



Koons Mazda, Adequate Public Facilities Test No. APF201902

CVA

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SP

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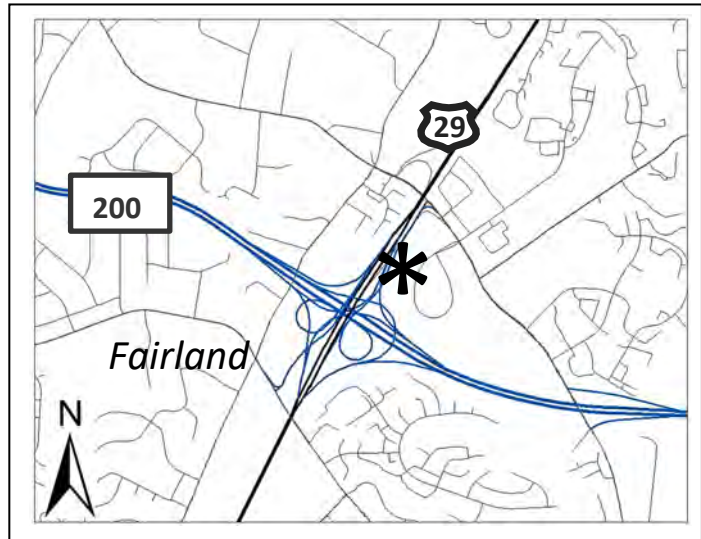
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Rich Weaver, Chief, Area 3, Richard.Weaver@montgomeryplanning.org, 301.495.4544

Completed: 04/11/19

Description

- Request for Transportation Adequate Public Facilities determination for the proposed 4,540 square-foot addition for vehicle sales and service use, reviewed under Ch. 8-32
- 5.28 acres, zoned IM 2.5 H-50;
- Located at 3111 Automobile Boulevard, Fairland, within the Fairland Master Plan area;
- Applicant: Koons of Silver Spring, Inc.;
- Accepted Date: February 14, 2019



Summary

- Staff recommends **approval with conditions**.

RECOMMENDATIONS AND CONDITIONS: Approval is subject to the following conditions:

- 1) This transportation Adequate Public Facilities (APF) determination is limited to the addition of 4,540 square feet of gross floor area for general auto sales and service use.
- 2) This APF determination will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution.

SITE AND PROJECT DESCRIPTION

The 5.26-acre property, identified as Lot 2 as recorded in 1968 on Plat No. 8888 (Subject Property), zoned IM 2.5 H-50, (Attachment A), currently operates as a car dealership and service center with two main buildings. The Subject Property is located on the northwest quadrant of the Automobile Boulevard loop, neighboring a number of other independent car dealerships.

