



**Church of the Redeemer: Limited Preliminary Plan Amendment No. 11997061B**

*RAW*

Richard Weaver, Supervisor, Area 3, [Richard.Weaver@montgomeryplanning.org](mailto:Richard.Weaver@montgomeryplanning.org), (301) 495-4544

*JAC*

John Carter, Chief, Area 3, [John.Carter@montgomeryplanning.org](mailto:John.Carter@montgomeryplanning.org), (301) 495-4575

**Staff Report Date: 10/17/14**

**Description**

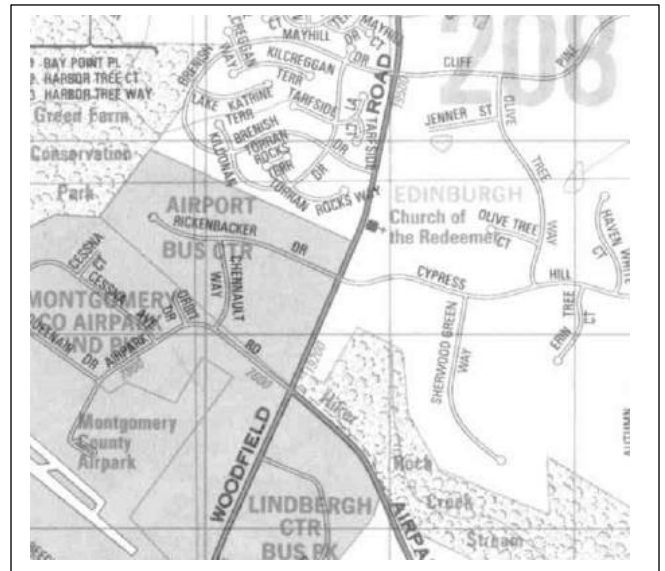
**Church of the Redeemer: Limited Preliminary Plan Amendment No. 11997061B**

Request to increase the private school enrollment from 148 students to 400 students, located on the east side of Woodfield Road (MD124), approximately 500 feet south of Cliff Pine Drive, 13.05 acres, RE-1 Zone, Upper Rock Creek Master Plan

**Staff recommendation:** Approval with conditions

**Applicant:** Church of the Redeemer c/o Pastor Dino Tortelli

**Submitted Date:** 1/22/14



**Summary**

- A request to increase student enrolment by 252 students for the existing private educational institution
- No increase in building footprint is required
- No change to existing parking lot or frontage road is required
- No additional dedication or changes to the existing lot are required
- A traffic study has been analyzed by staff, MCDOT and MDSHA, and the road capacity is adequate to serve the increase student enrollment.

**STAFF RECOMMENDATION AND CONDITIONS:**

All previous conditions of approval of Preliminary Plan 119970610 remain valid, unchanged, and in full force and effect except for those modified herein. Staff recommends approval of Preliminary Plan No. 11997061B with the following modifications:

Replace condition No. 1 of the Planning Board Opinion for the Church of the Redeemer dated July 13, 1998:

- 1) Development is limited to a House of Worship with a weekday private educational facility (Kindergarten through 8<sup>th</sup> Grade) with an enrollment not to exceed 400 children with no weekday child day care.

Add a new condition:

- 2) On-site queuing of vehicles must not, at any time, back up on to MD124.

