PNC BANK (Applicant)
369 Hungerford Drive, Rockville

LEVEL ONE SITE PLAN APPLICATION NO. _____

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

The subject property consists of 0.59 acres of land in the Mixed-Use Corridor District Zone (MXCD) located at 369 Hungerford Drive. The site is improved with facilities that once served as an automobile filling station. The present application proposes to redevelopment the site for use as a walk-in bank facility with two drive-through lanes. A "bank or financial institution with drive through" is a permitted conditional use in the MXCD zone.

As more particularly depicted on the Site Plan submitted with this application, the proposed bank will be a 2,424 square foot building, including teller, office, meeting rooms and storage space. One or more walk-up ATMs will be located inside the vestibule of the building, access to which will be secured during the bank's after hours. The two drive-through lanes will facilitate a total of three teller points of service and one drive-up ATM facility. Sufficient reservoir stacking space to accommodate a total of sixteen (16) vehicles will be provided, as required by Section 25.16.03 of the Zoning Ordinance. A total of nineteen (19) surface parking spaces, including two handicap spaces, will be provided, and are located to the side of the walk-in bank building as required by Section 25.13.07.b.6 of the Zoning Ordinance.

In addition, the Applicant has submitted, under separate cover, a request for Planning Commission approval of a waiver from Zoning Ordinance Section 25.17.03.b.2, which requires that any electrical equipment (i.e., transformer) be placed underground or in an

enclosed building, unless so waived. Approval of said waiver is justified under Section 25.17.03.c. in this case for the following reasons:

- The subject property consists of only 0.59 acres of land in the Mixed-Use Corridor District Zone (MXCD) located at 369 Hungerford Drive, which provides a limited amount of land area within which to develop a small bank building of 2,424 square feet (designed to accommodate a minimum amount of teller, office, meeting room and storage space) and to comply with the City's other site development requirements relative to parking, circulation and open/green space.

- The limited size of the site and ceiling clearance requirements that would be mandated by the utility company, make it infeasible to either locate the transformer within the proposed bank building or to enclose a transformer in a separate accessory structure.

- Moreover, due to the fact that the site was previously a gas station with underground fuel tanks, there are environmental contamination concerns that restrict Applicant's ability to disturb and displace the below ground soils on this site, which obviously would be required in order to place the transformer underground.

Applicant proposes to locate an aboveground transformer at the northeast corner of the site, with adequate landscape screening in accordance with Section 25.17.03.b.3, and as depicted on the submitted Site Plan and Landscape Plan.

Typical hours of operation of the bank will be from 9:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 4:00 p.m. on Saturday, and 11:00 a.m. to 3:00 p.m. on Sundays. When the bank is closed to the public, both the walk-up ATM and drive-up ATM will be available at all times. A maximum of ten (10) full-time employees and/or their part-time equivalents will be employed by the bank for this branch. No more than ten (10) employees will be working at the site at any one time, which may include home office specialists who will visit the branch office once or twice a week to provide distinct services (equipment repair, training, etc.).