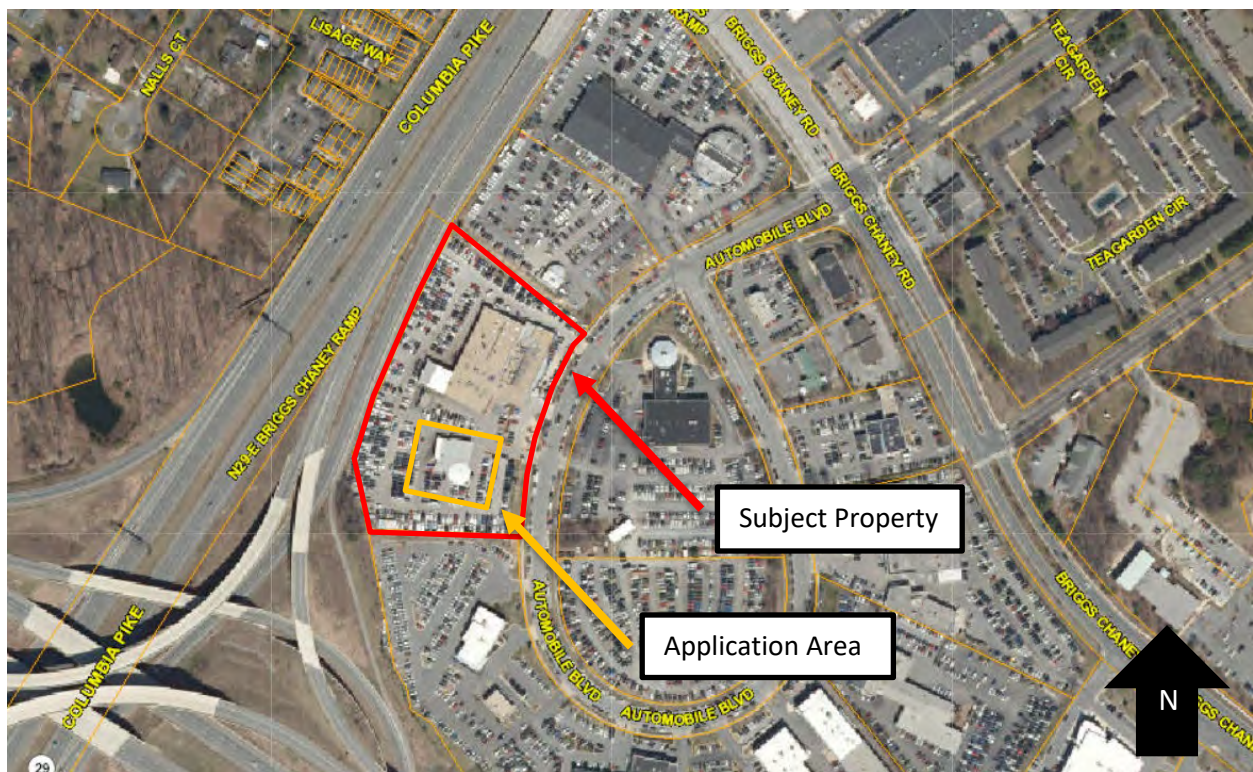


Figure 1: Aerial photo of the site vicinity

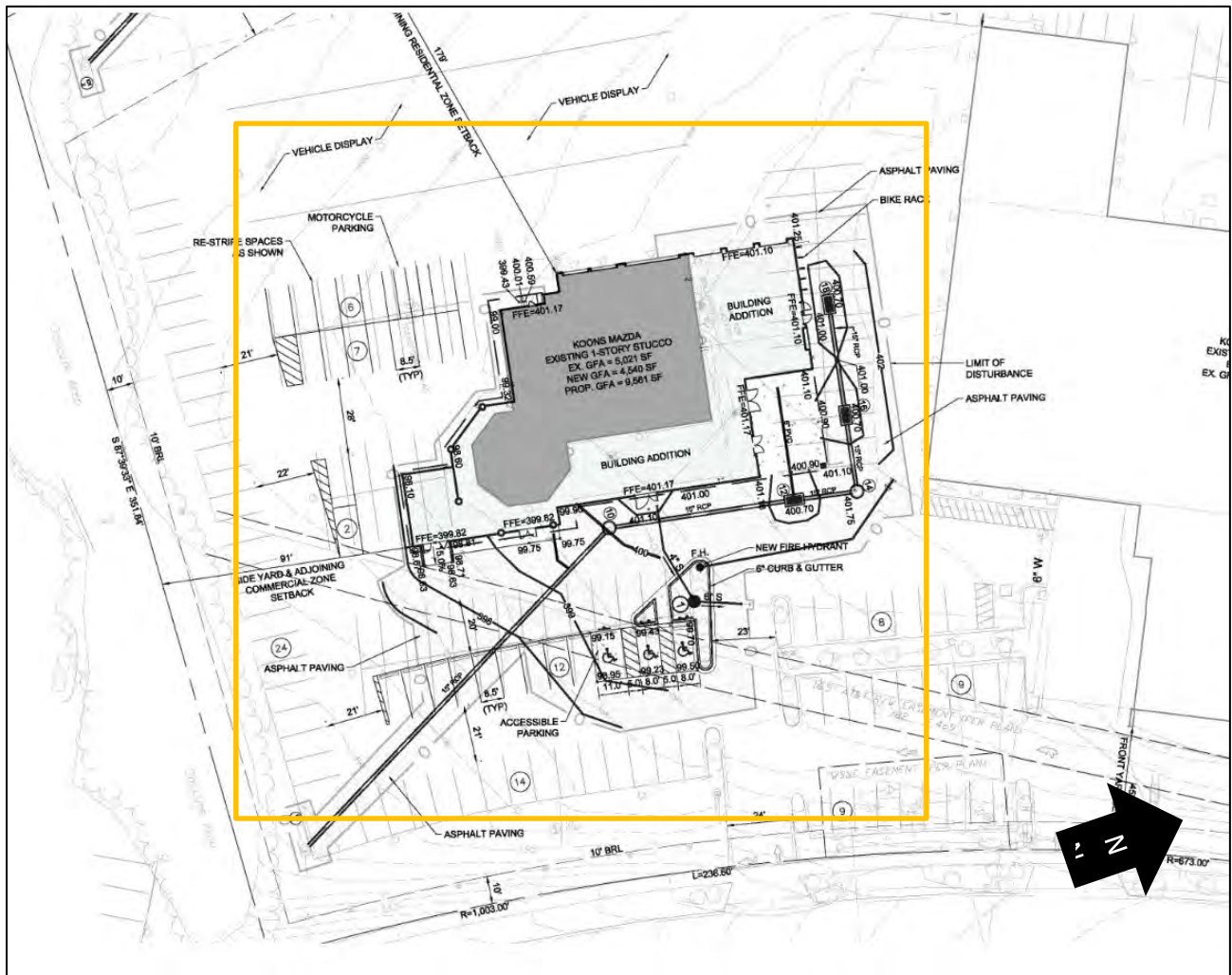


Figure 2: Application Area

The existing circulation is being maintained; two existing vehicular access points on Automobile Boulevard form an internal loop through large surface parking lots used primarily for storage of vehicles for sale. The Applicant proposes to add a single-story 4,540 square-foot addition along the eastern edge of the existing Mazda sales building, the smaller of the two buildings, for additional automotive sales and vehicle service. Parking on the Subject Property will meet and exceed that required by zoning (Attachment B).

PRIOR REGULATORY ACTIONS

Lot 2 of Plat 8888 for the Subject Property was originally approved by Preliminary Plan 11967115. The proposed project does not require a new preliminary plan as the Subject Property is on a recorded lot. The proposed project does not require a site plan review under the former I-1 zone in effect under the zoning ordinance prior to October 30, 2014.

ANALYSIS AND FINDINGS

Transportation APF - Local Area Transportation Review

The Adequate Public Facilities are adequate to serve the proposed development. The Applicant is proposing to expand the vehicle sales and repair facility by 4,540 square feet. The table below shows the number of weekday peak-hour person trips generated within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.) using current LATR methodology:

Land Use	Size (Square Feet)	Weekday Peak-Hour Person Trips	
		AM	PM
Existing: Vehicle Sales and Service	38,737	72	94
Proposed: Vehicle Sales and Service	4,540	11	14

Based on the Local Area Transportation Review (LATR) Adopted Guidelines, a traffic study is not required to satisfy the LATR test because the proposed addition generates fewer than 50 total peak-hour person trips. There will be no significant impact to the local transportation network. A transportation statement has been included as part of this application (Attachment C) as well as correspondence from the Montgomery County Department of Transportation approving this application (Attachment D).

Other Public Facilities and Services

All other public facilities and services including the existing water and sewer service, electric, telecommunication, police and health services are available to serve the proposed addition at building permit review. The Montgomery County Department of Fire and Rescue Service comments directly to MCDPS at the Life Safety review at building permit.

CONCLUSION

The proposed addition meets all requirements established under Section 8-32 of the County Code. The public transportation facilities will be adequate to serve the proposed addition. Staff recommends approval of the APF determination with the conditions specified above.

