

Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB

Item No.

Date: 03.25.2021

9119 Redwood Avenue, Administrative Subdivision 620210040



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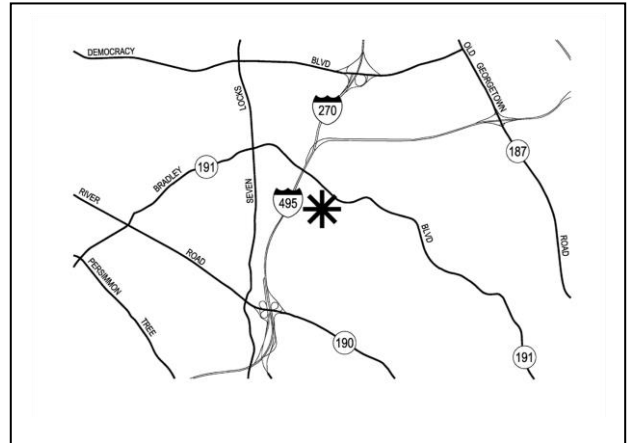


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Completed: 3/15/2021

Description

- Request to create three (3) lots for one (1) single-family detached dwelling unit on each lot
- Location: at 9119 Redwood Avenue approximately 410 feet south of Bradley Boulevard
- Zone: R-200
- Master Plan: 1990 *Bethesda-Chevy Master Plan*
- Property size: 1.65 acres
- Applicant: Shahram & Maria Taginya
- Acceptance Date: October 14, 2020
- Review Basis: Chapter 50, Chapter 22A, Chapter 59



Summary

- Staff recommends **APPROVAL** of the administrative subdivision with conditions.
- Per Section 50.6.1.C of the Subdivision Ordinance, subdivisions for the creation of 3 lots for residential detached houses are permitted to be reviewed administratively.
- Due to initial neighborhood opposition, the Planning Director deferred consideration of the application to the Planning Board, per Section 50.6.3.B.1 of the Subdivision Ordinance.
- The Application received an initial extension from the Planning Director to extend the review period from January 28, 2021, to February 28, 2021 and a second extension from the Planning Board to extend the review period from February 28, 2021 to March 25, 2021.
- Based on the initial application submittal, Staff received two letters of opposition from the community. All correspondence are contained herein as Attachments D.
- The Administrative Subdivision proposes to subdivide one lot into three, for a single-family dwelling on each lot.

RECOMMENDATION AND CONDITIONS

Administrative Subdivision Plan No. 620210040

Staff recommends approval of Administrative Subdivision Plan No. 620210040 with the following conditions.

1. This Administrative Subdivision is limited to three (3) lots for one (1) single-family dwelling unit on each lot.
2. The Adequate Public Facility (APF) review for the Administrative Subdivision will remain valid for sixty (60) months from the date of mailing of the Planning Board resolution.
3. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated March 4, 2020, and hereby incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Administrative Subdivision Plan approval.
4. The Applicant must receive approval, prior to plat from the Montgomery County Department of Permitting Services (MCDPS) Fire Code Enforcement Section.
5. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its stormwater management concept letter dated February 23, 2021 and incorporates them as conditions of the Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval
6. The record plat must show necessary easements.
7. Prior to recordation of the plat(s) the Applicant must satisfy MCDPS requirements to ensure the construction of a 5-foot wide sidewalk along the property frontage on Redwood Avenue, unless construction is waived by MCDPS. If construction of the sidewalk is waived, the Applicant must pay a fee-in-lieu for the total cost of implementation of the sidewalk as approved by MCDPS staff, in compliance with Section 49-40(b)(1)(C) of the County Code.
8. The Applicant must comply with the following conditions of approval of Preliminary Forest Conservation Plan 620210040, approved as part of this Administrative Subdivision Plan.
 - a. Prior to any demolition, clearing, or grading for this development Application, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank to satisfy the reforestation requirement for a total of 0.25-acres of mitigation credit (or as determined on the certified Final Forest Conservation Plan). If there are no applicable planted forest mitigation banks, the reforestation requirement may be met via fee-in-lieu.
 - b. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
 - c. Prior to Subdivision Plan Certification, the Applicant must coordinate with M-NCPPC Staff to address minor updates and clarifications to plans, details, notes, and specifications.
9. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings consisting of native canopy trees, with a minimum size of 3 caliper inches, totaling 91.5 caliper inches as shown on the FCP. Adjustments to the planting

locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.

