



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

**DATE:** September 3, 2010  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief, Development Review Division *RK*  
**FROM:** Elsabett Tesfaye, Planner Coordinator (301) 495-1301 *ET*  
**SUBJECT:** **Development Plan Amendment No: 05-02:** Branch Banking and Trust Company. Request for revision of conditions of approval of G-540, approval of a new schematic plan and rezoning of lot 22 for consolidation with lots 7 and Lot 23 for a construction of a drive-through bank on Lots 7, 22, and 23 at 11107 Valleyview Drive, 2907 and 2909 University Boulevard, Kensington, Maryland.

**FILING DATE:** June 1, 2005  
**PLANNING BOARD:** December 22, 2005, September 16, 2010  
**PUBLIC HEARING:** September 24, 2010

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**Recommendation**

Staff recommends Disapproval of DPA-05-2.

The proposed development would contradict the goals, objectives and intent of the 1990 approved Sector Plan for Wheaton Central Business District and Vicinity. Moreover, the proposal does not fulfill the purposes of the C-T Zone as specified under Section 59-C-4.301, in that it would not provide “an appropriate transition between a one-family residential area and high-intensity commercial development”.

Although a Master Plan, by its nature, serves as a guidance document that may allow some flexibility in interpretation of the language it contains, it is important to note that the Zoning Ordinance does require substantial compliance with the Master Plan to support approval of a DPA. In the case of the subject application, substantial compliance is not demonstrated; rather, the proposed amendment represents a substantial impairment to the goals, recommendations and intent of the Sector Plan.

## **I. APPLICATION SUMMARY**

### **Applicant**

Branch Banking and Trust Company

### **Location**

11107 Valleyview Drive, 2907 and 2909 University Boulevard, Kensington, Maryland

### **Site Size**

.90 AC

### **Current Zone and Use-**

C-T, C-T with Restriction

### **Master Plan**

1990 Sector Plan for Wheaton Central Business District and Vicinity. The Plan has general and specific recommendations and comments for the area that includes the subject site on the north side of University Boulevard between East Avenue and Valleyview Avenue

### **Proposed Amendment**

- Revision of a previously approved Local Map Amendment (G-540 "L") for Lots 7 and 23, to remove limitations on the use of the land (i.e. Development is limited to re-use, remodeling or reconstruction of the two existing buildings).
- Consolidation of lot 22 (C-T zoned) with Lots 7 and 23 for a construction of a drive-through bank. The consolidation includes a resubdivision of the three lots into two lots.
- Approval of a new schematic plan.
- Proposed Development: Construct a 4,080-square foot, 22.5-foot high bank building with four drive-through lanes and a bypass lane with a 1,663-square foot detached canopy. The proposed project also includes 23 surface parking spaces, a six-foot high screening fence along the northern property line, and landscaping.

### **Green Area**

39.80 % (Lot A), 46.87% (Lot B)

### **Future Reviews**

The proposal is also subject to the review and approval of a Preliminary Plan of Subdivision and a Site Plan by the Planning Board.

### **Community Concerns**

The Kensington View Civic Association wrote a letter in opposition to the application. The association expressed concerns that combining the three existing lots into two larger lots with a possibility of creating one large lot in the future would be detrimental to maintaining the residential integrity of the community and also felt that the proposal does not conform to the language and intent of the relevant Sector Plan.



## II. STATEMENT OF THE CASE

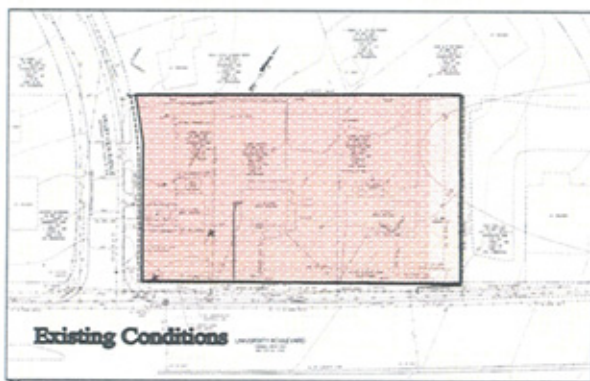
The applicant, Branch Banking and Trust Company (BB&T), requests the following:

- To amend a Schematic Development Plan (SDP) that was approved in 1987 in conjunction with G-540 and included development limitations for Lots 7 and 23;
- To remove the development limitations on the SDP and to consolidate the 2 lots with lot 22 (adjacent lot zoned C-T in G-229) to allow a construction of a bank on Lots 7, 22, and 23 at 11107 Valleyview Drive, 2907 and 2909 University Boulevard.
- The application also proposes resubdivision of the three lots into two lots.

The subject three lots, Lots 7, 22, and 23, have a combined area of 39,102 square feet of land (Lot 7: 9,102 square feet, Lot 22: 15,000 square feet, and Lot 23: 15,000 square feet). All three lots are currently improved, each with a single-family structure, and are currently being used for commercial purposes. With the proposed resubdivision the subject property will consist of two lots —proposed Lot 1A with 21,799 square foot and Proposed Lot 1B with 17,303 square foot.



### Background



The portion of the property that is currently identified as Lot 22 was reclassified from the R-60 Zone to the C-T Zone in 1980 by application No. G-229. On August 3, 1987, the District Council approved Application No. G-540 with some development restrictions to allow the reclassification of the property that is currently identified as Lot 7 and Lot 23 from R-60 Zone to the C-T Zone, under the optional



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hod of Application. In 2004, the Planning Board recommended denial of Application No. DPA-03-3 for a proposed SDP amendment pertaining to Lots 7 and 23. The applicant chose not to proceed with the hearing process for DPA-03-3 beyond the Planning Board Hearing. In 2005, the applicant sought approval of a new SDP amendment (DPA-05-2) for redevelopment of all three subdivided lots (Lots 7, 23 and 22) with a new branch bank, totaling 4,100 square feet of gross floor area. The Planning Board, again, recommended denial of the application. The applicant, at the time, requested a postponement of



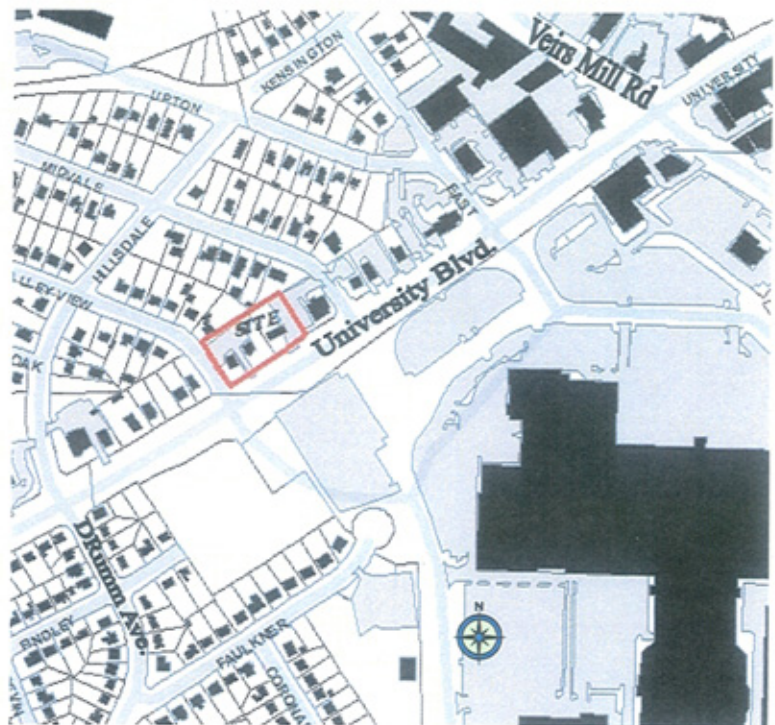
the public hearing. Recently, a new applicant resubmitted the current application with a revised schematic development plan for construction of a drive-thru bank building and a proposed resubdivision of the existing three lots into two lots.

### III. DESCRIPTION OF PROPERTY

The subject site is located on the northeast corner of the intersection of University Boulevard (MD 193) and Valleyview Avenue. The property, which is identified as Lot 7, Lot 22 and Lot 23 in the Kensington View Subdivision at 2907 W University Boulevard, 2909 W University Boulevard, and 11107 Valleyview Avenue, Kensington, is rectangular in shape. The three lots have a combined area of approximately 39,102 square feet (.90 acre) of land. The property is improved with three single-family dwellings (one dwelling unit on each of the three lots) that are currently being used for commercial purposes. The property has approximately 260 feet of frontage (combined) on University Boulevard and approximately 150 feet of frontage on Valleyview Avenue and is accessed from both streets.

