






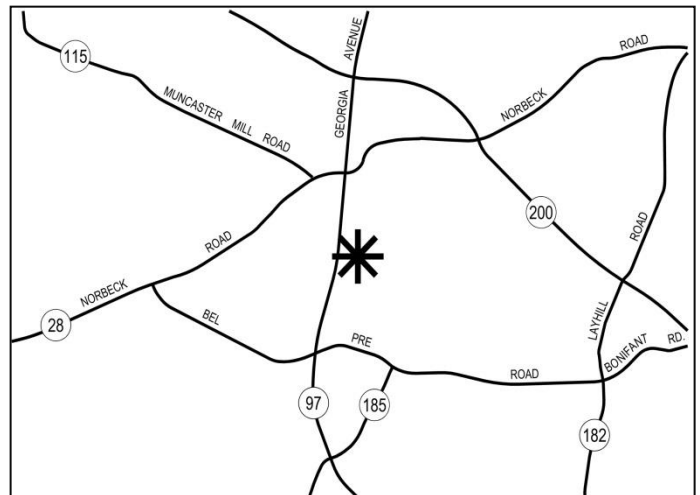
**Rossmoor Leisure World Commercial Center, Limited Preliminary Plan Amendment: 11985065A;
and Limited Site Plan Amendment: 81985045A**

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-  Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org | 301.495.4653

Staff Report Date: 09/06/2013

Description

- 13.40 acres in the PRC Zone;
- Located in the northeastern quadrant of the intersection of Georgia Avenue and Rossmoor Boulevard within the *Aspen Hill Master Plan* area;
- Preliminary Plan Amendment to add certain conditions to the mix and square footage of the originally approved envelope of land uses, and update the 1986 APF Agreement;
- Site Plan Amendment to allow modifications to the site layout and add a 2,900-square-foot bank;
- Site Plan Amendment Submittal Date: December 27, 2012;
- Preliminary Plan Amendment Submittal Date: June 25, 2013
- Applicant: Rossmoor – IDI Commercial Center Associates Limited Partnership.



Summary

- Staff recommends approval, with conditions, of the limited Preliminary Plan Amendment and the limited Site Plan Amendment for the Rossmoor Leisure World Commercial Center.

RECOMMENDATION AND CONDITIONS OF APPROVAL

Preliminary Plan Amendment

Staff recommends approval of the proposed limited Preliminary Plan Amendment subject to the following conditions:

1. Amend previous condition 7 as follows:
 - a. The development is limited to (i) 101,450 square feet of general retail, including restaurants (excluding fast food restaurants with drive-through windows and automobile filling stations); (ii) 33,000 square feet of office, which may include medical or general office uses; (iii) 3,445 square feet of fast food restaurant with drive-through windows; (iv) 6,960 square feet of banks with drive-through windows; and (v) any one of the land uses listed in Table A below, up to the maximum square footage or peak hour trips as outlined in Table A; OR
 - b. The development is limited to (i) through (iv) in a. above and any mix of uses listed in Table A below subject to Staff confirmation, prior to the issuance of any Use and Occupancy (U&O) Certificate, that the mix of land uses will not generate more than the maximum allowed vehicle peak-hour trips as outlined in Table A.

Table A: Rossmoor Leisure World Commercial Center Surplus Square Feet and Vehicle Trips

Land Use		Square Feet	Surplus Number of Peak-Hour Trips			
			Morning		Evening	
			Primary	Total	Primary	Total
a	General Retail Uses	27,212	50.45	84.09	201.81	336.34
b	General Office Use	51,199	70.65	70.65	114.69	114.69
c	Medical Office Use	29,076	70.65	70.65	106.42	106.42
d	Banks with Drive-Through Windows	11,931	39.79	147.36	83.18	308.06
e	Fastfood Restaurant with Drive-Through	2,237	70.65	110.40	48.45	75.70

2. Prior to issuance of any building permit, the 1986 Adequate Public Facilities (“APF”) Agreement must be amended and re-recorded to reflect the mix of land uses, limits to additional square footage of each use, and maximum allowed vehicle peak-hour trips for each use, as approved with this Preliminary Plan.
3. All previous conditions of approval contained in the Planning Board Opinion of September 12, 1985 remain in full force and effect unless modified by this amendment.

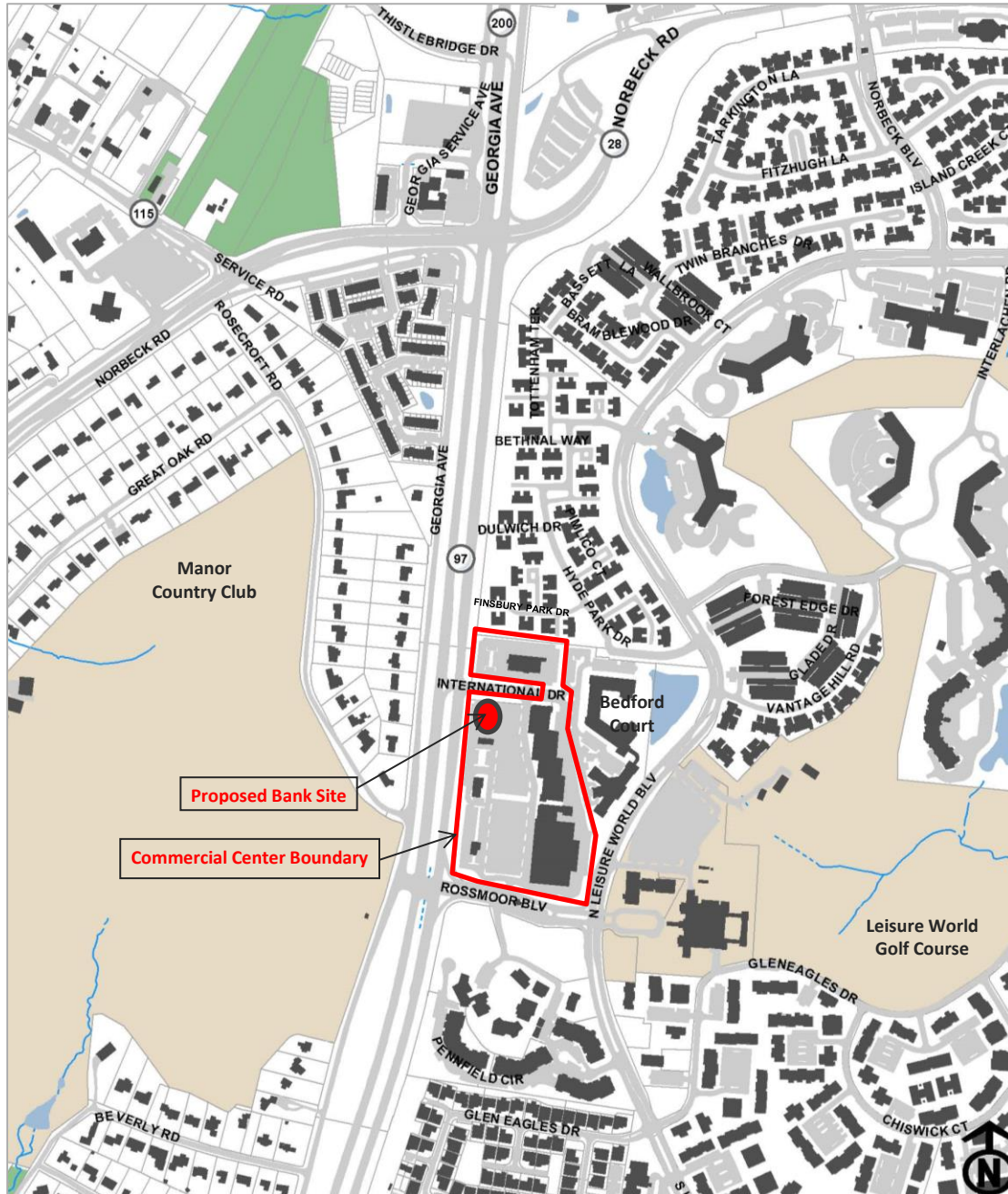
Site Plan Amendment

Staff recommends approval of the proposed Site Plan Amendment to add a 2,900-square-foot bank with two drive-through aisles on 13.40 acres in the PRC Zone. All site development elements as shown on the site, landscape, and lighting plans stamped by the M-NCPPC dated December 27, 2012 and revised on September 3, 2013 are required except as modified by the following conditions:

1. The proposed development must comply with conditions of approval for Preliminary Plan No. 11985065 and as amended by Preliminary Plan No. 11985065A.
2. All previous conditions of approval contained in Site Plan No. 81985045 remain in full force and effect unless modified by this amendment.
3. Prior to the issuance of any Use and Occupancy (U&O) Certificate, the applicant must:
 - a. Install a landscape bed of low-growing plants between the bank entrances and the drive-through aisles.
 - b. Provide handicapped ramps per ADA requirements.
 - c. Provide one inverted-U bike rack, or equivalent bike storage for two bikes, located near each entrance of the proposed bank building.

SITE DESCRIPTION

The Subject Property, Rossmoor Leisure World Commercial Center, is part of the approximately 969-acre Rossmoor Leisure World complex within the 1994 *Aspen Hill Master Plan* area, and is located in the northeastern quadrant of the intersection of Georgia Avenue and Rossmoor Boulevard. Access to MD 200/Intercounty Connector (ICC) from Georgia Avenue is approximately one mile to the north of the site. A mix of uses exists within the Subject Property including medical and general offices, a grocery store, and general commercial. The residential components of the larger Leisure World development surround the Subject Property to the north, east and south, and Bedford Court Health Care Center and the Leisure World Golf Course are situated to the east.