**SITE DESCRIPTION**

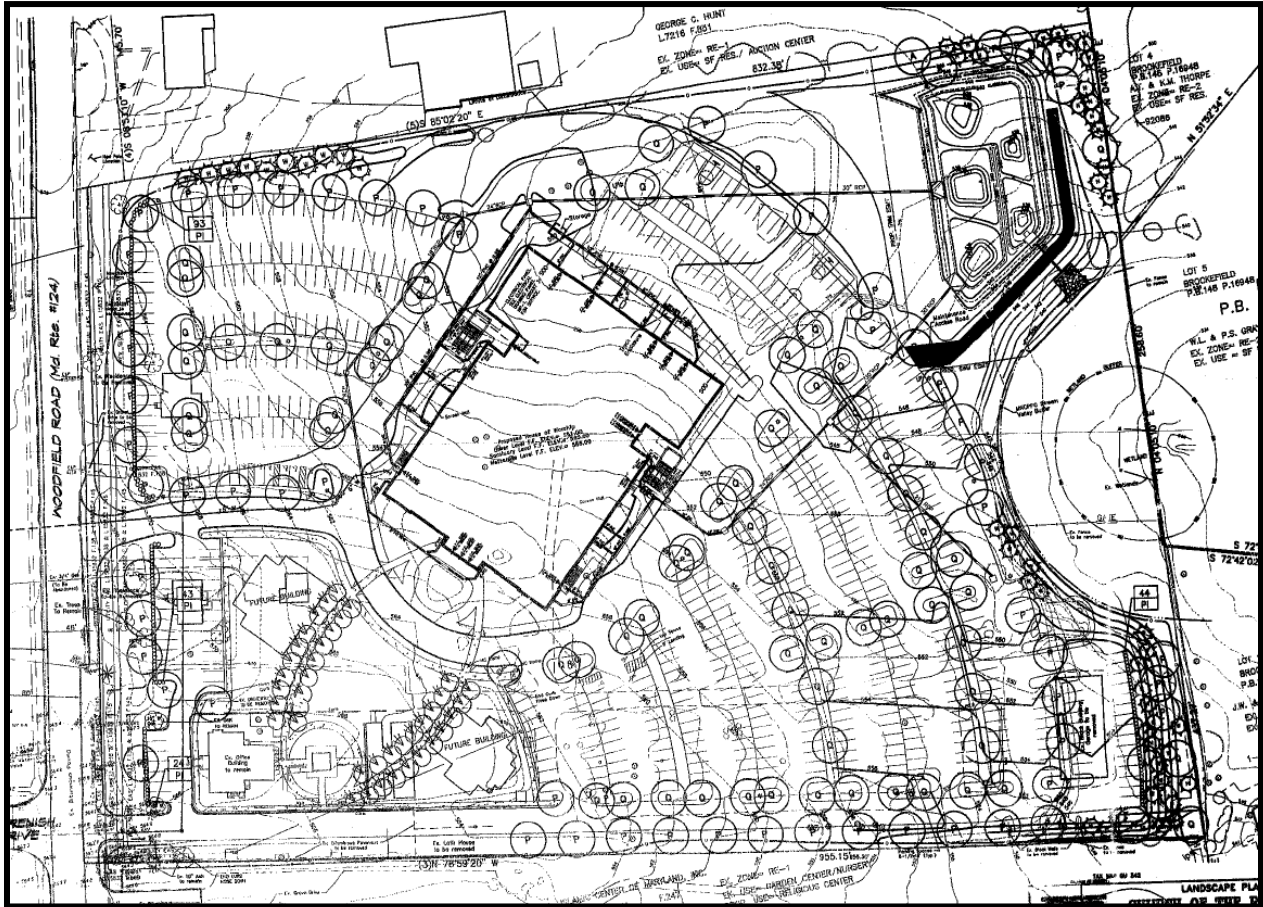
The property, identified on record plat No. 20877 (Attachment A) as Parcel A, Block C, Brookefield, is 13.05 acres in size and is zoned RE-1 (“Subject Property”). Under the current Planning Board approval for a House of Worship and Private Educational Institution, the Church of the Redeemer was constructed on the Subject Property in the late 1990’s and the Church has operated a religiously affiliated, educational institution for Kindergarten through 8<sup>th</sup> grade students within the existing buildings. A substantial parking lot surrounds the main building which is centrally located on the site. Two access points to Woodfield Road are provided for the Church and School. Woodfield Road, which is a State Highway (MD 124), was recently constructed as a six lane divided highway. One access point is a right-in/right-out and the other has full movement through the median that divides the north and southbound lanes.

To the immediate south of the Subject Property is the Islamic Center of Maryland and to the north is a single family residence currently operating as a public auction house. To the east, and separated from the Subject Property by a forested stream valley, is a residential community in the RE-1 and RE-2 zones. Confronting the Subject Property on Woodfield Road is a one family detached subdivision in the Residential Mobile Home zone developed on one-family detached lots as small as 4000 square feet. The Montgomery County Airpark and other industrial zoned land surrounding the Airpark is located to the south and on the opposite side of Woodfield Road.

