



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

Staff Report: Site Plan 820090120, PNC Bank

ITEM #: _____

MCPB HEARING DATE: June 17, 2010

REPORT DATE: June 7, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RLK*
 Robert Kronenberg, Supervisor *RAK*
 Development Review Division

FROM: Molline Smith, Senior Planner *MCS*
 Development Review Division
 301.495.4573
 Molline.Smith@mncppc.org



APPLICATION DESCRIPTION:

Located in the southeast quadrant of the River Road (MD 190) and Great Falls Road (MD 189) intersection; 0.81 acres; C-1 zone; within the Potomac Sub-Region Master Plan. This amendment proposes to 1) convert the existing walk-up Automated Teller Machine (ATM) into a drive-thru teller machine; 2) modify the existing parking layout; and 3) modify the streetscape/landscape buffering along Great Falls Road.

APPLICANT: Bohler Engineering

FILING DATE: February 18, 2009

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY:

The proposed boundaries of the subject application do not cover the entire Potomac Village Shopping Center; therefore the site requirements are calculated solely based on the "Site Plan Area" as specifically outlined on the submitted Site Plans. The proposed modifications are strictly confined to the Limits of Disturbance (LOD), and do not extend throughout the entire Potomac Village Shopping Center.

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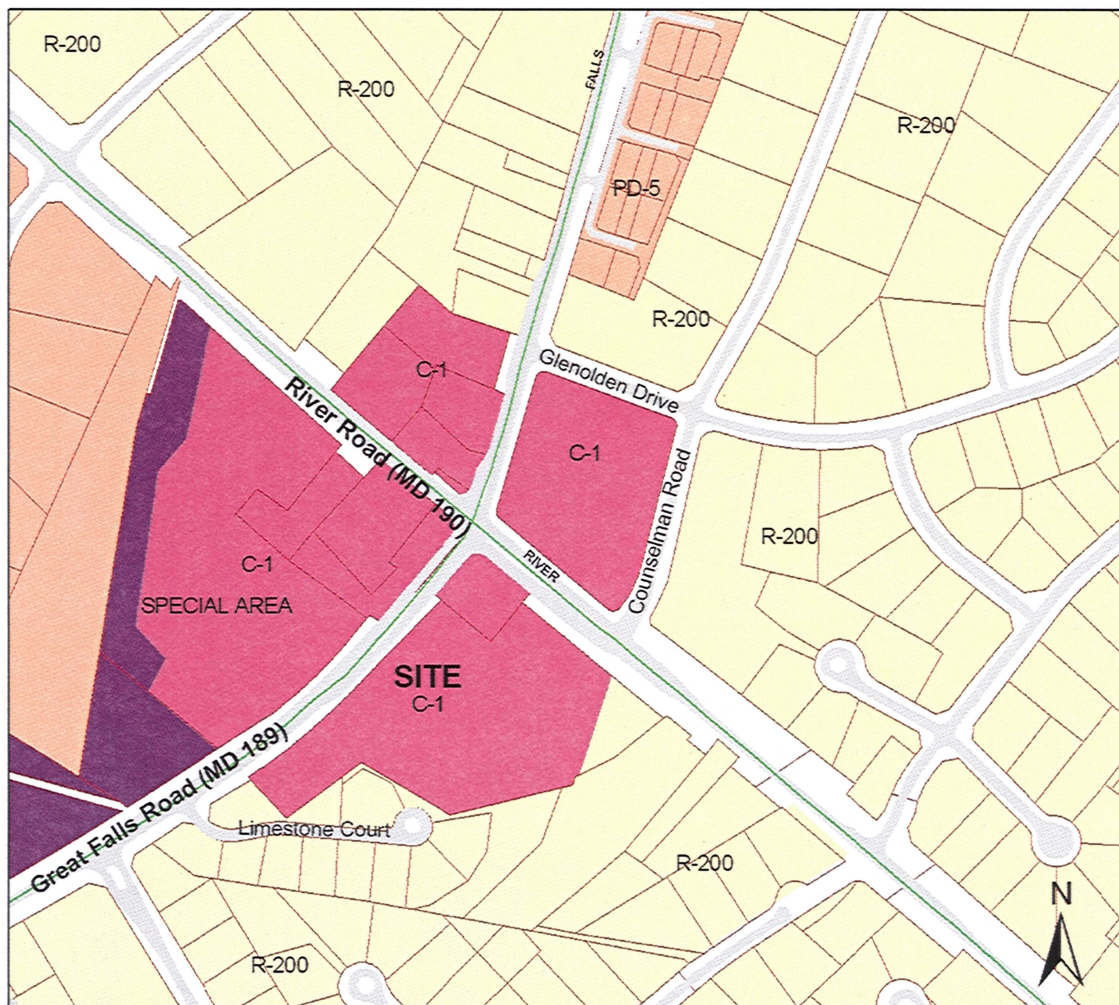
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SITE DESCRIPTION

Vicinity

The subject site is located approximately 200 feet south of the intersection at River Road (MD 190) and Great Falls Roads (MD 189). Isolated within an existing parking facility for the Potomac Village Shopping Center; the proposed area to be disturbed is limited to the entrance off Great Falls Road and the first row of parking spaces on the northwest side (directly adjacent to the road) of the entire site.

The four commercial corners of this intersection are heavily activated by the vehicular traffic and pedestrian circulation. The one-family dwelling units, zoned R-200, PD-5 and RE-2/TDR, are located within walking distance of the retail shops.

