

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board
Office of the Chairman

MCPB
Item # 9



MEMORANDUM

DATE: January 21, 2005

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision

PROJECT NAME: Warner's Addition to Kensington

CASE #: 1-05009

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: I-1 and C-T

LOCATION: Located on the south side of Howard Avenue, approximately 150 feet west of the intersection with Warfield Street

MASTER PLAN: Kensington/Wheaton

APPLICANT: John Shorb

HEARING DATE: January 27, 2005

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

- 1) Approval under this preliminary plan is limited to 17,900 square feet of industrial use and 3,700 square feet of commercial office.
- 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.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated January 14, 2005.
- 4) Dedicate 15 additional feet, for a total of 35 feet from the centerline of Warfield Street. Widen the existing pavement to 20-feet from the existing right-of-way centerline along the frontage with five-foot sidewalks, per Montgomery County Department of Public Works and Transportation (MCDPWT) standards, and as shown on the preliminary plan.
- 5) Prior to record plat, furnish MCDPWT with a recorded covenant whereby said owner agrees to pay the cost of future construction or reconstruction of Howard Avenue along the property frontage, including curb, gutter, sidewalk, handicapped ramps, storm drainage, street trees, and street lights, and appurtenances, per MCDPWT standards.
- 6) Compliance with conditions of MCDPWT letter dated, January 20, 2005 unless otherwise amended.
- 7) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as the Proposed Lot 1, (Subject Property) is located on the south side of Howard Avenue, approximately 150 feet west of the intersection with Warfield Street (Attachment A). The Subject Property contains 0.75 acres and is zoned I-1 and C-1. It is currently developed with a trailer, a 2-story frame building, and several storage facilities, all to be removed.

PROJECT DESCRIPTION:

This is an application to record the Subject Property as one (1) lot for the construction of a 2-story industrial and commercial office building containing 17,900 square feet of industrial use and 3,700 square feet of office (Attachment B). The proposed lot will have direct access from Warfield Street and Howard Avenue.

ANALYSIS

Staff's review of Preliminary Plan #1-05009, Warner's Addition to Kensington, indicates that the plan conforms to the recommendations of the Kensington/Wheaton Sector Plan. The proposed preliminary plan is consistent with the sector plan goal to maintain the area's light industrial/commercial 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.

The traffic statement provided by the applicant, estimated that the proposed development would generate 29 and 25 additional peak hour trips. Since the projected peak hour trips are fewer than thirty, a Local Area Transportation Review (LATR) is not required.

The property is exempt from forest conservation law requirements because it is less than an acre.

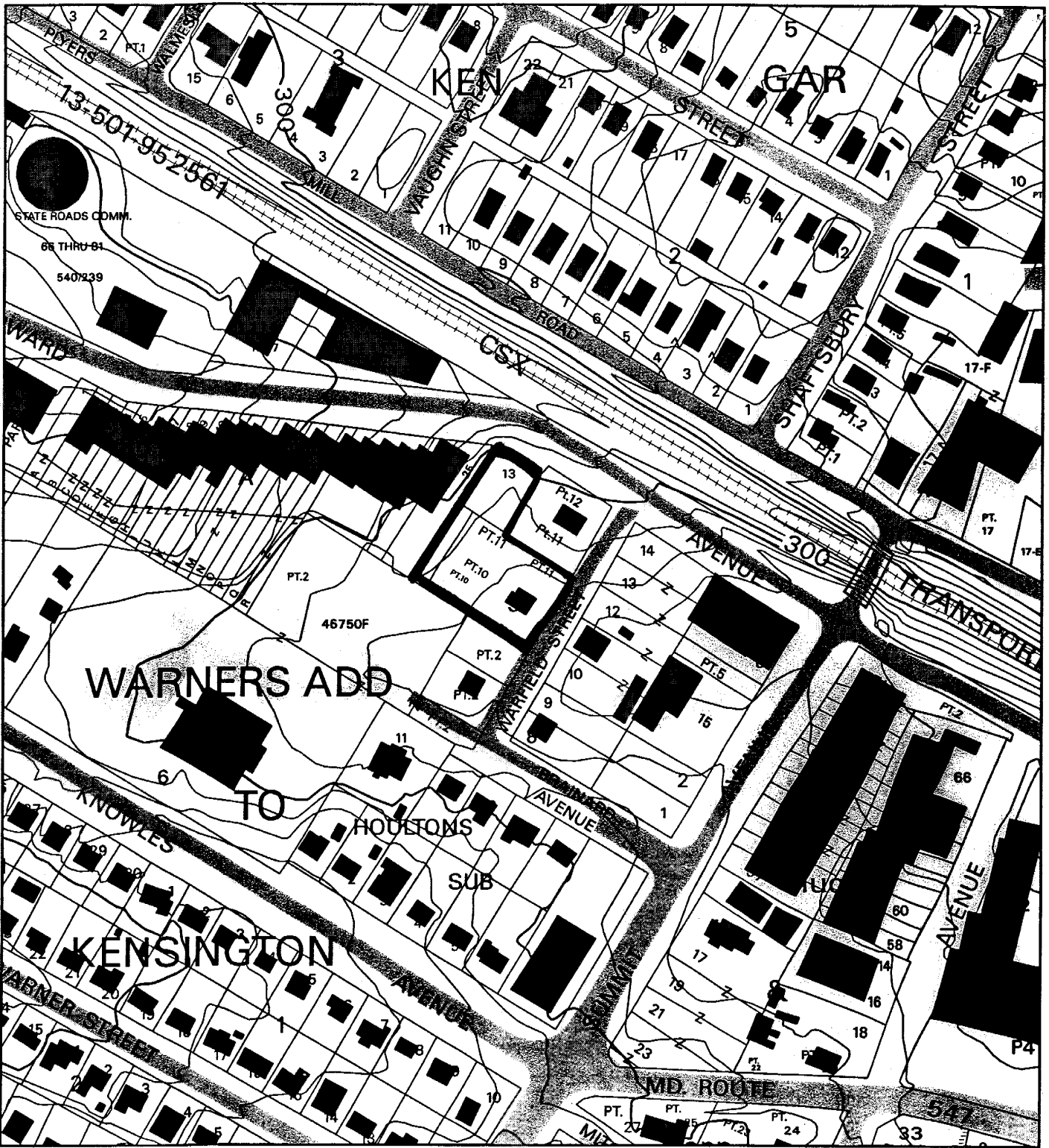
CONCLUSION:

Staff finds that Preliminary Plan #1-05009, Warner's Addition to Kensington, conforms to the Kensington Sector Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan with the conditions stipulated above.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan

WARNER'S ADDITION (1-05009)



Map compiled on August 02, 2004 at 1:20 PM | Site located on base sheet no - 213NW04

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Key Map



Research & Technology Center

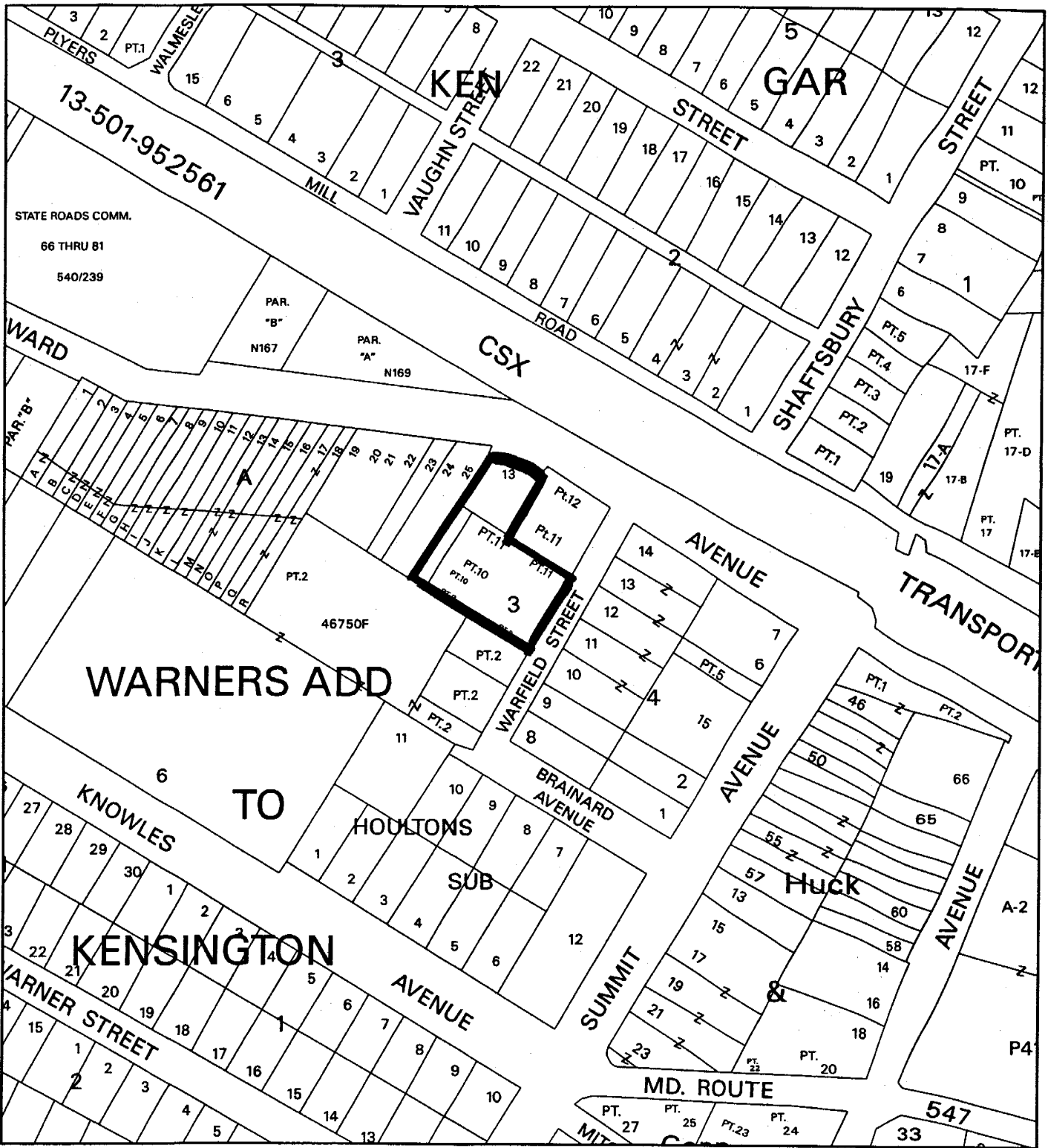


1 inch = 200 feet
1 : 2400

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

WARNER'S ADDITION (1-05009)



Map compiled on August 02, 2004 at 1:25 PM | Site located on base sheet no - 213NW04

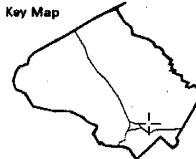
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