The Subject Property is in the Upper Rock Creek Master Plan area (“Master Plan”) and the Upper Rock Creek Watershed (Use III). This portion of the Upper Rock Creek Watershed was designated as an Environmental Overlay Zone in 2004. As the time of construction in the 1990’s, stormwater management was provided for the existing development and is located on the eastern edge of the Subject Property.

## PREVIOUS APPROVALS

The date of mailing of the Planning Board Opinion for Church of the Redeemer is July 13, 1998 (Attachment B). A subsequent staff level amendment to the landscaping plan (11997061A) was approved to adjust parking and landscaping on the Subject Property. As noted above, the original approval limited development on the Subject Property to a House of Worship with a private educational institution with no more than 148 students. No restriction was placed on the size or capacity of the House of Worship. At the time of that approval in 1998, Woodfield Road was a two lane State Highway.



Preliminary Plan

## AMENDMENT DESCRIPTION

Preliminary Plan application No. 11997061B ("Application") is a Limited Amendment to request an increase in school enrollment from 148 students to 400 students. It is noted in the Applicant's Traffic Study that enrollment at the school already exceeds the 148 student limit and that 271 students are currently enrolled. The increase in enrollment to 400 students will not require an increase to the footprint of the buildings on the Property. Second story additions are to be constructed to accommodate the classroom and administrative space. The current parking lot is abundantly sufficient

for the school’s parking needs during the weekdays. Traffic was analyzed to determine if local roads and intersections were adequate to accommodate the additional traffic. Queuing and stacking were analyzed to determine if adequate pick-up and drop-off space is provided on-site and to assure that vehicles will not obstruct traffic on Woodfield Road.

The School currently operates in an efficient manner with the assistance of off duty School-hired traffic police during the morning and evening drop-off and pick-up periods. The traffic police are stationed at the entrance and exit points to direct vehicles in a safe and efficient manner. The School will continue to engage traffic control police and to assure safe ingress and egress.

## ANALYSIS AND FINDINGS

### Public Facilities

#### Transportation

For purposes of the traffic analysis, the traffic associated with the 271 student enrolment was used to determine existing or back ground conditions. The Application was required to address the Local Area Transportation Review (LATR) because the proposed increase in enrollment is estimated to generate 151 additional trips in the AM peak hour and 36 in the PM peak hour, as compared to traffic generated by the current 271 student enrollment. As stipulated in the LATR guidelines, four intersections were analyzed as part of the study and they are on the border of the Montgomery Village/Airpark and Rural East Policy Areas. Based on the Critical Lane Volume (CLV) analysis results, no intersections become deficient when background traffic and the applicant’s estimated traffic are added to the intersection volumes. Roadway improvements are not required or recommended for this Application.

Table 3-1  
Church of the Redeemer: School Expansion  
Critical Lane Volume (CLV) Analyses<sup>(1)</sup>

Intersection	Operating Condition	Capacity Threshold	Measure of Performance	Existing 2013		Background Future		Total Future		Impact	
				AM	PM	AM	PM	AM	PM	AM	PM
01. Woodfield Road (MD 124)/Hadley Farms Drive	Signalized	1,425 CLV <sup>(2)</sup>	CLV Pass/Fail	1067 Pass	770 Pass	1082 Pass	779 Pass	1123 Pass	781 Pass	+41 --	+2 --
02. Woodfield Road (MD 124)/Rickenbacker Drive	Signalized (Split E/W)	1,425 CLV <sup>(2)</sup>	CLV Pass/Fail	773 Pass	898 Pass	788 Pass	907 Pass	804 Pass	913 Pass	+16 --	+6 --
03. Woodfield Road (MD 124)/COTR Driveway (Right-In/Right-out)	Unsignalized (Stop WB)	1,425 CLV <sup>(2)</sup>	CLV Pass/Fail	951 Pass	715 Pass	966 Pass	725 Pass	1028 Pass	738 Pass	+62 --	+13 --
04. Woodfield Road (MD 124)/Brenish Drive/COTR Driveway (Full Access)	Unsignalized (Stop E/W)	1,425 CLV <sup>(2)</sup>	CLV Pass/Fail	952 Pass	747 Pass	967 Pass	757 Pass	992 Pass	773 Pass	+25 --	+16 --

Notes : (1) Critical Lane Volume (CLV) analyses were completed in accordance with the M-NCPPC's LATR Guidelines.