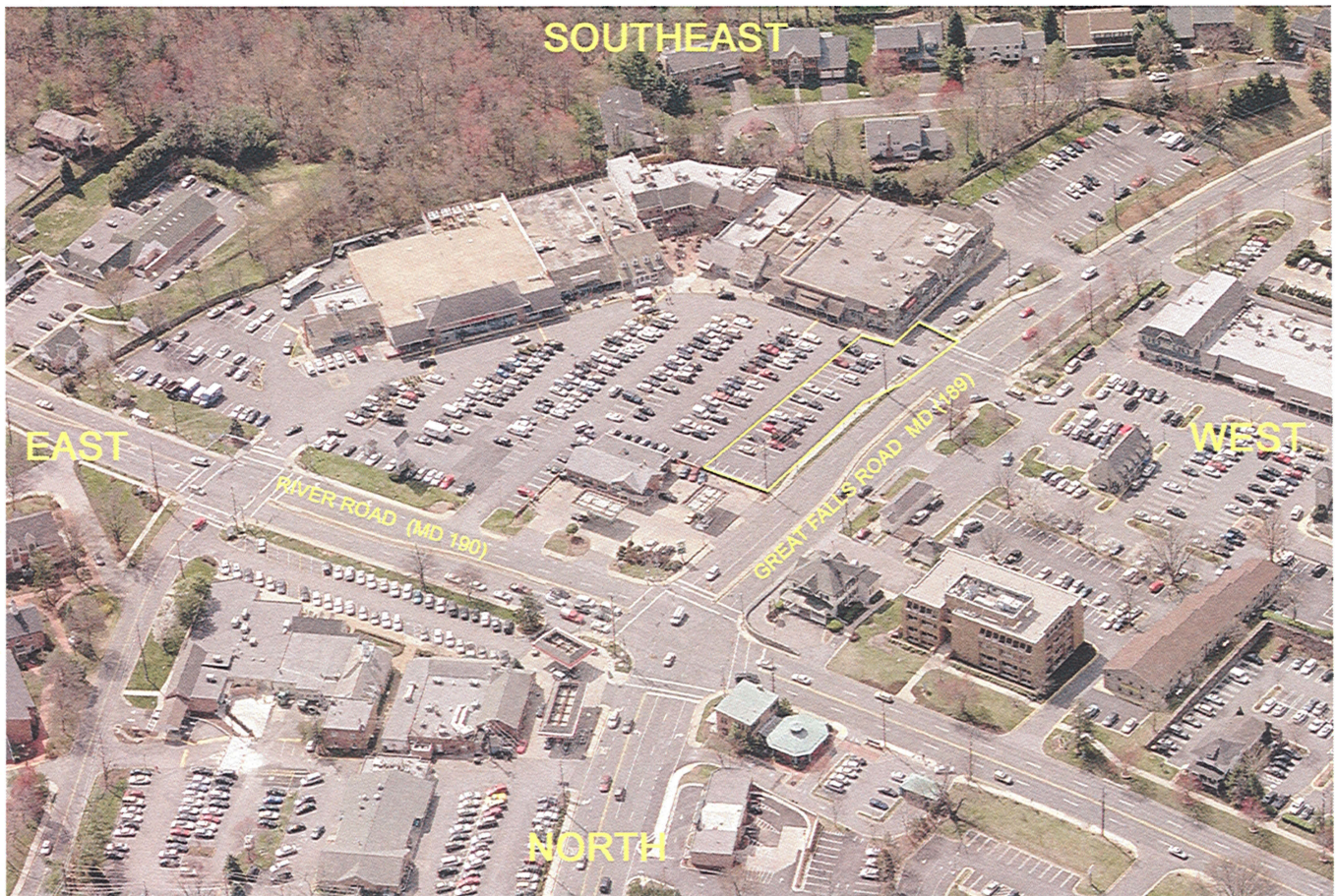


Zoning Map

Site Analysis

The Potomac Village Shopping Center was built in 1967; therefore preceding some of the current requirements outlined in the Montgomery County Zoning Ordinance for the C-1 zone (commercial development). The Shopping Center is located in the southeast quadrant of the River Road and Great Falls Road four-way intersection. The existing buildings are primarily set back from the roadway; and the parking facilities are located directly adjacent to the rights-of-way (see Appendix C for more detailed site photos). The PNC Bank is one of several leaseholders located within the Shopping Center on the southwest corner of the existing 2-story building. The closest access point to the bank is the signalized entrance off of Great Falls Road (MD 189) on the western side of the property.

Great Falls Road is a four-lane divided highway with limited streetscape established on the southbound side of the road. The streetscape on the northbound side has not yet been fully established, due to planting limitations regarding the existing underground utilities and within the right-of-way. The subject site's western boundary is directly adjacent to this street edge.



Aerial Photo

PROJECT DESCRIPTION

Previous Approvals

Special Exception CBA-2047 (Case No. 2047) was approved in August 1966 for required off-street parking and loading directly adjacent to residential properties.

Proposal

The total limit of disturbance for the subject site is 4,997 square feet (0.11 acres); which is approximately 14% of the total Site Plan area. The proposed development will replace the existing walk-up ATM kiosk (approximately 285 sq. ft.) with a remote drive-thru ATM kiosk (approximately 127 sq. ft.). The proposed parking layout will be reconfigured to accommodate the internal vehicular circulation with minimal impact the existing number of parking spaces.



Illustrative Landscape Plan

The existing two-way drive aisle will be converted into a one-way 18 foot drive aisle with 14 standard and parallel parking spaces located between the drive aisle and the western edge of the property. The drive-thru ATM kiosk is approximately 13 feet tall and is oriented inwardly within a 5 foot landscaped median. The landscaped median separates the drive-thru from the through-

