

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

July 3, 2003

MEMORANDUM:

TO: Sue Edwards, I-270 Team Leader
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ki H. Kim, Planner *KKK*
Transportation Planning

SUBJECT: Special Exception Application No. S-2351A
Minor Modification to Automobile Filling Station
Germantown West Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception petition.

RECOMMENDATION

Staff recommends the following condition to support approval of the subject special exception application.

1. Revise the existing APF agreement associated with the previously approved preliminary plan per the Board of Appeal's condition #3 in the November 2, 1998, opinion for the special exception S-2351 approval.

DISCUSSION

The proposed minor modifications to the previously approved special exception, including the proposed change to the parking allocation, do not change the approved development density and uses and will not increase the number of weekday peak period trips generated by the site. Therefore, no Local Area Transportation Review (LATR) for the automobile filling station is required. The site is located in the Germantown West Policy Area where there is sufficient employment staging ceiling capacity available (1,984 jobs as

of May 31, 2003 under the FY03 Annual Growth Policy). Staff finds that the proposed modifications to the existing automobile filling station and the proposed change to the parking allocation under the subject special exception application will have no adverse effect on area roadway conditions.

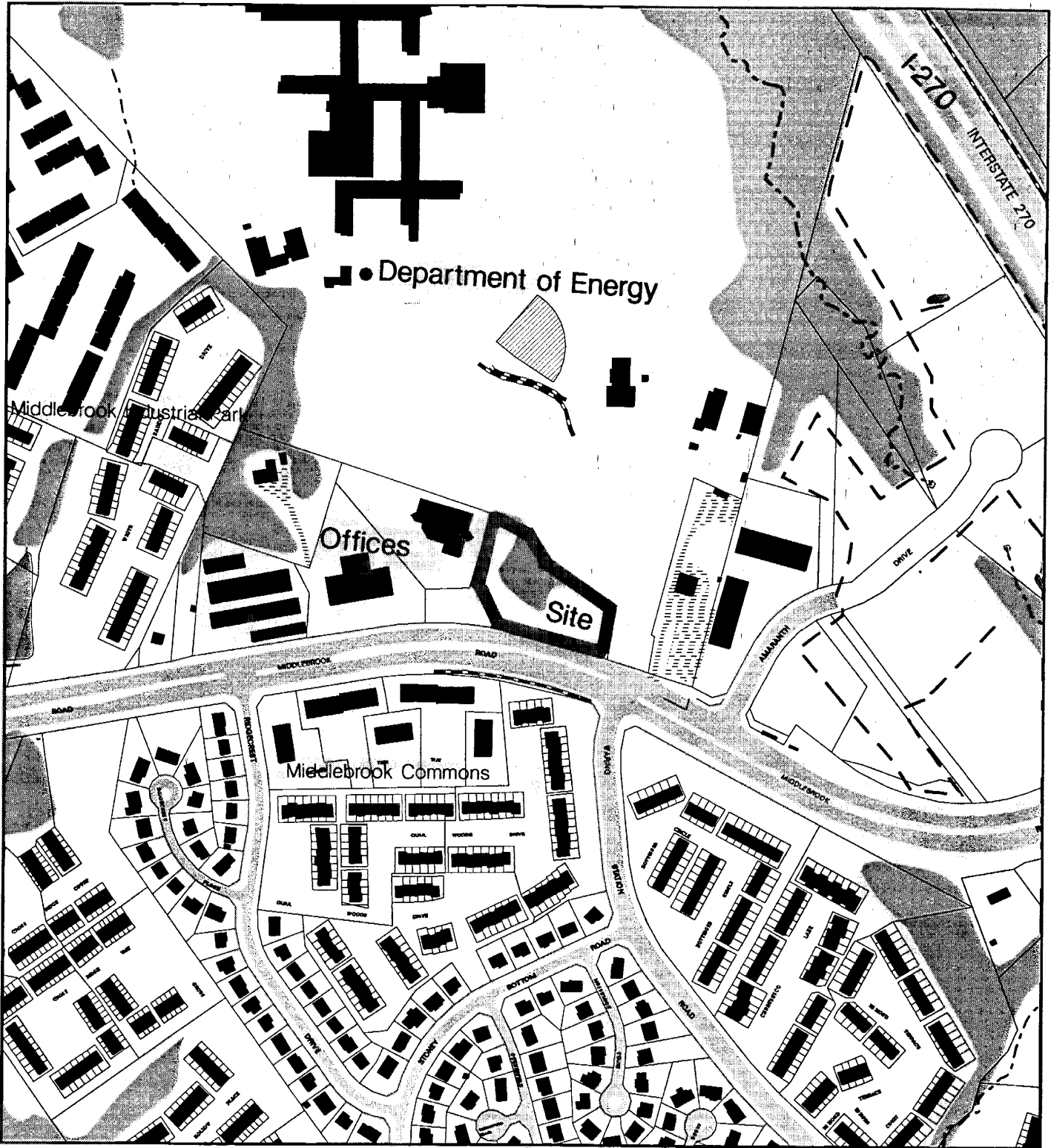
It is noted that the revision to the existing APF agreement associated with the previously approved preliminary plan for this property (33,000 square feet of office development), which is a part of conditions required by the Board of Appeals related to approval of the subject special exception, has not been met. Due to inconsistencies in the amount and type of the development on the subject parcel, staff finds that a revised LATR study will be required as a part of the APF agreement revision.

