



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

MCPB
Item # _____
11/9/06



MEMORANDUM

DATE: October 19, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Catherine Conlon, Supervisor *CAE*
Development Review Division *Dmk*

FROM: Dolores Kinney, Senior Planner (301) 495-1321
Development Review

REVIEW TYPE: Preliminary Plan of Subdivision, Parcel 303

APPLYING FOR: 4,000 square foot bank with two (2) drive-through windows

PROJECT NAME: Sovereign Bank

CASE #: 120061210

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: C-3

LOCATION: Located at the intersection of Henderson Corner Road and Ridge Road (MD 27)

MASTER PLAN: Germantown

APPLICANT: Henderson Corner At 355, LLC

ENGINEER: Huron Consulting

FILING DATE: May 22, 2006

HEARING DATE: November 9, 2006

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a maximum of 4,100 square with two (2) drive-through windows.
- 2) The Applicant shall comply with the conditions of approval of the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable.
- 3) No clearing, grading or recording of plats prior to certified site plan approval.
- 4) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 5) The Applicant shall comply with conditions of the MCDPWT letter dated June 21, 2006, unless otherwise amended.
- 6) The Applicant shall dedicate 87 feet of right-of-way from the centerline of Ridge Road (MD 27) for a total of 150 feet of right-of-way for this Major Highway.
- 7) Access and improvements as required by MDSHA prior to issuance of access permits.
- 6) The Applicant shall comply with the conditions of the MCDPS stormwater management approval dated June 25, 2003.
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 8) Other necessary easements.

SITE DESCRIPTION:

The property, identified as Parcel 303 (Subject Property), is located at the intersection of Henderson Corner Road and Ridge Road (MD 27) (Attachment A). The Subject Property contains 1.27 acres and is zoned Highway Commercial, C-3.

PROJECT DESCRIPTION:

This is a preliminary plan application to create one (1) lot for the construction of a 4,000 square foot bank with two (2) drive-thru aisles (Attachment B). Access to the site will be directly from Henderson Corner Road. The property contains a remnant of a forest stand, but no environmentally sensitive areas such as streams or wetlands.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Subject Property is located within the NE-8 Analysis Area of the Germantown Master Plan. The Master Plan limits the site to retail uses associated with the C-3 zone. These uses include convenience food and beverage store, a gas station, a car wash, and a bank. The proposed preliminary plan is consistent with the recommendations adopted in the master plan in that the proposed use is a bank.

Transportation

Transportation

Site Access and Vehicular/Pedestrian Circulation

Access to the site will be limited to a right-in, right-out, and left-in from Henderson Corner Road. There are existing five-foot sidewalks along Ridge Road (MD 27) and Henderson Corner Road, and the Applicant will also provide a five-foot sidewalk from Henderson Corner Road to the site. The vehicular and pedestrian circulation as depicted on the preliminary plan will be safe and adequate.

Roadway Classification

Ridge Road (MD 27) is classified as a Major Highway (M-27) with recommended 150 feet of right-of-way with a shared-use path on the opposite side of the street and sidewalks on both sides. Henderson Corner Road is classified as an Arterial Roadway (A-27) with recommended 100 feet of right-of-way with sidewalks on both sides.

Local Area Transportation Review

A traffic analysis was prepared to determine the impact of development of a bank with two drive-through windows as proposed under the subject preliminary plan. Three local intersections were identified as critical intersections to be affected by the proposed development and were examined to determine whether they meet the applicable congestion standard of 1,450 Critical Lane Volume (CLV) for the Germantown East Policy Area. The existing and background traffic conditions were analyzed. The proposed development's trips were added to the existing and the background traffic to determine the total future traffic. The total future traffic was assigned to the critical intersection to determine the total future CLVs. The proposed development does not have an adverse impact on the surrounding roadways.

Environmental

The Subject Property gently slopes from the northeast corner to the southwest. However, there were significant cuts for both Ridge Road and Henderson Corner Drive. The property is currently vacant and includes 0.99 acres of forest with an average canopy height of 30 to 40 feet. Unforested portions of the site and some forested areas contain many nonnative invasive plants, including Japanese Honeysuckle. There are no environmentally sensitive areas or specimen trees on the Subject Property.

