

ADMINISTRATIVE SUBDIVISION PLAN NO. 620220050, BLOCK F KILMAROCK

Description

Administrative Subdivision Plan to create up to two lots for single-family dwelling units; one for the existing dwelling unit and a second for the construction of a new dwelling unit.

No. 620220050

Completed: 9-9-2022

MCPB

Item No. 6

September 22, 2022

2425 Reddie Drive

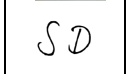
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Wheaton, MD 20902

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LOCATION/ADDRESS

1200 & 1202 Prospect Street; On the north side of Prospect Street approximately 25 ft W of Barron Street

MASTER PLAN

2000 East Silver Spring Master Plan

ZONE

R-60

PROPERTY SIZE

0.82 acres

APPLICANT

Ronald N. Goodman

ACCEPTANCE DATE

March 22, 2022

REVIEW BASIS

Section 50.6.1.C



Summary:

- Staff recommends **APPROVAL** of the administrative subdivision with conditions.
- Per Section 50.6.1.C of the Subdivision Ordinance, up to 3 lots may be created for residential detached houses in a residential zone by the administrative subdivision plan process.
- Request to create two (2) lots for one (1) single-family detached dwelling unit on each lot: one for the existing dwelling unit and a second for the construction of a new dwelling unit.
- Location: at 1200 and 1202 Prospect Street, Takoma Park (outside City of Takoma Park limits)
- The Applicant received approval from the Planning Board to extend the review period from June 20, 2022, to September 30, 2022.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS	3
ADMINISTRATIVE SUBDIVISION PLAN 620220050	3
SECTION 2: SITE DESCRIPTION.....	6
VICINITY.....	6
PROPERTY DESCRIPTION.....	8
SECTION 3: PROJECT DESCRIPTION.....	8
PROPOSAL	8
SECTION 4: ADMINISTRATIVE SUBDIVISION PLAN 620220050 FINDINGS AND ANALYSIS	12
SECTION 5: COMMUNITY OUTREACH	18
SECTION 6: CONCLUSION	18
ATTACHMENTS	18

SECTION 1: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN 620220050

Staff recommends approval with conditions of the Administrative Subdivision Plan to subdivide the existing recorded lot into two lots: one for the existing dwelling unit and a second for the construction of a new dwelling unit. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620220050 as of the date of this Staff Report, submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.

GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to two (2) lots for one (1) dwelling unit on each lot. Lot A has an existing single-family dwelling unit, proposed to remain. Lot B is subdivided for the purpose of constructing a new single-family dwelling unit.

ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter August 12, 2022 and 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 if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. 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 August 31, 2022 and 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 MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated August 16, 2022, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

OTHER APPROVALS

8. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

ENVIRONMENT AND NOISE

9. 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 as applicable.
10. The Applicant must comply with all tree protection and tree save measures shown on the approved Tree Save Plans. Tree save measures not specified on the Final Forest Conservation Plan and/or the Tree Save Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.

TRANSPORTATION

Existing Frontage Improvements

11. Prior to the issuance of the first above-grade building permit or right-of-way permit (whichever comes first), the Applicant must make a de minimis payment of \$6,912 to MCDOT towards the construction of a pedestrian improvement within the East Purple Line Transportation Policy area. The payment will be inflated based on the Federal Highway Administration’s National Highway Construction Cost Index from the mailing date of the Planning Board Resolution to the date of the issuance of the first above-grade building permit or right-of-way permit (whichever comes first). Proof of payment is required.

Easements

12. The record plat must show necessary easements.
13. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
14. The record plat and certified plan set must reflect the following building restriction lines as shown on the Administrative Subdivision Plan:

- a. A 25-foot BRL offset from the stream valley buffer in the northwest corner of the property, as shown on the approved Forest Conservation Exemption (No. 42023017E) for Lot A.
- b. A 150-foot BRL from the rear property line for Lot B.

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

- 15. The Applicant must include the stormwater management concept approval letter and Administrative Subdivision Plan Resolution on the approval or cover sheet(s).
- 16. The certified Administrative Subdivision Plan must contain the following notes:
 - a. Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
 - b. The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.
- 17. Prior to submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set
 - b) Include the approved Fire and Rescue Access plan in the certified set
 - c) Update plan sheets to show the stream valley buffer and related 25-foot BRL offset from the stream valley buffer on Lot A as well as the 150-foot rear BRL on Lot B, subject to Staff approval.

