



Item # 12  
MCPB 01-08-04

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## MEMORANDUM

**DATE:** January 2, 2004  
**TO:** Montgomery County Planning Board  
**VIA:** Joseph R. Davis, Chief *JRS*  
Development Review Division  
**FROM:** Michael Ma, Supervisor *Ma*  
Development Review Division  
(301) 495-4523



**REVIEW TYPE:** Site Plan Review  
**CASE #:** 8-04016  
**PROJECT NAME:** Wildwood Manor Shopping Center  
**APPLYING FOR:** Approval of 122,422 gross square feet of retail/office space including the proposed 609-square-foot addition

**ZONE:** C-1/R-90  
**LOCATION:** Northeastern quadrant of the intersection of Old Georgetown Road and Cheshire Drive  
**MASTER PLAN:** North Bethesda & Garrett Park  
**APPLICANT:** Federal Realty Investment Trust  
**FILING DATE:** November 25, 2003  
**HEARING DATE:** January 8, 2004

---

## BACKGROUND

Wildwood Manor is an existing shopping center located in the north Bethesda area. The 11.6-acre center is zoned C-1/R-90 and does not have an approved site plan because site plan approval by the Planning Board was not required when the center was developed. Section C-4.341.2 of the Zoning Ordinance provides that *any development or redevelopment of any portion of land zoned C-1 where C-1 zoning is in excess of 15 acres at one location requires approval of a site plan in accordance with Division 59-3*. The total area of the two C-1 zoned shopping centers located near the intersection of Old Georgetown Road and Democracy Boulevard, Wildwood Manor and Georgetown Square, is more than 15 acres. Therefore, the proposed addition to Wildwood Manor Shopping Center is subject to site plan review and approval by the Planning Board.

**STAFF RECOMMENDATION:** Approval of 122,422 gross square feet of retail/office space, including the proposed 609-square-foot addition, on 11.6 acres with the following conditions:

1. Transportation

- a. The subject site plan is limited to a 609-square-foot addition to the existing shopping center for a total gross leasable area of 84,710 square feet, or total gross building area of 122,462 square feet including storage space.
- b. Any future expansion of 5,000 additional square feet or more shall require a new Adequate Public Facilities review.
- c. Any future expansion or development of the property, which adds more than 10 percent of the total gross leasable area of the existing shopping center or 8,471 more square feet, shall require a 10-foot-wide road right-of-way dedication along the western property line to provide 60 feet right-of-way from the centerline of Old Georgetown Road (MD 187). The additional right-of-way is needed to accommodate future relocation of the existing sidewalks with an eight-foot-wide grass strip for street trees, and other necessary road cross-section features.
- d. The applicant is encouraged to participate with the North Bethesda Transportation Management Organization (TMO) to assist the North Bethesda TMD in achieving and maintaining the non-driver traffic mitigation goal of the North Bethesda/Garrett Park Sector Plan.

2. Department of Permitting Services

The proposed development is subject to Stormwater Management Concept approval conditions dated September 25, 2003.

3. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement including Development Program for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- a. Landscaping, sidewalks, and outdoor lighting shall be completed as construction of the building is completed.
- b. Clearing and grading to correspond to the construction phasing, to minimize soil erosion and forest loss.
- c. Phasing of stormwater management, sediment/erosion control, paths, or other features.

4. Clearing and Grading

No clearing or grading prior to pre-construction meeting with the M-NCPPC staff.

5. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Limits of disturbance.
- b. One bike rack at the proposed walk-in bank site.
- c. A lead walk between the sidewalk on Old Georgetown Road and the pathway near the proposed bank.
- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. The development program inspection schedule and Site Plan Opinion.

**PROJECT DESCRIPTION:** Site Description

The subject 11.6-acre property is zoned C-1 and located on the east side of Old Georgetown Road at its intersection with Democracy Boulevard. It is bounded by Berkshire Drive to the east, Cheshire Drive to the south, and a medical office building to the north. The property is surrounded by R-90 zoned one-family detached homes to the east and southeast. Across Cheshire Drive from the site to the south is a church. Another C-1 zoned shopping center, Georgetown Square, is located to the northwest of the property across Old Georgetown Road.

