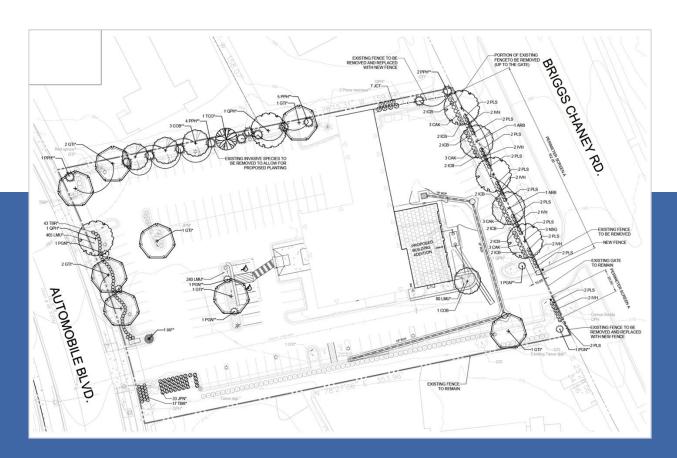
™ Montgomery Planning

MONTGOMERY AUTO SALES PARK LOT 7 SITE PLAN AMENDMENT NO. 81995038A



Description

Request to add 2,036 square feet of gross floor area to accommodate four new vehicle service bays at an existing automobile dealership.

No. 81995038A Completed: 1-12-2024 MCPB 1-25-2024 Montgomery County Planning Board 2425 Reedie Drive, Floor 14 Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

3221 Automobile Boulevard

MASTER PLAN

2024 Fairland Master Plan

ZONE

GR-1.5 H-85 (General Retail)

PROPERTY SIZE

1.67 acres

APPLICANT

Jim Coleman Auto - Nissan of Silver Spring

ACCEPTANCE DATE

October 20, 2023

REVIEW BASIS

Chapters 24A, 59

Summary:

- Staff recommends approval with conditions of the Site Plan Amendment.
- Applicant proposes to amend the Site Plan to allow the construction of a 2,036 square foot rear expansion to accommodate four additional vehicle service bays.
- The project also includes minor site related changes, ADA improvements to the front of the building, and additional landscaping and trees.
- Staff has received no community comments concerning this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN 81995038A

Staff recommends approval of Site Plan Amendment No. 81995038A, for a 2,036 square foot expansion to accommodate four new vehicle service bays at an existing automobile dealership. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.¹

The following Conditions supersede all prior conditions which are all restated below:

1. Density

The Site Plan is limited to a maximum of 13,267 square feet of non-residential development on the Subject Property for automobile sales and service².

2. Height

The development is limited to a maximum height of 28 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

3. Site Plan

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.
- b) The landscaping must be substantially similar to the drawings shown on the submitted landscape and lighting plans, as determined by M-NCPPC Staff.

4. 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 March 17, 2023, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

5. Amenity Open Space

The Applicant must provide a minimum of 7,738 square feet of amenity open space (10.6 percent of net lot area).

¹ For the purposes 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.

² Square footage may be changed to other non-residential uses if there is no adverse impact to the Site Plan or APF findings, and the change in use is approved by Staff.

6. Site Plan Surety and Maintenance Agreement

Before issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, whichever comes first, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements only for facilities located on the Property (not in the public right-of-way), including, but not limited to trees, shrubs, and groundcover plantings as shown on the landscape plan. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

7. <u>Development Program</u>

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

8. <u>Cert</u>ified 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 on the approval or cover sheet(s).
- b) Add the following notes:
 - i. "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
 - ii. "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."
 - iii. "The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times."

- c) Include approved Fire and Rescue Access Plan.
- 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.

SECTION 2: SITE DESCRIPTION

VICINITY

The Property is located at 3221 Automobile Boulevard, west of Briggs Chaney Road and about 0.3 miles southeast of the intersection of Columbia Pike Road and Briggs Chaney Road ("Subject Property").

The Property is zoned GR-1.5, H-85 (General Retail). Property to the east is zoned CRN-0.5, C-0.5, R-0.25, H-35, RT-10.0, and R-30. Property to the north is zoned GR-1.5, H-85 and CRT-2.25, C-1.5, R-0.75, H-75. Properties to the west and south are zone GR-1.5, H-85.

Land uses to the south, east and north comprise automobile sales and services. Land uses to east (across Briggs Chaney Road) comprise residential uses, a child day care, and Greencastle Elementary School.

The Property is located in the Main Street District, Briggs Chaney South Activity Center of the 2024 *Fairland Master Plan* ("Master Plan").



Figure 1 - Vicinity Map



Figure 2 - Zoning Map

PROPERTY DESCRIPTION

The Property is comprised of approximately 1.67 acres of land which is presently a Nissan automobile dealership. The Property is improved with an 11,231 square foot building used for automobile sales and service. Additionally, there is outdoor display of vehicles, customer and employee parking, and landscaping.



Figure 3 - Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Preliminary Plan No. 11982110 was approved by the Planning Board on October 28, 1982 to create one lot for the development of an automobile dealership.

Site Plan No. 819950380 was approved by the Planning Board on June 29, 1995 to develop an 11,231 square foot automobile dealership building, vehicle storage, parking, and landscaping.

PROPOSAL

Jim Coleman Auto – Nissan of Silver Spring ("Applicant") proposes to expand the gross floor area by 2,036 square feet to accommodate four new vehicle service bays, minor ADA improvements and site changes, and additional landscaping and trees at an existing automobile dealership ("Project" or "Application").

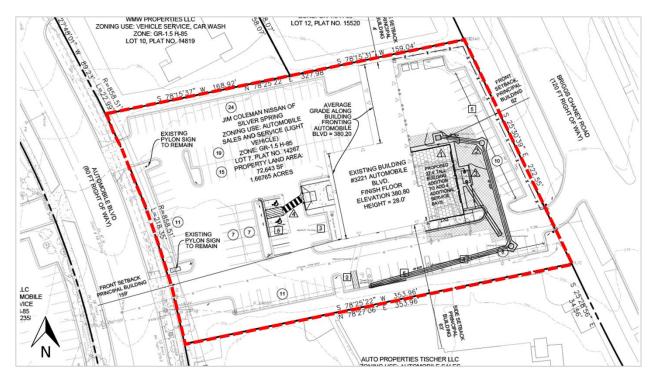


Figure 4 - Proposed Amended Site Plan

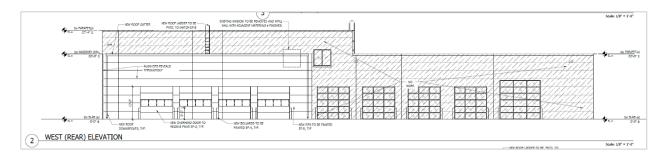


Figure 5 – Proposed rear elevation rear facing Briggs Chaney Blvd.

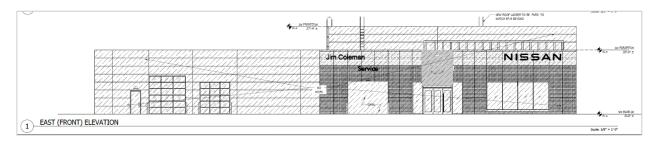


Figure 6 - Proposed front elevation facing Automobile Blvd.

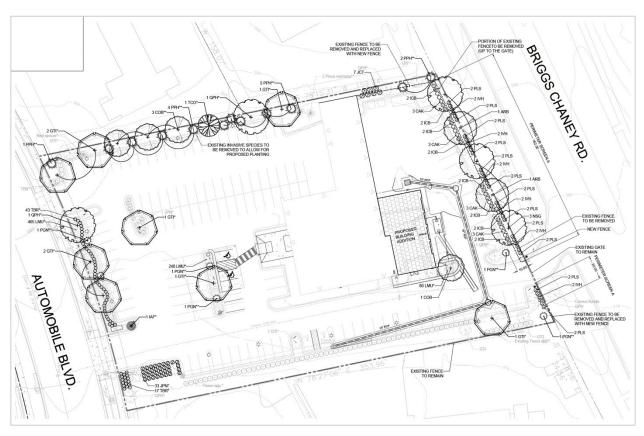


Figure 7 - Proposed Landscape Plan

SECTION 4: COMMUNITY OUTREACH

The Applicant was not required to hold a pre-submittal public meeting because this is an amendment application. The Applicant has satisfied all submittal, notice of application, and sign posting requirements.

To date, no community comments have been received.

SECTION 5: SITE PLAN 81995038A FINDINGS AND ANALYSIS

Pursuant to Sec. 7.7.1.A.1 (Existing Structure, Site Design, or Use on October 30, 2014), the existing development is deemed conforming and may be continued, renovated, repaired, or reconstructed if the floor area, height, and footprint of the structure are not increased, except if increased as provided by Sec. 7.7.1.C (Exemptions, Expansion of Floor Area). The proposed expansion is applicable to Sec. 7.7.1.C and, therefore, the existing development remains conforming. However, pursuant to Sec. 7.7.1.C.4, because the expansion is more than 10 percent of the existing gross floor area, the expansion itself is reviewed for conformity under the current GR zone and 2014 Zoning Ordinance while the existing development is reviewed for conformity under the previous C-3 zone and 2004 Zoning Ordinance.

