



Item #7
MCPB
3.09.03

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: October 3, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Mary Beth O'Quinn *WMOU*
Planning Department Staff
(301) 495-1322

REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval 7,800 sf Commercial Retail Space 0.76 acres

PROJECT NAME: Cloverly Commercial
CASE #: 8-03010
REVIEW BASIS: Site Plan required in the C-1 Zone [§59-C-4.341.2]

ZONE: C-1 Zone
LOCATION: New Hampshire Avenue, 500 feet south of Bryant's Nursery Road
MASTER PLAN: Cloverly
APPLICANT: Darius Vedadi
FILING DATE: October 30, 2002
HEARING DATE: October 9, 2003



STAFF RECOMMENDATION: Approval of 7,800 sf Commercial Retail Space, subject to the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated May 16, 2002.
2. Signature Set
Prior to signature approval of the site/landscape plans the following revisions must be made and/or information provided on the site plan, subject to staff review and approval:
 - a. Provide the development program inspection schedule;
 - b. Access Easement: Verify the boundaries for the common ingress/egress easement and show on the site plan prior to record plat; extend the pavement within the easement area to the west property boundary to ensure safe vehicular access; record such easement in the land records of Montgomery County prior to building permit;
 - c. Landscape Plan: provide Shamrock Holly (or equivalent) for screening parking at 36 inches in height; provide an additional shade tree along the parking edge street frontage; provide all deciduous trees at 2.5 inch caliper at the time of planting;
 - d. Provide a striped crosswalk for pedestrian movement across the drive aisles;
 - e. Provide details for retaining walls; retaining walls must be constructed of masonry materials;

f. Locate proposed street trees within a minimum six-foot grass panel at the curb

4. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, Development Review Program for review and approval prior to approval of the signature set as follows:

- a. Development Program to include a phasing schedule as follows:
 - i. Landscaping and street trees associated with each parking lot and building shall be completed as construction of each facility is completed.
 - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iii. Coordination of each section of the development and roads;
 - iv. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
- b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

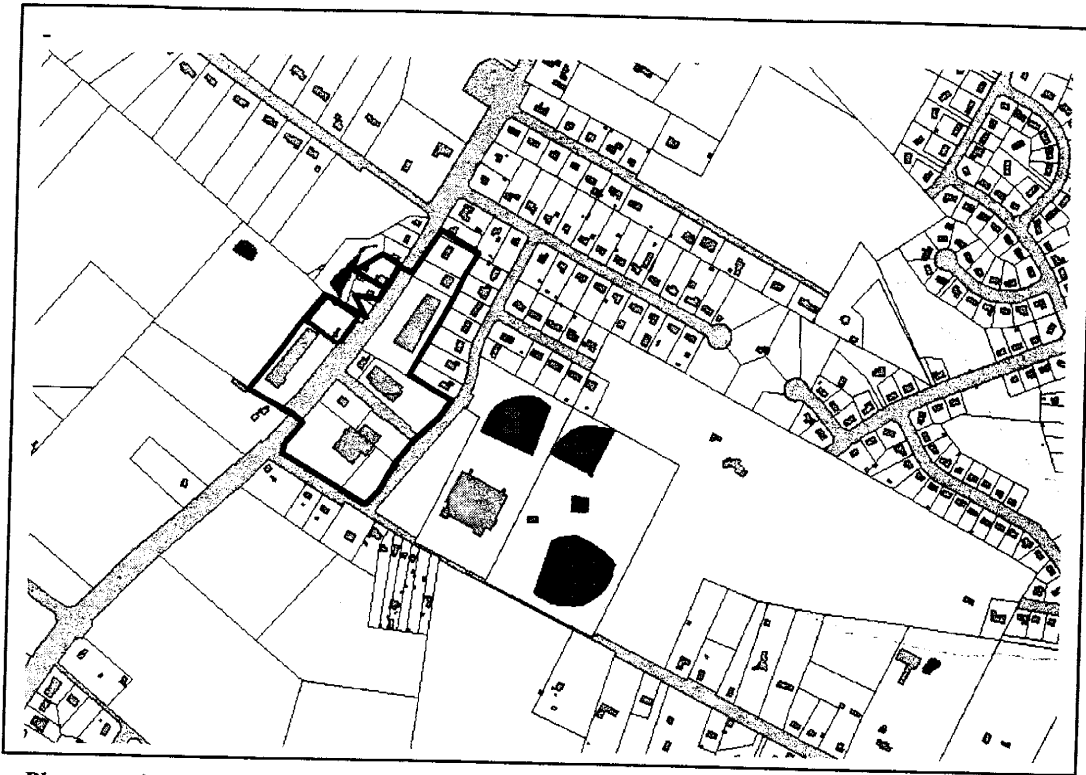
ISSUES ADDRESSED IN THE COURSE OF SITE PLAN REVIEW

In the course of site plan review, staff and applicant reviewed parking, lighting, and landscape planting. Particular issues of review included streetscape treatment on New Hampshire Avenue and the bike path. The review period was extended at the applicant's request to provide time for the applicant to obtain the required agreement(s) with the adjoining property owner for his access across the subject parcel to the SWM facility.



