

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

Item # 14  
MCPB 4-21-05

**MEMORANDUM**

DATE: April 15, 2005  
TO: Montgomery County Planning Board  
VIA: Rose Krasnow, Chief *Rd K*  
Michael Ma, Supervisor  
Development Review Division  
FROM: Robert A. Kronenberg, RLA *RK*  
Development Review Division  
(301) 495-2187



REVIEW TYPE: **Site Plan Review**  
CASE #: **8-05008**  
PROJECT NAME: **Burdoft Property**  
APPLYING FOR: Approval of 5,096 square feet of commercial office and 5,096 square feet of commercial retail, including restaurant use, on 0.55 acres of property.  
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance  
ZONE: C-1  
LOCATION: In the southeastern quadrant of the intersection of Vital Way and Randolph Road in Silver Spring, Maryland  
MASTER PLAN: Master Plan  
APPLICANT: Thomas J. Reugg  
FILING DATE: February 15, 2005  
HEARING DATE: April 21, 2005

**STAFF RECOMMENDATION:** Approval of, 5,096 square feet of commercial office and 5,096 square feet of commercial retail, including restaurant use, on 0.55 acres, with the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-02056 as listed in the Planning Board opinion dated April 7, 2003 [Appendix B].
2. Site Design
  - a. The dumpster enclosure shall be constructed of masonry material similar to that proposed for the building exterior.

3. Landscaping
  - a. Provide two 2.5-3" caliper shade trees behind the existing sidewalk on Randolph Road, subject to permitting by the Montgomery County Department of Permitting Services.
  - b. Provide 5' x 10' tree pits and 2.5-3" caliper shade trees within the Vital Way right-of-way.
4. Lighting
  - a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
  - b. All light fixtures shall be full cut-off fixtures.
  - c. Deflectors, reflectors or refractors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent commercial properties.
  - d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.
  - e. The height of the light poles shall not exceed 12 feet including the mounting base.
5. Pedestrian Circulation
  - a. Provide a ten-foot-wide sidewalk along the property frontage on Vital Way.
  - b. Provide 6-foot-wide sidewalk connections from the interior parking lot to Randolph Road and Vital Way.
6. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated February 10, 2005 [Appendix C].
7. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

  - a. Street tree planting and the community-wide pedestrian pathway for Vital Way shall progress as street construction is completed, but no later than six months after completion of the commercial building.
  - b. Landscaping associated with the parking lot and building shall be completed as construction of each facility is completed, but no later than six months after completion of the commercial building.
  - c. Pedestrian pathways, including the 6-foot-wide lead-walks to the existing sidewalk on Randolph Road and proposed pedestrian walkway on Vital Way, and outdoor seating area associated with the building shall be completed as construction of the building is completed.
  - d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
  - e. Provide each section of the development with necessary roads.
  - f. Phasing of dedications, parking, stormwater management, sediment/erosion control, community paths, trip mitigation or other features.
8. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