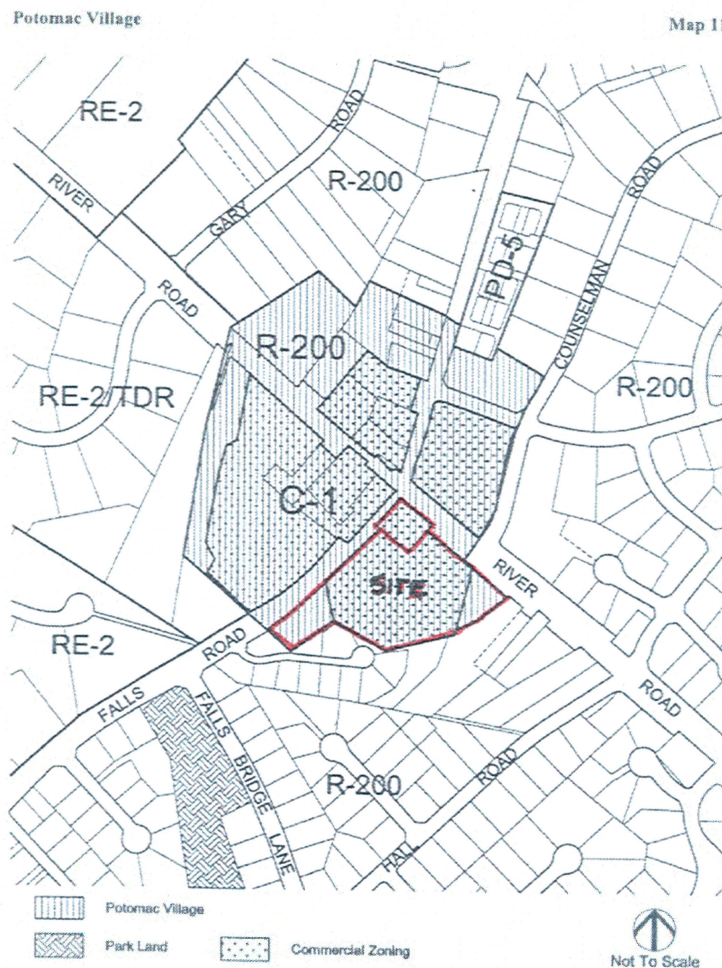
traffic lane. The parking spaces directly adjacent to the ATM will be designated for employee parking only; in order to reduce the excessive vehicular traffic within this area. The roadway improvements include additional landscape buffering along the right-of-way; and modifications to the existing curb alignment and turning radii.

The proposed signage, pedestrian crosswalks and directional arrows should adequately guide vehicles and pedestrians in the right direction.

PROJECT ANALYSIS

Master Plan

The Potomac Place Shopping Center is specially referenced in the Potomac Sub-Region Master Plan as one of the four retail components for the Potomac Village community (page 64, map 11, and figure 5). The shops, services, and office spaces cover about 26 acres (337,710 square feet) at the intersection of Great Falls Road and River Road. Currently the strip centers at each of the four corners are primarily auto-oriented and the pedestrian and bike circulation systems lack efficiency.



Potomac Village Plan (Map 11)



Potomac Village Concept (Figure 5)

The general goals of the Master Plan that are relevant to the subject site include:

- Providing a pedestrian-friendly mixed-use village center consisting primarily of retail uses but also including other activities at a compact village scale;
- Retaining the current C-1 zoning in conformance with the Plan's guidelines; and
- Retaining the current R-200 zoning for transitional areas within the northwest quadrant of the Village Center.

Specific recommendations and guidelines for this site include:

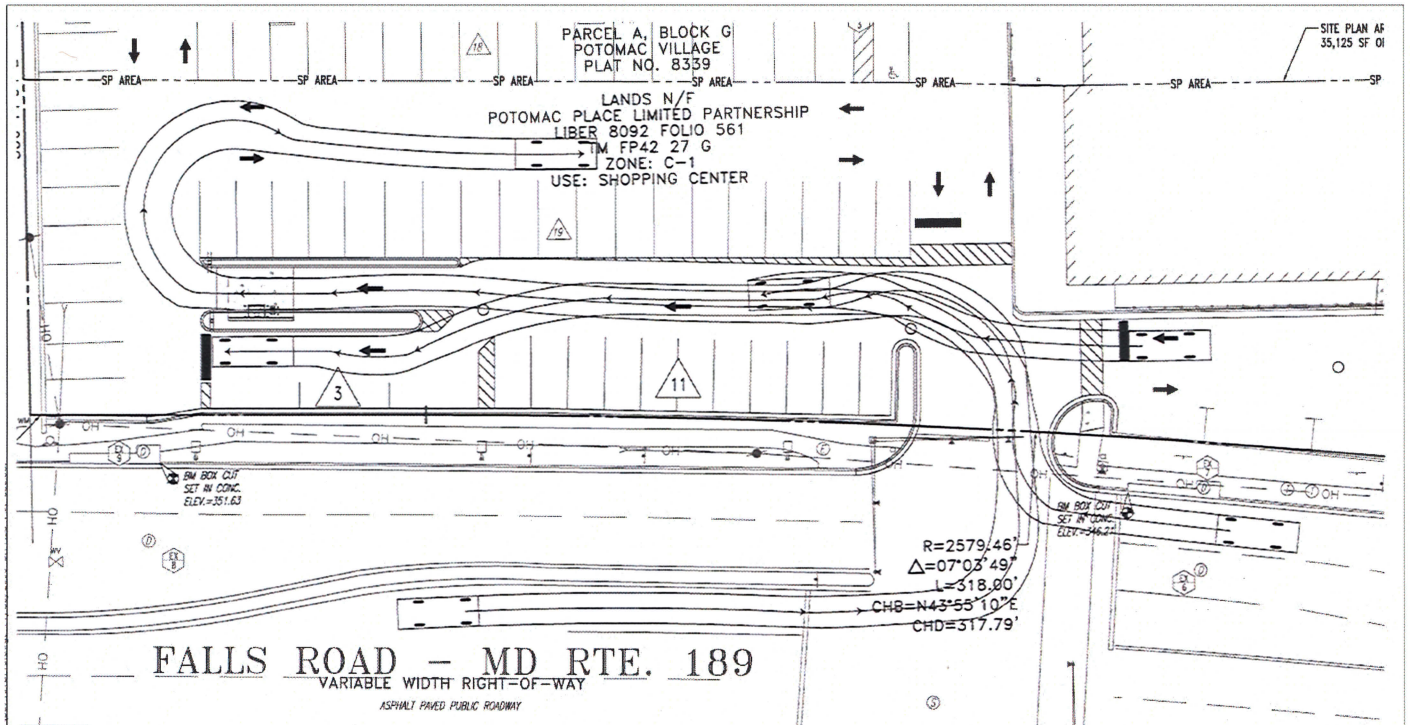
- Providing an attractive "Main Street" environment along Great Falls and River Roads that is compatible with the community's green character and promotes pedestrian and bicycle circulation;
- Providing a continuous loop of village streets, as redevelopment occurs, within all four quadrants of the center for local circulation and improved pedestrian connections;
- Establishing crosswalks that are ADA accessible and pedestrian-friendly; and
- Installing directional signage to efficiently guide internal/ external circulation systems.

