

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

SITE PLAN LEVEL ONE – PROPOSED WALK-IN BANK WITH DRIVE-THRU FACILITIES

M&T Bank (Applicant)

M&T Bank (the “Applicant”) proposes a new walk-in bank with drive-through facilities on property located at 15190 Frederick Road. The subject property, also known as Lot 1, Block Q, College Gardens, recorded in the Land Records of Montgomery County, Maryland as Plat 9727, consists of 0.918 acres or 40,000 square feet of land (the “Property”). The present application proposes to redevelop the site for use as a walk-in bank facility with two (2) drive-through lanes and associated surface parking. Pursuant to Zoning Ordinance Section 25.07.02.b.1., a Level One Site Plan approval is required for this project.

Existing Conditions

The Property is located within the Rockville Pike Corridor Plan area and is zoned Mixed Use Corridor District (“MXCD”). The Property is located on the west side of Frederick Road and is bordered on the north by the West Gude office complex site and on the west and south by the College Plaza Shopping Center site. The Property is currently unimproved, but at one time served as an automobile filling station.

Proposed Use and Improvements to the Property

The proposed bank facility, which is permitted in the MXCD Zone under the “bank or financial institution with drive through” use category as a conditional use, will be approximately 2,520 square feet in size. A total of twenty-one (21) surface parking spaces will be provided, including two handicap spaces. The spaces are located along both the north and east side of the proposed building. Due to the limited size of the property and a desire to layout the improvements in a manner that would allow the building to “shield” the drive through lane facility from view along Frederick Road, the parking spaces had to be located along the north as well as the east side of the building, facing Frederick Road. In a pre-filing consultation meeting between the Applicant and City planning staff, the proposed layout was reviewed and generally agreed upon as the best option given the site limitations even though the recommendations of

Section 25.13.07.b.6 of the Zoning Ordinance would not be strictly adhered to. As part of this new building construction, new water and sewer lines will be constructed, in addition to sidewalk, curb, and landscaping around the building.

Stormwater management requirements will be met by four (4) micro-bioretenion facilities providing water quality treatment for the proposed building and parking area. A monetary contribution is proposed as the stormwater alternative for the on-site channel protection volume and the overbank flood protection volume. An additional fee-in-lieu is also proposed for stormwater management of the public right-of-way. Safe conveyance of runoff for the site will be provided by an existing storm drain system.

Erosion and sediment control measures will be installed during construction in accordance with the latest design standards. Forest Conservation requirements will be met on-site.

Master Plan Compliance

The City of Rockville Comprehensive Master Plan makes no specific recommendation affecting the Subject Property, located in Planning Area 5 – Woodley Gardens and College Gardens Neighborhoods, other than a general observation relative to the College Plaza shopping center, to which the Property is adjacent, as being aged and in need of redevelopment.

Mixed Use Development Standards

The Site Plan complies with Zoning Ordinance Sections 25.13.05 and 25.13.06 requirements for mixed use zones as follows:

Section 25.13.05.a. – Build to Lines

There is no build to line applicable to the Subject Property. However, there is a minimum building restriction line of 95' from the centerline of Frederick Road requirement that the site must adhere to, which is being complied with by setting the proposed building at 175' from said centerline.

Section 25.13.05.b. – Development Standards for MXCD Zone

As shown in the chart below, the Site Plan satisfies the development standards for the MXCD Zone as detailed in Sections 25.13.05.b.1. and 25.13.05.b.2. of the Zoning Ordinance:

CATEGORY	REQUIREMENT	PROPOSED BY THE SITE PLAN
Building Height	Max. of 75'	Approx. 15', but no greater than 30'
Open Area (% of net lot area)	15% (6,000 s.f.)	40.2% (16,077 s.f.)
Public Use Space Within Open Area (% of net lot area)	10% (4,000 s.f.)	32.8% (13,103 s.f.)
Setbacks		
Building restriction line (along Frederick Road)	95' from centerline	175.00'
Side (when non-resid land abutting)	None or 10' min.	68' (to north) & 57.33' (to south) 46.58' (to west)
Rear (when non-resid land abutting)	None or 10' min.	
Layback Slope	Not applicable per Section 25.13.05.b.2(d)iv.	Not applicable per Section 25.13.05.b.2(d)iv.

