

REVISED STAFF REPORT – See Page 2

* Consent Item – Olney Gardens: Preliminary Plan Amendment No. 11987112A

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Staff Report Date: 7/11/14

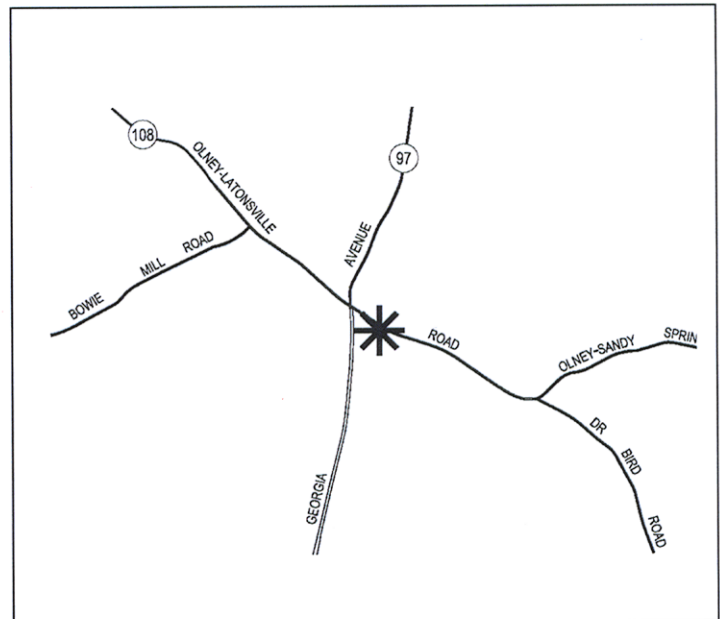
Description

Consent Item – Olney Gardens: Preliminary Plan Amendment No. 11987112A

A request to amend condition of approval No. 1 of the approved Preliminary Plan to remove the existing restrictions for retail and restaurant use on the property, located on the south side of Olney-Sandy Spring Road (MD 108) approximately 200 feet west of Spartan Road, 2.98 acres, MXTC Zone, Olney Master Plan area.

Staff Recommendation: Approval of the Consent Preliminary Plan Amendment

Applicants: Olney Gardens Trio, LLC
Application Acceptance Date: 05/13/14



Summary

Olney Gardens Shopping Center was constructed in 1997 and has been operating in Olney since that time. No physical alterations or additional development is requested to the shopping center; the Applicant requests a modification to the current condition of approval that limits development on-site to 30,625 square feet of retail use and 4,000 square feet of high-turnover sit-down restaurant. This approval was evaluated in 1996 for *general retail* and *restaurant* uses separately, as was established practice. Under current procedures, the Planning Board would evaluate trip generation for a similar mixed retail center as commercial development without a major chain food store, which results in fewer peak-hour trips. If approved, the proposed revised condition will allow for up to 34,625 square feet of any commercial uses permitted in the zone, except a major food chain store (*i.e.*, grocery chain).

RECOMMENDATION AND CONDITIONS:

All previous conditions of approval for Preliminary Plan 119871120 will remain valid, unchanged, and in full force and effect. Staff recommends approval of Preliminary Plan 11987112A with the following modifications to condition 1:

- ~~1. Amend agreement with Planning Board to limit development. Development is limited to a maximum of 30,625 34,625 square feet of **general retail commercial** uses except a major grocery food chain store, and 4,000 square feet of high turnover sit-down restaurant. Applicant shall provide for the necessary traffic signal installation and roadway improvements as outlined in the 9/3/96 Transportation Planning Division memo.~~

SITE DESCRIPTION

The Subject Property is a recorded lot known as Lot P14 (Plat No. 18108), totaling 2.98 acres of land, on the south side of Olney Sandy Spring Road ("Property" or "Subject Property"). The Property is zoned MXTC and located in the 2006 Olney Master Plan area ("Master Plan") (Figure 1).