Vicinity Map

PROJECT DESCRIPTION AND ANALYSIS

Previous Approvals

The development of Leisure World began in 1964 after rezoning of the Rossmoor Leisure World parcels from R-A to the PRC Zone (LMA C-1318; Council Resolution 5-1240). Over the years, the Commercial Center development has been modified to respond to the changing needs of the community. The mix of specific uses changed with the different plan approvals; however, the limit to total overall commercial density remained constant at 146,530 square feet. The following are the key approvals pertinent to the proposed applications.

Preliminary Plan

On September 12, 1985, the Planning Board approved Preliminary Plan No. 11985065 (formerly No. 1-85065) for the Rossmoor Leisure World Commercial Center site limiting total density, subject to conditions, to include: a 111,130-square-foot shopping center; 12,000 square feet of general office; 12,000 square feet of medical office; 6,400 square feet of bank; and 5,000 square feet of restaurant “without further APF review”.

Site Plan

On September 12, 1985, the Planning Board approved Site Plan No. 81985045 (formerly No. 8-85045) with conditions, for commercial and office development totaling 146,530 square feet to include: 117,530 square feet of retail; 12,000 square feet of medical office; 12,000 square feet of general office; and 5,000 square feet of restaurant.

Adequate Public Facilities Agreement

On March 12, 1986, an Adequate Public Facilities Agreement (the “APF Agreement”) between the Planning Board and Rossmoor-IDI Commercial Center Associates, Inc. maintained the total gross leasable area (GLA) for the commercial center at a combined total of 146,530 square feet but modified the individual uses within that envelope as follows:

a shopping center of 101,330 square feet; 36,000 square feet for a 3-story commercial/general office/medical office building with not more than 12,000 square feet of general office space and not more than 12,000 square feet of medical office space; 9,200 square feet for three free-standing buildings to include two banking institutions of not more than a total of 6,400 square feet; and one restaurant of not more than 5,000 square feet.

The 1986 Agreement formalized a process to allow the applicant to exceed the maximum permitted total square footage of 146,530 square feet subject to the following: “IDI shall not add additional floor area above the 146,530 square feet of gross leasable area described in Paragraph 2 [of the Agreement], without the successful completion of an adequate public facilities review by the Planning Board.” The APF Agreement clarified that there would be no cap to gross floor area for the commercial center, but required that adequate public facilities be retested, and successfully completed, anytime a request for additional development exceeded 146,530 square feet of GLA.

After review of all previous approvals, staff has concluded that the controlling factor in the 1985 Preliminary Plan and the APF Agreement was the maximum number of vehicle trips that would be generated by the 146,530 square feet of gross leasable area based upon the originally approved land uses established by the APF Agreement.

Proposed Preliminary Plan and Site Plan Amendments

The Rossmoor Leisure World Commercial Center was approved for a greater amount of retail space than what is currently on site. More office and fewer retail uses were developed over the years, resulting in an overall approved vehicular trip surplus on the Commercial Center since office use generates fewer vehicle trips than retail uses (Exhibit G, pgs. 4-5, Tables B and C).

Table B provides a summary of the total existing development and the proposed Application.

Table B: Summary of Existing and Proposed Development

Land Use	Existing Development (Square Feet)	Proposed Amendment (Square Feet)
General Retail	101,450	101,450
Medical and General Office	29,060	33,000
Bank Space	7,970	6,960
Fast Food Restaurant with drive-through	3,445	3,445
Total Overall GLA	141,925	144,855
Total Approved GLA per 1985 Preliminary Plan and the 1986 APF Agreement		146,530
Approved but Unbuilt GLA		1,675

The Commercial Center was approved for a total overall GLA of 146,530 square feet. With the addition of the proposed bank through the Site Plan Amendment as well as an update to the approved envelope of land uses through the Preliminary Plan Amendment, the Commercial Center remains within the previously approved total gross leasable area, with an unbuilt surplus of 1,675 square feet. The proposed Preliminary Plan Amendment equates the surplus 1,675 square feet to equivalent square footages of different land uses and their respective maximum number of vehicle trips as outlined in Table A in the conditions section of this report.

Preliminary Plan Amendment Proposal

The proposed Preliminary Plan Amendment (Attachments B and C) will modify, and add certain conditions to, the mix and square footage of the originally approved envelope of land uses; and formalize vehicle trip caps by land use based on the original approvals for the Commercial Center. Specifically, the proposal will amend Condition No. 7 of the 1985 Preliminary Plan, which states: "Agreement with Planning Board limiting development to 111,130 square foot shopping center, 12,000 square feet of general office space, 12,000 square feet of medical office, 6,400 square feet of bank space and a 5,000 square foot restaurant without further APF Review." The proposed changes remain within the total approved vehicular trips established by the 1985 Preliminary Plan and the 1986 APF Agreement.

Proposed Modifications to the 1986 Adequate Public Facilities (APF) Agreement

Staff has reviewed the proposed Preliminary Plan Amendment to verify that the proposed amendments would not exceed the total number of vehicle trips for the Commercial Center established under previous approvals. Staff conducted a detailed analysis of the trips generated by the current and proposed uses and compared them with the total number of trips allowed for the uses under the 1986 APF Agreement. Table C on the following page shows that the combined total number of trips generated by the proposed amendments will be well below the total number of trips approved under the APF Agreement, and the subject site will have a surplus of 148 morning and 374 evening trips. Therefore, the proposal is within the overall number of vehicle trips approved in the 1986 APF Agreement.

Table C: Determination of Compliance with the 1986 APF Agreement Trip Generation

	Surplus Land Uses	Net Peak-Hour Trips with Proposed Land Uses				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
a	Trips Generated by the Approved Land Uses	146,530	499	844	1,046	1,792
b	Trips Generated by Proposed Land Uses	144,855	428	696	844	1,418
c	Net Remaining Surplus Peak-Hour Trips (I-II)	+1,675	+71	+148	+202	+374

In order to allow the Applicant the flexibility to respond to market conditions in the future and have the option to build a certain mix of uses without modifying the Preliminary Plan or the revised APF Agreement, Staff has converted the surplus commercial GLA of 1,675 square feet and related trips into different uses, and the trips generated by each in Table D below.

Table D: Maximum Additional GLA (and related vehicle trips) Available for Future Development

	Surplus Land Uses	Net Peak-Hour Trips with Proposed Land Uses				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
1	General Retail Uses	27,212	50.45	84.09	201.81	336.34
2	General Office Use	51,199	70.65	70.65	114.69	114.69
3	Medical Office Use	29,076	70.65	70.65	106.42	106.42
4	Banks with Drive-Through Windows	11,931	39.79	147.36	83.18	308.06
5	Fastfood Restaurant with Drive-Through Windows	2,237	70.65	110.40	48.45	75.70

Any one of the land uses outlined in Table D can be added to the site in the future without requiring a Preliminary Plan or an APF Agreement amendment. The Applicant can also add a mix of the uses 1 through 5 in Table D, subject to Staff verification that any proposed mix of these uses will not exceed any of the highest values of trips generated as shown in Table D.

Environment

Forest Conservation

This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). However, it is exempt from the requirements of submitting a Forest Conservation Plan per NRI/FSD 42013101E, approved on January 8, 2013 (see Attachment F), because the proposed project covers an activity occurring on “any planned unit development for which a development plan was approved by the District Council or for which a project plan was approved by the Planning Board before January 1, 1992, and which has received site plan approval before July 1, 1992.”

Environmental Guidelines

The property is within the Northwest Branch watershed - a Use IV watershed. The proposed project does not have any proposed activities within any streams, wetlands, or environmental buffers and is in compliance with the Environmental Guidelines.

Master Plan Consistency

The proposed amendments are in conformance with the 1994 *Aspen Hill Master Plan*. The overall Leisure World site is identified as Significant Parcel 19 on page 72 of the Land Use chapter of the Plan. However, the Plan’s comments and recommendations address only the residential areas of the development. The Master Plan provides no recommendations or comments regarding the ancillary commercial uses in the Leisure World site. With approval of the 1985 Preliminary Plan, the Board found that it was in conformance with the Master Plan. Staff concludes that the proposed addition of the bank building does not alter the intent, objectives, requirements, or the Board’s finding in the 1985 Preliminary Plan.

Development Plan Consistency

The proposed development is in conformance with the approved Development Plan for the 1964 Local Map Amendment (No. C-1318). Two subsequent amendments, in 1984 (DPA84-4) and in 2007 (DPA 07-01), did not affect the Subject Property.

Transportation and Circulation

The proposed Preliminary Plan and Site Plan modifications, with conditions, will have no adverse impact on area roadways or nearby pedestrian facilities.

Internal Circulation

The proposed bank will be located within the existing parking lot for the Leisure World commercial area and will be incorporated into the current circulation pattern of the parking lot. The proposed bank building has been oriented such that the drive-through aisles are entered from the west end of the bank and exited to the east along the south façade to provide adequate queuing area within existing internal circulation patterns for a safer and more efficient traffic flow.

Pedestrian and Bicycle Facilities

Georgia Avenue has five-foot wide sidewalks on both sides with a 16.5-foot wide green panel only on the east side. The Master Plan recommends a shared-use path along this segment of Georgia Avenue, but it does not currently exist. International Drive, the main entrance driveway into the Leisure World Commercial Center, has five-foot wide sidewalks with eight-foot-wide green panels on both sides and handicapped ramps.

