
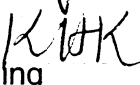


May 7, 2003

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Mary Beth O'Quinn, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning 

FROM: Ki H. Kim, Planner 
Transportation Planning

SUBJECT: Preliminary Plan No. 1-03040
Site Plan No. 8-03020
Tony's Car Wash
Germantown

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the preliminary plan and site plan for Tony's Car Wash, which is located on the west side of Walter Johnson Road south of Middlebrook Road in the Germantown Town Center Policy Area. The proposed development includes a car wash with five self-service wash bays and one full-service mechanical wash bay.

RECOMMENDATIONS

Based on our review of the submitted traffic analysis, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the subject preliminary plan and site plan.

1. Total development under this application is limited to a car wash with five self-service wash bays and one full-service mechanical wash bay.
2. The applicant shall participate in constructing a right-turn lane from eastbound Middlebrook Road to southbound MD 118 at the MD 118/Middlebrook Road intersection, including changing the signal phasing from the current north-south split to concurrent phasing.

3. The applicant shall participate in constructing a separate southbound right-turn lane and a second northbound left-turn lane on MD 118, and a second eastbound left-turn lane on Wisteria Drive, 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.
4. Per requirements of the Department of Public Works and Transportation (DPWT), the applicant shall widen Walter Johnson Road 25 feet from centerline along their frontage including a five-foot sidewalk and street trees, consistent with the master plan recommendation.

DISCUSSION

Summary of Local Area Transportation Review

Three local intersections were identified as critical intersections to be affected by the development of the subject site and were examined in the traffic analysis to determine whether they meet the applicable congestion standard of 1,500 Critical Lane Volume (CLV) for the Germantown Town Center Policy Area. The CLV impacts of the proposed development on these intersections were analyzed and are summarized in Table I.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour								
	Existing		Background		Total*		Total**	
	AM	PM	AM	PM	AM	PM	AM	PM
MD 118/Middlebrook Road	1108	1422	1717	2127	1721	2138	1614	1998
MD 118/Wisteria Drive	911	1436	1273	2406	1288	2411	1168	1514
Great Seneca Highway/Wisteria Dr	725	1078	828	1273	832	1283	832	1283

* Total development conditions without proposed roadway improvements

** Total development conditions with proposed roadway improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable CLVs (CLV standard is 1,500). Under the background development (developments approved but not built) condition, the intersections of MD 118/Middlebrook Road and MD 118/Wisteria Drive exceed the acceptable congestion standard. Under the total development conditions, the unacceptable condition at the intersections identified under the background development conditions further deteriorates without the roadway improvements. The applicant proposed roadway improvements at intersections where unacceptable conditions are projected. These intersections will operate at a better

level than the background condition with the roadway improvements conditioned upon approval of this preliminary plan and site plan application.

Staging Ceiling

Based on the FY 03 AGP staging ceiling capacity, there is sufficient capacity available for the employment development (3,958 jobs as of April 30, 2003) in the Germantown Town Center Policy Area.

Site Access and Circulation

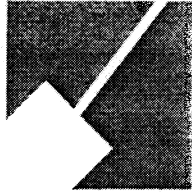
Two access points to the site, 25 feet for the one-way driveway and 30 feet for the two-way driveway from Walter Johnson Road, as shown on the site plan, provide safe and adequate access for vehicles and pedestrians. The internal vehicular circulation and sidewalk system on the site plan are adequate to provide safe access for vehicles and pedestrians.

CONCLUSION

Staff concludes that the subject preliminary plan and site plan satisfy the APFO requirements since all nearby intersections are anticipated to operate either within the acceptable congestion standard or better than the background conditions with the identified improvements.

KHK:kcw

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**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Mary Beth O'Quinn, Development Review

FROM: Mark Pfefferle, Environmental Planning Division *MP*

DATE: May 6, 2003

SUBJECT: Preliminary Plan 1-03040 and Site Plan 8-03020
Tony's Car Wash

The Environmental Planning staff has reviewed the preliminary and site plans referenced above. Staff recommends acceptance of the preliminary and site plan with the following condition.

