

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

MCPB Item No.: 4 Date: 9-14-17

### Preliminary Plan 120170190: Olney Jiffy Lube

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Staff Report Date: 9/1/17

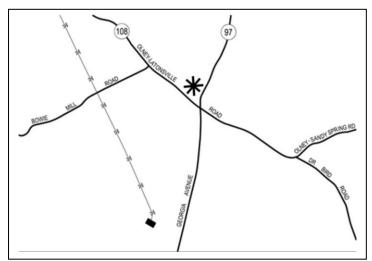
Description

Preliminary Plan 120170190: Olney Jiffy Lube

Request to subdivide two parcels to create two lots for one new quick lube facility, and an existing 3,126 square foot retail building; 0.735 acres (32,018 square feet); CRT-2.0 C-1.0 R-1.0 H-70T zone; located in the northwest quadrant of the intersection of Olney-Laytonsville Road (MD 108) and Georgia Avenue (MD 97); 2005 Olney Master Plan.

### Staff Recommendation: Approval with conditions

Acceptance Date: 1/3/2017 Applicant: 18130 Georgia, LLC Review Basis: Chapter 50, and 22A



Summary

- Staff recommends **approval** with conditions.
- The Application was reviewed under the 2012-2016 Subdivision Staging Policy.
- The Application is consistent with the recommendations of the 2005 Olney Master Plan.
- The proposed lots meet the CRT development standards.
- The Application is exempt to the Forest Conservation Law (#42017022E).
- Staff has received limited citizen correspondence on the Application.

### SECTION 1 - RECOMMENTATION AND CONDITIONS

**Preliminary Plan No. 120170190:** Staff recommends approval of the Preliminary Plan, subject to the following conditions:

- 1. This Preliminary Plan is limited to two lots for one quick lube facility<sup>1</sup> up to 2,200 square feet, and an existing 3,126 square foot retail building.
- 2. The Final Sediment Control Plan must depict the limits of disturbance (LOD) identical to the LOD on the approved Forest Conservation Plan Exemption 42017022E and Tree Save Plan, subject to Staff approval.
- 3. The Applicant must plant four three-inch caliper, native canopy trees on-site as mitigation for the tree removal.
- 4. The Applicant must comply with all tree protection and tree save measures shown on the approved Tree Save Plan. Tree save measures not specified on the approved Tree Save Plan may be required by the M-NCPPC forest conservation inspector.
- 5. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated September 1, 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 may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 6. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by the Maryland State Highway Administration ("SHA").
- 7. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated August 14, 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 may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
- 8. The Planning Board accepts the recommendations of the MCDPS Fire Department Access and Water Supply Section in its letter dated June 5, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS Fire Code Enforcement Section, provided the amendments do not conflict with other conditions of Preliminary Plan approval.
- 9. Prior to issuance of final Use and Occupancy certificate, the Applicant must construct all road improvements within the rights-of-way shown on the approved Preliminary Plan to the full width mandated by the Master Plan and/or to the design standards imposed by all applicable road codes.

<sup>&</sup>lt;sup>1</sup> Quick lubrication facility use is allowed under Vehicle Service – Repair (Minor)

- 10. Prior to issuance of access permits, the Applicant must provide the minimum required one long-term bicycle space in the form of a bicycle locker and one short-term bicycle space.
- 11. Prior to issuance of final Use and Occupancy certificate the Applicant must construct a new 10foot-wide concrete shared use path along the frontage on Olney-Laytonsville Road.
- 12. The certified Preliminary Plan must contain the following note:

"Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval."

- 13. The record plat must show necessary easements.
- 14. 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 Resolution.

### SECTION 2 – PROPERTY LOCATION AND DESCRIPTION

The subject property is located in the northwest quadrant of the intersection of Olney-Laytonsville Road (MD 108) and Georgia Avenue (MD 97), is 0.735 acres in size and consists of two parcels (P905 and P961 on Tax Map HT563) in the CRT zone ("Property" or "Subject Property"). The Subject Property is within the Town Center area identified in the 2005 Olney Master Plan ("Master Plan").

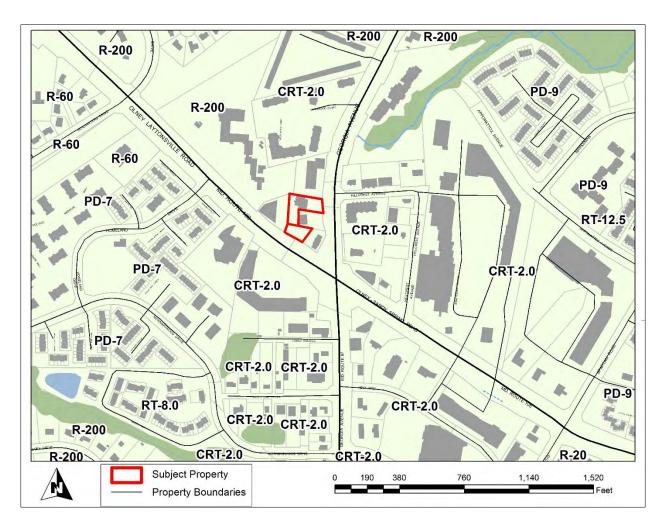


Figure A – Vicinity map

The surrounding properties within the northwest MD-97/MD-108 quadrant are in the CRT zone and have been developed, predominately with commercial uses. The abutting properties to the east include a convenience store (7-Eleven) and a restaurant (Jerry's Subs and Pizza). The property directly to the west is a commercial condominium building. The building to the north of the Subject Property contains a mix of office and retail uses. In this quadrant, the only property not zoned CRT is to the northwest, zoned R-200 and developed as a church and cemetery, which is considered an institutional land use.



*Figure B – Aerial view of existing Subject Property* 

Parcel P905 has frontage on MD-97 and Parcel P961 frontage on MD-108. Parcel P905 is L-shaped, extending from MD-97 to the west and south. The Property was previously used as an indoor/outdoor garden center. Parcel P905 is improved with an existing Verizon store (and an asphalt parking lot. The east half of P961 is an asphalt parking lot that is currently used as overflow parking for the adjoin Jerry's sub shop.

The Property lies in the Hawlings River watershed which is classified by the State of Maryland as a Use Class IV-P watershed. There are no streams, wetlands, 100-year floodplains, or environmental buffers located on or adjacent to the Property. Nor are there any steep slopes, highly erodible soils, or forests on the Property.

### **SECTION 3 – PROPOSAL**

### **PROJECT DESCRIPTION**

Preliminary Plan Application No.120170190, Olney Jiffy Lube ("Application" or "Preliminary Plan") proposes to subdivide the two parcels and create two lots; Lot 1for the existing 3,126 square foot retail building (Verizon) and Lot 2 for a new 2,190 square foot quick lube facility (Figure C & Attachment A). The Application proposes development under the CRT Zone standard method and does not require Site Plan review.

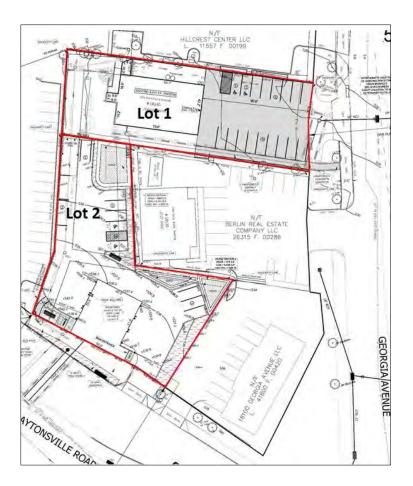


Figure C - Proposed Preliminary Plan

The existing curb cuts will be retained along both Georgia Avenue for Lot 1 and Olney-Laytonsville Rd for Lot 2. The existing improvements on Lot 1 will remain, while Lot 2 will be improved with a new, three-bay Jiffy Lube with 11 new parking spaces. The new building will be located in the center of the Property's frontage on MD-108 and will abut a new 10-foot-wide (min.) concrete shared use path. To the west of the new building, a sidewalk will provide a connection between the shared-use path and service area. The Applicant is also installing a bench and bicycle parking in this portion of the public open space. Longterm bicycle storage will be provided in a bicycle locker and a bike rack with available for short-term storage. Both bicycle spaces are conveniently located near the main entrance. Several bus routes serve the Subject

Property including Ride-On Routes 52 and 53. Route 53 stops directly in front of the Subject Property, and operates between the Shady Grove Metro Station and the Glenmont Metro Station via Olney. Route 52 has a bus stop only at the nearby Olney-Laytonsville Road/Georgia Avenue intersection and which operates between the Rockville Metro Station and Montgomery General Hospital. Ride-On Route 53. The lots will be served by public water and sewer. Stormwater will be managed on each lot via two microbioretention facilities.

### **SECTION 4 - ANALYSIS AND FINDINGS**

### A. Conformance to the Master Plan

The Application substantially conforms to the recommendations of the 2005 Olney Master Plan. The Property, identified in red on Figure D, is located in the "Town Center" district. The Master Plan makes several recommendations for the redevelopment of the Town Center, but does not make any specific recommendations for the Subject Property. The Master Plan recommends the Mixed-Use Town Center (MXTC) Zone for the Property, which was applied. The zoning was changed to the Commercial Residential Town (CRT) Zone with the Zoning Code Rewrite in 2014.

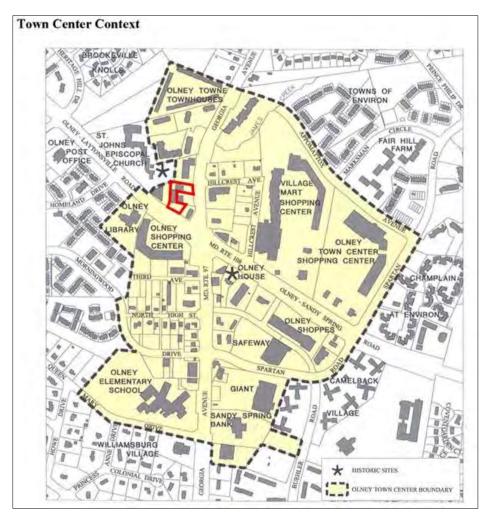


Figure D - Olney Town Center Map

The Town Center Concept chapter of the Master Plan proposes a more compact development pattern within the Town Center to absorb additional development without increasing the overall land area of the Center. "New developments should be encouraged to have street façades (buildings located along or closer to sidewalks) and parking lots should be located in the back or side to create more attractive streetscape" (p. 46). The Urban Design section of the Town Center Concept chapter states that "buildings along Georgia Avenue and MD 108 should be higher than elsewhere in the Center and located closer to the street to discourage large expanses of parking lots as the predominant view from these roads" (p. 55).

