Plat Name: Stella’s Dream
Plat #: 220170300

Location: Located on the south side of Barnesville Road, approximately 1 mile east of Mount Ephraim Road
Master Plan: Agriculture and Rural Open Space Master Plan
Plat Details: AR (formerly RDT) zone; 1 lot
Owner: Stellas Dream Limited Partnership

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(8) of the Subdivision Regulations, in effect at the time of application submittal and review, which states:

**Plats for Certain Residential Lots located in the Rural Density Transfer Zone.** Up to five lots are permitted under the minor subdivision procedure in the RDT zone provided that a pre-preliminary plan is submitted and approved by either the Planning Board or Planning Board staff, in accordance with the procedures for submission and approval of a pre-preliminary plan of subdivision. In addition:

a) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section prior to recordation of the plat;

b) Any required street dedications along the frontage of the proposed lots must be shown on the record plat;

c) An easement must be recorded for the balance of the property noting that density and TDRs have been utilized for the new lots. Reference to this easement must be reflected on the record plat for the lots; and

d) Lots created in the RDT Zone through the minor subdivision procedure must not exceed an average lot size of five (5) acres in size unless approved by the Planning Board in the review of a pre-preliminary plan of subdivision.

e) Forest conservation requirements must be satisfied prior to 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 50-35A(a)(8) and with Pre-Preliminary Plan No. 720150170 (MCPB Resolution No. 16-081) and supports this minor subdivision record plat.