Site Plan No. 819950380 was approved with conditions on October 28, 1982 for an 11,231 square foot floor area automobile dealership building, vehicle storage, parking, and landscaping. The proposed Project consists of a 2,036 gross square feet expansion of floor area to accommodate four new service bays. The proposed total development comprises 13,267 gross square feet or 0.13 floor-area-ratio (FAR). The proposed FAR of 0.13 is well below the 1.5 maximum FAR permitted in the zone.

The proposed Project does not alter the existing development, parking, circulation, or landscaping plan and therefore, the existing development remains in conformance with the Master Plan, Site Plan No. 819950380 and the previous C-3 zone and 2004 zoning ordinance.

As shown in Table 1 and discussed in this section, the proposed expansion complies with the Master Plan and the current GR zone and 2014 zoning ordinance.

 When reviewing an application, the approval findings apply only to the site covered by the application.

The findings herein apply only to the Property.

- 2. To approve a Site Plan, the Planning Board must find that the proposed development:
 - a) satisfies any previous approval that applies to the site;

With the approved Site Plan Amendment 81995038A, the proposed development satisfies all previous approvals that apply to the site.

b) satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

satisfies under Section 7.7.1.B.5 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;

This section is not applicable because the Project Area's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

d) satisfies applicable use standards, development standards, and general requirements under this Chapter;

Currently, the Property is used for automobile sales (outdoor) and service (indoor). Pursuant to Sec. 59.3.5.12.C (Use and Use Standards Table), Light Vehicle Sales (Outdoor), which includes vehicle service (indoor) is permitted as a limited use in the GR zone. The Property meets the applicable limited use standards because the Property does not abut or confront a property zoned Agricultural, Rural Residential, or Residential Detached that is vacant or improved with an agricultural or residential use, and the Property is not in the EOF or NR zones. There are no changes to the current land use with this Application.

Table 1 - Montgomery Autos Sales Lot No 7, Standard Method Development 4.6.3, GR-1.5, H-85 Zone

Development Standard	Permitted/ Required	Proposed
Density, maximum	1.5 FAR (151,005 SF)	0.13 FAR (13,267 SF)
Open Space, Amenity, minimum	10% (7,264 SF)	10.6% (7,738 SF)
Building Height, maximum	85 feet	28 feet
Front Setback, minimum ³	0 feet	159 feet (west)
		52 feet (east)
Side Setback, minimum	0 feet	4 feet
Parking, total ^{4, 5}	11 min. to 34 max.	27 spaces max.
1 min. to 2.5 max. spaces per 1,000	(13,267 SF)	(Remainder of spaces are for
gross leasable SF		vehicle display)

i. Division 4.7 Optional Method Public Benefits

Not applicable because the Project is reviewed under the Standard Method of Development.

³ Pursuant to Sec. 59.4.1.7.B.1.b, a Through-lot has no rear setback, it has two front setbacks.

⁴ Pursuant to Sec. 7.7.1.B.3.b, the previously approved parking requirements are amended in a manner that satisfies Sec. 6.2.3 and Sec. 6.2.4.

⁵ Parking data show combined required parking for the existing use and the proposed expansion. Pursuant to Sec. 6.2.9.A.1, the expansion is exempt from parking lot landscaping. Pursuant to Sec. 6.2.3, motorcycle/scooter parking spaces, car-share spaces, spaces for charging electric vehicles are not required. Pursuant to Sec. 59.6.2.4.C, bicycle parking spaces are not required for Light Vehicles Sales (Outdoor).

ii. Division 59-6 General Development Standards

(1) Division 6.1 Site Access

The Project proposes minimal changes to the existing building, open space, landscaping and circulation patterns, and therefore it maintains adequate, safe, and efficient vehicular circulation.

The Application will result in a net increase of six (6) morning and six (6) evening peak hour person trips as detailed in the Applicant's transportation exemption letter April 28, 2023. The Project will result in fewer than the 50 net new peak hour person trip threshold set by the 2022 LATR Guidelines. Therefore, the Application is exempt from additional transportation adequacy analysis.

The pedestrian and vehicular circulation pattern on-site will remain the same. The Project proposes some restriping to improve ADA access, with all minimum landscaping standards maintained.

(2) Division 6.2 Parking, Queuing and Loading

As shown on the Site Plan, parking, queuing and loading areas are adequate to serve the site. As shown in Table 1, parking spaces are adequate and meets all zoning requirements. As noted above, the Project is a minor expansion to the rear of the existing building and does not substantially alter the existing parking, queuing and loading spaces.

The required number of parking spaces for the 2,036 square feet expansion equals three (3) minimum and six (6) maximum parking spaces. Pursuant to Sec. 6.2.9.A.1, the expansion is exempt from parking lot landscaping because the number of spaces for the expansion equals fewer than 10 spaces. Pursuant to Sec. 6.2.3, motorcycle/scooter parking spaces, car-share spaces, spaces for charging electric vehicles are not required because the number of required parking spaces for the expansion is fewer than 50 spaces. Pursuant to Sec. 59.6.2.4.C, bicycle parking spaces are not required for Light Vehicles Sales (Outdoor) uses. There are no alterations to the existing development that change the parking standards for the existing development. However, pursuant to Sec. 7.7.1.B.3.b, the previously approved parking requirements for the existing development are amended and reduced in a manner that satisfies Sec. 6.2.3 (Calculation of Required Parking) and Sec. 6.2.4 (Parking Requirements). This provision allows for a reduction in the minimum number of parking spaces for the existing development while maintaining conformance with the 2004 Zoning Ordinance.

(3) Division 6.4 General Landscaping and Outdoor lighting

As shown on the landscape plan (Figure 7), the Project satisfies the requirements of Division 6.4. The Master Plan recommends the provision of additional trees along Briggs Chaney Road, which this Application provides as shown in the landscape plan. The proposed row of shade trees along Briggs Chaney Road will enhance the pedestrian experience, provide additional shade, and create an aesthetically pleasing presence along the roadway.

The Project will amend the landscape plan to provide additional screening and replace some missing trees and landscape within the parking areas and along property lines. The open spaces, landscaping, and site details adequately and efficiently meet the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment.

e) Satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Application is exempt from the stormwater management requirements of Chapter 19 because the Project consist of an expansion or modification to an existing commercial structure with less than 5,000 square feet of land disturbance.

ii. Chapter 22A, Forest Conservation.

On May 16, 2023, a Forest Conservation Plan Exemption No. 42023183E under Chapter 22A-5(t)(1) was granted for the Application (Attachment E). The Application is in compliance with the Environmental Guidelines and all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law.

f) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Amendment continues to provide safe, well-integrated parking, circulation patterns, open spaces, and site amenities. There are no changes to the parking or circulation patterns, which remain safe and adequate. The building expansion is well-integrated because it is placed at the rear of the building and maintains a similar height and massing as the existing building and surrounding buildings. As noted in Table 1 and shown on the site plan, the Project complies with the minimum 10 percent open space requirements by providing 10.6 percent open space. Furthermore, the Project satisfies the design requirements for amenity open space by providing the minimum dimensional requirement with landscaping and trees.

g) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

At the time of approval of this Amendment, an update to a portion of the 1997 *Fairland Master Plan* (which includes the subject property) is in effect with the adoption of the 2024 *Fairland and Briggs Chaney Master Plan*. The Project substantially conforms with the recommendations of the 2024 Master Plan. The long-term vision for the Property and surrounding area, as redevelopment occurs, is a mix of building types accessible through a new grid street pattern, walkways, and green spaces with compact, multi-story auto-related uses (p. 101). However, in the near-term, the Master Plan recognizes that the Montgomery Auto Sales Park will continue as a regional automobile sales and service destination (p. 101). The Project is consistent with this near-term vision. Additionally, the

Master Plan recommends planting additional shade trees along the frontage of Briggs Chaney Road, which this Application provides as shown in the landscape plan. As the trees mature, this will increase the overall tree canopy coverage in the Auto Sales Park area, as recommended by the Master Plan.

h) 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. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

As noted above, the Project will result in fewer than the 50 net new peak hour person trip threshold set by the 2022 LATR Guidelines. Therefore, the Application is exempt from additional transportation adequacy analysis. An adequate public school facility test is not required because the Application does not propose any new residential density. The Property is adequately served by public services and facilities including schools, police and fire protection, water, sanitary sewers, public roads, storm drainage, and other public facilities. The Application has been reviewed by the MCDPS Fire Department Access and Water Supply Section who approved on March 17, 2023 that the Project has adequate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the 2020-2024 Growth and Infrastructure Policy.

i) on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

Not applicable because the Property is not in a Rural Residential or Residential zone.

 j) on a property in all other zones, is compatible with existing, approved or pending adjacent development.

The Project is compatible with existing and approved adjacent development. There is no known pending adjacent development. As discussed above, the Project provides safe, well-integrated parking, circulation patterns, open spaces, and site amenities. The Project is a minor rear expansion to the existing building and is of similar height and massing, and therefore, the Project is compatible with surrounding development in scale, density, size, and massing as it is similar to surrounding automotive use development.

