

**MEMORANDUM**

DATE: November 24, 2004

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision

PROJECT NAME: Nottingham Woods

CASE #: 1-05016

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the south side of Notley Road, approximately 220 feet west of New Hampshire Avenue (MD 650)

MASTER PLAN: Cloverly

APPLICANT: Memon, LLC

FILING DATE: July 22, 2004

HEARING DATE: December 2, 2004

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) 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.
- 2) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated August 20, 2004.
- 4) Compliance with conditions of MCDPWT letter dated November 24, 2004 unless otherwise amended.
- 5) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 664 (“Subject Property”), is located on the south side of Notley Road. The Subject Property contains 3.97 acres and is zoned R-200.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into seven lots for the construction of seven one-family detached dwellings. The new lots will range in size from 20,244 square feet to 22,247 square feet and have frontage on a public cul-de-sac.

ANALYSIS

Staff’s review of Preliminary Plan #1-05016, Nottingham Woods, indicates that the plan conforms to the recommendations of the Cloverly Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area’s residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. In reference to forest conservation requirements, a final forest conservation plan is to be submitted for review, prior to recordation of the plat, which would include the offsite afforestation area for 0.60 acre and associated forest planting plan.

CONCLUSION:

Staff finds that Preliminary Plan #1-05016, Nottingham Woods, conforms to the Cloverly Master Plan and meets all necessary requirements of the Subdivision Regulations, pending the approval of the final forest conservation plan. As such, Staff recommends approval of the preliminary plan, subject to compliance with the forest conservation regulations.