(2) Intersections located in the Gaithersburg/Shady Grove Policy Area of Montgomery County are subject to a CLV standard of 1,425 per LATR Guidelines.

The Subject Property is located in the Rural East Policy Area. The Transportation Policy Area Review (TPAR) adequacy analysis states that this area is exempt from the transit and roadway test. Therefore, no TPAR payment is required.

Woodfield Road (MD 124) is built to its ultimate section as a six lane road as called for in the Upper Rock Creek Master Plan along the Subject Property’s frontage. A class I shared use bike path (eight-feet, off-road) is constructed on the west side of MD 124 as called for in the Master Plan. Since these improvements are in place, no additional right-of-way is needed at this time.

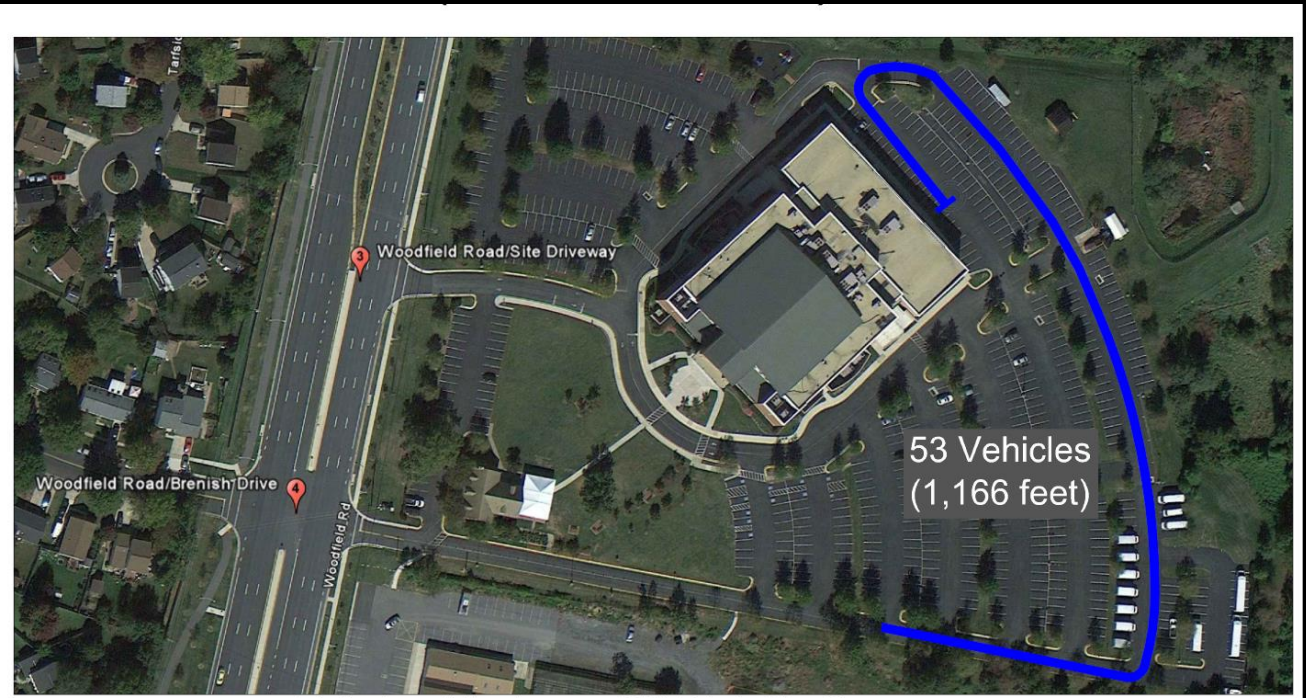
### **Access**

Access to the Property will be adequate to meet the transportation demands of this Amendment. There are two existing vehicle access points to the Subject Property which this Amendment does not change; one being a right-in and right-out and the other is a full movement to north and southbound MD 124. MDSHA has reviewed the Application and finds that the current access points are adequate to serve the new enrollment. Parents dropping off or picking up students will continue to be guided by traffic control police at the entrance points who will instruct vehicles as to when it might be necessary to double stack arriving vehicles to assure no queuing on Woodfield Road.

