



Staff Report: Site Plan 820110070, Potomac Village

ITEM #: _____

MCPB HEARING DATE: March 10, 2011

REPORT DATE: February 18, 2011

TO: Montgomery County Planning Board

VIA: John Cater, Chief
 Area 3 – Site Plan Review

FROM: Molline Smith, Senior Planner
 301.495.4573
 Molline.Smith@montgomeryplanning.org



APPLICATION DESCRIPTION: The site is located on the southeast quadrant of River Road (MD 190) and Falls Road (MD 189) in the Potomac Village Shopping Center. Currently zoned C-1 within the Potomac Sub-Region Master Plan, the Applicant is requesting to: 1) change the use of the bank (currently vacant) to a restaurant; 2) expand the existing building by 545 square feet; and 3) install a small cooler in the rear alley.

APPLICANT: Potomac Place Limited Partnership

FILING DATE: January 19, 2011

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY: The Potomac Village Shopping Center was built in 1967 and preceded some of the current requirements in the Montgomery County Zoning Ordinance for the C-1 zone and was not subject to a site plan review. The existing building is located near the center of the shopping center; and in accordance with the current development standards of the C-1 zone requires a new site plan. The 545 square foot (0.0125 acres) addition is approximately 2% of the total area of the shopping center; therefore a sediment control plan, forest conservation plan and/or a stormwater management plan are not required.