PROJECT DESCRIPTION: Surrounding Vicinity

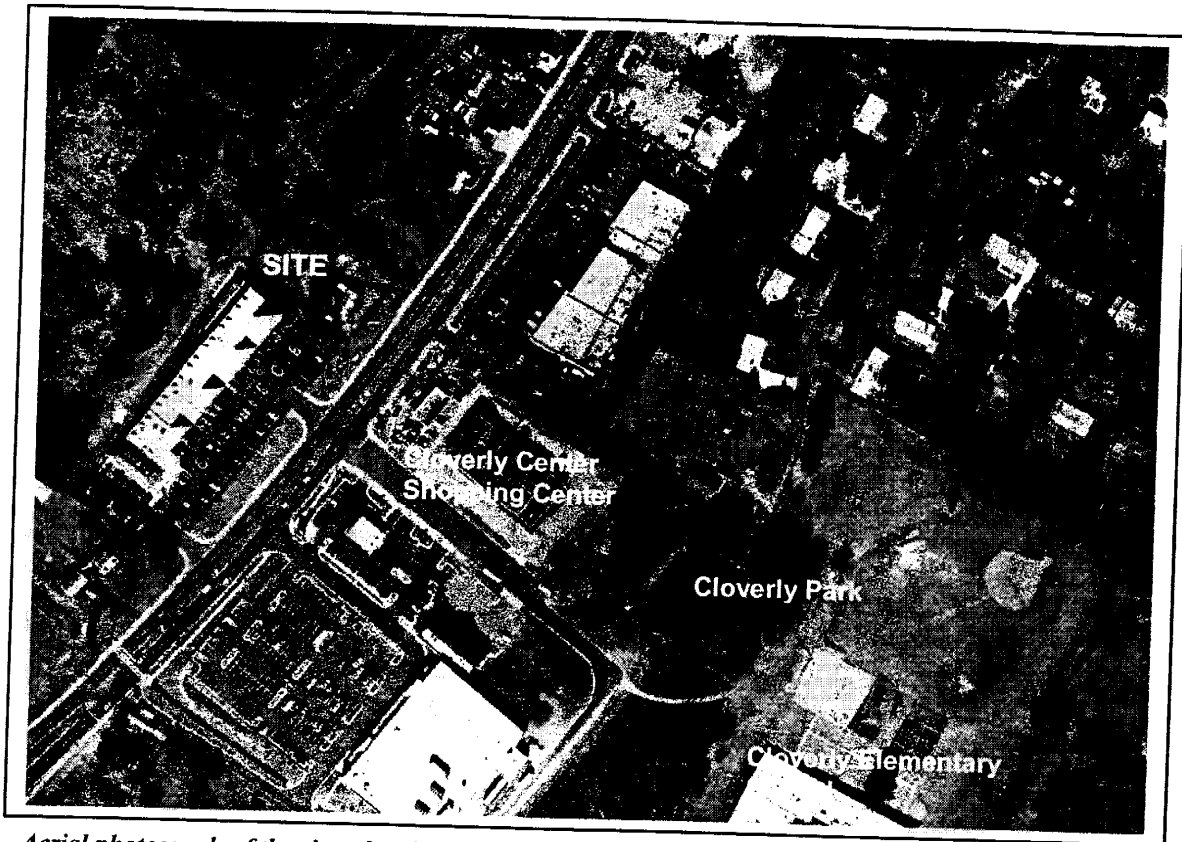
The proposed site is located along the west side of New Hampshire Avenue, south of Bryant's Nursery Road, within the Cloverly Planning Area. The parcel is bounded on either side by properties zoned C-1, and along the rear by a parcel zoned RE-2 that supports a facility owned and operated by a religious entity. Additional adjacent property at the rear comprises a regional storm water management facility owned by the State Highway Administration. Across New Hampshire Avenue to the east are additional commercial establishments, including a newly developed retail center.



