

PRELIMINARY PLAN STATEMENT OF JUSTIFICATION

The proposed preliminary plan applies to the commercial portion of the Auburn Village at Sandy Spring Subdivision ("Auburn Village") approved in 2003. The approved Preliminary Plan # 120030 170 (the "Preliminary Plan") for Auburn Village authorized 30 single-family detached homes under the R-90 and RNC zones, along with 17,625 square feet of retail under the C-2 zone. Plats for the residential lots and common areas were recorded.¹ The commercial parcel, zoned C-2 and identified on the Preliminary Plan as Lot 38 (the "Property"), contains an existing building, most recently used as an equipment rental center, and a surface parking area. The commercial parcel was not timely recorded as a subdivision lot pursuant to the approved Preliminary Plan, and the Preliminary Plan has now expired. The attached application will serve to reapprove the commercial parcel so as to permit a plat recordation, with the intention being to demolish the existing building, construct a self-storage facility and provide appropriate landscaping, fencing and sidewalk improvements, in a single phase of development, as permitted (subject to site plan approval) in the Sandy Spring/Ashton Rural Village Overlay Zone and the underlying C-2 Zone.

The accompanying preliminary plan application meets the requirements of Chapter 50 of the Montgomery County Code 2004 (as amended) (the "Subdivision Regulations"). The requisite preliminary plan drawing and associated information/documentation required by the Subdivision Regulations have also been or will be timely submitted with the application. The traffic statement included among the submitted materials demonstrates adequate transportation facilities exist to serve the

¹ Recorded among the Land Records of Montgomery County, Plats Nos. 22860-64

proposed development, in accordance with the Adequate Public Facilities Ordinance. In fact, while the proposed building square footage is larger than the proposed improvements on the Property originally approved by the Preliminary Plan, the "trips" associated with this use are greatly diminished from the previously approved general retail use.

In accordance with the requirements of the Subdivision Regulations, the application and proposed development includes construction/reconstruction of abutting sidewalks, installation of street trees, dedication of master plan rights-of-way and use of existing storm water management and storm drain facilities subject to approval by applicable regulatory agencies. The proposed development will be served by public water and sewer facilities. Erosion and sediment control protection measures will also be provided in accordance with applicable laws and regulations.

The proposed lot size, width, shape and orientation is appropriate for the location of the subdivision. The lot and the development proposed thereon, meet the applicable requirements of the Zoning Ordinance. The lot will abut a public street, and the proposed lot lines are appropriately perpendicular and parallel to the street lines.

The proposed preliminary plan substantially conforms to the Sandy Spring/Ashton Master Plan, approved and adopted in July 1998 (the "Master Plan"). The Property is subject to both the C-2 (General Commercial) Zone and the Sandy Spring/Ashton Overlay Zone (the "Overlay Zone"), and in accordance with Master Plan recommendations, the Property was rezoned from I-I to C-2 "to limit uses to those consistent with the village center concept." (p. 23). Self-storage is a use which is permitted by right in the C-2 Zone, therefore re-zoning to C-2 pursuant to Master Plan

recommendations establishes conformity of the use with the goals of the Master Plan. The Overlay Zone further modified the underlying C-2 Zone regarding certain design elements including the scale, siting, design features, and orientation within specific projects.

Master Plan recommendations for the Sandy Spring/Ashton focused on two basic concepts, village centers and rural preservation. The two village centers discussed in the Master Plan, Sandy Spring and Ashton, are both located along Maryland Route 108, approximately $1\frac{1}{2}$ miles apart. The Property is, according to the Master Plan, "strategically located between the village centers where they can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School and maintaining the separation between the two village centers." (p.23). The proposed self-storage use, along with proffered design elements, landscaping, and layout, further advance the stated goals of the Master Plan by providing a transition between the two village centers in order to maintain separation between them, and help foster a unique identity for each center. The low intensity that is characteristic of this use also helps focus the attention on the village centers rather than this commercial parcel, and the low trip generation for this use will ensure minimal impacts on MD 108 between the two village centers.

In light of Master Plan recommendations, legal precedent interpreting conformance requirements, and the entire zoning scheme set forth in the Zoning Ordinance and Master Plan, it is apparent that the Property was intended to provide a transition use between the Sandy Spring Village Center and the Ashton Village Center. This would indicate that the use and design proposed in the preliminary plan application

is in harmony with the goals of the Master Plan. In addition to the design standards required by the Overlay Zone, the proposed project fulfills all requirements of the Master Plan by adhering to the design standards set forth, and by providing a transition C-2 use which will serve to separate and delineate further the two village centers, as envisioned in the Master Plan.

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