



**Travilah Square, Preliminary Plan Amendment No. 12011034C**



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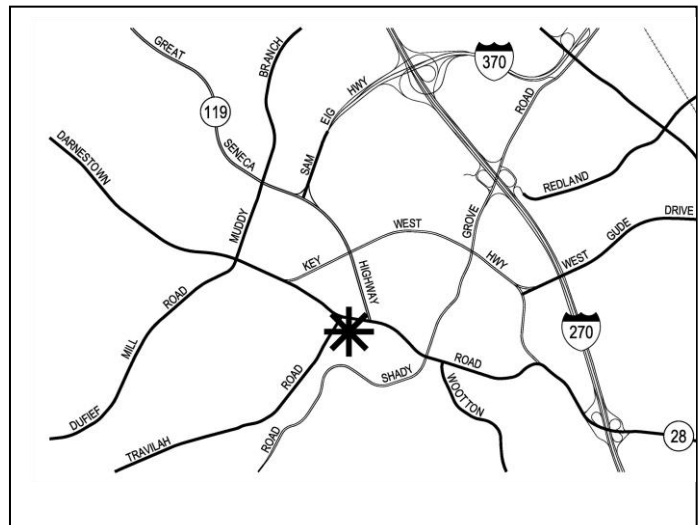


Carrie Sanders, Chief, Area 2 Division, [Carrie.Sanders@montgomeryplanning.org](mailto:Carrie.Sanders@montgomeryplanning.org), 301-495-4653

**Revised: 11/21/17**  
**Completed: 11/17/17**

**Description**

- Request to amend the approved Preliminary Plan No. 12011034B to replace the Condition of Approval No. 5b, requiring a five-and-a-half-foot-wide bike lane along Darnestown Road, with a condition of approval requiring a 10-foot wide shared-use-path;
- Location: Southeast corner of the Darnestown Road and Travilah Road intersection
- *Great Seneca Science Corridor Master Plan* area;
- Applicant: MFS Travilah LLC & ABS Travilah LLC;
- Acceptance date: July 20, 2017.



**Summary**

- Staff recommends approval with conditions.
- In October 2016, the Planning Board approved Preliminary Plan Amendment No. 12011034B and Site Plan Amendment No. 82013007A to replace the previous approvals for a Walgreens retail/pharmacy store with a new 16,300-square-foot multi-tenant retail building including a Trader Joe's grocery store ~~and a drive-thru~~. Prior to issuance of permits by DPS for the Trader Joe's, it was discovered that there was insufficient right-of-way for the bike lane along Darnestown Road recommended in the 2010 *Great Seneca Science Corridor Master Plan*. Therefore, the Applicant is requesting this amendment to replace the required bike lane with a 10-foot-wide shared-use path along the Property's Darnestown frontage.
- This Application was reviewed per Chapter 50 of the Montgomery County Code in effect prior to February 13, 2017.
- No citizen correspondence has been received on this Application.

## RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of Preliminary Plan Amendment No. 12011034C, subject to the following conditions:

1. All conditions of approval in Preliminary Plan No. 12011034B remain in full force and effect except as modified herein.
2. Condition No. 5b of the Preliminary Plan No. 12011034B, in Planning Board Resolution MCPB No. 16-122, is hereby amended to read: Provide a 10-foot wide shared-use-path and plant street trees along the the Property's Darnestown Road frontage as shown on the plan dated October 16, 2017.
3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its e-mail dated November 13, 2017, and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Water Resources Section in its stormwater management reconfirmation concept letter dated November 3, 2017, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS – Water Resources Section may amend provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
5. The Applicant must reflect the changes approved by this amendment on Certified Site Plan No. 82013007A. ~~seek amendment to Site Plan Amendment No. 82013007A to eliminate the five-and-a-half foot wide bike lane along Darnestown Road and show the 10 foot wide shared use-path as approved by this amendment.~~

## SECTION 1. SITE DESCRIPTION AND PROPOSAL

The 5.6-acre Travilah Square Shopping Center (the Property), zoned CR0.75, C0.5, R0.75, H 80, is located on the south side of the intersection of Darnestown Road and Travilah Road (Figure 1). The Property is within the South District of the Life Science Center of the *Great Seneca Science Corridor (GSSC) Master Plan*. In Figure 1 below, the area highlighted in red is the Property subject to this Preliminary Plan amendment; the area in green is the limits-of-disturbance (LOD) for the proposed project.