The Town Center Concept of the Master Plan also recommends "creat[ing] pedestrian-oriented streetscape through landscaping, traffic calming measures, and other design features" (p. 53). The Master Plan reiterates that "front building façades should be located along sidewalks and public open spaces" and continues by specifying that the "ground floor of all buildings along major streets, and specifically along streets with recommended street façades, should have uses that generate pedestrian traffic, such as retail, restaurants, professional offices and services" (p. 56). As part of this recommendation, the Master Plan shows a recommended street façade along the Subject Property's MD 97 frontage across from Hillcrest Avenue (p. 48).

The Town Center Concept of the Master Plan also contemplates several new pedestrian/vehicular circulation connections throughout the Town Center, including one such connection and a new crosswalk across MD 108 from just east of the library on the south side of MD 108 connecting to Hillcrest Avenue on MD 97 via a route running behind the Subject Property (p. 48 and p. 54). The exact location of this connection is not specified in the Master Plan, but the illustrative drawings do show this connection passing close to the northwest corner of the Subject Property. However, the Master Plan envisioned that such connections would be made as part of a site plan resulting from the consolidation of numerous smaller parcels, which does not apply in this case.

Both lots in the proposed subdivision are along major streets. The building and parking location for lot 1 does not meet these master plan goals, however as stated before, this is existing non-conforming development that is not physically changing as part of creating Lot 1. No new street dedication is required and no new frontage improvements will be constructed at this time. There are currently street trees and a sidewalk along MD 97 on this frontage, so no new landscaping or other design improvements are needed to comply with the Master Plan recommendations. However, based on community feedback regarding the need for additional internal pedestrian connections, the Applicant is constructing a 6-foot-wide lead walk along the proposed southern lot line to connect the existing 9 1/2-foot sidewalk along the Property frontage to the existing stairs that lead from the Verizon Store to the adjacent 7-Eleven.

On Lot 2, the Applicant's proposal to locate the front of the Jiffy Lube building at the Property line and the parking lot behind the building meets the Master Plan objectives to activate the street and create a more pedestrian-friendly environment. While the building location shown on the Preliminary Plan is illustrative in nature, the shape and relatively shallow depth of the lot will ensure that the building and parking will be located in substantially the same place at the time of building permit. The Preliminary Plan shows a modified version of the streetscape design recommended in the 2008/2013 Olney Town Center Conceptual Illustration and Design Guidelines<sup>2</sup> (p. 7) which includes a 10-foot-wide (minimum) shared-use

<sup>&</sup>lt;sup>2</sup> *The Olney Town Center Conceptual Illustration and Design Guidelines* document was produced in 2008 by the Olney Town Center Advisory Committee (OTCAC) to help guide future development in the Olney Town Center.

path with an approximately 6-foot-wide tree panel. The tree panel will be planted with street trees to buffer pedestrians from the road, provide shade and a more pedestrian-friendly environment. The Preliminary Plan also shows several smaller plants in the parking and vehicular circulation areas; the current design and plantings help meet the Plan's recommendation of providing "large shade trees and plantings to soften the visual impact of hard surfaces" (p. 55).

The Master Plan also "encourage(s) any redevelopment in the portion of the Town Center that drains to the Hawlings River to incorporate extraordinary stormwater management features that contribute to the restoration of the James Creek and Upper Olney Mill tributaries" (p. 57). The subject site is within the Hawlings River watershed, and as such, the Applicant provides such features and adhere to the Master Plan recommendations associated with all Hawlings River watershed developments. (See environmental section of staff report for more information.)

Finally, the Master Plan recommended the creation of an advisory committee to help facilitate the redevelopment of the Town Center with input from the community and property owners (p. 141). The Olney Town Center Advisory Committee (OTCAC) was formed and the Committee has created and adopted a set of guiding principles named the "Olney Town Center Conceptual Illustration and Design Guidelines." The Applicant has stated in their Statement of Justification that the project promotes many of the recommendations and objectives of these design guidelines.

### **Master-Planned Transportation Facilities**

### Roadways

<u>Georgia Avenue (MD 97)</u> - The 2005 *Olney Master Plan* designates Georgia Avenue as a four-lane divided major highway (M-8) with a recommended right-of-way of 120 feet which was previously dedicated. The existing 9 1/2-foot-wide shared use path along the Georgia avenue frontage is to be retained. The proposed six-foot-wide lead walk along the southern lot line will connect to the existing stairs that lead from the Verizon Store to the adjacent 7-Eleven. The 2005 *Countywide Bikeways Functional Master Plan* recommends this section of Georgia Avenue have a shared use path (SP-39) on opposite/east side.

<u>Olney-Laytonsville Road (MD 108)</u> - The 2005 *Olney Master Plan* designates Olney-Laytonsville Road as a 4-lane divided major highway (M-60) with a recommended right-of-way of 150 feet. The existing fourlane road with median has a right-of-way width that varies between approximately 115 and 165 feet, with a wider width closer to the Olney-Laytonsville Road/Georgia Avenue intersection. The Applicant has shown that at the narrowest cross-section along the property frontage, the right-of-way from the opposite property line is 153 feet, therefore no right-of-way dedication is required.

The necessary right-of-way for both roads were previously dedicated and no additional right-of-way dedication is necessary for potential future widening or master-planned transportation facilities.

### **Bikeways**

The 2005 *Countywide Bikeways Functional Master Plan* recommends a shared use path (SP-34) on both sides of Olney-Laytonville Road west of Georgia Avenue. There is currently an eight to ten-foot wide shared use path on the south side of Olney-Laytonsville Road and an approximately eight-foot wide shared use path on the north side, along the Property frontage. The existing shared-use path in front of the Property directly abuts the road. The Applicant proposes to replace the existing path with a ten foot-wide (minimum) concrete shared use path with a six-foot-wide tree panel to satisfy the recommendations in

the *Countywide Bikeways Functional Master Plan* and the streetscape recommendations in the *Olney Town Center Design Guidelines.* In addition, the main entrance into the Jiffy Lube is directly from the Olney-Laytonsville Road shared use path.

### Transitways

The 2013 *Countywide Transit Corridor Functional Master Plan* recommends Bus Rapid Transit (BRT) Corridor No. 1, Georgia Avenue North, between the Wheaton Metrorail Station and the Olney-Laytonsville—Olney-Sandy Spring/Georgia Avenue intersection, with an extension via Olney-Sandy Spring Road to Montgomery General Hospital. However, in a letter (Attachment B) dated January 16, 2015, the County Executive ended the Georgia Avenue BRT study.

### B. Adequate Public Facilities Review (APF)

The Preliminary Plan application was filed before but not considered complete until after January 1, 2017. The Planning Department, however, allowed a grace period for applications to be accepted under the "old" 2012-2016 Subdivision Staging Policy (SSP) through January 17, 2017. Therefore, the Application was reviewed under the "old" 2012-2016 Subdivision Staging Policy (SSP), instead on the "new" 2016-2020 SSP.

### Local Area Transportation Review (LATR) test

The Applicant submitted a Transportation Exemption Statement that showed the proposed land use generates fewer than 30 peak-hour vehicle trips within the weekday morning (6:30 to 9:30 am) and evening (4:00 to 9:00 pm) peak periods.

The existing building currently occupied by the Verizon store was built in 1986 and, thus, the use and occupancy certificate for the approved land uses was released at least 12 years ago. The Subdivision Staging Policy (previous and current) states: "if use and occupancy certificates for 75% of the originally approved development were issued more than 12 years ... the traffic study must be based on the increased number of peak-hour trips rather than the total number of peak-hour trips."

The Institute of Transportation Engineers' (ITE) trip generation rates did not show a reasonable correlation between peak hour trips and the independent variable (in this case – vehicles being serviced), the best available trip generation rates were developed for this unique auto service center based on a comparably sized Jiffy Lube in Centreville, Virginia. The Centerville site has a 2x2 bay facility that allowed 4 cars to be serviced at one time and an average weekday peak hour trip generation of 3.1 trips between the 9:00 to 10:00 am hour. The proposed Olney Jiffy Lube is planned to be a 3x1 bay facility that allows 3 cars to be serviced at one time, thus a similar or lower trip generation would be expected. For the proposed Jiffy Lube, both ITE rates for a quick lubrication vehicle shop, and real data collected from a similar sized Jiffy Lube shop in Centerville VA created very low peak hour vehicle generation rates for the AM and PM peak periods.

Therefore, a traffic study was not required to satisfy the Local Area Transportation Review (LATR) transportation test because the proposed land use generates fewer than 30 peak hour vehicle trips within the weekday morning and evening peak periods.

### Transportation Policy Area Review and Transportation Impact Tax

Under the "old" SSP, the Preliminary Plan application is subject to the Transportation Policy Area Review (TPAR) mitigation payment. However, since the building permit will be filed after March 1, 2017, the Applicant will be required to pay the updated General District Transportation Impact Tax. The timing and amount of the payment will be in accordance with that in Chapter 52 of the Montgomery County Code as amended.

The Preliminary Plan has been evaluated by Staff and the Montgomery County Department of Transportation, who support the transportation elements of the Application. The proposed access to the Subject Property and the individual lots, as shown on the Preliminary Plan, is adequate to serve the traffic generated by the development.

### Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the existing and proposed dwelling units. There is an existing WSSC right-of-way parallel to the western Property which contains an 8-inch sanitary sewer line. The existing building is currently connected to the sewer line and public water. The Applicant proposes to tie into the existing 8-inch sewer main and 12-inch water main in M-108 to serve the new quick lube facility. The use of community water and sewer which is consistent the Property's W-1 and S-1 category.

The Application has been reviewed by the MCDPS Fire Department Access and Water Supply Section who determined that the Property has adequate access for fire and rescue vehicles by transmittal dated June 5, 2017 (Attachment C).