- **Noise generated by the operation of the car wash not to exceed the limits established by the Noise Control Ordinance – Section 31B of the Montgomery County Code.**
- **Construction of a 15-foot long and 6-foot high decorative wall parallel to Germantown Road that continues from the building façade of the tunnel exit.**

Background

The property is located within the Great Seneca Creek watershed. Germantown Road (MD Rte. 118) borders the site to the west and Walter Johnson Road to the east. There is a Jiffy Lube to the south and Germantown Urban Park to the north. There are no forest, hydric soils, erodible soils, stream buffers, wetlands, flood plains, or critical habitats on the site. The site falls within the area designated as the Germantown Historic District, though no historical buildings or archaeological sites are known to be on this site. The property is zoned TS, town sector

The applicant is proposing to locate a car wash system parallel to Germantown Road and adjacent to the Germantown Center Urban Park. The car wash system manufacturer estimates that up to 150 cars can be washed, waxed, sealed, and dried per hour. Cars enter into the system from one end and a 110-foot conveyor moves the vehicles through the various washing stages. Before exiting the system, vehicles are dried by eight blowers of 15 horsepower each. Once dried, the vehicles exit the system.

Forest Conservation

The applicant received an exemption from the forest conservation requirements because the site is less than one acre and would have reforestation requirements of less than 10,000 square feet. There is a 33-inch Norway maple in the middle of the property. The location of the tree and the type of activity proposed for this site precludes the potential to preserve the tree. As mitigation for the loss of this specimen tree, Environmental Planning requests the applicant to provide larger caliper landscape trees than would be otherwise required so that tree cover can be quickly established.

Noise

In Montgomery County the Noise Control Ordinance, Chapter 31B of Montgomery County Code, focuses on controlling noise from noise generating source. The noise control ordinance establishes maximum acceptable noise limits based on the property use and time of day. Car washes are subject to the noise control ordinance and the Department of Environmental Protection (DEP) is responsible for enforcing the noise control ordinance. At a minimum, the proposed use will have to meet the following standards:

Maximum Allowable Noise Levels (dBA) for Receiving Noise Areas		
	Daytime ¹	Nighttime ²
Non-residential noise area	67	62
Residential noise area	65	55

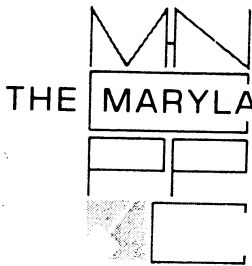
1. Daytime means the hours fro 7 a.m. to 9 p.m. on weekdays and 9 a.m. to 9 p.m. on weekends and holidays.
2. Nighttime means the hours from 9 p.m. to 7 a.m. on weekdays and 9 p.m. to 9 a.m. weekends and holidays.

For the purposes of the noise control ordinance, sound is measured at the nearest “receiving property line”. If the sound measured at the property line exceeds the limits established under Chapter 31B of the Montgomery County code, the generator of the noise must mitigate to achieve the standards above. The appropriate mitigation level depends upon the type of activity occurring within the receiving property. The noise control ordinance is designed as a minimally acceptable standard. The noise control ordinance allows M-NCPPC to adopt more stringent standards as conditions warrant, however, these standards must be enforced by M-NCPPC and not DEP.

In this proposed use, the noise generated by the car wash cannot exceed the residential noise standard for the property line adjacent to the park. The park is located within the town sector zone, which under the noise ordinance is classified as residential noise area and the lower noise standard applies. The applicant’s noise consultant recommends a noise wall of 6.5 feet to mitigate the noise generated from the car wash from entering the Germantown Center Urban Park. The applicant has agreed to construct a wall to mitigate the car wash noise from entering the park.

The applicant’s noise consultant has identified the dryers/blowers as the main noise source. The noise analysis identified noise levels at 92 dBA 10 feet from the tunnel exit for a similar car wash operation in Virginia. The applicant has subsequently contacted other blower manufacturers and determined that new dryers will not exceed 65dBA at 45 feet from the car wash exit. The proposed distance from the car wash exit to the property line to the south is 84 feet. Based on noise depreciation, the noise levels at the property line should be less than 62 dBA.

Noise emanating from the blowers will negatively impact pedestrians walking along the public sidewalk between the subject property and Germantown Road. The existing sidewalk is 30 feet from the car wash tunnel and the noise intensity would be greater than 65 dBA. The applicant’s noise consultant has recorded peak traffic noise of 70 dBA to 93 dBA 10 feet from the roadway pavement. Even though the highway traffic noise may be of higher intensity, the duration can be very short. Whereas pedestrians walking along the car wash frontage would be subject to the blower noise the entire length with the greatest intensity occurring nearest the exit tunnel. The applicant has not proposed structural noise mitigation in this area. Therefore, Environmental Planning recommends the construction of a 15-foot long and 6-foot high decorative wall from the tunnel exit and parallel to the Germantown Road. This wall would reduce the noise impact generated from the car wash blowers on pedestrians.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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Montgomery County Planning Board
Office of the Chairman

