



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

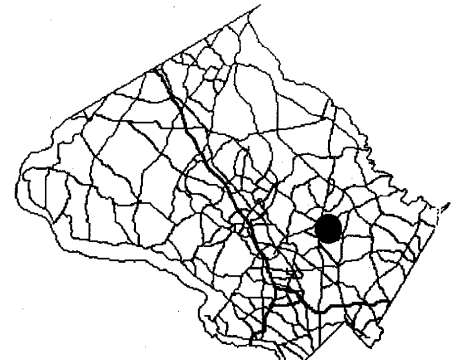
**MEMORANDUM**

**DATE:** July 30, 2005  
**TO:** Montgomery County Planning Board  
**VIA:** Rose G. Krasnow, Chief *RJK*  
Michael Ma, Supervisor  
Development Review Division  
**FROM:** Mary Beth O'Quinn *MBO*  
Planning Department Staff  
(301) 495-1322

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** 2 one-family detached homes on 1.31 acres and 1 TDRs

**PROJECT NAME:** Kakar Property  
**CASE #:** 8-05039  
**REVIEW BASIS:** Site Plan required in the RE2-TDR2 Zone [§59-C-1.395 TDR Zone]

**ZONE:** RE2-TDR2 Zone  
**LOCATION:** Bailey's Lane, 370 feet southeast of Norbeck Road (MD 28)  
**MASTER PLAN:** Aspen Hill  
**APPLICANT:** Devinder S. Kakar, Jaspinder K Kakar, Arvinder S. Kakar  
**FILING DATE:** Re-filing subsequent to request for reconsideration, July 30, 2004  
**HEARING DATE:** July 7, 2005



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**STAFF RECOMMENDATION:** Approval of two one-family detached homes and 1 TDRs on 1.31 acres in the RE2-TDR2 Zone, subject to the following conditions:

1. Stormwater Management  
Conditions of MCDPS stormwater management concept approval dated April 10, 2004 and reconfirmed May 23, 2005.
2. Environmental Planning
  - a. Comply with the conditions of the final forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits;
  - b. Show a Category I Forest Conservation Easement over all the areas of retained forest on the record plat;
  - c. Install a permanent split rail fence at the rear of the area to be cleared and along the boundaries of the forest conservation easement area;

- d. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit;
3. Signature Set  
Prior to signature approval of the site/landscape plans the following revisions must be made and/or information provided on the site plan, subject to staff review and approval:
- a. Site Plan  
Verify dimensions for the following: entrance drives, forest conservation areas, future rear decks; indicate clearly on the site plan the following: parcel boundary that includes Lots 1,2,and 3, lot lines with dimensions, limits of disturbance, final forest conservation boundaries.
  - b. Landscape Plan  
Provide landscape buffering to continue existing roadside wooded buffer using mixed evergreen, deciduous, and understory plantings in the following locations: from the side lot lines to the house edges, at the entrance drives, at the garages; location, plant spacing and species to be reviewed at signature set;
4. TDRs  
Prior to recording of plat, applicant shall provide verification that 1 Transfer Development Rights (1TDR) have been acquired for the proposed development; applicant shall indicate on the signature site plan the provision of 1 Transfer Development Rights (TDR).
5. Development Program  
Submit a Development Program and Homeowner Association Documents (as applicable) for review and approval prior to approval of the signature set as follows:
- a. Development Program to include a phasing schedule as follows:
    - i. Landscaping associated with each building must be completed as construction of each facility is completed;
    - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - iii. Coordination of each section of the development and roads;
    - iv. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
    - v. Provide the development program inspection schedule;
  - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.



**PROJECT DESCRIPTION: Surrounding Vicinity**

The proposed site represents the only undeveloped property along the west side of Bailey's Lane, in the Aspen Hill Planning Area. The area adjoins the northeast boundary of Leisure World (PRC Zone), less than one mile east of Georgia Avenue and is commonly known as Norbeck Hills. The Spring House at Norbeck adjoins the subject site at its rear, juxtaposed between the Kakar site and Leisure World. The East Norbeck Local Park is located directly across Norbeck Road to the north.

