



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Reconsideration Request

### Preliminary Plan 4-04005

Application	General Data
<b>Project Name:</b> <b>HOLLOWTREE FARM</b>  <b>Location:</b> North side of Croom Road, approximately 3,000 feet from the intersection of Mount Calvert Road.  <b>Applicant/Address:</b> Marrick Properties 3140 West Ward Road, #401 Dunkirk, MD. 20754	Date Received: 07/26/04
	Planning Board Action Limit: N/A
	Plan Acreage: 73.70
	Zone: O-S
	Lots: 14
	Parcels/Outlots: 8/1
	Planning Area: 82A
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 211SE12/13

Purpose	Notice Dates
<b>REQUEST BY A PARTY OF RECORD                      FOR A RECONCIDERATION OF FINDING 8                      OF PGCPB RESOLUTION 04-140</b>	Previous Parties of Record 08/30/04
	Sign(s) Posted on Site: N/A

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

August 31, 2004

## MEMORANDUM

TO: Whitney Chellis, Subdivision Section, Development Review Division

FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: 4-04005, Hollowtree Farm Reconsideration

The Transportation Planning Section has reviewed the request for reconsideration for the above-mentioned case. The subject property consists of approximately 73 acres of land in the O-S Zone. The applicant proposes a residential subdivision consisting of 14 lots. This memorandum only provides key facts and background information related to the request for the reconsideration.

Consistent with the Planning Board's normal procedures, a full traffic study was not done for either the original 4-02113 application, nor was one done for 4-04005. The Planning Board can only require a study for an application which generates 50 trips or greater in any peak hour. With only 14 residential lots proposed, both applications were well below the threshold for requiring a traffic study. However, traffic counts were requested of the applicant. Initially, traffic counts were requested at the intersection of MD 382 and US 301. However, upon a personal field visit to the area during the course of review of the 4-02113 application, the US 301/Croom Station Road intersection was deemed to be the critical intersection for the Hollowtree Farm property. This determination was made in consideration of the trip distribution, which was assumed to be oriented 65 percent toward the north and northwest and 35 percent toward the south and southwest. Based upon on-the-road travel times, using Croom Station Road from the subject site to travel north/northwest was nearly one mile less and nearly two minutes faster than using MD 382 to travel to US 301 and continue from that point. Because nearly two-thirds of the site trips would be oriented in that direction, it is believed that US 301/Croom Station Road—and not US 301/MD 382—is the appropriate critical intersection for this site.

A memorandum was prepared based on this information in support of 4-02113 and was placed in the file prior to the withdrawal of that case. Unfortunately, the memorandum did not highlight the rationale for changing critical intersections during the course of the application's review, and that was an oversight.

Preliminary Plan of Subdivision 4-04005 was accepted for processing on February 12, 2004. The Planning Board allows the use of traffic counts less than one year old at the time of the submission of the application. Given that the available counts were less than 11 months old at the time of the new application, there was no development activity in the area of the critical intersection in the 11 months prior to the new application, and there was no reason to change the critical intersection as determined during review of the previous application, the prior staff analysis done in April 2003 was the basis for the adequacy recommendation for the 4-04005 application.