



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #
MCPB 5/24/07

MEMORANDUM

DATE: May 14, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Acting Supervisor *RK*
Development Review Division
FROM: Calvin Nelson, Jr. *cn*
Development Review Division
(301) 495-4619

REVIEW TYPE: Site Plan Review
CASE #: 820060330
PROJECT NAME: Petruccelli's Corner
APPLYING FOR: Approval of 10,000 gross square feet office/retail building
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: Rural Village Center Overlay Zone (Base Zones: C-1 / O-M)
LOCATION: Located in the southwest quadrant of the intersection Darnestown Road (MD 28) & Seneca Road (MD 112) in Darnestown
MASTER PLAN: Potomac Subregion Master Plan
APPLICANT: Nicholas D. & Vanda A. Petruccelli
FILING DATE: March 29, 2006
HEARING DATE: May 24, 2007



STAFF RECOMMENDATION: Approval of 10,000 gross square feet office/retail building, including a 3,500 square-foot bank with drive-thru, on 2.49 acres. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on April 20, 2007 (Site Plan), and on May 4, 2007 (Landscape and Lighting Plan) shall be required except as modified by the following conditions:

1. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 120061000.

2. Landscaping

- a. Provide a shade tree in the existing parking lot island along Darnestown Road.
- b. Provide evergreen shrubs adjacent to the existing parking areas along Darnestown Road and Seneca Road.

3. Lighting

- a. All light fixtures shall be full cut-off fixtures.
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- c. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
- d. The height of the light poles shall not exceed 12 feet including the mounting base.

4. Pedestrian Circulation

- a. Provide crosswalks at the two internal access points on the site along Darnestown Road.
- b. Provide a 5-foot wide lead-in sidewalk from Seneca Road to the existing building.

5. Transportation

The applicant shall comply with the following condition of approval from M-NCPPC-Transportation Planning in the memorandum dated April 19, 2007. [Attachment B] :

- a. Total development is limited to 10,000 square feet of office use as shown on the preliminary and site plan, as analyzed in the traffic study.

6. Forest Conservation

The applicant shall comply with the following condition of approval from M-NCPPC-Environmental Planning in the memorandum dated April 17, 2007. [Attachment C]

Applicant must comply with the conditions of approval of the preliminary and final forest conservation plans. There is a 0.40-acre forest-planting requirement associated with this plan. The applicant will meet this requirement with an in-lieu fee payment to M-NCPPC.

7. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated November 18, 2005, unless amended and approved by the Montgomery County Department of Permitting Services. [Attachment D]

Sewage disposal flow for the proposed 10,000 square-foot building is limited to 775 gallons/day. [Attachment E]

8. Development Program

Applicant shall construct the proposed development in accordance with Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of certified set of site plan. Development Program shall include a phasing schedule as follows:

- a. Sidewalks along Darnestown Road and Seneca Road shall be completed no later than 6 months after completion of the proposed building.
- b. On-site landscaping and lighting shall be completed no later than 6 months after the completion of the proposed building.
- c. Phasing of dedications, stormwater management, sediment/erosion control, public use space, streetscape, recreation, community paths, trip mitigation or other features.

9. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified site plan.

10. Certified Site Plan

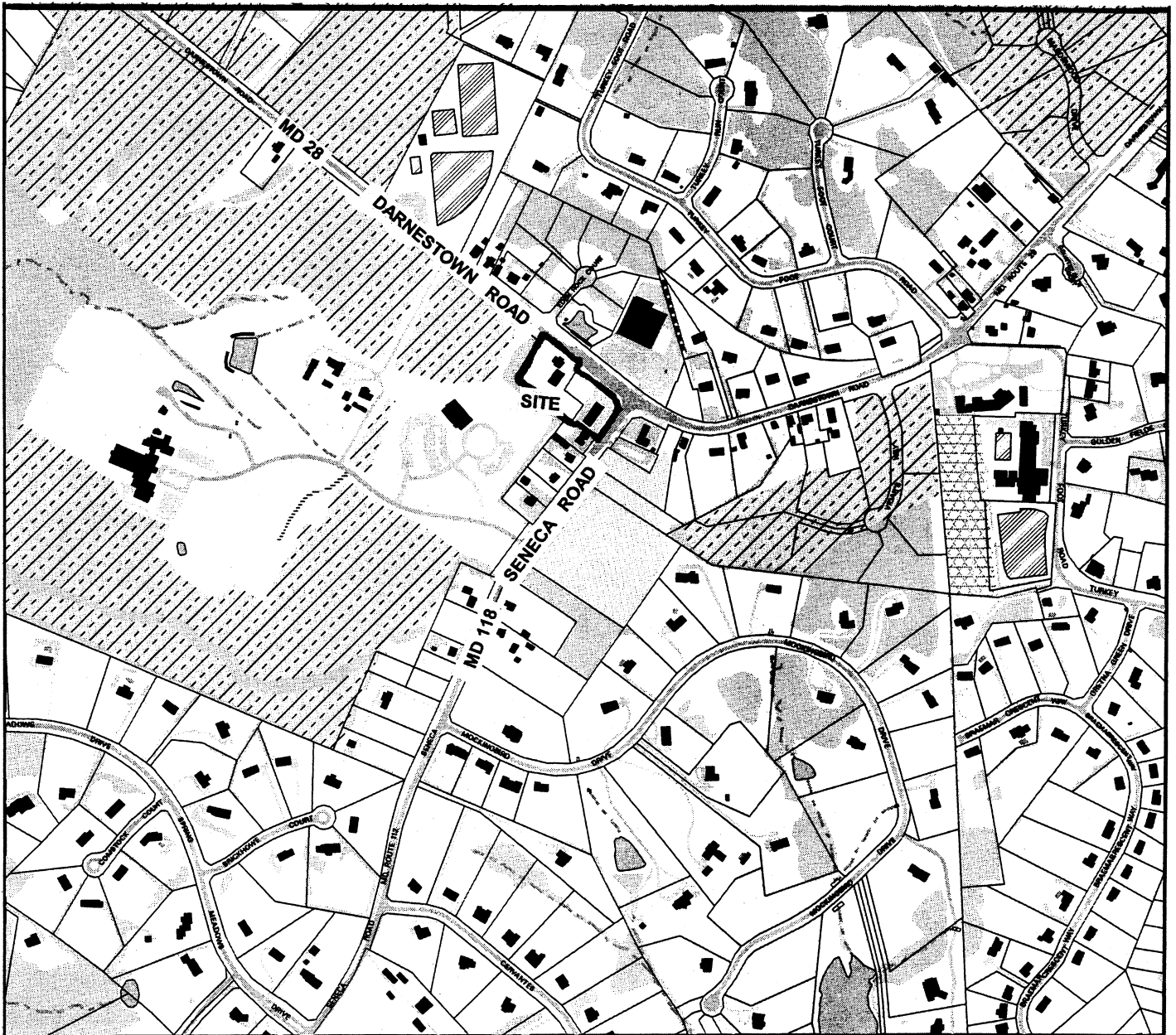
Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, site plan index, and site plan resolution.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Forest Conservation easement areas.
- e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

