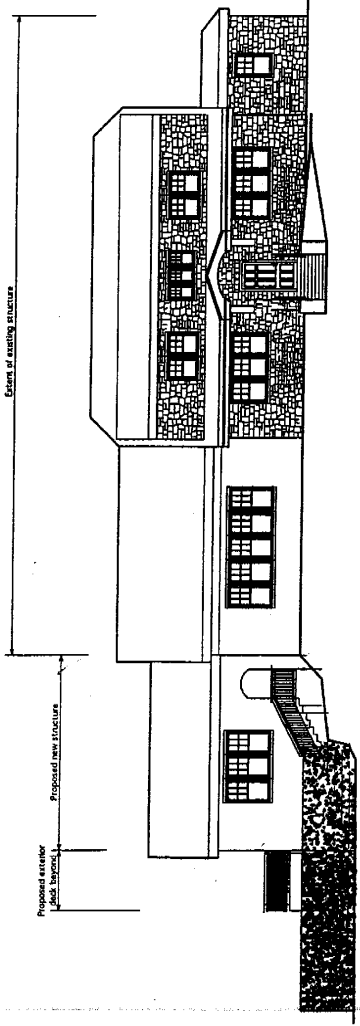
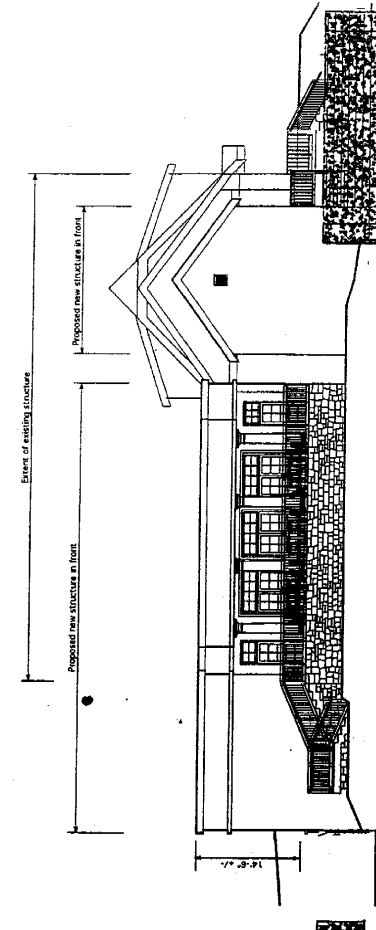


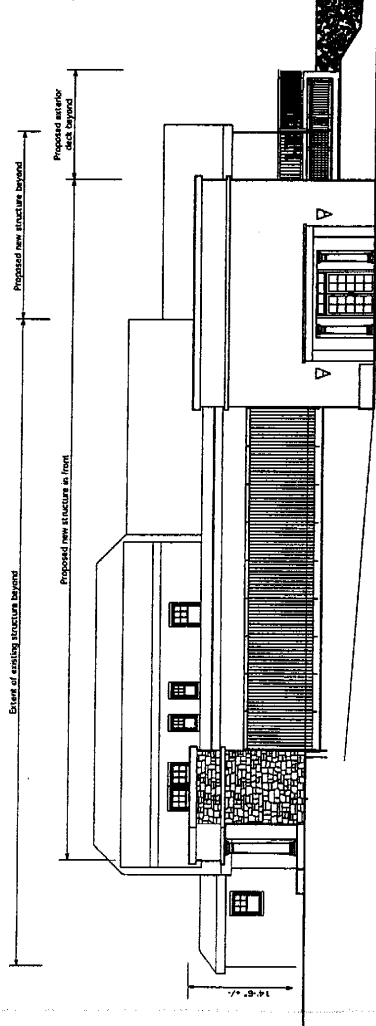
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Knights of Columbus

Rock Creek Kay-Cee Club
 5417 West Cedar Lane, Bethesda, Mariland 20814-1517
 February 11, 2005

O'Neil & Manion Architects P.A.
 6931 Arlington Road, Suite 306, Bethesda, Maryland 20814
 Tel. 301 654 7004 Fax 301 652 9472

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: June 17, 2005

TO: Dan Janousek, Development Review Division

VIA: Mary Dolan, Countywide Planning Division, Environmental Planning *MD*

FROM: Marion Clark, Countywide Planning Division, Environmental Planning *(m)*

SUBJECT: Special Exception request No. S-2641 and CBA-143-A
Modification to Rock Creek Kay-Cee Club, Inc

Recommendations

Environmental Planning staff recommends **approval** of Special Exception request No.S-2629 with the following conditions:

- Submitted a Tree Save Plan to M-NCPPC Environmental Planning staff prior to issuance of sediment and erosion control permits. This plan must be prepared by an ISA certified arborist and demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12.

