



Rossmoor Leisure World Commercial Center, Limited Site Plan Amendment: 81985045A



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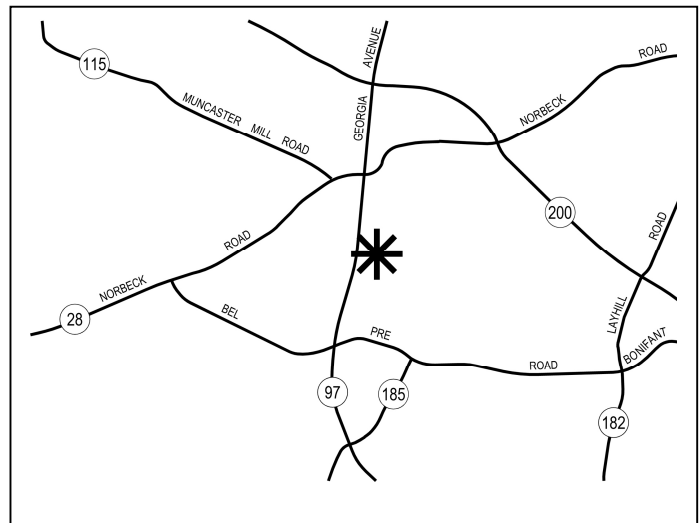


Glenn Kreger, Chief, Area 2 Division Glenn.Kreger@montgomeryplanning.org | 301.495.4653

Completed: 03/11/13

Description

- Located in the northeastern quadrant of the intersection of Georgia Avenue and Rossmoor Boulevard within the *Aspen Hill Master Plan* area;
- Subject property is 13.40 acres in the PRC Zone;
- Amendment will allow for a slight increase in total site density as allowed by the 1986 Adequate Public Facilities (APF) Agreement, modifications to the site, and an update to the APF Agreement;
- Submitted Date: December 27, 2012;
- Public Hearing Date: March 21, 2013;
- Applicant: Rossmoor – IDI Commercial Center Associates Limited Partnership.



Summary

- Staff recommends approval of the amendment with conditions.
- This amendment will allow a free standing bank with two drive-through aisles for up to 2,900 square feet of gross leasable area and an update to the original 1986 Adequate Public Facilities Agreement.

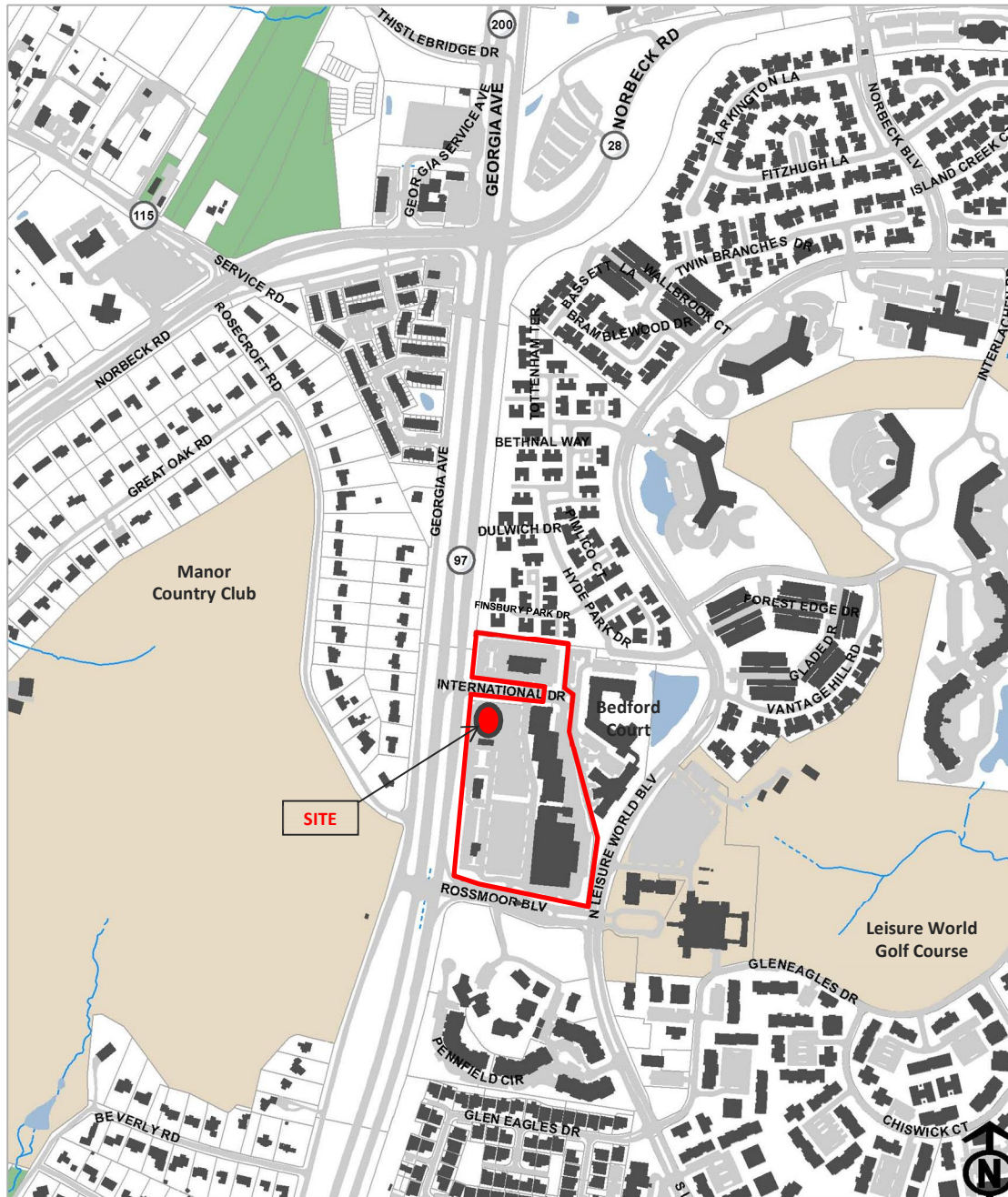
RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of the proposed Site Plan Amendment to add a 2,900-square foot bank with two drive-through aisles for up to a total gross floor area (GFA) of 147,018 square feet on 13.40 acres in the PRC Zone. All site development elements as shown on the site, landscape, and lighting plans stamped by the M-NCPPC dated December 27, 2012 are required except as modified by the following conditions:

1. Adequate Public Facilities must be re-tested if the uses change or additions are requested for a total of more than 146,530 square feet of gross leasable area (GLA) within the commercial center. If development is proposed that does not exceed 146,530 square feet of GLA, but changes the mix of uses, the applicant must demonstrate in writing to the satisfaction of Staff prior to the issuance of any building permit that the new mix of uses generates no more than the approved maximum of 506 primary trips (825 total) during the weekday morning peak period (6:30am to 9:30am) and 1,010 primary trips (1,684 total) during the evening peak period (4:00pm to 7:00pm).
2. The 1986 Adequate Public Facilities Agreement must be amended and re-recorded to reflect a maximum cap on trips rather than the previous specified uses. The amended Agreement must be executed by Staff prior to the issuance of a building permit.
3. The bank layout must be reoriented such that the drive-through aisles are entered from the west end of the bank and exited to the east along the south façade.
4. A landscape bed of low-growing plants must be installed, replacing the sidewalks between the bank entrances and the drive-through aisles.
5. Provide handicapped ramps per ADA requirements.
6. Provide one inverted-U bike rack, or equivalent, (storing 2 bikes) located near each entrance of the bank building.

SITE DESCRIPTION

The Subject Property is located within the 1994 *Aspen Hill Master Plan* area in the northeastern quadrant of the intersection of Georgia Avenue and Rossmoor Boulevard, generally bounded by Finsbury Park Drive on the north, Rossmoor Boulevard on the south, Georgia Avenue on the west, and North Leisure World Boulevard on the east. Access to MD 200/Intercountry Connector (ICC) from Georgia Avenue is approximately one mile to the north of the site. A mix of uses exists within the subject site including medical and general offices, a grocery store, and general commercial. The residential components of the larger Leisure World development surround the subject site to the north, east and south, and Bedford Court Health Care Center and the Leisure World Golf Course are situated to the east.



Vicinity Map

PROJECT DESCRIPTION

Previous Approvals

The Subject Property is part of the approximately 969-acre Rossmoor Leisure World, for which development began in 1964 after rezoning of the Rossmoor Leisure World parcels from R-A to the PRC Zone (LMA C-1318; Council Resolution 5-1240). Over the years, the Commercial Center development has been modified to respond to the changing needs of the community. The mix of specific uses changed with the different plan approvals; however, the limit to total overall commercial density remained constant at 146,530 square feet. The following are the key approvals pertinent to the proposed application.