Electric and telecommunications services as available and adequate to serve the proposed lots. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the 2012-2016 Subdivision Staging Policy Resolution.

### Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on August 14, 2017. The approved concept proposes to meet the required stormwater management goals via two micro-bioretention facilities (Attachment D). Other public facilities and services are available and adequate to serve the proposed lots.

### **Environmental**

This 0.74-acre property is improved with an existing Verizon store and asphalt parking areas. There is no forest on the Property. The Property is located within the Hawlings River watershed, which is classified by the State of Maryland as Use Class IV-P waters.

### **Forest Conservation Chapter 22A**

### Forest Conservation Plan Exemption

An exemption from submitting a Forest Conservation Plan (#42017022E) was confirmed for this Property on May 11, 2017 (Attachment E). This plan identifies the environmental features and resources on the Property. The Property does not contain any forest. There are no streams, wetlands, 100-year floodplain, stream buffers, highly erodible soils, or slopes greater than 25 percent located on or immediately adjacent to the Property. There are five trees greater than or equal to 24" Diameter at Breast Height (DBH) that were identified on or adjacent to the Property, one of which is 30" DBH and greater. The northern portion of the Property lies within the Patuxent River Primary Management Area; however, due to the CRT zoning having a density greater than RE-2, the Property is not subject to the 10 percent impervious surface limit as described in the *Environmental Guidelines*.

### Tree Save Plan

The confirmation for an exemption from submitting a forest conservation plan included a condition requiring the submission and approval of a Tree Save Plan with the Preliminary Plan due to the proposed removal of one specimen tree (Attachment F). Tree #4, a 48" DBH black cherry will be removed by the proposed construction. A tree variance is not required because the Application is exempt from Chapter 22A. However, mitigation for the loss of this tree is required. The Applicant proposes to mitigate for the loss by planting four 3-inch caliper, native canopy trees on-site.

### **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 and meets all applicable sections, as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations included in the *Olney Master Plan*, and for development quick lube station and the existing retail establishment. The Application creates two lots, Lot 1, which will be 15,061 square feet and Lot 2 (Jiffy Lube), which will be 16,957 square feet. The lots were reviewed for compliance with the dimensional requirements for the CRT Zone as specified in the Zoning Ordinance.

TABLE 3 - Section 4.5 Zoning Data Table: CRT 2.0 (C-1.0, R-1.0, H-70T)						
Standard	Required/Allowed	Proposed Jiffy Lube	Existing Verizon			
Site						
Public Open Space, Site >10,000 sq. ft.	10%, 1,696 sq. ft.	10.8%/1,842 sq. ft. 1	NA			
Lot and Density						
Tract Area	N/A	16,957 sq. ft.	15,061 sq. ft.			
Lot Area	N/A	16,957 sq. ft.	15,061 sq. ft.			
Commercial FAR (max.)	1.0	0.13/2,200 sq. ft.	0.20/3,075 sq. ft.			
Residential FAR (max.)	1.0	N/A	N/A			
Placement						
Front Setback	0 ft.	1 ft. 1	90 ft.			
Side Setback, abutting other Zones	0 ft.	30 ft. min. <sup>1</sup>	14 ft. min.			
Rear setback, abutting other Zones	0 ft.	25 ft. min. <sup>1</sup>	35 ft. min.			
Build-to Area						
Front Setback (max.)	20 ft.	0 ft. max. <sup>1</sup>	N/A			
Building façade in BTA (%)	70%	100% <sup>1</sup>	N/A			
Height						
Principal Building	70 ft. max.	17 ft. max <sup>1</sup>	30 ft. max.			
Form						
Entrance facing street or open space	required	provided	N/A			
Transparency, Ground story, front	40% min.	40 % min. <sup>1</sup>	N/A			
Section 6.2 Parking						
Vehicle Spaces						
Quick Lube (2.5 sp/1,000 GFA)	6 Spaces	11 spaces	N/A			
Retail/Service (5.0 sp/1,000 GFA)	15.4 spaces	N/A	17 spaces			
Bicycle Spaces						
Quick Lube	N/A	2 spaces	N/A			

<sup>1</sup> Determined by MCDPS at the time of building permit.

The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in the CRT zone as described above and shown in Table 1. The Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the Application.

### Correspondence

The Applicant has met all proper signage, noticing, and submission requirements. The Applicant held a pre-submission meeting on August 25, 2016 (Attachment G). In addition to the required pre-submission meeting, the Applicant met with community groups, including the Olney Town Center Advisory Committee and the Greater Olney Civic Association. Nine community members attended the meeting where the Applicant presented the Preliminary Plan and answered questions regarding the proposed development (Attachment H).

The Applicant addressed many of the recommendations from these meetings by modifying the Preliminary Plan and providing additional details which are not required as part of the Preliminary Plan review, but would be if a site plan was required. The proposed development does not require Site Plan review because the proposed density if below 1.0 FAR. The community voiced concern about the architecture of the building and compatibility with the existing character of the Town Center. The Applicant subsequently attended additional community meetings and presented possible façade treatment. A pedestrian connection between the existing businesses and the proposed Jiffy Lube was also requested, and the Applicant added a pedestrian connection on the Verizon Lot where it was feasible. A number of the issues that the OTCAC requested to be added as conditions of approval are atypical for a preliminary plan.

In general, the OTCAC is concerned that the committee does not have a mechanism to review all development in Olney to the extent they would like. The OTCAC would like the ability to review all development as if it were a detailed site plan (e.g. architecture, landscaping, lighting), including developments that only requires a building permit.

### CONCLUSION

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the Olney 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 whom have recommended approval of the Application. Staff recommends approval with conditions.

### Attachments

- A. Preliminary Plan (2 pages)
- B. BRT Letter
- C. MCDPS Fire Department Access and Water Supply Section
- D. MCDPS Stormwater Management
- E. Forest Conservation Plan (#42017022E)
- F. Tree Save Plan
- G. Pre-submission Meeting
- H. Correspondence & Meeting Minutes (11 pages)
- I. MCDOT Letter



# OLNEY, M TAX И

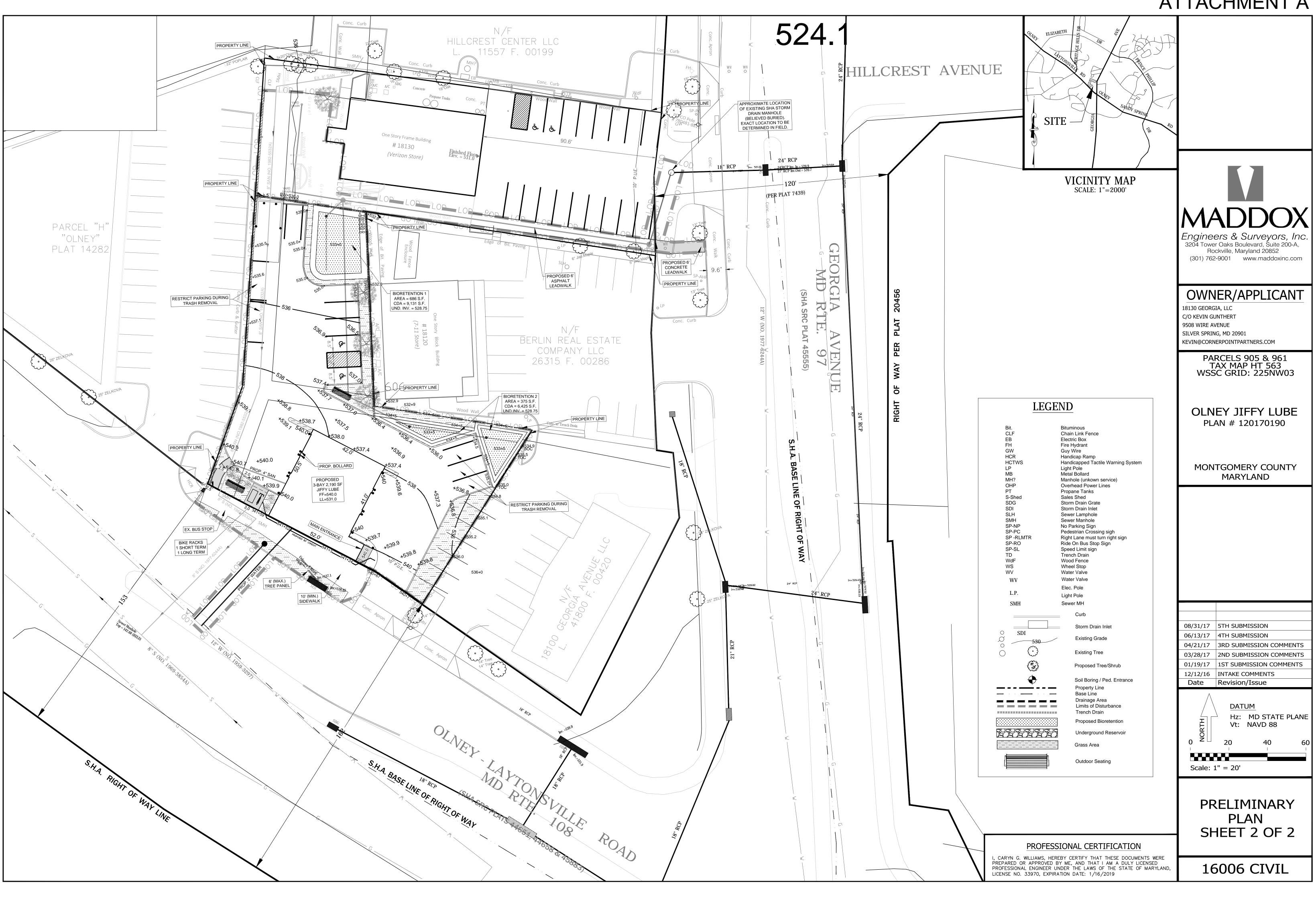
## GENERAL NOTES:

- THE SURVEY DATA USED FOR THIS DRAWING IS BASED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY WITMER ASSOCIATES IN FEBRUARY 2016 (PROJECT NO. 00500 B)
   THE PROPERTIES ARE KNOW AS BEING THE LAND OF 18130 GEORGIA LLC, AS RECORDED IN LIBER 48581 FOLIO 427, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING TAX MAP NUMBER HT53 P905 AND HT53 P961. 3. PARCEL 905 NET TRACT AREA
- PRE SUBDIVISION = 21,382 SF POST SUBDIVISION = 15,061 SF PARCEL 961 NET TRACT AREA
- PRE SUBDIVISION = 10,636 SF POST SUBDIVISION = 16,957 SF
- 4. THE PROPERTIES ARE ZONED CRT-2.0 C-1.0, R-1.0, H-70T (COMMERCIAL, RESIDENTIAL, TOWN) 5. WATER CATEGORY: W-1 SEWER CATEGORY: S-1
- 6. WSSC MAPS 225NW03-W AND 225NW03-S ADC MAP 21 GRIDS E6/E7 7. VERTICAL DATUM DETERMINED WITH WSSC ONLINE WERI INFORMATION USING TOP OF EXISTING SEWER MANHOLE #4 AS FOUND ON WSSC CONTRACT #82 AS 5532-A. 8. THE PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL DISTRICT.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES. 9. 10. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAINS OR THEIR ASSOCIATED BUFFERS LOCATED WITH 100' OF THE PROPERTY. 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA.
- 12. THE SUBJECT PROPERTY IS LOCATED IN THE PATUXENT RIVER WATERSHED, USE CLASS IV-P.
   13. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR THE APPROVED DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- 14. EXISTING AND PROPOSED UTILITIES SHOWN ON PLAN 15. HOURS OF OPERATION ARE M-F 8AM-7PM, SAT. 8AM-5PM, AND SUN. 9AM-5PM
- 16. THIS FACILITY WILL PERFORM PREVENTATIVE MAINTENANCE WHICH INCLUDES OIL CHANGES, FILTERS, WIPERS, AND ONLY SERVICES THAT ARE PERMITTED PER MONTGOMERY COUNTY'S DEFINITION OF LIGHT AUTO SERVICE 17. CUSTOMERS WILL BE ESCORTED INTO A LOBBY WHERE THEY WILL WAIT WHILE THE SERVICE IS BEING PERFORMED. AVERAGE
- SERVICE TIME WILL BE 10-20 MINUTES AND THEY WILL LEAVE ONCE SERVICE IS FINISHED. 18. BASED ON ACTUAL DATA FROM ACTUAL JIFFY LUBE IN A SIMILAR MARKET, THE FACILITY ANTICIPATES 20-30 CARS/DAY 19. CARS WILL CIRCULATE PER CIRCULATION DIAGRAM. BASED ON ESTIMATED CARS/DAY, THERE IS SUFFICIENT SPACE TO QUEUE.
- 20. THIS JIFFY LUBE WILL OPERATE UNDER THE EPA CLEAN WATER ACT. ALL USED OIL WILL BE PICKED UP BY AN EPA APPROVED HAULER. THE BUILDING WILL BE DESIGNED TO PREVENT AND CONTAIN SPILLS USING GUIDELINES OUTLINED IN A SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN. USED OIL TANKS WILL BE APPROXIMATELY 500 GALLONS IN CAPACITY. THE FACILITY ANTICIPATES 700 GALLONS OF USED OIL TO BE PICKED UP FROM THE SITE PER MONTH. THE FACILITY WILL COMPLY WITH MARYLAND'S OIL CONTROL PROGRAM AS IT RELATES TO THE TREATMENT OF USED OIL.
- 21. ALL TANKS WILL MEET OR EXCEED EPA'S GUIDELINES FOR ABOVE GROUND STORAGE TANK (AST). NO UNDERGROUND STORAGE TANKS WILL BE USED. ONCE BUILDING LAYOUT IS FINALIZED, FACILITY ANTICIPATES CARRYING LESS THAN 5,000 GALLONS OF NEW OIL ON SITE AND WILL COMPLY WITH MARYLAND'S OIL CONTROL PROGRAM AS IT RELATES TO NEW OIL TANK CAPACITY.

LEC	END		Diturnia
<u></u>		Bit.	Bituminous
$\circ$ WV	Water Valve	CLF EB	Chain Link Fence Electric Box
$\mathcal{A}$	Elec. Pole	FH	Fire Hydrant
○ L.P.	Light Pole	GW	Guy Wire
$\odot_{SMH}$	Sewer MH	HCR HCTWS	Handicap Ramp Handicapped Tactile Warning Systen
	Curb	LP MB	Light Pole Metal Bollard
	Storm Drain Inlet	MH? OHP	Manhole (unkown service) Overhead Power Lines
SDI	Existing Grade	PT S-Shed	Propane Tanks Sales Shed
$\sim$	Existing Tree	SDG SDI SLH	Storm Drain Grate Storm Drain Inlet Sewer Lamphole
$\bullet$	Soil Boring / Ped. Entrance	SMH	Sewer Manhole
	Property Line Drainage Area Limits of Disturbance Trench Drain	SP-NP SP-PC SP -RLMT SP-RO SP-SL	No Parking Sign Pedestrian Crossing sigh I'R Right Lane must turn right sign Ride On Bus Stop Sign Speed Limit sign
•••••••••••••••••••••••••••••••••••••••	Proposed Bioretention	TD WdF	Trench Drain Wood Fence
	Underground Reservoir	WS WV	Wheel Stop Water Valve

				A	IACHMENIA
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PRELIMINARY PLAN					
				CINITY MAP SCALE: 1"=2000'	
MNCPPC #120170190					MADDOX
LOCATION OF SITE					Engineers & Surveyors, Inc. 3204 Tower Oaks Boulevard, Suite 200-A,
PARCELS 905 & 961					Rockville, Maryland 20852 (301) 762-9001 www.maddoxinc.com
, MONTGOMERY COUNTY, M	ARYLAND				OWNER/APPLICANT
<b>ELECTION DISTRICT 8</b>					18130 GEORGIA, LLC C/O KEVIN GUNTHERT
TAX ID # 00701874 & 00705	666				9508 WIRE AVENUE SILVER SPRING, MD 20901 KEVIN@CORNERPOINTPARTNERS.COM
MAP HT53					PARCELS 905 & 961 TAX MAP HT 563
WSSC GRID $\#$ 225NW03-S,	X/				WSSC GRID: 225NW03
·	• •				OLNEY JIFFY LUBE
	6 <b>Public Open Space Summary (Jiffy Lube)</b> Public Open Space Required 1696 SF	Resource Data Table (E Acreage of Existing Fo Acreage of Existing We	orest 0.00		PLAN # 120170190
Acreage of Forest in Existing Floodplains 0.00 Sc	SWM Facilities1142 SFSouth West Landscape Area400 SFouth of Parking Landscape Area300 SF	Acreage of Forest in Existing Acreage of Existing Floo Acreage of Forest in Existing	g Wetlands 0.00 dplains 0.00		MONTGOMERY COUNTY
PARKING TABULATION (Proposed Jiffy Lube)	Public Open Space Provided 1842 SF	Acreage of Existing Stream PARKING TABULATION (Exist	ing Verizon)		MARYLAND
BUILDING       USE CATEGORY       ZONING ORDINANCE DEVELOPMENT         Jiffy Lube       Vehicular Service - Repair (Minor) - Quick Lube       2.5 Spaces/1,000 GFA       2,200 Structure         Image: Comparison of the service - Repair (Minor) - Quick Lube       TOTAL PARKING REQUIRED       Structure         Image: Comparison of the service - Repair (Minor) - Quick Lube       TOTAL PARKING REQUIRED       Structure         Image: Comparison of the service - Repair (Minor) - Quick Lube       Not Required Under 15,000 GFA       Structure	Image: Strandards     BUILDING     USE CA       S.F. → 5.5 Spaces     Verizon     Retail/Service       6 Spaces     LOADING SPACE	Establishment 5. TOTA		15.4 Spaces	
PARKING PROVIDED (Proposed Jiffy Lube) ZONING ORDINANCE DEVELOPMENT STANDARI	PARKING	6 PROVIDED (Existing Verizon) ORDINANCE DEVELOPMENT STA	· · · · · · · · · · · · · · · · · · ·		
STANDARD PARKING6 SPACESADA PARKING1 SPACE FOR 1 TO 25 TOTAL SPACES PROVIDEDVAN ACCESSIBLE PARKING1 SPACE FOR 1 TO 25 TOTAL SPACES PROVIDED	9 SPACES     STANDARD PARKING       0     1 SPACES       ADA PARKING     1 SPACES	14 SPACES E FOR 1 TO 25 TOTAL SPACES PRO E FOR 1 TO 25 TOTAL SPACES PRO	15 SPACES DVIDED 1 SPACES		
TOTAL PARKING     TOTAL PARKING PROVIDED       BICYCLE SPACES     N/A	11 SPACES     BICYCLE SPACES       2 SPACES     BICYCLE SPACES	TOTAL PARKING PROVIDED UNDER 10,000 S.F.	17 SPACES 0 SPACES		
	INITIAL SITE T IMPERVIOUS 38.80% NET - SITE AREA	ASSESSMENT (Existing Verizon) SIZE (ACRES) P 15,061	PERCENT IMPERVIOUS 73.40%		
TOTAL AREA OF DISTURBANCE (LOD)16,957EXISTING IMPERVIOUS AREA (WITHIN LOD)6,575	84.44%     TOTAL AREA OF DISTURBAN       38.80%     EXISTING IMPERVIOUS AREA (Note: 10.10%)       61.10%     PROPOSED IMPERVIOUS AREA (Note: 10.10%)	CE (LOD)         3,148           VITHIN LOD)         297	20.90% 9.43% 9.43%		08/31/17 5TH SUBMISSION 06/13/17 4TH SUBMISSION
REQUIRED	BUILD-TO-AREA (JIFFY LUBE) MAX FRONT SETBACK 20'		5.4570		04/21/17 3RD SUBMISSION COMMENTS 03/28/17 2ND SUBMISSION COMMENTS
PROPOSED	BUILDING IN FRONT STREET BTA     70%       FRONT SETBACK     0'				01/19/171ST SUBMISSION COMMENTS12/12/16INTAKE COMMENTSDateRevision/Issue
PROJECT DATA TABLE	BUILDING IN FRONT STREET BTA         100%           : CRT-2.0 ZONE (C-1.0, R-1.0, H-70 T)				
A. TRACT AREA B. MAXIMUM BUILDING HEIGHT	SIZING ORDINANCE STANDARD METHOD OF DEVELOPMENT NONE 70 FT,	PROPOSED JIFFY LUBE 16,957 S.F. 17 FT	EXISTING VERIZON           15,061 S.F.           < 30 FT		Hz: MD STATE PLANE HZYON 0 20 40 60
C. FLOOR AREA RATIO (FAR) (BUILDING COVERAGE TO GROSS TRACT AREA) D. PUBLIC OPEN SPACE TOTAL PUBLIC SPACE	1.0 MAX OR 10,000 S.F. MAX 10% NET TRACT AREA	0.13	0.20 N/A		0 <sup>2</sup> 20 40 60 
E. OPEN SPACE F. IMPERVIOUS AREA G. MIN. BUILDING SETBACKS	N/A N/A	N/A N/A	N/A N/A		Scale: 1" = 20'
NORTH SIDE SOUTH SIDE (OLNEY-LAYTONSVILLE)	0 FT 0 FT	25 FT 0 FT 40 FT	14 FT 16 FT		PRELIMINARY
EAST SIDE WEST SIDE H. MIN. PARKING SETBACKS	0 FT 0 FT	40 FT 30 FT	90 FT 35 FT		PLAN
NORTH SIDE SOUTH SIDE EAST SIDE (GEORGIA AVE)	BEHIND FRONT BUILDING LINE PERIMETER PLANTING NOT REQUIRED PERIMETER PLANTING NOT REQUIRED	21.7 FT 73.0 FT 2.6 FT	0 FT 8 FT 0 FT		SHEET 1 OF 2
WEST SIDE	PERIMETER PLANTING NOT REQUIRED	41.1 FT	130 FT		16006 CIVIL