- a. All onsite trees credited towards variance mitigation must be at least five (5) feet away from any structures, stormwater management facilities, PIEs, PUEs, ROWs, utility lines, and/or their associated easements.
 - b. Prior to Plan Certification, the Applicant must coordinate with Staff regarding the location of onsite trees credited towards variance mitigation to eliminate conflicts with proposed utilities and structures and to appropriately address sector plan recommendations for neighborhood character.
10. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
11. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

SECTION 1 – SITE DESCRIPTION

Site Vicinity

The Project is located in Bethesda on Redwood Avenue, approximately 410 feet south of Bradley Boulevard. The vicinity is developed with single-family detached dwellings and the lot sizes range widely with the Subject Property being one of the largest in its block exceeded only by The French International School.



Figure 1 – Vicinity Map

Subject Property and Analysis

The Subject Property (Site, Property, or Project) is known as Lot A and Part of Lot 1, Block 3, as recorded in deed Book 15997/Page 027 and in Plat Book 46, Plat 3512. The Subject Property is located on the east side of Redwood Avenue. The Property consists of 71,738 square feet (1.65 acres), zoned R-200 within the 1990 *Bethesda-Chevy Chase Master Plan*. As depicted in Figure 2, the Property is currently developed with a single-family house, a detached garage, and a circular shaped driveway with two access points from Redwood Avenue. The Property contains no forest and fronts on Redwood Avenue and the topography slopes gently west towards Redwood Avenue.



Figure 2 – Aerial Map

SECTION 2 – PROPOSAL

Proposal

The Applicant proposes to subdivide the 1.65-acre parcel into three lots with direct access and frontage on Redwood Avenue: Lot A, will contain approximately 24,355 square feet with one single-family detached dwelling; Lot B, will contain approximately 29,627 square feet for a new single-family detached dwelling; and Lot C, as proposed will contain approximately 22,756 square feet for a new single family detached dwelling. In Figure 3 (below) the proposed lot configuration demonstrates that proposed lots can accommodate the three single-family detached dwellings as proposed in conformance with the development standards for the R-200 zone. It is important to note, however, that the future single-family dwelling footprint is illustrative and final design and location will be determined at the time of building permit.