Preliminary Plan

On September 12, 1985, the Planning Board approved Preliminary Plan No. 119850650 (formerly No. 1-85065) for the Rossmoor Leisure World Commercial Center site limiting total density, subject to conditions, including: an 111,130-square foot shopping center; 12,000 square feet of general office space; 12,000 square feet of medical office space; 6,400 square feet of bank space; and 5,000 square feet of restaurant space “without further APF review”.

Site Plan

On September 12, 1985, the Planning Board approved Site Plan No. 819850450 (formerly No. 8-85045) with conditions, for commercial and office development totaling 146,530 square feet to include: 117,530 square feet of retail; 12,000 square feet of medical office; 12,000 square feet of general office; and 5,000 square feet of restaurant.

Adequate Public Facilities Agreement

On March 12, 1986, an Adequate Public Facilities Agreement (the “Agreement”) between the Planning Board and Rossmoor-IDI Commercial Center Associates, Inc. maintained the total gross leasable area for the commercial center at a combined total of 146,530 square feet but modified the individual uses within that envelope as follows:

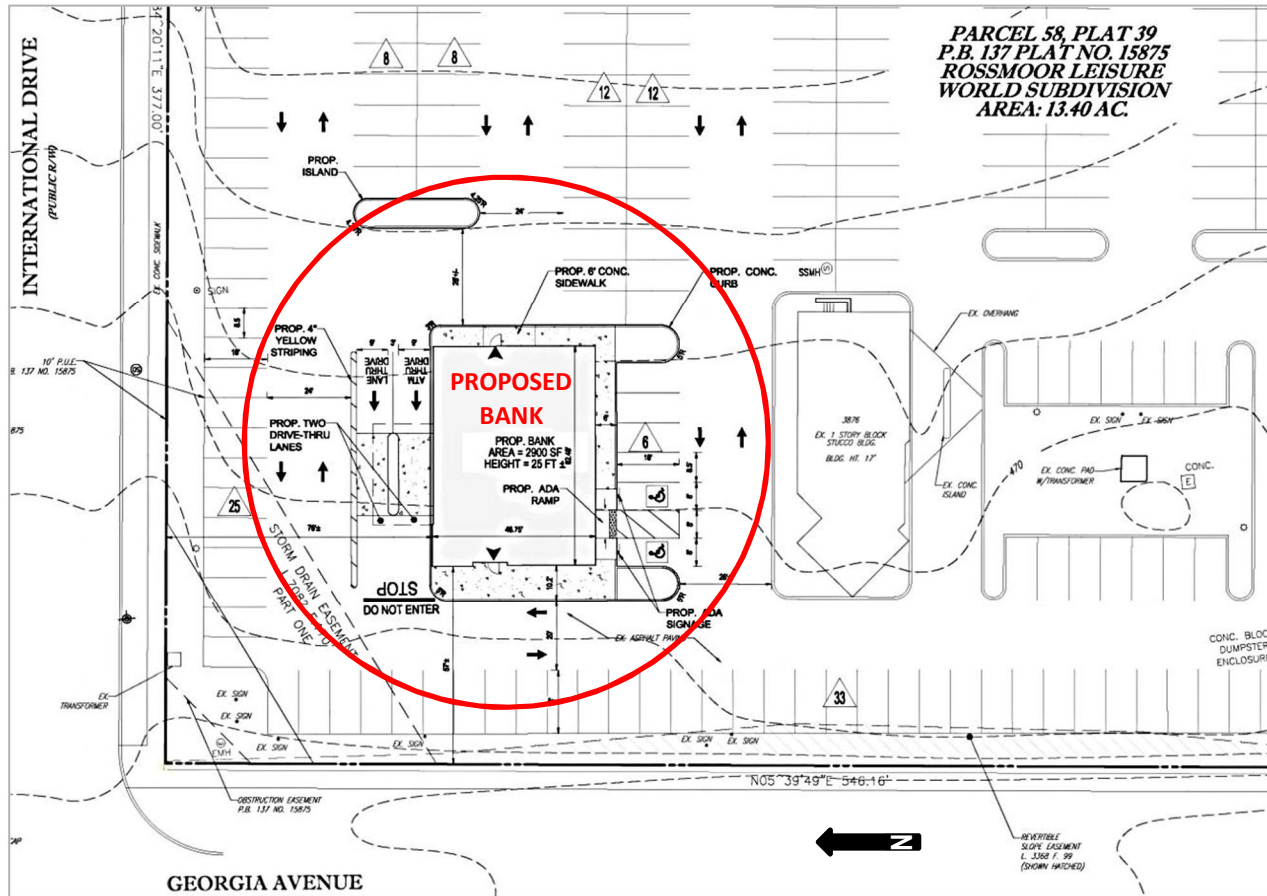
a shopping center of 101,330 square feet; 36,000 square feet for a 3-story commercial/general office/medical office building with not more than 12,000 square feet of general office space and not more than 12,000 square feet of medical office space; 9,200 square feet for three free-standing buildings to include two banking institutions of not more than a total of 6,400 square feet; and one restaurant of not more than 5,000 square feet.

The 1986 Agreement formalized a process to allow the applicant to exceed total density limits through the following: “IDI shall not add additional floor area above the 146,530 square feet of gross leasable area described in Paragraph 2 [of the Agreement], without the successful completion of an adequate public facilities review by the Planning Board”. The 1986 Agreement clarified that there would be no cap to gross floor area for the commercial center, but required that adequate public facilities be retested, and successfully completed, any time a request for additional development exceeded 146,530 square feet of gross leasable area.

After review of all previous approvals, staff has concluded that the controlling factor in the 1985 Preliminary Plan and the 1986 Agreement was the maximum number of trips that could be generated within the site, assuming a maximum of 146,530 square feet of gross leasable area for the originally approved uses established by the Agreement.

Proposal

The proposed 2,900-square foot free standing bank with two drive-through aisles will be located on a portion of the existing surface parking lot for the larger Rossmoor Leisure World Commercial Center. The proposed project will remove 33 existing parking spaces from the parking lot. However, the applicant demonstrates in the application that even with the loss of 33 spaces, more parking spaces than are required for the overall site will remain.



Proposed Site Plan Amendment

PROJECT ANALYSIS

Table A below provides a summary of the total gross leasable area (GLA) as built on the site, the proposed drive through bank GLA, and how the total new GLA compares to the approved GLA per the 1986 Agreement for the site. It shows that the proposed bank is within the previously approved total gross leasable area, with an unbuilt surplus of 1,705 square feet.

Table A: Summary of Existing Approvals and Proposed Project

| | |
|--|---------|
| Existing GLA to Date (square feet) | 141,925 |
| Proposed GLA subject to this Amendment (square feet) | 2,900 |
| Proposed Total Overall GLA (square feet) | 144,825 |
| Total Approved Commercial GLA (1986 APF) (square feet) | 146,530 |
| Approved but Unbuilt GLA (square feet) | 1,705 |

The proposed Site Plan Amendment includes three elements: modifications to the existing Site Plan; updating the 1986 Agreement to reflect the conditions of approval and a maximum cap on trips generated by the existing and proposed uses on site; and recertification of the Forest Conservation Plan Exemption.

Site Plan Modifications

The proposed modifications to the existing Site Plan are as follows:

1. the addition of a 2,900-square foot free standing bank with two drive-through aisles;
2. the removal of 33 existing surface parking spaces located south of International Drive and north of a one-story free standing building;
3. the addition of an island to separate the two drive-through lanes from the surface parking spaces directly to the east of the drive-through lanes; and
4. an update to the parking spaces striping on the property.

Adequate Public Facilities (APF) Agreement Modifications

The addition of the proposed 2,900-square foot bank with two drive-through aisles remains within the 146,530 square feet of gross leasable area (GLA) allowed by the 1986 APF Agreement for the Rossmore Leisure World Commercial Center. The proposed amendment is exceeding the gross floor area (GFA) limit approximated in the 1985 Preliminary Plan at 146,530 square feet by 488 square feet, for a proposed total GFA of 147,018. Staff has reviewed the proposed project for compliance with the development parameters established in the 1986 APF Agreement to verify that the proposed project would not exceed the total number of vehicle trips for the commercial center approved under the 1986 Agreement. Therefore, for purposes of building permit approval, the 147,018 square feet of gross floor area needed to accommodate the additional 2,900-square foot bank is allowable.

Staff conducted a more detailed analysis of the trips generated by the current and proposed uses and how it compared with the total number of trips allowed for the uses under the 1986 Agreement. Table B below shows that the combined total number of trips generated by the existing development and proposed drive-through bank will be well below the total number of trips approved under the 1986 APF Agreement, and the subject site will have a surplus of 90 total morning and 180 total evening trip credits. Therefore, the proposed project is within the overall number of trips approved in the 1986 Agreement.