PROJECT DESCRIPTION: Site Vicinity

The proposed development is located in the southwest quadrant of the intersection of Darnestown and Seneca Roads in Darnestown. The Potomac Subregion Master Plan shows the subject site as being on the western boundary of the Darnestown Village Center, a commercial and residentially zoned area that encompasses about 10 acres. Properties within the village center include: a Harris Teeter (formerly Food Lion) grocery store north of the site across Darnestown Road in the C-1 Zone, and one-family residences in the R-200 Zone; properties south and west of the site contain commercial uses in the C-1 Zone and one family residences in the RE-2 Zone; there is a gas station east of the site across Seneca Road in the C-1 Zone and residences and vacant property in the RE-2 Zone; and west of the site and outside of the village center is the 189-acre, RC-zoned site owned by the Archdiocese of Washington.

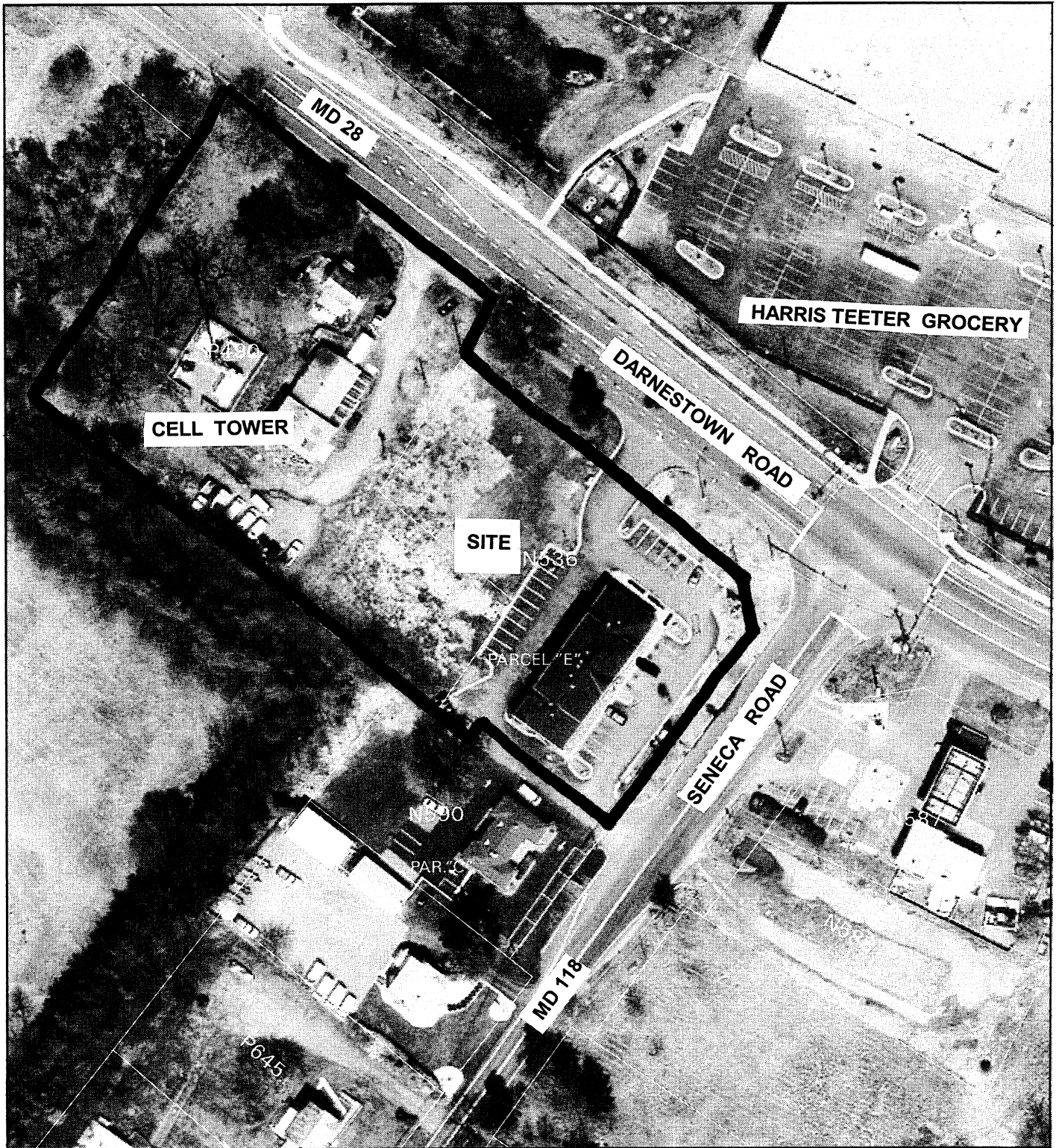
VICINITY MAP



PROJECT DESCRIPTION: Site Description

The 2.49-acre site is currently developed with a 4,100 square foot commercial building, 32 parking spaces, a telecommunications antenna, a residential structure, and a large shed. The residential structure and the shed will be demolished to make way for the proposed development. There are two existing access points off of Darnestown Road and one existing access point off of Seneca Road. Circulation on the site consists of a driveway that encircles the existing commercial building, with a single row of parking located on the north, east and west sides of the building. There is no forest area on the site - the site has a gradual slope from the end of the existing parking area towards the site's western boundary. The site will be served by public water and an on-site septic system.

