



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
10/23/08



MEMORANDUM

DATE: October 10, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: *NB*
Neil Braunstein, Planner Coordinator (301-495-4532)
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision, Limited Amendment

APPLYING FOR: Amendment to a previously approved subdivision that created one lot for 6,400 square feet of retail use by changing the use to office and adding 864 square feet to an existing building

PROJECT NAME: Redland

CASE #: 11988197A

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: C-1

LOCATION: Located on the west side of Redland Road, 120 feet north of Mill Run Drive

MASTER PLAN: Upper Rock Creek

APPLICANT: Health Insurance Specialists, Inc.

ENGINEER: Macris, Hendricks and Glascock

FILING DATE: July 7, 2008

HEARING DATE: October 23, 2008

RECOMMENDATION: Approval subject to the following conditions:

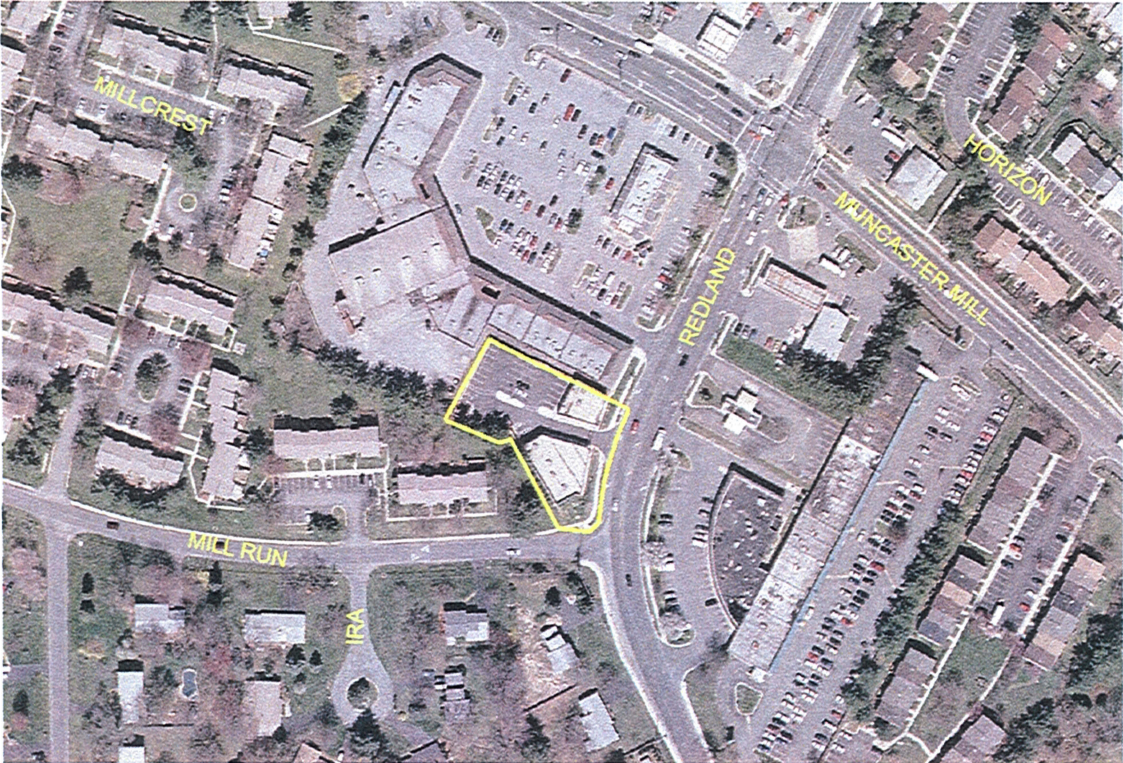
- 1) Approval under this preliminary plan amendment is limited to one lot for 7,273 square feet of office uses.
- 2) The Applicant must provide one inverted-U bike rack in front of a main entrance to the building.
- 3) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- 4) All other conditions of Preliminary Plan 119881970, as contained in the Planning Board’s opinion dated July 1, 1998, remain in full force and effect.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, is a 23,120 square-foot platted parcel in the C-1 zone. It is located on the west side of Redland Road, 120 feet north of Mill Run Drive, in the community of Redland. The property is developed with two commercial buildings measuring 4,447 square feet and 1,962 square feet, respectively, and a surface parking lot to serve the buildings. These improvements will be retained.

Properties to the north and east of the site contain commercial and retail uses in the C-1 zone. Properties to the south of the site contain one-family detached residences in the R-200 zone. Properties to the west of the site contain townhouse residences in the RT-12.5 zone.

