



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

MCPB No. 22-001

Site Plan No. 81981046A

St. John Neumann Catholic Parish

Date of Hearing: January 13, 2022

JAN 27 2022

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 6, 1997, the Planning Board held a public hearing and by Resolution dated March 11, 1997 approved Site Plan No. 819810460, for 3,720 square feet for an educational wing located at the southwest corner and a chapel located at the northeast corner of the existing building on the Subject Property, on 4.07 acres of land formerly zoned Town Sector (T-S) Zone, located at 9000 Warfield Road in the southwest corner of the intersection of Warfield Road and Goshen Road ("Subject Property"), in portions of the 1985 Gaithersburg Vicinity Master Plan, as amended, and the Site Plan validity period expired, and the building addition was never built; and

WHEREAS, on April 7, 2016, the Planning Board unanimously supported approval of a Sectional Map Amendment No. H-112 to change the Subject Property's existing Town Sector (T-S) Zone to the R-200 Zone as recommended by the Master Plan; subsequently, the Sectional Map Amendment public hearing was held on June 14, 2016 and the County Council acted on SMA No. H-112 on June 21, 2016; and

WHEREAS, on December 21, 2021, the Planning Department Staff approved the Forest Conservation Exemption/Tree Save Plan No. 42021091E request as the Project Site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(t)(1) because the Site is a modification to an existing non-residential developed property with no forest clearing, no impacts to a special protection area, it does not require a preliminary plan, administrative subdivision plan,

2425 Reedie Drive, 14th Floor, Wheaton, Maryland 20902 Phone: 301.495.4605 Fax: 301.495.1320
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc.org

Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

or conditional use/special exception, and it does not increase the developed area by more than 50%; and

WHEREAS, on March 31, 2021, Saint John Neumann Catholic Parish Church ("Applicant") filed an application for approval of an amendment to the previously approved Site Plan to construct a 6,000-square foot building addition on the north side of the existing one-story 16,708 square foot church building along with associated site improvements, including parking modifications, sidewalks, stormwater management facilities, landscaping, and lighting on the Subject Property zoned R-200 within the Montgomery Village Overlay Zone; in the Yellow Policy Area and 2016 Montgomery Village Master Plan ("Master Plan") area; and

WHEREAS the application to amend the site plan was designated Site Plan No. 81981046A, St. John Neumann Catholic Parish ("Site Plan Amendment", "Project", or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated January 3, 2022, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 13, 2022, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81981046A for a 6,000 square foot building addition on the north side of the existing one-story church building and associated site improvements, including parking modifications, sidewalks, stormwater management facilities, landscaping, and lighting with the following conditions:¹

Density, Height & Housing

1. Density

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

The Site Plan is limited to a maximum of 22,708 square feet of gross floor area of total development on the Subject Property for a religious institutional use.

2. Height

The development is limited to a maximum height of 36 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Environment

3. A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The property owner, construction superintendent, Montgomery County Planning Department forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting.
4. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the variance mitigation trees planted as required by the Tree Save Plan approved with the Forest Conservation Exemption.
5. Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must execute a five-year Maintenance and Management Agreement ("MMA") in a form approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, including variance tree mitigation plantings, and landscape plantings credited toward meeting the requirements of the Forest Conservation Law. The MMA may include invasive species management control measures.
6. The ten (10) mitigation trees, or as specified on the Tree Save Plan, must be planted at a time specified by the forest conservation inspector.

Stormwater Management

7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated June 21, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Transportation & Circulation

8. Transportation

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated November 5, 2021 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

9. Pedestrian & Bicycle Circulation

- a) The Applicant must provide one (1) long-term and two (2) short-term bicycle parking spaces.
- b) The long-term space must be in a well-lit, secure parking area. The short-term spaces must be inverted-U racks (or approved equivalent) installed in a convenient location to the main building entrance (weather protected preferred) at the specific location(s) as identified on the Certified Site Plan.
- c) The Applicant must provide a fee-in-lieu contribution to the Montgomery County Department of Transportation, in the amount of \$43,218.43 subject to MCDOT review and approval, towards the construction of the Goshen Road South master-planned bicycle facility with eleven-foot-wide side paths and associated street buffers along each respective property frontage (CIP No. 501107).