PETRUCCELLI'S CORNER



Map compiled on May 10, 2007 at 10:42 AM | Site located on base sheet no - 220NW14 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

NOTICE

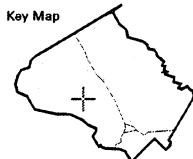
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



N



Research & Technology Center



1 inch = 100 feet
 1 : 1200

The proposed development is in the Rural Village Center Overlay Zone, with Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones.

Both of the existing access points to the site off of Darnestown Road will be modified. The eastern access point will provide a right-out-only exit onto Darnestown Road. The existing access point off of Seneca Road will remain unchanged. The 11 existing parking spaces located to the rear of the existing commercial building will be eliminated to make room for the bank drive-thru and circulation on the site. A total of 30 parking spaces are required for the proposed building, with 57 new parking spaces being shown on the site plan. The applicant is providing the extra parking spaces in the event that medical offices, which require a higher parking standard, could be accommodated. However, medical office space would be limited, since sewage disposal flow for the proposed building is 775 gal/day maximum, and medical office space requires 0.62 gal/sq.ft./day. [Attachment E] In any event, the total number of spaces will adequately accommodate the medical office use.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 120061000 (concurrent review with this site plan)

ANALYSIS: Conformance to Development Standards

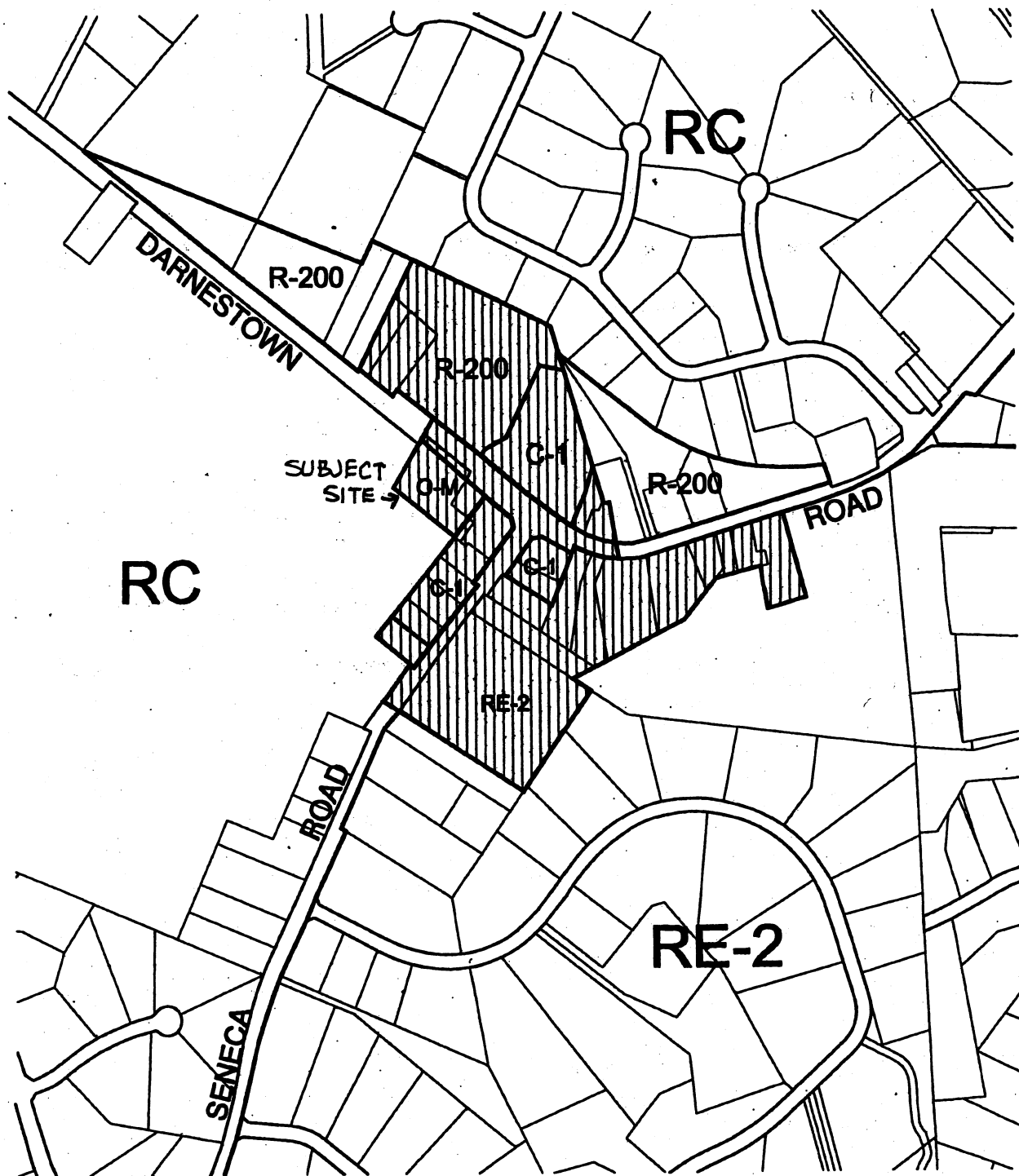
PROJECT DATA TABLE (*Rural Village Center Overlay Zone – base zones: C-1, O-M)