# ATTACHMENT A



# ATTACHMENT A



OFFICE OF THE COUNTY EXECUTIVE ROCKVILLE, MARYLAND 20850

January 16, 2015

Isiah Leggett County Executive

Dear Sir or Madam:

I greatly appreciate your interest in becoming a member of the Georgia Avenue (MD 97) Bus Rapid Transit (BRT) Corridor Advisory Committee (CAC). However, I am writing to let you know the committee will not be convening because I have decided to end the Georgia Avenue BRT study.

I'd like to share some background information about the Georgia Avenue study. In 2010, the Montgomery County Master Plan of Highways identified Georgia Avenue as a potential busway corridor. At that time, the Georgia Avenue corridor was the only one identified for study of this type of transit service. Subsequently, the County provided funding to the Maryland State Highway Administration (SHA) for a three-phase planning study of the potential for BRT on the corridor, which began in 2011. As the first phase of the Georgia Avenue BRT planning study was nearing completion in late 2013, the Montgomery County Planning Board and Council approved the Countywide Transit Corridors Functional Master Plan (CTCFMP), which identified a network of 10 BRT routes throughout the County, including the Georgia Avenue corridor.

As part of the CTCFMP development process, extensive travel demand modeling was conducted so that corridors could be prioritized for planning and investment purposes. While the Georgia Avenue BRT was shown to have some potential for transit, evaluation of the larger network indicated that several other corridors, such as MD 586 (Veirs Mill Road) and MD 355, were projected to have a much greater transit potential than the Georgia Avenue BRT. Also, following approval of the CTCFMP in late 2013, the County Council approved the White Oak Science Gateway Master Plan in July 2014. The development included in the White Oak Master Plan has now boosted the critical importance of the BRT in the US 29 (Colesville Road) corridor.

The rapid transit projects being proposed in Montgomery County are crucial to the County's economic development and the future mobility of our residents. While there may have been some initial interest in evaluating a number of rapid transit projects, I realize that our resources are limited and prioritization is necessary. Thus, we need to look at dedicating resources to corridors that are expected to have the greatest potential for attracting users to highquality transit service in areas with greater levels of planned development, such as that anticipated to be built in White Flint, White Oak, and the Great Seneca Science Corridor.

The Georgia Avenue corridor clearly does not meet the test of enhanced planned development at this time, and therefore, I decided to end the study.

Further, there is no funding in either the County's six-year Capital Budget, nor is there any funding in the State Consolidated Transportation Program (CTP) budget for design or construction of any of the BRT corridors in the CTCFMP. Currently, only planning funds are available. The only BRT project that is funded for design is the Corridor Cities Transitway (CCT). The Georgia Avenue BRT project is not moving forward for planning or design.

I very much appreciate the time and effort that you put into your application. I am aware that transportation along the corridor needs to be improved. I look forward to continuing a dialogue with you and the communities along Georgia Avenue about ways to best improve transportation options in the future.

Sincerely,

rich Legett

Isiah Leggett County Executive



### Department of Permitting Services Fire Department Access and Water Supply Comments

DATE:	05-Jun-17
TO:	Michael Morris - mlmorris@maddoxinc.com Maddox Engineers & Surveyors, Inc
FROM:	Marie LaBaw
RE:	Olney Jiffy Lube 120170190

### PLAN APPROVED

- 1. Review based only upon information contained on the plan submitted 05-Jun-17 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- 2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

### ATTACHMENT D



### DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett County Executive

Diane R. Schwartz Jones Director

August 14, 2017

Mr. Michael Morris Maddox Engineers & Surveyors 3204 Tower Oaks Blvd., Suite 200-A Rockville, Maryland 20852

Re: COMBINED STORMWATER MANAGEMENT CONCEPT/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN for Olney Jiffy Lube Preliminary Plan #: 120170190 SM File #: 282381 Tract Size/Zone: .75 Ac. / CRT-2.0, C-1.0 Total Concept Area: .39 Ac. Lots/Block: N/A Parcel(s): 905 & 961 Watershed: Hawlings River

Dear Mr. Morris:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via providing 2 micro-bioretention facilities.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

- 1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- 2. An engineered sediment control plan must be submitted for this development.
- 3. MSHA approval is required for the proposed connection to the existing storm drain system and must be obtained prior to submittal of the detailed plans.
- 4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
- Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section

This list may not be all-inclusive and may change based on available information at the time.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311 www.montgomerycountymd.gov/permittingservices Mr. Michael Morris August 14, 2017 Page 2 of 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mike Geier at 240-777-6342.

Sincerely, Mark C. Etheridge, Manager Water Resources Section Division of Land Development Services MCE: me CN282381 Olney Jiffy Lube.mjg C. Conlon CC: SM File # 282381 ESD Acres: 1 STRUCTURAL Acres: 0 WAIVED Acres: 0



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 11, 2017

Mr. Kevin Gunthert 9508 Wire Avenue Silver Spring, MD 20901

Re: Forest Conservation Plan Exemption Request 42017022E, Olney Jiffy Lube

Dear Mr. Gunthert:

+

The Montgomery County Planning Department has reviewed the above-mentioned plan to determine its compliance with Chapter 22A of the Montgomery County Code (Forest Conservation Law). This letter supersedes the previous exemption confirmation dated December 6, 2016. The limits of disturbance were revised to include additional land along Olney-Laytonsville Road (MD 108) and the exemption request and accompanying plan were updated to reflect the change. The Planning Department has determined that the application qualifies for an exemption from submitting a Forest Conservation Plan under Section 22A-5(s)(2) of the County Code. The proposed activity qualifies for an exemption from submitting a forest conservation plan because: (1) the proposed activity is occurring on a tract of land less than 1 acre in size, (2) the proposed activity will not remove more than 20,000 square feet of forest, and (3) reforestation requirements would not exceed 10,000 square feet. However, the proposed activity involves the removal of a specimen tree, identified as Tree #4, a twin 24" and 48" DBH black cherry.

Under Section 22A-6 of the County Code, any development that would be exempt from submitting a forest conservation plan under Section 22A-5, except that the proposed activity involves the clearing of a specimen tree requires the approval of a tree save plan. As such, the exemption from submitting a forest conservation plan is confirmed with the condition that a Tree Save Plan must be submitted with either a preliminary plan of subdivision or a site plan, whichever is submitted first. The focus of the tree save plan must be to mitigate impacts to the other trees in proximity to Tree #4 around the northwest side of the property, or mitigation for the loss of Tree #4. The exact requirements of the Tree Save Plan will be determined with either the preliminary plan or subdivision, or a site plan, whichever is submitted first.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved plan may constitute grounds to rescind any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications

planned to the approved plan, a separate application must be submitted to M-NCPPC for review and approval prior to those activities occurring.