10. Validity

The Adequate Public Facility Review (APF) will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution for the Site Plan.

11. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated December 21, 2021, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Preliminary Plan approval.

Site Plan

12. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A301 of the submitted architectural drawings, as determined by M-NCPPC Staff.

13. Lighting and Landscaping

- a. Prior to issuance of the Use and Occupancy certificate, the Applicant must install the landscaping and lighting shown on the certified Site Plan.
- b. Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- c. All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- d. Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- e. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- f. Pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

14. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

15. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution (and other applicable resolutions) on the approval or cover sheet(s).
- b) Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) Add a note stating that "Minor modifications to the limits of disturbance shown on the Site Plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Add Storm Water Management precedents previously reviewed by Staff to the site plan set with a note that final is subject to DPS approval.
- g) Coordinate with M-NCPPC Staff on minor corrections and clarifications as necessary.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project are superseded;

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of St. John Neumann Catholic Parish No. 81981046A submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development satisfies any previous approval that applies to the site.*

Site Plan No. 819810460 for the Property was approved on March 11, 1997, had its validity period expire on April 11, 2000, and the building addition was never built.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

Not applicable.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

Not applicable.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Use Standards

The religious assembly use is allowed in the Residential 200 (R-200) Zone and the Site Plan Amendment continues to fulfill the purposes of the zone.

b. Development Standards

The height and principal building setbacks from the Site boundaries were previously established with the original development. As shown in Table 1, the development will meet all the dimensional requirements for area, frontage, width, and setbacks in the zones and accommodate the expansion of the existing religious assembly use.

Table 1: R-200 Development Standards and Parking Requirements

	Required/ Permitted	Previously Approved*	Approved Amendment
Site			
Gross Tract Area (Subject Property)	N/A	177,529 sf. (4.07 acres)	177,529 sf. (4.07 acres)
Previous ROW Dedications		0 sf.	0 sf.
ROW Dedications		0 sf.	0 sf.
Net Lot Area (Subject Property)	20,000 sf.	177,529 sf.	177,529 sf.
Maximum Density of Development (units/acre)	2.18	N/A	N/A
Public Open Space	N/A	N/A	N/A
Lot Coverage (max.)	25%	10% (17,890 sf.)	13% (22,710 sf.)
Building Height (max.)	50 feet	36 feet	36 feet (existing building) 22 feet (building addition)
Principal Building Setbacks (min.)			
Front setback from public street	40 feet	154 feet	238 feet
Side street setback	15 feet	N/A	118 feet

Side setback	12 feet	109 feet	24 feet
Rear setback	30 feet	37 feet	101 feet
Minimum lot width at front building line	100 feet	N/A	414 feet
Minimum lot width at front lot line	25 feet	N/A	355 feet
Vehicular Parking			
Religious Assembly 0.25 per fixed seat (468 fixed seats)	117 spaces	119 spaces	198 spaces total**
<i>Accessible spaces</i>	6 spaces	6 spaces	6 spaces
<i>Car sharing spaces</i>	2 spaces	N/A	2 spaces
<i>Motorcycle spaces</i>	4 spaces	N/A	4 spaces
<i>Electric vehicle spaces</i>	N/A	N/A	N/A
Bicycle Parking			
1.0 per 200 seats x 85% (short-term)	2 spaces	N/A	2 spaces
1.0 per 200 seats x 15% (long-term)	1 space	N/A	1 space

**The Subject Property was zoned Town Sector (T-S) under the previously approved Site Plan Amendment. Therefore, several of the previous development standards now required under the Residential – 200 Zone (R-200) were not applicable (N/A).*