Planametric Drawing showing the site (red outline) located on New Hampshire Avenue within the Cloverly Commercial Area (purple outline). Briggs Chaney road forms the southern boundary of the Commercial Area

PROJECT DESCRIPTION: Site Description

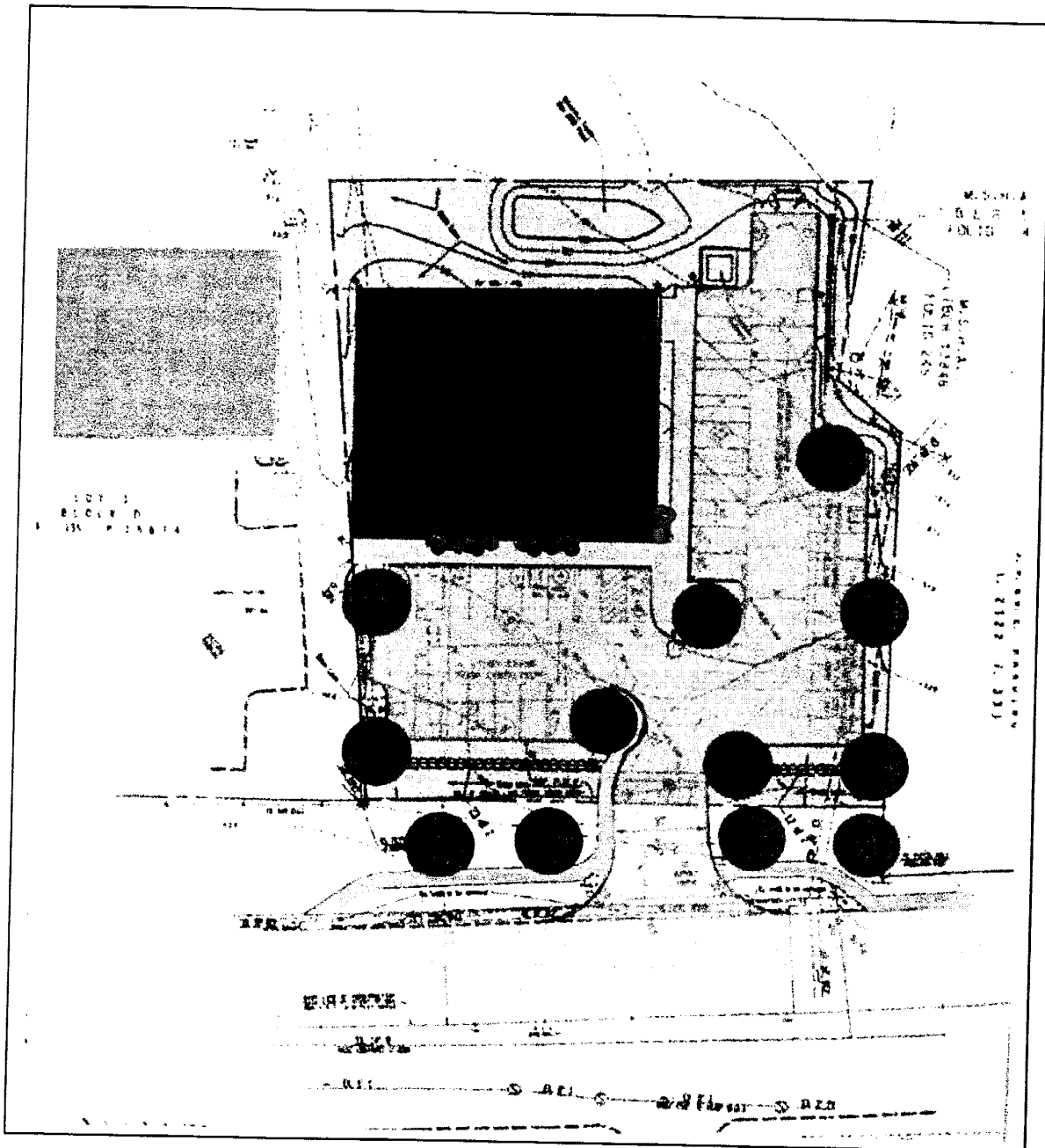
The subject property is rectangular in shape, however, with an irregular north property line that wraps the boundaries of the adjacent SHA stormwater management facility. The parcel itself features 166 feet of frontage along the west side of New Hampshire Avenue; the lot extends approximately 200 feet back from the street frontage. The topography drops at a consistent 5% slope from the street to the northwest corner of the site. There is one significant tree on the site, a 36-inch maple. The current improvements consist of an abandoned one-story commercial structure.