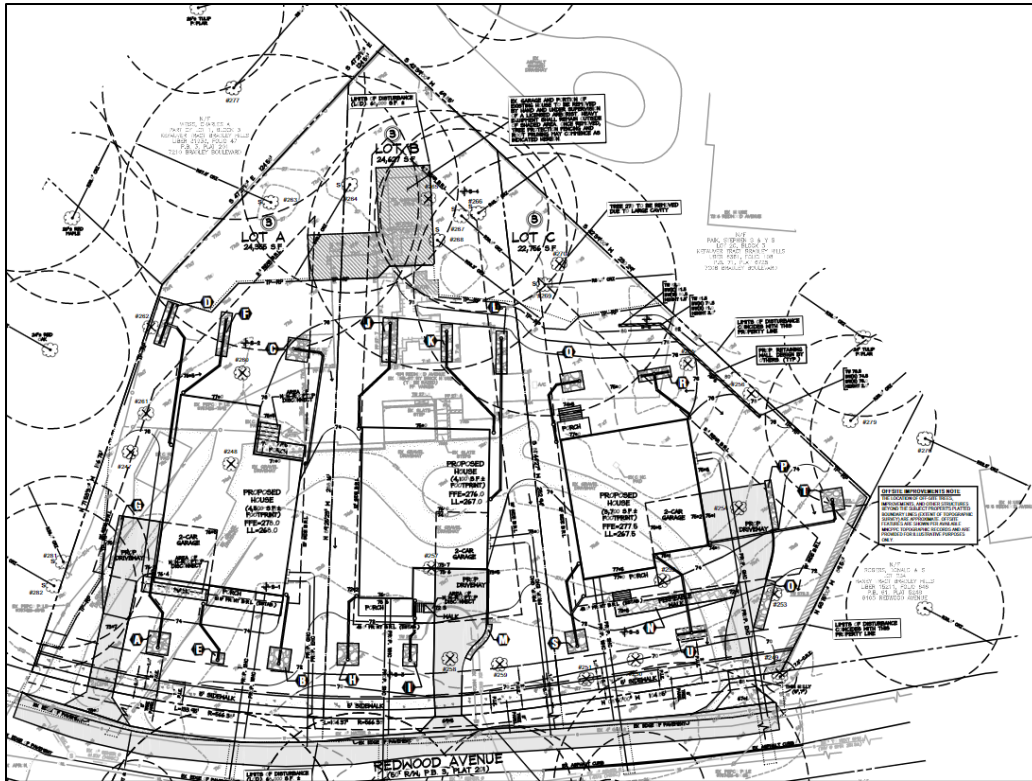


Figure 3: Proposed Administrative Subdivision Lot Configuration

Environment

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved for the Subject Property on February 7, 2020. The Subject Property is located within the Cabin John Creek Watershed, a Use I watershed¹. The Property contains mature trees subject to the Variance provision of the Forest Conservation Law, including many specimen trees which measure 30-inches or greater in diameter-at-breast height (DBH). The mature trees are generally located at the front of the property near Redwood Avenue as well as along the north and south property lines bordering neighboring properties. The site has a gentle slope, falling from west to east towards Redwood Avenue.

There are no known rare, threatened, or endangered species on site; there are no 100-year floodplains, highly erodible or otherwise sensitive soils, stream buffers or wetlands on site. Other than the watershed itself and mature significant and specimen trees, there are generally no environmentally sensitive resources associated with the Subject Property nor any historic features on or near the site.

Forest Conservation

Although there is no forest on-site, this Application is subject to Chapter 22A Forest Conservation Law and has included a Preliminary/Final Forest Conservation Plan with this Application. The submitted worksheet calculates an Afforestation Requirement of 0.25-acres; and as conditioned, this requirement will be met via credits purchased from an off-site forest bank or via fee-in-lieu if no planted forest mitigation banks are available.

¹ WATER CONTACT RECREATION, PROTECTION OF AQUATIC LIFE. Waters that are suitable for: water contact sports: play and leisure time activities where the human body may come in direct contact with the surface water; fishing; the growth and propagation of fish (other than trout); other aquatic life, and wildlife; agricultural water supply; and industrial water supply.

Forest Conservation Variance

Section 22A-12(b)(3) of the Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ), requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The Law requires no impact to trees that measure 30 inches DBH or greater; are part of a historic site or designated with a historic structure; are designated as national, state, or county champion trees; are at least 75% of the diameter of the current State champion tree of that species; or to trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

The subject Application includes disturbance of trees that are $\geq 30''$ DBH, therefore a variance is required. The Applicant submitted a revised variance request on January 25, 2020 (Attachment B) for the impacts to nine subject trees and the removal of 10 subject trees that are considered high-priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law.