KHK:ct

mno to edwards re filling station.doc

VICINITY MAP FOR
BOA CASE #S-2351A (226NW12)

Figure 1



Map compiled on July 03, 2003 at 10:01 AM | Site located on base sheet no - 226NW12

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



1 : 4800

Figure 2

ITEM	REQUIREMENTS	WITH FINALS	TOTAL VARIANCE
Site Area	64,312 SF ± (1,817 Acres)	64,312 SF ± (1,817 Acres)	0.00
Use	Office/Commercial	Office/Commercial	0.00
Structure	Office/Commercial	Office/Commercial	0.00
Height	35' ±	35' ±	0.00
Setbacks	5' Front, 5' Side, 10' Rear	5' Front, 5' Side, 10' Rear	0.00
Lot Area	64,312 SF ± (1,817 Acres)	64,312 SF ± (1,817 Acres)	0.00
Building Coverage	7,200 SF ±	7,200 SF ±	0.00
Travelling Distance	11' ±	11' ±	0.00
Clearance	10' ±	10' ±	0.00
Grade	± 0.00	± 0.00	0.00
Drainage	As Shown	As Shown	0.00
Utilities	As Shown	As Shown	0.00
Other	As Shown	As Shown	0.00
Notes	As Shown	As Shown	0.00
Other	As Shown	As Shown	0.00
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GENERAL NOTES

1. Area of Parcel "E" Property Zoned: L-100
2. Current Zoning Ordinance Section 15-101
3. Current Zoning Ordinance Section 15-102
4. Area of Parcel "E" Property Zoned: L-100
5. Current Zoning Ordinance Section 15-101
6. Current Zoning Ordinance Section 15-102
7. Current Zoning Ordinance Section 15-103
8. Current Zoning Ordinance Section 15-104
9. Current Zoning Ordinance Section 15-105
10. Current Zoning Ordinance Section 15-106
11. Current Zoning Ordinance Section 15-107
12. Current Zoning Ordinance Section 15-108
13. Current Zoning Ordinance Section 15-109
14. Current Zoning Ordinance Section 15-110
15. Current Zoning Ordinance Section 15-111
16. Current Zoning Ordinance Section 15-112