Aerial photograph of the site taken in 2002

PROJECT DESCRIPTION: Proposal

The proposed site plan features a single one-story commercial retail building sited fit snugly along the south property line, set back from the street to accommodate parking at the store front. The location of the essentially square building shapes the resulting open space as an "L" which accommodates parking, vehicular circulation, and landscaping. The rear setback area, a linear land area 35 feet by 173 feet supports the on-site storm water quality control facility (a filtration trench) and provides for the vehicular connection (via access easement) to the SHA storm water facility and the adjoining property. The proposed plan will provide upgraded streetscape in conformance with the master plan recommendations.



PROJECT DESCRIPTION: Prior Approvals

The proposal was the subject of Preliminary Plan 1-99100 approved by the Planning Board on September 23, 1999, subject to the following conditions:

1. *Prior to recording of plat applicant to submit an Adequate Public Facilities agreement with the Planning Board limiting development to a maximum of 7,800 sf of general retail space.*
2. *Compliance with the conditions of approval of preliminary forest conservation. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate.*
3. *Terms and condition of access and improvements, as required, to be approved by MDSHA prior to issuance of building permit.*
4. *Landscape, lighting, and parking facilities plan to be reviewed and approved with site plan.*
5. *No clearing, grading, or recording of plat prior to site plan approval.*
6. *Conditions of storm water management approval dated July 26, 1999*
7. *Record plat to reference common ingress/egress easement with adjoining Preliminary Plan 1-97083.*
8. *Other necessary easements.*

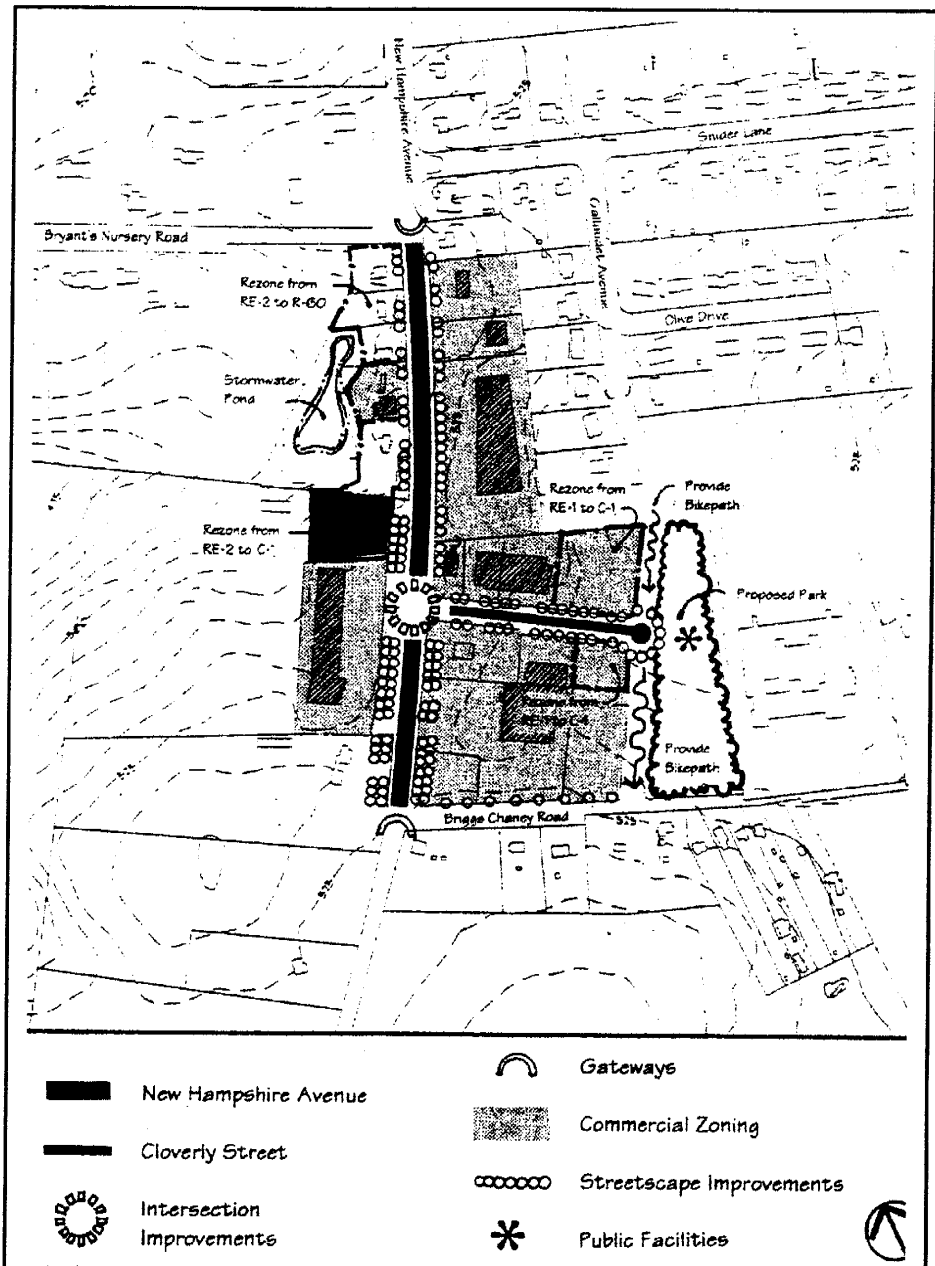
The Planning Board approved an extension of the validity period for the approved Preliminary Plan on May 9, 2002, subject to the above listed conditions and the applicant obtaining an easement agreement in corporation with the adjoining property owner for storm water management facility access.