SECTION 2: SITE DESCRIPTION

VICINITY

Administrative Subdivision Plan No. 620220050 is a request to subdivide a property identified as Part of Lot 2, Block F, Kilmarock, and several contiguous Tax Parcels: P814, P860 and P869 as described in Liber 58370, Folio 394; located at 1200 and 1202 Prospect Street and consisting of 35,852 square feet (0.823 acres), zoned R-60 (“Property” or “Subject Property”) into two (2) lots. The Property is within the 2000 *East Silver Spring Master Plan* area (“Master Plan”). Surrounding the Site to the east, west, and south are lots that are generally smaller in size and contain single family detached houses in the R-60 zone. The Takoma Academy Preparatory School is located along the Site’s northern (rear) side.

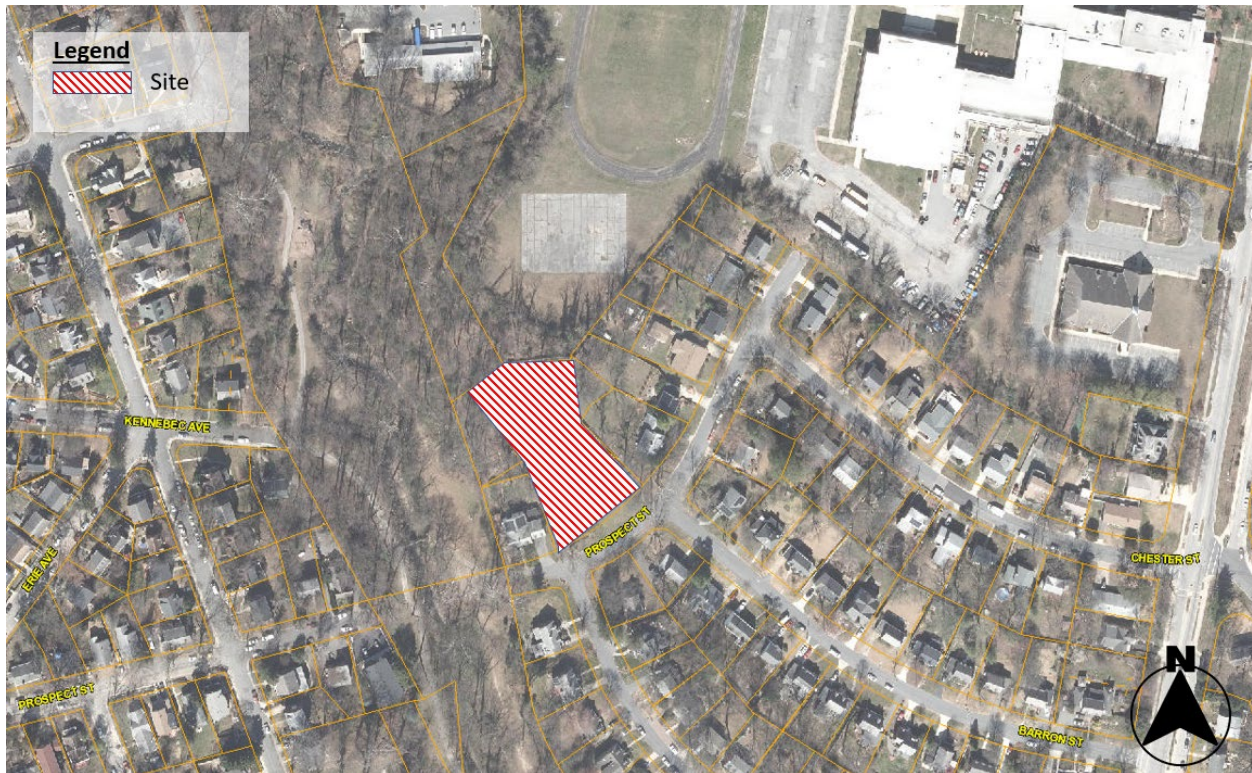


Figure 1 – Vicinity Map

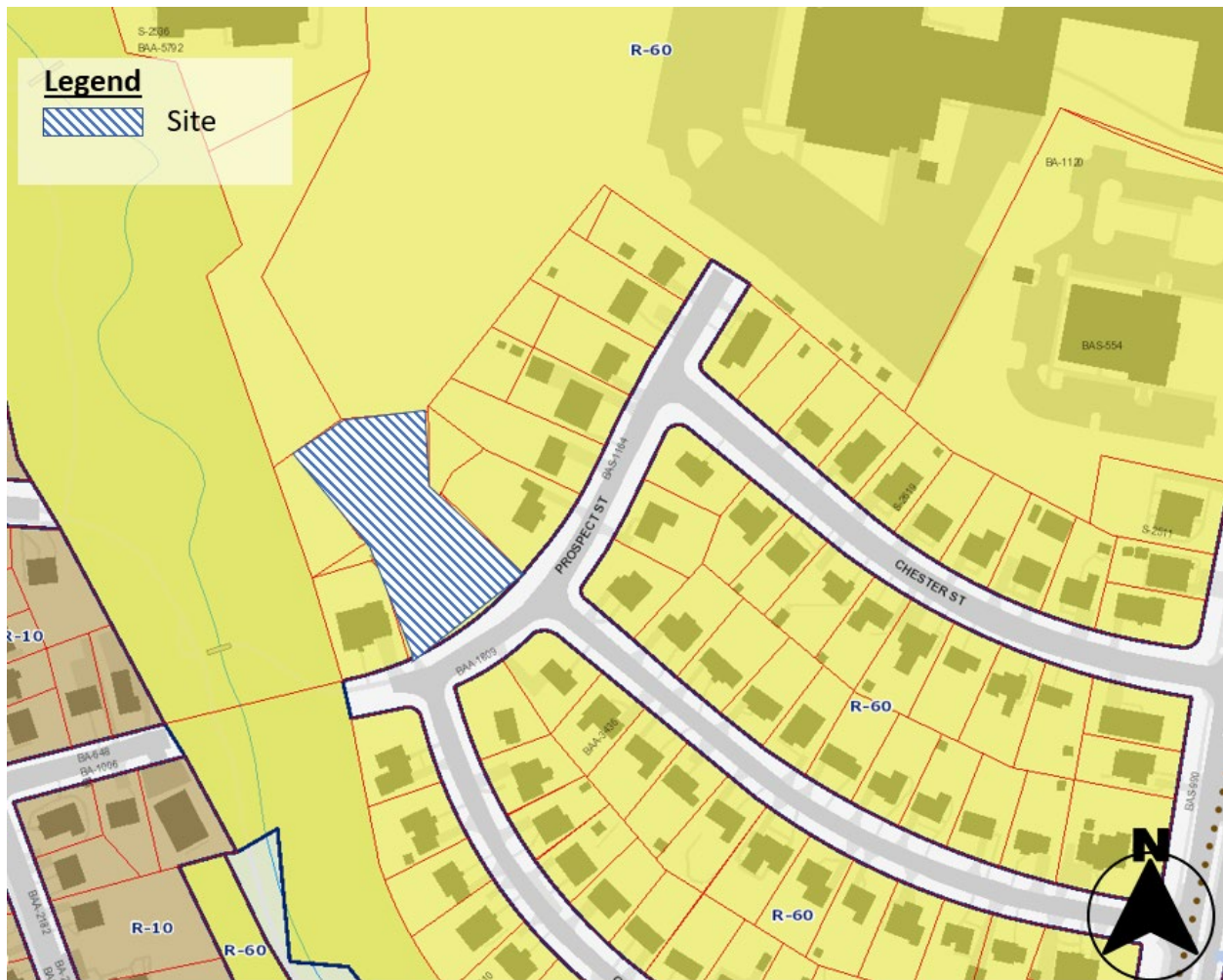


Figure 2 – Zoning Map

The Subject Property is located within the Sligo Creek Watershed, a Use I watershed. The Property slopes gently upward from the frontage along Prospect Street towards the north, leading to the existing single-family home. At the rear of the home, on either side of an existing tennis court, there are steep slopes (of at least 25% grade) found onsite. To the east of the tennis court, the steep slopes rise from west to east leading offsite; on the west side of the tennis court, the steep slopes fall from east to west leading towards Long Branch stream, which is offsite, and its associated stream valley buffer which partially overlaps with the site and steep slopes. Specimen trees sized 30-inch diameter-at-breast-height (DBH) or greater are present on the site in addition to many mature trees of at least 24-inch DBH. There is no forest onsite, however there is forest adjacent to the Property that is characterized by mature Poplar, Oak, Cherry, and Beech trees.