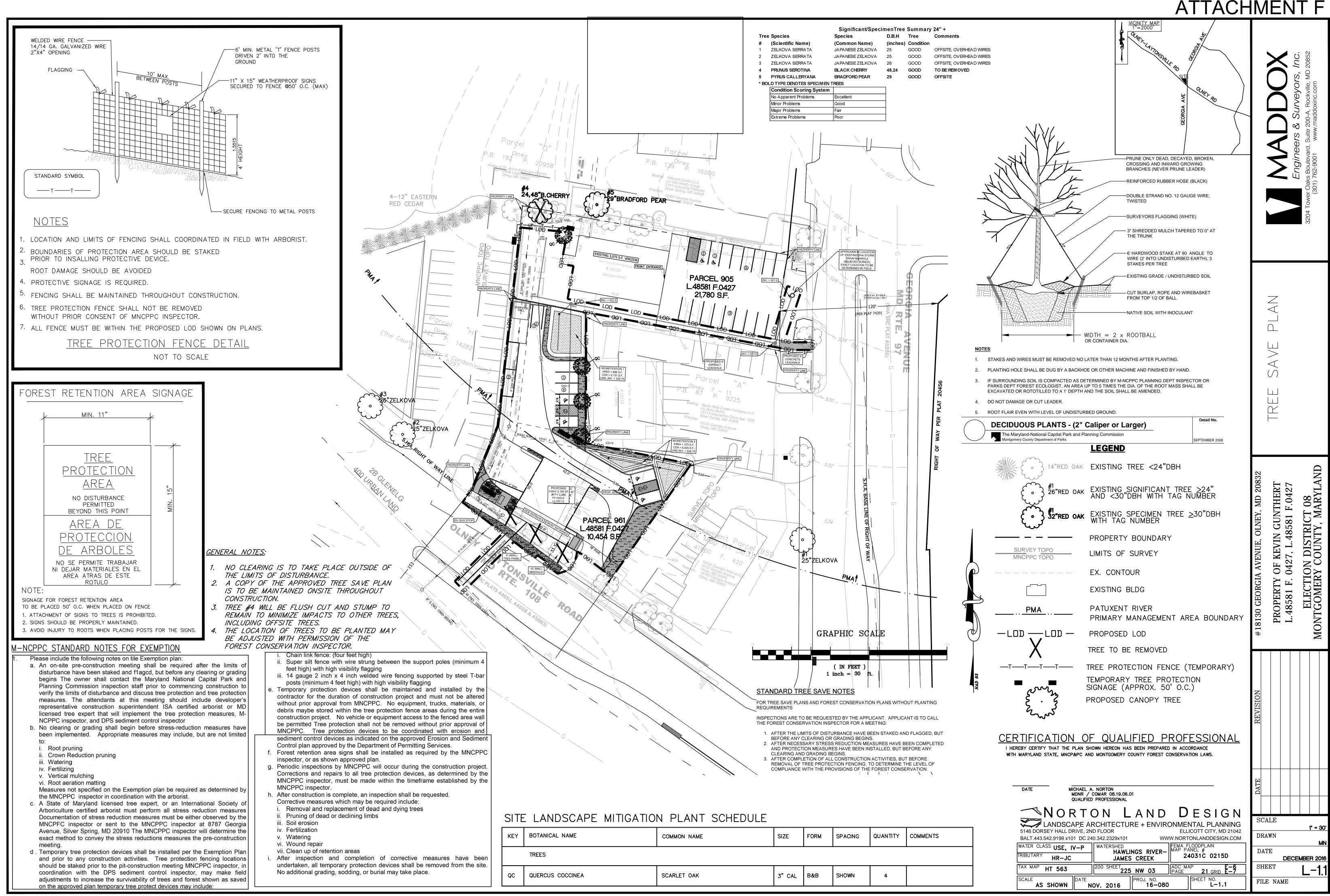
If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701 or maryjo.kishter@montgomeryplanning.org.

Sincerely,

shtt

Mary Jo Kishter Area 3 Planning Department

Cc: NRI/FSD 42017022E Michael Norton Mark Pfefferle



n the site.				
in the site.	QC	QUERCUS COCCINEA	SCARLET OAK	3"

August 16, 2016

### NOTICE OF A PRE-SUBMISSION PUBLIC MEETING

### A PRELIMINARY PLAN IS TO BE SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD

Name of Plan: Parcels 905 & 961, Tax Map HT 563, Olney Plan Number: Current Zoning: CRT-2.0 No. Proposed Lots/Area included: 2/ 32,000 s.f. Geographical Location: 18130 Georgia Avenue, and adjacent Parcel along Olney-Laytonsville Road.

The owner of the above referenced property plans to record a subdivision of the existing parcels creating 2 new lots. The existing "Good Earth" building will remain as general office use, and the adjacent Lot will be improved by a Jiffy Lube service station.

As part of the required procedures, the owner is inviting adjoining and confronting neighbors and local civic, community, condominium and homeowners associations to take part in the Pre-Submission Public Meeting to be held:

6:30 - 7:30 p.m. August 25, 2016 Buffington/Remax Community Room 3300 Olney-Sandy Spring Road Olney, MD 20832

Contact: Russell E. Reese Phone: (301) 762-9001 x15

The purpose of the meeting is to explain the proposed project, note concerns about its impact on the community, and notify those attending of their right to participate in the review process.

The Preliminary Plan application will be filed with the Montgomery County Planning Board and will be reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the <u>Manual of Development Review Procedures for Montgomery County,</u> <u>Maryland</u>.

The Montgomery County Planning Board will hold another public hearing on the above referenced plan application to obtain public comment. Written notification of the date of the public hearing will be sent to you no later than ten days before the meeting.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595.

Sincerely,

Russell E. Reese, LS Vice President



### **Pre-Submission Meeting Attendees**

Project:	18130 Georgia Avenue Olney, MD 20832 Olney Jiffy Lube				
Applicant:	18103 Georgia LLC Kevin D. Gunthert 9508 Wire Avenue Silver Spring, MD 20901				
Location:	Buffington/Remax Community Room 3300 Olney-Sandy Spring Road Olney, MD 20832				
Date/Time:	August 25, 2016 / 6:30 PM				
Representatives: Russell Reese (Engineer, Maddox Inc.) Emily Reese (Maddox Inc.) Chad Quenneville (Jiffy Lube Franchisee) Al Quenneville (Jiffy Lube Franchisee) Kevin D. Gunthert (Property Owner)					
Attendees:					

Attendees:

- 1. John Ferguson, 3406 Olandwood Court, Olney, MD 20832
- 2. Audrey Partington, 18201 Fountain Grove Way, Olney, MD 20832
- 3. Jim Smith, 18800 Breezeway Circle, Olney, MD 20832
- 4. Lydia Rappolt, 17816 Buehler Road #166, Olney, MD 20832
- 5. Terri Hogan, Greater Olney News, 17810 Meeting House Road Ste. 310, Sandy Spring, MD 20860
- 6. Karen Rollings, 3410 N. High Street, Olney, MD 20832
- 7. Noreen Friedman, 2414 Saint George Way, Brookeville, MD 20833
- 8. Howard Greif, OTCAC, PO BOX 1164, Olney, MD 20830
- 9. Helene Rosenheim, 3012 Shamrock Terrace, Olney MD 20832



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To Discuss Future Development of 18130 GEORGIA AVENUE OLNEY, MD 20832		ADDRESS	13821 LEE ANY CENTROVILLE, IN 20121		18201 FOUNTAIL Grove	o Breezer way cir.	17816 Buchter Ret #166	.133		3410 Nº HIGH ST OLAEY Ma DOB 32	24 14 5 21 16 201 90 10 2063	OL, OYCAIC	3012 Shanrock tel	20832
To		NAME	(HH) GUENNERILE	John Fergurn	2	Tim Swith		A i Denneui Ne	Terri Hogan	KAREN ROLLINGO	NELEON Firshind	H. Great	We leve Cosedin	

**MEETING SIGN-IN SHEET** 

### Pre-Submission Meeting Affidavit

18130 Georgia Avenue Olney, MD 20832 **Project: Olney Jiffy Lube** 

**Applicant:** 18103 Georgia LLC Kevin D. Gunthert 9508 Wire Avenue Silver Spring, MD 20901

I hereby affirm that on August 25<sup>th</sup>, 2016 at 6:30 PM a Pre-submission Public Meeting for the above referenced project was held at the Buffington/Remax Olney Community Room; located at 3300 Olney-Sandy Spring Road, Olney, MD 20832.

Respectively submitted,

**Russell Reese** Maddox Engineers & Surveyors, Inc.

Sworn and subscribed to before me this 30<sup>th</sup> day of August, 2016.

Daniel T. Caywood **Notary Public** 

10 - 14 - 10My Commission Expires \_\_\_\_



3204 Tower Oaks Boulevard, Suite 200-A, Rockville, Maryland 20852 • T (301) 762-9001 • F (301) 294-6418 • www.maddoxinc.com

### **Pre-Submission Meeting Minutes**

Project:	18130 Georgia Avenue Olney, MD 20832 Olney Jiffy Lube
Applicant:	18103 Georgia LLC Kevin D. Gunthert 9508 Wire Avenue Silver Spring, MD 20901
Location:	Buffington/Remax Olney Community Room 3300 Olney-Sandy Spring Road Olney, MD 20832
Date/Time:	August 25, 2016 / 6:30 PM

### Minutes:

Meeting attendees (the Engineer, 3 development team representatives and 9 notice recipients) started the meeting at 6:40PM to allow for late arrivals. The plan for the proposed Olney Jiffy Lube was presented by Russell Reese of Maddox Engineers and Surveyors, Inc. The general intent of the plan was discussed, as well as the current status of submission/review.

The meeting then became an informal discussion about the project. The following topics of discussion were raised by various attendees:

- Proposed Ingress/Egress from roadway, existing curb cut and drive aisle widths
- Implications of SHA review to public space plan & overall site design
- "Cut-through traffic" from Georgia Avenue entrances
- Existing public space set backs
- Proposed pedestrian pathway, master plan and final building location to contribute to location/type of pedestrian pathways; existing pedestrian connections between businesses can create hazardous situations, improvements to established pedestrian connections
- Proposed building entrances, possible entrance from sidewalk on Olney-Sandy Spring Road
- Traffic Study results, vehicular and pedestrian, peak weekday hours
- Impact of project to Jerry's Subs (Adj. business)
- Proposed parking, providing more than required, share with Verizon employees, typically no need for auxiliary parking no "drop off" appointments for this kind of facility



- Façade materials
- 2-Bay schematic proposed, no carwash proposed
- Hazardous material (oil) disposal methods, weekly disposal proposed, all storage tanks kept inside facility
- Public-Use space requirements, none at this time
- Future meetings with GOCA and OTCAC at later stages of design completion, Fred Boyd as Park & Planning representative for this site to be included

There was also discussion of the submission process, namely the order of submission, notification and review, as follows:

- Concept Review with Park & Planning, then
- DRC Committee determination re: concept plan, then
- Preliminary Plan Submission (& Public Notification Letter), then
- DRC Committee meeting (& Public Notification), then
- Preliminary Plan Resubmission, then
- Planning Board Hearing and Approval, then
- Subdivision Submission/Review/Approval, then
- Permitting for New Building

The meeting was adjourned at 7:15PM.

\*\*Please note that after the meeting, the concept plan was assigned a DRC review date of September 19<sup>th</sup>, 2016\*\*

Minutes Prepared By:

Emily Reese

Maddox Engineers & Surveyors, Inc.