ANALYSIS: Conformance to Master Plan

The proposed plan meets many of the recommendations of the Cloverly Master Plan for the Cloverly Commercial Center area. General recommendations of the plan include encouragement of street oriented retail uses with sidewalks, street trees, and seating. Specific recommendations for the commercial area, including the subject street frontage include:

- Streetscape Improvements, including pedestrian and bicycle amenities
- Interconnected parking lots and coordinated driveways, or allowances for future connections
- Minimized traffic congestion
- Access to landlocked property
- Commercial entrances facing New Hampshire Avenue
- Buildings close to the street @ 15 feet distance
- Building mounted signage with discouragement of pylon signs

The proposed plan achieves all of these objectives with the exception of the 15-foot building setback from the public street. The small size of the site, design feasibility for the access easement, the parking demand, and the provision for future parking interconnections necessarily dictate the building location as proposed. The plan successfully achieves the streetscape improvements as envisioned in the master plan, the commercial entrance facing New Hampshire Avenue, building mounted signage, and a compatible and attractive building architecture.



CONFORMANCE TO DEVELOPMENT STANDARDS

PROJECT DATA TABLE			
Cloverly Commercial Development Standard	Site Plan 8-03010	C-1 Zone Permitted/Reqd	C-1 Zone Proposed
Gross Site Area	0.96 acres		
Total Net Tract Area	0.812 acres		35,403 sf
Area of Public Dedication	0.15 acres		
Proposed Use	Commercial Retail		
<u>Development Standards C-1</u>			
Total C-1 Tract Area		15 acres	
Density (maximum)		N/A	0.22 FAR
<u>Building Setbacks</u>			
From public street (Master Plan)		10 feet minimum	84 feet
From adjoining lot - side		0 feet	0 feet (south)
From adjoining lot - rear	RE-2 standard	35 feet minimum	35 feet minimum
<u>Building Height</u>			
		30' av./ 45' max.	30 feet maximum
<u>Building Coverage</u>			
Impervious Area		N/A	66% (23,365sf)
Green Area		10% minimum	41% (14,515 sf)
<u>Parking</u>			
Standard	5 spaces/1,000 sf	39 spaces	39 spaces

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with and approved Development Plan. Not applicable.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. Buildings

The buildings locations are adequate, safe and efficient. The site design, including the building location, takes maximum advantage of the site, while fulfilling numerous functional programmatic requirements, including the ingress/egress easement, sizable on-site stormwater management facility at the rear, and the substantial amount of parking required for commercial uses. With respect to the small parcel size and the desired building program, the site design exhibits a thoughtful solution that is safe and efficient in its execution.

- b. Open Spaces

The street frontage along New Hampshire is adequately landscaped, with attractive and appropriate shade trees and seasonal plantings at the building entrance. The landscape plan provides seven shade trees on the site, along with additional trees on the public street frontage. Parking at the street frontage will be screened. The open space at the rear features a surface infiltration trench for storm water quality control. The facility is moderately graded and will be planted with grass.

- c. Landscaping and Lighting

Landscaping for the project includes a proving the streetscape recommended in the master plan, including green ash street trees, and sidewalk. Landscaping to screen the street front parking is provided as holly-evergreen shrubbery. Shade trees are placed at the boundaries of the property and along the entrance driveway. Seasonal plantings are provided as building foundation planting.

