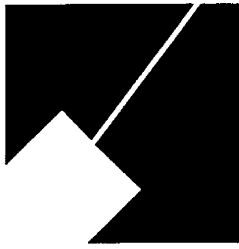


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 12
4/28/05



MEMORANDUM

DATE: April 22, 2005

TO: Montgomery County Planning Board

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

FROM: Richard A. Weaver *RAW*
Development Review Division
(301) 495-4544

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 171 and 225, Tax Map FR 122

PROJECT NAME: Travilah Place

CASE #: 1-05059

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the north side of Travilah Road, approximately 300 feet east of Welland Terrace

MASTER PLAN: Potomac

APPLICANT: McKee Construction Company

ENGINEER: Macris, Hendricks and Glascock

FILING DATE: December 16, 2004

HEARING DATE: April 28, 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 four (4) 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.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 1, 2005.
- 4) Access and improvements as required by MCDPWT prior to recordation of plat.
- 5) Final plan to show frontage improvements including sidewalk and bikeways as per DPWT's Travilah Road CIP project No. 500101.
- 6) Participate in DPWT's Travilah Road CIP project No. 500101.
- 7) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 8) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 171 and 225 on Tax Map FR 122, is on the north side of Travilah Road, approximately 300 feet east of Welland Terrace. The property contains 2.45 acres and is zoned R-200 and is within a TDR-3 receiving area. Each of the two parcels is occupied by a single-family structure.

No streams, wetlands or forest exist on the site. The only specimen tree on the site, a thirty-inch Silver Maple, is to be saved.

PROJECT DESCRIPTION: Attachment A

This is an application to subdivide the property into four residential lots. Although the site is within a TDR receiving area, the application shows a standard method R-200 layout and does not request use of the TDR optional method of development. Access to two of the lots will be directly from Travilah Road; and two lots will access Stone Cutter Drive. There will be three pipestem lots and one standard shaped lot.

ANALYSIS

Given the size and configuration of the property, staff believes that a standard R-200 development is the only option available to the applicant. Staff did not feel that an optional method, TDR development was feasible given the small size of the site. It would have been very difficult to meet the 35% open space as required under Section 59-C -1.394 and 59-C-1.395 of the Montgomery County Zoning Ordinance.

The project, as proposed, creates four lots that meet the dimensional requirements of the R-200 zone pursuant to Section 59-C-1.32. Staff believes that the lots shown on the plan are appropriate with respect to shape, width and orientation as compared to surrounding lots and, therefore, satisfy Section 50-29(a)(c) of the Montgomery County Subdivision Regulations. The development is consistent with the recommended zoning of the Potomac Master Plan.

CONCLUSION:

Staff finds that Preliminary Plan #1-05059, Travilah Place, conforms to the Potomac Master Plan and meets all necessary requirements of the Subdivision Regulations and Zoning Ordinance. As such, Staff recommends approval of the preliminary plan, subject to compliance with the above conditions.

ATTACHMENTS:

Attachment A	Preliminary Plan
Attachment B	Vicinity Map
Attachment C	Neighborhood Development Map