Olney Town Center Advisory Committee PO Box 1164 Olney, MD 20830

January 22, 2017

Mr. Jonathan Casey, Senior Planner Montgomery County Planning Department 8787 Georgia Avenue Silver Spring, MD 20910

Ref: OTCAC Recommends Significant Conditions before Approval of Jiffy Lube Preliminary Plan, 3415 Olney-Laytonsville Road, Olney, MD

Dear Jonathan Casey:

The Olney Town Center Advisory Committee was authorized by the Montgomery County Planning Board in May 2006 to: 1) develop a concept for the Olney town center; 2) develop a concept plan for a civic center/town commons; and 3) to review development proposals within the town center and provide our recommendations. *The purpose of this letter is to provide our recommendation on the preliminary plan for 3415 Olney-Laytonsville Road in the Olney Town Center for purposes of the Development Review Committee January 24, 2017.* 

The Jiffy Lube development team and members of our committee met on no fewer than four occasions to discuss the redevelopment proposal and consider community input. The attached issue tracker provides the record of our discussions on several issues. This property is located in the most visible and traveled part of the Olney Town Center. Due to the prominent location of this redevelopment, OTCAC believes that significant community review and recommendation is warranted to assure that the building design and function features of the property are compliant with the OTCAC Design Guidelines and the local building traditions. We understand that a Site Plan will not go before the Planning Board on this development. In lieu of that opportunity, we expect that OTCAC will have a similar opportunity for input to the permit approval process. **To facilitate that, we propose significant conditions be placed on approval of the Preliminary Plan.**  Here are issues that OTCAC believes are of concern.

- Lack of pedestrian connection to the adjacent Seven-11 property. A pedestrian connection to the adjacent Seven-11 property should be a condition for approval of the redevelopment.
- Building materials are stated as "cinder block and windows". We are concern that the building design is complementary to the neighboring properties and respects the local building traditions. We have not yet seen a front or side elevation. **OTCAC review and recommendation should be a condition for approval.**
- The traffic study used to assess the traffic impact was patterned after a study in a Virginia community. We look to get assurance from Montgomery County Planning that the community in Virginia is sufficiently similar to Olney for the study to provide a valid comparison. This finding should be a condition of approval.
- We have not yet seen a landscaping plan from the developer to assess whether the plan will comply with our Design Guidelines. OTCAC review and recommendation of the landscaping plan should be a condition for approval.
- Parking connection to the adjacent Jerry's Subs and Pizza property is highly desirable to provide a reasonable flow of vehicles. No assurance has yet been provided that an agreement has been reached with the neighboring property owner. A vehicular connection to the adjacent parking area should be a condition for approval.

Our committee looks forward to successful resolution of all of these issues.

Sincerely,

for a. Smith

James A. Smith, Subcommittee Chair Olney Town Center Advisory Committee

Jedin Chappel

Lydia C. Rappolt, Chair Olney Town Center Advisory Committee

CC: Jamey Pratt, Olney Community Planner Enclosure: Chick-fil-A Issue Tracker

	lssue Status	Open	Closed	Open	Open	Closed	Closed	Open
Development Proposal for Jiffy Lube, Olney-Laytonsville Road Issues or Concerns Engineer: Russell E. Reese, LS; Vice President; Maddox Engineers & Surveyors, Inc.; 3204 Tower Oaks Boulevard, Suite 200-A; Rockville, MD 20852; (301) 762-9001 Ext.15; F(301) 294-6418; www.maddoxinc.com Business Owner: Chad Quenneville, Jiffy Lube, 13821 Lee Highway, Centreville, VA 20121, chadquenneville@gmail.com Applicant is Property Owner: Kevin D. Gunthert, 9508 Wire Ave, Silver Spring, MD 20901, kevin@cornerpointpartners.com Park and Planning Project Lead: Jonathan Casey, jonathan.casey@montgomeryplanning.org OTCAC Point of Contact: Jim Smith, jimsmithinolney@hotmail.com, 240-372-5580 Update: January 22, 2017	Notes	12/13/2016 Due to current retaining wall probably no pedestrian connection to 7-11. OTCAC believes a pedestrian connection is needed and very possible with minimum additional investment. Possible pedestrian striping to ADA compliant parking along boundary with 7-11. 8/25/16 Possibly striped path from front door to 7-Eleven.	12/13/2016 Current plan shows sidewalk pedestrian access from 108. OTCAC to follow up to assure that an entrance is facing 108 and has a pedestrian connection that goes directly to the street. 8/25/16 Not clear	12/13/2016 cinder block and windows. Probably grey and marroon. OTCAC needs to see an elevation rendering to verify that the appearance of the building will be complementary to the neighboring properties and respect the local building traditions. OTCAC review and recommendation should be included in the permitting process. 8/25/16 Not clear	12/13/2016 Prior traffic study in VA was consulted. OTCAC needs to hear from Planning to verify the VA study is comparable to Olney. 8/25/16 Ave. peak hour trips is 12.5, 6:30 to 9:30 and 3:30 to 6:30. 30 customers per day.	12/13/2016 8/25/16 No plans for public use. No open space requirement. No site plan requirement.	12/13/2016 3 trees in front are not "significant". There is one "significant" tree that requires tree save plan and it will be replaced with 3 plantings. 8/25/16 There is an environment review and a landscaping plan that could be reviewed.	12/13/2016 Between building and front sidewalk is grass strip. Plantings in SW corner to provide screening of parking area. Window frontage on 108. OTCAC needs to see the Landscaping Plan to verify that it will comply with our design guidelines. OTCAC review and recommendation should be included in the permitting process.
posal for J addox Engi 62-9001 E 62-9001 E, 1 ffy Lube , Junther , Gunther , Gunther Sontact: Jir	lssue Owner	Howard	Ĩ	Noreen	Helene	lia	Lydia	Ĕ
Development Prop Engineer: Russell E. Reese, LS; Vice President; Ma (301) 7( Business Owner: Chad Quenneville, Applicant is Property Owner: Kevin D. Park and Planning Pro OTCAC Point of C	Origination Date Concern/Issue	Lanscaping and pedestrian connections to 7-Eleven. 8/25/2016 Be nice to have a walkable easeway to 7-Eleven.	Direct pedestrian entrance from Olney-Laytonsville 8/25/2016 Road?	8/25/2016 What building materials will be used on the facade? Noreen	8/25/2016 What are peak times and trafffic count?	8/25/2016 What is the public use requirement?	9/27/2016 Fate of 3 mature trees in public right of way.	12/13/2016 Landscaping
	Issue # Or	1	2	m	4	9	G	10

**Olney Town Center Advisory Committee** 

ATTACHMENT H

From:	cherrywoodhoa@verizon.net
Sent:	Monday, February 13, 2017 8:20 PM
То:	Casey, Jonathan
Cc:	lee_kidd@msn.com
Subject:	Jiffy Lube Application for 97/108
Attachments:	Cherrywood HOA Comments on Jiffy Lube Site Plan.pdf
Follow Up Flag: Flag Status:	Flag for follow up Completed

### Jonathan,

Your name was provided to me by Mark Beall of permitting services for Montgomery County. Our HOA has severe concerns about the planned development of a Jiffy Lube near the corner of Routes 97 and 108 in Olney. Mark has explained that you are the LEAD reviewer for preliminary plan process for the development of that property into a Jiffy Lube franchise operation. Although the attached letter expresses the concerns of the Cherrywood HOA to the Greater Olney Civic Association, please consider this a formal submission for your review of the Jiffy Lube application. At our Board meeting last week it was unanimously voted to send our concerns to the Permitting Section based on a local newspaper article, however Mark Beall says those comments should be considered by your group in the preliminary planning process. We ask that you acknowledge receipt of this information. If you want us to write a letter directly to you, please let us know that also.

The intersection of 97/108 was a D level intersection at last publication and has only increased in traffic in recent years (borderline F, if not an F intersection). The County cannot afford to allow two businesses to attempt to open at that location with insufficient parking. We understand that a parking analysis is part of your review process of the preliminary plan.

We also understand from Mr. Beall that a hearing date has not yet been posted. Can you tell us when that hearing will take place? Please consider our HOA an impacted organization and put us on the distribution list for notices on the development of this parcel.

Thank you for your attention to this request, Paul Jarosinski, Cherrywood Board Member Cherrywood Homeowners Association, Inc. P.O. Box 159 Olney, Maryland 20830

January 23, 2017

Greater Olney Civic Association PO Box 212 Olney, Maryland 02830

Re: Jiffy Lube Site Plan near 97/108

Dear GOCA:

The Cherrywood Homeowners Association is a 606-unit homeowners association located in Olney within 2 miles of the planned Jiffy Lube development on route 108 near Georgia Avenue adjacent to Jerry's Sub Shop. The purpose of this letter is to inform you that based on the preliminary information available to us, we have taken a position in opposition to this planned development. This decision was reached at our January 12th Board of Directors meeting and was unanimous.

While the Cherrywood HOA agrees with concerns expressed in the GOCA minutes about the esthetics of this operation at Olney's main intersection, we are even more concerned about the traffic impact on the 97/108 intersection that barely functions as a D level intersection. Currently the owner of the Jiffy Lube property has retracted parking spaces from Jerry's Subs at the corner of 97/108 that had been rented to Jerry for around 30 years. The retracted parking spaces leaves the Jerry's Sub business with a zoning violation since they no longer have sufficient parking spaces to legally support the operation of their sit-down restaurant. Jerry's continues to operate with a zoning violation while it is negotiating with the adjacent landowner to continue to rent the required spaces to operate their sit-down restaurant. The Cherrywood HOA is concerned that the sale of the property to Jiffy Lube will potentially leave two businesses in the center of town with insufficient parking for their operations leading to further deterioration of traffic in that area especially during the evening rush hour. These issues would need to be resolved before we could support an additional business of this type at this location.

Sincerely, Re Kidy

Lee Kidd President

From: Sent: To: Subject: Boyd, Fred Wednesday, February 15, 2017 9:12 AM Casey, Jonathan FW: Proposal for Jiffy Lube in Olney Town Center

-----Original Message-----

From: Hope Millington [mailto:hopemillington@yahoo.com] Sent: Saturday, February 11, 2017 11:54 AM To: Boyd, Fred <fred.boyd@montgomeryplanning.org> Subject: Proposal for Jiffy Lube in Olney Town Center

Dear Mr. Boyd,

I am a long time resident of Olney and am writing to oppose the Jiffy Lube that is planned for Olney. We already have 4 gas stations that are able to quickly diagnose auto problems and change oil and filter within minutes. Residents in Olney are aware that a large, commercial establishment like Jiffy Lube is absolutely unnecessary in Olney and furthermore, will create an eyesore in our community. The OTCAC states that they are concerned that the Jiffy Lube development is "proposed in a very prominent location in the center of Olney, and therefore it is a very significant redevelopment." I ask you to reconsider development of this area for Jiffy Lube and attempt to find a company that is more inspiring and conforms to the beauty of our village. I hope you will pass my letter on to those who are making decisions for the future of our community.

