



Euro Motorcars. Limited Site Plan Amendment. 82003014B

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Completed: 06-08-12

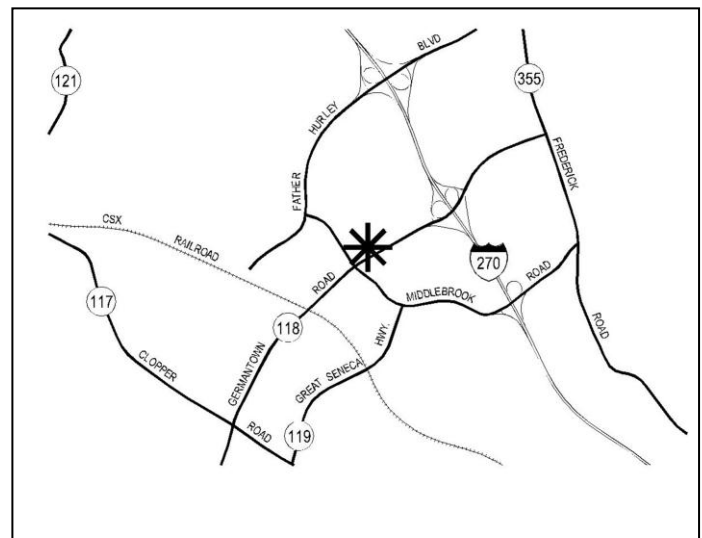
Description

Limited Site Plan Amendment: 82003014B Euro Motorcars - Lot 1 (approximately 3.59 acres) is located at 19750 Germantown Road within the Germantown Employment Area Sector Plan, zoned TMX-2. This amendment will include an expansion of the showroom by 5,000 square feet in Building 3, a 2-story addition to the existing parking garage, relocation of entrance signage, and modifications to the Lighting and Landscape plans.

Applicant: Germantown Road, L.L.C.

Submittal Date: November 8, 2011

Review Basis: Section 59-D-3, Zoning Ordinance



Summary

- Staff Recommendation: **Approval with conditions**
- The Development Plan, Preliminary Plan and Site Plan for Euro Motorcars were approved prior to adoption of the TMX-2 zone for the property in 2009. Therefore, in accordance with Section 59-C-14.26(b) of the Montgomery County Zoning Ordinance, this grandfathering provision allows construction to proceed subject to the approvals received under the previous Town Sector zone.
- The Adequate Public Facilities (APF) review originally approved by the Preliminary Plan for this property expired before building permits for all 88,000 square feet (sf.) of allowed development were issued. In accordance with Section 59-A-3.1(b) of the Montgomery County Zoning Ordinance, the renewal of the APF for 88,000 sf. is being reviewed and updated with this Site Plan amendment.

RECOMMENDATION AND CONDITIONS

This Limited Site Plan Amendment requests: 1) a 5,000 square foot expansion of the showroom in Building 3; 2) a 2-story addition to the existing parking garage; 3) relocation of entrance signage; and 4) modifications to the Lighting and Landscape Plans. These modifications pose no change to the overall total density originally approved for Lot 1 and do not negatively impact the efficiency, adequacy, or safety of the site with respect to the circulation, open space, landscaping, or lighting. The modifications do not significantly alter the overall design character in relation to the previous approval and the site remains compatible with existing developments adjacent to the site

Staff recommends approval of Site Plan No. 82003014B, Euro Motorcars for the amendments delineated above. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on May 4, 2012 are required except as modified by the following conditions:

Conformance with Previous Approvals

1. Development Plan Amendment (DPA) and Supplementary Plan Conformance

The development must comply with the following binding elements of the DPA 02-3 and the Supplementary Plan Amendment for the Churchill Town Sector (adopted October 15, 2002).

- a. Lighting shall be oriented away from adjoining commercial and residential properties and land uses. Signage along MD 118 shall be limited to a maximum size of 66 square feet and a maximum height of 14 feet. These signs shall be monument design rather than pylon design (see Attachment B).
- b. Vehicle display and storage will be restricted from all setbacks and the public right-of-way, with the minimum setback from MD 118 equal to that of the adjoining development.
- c. All truck deliveries must be made on site with no queuing in the public right-of-way.
- d. Streetscape along Century Boulevard must be coordinated with the Department of Transportation (DOT) to ensure the qualitative standards set by adjoining development.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for the Preliminary Plan No. 120030280 as listed in the Planning Board Resolution mailed March 19, 2003, unless amended. This includes, but is not limited to all references to density, rights-of-way (ROW), dedications, and easements.

3. Site Plan Conformance

The development must comply with the conditions of approval for the Site Plan No. 820030140 as listed in the Planning Board Resolution mailed, January 27, 2003.

Environment

4. Stormwater Management (SWM)

This development is subject to the recommendations approved by the Department of Permitting Services within a letter dated January 10, 2012, and is hereby incorporated as conditions of the Site Plan. The Applicant must comply with each recommendation, unless otherwise amended by DPS.

Adequate Public Facilities (APF)

5. Transportation

The APF limits Lot 1 to a maximum of 88,000 sf. of general office, retail, automobile services, and non-FAR auto services area. The APF validity period will remain valid for 61 months from the date of mailing of the Resolution for this amendment.

Site Plan

6. Site Design

- a. The areas designated as “Open Space” must be free and clear from all obstructions for the primary use and safe access by pedestrians. Open Space areas may not be used as display areas.
- b. The dimensions of the surface parking facilities must meet the standard size (8.5 feet by 18 feet) for perpendicular parking spaces.

7. Landscaping

- a. The surface parking facilities and automobile display areas must be consistent with the previously approved Landscape Plan to provide adequate buffering along the right-of-way (ROW) and neighboring properties.
- b. The Applicant must coordinate with DOT regarding the replacement of two (2) street trees along Germantown Road (MD 118).

8. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to Illuminating Engineer Society of North America (IESNA) standards for commercial development.
- b. All new onsite light fixtures must be full cut-off fixtures.
- c. Deflectors must be installed on all existing fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the new light poles must not exceed 23 feet including the mounting base.

9. Surety

Prior to issuance of first building permit, the Applicant must provide a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The Applicant must provide a cost estimate of the materials and facilities, which, upon staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety shall include plant material, on-site lighting, and entrance signage.
- c. The Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
- d. Bond/surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety will be followed by inspection and possible reduction of the surety.

10. Development Program

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

- a. On-site amenities including, but not limited to, sidewalks, trash receptacles, and bicycle facilities must be installed prior to release of any building occupancy permit.
- b. The development program must provide phasing for installation of on-site landscaping and lighting.
- c. Landscaping associated with the surface parking facilities, the building(s) and display areas must be completed as construction of each facility is renovated.
- d. Pedestrian pathways associated with each facility must be completed as construction of each facility is renovated.
- e. The development program must provide phasing of SWM facilities, sediment and erosion control, and other related features.

11. Certified Site Plan

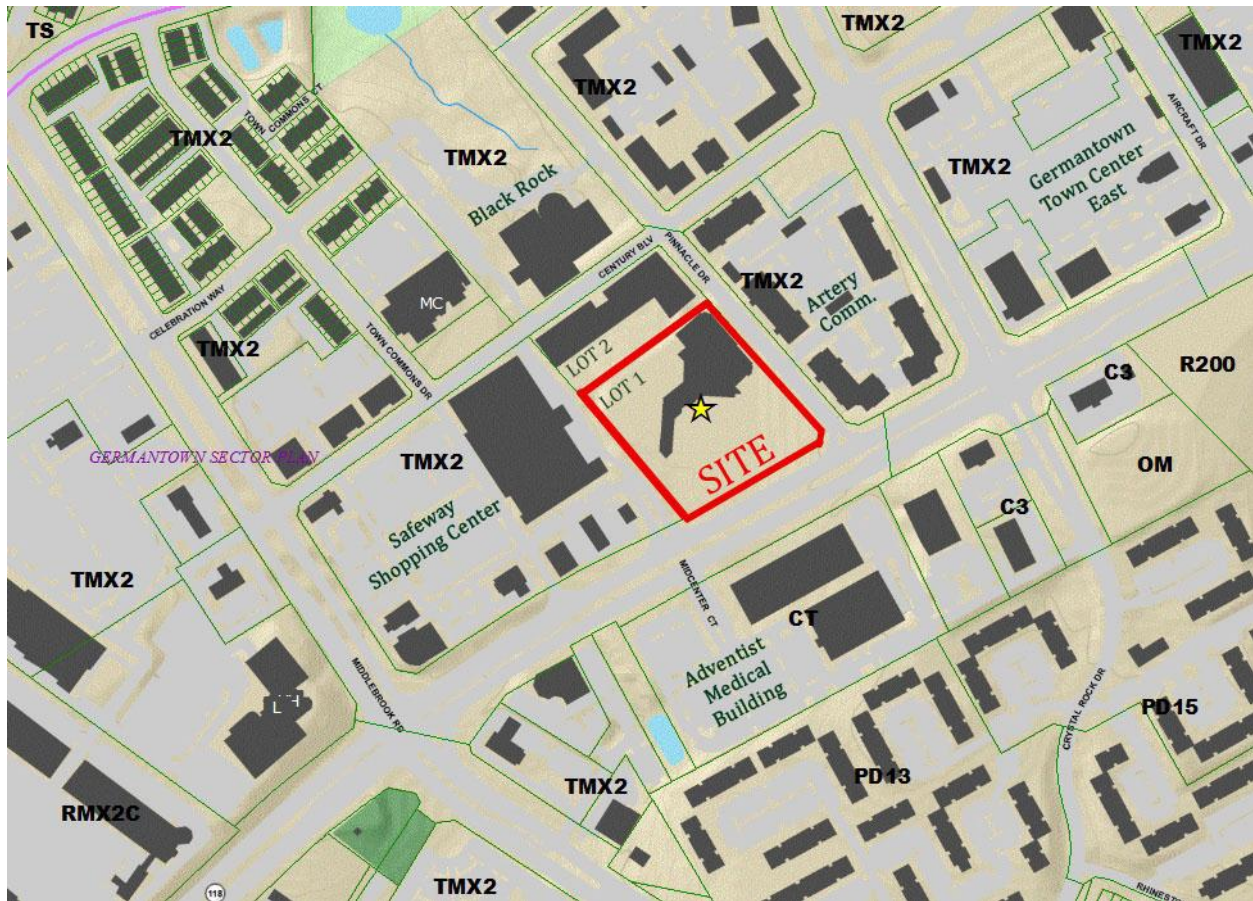
Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the SWM concept approval, development program, inspection schedule, and Site Plan resolution on the cover sheet.
- b. Add a note to the Site Plan stating that “No clearing or grading prior to M-NCPPC approval of the certified Site Plan”.
- c. Modify data table to reflect development standards enumerated in the Staff Report.
- d. Ensure consistency of all details and layout between Site, Landscape and Lighting plans. The dimensions of the site details shall be measured in feet.