Table 1: Trees to be Impacted but Retained

TREE #	TYPE	DBH	CRZ Impact (%)	CONDITION	PROPOSED STATUS
263	Tulip Poplar	45"	26%	Good	SAVE
264	Tulip Poplar	33"	27%	Good	SAVE
266	Tulip Poplar	30"	21%	Good	SAVE
268	Tulip Poplar	39.5"	30%	Fair	SAVE
269	Tulip Poplar	40"	40%	Good	SAVE
271	Sweet Gum	36"	7%	Good	SAVE
272	Tulip Poplar	32"	13%	Good	SAVE
275	Tulip Poplar	39"	19%	Good	SAVE
276	Tulip Poplar	33"	6%	Good	SAVE

Table 2: Trees to be Removed

TREE #	TYPE	DBH	CRZ Impact (%)	CONDITION	PROPOSED STATUS
247	Tulip Poplar	38.5"	57%	Good	REMOVE
249	Tulip Poplar	31"	51%	Good	REMOVE
250	Tulip Poplar	33"	78%	Fair	REMOVE
251	Tulip Poplar	42"	70%	Fair	REMOVE
252	Tulip Poplar	38.5"	100%	Good	REMOVE
253	Tulip Poplar	35.5"	37%	Fair	REMOVE
254	White Ash	33"	100%	Good	REMOVE
258	White Ash	38"	88%	Poor	REMOVE
259	Southern Red Oak	35.5"	84%	Good	REMOVE
260	Tulip Poplar	41"	82%	Good	REMOVE

Section 22A-21 of the County Forest Conservation Law sets forth the findings that must be made by the Planning Board or Planning Director, as appropriate, in order for a variance to be granted. In addition to the required findings outlined numerically below, Staff has determined that the Applicant has demonstrated that enforcement of the variance provision would result in an unwarranted hardship due

to the unique layout of the site, which consists of trees located in close proximity to structures proposed to be removed, as well as mature trees located near the front of the site where access will be required for the buildable area.

The existing Site, originally a residential lot of approximately 71,738 sq. ft., has a particularly triangular shape which, in this case, limits the arrangement of developable area due to factors such as the frontage requirements of the zone as well as utility easements and dedications associated with the proposed redevelopment.

As a result, the removal and impact to the many property's specimen trees is unavoidable with this proposed redevelopment. As conditioned, impacts and removals associated with this Application will be minimized and tree protection techniques such as root pruning and tree protection fencing will be completed in coordination with an ISA Certified Arborist and the M-NCPPC Forest Conservation Inspector.