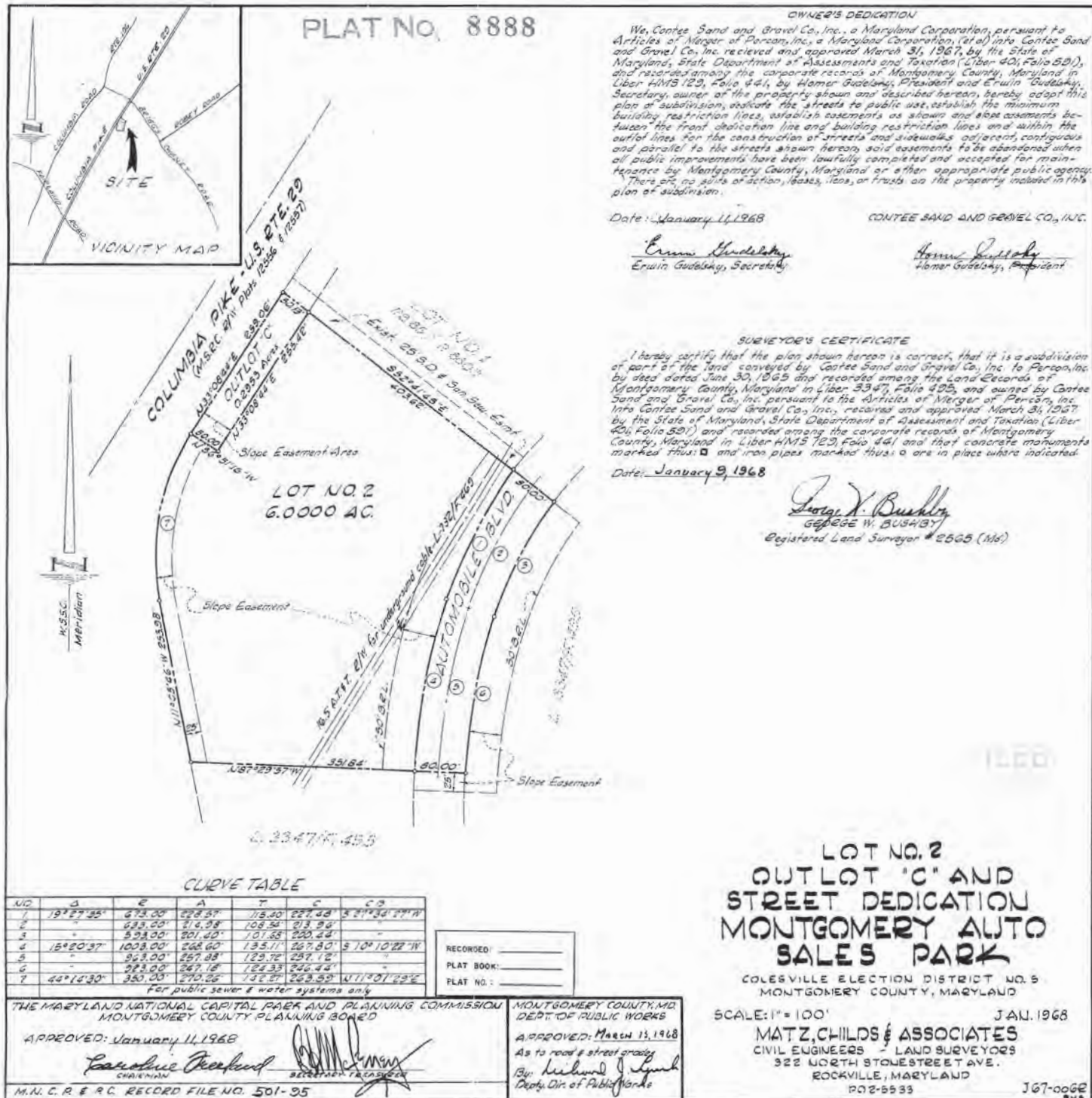
ATTACHMENTS

Attachment A – Plat No. 8888

Attachment B – Site Plan

Attachment C – Applicant's Transportation Statement

Attachment D – Montgomery County Department of Transportation Approval Correspondence





Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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VICINITY MAP
SCALE 1" = 2,000'