Section 25.13.06.b. – Aesthetic and Visual Characteristics

- The architectural design and materials used for the proposed bank building will provide visual interest at the street level which enhances the pedestrian experience.
- The following items will not be located along a public street: window and wall air conditioners, electric utility meters, air conditioning compressors and irrigation and pool pumps.

- The main customer entryway will be located at the front of the building facing Frederick Road which will be designed in an aesthetically pleasing manner, providing a ‘highly visible’ customer entrance that is clearly indicated by signage.
- Mechanical equipment will be appropriately screened.

Section 25.13.06.c. – Site Design and Relationship to Surrounding Community

- There will be no trash dumpster required as federal law requires daily waste removal from banks.
- A continuous marked pedestrian path of no less than 6 feet in width will be provided from the existing sidewalk along the site’s frontage (via a crosswalk through the parking area at the front of the building and an ADA compliance access ramp through a landscape island at the front of the site) to the principal customer entrance as required.
- A Landscape and Lighting Plan is included with the Site Plan application and demonstrates compliance with the City’s *Landscape, Screening and Lighting* manual as follows:
 - A perimeter landscape strip of no less than 7’ is provided adjacent to parking and drive aisles along the northern, western and southern property lines. The existing White Pines located along the northern property line (a total of six) are proposed to be retained / preserved. Landscaping requirements are being met by providing 13 shade trees and 8 ornamental trees. In addition, the equivalent of 225 shrubs is required. This requirement is being met by providing 119 deciduous shrubs and 117 evergreen shrubs.
 - The parking facility is approximately 6,396 square feet. A minimum of 5% of the area must be landscaped, or 320 square feet. This requirement is being met by providing 2 shade trees.
 - Full cut-off light pole fixtures will be utilized for site lighting. Decorative building-mounted light fixtures will be used that do not contribute to surrounding area illumination and therefore were not considered in photometric calculations.

- Light fixtures are specified and located in a manner that directs incident rays away from adjacent properties.

“Special Design Regulations” for the MXCD Zone

The Site Plan satisfies the “Special Design Regulations” for the MXCD Zone established in Section 25.13.07.b. of the Zoning Ordinance as follows:

Section 25.13.07.b.1. – Building Location – “In order to meet the intent of the Plan, buildings in the MXCD Zone should be located at the front property line or the build-to-line where established by the Plan. Access should be to the rear, via alleys with access from the side street(s).”

There is no build-to-line specified in the Plan that is applicable to this property.

The only access available to the property is off of Frederick Road.

Section 25.13.07.b.2. – Uses by Floor – “The ground floor must contain retail or service uses dealing directly with the public along those streets designated in the Plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least 15 feet. At the time of site plan review or Project Plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional commercial, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.”

The proposed bank building will be a single-story commercial use only facility.

As such, the ground floor of the building will be devoted entirely to retail/service use. The ceiling height will be at least 9 feet in private spaces and 10 feet in public spaces.

Section 25.13.07.b.3. – Facades – “The façade design must be consistent with the standards set forth in subsection 25.13.05.b.2(b). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor and a defined cornice line at the top of the façade wall.”

The proposed building height is less than 35 feet. Nonetheless, façade design will comply with any applicable requirements of Section 25.13.05.b.2(b).

Section 25.13.07.b.4. – Fenestration – “Generally, fenestration of the stories above the ground floor should be by framed individual windows. Continuous strip windows may be allowed by the Planning Commission if they are used to maintain compatibility with existing contiguous projects.”

As indicated by the conceptual building elevations submitted in conjunction with the Site Plan application, the fenestration of the single-story building will consist of storefront openings that visually connect the lobby and offices to the exterior. These storefront openings will consist of white aluminum frames supporting ultra-clear, insulated glazing.