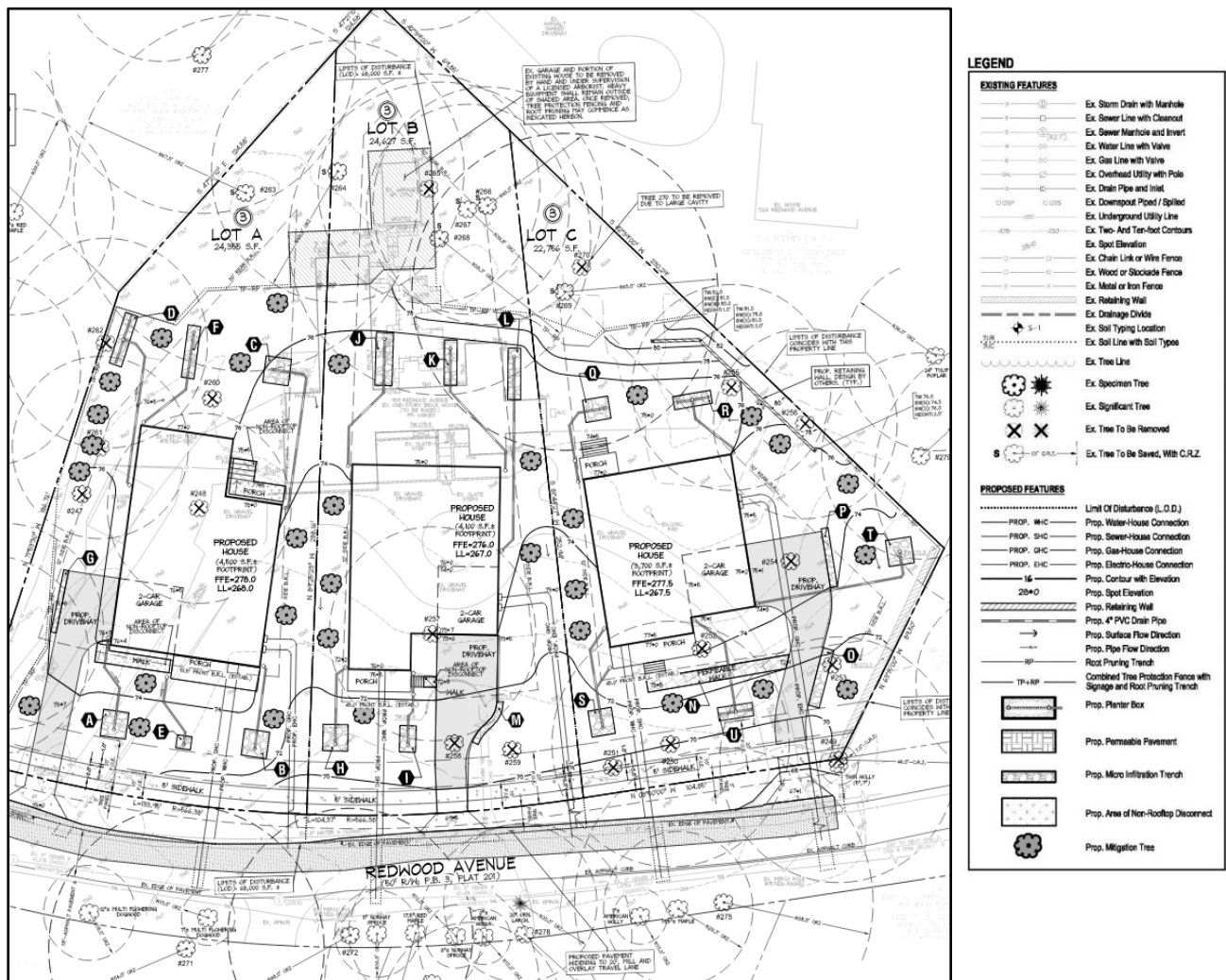


Figure 2: PFCP excerpt showing impacted variance trees and proposed mitigation trees;

Access and Circulation

Access to the proposed lots will be via separate driveways on Redwood Avenue. Although there are no existing sidewalks in the immediate vicinity, the Project proposes a new 5-foot wide sidewalk along all Site frontages.

The Project generates fewer than three (3) peak hour trips and is considered to have a *de minimis* impact on the transportation network. As a result, the Application is not subject to the Local Area Transportation Review (LATR). Based on the Project's *de minimis* impact and provision of new sidewalks along the Redwood Avenue frontages, vehicle and pedestrian access for the administrative subdivision will be adequate.

SECTION 3 – ANALYSIS AND FINDINGS, CHAPTER 50

Applicability, Section 6.1.C

1. The lots are approved for the standard method of development;

The lots were submitted and are approved for standard method development in the R-200 zone.

2. Written approval for any proposed well and septic area is received from the Department of Permitting Services, Well and Septic Section before approval of the plat;

The lots will not be served by wells or septic areas, as the Property is served by public water and sewer service and is designated in the W-1 and S-1 categories.

3. Any required road dedications and associated public utility easements are shown on the plat and the applicant provides any required improvements;

Redwood Avenue provides direct access to fewer than 75 residential units and does not directly connect to other neighborhood uses, such as schools or libraries. As a result, Redwood Avenue meets the criteria for a Tertiary Residential Street with a 50-foot minimum right-of-way. Therefore, no further dedication is required as part of this Application. The Applicant will coordinate with County agencies to ensure that any necessary public utility easements are shown on the plat.

4. The requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat; and

School Adequacy

The Property is served by Burning Tree Elementary School, Pyle Middle School and Whitman High School. Under the rules of the 2016 Subdivision Staging Policy, which applies to this application, and a net increase of only two new single-family-detached dwelling units, there is sufficient capacity at each of these schools to accommodate this project.