SITE DESCRIPTION

Vicinity

The Euro Motorcars property is located in the heart of Germantown Town Center, which was rezoned to TMX-2 by the Germantown Employment Area Sector Plan in October 2009. The property is approximately 0.56 miles west of the I-270 interchange. The Black Rock Arts Center, the Germantown Public Library, and residential townhouse units are located north of the property along Century Blvd. Towards the south, along MD 118, is the Shady Grove Adventist Medical Office Building (82002010C) and commercial/retail uses. The Artery residential community (819990210) is located directly adjacent to the eastern property boundary along Pinnacle Drive, and the Safeway Shopping Center (819980420) is located directly adjacent to the western property boundary.



Vicinity Map

Site Analysis

The Euro Motorcars property is currently developed with an automobile dealership that services and sells new and used vehicles. The property consists of two (2) recorded lots which total 5.34 acres of land bordered by Century Blvd on the north, Pinnacle Drive on the east and MD 118 on the south. Lot 2 is approximately 1.65 acres in size and Lot 1 (subject site) is approximately 3.59 acres in size. The topography of the property is such that there is a 20 foot change in elevation from the north to the south. There is no forest cover, floodplains or wetlands on either lot.



Aerial Photo

Lot 2, located north of the subject property (Lot 1), is specifically designed to activate the “Main Street” of Germantown Town Center along Century Blvd. There are no changes proposed on Lot 2, and the modifications proposed in this amendment will only affect the view from the surface parking facilities along the rear property line. Lot 1 is primarily used for the sales and service of automobiles. The layout of the property is designed to support the typical functions of a new car dealership as they relate to the surrounding properties. The vehicles are displayed in outdoor display areas and within the showroom in Building 3 with visibility to MD118, Germantown Road. The intent is to attract inward focus and market the automobiles to potential customers. The vehicles are serviced and maintained within Building 2 while the storage and inventory areas are located within the surface and underground parking facilities toward the rear (north side) of the Lot 1. Sales offices are located within both Buildings 2 and 3. The buildings are connected by an enclosed car drop-off. There are two ingress and egress access points along MD 118; both of which will remain unchanged.

PROJECT DESCRIPTION

Previous Approvals

Application Type	Approval Date	Brief Description
Development Plan Amendment (DPA 02-3) & Supplementary Plan Amendment for Churchill Town Sector	Adopted October 15, 2003	Lot 1 was approved for 88,000 square feet of automobile showroom and service space. *Lot 2 was approved for a 2-story office (25,000 sf.) and retail (36,000 sf.) building.
Preliminary Plan 120030280	Mailed March 19, 2003	Lot 1 received APF approval for 88,000 sf. of automobile showroom/service. Lot 2 was approved for 25,000 sf. of retail space and 36,000 sf. of general office space.
Site Plan 820030140	Mailed January 27, 2003	Lot 1 was approved for 88,000 sf. of commercial space to include: 14,000 sf. of retail space, 27,000 sf. of office space, 10,000 sf. of automobile service space, and 37,000 sf. of non-FAR automobile service space. (A total of 48,217 sf. was actually shown to be built) Lot 2 was approved for 61,000 sf. of commercial space to include: 25,000 sf. of retail space and 36,000 sf. of office space.
Administrative Site Plan Amendment 82003014A	Signed November 12, 2008	Addition of exterior sun screens, entrance portals, and ADA ramp to Building 3.

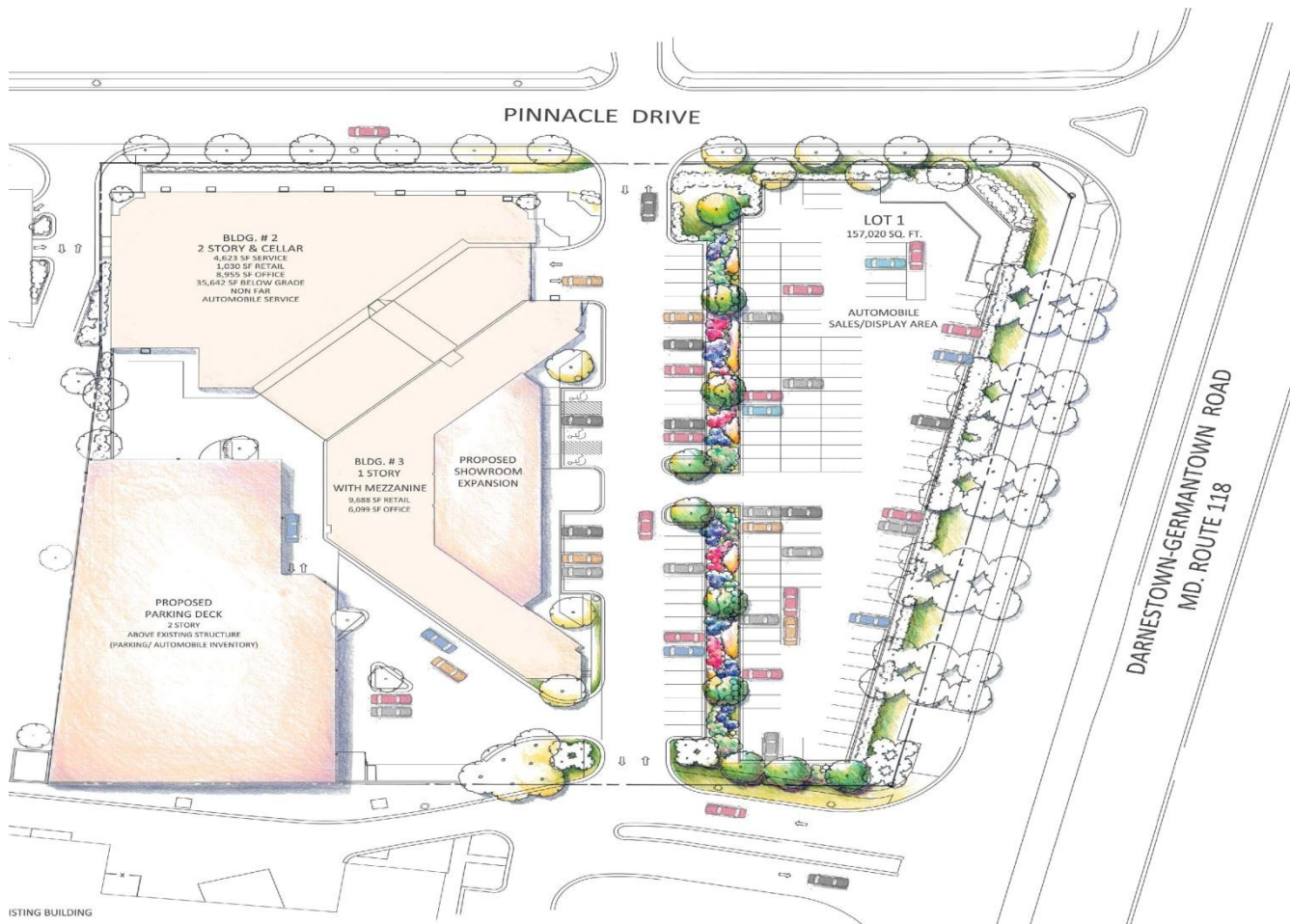
*Lot 2 not subject to this application, data for informational purposes

The Development Plan DPA 02-3 and Preliminary Plan 120030280 were approved with a maximum development on Lot 1 not to exceed 88,000 square feet (sf.) of automobile showroom and service space as reviewed under the Adequate Public Facilities analysis. The Site Plan 820030140 approved 88,000 sf. of development; however, only 47,373 sf. have been built to date.

Proposal

The Applicant is requesting the following modifications to the Certified Site Plan:

- Expansion of the showroom in Building 3 (5,000 square feet);
- 2-story addition to the existing parking garage;
- Relocation of signage; and
- Modifications to the lighting and landscape plans.