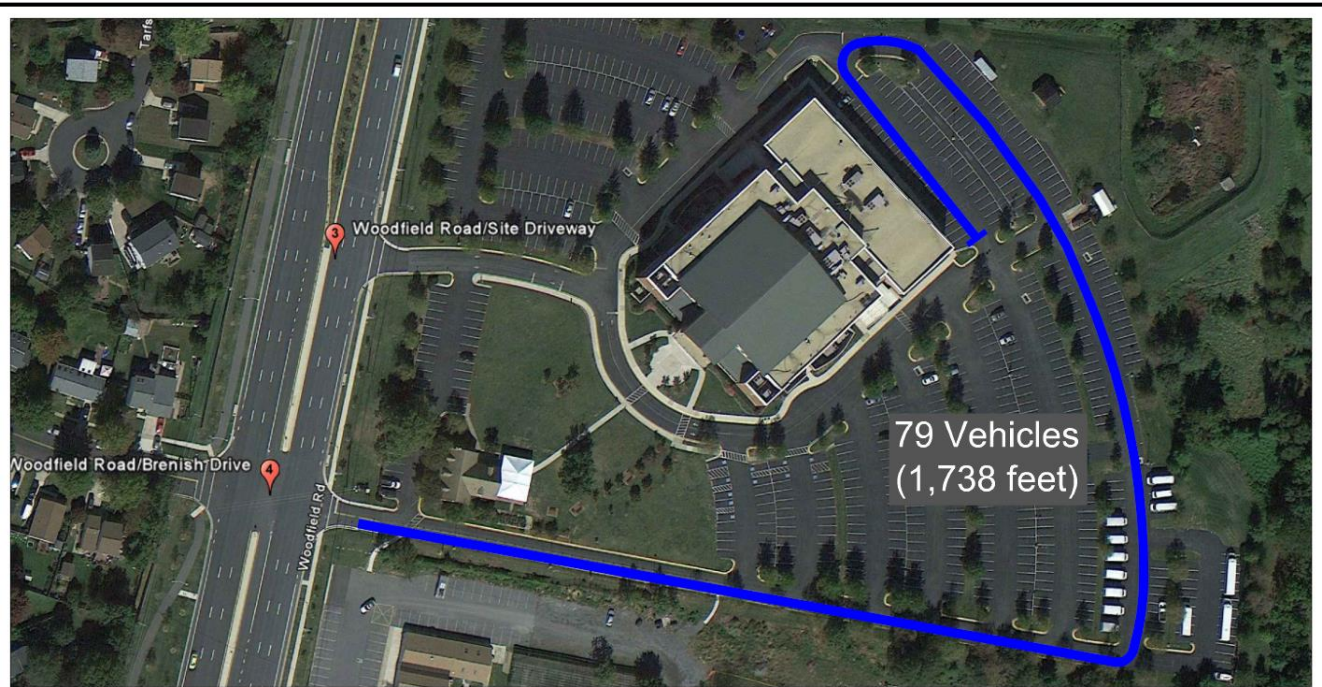
Pedestrian and bicycle access is provided at various locations along the Property frontage along Woodfield Road. Pedestrians and bicyclists have adequate and safe access to the facility. Sidewalks were constructed along the east side of Woodfield Road and a shared use path is along the west side. RideOn Bus Route 90 currently has a bus stop at the main entrance of the Property. Route 90 connects Damascus to the Shady Grove Metro rail station and has numerous stops north and south of the Subject Property on Woodfield Road.