3. To approve a Site Plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the

location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

Not applicable because this Application does not include a restaurant with a drive-thru.

4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.

Not applicable because the Project Area was not zoned C-1 or C-2 on October 29, 2014.

SECTION 6: CONCLUSION

As conditioned, Site Plan Amendment Application No. 81995038A satisfies the findings under Sections 59.7.3.3 and 7.3.4 and the applicable standards of the Zoning Ordinance, and substantially conforms to the recommendations of the 2024 *Fairland Master Plan*. Therefore, Staff recommends approval of the Site Plan Amendment, with the conditions.

ATTACHMENTS

Attachment A: Site Plan Amendment and Landscape Plan

Attachment B: Prior Approvals

Attachment C: Fire Department Access Approval

Attachment D: LATR Exemption Statement

Attachment E: Forest Conservation Exemption No. 42023183E

SUBJECT PROPERTY: MONTGOMERY AUTO SALES PARK, LOT 7 3221 AUTOMOBILE BLVD, PROPERTY OWNER: REAL ESTATE, LLC EXISTING PARCEL AREA: TRACT AREA:1 CURRENT ZONING CLASSIFICATION: PRIOR ZONING CLASSIFICATION: TAX ID NUMBER: 05-02290542 EXISTING USE: AUTOMOBILE SALES AND SERVICE (LIGHT VEHICLE)

TOTAL EXISTING GROSS FLOOR AREA: 11,231 SF NEW GROSS FLOOR AREA: 2,036 SF

DEVELOPMENT STANDARDS - C-3 (2004) DEVELOPMENT STANDARDS - GR-1.5 H-85 ZONE#12

	PERMITTED / REQUIRED (ZONE C-3)	APPROVED BY 81995038 (ZONE C-3)	PROVIDED BY 81995038A
MAX. BUILDING HEIGHT: 59-C-4.361(2004)	42'	N/A ^{#1}	28.0'
GREEN AREA: 59-C-4.364(2004)	10% (7,371 SF)	20% (14,532 SF)	20% ^{#2}
LOT COVERAGE: 59-C-4.367(b)(2004)	35% MAX (25,798 SF)	11% (7,997 SF)	N/A ^{#3}
PRINCIPAL BUILDING SETBACKS: MIN. FRONT SETBACK: 59-C-4.362(2004)	10' #4	159' ^{#1 #5}	159'
MIN. SIDE SETBACK: 59-C-4.362(2004)	0 #4	4' ^{#1 #5}	4'
MIN. REAR SETBACK: 59-C-4.362(2004)	10' #4	90.5'	52'
PARKING LOT REQUIREMENTS:			
INTERNAL LANDSCAPING 59-E-2.73(2004)	5% ^{#6} (2,520SF) ^{#6}	9.6% ^{#7 #8} (4,835SF) ^{#7}	N/A ^{#2}
PERIMETER LANDSCAPE STRIP 59-E-2.72(2004)			
FRONT REAR	0 10'	10' 10'	10' ^{#2} 10' ^{#2}
SIDES	10 4' ^{#12}	10' & 13'	10' & 13' ^{#2}
SHADE TREE SPACING IN LANDSCAPE STRIP	1 PER 40'	1 PER 40'	30' O.C ^{#13}
PARKING REQUIREMENTS & DISTRIBUTION:			
VEHICLE MAXIMUM PARKING SPACES 59-E-3.1 (METHOD 3)(2004)	37 ^{#9}	48	27 ^{#10}
ACCESSIBLE SPACES TOTAL 59-E-2.23(2004) / COMAR 05.01.07 AND 05.02.02	2	2	2
VAN ACCESSIBLE SPACES COMAR 05.02.02	N/A ^{#11}	0	2
LOADING SPACE: 59-E-1.4(2004) DEVELOPMENT STANDARDS NOTES:	1	1	N/A ^{#3}

- 1. NOT NOTED IN APPROVED SITE PLAN NO. 81995038 NO ALTERATIONS PROPOSED FROM APPROVED SITE PLAN NO. 81995038 DEVELOPMENT STANDARD NOT APPLICABLE IN GR-1.5, H-45 ZONE SETBACKS FOR C-3 ZONE: 10' FOR BUILDING AND PARKING WHERE THE SITE FRONTS A STREET RIGHT-OF-WAY. 10' SETBACK FOR PARKING WHERE SITE ADJOINS LAND
- CLASSIFIED AS COMMERCIAL. NO OTHER BUILDING SETBACKS IS REQUIRED. 5. DISTANCE CALCULATED BY SCALE OF DRAWING. 5% OF 50.408 SF = 2.520 SF

4,835 SF / 50,408 SF =9.6%

- 8. INTERNAL LANDSCAPE STRIPS (ISLANDS) HAVE A MIN. OF 8' WIDE WIDTH AT HEAD OF PARKING SPACES AND 8.5' WIDTH AT THE SIDES OF PARKING SPACES PER 59-E-2.74 AND PER SITE PLAN NO. 81995038
- 9. SEE APPROVED SITE PLAN NO. 81995038 FOR BREAKDOWN 10. SEE LEGEND AND PLAN VIEW (THIS SHEET) FOR CUSTOMER / EMPLOYEE AND INVENTORY PARKING DESIGNATIONS
- 11. NOT REQUIRED PER 2004 ZONING CODE AND COMAR 05.01.07 12. REQUIREMENTS GIVEN ARE AS PER SECTION 59-E-2.72. HOWEVER, A 10' SETBACK IS
- REQUIRED AS PER SECTION 59-C-4.367 13. NEW TREES SPACED 30' O.C IN COMPLIANCE WITH NEW ZONING CODE 59-6.2.9.C.3

SILVER SPRING, MD 20904 ASCHENBACH SILVER SPRING 72,643 SF OR 1.668 ACRES 100,670 SF OR 2.311 ACRES C-3 (HIGHWAY COMMERCIAL)

PROPOSED USE: AUTOMOBILE SALES AND SERVICE (LIGHT VEHICLE)

TOTAL GROSS FLOOR AREA: 13,267 SF

	PERMITTED / REQUIRED	PROVIDED BY 81995038A
MAX. DENSITY: 59-4.6.3.C.2	1.5 FAR (151,005 SF)	0.13 FAR (13,267 SF)
MIN. OPEN SPACE: 59-4.6.3.C.	10% (7,264 SF)	10.6% (7,738 SF)
MAX. BUILDING HEIGHT: 59-C-4.361(2004), 59-4.6.3.C.4	85'	28.0'
PRINCIPAL BUILDING SETBACKS: MIN. FRONT SETBACK: (Through lot has 2 Front Setbacks) 59-4.6.3.C.3	0'	52' & 159'
MIN. SIDE SETBACK: 59-4.6.3.C.3	0'	4'
ACCESSORY STRUCTURE SETBACKS:		
MIN. FRONT SETBACK, BEHIND FRONT BUILDING LINE: 59-4.6.3.C.3	0'	N/A ^{#3}
MIN. SIDE SETBACK: 59-4.6.3.C.3	0'	N/A ^{#3}
MIN. REAR SETBACK: 59-4.6.3.C.3	0'	N/A ^{#3}
SURFACE PARKING LOT SETBACKS:		
MIN. FRONT SETBACK: 59-4.6.3.C.3	N/A ^{#4}	N/A ^{#4}
MIN. SIDE STREET SETBACK: 59-4.6.3.C.3	N/A ^{#4}	N/A ^{#4}
MIN. SIDE SETBACK: 59-4.6.3.C.3	N/A ^{#4}	N/A ^{#4}
MIN. REAR SETBACK: 59-4.6.3.C.3	N/A ^{#4}	N/A ^{#4}
PARKING LOT REQUIREMENTS:		
MIN. LANDSCAPED ISLAND AREA: 59-6.2.9.C.1	100 SF	206 SF ^{#4}
MIN. TOTAL ISLAND AREA: 59-6.2.9.C.1	5% (2,282 SF)	6.2% (2,832 SF) [#]
MAX. PARKING SPACES BETWEEN ISLANDS: 59-6.2.9.C.1	20 SPACES	24 SPACES#4
MIN. TREE CANOPY: 59-6.2.9.C.2	25%	N/A ^{#4}
MIN. WIDTH, PERIMETER PLANTING: 59-6.2.9.C.3	6'	N/A ^{#4 #6}
MIN. HEIGHT, PERIMETER PLANTING: 59-6.2.9.C.3	3'	N/A ^{#4 #6}
MIN. CANOPY TREES SPACING: 59-6.2.9.C.3	30' O.C.	30' O.C
PARKING REQUIREMENTS & DISTRIBUTION:		
VEHICLE MINIMUM PARKING SPACES 59-6.2.4.B	14 ^{#9}	27 ^{#11}
VEHICLE MAXIMUM PARKING SPACES 59-6.2.4.B	33 ^{#10}	27 ^{#11}
ACCESSIBLE SPACES TOTAL 59-6.2.3.B / COMAR 05.01.07 AND 05.02.02	2	2

DEVELOPMENT STANDARDS NOTES:

MOTORCYCLE/SCOOTER PARKING:

VAN ACCESSIBLE SPACES 59-6.2.3.B / COMAR 05.02.02

1. PREVIOUS STREET DEDICATION PER PLAT 14028 = 28,027 SF 1.0 PER 1,000 SF OF GROSS LEASABLE AREA (2,036 SF/1,000 SF x 1.0) = 3 SPACES NO ACCESSORY STRUCTURES ON SITE 4. PER 59-6.2.4.B, THE MINIMUM NUMBER OF PARKING SPACES FOR THE BUILDING ADDITION IS 3 SPACES². PER 6.2.9A.1, PARKING LOT LANDSCAPING IS ONLY

NOT APPLICABLE FOR THE PROPOSED DEVELOPMENT.