**Figure 1: Location Map**

The proposed amendment will replace a bike lane with a shared-use path because there is insufficient space for a bike lane in the current roadway width. MCDOT and the Planning Staff, including the Bicycle Facilities Transportation Planner, agree that the shared-use path is an acceptable substitute for the bike lane on Darnestown Road. Replacing a bike lane within the current road surface with an off-road 10-foot wide shared-use path between the curb and property line would create additional impervious surface. Therefore, provision of increased paved area triggered a reconfirmation of the Stormwater Management Concept Plan by DPS Water Resources Section. The proposed path also required review by MCDOT staff for the applicable Road Code standard. Both agencies participated in discussions with the applicant during pre-application meetings to find an alternative solution after it was discovered that there was insufficient road width to accommodate the master plan recommended bike lane. Both agencies have completed their reviews and recommended approval of the proposed shared-use path (Attachment 1).

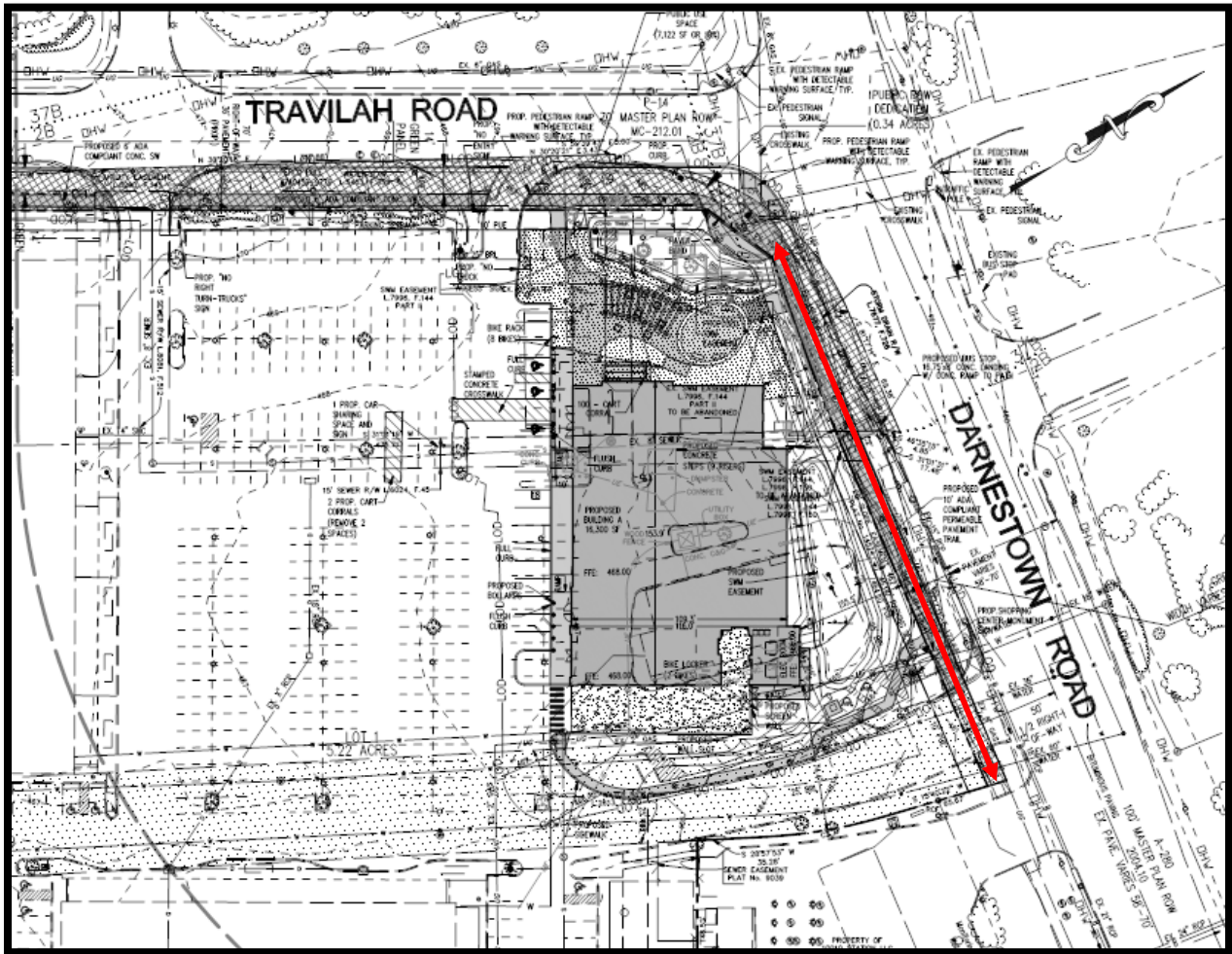


Figure 2: Proposed Shared-use-path

**ANALYSIS**

Substitution of the bike lane with the proposed shared-use path will continue to be in conformance with the recommendations of the **WOSGGSSC** Master Plan as determined in the approved Preliminary Plan No. 12011034B. The replacement shared-use path will meet the master plan recommendation for a bike facility by providing an alternate but equivalent facility that will adequately serve the bicyclist in the area. The proposed replacement will not impact any other conditions of approval for the project. All other findings of the approved preliminary plan remain unchanged by this amendment.

After the Preliminary Plan Amendment is certified, Site Plan No. 82013007A must be amended to eliminate the bike lane facility and show the shared-use path as shown in this preliminary plan amendment.

**Conclusion**

The Preliminary Plan Amendment satisfies the required findings in Chapter 50 of the former Subdivision Regulations and substantially conforms to the recommendations of the 2010 *Great Seneca Science*

*Corridor Master Plan*. Staff recommends approval of Preliminary Plan Amendment No. 12011034C with conditions at the front of this report.

**ATTACHMENTS**

1. Review agency approvals

# ATTACHMENT 1



## DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
*County Executive*