For safer pedestrian access, the proposed Site Plan includes additional landscaping between the proposed bank entrance and drive-through aisles to discourage pedestrians from walking across the path of motorists entering and exiting the drive-through aisles. ADA required handicapped ramps and signage have also been shown on the proposed Site Plan. To accommodate bicyclists, an inverted-U bike rack is proposed near the main entrance of the bank building.

Available Transit Service

Ride-On route 53 and Metrobus routes Y-5, Y-7, Y-8, and Y-9 operate along the Leisure World property's Georgia Avenue frontage with bus stops on each side of Georgia Avenue at its intersection with International Drive. In addition, Leisure World offers free bus transportation for all residents to their destinations inside the community and outside of Leisure World to the shopping areas in Aspen Hill and Olney.

Subdivision Regulations and Zoning Ordinance

In 1985, the Planning Board found the original Preliminary Plan to be in compliance with the Subdivision Regulations, Chapter 50 of the Montgomery County Code. The proposed limited Preliminary Plan Amendment does not alter the intent, objectives, requirements, or the Board's finding in the 1985 Preliminary Plan, and the Planning Board's prior findings remain valid.

The proposed Site Plan Amendment does not change any development standards. The proposal continues to meet the requirements for a development greater than 750 acres within the PRC Zone. For a retail commercial center, uses are limited to those permitted in the C-1 Zone and development is limited to 1.5% of the gross area. Banks are a permitted use in the C-1 Zone. Up to 14.5 acres are permitted for the commercial center and 13.40 acres are provided. The proposed new bank will remove 41 existing parking spaces from the parking lot. However, the applicant demonstrates in the Site Plan Amendment application that even with the loss of 41 spaces, more parking spaces than are required for the overall site will remain (732 required and 750 provided).

PUBLIC NOTICE/COMMENT

Notice of the subject limited Site Plan Amendment was sent to all parties of record by the applicant on January 16, 2013. Staff has not received any written or oral comments or questions about the application.

Since the Planning Board is acting on the Preliminary Plan Amendment concurrently with the Site Plan Amendment that has been properly noticed, mailing of an additional notice for the Preliminary Plan Amendment was not required. The Preliminary Plan Amendment number was added to the existing on-site posting language for the Site Plan Amendment. Staff has not received any written or oral comments or questions about the Preliminary Plan Amendment application.

FINDINGS

Preliminary Plan

Staff recommends approval of limited Preliminary Plan Amendment No. 11985065A, Rossmoor Leisure World Commercial Center, to modify and add certain conditions to the mix and square footage of the originally approved envelope of land uses, and formalize vehicle trip caps by land use based on original approvals, subject to the conditions stated at the beginning of this report, and an update to the 1986 Adequate Public Facilities Agreement to reflect the conditions of this Amendment.

In 1985, the Planning Board found the original Preliminary Plan to be in compliance with the Subdivision Regulations, Chapter 50 of the Montgomery County Code, as well as conform to the *Aspen Hill Master Plan*, and Forest Conservation Law. It found that public facilities will be adequate to support and serve the area of the subject development. The Commercial Center previously received Adequate Public Facilities (APF) approval for higher density commercial development than what has been developed to date. Since the proposed amendment, with conditions, will generate no more traffic than was permitted through previous approvals, it remains within its original APF approval.

The proposed limited Preliminary Plan Amendment, with conditions of approval, does not alter the intent, objectives, or requirements in the originally approved preliminary plan, and all findings, unless specifically addressed in the Memorandum remain in effect.

Site Plan

Staff recommends approval of limited Site Plan Amendment No. 81985045A, Rossmoor Leisure World Commercial Center to include the addition of a 2,900-square foot free standing bank with two drive-through aisles, subject to the conditions stated at the beginning of this report. The proposed modifications to the Site Plan do not alter the overall design character of the approved Site Plan.

The addition of the bank and minor changes to parking are within the requirements of the PRC Zone. With the recommended conditions, the modifications will not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.

ATTACHMENTS

- A. Previous Planning Board Approvals
- B. Approved Preliminary Plan with "Red-lined" Proposed Amendments
- C. Proposed limited Preliminary Plan Amendment
- D. Approved Site Plan with "Red-lined" Proposed Amendments
- E. Proposed limited Site Plan Amendment
- F. Staff determination of the Exemption from Forest Conservation Plan submission requirements
- G. Transportation Memo



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MONTGOMERY COUNTY PLANNING BOARD

OPINION

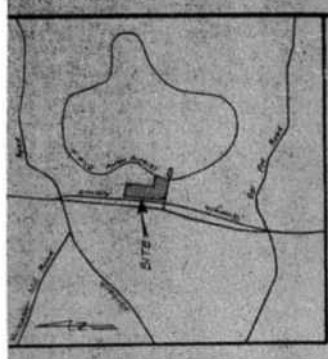
Preliminary Plan 1-85065

NAME OF PLAN: LEISURE WORLD COMM. CENTER

On 03-05-85, ROSSMOOR IDI COMM. CENTER, submitted an application for the approval of a preliminary plan of subdivision of property in the PRC zone. The application proposed to create 3 lots on 22.70 ACRES of land. The application was designated Preliminary Plan 1-85065. On 09-12-85, Preliminary Plan 1-85065 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 1-85065 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-85065, subject to the following conditions:

1. Necessary dedication along Rossmoor Boulevard
2. DOT approval of access to Rossmoor Boulevard
3. SHA approval of access to Georgia Avenue
4. Conditions of DEP stormwater management approval
5. No clearing, grading or recording of lots prior to site plan approval by Montgomery County Planning Board
6. Necessary easements
7. Agreement with Planning Board limiting development to 111,130 square foot shopping center, 12,000 square feet of general office space, 12,000 square feet of medical office, 6,400 square feet of bank space, and a 5,000 square foot restaurant without further APF review

Date of Mailing: September 19, 1985



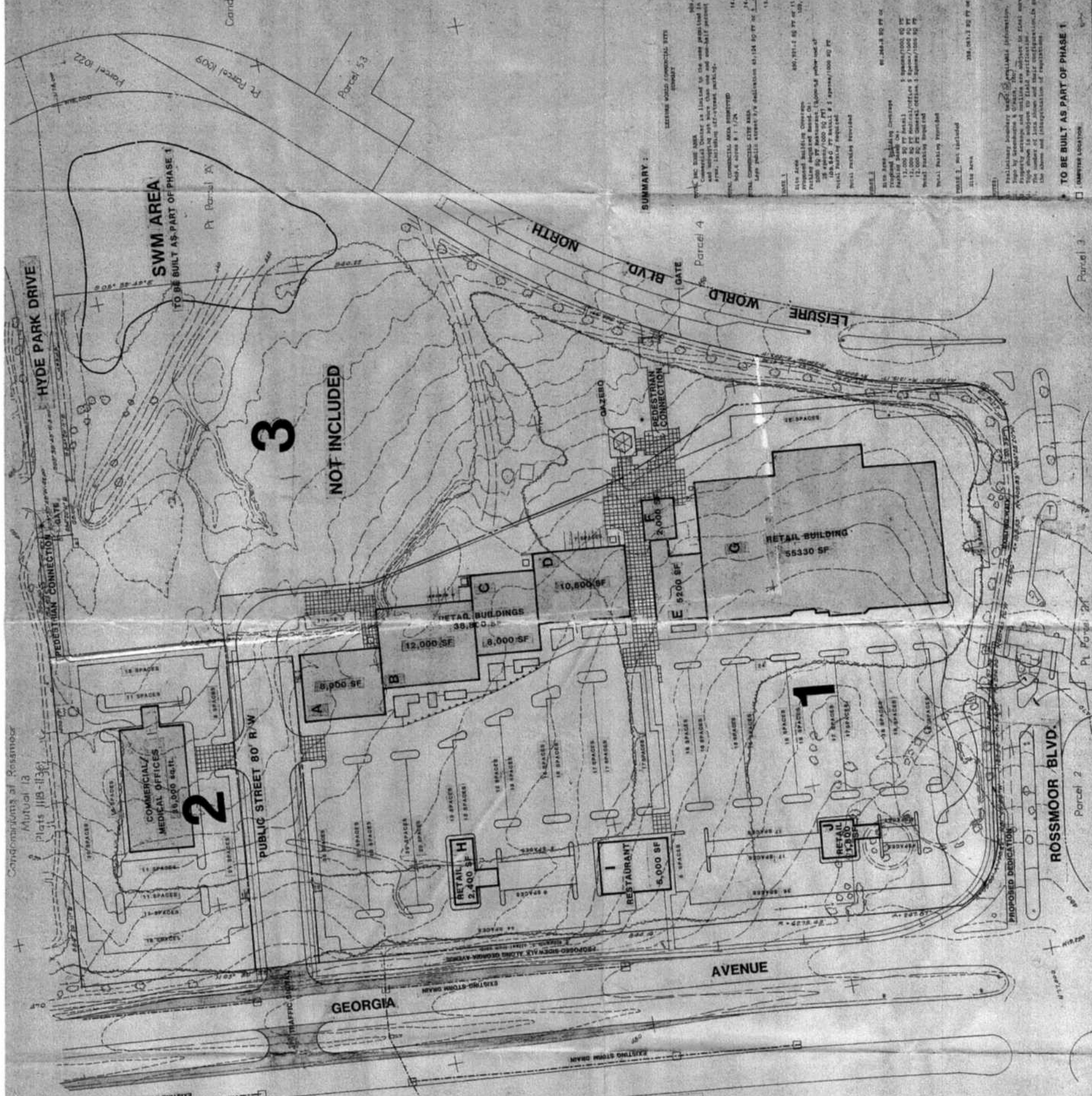
Condominium of Rossmoor,
Mutual 14
Plats 1704-1721

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved Preliminary Subdivision Map No. 1-87166
At its meeting of 2/12/85

Subject to:

- Necessary dedication along Rockwood Avenue.
- DOT approval of access to Rockwood Avenue.
- DOT approval of access to Georgia Avenue.
- Conditions of DOT administrative waiver.
- No libeling, trading or recording of land prior to site plan approval by Montgomery County Planning Board.
- Necessary easements.
- Agreement with Planning Board limiting development to 111,111 square feet of commercial space, 111,111 square feet of general office space, 23,500 square feet of medical office, 4,800 square feet of retail, and 5,000 square feet of restaurant without further MP review.

