

MEMORANDUM

DATE: March 11, 2005

TO: Montgomery County Planning Board

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

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 977

PROJECT NAME: Loneoak Townes

CASE #: 1-05052

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RT-12.5

LOCATION: Located on the east side of Georgia Avenue (MD 97),
approximately 60 feet south of Mason Street

MASTER PLAN: Kensington-Wheaton

APPLICANT: Mirali Mirtaghavi

HEARING DATE: March 17, 2005

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

- 1) Approval under this preliminary plan is limited six (6) dwelling units.
- 2) Compliance with the specifications and requirements of the approved development plan for Zoning Application No. G-818, County Resolution No.15-740.
- 3) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 4) The applicant shall submit a detailed tree save plan as part of site plan for staff review and approval.
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated December 10, 2004.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) Compliance with conditions of MCDPWT letter dated February 24, 2005, unless otherwise amended.
- 8) Record Plat shall reflect all areas under Homeowners Association and stormwater management parcels.
- 9) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 977 (Subject Property), is located on the east side of Georgia Avenue (MD 97), approximately 60 feet south of Mason Street (Attachment A). The Subject Property contains 0.54 acre and is zoned RT-12.5. It is currently developed with a single-family dwelling, which will be removed.

PROJECT DESCRIPTION:

This is an application to record the Subject Property as six (6) residential lots for the construction of six (6) one-family attached dwellings (Attachment B). The Subject Property is located in an area identified in the Kensington-Wheaton Master Plan for development of infill and under developed parcels. The existing surrounding residential properties consist primarily of multi-family dwellings and townhomes. The proposed lot will have direct access from Georgia Avenue (MD 97) and is not subject to a local area traffic review (LATR). There are no streams, wetlands, floodplains or environmental buffers on the property, and it is exempted from forest conservation plan requirements.

The site was recommended in the master plan to be rezoned to R-60/TDR. However, the site was rezoned to R-T 12.5 pursuant to Rezoning Application #G-818 which was adopted by the Montgomery County Council by resolution on September 14, 2004.

ANALYSIS

Staff's review of Preliminary Plan #1-05052, Loneoak Townes, indicates that the plan conforms to the conditions of Rezoning Application G-818 and the land use

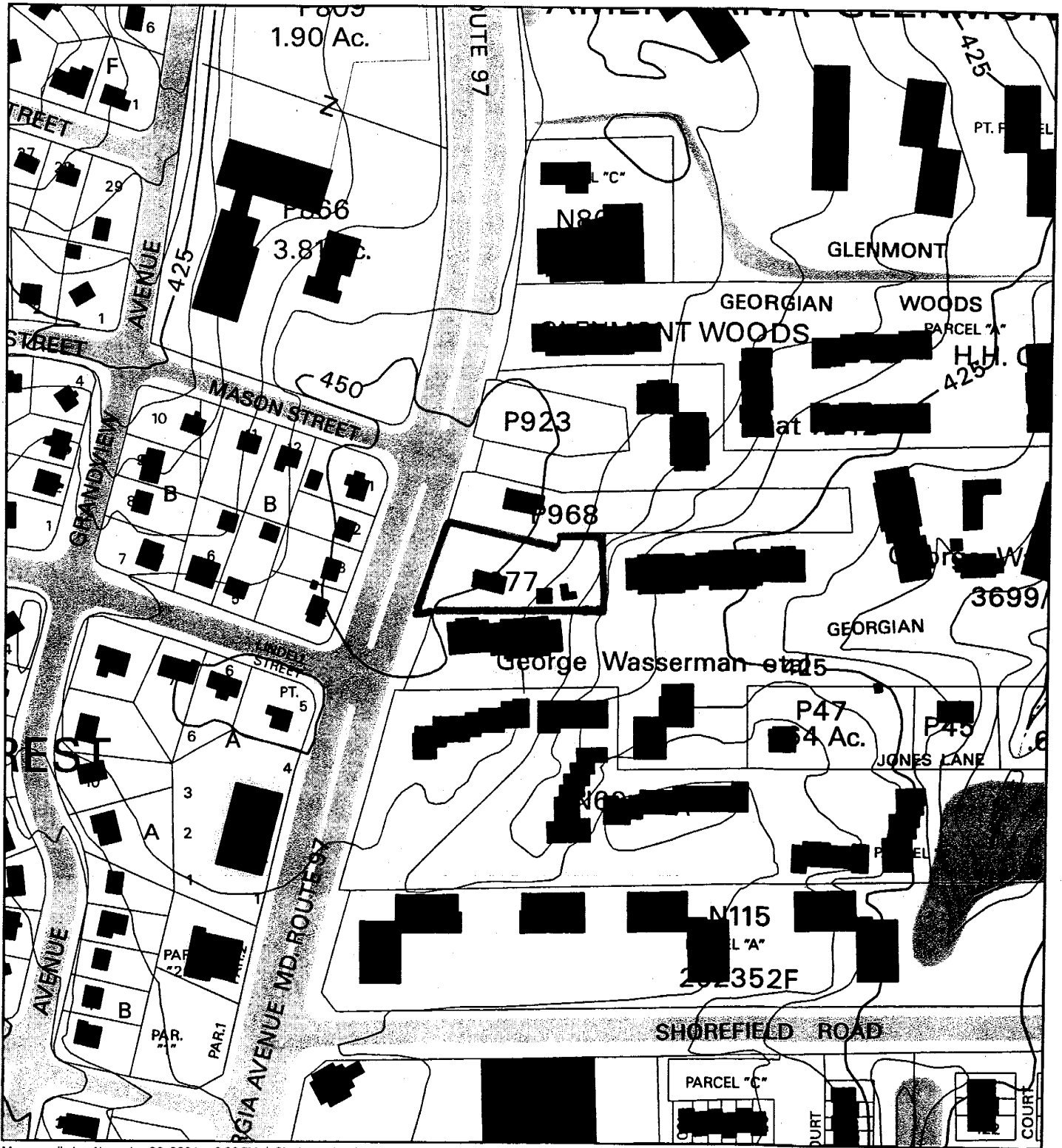
objectives of the Master Plan for the Communities of Kensington-Wheaton. The proposed preliminary plan is consistent with the master plan goal to maintain the area's medium-density residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County 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 #1-05052, Loneoak Townes, conforms to the land use objectives of the Master Plan for the Communities of Kensington-Wheaton and the Rezoning Application G-818. It also meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan



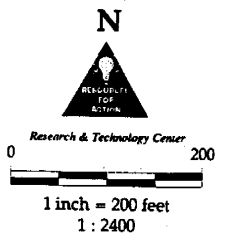
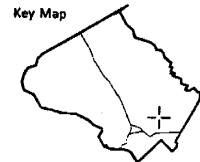
Map compiled on November 30, 2004 at 3:36 PM | Site located on base sheet no - 216NW02

NOTICE

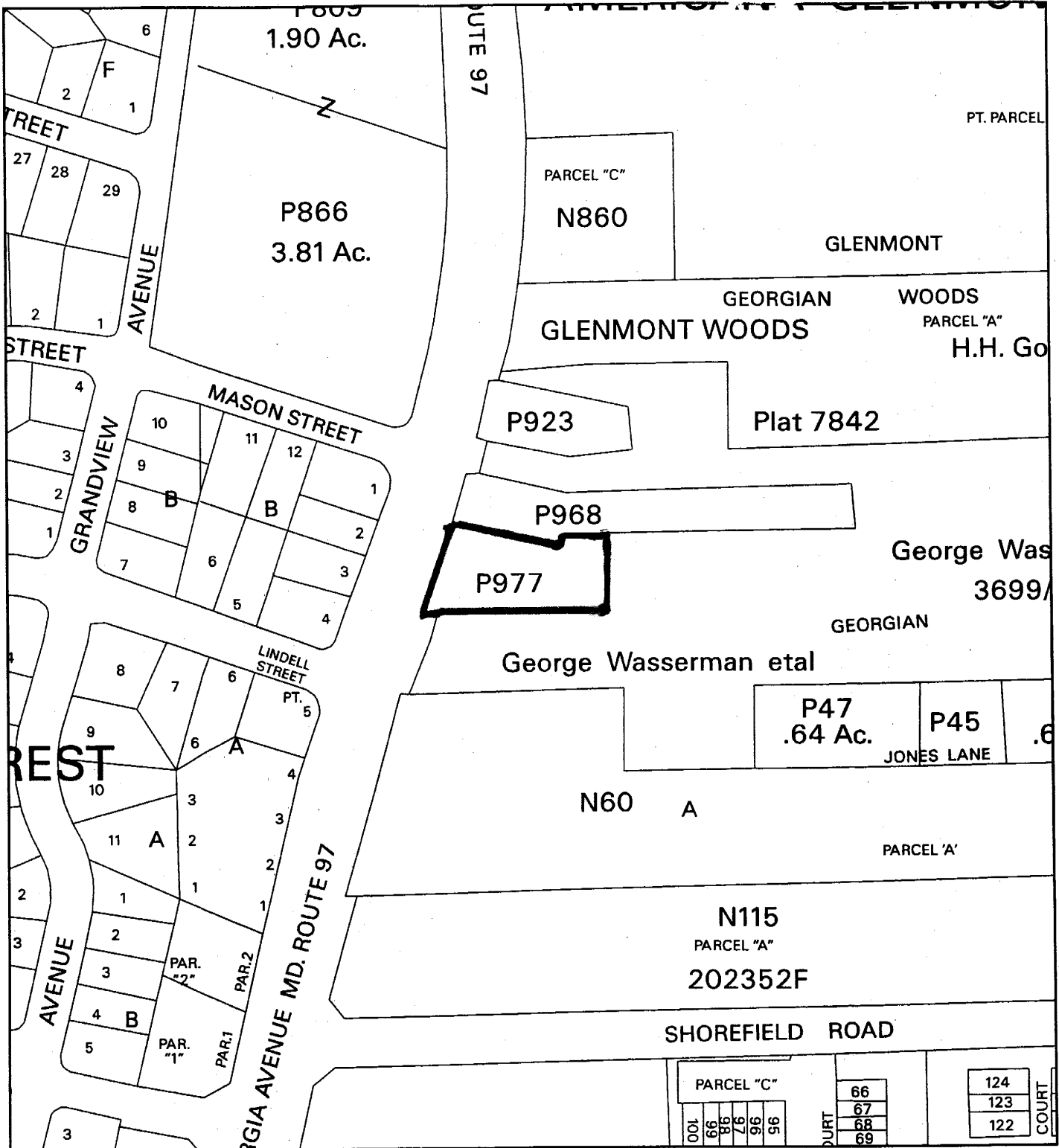
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LONEOAK TOWNES (1-05052)



Map compiled on November 30, 2004 at 3:49 PM | Site located on base sheet no - 216NW02

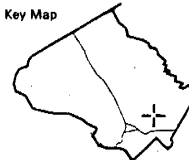
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Key Map