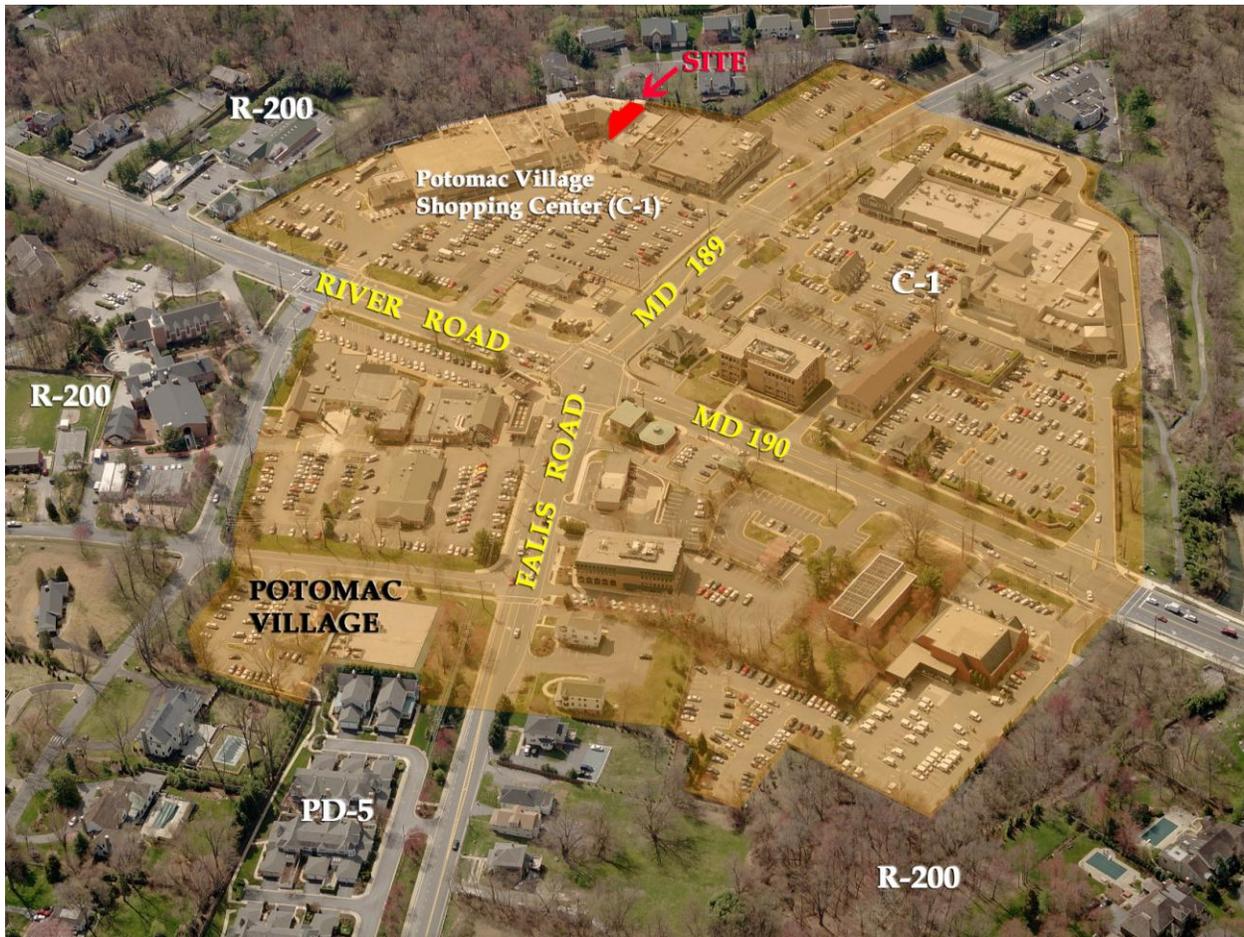
Approval signatures

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SITE DESCRIPTION

Site Vicinity and Analysis

Potomac Village is the commercial heart of the Potomac community; therefore the surrounding area is heavily activated by vehicular and pedestrian traffic. The existing shops, services, and office spaces cover approximately 26 acres (337,710 square feet). The Potomac Village Shopping Center is located on the southeast quadrant of River Road (MD190) and Falls Road (MD 189) and is zoned C-1. This property is surrounded by C-1, R-200, PD-5 and RE-2/TDR zones. The existing buildings within the shopping center are clustered together and set back from the roadway, while the surface parking facilities are directly adjacent to the rights-of-way.



*Aerial Photo
(Surrounding Community)*

More specific to this project, the existing space within the building is currently vacant and centrally located near the existing courtyard. It is surrounded by office uses (Colonial Opticians) and other retail uses (Starbucks, Renato's Italian Restaurant, and River Falls Seafood Market).



*Aerial Photo
(Proposed Building)*

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.

Site Plan 820090120 PNC Bank (within the same shopping center) filed an application in February 2009 for the installation of a drive-thru ATM within the existing parking facility. The site plan was presented to the Planning Board on June 17, 2010. However, due to major vehicular circulation issues the Applicant was unable to reach a compromise with the property owner. Therefore the application was withdrawn on November 02, 2010.

Proposal

The existing building is currently unoccupied; therefore the Applicant is requesting the renovation of the previous bank use (Grolig's M&T) to accommodate a retail use (restaurant). The renovations will update the building façade; which in turn will help to fully activate the existing courtyard. The interior décor is proposed to be an upscale sit-down dining room with a bar. The restaurant is divided into public and private areas with 52% (1,308 square feet) dedicated to patron space and the remaining 47% (1,196 square feet) dedicated to services and food preparation. The main entrance opens onto the existing courtyard; and patrons will have the opportunity to dine outdoors should they decide to take advantage of the existing tables and



Building Elevations

No new changes are proposed for the existing parking facilities, circulation, lighting and/or landscape; however the rear loading areas will be slightly modified with the installation of a small cooler (above grade) and a grease interceptor (below grade). The existing parking for the entire shopping center accommodates the parking needs for the restaurant and 545 addition. The ITE trip generation rates for 500 square feet of retail is expected to generate about one (1) trip in the morning and about two (2) trips in the afternoon peak hours. Therefore this site plan is exempt from LATR and PAMR.

The limits of disturbance (LOD) for the entire project is 800 square feet; therefore this project does not require a forest conservation plan, a sediment control plan or a stormwater management (SWM) concept plan. A sediment control plan and SWM concept plan are not required when the land disturbance is less than 5,000 square feet and there is less than 100 cubic yards of earth movement. Any changes to the LOD may constitute grounds to rescind or amend any approval actions taken and appropriate enforcement actions will be taken.

Development Standards

The subject site is zoned C-1. The purpose of the C-1 zone is to provide locations for convenient shopping facilities for retail commercial uses that have a neighborhood orientation and supply necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood. It is further the intent of this zone that in order to restrict the size of such facilities, the convenience commercial zone should not be located in close

proximity to other commercial areas, and it shall not be applied to land which is 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	22 feet
Building Area (square feet)	1,959 sf. ¹	2,504 sf. ²
Min. Building Setbacks (feet)		
Front (Northeast, Falls Road)	N/A	N/A
Side (Northeast)	N/A	N/A
Rear (Southeast)	20 feet	115 feet
Side (Southeast)	30 feet	32 feet
Limit of Disturbance (LOD)	<5,000 sf. ³	800 sf.
Green Area (% of lot)	10%	10%
Parking Facility Internal Landscaping (%)	5%	5.6%
Parking Spaces	372 ⁴	390

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received 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 project plans are 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.*

1 The total square footage of the previous bank use.

2 The calculation is based on the existing building square footage plus the addition (1,959+545= 2,504 sf.).

3 Based on the exemption requirements for SWM concept approval.

4 The existing parking for the entire Potomac Village Shopping Center established in 1967.

The proposed use is allowed in the C-1 zone and the site plan fulfills the purpose of the zone by providing a convenient restaurant for the local communities. The restaurant is compatible with the surrounding retail shops and the existing courtyard. The location of the retail is essential to the activation of the public space. The success of the shopping center is largely dependent on non-vacancies; therefore this new use will add to the patronage during off-peak hours.