Technical Notes: Re-interpretation made to 02/12/85



SUMMARY:

Site Area: 100.0 Acres
 Commercial Space: 111,111 sq. ft.
 General Office Space: 111,111 sq. ft.
 Medical Office Space: 23,500 sq. ft.
 Retail Space: 4,800 sq. ft.
 Restaurant Space: 5,000 sq. ft.

TABLE 1:

Item	Quantity	Notes
Site Area	100.0 Acres	
Commercial Space	111,111 sq. ft.	
General Office Space	111,111 sq. ft.	
Medical Office Space	23,500 sq. ft.	
Retail Space	4,800 sq. ft.	
Restaurant Space	5,000 sq. ft.	
Public Street	80' R/W	
Storm Drain	1.0 mi	

TO BE BUILT AS PART OF PHASE 1

GREENHORNE & O'MARA, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
 2 RESEARCH PLACE
 ROCKVILLE, MD. 20850
 (301) 948-0900

ROSSMOOR LEISURE WORLD
 WHEATON (13th) DISTRICT
 MONTGOMERY COUNTY, MARYLAND

CONTRACT PURCHASER:
 Rossmoor-101 Commercial Center Assoc.
 14901 Pennfield Circle
 Silver Spring, Maryland 20906
 (301) 598-2100

DATE OF REVISION

No.	DATE	BY	REVISION
1	1/15/85	EP	PRELIMINARY
2	1/27/85	JPC	REVISED

SCALE: 1" = 50'

DESIGN: 1/1

CHECKED: 1/1

DATE: 1/1/85

PROJECT NO.: 16-1686-W

MUTUAL IS



W.S.S.C. DATUM
PLAN SCALE: 1" = 30'

PEDESTRIAN CONNECTION
TO BE BUILT AS PART OF PHASE ONE

2

COMMERCIAL/MEDICAL OFFICES
155,000 SF

A
RETAIL
9,000 SF

B
RETAIL
12,000 SF

C
RETAIL
8,000 SF

F
RETAIL
2,400 SF

GEORGIA

AVENUE

SEE "GEORGIA AVENUE IMPROVEMENT PLAN"
(B&O File # K-326-90)

MATCH LINE
THIS SHEET

MATCH LINE
THIS SHEET

SEE SHEET 1 OF 3

SPT	SCALE	1" = 30'
DESIGN	JLM	
DRAWN	BSP	
CHECKED	DATE	MAR 85
JOB No.	SHEET	2 OF 3
FILE No.		R-1632-W

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900

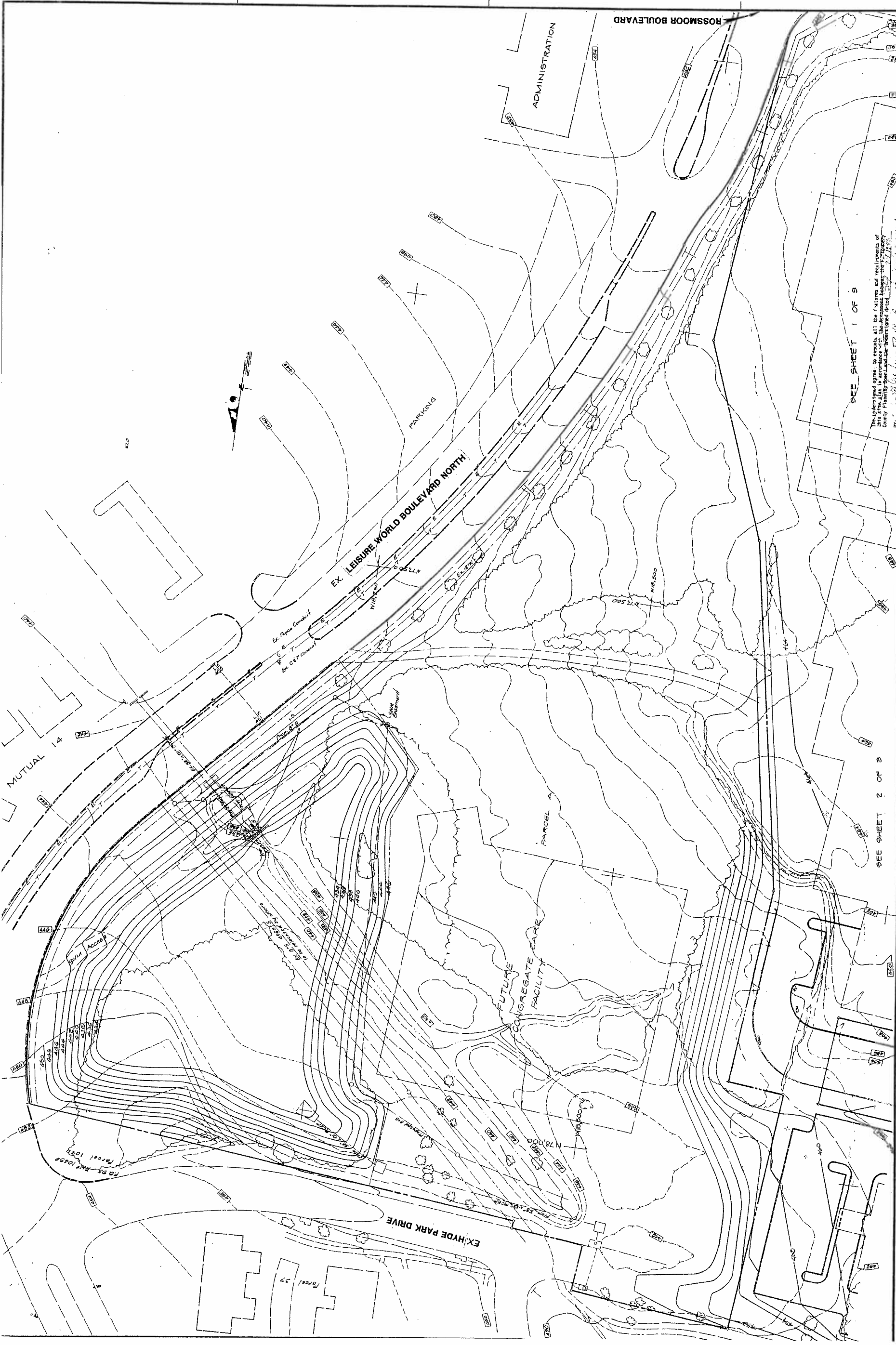
GRESHAM, MD • ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • COLLEPER, VA • DENVER, CO
FAIRFAX, VA • GREENSBORO, NC • HONOLULU, HI • EXPERT, PA • WILLOUGHBY PARK, NY



NO.	DATE	DESCRIPTION
1	11-15-84	PRELIMINARY PLAN
2	12-15-84	REVISED PLAN
3	1-15-85	REVISED PLAN
4	2-15-85	REVISED PLAN
5	3-15-85	REVISED PLAN
6	4-15-85	REVISED PLAN
7	5-15-85	REVISED PLAN

OWNER:
ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906
(301) 598-2100

The undersigned agrees to execute all the features and details of this plan as shown on the attached drawings and specifications and to defend, indemnify and hold harmless the undersigned and its agents, servants and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the undersigned or its agents, servants and employees in connection with the performance of the services herein provided.



SPT	SCALE	1" = 30'
DESIGN	JLM	
DRAWN	BSP	
CHECKED	DATE	MAR 85
		3 OF 3
		R-1632-W

REVISED SITE PLAN
STORMWATER MANAGEMENT PLAN
ROSSMOOR LEISURE WORLD
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

GREENHORNE & O'MARA, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
 2 RESEARCH PLACE
 (301) 948-0900
 GREENBELT, MD • ANNAPOLIS, MD • FAIRFAX, VA • NO. HUNTERDON, PA



NO.	REVISION	DATE	BY
1	REVISED CIVIL PLAN & MISC. CHG.	7-88	SPT
2	REVISED CIVIL PLAN & MISC. CHG.	9-88	SPT
3	REVISED CIVIL PLAN	1-89	JSL

OWNER:
 ROSSMOOR-DCI COMMERCIAL CENTER ASSOCIATES, INC.
 14901 PENN FIELD CIRCLE
 SILVER SPRING, MARYLAND 20906
 (301) 588-2100

The undersigned agrees to execute all the features and requirements of this plan and to maintain the same in accordance with the agreement between the property owner and the undersigned dated 7/7/84.
 DR. J. M. JONES, P.E., Surveyor

SEE SHEET 2 OF 3

SEE SHEET 1 OF 3

1-2506

AGREEMENT

THIS AGREEMENT, made this 12TH day of MARCH, 1986, by and between ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INCORPORATED, a Maryland corporation (hereinafter, "IDI"), and the MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (hereinafter, the "Planning Board").