The site is located within the Rock Creek watershed. The entire site is developed and contains no sensitive environmental features.



PREVIOUS PLANNING BOARD ACTION AND PROJECT DESCRIPTION

Preliminary Plan 11988197 was approved by the Planning Board on June 18, 1998. As noted in the Planning Board's opinion dated July 1, 1998 (Attachment C), the approval entitled development of 6,400 square feet of retail space. Despite the approval for retail use, the site was developed with office uses. Also, despite an approval for 6,400 square feet of total floor area, the office buildings were actually built to a total of 6,409 square feet. The applicant now proposes an amendment to the original approval to change the use to office and to add 864 square feet to the smaller of the two buildings, bringing the total building floor area on the site to 7,273 square feet. The addition will be located at the rear of the building, on land that is currently part of the paved parking lot.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Upper Rock Creek Master Plan does not specifically address the subject property. The master plan recommends retention of existing zoning throughout the master plan area in the absence of a specific recommendation for change on a particular property. Thus, in the case of the subject property, the master plan calls for retention of the existing C-1 zoning. The proposed amendment complies with the recommendations adopted in the Master Plan in that it proposes commercial office development consistent with surrounding development patterns and the current zoning designation.

Public Facilities

Roads and Transportation Facilities

Local Area Transportation Review (LATR)

In accordance with the Local Area Transportation Review and Policy Area Mobility Review Guidelines, a traffic study is not required to satisfy LATR because the proposed commercial redevelopment generates less than 30 peak-hour trips within the weekday morning and evening peak periods. A traffic statement was submitted showing the peak-hour trips generated by the previously approved and proposed land uses within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.). The trips shown in the table below are total trips that equal the sum of the new, diverted, and pass-by trips. The new trips are shown in parentheses after the total trips. As the table shows, the proposed land use (office) will generate fewer peak period trips than the previously approved use (retail).

Land Uses	Square Feet	Site-Generated Peak-Hour Trips	
		Morning	Evening
Approved Land Uses			
General Retail Use*	6,490	11 (3)	45 (14)
Proposed Land Use			
General Office Use*	7,464	10 (10)	17 (17)
Difference in Peak-Hour Trips		1 (-7)	28 (-3)

*=Peak-hour trips calculated using the *LATR and PAMR Guidelines*.

Policy Area Mobility Review (PAMR)

Under the current *Growth Policy*, the PAMR test is not required because the APF approval for the preliminary plan was approved before January 1, 2007.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property is served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. Electrical, gas, and telecommunications services are also available to serve the property.

Environment

The site contains no environmentally sensitive areas or natural resources, and the application is exempt from the Forest Conservation Law. Stormwater management facilities were provided with development of the site based on the original preliminary plan approval, and no upgrade to those facilities is required due to the proposed expansion to the building. The building expansion will be built on an area that is part of the paved parking lot.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections.

Citizen Correspondence and Issues

Because this is a limited preliminary plan amendment, no pre-submission meeting was required. Written notice was given, however, by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, no citizen letters have been received.