***The types of parking spaces below are subsumed within the total parking count. Parking quantities have been calculated in accordance with Section 59.7.7.1.B.3.b. of the Zoning Ordinance in effect on October 30, 2014.*

c. General Requirements

i. *Parking, Queuing, and Loading*

Per Section 59.6.2.4.B of the County's Zoning Ordinance, the Subject Application will meet the religious assembly on-site parking requirement of 0.25 parking spaces per fixed seat. The church building has a total of 468 fixed seats; therefore, a minimum of 117 parking spaces are required. No new fixed seats are included with the building expansion. The Site provides 198 off-street parking spaces, which is adequate for the nature and use and intensity of the religious use.

The Application is subject to Section 59.6.2.4.C and Section 59.6.2.6. of the County's Zoning Ordinance for long-term and short-term

bicycle parking and complies with the provision of three (3) bicycle parking spaces.

ii. *General Landscaping and Outdoor Lighting*

The landscaping and lighting satisfy all applicable requirements of Division 6.4 of Chapter 59 of the Zoning Code. All trees and plant materials meet the minimum required caliper and height at the time of planting.

Per Section 59.6.2.9.C.1, a surface parking lot with 10 or more spaces must have landscaped islands that are a minimum of 100 contiguous square feet each comprising a minimum of 5% of the total area of the surface parking lot. The Site Plan Amendment complies with the 5% minimum requirement by providing 19,531 square feet, or 23.4% of the parking lot area, with existing and new landscaping.

Per Section 59.6.2.9.C.2, each surface parking lot must maintain a minimum tree canopy of 25% coverage at 20 years of growth, as defined by the Planning Board's Trees Technical Manual. A total of 20,907 square feet (25%) of total pavement area must be shaded, whereas the Amendment provides a total of 19,335 square feet (23.1%) for shade via existing and new existing and new canopy trees. Section 59.6.2.9.C.2 states that "Each parking lot must maintain a minimum tree canopy of 25% coverage at 20 years of growth". Due to site constraints related to the layout of the existing parking lot and the Colonial Pipeline Easement that bi-sects the parking lot, the Applicant requests approval of a parking waiver under Section 59.6.2.10. to modify Zoning Ordinance Section 59.6.2.9.C, Parking Lot Landscaping and Outdoor Requirements (associated with a parking lot for 10 or more spaces). Tree plantings within the easement area are prohibited and remaining areas outside of the easement area are constrained as a result of the original parking lot design that was approved under requirements that pre-date the existing Zoning Code; therefore, the Applicant is unable to plant additional trees to fully meet the 25% coverage requirement. Furthermore, the Applicant is providing 23.4% of

landscaped areas within the parking lot, which exceeds the 5% minimum requirement. Per Section 59.6.2.10 of the Zoning Ordinance, the Planning Board waives the requirements contained in Division 59.6.2 and finds that the alternative design satisfies Section 59.6.2.1 of the Zoning Ordinance in ensuring that adequate parking is provided in a safe and efficient manner. The Site Plan, as conditioned, satisfies the requirements for safe, adequate, and efficient parking.

The Site Plan Amendment also complies with the parking lot perimeter landscape requirements under Section 59.6.2.9.C.3. The portion of the Property's parking lot that abuts the right-of-way, the perimeter planting, must be a minimum of six-feet-wide, whereas the portion of the parking lot that abuts a residential detached zone must be a minimum of 10 feet wide.

