MEMORANDUM

DATE:         February 16, 2018

TO:           Montgomery County Planning Board

FROM:         Stephen Smith, Senior Planner
              Jay Beatty, Planner
              D.A.R.C. Division
              (301) 495-4522 & (301) 495-2178

SUBJECT:      Informational Maps and Summary of Record Plats for the Planning Board
              Agenda for March 1, 2018

The following record plats are recommended for APPROVAL, subject to the appropriate
conditions of approval of the preliminary plan and site plan, if applicable, and
conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plan drawings for
the record plat. The following plats are included:

220171050   Norwood Estates
Plat Name: Norwood Estates  
Plat #: 220171050  

Location: Located on the east side of Holly Grove Road, 600 feet north of Norwood Road.  
Master Plan: Cloverly Master Plan  
Plat Details: RE-2 zone; 1 lot  
Owner: Javid Rahmat and Yasmin Majid

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.B of the Subdivision Regulations which states:

B. Conversion of an outlot into a lot. An outlot may be converted into a lot if:

1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot;

2. there is adequate sewerage and water service to accommodate development on the lot;

3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;

4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement, or building restriction lines; and

5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.B and supports this minor subdivision record plat.