Section 25.13.07.b.5. – Sidewalks – “Where sidewalks must be built new or rebuilt as part of redevelopment, they should comply with the provisions of Section 25.17.05.”

Existing sidewalks along the site’s frontage are adequate and do not require reconstruction.

Section 25.13.07.b.6. – Parking – “On-site parking must comply with the standards and requirements of Article 16. Most parking should be located to the side or in the rear of the buildings. Structured parking, either above or below grade, is preferred. Any parking structure facades visible from the street or a transitway must be treated in a similar manner as the primary building facades. All parking at the sides or rear must be screened to prevent vehicle headlights from shining into adjoining residential properties.

A total of twenty-one (21) surface parking spaces are provided. No residential properties adjoin the subject site. Due to the limited size of the property and a desire to layout the improvements in a manner that would allow the building to “shield” the drive through lane facility from view along Frederick Road, the parking spaces had to be located along the north as well as the east side of the building, facing Frederick Road. In a pre-filing consultation meeting between the Applicant and City planning staff, the proposed layout was reviewed and generally agreed upon as the best option given the site limitations even though the recommendations of Section 25.13.07.b.6 of the Zoning Ordinance would not be strictly adhered to.

The Project Satisfies All Other Applicable City Laws

Adequate Public Facilities – The Property will be served by adequate public facilities as follows:

- Water and Sewer: The Applicant has filed a water and sewer authorization request.
- Roads: A Traffic Impact Study is not required for this project as the proposed use is projected to generate less than 30 net new peak hour trips. Rather, a Transportation Statement has been prepared and submitted in conjunction with this Site Plan application as required by the City’s Comprehensive Transportation Review manual.
- Utilities: Electric and gas service connections are proposed at the distribution lines in the right-of-way immediately adjacent to the property line.
- Schools: The proposed retail/commercial use will have no impact on schools.

Parking – In accordance with Zoning Ordinance Section 25.16.03.d., one parking space per 300 gross square feet of building area and one parking space per employee (i.e., “office” and “bank drive-in windows & ATMs” rates) is required for the proposed use. As such, a total of 19 parking spaces are required for the proposed use. A total of 21 parking spaces, inclusive of 2 handicap spaces, are proposed. In addition, two bicycle parking spaces will be provided. Per Section 25.16.06.a.1(a) an interior drive with a minimum dimension of 24’ is provided behind all 90 degree parking spaces and a minimum of 18’ adjacent to all 46-69 degree angled parking spaces. Finally, per Section 25.16.06.b.1(a), parking spaces conform to the required dimensions of 9’x18’.

Signage – Signage for the proposed bank facility will be provided in accordance with Zoning Ordinance Section 25.18.14.

Public Use Space – Per Section 25.13.05, required Public Use Space is 10%, or 4,000 square feet. A total of 13,103 square feet of public use space is proposed to be provided on site, which includes all green space, except for the interior parking lot islands, and all sidewalk areas on site.

Green Building Regulations – The proposed project will satisfy the City’s green building regulations and energy conservation standards contained in Chapter 5 of the City Code by attaining at least 25 LEED points, 5 of which will be of primary focus to the City of Rockville, with site development strategies such as brownfield remediation, stormwater management, alternative and public transportation and habitat protection/restoration. All remaining points will be achieved through optimized HVAC and lighting performance, management of construction waste and reduction in use of natural resources, among other things.

Conclusion

The proposed bank facility with two (2) drive-through lanes provides the opportunity to convert a vacant lot into an active use that will serve the needs of the nearby community. The architectural design of the bank facility will help transform and hopefully spur additional future development along this aging section of Frederick Road.

As explained herein, the Site Plan meets all the criteria of Section 25.07.01 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Will not be detrimental to the public welfare or injurious to property or improvements;
3. Will not overburden existing and programmed public facilities;
4. Will not adversely affect the natural resources or environment;
5. Will not be in conflict with the Plan;
6. Will not constitute a violation of any provision of this chapter or of other applicable law; and
7. Be incompatible with the surrounding uses or properties.

For the reasons identified herein, we urge the Chief of Planning’s approval of this Site Plan application.