



Item # 5
MCPB 12-11-03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: December 5, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Development Review Division *JRD*
FROM: Michael Ma, Supervisor *Ma*
(301) 495-4523



REVIEW TYPE: Site Plan
APPLYING FOR: 10,638 square feet addition to the existing Giant store in the shopping center
PROJECT NAME: Aspen Hill Shopping Center
CASE #: 8-87009A
REVIEW BASIS: Site Plan Review required for a C-1 zoned property larger than 15 acres per Section C-4.341.2 of the Zoning Ordinance

ZONE: C-1/R-60
LOCATION: In the southeastern quadrant of the intersection of Aspen Hill Road and Connecticut Avenue
MASTER PLAN: Aspen Hill
APPLICANT: Aspen Hill Venture
FILING DATE: September 22, 2003
HEARING DATE: December 11, 2003

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 10,638 square feet addition to the existing Giant store with the following conditions:

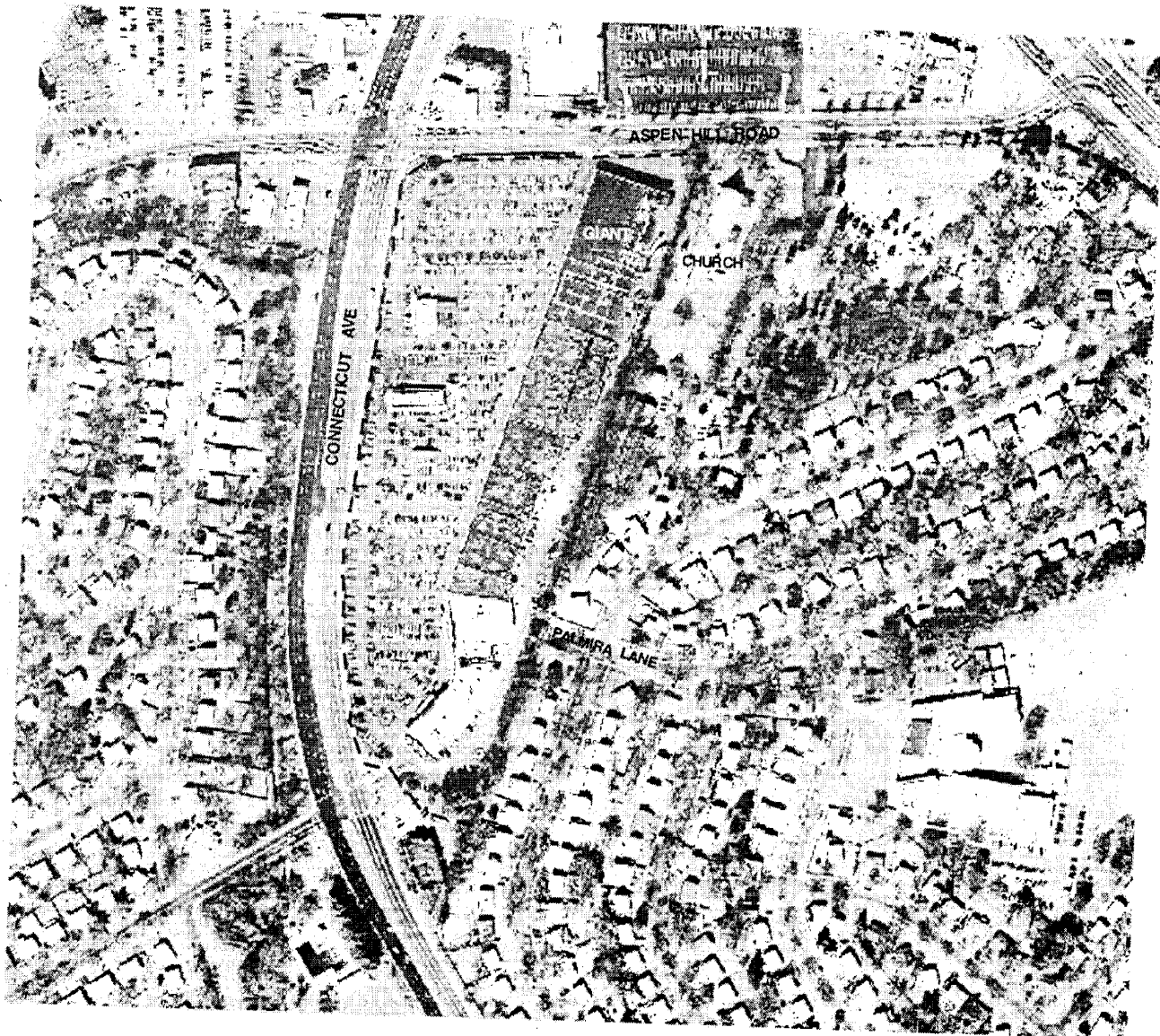
1. Prior Approval
The terms and conditions of all applicable prior regulatory approvals and agreements remain in full force and effect, except as affected by this site plan amendment.
2. Transportation
 - a. Limit the site plan to the expansion of the existing shopping center from 174,013 square feet to 184,651 square feet
 - b. The proposed addition shall not result in any net increase in square footage of the customer-sales square footage within the existing Giant Food Store and adjoining retail space.
 - c. Any future expansion of 5,000 additional square feet or more would require a new Adequate Public Facilities (APF) review and revision of the 1987 Planning Board approval for Preliminary Plan No. 1-87094. Under Section 8-30(a)(1) of the Montgomery County Code, development does not include the "renovation or reconstruction of an existing structure if the gross floor area does not increase by more than 5,000 square feet".