Forest Conservational

The applicant is proposing to remove all 0.99 acres of existing forest on the Subject Property and meet the 0.58 acre planting requirement through a combination of on-site landscape planting and offsite planting.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on June 25, 2003, which includes a detailed review of the stormwater management computations, an engineered sediment control plan and storage pipes that drain to the stormfilter.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the C-3 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in Attachment C. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Community Outreach

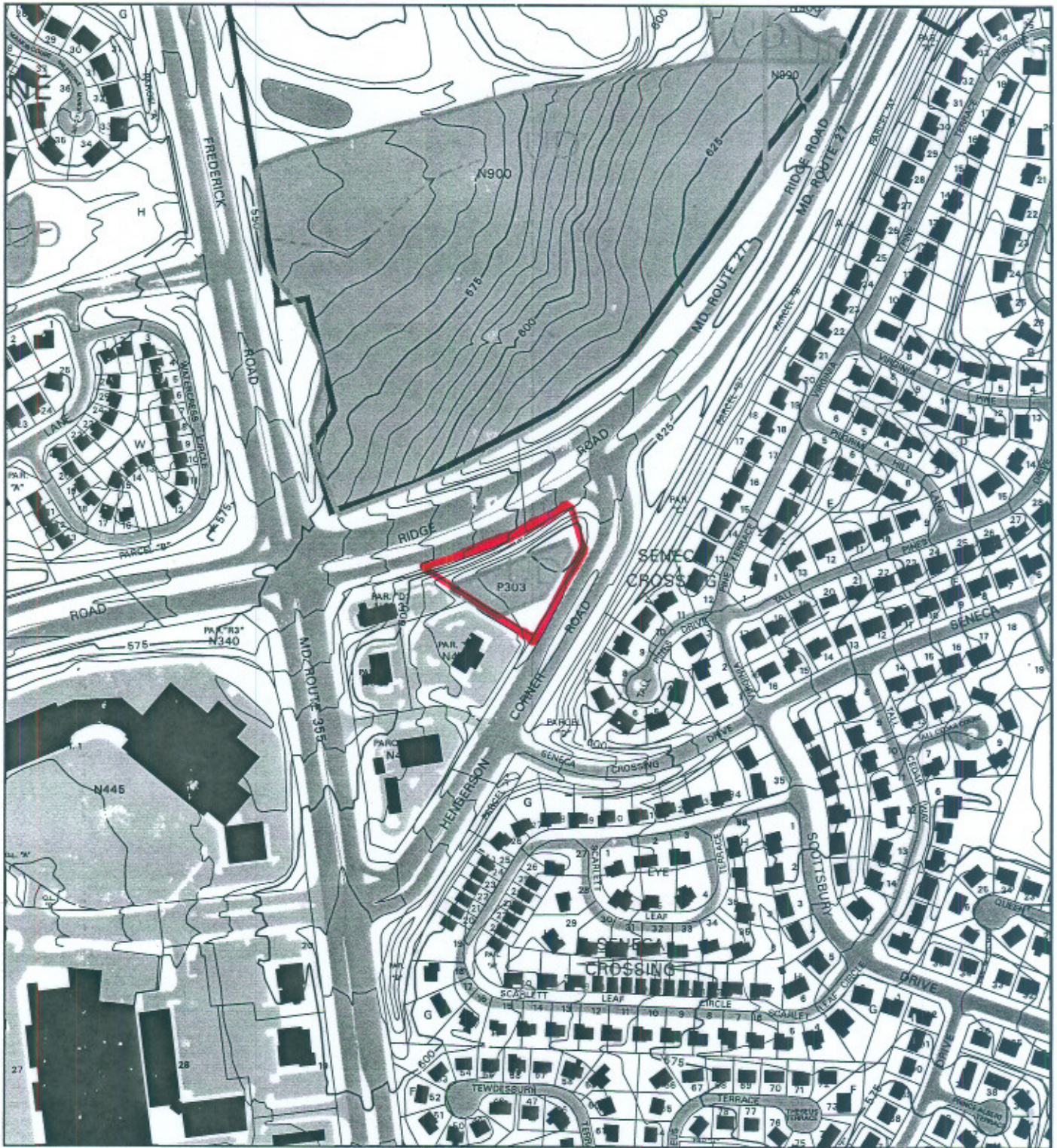
This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