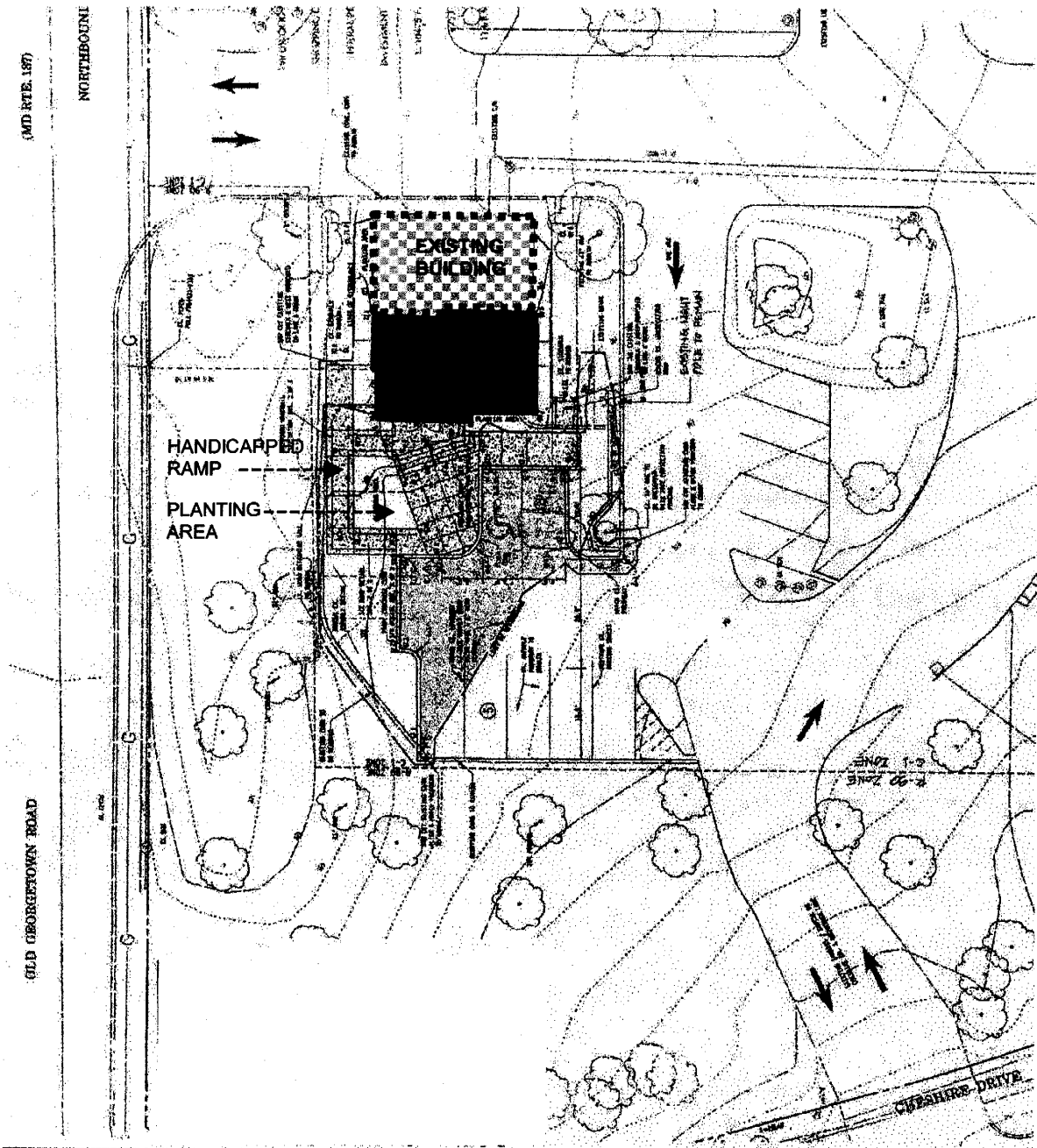


SITE FOR THE PROPOSED ADDITION - - -

The subject property is developed with a shopping center with three pad sites and associated parking. There are vehicular access points on both Old Georgetown Road and Cheshire Drive. The site of the proposed addition is in the southwest corner of the shopping center. There are currently a 615-square-foot freestanding building and an associated parking lot in this area. Between the streets and the subject pad site are wooded areas with mature trees.

**PROJECT DESCRIPTION:** Proposal

The subject site plan proposes a 609-square-foot addition to a one-story, 615-square-foot freestanding building in the southwest corner of the shopping center to accommodate a bank. Portions of the parking areas, which is located to the south of the existing building, will be removed to accommodate the proposed addition, a handicapped ramp, and a planting area. The proposed addition will result in more green space for the center and provide a lead walk from Old Georgetown Road into the site to improve pedestrian circulation between the public sidewalk on Georgetown Road and the stores in the shopping center. No changes are proposed for the rest of the center.