MEMORANDUM

May 7, 2003

TO: Mary Beth O'Quinn, Development Review Division
Michael Ma, Site Plan Supervisor, Development Review Division
Malcolm Shaneman, Plan Review Supervisor, Development Review Division

FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource Analysis Unit, Countywide Planning Division

RE: Tony's Car Wash, Plan #8-03020 and #1-03040

Park Planning and Resource Analysis staff requests the following **Conditions for Approval** of the above-referenced Plan:

- Applicant to construct a sound or noise reduction wall on applicant's property between the car wash facilities and the adjacent Germantown Square Urban Park. Sound wall to extend along the entire side of the Applicant's property that is adjacent to parkland. Sound wall to be of a height, length, type and design/style that is acceptable to M-NCPPC Park Planning and Resource Analysis (PPRA) staff. Sound wall shall have a stonework front on the park side that matches the appearance of the stonework on the decorative walls existing within the park. Applicant to deliver a copy of design details to PPRA staff for approval prior to submittal of final record plat.
- Applicant to provide six (6) 3" caliper flowering trees to be planted by Applicant on the adjacent Germantown Square Urban Park. The location for the plantings and the tree species to be used by Applicant to be determined by M-NCPPC staff. Trees to be guaranteed for at least one (1) year from date of planting. Applicant to submit a Landscaping Plan that details plantings to be done prior to submittal of final record plat.
- Applicant to construct a five foot (5') wide sidewalk along the front of the property to connect with the sidewalk running from the terminus of Walter Johnson Road into the park.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 5, 2003

TO: Marybeth O'Quinn, Development Review Division

FROM: Sue Edwards, Community Based Planning Division *me*

SUBJECT: Tony's Car Wash (Site Plan # 8-03020)

This memo provides comments by the Community-Based Planning Division concerning the above-referenced site plan. The proposed use was reviewed in the Local Map Amendment for case Z-799.

PROPOSAL DESCRIPTION

The property falls within analysis area TC-4 of the Germantown Master Plan, approved and adopted in 1989.

The subject property is located in the southeast quadrant of MD 118 and Middlebrook Road between MD 118 and Walter Johnson Road. The property has frontage on MD 118 but is precluded from access to MD 118 by record plat notation. The property is to be developed with an enclosed car wash, office for the car wash operation, vacuum and detailing building, and self-serve car wash stalls.

Analysis area TC-4 is fragmented with retail use "which often occurs in the C-3 Zone, [and] is inappropriate along this visually important portion of MD 118 in the Town Center" (page 41). The proposed car wash has frontage on MD 118 but is prohibited from access onto MD 118. The Plan recognizes that "This analysis area is located on Germantown's 'Main Street', MD 118 in the Town Center and is adjacent to an urban park. In order to achieve visual compatibility with existing and proposed uses, particular attention should be focused on building setbacks, landscaping along the road edge, and providing visual buffers of parking areas" (page 41).

The visibility and image from MD 118 and the adjacency to the Germantown Square Urban Park are important elements of the proposal. The Germantown

Square Urban Park (approximately one-half acre), zoned T-S Town Sector, is immediately east of the subject property. The park is developed with a sitting gazebo, game tables, benches, trellis, stone monument feature, flagpole and walkways. Park vegetation adjacent to the subject property include mature cypress and a red maple.

The property was rezoned by Local Map Amendment G-799. Binding elements of the Schematic Development Plan defined the use, building coverage and height, setbacks, signage, and landscaping. The Schematic Development Plan identified a masonry wall for sound attenuation and landscaping as elements to be determined by the M-NCPPC at time of site plan approval.

ANALYSIS

The proposed site plan conforms to the Germantown Master Plan with its enhanced image as viewed from MD 118. The brick façade, windows and roofline reference new construction in the Germantown Town Center. A sidewalk and landscaping along Walter Johnson Road will encourage safe pedestrian access to the property and the adjoining park. Access to the property from Walter Johnson Road establishes a safe and efficient circulation system for cars queuing for car wash services during peak periods.

Compatibility of the proposed car wash to the surrounding uses is most challenged next to the urban park. The principle issue is noise emanating to the property boundary from the car wash mechanical operations. Landscaping of the common boundary with the Germantown Square Urban Park will enhance the park user experience.

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