

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

ITEM 5

**MEMORANDUM**

**DATE:** March 29, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the Planning Board's Agenda for April 4, 2002.

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Attached are copies of plan drawings for Items #2, #3, #4 and #5. These subdivision items are scheduled for Planning Board consideration on April 4, 2002. The items are further identified as follows:

Agenda Item #2 – Preliminary Plan No. 1-02011  
Martens Property

Agenda Item #3 – Preliminary Plan No. 1-01029  
Richards Property

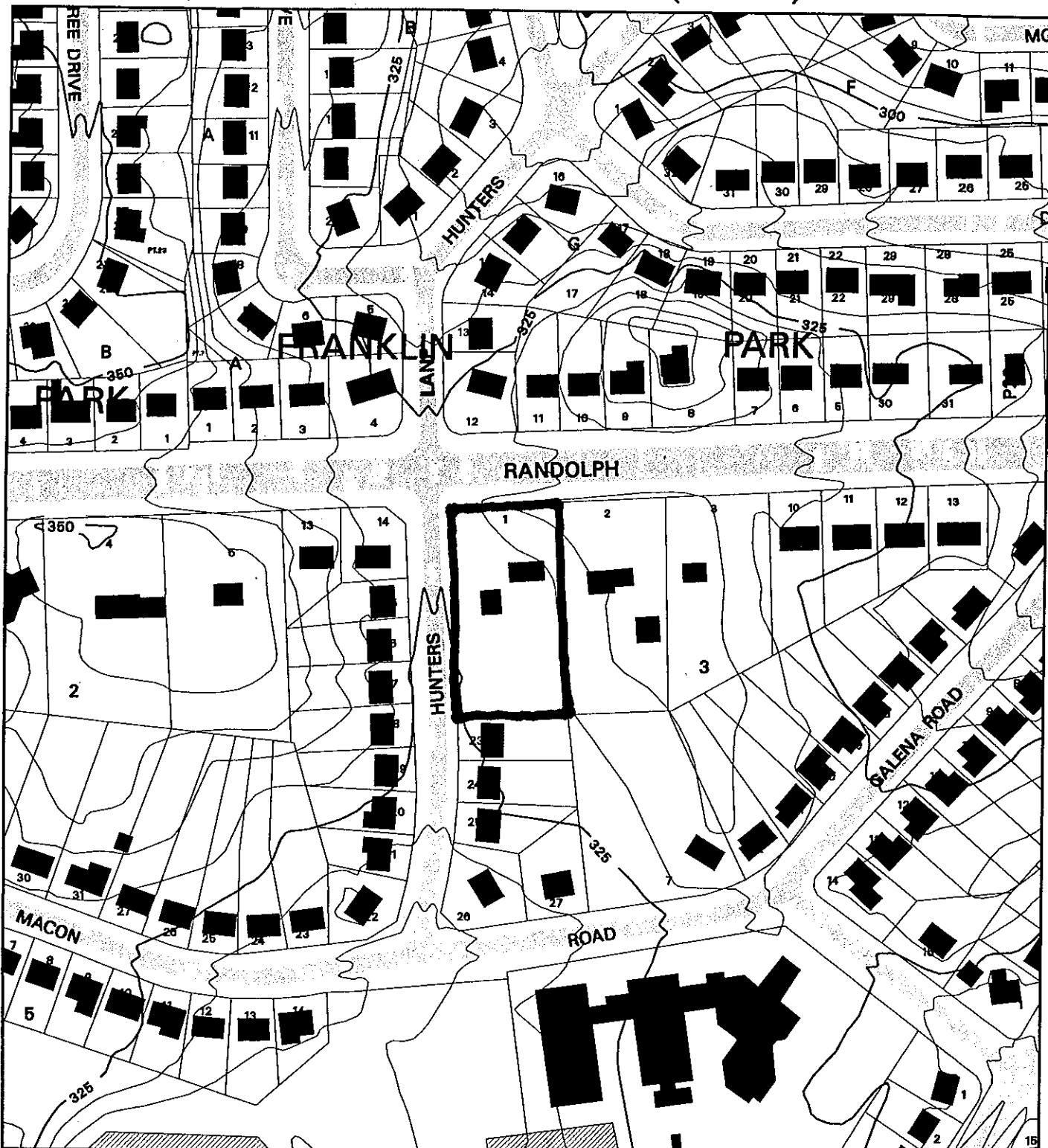
Agenda Item #4 – Subdivision Regulations Waiver No. 02007  
Dayspring Farm

