Koons Mazda, Adequate Public Facilities Test No. APF201902

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
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:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size (Square Feet)</th>
<th>Weekday Peak-Hour Person Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AM</td>
<td>PM</td>
</tr>
<tr>
<td>Existing: Vehicle Sales and Service</td>
<td>38,737</td>
<td>72</td>
</tr>
<tr>
<td>Proposed: Vehicle Sales and Service</td>
<td>4,540</td>
<td>11</td>
</tr>
</tbody>
</table>

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
1. THERE IS NO NEW LANDSCAPING PROPOSED FOR THIS DEVELOPMENT.

2. ADJOINING PROPERTIES WERE ZONED C-3 AND R-60 / TDR AT THE TIME OF PREVIOUS SITE PLAN APPROVAL.

3. THIS SITE IS CURRENTLY WITHIN THE FAIRLAND MASTER PLAN.

4. WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.

5. THERE IS NO FOREST ON THE SUBJECT PROPERTY.

6. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORIC DISTRICT.

7. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (OTHER AREAS) AS SHOWN ON THE FIRM MAP.

8. WATER AND SEWER CATEGORIES ARE W-1 AND S-1, RESPECTIVELY.

9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRLAND MASTER PLAN.

10. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRLAND MASTER PLAN.

11. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FAIRLAND MASTER PLAN.

12. THERE IS NO FOREST ON THE SUBJECT PROPERTY.
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.
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%
Mode Split
  Auto Driver 73.9%
  Auto Passenger 19.4%
  Transit 2.5%
  Non-Motorized 4.2%

<table>
<thead>
<tr>
<th>Morning Peak Hour</th>
<th>Evening Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In</td>
</tr>
<tr>
<td>ITE Trips</td>
<td>6</td>
</tr>
<tr>
<td>Adjusted Trips (73.9%)</td>
<td>6</td>
</tr>
<tr>
<td>Person Trips (19.4%)</td>
<td>11</td>
</tr>
<tr>
<td>Transit Trips (2.5%)</td>
<td>0</td>
</tr>
<tr>
<td>Non-Motorized Trips (4.2%)</td>
<td>0</td>
</tr>
</tbody>
</table>

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
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

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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 require 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

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**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
Silver Spring, MD 20904
Day Phone: (301)890-6100

Chris Van Alstyne
Senior Planner, Area 3
301.495.4629