RECITALS:

A. IDI is the owner in fee simple of 13.4086 acres of land, designated as Parcel 58 on Plat No. 39 of Rossmoor Leisure World, attached to and made a part of this Agreement as Exhibit "A", and located in the northeast quadrant of the intersection of Maryland Route 97 (Georgia Avenue) and Rossmoor Boulevard in Aspen Hill, Montgomery County, Maryland (hereinafter, the "Subject Property").

B. IDI filed an application for subdivision approval with the Planning Board, which application was designated as Preliminary Plan No. 1-85065.

C. The Maryland-National Capital Park and Planning Commission is a body corporate created by the General Assembly of Maryland, and which, pursuant to Article 28, § 7-111, Annotated Code of Maryland, administers the Montgomery County Subdivision Regulations, Chapter 50, Montgomery County Code, 1984, as amended, through the Planning Board.

D. Pursuant to Section 50-35(k) of the Montgomery County Subdivision Regulations (hereinafter, "Section 50-35(k)"), as of the date of this Agreement, Preliminary Plan No. 1-85065 requires review by the Planning Board of the adequacy of public facilities available to serve the Subject Property.

E. In order to find that Preliminary Plan No. 1-85065 complies with Section 50-35(k), the Planning Board has determined that the size and use of improvements on the Subject Property must be restricted.

F. Pursuant to Section 50-35(k), IDI and the Planning Board have agreed that the Subject Property is to be subdivided, provided the necessary restrictions are contained in an agreement which shall bind IDI, its heirs, successors and assigns, and which shall be noted on the Record Plat for the Subject Property.

G. By the execution of this Agreement, IDI intends to create a restriction on the Subject Property necessary to meet a condition of subdivision approval as that condition pertains to the adequacy of public facilities pursuant to Section 50-35(k). The purpose of this restriction is to limit the development of the Subject Property to the following:

1. a shopping center of approximately 101,330 square feet of gross leasable area, to include a retail food store of approximately 55,330 square feet of gross leasable area;

2. approximately 36,000 square feet of gross leasable area for a three-story commercial/general office/medical office building, with not more than 12,000 square feet of gross leasable area of general office space and not more than 12,000 square feet of gross leasable area of medical office space;

3. approximately 9,200 square feet of gross leasable area for three (3) free-standing commercial buildings, to include two (2) banking institutions of not more than 6,400 square feet and one (1) restaurant of not more than 5,000 square feet;

for a combined total of approximately 146,530 square feet of gross leasable area, so that persons and properties will not be harmed by overburdened public facilities. IDI intends that the restrictions created by this Agreement shall be binding upon IDI, its successors, assigns, and lessees, until released with the consent of the Planning Board.

NOW, THEREFORE, in consideration of the mutual promises and stipulations set forth herein, and in accordance with the approval of the subdivision of the Subject Property, the parties covenant and agree as follows:

1. The recitals set forth above are incorporated by reference and made a part of this Agreement.

2. Development of the Subject Property shall be limited to the following:

(a) a shopping center of approximately 101,330 square feet of gross leasable area, to include a retail food store of approximately 55,330 square feet of gross leasable area;

(b) approximately 36,000 square feet of gross leasable area for a three-story commercial/general office/medical office building, with not more than 12,000 square feet of gross leasable area of general office space and not more than 12,000 square feet of gross leasable area of medical office space;

(d) approximately 9,200 square feet of gross leasable area for three free-standing commercial buildings, to include two (2) banking institutions of not more than 6,400 square feet and one (1) restaurant of not more than 5,000 square feet.

3. IDI shall not add additional floor area above the 146,530 square feet of gross leasable area described in Paragraph 2, without the successful completion of an adequate public facilities review by the Planning Board pursuant to Section 50-35(k) of the Montgomery County Code, 1984, as amended.

4. IDI shall notify the Planning Board of an application for a building permit or use and occupancy permit for the Subject Property. IDI shall not seek a building permit for a structure or a use on the Subject Property that violates the restrictions contained in this Agreement. In the event that a building permit is sought which violates the restrictions contained in this Agreement, the Planning Board need not recommend issuance of any such permit.

5. Representatives or designees of the Planning Board may enter upon the Subject Property from time to time for the purpose of inspection and enforcement of the terms, conditions and restrictions contained in this Agreement. Whenever possible, a representative of IDI shall be present at inspection. In the event that the representative or designee determines on the basis of the inspection that the restrictions contained in this Agreement are being violated, the representative or designee shall promptly advise IDI concerning the problem. IDI shall have a reasonable time to address said problem.

6. The Planning Board shall have the right to bring an action for any legal or equitable relief necessary to enforce the restrictions contained in this Agreement. Upon the request of IDI, the Planning Board shall release the Subject Property from the restrictions contained in this Agreement if it finds that public facilities are adequate pursuant to Section 50-35(k) of the Montgomery County Code, 1984, as amended, for additional development of the Subject Property. Such a review shall include the public facilities impact of any existing building or use to remain on the Subject Property, as well as that of the proposed additional development.

7. This Agreement shall bind and inure to IDI, its successors and assigns. Whenever this Agreement refers to the Planning Board, it shall also refer to any successor agency, if any, which will administer Section 50-35(k) of the Montgomery County Code, 1984, as amended.

8. A notation of this Agreement shall be made on the Record Plat for the Subject Property.

9. This Agreement may only be modified in a writing signed by the parties hereto, their heirs, successors or assigns.

IN WITNESS WHEREOF, this Agreement has been executed by IDI and the Planning Board on the day and year indicated.

ATTEST:

ROSSMOOR-IDI COMMERCIAL CENTER
ASSOCIATES, INCORPORATED

Patricia Ann Milton

By:

Norman M. Dreyfuss

Norman M. Dreyfuss, Executive Vice
President, Rossmoor-IDI Commercial
Center Associates, Incorporated

WITNESS:

THE MONTGOMERY COUNTY PLANNING
BOARD OF THE MARYLAND-NATIONAL
CAPITAL PARK AND PLANNING
COMMISSION

By:

Ruford E. Johnson

APPROVED AS TO LEGAL SUFFICIENCY.

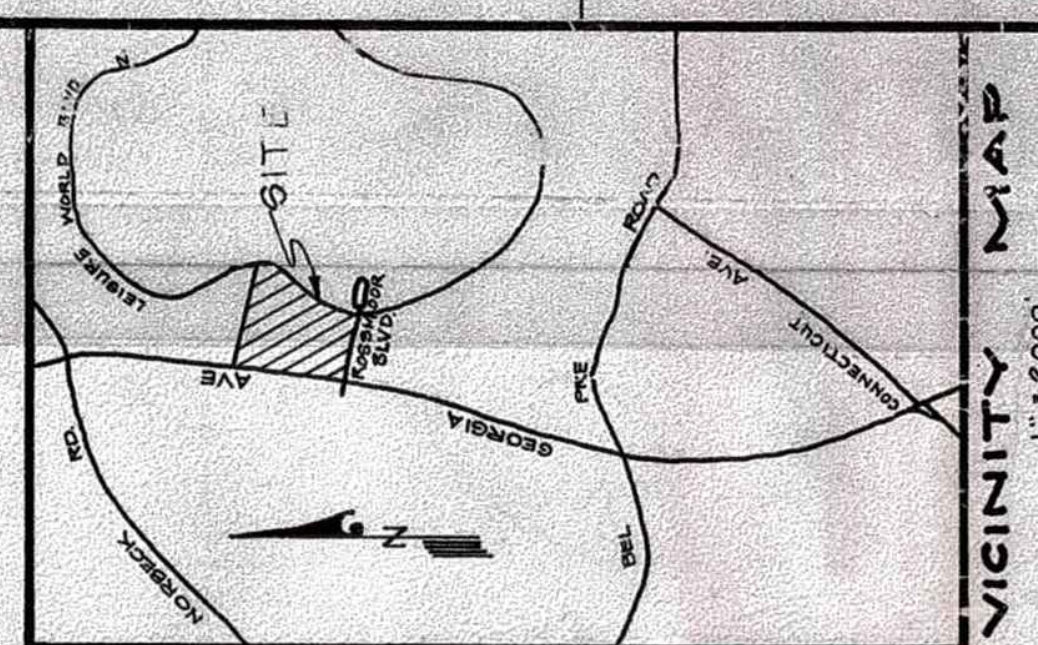
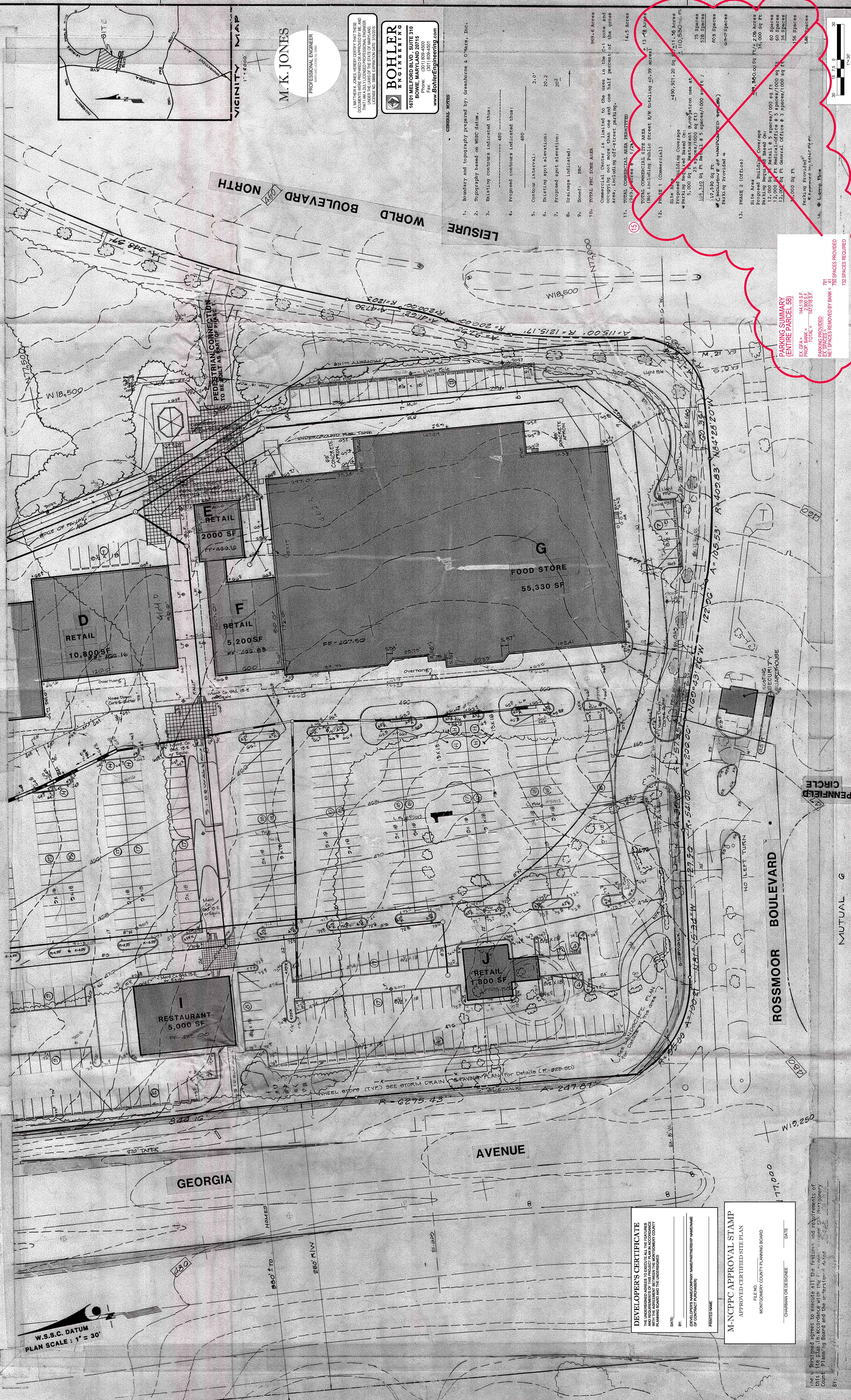
J. Allen
M-NCP&C Legal Department