The proposed 3 foot evergreen hedges and groundcover plantings along Great Falls Road meet the minimum standards recommended for a lush “Main Street” streetscape. The existing underground utilities and 5-foot pedestrian sidewalk limit the new installation of large street trees. The proposed pedestrian crosswalks at the signalized entry point and within the parking facility should calm internal vehicular circulation, and provide clear connections to the existing retail shops and neighboring properties. The proposed signage and directional arrows shall limit vehicular parking immediately adjacent to the new drive aisle, and redirect traffic flow entering from Great Falls Road away from the entrance/exit.

Transportation and Circulation

A Local Area Transportation Review (LATR), a Policy Area Mobility Review (PAMR), and traffic study were required to be completed as a part of the site plan review process. The LATR determined the maximum congestion standard for the Potomac Policy Area to be 1,450 Critical Lane Volumes (CLV). All analyzed intersections are currently operating within an acceptable CLV level and are expected to continue to do so for the future development. Therefore, this site plan application still meets the LATR requirements of the APF review.

The site is located within the Rural East Policy Area where there is a 40% PAMR trip mitigation requirement according to the Growth Policy. The applicant proffered to make a lump sum payment of \$165,000.00 to mitigate 15 peak-hour trips which represent 40% of the new trips generated by the proposed development. Thus, the subject site plan with the proposed modifications will also meet the PAMR requirements of the APF review.



Circulation Plan

Staff has reviewed the proposed internal traffic/pedestrian circulation systems shown on the circulation plan and finds them to be safe and adequate. Staff also finds that the proposed location of the drive-thru ATM can adequately accommodate the vehicular traffic using the one-way drive aisle directly adjacent to Great Falls Road.

Environment

The site was reviewed and determined to be exempt from submitting a forest conservation plan. The site plan was therefore further reviewed to determine that it meets the Guidelines for Environmental Management of Development in Montgomery County, the Forest Conservation Law and other regulations. The limits of disturbance do not include any natural resources and/or any specimen trees greater than 30 inches in diameter.

On-site stormwater management is not required, since the overall limits of disturbance do not exceed 5,000 sq. ft. Therefore a sediment control plan is not required, and stormwater management does not need to be addressed.

Development Standards

The subject site is zoned C-1. The purpose of the C-1 Zone is to provide locations for convenience shopping facilities for retail commercial uses which have a neighborhood orientation and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel. It is further the intent of this zone that, in order to restrict the size of such facilities, convenience commercial sites should not be located in close proximity to other commercial areas; and the zone shall not be applied to land located within a central business district. The proposed development meets the purpose and requirements of the zone as detailed in the Findings section of this report.

The following data table indicates the proposed development’s compliance with the Zoning Ordinance.

Project Data Table for the C-1 Zone

Development Standard	Permitted/Required	Proposed for Approval
Building Height (feet)	30 feet	13 feet
Min. Bldg. Setbacks (feet)		
Front (Northeast, Falls Rd)	N/A	23 feet
Side (Northeast)	N/A	47 feet
Rear (Southeast)	30 feet	440 feet
Side (Southwest)	30 feet	561 feet
Green Area (% of lot)	10% (491 S.F.)	17% (843 S.F.)

Minimum Lot Area	N/A	35,125 S.F.
Limit of Disturbance (LOD)	< 5,000 S.F. ¹	4,997 S.F.
Parking Facility Internal Landscaping (%)	5%	5.6% (273 S.F.)
Parking Spaces	368 ²	373 ³

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received any correspondence on this matter.

FINDINGS

- 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.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the subject site.

- 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.*

The proposed use is allowed in the C-1 zone and the site plan fulfills the purposes of the zone by providing convenient access to the full service Automated Teller Machine (ATM). The proposed location is highly visible from the main access road, and the overall function is compatible with the surrounding retail shops.

As the project data table on page 9 indicates, the site plan meets all of the development standards of the zone. With respect to the internal screening of the site, the proposed modifications will provide an evergreen landscape buffer along Great Falls Road.

- 3. The locations of structures, landscaping, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

This proposal meets the minimum requirements for landscaping, pedestrian and vehicular circulation.

¹ Per the Approval of the Stormwater Management Concept (dated November 18, 2008).

² Per the Montgomery County Zoning Ordinance (section 59E-3.1), see Attachment C for Potomac Place Shopping Center Mixed Use Parking Calculations.

³ The total parking count after the net loss of three (3) standard parking spaces.

The new ATM structure is located in close proximity to the existing ATM structure (to be removed) on the west side of the property. This location is easily accessed from Great Falls Road. When entering the site, vehicles will make an immediate left turn into the first one-way 18 foot drive aisle. A stop sign and stop bar have been proposed to prevent oncoming traffic from blocking this left turn. Diverting ATM traffic away from this point will decrease the traffic congestion exiting onto Great Falls. Staff finds the location of the structure to be adequate, while also meeting the aesthetic concerns of the surrounding area.

The four commercial corners work effectively to provide convenient access to local retail shops. The vehicular circulation is designed to direct traffic into and through the site with minimal impacts to the pedestrian circulation. The current activation of the site is largely dependent on the efficiency of the internal and external circulation systems. Pedestrian sidewalks integrate this site into the surrounding neighborhoods, and the proposed crosswalks and signage safely guide pedestrians to their destinations; thereby improving the overall efficiency of the site.

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

The modifications are directly related and very similar to the existing conditions. The drive-thru remote ATM is compatible with the adjacent and confronting uses. The structure is in scale with the nearby buildings and is located such that it will not adversely impact existing or proposed adjacent uses.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

Due to the existing conditions and limits of disturbance, the proposed development is exempt from submitting a Forest Conservation Plan and/or a stormwater management concept. This exemption is subject to change should the limits of disturbance exceed 5,000 square feet.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan 820090120, PNC Bank, for the replacement of the existing walk-up ATM with the new installation of a drive-thru ATM on 0.81 gross acres. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on November 17, 2009 are required except as modified by the following conditions.