### IV. SURROUNDING AREA

In a floating zone application, the surrounding area must be identified so that compatibility is evaluated properly. The "surrounding area" is defined less rigidly in connection with a floating zone application than in a Euclidean zone application. The surrounding area for this application is generally defined by the Kensington View Subdivision to the north, Veirs Mill Road to the east, the Westfield Shopping Town Wheaton (Wheaton Plaza) to the south, and Hillsdale Drive and Drumm Avenue to the west. The subject neighborhood is characterized by a mixture of commercial and residential uses. The northern portion of the neighborhood is residentially developed with single-family dwellings in the R-60 Zone. The western portion is also residentially developed in the R-60 Zone with a concentration of special exception uses that are housed in some of the single-family structures north of University Boulevard. The eastern and southern portions of the neighborhood are commercially developed in the C-2 and C-O Zones. Westfield Shopping Town Wheaton, a regional shopping center, is located south of the site and directly across University Boulevard in the C-2 Zone. Properties west of the Shopping Center are residentially developed in the R-60 Zone.



### V. PLANNING AND ZONING HISTORY

The site was placed in the R-60 Zone when the zone was enacted and mapped in the 1954

Regional District Zoning. The 1958 County-Wide Comprehensive Zoning confirmed the R-60 zoning of the site. The portion of the property that is currently identified as Lot 22 was reclassified from the R-60 Zone to the C-T Zone (Commercial Transitional) in 1980 by Application No. G-229. On August 3, 1987, the District Council approved Application G-540 with some development restrictions to allow the reclassification of the property currently identified as Lot 7 and Lot 23 from the R-60 Zone to the C-T Zone. The 1990 approved Sector Plan for Wheaton Central Business District and Vicinity retained the subject property in the C-T Zone and C-T Zone with restriction. In 2004, the Planning Board recommended denial of Application No. DPA-03-3 for a development plan amendment pertaining to Lots 7 and 23; subsequently the application was withdrawn. In 2005, the applicant sought approval of a new SDP amendment (DPA-05-2) for redevelopment of all three subdivided lots (Lots 7, 23 and 22) with a new branch bank. The Planning Board again recommended denial of the application and the applicant requested a postponement of the public hearing. The current application is a continuation of the 2005 application which has been submitted with a revised SDP by a new applicant.

## VI. PROPOSED DEVELOPMENT

### 1. Development Concept

With the latest revised SDP the applicant proposes to construct a 4,080-square foot, 22.5-foot high bank building with four drive-through lanes and a bypass lane with a 1,663-square foot, 16.5-foot high, detached canopy. The proposed project also includes 23 surface parking spaces, a six-foot high screening fence along the northern property line, and landscaping. The applicant's prehearing statement indicates that the existing access point off of Valleyview Drive would be upgraded and maintained, with an additional access point located off of University Blvd., for right-turn ingress and egress only.

### 2. Schematic Development Plan Amendment & Binding Elements

The applicant proposes to amend the existing recorded covenants with new covenants for the subject development in accordance with the following textual binding elements chart, which is also shown on the submitted SDP. Furthermore, the applicant proposes to extend these development limitations to the entire site, inclusive of the land area that comprises current Lot 22, which is presently not subject to a schematic development plan or a declaration of covenants.

<b>BINDING ELEMENTS</b>			
<b>Standard</b>	<b>Permitted /Required</b>	<b>Proposed</b>	
1. Land Use	See Section 59-C-4.2	Bank and Financial Institution	
		<b>Proposed Lot 1A</b>	<b>Proposed Lot 1B</b>
2. Floor Area Ratio	0.5	0.187	N/A
3. Building Coverage	35%	18.72%	9.61%
4. Green Area	10%	39.80%	46.87%
5. Building Height	35'	22.5'	16.5'

In addition to the development plan (schematic plan) amendment, the subject proposal is also

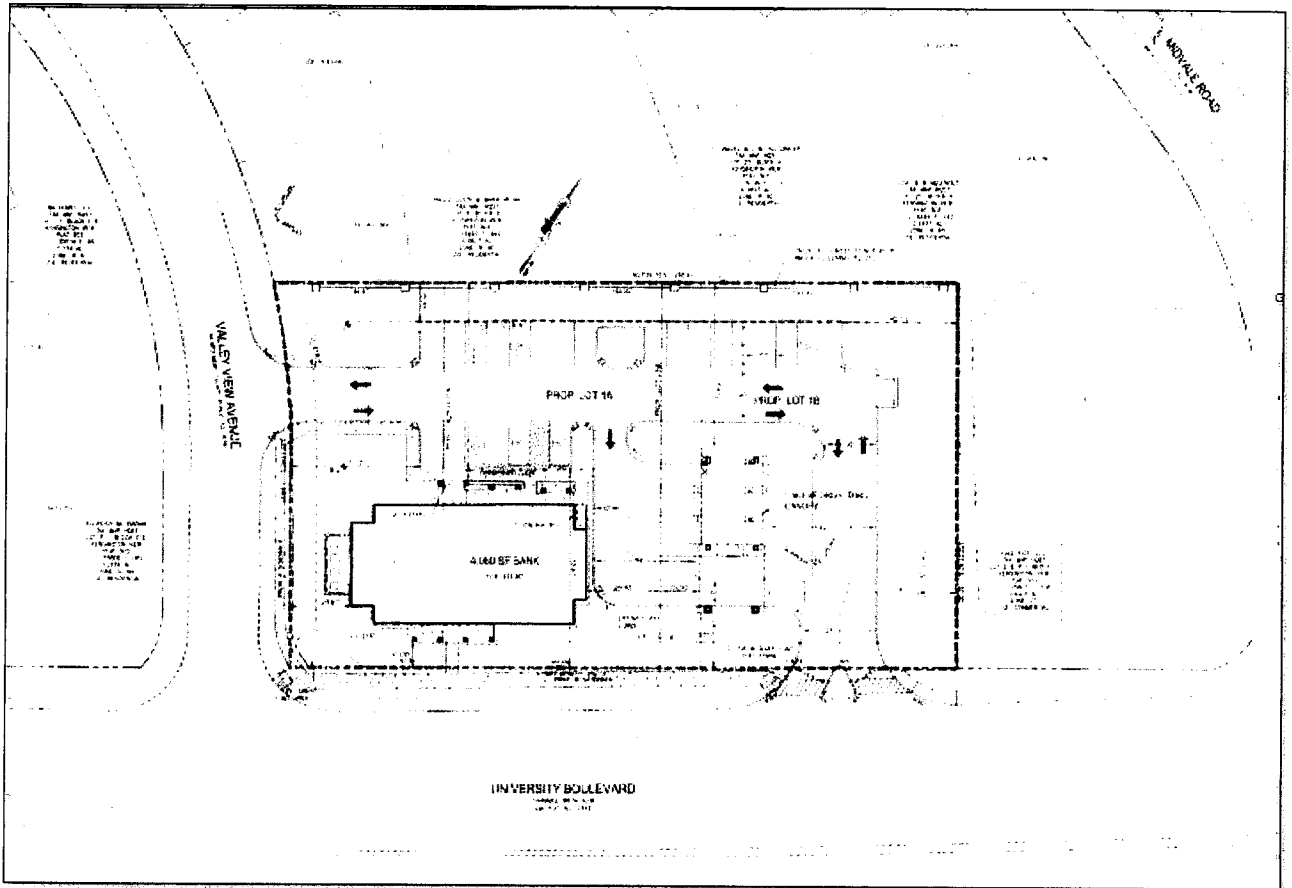
subject to the review and approval of a Preliminary Plan of Subdivision and Site Plan by the Planning Board.

As noted, application G-540 was approved in 1987 to allow the reclassification of Lots 7 and 23 from the R-60 Zone to The C-T Zone. The application was approved with an associated SDP that limited the scope and intensity of developments on the property by restricting the use of the two lots to the existing structures. The 1987 approved SDP included the following language.

The applicant intends to limit the use of the land under the C-T Zone to the existing structures, with improvements. The development of the subject property in the C-T Zone is limited to the re-use , remodeling, or reconstruction of the two buildings existing on the site at the time the C-T Zoning is granted as provided in 59-C-4.302 (B), (C) and (D) of the Montgomery County Zoning Ordinance.

A declaration of covenants, conditions and restrictions was recorded in conjunction with the Zoning Classification that restricted the redevelopment of Lots 7 and 23 to the existing structures. The applicant's statement indicates that Article III of the declaration provided that the covenant "may be amended by the declarant, its successors, or assigns, to conform to any modification in the schematic development plan approved by Maryland National Capital Park & Planning Commission or other appropriate governmental agency." In conjunction with this application the applicant is proposing a new Declaration of Covenant.