9. Signature Set

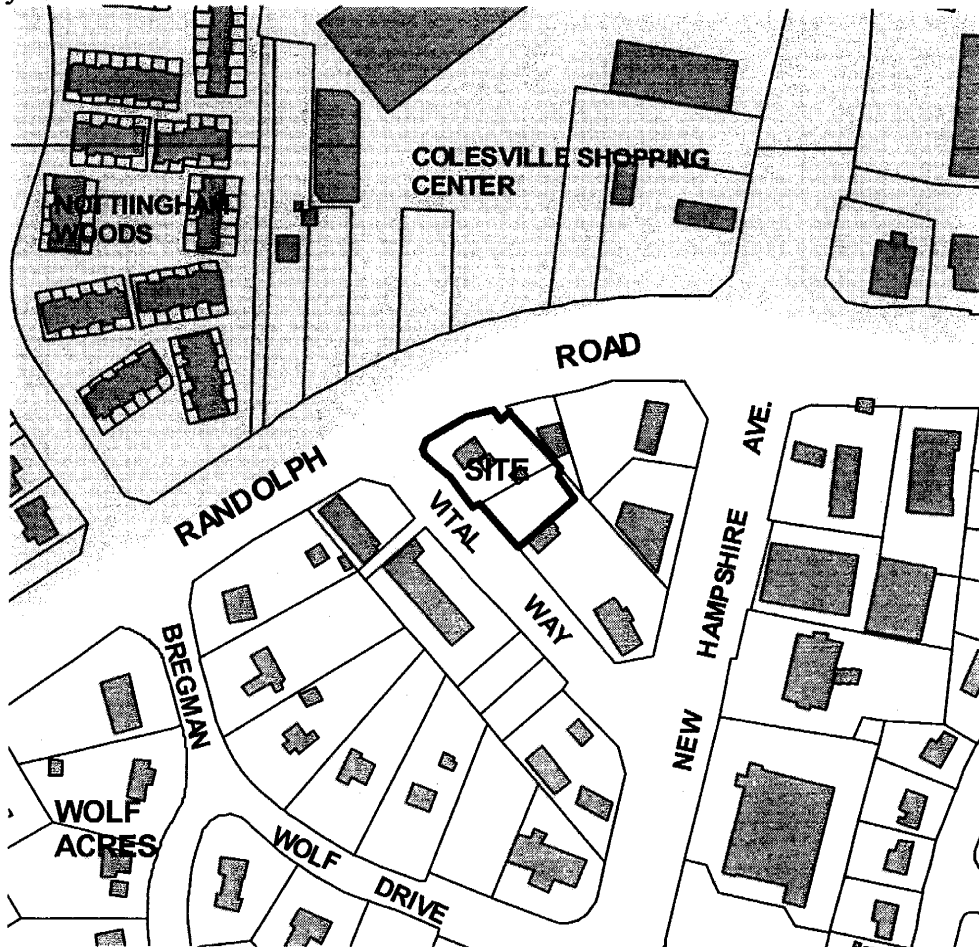
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Note stating the M-NCPPC staff must inspect protection devices prior to clearing and grading.
- d. Details of the material for the dumpster pad enclosure.
- e. Details of the proposed sign at the northeast corner of the property.
- f. All other items for site design, landscaping, lighting and pedestrian circulation in the conditions of approval above.

**PROJECT DESCRIPTION:** Site Vicinity

The subject property is located in the southeastern quadrant of the intersection of Randolph Road and Vital Way in Colesville, Maryland. All the properties abutting the intersection of Randolph Road and New Hampshire Avenue (MD 650) are zoned C-1, as well as the properties on the southwest side of Vital Way, including the Marymount Animal Hospital and a commercial strip center that houses a bagel shop, beauty shops and medical supply store. The Beer and Wine store and its associated parking is located directly to the north of the site while the China Dynasty restaurant is located on the property line to the southeast. Further toward the intersection with New Hampshire Avenue are a Pizza Hut and gas station. The Wolf Acres community (plat book W, page 45) beyond the commercial properties on Vital Way consists of half-acre lots and is zoned R-200. Vital Way bifurcates the commercial establishments and is a vehicular cut-through for southbound MD 650 traffic.

The northwest side of the intersection of the two major roads is comprised of the Colesville Shopping Center and gas station and the townhouse community of Nottingham Woods (plat book 569, page 44), zoned PD-7. The northeast quadrant consists of a mix of commercial and retail properties including a strip retail center and a McDonald's. The southeastern quadrant of the major intersection consists of a number of commercial uses including a gas station, drug store and bank (plat book 189, page 43), anchored by the Carol Acres community (plat book 189, page 43) directly to the east.