Agenda Item #5 – Preliminary Plan No. 1-02080  
Randolph Farms



VICINITY MAP FOR

# LOTS 28-31, BLK. 3 RANDOLPH FARMS (1-02080)



Map compiled on March 12, 2002 at 2:02 PM | Site located on base sheet no - 215NW05

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Key Map



N



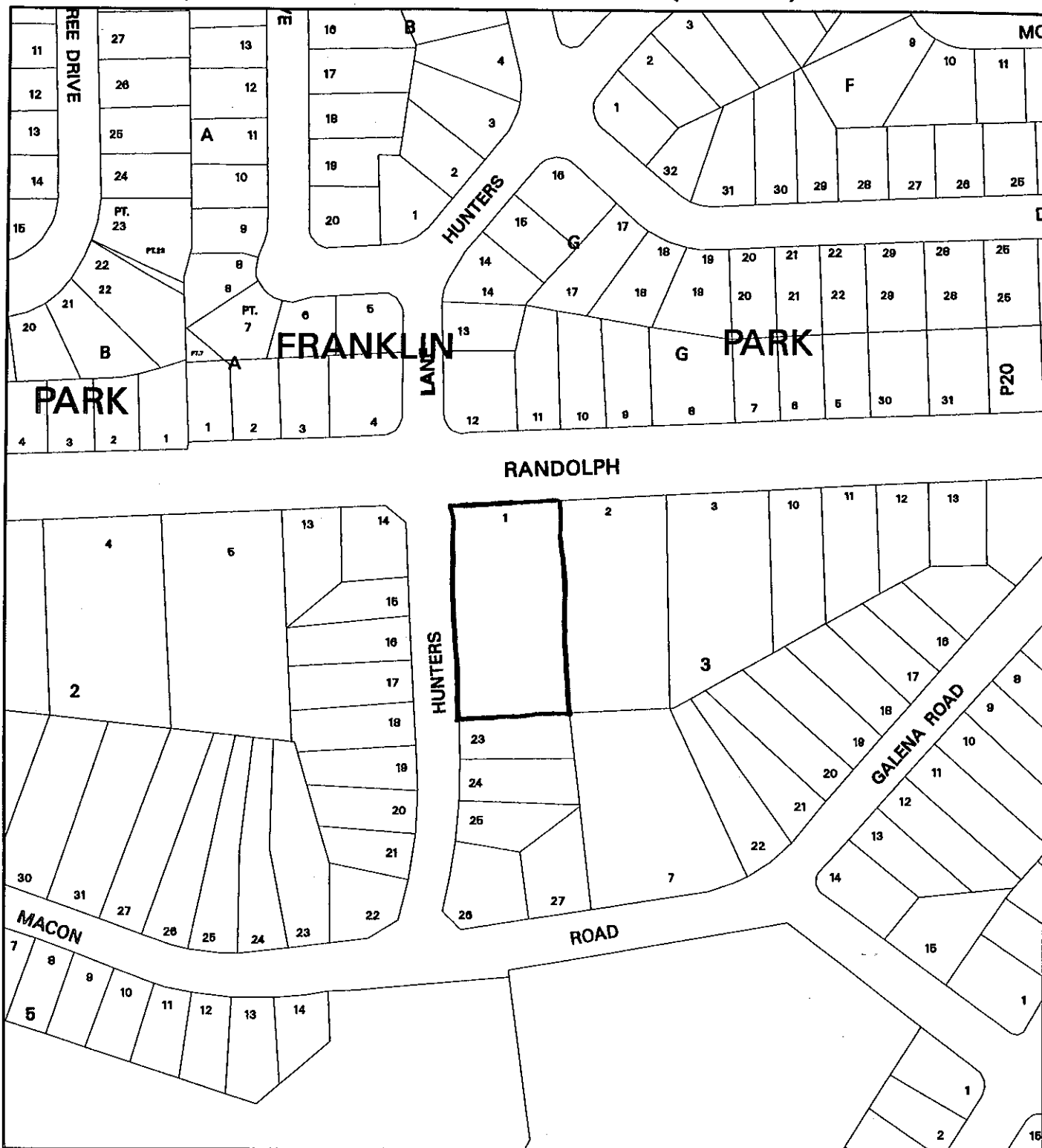
Research & Technology Center  
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
6787 Georgia Avenue - Silver Spring, Maryland 20910-3760



