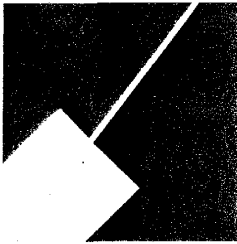


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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

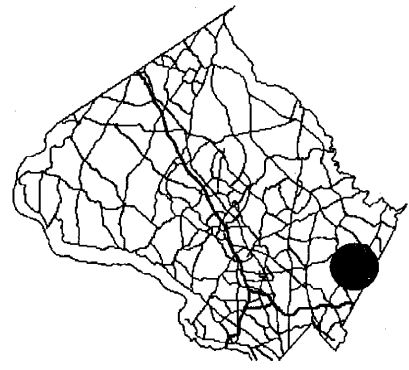
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM-Consent Agenda Item

DATE: July 14, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief
 Michael Ma, Supervisor
 Development Review Division
 FROM: Robert A. Kronenberg
 Development Review Division
 (301) 495-2187

RAK
Ma
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REVIEW TYPE: Site Plan Amendment
 CASE #: **82005018A**
 PROJECT NAME: **White Oak**
 APPLYING FOR: Amendment to include development standards for the MPDUs, correct setbacks for lots abutting the subdivision, and revise the lot lines to accommodate utility easements and refinement of building product type (brick facades).
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments
 ZONE: R-90, MPDU Option
 LOCATION: Located on Stewart Lane approximately 350 feet east of the intersection with Lockwood Drive
 MASTER PLAN: Fairland
 APPLICANT: Nathaniel Butler
 FILING DATE: October 12, 2005
 HEARING DATE: July 6, 2006

The Site Plan (#820060180) was approved by the Planning Board on February 10, 2005 for a total of 106 one-family dwelling units, including 16 MPDUs in the R-90 Zone, using the MPDU option for development. Development standards were established for the market-rate units (front-20 ft., side-8 ft., rear 20 ft.) but not for the MPDU units.

The proposed amendment requests modifications to the plan to include development standards for the MPDUs, correct setbacks for lots abutting the subdivision, and revise the lot lines to accommodate utility easements and refinement of building product type (brick facades). The final architectural drawings and engineering prompted changes to the setbacks approved under the original site plan. The change to the lot lines reduces the

overall green space provided by 156 square feet, still over the requirement for green space by 675,912 square feet. The development standards established for the MPDUs include 15 ft min. for the front, 4 ft min. for the side, and 20 ft. min. for the rear.

An amendment, along with a public notice was filed on October 12, 2005. The Applicant received comments from staff on December 15, 2005 and resubmitted the amendment with the corrections on April 4, 2006. Final revisions were made (stamp/sign drawings, letter from the Applicant for sheet index and letter of approval from Fire Marshall). The long delay was caused by the need to determine conditions of approval from the Fire Marshall.

Copies of the plans were delivered to Community-Based Planning, Environmental Planning, Transportation Planning, and Park Planning and Development for their review and comment. All responded via email in support of the revisions to the original plan with a few minor issues that have been resolved. The Applicant also met with the Fire Marshall to address concerns for turning radii and turning movements. The comments from the Fire Marshall dated February were incorporated into this amended plan.

One owner of the adjacent properties contacted staff about the amendment with respect to access and development potential of their property.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

Staff recommends approval of the Minor Site Plan Amendment for White Oak (Site Plan No. 82005018A)