As the project data table on page 5 indicates, the site plan meets all of the development standards of the zone. With respect to building height, setbacks, and density the proposed development is under all the maximum standards allowed. With respect to green space and impervious surface calculations the subject site is a small component to a large commercial/retail shopping center. The existing parking layout, green spaces areas and streetscape are not included within the LOD; and therefore will remain the same.

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

The proposed 545 square foot addition to an existing building will have no substantial impact on the existing landscape, open spaces, pedestrian and vehicular circulation. No modifications have been proposed within these areas; therefore all of the existing conditions within these areas will remain the same.

In accordance with the ITE trip generation rates for 500 square feet of retail it is expected to generate about one (1) trip in the morning and about two (2) trips in the afternoon peak hours. This project is exempt from LATR and PAMR.

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

The proposed use is compatible with the adjacent and confronting use, because the structure is in scale with the existing courtyard and the nearby buildings. The additional square footage will not adversely impact existing 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.*

The proposed development is not subject to revise the water resources protection, forest conservation or stormwater management approved plans. The existing conditions and LOD for the proposed modifications are exempt, because the total square footage does not exceed the standard threshold. Any future changes to the subject site will be reviewed by their respective agencies to be found still in compliance with this requirement.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan 820110070, Potomac Village, for changes to the previous usage, the construction of 545 square foot addition on an existing building, and modifications to the loading areas on 800 square feet of property zoned C-1. All site development elements shown on the site plans stamped “Received” by the M-NCPPC on January 19, 2011 are required except as modified by the following conditions.

Site Plan

1. 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 clearing and grading, which corresponds to the construction phasing to minimize soil erosion in its phasing schedule.

2. 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. Modify the data table to reflect development standards enumerated in the staff report.
- b. Ensure consistency of all details and layouts between approved plans

APPENDICES

- A. Letter of Justification (dated December 20, 2010)
- B. Correspondence and Exemption Letters
- C. Parking Calculations

APPENDIX A: Letter of Justification (dated December 20, 2010)

TIMOTHY DUGAN | ATTORNEY
| 301.230.5228 | tdugan@shulmanrogers.com

December 20, 2010

Ms. Molline Smith, Senior Planner
Development Review Division
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Statement of Justification
545 SF Addition
Site Plan Application
Potomac Place Shopping Center

Dear Ms. Smith:

We are providing this Statement of Justification on behalf of the owner/applicant Potomac Place Limited Partnership (the "Applicant").

1) Site Description

a) Vicinity

The site is located in the southeast quadrant of River Road (MD 190) and Falls Road (MD 189). Only 545 SF, plus some limited disturbance for utilities, of the existing shopping center will be disturbed to construct an addition to existing vacant space to accommodate a new restaurant. (The total disturbed area is about 800 SF.) A small cooler will be installed in the rear alley, as shown on the Site Plan at Sheet 3 of 3. The one-family dwelling units, zoned R-200, PD-5 and RE-2/TDR, are located within walking distance of the retail shops.

b) Site Analysis

The Potomac Village Shopping Center was built in 1967 and preceded 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 set back from the roadway, and the parking facilities are located directly adjacent to the rights-of-way. The 545 SF addition will expand an existing vacant space in the center courtyard. The courtyard contains chairs and tables and small trees. It is surrounded by such stores as: Colonial Opticians, Starbucks, Renato's

Italian Restaurant, and River Falls Seafood Market. The combination of the existing vacant space and the 545 SF addition would be used to construct a new restaurant. The new restaurant's entrance would be on the courtyard as well. In the center of the Potomac Place Shopping Center, the addition is roughly equidistant from the two signalized intersections, one at River Road and one at Falls Road.

2) Project Description

a) 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 for a corner of the property zoned residential.

b) Proposal

As noted earlier about 545 SF would be disturbed, or about 0.0125 acres, which is about 2% of the total area of the shopping center. The combination of the existing vacant space and the 545 SF addition would accommodate a new restaurant whose entrance would be on the courtyard. The existing parking layout would not be changed.

3) Project Analysis

a) Master Plan

The Potomac Place Shopping Center is specifically 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), comprising the four quadrants at the intersection of Great Falls Road and River Road. The general goals of the Master Plan that are relevant to the 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.

The proposed 545 SF addition will enhance the existing shopping center's retail uses with a new restaurant, and it will be located in the courtyard where several retail sites are located in a pedestrian friendly enclave of tables and chairs and small trees.

b) Transportation and Circulation

Because of the obvious *de minimis* impact of the 545 SF addition, Transportation Planning noted that no traffic study or traffic statement is required.

c) Environment

The Applicant expects that the 545 SF addition will be determined to be exempt from submitting a forest conservation plan. We expect that the site plan might be 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.