Regards,

**Hope Millington** 

From: Sent: To: Subject: Attachments: Boyd, Fred Tuesday, April 11, 2017 4:17 PM Casey, Jonathan FW: Voice Message from 301-340-6966 on 4/11/17 11:51 AM for 4654 3013406966-041117-115112-4654-2703-1.wav

Follow Up Flag: Flag Status: Follow up Flagged

This is the guy....

From: MCVoiceMessage Sent: Tuesday, April 11, 2017 11:58 AM To: Boyd, Fred <fred.boyd@montgomeryplanning.org> Subject: Voice Message from 301-340-6966 on 4/11/17 11:51 AM for 4654

# Mutare

Voice Message from 301-340-6966 on 4/11/17 11:51 AM (109 second msg)

### MESSAGE:

"Fred my name is Billy Becker BECK ER. I am an attorney in Rockville but I recently have become a member of the greater Albany Civic Association and I guess I've drawn the short straw and I'm calling to see if there's some time when I could introduce myself and get your insight as to the Jiffy Lube facility that's on the planning on the developmental stages to come in the albany(?) at the intersection of Georgia in 1:08. I would probably only ask for 20 or 30 minutes of your time and I'm willing to come to you. I assume you're down there at the park and planning offices on Georgia Avenue. That being the case I probably would like to do it maybe preferably maybe towards the end of the afternoon and then from there go home to all day. If you could give."

From:	MCP-InfoCounter
Sent:	Tuesday, January 10, 2017 5:15 PM
To:	Susan Nerlinger
Cc:	Casey, Jonathan; Nelson, Calvin
Subject:	RE: development in Olney
Follow Up Flag:	Flag for follow up
Flag Status:	Completed
Categories:	Olney Jiffy Lube

Hello!

The plans you're referencing are applications 82015010A (Chik-fil-a) and 120170190 (Jiffy Lube). These numbers can be used to access the complete digital files here: <u>http://www.mcatlas.org/Development\_Info/Default.aspx</u>

The application for Chik-fil-a is an amendment to a site plan, which does not yet have a planning board date set. The original site plan application, 820150100, was approved in October 2015. The lead reviewer for both the original and the amendment is Calvin Nelson, copied here.

The application for Jiffy Lube is a preliminary plan, submitted just this month, also with no planning board hearing date scheduled yet. The lead reviewer is Jonathan Casey, copied here.

Please let me know if you need anything else,

Meghan Flynn

\*\*\* \*\*\* \*\*\*

Development Applications and Regulatory Coordination, Public Information Desk | <u>M-NCPPC</u> 8787 Georgia Ave. Silver Spring, MD 20910 | (301) 495-4610 | Hours: 9am-3:30pm M-F





From: Susan Nerlinger [mailto:snerlinger@earthlink.net] Sent: Monday, January 02, 2017 7:10 AM To: MCP-InfoCounter <MCP-InfoCounter@MNCPPC.onmicrosoft.com> Subject: development in Olney I am interested in finding out when there will be hearings about development proposed for the intersection of 108 and Georgia Avenue in Olney, specifically the building of a JIffy Lube and a Chic-Fil-A fast food outlet. I and several neighbors are opposed to these proposals and would like to speak against them.

Could you tell me how I can get information about any hearings in connection with development in Olney?

Thank you,

Susan Nerlinger President Board of Directors Homeland Village Community Association Olney, MD



P.O. Box 212 • Olney, Maryland • 20830 www.goca.org

### **Executive Board Meeting Minutes** April 17, 2017

### CALL TO ORDER

President Gregory Intoccia called the meeting to order at 7:35 p.m. GOCA representatives, alternates, invited guests and members of the public introduced themselves.

Intoccia asked for a motion to approve the March 30, 2017 minutes. Alden English made a motion to approve the minutes. Matt Zaborsky seconded the motion. The minutes were approved unanimously.

Intoccia asked for a motion to approve the agenda for today's meeting. Matt Zaborsky made a motion to approve the agenda. Dave Miller seconded the motion. The agenda was approved unanimously.

### **PUBLIC COMMENTS & ANNOUNCEMENTS**

There were no public comments and announcements.

### PRESENTATION TO THE COMMUNITY – UPDATE ON PROPOSED PLANS FOR JIFFY LUBE SERVICE CENTER ON ROUTE 108, NEAR THE INTERSECTION OF ROUTES 108 AND 97 IN OLNEY

President Greg Intoccia introduced Russell E. Reese, Vice President, Maddox Engineers & Surveyors, Inc. who presented a Jiffy Lube proposal to GOCA on December 13, 2016. Intoccia mentioned that he and Billy Becker spoke with Russell Reese last week. They communicated GOCA's key concerns to Russell – the structure and appearance of the Jiffy Lube building since it is in the heart of the town center area, traffic and congestion issues, and operational questions.

Russell Reese first addressed the operational questions based on a summary he had received from the franchisee:

- 1) The hours of operation will be 8 a.m. to 7 p.m. Monday Friday, 8 a.m. to 5 p.m. Saturday, and 9 a.m. 5 p.m. Sunday.
- 2) Light auto service will be offered at this location.
- 3) Customers will be escorted into the lobby.
- 4) There will be 20 30 cars per day based on Jiffy Lube's in similar locations.
- 5) There are 2 used oil pickups per month.

- 6) 5-8 employees are on site at any time.
- 7) There will be 3 garage doors with 2 bays.
- 8) There is room for 2 rows of 3 cars behind the entrance to the bays.
- 9) They do not anticipate queueing or backing up in parking lot to be an issue.
- 10) Jiffy Lube operates under the EPA Clean Oil Act. They use above ground storage tanks.

Mr. Reese continued the discussion by addressing the concerns about traffic. He said that he performed a traffic study on Friday April 14, 2017 from 7:15 a.m. to 9:15 a.m. He counted 186 trips which covered anyone turning right on Georgia to 108, anyone who turned into Jerry's, and any traffic that touched the right turn lane. He said that this equates to 1 trip every 38.7 seconds. If 30 cars are added, then there will be 1 trip every 30 seconds. He performed another traffic study from 4:30 p.m. to 6:30 p.m. where he counted 405 trips. He said that this equates to 1 trip every 17.8 seconds. If 30 cars are added, then there will be 1 trip every 16.6 seconds. Reese stated that this study supports that there will not be a significant impact on the time to get out of the Jiffy Lube parking lot.

Then Mr. Reese discussed the architectural appearance of the building. He stated that the developer continues to be interested in hearing from the Olney community and wants to come up with a solution that GOCA will support. He showed seven visuals as examples of different types of frontage styles that could be selected for the service center. He suggested that the GOCA members pick which frontage styles they prefer so that could be shared with the developer. He stated that the developer will have to work with Jiffy Lube to get a final plan.

Intoccia opened the floor for questions. The following items were discussed. The Olney Town Center Advisory Committee wants as much windows as possible on the side of the building facing 108. There was a question about the size of the windows on 108. The bays run parallel to 108. Financing is for a modular style building. Tree planting is required in the back of the building. They are proposing a tree panel in the front on 108, but it needs to be approved by SHA. There will be screening planting by the queueing area. Reese does not know if there will be connections to Jerry's and the 7-11 parking lot. There will be eleven on-site parking spaces, two of which will be handicapped spaces. The average service time is 10 - 20 minutes. Traffic will be impacted on 108 during construction only during the utilities connections. The construction period is 9 - 10 months. Reese is waiting for a Planning Board date.

Greg Intoccia requested that the traffic study should be repeated after spring break. There were concerns that the day the traffic study was performed may have had lower traffic than normal because it was Good Friday. Intoccia also asked Reese to identify a peak time for service at Jiffy Lube.

### **UPDATE ON MID-COUNTY REGIONAL ISSUES**

President Greg Intoccia introduced Luisa Montero-Diaz, Mid-County Regional Services Center Director. She has been in this positon for 1.5 years. She stated that most of her efforts have been focused on downtown Wheaton.

She discussed the Wheaton redevelopment project. The construction start date is June 5. A fourteen story building will be built in Parking Lot 13 which is next to the metro station, between Veirs Mills

Al R. Roshdieh

Director



Isiah Leggett County Executive

### DEPARTMENT OF TRANSPORTATION

September 1, 2017

Mr. Jonathan Casey, Planner Coordinator Area 3 Planning Division The Maryland-National Capital Park & Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910-3760

### RE: Preliminary Plan No. 120170190 Olney Jiffy Lube

Dear Mr. Casey:

We have completed our review of the preliminary plan dated Augst 31, 2017. A previous plan was reviewed by the Development Review Committee at its meeting on January 24, 2017. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

- 1. The storm drain capacity and impact analyses **have not been approved** at this time. Prior to approval of the record plat, submit an updated drainage area map and study (for DPS approval) for any portion of the site that drains to a Montgomery County facility.
- 2. Provide a ten (10) foot wide Public Utility Easement (PUE) along all existing street frontages.
- 3. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
- 4. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
- 5. Access and improvements along Georgia Avenue (MD 97) and Olney-Laytonsville Road (MD 108) as required by the Maryland State Highway Administration.

**Office of the Director** 

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178

FAX

www.montgomerycountymd.gov Located one block west of the Rockville Metro Station Mr. Jonathan Casey Preliminary Plan No. 120170190 September 1, 2017 Page 2

- 6. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
- 7. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
- 8. At or before the permit stage, please coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240 777-5800.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Area Senior Planning Specialist for this project at <u>rebecca.torma@montgomerycountymd.gov</u> or at (240) 777-2118.

Sincerely, Kebecca loma Gregory M. Leck, Manager

Development Review Team Office of Transportation Policy

Sharepoint/DOT/development review/Rebecca/developments/olney/120170190 DOT olney jiffy prelim plan ltr.docx

cc:

Kevin GunthertOwnerEmily ReeseMaddox Engineers SurveyorsLaura HodgsonM-NCPPC Area 3Preliminary Plan folderPreliminary Plan letters notebook

cc-e: Sam Farhadi MCDPS RWPR Rebecca Torma MCDOT OTP Deepak Somarjan MCDOT OTP