Table B: Summary Comparison of Trips Generated by Approved, As-Built, and Proposed Uses

| Land Use | | Net Peak-Hour Trips by Adding a 3rd Bank Site | | | | |
|----------|---|---|------------|------------|--------------|--------------|
| | | Sq. Ft. of GLA | Morning | | Evening | |
| | | | Primary | Total | Primary | Total |
| a | Total Trips by Approved Land Uses | 146,530 | 506 | 825 | 1,010 | 1,684 |
| b | Total Trips by As Built Land Uses | 141,925 | 422 | 699 | 837 | 1,429 |
| c | Surplus Peak-Hour Trip Credit (a-b) | 4,605 | 84 | 126 | 173 | 255 |
| d | Proposed Bank with Drive-Through Aisles | -2,900 | -10 | -36 | -20 | -75 |
| e | Net Remaining Surplus Peak-Hour Trips (c-d) | +1,705 | +74 | +90 | +153 | +180 |

Development Plan Consistency

The proposed development is in conformance with the approved Development Plan for the 1964 Local Map Amendment (No. C-1318). Two subsequent amendments, in 1984 (DPA84-4) and in 2007 (DPA 07-01), did not affect the subject site.

Transportation and Circulation

The proposed Site Plan modifications will have no adverse impact on area roadways or nearby pedestrian facilities.

Internal Circulation

The proposed bank will be located within the existing parking lot for the Leisure World commercial area and incorporated into the current circulation pattern of the parking lot. The proposed layout of the drive-through aisles, however, will create a conflict between the drivers exiting the teller windows and making a quick right turn and the vehicles in the parking aisle adjoining the drive-through aisles of the proposed bank. Staff is therefore recommending, as a condition of approval, that the proposed bank design be reoriented such that the drive-through aisles are entered from the west end of the bank and exited to the east along the south façade to provide adequate queuing area within existing internal circulation patterns for a safer and more efficient traffic flow.

Pedestrian and Bicycle Facilities

Georgia Avenue has five-foot wide sidewalks on both sides with a 16.5-foot wide green panel only on the east side. The Master Plan recommends a shared-use path along this segment of Georgia Avenue, but it does not currently exist. International Drive, the main entrance driveway into the Leisure World Commercial Center, has five-foot wide sidewalks with eight-foot-wide green panels on both sides and handicapped ramps.

For safer pedestrian facilities and to accommodate bicyclists, Staff is recommending that the Applicant revise the latest plan, dated December 14, 2012, as follows:

1. A landscape bed of low-growing plants must be installed, replacing the sidewalks between the bank entrances and the drive-through aisles to prevent pedestrians from walking across the path of motorists entering and exiting the drive-through aisles.
2. Provide handicapped ramps per ADA requirements.
3. Provide one inverted-U bike rack, or equivalent, (storing 2 bikes) located near each entrance of the bank building.

Available Transit Service

Ride-On route 53 and Metrobus routes Y-5, Y-7, Y-8, and Y-9 operate along the Leisure World property's Georgia Avenue frontage with bus stops on each side of Georgia Avenue at its intersection with International Drive. In addition, Leisure World offers free bus transportation for all residents to their destinations inside the community and outside of Leisure World to the shopping areas in Aspen Hill and Olney.

Development Standards

No development standards are changed by the proposed amendment. The proposal continues to meet the requirements for a development greater than 750 acres within the PRC Zone. For a retail commercial center, uses are limited to those permitted in the C-1 Zone and development is limited to 1.5% of the gross area. Banks are a permitted use in the C-1 Zone. Up to 14.5 acres are permitted for

the commercial center and 13.40 acres are provided. The proposed project will remove 33 existing parking spaces from the parking lot. However, the applicant demonstrates in the application that even with the loss of 33 spaces, more parking spaces than are required for the overall site will remain (732 required and 758 provided).

Environment

Forest Conservation Exemption

This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). However, it is exempt from the requirements of submitting a Forest Conservation Plan per NRI/FSD 42013101E, approved on January 8, 2013 (see Attachment B), because the proposed project covers an activity occurring on “any planned unit development for which a development plan was approved by the District Council or for which a project plan was approved by the Planning Board before January 1, 1992, and which has received site plan approval before July 1, 1992.”

The property is within the Northwest Branch watershed - a Use IV watershed. The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

PUBLIC NOTICE/COMMENT

Notice of the subject amendment was sent to all parties of record by the applicant on January 16, 2013. Staff has not received any written or oral comments or questions about the application.

Findings

The proposed amendment, with conditions of approval, will not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping or lighting. The proposed amendment is in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval.

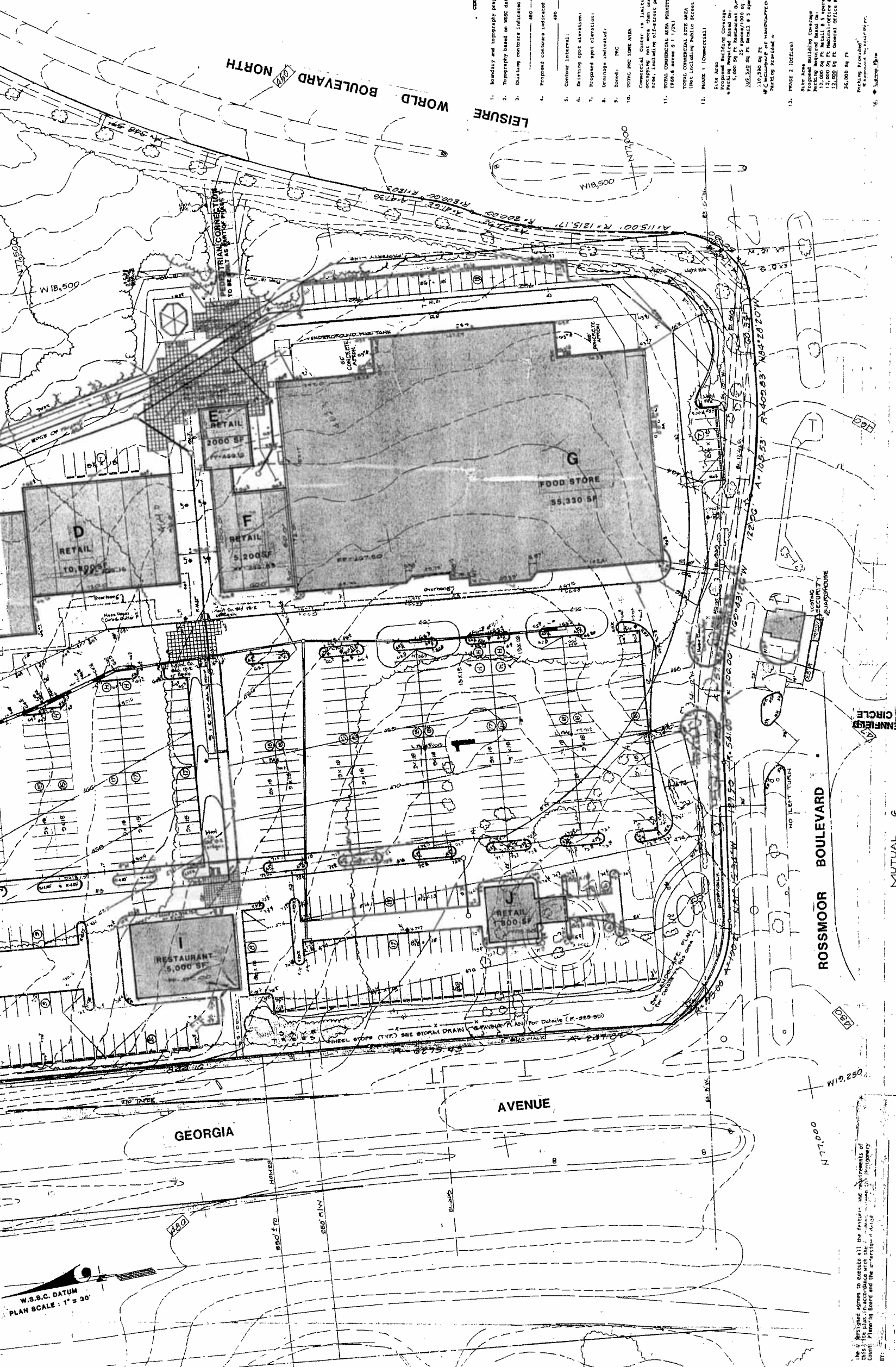
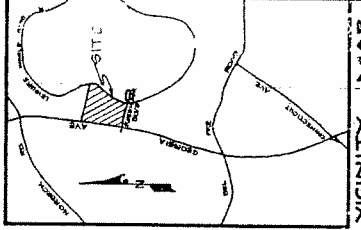
Staff recommends approval of Site Plan 81985045A, Rossmoor Leisure World Commercial Center to include the addition of a 2,900-square foot free standing bank with two drive-through aisles for up to a total of 147,018 square feet of gross floor area, subject to the conditions stated at the beginning of this report, and an update to the 1986 Adequate Public Facilities Agreement to reflect the conditions of this amendment. The additional gross floor area is allowed as per the terms of the 1986 APF Agreement because the subject development will not exceed the maximum number of site generated trips allowed under the 1985 Preliminary Plan and the 1986 Agreement. All previous approvals and findings remain in effect, unless amended by the applicable Review Body, as modified by this Amendment.