Development Standards	Zoning Ordinance Requirements C-1 Zone	Zoning Ordinance Requirements O-M Zone	Zoning Ordinance Requirements (*RVCOZ)	Proposed
Lot Coverage	N/A	60% maximum	N/A	11% (existing and proposed buildings)
Bldg. Height-stories	N/A	5 stories	N/A	2
Bldg. Height-feet	30	60 feet	35	*30
Green Area	10% minimum	10% minimum	35% minimum	44%
Floor Area Ratio (FAR)	N/A	1.5	0.2	0.16 (existing and proposed buildings)
**Building Setback-Darnestown Road	10 ft.	15 ft.	50 ft.	68 ft.
Bldg. Setback –side	20 ft.	***12 ft.	20 ft.	90 ft.
Setback – both sides	40 ft.	***12 ft.	40 ft.	230 ft. west, east N/A
Bldg. Setback - rear	35 ft.	***12 ft.	35 ft.	90 ft.
Off Street Parking Spaces (sp.)	3.0/1,000 GSF office 10,000 x 3 = 30 sp.	2.9/1,000SF office 10,000 x 2.9 = 29 sp.	3.0/1,000 GSF office 10,000 x 3 = 30 sp.	57 spaces
Green Area, Parking Compound	5% minimum	5% minimum	5% minimum	5% minimum
Parking Lot Shade Requirement	N/A	N/A	30% shade after 15 years	30% shade after 15 years

* proposed building height measured from average elevation along Darnestown Road to mean height of roof.

** existing commercial building to remain, proposed building fronts onto Darnestown Road.

*** one foot for each 3 feet of building height.



Darnestown Rural Village Center



Not To Scale

ANALYSIS:

Conformance to Master Plan

The Potomac Subregion Master Plan recommends the Darnestown Village Center develop in a way that creates an attractive, pedestrian-friendly rural village center, consisting primarily of retail uses. The now-existing Rural Village Overlay Zone was recommended in order to prohibit uses that are permitted in the base zones that were found to be objectionable in the village center. The purpose of the overlay zone is to retain and enhance the commercial crossroads character through compatible scale, massing, siting, and setbacks for new and expanded uses; to encourage a variety of uses that serve the needs of the local community; to provide opportunities for new and existing business expansion, while keeping the commercial area compact and low density; to create a pedestrian-friendly commercial area; and to draw on the open, green character of the surrounding area.

The proposed site plan is in general conformance with the master plan in that the proposed commercial uses will provide the local community with a variety of local-serving commercial, retail, and service uses. Scale, massing, siting, and setbacks will be compatible with the existing village center and existing development on the site. New sidewalks will be provided on Darnestown Road and Seneca Road to enhance pedestrian friendliness.

Local Area Transportation Review

The applicant submitted a traffic study required as part of the Local Area Transportation Review. Three local intersection were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,400 Critical Lane Volume (CLV) for the Rural Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. All existing intersections analyzed are currently operating at acceptable CLVs (below 1,400) and they continue for the background development condition (the existing traffic plus traffic from the approved but unbuilt developments) and the total future development condition (the background traffic from the site) during the weekday AM and PM peak hours. [Attachment B]

The proposed 10,000 square feet of office use meet the LATR requirements of the APF test with the following condition:

Total development under this preliminary plan and site plan application is limited to 10,000 square feet of office use as shown on the site plan and analyzed in the traffic study.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

An approved development plan or a project plan is not required for the subject development.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the C-1 and O-M Zones and the Rural Village Center Overlay Zone as demonstrated in the Project Data Table shown on page 7.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

- a. Buildings

The proposed office/retail building is oriented in a safe and efficient manner and does not adversely affect the surrounding development. The two-story building will complement the existing commercial building on the site and the scale and massing of the surrounding one and two-story buildings.

- b. Open Spaces

The plan proposes 44% open space on the property, located mostly along the western and southern sides of the site where the sewage disposal areas are sited. Additional open space is located in the planting islands along the building.

- c. Landscaping and Lighting

Landscaping and lighting is safe, adequate and efficient. The proposed landscaping consists of shade trees located around the periphery of the parking lot and shrubs fronting the parking spaces along a portion of Darnestown Road. Staff recommends that an additional tree and shrubs be provided along the existing parking area on Darnestown Road, and that additional shrubs also be provided along the parking area on Seneca Road. The parking areas will be shaded by sugar maple trees which will provide 30% of the parking lot in 15 years.

Lighting is provided around the parking areas. The 175-watt metal halide luminaires will be fitted with full cut-offs, with the pole and fixture height of 12 feet.

- d. Pedestrian and Vehicular Circulation Systems

Vehicular and pedestrian circulation is safe, adequate and efficient. The two access points off of Darnestown Road will be modified. The access point closest to Seneca Road will be for right-out-only traffic only. Parking is located on the north, south, and west sides of the proposed building, with the bank drive-thru located on the east side of the building. Sidewalks will be provided along Darnestown Road and Seneca Road and staff recommends that crosswalks also be provided at the access points on Darnestown Road for greater pedestrian safety.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The architecture of the proposed building is compatible with the existing commercial building on the site in respect to architectural style, scale, and building materials. The activity



Development Review Division
Montgomery County Department of Park and Planning

A

CHECKLIST Site Plan / Project Plan Review

Plan # 820060330 Name: Petrucelli's Corner
Zone: Rural village center Overlay Zone Tract Area: 2.49 ac Proposed Use: office/retail
Number of Units: N/A Square Footage: 10,000 S.F.
Development Method: Standard Other: _____

Referral Comments:

M-NCPPC

	Staff	Date
Transportation	<u>K.K.</u>	<u>4/19/07</u>
Environmental	<u>M.P.</u>	<u>4/17/07</u>
Community Planning	<u>C.M.</u>	<u>4/20/07</u>
Historic Planning	<u>M.O.</u>	<u>2/23/07</u>
Park Planning	_____	_____
Research/Housing	_____	_____

Other Agencies

	Staff	Date
SHA	<u>S.A.</u>	<u>12/20/06</u>
DPS (SWM)	<u>R.B.</u>	<u>11/18/05</u> , <u>G.G.</u> <u>5/8/07</u>
DPS (Traffic)	<u>S.F.</u>	<u>5/25/06</u>
Public School	_____	_____
Utility	_____	_____
Fire & Rescue	<u>M.L.</u>	<u>3/19/07</u>
DPW & T	<u>S.F.</u>	<u>5/25/06</u>