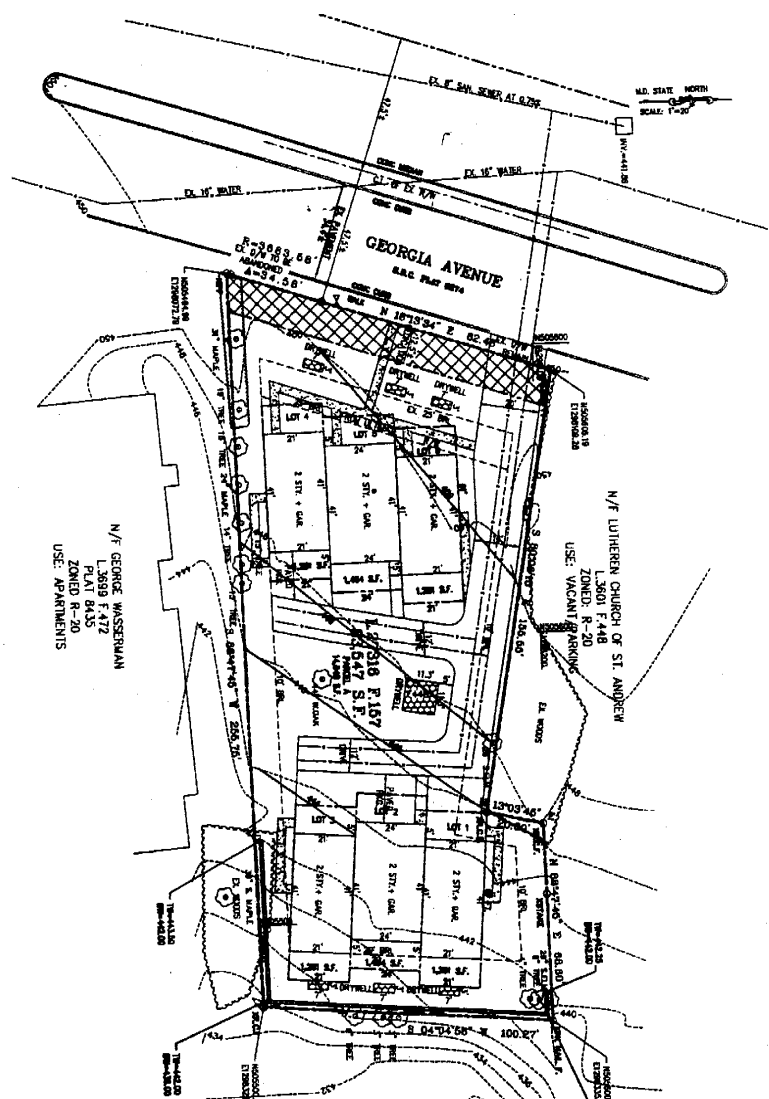
Research & Technology Center



1 inch = 200 feet
1 : 2400

Item	Requested/Proposed	Requested	Existing/Current
Zone development stipulated by 87-113			
From Street Area	20,000 SF	23,571 SF	5 SILL
Development Density	123 DU/AC @ 175 DU	118 DU/AC @ 175 DU	
Building Coverage	50% Max. (C1)	23% (C1)	28% (C1)
Open Area	50% Min. (C1)	50% (C1)	50% (C1)
Building Height	35 Ft. Max.	35 Ft.	35 Ft.
Building Setbacks			
From Street	25 Ft. Min.	25 Ft.	25 Ft.
From Adjoining Lot			
Side	10 Ft.	10 Ft.	10 Ft.
Rear	20 Ft.	20 Ft.	20 Ft.
From Adjoining Zone	20 Ft.	N/A	
Zone			
(C1) = Open Street Area			

NOTE:
 CROSS STREET AREA = 12,500 SF
 CROSS STREET TO NORTH SIDE OF MAIN 1,447 SF



N/F GEORGE WASSERMAN
 L.3689 F.47Z
 PLAT B-435
 ZONED R-20
 USE: APARTMENTS

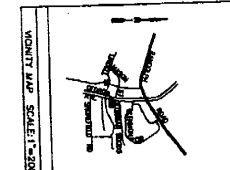
N/F LUTHEREN CHURCH OF ST. ANDREW
 L.3601 F.44B
 ZONED R-20
 USE: VACANT PARKING

N/F GEORGE WASSERMAN
 L.3689 F.47Z
 PLAT B-435
 ZONED R-20
 USE: APARTMENTS

ENGINEER CERTIFICATE
 I HEREBY CERTIFY THAT THE INFORMATION
 CONTAINED HEREON IS TRUE AND CORRECT AND TAKEN
 FROM AVAILABLE PLANS AND RECORDS.



- NOTES:
1. PROPERTY BOUNDARY IS SHOWN BY 2016 RECORD PLAN.
 2. PROPERTY IS LOCATED ON THE MAP AS PARCEL 1977.
 3. PROPERTY AREA IS 2,347 SF, AND IS ZONED R-12-S.
 4. ALL EXISTING UTILITIES ARE SHOWN BY 2016 RECORD PLAN.
 5. PROPERTY IS LOCATED IN UNINCORPORATED GEORGE WASSERMAN AREA.
 6. TOTAL SITE AREA IS 2,347 SF.
 7. PROPERTY IS LOCATED IN UNINCORPORATED GEORGE WASSERMAN AREA.
 8. TOTAL SITE AREA IS 2,347 SF.
 9. ALL UTILITIES ARE SHOWN BY 2016 RECORD PLAN.
 10. ALL UTILITIES ON SITE ARE PRESERVED & DEPICTED FROM 2016 RECORD PLAN.



Project No. 03-148 1/1	LANDPLAN ASSOCIATES P.O. BOX 10375 ROCKVILLE, MD 20849 TEL: (301) 279-9990 FAX: (301) 576-5056 Mike@Landplanassociates.com	LONEOK TOWNES PARCEL P977, HERMITAGE 12129 GEORGIA AVE SILVER SPRING, MD 20902 13TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	PRELIMINARY PLAN OWNER/DEVELOPER: MIRALI MIRTACHAVI P.O. BOX 10375 ROCKVILLE, MD. 20849 (301) 279-9990	Revisions No. Date Description	M.M. 11-18-04 Designed Drawn Approved Date
				M.M. 11-18-04 Designed Drawn Approved Date	M.M. 11-18-04 Designed Drawn Approved Date