**PROJECT DESCRIPTION:** Site Description

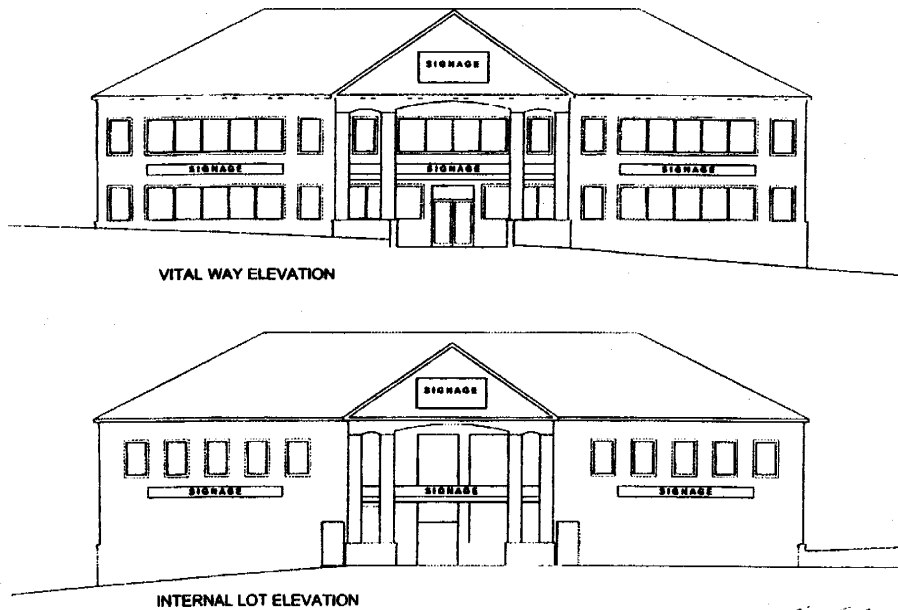
The subject property is approximately 0.55 acres in size at the intersection of Randolph Road and Vital Way in Colesville. The site contains an existing two-story house, garage and shed, with a consistent grade elevation difference from north to south of approximately eight feet. The remainder of the site is an open lawn area with small trees surrounding the structures. Current access to the site is from Vital Way. The site is zoned C-1. A five-foot-wide sidewalk currently exists on Vital Way along the southern property frontage and an existing 6-foot-wide sidewalk exists on Randolph Road. The sidewalk does not connect along the entire property frontage. Road improvements of curb and gutter exist on the southern boundary and extend across the adjacent China Dynasty restaurant frontage.



**PROJECT DESCRIPTION:** Proposal

The applicant requests approval for a total 10,192 square feet of commercial office and retail, in the C-1 Zone, on approximately 0.55 acres of property. The site plan is consistent with the preliminary plan (#1-02056) for total proposed square footage.

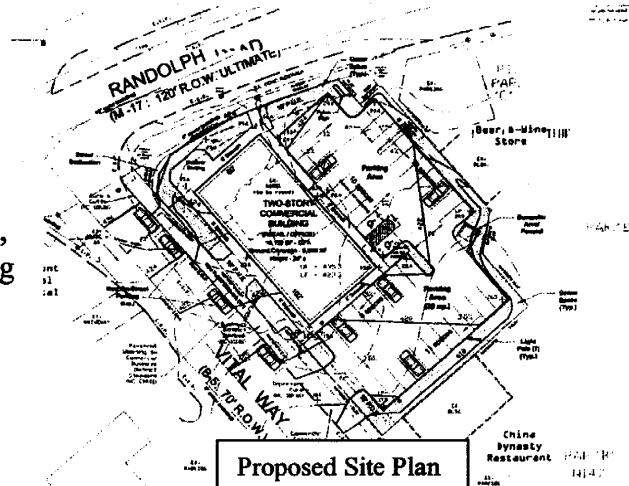
The proposed site is a key element of the improvements for the Vital Way corridor and unified “Main Street” type of development as envisioned in the White Oak Master Plan. The building design is a two-story structure with current plans for retail space, including the restaurant space on the first level and office space on the second floor.



**Elevations of the proposed building**

Access to the proposed parking lot is from Vital Way at the southwestern corner of the site. The parking wraps around the southern and eastern perimeters of the proposed building and provides a separation between the existing uses to the south and east.