Date 4/2/80

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3

W.S.S.C. DATUM
PLAN SCALE: 1" = 30'



M. K. JONES
PROFESSIONAL ENGINEER
RESIDENTIAL ENGINEERING

BOHLER ENGINEERING
16701 BELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Tel: (301) 899-4501
Fax: (301) 899-4501
www.BohlerEngineering.com

- COMPUTED NOTES**
- Boundary and topography prepared by Greenhorn & O'Mara, Inc.
 - Topography based on WSSC datum.
 - Existing contours indicated thus;
 - Proposed contours indicated thus;
 - Contour interval: 2.0'
 - Existing spot elevation: 20.2
 - Proposed spot elevation: 20.2
 - Drainage indicated;
 - Zoned: PRC
 - TOTAL PRC ZONE AREA: 699.6 Acres
 - Commercial Center is limited to the uses in the C-1 zone and one-half percent of the gross area, including off-street parking.
 - NET PRC ZONE AREA: 14.5 Acres
 - TOTAL COMMERCIAL SITE AREA (not including public street R/W totaling 40.39 acres): 13.73 Acres
 - PHASE 1 (Commercial):
Site Area: 24,991.20 Sq Ft (0.56 Acres)
Proposed Building Coverage: 110,550 Sq Ft
Parking Required Based On: 5,000 Sq Ft Max./1,000 sq ft of use at 1.75 Spaces
105,150 Sq Ft Retail = 5 spaces/1,000 sq ft = 75 Spaces
110,550 Sq Ft. = 5 spaces/1,000 sq ft = 75 Spaces
Total Parking Spaces: 150 Spaces
 - PHASE 2 (Offices):
Site Area: 24,991.20 Sq Ft (0.56 Acres)
Proposed Building Coverage: 110,550 Sq Ft
Parking Required Based On: 5,000 Sq Ft Max./1,000 sq ft of use at 1.75 Spaces
12,000 Sq Ft Medical-Office = 3 spaces/1,000 sq ft = 36 Spaces
12,000 Sq Ft General-Office = 3 spaces/1,000 sq ft = 36 Spaces
Total Parking Spaces: 72 Spaces

PARKING SUMMARY (ENTIRE PARCEL 59)
EX. SPA = 144,188 SF
PRO. SPA = 2,800 SF
TOTAL = 147,000 SF
PARKING PROVIDED = 781
NET SPACES REMOVED BY BANK = 41
738 SPACES PROVIDED

SPT DESIGN	JLM	SCALE	1" = 30'
JLM DRAWN	BSP	SHEET	1 OF 3
CHECKED	DATE	JOB NO.	R-1632-W
FILE NO.			

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
GREENBELT, MD • ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • COLLETSVILLE, PA • FAIRFAX, VA • GREENSBORO, NC • KNOXVILLE, TN • EXPERT, PA • WILLISTON PARK, NY



NO.	REVISION	DATE	BY
1	NEW/ISSUE	7/20/01	JLM
2	REVISED	8/1/01	JLM
3	REVISED	8/1/01	JLM
4	REVISED	8/1/01	JLM
5	REVISED	8/1/01	JLM
6	REVISED	8/1/01	JLM
7	REVISED	8/1/01	JLM

OWNER:
ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906
(301) 598-2100

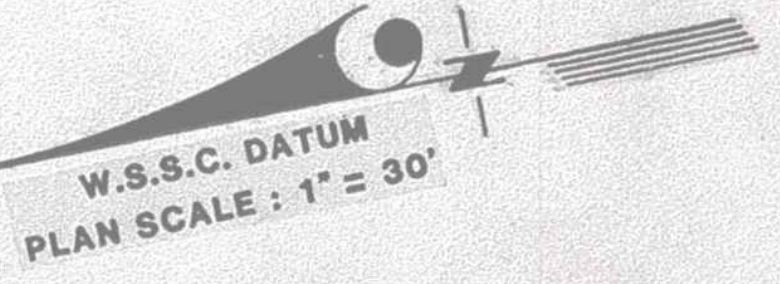
DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXERCISE ALL THE FEATURES AND REQUIREMENTS OF THE PLAN WITHIN THE AGREEMENT WITHIN THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERGROUND

DATE: _____
BY: _____
PRINTED NAME: _____
CURRENT OR RESERVE: _____ DATE: _____

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. _____
MONTGOMERY COUNTY PLANNING BOARD
DATE: _____

I, the undersigned, agree to execute all the features and requirements of the plan within the agreement with the Montgomery County Planning Board and the Undersecretary of the Department of Planning and Zoning.