Rendered Landscape Plan

The current density developed on the subject site is 47,373 sf.; which is substantially less than the total amount approved by the DPA. This application proposes to increase the showroom by 5,000 square feet (included under the retail and office uses). The 2-story addition to the existing parking structure will permit the expansion of the non-FAR auto service areas (*reference the Project Data Table, page 12*). The approved APF validity expired on April 17, 2011, because no building permits for the remaining development were submitted or approved. Therefore, the Applicant has prepared a new APF review for 88,000 square feet of development to be reviewed concurrently with this amendment.

FINDINGS

Adequate Public Facilities (APF)

The original APF validity was established under the approval of the Preliminary Plan No. 120030280 for a total of 88,000 sf.; however, it has since expired. In accordance with Section 59-A-3.1(b) *Building Permit*, of the Montgomery County Zoning Ordinance, the updated APF has been reviewed and will be included in the Board’s action on this Site Plan amendment. The revised APF traffic study requests approval of 88,000 square feet of development (including the 47,373 sf. already constructed).

Local Area Transportation Review (LATR)

Three intersections were identified as critical intersections affected by the proposed development and were examined in a submitted traffic study to determine whether they meet the applicable congestion standard. The congestion standard for the Germantown Town Center policy areas is 1,600 Critical Lane Volumes (CLV). The result of the CLV analysis is summarized in Table 1.

Intersection Capacity Analysis with CLV During the Peak Hour						
Intersection	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 118/Middlebrook Road	872	1366	895	1482	904	1490
MD 118/Crystal Rock Drive	856	1183	836	1148	843	1164
Crystal Rock Drive/Century Boulevard	395	579	395	579	418	618

Table 1

As shown in the above table, all analyzed intersections are currently operating within an acceptable congestion standards (below the CLV) and are expected to continue the same for the background and total future development conditions. It is noted that construction of Father Hurley Boulevard subsequent to the collection of intersection data provides additional capacity to the area road networks that was not considered within the traffic study. The results of the LATR analysis indicate that the requested expansion of the showroom (office and retail), and the surface and structured parking (non-FAR auto service area) under this application meets the LATR requirements of the APF review.

Policy Area Mobility Review (PAMR)

The site is located within the Germantown Town Center Policy Area where there is no PAMR trip mitigation requirement according to the current Subdivision Staging Policy.

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.*

This Limited Site Plan amendment is consistent with the approved DPA 02-3 including the amended *Supplementary Plan for the Churchill Town Sector* (reference Appendix A for further details regarding the previous approvals). The modifications do not exceed the limitations established by the DPA (88,000 sf. for Lot 1); however, this amendment proposes to increase the existing density currently constructed to 66,979 sf. Upon approval of this amendment, the total remaining density is 21,021 sf.

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

The Applicant is not requesting any additional density above the limitations established by the DPA and the updated APF; therefore this amendment shall reference the intent and requirements of the TS Zone which is allowed under the grandfathering provisions in Section 59-C-14.26(b) of the Montgomery County Zoning Ordinance. The intent of the TS Zone is to achieve greater flexibility of design, integration of mutually compatible uses and optimum land planning with greater efficiency, convenience and amenities than the standards permitted by right and required in conventional zoning categories. In addition, it is the purpose of this zone to preserve possible aesthetic advantage of trees; and in order to do so, minimize the amount of grading necessary for construction of a development.

The subject site is located within walking distance of residential and transit uses. The office and retail spaces will be renovated to provide additional office and showroom space; thereby increasing the number of jobs by 10-15 jobs. The type of programmed activities and use will remain the same; however, the activation and traffic flow will be increased. The existing landscaping will be supplemented to replace missing plant materials and provide additional plant buffers for the surface parking facilities.

The following project data table indicates that this Site Plan amendment continues to meet all of the requirements established by the previous approvals. The maximum density permitted onsite will remain the same. With respect to the open space requirement in Section 59-C- 7.244, no less than 10 percent of the total Town Sector Zone shall be devoted to open space. This application continues to meet this requirement.

There is no urban renewal plan associated with this property.

Project Data Table for Lot 1

Development Standard	Permitted/Required by the DPA 02-3, Preliminary Plan, & TS Zone	Approved by Site Plan 820030140 Resolution	Shown on the Certified Site Plan 820030140	Existing Conditions (As Built)	To be Constructed w/ this Amendment
Building Height (feet)					
Building 2	2 stories	24 feet	24 feet	24 feet	24 feet
Building 3	2 stories	37 feet	37 feet	37 feet	37 feet
Open Space (% of lot size)					
	10%	21.4%	22.2%	21.4%	12.9%
Floor Area Ratio (FAR)					
	0.317	0.317	0.169	0.164	0.195
Lot 1 Building Area (sf.)					
General Office	27,000 sf.	27,000 sf.	11,300 sf.	13,423 sf.	15,054 sf. (showroom)
General Retail	14,000 sf.	14,000 sf.	9,300 sf.	7,418 sf.	10,718 sf. (showroom)
Automobile Services	10,000 sf.	10,000 sf.	6,650 sf.	5,565 sf.	5,565 sf.
Non-FAR Auto Services Area	37,000 sf.	37,000 sf.	20,967 sf.	20,967 sf.	35,642 sf.
Total Development	88,000 sf.	88,000 sf.	48,217 sf.	47,373 sf.	66,979 sf.
Parking Facility Internal Landscaping (%)					
	N/A	N/A	5%	5%	6%
Parking Spaces					
Surface Parking	N/A	120 spaces	120 spaces	120 spaces	42 spaces
Structured Parking	N/A	41 spaces	41 spaces	41 spaces	128 spaces
Motorcycle Spaces	N/A	None	None	None	4 spaces
Total Parking	N/A	161 spaces	161 spaces	161 spaces	174 spaces ¹
Bicycle Spaces	N/A	None	None	None	12 spaces

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

This amendment intends to simplify the site design and circulation systems, while maintaining the efficiency of the programmed uses. The location of the existing buildings will remain the same; however, the building footprint of Building 3 will be increased. This expansion will

¹ In accordance with the off-street parking standards and based on the additional building square footage.

enhance the interior glass showroom area and accommodate more office and retail spaces along the front façade of the existing building.

The height of the existing parking garage (along the rear yards of Lots 1 and 2) will be increased by 2-stories in order to accommodate more onsite parking (above grade), and storage facilities (below grade). Motorcycle spaces (4) will be located within the parking garage, and bicycle spaces (12) will be located behind Building 3.