Development Standards / Requirements

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Zoning Requirements | <input type="checkbox"/> MPDU Calculation | <input type="checkbox"/> Building Restriction Lines |
| <input checked="" type="checkbox"/> Development Data Table | <input type="checkbox"/> TDR Calculation | <input checked="" type="checkbox"/> Building Height |
| <input type="checkbox"/> Recreation Calculation | <input type="checkbox"/> Timing/Phasing Conditions | <input checked="" type="checkbox"/> Master Plan Conformance |

Prior Approvals

- | | | |
|---|---|--|
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Prior Site Plan Approvals |
| <input type="checkbox"/> Record Plat | | |

Community Input

- ☐ Civic Association _____
- ☐ Individuals _____

Supervisor Review

5.14.07 pan

Chief Review

5.14.07 Rdz

B

April 19, 2007

MEMORANDUM

TO: Cathy Conlon
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Preliminary Plan Application No. 20061000
Site Plan application No. 20060330
Petrucelli's Corner
Darnestown

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject preliminary plan and site plan applications. The application includes 10,000 square feet of general office development on the site located on the southwest quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road (MD 112) in the Darnestown/Travilah Rural Policy Area. The site has 4,100 square feet of retail use.

RECOMMENDATION

Based on our review of the submitted traffic analysis and preliminary plan, we recommend the following condition as part of the APF test for transportation requirements related to approval of this preliminary plan and site plan applications.

1. Total development under this preliminary plan and site plan applications is limited to 10,000 square feet of office use as shown on the site plan and analyzed in the traffic study.

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

B

Access to the site is proposed from one (1) full movement driveway, one (1) "right-out only" driveway on MD 28 and one (1) full movement driveway on MD 112. The applicant will construct 5' wide sidewalk along MD 28 and the site plan contains lead-in sidewalk from MD 28. We find the access points and the vehicular/pedestrian circulation system shown on the site plan as adequate.

Local Area Transportation Review

The applicant submitted a traffic study required as part of the Local Area Transportation Review. Three local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,400 Critical Lane Volume (CLV) for the Rural Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. The result of CLV calculation is shown in the following table..

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 28/MD 112	1,152	1,160	1,188	1,381	1,189	1,383
MD 28/Site Driveway	1,239	1,197	1,267	1,335	1,274	1,348
MD 112/Site Driveway	563	470	578	544	581	549

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (below 1,400) and they continue for the background development condition (the existing traffic plus traffic from the approved but unbuilt developments) and the total future development condition (the background traffic plus traffic from the site) during the weekday AM and PM peak hours.

CONCLUSION

We concluded that the proposed 10,000 square feet of office use development of the Petruccelli's Corner under the subject preliminary plan and site plan meets the LATR requirements of the APF test with the condition recommended in this memorandum.



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review
Robert Kronenberg, Acting Supervisor, Site Plans

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division

DATE: April 17, 2007

SUBJECT: Preliminary Plan 1 20061000
Site Plan 8200603 30
Petrucelli's Corner

The Environmental Planning staff reviewed the preliminary plan of subdivision and site plan referenced above. Staff recommends approval of the preliminary plan of subdivision and the site plan with the following condition.

1. Applicant must comply with the conditions of approval of the preliminary and final forest conservation plans.

The subject property is located near at the intersection of Darnestown Road and Seneca Road in Darnestown. The site is 2.66 acres in size contains no forest and no environmentally sensitive areas. There is a 0.40-acre forest-planting requirement associated with this plan. The applicant will meet this requirement with an in-lieu fee payment to M-NCPPC.

FROM: LR ENGINEERING

FAX NO. :

Nov. 23 2005 12:01PM P1



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County ExecutiveRobert C. Hubbard
Director

November 18, 2005

Mr. Yanek Lefterov
LR Engineering
10390 Hedgeapple Bend
New Market, MD 21774

Re: Stormwater Management **CONCEPT** Request
for Petrucci's Corner
Preliminary Plan #: N/A
SM File #: 217589
Tract Size/Zone: 2.49/Commercial
Total Concept Area: 2.49ac
Lots/Block: N/A
Parcel(s): E
Watershed: Great Seneca Creek

Dear Mr. Lefterov:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of request for waiver of channel protection measures. On-site water quality control will be provided by underground filtration and on site recharge will be provided by a drywell.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Due to site constraints from the septic areas a waiver of channel protection will be granted. Any change in the proposed septic layout will require a formal SWM concept revision. An approved final septic layout plan will be required prior to sediment control detail plan approval.
5. Removal of the existing water quality structure and the installation of the upgraded water quality structure for the existing developed area will be required as part of this concept approval.
6. Termination of any existing SWM easements and recordation of new SWM easements will be required.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.



FROM : JR ENGINEERING

FAX NO. :

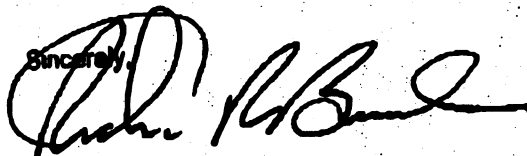
Nov. 23 2005 12:02PM P2

D

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN 217589

cc: C. Conlon
S. Federline
SM File # 217589

ON - Waived : Acres: 2.46ac
OL - On Site: Acres: 2.46ac
Recharge is provided

E



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

To: CALVIN NELSON, MNCPPC

From: Gene von Gunten, MCDPS

Re: Petrocelli's Corner

May 8, 2007

Calvin:

On the approved preliminary plan, the flow assigned to the new building is 775 gal/day (max).

There is to be 7000 sq. ft. of "mixed" space- office/retail; and a 3500 sq. ft. bank.

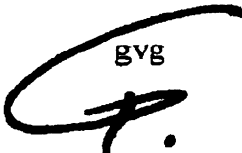
Using the sewage flows from the State of MD- MDE:

1. Bank generates $3500 \times .04 = 140$ gal/day.
2. Assume mixed space is equal (retail = office) – flow would be $7000 \times (.09 + .05 / 2) = 490$ gal/day.
3. Total flow would be $140 \text{ plus } 490 = 630$ g/d.