5. VARIABLE WIDTH, 4' MIN 8' MAX WIDE NEW PLANTING AREA PROVIDED AT FRONTAGE OF BRIGGS CHANEY RD FOR SCREENING THE REAR OF THE BUILDING.

APPLICABLE FOR 10 OR MORE SPACES. THEREFORE PARKING LOT LANDSCAPING IS

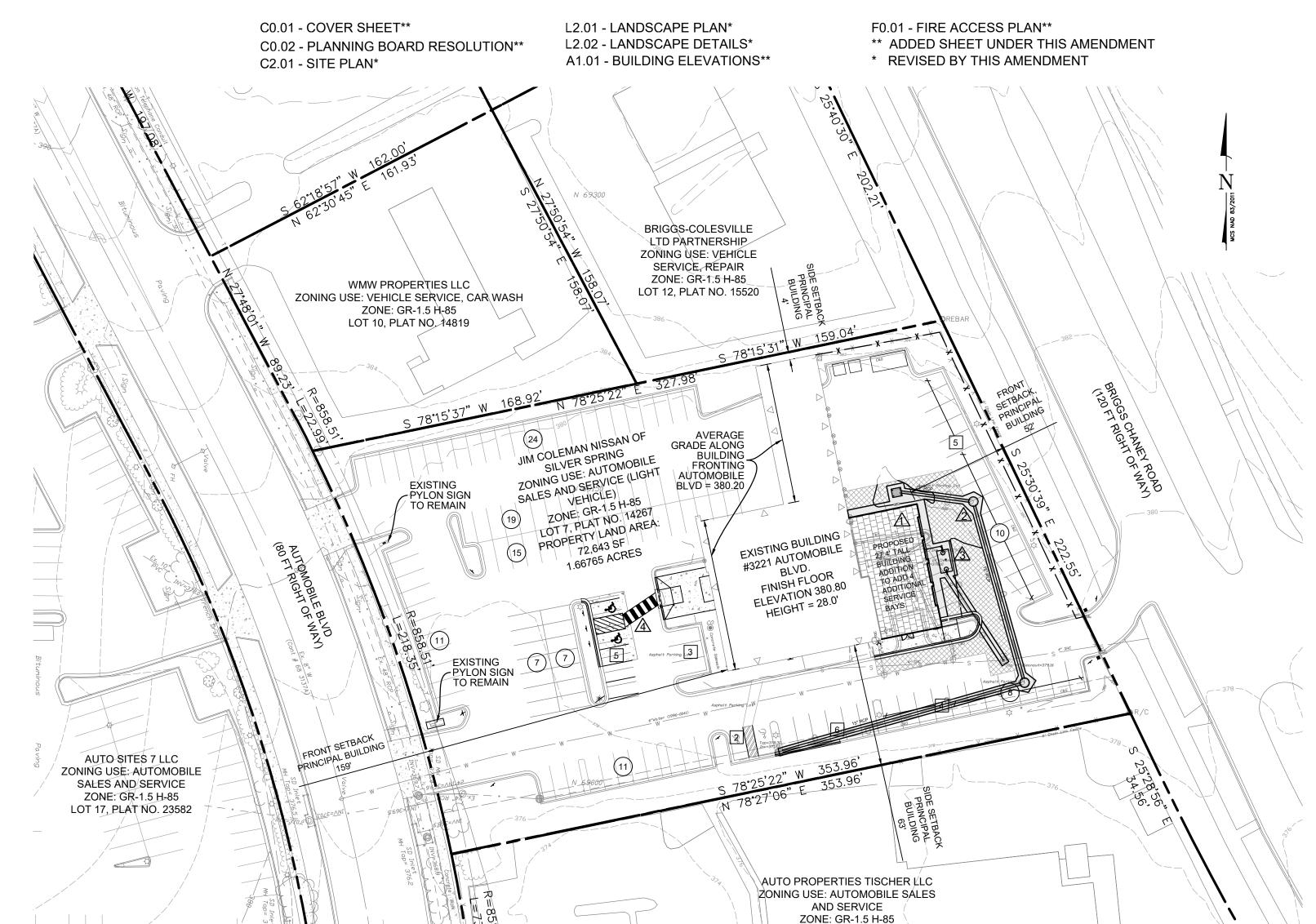
- 6. NEW LANDSCAPING PROVIDED TO REPLACE PLANTINGS THAT HAVE DIED SINCE 1995 SITE PLAN APPROVAL (NO. 81995038). SMALL MODIFICATIONS TO PLANT SPECIES AND LOCATIONS ARE SHOWN IN ORDER TO BRING THE LANDSCAPING INTO CONFORMANCE WITH TODAY'S STANDARDS. THESE CHANGES ARE IN AGREEMENT WITH THE REQUIREMENTS OF THE LANDSCAPING ZONING CODES AND IN GENERAL CONFORMANCE WITH SITE PLAN NO. 81995038
- 7. PARKING FACILITY CONTAINS LESS THAN 50 SPACES. 8. THERE ARE NO BICYCLE PARKING REQUIREMENTS SPECIFIED IN THE ZONING CODE FOR LIGHT VEHICLE SALES AND RENTAL.
- 9. 1.0 PER 1,000 SF OF GROSS LEASABLE AREA (13,267 SF/1,000 SF x 1.0) = 14 SPACES 10. 2.5 PER 1,000 SF OF GROSS LEASABLE AREA (13,267 SF / 1,000 SF x 2.5) = 33 SPACES
- 11. SEE LEGEND AND PLAN VIEW (THIS SHEET) FOR CUSTOMER / EMPLOYEE AND INVENTORY PARKING DESIGNATIONS 12. PURSUANT TO 59-7.7.1.C.4 (EXEMPTIONS, EXPANSION OF FLOOR AREA), ONLY THE
- EXPANSION MUST SATISFY THE APPLICABLE STANDARDS AND PROCEDURES FOR THE CURRENT ZONING (GR-1.5 H-85).

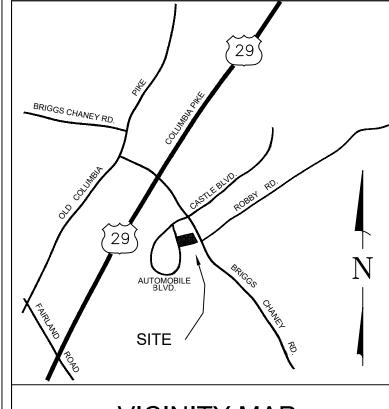
MONTGOMERY AUTO SALES PARK, LOT 7

3221 AUTOMOBILE BLVD, SILVER SPRING, MD 20904 SITE PLAN # 81995038A

Attachment A

SHEET INDEX





VICINITY MAP SCALE 1" = 2,000'

LEGEND

Professional Certification hereby certify that these documents were prepared or approved by me, and that I am a duly licensed rofessional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date. 04.21.2024

Land Planners

Land Surveyors

9220 Wightman Road, Suite 120

Montgomery Village, MD 20886

Phone: 301.670.0840

www.mhgpa.com

Landscape Architects

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CONDITIONS CONDITIONS OWNER: CONTOUR, INTERVAL ------402 ----- CONTOUR, INDEX JIM COLEMAN AUTO - NISSAN OF SPOT ELEVATION SILVER SPRING C/O PATRICK **CURB & GUTTER** COLEMAN **ASPHALT PAVING** 10400 AUTO PARK AVENUE BETHESDA, MD, 20817 CONCRETE PAVING PHONE: 240-333-2893 MILL AND OVERLAY PColeman@JimColemanAuto.com

MANHOLE LIMITS OF **EASEMENT** UNDERGROUND GAS FIRE HYDRANT SEWER LINE UNDERGROUND UNDERGROUND

STORM DRAIN

LIGHT POLE

PARKING DESIGNATED

FOR CUSTOMER AND

EMPLOYEE PARKING

PARKING DESIGNATED

FOR INVENTORY /

DISPLAY STORAGE

STRUCTURE ID

DESCRIPTION

PLAT 14267

LIST OF AMENDMENT ITEMS NEW 2,036 SF ADDITION TO ACCOMMODATE 4 NEW SERVICE BAYS NEW STORM DRAIN TO DIVERT WATER AROUND ADDITION NEW OIL GRIT SEPARATOR TO REPLACE EXISTING THAT IS INSIDE ADDITION ENVELOPE NEW ADA ACCESS IMPROVEMENTS

NEW LANDSCAPE SCREENING

_		SALES P
	INSPECTION NOTE	
	An on-site pre-construction meeting is required to be set up with the Department of Permitting	
	Services (DPS), Zoning & Site Plan Enforcement Division before any building construction activity	
	occurs on-site. The owner or his designee who has signature authority, and general contractor must attend the pre-construction meeting with the DPS Site Plan Enforcement inspector. A copy of the	PROJ. MGR
	1 17	

DEVELOPER'S CERTIFICATE	
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATUR NCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGF	
DEVELOPER: JIM COLEMAN AUTO - NISSAN OF SILVER SPRING COMPANY	MR. PATRICK COLEMAN CONTACT PERSON
ADDRESS: 10400 AUTO PARK AVENUE BETHESDA, MD 2081	7
PHONE:	
EMAIL: PCOLEMAN@JIMCOLEMANAUTO.COM	

Certified Site Plan is required to be on-site at all times. To schedule a Site Plan inspection with DPS,

Zoning and Code Compliance Section (ZCCS), please contact Brian Keeler, 240-581-4485.