PROPERTY INFORMATION	
SUBJECT PROPERTY:	KOONS MAZDA OF SILVER SPRING 3111 AUTOMOBILE BLVD SILVER SPRING, MD 20901
PROPERTY OWNER:	MARY NONNEMACKER, et al
EXISTING PARCEL AREA:	229,861 S.F. OR 5.28 ACRES
GROSS TRACT AREA:	229,861 S.F. OR 5.28 ACRES
ZONING CLASSIFICATION: ¹	CURRENT - IM-2.5 H-20, APPLICABLE I-1
TAX ID NUMBER:	05-00264028
EXISTING USE:	AUTOMOBILE SALES AND SERVICE
PROPOSED USE:	AUTOMOBILE SALES AND SERVICE
TOTAL EXISTING GROSS FLOOR AREA:	45,471 SF
NEW GROSS FLOOR AREA:	4,540 SF
TOTAL GROSS FLOOR AREA:	50,011 SF

SITE PLAN NOTES

- BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS.
- WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.
- THIS SITE IS CURRENTLY WITHIN THE FAIRLAND MASTER PLAN.
- THE SUBJECT PROPERTY DRAINS TO LITTLE PAINT BRANCH CREEK, WHICH DRAINS TO PAINT BRANCH CREEK, WHICH FLOWS TO THE ANACOSTIA RIVER WATERSHED, A USE CLASS II RIVER.
- THERE ARE NO WETLANDS SHOWN BASED ON INFORMATION FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (OTHER AREAS) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NO. 24031C0380D, DATED SEPTEMBER 29, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA. THE
- REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS.
- INFORMATION FURNISHED BY OWNER FOR THIS PLAN: EXISTING & NEW BUILDING GROSS FLOOR AREA & NUMBER OF SERVICE EMPLOYEES.
- THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA OR PRIMARY MANAGEMENT AREA.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC PRESERVATION ON-LINE MAPPER.
- THERE IS NO FOREST ON THE SUBJECT PROPERTY.

DEVELOPMENT STANDARDS I-1 ZONE¹

	PERMITTED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT: 59-C-4.361	42 FT.	26 FT.
MINIMUM SETBACK FROM AUTOMOBILE BLVD: 59-C-4.362	10 FT.	45 FT.
MINIMUM SETBACK FROM ANY OTHER LOT LINE: 59-C-4.362	0 FT.	45 FT. (FRONT YARD) 53 FT. (SIDE YARD - NORTH) 91 FT. (SIDE YARD - SOUTH) 74 FT. (REAR YARD)

MINIMUM GREEN AREA 59-C-4.363	10% (22,986 SF)	10.8% (24,886 SF)
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SPECIAL REGULATIONS APPLICABLE TO DESIGNATED AUTOMOBILE RELATED USES:

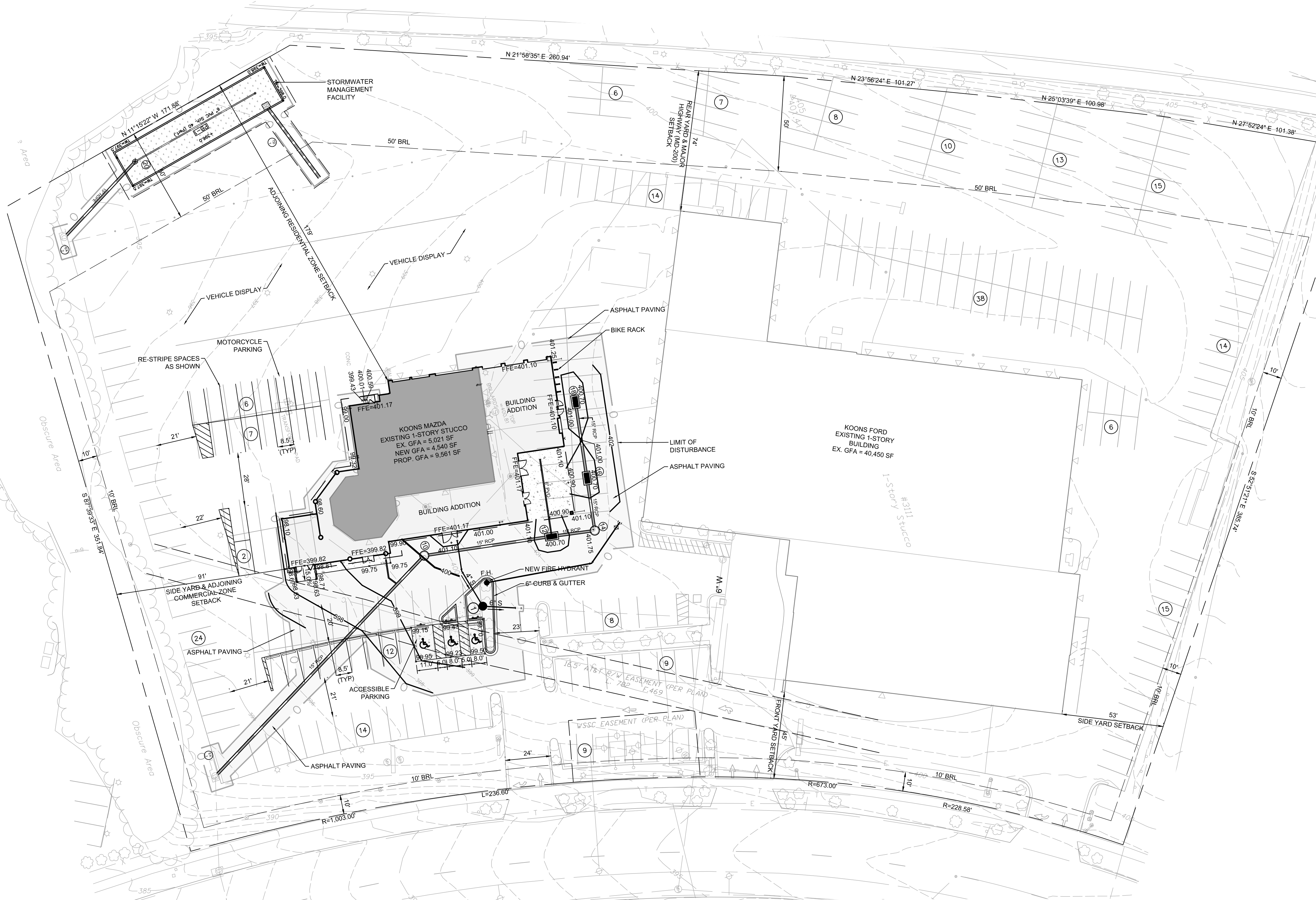
MIN. SETBACK, ADJOINING COMMERCIAL / INDUSTRIAL ZONE: ² 59-C-4.367(A)(1)	10 FT.	53 FT. (NORTH)
MIN. SETBACK, ADJOINING RESIDENTIAL ZONE: ² 59-C-4.367(A)(2)	50 FT.	179 FT. (SOUTHWEST)
MIN. SETBACK, MAJOR HIGHWAY / LIMITED ACCESS FREEWAY: 59-C-4.367(A)(3)	50 FT.	74 FT. (WEST - MD 200)
MIN. SETBACK FROM STREET WITH R/W OF 120-FEET OR GREATER: 59-C-4.367(A)(4)	50 FT.	74 FT. (WEST - MD 200)
MAXIMUM BUILDING COVERAGE: 59-C-4.367(B)	35% (80,451 SF)	21.8% (50,011 SF)