### **Circulation and Queuing**

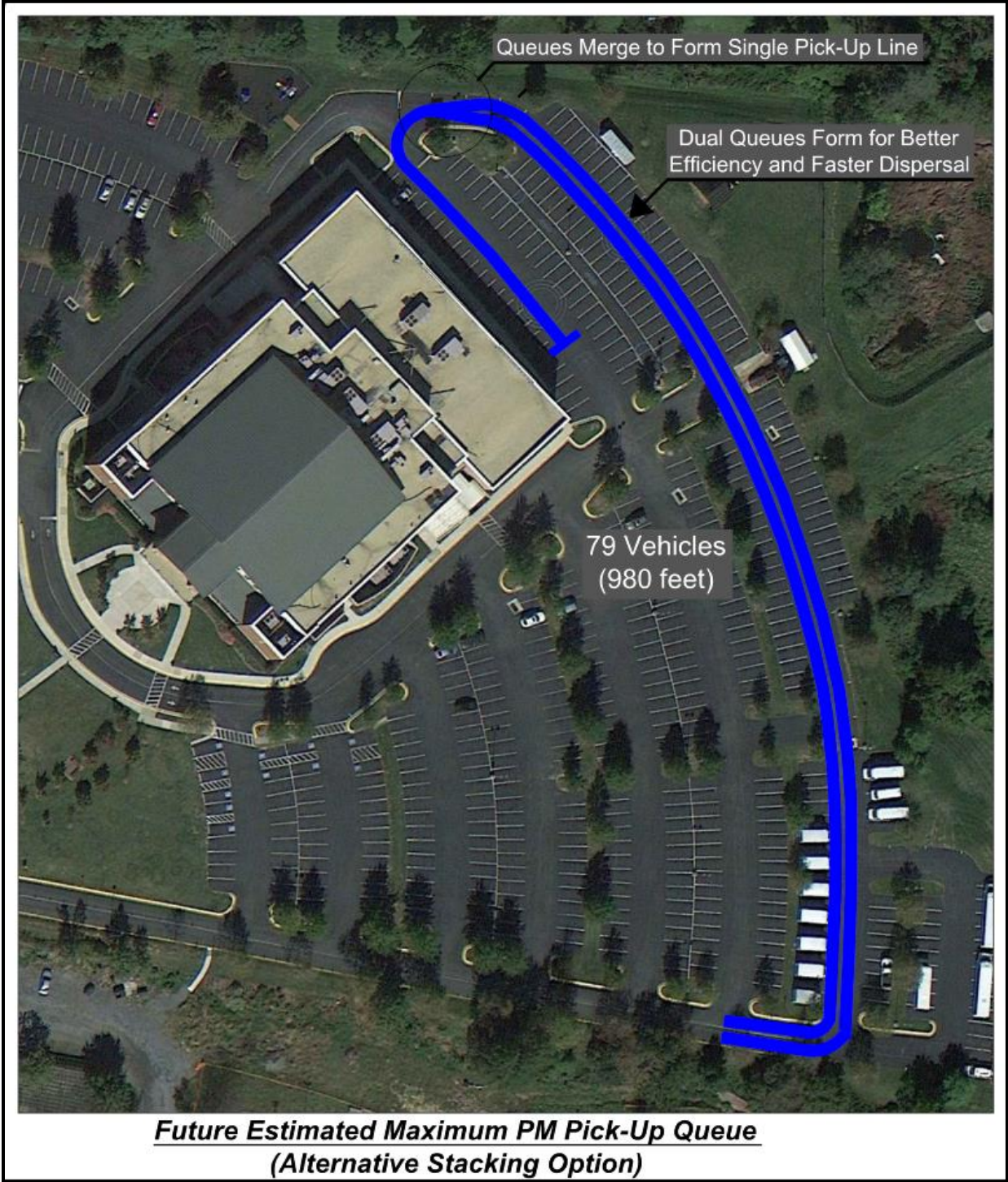
The traffic study identified that there would be a considerable increase in the length of queued vehicles, especially in the afternoon pick-up period. To assure that vehicles would not back up off-site and possibly conflict with traffic on Woodfield Road, the Traffic Study indicates how, alternatively, vehicles could queue in two lanes using the existing parking drive aisles which would substantially shorten the length of stacked vehicles. Staff is satisfied that queuing can be contained on the Subject Property; however, a condition of approval recommended by this Staff Report stipulates that at no time can queued vehicles back up on to MD 124. This condition is intended to provide incentive for the School to use all available options to avoid impeding traffic on MD 124. In addition to the alternative double queuing option shown below, there is ample unused parking surface available during the weekdays to provide addition stacking areas.