Diane R. Schwartz Jones  
*Director*

November 3, 2017

Mr. Peter Stone  
Pennoni Associates Inc.  
8818 Centre Park Drive  
Columbia, Maryland 21045

Re: Stormwater Management **CONCEPT RECONFIRMATION** for Travilah Square  
Preliminary Plan #1-20110340A  
SWM Concept #246672

Dear Mr. Stone:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated 5/23/2013 and previously reconfirmed on 9/1/2016 is hereby reconfirmed. This reconfirmation includes a 10' multi use pervious pavement path that was originally a 5' sidewalk along Darnestown Road. Please adhere to all conditions required as part of the original approval and design the pervious asphalt path to Montgomery County standards.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,

Mark Etheridge, Manager  
Water Resources Planning Section  
Division of Land Development Services

Cc: SM File #: 246672

# ATTACHMENT 1

**Shirley, Lori**

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**From:** Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>  
**Sent:** Monday, November 13, 2017 5:01 PM  
**To:** Shirley, Lori  
**Subject:** Travilah Square DOT 12011034C Amendment

Good afternoon,

This email is to amend our July 12, 2013, letter for the Travilah Square preliminary plan amendment (1201134C) with regards to this portion of the following condition:

Condition #26.B. "Across the Darnestown Road site frontage, construct five (5) foot wide concrete sidewalk and plant street trees."

This portion of the condition should be amended for the applicant to provide a ten-foot wide shared use path along their Darnestown Road street frontage. Therefore, the condition should be revised to state "Across the Darnestown Road site frontage, construct a ten-foot wide shared use path and plant street trees as shown on the plan dated October 16, 2017."

The above condition is the only one to be amended with this 12011034C preliminary plan amendment. Additional conditions were modified for this project in the DOT email dated September 22, 2016. Please let me know if you need anything further.

Thank you.

Rebecca Torma  
Acting Team Manager of Development Review / Senior Planning Specialist  
Development Review Team  
Office of Transportation Policy  
Director's Office

Montgomery County Department of Transportation  
101 Monroe Street, 10th floor  
Rockville, MD 20850  
office 240.777.7170  
office (direct) 240.777.2118  
[Rebecca.Torma-Kim@montgomerycountymd.gov](mailto:Rebecca.Torma-Kim@montgomerycountymd.gov)