Medical office space requires 0.62 gal/sq. ft./day. Therefore, no substantial medical office use would "fit" within the 775 gal/day.

Of course, we will "re-visit" the flow issue at building permit stage.

Thanks,

GVG


4 pgs.

ON-SITE SEWAGE DISPOSAL REQUIREMENTS:

1. Total floor area of new building - 10,000 sf
2. Sewage disposal requirements for new building: 775 gpd
 Office - $0.11 \text{ gal/sf/day} \times 3,500 \text{ sf} = 385 \text{ gpd}$
 Retail / Bank - $0.06 \text{ gal/sf/day} \times 6,500 \text{ sf} = 390 \text{ gpd}$
3. Usable sewage disposal area required for new building
 (@ 10,000 sf / 500 gpd) - 20,000 sf
4. Sewage disposal requirements for existing commercial building as
 shown on previously approved Preliminary Plan (1-87210) and
 Record Plat - 500 gpd
5. Design Flow (maximum) - 1,275 gpd
6. Usable area required - 30,000 sf
7. Area shown - 30,000 sf +

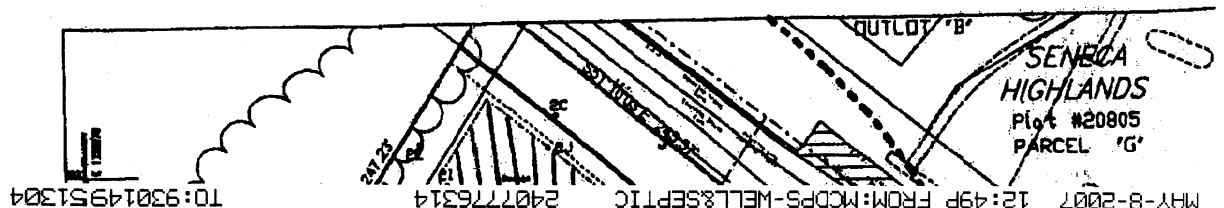
System Requirements for New Building

1. Design Flow (maximum) - 775 gpd
2. Application rate (@ 22 minutes per inch) - 0.200 g/sf/day
3. Wall area required - $775 \text{ gpd} / 0.200 = 3,875 \text{ sf}$
4. Depth of stone - 4'
5. Length of trench required for initial system - $3,875 \text{ sf} / 8 = 484 \text{ lf}$
6. Total length of system required - $484 \text{ lf} \times 4 = 1,936 \text{ lf}$
7. Length of system shown - 1,936 lf
8. Final design to be determined at permit

System Requirements for Existing Building

(per approved Preliminary Plan # 1-87210 for Parcel D of Darnestown)

1. Design Flow (maximum) - 500 gpd
2. Application rate (@ 22 minutes per inch) - 0.200 g/sf/day
3. Wall area required - $500 \text{ gpd} / 0.200 = 2,500 \text{ sf}$
4. Depth of stone - 4.5'
5. Length of trench required for initial system - $2,500 \text{ sf} / 9 = 277 \text{ lf}$ (initial system)
6. Total length of system required - $277 \text{ lf} \times 4 = 1,108 \text{ lf}$
7. Length of system shown - 1,108 lf



E

Wastewater Flows For Use In Designing On-Site Systems
Page 4 of 4

SWIMMING POOLS

Per Swimmer	10
Per Employee	15

TRAVEL/TRAILER PARK/CAMPS

Per Space	150
Per Space w/Sewer Service Building	175
Children's Camp Per Person	50
Labor Camp Per Person	50
Luxury Camp Per Person	100
Per Person Day Camp (No Meals)	15

COMMERCIAL ESTABLISHMENTS (PER SQUARE FOOT)

If no category is shown and where shops and uses are clustered and uses change (not necessarily for use when only one shop or stores predetermined use is known). See individual categories when single use buildings are being considered.

● Office Buildings	.09
Medical Office Building	.62
● Warehouses	.03
Retail Stores	.05
Supermarkets	.20
Drug Stores	.13
Beauty Salons	.35
Barber Shops	.20
Department Store w/Lunch Counter	.08
Department Store w/o Lunch Counter	.04
Banks	.04
Service Station	.18
Laundries & Cleaners	.31
Laundromats	3.68
Car Wash w/o Recirculation Equipment	4.90
Hotels	.25
Motels	.23
Dry Goods Stores	.05
Shopping Centers	.18

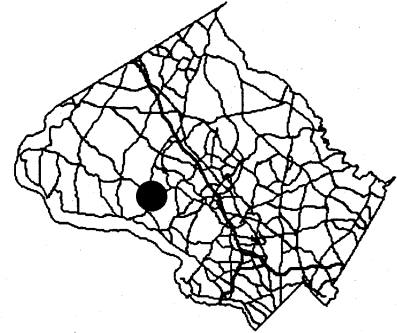
GPD = Gallons Per Day



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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MCPB
Item #
5/24/07



MEMORANDUM

DATE: May 5, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CA*
Development Review Division

FROM: Neil Braunstein, Coordinator (301-495-4532) *NB*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision to create one commercial lot

PROJECT NAME: Petruccelli's Corner

CASE #: 120061000

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: Rural Village Center Overlay Zone; Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones

LOCATION: In the southwest quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road (MD 112)

MASTER PLAN: Potomac Subregion

APPLICANT: Nicholas D. and V. A. Petruccelli

ENGINEER: Benning & Associates

ATTORNEY: James R. Clifford, Sr.