# SCHEMATIC DEVELOPMENT PLAN



### BONDING ELEMENTS

ITEM	AMOUNT	PROPOSED	REVISION	DATE
1. BONDING ELEMENTS	100.00	100.00		
2. BONDING ELEMENTS	100.00	100.00		
3. BONDING ELEMENTS	100.00	100.00		
4. BONDING ELEMENTS	100.00	100.00		
5. BONDING ELEMENTS	100.00	100.00		

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### GENERAL NOTES

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## **VII. MASTER PLAN**

The proposed project is within the 1990 Sector Plan for Wheaton Central Business District and Vicinity, which has general and specific recommendations and comments for the area on the north side of University Boulevard between East Avenue and Valleyview Avenue. Community-Based Planning staff believes that the proposed amendment is not consistent with the goals and objectives of the Sector Plan.

Upon reviewing the proposal for Master Plan consistency, the Community Based Planning Division has offered the following analysis:

The Sector Plan provides guidance on the type of development pattern (low-intensity office) to provide appropriate transition between the Wheaton CBD and the adjoining residential communities to the west along University Boulevard. The Sector Plan recognizes that it may not be feasible to convert all existing single-family structures to office uses, and therefore new, low-intensity office development would be appropriate on these properties. Where new development is to take place, the Sector Plan recommends that it be similar in character and visual appearance to the current single-family houses along the northern side of University Boulevard in the two blocks between East Avenue and Valleyview Avenue. Although the applicant has made a substantial effort to design the proposed development as two structures instead of one, it nevertheless consolidates three lots into one retail development breaking the pattern of multiple, smaller structures that the plan seeks to retain. The Plan's vision for new developments on these properties between East Avenue and Valleyview Avenue would be structures that "mimic" the appearance and approximate size of the existing structures along this portion of University Boulevard. The proposed bank facility with a drive-thru station does not meet the plan's desire for retaining the current pattern of a series of low-intensity structures. It would also require two of the three lots to be assembled, which the Plan specifically discourages. The proposed building form with a drive-thru structure surrounded by parking, and circulation in the rear along the residential properties, is not consistent with the guidance of the Sector Plan.

Based on the review of the proposed project in light of the master plan recommendations and comments the Community Based Planning Division Staff concludes that the proposed Development Plan Amendment is not consistent with the 1990 Wheaton Sector Plan.

## **VIII. ADEQUATE PUBLIC FACILITIES.**

### **(i) WATER AND SEWER SERVICE**

The property is served by public water and sewer. The Washington Suburban Sanitary Commission (WSSC) staff has indicated that the changes proposed by this application will not significantly impact the water or sewer systems.

### **(ii) TRANSPORTATION**

Upon reviewing the proposed schematic development plan and the applicant's transportation study and analysis, the transportation staff has offered the



following comments and recommendations:

Adequate Public Facilities Review

The APF review for the subject SDPA required this application to satisfy the Local Area Transportation Review (LATR) and the Policy Area Mobility Review (PAMR) tests. The application required an LATR test because the proposed bank on the property generated 30 or more “total” peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The PAMR test was required since the Wheaton CBD Policy Area requires mitigation of 10% of “new” weekday peak-hour trips.

For the purposes of APF review, the consultant for the Applicant submitted a traffic study (dated March 17, 2010) and a supplemental Traffic Queuing Study (dated April 6, 2010) that examined traffic-related impacts of the proposed development on nearby intersections and at the site. Our review of the traffic study and the supplemental analysis indicated that the studies complied with the requirements of the *Local Area Transportation Review/Policy Area Mobility Review Guidelines* and adequately addressed traffic impacts resulting from the subject SDPA.

- Local Area Transportation Review

The traffic study estimated that the proposed 4,180 square foot bank will generate approximately 52 “total” peak-hour trips during the weekday morning and 108 “total” peak-hour trips during the weekday evening peak-periods. After discounting for evening “pass-by” trips (47 percent), the proposed development was estimated to generate approximately 57 net “new” trips during the evening peak-hour. A summary of the above is presented in Table 1.

**TABLE 1  
SUMMARY OF SITE TRIP GENERATION  
SDPA 05-2; PROPOSED BB&T BANK, WHEATON**

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
<b>4,180 SF Drive-In bank</b>						
“New” or “Primary” Trips – (100% AM/53% PM)	29	23	52	28	29	57
“Pass-by”/“Diverted” Trips – (0% AM/47% PM)	--	--	--	26	25	51
<b>Total Site Trips</b>	<b>29</b>	<b>23</b>	<b>52</b>	<b>54</b>	<b>54</b>	<b>108</b>

Source: The Traffic Group, Inc., BB&T Wheaton Branch Bank – Traffic Impact Analysis, March 17, 2010.  
 Note: Site trip generation based on ITE Land Use Code 912; Drive In Bank. ITE Trip Generation 8<sup>th</sup> Edition.

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the intersections included in the traffic study during the weekday morning and evening peak-hours within the respective peak periods is presented in Table 2.

**TABLE 2**  
**SUMMARY OF INTERSECTION CAPACITY CALCULATIONS**  
**SDPA 05-2; PROPOSED BB&T BANK, WHEATON**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 193 and Newport Mill Rd/Lexington St	690	715	693	722	696	731
MD 193 and Valleyview Ave/Mall Access	389	656	392	665	428	699
MD 193 and East Ave/Mall Access	561	697	564	706	569	711
MD 193 and Site Driveway	--	--	--	--	375	299
Valleyview Ave and Site Driveway	--	--	--	--	46	74

Source: The Traffic Group, Inc., BB&T Wheaton Branch Bank – Traffic Impact Analysis, March 17, 2010.  
 Note: Congestion Standard for Wheaton CBD Policy Area: 1,800 CLV.

As shown in Table 2, the weekday morning and evening peak-hour capacity analysis presented in the traffic study indicate that under Total (or Build) Traffic Conditions, CLV values at intersections included in the traffic study would be below the applicable congestion standards. The SDPA therefore satisfies the LATR requirement of the APF test.

- Policy Area Mobility Review

To satisfy the PAMR requirements of the APF test, the Wheaton CBD Policy Area requires mitigation of ten percent (10%) of “new” peak-hour trips generated by a development.

As summarized in Table 1, the subject SDPA generates net “new” peak-hour trips of 52 and 57 during the morning and evening peak periods, respectively. The Applicant is therefore required to mitigate 6 peak hour trips. The Applicant is proposing to meet the PAMR requirements at the time of subdivision through payment of \$11,000 per trip. The SDPA therefore satisfies the PAMR requirement of the APF test.

Traffic Queuing Study for Valleyview Avenue

A traffic queuing study (dated April 6, 2010) was completed by the Applicant’s consultant for the southbound approach of Valleyview Avenue at West University Boulevard. Based on information contained in the study and staff evaluation, the following is concluded:

1. A maximum of two vehicles were observed to queue along the Valleyview Avenue approach to West University Boulevard during the weekday morning and evening peak periods (6:30 a.m. to 9:30 a.m. and 4:00 p.m. to 7:00 p.m., respectively).
2. With approximately 36 vehicles estimated to exit the proposed bank via

the Valleyview Avenue driveway during the evening peak-hour (i.e., approximately 1-2 exiting vehicles every two minutes), an additional 1-2 vehicles could be expected to be added to the observed maximum queue noted above.

3. With approximately 90 feet of available queuing distance between the STOP line and the proposed bank driveway, Valleyview Avenue can accommodate the anticipated queuing demand from the proposed bank. Approximately two vehicles can also be accommodated on the bank driveway if the Valleyview Avenue queue is to extend beyond the bank driveway. Alternatively, if the situation arose, bank customers could also exit the site via the West University Boulevard driveway.

In the event that the Board decides to recommend approval of the application, Transportation Planning staff recommends that the following transportation-related conditions be part of the Planning Board recommendations for the subject SDPA. It is noted that these conditions may or may not satisfy APF requirements at the time of subdivision. However, the conditions do satisfy the requirements of the APF test for the subject SDPA since the recommendations listed below could be considered “reasonably probable of fruition” in the foreseeable future.

1. At the time of subdivision application, the Applicant must limit development on the property to a 4,180 square foot bank with four drive-through windows.
2. At the time of subdivision application, the Applicant must provide site access, frontage, and operational improvements along Valleyview Avenue as required by the Montgomery County Department of Transportation and along westbound University Boulevard as required by the Maryland State Highway Administration.
3. At the time of subdivision application, the Applicant must dedicate and show on the final record plat the following right-of-way (consistent with the 1989 Approved and Adopted *Master Plan for the Communities of Kensington-Wheaton* and 1990 Approved and Adopted *Comprehensive Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*):
  - West University Boulevard (MD 193) – minimum of 60 feet from the roadway right-of-way centerline.