VICINITY MAP FOR

# LOTS 28-31, BLK. 3 RANDOLPH FARMS (1-02080)



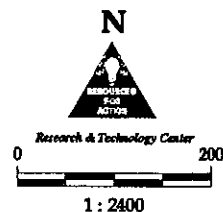
Map compiled on March 12, 2002 at 2:11 PM | Site located on base sheet no - 215NW05

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ITEM# 5

DATE: 4/4/02

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board



*Handwritten signature: RAN*

## MEMORANDUM

**DATE:** March 29, 2002

**TO:** Montgomery County Planning Board

**FROM:** A. Malcolm Shaneman, Supervisor (301) 495-4587  
Richard A. Weaver, Senior Planner (301) 495-4544  
Planning Department Staff

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Resubdivision of Lot 1, Block 3 - Randolph Farms

**PROJECT NAME:** Randolph Farms

**CASE #:** 1-02080

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

**ZONE:** R-90

**LOCATION:** In the Southeast quadrant of the intersection of Randolph Road and Hunters Land

**MASTER PLAN:** North Bethesda - Garrett Park

**APPLICANT:** Sterling Custom Homes

**FILING DATE:** February 5, 2002

**HEARING DATE:** April 4, 2002

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**STAFF RECOMMENDATION:** Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and Pursuant to the DeMinimis Provisions of the FY 2002 Annual Growth Policy and Subject to the Following Conditions:

- (1) Approval of a Final Tree Protection/Grading Plan by MNCPPC technical staff prior to recordation of plat.
- (2) Record plat to reflect a note to deny access to Randolph Road
- (3) Record plat to reflect common ingress/egress and utility easements on all shared driveways
- (4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all



- (4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (5) Necessary easements

## **CONFORMANCE TO CHAPTER 50-29(b)(2)**

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

"Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff has provided a description of the area analyzed under the resubdivision criteria and has also provided an illustration that delineates the neighborhood.

Under the resubdivision criteria the neighborhood used to evaluate the application can only include lots within the same zoning (R-90) classification as the subject property. Therefore, staff excluded from consideration those lots abutting the subject property to the south that are in the R-60 zone. Lots immediately confronting the subject property, across Hunter Lane and Randolph Road, were also excluded because they are zoned R-60. The defined neighborhood is therefore limited to all lots within the same block as the subject property that are zoned R-90 as depicted on the attached neighborhood delineation map.

## **PROJECT AND SITE DESCRIPTION**

The subject property is located within Block 3 of the Randolph Farms subdivision. The original lots located within this block were recorded by plat in 1946. The original subdivision was comprised of nine (9) lots ranging in size from over one (1) acre to 33,000 square feet. The majority of the original lots, excluding the subject site and three adjoining lots, have been resubdivided. These resubdivisions occurred in 1953 and 1963. The result of these resubdivisions increased the number of lots in Block 3 from nine (9) to twenty-two (22).

The subdivision of Randolph Farms is quite large, extending from the Loehmann's Plaza shopping center from the west to Rocking Horse Road to the east. The block that the subject property is located within is split zoned. The lots immediately south of the subject site, identified as Lots 23, 24, 25, 26 and 27 are zoned R-60, as are the lots across Hunters Lane, immediately west of the subject site.



## **Conclusion**

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision satisfies all of the criteria set forth in Section 50-29(b)(2) as illustrated by the characteristics set forth on the attached tabular summary. Based on the development pattern within the defined neighborhood staff finds that this resubdivision is consistent with what has occurred over the past years. Staff acknowledges that the potential exists within the neighborhood for additional developments through the resubdivision process. Staff will review any additional resubdivisions on a case-by-case basis.