Staff recommends further review of a revised photometric lighting plan to ensure that the lighting levels provided are compatible with the adjacent properties.

- d. Recreation

The proposal is exempt from Recreation Requirements.

- e. Vehicular and Pedestrian Circulation

The vehicular ingress/egress achieves the objectives of the master plan: offering potential for future inter-lot connectivity and offering access to the SHA SWM parcel and the property to the rear. The vehicular activity pattern within the site offers efficient, if tight, maneuvering. Parking meets the required number of spaces for the commercial zones.

Pedestrian circulation will be improved by the new sidewalks proposed for the street frontage and additional street trees. Staff recommends that the sidewalk placement provide the optimal separation of vehicles and pedestrians, that is, with street trees along the curb, and the sidewalk set back from the street to achieve maximum safety.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The building proposed is compatible with other uses and development within the Cloverly Commercial Center area. The siting of the building, and its size and height will provide an appropriate level of re-development for this infill property. The architecture proposed, with exterior stone materials, gables roof planes, and windows facing the street will fulfill the character and scale desired for neighborhood retail in this Cloverly area.

The activity associated with the proposed residential uses will not cause any negative effect on the surrounding residential and commercial uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is exempt from Forest Conservation, per Exemption #4-99289E, approved May 20, 1999.

October 3, 2003

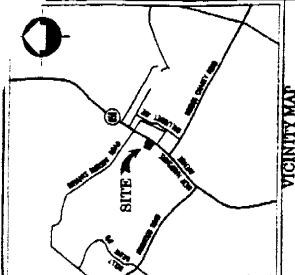
MEMORANDUM

TO: Mary Beth O'Quinn, Development Review Division
VIA: Bill Barron, Community-Based Planning
FROM: Calvin Nelson, Jr., Community-Based Planning *cn*
SUBJECT: #8-03010 – Cloverly Commercial

The subject property is located within the Cloverly Commercial Area, defined in the Cloverly Master Plan as the commercial uses along New Hampshire Avenue and Gallaudet Avenue (the north-south streets) and between Bryant's Nursery Road and Briggs Chaney Road (the east-west streets). The Cloverly Village Center (shopping center), adjoins the subject property to the south. To the north are three C-1 zoned properties and several R-60 zoned properties that extend to Bryant's Nursery Road (the R-60 zoned properties are also recommended as suitable for C-T zoning if applied for through the local map amendment process). Adjoining the subject property to the west is the future site of Se-Me Hahn Presbyterian Church that will have access from New Hampshire Avenue through an easement on the subject property. Properties across New Hampshire Avenue north of Cloverly Street include an off price service station, a shopping center a 7-Eleven store, and a second service station. Properties on the north and south side of Cloverly Street, owned by Kramer Enterprises, are in the beginning stages of redevelopment as the Cloverly Town Center. To the south of Cloverly Street are a former bank (recently denied as a site for Safeway Gas), and a Safeway grocery store.

The 1997 Cloverly Master Plan recommended rezoning the subject property from RE-2 to C-1. The Master Plan's development guidelines also recommended that access is to be provided to the land-locked property (P845)(the Se-Me Hahn Presbyterian Church site) through N915 (the subject property).

Community-Based Planning staff notes that the proposed Site Plan eliminates about a 12-foot section of sidewalk, which was shown between the front of the proposed building and parking area on the approved Preliminary Plan. Staff suggests that this sidewalk should be extended to the western property line as shown on the approved Preliminary Plan. Staff also notes that the pavement within the 20-foot wide access and utility easement stops about 10 feet short of the property line. Since this will be the sole access for the future Se-Me Hahn Presbyterian Church, the barricade and pavement should extended to the property line.