Attachments

- A. Previous Planning Board Approval Resolutions
- B. Approved Site Plan with “Red-lined” Proposed Amendments
- C. Proposed Limited Site Plan Amendment
- D. Staff determination of the Exemption from Forest Conservation Plan submission requirements
- E. Transportation Memo

SEE SHEET 2 OF 9

SEE SHEET 3 OF 9



W.S.C. DATUM
PLAN SCALE: 1" = 30'

- CENTRAL NOTES**
1. Boundaries and topography prepared by Greenhorn & O'Mara, Inc.
 2. Topography based on WSC datum.
 3. Existing contours indicated thus: _____
 4. Proposed contours indicated thus: _____
 5. Contour Interval: 2.0'
 6. Existing spot elevation: 70.2
 7. Proposed spot elevation: 70.2
 8. Drainage indicated:
 9. Zoned: RNC
 10. TOTAL P.C. SOME AREA 199.6 ACRES
Commercial Center is limited to the site. The site owner has occupying not more than one and one half percent of the gross area, including off-street parking.
TOTAL COMMERCIAL AREA PROPOSED 14.5 ACRES
TOTAL COMMERCIAL SITE AREA 14.5 ACRES
TOTAL COMMERCIAL SITE AREA (NOT INCLUDING PUBLIC STREET R/W totaling 40.99 acres) 14.5 ACRES
 11. MAZE 1 (Commercial)
Site Area: 199.6 ACRES
Proposed Building Coverage: 110,550 SQ. FT.
Proposed Parking: 110,550 SQ. FT.
Proposed Landscaping: 110,550 SQ. FT.
Proposed Stormwater Management: 110,550 SQ. FT.
Proposed Security: 110,550 SQ. FT.
Proposed Other: 110,550 SQ. FT.
 12. MAZE 2 (Office)
Site Area: 199.6 ACRES
Proposed Building Coverage: 110,550 SQ. FT.
Proposed Parking: 110,550 SQ. FT.
Proposed Landscaping: 110,550 SQ. FT.
Proposed Stormwater Management: 110,550 SQ. FT.
Proposed Security: 110,550 SQ. FT.
Proposed Other: 110,550 SQ. FT.
 13. MAZE 3 (Retail)
Site Area: 199.6 ACRES
Proposed Building Coverage: 110,550 SQ. FT.
Proposed Parking: 110,550 SQ. FT.
Proposed Landscaping: 110,550 SQ. FT.
Proposed Stormwater Management: 110,550 SQ. FT.
Proposed Security: 110,550 SQ. FT.
Proposed Other: 110,550 SQ. FT.
 14. MAZE 4 (Mixed Use)
Site Area: 199.6 ACRES
Proposed Building Coverage: 110,550 SQ. FT.
Proposed Parking: 110,550 SQ. FT.
Proposed Landscaping: 110,550 SQ. FT.
Proposed Stormwater Management: 110,550 SQ. FT.
Proposed Security: 110,550 SQ. FT.
Proposed Other: 110,550 SQ. FT.

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| DATE | SHEET | 1 OF 3 |
| MAP 85 | DATE | MAR 85 |
| FILE NO. | DATE | R-1632-W |

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900

GREENBELT, MD • ANNAH, MD • ATLANTA, GA • BECKLEY, WV • COLLEGE PARK, MD • DENVER, CO
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PITTSBURGH, PA • RICHMOND, VA • ROCKVILLE, MD • WASHINGTON, DC

OWNER:
ROSSMOOR-DI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906
(301) 598-2100

| NO. | REVISION | DATE | BY |
|-----|-------------------------------------|---------|----|
| 1 | ISSUED FOR PERMIT | 3-25-85 | BT |
| 2 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |
| 3 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |
| 4 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |
| 5 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |
| 6 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |
| 7 | REVISED TO SHOW CHANGES TO THE PLAN | 4-15-85 | BT |

The Designer agrees to execute all the features and improvements of this site plan in accordance with the provisions of the Montgomery County Planning Board and the provisions of the Act.

MUTUAL IS



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| FILE No. | | R-1632-W |

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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ROCKVILLE, MD • WASHINGTON, DC

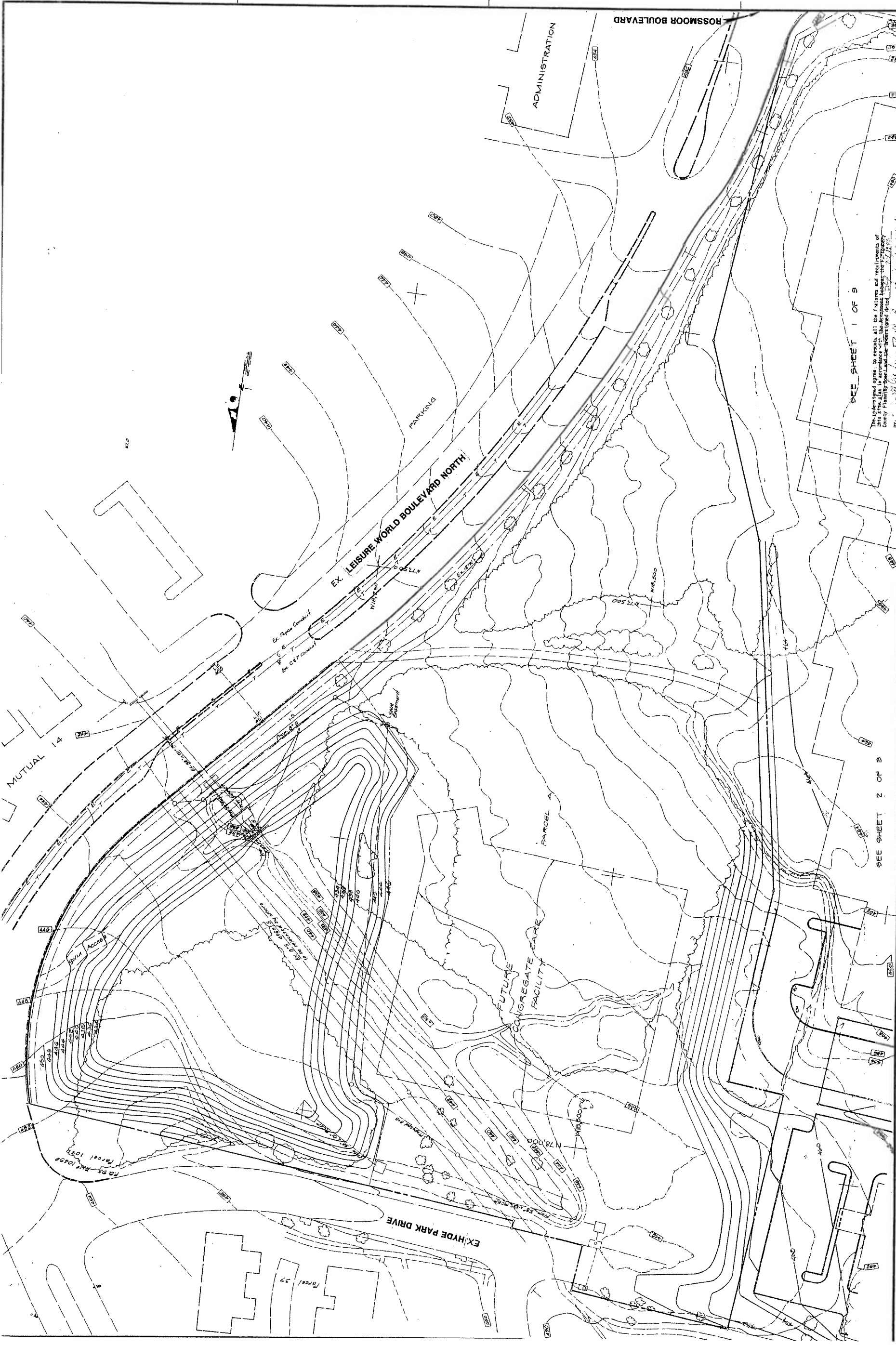


SEE SHEET 1 OF 3

| NO. | DATE | DESCRIPTION |
|-----|-------|------------------|
| 1 | 11/84 | PRELIMINARY PLAN |
| 2 | 12/84 | REVISED PLAN |
| 3 | 1/85 | REVISED PLAN |
| 4 | 2/85 | REVISED PLAN |
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| 6 | 4/85 | REVISED PLAN |
| 7 | 5/85 | REVISED PLAN |
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| 100 | 2/93 | REVISED PLAN |

OWNER:
ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906
(301) 598-2100

The undersigned agrees to execute all the features and details of this plan as shown on the drawings and to file the same with the Montgomery County Planning Board and the undersigned dated 8/85.