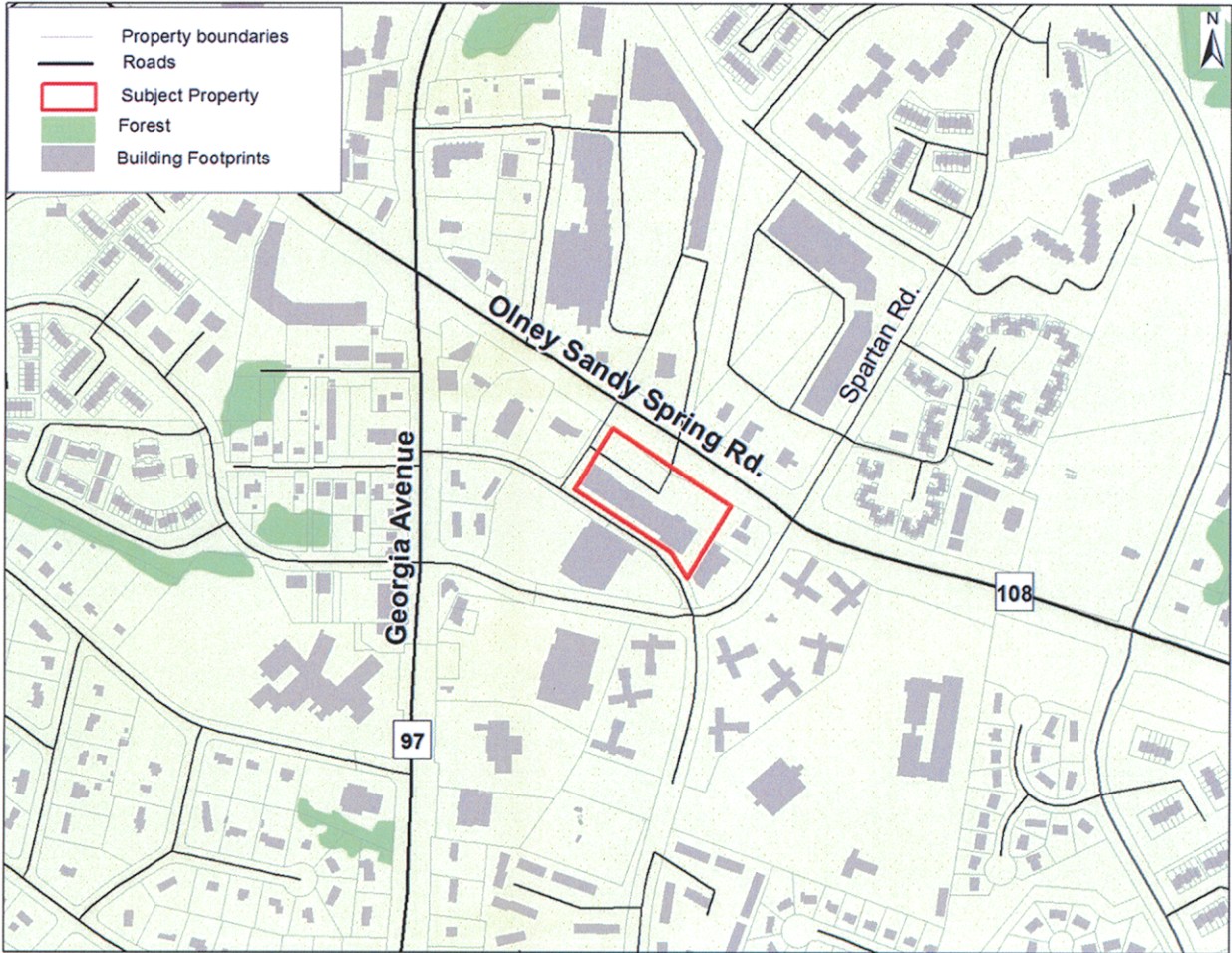


Figure 1

The Subject Property is currently improved with a 34,625 square foot shopping center with various restaurant and retail uses, built under the previous C-2 zone. Access to the Property is provided directly to Olney Sandy Spring Road and to a rear alley with connections to Georgia Avenue and Spartan Road (Figure 2). The Property will be rezoned CRT 2.0, C-1.0, R-1.0, H-70T as part of District Map Amendment No. G-956 in October 2014.