## **Attachments**

Vicinity and Neighborhood Delineation Map	4
Neighborhood Development Map	5
Proposed Resubdivision Plan	6
Tabular Summary	7

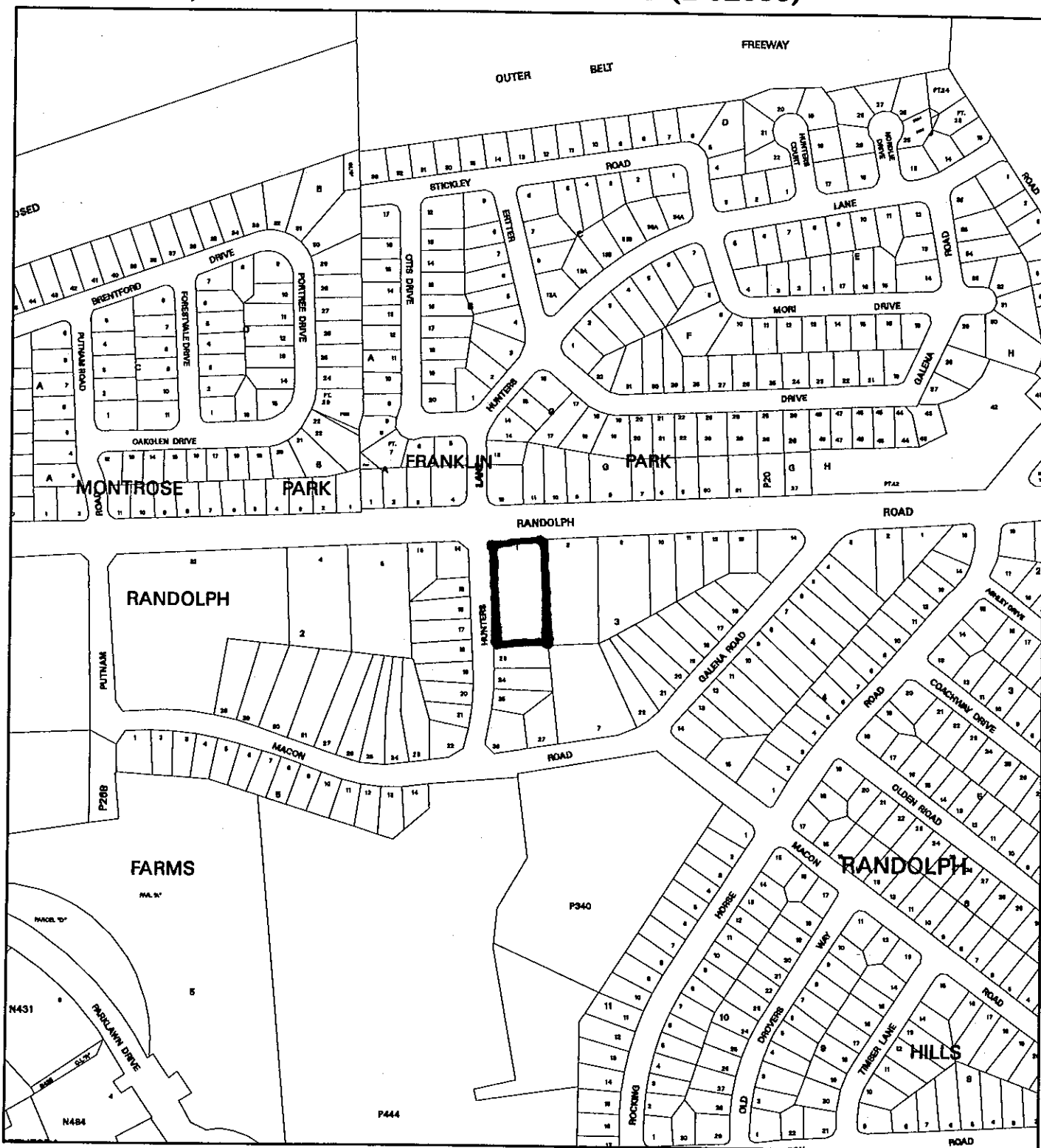
*To date no citizen correspondence has been submitted to the file*

n:/divdr/randolphfarmsresub



VICINITY MAP FOR

# LOTS 28-31, BLK. 3 RANDOLPH FARMS (1-02080)



Map compiled on March 29, 2002 at 10:06 AM | Site located on base sheet no - 216NW05