PROPERTY DESCRIPTION

As depicted in the figure below, the Property is currently developed with a two-and-one-half story, single-family dwelling with a detached garage, tennis court and swimming pool. The existing house, garage and tennis court are to remain, the pool will be removed.



Figure 3 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

This Application is a request to subdivide the Property into two (2) lots (as depicted in Figure 4) with one single-family dwelling unit on each lot. The existing house, garage and tennis court are to remain and will be located on Lot A. Lot B will be improved with a new single-family dwelling unit and the existing pool will be removed.

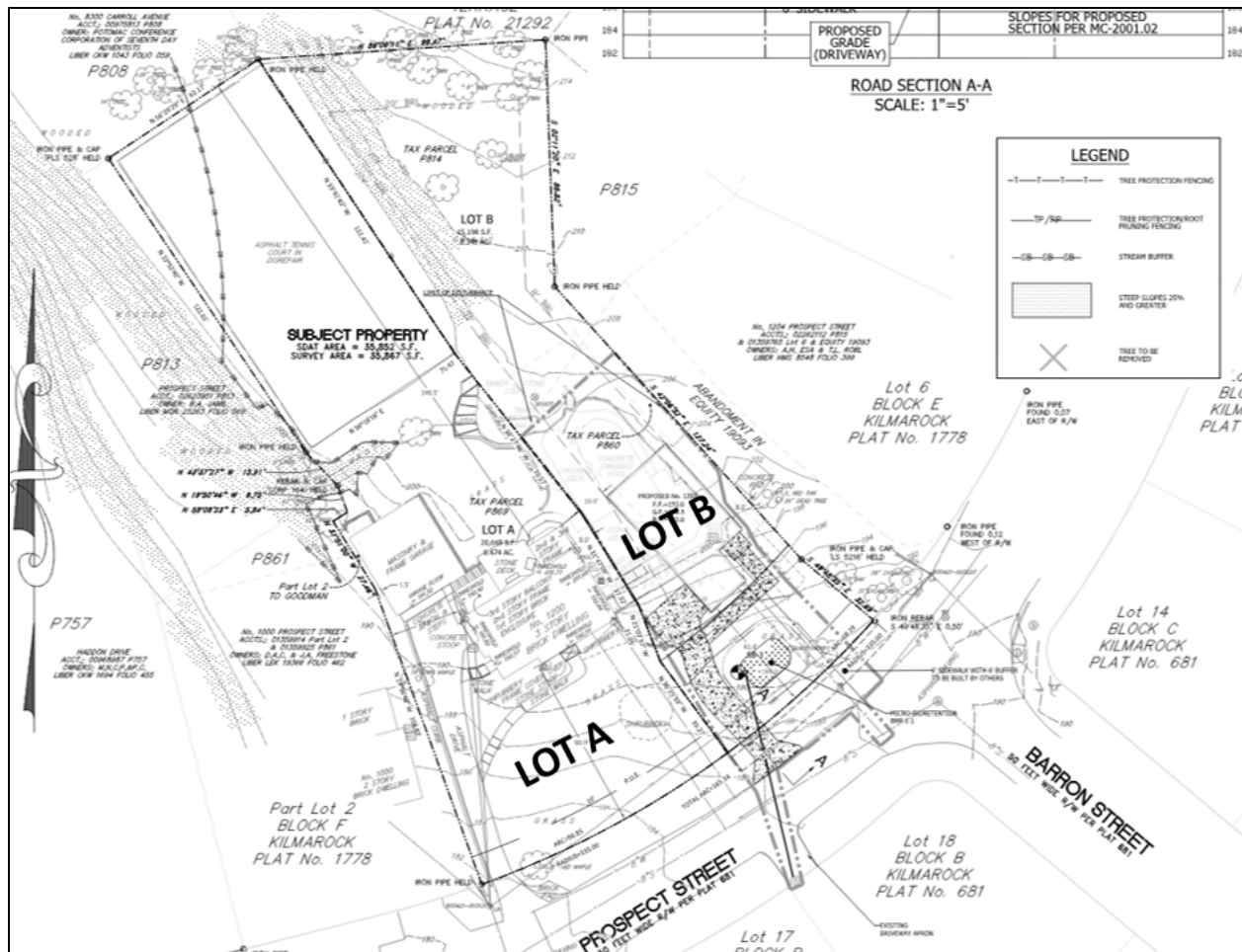


Figure 4 – Plan of Subdivision

TRANSPORTATION

Access to the proposed lots will be via separate driveways. Lot A will continue to be accessed from an existing driveway on Prospect Street and Lot B will be accessed via a new driveway also located on Prospect Street, approximately 40 feet from the intersection of Prospect Street and Barron Street (Figure 4).