FILING DATE: March 29, 2006

HEARING DATE: May 24, 2007

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RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one commercial lot for the construction of a 10,000 square foot commercial building and retention of a 4,100 square foot commercial building and a cellular telephone antenna.
- 2) The applicant must comply with the conditions of approval of the preliminary and final forest conservation plans. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) The applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 4) The applicant must comply with the conditions of the MCDPS stormwater management approval dated November 18, 2005.
- 5) The applicant must comply with the conditions of the MCDPS (Health Dept.) septic approval dated December 20, 2006.
- 6) The applicant must comply with the conditions of the MCDPWT letter dated May 25, 2006, unless otherwise amended.
- 7) The applicant must provide access and improvements as required by MDSHA prior to issuance of access permits.
- 8) No clearing, grading or recording of plats prior to certified site plan approval.
- 9) The applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 10) The record plat must provide for a 30-foot-wide dedication along 245.37 feet of frontage to create a 120-foot-wide right-of-way for Darnestown Road (MD 28).
- 11) The record plat must show other necessary easements.
- 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, consists of two parcels totaling 2.66 acres. The property is in the Rural Village Center Overlay Zone, with Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones. The property is located in the southwest quadrant of the intersection of Darnestown Road (MD 28) and Seneca Road (MD 112). The site is currently developed with a 4,100 square foot commercial building with associated parking, a cellular telephone antenna, a residential structure, and sheds. The residential structure and sheds will be removed from the property in conjunction with the proposed development.

Properties north of the site contain commercial uses in the C-1 zone and one-family residences in the R-200 zone. Properties south of the site contain commercial uses in the C-1 zone and a church in the RC zone. Properties to the east of the site contain commercial uses in the C-1 zone and one family residences in the RE-2 zone. Properties to the west of the site contain agricultural uses in the RC zone.

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The site is located within the Great Seneca Creek watershed. The site is largely developed. Four significant trees are located on the property. Two of these are within the area to be dedicated as road right-of-way, one is to be removed, and one is to be retained.



PROJECT DESCRIPTION

The application proposes to create one 2.49 acre commercial lot to accommodate an existing 4,100 square foot commercial building, a proposed 10,000 square foot commercial building, and an existing cellular telephone antenna. The proposed commercial building will be two stories, and will include a 3,500 square foot bank in addition to other office and retail uses. 0.16 acres will be dedicated for the right-of-way of Darnestown Road.

The existing parking lot will be reconfigured and new parking will be added, bringing the total number of parking spaces to 58, which exceeds the 30 spaces required by the Zoning Ordinance. Access to the site will be via a driveway on Darnestown Road (MD 28) and a driveway shared with the adjacent commercial property onto Seneca Road (MD 112). A right-out-only exit will be provided onto Darnestown Road (MD 28) to facilitate on-site circulation. The site will be served by public water and an on-site septic system.

The preliminary plan includes 48,500 square feet of green space, which is 44% of the site. This exceeds the Zoning Ordinance requirement of 35% green space. In addition, 7,200 square feet is to be dedicated for public right-of-way for Darnestown Road (MD 28).

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Potomac Subregion Master Plan recommends that the Darnestown Village Center develop in a way that creates an attractive, pedestrian-friendly rural village center, consisting primarily of retail uses. The now-existing Rural Village Overlay Zone was recommended in order to prohibit uses that are permitted in the base zones but found to be objectionable in the village center. The purpose of the overlay zone is to retain and enhance the commercial crossroads character through compatible scale, massing, siting, and setbacks for new and expanded uses; to encourage a variety of uses that serve the needs of the local community; to provide opportunities for new and existing business expansion, while keeping the commercial area compact and low density; to create a pedestrian-friendly commercial area; and to draw on the open, green character of the surrounding area.

The proposed subdivision complies with the recommendations adopted in the master plan in that the proposed commercial uses will provide the local community with a variety of local-serving commercial, retail, and service uses. Scale, massing, siting, and setbacks will be compatible with the nearby existing village center and the existing development on the site. New sidewalks will be provided on Darnestown Road and Seneca Road to enhance pedestrian friendliness.

Transportation

The applicant submitted a traffic study required as part of the Local Area Transportation Review (LATR). Three local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,400 Critical Lane Volume (CLV) for the Rural Policy Area. The morning and evening peak hour traffic condition was analyzed for impact of the proposed development. The result of CLV calculation is shown in the following table:

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 28/MD 112	1,152	1,160	1,188	1,381	1,189	1,383
MD 28/Site Driveway	1,239	1,197	1,267	1,335	1,274	1,348
MD 112/Site Driveway	563	470	578	544	581	549

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (below 1,400), and they continue for the background development condition (the existing traffic plus traffic from the approved but unbuilt developments) and the total future development condition (the background traffic plus traffic from the site) during the weekday AM and PM peak hours.

Staff concludes that the proposed development under the subject preliminary plan and site plan meets the LATR requirements of the Adequate Public Facilities test with the conditions of approval recommended in this staff report.

Access to the site is proposed from one full movement driveway and one right-out only driveway on Darnestown Road (MD 28), and one full movement driveway on Seneca Road (MD 112). The applicant will construct five-foot-wide sidewalks along Darnestown Road (MD 28) and Seneca Road (MD 112), and the plan contains a lead-in sidewalk from MD 28. The proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Environment

The site contains no forest and no environmentally sensitive areas. there is, however, a 0.40-acre forest-planting requirement associated with this plan. The applicant will meet this requirement with an in-lieu fee payment to M-NCPPC.

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 18, 2005, which includes underground filtration for water quality control and a drywell for recharge.

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Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the Rural Village Center Overlay Zone, with Convenience Commercial (C-1) and Office Building, Moderate Intensity (O-M) base zones, as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

On April 3, 2006, the applicant notified seven adjacent and confronting property owners that the Petruccelli's Corner Preliminary Plan had been filed with the M-NCPPC and that it was under review. Notification was also sent to surrounding citizens associations on April 3, 2006. In addition, notice of the public hearing was sent to the adjacent and confronting property owners and citizens associations on May 4, 2007. We have not received any letters of concern regarding the application as of the date of this staff report.

