

CONFORMANCE TO DEVELOPMENT STANDARDS

PROJECT DATA TABLE			
Kakar Property Development Standard	Site Plan 8-05039	RE2-TDR2 Zone Permitted/Reqd	RE2-2 Zone Proposed
Gross Site Area	1.31 acres		
Total Net Tract Area	1.31 acres		57,276 sf
Area of Public Dedication	0.19 acres		
Proposed Use	One-family Residential		
<u>Development Standards R-200</u>			
Lot 1 Area		20,000 sf minimum	31,793 sf
Lot 2 Area		20,000 sf minimum	25,483 sf
<u>Density (maximum)</u>		2 units/acre max	
Lot 1			1 unit/.72 acre
Lot 2			1unit/.58 acre
Building Setbacks			
From public street (Master Plan) Established building line		10 feet minimum (zone) 40 feet	41 feet minimum 41 feet minimum
Lot 1: From adjoining lot –1 side		12 feet min	24 feet +/-
Lot 2: From adjoining lot – 1 side		12 feet min.	13 feet +/-
Lot 1: Sum of both sides		25 feet min.	95 feet +/-
Lot 2: Sum of both sides		25 feet min.	46 feet +/-
Lot 1: Rear		30 feet min.	122 feet +/- inches
Lot 2: Rear		30 feet min.	141 feet +/-
Lot width at bldg line Lot 1		100 feet +/-	133 feet +/- inches
Lot width ad bldg line Lot 2		100 feet +/-	121 feet +/- inches
Building Height		50 feet maximum	50 feet maximum
<u>Building Coverage</u>			
Impervious Area		N/A	N/A
Building Coverage		25%	9.4 % max.
Green Area		NA	85% minimum
Lot 1			25, 187 sf
Lot 2			21,709 sf
<u>Parking</u>			
Standard	2 spaces/unit	4 spaces	4 spaces min.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with and approved Development Plan.* Not applicable.
2. *The Site Plan meets all of the requirements of the zone in which it is located.* See project Data Table above.
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. **Buildings**

The buildings locations are adequate, safe and efficient. The site design utilizes R-200 development standards, maintaining the established patterns of the existing neighborhood with respect to lot size, setbacks, spacing between the houses, and stormwater management. The proposed placement of the houses provides for generous rear yard dimensions in addition to forest conservation areas.

b. **Open Spaces**

Open space provided consists of the front yards, rear yards, and a 50-foot wide forest conservation easement across the rear lot lines of the three properties. The proposed placement of the houses will provide shaded rear yards that are adequate, safe, and efficient. The generous rear yards create attractive open space while preserving attractive views of the forest conservation areas. Staff recommends that the signature set drawings indicate the form and location of any decks.

c. **Landscaping and Lighting**

Landscaping for the project includes the provision of a forest conservation area across the rear of the three lots, along with various selected landscaping elements. Staff recommends strongly the following measures to ensure adequate compatibility: enhancing the visual boundary of the conservation easement by means of a split rail fence; extending the road side wooded buffer at the edges of the property to frame the houses and provide a visual connection to the existing wooded boundary. Staff also recommends selected landscape elements for screening the garages and driveways.

d. **Recreation**

The proposal is exempt from Recreation Requirements.

e. **Vehicular and Pedestrian Circulation**

Vehicular ingress/egress conforms to R-200 standards. Each house is provided with an individual vehicular entrance driveway. Each driveway leads to a side-loaded garage, providing adequate, safe, and efficient access.

Pedestrian circulation for this subdivision is accommodated on-street. There are no sidewalks provided throughout the development that is served by an open section road with swales to accommodate stormwater conveyance. The applicant has submitted a waiver request per Sec.50-26(h)(3) to allow the omission of the sidewalk along secondary residential street serving the development. Staff supports the applicant's request for the waiver, with particular reference to the Planning Board's consideration and comments on the Preliminary Plan.

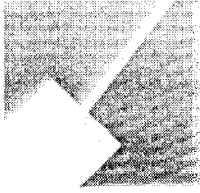
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The buildings proposed are compatible with other uses and development within the immediate and surrounding area. The siting of the buildings, their respect for the established buildings lines, height and orientation will provide an appropriate level of compatibility for this infill property.

The activity associated with the proposed residential uses will not cause any negative effect on the surrounding residential and commercial uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

As conditioned, the proposal meets the requirements of Chapter 22A for forest conservation.



THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION
Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review
Mary Beth O'Quinn, Planning Coordinator, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning *MP*

DATE: June 29, 2005

SUBJECT: Preliminary Plan 1-05102
Site Plan 8-05039
Kakar Property

The Environmental Planning staff has reviewed the site plan referenced above. Staff recommends approval of the site plan with the following conditions.

1. Compliance 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
2. Record plat to reflect a Category I forest conservation easement over all areas of retained forest.
3. The applicant to install a permanent split rail fence at the rear of area to be cleared and along the forest conservation easement area.

Background

The 1.42-acre property is located along Bailey's Lane and is within the Northwest watershed a use IV-P watershed. The property is zoned RE2/TDR2.

Environmental Guidelines

A natural resource inventory/forest stand delineation (NRI/FSD) was prepared for this site and approved in September 2002 and revised on June 29, 2005. There are no environmental buffers on the site, but the site does include 1.14 acres of existing forest.

Forest Conservation

The plan is subject to forest conservation law. Since the applicant is proposing an optional

method of development the applicant must meet the forest conservation threshold onsite. The applicant is proposing to meet their forest conservation obligations by the retention of 0.28 acres of forest onsite and 0.28 acres of off-site planting. At this time the applicant has not identified the off-site planting location. In similar, non-optional method of development, Environmental Planning would recommend the applicant not encumber the proposed lots with forest conservation easements and request the applicant meet all their forest conservation requirements off-site. However, since the applicant is proposing an optional method of development by utilizing a TDR, the applicant is required to meet the conservation on site. In order to clearly delineate and protect future homeowner encroachment into the forest conservation easement, Environmental Planning is requesting the installation of a split rail fence on the forest conservation easement line.