



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

MCPB
ITEM #10
1/27/05



MEMORANDUM

DATE: January 21, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

FROM: Catherine Conlon, Acting Supervisor (301-495-4542)
Development Review Division *CC*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Preliminary Plan Approval for 3 dwelling units (1 existing dwelling to be removed)

PROJECT NAME: Ednor Acres

CASE NO. 1-05014

REVIEW BASIS: Pursuant to Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance

ZONE: RC

LOCATION: On the north side of Ednor Road, approximately 200 feet east of Cedar Creek Drive

MASTER PLAN: Damascus

APPLICANT: Robert Connor, LLC

ENGINEER: CAS Engineering

HEARING DATE: January 27, 2005

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 3 dwelling units.

- 2) 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 including, but not limited to, the following:
 - a. Final forest conservation plan must include a critical root zone analysis and protection measures identified by a licensed arborist for specimen trees within the developed portions of each lot. These measures may include, but are not limited to shifting the proposed driveway on lot 33 and special driveway construction measures.
 - b. A restoration and planting plan for the old road bed within the required Category I conservation easement must be submitted with the final forest conservation plan.
 - c. Financial security and a maintenance and management agreement must be submitted for M-NCPPC staff review and approval prior to start of clearing and grading for the planting and restoration work of the old road bed within the conservation easement area.
- 3) Record plat to reflect a Category I easement over all areas of stream valley buffer and forest conservation.
- 4) Record plat to reflect delineation of a minimum of sixty percent of the property in rural open space.
- 5) The applicant shall dedicate 40 feet of right-of-way from the roadway centerline along the Ednor Road frontage to meet the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan.
- 6) Record plat to reflect common ingress/egress and utility easement over the shared driveway.
- 7) Compliance with the conditions of the MCDPS stormwater management approval dated August 11, 2004.
- 8) Compliance with conditions of MCDPS (Health Dept.) septic approval dated January 6, 2005.
- 9) Compliance with conditions of MCDPWT letter dated, December 22, 2004 unless otherwise amended.
- 10) Other necessary easements.

SITE DESCRIPTION and SURROUNDING AREA:

The subject property is a 15.7-acre parcel located within the Damascus Master Plan area on the north side of Ednor Road, approximately 200 feet east of Cedar Creek Drive (see Attachment A). The property is zoned RC.

The property lies within the Lower Patuxent River watershed which is classified as Use I-P waters, and designated as a Primary Management Area (PMA) for protection of the drinking water reservoirs. The property is bisected by a tributary stream and associated buffer. Approximately 70% of the property is forested and there are several specimen trees.

PROJECT DESCRIPTION

This application proposes to create 3 lots for one-family detached dwelling units. One existing dwelling unit will be replaced (Attachment B). The plan preserves the stream valley and environmentally sensitive areas. Staff concludes that the subject preliminary plan will provide safe and adequate access for vehicles and pedestrians.

ANALYSIS

Staff's review of Preliminary Plan #1-05014, Ednor Acres, indicates that the plan conforms to the recommendations of the current Damascus Master Plan and the pending draft of the master plan update. The proposed preliminary plan is consistent with the master plan goal to maintain the area's rural residential characteristics. The proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public and private facilities will be adequate to support and service the area of the proposed subdivision. Staff believes that the size, width, shape and orientation of the proposed lots are appropriate for the location of the subdivision.

TRANSPORTATION:

The consultant for the proposed development provided a traffic statement (dated July 21, 2004), which documented that the development would generate minimal (3 peak hour trips during the weekday morning (6:30 a.m. - 9:30 a.m.) and evening (4:00 p.m. - 7:00 p.m.) peak periods. A traffic study is not required to satisfy Local Area Transportation Review because the proposed land use generates fewer than 30 peak-hour trips during the weekday morning and evening peak period.

ENVIRONMENTAL:

Forest Conservation

There are approximately 12.8 acres of existing forest on the property. The plan proposes to remove approximately 3 acres of the forest to provide septic fields for the proposed houses. The 9.8 acres of forest being retained will meet the forest conservation requirements for the site,

including the minimum onsite retention requirement for development in a cluster zone. The property also contains several existing trees which may be impacted by the proposed houses. A condition requiring development of a tree protection plan for these trees has been included in the final forest conservation plan requirements.

Environmental Guidelines

The existing stream and associated stream buffer on the property will be protected within a Category I conservation easement as part of the proposed plan. The buffer currently contains an existing dirt road that will be restored to natural conditions and planted per proposed condition 2, above. The plan meets the PMA requirement that overall impervious surfaces be less than ten percent of the tract area.