- d. Prior to the issuance of any building permit for the proposed addition, a standard 'Right Turn Only' sign (36-inch by 36-inch) shall be installed by the applicant on right at the eastern driveway entrance to the shopping center in accordance with Montgomery County Department of Permitting Services requirements.

PROJECT DESCRIPTION: Site Description

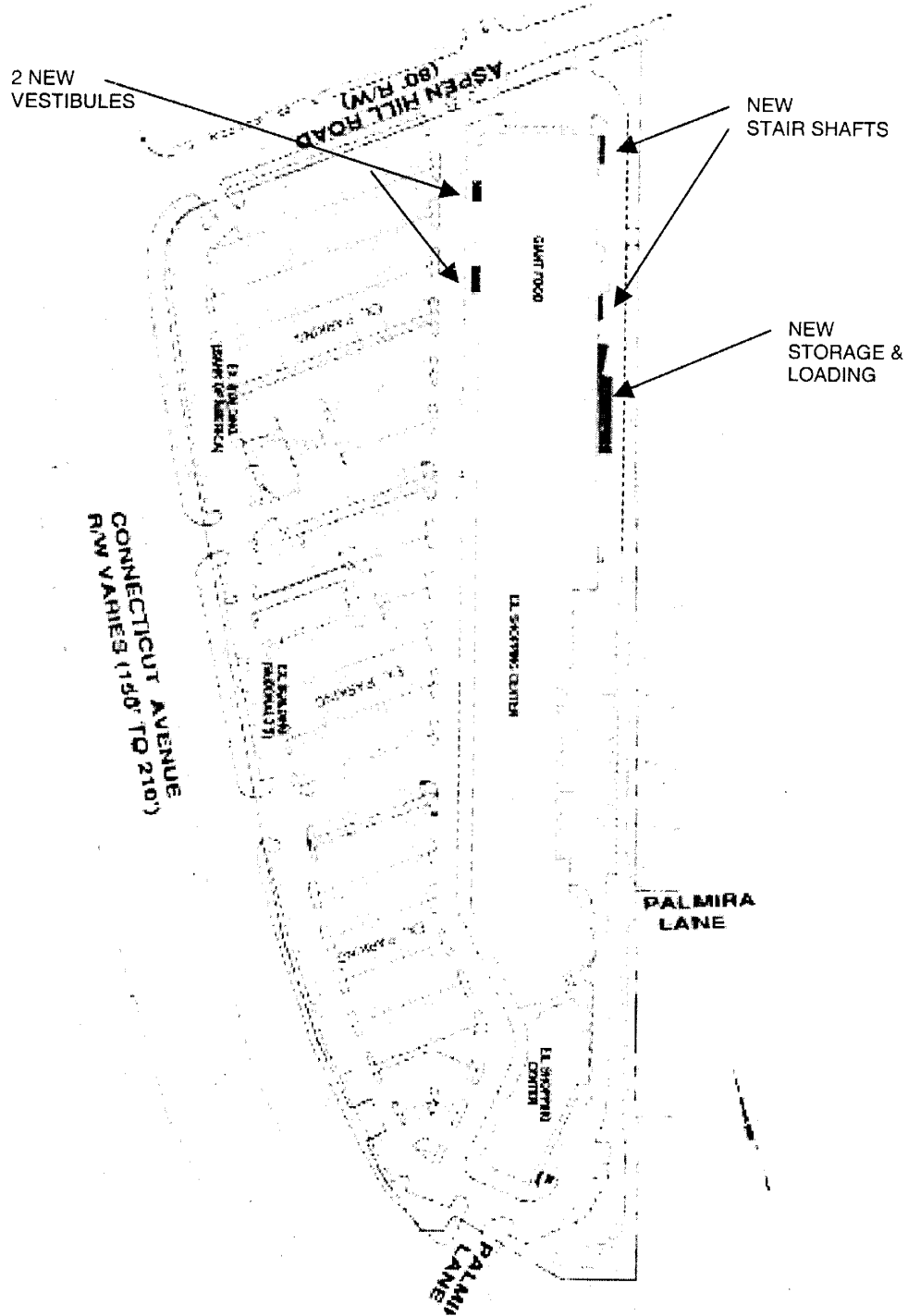
The site contains 15.43 acres of C-1 zoned land. It is located in the southeastern quadrant of the intersection of Aspen Hill Road and Connecticut Avenue. The site is bounded by R-60 zoned Harmony Hills Subdivision and St. Mary Magdalene Episcopal Church to the east, and a C-T zoned office development to the south. Across Aspen Hill Road from the site to the north is Northgate Shopping Center.

The site is currently developed with a 174,013-square-foot shopping center including a Giant grocery store at the northern end of the main building and two freestanding buildings near Connecticut Avenue for a bank and a fast food restaurant. The main shopping center building is sited along the east property line with its loading areas located behind the building. There is a retaining wall along the east property line. The wall is approximately eight feet high at the northern end and tapers to three feet just north of the Palmira Lane stub in the Harmony Hills Subdivision. There are sections of fences and mature trees between the wall and the property line. Vehicular access to the shopping center is via two driveways off Connecticut Avenue and two off Aspen Hill Road.



PROJECT DESCRIPTION: Proposal

The purpose of the subject amendment is to enlarge the existing Giant grocery store by renovating the current space and expanding into adjacent retail space. The proposed changes include: 1) replace the existing single vestibule with two smaller separate vestibules, 2) the addition of a two-level loading/storage area, and 3) the addition of two stair shafts. The total additional floor area proposed is 10,638 square feet. The Giant store will also expand into adjacent vacant retail store space taking its current store from approximately 39,784 sq. ft. to 72,929 sq. ft. The total customer sales area will be 34,098 sq. ft. The proposed expansion will allow Giant to better serve its existing customers and improve the circulation within the store.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 1-87094 for Aspen Hill Shopping Center was approved by the Planning Board on July 30, 1987. The Preliminary Plan was amended on December 17, 1987, to expand the existing shopping center by 30,500 square feet. Site Plan 8-87009 for the Center was approved by the Planning board on August 6, 1987. A copy of site plan opinion is attached. Through the years, there have been a few administrative modifications to the shopping center.

ANALYSIS:

Environmental

The proposed 10,638-square-foot addition to the existing shopping center is exempt from the Forest Conservation requirement because it does not disturb any forest or specimen trees.