LOT 7 MONTGOMERY AUTO

MARYLAND

5TH ELECTION DISTRICT

MONTGOMERY COUNTY

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	AS NOTED
DATE	04/28/2022

COVER SHEET 81995038A

PROJECT NO.

22.247.11

RESERVED FOR DEVELOPMENT PROGRAM TABLE

S 78°15'37" W 168.92' S 78°15'31" W 159.04' OPEN SPACE EXHIBIT9 LEGEND PROVIDED

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

SCALE: 1"=50'

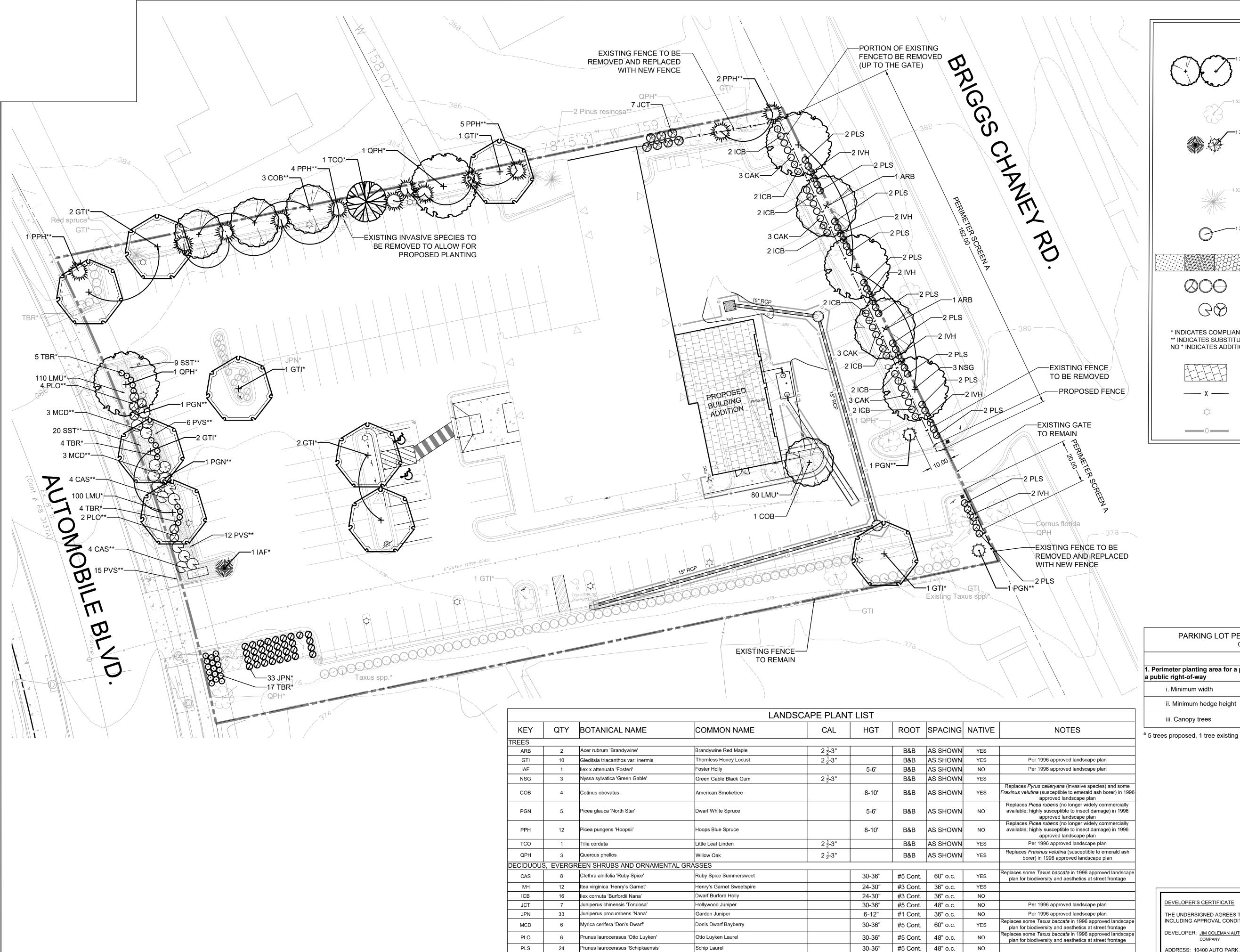
MINIMUM AREA:

7,264 SF (10%)

LOT 8, PLAT NO. 14371

7,738 SF (10.6%)

SIGNATURE



30 Taxus baccata 'Repandens'

HERBACEOUS PERENNIALS AND ORNAMENTAL GRASSES

33 Panicum virgatum 'Shenandoah'

29 Schyzachyrium scoparium 'The Blues'

290 Liriope muscari

LMU

PVS

12 Calamagrostis x acutiflora 'Karl Foerster'

Spreading English Yew

Feather Reed Grass

Shenandoah Switchgrass

The Blues Little Bluestem

Blue Lilyturf

30-36" #5 Cont. 30" o.c.

#3 Cont.

#1 Cont.

30" o.c.

#1 Cont. | 12" o.c.

#1 Cont. | 24" o.c.

NO

NO

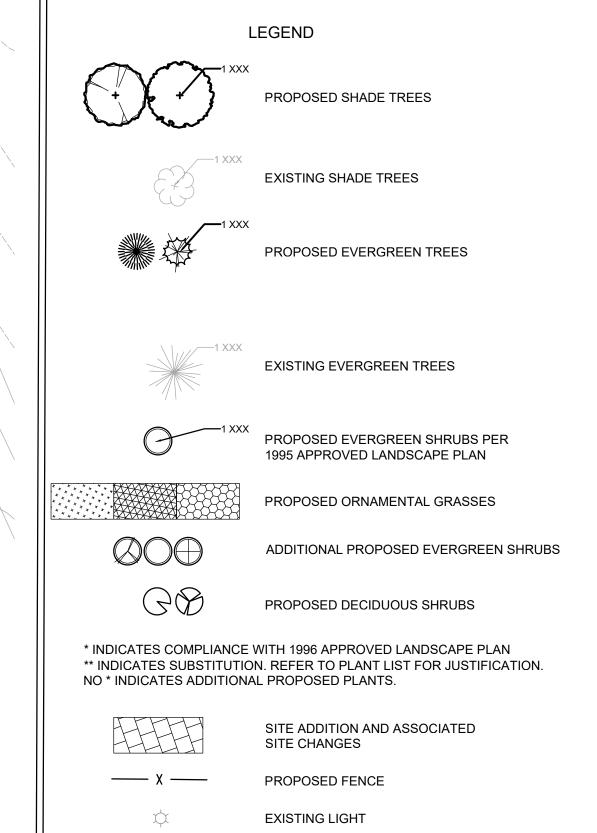
YES

Per 1996 approved landscape plan

Per 1996 approved landscape plan places some *Taxus baccata* in 1996 approved landscape

plan for biodiversity and aesthetics at street frontage
Replaces some *Taxus baccata* in 1996 approved landscape

plan for biodiversity and aesthetics at street frontage



PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS
CHAPTER 59 SECTION 6.2.9.C.3.

REQUIRED/ PERMITTED PROVIDED

1. Perimeter planting area for a property that abuts a public right-of-way

i. Minimum width

PERIMETER SCREEN A - 182 L.F.

10'

LIMITS OF DISTURBANCE

i. Minimum width
ii. Minimum hedge height
iii. Canopy trees

PERIMETER SCREEN A - 182 L.F.

10'

6'

30' o.c.