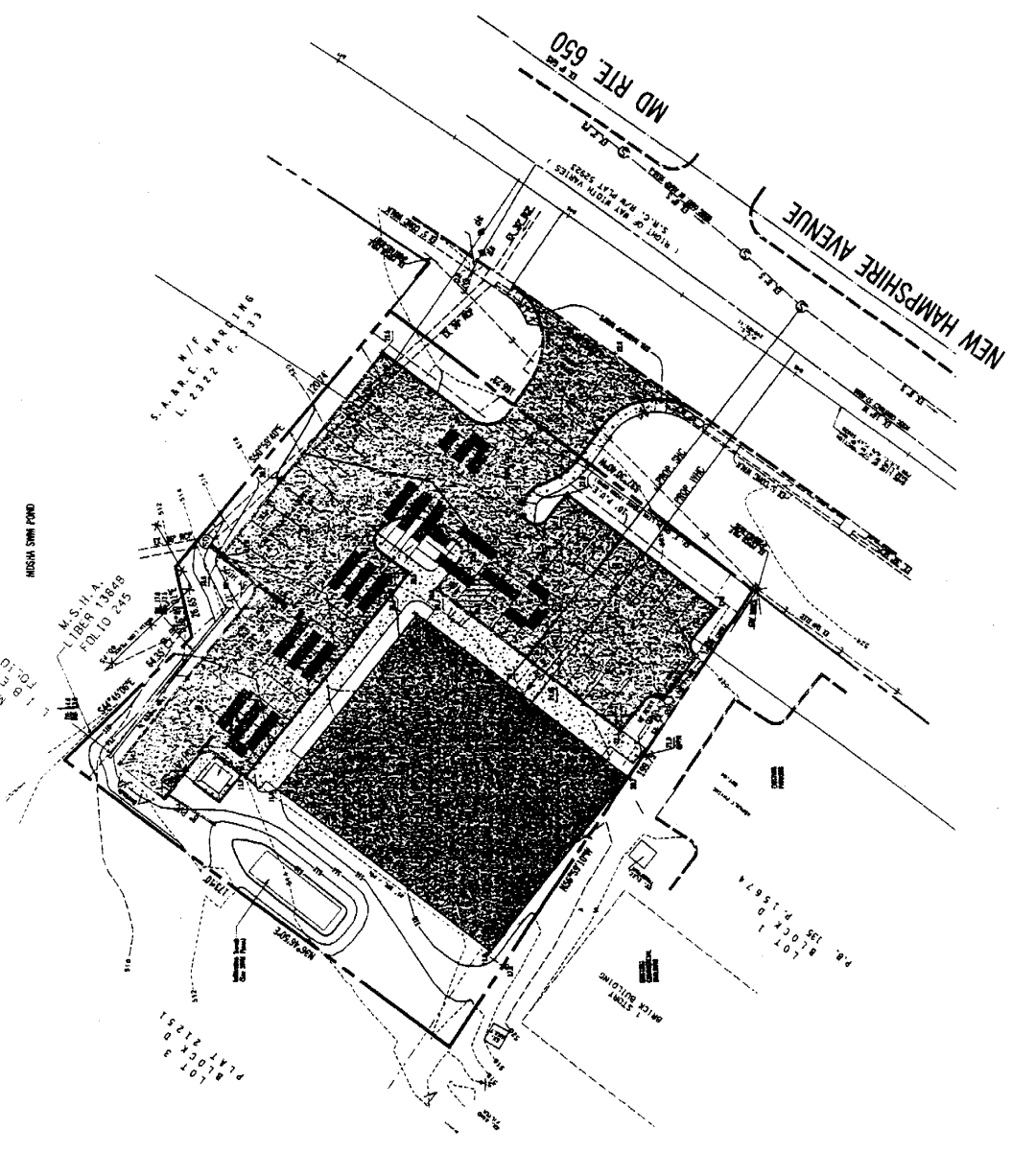
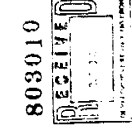


SITE DATA

1. Proposed building (see also sheets 80 1079-8079)
2. Existing building
3. Proposed Lot 101 - General Notes
4. Proposed Lot 102 - General Notes
5. Proposed Lot 103 - General Notes
6. Proposed Lot 104 - General Notes
7. Proposed Lot 105 - General Notes
8. Proposed Lot 106 - General Notes
9. Proposed Lot 107 - General Notes
10. Proposed Lot 108 - General Notes
11. Proposed Lot 109 - General Notes
12. Proposed Lot 110 - General Notes

