

**MEMORANDUM**

DATE: November 22, 2005
 TO: Montgomery County Planning Board
 Rose Krasnow, Chief
 Michael Ma, Supervisor
 Development Review Division
 FROM: Laxmi Srinivas
 Development Review Division
 (301) 495-4584



REVIEW TYPE: **Site Plan Review**
 CASE #: **820060040**
 PROJECT NAME: **Plaza del Mercado**

APPLYING FOR: Expansion of the existing shopping center from 100,363 square feet gross floor area to a total of 130,236 square feet of gross floor area to accommodate a new Giant Food store
 Waiver of 139 parking spaces (20% Reduction)
 Waiver of parking lot landscape requirements

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 Div. 59-E of Montgomery County Zoning Ordinance
 ZONE: C-1

LOCATION: North side of Bel Pre Road, approximately 1,000 feet west of its intersection with Layhill Road, known as 2211 Bel Pre Road

MASTER PLAN: Aspen Hill Master Plan
 APPLICANT: Federal Realty Investment Trust
 FILING DATE: July 14, 2005
 HEARING DATE: December 1, 2005

STAFF RECOMMENDATION: Approval of the expansion of the existing shopping center from 100,363 square feet gross floor area to a total of 130,236 square feet of gross floor area to accommodate a new Giant Food store; Approval of a parking waiver of 139 Parking Spaces (20% reduction); and Approval of a waiver from the landscape requirements of Section 59-E-2.71 (landscaping strip adjacent to street right-of-way), Section 59-E-2.72 (perimeter landscape area adjoining property other than a street right-of-way), and Section 59-E-2.81 (setback). All

site development elements as shown on Plaza Del Mercado site plans stamped by the M-NCPPC on October 28, 2005, shall be required except as modified by the following conditions:

1. Transportation

- a. Limit the site plan amendment to an expansion of 29,873 square feet for a maximum of 130,236 square feet of general retail uses for the entire shopping center that includes a supermarket.
- b. Satisfy Local Area Transportation Review by adding a separate right-turn lane with a taper on the eastbound approach of Bel Pre Road at the intersection of Layhill Road in accordance with the Montgomery County Department of Permitting Services (DPS) requirements. Relocate the median along Bel Pre Road with a pedestrian refuge across the intersection's crosswalk. Along Bel Pre Road maintain the sidewalk on the north side of the road, and locate the Class I bike path (not less than seven feet wide) immediately adjacent to the curb on the south side of the road. Modify the handicapped ramps, crosswalks, traffic signal installation and operation at this intersection as necessary and required by DPS. All improvements shall be complete and open to traffic prior to issuance of any use and occupancy permit for the renovated and expanded areas.
- c. Enter into a Traffic Mitigation Agreement (TMAg), signed and executed by the Planning Board and the Montgomery County Department of Public Works and Transportation (DPWT) prior to approval of the signature set to effectively promote alternative modes of transportation to driving alone and parking within the shopping center. The TMAg shall include installation of a real-time transit sign at a location visible to employees and customers in the shopping center.
- d. Provide 20 inverted-U bike racks (holding two bikes each) along the front of the stores.
- e. Provide for a future inter-parcel access by granting an easement adjacent to the eastern property line. In addition to the proposed connector easement area located to the northeast of the existing automobile filling station, approximately 170 feet north of Bel Pre Road, an alternative connector easement area located to the east of the proposed Giant Food store shall be provided. The applicant shall provide necessary site improvements and modifications within one of these two inter-parcel easement areas to complete a vehicular and pedestrian connection across the east property line when the adjoining property owner to the east agrees to provide an inter-parcel connector.

2. Inter-Parcel Connections

To facilitate pedestrian circulation between the subject shopping center and adjoining Kimberly Place townhouse development to the north and northwest, the applicant shall provide a fence opening or a gate at the proposed pedestrian connection, which is shown on the site plan as a five-foot-wide concrete sidewalk near the northern property line.

3. Lighting

- a. All light fixtures shall be full cut-off fixtures.
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential

- properties.
- c. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.
- 4. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated July 5, 2005.
- 5. 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 trees, landscaping, and lighting associated with the parking lot and building shall be completed prior to issuance of any use and occupancy permit for the renovated and expanded areas.
 - b. Pedestrian pathways shall be completed prior to issuance of any use and occupancy permit for the renovated and expanded areas.
 - c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - d. Phasing of stormwater management, sediment/erosion control, pathway, trip mitigation or other features.
- 6. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of signature set of plans.
- 7. 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. Methods and locations of tree protection, if applicable.
 - d. A note stating that prior to clearing and grading the applicant must complete a pre-construction meeting with the M-NCPPC staff.
 - e. Location and details of the required bike racks.

PROJECT DESCRIPTION: Site Vicinity

The subject 9.76-acre property is located on the north side of Bel Pre Road, approximately 1,000 feet west of its intersection with Layhill Road, known as 2211 Bel Pre Road. It is bounded by Layhill Shopping Center, zoned C-1, to the northeast and east, Kimberly Place townhouse development, zoned R-30, to the northwest and west, and Bel Pre Road on the south.



PROJECT DESCRIPTION: Site Description

The subject 9.76-acre property is developed with existing retail uses consisting of a Giant Food Store, retail and office uses, two restaurants and an automobile filling station. The existing Giant Food Store and other retail uses are located in the northern portion of the property, the retail/office building is located in the western portion of the property, and the two restaurants and the automobile filling station are in the southeast corner of the property.

Access to the property is from Bel Pre Road. There is some existing parking along the north, south, east and west property lines. However, most of the existing parking is in the central portion of the property. A 30-foot-wide water and sewer easement runs from the northwestern quadrant of the property to the southwestern portion of the property. A 20-foot-wide storm drain right-of-way is located along the south and west sides of the existing Giant Food Store building. An existing pylon sign is located in the landscaped area on the east side of the entrance to the subject property. There is an existing pedestrian connection to the adjacent property on the east from the subject property.