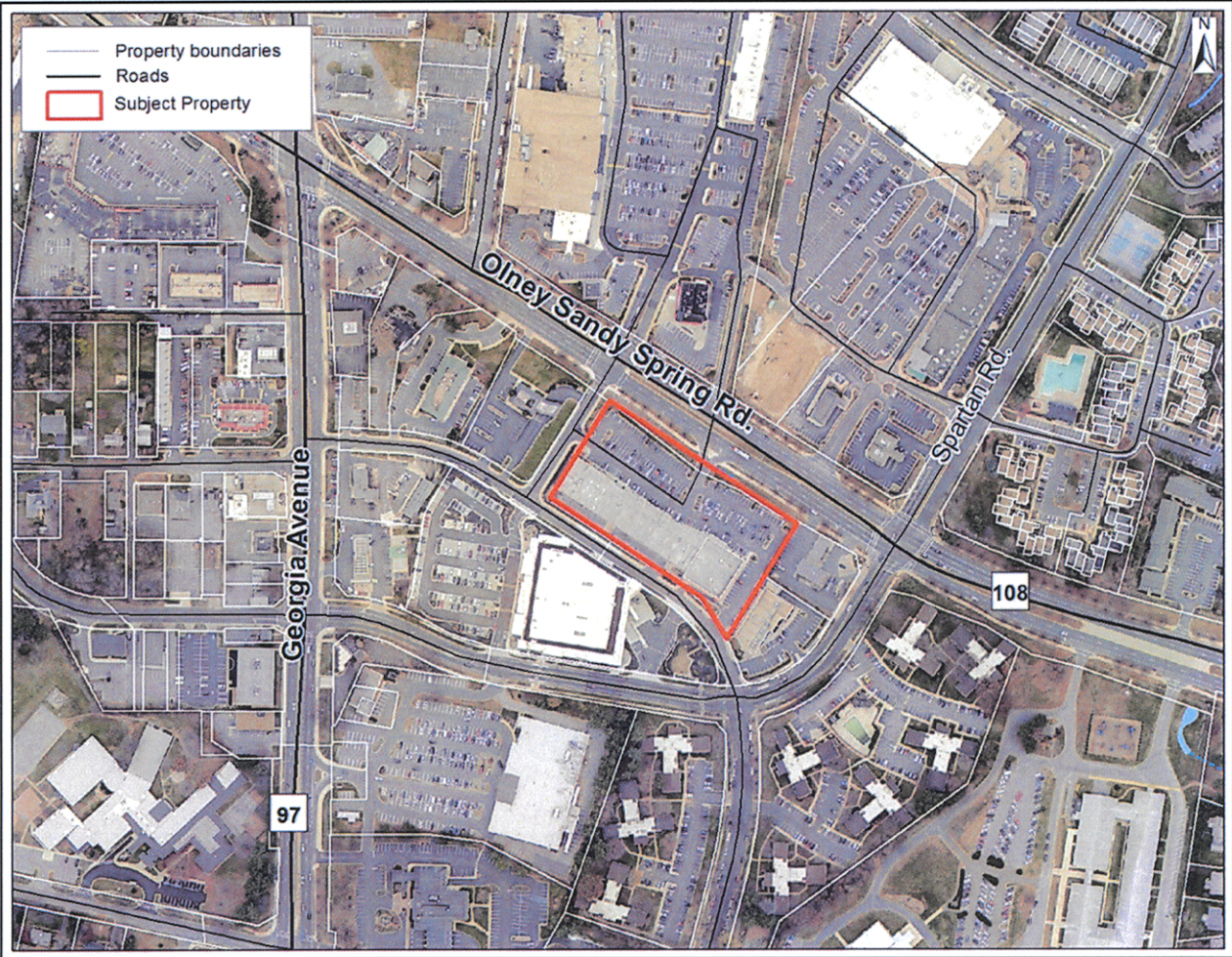


Figure 2

PREVIOUS APPROVALS

The Planning Board first approved Preliminary Plan No. 119871120, Helen Denit Property, on January 28, 1988, for 92,000 square feet of office use that was never constructed. Subsequently, on September 17, 1996, the Planning Board approved a revision to the preliminary plan that permitted development on the Property up to a maximum of 30,625 square feet of retail use and 4,000 square feet of high-turnover sit-down restaurant space. For purposes of trip generation, the combined retail and restaurant use was deemed equivalent to 92,000 square feet of office use and was, therefore, unchanged from the previous adequate public facilities (“APF”) analysis.

