.
- 2) The applicant must 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.
- 3) Record plat to reflect common ingress/egress and utility easements over the shared driveways.
- 4) The applicant must comply with the conditions of approval of the MCDPS stormwater management approval dated February 15, 2001.
- 5) The applicant must comply with conditions of MCDPWT letter dated June 1, 2006 unless otherwise amended.
- 6) Record plat must reflect a 30-foot building restriction line (rear-yard setback) along the southern boundary of the proposed lots adjacent to the rear yards of existing lots.
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 8) 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.
- 9) Other necessary easements to be shown on record plat.

SITE DESCRIPTION

The subject property, pictured on the following page and in Attachment A (Vicinity Map), is an unrecorded parcel, 5.41 acres in size. The property is located on the west side of Falls Road (MD 189), 225 feet south of Marseille Drive, in the Potomac Master Plan area. The parcel is zoned R-200 and surrounded by property also zoned R-200. The parcel was partially developed in conjunction with recorded Parcel 905, located north of the subject property, which contains a house of worship center. As a result, the northwest portion of the subject property contains a parking lot for the house of worship center and a stormwater management facility. A fire station is located directly to the north and developed residential lots are located to the south and east.

The subject property is located in the Watts Branch Watershed (Use I-P). The site contains 0.33 acres of forest. There are no streams, wetlands, or environmental buffers on-site.



PROJECT DESCRIPTION

The applicant proposes to create 1 recorded parcel and 3 residential lots. Proposed Parcel A is 121,898 square feet in size to accommodate the house of worship center parking lot and stormwater management facility. The 3 lots are proposed to accommodate 3 one-family detached residential dwelling units. Proposed Lot 1 is 27,277 square feet, proposed Lot 2 is 24,265 square feet and proposed Lot 3 is 26,715 square feet in size. Access to the newly created lots will be provided via a 20-foot wide shared driveway from Falls Road. The 3 lots will be served by public water and sewer.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Potomac Subregion Master Plan does not specifically identify the subject property but does give general recommendations regarding zoning and land use. The plan recommends

the existing R-200 zoning of the subject property and adjacent properties. The proposed plan complies with the Potomac Master Plan in that it proposes lots consistent with the standards of the zone.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. The application, therefore, is not subject to Local Area Transportation Review. Right-of-way dedication shown on the preliminary plan for Falls Road is in accordance with the Master Plan of Highways in order to accommodate realignment of Falls Road at a later date. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Environment

Environmental features of the subject property were reviewed as part of the expansion of the house of worship center, Har Shalom Synagogue and school. As a result, many of the requirements regarding environmental features were previously satisfied.

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) for this site was approved on June 2, 2001 as part of Har Shalom plan #4-01346 and meets all applicable requirements for protection of environmentally sensitive areas.

All forest conservation requirements for this property were met with Har Shalom plan #SC2002003 and would not be impacted by the proposed addition of 3 residential lots. This plan had a 2.92-acre planting requirement which was met by 0.37-acres of landscaping credit and 2.56-acres of off-site forest planning. The plan meets all applicable requirements of the county Forest Conservation Law.

The MCDPS Stormwater Management Section approved the stormwater management concept for the site on February 15, 2001. The stormwater management concept consists of on-site water quantity control via a detention pond and on-site water quality control via a sand filter within the pond.

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. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision. The proposed lots have pipestems in order to meet frontage requirements of the R-200 zone, but they align to adjoining lots south of the site in a one-to-one configuration and adjoining lots south of the site and setbacks along the shared property line will be rear-to-rear.

The proposed subdivision was reviewed for compliance with the dimensional requirements for the R-200 zone 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. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan (see Attachment D for agency correspondence).

Citizen Correspondence and Issues

The applicant notified adjacent and confronting property owners and civic associations of the preliminary plan submission made to MNCPPC on April 24, 2006 and provided copies of the plan, as required. No citizen concerns have been brought to the attention of MNCPPC staff as of the date of this report.