**Existing Maximum PM Pick-Up Queue**  
**(271 Students Enrolled)**



**Future Estimated Maximum PM Pick-Up Queue**  
**(Proposed 400 Student Enrollment)**



### **Other Public Facilities and Services**

All other public facilities and services are available and will be continue to be adequate to serve the proposed use. Public water and sewer, natural gas, electric, and telecommunications are available to the Property. The Application has been reviewed by the Montgomery County Department of Fire and Rescue Services who determined that the submitted Fire Access Plan approved as part of the Use and Occupancy permitting of the buildings continues to provide fire and emergency access to the facility.

### **Conformance to the Master Plan**

The Application continues to substantially conform to the recommendations set forth in the Upper Rock Creek Master Plan. No physical changes to the building footprint, parking area, lot configuration or permitted uses on the property are required and the Property can continue to operate in a substantially unchanged manner with the increased enrollment. The frontage road (MD 124) has been constructed to the full width recommended by the Master Plan; no further road dedication is required.

### **Environment**

#### **Forest Conservation**

No changes to the approved forest conservation plan are required by this Application. The Application does not require a sediment control plan that would otherwise trigger a forest conservation plan review. The Application is in compliance with Chapter 22A and the Environmental Guidelines.

#### **Stormwater Management**

The proposed school expansion will be built as a 2<sup>nd</sup> level to a previously approved structure, and no additional structural improvements are proposed, therefore there will be no change to the Property's stormwater management and the previous findings still apply.

### **Compliance with the Subdivision Regulations and Zoning Ordinance**

This Application complies with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application does not propose a change to the lot use or boundaries. The findings from the previous plan still apply.

### **OUTREACH AND CORRESPONDENCE**

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. Signs were posted along the Property frontages with MD 124. As a Limited Amendment, a pre-submission meeting is not required. Staff has received no correspondence on this Application.