The Applicant must also provide required truncation at the corner of West University Boulevard and Valleyview Avenue.

4. At the time of subdivision application, the Applicant must satisfy Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) requirements of the APF test required under the Growth Policy procedures in effect at the time of the filing of the application.



## **IX. ENVIRONMENT**

This site has flat slopes, no forest, and no specimen trees beyond fair condition. A forest conservation plan exemption (FCP exemption #42009122E) was granted to the subject site on February 10, 2009. The application qualified for a small property exemption per Section 22A-5(s)(2) of the County Forest Conservation Law. A condition of the FCP exemption is that a tree save plan be required with the preliminary plan. The plan may require tree preservation or mitigation of individual trees.

The Environmental Planning Staff has determined that the onsite, specimen box elder should not be preserved because it is in poor condition. However, the Environmental planning staff recommends that a tree save plan should be prepared, at the preliminary plan stage, to show adequate protection measures to protect the nearby, offsite specimen silver maple.

## **X. PURPOSE CLOSE AND ZONE REQUIREMENTS**

Pursuant to Section 59-C-4.301, **the purpose of the C-T zone is to provide sites for low-intensity commercial buildings which, singly or in groups, will provide an appropriate transition between one-family residential areas and high-intensity commercial development. The C-T zone is intended to constitute a margin of limited width at the border between a commercial area and a one-family residential area. For that reason, the C-T zone can only be applied:**

- (a) In areas designated for the C-T zone on adopted and approved master or sector plans; or**
- (b) On property so located that it is between and adjoining or separated only by a street, highway, or utility right-of-way from both of the following uses:**
  - (1) Existing or proposed one-family residential uses; and**
  - (2) Existing high-intensity commercial uses. As used herein, the term "high-intensity commercial use" refers to any commercial or central business district development with an existing height that is greater than 40 feet. The term "high-intensity commercial use" does not include development in the C-1 zone.**

**The fact that an application complies with all specific requirements and purposes set forth herein shall not be deemed to create a presumption that the application is, in fact, compatible with surrounding land uses, and, in itself, shall not be sufficient to require the granting of an application.**

The 1990 approved Sector Plan for Wheaton Central Business District and Vicinity retained the subject property in the C-T Zone (the development restriction on Lots 7 and 23 were also retained). The 1990 Sector Plan states that "New development should be limited to existing lots and should be discouraged on assemblage of more than one lot". The plan also specifies that "Conversion, where appropriate, and low intensity new development are encouraged to buffer existing single-family residences from adverse effects associated with major traffic arteries."  
(page 46)



Tearing down the three existing residential structures and replacing them with a single bank and a parking lot, and consolidating and resubdividing the three existing lots into two lots, entirely changes the cohesiveness of existing as well as future development of the C-T zoned properties in the block. Consequently, the intended purpose of the C-T zoned properties to provide an appropriate transition between one-family residential areas and high-intensity commercial

development will be obliterated.

#### Development Standards for the C-T Zone

Current Development Standards: C-T Zones	Required /Allowed	Proposed/ Existing	
Minimum Lot Area		39,102 SF (.90 AC) Gross	
Maximum Building Height	35 FT	22.5 FT Bldg (lot A) 16.5 Canopy (lot B)	
Maximum Floor Area	.05	.187	
Minimum Building Setback:		<u>Lot A</u>	<u>Lot B</u>
❖ Front Setback (University Blvd.)	10 FT	10.08FT	18.55 FT
❖ Front Setback (Valleyview Ave.)	10 FT	23.67 FT	N/A
❖ Side Setback (residential zone-North)	15 FT	76.83 FT	64.12 FT
❖ Side Setback(commercial zone east)	15 FT	N/A	75.06 FT
❖ From Proposed lot Line	15	28.98 FT	15.00 FT
Maximum Building Coverage	35%	<u>Lot A</u> 18.72%	<u>Lot B</u> 9.61%
Minimum Green area	10%	<u>Lot A</u> 39.80%	<u>Lot B</u> 46.87%
Parking Spaces: 2.7 Space/ 1,000 SF of floor area	12	23	

#### XI. COMMUNITY CONCERNS

By a letter dated May 4, 2010, the Kensington View Civic Association opposes DPA 05-2 because combining the existing three lots into two larger lots and potentially in the future facilitating creation of one large lot (39,102 square feet with a 260 foot street frontage) would be

detrimental to maintaining the residential integrity of the community, and the proposal does not conform to the language and intent of the relevant Sector Plan (see attached letter dated May 4, 2010-Attachment-9).

Representatives of the Kensington View Civic Association had also requested clarification regarding a 40-foot Building Restriction Line (BRL) associated with the three lots that are the subject of this application. Staff has researched the zoning history of the lots and found the following:

1. The 40' BRL on lots 23 and 22 was replaced with a 10' BRL and PUE setback when the lots were re platted in 1990 (Preliminary Plan No.1-89271).
2. With regard to Lot 7, the 40' BRL remains in effect until the lot is re platted either with the approval of the current application or if the applicant decides to have it removed by re platting the Lot.

Upon discussion between the applicant and staff, the applicant has revised (received June 26, 2010) the SDP showing the existing 40Ft BRL (University Boulevard frontage) and 30 FT BRL (Valleyview frontage) on Lot 7.

## **XII. STAFF ANALYSIS**

Staff is of the opinion that the proposed redevelopment of the subject property, including the assemblage of the three record lots and then resubdivision into two lots, contradicts the use and density indicated by the 1990 Sector Plan for Wheaton Central Business District and Vicinity.

Citing the text from the Master Plan, "...a number of properties would be better developed as new low-intensity office development." (page 46), the applicant contends that "the Sector Plan does not argue for retention of existing structures in this corridor." However, it should be noted that the Sector Plan also states, "the General Plan recommends that new development be channeled to preserve and protect existing communities from adverse impacts and undesirable non-residential intrusion resulting from commercial growth, the placement and operation of Metro related facilities, and other public and private land use decisions." Visual and audible impacts and overall compatibility with the adjacent residential development are concerns. A parking area is set back only 15.33 feet from the residential properties to the north and the two-way driveway is located approximately 33 feet from the northern property line. The proposal provides for landscaping and a six-foot-high screening fence along the property line. However, given the nature of the use and its location adjacent to residential dwellings, a much wider setback and a deeper landscape buffer would be needed to screen the residential properties and those who reside there from potential noise and fume impacts.

With respect to assemblage of the lots, the Sector Plan clearly states that "New development should be limited to existing lots and should be discouraged on assemblage of more than one lot." The applicant contends that the Plan merely suggests that the assemblage of lots should be discouraged because doing so might result in a development that is larger than what may be considered "low intensity office development". The applicant argues that the underlying purpose of the above lot assemblage provision was to reduce the scale of new development in this commercial transitional area, but the Applicant contends their plan achieves this objection, regardless of whether the individual lots are maintained or consolidated..



Obviously, staff disagrees with the applicant's assessment. By calling for assemblage of the three lots to eventually reassemble them into two record lots to serve a single drive-thru bank, the proposed development contradicts the sector plan's recommendation. Admittedly, the proposed 4,080 square-foot bank building is not excessively large in size and scale given its proposed placement on the relatively large (.90 acre) piece of land. However, the proposed razing of existing structures, the dedication of an entire lot for a drive-thru canopy and parking, and assemblage of the already developed record lots are in direct contradiction to the Sector Plan's specific recommendation for the subject area which states, "Future development should be similar in scale to the existing conversions that have taken place in the block between East Avenue and Valleyview Avenue"

Despite the fact that the architectural design of the current bank building represents a notable improvement over the earlier designs, the proposed development as a whole is not only dissimilar to the existing conversions, it entirely changes the character of the block. As such, the proposed development would complement the commercial and service uses in the CBD zone to the south rather than serving as a transition and a buffer between the residential development to the north and the intense commercial development to the south. The Zoning Ordinance requires substantial compliance with the Master Plan to support approval of a DPA. The subject application fails to demonstrate substantial compliance; rather, it is apparent that there is substantial impairment to the goals, recommendations and intent of the Sector Plan.

### **XIII. CONCLUSION**

Staff concludes that the proposed development would contradict the goals, objectives and intent of the approved Sector Plan. Moreover, the proposal does not fulfill the purposes of the C-T Zone as specified under Section 59-C-4.301. Based on the foregoing analysis, staff recommends Denial of Development Plan Amendment Application NO. DPA-05-2 and the associated Schematic Development Plan.