The Project complies with Section 59.6.2.9.C.4, parking lot lighting. The Application will remove and relocate some of the existing light fixtures throughout the surface parking lot and install new parking lot fixtures. Following design requirements for lighting, the shielded light fixtures are appropriately spaced and oriented to reduce light glare. Overall, the Site Plan Amendment meets the intent of these general development requirements and will not have adverse impacts on the existing community character but will rather enhance safety within the Site.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

The Stormwater Management Section of the Montgomery County Department of Permitting Services (MCDPS) issued a letter accepting the stormwater management concept dated June 21, 2021 (SM File No. 286894). Stormwater management will be implemented through an environmental site design (ESD) plan that includes the use of two landscape infiltration facilities located to the north of the planned building addition, adjacent to existing parking areas.

b. Chapter 22A, Forest Conservation

The Board finds that as conditioned the Project complies with the requirements of the Forest Conservation Law.

Environmental Guidelines

The Site contains no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of Rare, Threatened and Endangered species. The Site drains to the Great Seneca Creek watershed. Great Seneca Creek is a State Use Class I-P stream. The Site is not within a Special Protection Area or the Patuxent Primary Management Area.

Forest Conservation

There is no forest on the Property. An exemption from Article II of the Forest Conservation Law was confirmed for this Project on December 27, 2021. The Project is exempt from Article II under Section 22A-5(t)(1) of the County Code because the Site is a modification to an existing non-residential developed property with no forest clearing, no impacts to a special protection area, does not require a preliminary plan, administrative subdivision plan, or conditional use/special exception, and does not increase the developed area by more than 50%.

A Tree Save Plan (TSP) was approved as part of the exemption confirmation. The TSP requires 10 trees to be planted in mitigation for the removal of specimen trees on the Site.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

Vehicular Access and Circulation

The existing access points from Warfield Road and Goshen Road, which currently serve the Subject Property will be maintained. The internal surface parking area will continue to provide circulation for parking, pick-up/drop-off, and deliveries, as well as other short-term parking needs. The Applicant will continue to utilize the established internal parking area and drive aisles that will provide access to the sanctuary and related parking areas to the side and front of the structure, in turn, preserving the movement of traffic along each respective property frontage.

Parking, Queuing, and Loading

Parking lot modifications to the Site will continue to meet the parking requirement for a minimum of 117 spaces per the current 2014 Zoning Ordinance, by providing 198 vehicle spaces. The increase in off-street parking provided is appropriate for the nature of the use and intensity and is easily accessible from the abutting roads.

The Site Plan is subject to Section 59.6.2.4.C and Section 59.6.2.6. of the 2014 Zoning Ordinance for long-term and short-term bicycle parking. The Property requires one (1) long-term bike space, which will be provided within the building, and two (2) short-term bike racks, which are located adjacent to the northern building entrance.

Pedestrian and Bike Access and Circulation

Currently, there are no bicycle and pedestrian accommodations along the existing section of Goshen Road and Warfield Road. The 2018 *Bicycle Master Plan* identifies a bi-directional sidepath along the west side of Goshen Road, in addition to a conventional striped bicycle lane on-street. A bi-directional sidepath is also planned along the southern property frontage of Warfield Road.

As conditioned, the Applicant must contribute a fee in-lieu payment towards the future construction of the planned eleven-foot-wide side paths and associated street buffers along each respective Property frontage due to the forthcoming Goshen Road South MCDOT capital project. While the capital project is tied to the construction of the sidepath and street buffer along the Applicant's frontage in conjunction with the overall road redesign from Girard Street to 1,000-feet north of Warfield Road, portions of Warfield Road will be graded and reconstructed to tie into improvements for the redesigned intersection.

The Planning Board approved a fee-in-lieu contribution, rather than construction, as the most appropriate approach for the Applicant to satisfy the master planned bikeway requirement. Under this approach, funds for construction will be specifically reserved for the Goshen Road South MCDOT capital project (CIP No. P501107). A cost estimate of the frontage improvements along both Warfield Road and Goshen Road was reviewed and accepted by both MCDOT and DPS.

Building Massing and Architecture

The existing building is 36 feet tall, whereas the 6,000 square foot addition is proposed to be 22 feet high and is therefore in proportion to the existing structure. The proposed building addition will have brick veneer, window details, a hidden covered entry, and aluminum clad wood entry doors that match the main building.