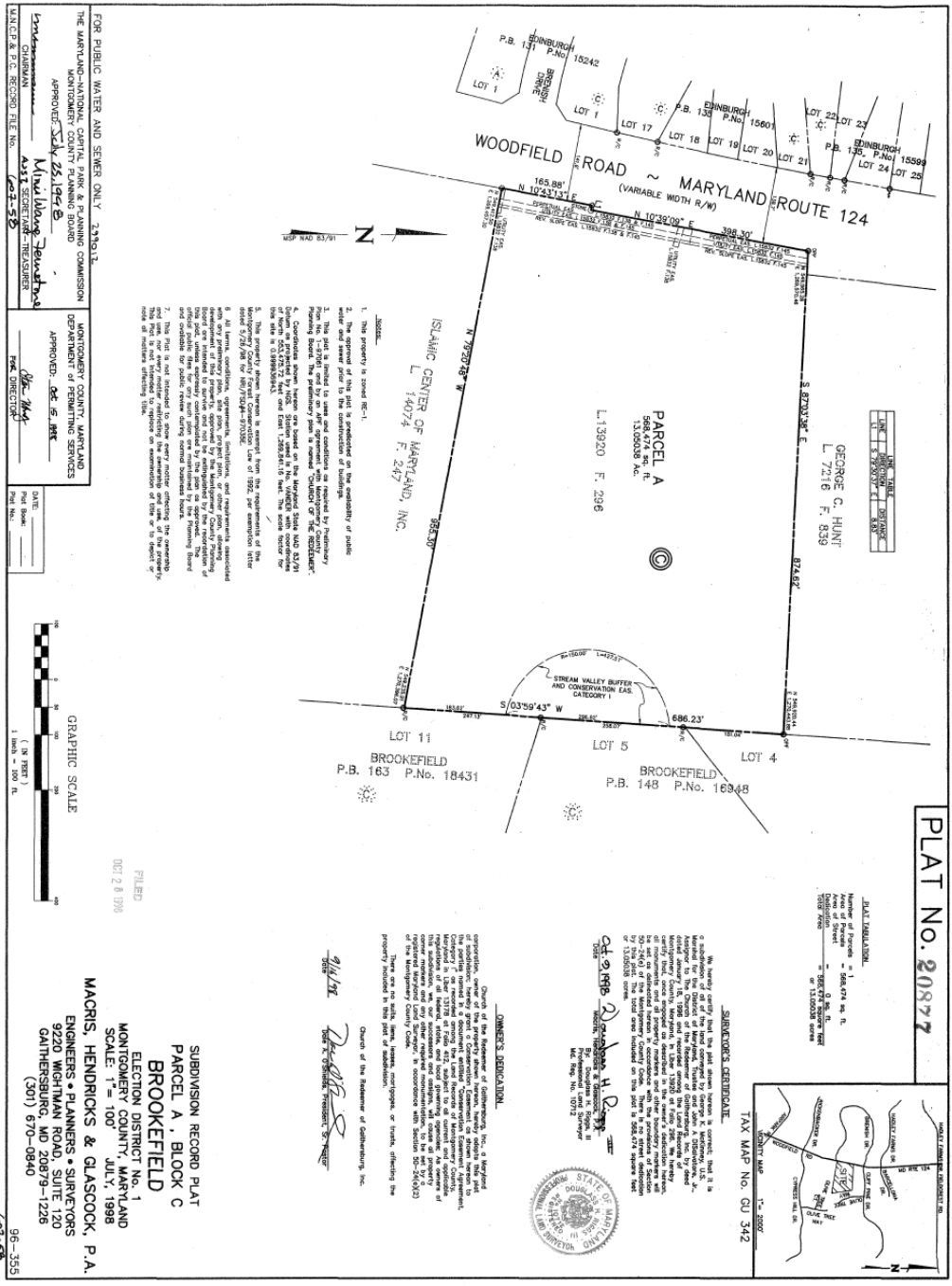
## **CONCLUSION**

The amendment Application meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and continues to substantially conform to the recommendations of the 2004 Upper Rock Creek Master Plan. Access and public facilities will be adequate to serve the expanded use, and the Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Application. Staff recommends approval of the Application with the conditions specified above.

### **Attachments**

- Attachment A: Plat 20877
- Attachment B: Resolution 119970610

# Attachment A – Record Plat No. 20877



# Attachment B - Resolution

SENT BY: MNCPPC DEV REVIEW;

3014851308;

NOV-28-03 11:00AM;

PAGE 1/2

Date Mailed: July 13, 1998

MNCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation  
Motion of Comm. Holmes, seconded by  
Comm. Bryant with a vote of 3-0;  
Comms. Holmes, Bryant and Hussmann  
voting in favor. Comm. Richardson  
temporarily absent.

## MONTGOMERY COUNTY PLANNING BOARD

### OPINION

Preliminary Plan 1-97061

NAME OF PLAN: CHURCH OF THE REDEEMER

On 01-31-97, CHURCH OF THE REDEEMER submitted an application for the approval of a preliminary plan of subdivision of property in the RE-1 zone. The application proposed to create 1 lot on 13.04 acres of land. The application was designated Preliminary Plan 1-97061. On 07-09-98, Preliminary Plan 1-97061 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 1-97061 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97061, subject to the following conditions:

- (1) Prior to recording of plat, submit an Adequate Public Facilities (APF) agreement with the Planning Board to permit development to a House of Worship and a weekday private education facility (preschool and elementary) with an enrollment not to exceed 148 children. No child day-care facility is to be provided. Any modification to this use may require further Planning Board review
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plats or MCDPS issuance of sediment and erosion control permit, or issuance of building permit, as appropriate
- (3) Prior to recording of plats, submit for technical staff review and approval a landscape, lighting and parking facilities plan. Applicant to submit a noise attenuation plan and provide for fence construction along the east and/or north property lines as necessary
- (4) Access and improvements to be reviewed and approved by MDSHA prior to issuance of building permit
- (5) Conditions of MCDPS stormwater management approval dated 7-17-97 and reaffirmed 5-14-98
- (6) Other necessary easements
- (7) This preliminary plan will remain valid until August 13, 2001 (37 months from date of mailing, which is July 13, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.