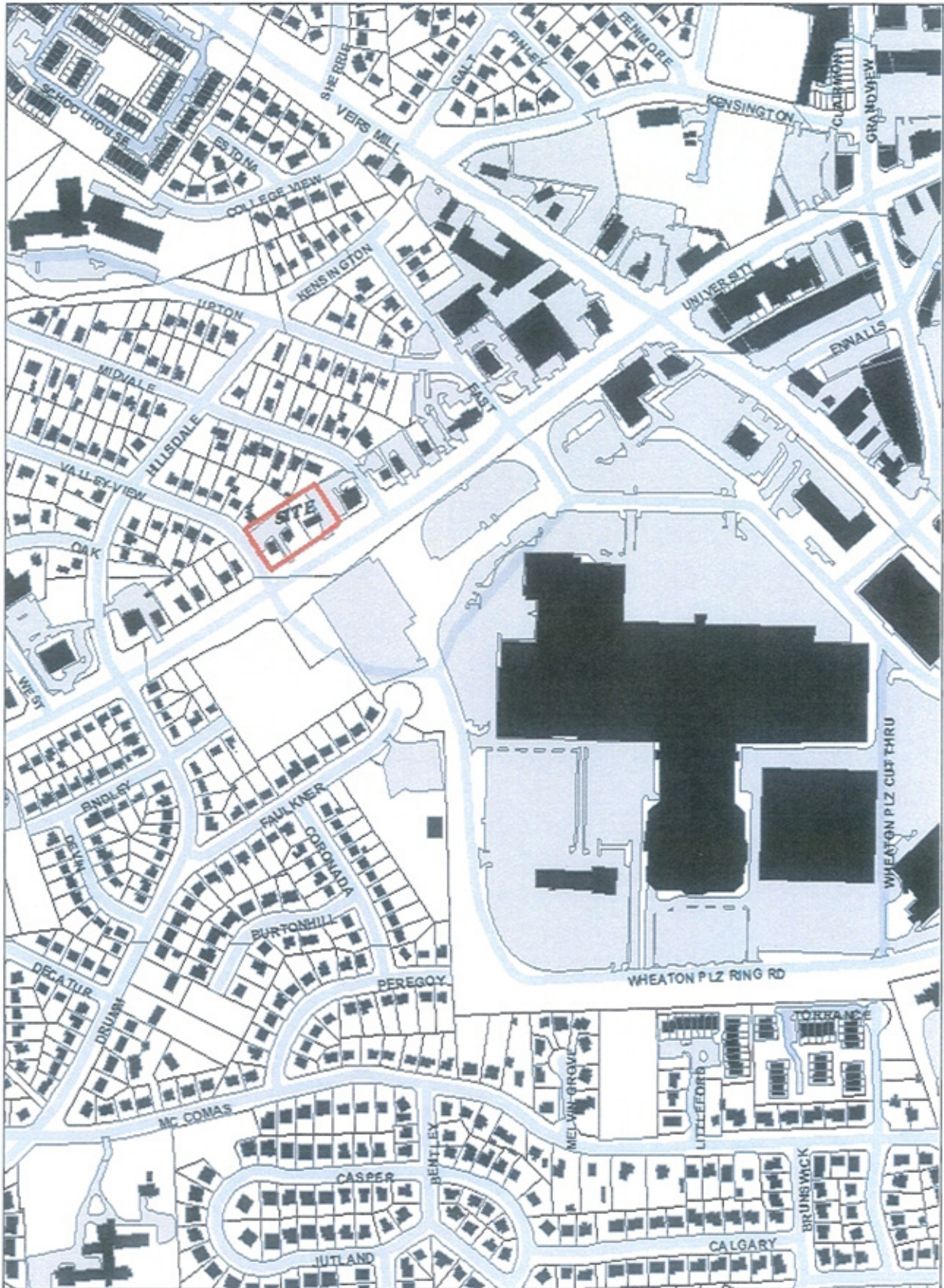
#### **ATTACHMENTS:**

- i. Plans and Drawings**
- ii. Referral comments**
- iii. Letter from Civic Association**

ET/DPA-05-2/08/27/10

# Attachments

# Attachments









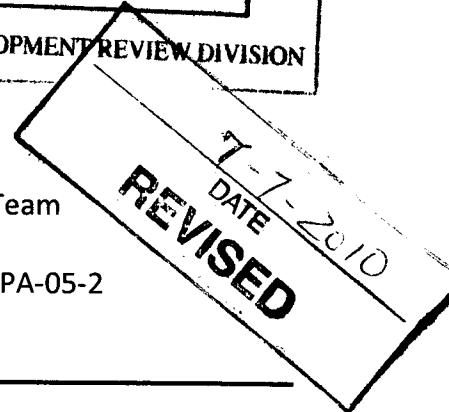
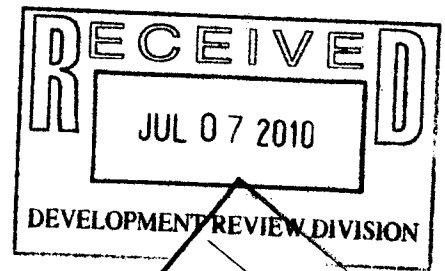








**Date:** July 7, 2010  
**TO:** Elsabett Tesfaye, Zoning Analyst  
Development Review Division  
**VIA:** Khalid Afzal, Team Leader, East Transit Corridor Team  
Community-Based Planning Division  
**FROM:** Sandy Tallant, Planner Coordinator, East Transit Corridor Team  
Community-Based Planning Division  
**SUBJECT:** Sector Plan Comments, Development Plan Amendment, DPA-05-2  
2907 West University Boulevard, Wheaton, Maryland



**Finding**

The proposed Development Plan Amendment seeks to redevelop three abutting lots, located at the northwest corner of University Boulevard and Valleyview Avenue, with a newly constructed branch bank totaling approximately 4,080 square feet of gross floor area. The Community-Based Planning Division staff believes that the proposed amendment is not consistent with the 1990 Sector Plan for Wheaton Central Business District and Vicinity (the Sector Plan).

**Master Plan Comments**

The proposed development is located in the 1990 Wheaton Sector Plan, which has general and specific comments and recommendations for the area on the north side of University Boulevard between East Avenue and Valleyview Avenue where the property is located.

On page 2, one of the goals of the Sector Plan is to “preserve and protect the existing residential communities adjoining to the Wheaton Business District.”

On page 33, under Office Land Use in the Land Use and Zoning Plan, the Sector Plan “indicates office use for the University Boulevard frontage between East Avenue and Valleyview Avenue. The remaining residential structures front on a major artery with associated traffic noise and air pollution. The residential sensitivity of these problems is indicated by the deterioration of a number of the homes. The conversion of these houses to office would tend to stabilize this frontage area and provide a buffer to the existing single-family community to the north. Future development should be similar in scale to the existing conversions that have taken place in the block between East Avenue and Valleyview Avenue. This type of development is also recommended on Amherst Drive adjacent to the Central Business District.”

On page 46 (the Zoning Plan), the Sector Plan has specific recommendations regarding C-T zoning along the University Boulevard frontage at this location. It recommends “C-T zoning (low-intensity office development) for the northern frontage of University Boulevard adjacent to Wheaton Plaza on those parcels where this zoning does not currently exist. A number of single-family structures along University Boulevard have already converted to non residential uses. While some of the existing houses are large enough to lend themselves to office conversion, a number of properties would be better developed as new low-intensity office development. New development should be limited to existing lots and should be discouraged on assemblage of

more than one lot. Conversion where appropriate, and low intensity new development are encouraged to buffer existing single-family residences from adverse effects associated with major traffic arteries.”

### **Analysis**

The Sector Plan provides guidance on the type of development pattern (low-intensity office) to provide appropriate transition between the Wheaton CBD and the adjoining residential communities to the west along University Boulevard. The Sector Plan recognizes that it may not be feasible to convert all existing single-family structures to office uses, and therefore new, low-intensity office development would be appropriate on these properties. Where new development is to take place, the Sector Plan recommends that it be similar in character and visual appearance to the current single-family houses along the northern side of University Boulevard in the two blocks between East Avenue and Valleyview Avenue. Although the applicant has made a substantial effort to design the proposed development as two structures instead of one, it nevertheless consolidates three lots into one retail development breaking the pattern of multiple, smaller structures that the plan seeks to retain. The Plan’s vision for new developments on these properties between East Avenue and Valleyview Avenue would be structures that “mimic” the appearance and approximate size of the existing structures along this portion of University Boulevard. The proposed bank facility with a drive-thru station does not meet the plan’s desire for retaining the current pattern of a series of low-intensity structures. It would also require two of the three lots to be assembled, which the Plan specifically discourages. The proposed building form with a drive-thru structure surrounded by parking, and circulation in the rear along the residential properties, is not consistent with the guidance of the Sector Plan.

