



MEMORANDUM

DATE: October 21, 2005

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision

PROJECT NAME: Khalilzadeh Property

CASE #: 120060030 (Formerly 1-06003)

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: Located on the west side of Falls Road (MD 189), approximately 250 feet southwest of the intersection with Glen Road

MASTER PLAN: Potomac

APPLICANT: Javad Khalilzadeh et al

FILING DATE: July 6, 2005

HEARING DATE: October 27, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Limit the preliminary plan to two (2) residential lots for two (2) one-family detached units.
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval dated June 15, 2005.
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 4) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 5) Compliance with conditions of MCDPWT letter dated, October 4, 2005 unless otherwise amended.
- 6) Other necessary easements.

SITE DESCRIPTION:

The site, identified as Parcel 827 (“Subject Property”), is located on the west side of Falls Road (MD 189), approximately 250 feet southwest of the intersection with Glen Road. It contains 1.32 acres and is zoned R-200. The property is currently developed with a one-family detached dwelling unit.

PROJECT DESCRIPTION:

This is a preliminary plan application to subdivide the Subject Property into two (2) lots for the construction of two (2) single-family detached dwellings, one of which exists and will remain. Each lot will contain 22,290 square feet. Access to the site will be via a shared driveway from Falls Road.

DISCUSSION OF ISSUES

Master Plan Compliance

The Potomac Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to retain and reconfirm the existing zoning for all developed, underdeveloped, and undeveloped land in the subregion except those specifically recommended for change. The Subject Property was not recommended for change.

ANALYSIS

Staff’s review of Preliminary Plan #1-06003 (Formerly 120060030), Khalilzadeh Property, indicates that the plan conforms to the recommendations of the Potomac 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 #1-06003 (Formerly 120060030), Khalilzadeh Property, conforms to the Potomac Master Plan and meets all necessary requirements of the Subdivision Regulations, as demonstrated in the attached Data Table (Attachment C). As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

Attachments

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Data Table