MEMORANDUM

DATE: March 26, 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 April 5, 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:

220170480  Darnestown Presbyterian Church
Plat Name: Darnestown Presbyterian Church  
Plat #: 220170480

Location: Located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Turkey Foot Road.

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Darnestown Presbyterian Church of Montgomery County, MD

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(4) of the Subdivision Regulations, in effect at the time the application was submitted, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;

b. Any required street dedications are shown on the record plat;

c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;

d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and

e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat.

f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

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 50-35A(a)(4) and supports this minor subdivision record plat.