CONCLUSION:

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the C-3 Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of which have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Data Table



Map compiled on October 23, 2006 at 1:31 PM | Site located on base sheet no - 229NW12

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N

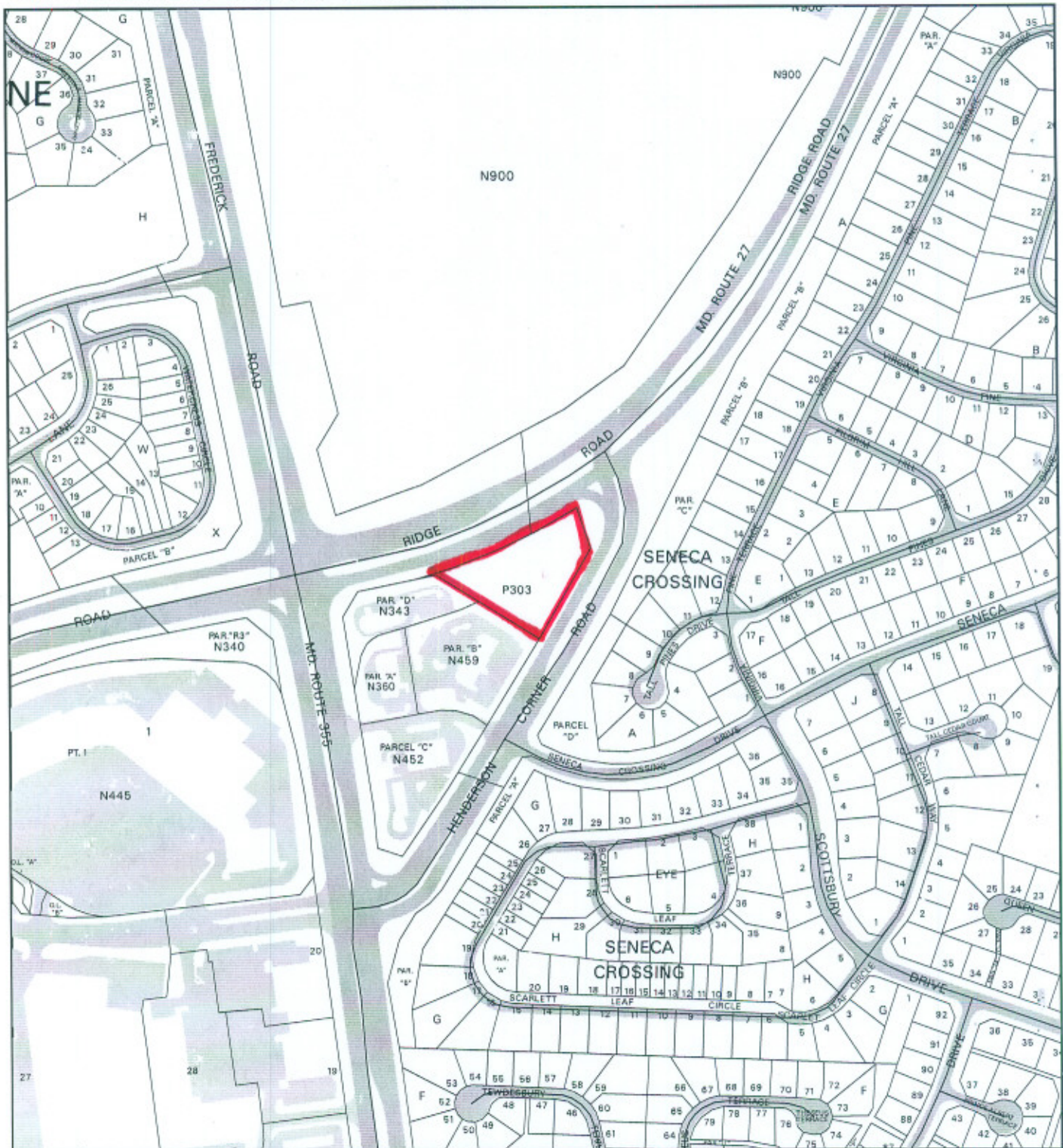


Research & Technology Center



1 inch = 350 feet
1 : 4200

SOVEREIGN BANK (120061210)



Map compiled on October 23, 2006 at 1:42 PM | Site located on base sheet no - 229NW12

