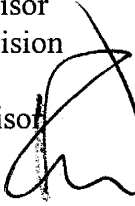



September 16, 2004

**MEMORANDUM**

TO: Catherine Conlon, Supervisor  
Development Review Division

VIA: Ronald C. Welke, Supervisor  
Transportation Planning 

FROM: Cherian Eapen, Planner/Coordinator  
Transportation Planning 

SUBJECT: Preliminary Plan No. 1-04079  
Won Buddhism Property  
Muncaster Mill Road  
Olney Policy Area

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This memorandum summarizes Transportation Planning staff's Adequate Public Facilities (APF) review of the subject Preliminary Plan for a place of worship (with a maximum of 148 seats) and associated uses including a new separate building/residence to be used as living quarters for the clerics located on Muncaster Mill Road (MD 115) in the RE-1 Zone, within the Olney Policy Area. The application was reviewed under the FY 2004 Annual Growth Policy (AGP) since it was filed prior to July 1, 2004.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the transportation-related requirements to approve this application:

1. Limit the preliminary plan to a place of worship (with a maximum of 148 seats) and associated on-site uses including a new cleric residence, and no weekday educational institution, daycare or school.
2. Consistent with the 1980 Approved and Adopted Olney Master Plan (and the May 2004 Olney Master Plan Planning Board Draft) dedicate adequate right-of-way along Muncaster Mill Road to provide 40 feet of right-of-way from the roadway centerline.

3. Provide a 5-foot wide sidewalk along Muncaster Mill Road, offset two feet from the property line, and a tree panel along the entire property frontage. The sidewalk ramps at the site access driveway should meet Americans with Disability Act Best Practices and not have the grade of the sidewalk interrupted by the driveway slope.
4. Coordinate with the Montgomery County Department of Public Works and Transportation, Department of Permitting Services, and Maryland State Highway Administration on site access and frontage improvements along Muncaster Mill Road, including the bike lane proposed under the May 2004 Planning Board Draft of the *Countywide Bikeways Functional Master Plan*.

## DISCUSSION

### Site Location, Access, Circulation and Transportation Facilities

The site is located along the north side of Muncaster Mill Road approximately 1,000 feet west of its intersection with Norbeck Road (MD 28), and currently has access to Muncaster Mill Road. Land uses in the vicinity of the site include residential, institutional, and recreational uses.

Along the property frontage, Muncaster Mill Road is a two-lane arterial, and has a posted speed limit of 40 mph. Ride-On bus route 52 serves Muncaster Mill Road in the area.

### Master Plan Roadway and Pedestrian/Bikeway Facilities

The 1980 Approved and Adopted Olney Master Plan (and the May 2004 Olney Master Plan Planning Board Draft) describes the nearby master-planned roadway, pedestrian, and bikeway facilities as follows:

- Muncaster Mill Road, between North Branch to the west and Norbeck Road (MD 28) to the east is recommended as a two-lane Arterial (A-93), and with a minimum right-of-way width of 80 feet. The May 2004 Planning Board Draft of the *Countywide Bikeways Functional Master Plan* recommends Class II bike lanes (BL-35) for Muncaster Mill Road between MD 28 and Woodfield Road.

### Local Area Transportation Review

Places of worship are subject to APF review according to provisions in the Montgomery County Code, Section 50-35(k)(7) "Exemptions" if they are located on an unrecorded parcel that changed its size or shape since June 1, 1958. Likewise, APF review would be required for places of worship if other land uses proposed on the site generate significant traffic during the weekday morning (6:30 a.m. to 9:30 a.m.) and the evening (4:00 p.m. to 7:00 p.m.) peak periods. Such land uses include a weekday child day-care center, a weekday private educational institution, etc. Certain other educational and social programs that may be associated with places of worship are not subject to APF review since they typically occur either outside of the above weekday peak periods or on weekends. Therefore, the Won Buddhism Property development, as currently proposed, is not required to satisfy Local Area Transportation Review.

Policy Area Transportation Review/Staging Ceiling Conditions

Transportation staging ceiling capacity existed for non-residential development (+1,914 jobs as of June 30, 2004) within the Olney Policy Area under the FY 2004 AGP. Additionally, for Policy Area Transportation Review purposes, a house of worship is considered equivalent to five jobs. Therefore, as a preliminary plan filed under the FY 2004 AGP (i.e., before July 1, 2004), the Won Buddhism Property development satisfied the PATR test under the AGP's "Ceiling Flexibility - De Minimis Impacts".

CE:gw

cc: Jeff Riese  
Greg Cooke  
Raymond A. Norris, P.E.  
Delores Kinney  
Maureen Decker  
Mary Goodman

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