Per the *Complete Streets Design Guide*, a 6-foot-wide sidewalk with 6-foot-wide buffer between the sidewalk and the street should be provided along the site frontage. However, the project meets Criteria 2 for De Minimis Criteria for Very Small Residential and Commercial Development Projects for excessive length (Code Interpretation Policy, M-NCPPC 2022-01). Pursuant to this Policy, the Applicant has the opted to make a de minimis payment of \$6,912 (\$115.20 x 1 new unit x 60 feet (lot width at front building line (min)) instead of constructing the required frontage improvements.

The Project generates fewer than three (3) peak hour person trips and is considered to have a de minimis impact on the transportation network. As a result, the Application is not subject to Local Area

Transportation Review (LATR). Based on the Project's de minimis impact and the Applicant's participation in the construction of future sidewalks along the Site's Prospect Street frontage, vehicle and pedestrian access for the Administrative Subdivision will be adequate.

ENVIRONMENT

As previously mentioned, the Subject Property is located within the Sligo Creek Watershed. The Property contains a number of mature and specimen trees. The Site also includes other environmentally sensitive features such as slopes of 25% or greater and portions of a stream valley buffer located in the rear of the Property. No other environmentally sensitive features are present; however, the Site is adjacent to areas of steep slopes which overlap with the stream valley buffer and offsite forest. Through collaboration with Staff, the Applicant has incorporated a BRL which locates the building envelope of Lot A approximately 25 feet away from the stream valley buffer and other environmentally sensitive features in accordance with the Montgomery County Environmental Guidelines and Chapter 50 Subdivision Regulations. Additionally, the Applicant has proposed a site layout which reduces the impact to mature trees, some of which were previously proposed to be removed. With this revised proposal, the Applicant has their received approval of an updated Forest Conservation Exemption, and tree save plan. Staff supports the revised layout, described in this report, which will provide adequate protection of the onsite environmentally sensitive features and tree protection measures for impacts to specimen trees resulting from shifting Lot B from the rear of the property as shown in the initial submittal to its proposed location as described in this report.

Forest Conservation

A Simplified Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 42021161E, in support of the original Forest Conservation Exemption, was approved for the Subject Property on June 28, 2021. This Application is exempt from the requirement to submit a Forest Conservation Plan under chapter 22A-5(s)(2) as it is an activity conducted on a tract less than 1 acre which will not result in the clearing of 20,000 square feet of existing forest or any specimen or champion tree and reforestation requirements would next exceed 10,000 square feet.

The Tree Save Plan which was approved with the NRI/FSD showed a site configuration which proposed the removal of a mature/specimen Cherry Tree onsite. An updated Forest Conservation Exemption (42023017E) was approved with the latest proposal for this Site which includes an updated lot configuration, a BRL which provides space between the buildable area and sensitive environmental features, and the retention of the mature Cherry Tree, however the updated lot alignments result in an LOD which impacts greater than 30% of the critical root zones for mature trees located near the front of the property; these impacts are addressed via tree protection measures as shown on the approved plan and will be confirmed at the required pre-construction meeting. Overall, the Applicant's efforts to minimize environmental impact and provide protection to the sensitive environmental features in the rear of the Subject Property are in line with both the Master Plan and priorities of the Forest Conservation Law; the Master Plan recommends "support of an urban forestry

concept to encourage the conservation of environmental resources such as woodlands and trees”. While the Forest Conservation Regulations identifies the trees and shrubs in sensitive areas as priorities for retention: *Trees and shrubs in sensitive areas (such as steep slopes and near wetland buffers); areas of contiguous forest and forest identified as high priority for retention; individual specimen trees.*

The recommended conditions of approval include provisions to incorporate the stream valley buffer and 25-foot BRL on Lot A and a 150 rear BRL on Lot B, as shown on the approved Forest Conservation Exemption, into the Administrative Subdivision Plan prior to certification. Therefore, as conditioned, this Application will satisfy all requirements of Chapter 22A, Forest Conservation.