182 linear feet = 6 trees

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

20

0

10

20

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 81995038A INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: JIM COLEMAN AUTO - NISSAN OF SILVER SPRING MR. PATRICK COLEMAN COMPANY CONTACT PERSON

ADDRESS: 10400 AUTO PARK AVENUE BETHESDA, MD 20817

PHONE: 240-333-2893

EMAIL: PCOLEMAN@JIMCOLEMANAUTO.COM

MHC

Civil Engineers

Land Planners

Landscape Architects

Land Surveyors

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland. Lic. No. 615 Exp. Date. 09.10.2025

OWNER:

JIM COLEMAN AUTO - NISSAN OF SILVER SPRING C/O PATRICK COLEMAN

10400 AUTO PARK AVENUE BETHESDA, MD, 20817 PHONE: 240-333-2893 EMAIL:

PColeman@JimColemanAuto.com

NO.	DESCRIPTION	DATE

TAX MAP KR342 WSSC 218NE03

PLAT 14267

5TH ELECTION DISTRICT

MONTGOMERY COUNTY
MARYLAND

LOT 7 MONTGOMERY AUTO SALES PARK

ROJ. MGR	KJH
RAWN BY	PHR
CALE	1"=20'
ATE	10.18.2023

LANDSCAPE PLAN 81995038A

L2.0

PROJECT NO. 22.247.11

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-82110 NAME OF PLAN: MONTGOMERY AUTO SALES PARK

On 07-29-82, SPORT CHEVROLET CO.INC. , submitted an application for the approval of a preliminary plan of subdivision of property in the C3 The application proposed to create 1 lots on 4.00 ACRES of land. The application was designated Preliminary Plan 1-82110. On 10-28-82, Preliminary Plan 1-82110 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds 1-82110 to be in accordance with the purposes and Plan Preliminary requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-82110, subject to the following conditions:

Necessary slope and drainage easements

Date of Mailing: November 2, 1982

OPINION

DATE RE-MAILED:

July 20, 1995

SITE PLAN REVIEW

#8-95038

PROJECT:

SATURN OF SILVER SPRING

Action: Approval subject to conditions. Motion was made by Commissioner Aron, seconded by Commissioner Holmes, with a vote of 5-0, Commissioners Richardson, Holmes, Hussmann, Aron and Baptiste voting for. All Commissioners were present.

The date of this written opinion is July 17, 1995 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 16, 1995 (which is thirty days from the date of this written opinion). If no administrative appeal is filed, then this site plan will then validate pursuant to applicable law.

On April 28, 1995, Conrad V. Aschenbach submitted an application for the approval of a site plan for property in the C-3 zone. The application was designated Site Plan Review #8-95038.

On June 29, 1995, Site Plan Review #8-95038 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is make a part hereof, the Montgomery County Planning Board finds:

- 1. The Site Plan meets all of the requirements of the zone in which it is located.
- The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.

3. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

P. D. E. X

The Montgomery County Planning Board approves Site Plan Review #8-95038 as follows:

Staff recommends APPROVAL of a total of 11,231 sf of auto dealership subject to the following conditions:

- 1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - Landscaping and sidewalks associated with the parking lot and building shall be completed as construction of the facility is completed.
 - Clearing and grading schedule.
 - b. Site Plan Enforcement Agreement to reference the following:
 - 1) Developer shall schedule employee work shifts so that employees are not arriving at work between 7:00 am and 9:30 am and not leaving between 3:30 pm and 6:00 pm.
 - 2) This applicant shall provide signage facing the street and on site stipulating that all parking for this use shall be on site. Additionally, the on site parking spaces shall be signed to prohibit their use for inventory cars.
 - 3) This site plan approval and SPEA shall limit inventory to 111 cars as shown on the site plan. The SPEA shall also designate a location for any excess inventory to be stored off site.
 - 6) The SPEA shall state the applicants commitment to prohibit parking or inventory storage within the green space on this site and shall place signage to support such on site.
- Applicant to submit a phasing plan for all clearing and grading that will correspond to the construction schedule and reduce soil erosion;
- 4. The applicant shall incorporate the conditions of DEP Concept approval letter dated June 21, 1995 into all site plans for

the signature set.

\$) - 40

- 5. This plan is not subject to the requirements of the Forest Conservation Legislation as part of the site plan.
- 6. No clearing or grading prior to Planning Department approval of signature set of plans.
- 7. The Planning Board requests that the Montgomery County Department of Transportation reconsider their recomendation to close the entrance on Briggs Chaney Road as stated in their memo of June 29, 1995. After consideration of the hardship created for the applicant in closing the entrance and given the configuration of the site, the M-NCPPC Planning Board recommends the following entrance configuration:
 - The Briggs Chaney driveway should be moved to the southern boundary of the site and aligned with the internal driveway to the south;
 - The entrance on Automobile Boulevard should be moved to align with the southernmost internal drive as well;
 - The Briggs Chaney Road entrance shall be designed for entry right-in only; it shall be limited to truck use only; a gate shall be installed that will prohibit (by a lock or similar device) any access during the am and pm peak hours as defined by the May 23, 1995 memo by the M-NCPPC Transportation Planning Division;
 - Both of the original entrances shall be restored to grading and screen planting typical of the rest of the boundary treatment.



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 17-Mar-23

TO: Stephen Crum - scrum@mhgpa.com

Macris, Hendricks & Glascock

FROM: Marie LaBaw

RE: Jim Coleman - Nissan of Silver Spring Addition

3221 Automobile Blvd

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 17-Mar-23 .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.

*** Addition to an existing building ***

Macris, Hendricks and Glascock, P.A.

Engineers - Planners - Surveyors - Landscape Architects

9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279

Phone 301.670.0840 Fax 301.948.0693

www.mhgpa.com



March 4th, 2023

Dr. Marie LaBaw, PhD, P.E. Montgomery County Department of Permitting Services Fire Department Access and Water Supply 255 Rockville Pike, Second Floor Rockville, MD 20850

Re: Fire Department Apparatus Access Plan

Scope of Work and Fire Access

Aschenbach Silver Spring Real Estate, LLC

3221 Automobile Blvd. Silver Spring, MD 20904 MHG Project No. 2022.247.11

Dear Dr. LaBaw:

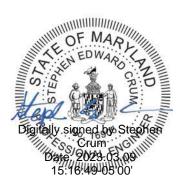
On behalf of the property owner, Aschenbach Silver Spring Real Estate, LLC, we are submitting this letter describing the scope of work for the Addition to Jim Coleman Nissan of Silver Spring Project in addition to some non-conformances to the current code. The project involves a one-story addition with a gross floor area of 2,036 SF on the rear of the dealership / vehicle repair shop. The new addition and existing building will be fully sprinklered and will have a max height of 27.5 ft. Fire access will be provided through a right turn exit from Briggs Chaney Road to a drive isle that provides access to the existing fire hydrant, new FDC and a 20 x 50' minimum operational bay that is located 50' from the main side hinged door. The fire apparatus can then leave the site continuing on the drive isle and taking a right turn onto Automobile Boulevard. There is an existing gate at the entrance of the site from Briggs Chaney Rd, the new development will include installing a Knox Box next to the gate that is installed on a pedestal. Since Briggs Chaney Road is not the address road for entering the site, an additional fire access route is provided from Automobile Boulevard where access is provided with a right turn into the property followed by a turn around space where the vehicle can then back up to the 20 x 50' operating bay, new FDC and existing fire hydrant. Please note that after the turn around, the fire apparatus will need to back up 175' to the existing fire hydrant and that this is an existing noncompliant condition that is not becoming any worse with the proposed development.

The development at ultimate conditions will provide 15' of clear and walkable grade around the building. However, on the North side of the existing building there is only 3' of distance from the building to the property line, thus reducing the clear and walkable grade to 3' for 61'. On the Northwest portion of the existing building, the clear and walkable grade has a 39' break in it where existing parking spaces are located which restricts access to between the parked cars. In the front of the building three parking spaces reduce the clear and walkable grade width to 8' for 25'. These are all existing non-compliant conditions that are not being exacerbated by the proposed development.

Dr. Marie LaBaw, PhD, PE Montgomery County Department of Permitting Services Fire Department Access and Water Supply Sport Honda, Silver Spring March 9, 2023 Page 2

Given the items outlined above, we request your approval of the Fire Department Apparatus Access Plan and Signage Plan, which we have included herein for your review. Thank you in advance for your review of this request. If any additional information is required or questions arise, please contact us at your convenience.

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed
Professional Engineer under the Laws of the State of Maryland.
License No. 16905,
Expiration Date: 04/21/2024



Sincerely,

Stephen E. Crum

Stephen E. Crum, P.E.