Environment

1. Forest Conservation (No. 42009078E)

An exemption from submitting a Forest Conservation Plan was approved October 31, 2008. Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new amendment must be submitted to M-NCPPC for review and approval.

Transportation & Circulation

2. Transportation and Pedestrian Circulation

- a. Prior to obtaining the building permit the applicant must make a lump sum payment of \$165,000.00 to mitigate the PAMR required 15 peak-hour trips.

Site Plan

3. Site Design

- a. Directional arrows shall be painted within the drive aisle(s) and used to reinforce traffic flow patterns.
- b. Employee parking shall be designated via the proposed signage for the six (6) standard parking spaces located along the northern property line directly in front of the through-lane and the ATM drive thru lane; the three (3) parallel spaces directly adjacent to the drive thru lane (close to the western property line); and the eleven (11) standard parking spaces located along Great Falls (close to the entrance).
- c. The entrance/exit points (i.e. the turning radii) from Great Falls Road (189) are subject to the final review of SHA. An access permit will be required from SHA's Engineering Access Permits Division and the applicant will be subject to the improvement requirements and standards.

4. Landscaping

- a. The proposed plant materials shall be installed to meet the standards of the American Standards for Nursery Stock (AAN) with regard to the correct size and type as specified within the plant list and planting plan (sheet 4 of 5).
- b. An alternate plant list may be provided on the Landscape and Lighting plan to accommodate plant substitutions.

- c. The proposed plantings must be properly installed and maintained so as not to conflict with the public amenities, and/or cause damage to any existing public utilities.

5. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- 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 road.

6. Landscape Surety

The Applicant shall provide a surety (letter of credit, performance bond) in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The amount of the surety shall include plant materials, and on-site lighting within the relevant area of development. Surety to be posted prior to issuance of the building permit within each relevant area of development and shall be tied to the development program.
- b. Provide a cost estimate of the materials, which will establish the initial bond amount.
- c. Completion of plantings, to be followed by inspection and bond reduction. Inspection approval starts the 1 year maintenance period and bond release occurs at the expiration of the one year maintenance period.
- d. Provide a screening/landscape amenities agreement that outlines the responsibilities of the respective parties and incorporates the cost estimate. Agreement to be executed prior to issuance of the building permit.

7. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the building permit
- b. The development program must provide phasing for installation of on-site landscaping and lighting.
- c. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.

8. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Landscaping associated with proposed parking facilities shall be completed as construction of each facility is completed.
- b. The data table in the final site plan set shall reflect development standards enumerated in the staff report.
- c. Ensure consistency off all site details and layout between site plan, lighting plan and landscape plan.
- d. Provide a construction envelope (with setbacks labeled on the site plan) that will take into account any minor and/or major shifts in the final construction of the proposed structure.
- e. Provide a diagram delineating the locations of the on-site Green Areas.

APPENDICES

- A. Approval Letters/ Correspondence
- B. Statement of Justification & Parking Study from the Applicant (dated February 26, 2008)
- C. Existing Conditions Site Photos (A-C)
- D. Recently submitted Site Plans (Sheets 1-10).
- E. Proposed ATM Details (Sheet A09-46).

APPENDIX A (Approval Letters & Correspondence)



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

May 21, 2010

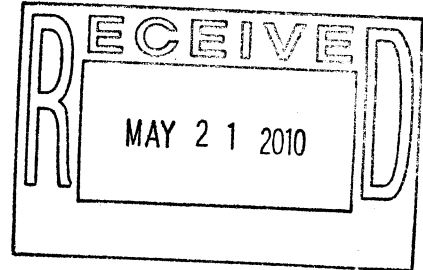
MEMORANDUM

TO: Molline Smith
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning Division

FROM: Ki H. Kim, Planner *KHK*
Transportation Planning

SUBJECT: Site Plan No. 820090120
PNC Bank at Falls Rod (MD 189) and River Road (MD 190)
Potomac



This memorandum represents Transportation Planning staff's Adequate Public Facilities (APF) review and recommendations on the subject site plan application for the proposed change of a walk-up ATM in the parking lot to a drive-through ATM/teller machine linked to the existing PNC Bank. The site is located in the southeast corner of the intersection of River Road (MD 190) and Falls Road (MD 189) in the Potomac area.

RECOMMENDATION

Based on our review of the site plan and the traffic analysis submitted by the applicant, staff recommends the following conditions as part of the APF test related to approval of the subject site plan application.

1. Total development under the subject site plan is limited to a drive-through ATM/teller machine, replacing a walk-up ATM in the parking lot of the existing PNC Bank.
2. The applicant must make a lump sum payment of \$165,000.00 prior to obtaining the building permit to mitigate the PAMR required 15 peak-hour trips.

DISCUSSION

Local Area Transportation Review (LATR)

Two intersections were identified as critical intersections affected by the proposed development and were examined in a submitted traffic study to determine whether they met the applicable congestion standard. The congestion standard for the Potomac Policy Area is 1,450 Critical Lane Volumes (CLV). The result of the CLV analysis is summarized in Table 1.

Table 1: Calculated Critical Lane Volume Values at Studied Intersections

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total
MD 190 & MD 189	Morning	1,076	1,076	1,085
	Evening	1,435	1,435	1,443
MD 190 & Site Entrance	Morning	804	804	815
	Evening	717	717	722

As shown in the above table, all analyzed intersections are currently operating within an acceptable CLV level of 1,450 and are expected to continue the same for the total future development. There is no background (the existing traffic plus traffic from the approved/unbuilt developments) development. Therefore, this site plan application meets the LATR requirements of the APF review.

Policy Area Mobility Review (PAMR)

The site is located within the Rural East Policy Area where there is a 40% PAMR trip mitigation requirement according to the County's Growth Policy. The applicant offered to make a lump sum payment of \$165,000.00 to mitigate 15 peak-hour trips which represent 40% of new trips generated by the proposed development. Thus, the subject preliminary plan meets the PAMR requirements of the APF review.