GAS/CONVENIENCE STORE BREAKDOWN - FLOOR AREA

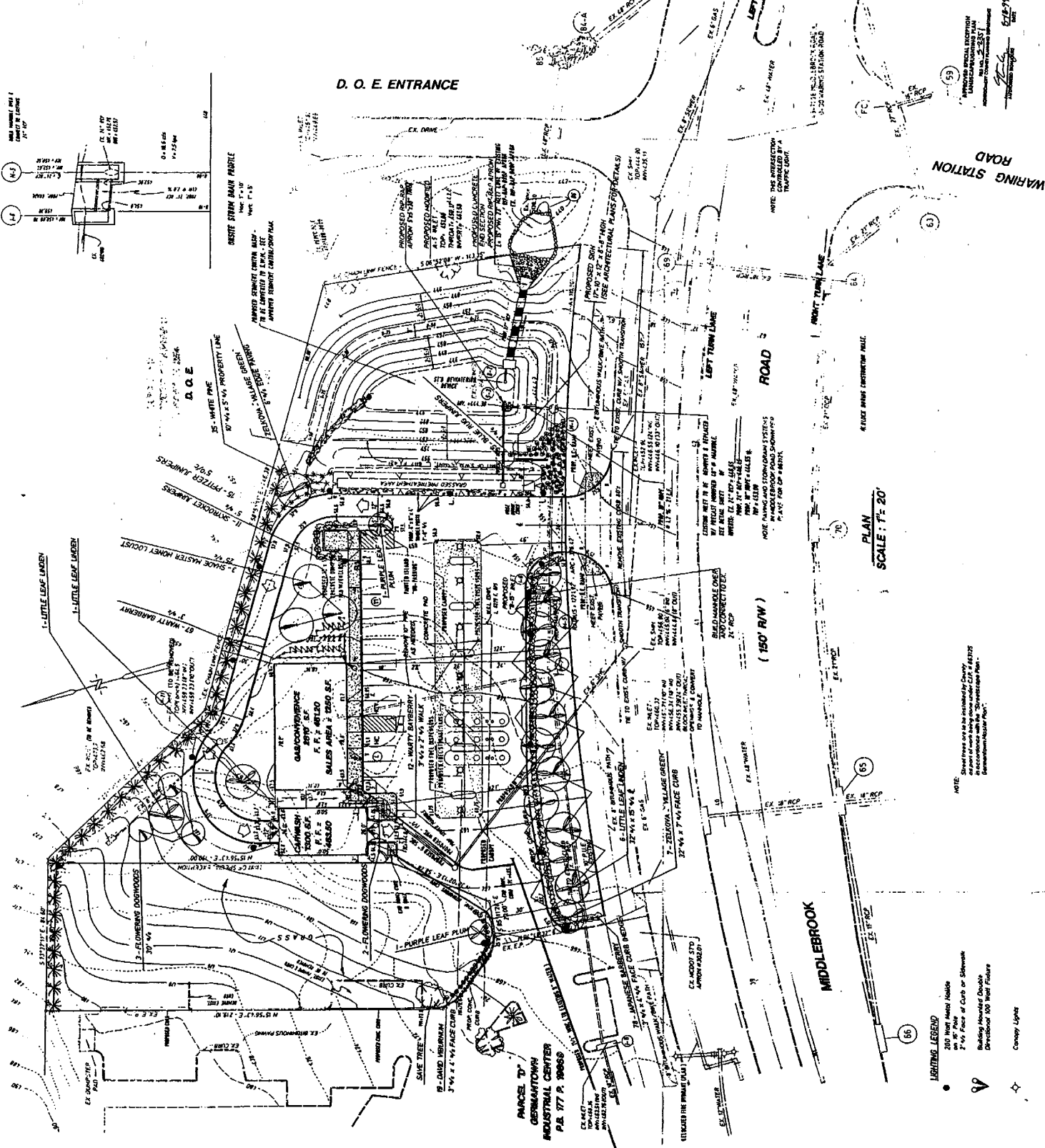
SALES AREA	1500 S.F.
COOLERS	200 S.F.
STORAGE	100 S.F.
OFFICE	100 S.F.
RESTROOM	100 S.F.
MECHANICAL	100 S.F.
UTILITY ROOM	100 S.F.
TOTAL FLOOR AREA	2300 S.F.