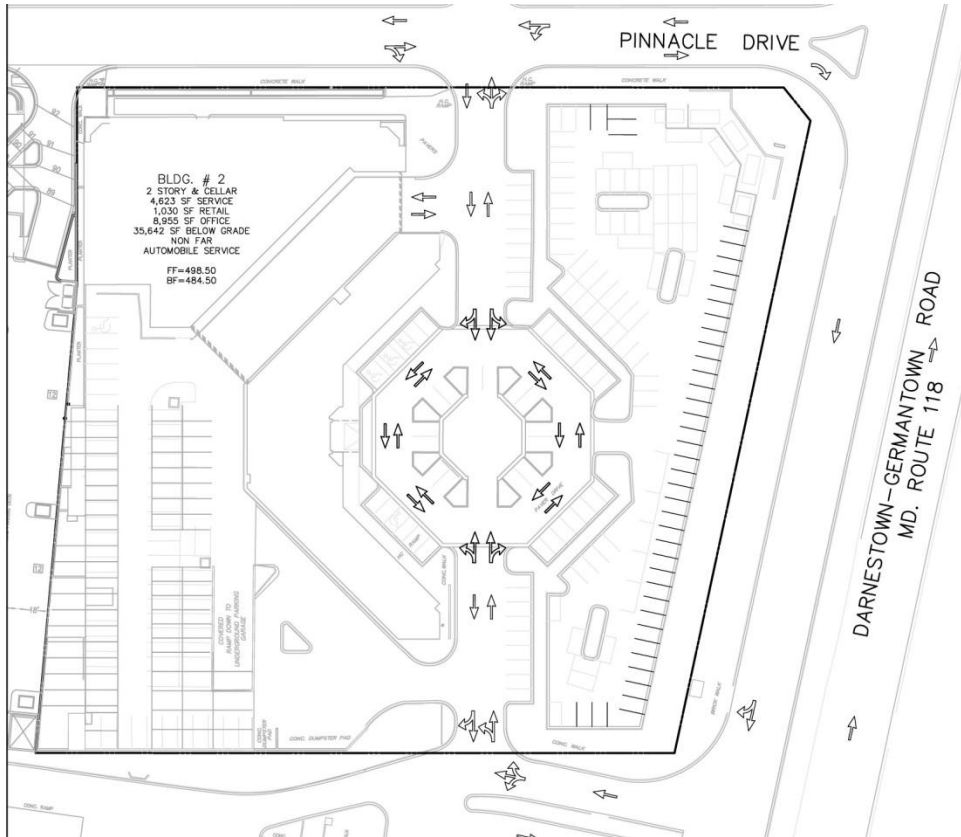


*Existing Building Elevation
(View from MD 118)*

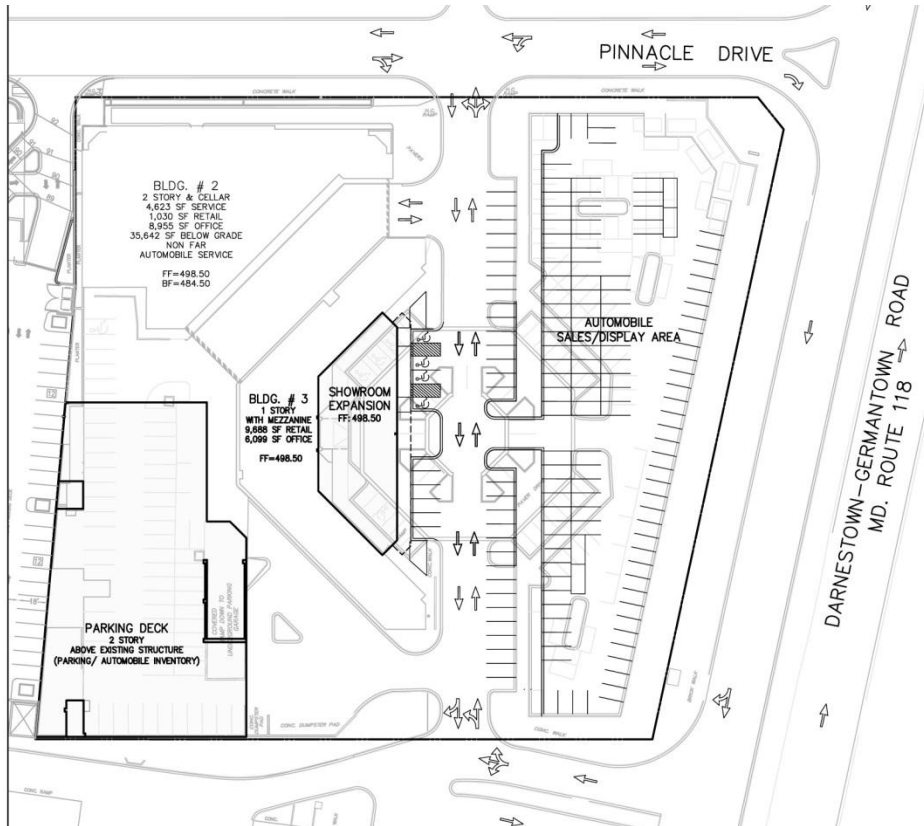


*Proposed Building Elevation
(View from MD 118)*

The primary access point is located along Pinnacle Drive. A secondary access point is available via a right-in/right-out driveway off of MD 118, which also serves the adjacent Safeway Shopping Center along the western property boundary. These access points will remain unchanged. The internal circulation is proposed to be modified in conjunction with the building expansion. The building shell of the proposed showroom will encroach into an area currently used as exterior display area; therefore, the octagonal design of the exterior display area will be eliminated and replaced with a straight connection from Pinnacle Drive to the shared driveway directly adjacent to the Safeway property.



Existing Circulation Diagram



Proposed Circulation Diagram

The location and amount of open space previously approved will be changed to accurately comply with the current definition and standards permitted in the Town Sector zone. The open space currently provided on the site will be reduced by 0.26 acres (8.5 percent); however, the remaining open space will be 0.46 acres (12.9%) which exceeds the 10 % requirement for the overall Town Sector Plan. The proposed landscaping provides a screen for the surface parking and SWM facilities. The existing lighting and streetscape currently provided along MD 118 will continue to enhance the pedestrian environment. Lighting within the subject property will create enough visibility to provide safety, but not so much as to cause glare on the adjacent roads or properties. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed use, while providing a safe, comfortable and aesthetically pleasing environment.

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

In accordance with the previous approvals and the Sector Plan recommendations, the existing uses will remain the same. The modifications are compatible with the confronting commercial retails uses, and are in scale with the neighboring properties. The building heights are consistent with the limitations established by the original Site Plan. The building expansions will be constructed over and/or connected to the existing structures; therefore, the modifications pose no negative impacts to the 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 modifications to the subject site are exempt from the Forest Conservation Law, per Exemption No. 42002303E, approved April 22, 2002.

The SWM concept has been approved by DPS. The quality control measures will be provided by structural micro-bio filters; while quantity control measures will be provided by a structural vault.

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on November 15, 2011 giving 15 days for comments. Staff has not received correspondence on this matter.

APPENDIX

- A. Previous Approvals
- B. Agency Approval Letters
- C. Correspondence & Submitted Plans

APPENDIX A: Previous Approvals

Resolution No: 14-1469
Introduced: October 15, 2002
Adopted: October 15, 2002

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Approval of Development Plan Amendment (DPA) 02-3

BACKGROUND

1. Development Plan Amendment ("DPA") application No. 02-3 was filed on April 22, 2002. The Applicant, Euro Motocars Germantown, LLC, seeks to amend the approved Development Plan applicable to 5.34 acres of land located at 19730 Germantown Road (MD Route 118) in the Germantown Town Center. The subject property was classified under the Town Sector Zone in 1974 via Local Map Amendment ("LMA") No. F-923, which adding the property to the surrounding 1,500-acre Town Sector Zone. The Development Plan for the Germantown Town Center has been amended several times since then, the most recent being DPA 97-1 and LMA G-742 (1997).
2. On the Development Plan approved in LMA F-923, the subject property is designated as part of the Central Business District. On the most recent Development Plan, approved in conjunction with LMA G-742, the subject property bears no land use designation.
3. DPA 02-3 would permit the development of the subject property in two lots. Lot 1, comprised of 3.69 acres fronting on MD 118, would be developed with approximately 88,000 square feet of automobile showroom and service space. Lot 2, comprised of 1.65 acres, would be developed with a two-story office and retail building, oriented towards Century Boulevard, containing approximately 25,000 square feet of retail space and 36,000 square feet of office space.
4. Technical Staff of the Maryland-National Capital Park and Planning Commission, by memorandum dated June 21, 2002, recommended approval of DPA 02-3, concluding that each of the findings required under Code § 59-D-1.61 can be made based on the evidence of record.

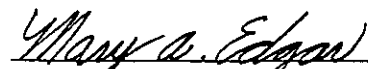
5. The Montgomery County Planning Board reviewed DPA 02-3 at its regular meeting on June 27, 2002 and, by unanimous vote, recommended approval for the reasons stated in the Technical Staff report.
6. There is no opposition to DPA 02-3, the Planning Board does not recommend a public hearing in this case, and the only request made for a hearing pursuant to Code § 59-D-1.74(d)(1) has been withdrawn.
7. On October __, 2002 the District Council reviewed DPA 02-3 and concluded that the DPA meets the requirements of the Zoning Ordinance and its approval would be in the public interest, provided that two items of information included elsewhere in the record be incorporated on the face of the Development Plan (Ex. 7).

ACTION

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County, approves the following resolution.

DPA 02-3, which requests an amendment to the approved land use plan for the Churchill Town Sector as it applies to a 5.34 acres of land located at 19730 Germantown Road (MD Route 118), Germantown, to permit the development of 88,000 square feet of automobile showroom and service space, 25,000 square feet of retail space and 36,000 square feet of office space, is approved subject to the specifications and requirements of the Development Plan. Ex. 7. provided that the applicant submits the Development Plan, with (1) the binding elements specified in Exhibit 44 stated on its face and (2) a notation added specifying 37,000 square feet of non-FAR automotive space, for certification by the hearing examiner under the provisions of §59-D-1.64 within 10 days of the District Council action.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Clerk of the Council



Date Mailed: March 19, 2003

Action: Approved Staff Recommendation

Motion of Comm. Wellington, seconded by
Comm. Robinson with a vote of 4-0;

Comms. Berlage, Bryant,
Robinson and Wellington

favor
Comm. Perdue absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-03028

NAME OF PLAN: EURO MOTORCARS GERMANTOWN

On 10/28/02, EURO MOTORCARS submitted an application for the approval of a preliminary plan of subdivision of property in the TS zone. The application proposed to create 2 lots on 5.34 acres of land. The application was designated Preliminary Plan 1-03028. On 01/23/02, Preliminary Plan 1-03028 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-03028 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-03028.

Approval Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to 88,000 square feet of automobile showroom/service on Lot 1, 25,000 square feet of retail space on Lot 2, and 36,000 square feet of general office space on Lot 2
- 2) Applicant is bound by the following conditions of the January 15, 2003 Transportation Planning memorandum:
 - a. The applicant shall participate in constructing a second left-turn lane from eastbound Wisteria Drive to northbound MD 118 and restriping the separate westbound right-turn lane on Wisteria Drive as a shared through and right-turn lane at the MD 118/Wisteria Drive intersection.
 - b. The applicant shall construct a second westbound left-turn lane and modify the traffic signal to eliminate eastbound-westbound split phasing at the MD 118/Middlebrook Road intersection. Also, the applicant shall design and construct the removal of the channelized (free flow) island located in the northeast quadrant of the intersection, using monies required to be escrowed pursuant to Site Plan No. 9-84011A(Northlake Commerce Center - Condition 2), Site Plan No. 8-98042 (Germantown Town Center Phase 1 - Condition 10), Preliminary Plan No. 1-99042

(North Germantown - Condition 1) and Preliminary Plan No. 1-02068 (Fairfield at Germantown).

- c. The applicant shall participate in constructing an acceleration lane on Father Hurley Boulevard (FHB) to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.
 - d. The applicant shall participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/ reconfiguration of the median and travel lanes on the northern leg of the intersection.
 - e. The applicant shall participate in the County's CIP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus south of Father Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of its impact taxes when paid to this project.
 - f. The applicant shall restripe the eastbound approach of Crystal Rock Drive to MD 118 to provide an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane with the timing to be determined by the DPWT and SHA.
- 3) All rights of way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Germantown Master Plan, unless otherwise designated on the preliminary plan
 - 4) All roads shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Germantown Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan "To be constructed by _____" are excluded from this condition
 - 5) Record plat to provide for dedication of 150 feet of right-of-way for Germantown Road (MD 118) and 60 feet of right-of-way for Pinnacle Drive
 - 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, June 22, 202
 - 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
 - 8) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
 - 9) Final approval of the number and location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan
 - 10) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
 - 11) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
 - 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
 - 13) Other necessary easements



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: January 27, 2003

SITE PLAN REVIEW: #8-03014

PROJECT: EuroMotorcars Germantown

Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Robinson with a vote of 4-0, Commissioners Berlage, Bryant, Perdue, and Robinson voting for. Commissioner Perdue was necessarily absent.