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| | | R-1632-W |

REVISED SITE PLAN
STORMWATER MANAGEMENT PLAN
ROSSMOOR LEISURE WORLD
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

GREENHORNE & O'MARA, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
 2 RESEARCH PLACE
 (301) 948-0900
 GREENBELT, MD • ANNAPOLIS, MD • FAIRFAX, VA • NO. HUNTERDON, PA



| NO. | REVISION | DATE | BY |
|-----|---------------------------------|------|-----|
| 1 | REVISED CIVIL PLAN | 7-88 | SPT |
| 2 | REVISED CIVIL PLAN & MISC. CHG. | 9-88 | SPT |
| 3 | REVISED CIVIL PLAN | 1-89 | JSL |

OWNER:
 ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
 14901 PENN FIELD CIRCLE
 SILVER SPRING, MARYLAND 20906
 (301) 588-2100

SEE SHEET 1 OF 3

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3

The undersigned agrees to execute all the features and requirements of this plan and to maintain the same in accordance with the agreement between the property owner and the undersigned.

1-2506

AGREEMENT

THIS AGREEMENT, made this 12TH day of MARCH, 1986, by and between ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INCORPORATED, a Maryland corporation (hereinafter, "IDI"), and the MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (hereinafter, the "Planning Board").

RECITALS:

A. IDI is the owner in fee simple of 13.4086 acres of land, designated as Parcel 58 on Plat No. 39 of Rossmoor Leisure World, attached to and made a part of this Agreement as Exhibit "A", and located in the northeast quadrant of the intersection of Maryland Route 97 (Georgia Avenue) and Rossmoor Boulevard in Aspen Hill, Montgomery County, Maryland (hereinafter, the "Subject Property").

B. IDI filed an application for subdivision approval with the Planning Board, which application was designated as Preliminary Plan No. 1-85065.

C. The Maryland-National Capital Park and Planning Commission is a body corporate created by the General Assembly of Maryland, and which, pursuant to Article 28, § 7-111, Annotated Code of Maryland, administers the Montgomery County Subdivision Regulations, Chapter 50, Montgomery County Code, 1984, as amended, through the Planning Board.

D. Pursuant to Section 50-35(k) of the Montgomery County Subdivision Regulations (hereinafter, "Section 50-35(k)"), as of the date of this Agreement, Preliminary Plan No. 1-85065 requires review by the Planning Board of the adequacy of public facilities available to serve the Subject Property.

E. In order to find that Preliminary Plan No. 1-85065 complies with Section 50-35(k), the Planning Board has determined that the size and use of improvements on the Subject Property must be restricted.

F. Pursuant to Section 50-35(k), IDI and the Planning Board have agreed that the Subject Property is to be subdivided, provided the necessary restrictions are contained in an agreement which shall bind IDI, its heirs, successors and assigns, and which shall be noted on the Record Plat for the Subject Property.

G. By the execution of this Agreement, IDI intends to create a restriction on the Subject Property necessary to meet a condition of subdivision approval as that condition pertains to the adequacy of public facilities pursuant to Section 50-35(k). The purpose of this restriction is to limit the development of the Subject Property to the following:

1. a shopping center of approximately 101,330 square feet of gross leasable area, to include a retail food store of approximately 55,330 square feet of gross leasable area;

2. approximately 36,000 square feet of gross leasable area for a three-story commercial/general office/medical office building, with not more than 12,000 square feet of gross leasable area of general office space and not more than 12,000 square feet of gross leasable area of medical office space;

3. approximately 9,200 square feet of gross leasable area for three (3) free-standing commercial buildings, to include two (2) banking institutions of not more than 6,400 square feet and one (1) restaurant of not more than 5,000 square feet;

for a combined total of approximately 146,530 square feet of gross leasable area, so that persons and properties will not be harmed by overburdened public facilities. IDI intends that the restrictions created by this Agreement shall be binding upon IDI, its successors, assigns, and lessees, until released with the consent of the Planning Board.

NOW, THEREFORE, in consideration of the mutual promises and stipulations set forth herein, and in accordance with the approval of the subdivision of the Subject Property, the parties covenant and agree as follows:

1. The recitals set forth above are incorporated by reference and made a part of this Agreement.

2. Development of the Subject Property shall be limited to the following:

(a) a shopping center of approximately 101,330 square feet of gross leasable area, to include a retail food store of approximately 55,330 square feet of gross leasable area;

(b) approximately 36,000 square feet of gross leasable area for a three-story commercial/general office/medical office building, with not more than 12,000 square feet of gross leasable area of general office space and not more than 12,000 square feet of gross leasable area of medical office space;

(d) approximately 9,200 square feet of gross leasable area for three free-standing commercial buildings, to include two (2) banking institutions of not more than 6,400 square feet and one (1) restaurant of not more than 5,000 square feet.

3. IDI shall not add additional floor area above the 146,530 square feet of gross leasable area described in Paragraph 2, without the successful completion of an adequate public facilities review by the Planning Board pursuant to Section 50-35(k) of the Montgomery County Code, 1984, as amended.

4. IDI shall notify the Planning Board of an application for a building permit or use and occupancy permit for the Subject Property. IDI shall not seek a building permit for a structure or a use on the Subject Property that violates the restrictions contained in this Agreement. In the event that a building permit is sought which violates the restrictions contained in this Agreement, the Planning Board need not recommend issuance of any such permit.

5. Representatives or designees of the Planning Board may enter upon the Subject Property from time to time for the purpose of inspection and enforcement of the terms, conditions and restrictions contained in this Agreement. Whenever possible, a representative of IDI shall be present at inspection. In the event that the representative or designee determines on the basis of the inspection that the restrictions contained in this Agreement are being violated, the representative or designee shall promptly advise IDI concerning the problem. IDI shall have a reasonable time to address said problem.

6. The Planning Board shall have the right to bring an action for any legal or equitable relief necessary to enforce the restrictions contained in this Agreement. Upon the request of IDI, the Planning Board shall release the Subject Property from the restrictions contained in this Agreement if it finds that public facilities are adequate pursuant to Section 50-35(k) of the Montgomery County Code, 1984, as amended, for additional development of the Subject Property. Such a review shall include the public facilities impact of any existing building or use to remain on the Subject Property, as well as that of the proposed additional development.

7. This Agreement shall bind and inure to IDI, its successors and assigns. Whenever this Agreement refers to the Planning Board, it shall also refer to any successor agency, if any, which will administer Section 50-35(k) of the Montgomery County Code, 1984, as amended.

8. A notation of this Agreement shall be made on the Record Plat for the Subject Property.

9. This Agreement may only be modified in a writing signed by the parties hereto, their heirs, successors or assigns.

IN WITNESS WHEREOF, this Agreement has been executed by IDI and the Planning Board on the day and year indicated.

ATTEST:

ROSSMOOR-IDI COMMERCIAL CENTER
ASSOCIATES, INCORPORATED

Patricia P. Milton

By:

Norman M. Dreyfuss

Norman M. Dreyfuss, Executive Vice
President, Rossmoor-IDI Commercial
Center Associates, Incorporated

WITNESS:

THE MONTGOMERY COUNTY PLANNING
BOARD OF THE MARYLAND-NATIONAL
CAPITAL PARK AND PLANNING
COMMISSION

By:

Ruford E. Johnson

APPROVED AS TO LEGAL SUFFICIENCY.