MUTUAL B



HYDE PARK DRIVE
PEDESTRIAN CONNECTION TO BE BUILT AS PART OF PHASE ONE

303°30'49"W-42.00'
304°20'N"E
305°30'49"W-8.00'
304°20'N"E

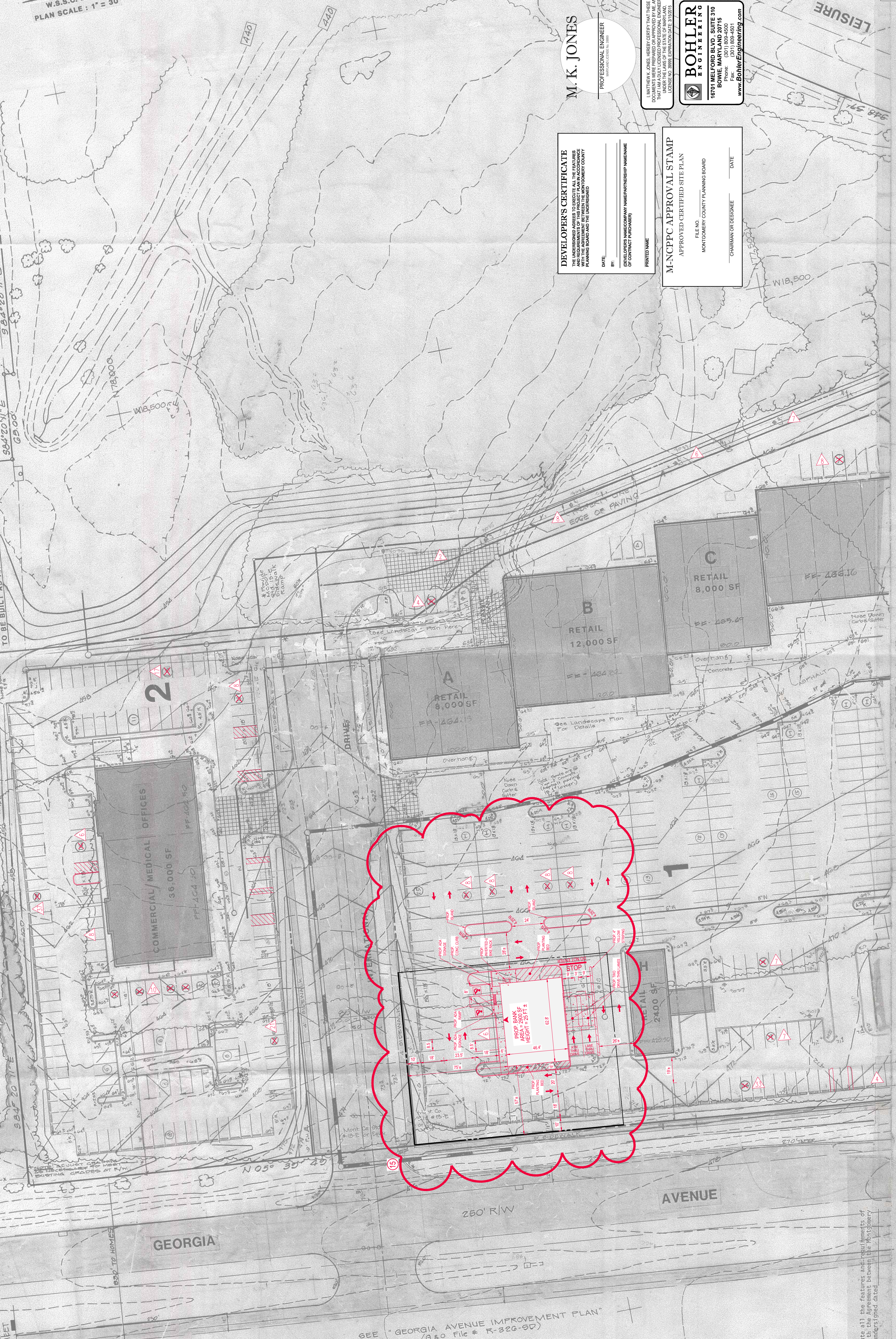
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304°20'N"E
305°30'49"W-8.00'
304°20'N"E

303°30'49"W-42.00'
304°20'N"E
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304°20'N"E

303°30'49"W-42.00'
304°20'N"E
305°30'49"W-8.00'
304°20'N"E



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

SEE "GEORGIA AVENUE IMPROVEMENT PLAN" (8&0 File # R-326-9D)

W10,250

N175,000

260' R/W

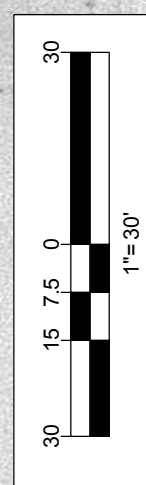
AVENUE

M. K. JONES
PROFESSIONAL ENGINEER

DEVELOPER'S CERTIFICATE
I, M. K. JONES, HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS OF THIS PROJECT PLAN IN ACCORDANCE WITH THE ZONING ORDINANCES OF MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERGROUND

M-NCPPC APPROVAL STAMP
APPROVED CERTIFIED SITE PLAN
FILE NO. _____
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN OR DESIGNEE _____ DATE _____

BOHLER
ENGINEERING
18701 MELFORD BLVD, SUITE 310
BOWIE, MARYLAND 20715
PH: (301) 809-4501
FAX: (301) 809-4501
www.BohlerEngineering.com



SPT DESIGN SCALE 1" = 30'
JLM DRAWN
BSP CHECKED
MAR 85 DATE

REVISED SITE PLAN
COMMERCIAL CENTER
ROSSMOOR LEISURE WORLD
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-9900



SEE SHEET 1 OF 3

NO.	REVISION	DATE	BY
1	REV. PER 10/12/04	10/12/04	JLM
2	REV. PER 11/15/04	11/15/04	JLM
3	REV. PER 12/15/04	12/15/04	JLM
4	REV. PER 01/15/05	01/15/05	JLM
5	REV. PER 02/15/05	02/15/05	JLM
6	REV. PER 03/15/05	03/15/05	JLM
7	REV. PER 04/15/05	04/15/05	JLM
8	REV. PER 05/15/05	05/15/05	JLM
9	REV. PER 06/15/05	06/15/05	JLM
10	REV. PER 07/15/05	07/15/05	JLM
11	REV. PER 08/15/05	08/15/05	JLM
12	REV. PER 09/15/05	09/15/05	JLM
13	REV. PER 10/15/05	10/15/05	JLM
14	REV. PER 11/15/05	11/15/05	JLM
15	REV. TO INCLUDE PROP. BANK AND PARKING UPDATE	9-04-13	JLM

OWNER:
ROSSMOOR-IDI COMMERCIAL CENTER ASSOCIATES, INC.
14901 PENN FIELD CIRCLE
SILVER SPRING, MARYLAND 20906
(301) 598-2100

This undersigned agrees to accept all the conditions and terms hereof of this site plan in accordance with the Agreement between the Montgomery County Planning Board and the undersigned, dated 8/1/05.



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

January 8, 2013

Rossmoor-IDI-Commercial Center Associates Limited Partnership
11611 Old Georgetown Road, 2nd Floor
Rockville, MD. 20852

Re: Rossmoor Leisure World Commercial Center; Forest Conservation Exemption 42013101E; Parcel 58,
Plat 39, P.B. 137, Plat No. 15875

Dear Madam or Sir:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42013101E, located at 3800 International Drive, is confirmed. The existing conditions plan which was submitted on December 27, 2012, is in compliance with Chapter 22A-5(l) of the Forest Conservation Law.

The activity qualifies for an exemption (l): any planned unit development for which a development plan was approved by the District Council or for which a project plan was approved by the Planning Board Before January 1, 1992, and which has received site plan approval before July 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval. A development plan or project plan amendment approved after January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval. A development plan or project plan amendment approved after January 1, 1992, is not exempt if it results in the cutting of more than 5,000 additional square feet of forest.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4581.

Sincerely,

Handwritten signature of David Wigglesworth in black ink.

David Wigglesworth

Sr. Planner

Development Application and Regulatory Coordination Division

CC: Barbara A. Sears (Linowes & Blocher, LLP)
Matthew K. Jones (Bohler Eng.)
42013101E



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

September 4, 2013

MEMORANDUM

TO: Andrea Gilles, Senior Planner
Area 2 Planning Division

VIA: Khalid Afzal, Supervisor, East County Team
Joshua Sloan, I-270 Corridor Supervisor
Area 2 Planning Division

FROM: Ed Axler, Transportation Planner Coordinator
Area 2 Planning Division

SUBJECT: Rossmoor Leisure World Commercial Center
Limited Preliminary Plan Amendment No. 11985065A and
Site Plan No. 81985045A
Aspen Hill Policy Area

This memorandum is transportation planning staff's review of the subject Limited Preliminary Plan Amendment and Site Plan Amendment for an additional free-standing bank with two drive-through windows within the existing commercial center in the PRC Zone.

RECOMMENDATIONS

Transportation planning staff recommends the following conditions related to the Adequate Public Facilities (APF) test of the transportation requirements for the subject Limited Preliminary Plan Amendment and Site Plan Amendment:

Recommendations for the Preliminary Plan Amendment Only

Staff recommends approval of the proposed Limited Preliminary plan subject to the following:

1. Amend previous condition 7 as follows:
 - A. The development is limited to (1) 101,450 square feet of general retail space, including restaurants (excluding fast food restaurants with drive-through windows and automobile filling stations); (2) 33,000 square feet of office space, which may include medical or general office uses; (3) 3,445 square feet of fast food restaurant with drive-through windows; (4) 6,960 square feet of banks with drive-through windows; and (5) any one of the land uses listed in Table A below, up to the maximum square footage or peak hour trips as outlined in Table A; OR

- B. Prior to the issuance of any Use and Occupancy (U&O) Certificate, Applicant must receive Staff confirmation that the mix of land uses proposed will not generate more than the maximum allowed vehicle peak-hour trips as outlined in Table A.

Table A: Roosmoor Leisure World Commercial Center Surplus Square Feet and Vehicle Trips

Line No.	Land Use	Square Feet	Surplus Number of Peak-Hour Trips			
			Morning		Evening	
			Primary	Total	Primary	Total
1a	General Retail Uses	27,212	50.45	84.09	201.81	336.34
2a	General Office Use	51,199	70.65	70.65	114.69	114.69
3a	Medical Office Use	29,076	70.65	70.65	106.42	106.42
4a	Banks with Drive-Through Windows	11,931	39.79	147.36	83.18	308.06
5a	Fastfood Restaurant with Drive-Through	2,237	70.65	110.40	48.45	75.70

- 2. Prior to issuance of any building permit, the 1986 Adequate Public Facilities (“APF”) Agreement must be amended and re-recorded to reflect the mix of land uses, limits to additional single use square footage, and maximum allowed vehicle peak-hour trips for each use, as approved with this Preliminary Plan.
- 3. All previous conditions of approval contained in the Planning Board Opinion from September 12, 1985 remain in full force and effect unless modified by this amendment.

Recommendations for the Limited Preliminary Plan Amendment and Site Plan Amendment

- 4. The Applicant must install a landscape bed of low-growing plants between sidewalk leading to the main entrance and the drive through aisles along the bank’s east and west sides.
- 6. The Applicant must provide A handicapped ramp next to the designated handicapped parking spaces to satisfy the ADA requirements for the customers entering and leaving from the proposed bank main entrance.
- 7. The Applicant must provide one inverted-U bike rack (storing 2 bikes) located near the main entrance of the proposed bank building.