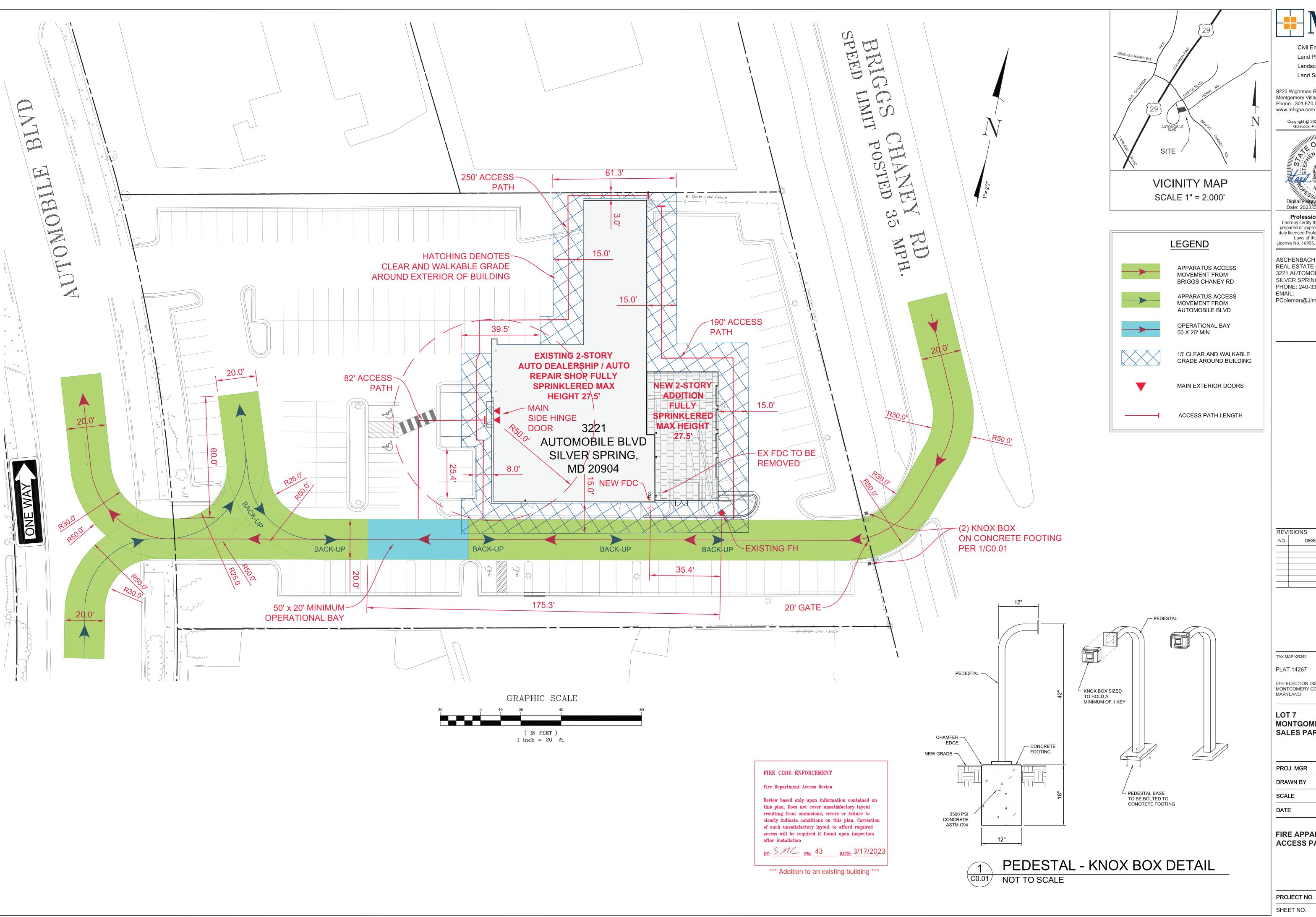
FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from ommisions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: 5 MC FM: 43 DATE: 3/17/2023

*** Addition to an existing building ***



Civil Engineers Land Planners Landscape Architects Land Surveyors

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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Professional Certification I hereby certify that these documents were

prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. License No. 16905, Expiration Date: 04/21/2024

ASCHENBACH SILVER SPRING REAL ESTATE LLC. 3221 AUTOMOBILE BLVD. SILVER SPRING, MD 20904 PHONE: 240-333-2893

PColeman@JimColemanAuto.com

REVISIONS NO. DESCRIPTION

TAX MAP KR342 WSSC 218NE03

5TH ELECTION DISTRICT MONTGOMERY COUNTY

LOT 7 MONTGOMERY AUTO SALES PARK

PROJ. MGR	KJH
DRAWN BY	JDP
SCALE	1"= 20'
DATE	03.09.2023

FIRE APPARATUS **ACCESS PALN**

> C0.03 22.247.11 1 of 1





9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 (301) 670-0840 www.mhgpa.com



Patrick Butler Planning Chief Upcounty Planning Maryland National Capital Park and Planning Commission 2425 Reedie Drive, 14th Floor Wheaton, MD 20910

> RE: Jim Coleman Nissan of Silver Spring Site Plan Amendment Of Site Plan No. 819950380 LATR Exemption Statement MHG Project No. 2022.247.11

Dear Patrick Butler,

Please accept this letter as an Exemption Statement for the subject development, in accordance with the 2020-2024 Growth and infrastructure Policy and the 2022 Local Area Transportation Review (LATR) Guidelines. The subject site is located at 3221 Automobile Boulevard and is to be renovated to increase the auto service area. The site is located within the Fairland Colesville Transportation Policy Area.

The new development includes construction of a new service area addition resulting in a net increase of 2,036 square feet of gross floor area. Site Drainage as well as Water and Sewer and Fire Service changes are also proposed.

Our office conducted a trip generation analysis using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) in conjunction with Appendix Tables 1a and 1b of the 2022 LATR Guidelines. As shown in the attached Exhibit, the new building will generate a maximum of 6 AM peak hour and 6 PM peak hour person trips.

The LATR guidelines stipulate those projects generating less than 50 net new peak hour person, transit or non-motorized trips are exempt from LATR requirements. Since each of these values are less than 50, the site is exempt from providing quantitative auto, transit, bicycle, or pedestrian analyses. Please let us know if you have any questions, comments or require anything additional in support of this finding.

Sincerely,

Scott D. Roser, P.E.

Automobile Parts and Service Center

(943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

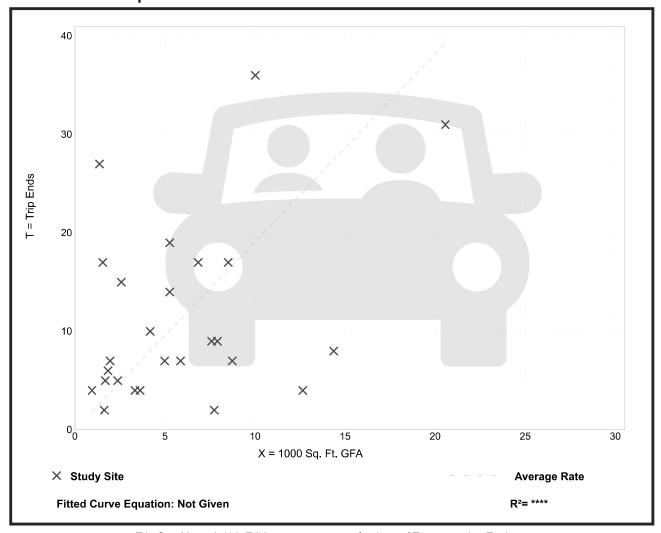
Number of Studies: 26 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



Automobile Parts and Service Center

(943)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

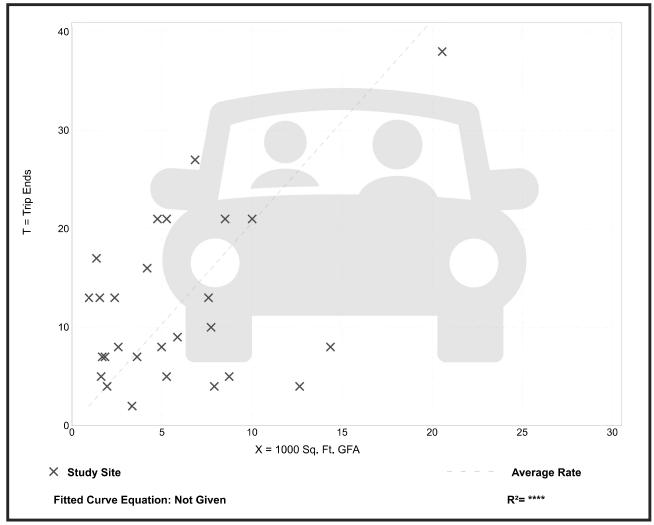
Number of Studies: 27 Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation





9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Phone: (301) 670-0840 Fax: (301) 948-0693

Trip Generation Data

Jim Coleman Nissan Auto Sales and Service
Proposed Plans Are For a 2036 Sqare Foot Auto Service building Addition

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Automobile Parts and Service (ITE-943)

1000 SQ, FT.	2.03
Morning Peak Rate	1.91
Morning Distribution (In)	72%
Morning Distribution (Out)	28%
Afternoon Peak Rate	2.06
Afternoon Distribution (In)	39%
Afternoon Distribution (Out)	61%

LATR Data

Transportation Policy Area

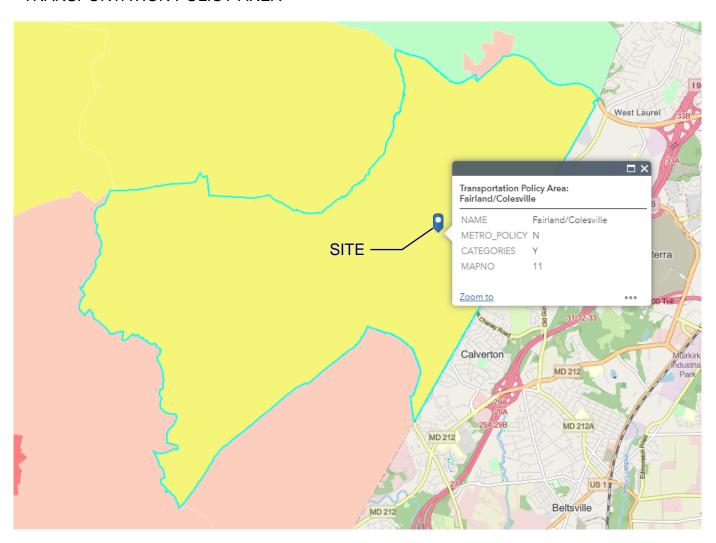
Adjustment Factor 97%

Mode Split

Auto Driver73.9%Auto Passenger19.4%Transit2.5%Non-Motorized4.2%

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
ITE Trips	3	1	4	2	3	4
Adjusted Trips	3	1	4	2	2	4
Person Trips			6			6
Transit Trips			1			1
Non-Motorized Trips			1			1