CURRENT PROPOSAL

The proposed plan amendment, 11987112A, Olney Gardens (“Application” or “Amendment”) requests a modification to condition number 1 of the existing Planning Board Opinion (Attachment 1) as outlined above. The requested change is consistent with the current Planning Board methodology for analyzing trip generation for similar sized commercial use properties in the zone and allows the Applicant greater flexibility in leasing the Property.

ANALYSIS

The Applicant submitted a Traffic Statement (Attachment 2) with the Application that demonstrates the difference in trip generation between the currently approved APF and what the trip generation would be using the requested commercial land use (Table 1).

Olney Gardens Site Trip Generation Analysis ^{(1),(2)}								
Land Use	Amount	Unit	AM			PM		
			In	Out	Total	In	Out	Total
Existing								
Retail (1)	30,625	SF	30	28	58	120	111	231
Restaurant (2)	4,000	SF	24	19	43	23	16	39
Subtotal			54	47	101	143	127	270
Proposed								
Commercial Without Major Chain Food Store (1)								
	34,625	SF	34	32	66	138	127	265
Difference			(20)	(15)	(35)	(5)	-	(5)

Notes: (1) Retail trip generation calculated using LATR January 2013 rates.
 (2) Restaurant trip generation calculated using ITE Land Use Code 932.

Table 1

As demonstrated in Table 1, the existing APF approval generates a total of 101 morning peak hour trips (6:30 a.m. to 9:30 a.m.) and 270 evening peak hour trips (4:00 p.m. to 7:00 p.m.). By changing the land use to commercial without a major food chain store, the total morning peak hour trips is reduced by 35 and the total evening peak hour trips is reduced by 5.

The Applicant applied current traffic counts from the M-NCPPC intersection database for the three closest intersections to the Subject Property and compared those critical lane volumes to those observed in 1996 when the APF was last updated (Table 2).

Intersection	1996 Total Future w/Improv.	Most Recent CLVs* 2011-2012	Change
	PM Peak	PM Peak	
Georgia Avenue and Spartan Road/Morningwood Dr.	1,533	1,398	-135
Georgia Avenue and MD 108	1,802	1,210	-592
MD 108 and Spartan road	1,218	904	-314

*Most recent counts were obtained from MNCPPC dating 2011 and 2012, Attached

Table 2

In 1996 when the Preliminary Plan was last revised, the CLV threshold for the Olney policy area was 1,525. In July 1, 2004, the Local Area Transportation Review (LATR) Guidelines were revised and changed the CLV threshold to 1,475. It was again lowered by the 2008 LATR and Policy Area Mobility Review Guidelines to 1,450. Since 1998, two intersections in central Olney have had significant alterations to improve traffic movement. On northbound Georgia Avenue, a second dedicated left turn lane was added to turn westbound onto MD 108. The westbound movement on Spartan Road at Georgia Avenue was changed from a left/left-through/right turn to two left turns/through/ right turn lane in 2002. These two intersection improvements and the change in travel pattern have helped alleviate congestion. Because of the road improvements that have been made in the Olney area since 1996, the observed CLV has substantially reduced, and the most recent CLVs are below the current 1,450 threshold.

FINDING

Staff finds that under the proposed trip generation analysis, the local intersection will continue to operate within the CLV thresholds established in the Olney policy area. Because there are no requested changes to the existing structure, parking, access, or lot configuration, Staff finds that all previous findings and conditions of approval for Preliminary Plan 119871120 remain valid.

CITIZEN CORRESPONDENCE AND ISSUES

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. As of the date of this report, Staff has not received any inquiries regarding the proposed amendment.

CONCLUSION

The Application meets all APF findings for transportation and does not alter any of the other previous findings. Staff recommends approval of the Application to amend the Preliminary Plan with the revised condition specified above.

Attachments

1. Original Planning Board Opinion
2. Traffic Statement, Wells & Associates, April 11, 2014