The date of this written opinion is January 27, 2003 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before February 27, 2003. (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On January 23, 2002, Site Plan Review #8-03014 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

- 1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
- 2. The Site Plan meets all of the requirements of the zone in which it is located;*

3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Montgomery County Planning Board approves: 88,000 sf Commercial Space on Lot 1, including: 14,000 sf Retail Space, 27,000 sf Office Space, 10,000 sf Automotive Service Space, and 37,000 sf Non-FAR Automotive Service Space, and 61,000 sf Commercial Space on Lot 2, including 25,000 sf Retail Space and 36,000 sf Office Space, subject to the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated June 19, 2002.
2. Transportation Planning
 - a. Limit the total development to the following uses and density:
 - i. Lot 1: 88,000 sf commercial use, including 14,000 sf retail space, 27,000 sf office space, 10,000 sf automotive service space, and 37,000 sf non-FAR automotive space;
 - ii. Lot 2: 61,000 sf commercial use, including 25,000 sf retail space and 36,000 sf office space;
 - b. Satisfy Local Area Transportation Review requirements conditioned upon approval of the preliminary plan:
 - i. Participate in constructing a second left-turn lane from eastbound Wisteria Drive to northbound MD 118 and re-stripe the separate westbound right-turn lane on Wisteria Drive as a shared through lane and right-turn lane at the MD 118/Wisteria Drive intersection.
 - ii. Construct a second westbound left-turn lane and modify the traffic signal to eliminate eastbound-westbound split phasing at the MD 118/Middlebrook Road intersection; design and construct the removal of the channelized (free flow) island located in the northeast quadrant of the intersection, using monies required to be escrowed pursuant to Site Plan No. 9-84011A, Condition 2 (Northlake Commerce Center) and Site Plan No. 8-98042, Condition 10 (Germantown Town Center Phase 1), Preliminary Plan No. 1-99042 (North Germantown - Condition 1) and Preliminary Plan No. 1-02068 (Fairfield at Germantown).
 - iii. Participate in constructing an acceleration lane on Father Hurley Boulevard (FHB) to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.
 - iv. Participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/ reconfiguration of the median and travel lanes on the northern leg of the intersection.
 - v. Participate in the County's CIP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus south of Father Hurley Boulevard to its intersection with Dorsey Mill Road by allocating a portion of its impact taxes when paid to this project.

- vi. Participate in restriping the eastbound approach of Crystal Rock Drive to MD 118 to provide an exclusive left-turn lane, a shared left-turn/through lane, and an exclusive right-turn lane with the timing to be determined by DPWT and SHA.
 - c. Provide a bus shelter along the street frontage on the north side of Germantown Road (MD 118), design to be complementary with the bus shelter planned for the south side of Germantown Road; the shelter must be located to retain views of monument signage; design subject to review and approval of M-NCPPC staff, DPS, and DPWT;
 - d. Coordinate streetscaping on Century Boulevard, including location of street trees, street lighting, crosswalks, parallel parking spaces with improvements associated with the future public library, subject to available information, review and approval by MNCPPC staff, DPS, and DPWT.
 - e. Align the driveways and curb cut for the delivery lane west property line with the curb cut entrance for the Shady Grove Medical Office building on the south side of Germantown Road, subject to review and approval by MNCPPC staff, DPS, and DPWT; align the street trees and lighting on Germantown Road frontage with the street trees and lighting for the same medical office development.
3. Signature Set
Prior to signature approval of the site/landscape plans the following revisions must be made and/or information provided on the site plan, subject to staff review and approval:
- a. Show PUEs along Pinnacle Drive and Century Boulevard, unless a waiver of easements is issued by the subject utility companies; show bus shelter on Germantown Road;
 - b. Provide the development program inspection schedule.
4. Landscape Design
Provide two additional street trees on the south side of Pinnacle Drive, subject to review and approval by MNCPPC staff, DPS, and DPWT.
5. Site Plan Enforcement Agreement
Submit a Site Plan Enforcement Agreement, Development Review Program [and Homeowner Association Documents] for review and approval prior to approval of the signature set as follows:
- a. Development Program to include a phasing schedule as follows:
 - i. Landscaping and street trees associated with each parking lot and building shall be completed as construction of each facility is completed.
 - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iii. Coordination of each section of the development and roads;
 - iv. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
 - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

APPENDIX B: Agency Approval Letters



RECEIVED

JAN 20 2012

VM6548h

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

January 10, 2012

Mr. Ghassan Khouri, P.E.
VIKA Maryland, Inc.
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for EuroMotorCars Germantown
Preliminary Plan #: 120030280
SM File #: 241209
Tract Size/Zone: .73 acres/TS
Total Concept Area: .73 acres
Lots/Block: 1
Parcel(s): NA
Watershed: Great Seneca Creek

Dear Mr. Khouri:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via micro-biofilters.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
6. No additional Storm Water controls are required for the additional level on the existing parking garage. Valves will be required in the drain pipes so that they may be closed off when the garage is cleaned to prevent the wash down material from going to the existing Storm Water structures.

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

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov



PERMIT NO.
S-10900
MONTGOMERY COUNTY, MD.



PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**SIGN
PERMIT**

Issue Date: 10/29/2004
Permit No: 357434
Expires: NONE
ID: AC927398

THIS IS TO CERTIFY THAT: WAYNE ZINN
821-P OREGAN AVENUE
LINTHICUM MD 21090

HAS PERMISSION TO: CONSTRUCT ILLUMINATED SIGN

THE PERMIT IS LIMITED TO THE FOLLOWING: *monument sign on 118*

SIGN COPY: MERCEDES LOGO

DIMENSIONS: *5'* *11"*
0 FEET 0 INCHES IN LENGTH
0 FEET 0 INCHES IN WIDTH
14' 0 FEET HEIGHT ABOVE GRADE

SIGN TAG# S-10900

PREMISE ADDRESS: 19750 GERMANTOWN RD
GERMANTOWN MD 20874

THIS PERMIT IS ISSUED UNDER THE AUTHORITY OF THE MONTGOMERY COUNTY CODE ("THE CODE") AND MAY BE FORFEITED, REVOKED, OR SUSPENDED FOR VIOLATION OF THE PROVISIONS OF THE SIGN REGULATIONS. THIS PERMIT DOES NOT CONSTITUTE AN ENDORSEMENT OF THIS BUSINESS BY MONTGOMERY COUNTY.

THIS SIGN TAG ISSUED WITH THIS PERMIT MUST BE DISPLAYED IN A LOCATION ON OR NEAR THE SIGN THAT PERMITS A PERSON TO READ THE SIGN TAG WHILE STANDING ON THE GROUND, INCLUDING ON THE SIGN ITSELF, ON ITS SUPPORTING STRUCTURE, OR OTHER REASONABLE AND VISIBLE LOCATION.

NOTE
THIS PERMIT DOES NOT INCLUDE
APPROVAL FOR ANY ELECTRICAL WORK.
YOU MUST HAVE A SEPARATE
ELECTRICAL PERMIT TO DO ANY

Robert C. Hubbard
Director, Department of Permitting Services

APPENDIX C: Correspondence & Submitted Plans



ATTORNEYS

PATRICK L. O'NEIL

PLONEIL@LERCHEARLY.COM

November 1, 2011

BY HAND DELIVERY

Mr. John Carter
Area 3 Chief
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910



**Re: Letter of Explanation
Limited Site Plan Amendment No. 82003014B
Germantown EuroMotorcars**

Dear Mr. Carter:

On behalf of 19730 Germantown Road, LLC ("EuroMotorcars"), we are submitting this Limited Site Plan Amendment No. 82003014B (the "Amendment") for an approximately 5,000 square foot addition to the existing new car showroom building located on the EuroMotorcars dealership property at 19750 Germantown Road in Germantown, Maryland. The Amendment also includes the implementation of approximately 14,675 square feet of Non-Floor Area Ratio ("FAR") below grade Service Area and a 3-story parking deck, both of which were approved in the underlying Development Plan No. DPA 02-3 ("Development Plan"). To accommodate the new capacity, the Amendment seeks to establish a new Adequate Public Facilities approval for the remaining density on the property. This capacity expired on or about April 27, 2008.

In addition, the Amendment relocates a site identification sign closer to the intersection of Germantown Road and Pinnacle Drive. The current sign, located in the center of the property's Germantown Road frontage, has become obscured by maturing street trees. Lastly, the Amendment implements other minor site modifications, including circulation, landscaping, lighting, and automobile display adjustments, to accommodate the above changes.

The Development Plan was originally approved on November 15, 2002 for the rezoning of two properties – the EuroMotorcars property (Lot 1) and an adjacent property (Lot 2) – to the Town Sector Zone. The EuroMotorcars portion of the Development Plan was for 88,000 square feet of density (including 37,000 square feet of Non-FAR Service Area). This Development Plan contemplated that specific site uses would be located within the property's following main features:

- 30,000 sf parts and service building (Building 2)
- 13,500 sf new car showroom (Building 3)

- 2¹/₃-Story parking deck for inventory (Building 4)
- 7,500 sf used car showroom (later identified as Building 5 on the subsequent preliminary plan)
- 37,000 sf of below-grade service area

Since the Development Plan was approved, the EuroMotorcars property has been partially developed, consistent with the Development Plan and pursuant to Preliminary Plan No. 120030280 and Site Plan No 82003014A.¹ In particular, the EuroMotorcars property is improved with a parts and service building, a new car showroom and approximately 20,000 square feet of the available below grade service area.