TRANSPORTATION POLICY AREA



Source

https://www.arcgis.com/apps/webappviewer/index.html?id=334818f06fa040bdbfd53 20339defa1e&extent=-8662112.4079%2C4707613.1466%2C-8515353.3136%2C4 776177.1609%2C102100

IX. Appendices

Appendix 1a: ITE Vehicle Trip Generation Rate Adjustment Factors

Appendi actors	x Table 1a: Institute of Transporta	tion Engineers V	enicie Trip Gene	eration Rate Adj	justment	
Policy Are	ea	Residential	Office	Retail	Other	
1	Aspen Hill	97%	98%	99%	97%	
2	Bethesda CBD	79%	63%	61%	62%	
3	Bethesda/Chevy Chase	87%	81%	85%	79%	
4	Burtonsville Town Center	96%	96%	99%	97%	
5	Chevy Chase Lake	87%	81%	85%	79%	
6	Clarksburg	100%	101%	100%	100%	
7	Clarksburg Town Center	100%	101%	100%	100%	
8	Cloverly	99%	101%	100%	101%	
9	Damascus	101%	100%	100%	100%	
10	Derwood	94%	94%	87%	94%	
11	Fairland/Colesville	96%	96%	99%	97%	
39	Forest Glen	79%	70%	64%	70%	
12	Friendship Heights	78%	70%	73%	70%	
13	Gaithersburg City	88%	86%	76%	85%	
14	Germantown East	95%	95%	97%	91%	
15	Germantown Town Center	89%	91%	89%	90%	
16	Germantown West	93%	90%	92%	88%	
17	Glenmont	90%	91%	96%	91%	
18	Grosvenor	81%	84%	75%	80%	
19	Kensington/Wheaton	91%	92%	96%	92%	
40	Lyttonsville	84%	78%	78%	77%	
44	Medical Center	83%	72%	73%	71%	
21	Montgomery Village/Airpark	93%	102%	93%	102%	
22	North Bethesda	83%	87%	71%	82%	
23	North Potomac	97%	100%	100%	100%	
24	Olney	99%	100%	99%	100%	
25	Potomac	97%	98%	96%	98%	
43	Purple Line East	87%	87%	89%	88%	
26	R&D Village	89%	88%	80%	90%	
27	Rockville City	88%	94%	87%	98%	
28	Rockville Town Center	79%	80%	70%	79%	
29	Rural East	99%	99%	98%	100%	
30	Rural West	100%	100%	100%	100%	
31	Shady Grove	89%	88%	77%	88%	
32	Silver Spring CBD	77%	65%	58%	65%	
33	Silver Spring/Takoma Park	83%	83%	82%	84%	
42	Takoma	80%	74%	70%	75%	
35	Twinbrook	81%	80%	74%	79%	
36	Wheaton CBD	85%	85%	76%	84%	
37	White Flint	79%	78%	72%	78%	
38	White Oak	89%	90%	91%	88%	
41	Woodside	80%	74%	70%	75%	

Appendix 1b: Mode Split Assumptions by Policy Area

Appendix Table 1b: Mode Split Assumptions by Policy Area								
D - 1	•	Development	Auto	Auto		Non-		
	icy Area	Туре	Driver	Passenger	Transit	Motorized	Total	
1	Aspen Hill	Residential	62.5%	25.8%	5.3%	6.4%	100%	
		Office	74.2%	18.2%	2.9%	4.7%	100%	
		Retail	72.1%	23.4%	1.3%	3.2%	100%	
		Other	74.0%	18.2%	2.5%	5.2%	100%	
2	Bethesda CBD	Residential	50.9%	20.8%	11.7%	16.6%	100%	
		Office	47.9%	12.6%	23.8%	15.7%	100%	
		Retail	44.2%	16.9%	10.9%	27.9%	100%	
		Other	47.3%	13.2%	23.0%	16.5%	100%	
3	Bethesda/Chevy Chase	Residential	56.1%	23.6%	7.6%	12.6%	100%	
		Office	61.8%	17.4%	11.5%	9.3%	100%	
		Retail	61.6%	24.7%	3.2%	10.5%	100%	
		Other	60.5%	17.1%	12.6%	9.9%	100%	
4	Burtonsville Town Center	Residential	62.3%	25.9%	4.9%	6.9%	100%	
		Office	73.0%	19.8%	2.8%	4.3%	100%	
		Retail	71.6%	24.3%	1.0%	3.1%	100%	
		Other	73.9%	19.4%	2.5%	4.2%	100%	
5	Chevy Chase Lake	Residential	56.1%	23.6%	7.6%	12.6%	100%	
		Office	61.8%	17.4%	11.5%	9.3%	100%	
		Retail	61.6%	24.7%	3.2%	10.5%	100%	
		Other	60.5%	17.1%	12.6%	9.9%	100%	
6	Clarksburg	Residential	64.5%	27.1%	2.5%	5.9%	100%	
•	ciariobarg	Office	76.5%	20.0%	0.0%	3.5%	100%	
		Retail	72.3%	25.7%	0.0%	2.0%	100%	
		Other	76.2%	20.3%	0.0%	3.5%	100%	
7	Clarksburg Town Center	Residential	64.5%	27.1%	2.5%	5.9%	100%	
,	clarksburg rown center	Office	76.5%	20.0%	0.0%	3.5%	100%	
		Retail	72.3%	25.7%	0.0%	2.0%	100%	
		Other	76.2%	20.3%	0.0%	3.5%	100%	
8	Cloverly	Residential		26.4%	3.5%	5.9%	100%	
0	Cloverly		64.1%	1		1 1		
		Office	76.8%	19.0%	0.7%	3.5%	100%	
		Retail	72.8%	25.1%	0.2%	2.0%	100%	
_		Other	76.5%	19.2%	0.8%	3.4%	100%	
9	Damascus	Residential	65.4%	26.6%	2.2%	5.8%	100%	
		Office	76.1%	20.3%	0.1%	3.5%	100%	
		Retail	72.5%	25.5%	0.0%	1.9%	100%	
		Other	76.1%	20.4%	0.1%	3.5%	100%	
10	Derwood	Residential	61.0%	26.6%	5.6%	6.8%	100%	
		Office	71.4%	20.4%	3.6%	4.5%	100%	
		Retail	63.4%	28.7%	2.2%	5.7%	100%	
		Other	71.3%	20.4%	3.7%	4.6%	100%	
11	Fairland/Colesville	Residential	62.3%	25.9%	4.9%	6.9%	100%	
		Office	73.0%	19.8%	2.8%	4.3%	100%	
		Retail	71.6%	24.3%	1.0%	3.1%	100%	
		Other	73.9%	19.4%	2.5%	4.2%	100%	
39	Forest Glen	Residential	52.1%	19.9%	11.9%	16.2%	100.09	
		Office	56.3%	9.9%	20.9%	13.1%	100.09	
		Retail	51.0%	14.9%	13.9%	20.2%	100.09	
		Other	56.5%	9.6%	20.4%	13.4%	100.09	

Source

https://montgomeryplanning.org/wp-content/uploads/2022/09/LATR-Guidelines-Update-FINAL-2022.09.26.pdf 58





P

2425 Reedie Drive Floor 13 Wheaton, MD 20902



MontgomeryPlanning.org

May 16, 2023

Patrick Coleman
Jim Coleman Auto, Nissan of SS
10400 Auto Park Avenue
Bethesda, Maryland 20817

Re: Forest Conservation Exemption: 42023183E

Property Name: Montgomery Auto Sales Park Lot 7

Dear Mr. Coleman,

Based on the review by staff of the Montgomery County Planning Department, the exemption request for Oaks Landfill Property, #42023183E, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), under Section 22A-5(T)(1) a modification to a non-residential developed property if:

- (A) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued;
- (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or forest located on property in a special protection area which must submit a water quality plan;
- (C) the modification does not require approval of a preliminary plan, administrative subdivision plan, or conditional use/special exception;
- (D) the modification does not increase the developed area by more than 50%, and any existing principal building, as defined in Chapter 59, is retained; and

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading to verify the limits of disturbance and tree protection measures are in place. The M-NCPPC forest conservation inspection staff may require additional tree protection measures. Please contact Stephen Peck at 240-638-6681 &

Stephen.peck@montgomeryplanning.org at least 7 days in advance to schedule your preconstruction meeting. The site supervisor, construction superintendent, forest conservation inspector, a private Maryland licensed tree expert, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this pre-construction meeting.





2425 Reedie Drive Floor 13 Wheaton, MD 20902



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Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new application must be submitted to M-NCPPC for review and confirmation prior to those activities occurring.

Sincerely,

Joshua Penn Planner III

Joshua Penn

cc: Melina Montes, MHG