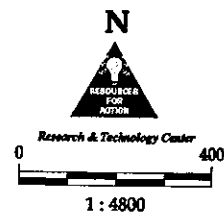
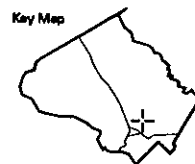
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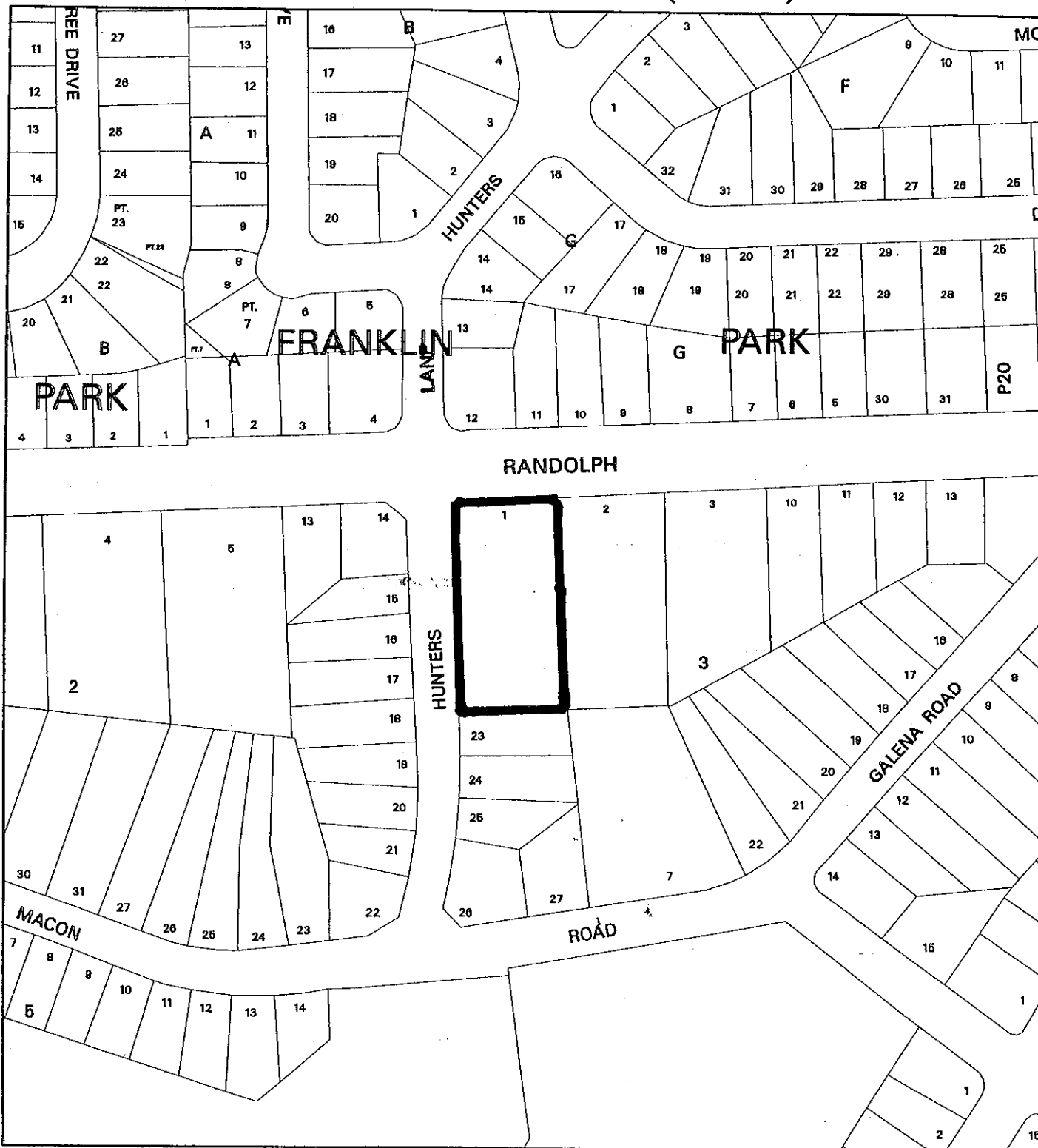
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760