Site Access and Vehicular/Pedestrian Circulation

Two access points to the site are provided from Falls Road (MD 189). The site plan show a one-way street to approach the Drive-up ATM from the western driveway with lead-in pedestrian crosswalk markings and sidewalks for safe pedestrian crossings from the opposite side of Falls Road.

Staff has reviewed the proposed internal traffic/pedestrian circulation system shown on the site plan and finds them to be adequate. Staff also finds that the proposed location of the Drive-up ATM can adequately accommodate the vehicular traffic using the one-way street from the western driveway.

CONCLUSION

Transportation Planning staff concludes that the subject site plan application change of a walk-up ATM in the parking lot to a drive-through ATM/teller machine linked to the existing PNC Bank satisfies the LATR/PAMR requirements of the APF review with conditions described in this memorandum.

KK:tc

Smith, Molline

From: Corren Giles [CGiles@sha.state.md.us]
Sent: Friday, June 04, 2010 3:39 PM
To: Smith, Molline
Subject: RE: 820090120 PNC Bank

That works

From: Smith, Molline [mailto:Molline.Smith@mncppc-mc.org]
Sent: Fri 6/4/2010 12:18 PM
To: Corren Giles
Subject: RE: 820090120 PNC Bank

Thanks Corren!

I have added the following condition to the staff report...

- a. The entrance/exit points (i.e. the turning radii) from Great falls Road (189) are subject to the final review of SHA. An access permit will be required from SHA's Engineering Access Permits Division and the applicant will be subject to the improvement requirements and standards.

Comments?



MNCPPC-MC

Molline C. Smith, ASLA

(Senior Planner, Dev. Rev. Dept.)
8787 Georgia Avenue / Silver Spring, MD 20910
(301) 495-4573 Office / (301) 495-1306 Fax
www.montgomeryplanning.org

From: Corren Giles [mailto:CGiles@sha.state.md.us]
Sent: Friday, June 04, 2010 10:11 AM
To: Smith, Molline
Subject: RE: 820090120 PNC Bank

Hi Molline,

I did review the revised plans and the access improvements proposed along MD 189 for the PNC Bank Development are acceptable and have SHA approval. An access permit will be required from SHA's Engineering Access Permits Division and the applicant must meet all of SHA's improvement requirements and standards. The access permit must be issued prior to SHA signing off on the building permit.

Thanks,
Corren

From: Smith, Molline [mailto:Molline.Smith@mncppc-mc.org]
Sent: Friday, June 04, 2010 10:01 AM
To: Corren Giles
Subject: FW: 820090120 PNC Bank

Good Morning,

I will need an approval from you by the end of today Friday, June 04, 2010. The Staff Report needs to be posted on Monday June 7, 2010. If you are unable to type up a formal letter please just send a response to the email.

Thanks in advance!



MNCPPC-MC

Molline C. Smith, ASLA

(Senior Planner, Dev. Rev. Dept.)

8787 Georgia Avenue / Silver Spring, MD 20910

(301) 495-4573 Office / (301) 495-1306 Fax

www.montgomeryplanning.org

From: Soo Lee-Cho [mailto:SLCho@mmcanby.com]

Sent: Monday, May 24, 2010 12:03 PM

To: CGiles@sha.state.md.us

Cc: tracei.moss@pnc.com; jrich@ZuckermanGravelly.com; Abodenschatz@bohlereng.com; Smith, Molline

Subject: RE: 820090120 PNC Bank

Corren,

I am writing to follow-up on SHA's comment/approval letter for the PNC (Potomac Village) site plan amendment matter. If you recall, our hearing before the Planning Board had been delayed from late last year due to additional analysis required in conjunction with the project's Traffic Study, but as the e-mail chain below indicates, we had reached resolution with respect to SHA's comments on site plan design and access drive related issues.

As such, my understanding from Molline Smith is that all that is needed from SHA at this point is a final approval/comment letter that summarizes those comments (including any related to the Traffic Study) and indicates a recommendation for approval for this site plan amendment application.

The Planning Board hearing is scheduled for June 17th. Molline has indicated that the staff report has been drafted and has been submitted for internal review, but that she will need SHA's letter to complete the report as soon as possible.

Thank you for your attention to this matter.

APPENDIX B (Statement of Justification & Parking Study)

**JUSTIFICATION
FOR
SITE PLAN REVIEW
OF
PNC BANK DRIVE-THRU FACILITY – POTOMAC VILLAGE**

The site area that is the subject of the attached Site Plan Review Application is located within the Potomac Village Shopping Center, situated in the southeast quadrant of the intersection of Falls Road and River Road, Potomac, Maryland, in the C-1 Zone. The site plan seeks approval to replace an existing freestanding, walk-up ATM kiosk located in the northwest portion of the shopping center, with a 285 square foot, canopied, drive-through ATM/teller facility, and associated changes to the parking area that will serve to reorganize and improve circulation in this area of the shopping center. The existing two-way drive lane that is nearest Falls Road will be converted to a one-way configuration and a stop sign added near the ATM/teller facility to moderate bank traffic entering the drive aisle. Separate from this site plan application, additional traffic control measures and improvements are intended to be implemented by the shopping center owner that will further improve site circulation, especially near the Falls Road driveway. Site plan review under Section 59-D-3 of the Montgomery County Zoning Ordinance is required pursuant to Section 59-C-4.341.2 which requires site plan review where more than 15 acres of C-1 zoning exists in one location, as is the case in the commercial/retail area of Potomac Village.

The shopping center was built in 1967 and predates certain current requirements such as perimeter landscaping as found in Section 59-E-2.7 of the Zoning Ordinance. The scope of this site plan application does not require bringing the shopping center into compliance with current requirements. Nonetheless, the site plan shows additional landscape islands in the parking area and enhanced screening materials located between the one-way drive-aisle for the ATM/teller

facility and the curb-line of Falls Road to provide additional screening and green area that will serve to create a physical separation between the sidewalk and the traveled right-of-way.

In summary, this application will satisfy the various requirements of Section 59-D-3.4 of the Zoning Ordinance because it will improve the operation of an existing facility in a manner that creates better vehicular flow within the shopping center and by increasing the perimeter landscaping along the site's Falls Road frontage.