Transportation

Transportation access is adequate to serve the proposed development by this Preliminary Plan.

Local Area Transportation Review (LATR)

The Project generates fewer than three (3) peak hour trips and is considered to have a *de minimis* impact on the transportation network. As a result, the Application is not subject to the Local Area Transportation Review (LATR). Based on the Project's *de minimis* impact and provision of new sidewalks on the Redwood Avenue frontages vehicle and pedestrian access for the administrative subdivision will be adequate.

5. Forest conservation, stormwater management, and environmental protection requirements are satisfied before approval of the plat.

Although there is no forest existing on-site, this Application is subject to Forest Conservation Law; accordingly, a Preliminary Forest Conservation Plan was received in conjunction with this Application. The Plan shows a resulting afforestation requirement of 0.25 acres, which the Applicant is required to meet through an off-site forest mitigation bank or via fee-in-lieu. Due to the proposed removal of several specimen trees, this Application is also subject to the Variance Provisions of the Forest Conservation Law. Accordingly, a Variance Request has been submitted with this Application and is described above; Staff has recommended approval of the request.

Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services (MCDPS) on February 23, 2020 (Attachment B). The Applicant proposes to meet stormwater management requirements through the use of dry wells, micro-infiltration trenches and non-rooftop disconnect.

Technical Review, Section 4.3

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59*

a. *The block design is appropriate for the development or use contemplated*

The length, width, and shape of the block are consistent with Section 50.4.3.B of the Subdivision Code. The proposed subdivision is within an existing residential neighborhood with an established street grid. The Application is not proposing to create any new residential blocks.

b. *The lot design is appropriate for the development or use contemplated*

The Administrative Subdivision Plan meets all applicable sections of the Subdivision Code. Proposed Lots A, B, and C are appropriate in size, shape, width, and orientation, taking into account the recommendations of the 1990 *Bethesda-Chevy Master Plan*, the existing lot pattern of surrounding properties, and the building type (single-family detached dwelling units) contemplated for the Property.

c. *The Preliminary Plan provides for required public sites and adequate open areas*

The Property was reviewed for compliance with Section 50.4.3.D, "Public Sites and Adequate Public Facilities," of the Subdivision Code. There are no Master Plan recommendations for public facilities or local recreation requirements for the Subject Property.

d. *The Lot(s) and Use comply with the basic requirements of Chapter 59*

The proposed lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lots will meet all the dimensional requirements for area, frontage, and width. A summary of this review is included in Table 1.

Table 1 – Development Standards in the R-200 Zone

Standard	Required/Permitted	Proposed Lot A	Proposed Lot B	Proposed Lot C
Minimum lot size	20,000 sq ft	24,355 sq ft	24,672 sq ft	22,756 sq ft
Front setbacks	40 ft. min.	51.5'	43'	43'
Side setbacks	12 ft. min., 25 ft. total	12' or more one side		
		25' or more total		
Rear setbacks	30 ft. min.	30' or more		
Lot Width at Front lot line	25'	100' or more		
Lot Width at Front BRL	25'	100' or more		
Lot Coverage	20%	4,871 square feet or less	4,925 square feet or less	4,551 square feet or less
Building Height	35 ft max	35'		

2. The Preliminary Plan substantially conforms to the Master Plan or Urban Renewal Plan

The Property is located within the 1990 *Bethesda-Chevy Chase Master Plan*. The Master Plan reconfirmed the existing single family detached residential zoning throughout the Property's vicinity. The project demonstrates conformance to the Master Plan by proposing a moderate level of new housing development achieving a greater housing supply. The proposed subdivision will meet the housing development objective by increasing the housing density on a larger property. The proposed subdivision meets the Area Land Use Guidelines through the redevelopment of a property without creating major demand increase in public infrastructure and transportation needs.