Stormwater Management (SWM)

This Application received approval of a Stormwater Management Concept Plan from the Department of Permitting Services on August 31, 2022, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that stormwater will be managed onsite, with no waiver, using micro bioretention.

SECTION 4: ADMINISTRATIVE SUBDIVISION PLAN 620220050 FINDINGS AND ANALYSIS

APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1. C one) as demonstrated below:

C) Subdivision for creation of certain residential lots. Up to 3 lots for detached houses may be created in any residential or rural residential zone under these procedures if:

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-60 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;

Prospect Street is classified as a tertiary residential roadway. In accordance with Chapter 49 Section 32, the minimum right-of-way is 50 feet, and per Plat 681, was previously dedicated along the Site frontage. Therefore, no additional right-of-way is necessary as the code-prescribed minimum right-of-way has been achieved. The Applicant will coordinate with County agencies to ensure that any necessary public utility easements are shown on the record plat.

The Site qualifies for a de minimis payment in lieu of constructing the required sidewalks along the Site frontage. The Subject Plan demonstrates that sidewalks are not precluded, and as conditioned the Applicant will make a payment of \$6,912 to participate in the future construction of a pedestrian facility within the East Purple Line Transportation Policy Area.

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

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations.

Transportation Adequacy Test

The Property is located in the East Purple Line Policy Area, which is categorized as a Red Policy Area under the 2020 – 2024 Growth and Infrastructure Policy (the “GIP”). As demonstrated in the Applicant’s

traffic statement, dated February 10, 2022, the proposed Administrative Subdivision generates fewer than three (3) peak-hour person trips and is therefore exempt from Local Area Transportation Review under the GIP without further review. Therefore, roads and transportation facilities are adequate to support the Application.

School Adequacy Test

The project is served by Rolling Terrace ES, Silver Spring International MS and Montgomery Blair HS. Based on the FY23 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

Table 1: Applicable FY2023 School Adequacy								
School	Projected School Totals, 2026				Adequacy Status	Adequacy Ceilings		
	Program Capacity	Enrollment	% Utilization	Surplus/ Deficit		Tier 1	Tier 2	Tier 3
Rolling Terrace ES	739	768	103.9%	-29	No UPP	56	119	230
Silver Spring International MS	1,170	1,113	95.1%	+57	No UPP	183	291	467
Montgomery Blair HS ¹	2,867	2,619	91.3%	+248	No UPP	428	822	1,252

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the FY23 Annual School Test, development projects approved within these school service areas are not automatically subject to Utilization Premium Payments as identified in Table 1.

Based on the school capacity analysis performed, using the FY2023 Annual School Test, this application is not subject to a Utilization Premium Payment. Therefore, no UPP condition is required, and there are adequate school facilities to support the Application.

Utilities and Public Services Review

As noted above, the Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which will be adequate to serve the proposed subdivision. Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect.

¹ Projected enrollment reflects the estimated impact of CIP P651908, which will reassign students between the Downcounty Consortium, Walter Johnson HS and Woodward HS in 2026.

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

The Administrative Subdivision is subject to Chapter 22A of the County Code. There is no forest onsite, however the Property has two mature trees onsite as well as many significant or specimen sized trees and forest located adjacent to the site. As described above, Staff and the Applicant have coordinated for an updated layout which minimizes impact to the environmentally sensitive features of the site. The current proposal, as conditioned, will provide two BRLs; one on each proposed lot, which protects the onsite stream valley buffer and provides the retention of trees previously proposed for removal as well as mitigation for newly impacted/removed trees.

This Application is subject to Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan under Chapter 22A-5(s)(2). As described herein and conditioned by this Staff Report, this Application satisfies all requirements of Chapter 22A, Forest Conservation.

The Application received approval of a Stormwater Management Concept Plan from the Department of Permitting Services, on August 31, 2022, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that stormwater will be managed onsite (with no waiver) using micro bioretention.

FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION ORDINANCE

- 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***
- b) The lot design is appropriate for the development or use contemplated***
- c) The Administrative Subdivision Plan provides for required public sites and adequate open areas***

i. Master Planned Sites

ii. Local Recreation

iii. Transportation and Utilities

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

The Administrative Subdivision Plan meets all applicable sections of the Subdivision Regulations. The proposed lot sizes, widths, shapes, and orientations are appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, the existing lot pattern of

surrounding properties, and for the building type (single-family homes) contemplated for the Property.

The lots were reviewed for compliance with the dimensional requirements for the R-60 zone as specified in the Zoning Ordinance. The lots will meet all the dimensional requirements for area, frontage, and width, and can accommodate a building which can reasonably meet the setback requirements in that zone. A summary of this review is included in Table 2.

Table 2-R-60 Development Standards Table

R-60	Required by the Zone	Proposed for Approval	
		Lot A	Lot B
Minimum Lot Area	6,000 square feet	20,669 square feet	15,198 square feet
Minimum Lot Width at BRL	60 feet	60 feet min.	60 feet min.
Minimum Lot Width at Front Lot Line	25 feet	25 feet min.	25 feet min.
Maximum Lot Coverage	30%	30%	30%
Front Setbacks, min.	25 feet or Established Building Line	25 feet or Established Building Line	25 feet or Established Building Line
Side Setbacks, abutting Residential, min.	8 feet min./ 18 feet total	Lot A = 9 feet / 18 feet min.	Lot B = 8 feet min./18 feet min.
Rear Setbacks (Building Restriction Lines)	20 feet	BRL offset 25 feet from Stream Valley Buffer as illustrated on Plat ²	150 feet BRL ²
Maximum Building Height	35 feet	35 feet	35 feet

Building Restriction Line

Section 4.3.K. of Chapter 50 of the County Code (Subdivision Regulations) covers environmental review of subdivision plans. Section 4.3.K.b.ii allows the Board to require a building restriction line (BRL), which must be shown on the plat, to protect floodplains and other environmentally sensitive or unsafe building areas. Section 4.3.K.b.iv, specifies that any building restriction line must provide at

² As shown on approved Forest Conservation Exemption 42023017E, to be included in the certified administrative subdivision plan set.

least a 25-foot setback between any building and unsafe area. A greater setback must be provided where necessary for positive drainage between the building and unsafe areas.

The revised Forest Conservation Exemption application (42023017E), approved by Staff, identifies a stream valley buffer delineated along the northwest corner of Lot A, and then a smaller section of the buffer intersects a portion on the western side of Lot A, just north of the existing masonry garage. The larger section along the northwest corner is prioritized because of its proximity to the stream and the overlapping sensitive environmental features which include areas of forest within the stream buffer as well as steep slopes of at least 25% grade. The smaller section of stream buffer is not prioritized for protection by BRL given its proximity to the existing garage, which will fall within a minimum buffer of 25-feet; this area is also outside of the mapped forest stand and contains only a fringe extent of steep slopes.

The Forest Conservation Exemption also identified steep slopes along the rear (north) portion of Lot B (approximately 150 feet from the rear property line) as well as a grouping of several mature and specimen trees.