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Key Map



N



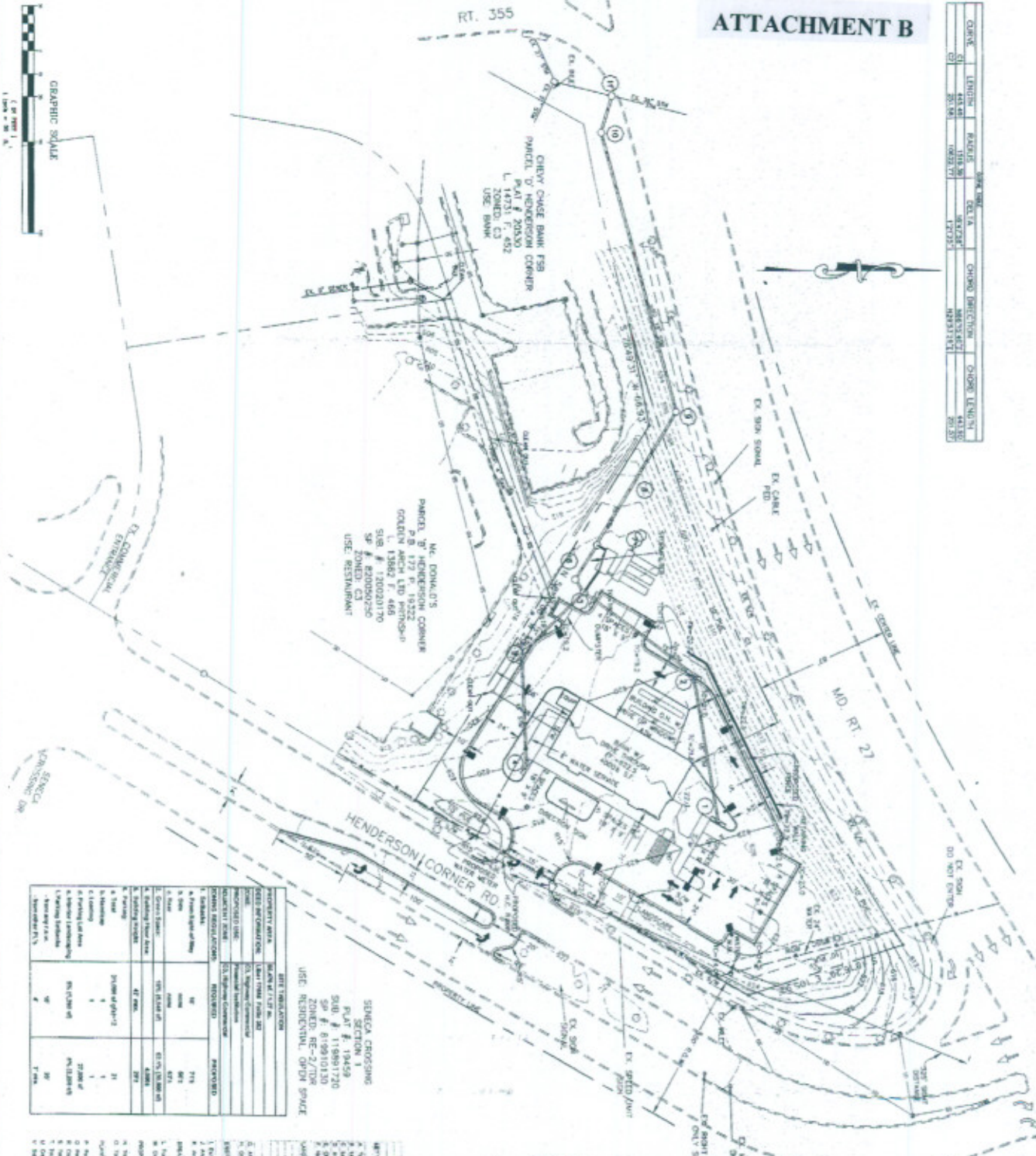
Research & Technology Center



1 inch = 350 feet
1 : 4200

ATTACHMENT B

DATE	LENGTH	SCALE	DATE	CHORD	DIRECTION	CHORD	LENGTH
01/15/10	400.00	1:100	01/15/10	170.00	N 85.00 W	440.00	440.00
02/15/10	400.00	1:100	02/15/10	170.00	N 85.00 W	440.00	440.00



PROPERTY AREA	AREA (SQ. FT.)	PERCENTAGE
1. CHERRY CHARGE BANK FSB	10,000	10.00%
2. MR. DONALD'S	10,000	10.00%
3. HENDERSON CORNER	10,000	10.00%
4. PARKING LOT	10,000	10.00%
5. DRIVEWAY	10,000	10.00%
6. UTILITY LINES	10,000	10.00%
7. TOTAL	100,000	100.00%

SENeca CROSSING
 PLAT # 10459
 SUB # 119891720
 SR # 619910130
 ZONED: RE-2/TDR
 USE: RESIDENTIAL OPEN SPACE

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY SENeca CONSULTING	01/15/10	JL
2	REVISIONS		
3	DATE		
4	DESCRIPTION		



SOVEREIGN BANK
 HENDERSON CORNER
 MONTGOMERY COUNTY, MARYLAND

FOREST CONSERVATION PLAN

SENeca CONSULTING
 10000 WOODBURN ROAD
 WASHINGTON, DC 20004
 TEL: 202-331-2000
 WWW.SENeca.COM

SCALE: 1" = 20'
 PROJECT NO: 075-100
 DRAWING NO:

SHEET: 1 OF 1
 DATE: APR 2010

Preliminary Plan Data Table and Checklist

Plan Name: Sovereign Bank				
Plan Number: 120061210				
Zoning: C-3				