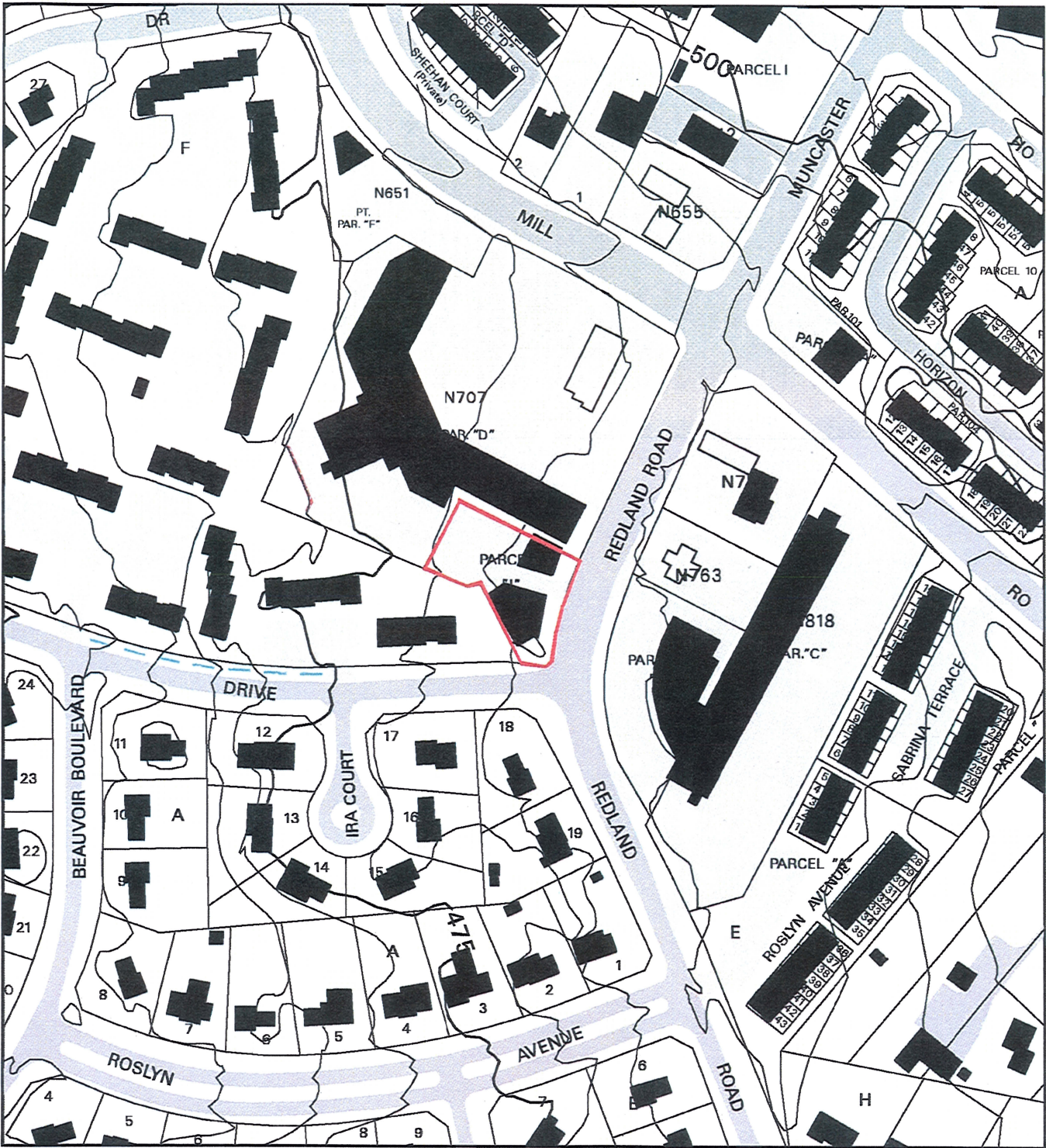
CONCLUSION

The proposed preliminary plan amendment meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and complies with the recommendations of the Upper Rock Creek Master Plan. Access and public facilities will be adequate to serve the proposed use, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Vicinity Development Map
Attachment B – Proposed Development Plan
Attachment C – Previous Planning Board Opinion

REDLAND (11988197A)



Map compiled on October 06, 2008 at 3:21 PM | Site located on base sheet no - 224NW07

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



N



1 inch = 200 feet
1 : 2400

ATTACHMENT TO MINUTES
Item 10, June 18, 1998

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
Motion of Comm. Bryant, seconded by
Comm. Holmes with a vote of 4-0;
Comms. Bryant, Holmes, Hussmann and
Perdue voting in favor. Comm.
Richardson temporarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-88197
NAME OF PLAN: REDLAND

On 07-25-88, MAURY GHOULIAN submitted an application for the approval of a preliminary plan of subdivision of property in the C-1 zone. The application proposed to create 1 lot of 27,859 square feet of land. The application was designated Preliminary Plan 1-88197. On 06-18-98, Preliminary Plan 1-88197 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 upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88197 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88197, subject to the following conditions:

Approval, pursuant to the FY98 Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("Pay-and-Go"), subject to the following conditions:

- (1) Prior to recordation of plat, applicant to enter into an Adequate Public Facilities (APF) agreement with the Planning Board to limit development to a maximum of 6,400 square feet of commercial retail use (excluding major supermarket, fast food restaurant and convenience retail store) and to pay to the Montgomery County Department of Finance the balance of the expedited development approval excise tax (EDAET), prior to receipt of building permit, as provided by County law. All exceptions to the above will be submitted to and approved by staff.
- (2) Prior to MCPB release of building permit, submit for technical staff approval a landscape, lighting and parking facilities plan
- (3) Access and improvements, as required, to be approved by MCDPW&T prior to recording of plat
- (4) Dedication and/or conveyance of Redland Road and Mill Run Drive as shown on revised plan

Preliminary Plan 1-88197
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- (5) Conditions of MCDPS stormwater management approval dated 5-28-98
- (6) Necessary easements
- (7) In accordance with the provisions of the EDAET of the FY98 AGP, this preliminary plan will remain valid until August 1, 2000 (25 months from date of mailing, which is July 1, 1998). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded. Building permits must be approved by July 1, 2002.