VICINITY MAP FOR

# LOTS 28-31, BLK. 3 RANDOLPH FARMS (1-02080)



Map compiled on March 12, 2002 at 2:11 PM | Site located on base sheet no - 216NW05

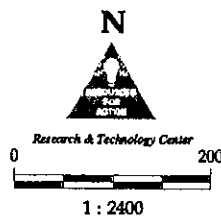
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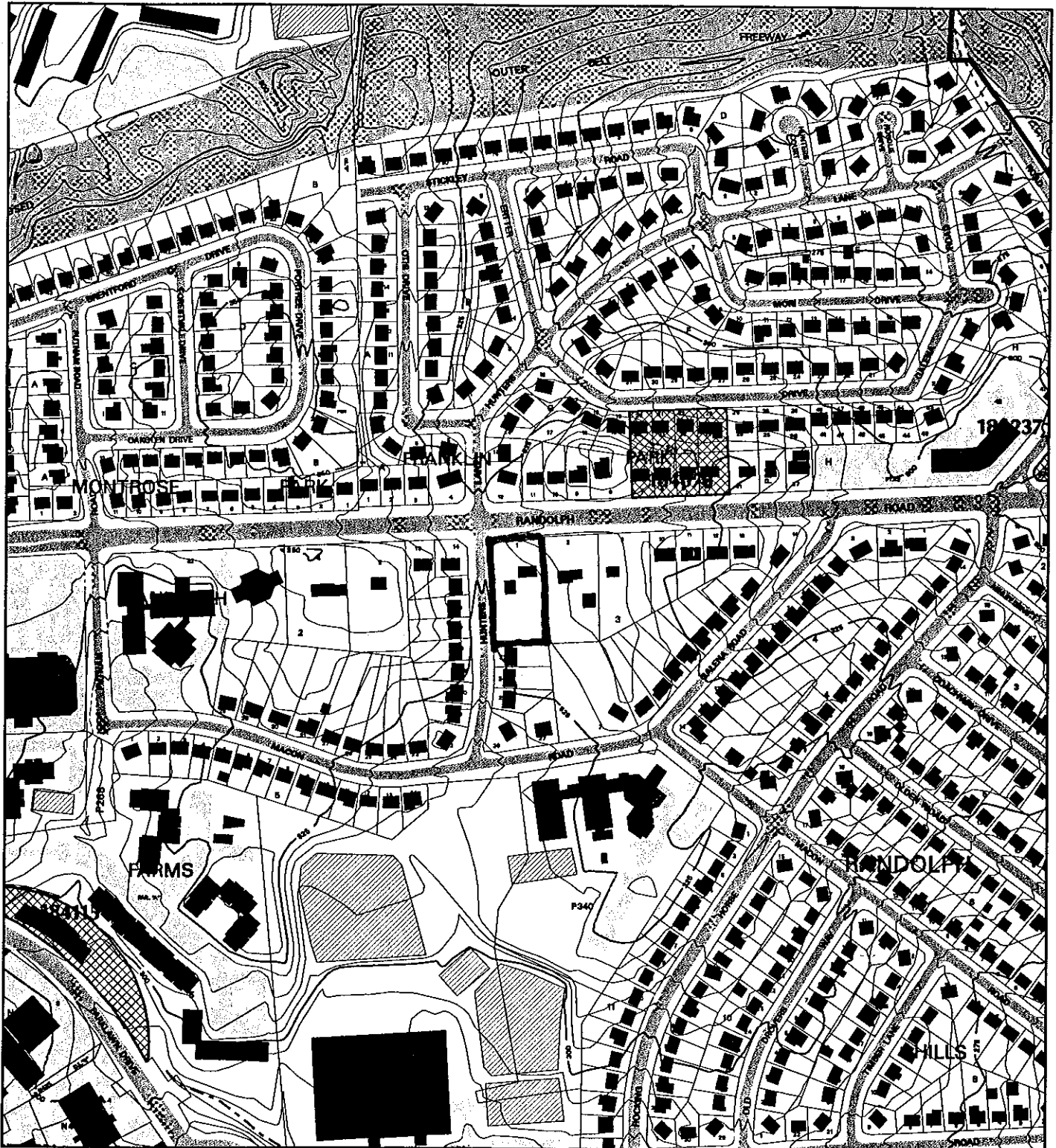
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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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VICINITY MAP FOR