Updating the Site Plan with more Precise Development Data

Unfortunately, the development history is not as clear as it could be regarding building sizes and the assignment of use densities among the buildings. This is perhaps attributable to more imprecise Park and Planning conformance standards (as opposed to today's standards) that were allowed before 2005 and/or the evolution of the allocation of dealership uses that have evolved since EuroMotorcars first developed its property.

In addition to the proposed site changes, this Amendment seeks to address the imprecision of the past by establishing a new baseline for building sizes and the corresponding allocation of uses. The new baseline is derived from "as-built" building sizes (obtained from construction drawing calculations) and current uses. The current "as built" density is 47,373 square feet, leaving a residual balance of up to 40,627 sf of potential density. A demonstration of how the "as built" structures and uses correspond to the prior approvals is reflected in an "Approval History and Available Density Chart" ("Chart"), which is included in the Amendment application. This Chart shows the amount and use type of both current and available density. A graphic illustration of existing and proposed uses is set forth in a "Property Density Analysis" that is also included. Copies of the Development Plan and the preliminary plan are also included for ease of reference.

It is important to note that the approved densities and uses correspond almost exactly with the original Development Plan. The property's main features have not changed.² More importantly, the additional densities and uses in the present Amendment correspond nicely with the underlying Development Plan.

¹ The adjacent property (Lot 2) has been fully developed with a building identified as Building 1 and is not otherwise included in this Application.

² It is also noteworthy that the "as built" density almost mirrors the density that has been approved by the current Site Plan (27,250 sf of approved density vs. 26,406 of "as built" density).

Adequate Public Facilities Approval

Submitted with this Amendment is a Traffic Study, prepared by Integrated Transportation Solutions, Inc., that demonstrates sufficient roadway capacity in the Germantown area to accommodate up to 40,627 square feet of additional density at the EuroMotorcars property. The density number is derived from subtracting the “as built” density from the density that was originally approved in Preliminary Plan No 120030280 (88,000 sf – 47,373 sf = 40,627 sf). Notably, this Amendment does not seek any more density than was originally assigned to the property by either the Development Plan or the preliminary plan.

Conformance with Development Plan

All of the contemplated site changes are “non-illustrative elements” of the approved Development Plan and, as such, the Amendment complies with Section 59-D-1.8 of the Zoning Ordinance. The proposed parking garage, the 14,675 sf of non-FAR Service Area addition (increasing the number of below grade service lifts from twenty-nine to approximately forty-eight), and the new car showroom are all shown on the underlying Development Plan. While the size of the contemplated new car showroom is slightly larger than the showroom envisioned in the Development Plan, the resulting size is well within contemplated site densities.

The proposed new car showroom is only 2,287 square feet larger than the showroom that was envisioned in the Development Plan. Moreover, this extra density may easily be shifted from density that was originally assigned to a contemplated used car showroom (Building 5) that was to be located in the front parking area of the dealership, along Germantown Road. EuroMotorcars does not intend to build Building 5 and its density is available to be incorporated elsewhere on the site. As per the Chart and the Property Density Analysis, the following numbers are relevant to this discussion:

<u>Development Plan New Car Showroom</u>	<u>Proposed Expansion of New Car Showroom</u>
Building size: 13,500 sf	15,785 sf (2,287 from Bldg 5)
General Retail - 9,000 sf	9,688 sf (688 sf from Bldg 5)
General Office - 4,500 sf	6,099 sf (1,599 from Bldg 5)

The resulting density for the new car showroom (after the addition has been added) is consistent with the vision of the underlying Development Plan, particularly considering that the used car showroom will not be built. Even after all the Amendment changes are implemented, the site will still have approximately 21,021 more square feet of available density, as per the original Development Plan. For these reasons, the Amendment conforms to the underlying Development Plan in all relevant respects.

Amendment Review


As per Section 59-C-14.26(b) of the Zoning Ordinance, EuroMotorcars seeks to have this Amendment reviewed pursuant to the development standard of the TS Zone, even though the property has been rezoned to the TMX-2 Zone through the recently adopted Germantown Master Plan and the corresponding Sectional Map Amendment.

As part of this Amendment application, we are submitting the following items in addition to five copies of this Letter of Explanation:

1. Application Form;
2. Checklist;
3. Fee schedule;
4. \$4,500 filing fee;
5. Original certified plan with resolution;
6. Application notice prepared by the Applicant (draft copy);
7. Adjacent property owner list + HOA, Civics, School, Cluster (one paper copy and two sets of labels);
8. Five sets of the amended redlined plans;
9. Five sets of the amendment plans (black & white) with new title information, & list of amendment items on plan (entire set);
10. Traffic Study prepared by Integrated Transportation Solutions, Inc.;
11. Approval History and Available Density Chart;
12. Property Density Analysis
13. Development Plan DPA 02-3
14. Preliminary Plan 120030280
12. Applicant certificate of compliance;
13. CD with PDF of new amended plans; and
14. Signage information
 - a. Dated photos;
 - b. Affidavit;
 - c. Location plan.

In conclusion, the proposed Amendment helps to advance the development of the EuroMotorcars property in a manner that is consistent with the underlying Development Plan. We look forward to working with you on this limited site plan amendment approval. Thank you very much.

Sincerely,



Patrick L. O'Neil

cc: Paul DiPiazza
Farokh Bagha
Jon Penney
Meredith Byer
Callum Murray
Robert Kronenberg

Smith, Molline

From: Meredith Byer, RLA <Byer@vika.com>
Sent: Wednesday, May 02, 2012 4:30 PM
To: Smith, Molline
Cc: Charles Crislip; ploneil@lercheary.com
Subject: RE: EuroMotorcars - Response to Molline's questions

Molline,

Below are my responses to your questions from an email you sent to me on April 5th. Give me a call or email if you have any questions. We will be submitting revised plans and renderings to you on Friday.

What is the parking facility Internal Landscape percentage?

-The Parking facility Internal Landscaping Percentage is 6%. Do you need an exhibit or any further info on this?

Where will the bicycles be located?

-The existing bicycle rack to remain is located behind the existing showroom along the north east face of the proposed parking garage.

How tall is the retaining wall that separates Lot1 from Lot2 ?

-The retaining wall is 10-12' tall.

What is the total height of the proposed existing light fixtures?

-The proposed light fixtures are 22' tall with a 10" concrete base for a total height of 22'-10". The existing lights behind existing curbs are 22' tall with a 10" concrete base for a total height of 22'-10". The existing lights to remain on open lot are 22' tall with a 2'-6" concrete base for a total height of 24'-6".

Meredith

Meredith Byer, RLA
Associate



Ranked in The Washington Business Journal as one of the Top 25 Engineering Firms

VIKA Inc.

20251 Century Boulevard

Suite 400

Germantown, MD 20874

301.916.4100

301.916.2262 (Fax)

Byer@vika.com

THINK GREEN...and print this email only if necessary.

E-MAIL TRANSMITTAL: This message is a private communication and is intended only for the named addressee. It may contain information which is confidential, proprietary and/or privileged under applicable law. If you are not the designated recipient, you may not review, copy or distribute this message. The delivery to or receipt by any unintended recipient does not constitute a waiver of confidentiality or privilege. If you receive this message in error, please notify the sender by reply e-mail and delete this message from your system.

Smith, Molline

From: Smith, Molline
Sent: Thursday, March 15, 2012 1:11 PM
To: byer@vika.com; ploneil@lercheary.com
Subject: RE: Euro Motorcars (82003014B)
Attachments: Amap1.jpg

I also noticed in the Google Image that two street trees are missing (see attached image), please clarify. These trees should also be re-installed per the previously approved landscape plan. Please feel free to contact me should you have any questions and comments.

Regards,

Molline C. Smith, ASLA
(301) 495-4573 Site Plans
(301) 495-4579 Building Permits
molline.smith@montgomeryplanning.org

From: Smith, Molline
Sent: Thursday, March 15, 2012 12:55 PM
To: byer@vika.com; ploneil@lercheary.com
Subject: Euro Motorcars (82003014B)

Good morning,

The following comments were generated based on the recent submittal (received March 12, 2012). These comments may be incorporated into the conditions of approval if they not be addressed prior to March 26, 2012. The target Planning Board date is **April 19, 2012**; however I will keep you posted should this date change. Please let me know how this works with your team. If this date does not work please specify an alternative date.

- 1- The standard lighting condition will read as follows... *"Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties."* Therefore the footcandles along Darnestown Road (MD 118) and Pinnacle Drive shall be reduced to 0.5 footcandles.
- 2- On sheet C-8, the height of the details should be measured in feet. This sheet should be added to the overall packet. The total height of the light fixture is needed for the Limited Staff Report.
- 3- The entire Open Space area along the front façade of the proposed Showroom Expansion shall be free and clear from all obstructions, and used primarily for the safe and efficient access for pedestrians. Cars may not be displayed within areas designated as Open Space (*reference the attached images*).
- 4- On sheet C-1 under the Open Space tabulations, add the percentage of space required and provided for Lots 1 and 2.
- 5- On sheet L-1 and per the previous approvals, evergreen plantings were proposed as a landscape buffer between Germantown Road and the surface parking lot. However; deciduous shrubs were installed (*referenced the attached images*). Please clarify. The landscaped areas along Germantown Rd, between the parking deck and building 2 (*see the attached image*) shall also be enhanced with evergreen plantings.
- 6- The existing surface parking spaces directly adjacent to Germantown Road should also be restriped to meet the standard dimensions. I measure these spaces to be 15 feet by 8.5 feet. Please clarify.