PARKING REQUIREMENTS & DISTRIBUTION

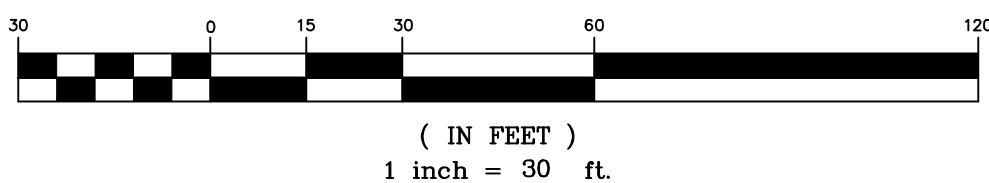
PARKING REQUIREMENTS 59-E-3.7:	AUTO SERVICE / SALES: EMPLOYEES: ³	3.3 PER 1,000 SF OF TOTAL FLOOR AREA (50,011 SF / 1,000 SF) = 50.01 X 3.3 SPACES = 165 SPACES 1 SPACE PER EMPLOYEE = 27 SPACES TOTAL = 192 SPACES
ACCESSIBLE SPACES ⁴ PER COMAR 05.02.02 & ADA	3 ACCESSIBLE PARKING SPACES	
MOTORCYCLE/SCOOTER PARKING: 59-E2.3(D)	2% OF THE TOTAL NUMBER OF AUTO SPACES: 192 SPACES X 0.02 = 4 SPACES	
BICYCLE PARKING SPACES: 59-E2.3(A)	1 SPACE PER 20 AUTO SPACES: 192 SPACES / 20 = 10 SPACES	
BICYCLE PARKING PROVIDED ON-SITE PER PLAN:	10 SPACES	
AUTOMOBILE PARKING PROVIDED ON-SITE PER PLAN: STANDARD	236 SPACES	
MOTORCYCLE	4 SPACES	
ADA ACCESSIBLE	3 SPACES	
AUTOMOBILE TOTAL	243 SPACES	

DEVELOPMENT STANDARDS NOTES:

- THE PROPOSED DEVELOPMENT FOR THE REFERENCED SITE WILL BE LESS THAN 10 PERCENT OF THE GROSS FLOOR AREA APPROVED FOR THE SITE ON OCTOBER 30, 2014, AS SUCH THE GROSS FLOOR AREA MAY BE EXPANDED UNDER THE PROPERTIES ZONING ON OCTOBER 29, 2014, I-1 (LIGHT INDUSTRIAL), PER SECTION 59-7.7.1 (C.3 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
- ADJOINING PROPERTIES WERE ZONED C-3 AND R-60 / TDR AT THE TIME OF PREVIOUS SITE PLAN APPROVAL.
- THE NUMBER OF CURRENT EMPLOYEES WAS PROVIDED BY THE GENERAL MANAGER.
- THE NUMBER OF ADA SPACES PROVIDED IS BASED ON THE PARKING REQUIREMENT ASSOCIATED WITH THE PROPOSED CONSTRUCTION, WHICH ONLY INCLUDES THE EXISTING MAZDA AUTOMOBILE BUILDING. NO DEVELOPMENT PROPOSED FOR THE EXISTING FORD AUTOMOBILE BUILDING. THE PARKING REQUIREMENTS FOR THE MAZDA AUTOMOBILE BUILDING IS 57 SPACES (9,561 SF / 1,000 SF = 9.56 X 3.3 SPACES = 32 SPACES) + (1 SPACE PER EMPLOYEE = 27 SPACES) = 57 SPACES
- THERE IS NO NEW LANDSCAPING PROPOSED FOR THIS DEVELOPMENT.



GRAPHIC SCALE



KOONS OF SILVER SPRING
3111 AUTOMOBILE BOULEVARD
SILVER SPRING, MD 20904
CONTACT: MR. ALEX PERDIKIS
P: (301) 890-6100
ALEX@KOONSOFSILVERSPRING.COM

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP KR342

WSSC 218ME03

PLAT 8888

5TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT P2, PARCEL N720

MONTGOMERY AUTO
SALES PARK

PROJ. MGR	PGL
DRAWN BY	DCM
SCALE	1"= 30'
DATE	12.17.2018

KOONS MAZDA

SITE PLAN

C2.01

PROJECT NO.	2011.146.21
SHEET NO.	1 OF 2



Civil Engineers
Land Planners
Land Surveyors
Landscape Architects

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Montgomery Village, MD 20886
(301) 670-0840
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February 12, 2019

MNCPPC Area 3
Transportation Planning
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Koons Mazda Silver Spring
APF Review # Pending
Traffic Impact Statement
MHG Project No. 2011.146.21

To whom it may concern,

Please accept this memo as a Traffic Impact Statement for the subject development, as required by the 2016 Montgomery County Subdivision Staging Policy and the 2017 Local Area Transportation Review (LATR) Guidelines. The site is located at 3111 Automobile Boulevard in Silver Spring and is currently occupied by two automobile dealership buildings. The site is located in the Fairland/Colesville Transportation Policy Area.