LANDSCAPE & LIGHTING PLAN

PARCEL "E"
GERMANTOWN INDUSTRIAL CENTER
SALES AREA
MONTEGUE COUNTY, MARYLAND

WITMER ASSOCIATES, INC.
 1000 W. 10th Street, Suite 100
 Frederick, MD 21701
 Phone: (301) 646-1000
 Fax: (301) 646-1001

DATE: 11/27/99
SCALE: 1" = 20'

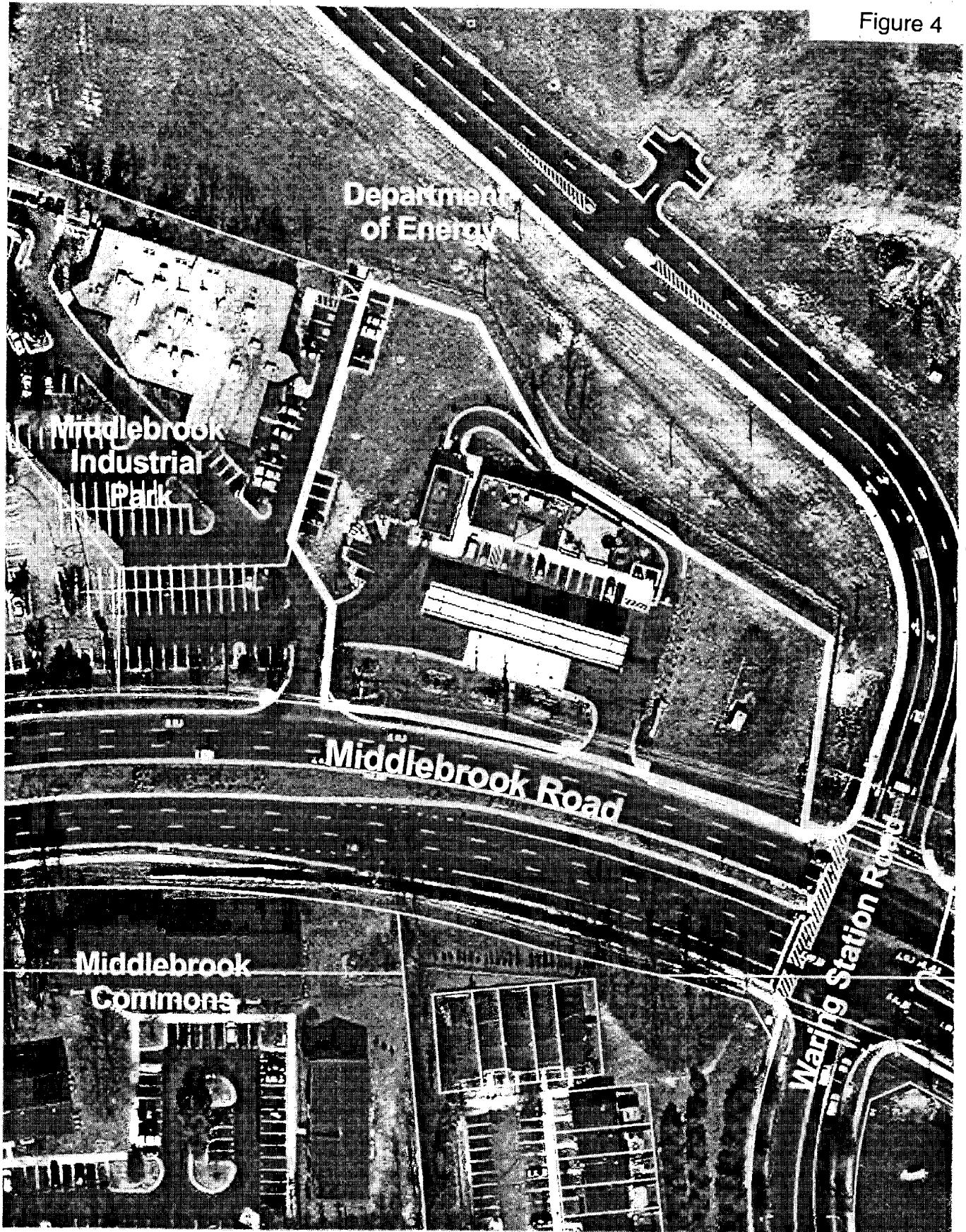


PLAN SCALE: 1" = 20'

NOTE: See notes on the preceding drawing for details of the "D.O.E. Entrance" and "Warning Station Road".