Open Space and Site Amenities

Religious assembly uses are not required to provide public open space. Other site amenities include: sidewalks, parking lot lighting, and landscaping.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Planning Board finds that the building expansion remains in substantial conformance with the recommendations of the 2016 *Montgomery Village Master Plan* as outlined below.

Master Plan Compliance

The Master Plan does not include specific recommendations for the Site. The Site Plan Amendment substantially conforms to the five (5) major recommendations within the Master Plan, as listed and summarized below.

- *Preserve the Village's Character*
- *Maintain the Village's Recreation and Open Spaces*
- *Encourage Reinvestment in the Village's Centers*
- *Enhance the Village's Connectivity*
- *Implement the Montgomery Village Overlay Zone*

Village Character

A key goal of the Master Plan is to preserve the character of the Village. The majority of land in Montgomery Village consists primarily of residential uses and the Master Plan states that it does not recommend or anticipate change occurring in the residential neighborhoods. The Subject Property is a long-standing religious assembly use surrounded by other religious uses, educational institutions, single-family dwellings on large lots, and open space. The Project expands the existing one-story building footprint from 16,708 square feet to a total of 22,708 square feet of gross floor area. The building is setback a substantial distance from both Goshen Road and Warfield Road frontages and is buffered from the public rights-of-way by surface parking and parking lot landscaping and perimeter landscaping. Proportional to the Site area, the building addition is minimal and will not change the Site's character, nor impact the character of abutting properties, and will continue to help sustain the well-established neighborhood.

Recreation and Open Spaces

Due to the existing use, public and common open spaces are not required. Nevertheless, the Site is in close proximity to public open spaces. The Proposal

does not hinder access to open spaces within the Village. Furthermore, by way of the Applicant's financial contribution towards master-planned bicycle facilities along the Site's frontages, the Site Plan Amendment will help to shape the public realm and assist residents in reaching key community assets that are nearby. Additionally, the Master Plan also has a goal of incorporating enhanced tree canopy into the landscape design. The Application addresses this goal by providing sufficient parking lot tree canopy for shading and parking lot landscaping.

Reinvestment in the Village's Centers

The Subject Property is not highlighted as a property of interest for redevelopment within the Upper Village. The Master Plan prioritizes development that is compatible in scale and density to adjacent existing residential communities and encourages quality building and site design. The 6,000 square foot building addition is within the 50-foot height limit and the Project's overall density is within the Master Plan's density recommendations.

Enhance the Village's Connectivity

The Master Plan encourages increased options for mobility and connectivity by all modes of travel, whereas the Project supports this goal by providing enhanced pedestrian connections within the Site and will contribute to an important multimodal, master-planned sidepath connection that will help close the gaps between the Site, abutting developments, the nearby park, and other destinations in close proximity.

Master Planned Roadways

The Site Plan Amendment adequately addresses the recommendations of several existing roadways associated with the development.

Goshen Road: Goshen Road is a Major Highway, M-25, with a planned right-of-way width of 105-feet. Per the Master Plan of Highways and Transitways, the Major Highway is planned to be widened to four lanes from its current two-lane design. Construction and/or potential dedication of right-of-way beyond the existing 120-foot width for the road expansion will occur as part of the Goshen Road South MCDOT capital project (P501107), as it relates to the future engineering and design of the alignment of the roadway.

As recommended by the 2016 *Montgomery Village Master Plan* and 2018 *Bicycle Master Plan*, a sidepath is planned for Goshen Road, which is consistent with Boulevard standards within the Complete Streets Design Guide. As conditioned, the Applicant will make a financial contribution in-lieu of building the master planned sidepath and associated buffer from vehicular traffic. The final details of

the contribution in-lieu of construction will be approved by MCDOT prior to issuance of the right-of-way permit.