Landscaping consists of shade trees within the parking lot and within the rights-of-way for Randolph Road and Vital Way. Evergreen screening is provided for the perimeter parking, adjacent to Randolph Road. An outdoor seating area is proposed at the intersection for the restaurant patrons. Lighting consists of pedestrian oriented fixtures within the parking lot and around the building with respect to height of the poles, wattage and location of fixtures.



Recreation is not required for commercial properties. The proposed development is proposing 21 percent green space on the perimeter of the parking area and within the parking islands, which exceeds the 10 percent required by the C-1 Zone. The stormwater management concept was approved on February 10, 2005.

**PROJECT DESCRIPTION:** Prior Approvals

Preliminary Plan

Preliminary Plan 1-02056 was approved on April 7, 2003 for subdivision of 1 lot on 24,049 square feet of land. The approval of the preliminary plan is limited to 10,192 square feet of commercial office/retail uses.

**ANALYSIS:** Conformance to Development Standards

PROJECT DATA TABLE (C-1 Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):	less than 15	0.55
Max. Square Footage of Development (sf.)	10,192	10,192
Commercial Retail		5,096
Commercial Office		5,096
Min. Building Setbacks (ft.)		
from street	0*	10
Other lot lines	0**	14
Min. Green Area (%)	10	21
Max. Building Height (ft.):	30	25
Parking Spaces		
Retail @ 5/1000 (5,096 sf x 5 =25,480/1000)	26	26
Office @ 2.5/1000 (5,096 x 2.5 = 12,740/1000)	<u>13</u>	<u>13</u>
Total (Base Requirement)	39***	34

- \* Setback is 0' for "Mainstreet" type development as recommended in the White Oak Master Plan
- \*\* Setback 0' but not less than 10' if a setback is provided
- \*\*\* The total required base parking spaces equals 39; however, the Zoning Ordinance (Sect. 59-E-3.1. Mixed Uses) permits a credit for combined uses in the same building, decreasing the standard number of required spaces to 29 during weekday daytime trips. See Chart below.

Parking Requirements Mixed Uses (per Sect. 59-E-3.1)					
USE / GFA	Base Req.	Weekday		Weekend	
		Daytime	Evening	Daytime	Evening
Retail (5,096 sf) (@ 5 sp./1,000 sf)	26	60% 16	90% 24	100% 26	70% 18
Office (5,096 sf) (@ 2.5 sp./1,000 sf)	13	100% 13	10% 2	10% 2	5% 1
Total Spaces Required		(29)	26	28	19

- Notes:
1. Maximum number of spaces required per above is 29 (weekday daytime).
  2. Extra spaces shown on plan allow for alternative permitted uses with higher parking requirements (i.e. restaurant).

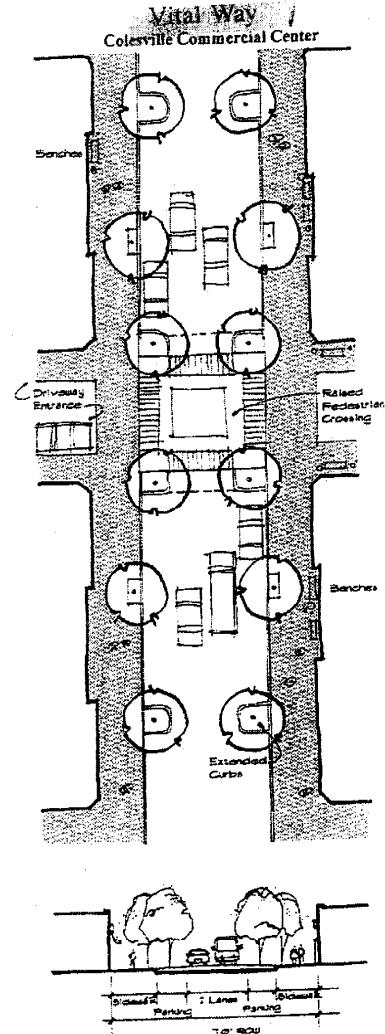
## ANALYSIS:

### Conformance to Master Plan

The primary objective in the 1997 White Oak Master Plan for development activity within the Vital Way corridor emphasize a unified "Main Street" type of development. This theme encourages commercial development with a residential character to address the surrounding residential community. Development within the Vital Way corridor needs to address landscaping on the properties, vehicular and pedestrian access improvements as well as the compatibility aspects integral to a Main Street type of development.