**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE (C-1 Zone)**

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Building Area (sq. ft.)	--	122,422
Min. Building Setbacks (ft.)		
from R-90 lots	30	147
from street	10	43
Green Area (%)	10	18.3
Building Height (ft.):	30	18
Parking Spaces	586	632

Conformance to Master Plan

Wildwood Shopping Center is located in the *North Bethesda/Garrett Park Master Plan* (1992). The Master Plan encourages the preservation and enhancement of “retail facilities ranging from regional to neighborhood shopping” (p. 33). In addition, the Master Plan supports the connection of the shopping center to the C-1 zoned sites (including Giant Food Store) and the Davis parcel on the west side of Old Georgetown Road. Adequate pedestrian connections are made at Old Democracy Boulevard.

The Plan also encourages the preservation of “existing woodland” and encourages “reforestation throughout the Planning Area” (p. 34). The plan seeks to preserve the existing grove of trees along Old Georgetown Road and Cheshire Drive. The expanded building does not encroach on the existing mature wooded area in the southwestern corner of the property. Furthermore, adequate screening provided by a new planting area will further buffer the existing parking area from the Old Georgetown Road. Any construction of a sidewalk through the wooded area should not remove existing trees.

Staff finds that the proposal meets the goals and objectives outlined in the Master Plan.

Adequate Public Facilities Review

The APF test is satisfied because under Section 8-30(a)(1) of the Montgomery County Code, the proposed development is a “renovation or reconstruction of an existing structure” and “the gross floor area does not increase by more than 5,000 square feet” (refer to the attached language in the County Code). The APF test consists of the following:

1. Local Area Transportation Review

Based on Section 8-30(a)(1), a traffic study or traffic statement is not required to satisfy Local Area Transportation Review. Any future addition, more than 5,000 square feet, would require a traffic study because the traffic generated by the total of an addition, and the existing shopping center, would be 50 or more 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.).

2. Policy Area Transportation Review/Staging Ceiling Condition

Based on the *FY 2004 AGP* staging ceiling capacity, the current staging ceiling capacity is positive nine jobs, as of November 30, 2003, in the North Bethesda Policy Area. Although the proposed bank is considered an office use, the overall Wildwood Manor Shopping Center has predominately general retail land uses. The addition of 609 square feet is equivalent to two more jobs. The jobs associated with the existing retail land uses are considered as existing non-residential traffic.

Transportation Demand Management

This site is within the boundary of the North Bethesda Transportation Management District (TMD). The applicant would be required as a condition of preliminary plan approval to participate with the North Bethesda TMO to assist the North Bethesda TMD in achieving and maintaining the 39% non-driver traffic mitigation goal for Stage II of the North Bethesda/Garrett Park Sector Plan.

Forest Conservation

The proposed 609-square-foot addition to the shopping center is exempt from the Forest Conservation requirements because it is a modification to an existing development and no forest clearing is proposed.

**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.*

An approved development plan or project plan is not required for the subject C-1 zoned development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the C-1 and R-90 zones as demonstrated in the project Data Table above.

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

There are five existing vehicular access points to the shopping center including four from Old Georgetown Road and one from Cheshire Drive, plus cross easements within the parking area from the adjoining property to the north. Truck access is from the eastern parking area behind the shopping center's storefronts.

For the entire shopping center, five-foot-wide and four-foot-wide sidewalks exist along Old Georgetown Road and Cheshire Drive, respectively. Lead-in sidewalks are provided near the vehicular access points. There are two pedestrian connections from Berkshire Drive to the east and rear of the shopping center – one opposite Avon Lane and another opposite Chatsworth Lane. Transit service is available along this segment of Old Georgetown Road via Metrobus routes J-1, J-2, and J-3, and Ride-On route 47.

The proposed 609 square feet will be added to the existing one-story, freestanding building in the southern end of the shopping center. Portions of the parking areas, which is located to the south of the existing building, will be removed to accommodate the proposed addition, a handicapped ramp, and a planting area. The proposed addition will result in more green space for the center and provide a lead walk from Old Georgetown Road into the site to improve pedestrian circulation between the public sidewalk on Georgetown Road and the stores in the shopping center. No changes are proposed for the rest of the center.

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

The proposed 609-square-foot building addition represents a minor modification to the existing shopping center, which has been serving the surrounding community for many years. The proposed addition will be occupied by a bank, which will complement the mix of the existing retail stores in the center.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The proposed 609-square-foot addition to the shopping center is exempt from the Forest Conservation requirements because it is a modification to an existing development and no forest clearing is proposed.