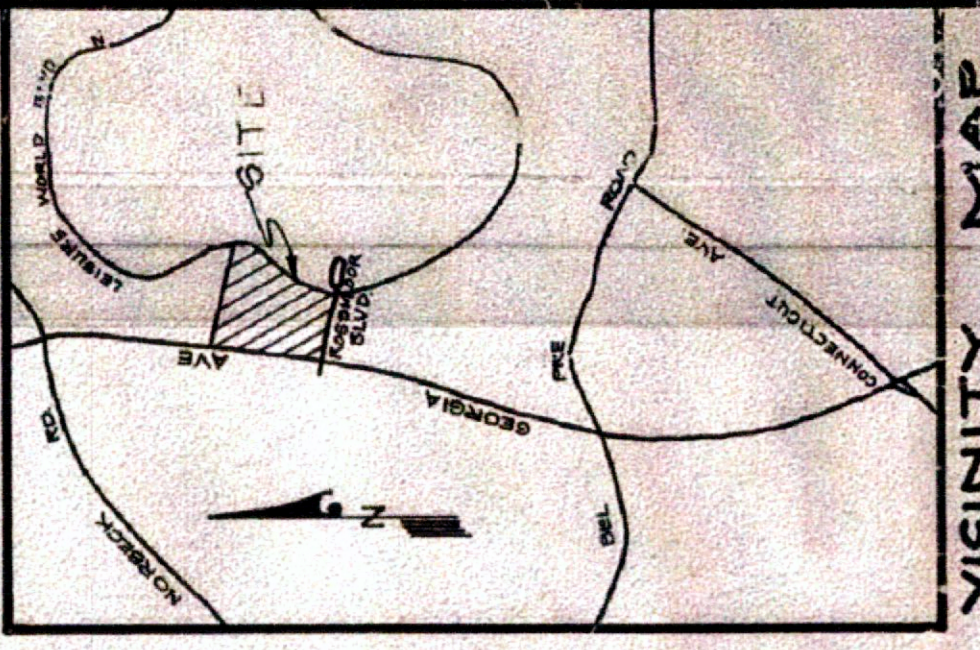
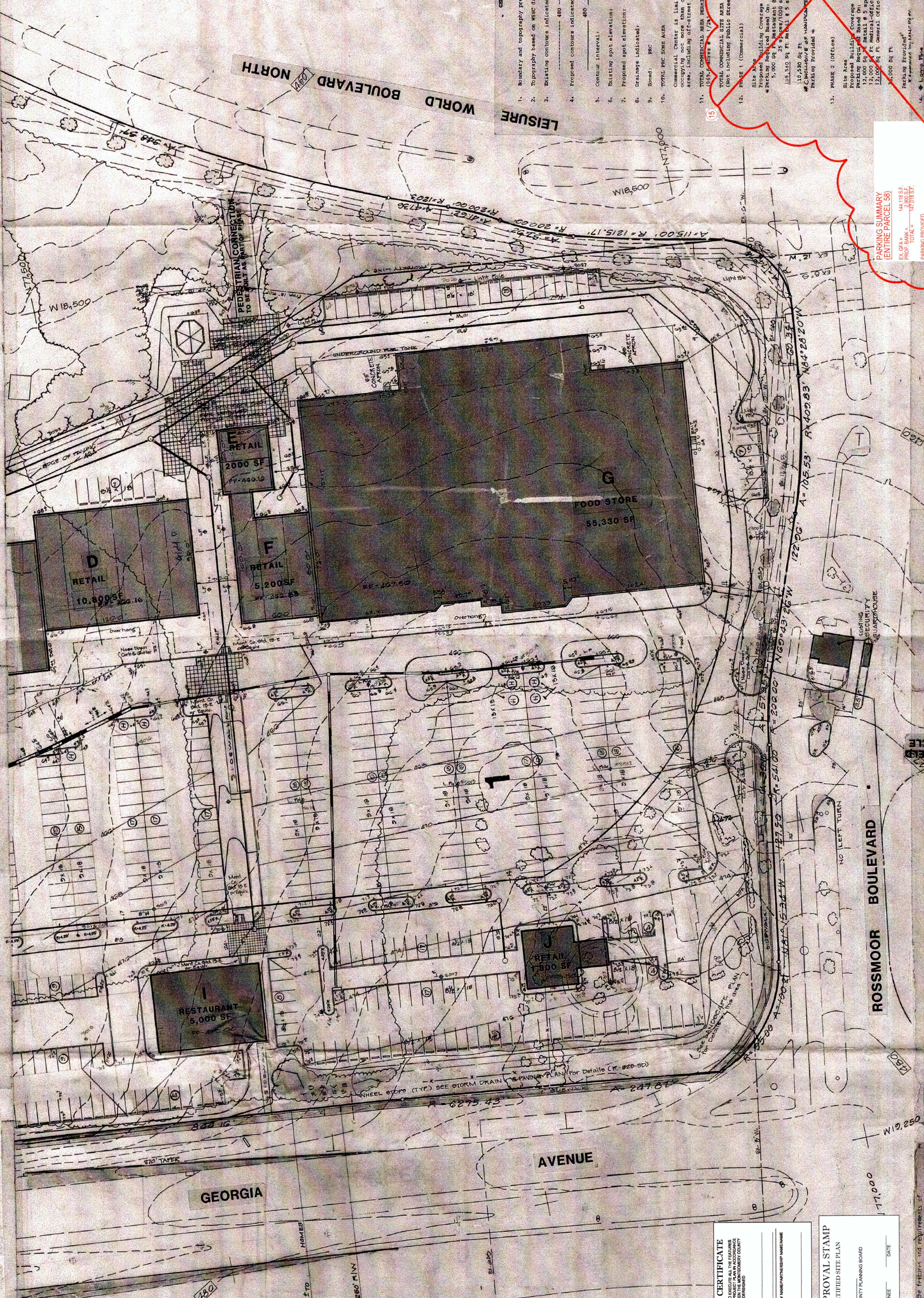
J. Allen
M-NCP&C Legal Department

Date 4/2/80

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3

W.S.B.C. DATUM
PLAN SCALE: 1" = 30'



BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Tel: (301) 882-4500
Fax: (301) 882-4501
www.BohlerEngineering.com

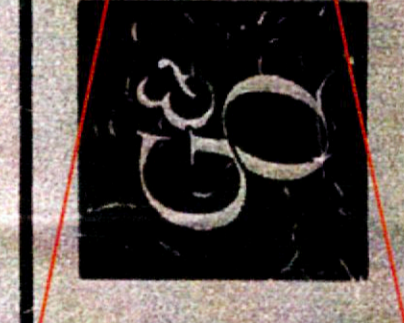
- GENERAL NOTES**
- Boundary and topography prepared by Greenhorne & O'Mara, Inc.
 - Topography based on RSC datum.
 - Existing contours indicated blue.
 - Proposed contours indicated blue.
 - Contour interval: 2.0'
 - Existing spot elevation: 20.2
 - Proposed spot elevation: 20.2
 - Drainage indicated.
 - Soil: PSC
 - 100% RSC ZONE AREA
Commercial Center is limited to the uses in the C-1 zone and occupying not more than one and one half percent of the gross area, including off-street parking.
 - TOTAL COMMERCIAL AREA PERMITTED: 14.5 Acres
TOTAL COMMERCIAL SITE AREA (not including public streets R/W totaling 10.99 acres): 2.13 ACRES
Phase 1 (Commercial): 1.49, 21.20 sq ft (11.08 Acres)
Phase 2 (Office): 609 Spaces
Phase 3 (Office): 126 Spaces
Phase 4 (Office): 156 Spaces
Phase 5 (Office): 146 Spaces
Phase 6 (Office): 146 Spaces
Phase 7 (Office): 146 Spaces
Phase 8 (Office): 146 Spaces
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Phase 11 (Office): 146 Spaces
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Phase 98 (Office): 146 Spaces
Phase 99 (Office): 146 Spaces
Phase 100 (Office): 146 Spaces

PARKING SUMMARY (ENTIRE PARCEL 58)
 EX. OF BANK = 14,000 SF
 FROM BANK = 14,000 SF
 TOTAL = 14,000 SF
 PARKING PROVIDED BY BANK = 33
 NET SPACES REMOVED BY BANK = 33
 NET SPACES PROVIDED = 14,000 SF

| | | |
|----------|----------|----------|
| SPT | SCALE | 1" = 30' |
| DESIGN | JLM | 1 OF 3 |
| DRAWN | BSP | SHEET |
| CHECKED | MR 85 | DATE |
| FILE NO. | R-1632-W | FILE NO. |

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
 2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
 (301) 948-0900
 GREENBELT, MD • ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO
 FAIRFAX, VA • GREENSBORO, NC • HOUSTON, TX • LEWISBURG, PA • WILLISTON PARK, NY



| No. | DATE | BY | REVISION |
|-----|---------|-----|-------------------|
| 1 | 7-20-11 | JLM | REVISED SITE PLAN |
| 2 | 7-20-11 | JLM | REVISED SITE PLAN |
| 3 | 7-20-11 | JLM | REVISED SITE PLAN |
| 4 | 7-20-11 | JLM | REVISED SITE PLAN |
| 5 | 7-20-11 | JLM | REVISED SITE PLAN |
| 6 | 7-20-11 | JLM | REVISED SITE PLAN |
| 7 | 7-20-11 | JLM | REVISED SITE PLAN |

OWNER:
 ROSSMOOR-DI COMMERCIAL CENTER ASSOCIATES, INC.
 14901 PENN FIELD CIRCLE
 SILVER SPRING, MARYLAND 20906
 (301) 598-2100

DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS FOR THE PROPOSED PROJECT HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERGROUND UTILITIES BOARD.