### Local Area Transportation Review

The projected floor areas for the respective uses are evaluated on the trip generation values set forth in the LATR Guidelines. The total trip generation for a multi-use building during morning peak hours are 16, and 46 for evening peak hours. Based on the adopted guidelines, the subject site does not exceed the permitted trip generation threshold and would not require a full traffic study for the mixed-use development.





**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 a project plan is not required for the subject 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 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.*

- a. Building

The location of the building and parking facilities are safe, adequate and efficient.

The proposed building is located in an optimal area of the site to provide visibility at a major vehicular intersection and buffer the parking from Vital Way and residential uses on the opposite side of the Vital Way corridor. The location of the building is situated in the northwest corner and placed as close to the boundary line as possible to activate and emphasize a pedestrian-friendly environment. Additionally, the architecture of the proposed commercial building emphasizes a residential character as envisioned in the Master Plan for the revitalization of this area.

- b. Open Spaces

The applicant is exceeding the required 10 percent of green space for the C-1 Zone. The plan proposed 0.12 acres of green space, or 21 percent of the property, on the perimeter of the property and within the planting islands that separate the parking spaces. The green space as well as the proposed trees along Vital Way and Randolph Road will visually enhance the streetscape and provide a green buffer to the adjacent commercial properties.

The proposed stormwater management concept consists of on-site water quality control and on-site recharge via construction of an infiltration trench. Channel protection is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

- c. Landscaping and Lighting

The proposed landscaping on the site consists of foundation planting to accentuate the entrance to the building and evergreen hedges along the perimeter of the parking lot adjacent to both public roads. Shade trees and groundcover are proposed within the planting islands of the parking lot. The perimeter of the parking lot, adjacent to the existing uses, contains shade trees within the 10-foot planting strip.

The streetscape for Vital Way includes shade trees in tree pits along the frontage of the property. Shade trees behind the existing sidewalk are also proposed along the property frontage on Randolph Road.

The lighting plan consists of low-level Granville fixtures located along the perimeter of the proposed parking lot. The light fixtures are mounted on 12-foot-tall poles and equipped with shields to avoid spillover to county roads and adjacent properties.

d. Recreation

Recreation facilities are not required for commercial properties.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian access is safe, adequate and efficient.

The site plan proposes one vehicular access point to the site at the southwestern property line from Vital Way. The access point is a safe distance from the intersection of Randolph Road and provides full turning movements in and out of the subject site onto Vital Way.

The site plan proposes improved pedestrian access on Vital Way in accordance with the recommendations of the Master Plan for a more unified "Main Street" type of development that activates the street. The proposed shade trees will be located in 5' x 10' tree pits with a 5-foot-wide clear area for pedestrian circulation. The proposed 10-foot-wide walkway on Vital Way will connect with an existing 6-foot-wide sidewalk on Randolph Road. Six-foot-wide internal sidewalks will also be provided to facilitate pedestrian circulation around the perimeter of the building and to the sidewalks on Vital Way and Randolph Road.

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

The proposed building, parking and commercial use is consistent with the adjacent uses and compatible with the surrounding commercial establishments.

The proposed development encourages revitalization of the adjacent properties and establishes a precedent for the "Main Street" type of development within the corridor.

The architecture of the proposed building is more residential in nature to respond to the surrounding community and promote pedestrian circulation on the improved streets. The location of the parking is physically separated from the street, allowing the building to front closer to the road. The planned parking area becomes more compatible with the adjacent parking facilities and buildings on the adjacent commercial properties to the south and east of the site.

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

The site is exempt from the forest conservation requirements since the site is less than one-half acre in size and less than 40,000 square feet of forest will be cleared.

#### APPENDICES

- A. Affordable Housing Impact Statement.
- B. Planning Board opinion for Preliminary Plan 1-02056.
- C. Memorandums from agencies