- LIGHTING LEGEND**
- 200 Watt Flood Light on 8' Pole
 - 7 1/2' Pole of Curb or Street
 - ▽ Building Mounted Double Directional 100 Watt Fixture
 - ◇ Cesspool Light

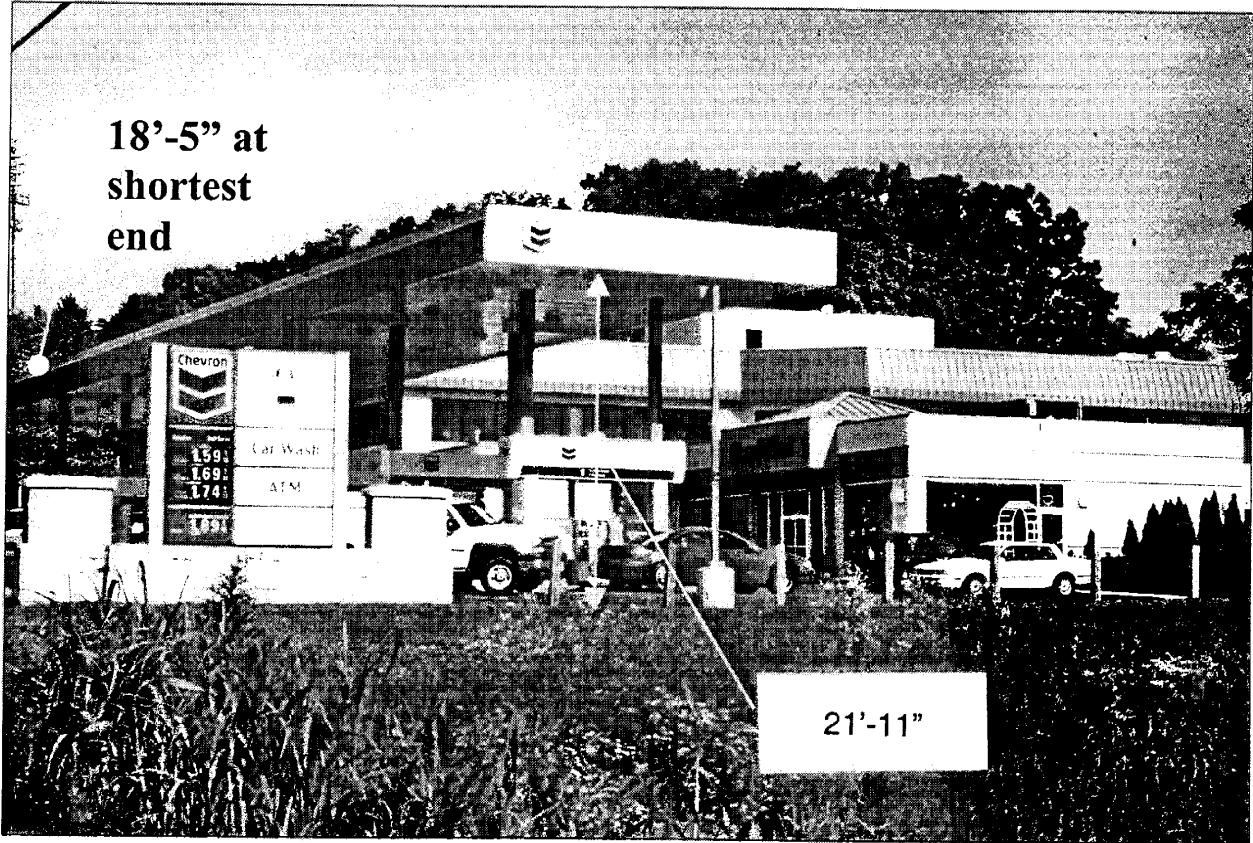
Figure 4



S-2351A

Parcel E
Germantown Industrial Center

Figure 5



Existing canopy height for S-2351A,
Germantown, MD