**PNC - Potomac Place Shopping Center
10150 RIVER ROAD, POTOMAC, MD 20854
BEPC #S074018, 03/03/08**

MIXED USE PARKING CALCULATION

	REQUIRED PARKING PERCENTAGES		
	WEEKDAY	WEEKEND	NIGHT TIME
	DAYTIME (6am - 6pm)	EVENING (6pm - midnight)	DAYTIME (6am - 6pm)
Office	100%	10%	10%
General Retail	60%	90%	100%
Restaurant	50%	100%	100%
			EVENING (6pm - midnight)
			5%
			70%
			100%
			NIGHT TIME (Midnight - 6am)
			5%
			5%
			10%

	REQUIRED PARKING		
	WEEKDAY	WEEKEND	NIGHT TIME
	DAYTIME (6am - 6pm)	EVENING (6pm - midnight)	DAYTIME (6am - 6pm)
Office	46.09	4.61	4.61
General Retail	166.08	249.12	276.80
Restaurant	43.23	86.45	86.45
Period Totals	255.40	340.18	367.86
			EVENING (6pm - midnight)
			2.30
			193.76
			86.45
			282.51
			NIGHT TIME (Midnight - 6am)
			2.30
			13.84
			8.65
			24.79

TOTAL PARKING REQUIRED

368

PNC - Potomac Place Shopping Center
 10150 RIVER ROAD, POTOMAC, MD 20854
 BEPC #S074018, 03/03/08

MIXED USE PARKING CALCULATIONS

OFFICE - GENERAL

PARKING RATE	TOTAL SF	PARKING REQUIRED
2.5 SPACES / 1,000 SF	12,037	30.09

OFFICE - MEDICAL

PARKING RATE	TOTAL #PRACTITIONERS	PARKING REQUIRED
4 SPACES / PRACTITIONER	4	16.00

RETAIL - GENERAL

PARKING RATE	TOTAL SF	PARKING REQUIRED
5 SPACES / 1,000 SF	55,360	276.80

RETAIL - RESTAURANT

PARKING RATE	TOTAL PATRON SF	PARKING REQUIRED
25 SPACES / 1,000 SF PATRON AREA	3,458	86.45

POTOMAC PLACE SHOPPING CENTER

2/26/08

Retail Stores

Square Feet

Cleaners	1,602
Barber Shop	362
Safeway	20,159
Hardware	7,240
Vacant	899
Salon	2,496
Seafood Market	2,617
Colonial Opticians	1,023
Fast Frame	1,118
Liquor	2,786
Rite Aid	12,068
Children's' Clothes	900
Vie De France	1,400
Yogurt	<u>690</u>

55,360

Restaurants

Square Feet

Patron Area

Starbucks	1,200	450
Chicken Out	2,000	600
Renato's	2,467	1,088
Vacant	<u>4,008</u>	<u>1,320</u>

9,675

3,458

Office

Square Feet

Provident Bank	1,288
M&T Bank	1,959
PNC Bank	4,971
de Marne & Day	800
Rose Realty	272
Travel	544
Tutors	1,468
Seafood Market Office	<u>735</u>

12,037

Medical Offices

Square Feet

Thornett & Tiara	982
RAD	<u>1,600</u>

2,582

**PNC - Potomac Place Shopping Center
10150 RIVER ROAD, POTOMAC, MD 20854
BEPC #S074018, 03/03/08**

2008 SHOPPING CENTER USE INFORMATION

Business Name	Classification	Use	Area (SF)	Patron Area (SF)	# of Practitioners
Provident Bank	Office	Bank	1,288		
deMame & Day	Office	Architect Office	800		
Suite 202, Rose Realty	Office	2nd Floor Offices	272		
Suite 205, Travel of Potomac	Office	2nd Floor Offices	544		
Suite 208, Potomac Tutors	Office	2nd Floor Offices	1,468		
M & T Bank	Office	Bank	1,959		
PNC Bank	Office	Bank	4,971		
Seafood Market Office	Office	Office	735		
Total			12,037		

Business Name	Classification	Use	Area (SF)	Patron Area (SF)	# of Practitioners
Suite 207, Dentist Office	Medical Office	2nd Floor Offices			2
Suite 210, Medical Offices	Medical Office	2nd Floor Offices			2
Total					4

Business Name	Classification	Use	Area (SF)	Patron Area (SF)	# of Practitioners
Renato's	Restaurant	Restaurant		1,088	
Starbucks	Restaurant	Coffee Shop		450	
Chicken Out	Restaurant	Restaurant		600	
Vacant	Restaurant	Restaurant		1,320	
Total				3,458	

Fashion Craft Cleaners	Retail	Cleaners	1,602		
Safeway	Retail	Supermarket	20,159		
Strosniders Hardware	Retail	Hardware Store	7,240		
Vacant	Retail	Gift Shop	899		
Salon	Retail	Hair Salon	2,496		
River Farms Seafood Co.	Retail	Fish Market	1,517		
River Farms Market	Retail	Food Market	1,100		
Full of Bean Stuff for Kids	Retail	Retail clothes	900		
George's Barbershop	Retail	Barbershop	362		
Colonial Opticians	Retail	Opticians	1,023		
Fast Fame	Retail	Retail Store	1,118		
Wine-Liquors	Retail	Liquor Store	2,786		
Rite-Aid	Retail	Pharmacy and Retail	12,068		
Vie De France	Retail	Baked Goods	1,400		
Sprinkles	Retail	Donuts, Bagels & Yogurt	690		
Total			55,360		

*Tenant use and areas provided by developer on 2/26/08

APPENDIX C (Existing Conditions Site Photos)