CONCLUSION

The three proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

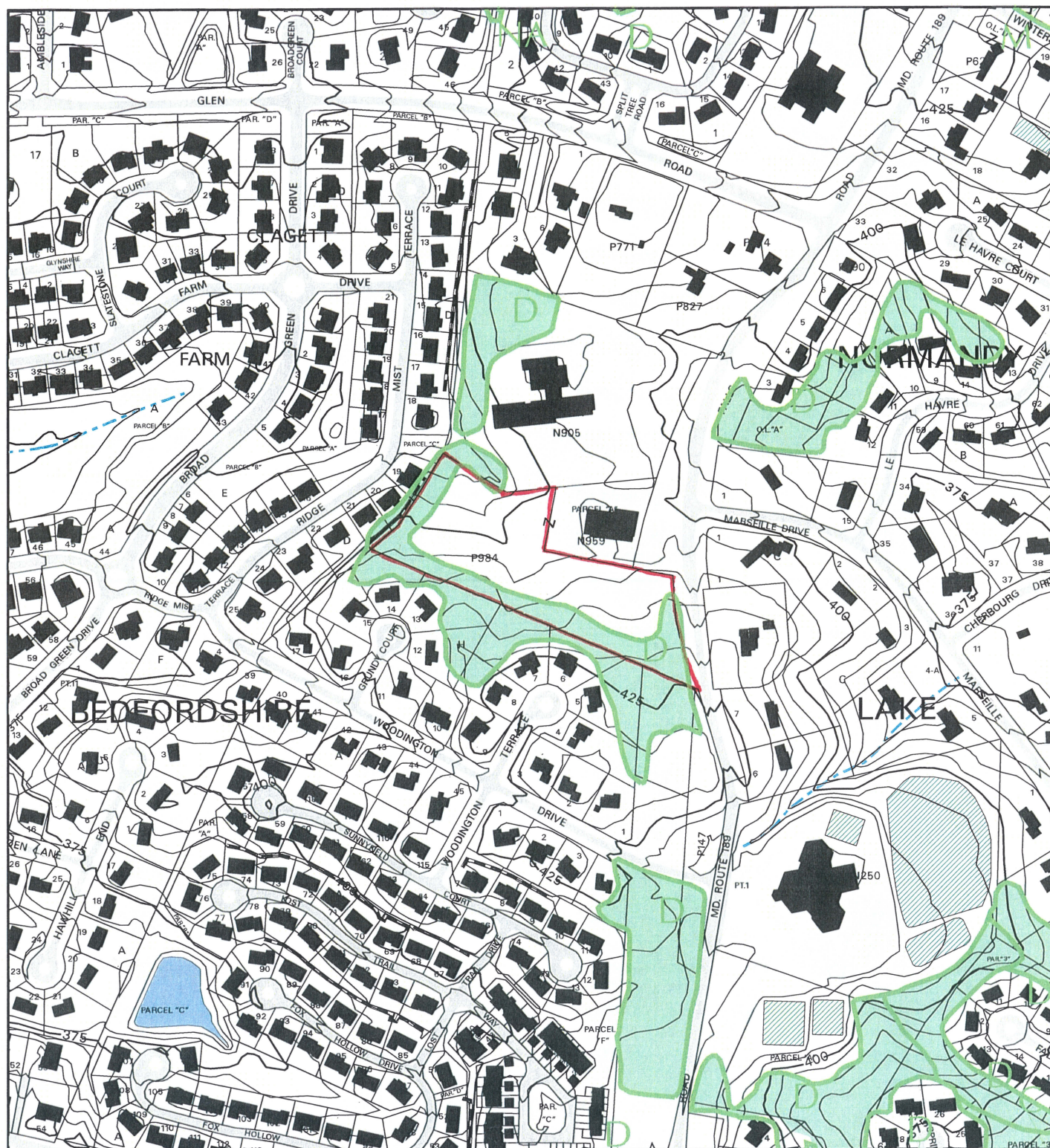
Attachment A – Vicinity Development Map
Attachment B – Proposed Development Plan
Attachment C – Agency Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Bedfordshire				
Plan Number: 120061060				
Zoning: R-200				
# of Lots: 3				
# of Outlots: 1				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft.	24,265 sq. ft. is minimum proposed	EA	6/22/07
Lot Width	100 ft.	109 ft. is minimum proposed	EA	6/22/07
Lot Frontage	25 ft.	25 ft. is minimum proposed	EA	6/22/07
Setbacks				
Front	40 ft. Min.	Must meet minimum ¹	EA	6/22/07
Side	12 ft. Min./25 ft. total	Must meet minimum ¹	EA	6/22/07
Rear	30 ft. Min.	Must meet minimum ¹	EA	6/22/07
Height	50 ft. Max.	May not exceed maximum ¹	EA	6/22/07
Max Resid'l d.u. or Comm'l s.f. per Zoning	10 dwelling units	3 dwelling units	EA	6/22/07
MPDUs	No		EA	6/22/07
TDRs	No		EA	6/22/07
Site Plan Req'd?	No		EA	6/22/07
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		EA	6/22/07
Road dedication and frontage improvements	Yes	Agency letter		6/1/06
Environmental Guidelines	Yes	Staff memo		4/30/07
Forest Conservation	Exempt	Staff memo		4/30/07
Master Plan Compliance	Yes		EA	6/22/07
Historic Preservation	No		EA	6/22/07
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Agency letter		2/15/01
Water and Sewer (WSSC)	Yes	Agency comments		6/22/07
10-yr Water and Sewer Plan Compliance	N/a		EA	
Well and Septic	N/a		EA	
Local Area Traffic Review	N/a	Staff memo		5/22/06
Fire and Rescue	Yes	Agency letter		5/22/07
Other (i.e., schools)				