# LOTS 28-31, BLK. 3 RANDOLPH FARMS (1-02080)



Map compiled on March 29, 2002 at 8:57 AM | Site located on base sheet no - 216NW05

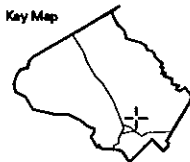
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Key Map



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Research & Technology Center



1:4800

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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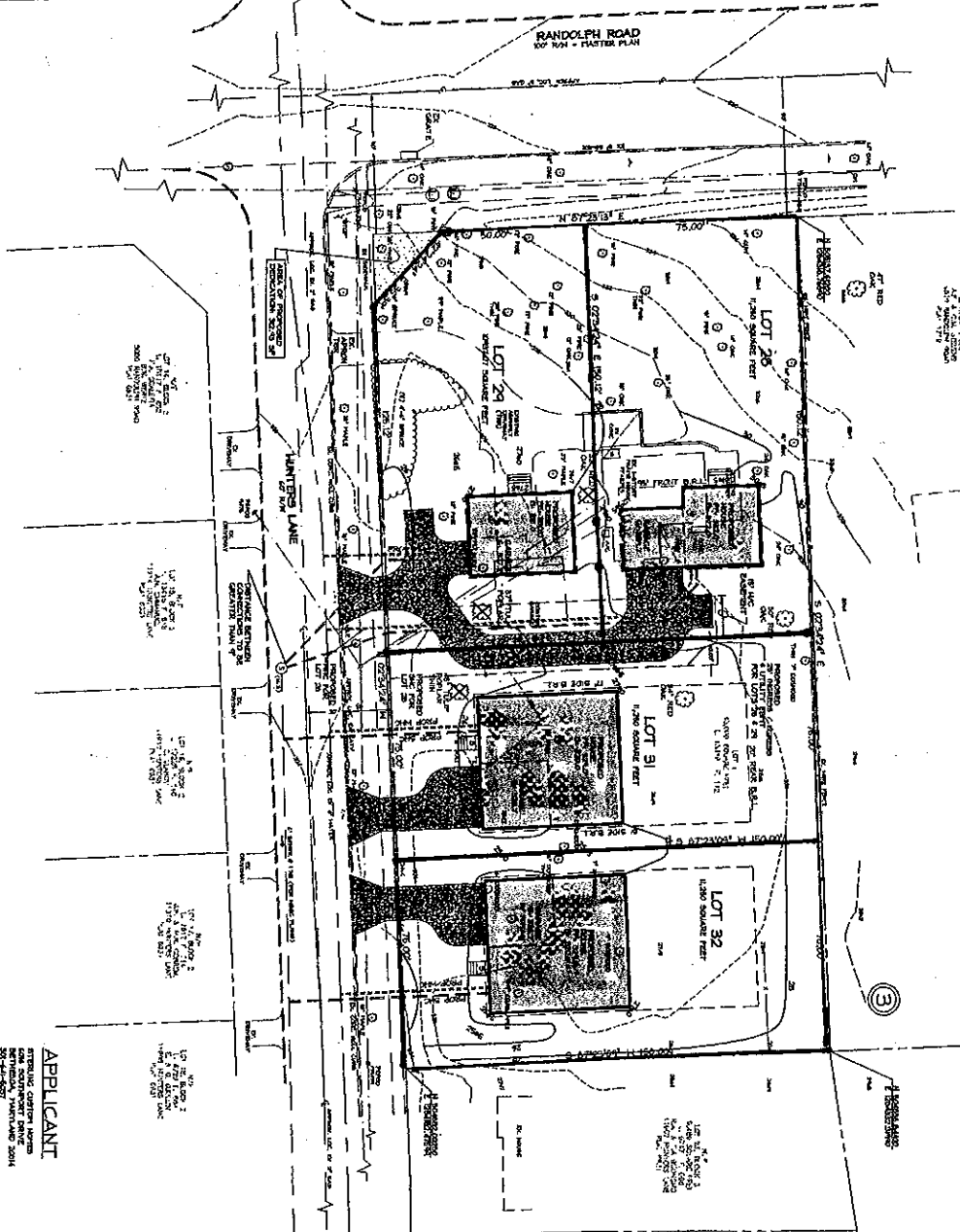
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DATE	10/20/2018	DATE	10/20/2018
TIME	14:00	TIME	14:00
ANALYST	J.M.	ANALYST	J.M.
LABORATORY	1010	LABORATORY	1010
PROJECT	1010	PROJECT	1010
TEST	1010	TEST	1010
REMARKS	1010	REMARKS	1010
DATE	10/20/2018	DATE	10/20/2018
TIME	14:00	TIME	14:00
ANALYST	J.M.	ANALYST	J.M.
LABORATORY	1010	LABORATORY	1010
PROJECT	1010	PROJECT	1010
TEST	1010	TEST	1010
REMARKS	1010	REMARKS	1010