# of Lots: 1				
# of Outlots: 0				
Dev. Type: 1 bank with 2 drive-through aisles				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	Not Specified	---	<i>Dmm</i>	August 28, 2006
Lot Width	Not Specified	---	<i>Dmm</i>	August 28, 2006
Lot Frontage	Not Specified	---	<i>Dmm</i>	August 28, 2006
Sethacks				
Front	10 Ft. Min.	Must meet minimum	<i>Dmm</i>	August 28, 2006
Side	Not specified	---	<i>Dmm</i>	August 28, 2006
Rear	Not Specified	---	<i>Dmm</i>	August 28, 2006
Height	42 ft. Max.	May not exceed maximum	<i>Dmm</i>	August 28, 2006
Max Comm'l s.f. per Zoning	Not Specified	---	<i>Dmm</i>	August 28, 2006
Site Plan Req'd?	Yes	---	<i>Dmm</i>	August 28, 2006
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes		<i>Dmm</i>	August 28, 2006
Road dedication and frontage improvements	Yes		DPWT	June 21, 2006
Environmental Guidelines	Yes		Environmental memo	October 23, 2006
Forest Conservation	Yes		Environmental memo	October 23, 2006
Master Plan Compliance	Yes		<i>Dmm</i>	August 28, 2006
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes		DPS	June 25, 2003
Water and Sewer (WSSC)			WSSC	June 19, 2006
Local Area Traffic Review	Yes		Transportation Planning	Sept. 28, 2006
Fire and Rescue	Yes		MCFRS	June 19, 2006