3. Public Facilities will be adequate to support and service the area of the subdivision

As discussed in findings 6.1.c.4 above, public facilities will be adequate to support and service the area of the subdivision. Under the rules of the 2016 Subdivision Staging Policy, which applies to this application, the project proposes a net increase of only two new single-family dwelling units. The property is served by Burning Tree Elementary School, Pyle Middle School and Whitman High School. Staff finds that there is sufficient capacity at each of these schools to accommodate this project. The proposed development will increase the structures on the Property from one to a total of three and will provide access driveways associated with each home. Transportation access is adequate to serve the proposed development by this Preliminary Plan. The Project generates fewer than three (3) peak hour trips and is considered to have a *de minimis* impact on the transportation network. As a result, the Application is not subject to the Local Area Transportation Review (LATR). Based on the Project's *de minimis* impact and provision of new sidewalks on the Redwood Avenue frontages vehicle and pedestrian access for the administrative subdivision will be adequate.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied

a. Environmental Guidelines

Aside from the numerous specimen and significant trees onsite, there are no other environmentally sensitive features on or adjacent to the Property such as forest, stream buffers,

wetlands, or flood plains. There are no rare, threatened, or endangered species within the boundaries of the proposed Project.

b. Forest Conservation

There is no forest existing on-site, however this Application still subject to Forest Conservation Law. A Preliminary Forest Conservation Plan was received in conjunction with this Application. The Plan shows a resulting afforestation requirement of 0.25 acres, which has been conditioned to be met via off-site forest mitigation bank or fee-in-lieu. Due to the proposed removal of several specimen trees, this Application is also subject to the Variance Provisions of the Forest Conservation Law. Accordingly, a Variance Request has been submitted with this Application and is described above; Staff has recommended approval of the request. As conditioned, all Forest Conservation Requirements will be met.

Unwarranted Hardship for Variance Trees

Per Section 22A-21, a variance may only be granted if the Director or Planning Board as applicable, finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. Staff has determined that the Applicant has shown that enforcement of the Law for the designated trees would result in an unwarranted hardship for the following reasons: Not granting the variance would severely limit the site's developable area, due to the Zoning Code requirements associated with this development on this irregularly shaped lot. Alternative designs and relocation plans were considered; however, those designs did not result in the ability to retain additional specimen trees.

Variance Findings

Staff has made the following determination based on the required findings for granting of the requested variance:

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.*

Granting the variance will not confer a special privilege on the Applicant as the disturbance to the Protected Trees is due to the reasonable development of the Property. As conditioned, the impacts are avoided/minimized to the greatest extent possible and are generally associated with the frontage and utility easement requirements on this irregularly shaped site and the demolition of an existing structure, which could proceed without Planning Staff approval separate from this proposed subdivision. Therefore, the variance request would be granted to any Applicant in a similar situation, assuming all other criteria are met.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

As stated above, the requested variance and associated tree impacts are due to the existing lot shape, proximity of subject trees to structures proposed for removal, and the location of subject trees in relation to required land dedication and access areas. Frontage requirements in addition to the tapering shape of the lot limit the buildable area of the site. The variance request submitted by the Applicant reflects efforts to lessen overall site impacts; as shown in Figure 2, the more narrow area in the rear of the site allows space to retain mature trees, where not impacted by the existing structure proposed for removal, and to plant mitigation trees. In all, the approach in the proposed design and redevelopment of the site is based according to site limitations and provides appropriate mitigation where tree removal is

unavoidable. Therefore, this variance request is not based on circumstances which are the result of actions by the Applicant, and the variance can be granted under this condition provided that the impacts are avoided/minimized, and any necessary mitigation requirements are fulfilled.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the proposed site design and layout of the Subject Property and not as a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The Subject Property is not directly associated with any streams, wetlands or related buffers. The Site is, however, currently developed with a single-family home accessed via a circular gravel driveway. There are presently no environmental site design stormwater management practices onsite, which is typical of the area. The existing stormwater management is limited to the natural drainage and uptake provided by the lawn area and trees on the property.