	DSM TYPE (FLOWER)
	DSM TIME (DIRECTED) TO BE REMOVED
	TIME LINE

I HEREBY CERTIFY THAT THE FULL BROWN HORIZON HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HONOLULU COUNTY, HI.

DATE 01-28-02 Paul A. Selzer  
 BY PAUL A. SELZER, PE  
 CIVIL ENGINEER, PE

CALL THESE UTILITIES AT 1-800-367-7777, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITHIN 100 FEET OF THE EXCAVATION. THE EXCAVATOR MUST OBTAIN PERMITS UNDER LOCAL LAWS IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A. THE RESPONSIBILITY FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 36A IS THE RESPONSIBILITY OF THE EXCAVATOR.




DATA: PAT 1704

VICINITY MAP  
ABC MAP 7/4/27, GRID K-12  
SCALE: 1" = 2000'

L. 13319 F. 112

[illegible]

PROJECT	DATE
01-112	NOV. '01
CLASSIFICATION	DISCONTINUOUS
JAR	JAR
SCALE	APPROVAL
1" = 20'	CAS



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CIVIL • SURVEYING • LAND PLANNING  
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108 East Ridgewise Blvd., Mount Airy, MD. 21771  
DC Metro (301) 807-8031 FAX (301) 807-8045

M-NCP&PC FILE No. 1-  
LOT 1, BLOCK 3  
PROPOSED LOTS 28-32  
RANDOLPH FARMS  
PRELIMINARY PLAN



**LOTS 28-31, BLOCK 3  
RANDOLPH FARMS  
FILE No. 1-02080  
Comparable Lot Data Table**

Lot #	Block	Frontage	Alignment	Size	Shape	Width	Lot Area
7	3	223	perpendicular	50,506	rectangular	150	34,974
2	3	150	perpendicular	45,000	rectangular	150	30,833
3	3	150	perpendicular	39,452	rectangular	150	25,578
14	3	corner	parallel	16,180	triangular	120+	4,433
10	3	75	perpendicular	15,626	rectangular	75	7,424
20	3	60	perpendicular	13,608	rectangular	60	5,712
22	3	77.76	perpendicular	13,096	rectangular	51	4,974
11	3	75	perpendicular	12,975	rectangular	75	5,552
19	3	60	perpendicular	12,294	rectangular	60	5,014
21	3	78	perpendicular	11,948	rectangular	50	4,600
28	3	75	perpendicular	11,250	rectangular	75	4,750
30	3	75	perpendicular	11,250	rectangular	75	4,750
31	3	75	perpendicular	11,250	rectangular	75	4,750
18	3	60	perpendicular	10,938	rectangular	60	4,311
29	3	corner	parallel	10,938	rectangular	150	3,088
12	3	75	perpendicular	10,325	rectangular	75	3,681
17	3	60	perpendicular	9,556	rectangular	60	3,770
15	3	95.4	perpendicular	9,265	rectangular	95.4	2,593
13	3	75	perpendicular	9,000	rectangular	75	2,892
16	3	60	perpendicular	8,175	rectangular	60	3,160

PROPOSED LOTS