



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # \_\_\_\_\_**  
**January 25, 2007**



**MEMORANDUM**

**DATE:** January 11, 2007

**TO:** Montgomery County Planning Board

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

**FROM:** Dolores Kinney, Senior Planner *DK* (301) 495-1321  
Development Review

**REVIEW TYPE:** Preliminary Plan of Subdivision, Parcel 920

**APPLYING FOR:** Five one-family residential lots

**PROJECT NAME:** Fairland Road

**CASE #:** 120061140

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-200

**LOCATION:** Located on the south side of Fairland Road, approximately 140 feet west of the intersection with Fairridge Drive

**MASTER PLAN:** Fairland

**APPLICANT:** Mr. Doug Dam

**ENGINEER:** Macris, Hendricks & Glasscock

**FILING DATE:** May 8, 2006

**HEARING DATE:** January 25, 2007

**STAFF RECOMMENDATION:** Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to five (5) one-family residential lots.
- 2) The applicant shall comply 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 as follows:
  - a. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on site.
  - b. Split rail fence and permanent forest conservation signage will be required along the easement line that adjoins Lot 4 and must be shown on the final FCP.
- 3) Record plat for the subdivision shall reflect a Category I conservation easement over all areas of environmental/stream valley buffer and forest conservation.
- 4) Applicant to provide conspicuous written notice to home purchasers that additional parking may be constructed along the adjacent park entrance road for West Fairland Local Park.
- 5) Compliance with conditions of MCDPWT letter dated, June 8, 2006, unless otherwise amended.
- 6) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 7) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 8) Compliance with the conditions of approval of the MCDPS stormwater management approval dated August 15, 2006.
- 9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 10) Other necessary easements.

**SITE DESCRIPTION:**

The property, identified as Parcel 920 (Subject Property), is located in the Paint Branch Watershed, on the south side of Fairland Road, at the terminus of Fairridge Drive (Attachment A). The West Fairland Park is located immediately to the south and east of the property with residential properties immediately west of the property. A stream valley buffer exists on a portion of the southern area of the site. The Subject Property contains 2.53 acres and is zoned R-200. Existing access to the site is directly from Fairland Road.

**PROJECT DESCRIPTION:**

This is a preliminary plan application to create five (5) lots for the construction of a five (5) one-family detached dwelling units, one of which currently exists (Attachment



B). Access to the site will be directly from Fairland Road. The property contains specimen trees.

## **ANALYSIS AND FINDINGS**

### **Master Plan Compliance**

The Subject Property is located within the Stonecrest/Snowden's Mill Section in the Fairland Master Plan Area. The Fairland Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed resubdivision complies with the recommendations adopted in the sector plan in that it is a request for residential development.

### **Transportation**

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

### **Environmental**

An NRI/FSD (4-06270) was approved by Environmental Planning Staff on May 5, 2006. There is no forest on the property, but there are 11 large or specimen trees onsite. The plan proposes to retain five of the 11 large trees, including two large trees on the property line with West Fairland Park, that serve as part of a hedgerow separating the two properties. No trees on the adjacent properties, including parkland, will be adversely impacted by the proposed development.

The property also contains 0.17 acres of stream valley buffer which will be protected by a conservation easement. The associated stream is located offsite on adjacent parkland.

### Forest Conservation

Planting requirements are 0.38 acres of which 0.17 acres will be met through afforestating the stream valley buffer. The remaining 0.21 acres will require off-site planting or payment of fee-in-lieu. Therefore, the application meets forest conservation law requirements.

### Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on August 15, 2006, which includes onsite water quality control using dry wells.

### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

### **Community Outreach**

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

### **CONCLUSION:**

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the Fairland Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

### **ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table



**TABLE 1**

**Preliminary Plan Data Table and Checklist**

<b>Plan Name: Fairland Road</b>				
<b>Plan Number: 120061140</b>				
<b>Zoning: R-200</b>				
<b># of Lots: 5</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: 5 one-family detached dwelling units</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval on the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	20,000 sq.ft.	20,003 sq.ft. is minimum proposed	<i>Dmu</i>	Oct. 24, 2006
Lot Width	100 ft.	Must meet minimum	<i>Dmu</i>	Oct. 24, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>Dmu</i>	Oct. 24, 2006
Setbacks				
Front	40ft. Min.	Must meet minimum	<i>Dmu</i>	Oct. 24, 2006
Side	12 ft. Min./25 ft. total	Must meet minimum	<i>Dmu</i>	Oct. 24, 2006
Rear	30 ft. Min.	Must meet minimum	<i>Dmu</i>	Oct. 24, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dmu</i>	Oct. 24, 2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	5 dwelling units	5 dwelling units	<i>Dmu</i>	Oct. 24, 2006
Site Plan Req'd?	No	No	<i>Dmu</i>	Oct. 24, 2006
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes		<i>Dmu</i>	Oct. 24, 2006
Road dedication and frontage improvements	Yes		DPWT	June 8, 2006
Environmental Guidelines	Yes		Environmental Planning Memo	Jan. 5, 2007
Forest Conservation	Yes		Environmental Planning Memo	Jan. 5, 2007
Master Plan Compliance	Yes		<i>Dmu</i>	Oct. 24, 2006
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes		DPS Memo	Aug. 15, 2006
Water and Sewer (WSSC)	Yes		WSSC Memo	June 5, 2006
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		MCFRS	June 5, 2006
Parks	Yes		Dept. of Parks	Oct. 12, 2006



# FAIRLAND ROAD (120061140)



Map compiled on May 24, 2006 at 12:14 PM | Site located on base sheet no - 218NE03

**NOTICE**

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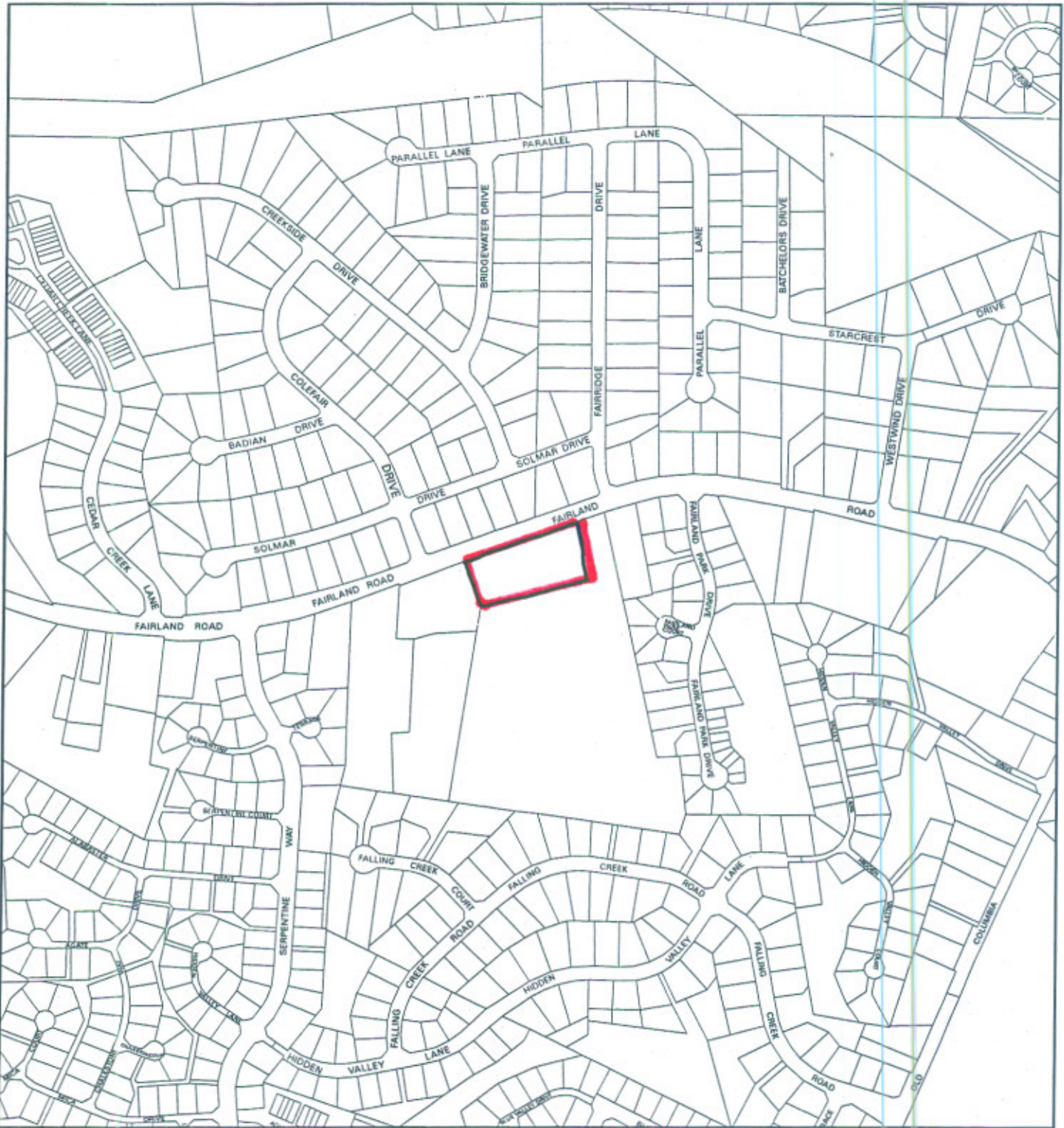
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A north arrow pointing upwards, the logo for the Research & Technology Center, and a graphic scale bar. The scale bar is labeled '1 inch = 600 feet' and '1 : 7200'. The number '600' is also present at the end of the scale bar.