Based on the review of the proposed project in light of the master plan recommendations and comments the Community Based Planning Division Staff concludes that the proposed Development Plan Amendment is not consistent with the 1990 Wheaton Sector Plan.



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

August 17, 2010

**MEMORANDUM**

TO: Elsabett Tesfaye, Planner/Coordinator  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning Division

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning Division  
301-495-4525

SUBJECT: Schematic Development Plan Amendment 05-2  
Amendment to Zoning Application G-540 to revise and redevelop three subdivided lots (Lot P.7, Lot 22, and Lot 23, Block H, Kensington View Subdivision) with a proposed 4,180 square foot BB&T Bank with four drive-through windows  
Northeast Quadrant of West University Boulevard and Valley View Avenue  
Wheaton CBD Policy Area

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This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Schematic Development Plan Amendment (SDPA) application by the Branch Banking & Trust Company ("Applicant") for Lots P.7, 22, and 23, Block H of Kensington View Subdivision. The site, totaling approximately 0.9 acres, is located within the northeast corner of West University Boulevard (MD 193) and Valley View Avenue in Wheaton. The CT zoned lots currently have access to either West University Boulevard or both West University Boulevard and Valley View Avenue. Three residential structures are currently on the property, one on each lot.

The subject SDPA proposes to amend previously approved C-T zoning for Lot P.7 and Lot 23 (Zoning Application No. G-540) and extend development limitations to Lot 22 (previously zoned C-T in 1980). It also proposes redevelopment of all three subdivided lots with a new 4,180 square foot BB&T Bank with four drive-through windows.

**Attachment 3**

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

[www.MontgomeryPlanning.org](http://www.MontgomeryPlanning.org)

## RECOMMENDATIONS

Transportation Planning staff recommends that the following transportation-related conditions be part of the Planning Board recommendations for the subject SDPA. It is noted that these conditions may or may not satisfy APF requirements at the time of subdivision. However, the conditions does satisfy the requirements of the APF test for the subject SDPA since the recommendations listed below could be considered “reasonably probable of fruition” in the foreseeable future.

1. At the time of subdivision application, the Applicant must limit development on the property to a 4,180 square foot bank with four drive-through windows.
2. At the time of subdivision application, the Applicant must provide site access, frontage, and operational improvements along Valley View Avenue as required by the Montgomery County Department of Transportation and along westbound University Boulevard as required by the Maryland State Highway Administration.
3. At the time of subdivision application, the Applicant must dedicate and show on the final record plat the following right-of-way (consistent with the 1989 Approved and Adopted *Master Plan for the Communities of Kensington-Wheaton* and 1990 Approved and Adopted *Comprehensive Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*):
  - West University Boulevard (MD 193) – minimum of 60 feet from the roadway right-of-way centerline.

The Applicant must also provide required truncation at the corner of West University Boulevard and Valley View Avenue.

4. At the time of subdivision application, the Applicant must satisfy Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) requirements of the APF test required under the Growth Policy procedures in effect at the time of the filing of the application.

## DISCUSSION

### Property Location, Neighboring Transportation Network, Transit, and Land Uses

The subject property is located within the northeast corner of West University Boulevard and Valley View Avenue in Wheaton, across from Westfield Shoppingtown or Wheaton Plaza. Currently, three residential structures are on the property, one on each lot. These structures have access to West University Boulevard via two curb-cuts and to Valley View Avenue via one curb-cut.

Within the study area, West University Boulevard is a six-lane median-divided major highway. Sidewalks are located on both sides of the roadway and are generally located adjacent



to the curb. Pedestrian crosswalks are provided across University Boulevard and Valley View Avenue at the intersection, which is signal-controlled. Valley View Avenue is a two-lane residential street with no sidewalks.

RideOn route 34 services West University Boulevard along site frontage and have bus stops in the vicinity of Valley View Avenue. The site is also located approximately 3,200 feet northwest of the Wheaton Metro and Metrobus Stations.

The area to the north of West University Boulevard/Valley View Avenue intersection is the Kensington View subdivision, which is primarily developed with single family residences. To the north of the Kensington View subdivision is the Albert Einstein High School, located on Newport Mill Road. The area to the south of the above intersection and to the south of University Boulevard/Veirs Mill Road intersection is developed with the Westfield Shoppingtown, a regional shopping mall. Several retail/commercial/office/institutional uses also exist along the north side of West University Boulevard between West Avenue to the west and Veirs Mill Road to the east. These include a self-storage facility, a spa, a bank, a drive-through restaurant, a car dealership, and a community school.

#### Site Access and Internal Circulation

The subject site consists of three existing buildings served by two curb-cuts along West University Boulevard and one curb-cut along Valley View Avenue. These curb-cuts will be closed as part of the proposed bank development and replaced with the following two site access points:

1. A right-turn in/right-turn out only access along West University Boulevard (because of the median along West University Boulevard) approximately 240 feet to the east of Valley View Avenue, and
2. A full-movement access along Valley View Avenue approximately 120 feet to the north of West University Boulevard.

Westbound traffic can enter and exit the site at the right-turn in/right-turn out driveway along West University Boulevard. Westbound motorists can also enter the site at the West University Boulevard driveway and exit the site by making a left-turn at the Valley View Avenue driveway and making a right turn at West University Boulevard. Eastbound traffic along West University Boulevard can enter the site via a left-turn to Valley View Avenue and a right-turn into the site. To leave the site, these eastbound motorists will turn left to Valley View Avenue and will make another left-turn at West University Boulevard to continue traveling east.

The bank drive-through windows are located to the east side of the proposed bank building, just to the west of the West University Boulevard driveway. Westbound vehicles using the drive-through windows could enter the site via the West University Boulevard driveway, circulate within the site in a counter-clockwise direction to approach the service windows, and exit the site via either the West University Boulevard driveway or the Valley View Avenue driveway. Similarly, eastbound vehicles using the drive-through windows could enter the site via

the Valley View Avenue and directly approach the service windows, and exit the site via either the West University Boulevard driveway or the Valley View Avenue driveway.

The SDPA proposes lead-in sidewalks to the proposed bank from West University Boulevard and Valley View Avenue. Adequate parking is also proposed on the site (12 required parking spaces vs. 23 provided).

#### Vehicular Access to/from Kensington View Subdivision

The section of the Kensington View community to the north of the subject site has access primarily from West University Boulevard at three intersections – West Avenue, Hillsdale Drive, and Valley View Avenue, all of which terminate as dead-end streets. At the West University Boulevard/West Avenue intersection, only westbound right-turns (in and out) are permitted because of the median along West University Boulevard. The West University Boulevard/Hillsdale Drive intersection is a full-movement intersection, but is not signalized. The West University Boulevard/Valley View Avenue intersection is a full-movement intersection and is signalized. This intersection therefore provides a point of access for the subdivision where motorists can safely turn into and out of West University Boulevard.

The only connection for this section of the subdivision to an adjacent community is via Geiger Avenue/Oak Drive from West Avenue since Hillsdale Drive does not connect to Midvale Road to the east.

#### Master Plan Roadway and Pedestrian/Bikeway Facilities

The 1989 Approved and Adopted *Master Plan for the Communities of Kensington-Wheaton* and 1990 Approved and Adopted *Comprehensive Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity* includes the following master-planned facilities:

- University Boulevard, as a major highway (M-19) with a recommended minimum right-of-way width of 120 feet. No master-planned bikeways are recommended along this segment of West University Boulevard.

Valley View Avenue is a tertiary residential street with a 50-foot-wide right-of-way and is not listed in the master plan.

#### Adequate Public Facilities Review

The APF review for the subject SDPA required this application to satisfy the Local Area Transportation Review (LATR) and the Policy Area Mobility Review (PAMR) tests. The application required an LATR test because the proposed bank on the property generated 30 or more “total” peak-hour trips during the typical weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods. The PAMR test was required since the Wheaton CBD Policy Area required mitigation of 10% of “new” weekday peak-hour trips generated by the proposed bank.

For the purposes of APF review, the consultant for the Applicant submitted a traffic study (dated March 17, 2010) and a supplemental Traffic Queuing Study (dated April 6, 2010) that examined traffic-related impacts of the proposed development on nearby intersections and at the site. Our review of the traffic study and the supplemental analysis indicated that the studies complied with the requirements of the *Local Area Transportation Review/Policy Area Mobility Review Guidelines* and adequately addressed traffic impacts resulting from the subject SDPA.