DISCUSSION

Site Location

The proposed bank site is located within the surface parking lot for the Leisure World Plaza in the southeast corner of Georgia Avenue and International Drive.

Internal Vehicular Circulation

The internal vehicular circulation in the commercial center’s parking lot minimized conflicting movements to/from the proposed new drive-through bank with the nearby existing Sun Trust bank and the adjacent shopping center parking spaces. The proposed bank layout has two west-to-east drive-through aisles that exit onto an internal north-south drive aisle. The exiting vehicles from the drive-through aisles would not conflict with the motorists backing out of the existing parking spaces. In

addition, the traffic pattern of the drive-through aisles would be consistent with the existing adjacent Sun Trust bank's west-to-east drive-through aisles

Master-Planned Roadway, Bikeway, and Transitway

In accordance with the 1994 *Aspen Hill Master Plan*, Georgia Avenue is designated as a six-lane divided major highway, M-8, with a recommended 150-foot wide right-of-way including a Class I bikeway. A shared-use path, SP-29 is designated along the west side of Georgia Avenue in the 2005 *Countywide Bikeways Functional Master Plan*.

The Planning Board draft of the *Countywide Transit Corridors Functional Master Plan* for the Bus Rapid Transit (BRT) recommends Georgia Avenue North as a transit corridor with one reversible lane in the Georgia Avenue median and a BRT station at Leisure World. The proposed BRT cross-section can be accommodated within the master-planned recommended right-of-way width of Georgia Avenue fronting the site.

Although not listed in the *Aspen Hill Master Plan*, International Drive was built as a public business district street with an 80-foot wide right-of-way and no bikeway.

Available Transit Service

Ride-On route 53 and Metrobus routes Y-5, Y-7, Y-8, and Y-9 operate along the Georgia Avenue frontage with bus stops on each side of Georgia Avenue at the intersection with International Drive. In addition, Leisure World offers free bus transportation for residents to their destinations inside the community, to the shopping areas in Aspen Hill and Olney outside its gates on Wednesdays, and for physically impaired persons.

Pedestrian and Bicycle Facilities

Georgia Avenue has five-foot wide sidewalks on both sides with a 16.5-foot wide green panel only on the east side. The Master Plan recommended shared-use path does not currently exist along this segment of Georgia Avenue. International Drive has five-foot wide sidewalks with eight-foot-wide green panels on both sides and handicapped ramps.

For safer pedestrian facilities and to accommodate bicyclists, the Applicant submitted their most-recent site plan received September 3, 2013, showing the following:

1. A landscape bed of low-growing plants between sidewalk leading to the main entrance and the drive through aisles along the bank's east and west sides. The proposed landscape bed could discourage pedestrians from walking across the path of motorists entering and exiting the drive through aisles.
2. A handicapped ramp next to the designated handicapped parking spaces to satisfy the ADA requirements for the customers entering and leaving from the proposed bank main entrance.
3. One inverted-U bike rack (storing 2 bikes) located near the main entrance of the proposed bank building.

Prior Planning Board Actions

1. The Planning Board approved Preliminary Plan No. 119850650, Leisure World Commercial Center on September 12, 1985, for 111,130 square feet of GLA of general retail space, not more than 18,400 square feet of GLA of general office space, not more than 12,000 square feet of GLA of medical office space, 5,000 square feet of GLA of fastfood restaurant with drive-through windows, and 6,400 square feet of GLA of free-standing banks with drive-through windows.
2. The Planning Board approved Site Plan No. 819850450, Rossmoor Leisure World Commercial Center, on September 12, 1985, for 122,530 square feet of general retail space, not more than 12,000 square feet of GLA of general office space, and not more than 12,000 square feet of GLA of medical office space.
3. The Planning Board approved Site Plan No. 819870390, Leisure World Plaza, administratively for a minor change.
4. The Applicant entered into an (Adequate Public Facilities) Agreement executed on March 12, 1986, to further broke down the mix of land uses as limited by Site Plan No. 819850450.

As discussed in Recommend No. 3, the applicant must amend and re-record the (Adequate Public Facilities) Agreement to reflect the maximum number of peak-hour site-generated trips based on the original site plan approval and on the proposed specific land uses and their square footage within the commercial center.

Local Area Transportation Review

The tables below shows the primary and total peak-hour trips generated by: a) approved, b) built out, and c) net change in peak-hour trips when adding the proposed bank 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.). Total trips include pass-by, diverted, and primary trips. Pass-by and diverted trips are those trips where the commercial center is not the primary origin or destination, but are already on the road and on the way to/from other origins or destinations. Table B below shows the peak-hour trips generated by type and square feet of GLA of land uses approved under Site Plan No. 819850450.

Table B: Peak-Hour Trips Generated by the Approved Land Uses

Line No.	Approved Land Uses	Peak-Hour Trips by Approved Land Uses				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
1b	Shopping Center – General Retail Use	101,330	216	360	600	1,000
2b	General Retail Use	36,000	111	185	309	515
	General Office Use	0	0	0	0	0
	Medical Office Use	0	0	0	0	0
	Subtotal in the 3-Story Building	36,000	111	185	309	515
3b	Fastfood Restaurant with Drive-Thru Windows	5,000	158	247	108	169
4b	2 Free-Standing Banks with Drive-Thru Windows	4,200	14	52	29	108
5b	Total Peak-Hour Vehicular Trips	146,530	499	844	1,046	1,792

Table C below shows the peak-hour trips generated by type and square feet of GLA of the currently built out of land uses:

Table C: Peak-Hour Trips Generated by the Built Out Land Uses

Line No.	Existing Land Uses	Peak-Hour Trips by Built Out Land Uses				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
1c	Shopping Center – General Retail Use	101,450	216	360	600	1,001
2c	General Retail Use	0	0	0	0	0
	Free-Standing Banks with Drive-Thru Window	3,910	13	48	27	101
	General Office Use	0	0	0	0	0
	Medical Office Use	29,060	71	71	106	106
	Subtotal in the 3-Story Building	32,970	84	119	134	207
3c	Fastfood Restaurant with Drive-Thru Windows	3,445	109	170	75	116
4c	2 Free-Standing Banks with Drive-Thru Windows	4,060	13	50	28	105
5c	Total Peak-Hour Vehicular Trips	141,925	422	699	837	1,429

The total number of peak-hour trips generated by the previously approved land uses (Line 5b in Table B) is less than the number of trips generated by the existing land uses (Line 5c in Table C) for the primary and total trips during the weekday morning and evening peak hours..

Table D below shows the between the peak-hour trips generated by approved minus the built out and proposed land uses:

Table D: Peak-Hour Trips Generated by the Proposed Land Uses

Line No.	Proposed Land Uses	Peak-Hour Trips by Built Out Land Uses				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
1d	Shopping Center – General Retail Use	101,450	216	360	600	1,001
2d	Medical Office Use in the 3-Story Building	33,000	80	80	121	121
3d	Fastfood Restaurant with Drive-Thru Windows	3,445	109	170	75	116
4d	2 Free-Standing Banks with Drive-Thru Windows	4,060	13	50	28	105
5d	+ Free-Standing Bank with Drive-Thru Windows	+2,900	10	36	20	75
6d	Total Peak-Hour Vehicular Trips	144,855	428	696	844	1,418

Table E below shows the surplus peak-hour trips and the equivalent square footage of different commercial land uses:

Table E: Determination of Surplus Square Feet and Equivalent Number of Vehicle Trips

Line No.	Surplus Land Uses	Net Peak-Hour Trips when Adding a 3rd Bank Site				
		Sq. Ft. of GLA	Morning		Evening	
			Primary	Total	Primary	Total
5b	Trips generated by the Approved Land Uses	146,530	499	844	1,046	1,792
6d	Trips generated by the Proposed Land Uses	144,855	428	696	844	1,418
3e	Net Remaining Peak-Hour Trips	+1,675	+71	+148	+202	+374
Maximum Square Footage equating to the Critical Number of (Bolded) Surplus Trips						
1a	General Retail Uses	27,212	50.45	84.09	201.81	336.34
2a	General Office Use	51,199	70.65	70.65	114.69	114.69
3a	Medical Office Use	29,076	70.65	70.65	106.42	106.42
4a	Banks with Drive-Thru Windows	11,931	39.79	147.36	83.18	308.06
5a	Fastfood Restaurant with Drive-Thru Windows	2,237	70.65	110.40	48.45	75.70

Any single land use category up to the maximum square footage in Table E above generates the equivalent to the number of surplus peak-hour trips – where the surplus equals to the trips generated by difference of the approved minus proposed land uses.

The proposed land use mix with the proposed new bank generates (on Line 6d above), equal to or fewer new and total peak-hour trips than that generated by the approved land use mix (on Line 5b above). Thus, the Applicant is not required to submit a traffic study to satisfy the LATR test for the proposed free-standing bank with a drive-through window.

However, the Site Plan must undergo further Adequate Public Facilities review if the type and square footage of proposed future combinations of commercial land uses generate more than that generated by the approved land uses under Site Plan No. 819850450 and shown on Line 5b above.

Transportation Policy Area Review

The subject site is located in the Aspen Hill Policy Area that has adequate TPAR roadway and transit capacities. Thus, no Transportation Impact Tax is required for the proposed amendment to satisfy the TPAR test.

Conclusion

The subject Limited Preliminary Plan Amendment and Site Plan amendment satisfies the LATR and TPAR tests, and will have no adverse impact on area roadways or nearby pedestrian facilities with the recommendations above.

EA