

MEMORANDUM

DATE: April 22, 2005

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 778

PROJECT NAME: Snowden Manor

CASE #: 1-04086

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the southwest side of Old Bonifant Road, approximately 165 feet northwest of the intersection with New Hampshire Avenue (MD 650)

MASTER PLAN: Cloverly

APPLICANT: Torcato Romano

ENGINEER: Benning & Associates

FILING DATE: May 4, 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 two (2) one-family dwelling units.
- 2) Final tree save plan to be submitted for review and approval prior to DPS issuance of sediment and erosion control permit. The tree save plan must include an evaluation and recommendations by a licensed arborist on protection measures for the three large trees on the site.
- 3) Prior to issuance of building permits, a traffic noise study by an acoustical engineer must be submitted to M-NCPPC staff for review and approval to identify the projected noise impact area of 65 dBA, Ldn.
- 4) Certification from an acoustical engineer that the building shell for residential dwelling units to be constructed within the projected 65 dBA Ldn noise contour is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification shall be provided to M-NCPPC Environmental Planning staff for concurrence prior to issuance of building permits.
- 5) The builder shall provide a signed commitment to construct the impacted units in accord with the acoustical design specifications. Any changes to the building shell construction that may affect acoustical performance after issuance of building permit shall be approved by an acoustical engineer and M-NCPPC Environmental Planning staff prior to their implementation.
- 6) Compliance with the conditions of the MCDPS stormwater management approval dated June 2, 2004.
- 7) Record plat to depict an area of reservation on the southeast corner of Lot 2 as the right-of-way alignment of the Intercounty Connector (ICC) to expire September 1, 2005.
- 8) Place in reservation the area shown on Attachment 1, per attached Maryland State Highway Administration (SHA) letter dated September 23, 2004, ("Reservation Area") until the earlier of (a) September 1, 2005; or (b) a final Record of Decision is issued by the FHWA, and that Record of Decision does not include the Reservation Area, or any portions thereof, within the final Intercounty Connector (ICC) alignment.
- 9) If FHWA issues a final Record of Decision that includes the Reservation Area, the applicant should submit a revised Preliminary Plan that locates all on-site improvements outside of the Reservation Area, and should dedicate the Reservation Area as right-of-way.
- 10) Dedicate, and show on final record plat, adequate right-of-way along Old Bonifant Road to provide a minimum right-of-way of 30 feet from the roadway centerline.
- 11) Dedicate, and show on final record plat, adequate right-of-way along New Hampshire Avenue (MD 650) to provide a minimum right-of-way of 62.5 feet from the roadway centerline.
- 12) Provide Montgomery County Department of Public Works and Transportation (DPWT) and Department of Permitting Services (DPS) required roadway/site frontage improvements, including proper termination of Old Bonifant Road
- 13) Compliance with conditions of MCDPWT letter dated April 22, 2005.
- 14) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 778 (Subject Property), is located on the southwest side of Old Bonifont Road, approximately 165 feet northwest of the intersection with New Hampshire Avenue (MD 650) (Attachment A). The Subject Property contains 1.14 acres and is zoned R-200. It is currently developed with a single-family dwelling, which will be removed. The southeast area of the property contains the proposed right-of-way alignment for the Intercounty Connector.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into two (2) residential lots for the construction of two (2) one-family detached dwellings (Attachment B). The proposed lots will have direct access from Old Bonifont Road.

Environmental Issues

The Subject Property is located 165 feet west of New Hampshire Avenue (MD 650). The southeast portion of the Subject Property is located in the area of one of the alternative alignments for the Intercounty Connector (ICC), specifically, the Corridor I alignment. Due to the site's proximity to MD 650 and the proposed ICC, potential noise impacts generated from traffic will need evaluation.

Properties which are less than 1.5 acres in size, have no existing forest and afforestation requirements, and will not disturb specimen or champion trees, are exempt from forest conservation, but must comply to a tree save plan. The Subject Property is 1.14 acres in size and meets the forest conservation exemption requirements. However, it will be subject to a tree save plan.

ANALYSIS

Staff's review of Preliminary Plan #1-04086, Snowden Manor, 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.

CONCLUSION:

Staff finds that Preliminary Plan #1-04086 conforms to the Cloverly Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

ATTACHMENTS:

Attachment A
Attachment B

Vicinity Map
Preliminary Plan