On-site stormwater management is not required, because the overall limits of disturbance do not exceed 5,000 sq. ft. Therefore, a sediment control plan is not required. The project is exempt from stormwater management requirements.

d) Development Standards

The 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 such 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. The zone shall not be applied to land located within a central business district. The proposed 545 SF addition meets the purpose and requirements of the zone.

The following data table from Sheet 3 of 3 of the Site Plan reflects the addition's compliance with the Zoning Ordinance.

Project Data Table for the C-1 Zone

Development Standard	Permitted/Required	Proposed
Building Height (feet)	30 feet	22 feet
Min. Bldg. Setbacks (feet)		
Front (Northeast, Falls Rd)	N/A	N/A
Side (Northeast)	N/A	N/A
Rear (Southeast)	20 feet	N/A
Side (Southwest)	30 feet	32 feet

Development Standard	Permitted/Required	Proposed
Green Area (% of lot)	N/A	N/A
Minimum Lot Area	N/A	6 acres
Limit of Disturbance (LOD)	<5,000 S.F.	800 SF
Parking Facility Internal Landscaping (%)	5%	5.6%
Parking Spaces	372	390

4) Community Outreach

As evidenced by the affidavits of notice and supporting materials filed with the application, the Applicant has met all proper signage, noticing, and submission meeting requirements.

5) Explanation of meeting the Site Plan Requirements

a) 59-D-3.4(c)(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.

- i) Explanation. Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan is required.

b) 59-D-3.4(c)(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.

- i) Explanation. Retail is allowed in the C-1 zone as are the other retail operations in the Center. The use of the space as expanded will meet one of the purposes of the zone by providing a convenient restaurant for the residents of Potomac. Located at the "rear" of the courtyard, the space for the new restaurant will not be visible from River Road or Falls Road. The restaurant will be compatible with the surrounding retail shops and

restaurants, such as Colonial Opticians, Starbucks, Renato's Italian Restaurant, and River Falls Seafood Market.

The project data table reflects that the site plan meets all of the development standards of the C-1 zone. See Site Plan Sheet 3 of 3.

- c) 59-D-3.4(c)(3).

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

- i) Explanation. The proposed 545 SF addition has no impact on the property's requirements for landscaping, pedestrian and vehicular circulation.

- d) 59-D-3.4(c)(4).

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

- i) Explanation. Please consider the earlier discussions.

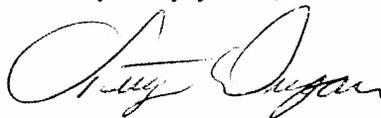
- e) 59-D-3.4(c)(5).

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

- i) Explanation. Due to the existing conditions and limits of disturbance, the proposed development is exempt from submitting a Forest Conservation Plan and/or stormwater management concept plan.

Thank you for your consideration. Please call with any comments, questions and instructions. Thank you.

Very truly yours,



Timothy Dugan

APPENDIX B: Correspondence and Exemption Letters

SITE PLAN APPLICATION

545SF Addition
Potomac Place Shopping Center
10100 River Road, Potomac, Maryland 20854

Site Plan Application item No. 4.7

EXEMPTION FROM SMALL LAND DISTURBANCE AND
STORMWATER MANAGEMENT

From: JContourier@bohlereng.com
Sent: Tuesday, January 04, 2011 4:10 PM
To: Timothy Dugan
Cc: gbardini@bohlereng.com; rstilling@bohlereng.com
Subject: FW: RF Tavern at Potomac Village Shopping Center
Attachments: FW: Potomac Place Shopping Center exemption from small land disturbance, etc.; RE: RF Tavern at Potomac Village Shopping Center

Tim,

This is Mike Geier's response to my email below.

I believe this will be sufficient if documentation is required to prove no swm concept was necessary.

James Coutourier
Bohler Engineering, P.C.
16900 Science Drive
Suite 104
Bowie, MD 20715
P: 301-809-4500
F: 301-809-4501
M: 703-474-2954

From: Geier, Mike [mailto:Mike.Geier@montgomerycountymd.gov]
Sent: Tuesday, January 04, 2011 2:27 PM
To: James Coutourier
Subject: RE: RF Tavern at Potomac Village Shopping Center

Hi James,

Please see the attached email responses from previous inquires by you and Mr. Dugan. They clearly acknowledge that a stormwater management concept is not required if the work associated with the proposed addition disturbs less than 5,000 square feet and there is less than 100 cubic yards of earth movement.

-----Original Message-----

From: JContourier@bohlereng.com [mailto:JContourier@bohlereng.com]
Sent: Thursday, December 30, 2010 9:11 AM
To: Geier, Mike
Cc: Brush, Rick
Subject: RF Tavern at Potomac Village Shopping Center

Good Morning Mike,

545 SF Addition Potomac Place Shopping Center
Site Plan No. 820110070

We submitted a Site Plan submission package to M-NCPPC for a proposed addition to an existing tavern store. The application requires proof of stormwater concept approval.