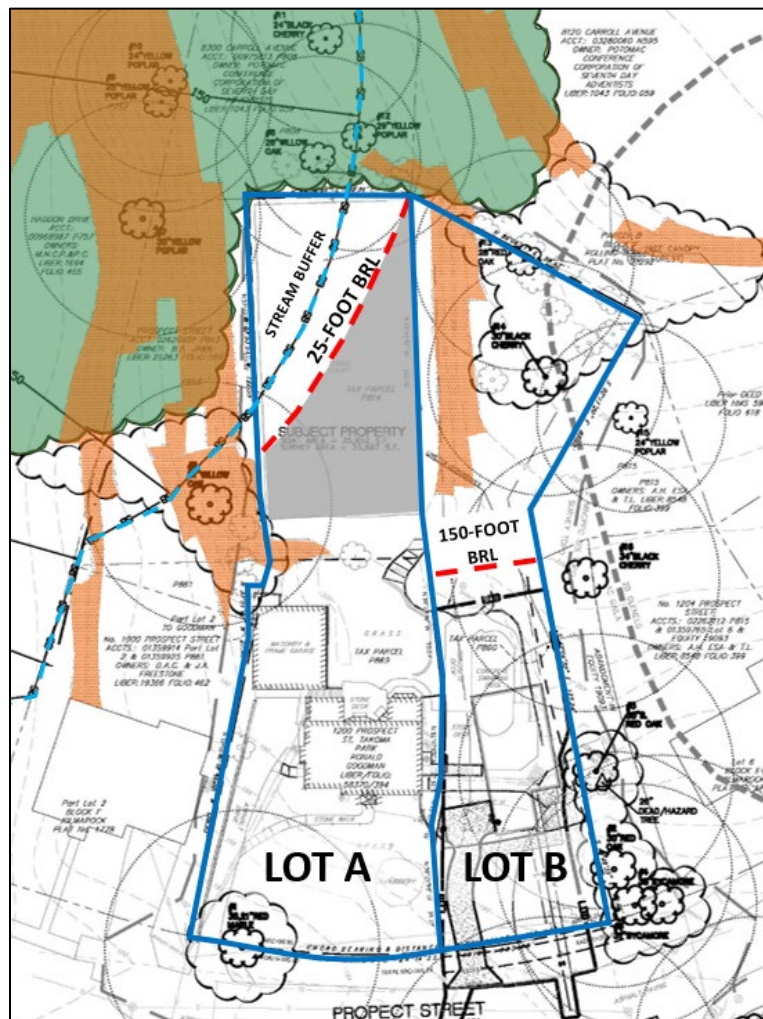


Figure 5- BRL Exhibit: Forest shown in green, steep slopes shown in orange; approximately 3,200 sf of tennis court area to remain outside of proposed BRL.

To protect the floodplain, stream valley within Lot A , and the steep slopes and mature specimen trees within Lot B, Staff has recommended two building restriction lines; one off-set 25 feet from the stream valley buffer along the northwest corner of Lot A and another, 150 feet from the rear property line on Lot B. Staff has worked within the confines of the Subdivision Regulations and Chapter 22A of the County Code (Forest Conservation- Trees) to ensure protection of these environmentally sensitive areas, while allowing for reasonable future development on the proposed lots.

2. *The Administrative Subdivision Plan substantially conforms to the Master Plan.*

- a) *Land Use***
- b) *Environment***
- c) *Transportation***

The Administrative Subdivision Plan substantially conforms to the 2000 *East Silver Spring Master Plan*. While the Master Plan does not specifically identify the Subject Property, this proposed development is proposing single-family houses which aligns with the established character of high-quality residential neighborhoods this area.

No designated bicycle facilities are recommended by the 2018 *Bicycle Master Plan*. As conditioned, the Applicant will participate in the construction of the required sidewalks along the Prospect Street frontage by way of a de minimis payment.

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

- a) *Roads and other Transportation Facilities***
 - i. *Existing Facilities***
 - ii. *Proposed public transportation infrastructure***
 - iii. *Proposed private transportation infrastructure***

b) *Local Area Transportation Review (LATR)*

The Project generates fewer than 50 new person trips in the morning and evening peak hours. As a result, the Application is not subject to the Local Area Transportation Review (LATR).

c) *Other Public Facilities and Services*

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

This Application is subject to Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan per Chapter 22A-5(s)(s) as this Application does not result in the cutting, clearing, or grading of more than 20,000 square feet of forest, any forest in a stream buffer or special protection area, any specimen or champion tree, or trees subject to a previous forest conservation plan. This exemption, no. 42023017E, was confirmed on September 8, 2022. Therefore, as conditioned, this Application satisfies all requirements of Chapter 22A, Forest Conservation.

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 August 31, 2022, per Chapter 19 of the County Code. The SWM Concept Plan demonstrates that stormwater will be managed onsite (with no waiver) using micro bioretention.

6. Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.

Not applicable to this Property.

7. Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.

No other provisions apply to the Subdivision.

SECTION 5: 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 February 25, 2022. The notice gave the interested parties 15 days to review and comment on the contents of the Application.

As of date of this Staff Report, no correspondence has been received.

SECTION 6: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50.6.3.C and the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.C. The lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the 2000 *East Silver Spring Master Plan*. Access and public facilities will be adequate to serve the proposed lots, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

ATTACHMENTS

Attachment A: Administrative Subdivision Plan

Attachment B: Agency Letters

Attachment C: Forest Conservation Plan/Exemption