¹ As determined by MCDPS at the time of building permit.

BEDFORDSHIRE (120061060)



Map compiled on May 11, 2006 at 4:58 PM | Site located on base sheet no - 214NW09

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

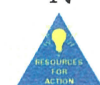
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



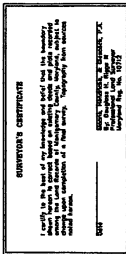
N



Research & Technology Center

0 400

1 inch = 400 feet
 1 : 4800





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 15, 2001

Robert C. Hubbard
Director

Mr. Scott D. Roser
Macris, Hendricks, & Glascock, P.A.
9220 Wightman Road Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Har Shalom
SM File #: 200118
Tract Size/Zone: 12.48 ac.
Total Concept Area: 10.9 ac.
Tax Plate: FQ562/561
Parcel(s): A
Montg. Co. Grid: 28 F13
Watershed: Watts Branch

Dear Mr. Roser:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quantity control via a detention pond and on-site water quality control via a sand filter within the pond.

The following **condition** will need to be addressed **prior to** the detailed sediment control/stormwater management plan stage:

1. The pond outfall must connect to the existing offsite stormdrain system. If this condition can not be met, this concept is void and a new concept shall be submitted.
2. Provide positive drainage to the sand filter with a possible berm to increase flow length.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

cc: M. Shaneman
S. Federline
SM File # 200118

QN -onsite; Acres: 10.9
QL - onsite; Acres: 10.9

RRB:enm CN200118



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

June 1, 2006

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20061060
Bedfordshire

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 4/19/06. This plan was reviewed by the Development Review Committee at its meeting on 5/22/06. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show/label all existing planimetric and topographic details specifically paving, storm drainage, driveways adjacent and opposite the site on the preliminary plan.
2. Necessary dedication for Falls Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
5. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20061060
Date June 1, 2006
Page 2

6. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along the site frontage.
7. Access and improvements along Falls Road (MD 189) as required by the Maryland State Highway Administration.
8. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
9. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Development Review Group
Traffic Engineering and Operations Section
Division Of Operations

m:/subdivision/Earhas01/preliminary plans/ 1-20061060, Bedfordshire.doc

Enclosures ()

cc: Harvey Maisel, MH Developement
Michael Watkins, Macris, Hendericks & Glascock
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Raymond Burns, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book