Based on the fact that the proposed addition will disturb less than 5,000 square feet, and the amount of cut or fill is less than 100 cubic yards then a sediment control permit is not required. Since a sediment control permit is not required, a stormwater management concept approval is also not required.

If you would, please provide an e-mail response acknowledging the above. We would like to include it in our Site Plan application package to avoid any possible confusion on the issue.

I have enclosed a copy of the same plan that was previously shown to you for reference.

Thank you in advance for your assistance.

James Coutourier



16900 Science Drive
Suite 104
Bowie, MD 20715
P: 301-809-4500
F: 301-809-4501
C: 703-474-2954

jcoutourier@bohlereng.com
www.bohlerengineering.com

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545 SF Addition Potomac Place Shopping Center
Site Plan No. 820110070

From: Mike.Geier@montgomerycountymd.gov
Sent: Friday, December 17, 2010 5:37 PM
To: JCoutourier@bohlereng.com
Subject: RE: RF Tavern at Potomac Village Shopping Center

James,

A sediment control permit is not required when the land disturbance activity is less than 5,000 square feet and there is less than 100 cubic yards of earth movement **unless** the activity is associated with the construction of a **new** residential or commercial building. If a sediment control permit is not required then a SWM concept is not required either.

-----Original Message-----

From: JCoutourier@bohlereng.com [mailto:JCoutourier@bohlereng.com]
Sent: Wednesday, December 15, 2010 2:25 PM
To: Geier, Mike
Subject: RF Tavern at Potomac Village Shopping Center

Mike,

Joe Kozlowski showed you a site plan with a minor improvement to the center totalling 680 sq ft. He stated that you said any improvement less than 5,000 sq ft of disturbance doesn't require a SLDA permit.

Is this true?

Does this also exempt us from swm concept?

Thank you.

545 SF Addition Potomac Place Shopping Center
Site Plan No. 820110070

From: Rick.Brush@montgomerycountymd.gov
Sent: Tuesday, January 04, 2011 1:24 PM
To: Mike.Geier@montgomerycountymd.gov
Subject: FW: Potomac Place Shopping Center exemption from small land disturbance, etc.

-----Original Message-----

From: Brush, Rick
Sent: Monday, December 20, 2010 12:59 PM
To: 'Timothy Dugan'
Cc: Geier, Mike
Subject: RE: Potomac Place Shopping Center exemption from small land disturbance, etc.

Tim – I'm not sure what you are looking for. However, Mike Geier is not in the office today.

Though I have not seen a site plan for the project, it sounds like the owner would like to build an addition with a footprint of 545 square feet. As long as the total amount of land disturbance (area of the addition plus any site preparation) remains less than 5000 square feet and the amount of cut or fill is less than 100 cubic yards then a sediment control permit is not required. Since a sediment control permit is not required, a stormwater management concept approval is also not required.

If the amount of disturbance or the amount of cut or fill goes beyond 5000 square feet and 100 cubic yards a sediment control permit would be required. A stormwater management concept approval would also be required.

Let me know if you have questions or comments.

Rick Brush

-----Original Message-----

From: Timothy Dugan [mailto:TDugan@shulmanrogers.com]
Sent: Monday, December 20, 2010 12:40 PM
To: Brush, Rick
Subject: FW: Potomac Place Shopping Center exemption from small land disturbance, etc.
Importance: High

TIMOTHY DUGAN
ATTORNEY AT LAW

tdugan@shulmanrogers.com | T 301.230.5228 | F 301.230.2891

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.
12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854

1600 Tysons Boulevard, Suite 200, McLean, VA 22102

ShulmanRogers.com | [BIO](#) | [VCARD](#)

545 SF Addition Potomac Place Shopping Center
Site Plan No. 820110070

From: Timothy Dugan
Sent: Monday, December 20, 2010 12:29 PM
To: 'mike.geier@montgomerycountymd.gov'
Cc: 'Ross Stilling (rstilling@bohlereng.com)'; 'richard.brush@montgomerycountymd.gov'; Chris E. Hampton; Ronald N. Crockett
Subject: Potomac Place Shopping Center exemption from small land disturbance, etc.
Importance: High

Dear Mike:

I am following up on Ross Stilling's messages to you. We need a clear affirmative statement today that the 545SF addition site plan application about which Ross has been corresponding does not require a small land disturbance permit much less any stormwater management plan. Mike, we want you to acknowledge specifically that our project meets these criteria, and therefore is exempt to make it crystal clear to Angela and other staff reviewing the application. We are collating a Site Plan Initial application that we must file no later than tomorrow before the M-NCPPC goes on furlough. Without your clear message, the initial application will not be accepted. Please respond at your earliest convenience. Thank you very much. Ross and I look forward to hearing from you.

