

the construction. As part of the application, FRIT is requesting a construction trailer for their portion of the development on the same site as the bank.

Property Description and Proposal

The subject property is located on 18,150 square-feet of land at the southwest corner of the intersection of Maryland Avenue and East Middle Lane. Situated next to the Victoria condominiums, the lot was functioning as a parking lot. The lot is currently closed in anticipation of this application.

The application consists of two parts. First, Chevy Chase bank is requesting a 1,440 square-foot trailer to house a temporary bank operation during the course of the downtown redevelopment. There will be a walk-up ATM at this location, located on the Maryland Avenue frontage. Chevy Chase is currently located in the Magraders shopping center, and their current location is scheduled for demolition as part of the Town Square redevelopment effort. After the Town Square is completed, Chevy Chase has stated that they will return to the new downtown area.

Access to the trailer will be from a storefront on Maryland Avenue, where there will be a “boardwalk” approximately 24 inches high that will provide access from the adjacent parking lot. This is to make the site ADA accessible and keep a continuous, level walk between the trailers. The FRIT trailer will have access from the adjacent parking area.

The second part of the application is a 3,840 square-foot temporary construction trailer for FRIT during the reconstruction effort. This facility will house offices and sales information for the residential component of the development, as well as leasing information for the retail component.

STAFF RECOMMENDATION

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies or computations, including sediment control, stormwater management (if required), and water and sewer.
3. Post bonds and obtain permits from the Department of Public Works.
4. Applicant should investigate the possibility of utilizing alternative methods of providing water and sewer service other than house connections to eliminate street cuts and mill/overlay requirements on Maryland Avenue.
5. Parking spaces shall be at least 9-feet wide by 18-inches long.
6. Driveway entrance shall be right in/right out only.
7. Trees removed from this site shall be replanted upon removal of the trailers.

8. No outdoor storage of construction material of any kind is allowed on this lot.
9. Five parking spaces on the site shall be reserved for bank customers only.
10. Trailers shall be removed within two and one-half years of installation.

TRANSPORTATION

Parking, Pedestrian Access and Bicycle Paths and Transit

The overall parking requirements for the Rockville Center Preliminary Development plan (PDP) area, of which this proposal is a part, are based on the parking standards that allow for shared parking, based on the time of day for peak parking demands for various uses within a PDP, and also include a 40 percent reduction from the normal requirements. As each phase is developed or modified, the parking requirement for the entire PDP must be evaluated. Parking provided anywhere in the project may count toward the required parking for existing and proposed uses. As additional buildings are constructed, sufficient parking must be provided throughout, which is evaluated during Use Permit review. Based on this calculation, the parking requirements for the entire PDP during this temporary use period are as follows:

	<u>Required</u>	<u>Provided</u>	<u>Surplus</u>
Existing Uses:	712	835	132
Proposed Uses:	714	813	99

Pedestrian access will be available from the adjacent streets.

LANDSCAPING

Forest/Tree Preservation

All trees removed from this site will be replaced after the duration of the temporary use.

Equipment Screening

There are no utilities associated with this application that require screening.

ART IN PUBLIC PLACES

The applicant is addressing the Public Art in Private Development requirement through the permanent aspects of the Town Square redevelopment. There are no further requirements for this temporary use.

STAFF COMMENTS

This application facilitates of the Town Square redevelopment project, and staff recommends approval.

NOTIFICATION

Postcard notifications of this meeting were sent to property owners in the blocks surrounding the Retail Pavilion. In addition, notification letters were sent to the Presidents of the Victoria Condominium Association, the East Rockville Civic Association, the West End Citizens Association, and the Americana Center Condominium Association.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff recommends approval of Use Permit USE2004-00675.

Attachments:

1. Site Plan
2. Elevations