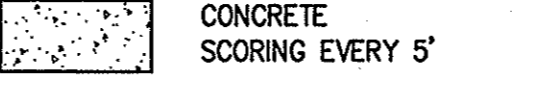

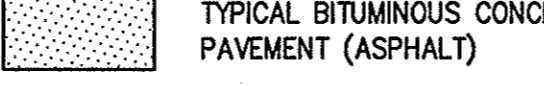
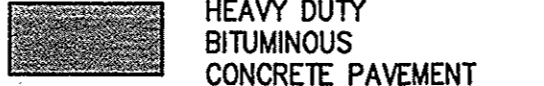
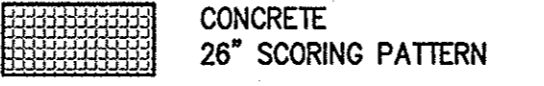
- 7- The building elevations shall be included in the overall certified Site Plan set. The building elevations shall specifically note the overall dimensions of the proposed structures.

Please re-submit an electronic copy of the revised plans by March 26, 2012 in order to keep the April 19th target date. I will also need 1) a rendered landscape plan; and 2) building elevations (as specified in comment 7) for the presentation to the Planning Board.



Molline C. Smith, ASLA
(Senior Planner, Area 3)
8787 Georgia Avenue / Silver Spring, MD 20910
(301) 495-4573 Office / (301) 495-1306 Fax
molline.smith@montgomeryplanning.org
www.montgomeryplanning.org

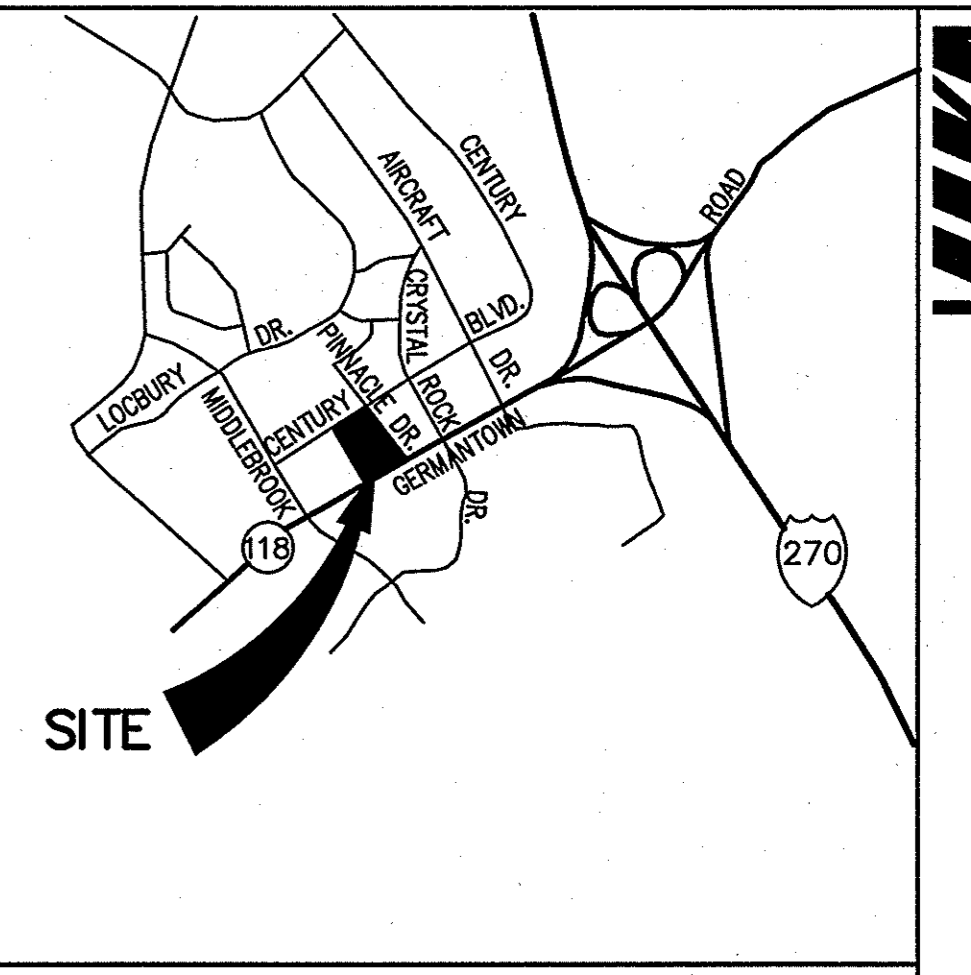
PAVING LEGEND

	HERRINGBONE BRICK PAVER		CONCRETE SCORING EVERY 5'
	RUNNING BOND BRICK PAVER		TYPICAL BITUMINOUS CONCRETE PAVEMENT (ASPHALT)
	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT (ASPHALT)		CONCRETE 26\"

SITE PLAN AMENDMENT 82003014B

THIS SITE PLAN IS REVISED PER THIS AMENDMENT TO REFLECT THE FOLLOWING:

1. LIMITED PLAN AMENDMENT TO ADD 2 STORY PARKING DECK.
2. 5,000 SF. EXPANSION OF MAIN SHOWROOM.
3. RELOCATION OF IDENTIFICATION SIGN
4. MINOR CIRCULATION, LANDSCAPING, AND LIGHTING CHANGES.
5. ESTABLISH CAPACITY FOR NEW DENSITY.



VICINITY MAP
SCALE: 1" = 2000'

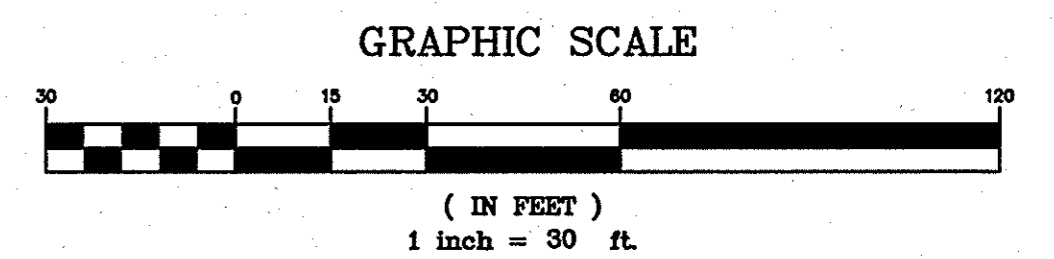
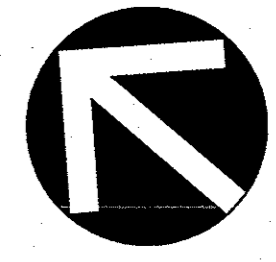
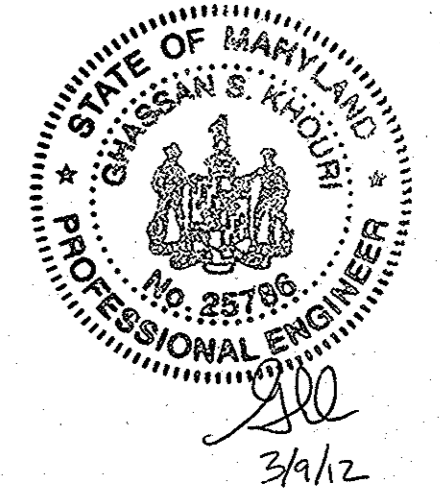
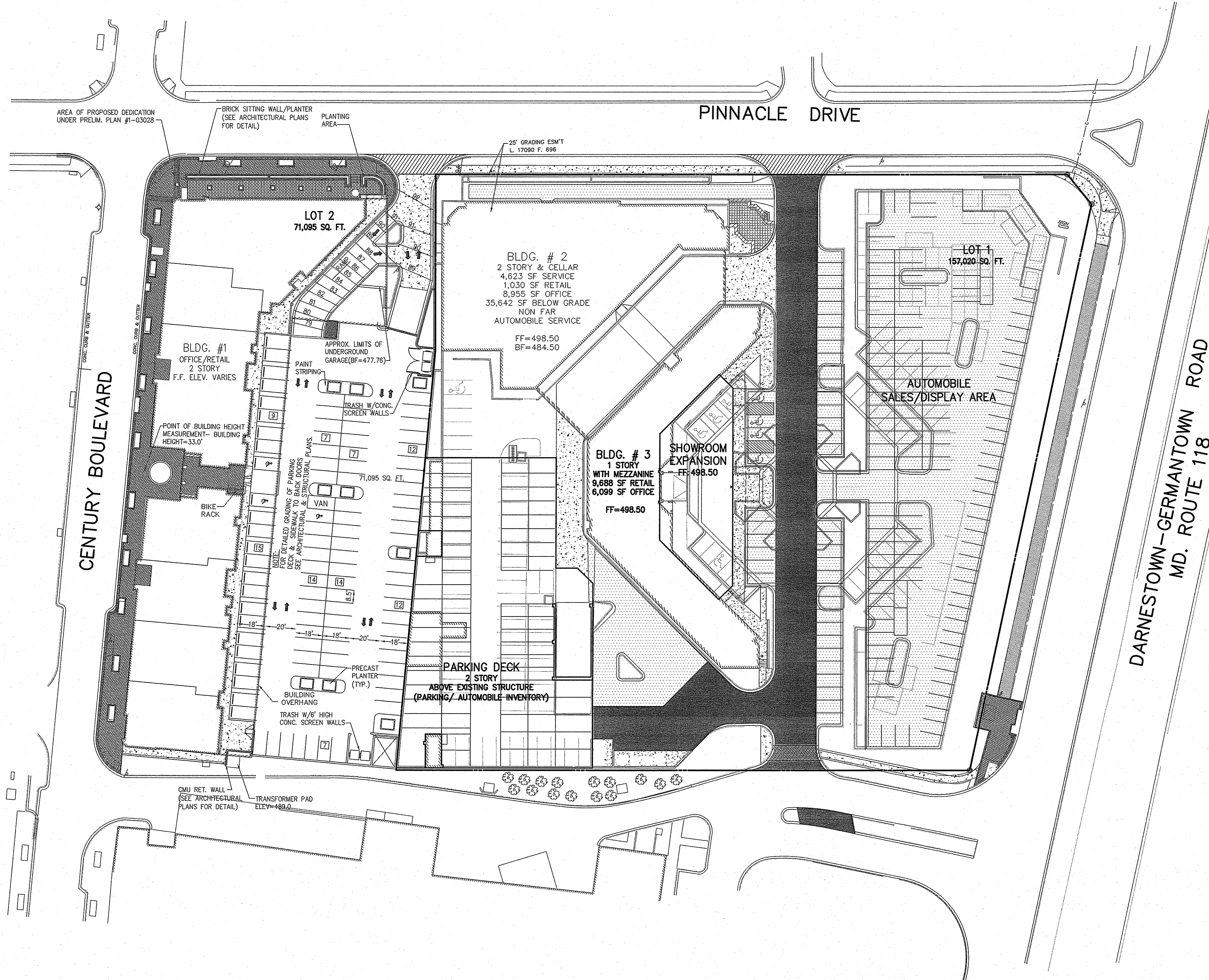
VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VKA INCORPORATED
20251 CENTURY BOULEVARD, SUITE 500 ■ GERMANTOWN, MD 20874
(301) 251-1100 ■ FAX (301) 251-1101
GERMANTOWN, MD ■ WILMINGTON, DE ■ WASHINGTON, DC ■ WASHINGTON, VA