APF: Local Area Transportation Review

A traffic statement dated March 28, 2003, was submitted for the subject site plan. Neither a traffic statement nor a traffic study is t required to satisfy Local Area transportation Review because:

1. The renovation of the Giant Food Store and its expansion into the adjoining retail space within the shopping center does not increase the customer-sales square footage.
2. The number of site-generated peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and the weekday evening peak period (4:00 to 7:00 p.m.) will not increase because of the reason above.

APF: Policy Area Transportation Review/Staging Ceiling Condition

Based on the *FY 2004 AGP* staging ceiling capacity, the current staging ceiling capacity is positive 34 jobs as of November 30, 2003, in the Aspen Hill Policy Area. The renovation of the Giant Food Store and its expansion into the adjoining retail space may result in 10,638 more square feet to the overall shopping center, but there is no net increase in customer-sales square footage and the site-generated peak-hour trips during the weekday morning and evening peak periods. Although 10,638 square feet of retail space typically is equivalent to 27 jobs, no jobs should be added to the pipeline of approved, but unbuilt development in the Aspen Hill Policy Area. With the Preliminary Plan No. 1-87094 approval in 1987, the 435 jobs were associated with the existing retail land uses of 174,013 square feet and are considered as existing non-residential traffic.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
Zoning:		C-1 / R-60
Lot Area (acre):		15.42
Existing Floor Area (s.f.)		
General retail		144,550
Restaurant		21,802
Banks/office		6,981
Corridor		680
Total		<u>174,013</u>
Proposed addition (s.f.)		
Grocery store (Giant) addition		<u>10,638</u>
Total Floor Area (s.f.)		<u>184,651</u>

Green Area: (s.f.)	67,196	114,510
	10%	17%
Building Height (ft.):	30	30
Building Setbacks (ft.):		
from street	10	43
side	10	37.4
rear	25 (R-60 rear yard)	31.9
Parking (spaces):	961 ¹	1,016
Standard space		983
Handicapped		29
Bicycle	20	20
Motorcycle	10	10

FINDINGS for Site Plan Review:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

A project plan or a development plan is not required for this C-1/R-60 zoned development.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the C-1 zone as demonstrated in the project Data Table above.

3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

The proposed addition represents a small building footprint increase to the existing shopping center buildings. It does not alter the overall circulation pattern or landscape design.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed amendment consists of 10,638 square feet of addition to the existing Giant store. The use is consistent with the operation of the existing shopping center. The new floor area will be used for vestibule, storage, and loading spaces. There are fences and trees between the proposed addition and adjacent residential neighborhood.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The proposed 10,638-square-foot addition to the existing shopping center is exempt from the Forest Conservation requirement because it does not disturb any forest or specimen trees.

APPENDIX

- A. Planning Board opinion for site plan 8-87009



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-87009
Project Aspen Hill Shopping Center

Date Mailed: August 14, 1987

Action: (Motion was made by Commissioner Henry, seconded by Commissioner Keeney, with a vote of 4-0, Commissioners Christeller, Keeney, Henry, and Hewitt voting for and no Commissioners voting against. Commissioner Floreen was absent.)

On February 14, 1987, Aspen Hill Ventures submitted an application for the approval of a site plan for property in the C-1 zone. The application was designated Site Plan Review #8-87009.

On August 6, 1987, Site Plan Review #8-87009 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 on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;

and approves Site Plan Review #8-87009 subject to the following conditions, to be addressed prior to release of building permits:

1. Submit a Site Plan Enforcement Agreement and Development Plan.
2. Add sidewalks from Connecticut Avenue and Palmira Lane to shopping center.
3. Submit lighting specifications for arcade area for staff review.

4. Add vehicular entrance to shopping center from existing entrance opposite Independence Street as per the Master Plan. Parking spaces displaced by entrance are waived. If entrance is infeasible, the issue is to be brought back before the Board.
5. Add permanent barrier at Palmira Lane stub in the form of bollards.
6. Landscape plan is to include board-on-board fencing at rear of property adjacent to Harmony Hills. Improve visibility from Palmira Lane by limbing up existing pine trees at street stub.