Warfield Road: Warfield Road is classified as a 70-foot-wide two-lane Country Road, CR-1, with an existing 70-foot-wide public right-of-way. It is currently built to its planned two-lane configuration, without sidewalks on either side of both road frontages. The Applicant will maintain the existing right-of-way along the Property's frontage with Warfield Road. Similarly, to the frontage requirements for Goshen Road, a sidepath is planned along the Property frontage per the Montgomery Village Master Plan and Bicycle Master Plan, consistent with the Country Road standards in the Complete Streets Design Guide.

Master Planned Bikeway

Per the Bicycle Master Plan, the following bikeway recommendations are planned along each respective street frontage of the Subject Property: a) Goshen Road: 11-foot-wide sidepath with an 8-foot-wide buffer from traffic, and b) Warfield Road: 10-foot-wide sidepath with a 6-foot-wide buffer from the street. As previously stated, the Applicant will pay a fee-in-lieu contribution towards the future construction of the required sidepath and street buffer improvements along Warfield Road due to the frontage being included as part of the Goshen Road capital project. Therefore, the Site Plan Amendment is in substantial conformance with the Bicycle Master Plan.

Montgomery Village Overlay Zone

The 2016 *Montgomery Village Master Plan* recommended an overlay zone to assist with preserving the unique Village character, protecting existing open space, and ensuring compatibility with new and existing development. The Project complies with the intent of the Overlay Zone.

8. *The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

Local Area Transportation Review

The Applicant filed a transportation statement, which included an assessment of the increase of 6,000 square feet for the religious assembly use. The transportation statement indicated that the Project would have 16 additional morning net person trips, while generating 24 additional evening net new person trips. Per the 2021 Local Area Transportation Review (LATR) Guidelines, motor vehicle, transit, bicycle, and pedestrian adequacy are required for new

developments which feature an increase of 50 or more person trips. As a result, under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required to satisfy the LATR test.

Schools

Due to the expansion of a non-residential use, this Application is not subject to the Annual School Test.

Other Public Facilities and Services

The Site will be adequately served by public water and sewer, of which these mains currently service the Property. Therefore, there are adequate water and sewerage facilities to serve the Site. Dry utilities including gas, electricity, and telephone currently serve the Property. Additionally, the Project will be serviced by adequate police, fire, and health services. Fire access for the Site Plan Amendment has been deemed adequate according to a letter issued on December 21, 2021, by the Montgomery County Department of Fire and Rescue Services.

9. The development is compatible with the character of the residential neighborhood.

The Application is compatible with existing uses in nearby developments. The Saint John Neumann Catholic Parish Church is close to numerous religious facilities, including Gaithersburg Church of the Nazarene and Goshen Spanish Seventh-day Adventist Church directly across Warfield Road to the north of the Site, and the Mother of God School and St. Barnabas Indian Orthodox Mission to the east directly across Goshen Road to the east, along with other surrounding educational uses. Further, the layout of the building expansion establishes a compatible relationship with the original building by minimizing bulk and height and creating uniformity with similar brick façade materials and fenestration. Additionally, the Project is separated from the abutting existing roadway and residential uses to the south and west by a landscaped buffer which will be maintained.

Compatibility with these existing abutting land uses is also achieved via multi-modal connections between the Property and proposed and future infrastructure improvements. The Site Plan amendment includes new sidewalk connections that will eventually tie into the broader master-planned sidepaths for both frontages of the Subject Property along Warfield and Goshen Roads. While the Project is compatible with existing adjacent development, there are no recently approved or pending developments within one mile of the Subject Property. Therefore, the Site Plan Amendment for the church building expansion and associated site improvements is compatible with existing adjacent development.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and


BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 27 2022 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Commissioner Verma, with Chair Anderson and Commissioners Cichy, Verma, and Rubin voting in favor of the motion, and Commissioner Patterson absent at its regular meeting held on Thursday, January 13, 2022, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board