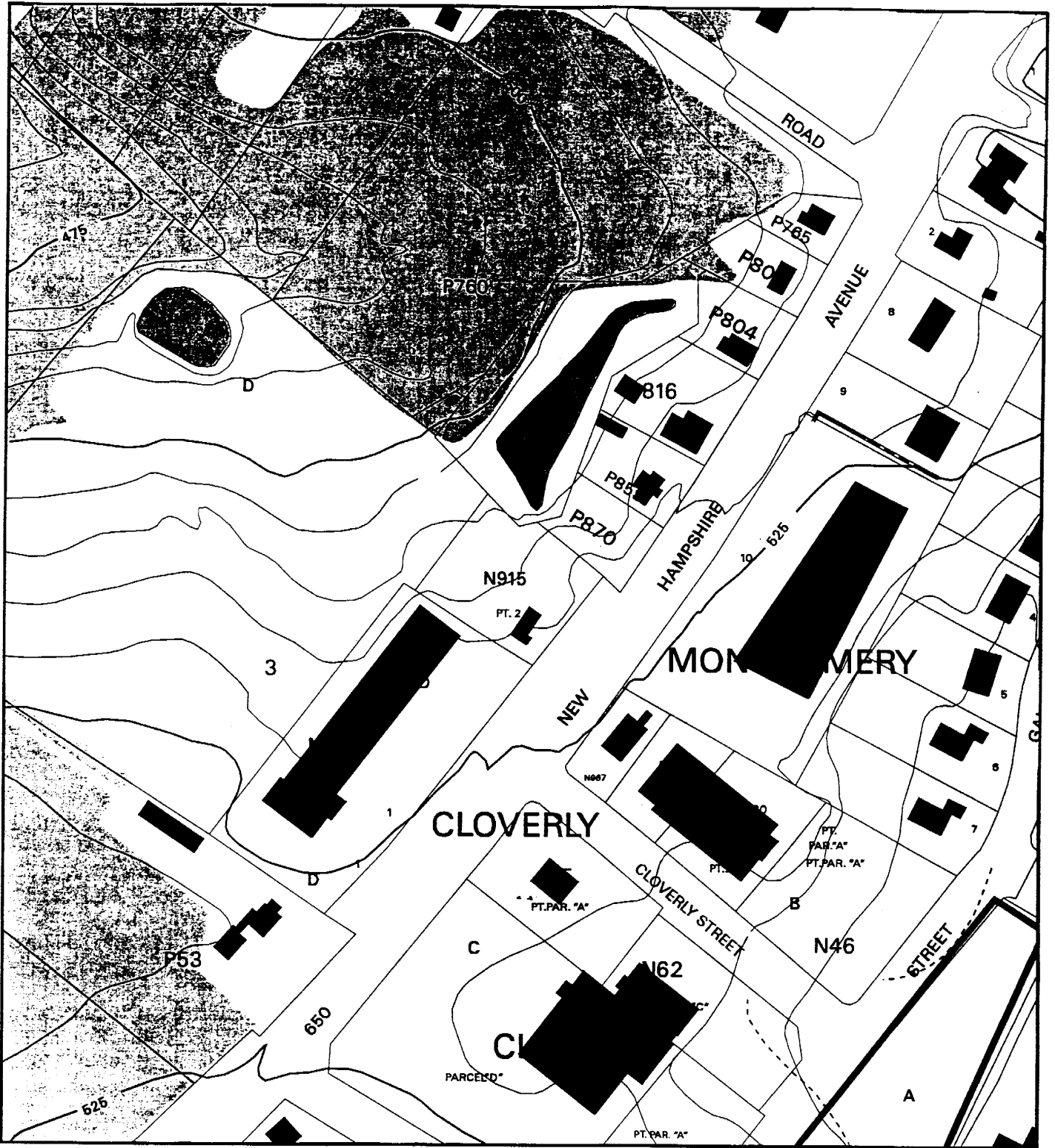
General Notes

1. All proposed buildings and structures shall be constructed in accordance with the provisions of the Montgomery County Zoning Ordinance, Chapter 14, Subchapter 14-11, and the Montgomery County Building Department's design review process.
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<p>SITE PLAN CLOVERLY COMMERCIAL CLOVERLY LOT 2, BLOCK D 5th ELECTORAL DISTRICT MONTGOMERY COUNTY, MARYLAND</p>	<p>APPLICANT: DARRUSH KEMAR 13110 MONTGOMERY VILLAGE AVENUE, SUITE 300 GAITHERSBURG, MD 20879 301-586-2176</p>	<p>SITE SOLUTIONS, INC. 10000 WOODBRIDGE AVENUE, SUITE 400 WASHINGTON, DC 20015 (301) 487-0000 FAX (301) 487-7700 PRELIMINARY ENGINEERING LANDSCAPE ARCHITECTURE</p>	<p>DATE: 08/11/2010 TIME: 10:15 AM SCALE: 1"=20'</p>
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VICINITY MAP FOR
CLOVERLY COMMERCIAL (8-03010)



Map compiled on November 21, 2002 at 12:09 PM | Site located on base sheet no - 221NE01

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Key Map



1 : 2400