Tim Dugan

089014.00149

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TIMOTHY DUGAN
ATTORNEY AT LAW

tdugan@shulmanrogers.com | T 301.230.5228 | F 301.230.2891

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.
12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854

1600 Tysons Boulevard, Suite 200, McLean, VA 22102

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

October 31, 2008

*James Rich
2 Wisconsin Circle, Suite 1050
Chevy Chase, MD 20815*

Dear Mr. Rich:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42009078E, *PNC Potomac Village*, is approved. 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 separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at 301-495-4546 or joshua.penn@mncppc-mc.org.

Sincerely,

Josh Penn, Senior Planner

Cc: NRI/FSD 42009078E
Bohler Engineering, 703-709-9501

GREEN AREA: Chapter 59: Zoning

Section 59-A-2.1 Definitions:

Green Area: An area of land associated with and located on the same tract of land as a major building or group of buildings, or a prescribed portion of the land area encompassed by a development plan, diagrammatic plan or site plan, to which it provides light and air, or scenic, recreational or similar amenities. This space must generally be available for entry and use by the occupants of the building or area involved, but may include a limited proportion of space so located and treated as to enhance the amenity of the development by providing landscaping features or screening for the benefit of the occupants or those in neighboring areas, or a general appearance of openness. Green area may include but is not limited to lawns, decorative plantings, sidewalks and walkways, active and passive recreational areas including children's playgrounds, public plazas, fountains, swimming pools, wooded areas, and watercourses. Green area does not include parking lots or vehicular surfaces, accessory buildings other than swimming pools, or areas of open space so located, small, or circumscribed by buildings, parking or drainage areas as to have no substantial value for the purposes stated in this paragraph.

Required Green Area: 10% of lot area:

261,435 sf (lot area) x 10% = 26,144 sf required green area

Provided Green Area:

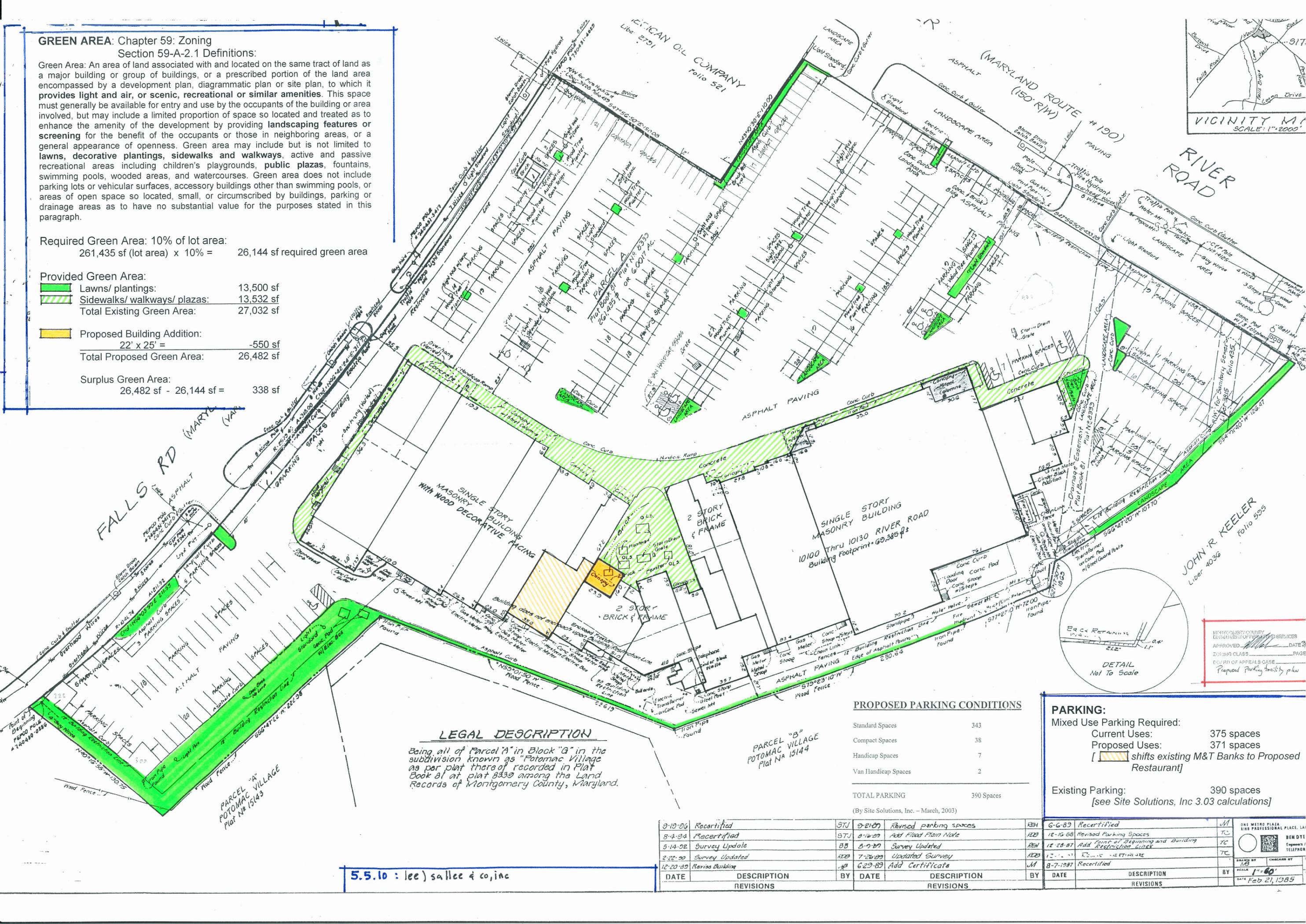
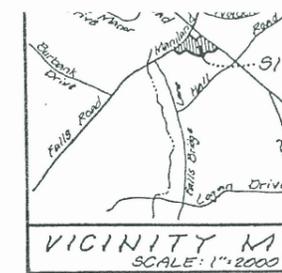
Lawns/ plantings:	13,500 sf
Sidewalks/ walkways/ plazas:	13,532 sf
Total Existing Green Area:	27,032 sf