- Local Area Transportation Review

The traffic study estimated that the proposed 4,180 square foot bank will generate approximately 52 “total” peak-hour trips during the weekday morning and 108 “total” peak-hour trips during the weekday evening peak-periods. After discounting for evening “pass-by” trips (47 percent), the proposed development was estimated to generate approximately 57 net “new” trips during the evening peak-hour. A summary of the above is presented in Table 1.

**TABLE 1  
SUMMARY OF SITE TRIP GENERATION  
SDPA 05-2; PROPOSED BB&T BANK, WHEATON**

Proposed Density	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
<b>4,180 SF Drive-In bank</b>						
“New” or “Primary” Trips – (100% AM/53% PM)	29	23	52	28	29	57
“Pass-by”/“Diverted” Trips – (0% AM/47% PM)	--	--	--	26	25	51
<b>Total Site Trips</b>	<b>29</b>	<b>23</b>	<b>52</b>	<b>54</b>	<b>54</b>	<b>108</b>

Source: The Traffic Group, Inc., BB&T Wheaton Branch Bank – Traffic Impact Analysis, March 17, 2010.

Note: Site trip generation based on ITE Land Use Code 912; Drive In Bank. ITE Trip Generation 8<sup>th</sup> Edition.

A summary of the capacity/Critical Lane Volume (CLV) analysis results for the intersections included in the traffic study during the weekday morning and evening peak-hours within the respective peak periods is presented in Table 2.

**TABLE 2**  
**SUMMARY OF INTERSECTION CAPACITY CALCULATIONS**  
**SDPA 05-2; PROPOSED BB&T BANK, WHEATON**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 193 and Newport Mill Rd/Lexington St	690	715	693	722	696	731
MD 193 and Valley View Ave/Mall Access	389	656	392	665	428	699
MD 193 and East Ave/Mall Access	561	697	564	706	569	711
MD 193 and Site Driveway	--	--	--	--	375	299
Valley View Ave and Site Driveway	--	--	--	--	46	74

Source: The Traffic Group, Inc., BB&T Wheaton Branch Bank – Traffic Impact Analysis, March 17, 2010.  
 Note: Congestion Standard for Wheaton CBD Policy Area: 1,800 CLV.

As shown in Table 2, the weekday morning and evening peak-hour capacity analysis presented in the traffic study indicate that under Total (or Build) Traffic Conditions, CLV values at intersections included in the traffic study would be below the applicable congestion standards. The SDPA therefore satisfies the LATR requirement of the APF test.

- Policy Area Mobility Review

To satisfy the PAMR requirements of the APF test, the Wheaton CBD Policy Area requires mitigation of ten percent (10%) of “new” peak-hour trips generated by a development.

As summarized in Table 1, the subject SDPA generates net “new” peak-hour trips of 52 and 57 during the morning and evening peak periods, respectively. The Applicant is therefore required to mitigate 6 peak hour trips. The Applicant is proposing to meet the PAMR requirements at the time of subdivision through payment of \$11,000 per trip. The SDPA therefore satisfies the PAMR requirement of the APF test.

Traffic Queuing Study for Valley View Avenue

A traffic queuing study (dated April 6, 2010) was completed by the Applicant’s consultant for the southbound approach of Valley View Avenue at West University Boulevard. Based on information contained in the study and staff evaluation, the following is concluded:

1. A maximum of two vehicles were observed to queue along the Valley View Avenue approach to West University Boulevard during the weekday morning and evening peak periods (6:30 a.m. to 9:30 a.m. and 4:00 p.m. to 7:00 p.m., respectively).
2. With approximately 36 vehicles estimated to exit the proposed bank via the Valley View Avenue driveway during the evening peak-hour (i.e., approximately 1-2 exiting vehicles every two minutes), an additional 1-2 vehicles could be expected to be added to the observed maximum queue noted above.



3. With approximately 90 feet of available queuing distance between the STOP line and the proposed bank driveway, Valley View Avenue can accommodate the anticipated queuing demand from the proposed bank. Approximately two vehicles can also be accommodated on the bank driveway if the Valley View Avenue queue is to extend beyond the bank driveway. Alternatively, if the situation arose, bank customers could also exit the site via the West University Boulevard driveway.

SE:CE:tc

cc: Corren Giles  
Greg Leck  
Sarah Navid  
Soo-Lee Cho, Esq.  
Glenn Cook


mno to ET on DPA 05-2 BB&T Wheaton.doc



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

**MEMORANDUM**

TO: Elsabett Tesfaye, Development Review

VIA: Stephen Federline, Master Planner, Environmental Planning 

FROM: Candy Bunnag, <sup>CB</sup>Planner Coordinator, Environmental Planning

DATE: April 23, 2010

SUBJECT: Zoning Application SDPA-05-2, BB&T Bank

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**RECOMMENDATION:** Approval .

At the time of the preliminary subdivision plan application, a tree save plan should be submitted to provide protection for an offsite specimen silver maple (40-inches, DBH).

**DISCUSSION**

The site is flat and mostly impervious with three existing single-family houses and two large, paved parking areas. There are no forest, streams, environmental buffers or other environmentally-sensitive areas on the site. The site lies within the lower Rock Creek watershed (Use I). A 35-inch DBH box elder, in poor condition, is located southwestern portion of the site. A 40-inch DBH silver maple, in good condition, is located adjacent to and offsite to the northeast of the property.

**Forest Conservation Review**

A forest conservation plan exemption (FCP exemption #42009122E) was granted to the subject site on February 10, 2009. The application qualified for a small property exemption per Section 22A-5(s)(2) of the County Forest Conservation Law). A condition of the FCP exemption is that a tree save plan be required with the preliminary plan. The plan may require tree preservation or mitigation of individual trees.

Staff believes the onsite, specimen box elder should not be preserved because it is in poor condition. However, staff recommends that a tree save plan should be prepared, at the preliminary plan stage, to show adequate protection measures to protect the nearby, offsite specimen silver maple.

| Z:\Dev Plan Amendmts (DPA)\FY '10\SDPA-05-2\_BBTBank\_cb\_sf.doc

## Tesfaye, Elsabet

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**From:** Grayson, Erin  
**Sent:** Tuesday, April 13, 2010 3:52 PM  
**To:** Tesfaye, Elsabet  
**Subject:** comments for BB&T

### Subdivision Section Comments for DPA 05-2, BB&T Bank

- 1) Resubdividing 3 recorded lots into 2 lots in the C-T zone is permissible under Chapter 50, The Subdivision Regulations.
- 2) Necessary findings that must be made if the Applicant proceeds to submission of a preliminary plan include: Adequate Public Facilities; lot size, shape, width and orientation are appropriate for the location of the subdivision; compliance with the Montgomery County Forest Conservation Law; applicable stormwater management requirements are met and control of stormwater runoff from the site is adequate; compliance with Chapter 50 and 59 of the County Code; and substantial master plan conformance.
- 3) Therefore, at the time of preliminary plan submission, Staff would need to again find that the plan is or is not in substantial conformance with the 1990 Sector Plan for Wheaton Central Business District and Vicinity.  
-This requirement is included in Section 50-35(l) of the Subdivision Regulations:  
*Relation to Master Plan. In determining the acceptability of a preliminary plan submitted under this Chapter, the Planning Board must consider the applicable master plan, sector plan, or urban renewal plan. A preliminary plan must substantially conform to the applicable master plan, sector plan, or urban renewal plan, including maps and text, unless the Planning Board finds that events have occurred to render the relevant master plan, sector plan or urban renewal plan recommendation no longer appropriate.*  
-This requirement is also included in Section 59-C-4.309(a) of the Zoning Ordinance under the C-T zone development procedure:  
*Subdivision. Subdivision or resubdivision of lots must be consistent with the recommendations of the relevant approved and adopted master or sector plan.*

**WASHINGTON SUBURBAN SANITARY COMMISSION**

**DEVELOPMENT PROPOSAL REVIEW  
FOR A  
REZONING APPLICATION**

APPLICATION NO.: SDPA-05-2

DATE: 3/8/10

APPLICANT: Branch Banking and Trust Company, c/o Miller, Miller & Canby

LOCATION: 2907 & 2909 W. University Blvd, 11107 Valley View Ave,

COUNTY: Montgomery

200' SHEET NO.: 214NW03

PRESENT ZONING: C-T

PROPOSED ZONING: C-T

SIZE OF PARCEL: 0.8977

DWELLING UNITS:

OTHER: Proposed Bank and Drive Thru

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**WATER INFORMATION**

1. Water pressure zone: 660A
2. A 12-inch water line abuts the property.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property.
5. The impact from rezoning this property would be negligible.