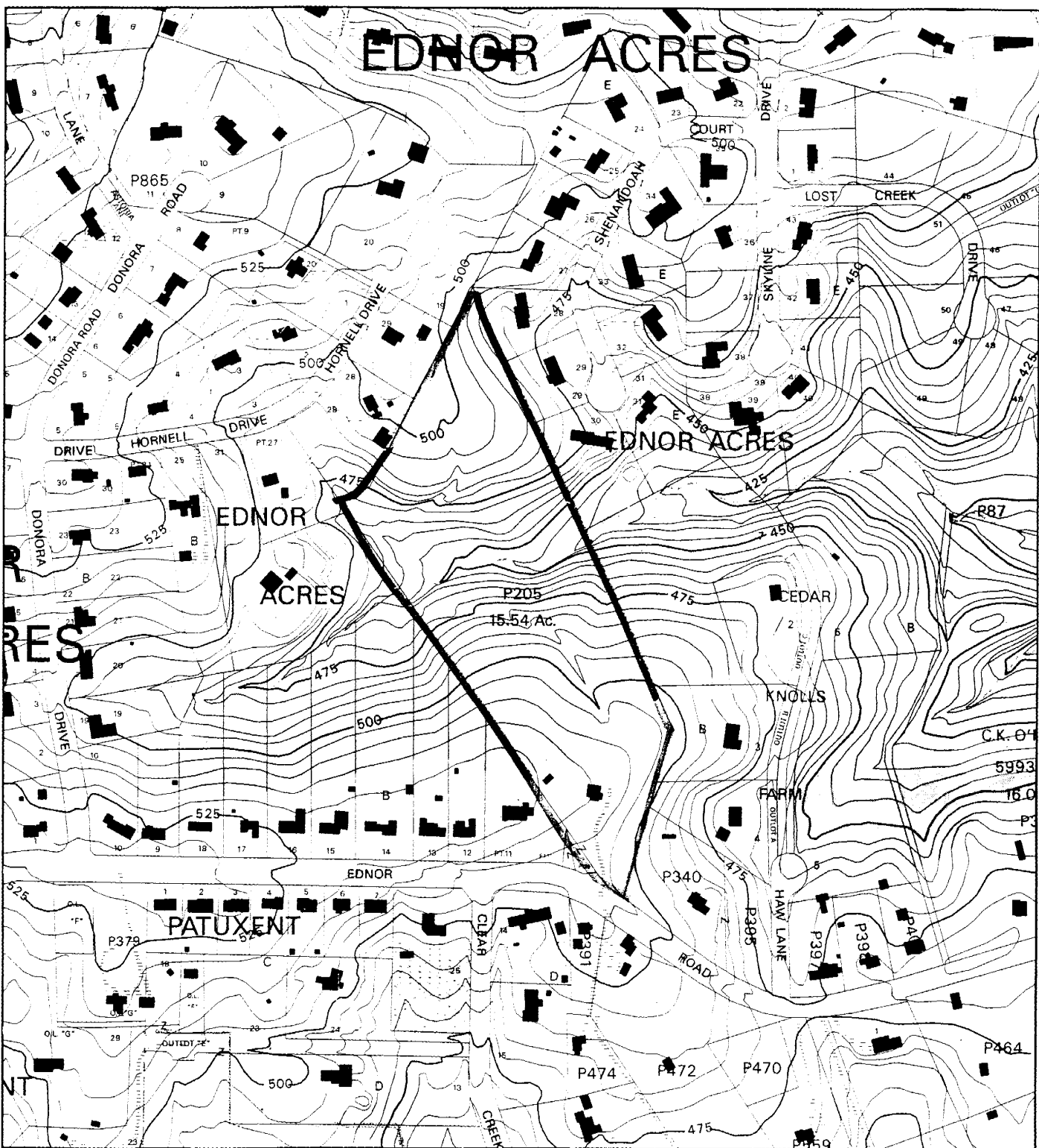
CONCLUSION:

Preliminary Plan #1-05014, Ednor Acres, conforms to the Damascus Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the conditions included above.