Proposed Building Addition:

22' x 25' = -550 sf
 Total Proposed Green Area: 26,482 sf

Surplus Green Area:

26,482 sf - 26,144 sf = 338 sf



LEGAL DESCRIPTION
 Being all of Parcel "A" in Block "G" in the subdivision known as "Potomac Village" as per plat thereof recorded in Plat Book 81 at plat 8330 among the Land Records of Montgomery County, Maryland.

PARCEL "B" POTOMAC VILLAGE Plat No 15144

PROPOSED PARKING CONDITIONS

Standard Spaces	343
Compact Spaces	38
Handicap Spaces	7
Van Handicap Spaces	2
TOTAL PARKING	390 Spaces

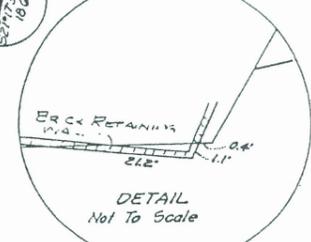
(By Site Solutions, Inc. - March, 2003)

PARKING:

Mixed Use Parking Required:

Current Uses:	375 spaces
Proposed Uses:	371 spaces
[Shifts existing M&T Banks to Proposed Restaurant]	

Existing Parking: 390 spaces
 [see Site Solutions, Inc 3.03 calculations]



JOHN R. KEELER
 Liber 4036 Folio 595

MONROE COUNTY POLITY DEPARTMENT SERVICES
 APPROVED: [Signature] DATE: [Blank]
 ZONING CLASS: [Blank] PAGE: [Blank]
 BOARD OF APPEALS CASE: [Blank]
 Proposed Parking facility plan

DATE	DESCRIPTION REVISIONS	BY	DATE	DESCRIPTION REVISIONS	BY	DATE	DESCRIPTION REVISIONS	BY
9-19-96	Recertified	STJ	9-21-97	Revised parking spaces	REH	6-6-89	Recertified	M
8-4-94	Recertified	STJ	8-16-97	Add Flood Plain Note	REH	12-16-88	Revised Parking Spaces	TC
5-14-92	Survey Update	BB	8-7-97	Survey Updated	REN	12-28-87	Add Point of Beginning and Building Restriction Lines	TC
2-22-90	Survey Updated	REB	7-26-99	Updated Survey	REB	12-1-87	Recertified	TC
12-20-89	Revised Building	AP	6-29-89	Add Certificate	M	8-7-1987	Recertified	TC

5.5.10 : lee) sallee & co, inc

ONE METRO PLAZA
 1510 PROFESSIONAL PLACE, LA
 BEN DYE
 ENGINEER
 TELEPHONE
 DRAWN BY: [Blank] CHECKED BY: [Blank]
 SCALE: 1"=60'
 DATE: Feb 21, 1985

APPENDIX C: Parking Calculations

SITE PLAN APPLICATION

545SF Addition
Potomac Place Shopping Center
10100 River Road, Potomac, Maryland 20854

TRAFFIC STUDY EXEMPTION

Timothy Dugan

From: Etemadi, Shahriar [Shahriar.Etemadi@mncppc-mc.org]
Sent: Friday, December 03, 2010 4:54 PM
To: Timothy Dugan
Subject: RE: Shopping Center

Yes you can use my email.