DATE: _____
 PRINTED NAME: _____
 TITLE: _____
 COMPANY: _____

M-NCPPC APPROVAL STAMP
 APPROVED CERTIFIED SITE PLAN
 FILE NO. _____
 MONTGOMERY COUNTY PLANNING BOARD
 CHAIRMAN OR DESIGNEE: _____ DATE: _____

The undersigned agrees to execute all the requirements and requirements of the County Planning Board and the Underground Utilities Board.

MUTUAL 13

W.S.S.C. DATUM
PLAN SCALE: 1" = 30'

HYDE PARK DRIVE
HYDE PARK DRIVE
90° 59' 49" N, 42.00'
90° 59' 49" N, 8.00'
90° 59' 49" N, 8.00'
90° 59' 49" N, 8.00'

PEDESTRIAN CONNECTION
TO BE BUILT AS PART OF PHASE ONE

2

COMMERCIAL/MEDICAL OFFICES
36,000 SF
FF = 284.10

A
RETAIL
8,000 SF
FF = 464.00

B
RETAIL
12,000 SF
FF = 464.00

C
RETAIL
8,000 SF
FF = 289.09

1
RETAIL
2,400 SF
FF = 302.00

PROP. BANK SF
PROP. BANK HEIGHT 25 FT ±
PROP. ADA RAMP
PROP. ADA RAMP

PROP. 4' STOPS

PROP. 4' CURB

PROP. 6' SIDEWALK

PROP. ISLAND

PROP. TWO-DIRECTIONAL DRIVEWAY LANES

PROP. ADA SIGNAGE

GEORGIA

AVENUE

SEE "GEORGIA AVENUE IMPROVEMENT PLAN"
(G&O File # R-326-90)

MATCH LINE
THIS SHEET

MATCH LINE
THIS SHEET



BOHLER ENGINEERING
16701 BELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
Tel: (301) 869-4801
Fax: (301) 869-4801
www.BohlerEngineering.com

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION FURNISHED TO THE COUNTY PLANNING BOARD IN CONNECTION WITH THE SUBMITTAL OF THIS SITE PLAN TO THE BOARD IS TRUE AND CORRECT AND THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY DESCRIBED IN THE INSTRUMENTS.

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. _____
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE _____ DATE _____

SPT DESIGN SCALE 1" = 30'
JLM DRAWN 2 OF 3
BSP CHECKED SHEET
MAR RE

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900



SEE SHEET 1 OF 3

| NO. | DATE | BY | REVISION |
|-----|----------|----|---|
| 1 | 1-19-99 | | REV. PREP |
| 2 | 1-24-99 | | REV. PREP |
| 3 | 1-24-99 | | REV. PREP |
| 4 | 1-24-99 | | REV. PREP |
| 5 | 1-24-99 | | REV. PREP |
| 6 | 1-24-99 | | REV. PREP |
| 7 | 1-24-99 | | REV. PREP |
| 8 | 1-24-99 | | REV. PREP |
| 9 | 1-24-99 | | REV. PREP |
| 10 | 1-24-99 | | REV. PREP |
| 11 | 1-24-99 | | REV. PREP |
| 12 | 1-24-99 | | REV. PREP |
| 13 | 1-24-99 | | REV. PREP |
| 14 | 1-24-99 | | REV. PREP |
| 15 | 12-16-02 | | REV. TO INCLUDE PROP. BANK AND PARKING UPDATE |

OWNER:
ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906

The undersigned agrees to execute all the features and conditions of this site plan in accordance with the Agreement between the Montgomery County Planning Board and the undersigned dated 1/24/99.

ATTACHMENT D



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

January 8, 2013

Rossmoor-IDI-Commercial Center Associates Limited Partnership
11611 Old Georgetown Road, 2nd Floor
Rockville, MD. 20852

Re: Rossmoor Leisure World Commercial Center; Forest Conservation Exemption 42013101E; Parcel 58,
Plat 39, P.B. 137, Plat No. 15875

Dear Madam or Sir:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42013101E, located at 3800 International Drive, is confirmed. The existing conditions plan which was submitted on December 27, 2012, is in compliance with Chapter 22A-5(l) of the Forest Conservation Law.

The activity qualifies for an exemption (l): any planned unit development for which a development plan was approved by the District Council or for which a project plan was approved by the Planning Board Before January 1, 1992, and which has received site plan approval before July 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval. A development plan or project plan amendment approved after January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval. A development plan or project plan amendment approved after January 1, 1992, is not exempt if it results in the cutting of more than 5,000 additional square feet of forest.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

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) 495-4581.

Sincerely,

Handwritten signature of David W. Wigglesworth in black ink.

David Wigglesworth

Sr. Planner

Development Application and Regulatory Coordination Division

CC: Barbara A. Sears (Linowes & Blocher, LLP)
Matthew K. Jones (Bohler Eng.)
42013101E



March 11, 2013

MEMORANDUM

TO: Andrea Gilles, Senior Planner
Area 2 Planning Division

VIA: Khalid Afzal, Supervisor, East County Team
Joshua Sloan, I-270 Corridor Supervisor
Area 2 Planning Division

FROM: Ed Axler, Transportation Planner Coordinator
Area 2 Planning Division

SUBJECT: Rossmoor Leisure World Commercial Center
Site Plan No. 81985045A
Aspen Hill Policy Area

This memorandum is transportation planning staff's review of the subject site plan amendment for an additional free-standing bank with two drive-through windows within the existing commercial center in the PRC zone.

RECOMMENDATIONS

Transportation planning staff has the following conditions related to the Adequate Public Facilities (APF) test of the transportation requirements for the subject site plan amendment:

1. The site plan amendment must be limited to adding a free-standing bank with two drive-through aisles of up to 2,900 square feet of gross leasable area (GLA) for up to a total gross floor area (GFA) of 147,018 square feet in the commercial center.
2. Adequate Public Facilities must be re-tested if the uses change or additions are requested for a total of more than 146,530 square feet of gross leasable area (GLA) within the commercial center. If development is proposed that does not exceed 146,530 square feet of GLA, but changes the mix of uses, the applicant must demonstrate in writing to the satisfaction of Staff prior to the issuance of any building permit that the new mix of uses generates no more than the approved maximum of 506 primary trips (825 total) during the weekday morning peak period (6:30am to 9:30am) and 1,010 primary trips (1,684 total) during the evening peak period (4:00pm to 7:00pm).
3. The Adequate Public Facilities Agreement dated March 12, 1986, must be amended and re-recorded to reflect a maximum cap on trips rather than the previous specified uses. The

amended Agreement must be executed by the Applicant and the Planning Board prior to the issuance of a building permit.

4. The bank layout must be reoriented such that the drive-through aisles are entered from the west end of the bank and exited to the east along the south façade.
5. A landscape bed of low-growing plants must be installed, replacing the sidewalks between the bank entrances and the drive through aisles.
6. Provide handicapped ramps per ADA requirements for the customers entering and leaving from the doorways on the each side of the proposed bank building.
7. Provide one inverted-U bike rack, or equivalent approved by the staff, (storing 2 bikes) located near each entrance of the bank building.

In conclusion, the subject site plan amendment satisfies the Local Area Transportation Review (LATR) and Transportation Policy Area Review (TPAR) tests and will have no adverse impact on area roadways or nearby pedestrian facilities with the recommendations above.

DISCUSSION

Site Location

The proposed bank site is located within the surface parking lot for the Leisure World Plaza in the southeast corner of Georgia Avenue and International Drive.

Vehicular Circulation

As discussed in Recommends No. 4, the proposed bank layout must be reoriented. The internal vehicular circulation in the commercial center's parking lot was analyzed to minimize conflicting movements to/from the nearby existing Sun Trust bank and the proposed new drive-through bank. Below are potential vehicular conflicts with the original proposed layout and recommended solutions:

1. The proposed bank layout has two east-to-west drive-through aisles where exiting vehicles would conflict with the motorists backing out of the existing parking spaces along the Georgia Avenue frontage. This first conflict can be eliminated by reversing the drive-through aisles to be west-to-east. In addition, the traffic patterns would be consistent with the existing Sun Trust bank's west-to-east drive-through aisles
2. U-turns are difficult to make from/into the commercial center's east-west drive aisle closest to International Drive into/from the bank's drive-through aisles whether east-to-west or west-to-east. The second conflict could be eliminated by moving the drive-through aisle from the north side to the south side – basically "flipping" the proposed bank design within its pad. Also the first conflict could be eliminated. Associated with this change, six parking spaces perpendicular to the exiting west-to-east drive-through aisle must be removed.