The proposed project includes a 4,540 square foot (gross floor area) addition to the existing Mazda sales and service building. The building addition will provide expanded showroom area and additional service bays. Existing on-site parking will be slightly reconfigured in the area of work, but will remain in the front and side of the building. Vehicular access from Automobile Boulevard will remain as it exists today.

As outlined in the 2017 LATR Guidelines, our office conducted a trip generation study using the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) in conjunction with Appendix Tables 1a and 1b of the LATR Guidelines. As shown in the attached Exhibit, the project is proposed to generate a maximum of 14 peak hour person trips, 1 peak hour transit trip & 0 non-motorized trips. Each of these values are below 50, therefore quantitative auto, transit bicycle or pedestrian analyses should not be required.

Please let us know if you have any questions or need additional information.

Sincerely,

Patrick G. La Vay, P.E.



9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: (301) 670-0840 Fax: (301) 948-0693

Trip Generation Data
Koons Mazda Silver Spring
APF Review No. (PENDING)

ITE Trip Generation Data

ITE Trip Generation Manual, 10th Edition

Automobile Sales (New), General Urban/Suburban (ITE-840, 1,000 SF GFA)

Gross Floor Area (1,000 SF GFA)	4.54
Morning Peak Rate	1.87
Morning Distribution (In)	73%
Morning Distribution (Out)	27%
Afternoon Peak Rate	2.43
Afternoon Distribution (In)	40%
Afternoon Distribution (Out)	60%

LATR Data

Fairland/Colesville, Other

Adjustment Factor	97%
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Mode Split

Auto Driver	73.9%
Auto Passenger	19.4%
Transit	2.5%
Non-Motorized	4.2%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	6	2	8	4	7	11
Adjusted Trips (73.9%)	6	2	8	4	6	11
Person Trips (19.4%)			11			14
Transit Trips (2.5%)			0			0
Non-Motorized Trips (4.2%)			0			1

Total Person Trips	14	(<50) Quantitative Auto Analysis Not Required
Transit Trips	1	(<50) Quantitative Transit Analysis Not Required
Non-Motorized Trips	0	(<50) Quantitative Bicycle Analysis Not Required
Non-Motorized + Transit Trips	1	(<50) Quantitative Pedestrian Analysis Not Required

From: [Somarajan, Deepak](#)
To: [Van Alstyne, Chris](#)
Cc: [Torma, Rebecca](#)
Subject: RE: APF Review - Koons Mazda Building Permit
Date: Thursday, April 4, 2019 9:05:28 AM

Good morning Chris,

We approve the plan per the following comment:

- The storm drain shall be approved by Department of Permitting services at the permit stage.

Thank you

Deepak Somarajan

From: Van Alstyne, Chris <chris.vanalstyne@montgomeryplanning.org>
Sent: Wednesday, April 3, 2019 10:58 AM
To: Somarajan, Deepak <Deepak.Somarajan@montgomerycountymd.gov>
Subject: APF Review - Koons Mazda Building Permit

Hi Deepak,

I have an APF review as part of a building permit application for Koons Mazda in Fairland. As part of our review, we're required by the code to reach out to DOT for approval. Since it's only a building permit for minor addition for an existing building, we don't have any ability to ask for improvements, so this seems to be more of a yes/no, approve or not approve scenario. In such case, a simple email response should work. Could we get a response by Tuesday (4/9) next week? Let me know.

Thanks,

Chris

Plan Number: APF201902

Online Documents:	Click here to view Plans & Reports
Application #:	APF201902
Application Type:	MIXED APPLICATIONS
Application Name:	Koons Mazda Silver Spring
Site Location:	On Automobile Blvd., 500 feet southwest of Briggs Chaney Road. Part of Lot 2, Montgomery Auto Sales Park. Liber 5424 Folio 686
Size:	5.28 ACRE
Master Plan:	Fairland Master Plan
Watershed:	Little Paint Branch

Application Accepted Date:

2/21/2019

Owner

Frances Coulon
Lenora N. Hunter Testamentary
311 Automobile Blvd.
Silver Spring, MD 20904
Day Phone: (301)890-6100

Owner

Alex Perdikis
3111 Automobile Blvd
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