*Shahriar Etemadi, PTP
Transportation Planning Supervisor
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760
(301) 495-2168*

shahriar.etemadi@mncppc-mc.org
<http://www.mncppc.org/>

From: Timothy Dugan [mailto:TDugan@shulmanrogers.com]
Sent: Tuesday, November 30, 2010 10:34 AM
To: Etemadi, Shahriar
Cc: Peter Sallee
Subject: RE: Shopping Center

Dear Shahriar:

Thank you. May I use your email as M-NCPPC's official position or must I send a formal letter with an acknowledgement line for you (M-NCPPC Transportation Planning) to sign. I want to be sure that Angela Brown accepts the submittal. Thank you.

Tim

089014.00149

TIMOTHY DUGAN
ATTORNEY AT LAW

tdugan@shulmanrogers.com | T 301.230.5228 | F 301.230.2891

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.
12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854
1600 Tysons Boulevard, Suite 200, McLean, VA 22102

ShulmanRogers.com | [BIO](#) | [VCARD](#)

From: Etemadi, Shahriar [<mailto:Shahriar.Etemadi@mncppc-mc.org>]
Sent: Monday, November 29, 2010 3:44 PM
To: Timothy Dugan
Subject: RE: Shopping Center

I am trying again. Please see below.

*Shahriar Etemadi, PTP
Transportation Planning Supervisor
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760
(301) 495-2168*

shahriar.etemadi@mncppc-mc.org
<http://www.mncppc.org/>

From: Etemadi, Shahriar
Sent: Monday, November 29, 2010 3:42 PM
To: 'tdugan@shulmanroger.com'
Subject: Shopping Center

Tim, I looked up the ITE trip generation rates for 500 square feet of retail and the proposed it is expected to generate about one trip in the morning and about two trips in the afternoon peak hours and therefore, it is exempt from LATR and PAMR.

*Shahriar Etemadi, PTP
Transportation Planning Supervisor
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760
(301) 495-2168*

shahriar.etemadi@mncppc-mc.org
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IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction(s) or tax-related matter(s) addressed herein. This communication may not be forwarded (other than within the recipient to which it has been sent) without our express written consent.

SITE PLAN APPLICATION
 5455F Addition
 Potomac Place Shopping Center
 10100 River Road, Potomac, Maryland 20854

MIXED USE PARKING CALCULATION

PROPOSED: 12/17/10

			WEEKDAY		WEEKEND		NIGHT
			Daytime [6am-6pm]	Evening [6pm-midnite]	Daytime [6am-6pm]	Evening [6pm-midnite]	
OFFICE: General							
	12,614 sf	x 2.5 spaces/sf	=	31.54 spaces			
	<u>1,000</u>						
OFFICE: Medical							
	4 doctors	x 4.0 spaces/dr	=	16.00 spaces			
	<u>1,000</u>						
GENERAL RETAIL							
	55,360 sf	x 5.0 spaces/sf	=	276.80 spaces			
	<u>1,000</u>						
RESTAURANT							
	interior seating (patron area)						
	3,446 sf	x 25 spaces/sf	=	86.15 spaces			
	<u>1,000</u>						
HEALTH CLUB							
	interior seating (patron area)						
	1,000 sf	x 5.0 spaces/sf	=	5.00 spaces			
	<u>1,000</u>						
TOTAL PARKING REQUIREMENTS				258.69	345.02	371.70	25.33

SITE PLAN APPLICATION
 545SF Addition
 Potomac Place Shopping Center
 10100 River Road, Potomac, Maryland 20854

PROPOSED: 12/17/10

USE AND AREA SCHEDULE

<u>Retail Stores</u>	<u>Area</u>
Cleaners	1,602
Barber Shop	362
Safeway	20,159
Hardware	7,240
Fast Frames	899
Beauty Salon	2,496
Seafood Market	2,617
Colonial Opticians	1,023
Mont County Liquor	3,904
RiteAid	12,068
Children's Clothes	900
View de France	1,400
Sprinkles	690
Retail Subtotal	55,360

<u>Restaurants</u>	<u>Area</u>
Starbucks	1,200
Chicket Out	2,000
Renato's	2,467
Grolig's (M&T space)	1,959
Proposed (addition)	545
Restaurants Subtotal	8,171

<u>Patron Area</u>
450
600
1,088
800
508
3,446

*TOTAL SF?
 Sit-Down
 REST.*

<u>Office</u>	<u>Area</u>
Provident Bank	1,288
PNC Bank	4,971
de Marne & Day, Inc.	800
Rose Realty	272
Travel	544
Tutors	1,468
Seafood Market Office	735
Vacant (LL-Yoga)	2,536
Office Subtotal	12,614

<u>Medical Offices</u>	<u>Area</u>
Thornett & Tiara, PC	982
RAD	1,600
Medical Subtotal	2,582

<u>Health Club</u>	<u>Area</u>
Yoga Studio	1,000
Health Club Subtotal	1,000

TOTAL PARKING REQUIRED: 372 spaces
 TOTAL PARKING EXISTING: 390 spaces