



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 15-127
Preliminary Plan No. 120140180
Potomac Chase – 12710 High Meadow Road
Date of Hearing: October 1, 2015

NOV 18 2015

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on May 15, 2015, Cindy and Ralph Coffman (“Applicant”), filed an application for approval of a preliminary plan of subdivision of property that would create six (6) lots on 7.44 acres of land in the R-200, RE-2, and RE-2C zone, located at 12710 High Meadow Road (“Subject Property”), in the North Potomac Policy Area, Potomac Subregion Master Plan (“Master Plan”) area; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No. 120140180, Potomac Chase – 12710 High Meadow Road (“Preliminary Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated September 16, 2015, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on October 1, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on October 1, 2015 the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Wells-Harley, seconded by Commissioner Dreyfuss, with a vote of 5-0; Commissioners Anderson, Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves

Approved as to
Legal Sufficiency


8/7/15
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M-NCPPC Legal Department
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Preliminary Plan No. 120140180 to create six (6) lots on the Subject Property, subject to the following conditions:¹

1. This Applicant is limited to six (6) lots for six (6) single family detached homes.
2. Applicant must comply with the following conditions of approval for the Preliminary Forest Conservation Plan (PFCP) No. 120140180:
 - a. Prior to Planning Board approval of the record plat, the Applicant must obtain Staff approval of a Final Forest Conservation Plan (FFCP) consistent with the approved Preliminary Forest Conservation Plan.
 - b. The limits of disturbance shown on the Final Sediment Control Plan must be consistent with the limits of disturbance shown on the approved FFCP.
 - c. The Applicant must comply with all tree protection and tree save measures shown on the approved PFCP. Tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector.
3. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated December 31, 2014, including revised sight distance evaluations dated September 30, 2015 as a supplement to MCDOT's original letter, and hereby incorporates them as conditions of the Preliminary Plan approval, except for comments #3, #4, #14B, and #14A that refer to improvements on Jones Lane extending to Altice Court because they refer to inaccurate cross sections and/or are beyond the limits of disturbance for this Application. Therefore, the Applicant must comply with each of the recommendations, except those referenced above, as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Applicant must dedicate and show on the record plat a dedication of 35-feet of right-of-way on Jones Lane from the Baseline of Survey and Right-of-way line shown on Right-of-way Plat File No. 166.
5. Prior to the issuance of any building permit on Lot C, D, E, or F as shown on the Preliminary Plan, the Applicant must widen Jones Lane from the northern boundary of Lot C to High Meadow Court to MCDOT Road Code Standard MC-212.05: Primary Residential Street Modified with a minimum of 70-foot right-of-way and the sidewalk placed in a Public Improvement Easement.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.