# FAIRLAND ROAD (120061140)



Map compiled on May 24, 2006 at 2:07 PM | Site located on base sheet no - 218NE03

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Key Map



N

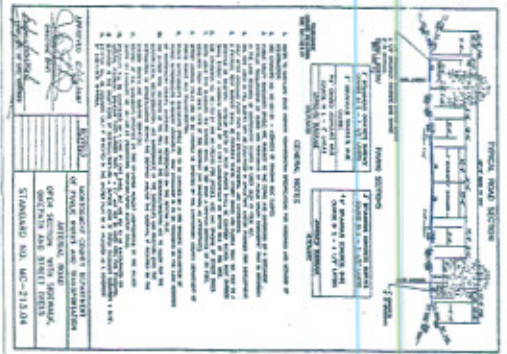


Research & Technology Center



1 inch = 600 feet  
1 : 7200



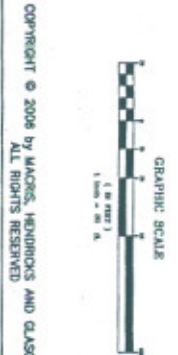
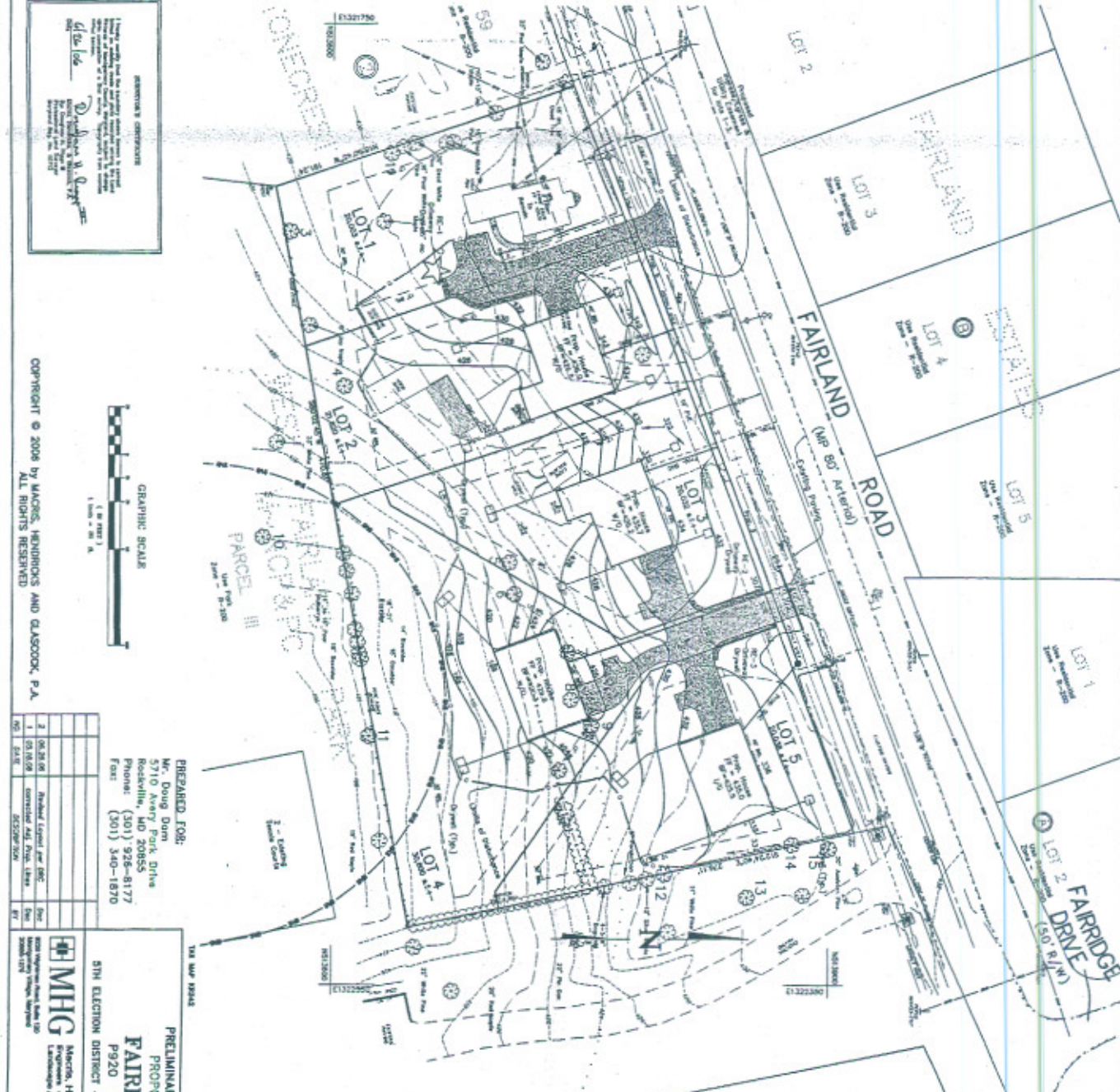


DETAILS/NOTES - 8-200

Approved by Owner

Lot Area (SQ. FT.)	2000	2100
Lot Area (SQ. FT.)	2000	2100
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Lot Area (SQ. FT.)	2000	2100
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- NOTES**
1. Surveyor's map showing Plot & Property boundaries, street(s) and 7' contour interval.
  2. Boundary information from recorded deed and plat.
  3. View and area category A-1 and S-1-1 respectively.
  4. The property is zoned R-1-20. The proposed land use is residential.
  5. Number of lots proposed by this plan: 5.
  6. A Natural Resource Inventory has been completed for this site in accordance with the requirements of the Environmental Planning Tables, Section 4-2-2002.01.
  7. This site is within zoning Planning Area P-24.
  8. The site owner to the South of the Parcel is the City of Clarksville.
  9. This plan is not for construction purposes.
  10. Property lines and areas are subject to adjustment at final plat completion.
  11. Grading operations and getting on proposed improvements, driveway, parking, etc. are subject to the approval of Planning Board.
  12. Existing structures to be retained, and nothing shall be built on existing streets/courtyards.
  13. Servicing utility companies located.
- DATE:** 08/20/08  
**BY:** M. J. ...  
**FOR:** ...



**PREPARED FOR:**  
 Mr. Doug Dum  
 5710 Avery Park Drive  
 Rossville, MD 20855  
 Phone: (301) 928-8177  
 Fax: (301) 340-1670

**DATE:** 08/20/08

**MHG** Mason, Hendricks & Glasgow, P.A.  
 Engineers, Planners & Surveyors  
 300 N. Washington Ave.  
 P.O. Box 2000  
 Rockville, MD 20850

**PRELIMINARY SUBDIVISION PLAN**  
**PROPOSED LOTS 1-5**  
**FAIRLAND ROAD**  
 P920 L 17668 F 363  
 5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

DATE: 08/20/08  
 SCALE: 1" = 200'



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