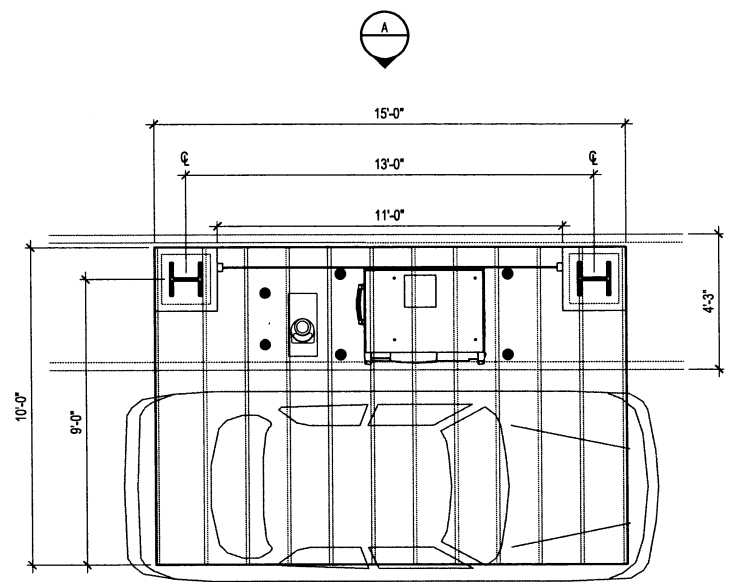
(c) Copyright 2008, Pictometry International



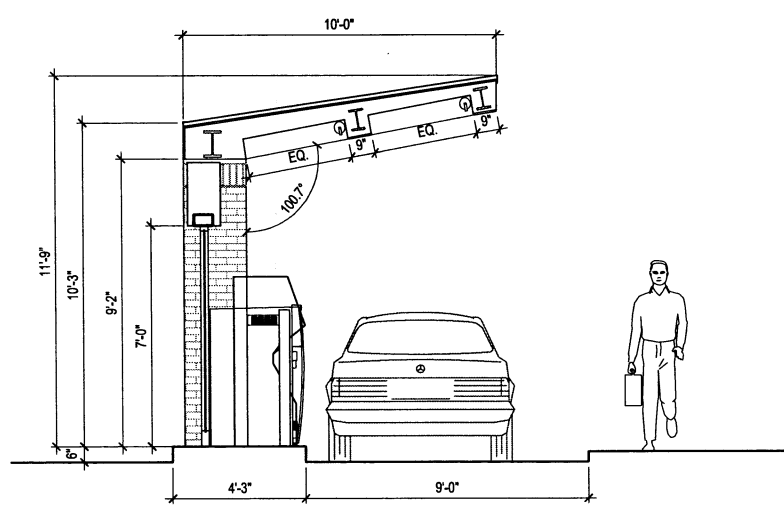


APPENDIX D (Recently submitted Site Plans)

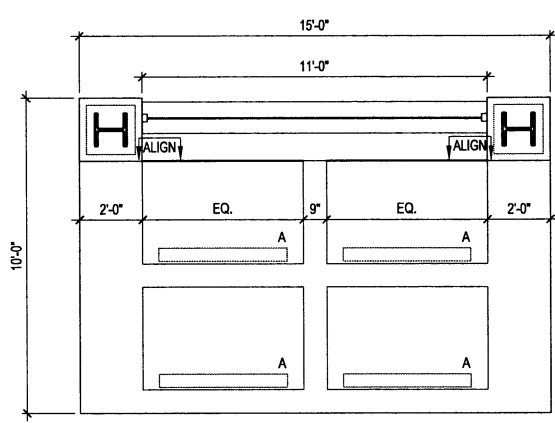
APPENDIX E (Proposed ATM Details)



C) DRIVE-THRU PLAN



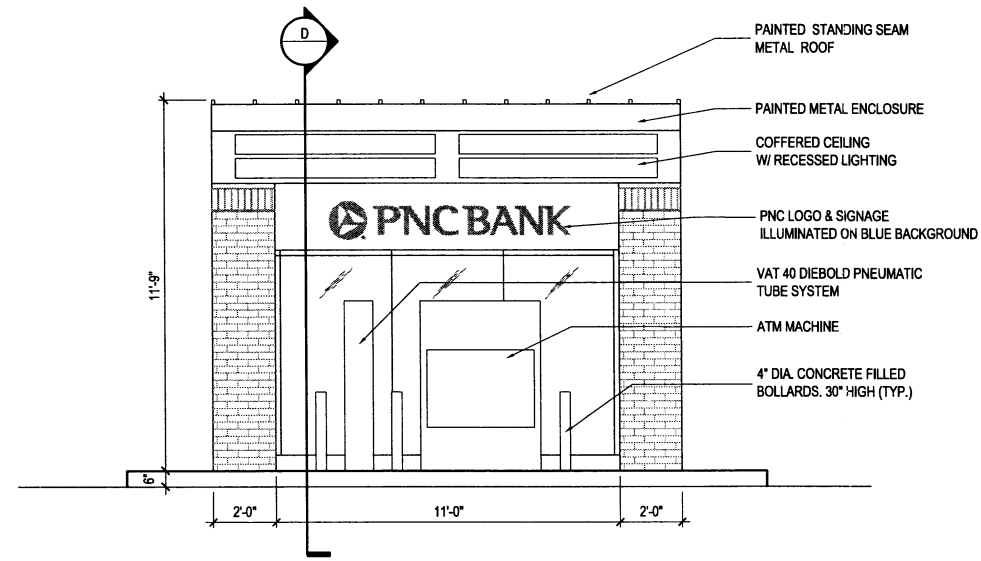
D) SECTION



E) DRIVE-THRU RCP



A) REAR ELEVATION



B) FRONT ELEVATION



Potomac
10150 River Road
Potomac, MD 20854

300 West Pratt Street
Suite 275
Baltimore, MD
21201
Telephone 410.539.8776
Facsimile 410.539.8741



Issue	Date & Issue Description	By	Check
01	09.25.08	KH	JCP
ISSUE FOR CLIENT REVIEW			
02	11.13.08	KH	
ISSUE FOR CIVIL COORDINATION			
03	11.13.08	CI	JH
ISSUE FOR CIVIL COORD. & PERMIT COMMENTS			

Project Name
PNC Bank Potomac

Project Number
19.6089.000
CAD File Name

Description
PROPOSED REMOTE DRIVE-THRU

Scale
3/8" = 1'-0"

A09.46

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