The recommended solutions would eliminate the vehicular conflicts and optimize vehicular circulation for the commercial center to and from these banks.

Bank Parking

The Applicant is proposing to provide six parking spaces on the bank's pad site within the parking lot as shown on the latest plan dated December 14, 2012.

Master-Planned Roadway, Bikeway, and Transitway

In accordance with the 1994 *Aspen Hill Master Plan*, Georgia Avenue is designated as a six-lane divided major highway, M-8, with a recommended 150-foot wide right-of-way and a Class I bikeway. A shared-use path, SP-29 is designated along the west side of Georgia Avenue in the 2005 *Countywide Bikeways Functional Master Plan*.

The pending staff draft of the *Countywide Transit Corridors Functional Master Plan* for the Bus Rapid Transit (BRT) recommends Georgia Avenue North as a transit corridor with one reversible lane in the Georgia Avenue median and a BRT station at Leisure World. The proposed BRT cross-section can be accommodated within the current recommended right-of-way width of Georgia Avenue fronting the site. A Planning Board hearing was held on March 21, 2013, for the *Countywide Transit Corridors Functional Master Plan*.

Although not listed in the *Aspen Hill Master Plan*, International Drive was built as a public business district street with an 80-foot wide right-of-way and no bikeway.

Available Transit Service

Ride-On route 53 and Metrobus routes Y-5, Y-7, Y-8, and Y-9 operate along the Georgia Avenue frontage with bus stops on each side of Georgia Avenue at the intersection with International Drive. In addition, Leisure World offers free bus transportation for residents to their destinations inside the community, to the shopping areas in Aspen Hill and Olney outside its gates on Wednesdays, and for physically impaired persons.

Pedestrian and Bicycle Facilities

Georgia Avenue has five-foot wide sidewalks on both sides with a 16.5-foot wide green panel only on the east side. The recommended shared-use path does not currently exist along this segment of Georgia Avenue. International Drive has five-foot wide sidewalks with eight-foot-wide green panels on both sides and handicapped ramps.

For safer pedestrian facilities and to accommodate bicyclists, the Applicant is recommended to revise the latest plan dated December 14, 2012, as follows:

1. As discussed in Recommend No. 5, the latest plan shows continuous sidewalks along the entire bank's east and west sides. These proposed sidewalks must be replaced with a landscape bed approximately 5 feet between bank entrances and the drive through aisles. If not replaced with a landscape bed, these segments of sidewalk could encourage pedestrians walk across the path of motorists entering and exiting the drive through aisles.

2. As discussed in Recommend No. 6, handicapped ramps per ADA requirements must be provided for the customers entering and leaving from the doorways on the each side of the proposed bank building.
3. As discussed in Recommend No. 7, one inverted-U bike rack or equivalent (storing 2 bikes) must be provided located near the two main entrances along each side of the proposed bank building.

Prior Planning Board Actions

The following Planning Board actions were approved for the entire Leisure World Plaza located on the east side of Georgia Avenue from 220 feet north of International Drive to between Rossmoor Boulevard:

1. Preliminary Plan No. 119850650, Leisure World Commercial Center, was approved by the Planning Board on September 12, 1985, for 111,130 square feet of GLA of general retail space, not more than 18,400 square feet of GLA of general office space, not more than 12,000 square feet of GLA of medical office space, 5,000 square feet of GLA of fastfood restaurant with drive-through windows, and 6,400 square feet of GLA of free-standing banks with drive-through windows.
2. Site Plan No. 819850450, Rossmoor Leisure World Commercial Center, was approved by the Planning Board on September 12, 1985, for 122,530 square feet of general retail space, not more than 12,000 square feet of GLA of general office space, and not more than 12,000 square feet of GLA of medical office space.
3. Site Plan No. 819870390, Leisure World Plaza, was approved administratively for a minor change.
4. The Applicant entered into an (Adequate Public Facilities) Agreement executed on March 12, 1986, to further broke down the mix of land uses as limited by Site Plan No. 819850450.

As discussed in Recommend No. 3, the applicant must amend and re-record the (Adequate Public Facilities) Agreement to reflect the maximum number of peak-hour site-generated trips based on the original site plan approval and on the proposed specific land uses and their square footage within the commercial center.

Local Area Transportation Review

The tables below shows the primary and total peak-hour trips generated by a) approved, b) built out, and c) net change in peak-hour trips when adding the proposed bank within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.). Total trips include pass-by, diverted, and primary trips. Pass-by and diverted trips are those trips where the commercial center is not the primary origin or destination, but are already on the road and on the way to/from other origins or destinations. Table A below shows the peak-hour trips generated by type and square feet of GLA of land uses approved under Site Plan No. 819850450.

Table A: Peak-Hour Trips by Approved Land Uses

| Land Use | | Peak-Hour Trips by Approved Land Uses | | | | |
|----------|---|---------------------------------------|---------|-------|---------|-------|
| | | Sq. Ft. of GLA | Morning | | Evening | |
| | | | Primary | Total | Primary | Total |
| 1a | Shopping Center – General Retail Use | 101,330 | 216 | 360 | 600 | 1,000 |
| 2a | General Retail Use | 12,000 | 73 | 121 | 202 | 336 |
| | General Office Use | 12,000 | 16 | 16 | 27 | 27 |
| | Medical Office Use | 12,000 | 29 | 29 | 44 | 44 |
| | Subtotal in the 3-Story Building | 36,000 | 118 | 166 | 273 | 407 |
| 3a | Fastfood Restaurant with Drive-Thru Windows | 5,000 | 158 | 247 | 108 | 169 |
| 4a | 2 Free-Standing Banks with Drive-Thru Windows | 4,200 | 14 | 52 | 29 | 108 |
| 5a | Total Peak-Hour Vehicular Trips | 146,530 | 506 | 825 | 1,010 | 1,684 |

Table B below shows the peak-hour trips generated by type and square feet of GLA of the current built out of land uses

Table B: Peak-Hour Trips by Built Out Land Uses

| Land Use | | Peak-Hour Trips by Built Out Land Uses | | | | |
|----------|---|--|---------|-------|---------|-------|
| | | Sq. Ft. of GLA | Morning | | Evening | |
| | | | Primary | Total | Primary | Total |
| 1b | Shopping Center – General Retail Use | 101,450 | 216 | 360 | 600 | 1,001 |
| 2b | General Retail Use | 0 | 0 | 0 | 0 | 0 |
| | Free-Standing Banks with Drive-Thru Window | 3,910 | 13 | 48 | 27 | 101 |
| | General Office Use | 0 | 0 | 0 | 0 | 0 |
| | Medical Office Use | 29,060 | 71 | 71 | 106 | 106 |
| | Subtotal in the 3-Story Building | 32,970 | 84 | 119 | 134 | 207 |
| 3b | Fastfood Restaurant with Drive-Thru Windows | 3,445 | 109 | 170 | 75 | 116 |
| 4b | 2 Free-Standing Banks with Drive-Thru Windows | 4,060 | 13 | 50 | 28 | 105 |
| 5b | Total Peak-Hour Vehicular Trips | 141,925 | 422 | 699 | 837 | 1,429 |

Table C below shows the between the peak-hour trips generated by approved minus the built out and proposed land uses:

Table C: Net Peak-Hour Trips by Proposed Use

| Land Use | | Net Peak-Hour Trips when Adding a 3rd Bank Site | | | | |
|----------|------------------------------------|---|---------|-------|---------|-------|
| | | Sq. Ft. of GLA | Morning | | Evening | |
| | | | Primary | Total | Primary | Total |
| 5a | Total Trips by Approved Land Uses | 146,530 | 506 | 825 | 1,010 | 1,684 |
| 5b | Total Trips by Built Out Land Uses | 141,925 | 422 | 699 | 837 | 1,429 |
| 3c | Peak-Hour Trip Credit | 4,605 | 84 | 126 | 173 | 255 |
| 4c | + Bank with Drive-Thru Windows | -2,900 | -10 | -36 | -20 | -75 |
| 5c | Net Remaining Peak-Hour Trips | +1,705 | +74 | +90 | +153 | +180 |

As shown on line 5c, the proposed land use mix with the proposed bank generates equal or fewer new and total peak-hour trips than that generated by the approved land use mix. Thus, the Applicant is not required to submit a traffic study to satisfy the LATR test for the proposed free-standing bank with drive-through windows.

However, the site plan must undergo further Adequate Public Facilities review if the type and square footage of proposed future combinations of commercial land uses generate more than that generated by the approved land uses under Site Plan No. 819850450 and shown on Line 5a above.

Transportation Policy Area Review

The subject site is located in the Aspen Hill Policy Area that has adequate TPAR roadway and transit capacities. Thus, the transportation impact tax is not required to satisfy the TPAR test because the required payment is zero percent of the development impact tax.

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