Forest Conservation

This application has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD). The application includes a Forest Conservation Plan exemption given because this is a special exception with a total disturbance of less than 10,000 square feet and forest clearing less than a total of 5000 square feet. A Tree Save Plan is still required to preserve two-thirds of the critical root zone of tree no. 55, a 44" Tulip Poplar tree of value.

Environmental Guidelines

This property is not located within a Special Protection Area or Primary Management Area. There are no streams, steep slopes, wetlands, erodible soils, or other environmental encumbrances on the site.

Stormwater Management

The Department of Permitting Services has approved a Stormwater Management Concept request for this site.

Regional Water Quality

This site is located in the Lower Mainstem Bethesda tributary of the Lower Rock Creek watershed. Lower Rock Creek is classified as a Use I watershed by Maryland Department of the Environment. A Use I classification means that the waters are capable of contact recreation and protection of aquatic life.

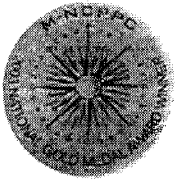
The *Countywide Stream Protection Strategy* (CSPS) categorizes this subwatershed as a Watershed Restoration Area. This category is applied to older developed areas of the County where streams are degraded to varying degrees and restoration tools are necessary to stop further degradation. The CSPS rates stream resource quality poor for the Lower Mainstem Bethesda.

Noise

This use is not expected to generate a noise disturbance to surrounding uses. The Department of Environmental Protection administers Montgomery County Code Chapter 31B Noise Control and will verify compliance with the county code prior to issuance of permits.

Dust

There should be no objectionable fumes, noise or odors resulting from the proposed use. Dust is not expected to be problematic.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning

June 27, 2005

MEMORANDUM

TO: Dan Janousek, Coordinator
Development Review

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

FROM: Scott James, Planner/Coordinator *SS*
Transportation Planning

SUBJECT: Special Exception Petitions S-2641 and CBA-143-A
Modification to an existing private club and service organization
5417 West Cedar Lane, Bethesda
Zone R-60/TDR
Bethesda Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject special exception case to permit off-street parking in connection with a commercial use (the "Parking Special Exception"). The property is located at 5417 West Cedar Lane in Bethesda, and it is zoned R-60/TDR. The property is subject to Board of Appeals Case No. 911 and is operated by the Knights of Columbus. The Service Organization's Special Exception is a modification request to build in three minor phases, 2,224 square feet of additions to the existing 9,496 square foot building for a total of 11,720 square feet of development.

RECOMMENDATION

Transportation staff supports approval of this petition as it meets the adequate public facilities test for transportation requirements with the following conditions:

1. Limit the facility to no more than 11,720 square feet of recreational and community center uses (ITE Land Use Code 495).
2. Proposed revision to existing parking lot striping and circulation layout to include provision of adequate and sufficient Americans for Disabilities Act (ADA) accessible parking spaces.

The Transportation Planning staff finds that the proposed special exception use satisfies the Local Area Transportation Review test and will have no adverse effect on nearby roadway conditions or pedestrian facilities.

DISCUSSION

Site Location and Access

The site is located on the north side of West Cedar Lane between Old Georgetown Road and Wisconsin Avenue in Bethesda. An existing asphalt driveway provides site access. There are no plans to change or modify the existing asphalt driveway.

Vehicular Access, Circulation, and Parking

1. Vehicular Access: The access would be from the existing driveway off West Cedar Lane. Adequate provision is made for service vehicle access to the building.
2. Vehicular Parking: The existing 69 parking spaces are more than adequate for the current parking demands of the site. This special exception proposes to restripe the parking lot for 68 parking spaces, including two ADA accessible spaces, which will accommodate current and future parking demands. Minor modifications to the proposed striping and circulation plan are requested as condition #1.

Master Plan Roadways and Bikeways

The Bethesda/Chevy Chase Master Plan classifies West Cedar Lane as an arterial roadway with a minimum 80-foot right-of-way. Wisconsin Avenue and Old Georgetown Road are both classified as major highways.

Local Area Transportation Review

Site-generated traffic associated with small-scale civic organizations is minimal, with an estimated five trips generated during the peak hour of the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak-periods. The current occupants are seeking permission to hold up to 30 private events per year at the site, most of which would be evenings and weekend social events and therefore not likely to impact peak hour travel patterns on a typical weekday.

Presently, the site is used as a satellite parking lot from 6:00 AM to 6:00 PM for employees of Suburban Hospital according to a negotiated agreement between the two parties. From the perspective of Local Area Transportation Review, the establishment of the special exception for parking uses is not considered to generate vehicle trips, as the travel demand is generated by land uses at nearby Suburban Hospital.

A traffic study is not required to satisfy Local Area Transportation Review, because the site would generate fewer than 30 total peak-hour trips during the morning and evening peak periods. Therefore, the applicant is not required to analyze the impact of site-generated traffic on adjacent intersections.

SJ:gw

cc: Mark M. Viani

memo to Janousek re S-2641 Knights of Columbus