Attachments:

Attachment A – Site Vicinity Map
Attachment B – Preliminary Plan

LOTS 32-34, BLK. B, EDNOR ACRES (1-05014)



Map compiled on August 23, 2004 at 2:25 PM | Site located on base sheet no - 223NE02

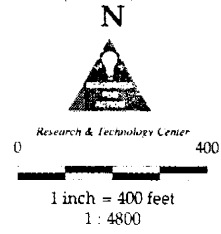
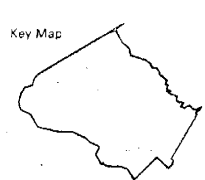
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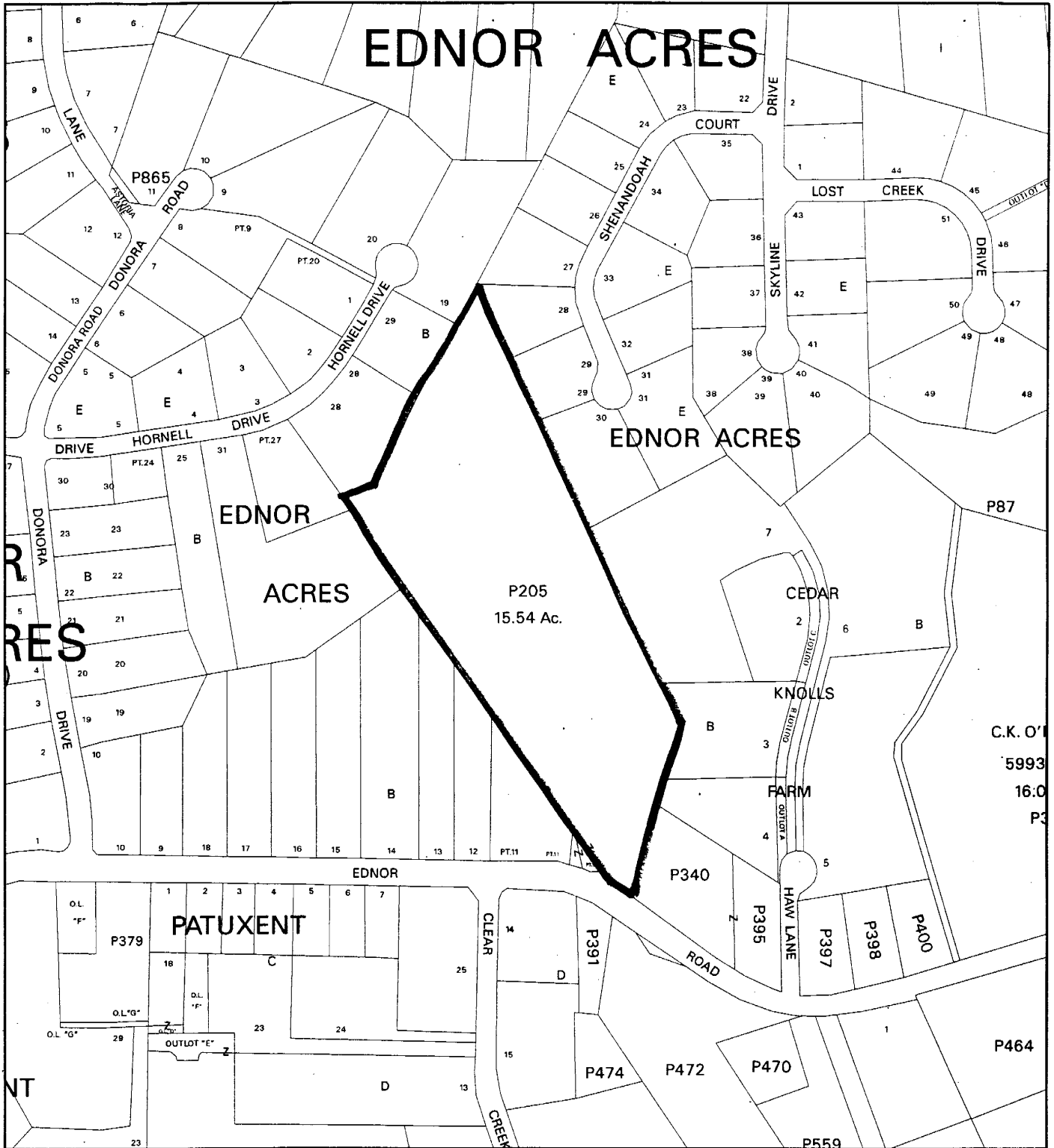
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 6787 Georgia Avenue - Silver Spring, Maryland 20910-3761



LOTS 32-34, BLK. B, EDNOR ACRES (1-05014)



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