The proposed development will increase the structures on the Property from one to a total of three and will provide access driveways associated with each home. The proposal further details that Proposed Lot A will make use of a permeable pavement in its driveway while both Lot A and Lot C will provide permeable walking paths to the proposed homes. Further stormwater management is provided via planter boxes and micro-infiltration trenches as shown on the plans. As conditioned, the development will fully comply with current state and county water quality standards. Degradation in water quality is not expected as this site will improve water quality through the implementation of several stormwater best management practices designed using ESD criteria per the Maryland Stormwater Design Manual and the Montgomery County Stormwater Regulations. Further, Staff has recommended the use of soil restoration techniques in addition to the required mitigation plantings which will help maximize the permeability of the soil, serving to further reduce runoff. Therefore, the Application will ultimately result in an improvement of water quality, rather than cause measurable degradation in water quality or violate State water quality standards.

Mitigation for Trees Subject to the Variance Provisions

There are 10 subject trees proposed for removal in association with this Application. Planting mitigation for the removals should be at a rate that approximates the form and function of the trees removed, at a ratio of approximately 1" DBH for every 4" DBH removed, using trees that are a minimum of 3" caliper. As a result of the proposed removal of 10 subject trees, for a total of 366" DBH removed, mitigation in the form of at least 91.5 caliper inches is required and recommended as a condition of approval. The Applicant currently proposes 93 caliper inches of variance mitigation planting, which fulfills this requirement.

County Arborist's Recommendations

In accordance with Montgomery County Code Section 22A-21©, the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the

request. The Applicant's revised request was forwarded to the County Arborist on January 25, 2020. Any response received will be presented at the time of Planning Board Hearing.

Staff Recommendation on the Variance

As a result of the above findings, Staff recommends approval of the Applicant's request for a variance from the Forest Conservation Law to impact, but retain, nine subject trees associated with the application and to remove 10 subject trees.

5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied*

The Application received approval of a Stormwater Management Concept Plan from the Department of Permitting Services, on February 23, 2021, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that onsite stormwater will be managed using dry wells, micro-infiltration trenches and non-rooftop disconnect.

SECTION 4 – COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. A notice of the Application was sent to all required parties by the Applicant on June 30, 2020. The notice gave the interested parties 15 days to review and comment on the contents of the Application. As of the date of this staff report, Staff has received two letters of correspondences and several email messages. (Attachment D). The correspondence received relates to the initial application submittal relative to the increase in density. The surrounding community had concerns with this density as proposed and additional vehicular trips. The Project generates fewer than three (3) peak hour trips and is considered to have a *de minimis* impact on the transportation network. As a result, the Application is not subject to the Local Area Transportation Review (LATR). Based on the Project's *de minimis* impact and provision of new sidewalks on the Redwood Avenue frontages, vehicle and pedestrian access for the administrative subdivision will be adequate. Additionally, the surrounding community expressed concerns relative to stormwater management and its proposed impacts. Staff has received a letter from MCDPS. The proposed stormwater management concept meets County goals with the proposed dry wells, micro-infiltration trenches and non-rooftop disconnect.

SECTION 5 – CONCLUSION

The Administrative Subdivision Plan No. 620210040 meets the technical requirements of Section 50.4.3 of the Subdivision Code, and the applicable requirements of Section 50.6.1.C. The lots meet all requirements established in the Subdivision Code and the Zoning Ordinance and substantially conform to the recommendations of the 1990 *Bethesda-Chevy Master Plan*. Therefore, Staff recommends approval of this Administrative Subdivision Plan with conditions specified at the beginning of this report.

Attachments

Attachment A – Administrative Subdivision Plan
Attachment B – Agency Letters
Attachment C – Approved NRI/FSD & Forest Conservation Plan
Attachment D – Correspondence related to increase in density