CONCLUSION

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance, and complies with the recommendations of the Potomac Subregion Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

- Attachment A – Vicinity Development Map
- Attachment B – Proposed Development Plan
- Attachment C – Agency Correspondence Referenced in Conditions

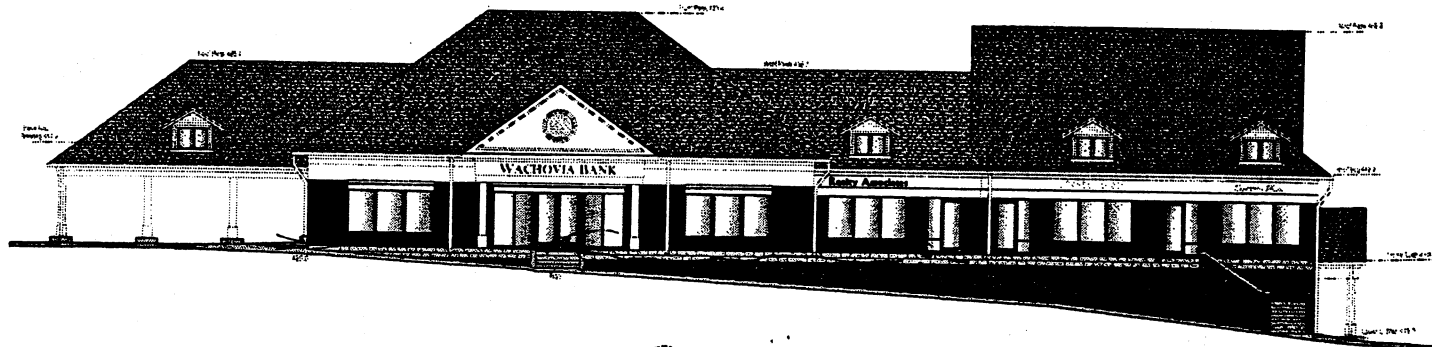
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TABLE 1: Plan Checklist and Data Table

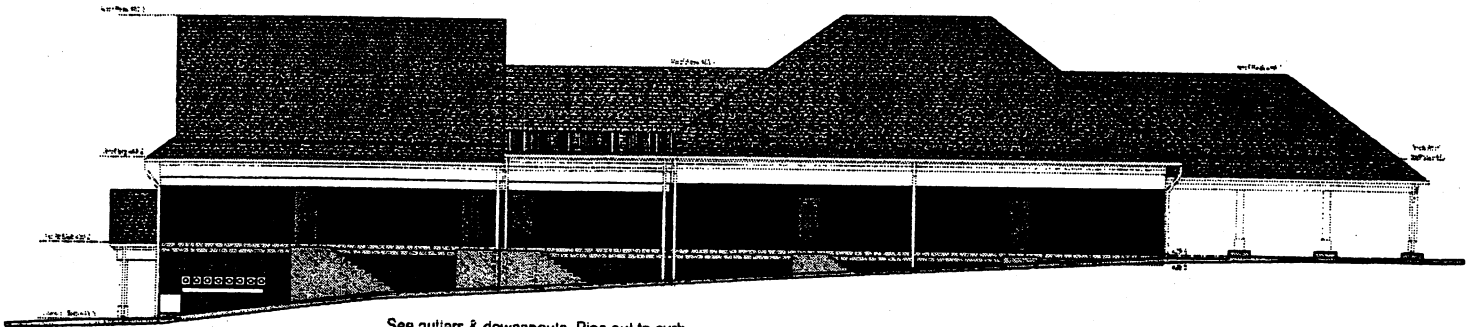
Plan Name: Petruccelli's Corner				
Plan Number: 120061000				
Zoning: Rural Village Overlay, C-1, O-M				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	Not Specified	108,467 sq. ft.	NB	4/24/07
Lot Width	Not Specified	170 ft.	NB	4/24/07
Lot Frontage	Not Specified	170 ft.	NB	4/24/07
Setbacks				
Front	To be determined at site plan	Must meet minimum	NB	4/24/07
Side	TBD at site plan	Must meet minimum	NB	4/24/07
Rear	TBD at site plan	Must meet minimum	NB	4/24/07
Height	35 ft. Max.	May not exceed maximum	NB	4/24/07
Max Comm'l s.f. per Zoning	FAR 0.2 (21,693 sq. ft.)	FAR 0.12 (14,100 sq. ft.)	NB	4/24/07
Site Plan Req'd?	Yes			4/24/07
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		NB	4/24/07
Road dedication and frontage improvements	Yes		Agency letter	5/25/06
Environmental Guidelines	N/a		Staff memo	4/17/07
Forest Conservation	Yes		Staff memo	4/17/07
Master Plan Compliance	Yes		Staff memo	4/20/07
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		Agency letter	11/18/05
Water (WSSC)	Yes		Agency Comments	4/14/06
Septic	Yes			12/20/06
Local Area Traffic Review	Yes		Staff memo	4/19/07
Fire and Rescue	Yes		Agency letter	3/19/07

Building Elevations

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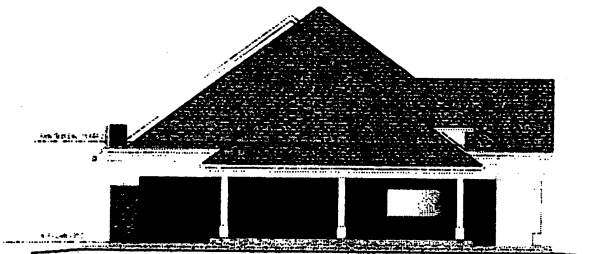
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



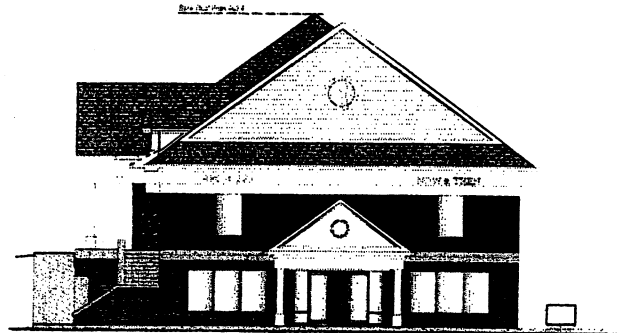
See gutters & downspouts. Pipe out to curb

2 REAR ELEVATION
Scale: 1/8" = 1'-0"

Locate Incoming Services. Provide Enclosure for Elect Meters



1 DRIVE THRU ELEVATION
Scale: 1/8" = 1'-0"



2 LOWER LEVEL ENTRY ELEVATION
Scale: 1/8" = 1'-0"