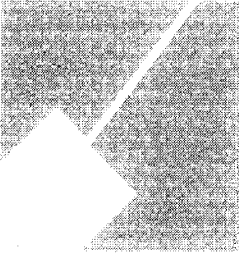


M-NCPPC

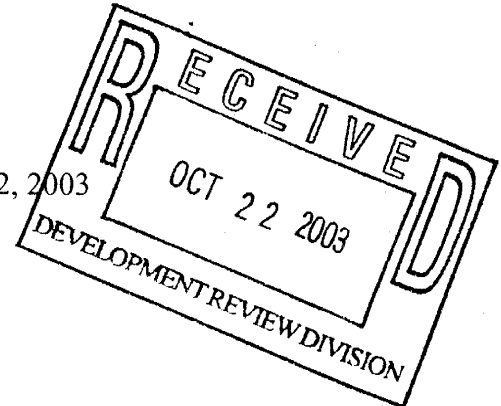


MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

October 22, 2003



**MEMORANDUM**

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

VIA: Ronald C. Welke, Supervisor  
Transportation Planning Division

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning Division  
301-495-4525

SUBJECT: Site Plan No. 8-03010  
Cloverly Commercial  
New Hampshire Avenue (MD 650)  
Cloverly Policy Area

CE

This memorandum summarizes Transportation Planning staff's review of the above Site Plan for 7,800 square-feet of commercial/retail space in the C-1 Zone within the Cloverly Policy Area, which was reviewed and approved as a Preliminary Plan (1-99100) by the Planning Board. It is noted that at the time of Preliminary Plan, the proposed development satisfied all transportation-related requirements associated with Local Area Transportation Review (LATR) and Policy Area Transportation Review (PATR).

**RECOMMENDATIONS**

Transportation Planning staff recommends the following supplementary conditions as part of the transportation-related requirements to approve this Site Plan:

1. In accordance with the attached October 16, 2003 memorandum from the Montgomery County Department of Permitting Services (DPS), provide:
  - a. A 24-foot-wide drive-aisle (in place of the 20-foot-wide drive-aisle shown on the Site Plan) through the site for on-site traffic circulation, and as access easement between New Hampshire Avenue (MD 650) and the proposed Se Me Hahn Presbyterian Church (Preliminary Plan No. 1-97083; Parcel P845) located to the west of the site.

- b. Parking on only one side of the above-mentioned drive-aisle.
- c. Traffic calming measures, e.g. STOP signs and/or speed humps, as needed.

## DISCUSSION

### On-site Vehicular Circulation and Access Easement

As approved under Preliminary Plan No. 1-99100, the Cloverly Commercial Site Plan provides a 20-foot-wide drive-aisle, covered by an access easement, from MD 650 through the property to the proposed land-locked Se Me Hahn Presbyterian Church located to the west of the site. The drive-aisle will provide access to parking on the site as well.

Review of the Site Plan by DPS staff resulted in the supplementary conditions listed above. Transportation Planning staff concurs with the DPS staff requirements to increase the width of the drive-aisle to 24 feet and to limit parking along the drive-aisle to only one side. Staff also concurs with the DPS finding that the proposed future access to the Church through the site would be safe and adequate with the above enhancements.

### Prior Approvals and Review

The proposed Cloverly Commercial development Preliminary Plan was reviewed and approved for 7,800 square-feet of commercial/retail space by the Planning Board on September 23, 1999. At the time of Preliminary Plan, the development satisfied both LATR and PATR requirements of the Adequate Public Facilities (APF) Ordinance under the Alternative Review Procedure for Expedited Development Proposal (ARP/EDA or "Pay and Go"). Most recently, on December 12, 2002, the Planning Board granted a one-year extension to the validity date for the development to December 12, 2003.

RCW:CE:kcw  
Attachment

cc: Mary Goodman  
Malcolm Shaneman  
Calvin Nelson  
Ed Axler  
Greg Cooke  
Sarah Navid  
Al Blumberg



## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

## MEMORANDUM

October 16, 2003

TO: Mary Beth O'Quinn  
Development Review Division - MNCPPC

FROM: Sarah R. Navid *S. Navid*  
Right-of-Way Permitting and Plan Review Section

SUBJECT: Site Plan Review #8-03010 Cloverly Commercial

We have reviewed the proposed staff revisions to the subject site plan and recommend approval. With the following revisions to the shared access parking/drive aisle:

- widening the aisle to 24' from 20'
- limiting parking to one side
- providing one or two speed humps

we believe the proposed access to the future church is safe and adequate.

Please contact me if you have any questions concerning our comments.

sm\cloverlycommercial.doc

cc: Al Blumberg



**Davis, Joe**

**Subject:** FW: Site Plan 8-03010 - Cloverly Commercial

-----Original Message-----

**From:** L. Edward O'Hara, Jr., CFP, EA [mailto:edohara@prodigy.net]  
**Sent:** Friday, October 10, 2003 5:53 PM  
**To:** Charles Loehr; Davis, Joe  
**Cc:** Barron, Bill  
**Subject:** Site Plan 8-03010 - Cloverly Commercial

Dear Mr. Loehr and Mr. Davis:

I am emailing you as Chair and on behalf of the Cloverly Master Plan Citizens Advisory Committee. As you know, the CAC met with your staff from 1992 through 1997 in jointly developing a master plan that works for our planning area. At the end of the process, the County Council requested that we continue to meet to insure the proper implementation of the Master Plan. As such, we continue to meet regularly to review development in our area that impacts the master plan.

I had asked on Wednesday night October 8th that you remove the above referenced item:

Site Plan 8-03010 - Cloverly Commercial

from the Planning Board's agenda for October 9th due to lack of notification to the community.

Thank you for responding favorably to our request.

I have heard that the item has been placed on the agenda for October 23rd. Unfortunately, I will be out of town that week, and unable to testify on behalf of the CAC. Other key members of our committee will also be unavailable.

In checking with Bill Barron, he indicated that he also will be out of town that week.

I therefore respectfully request that the item be moved forward an additional week for us to respond to staff's recommendation.

The site plan as currently presented is a travesty, and needs to be re-worked to suite the needs of the community, and avoid having the Planning Board making a serious mistake caused by the staff recommendation.

The most serious problem in the site plan is created by running an access road on a circuitous route through a parking lot to the adjoining parcel behind the commercial area. This will cause a very unsafe condition on the site.

Again, I ask that you push the site plan to a later date. This will also give your staff time to reconsider a bad recommendation.

Thank you for your attention to this matter.

Ed

L. Edward O'Hara, Jr., CFP, EA, Chair  
Cloverly Master Plan CAC

10/23/2003

Capital Asset Management Services  
12510 Prosperity Drive, Suite 150  
Silver Spring, Maryland 20904-1638  
Voice - 301-680-0840  
Fax - 301-680-8956