EuroMotorcars
MERCEDES BENZ SHOWROOM
Germantown, Md.

SITE PLAN AMENDMENT # 82003014B
PAVING LOCATION DIAGRAM

VKA REVISIONS

DATE	OCTOBER, 2011
DES.	DWN.
	MLB
	TSS
SCALE:	1"=30'
PROJECT/FILE NO.	VM6548L
SHEET NO.	C-3



DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82003014B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: _____
Contact Person: _____
Address: _____
Phone: _____
Signature: _____

M-NCPPC APPROVAL STAMP
Certified Site Plan
File No. 82003014B
Montgomery County Planning Board

Chair or Designee: _____ Date: _____

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

LEGEND

OPEN SPACE

LOT 1:
 NET LOT AREA: 157,020 SF (3.59 AC)
 OPEN SPACE PROVIDED: 12.9% OR 20,371 SF (0.504 AC)

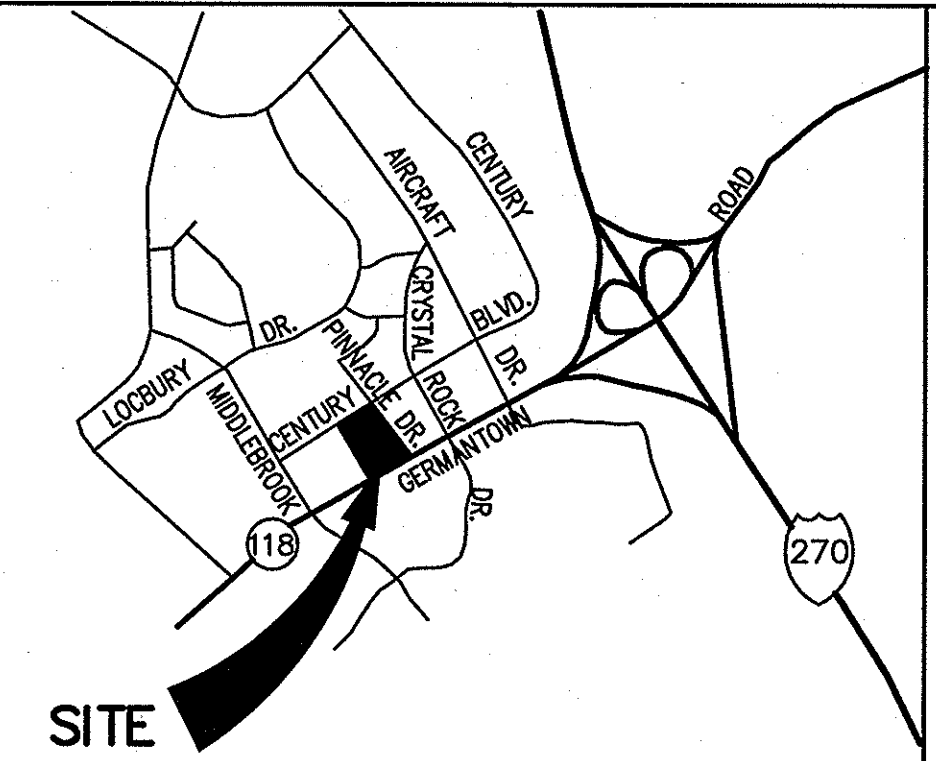
LOT 2:
 NET LOT AREA: 71,095 SF (1.62 AC)
 OPEN SPACE PROVIDED: 13.7% OR 9,750 SF (0.223 AC)

GREEN AREA PROVIDED: 17,538 SF. (0.40 ACRES)
 (NOT COUNTED TOWARD OPEN SPACE CREDIT)

SITE PLAN AMENDMENT 82003014B

THIS SITE PLAN IS REVISED PER THIS AMENDMENT TO REFLECT THE FOLLOWING:

1. LIMITED PLAN AMENDMENT TO ADD 2 STORY PARKING DECK.
2. 5,000 SF. EXPANSION OF MAIN SHOWROOM.
3. RELOCATION OF IDENTIFICATION SIGN
4. MINOR CIRCULATION, LANDSCAPING, AND LIGHTING CHANGES.
5. ESTABLISH CAPACITY FOR NEW DENSITY.



VICINITY MAP
 SCALE: 1" = 2000'

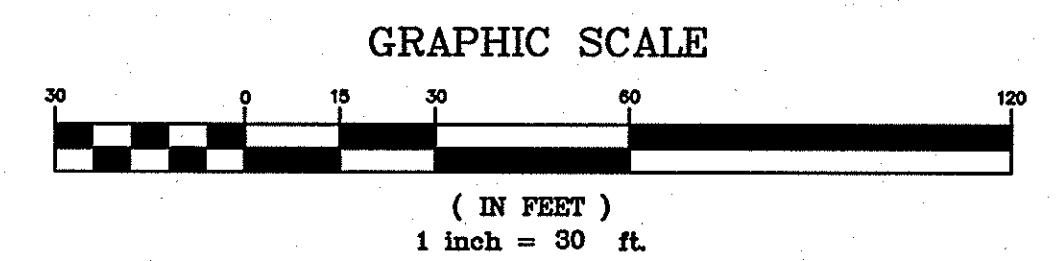
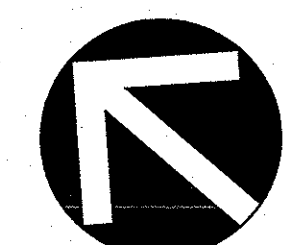
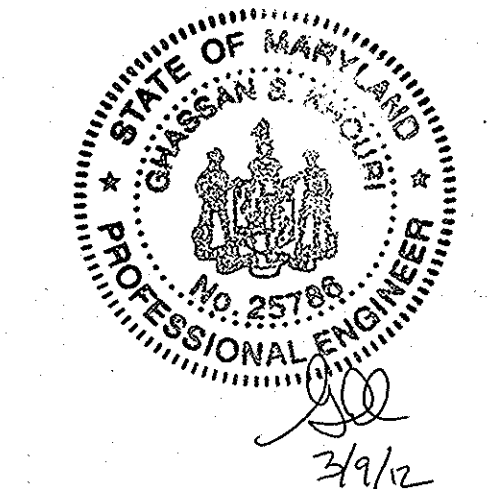
VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
 VKA, INCORPORATED
 20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
 (301)916-1100 ■ FAX (301)916-2262
 GERMANTOWN, MD ■ MCGLENN, VA

EuroMotorcars
 MERCEDES BENZ SHOWROOM
 Germantown, Md.

SITE PLAN AMENDMENT # 82003014B
 OPEN SPACE PLAN

VKA REVISIONS

DATE	OCTOBER, 2011
DES.	DWN.
	MLB TSS
SCALE:	1"=30'
PROJECT/FILE NO.	VM6548L
SHEET NO.	C-9



DEVELOPER'S CERTIFICATE
 The undersigned agrees to execute all the features of the Site Plan Approval No. **82003014B**, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: _____
 Contact Person: _____
 Address: _____
 Phone: _____
 Signature: _____

M-NCPPC APPROVAL STAMP
 Certified Site Plan
 File No. 82003014B
 Montgomery County Planning Board

Chair or Designer: _____ Date: _____

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