**SEWER INFORMATION**

1. Basin: Rock Creek
2. An 8-inch sewer line abuts the property.
3. Flow from the proposed development: 300 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is adequate.
6. The impact from rezoning this property would be negligible.

*Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.*

*Reviewed by Ann Russell, (301)206-8812*

Tesfaye, Elsabet

---

**From:** Whipple, Scott  
**Sent:** Monday, March 22, 2010 1:00 PM  
**To:** Tesfaye, Elsabet  
**Subject:** Zoning Application No. SDPA-05-2

The above referenced Zoning Application, at 11107 Valley View Ave, 2909 W. University Blvd, and 2907 W. University Blvd, has no impact on historic resources listed on the Master Plan for Historic Preservation or the Locational Atlas. The Historic Preservation section has no comments.

**Scott D. Whipple**, Supervisor

Historic Preservation Section | Urban Design and Preservation Division

Montgomery County Planning Department | M-NCPPC

Office: 1400 Spring Street, Suite 500 | Silver Spring

Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax

[scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) | [www.montgomeryplanning.org/historic/](http://www.montgomeryplanning.org/historic/)

**Please note:** Our office has moved. We are now located at 1400 Spring St, suite 500.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

April 6, 2010

Ms. Elsabet Tefaye  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Zoning Application No. SDPA 05-2  
BB&T Bank - Wheaton

Dear Ms. Tefaye:

We have completed our review of the above-referenced zoning application. We recommend submission of a preliminary plan along with appropriate supporting information which addresses the following comments:

1. Show all topographic details adjacent to and opposite the site including, but not limited to, paving existing right of way lines, sidewalks, driveways, and locations of existing utilities.
2. Necessary dedication for Valley View Avenue per M-NCPPC Transportation Planning and for University Boulevard (MD 193) per the Master Plan.
3. Provide right of way truncation at the intersection of Valley View Avenue and University Boulevard (MD 193).
4. Access and improvements along University Boulevard (MD 193) as required by the Maryland State Highway Administration.
5. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
6. Provide Storm drainage and/or floodplain studies. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread and inlet efficiency computations in the impact analysis.
7. At the preliminary plan stage, submit a completed, executed MCDOT Sight Distances Evaluation certification form for our review and approval.
8. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.

Division of Traffic Engineering and Operations **Attachment 8**

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov

Ms. Elsabett Tesfaye  
Zoning Application No. SDPA-05-2  
April 6, 2010  
Page 2

9. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
10. We recommend the entrance to the site be constructed twenty four (24) feet wide.
11. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided along site frontage. Please provide a grass strip between the face of curb and edge of sidewalk along Valley View Avenue in order to accommodate street trees.
12. Based on a review of the Pedestrian/ Bicycle impact statement out of the traffic impact study, additional information is needed to complete our review. Please provide this office with the following:
  - a. The TIS does not assess the project's impact on pedestrian and bicycle safety and access. The assessment must consider pedestrian circulation within the site as well as pedestrian accommodations along the perimeter of the site.
  - b. Exhibit 1A of the TIS shows that pedestrian facilities will be included as part of the redevelopment. These facilities/measures should be summarized and assessed for their impact on pedestrian/bicycle access.
  - c. Since the intersection of University Boulevard & Valley View Avenue will provide pedestrian access across University Boulevard, the pedestrian accommodations at this intersection should be assessed for their adequacy and adherence to design standards (i.e., curb ramps, push buttons, pedestrian signals). The LATR guidelines specify that nearby intersections (i.e., study intersections) should be included in the assessment.
  - d. A graphical depiction (i.e., Exhibit) should be provided that inventories the pedestrian facilities and accommodations. This should depict the existing facilities vs. proposed facilities, transit stops (including ridership), etc.
13. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to the following improvements:
  - A. Required improvements in the public right-of-way will be determined at the preliminary plan stage, based on a review of the above information.

Thank you for the opportunity to review this zoning application. If you have any questions or comments regarding this letter, please contact Ms. Dewa Salihi at 240-777-2173.

Sincerely,



Gregory M. Leck, P.E., Manager  
Development Review Team



Ms. Elsabett Tesfaye  
Zoning Application No. SDPA-05-2  
April 6, 2010  
Page 3

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cc: Jody Kline, Miller Miller & Canby  
Soo Lee-Cho, Miller Miller & Canby  
Mickey Cornelius, The Traffic Group  
Ralph Wilson, MNCPPC DRD  
Shahriar Etemadi, M-NCPPC TPD  
Cherian Eapen, M-NCPPC TPD  
Corren Giles, MSHA EAPD  
Sarah Navid, DPS RWPPR  
Will Haynes, DOT DTEO  
Dewa Salihi, DOT DTEO  
Plan Folder

4 May 2010

To: Elsabett Tesfaye, Community Planner, MNCCPC, Khalid Afzal, Georgia Avenue Coordinator, MNCPPC

From: Elizabeth Quinn, President, Kensington View Civic Association, Judy Higgins, Land Use and Zoning Committee Chair

Re: DPA 05-2, Development Plan Amendment application by BB&T Bank

The Kensington View Land Use and Zoning Committee has met several times with representatives of BB&T to discuss this development proposal and reported its recommendations to the community at the Spring Kensington View Community Meeting on April 22<sup>nd</sup>.

A rendering of the proposed facility and site plan were displayed and a presentation was made by Dick Prosser, Vice President Area Real Estate Manager, who gave an overview of the bank history and plans to consolidate two existing branches in Wheaton into one full service bank at this site and other growth plans. They stated they have a 45 year lease with option years; presented architectural rendering of the proposed building and a site plan; discussed the residential look of the structure, detached drive-through; landscaping, etc. Support was expressed for the visual look of the building at the gateway to Kensington View. The Land Use Committee presented an overview of the history of this site (existing three buildings have been condemned for several years), the relevant language in the current Wheaton Sector Plan, and specifically the recommendation against consolidating the land parcels.

DPA 05-2 proposes to first combine the existing three lots into one lot and then simultaneously subdivided the resulting large parcel into two parcels. One of the new lots would contain the main banking facility and the ATM/drive through operations would be located on the second lot.

'Conditions' applied to the existing structures at the time the lots were rezoned from residential to commercial transitional (CT) zoning would be removed by this resubdivision process. New conditions may or may not be included if the DPA is approved. These would be defined at the Planning Board hearing.

The Kensington View community has consistently stated that any redevelopment of these parcels must have no adverse impact on the immediately adjacent residences and that the residential integrity of Kensington View must be maintained. This site is a gateway into Kensington View. Supporting the Sector Plan recommendation against combining these lots discourages any large scale non-residential use that might be proposed on the resulting larger lot should BB&T vacate this location for any reason.

Following the BB&T presentation and a discussion by those in attendance, a majority vote supported the Land Use Committee recommendation to oppose this DPA because it does not comply with the language and intent of the applicable 1989 Wheaton Sector Plan. It was reiterated that the community strongly supports a resolution that would remove the existing three deteriorating structures at our gateway and support for the BB&T architecture was encouraging.

However, the underlying issue is that the Sector Plan specifically identifies these parcels and states clear intentions for their use. DPA 05-2 does not comply with this specific language. Specific issues are:

- "The General Plan recommends that: New development be channeled to preserve and protect existing communities from adverse impacts and undesirable non-residential intrusion resulting from commercial growth..." (page 4)
- "Future development should be similar in scale to the existing conversions that have taken place in the block between East Avenue and Valleyview (Valley View) Avenue." (page 33)
- By discouraging assemblage, the sector plan addresses the dangers of bundling 3 C-T properties into a development that would be larger than (and not compatible with) the adjacent C-T zoned parcels between East Avenue and Valley View Avenue. DPA 05-2, if allowed, would be larger than (and not compatible with) the **adjacent** residentially zoned houses to the west and north. Sec. 59-D-1.61 (b) requires that the proposed development be "compatible with **adjacent** development"
- "Recommends C-T zoning (low intensity office development) for the northern frontages of University Boulevard between East Avenue and Valleyview (Valley View) Avenue...**New development should be limited to existing lots and should be discouraged on assemblages of more than one lot.** Conversion, where appropriate and low-intensity new development are encouraged to buffer existing single-family residences from adverse effects associated with major traffic arteries." (page 46)

By majority vote, the Kensington View Community opposes DPA 05-2 because combining the existing three lots into two larger lots and potentially, in the future facilitating creation of one large lot (39,129 square feet with a 260 foot street frontage) would be detrimental to maintaining the residential integrity of our community and the proposal does not conform to the language and intent of the relevant Sector Plan.

Submitted  
Elizabeth Quinn, President  
Kensington View Civic Association  
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