

To: Richard Brockmyer  
Montgomery County Planning Department

From: Chris L. Kabatt, P.E.

Cc: Todd Margolis, Potomac MMA  
Michele Rosenfeld, Esq.

Date: May 21, 2024

**Re: Potomac MMA Conditional Use Application**

This memorandum serves as a Transportation Study Exemption Statement and Queuing Assessment for the proposed Conditional Use for a major home occupation for a mixed-martial arts training academy. The subject site is located at 8400 Postoak Road, Potomac, MD 20854.

Postoak Road is classified as a neighborhood connector with on-street parking and sidewalks on both sides of the street, speed bumps, and a 25 mph posted speed limit.

The training academy will occur in a standalone studio ("MMA Studio") on the same property of the instructor's residence, who is the sole MMA Studio employee. The MMA Studio will offer kids and adult classes with no more than 12 participants per class. Throughout the year, classes at the MMA Studio will occur on weekdays and Saturday mornings. During the summer, a weeklong camp is offered for five consecutive weekdays from 9:00 am to 4:00 pm. Only two sessions of Summer Camp will be offered.

Vehicles dropping off and picking up participants in the kids classes will use the one-way circular driveway. For the adult classes, participants will either park on-site or along Postoak Road where on-street parking is permitted. Classes will be 45 minutes in length, as shown in Table 1. There will be a 15 minute separation between classes to minimize mixing of vehicles and participants of the separate classes. With the 15 minute separation, the driveway and parking will accommodate the proposed classes.

Montgomery County's Growth and Infrastructure Policy requires Local Area Transportation Review (LATR) adequacy tests of the various modes of the transportation system for any subdivision that generates 50 or more peak hour weekday person trips. Per the LATR Guidelines, the weekday peak hour occurs between the hours of 6:30 am and 9:30 am and between 4:00 pm and 7:00 pm, when public schools are in session. Since there are no classes during the morning weekday hours when schools are in session, the am peak hour is not evaluated.

With the training classes limited to 12 participants and the class schedule shown in the attached table, fewer than 50 person trips will be generated during any hour when classes are being held. Table 2 shows the trip generation calculation per class. As shown, a maximum of 24 new person trips will be generated by the proposed MMA Studio training



academy. It is noted the instructor lives on-site and there is not a new person trip for the proposed use.

Since the proposed MMA Studio will generate fewer than 50 peak hour person trips, the Conditional Use is exempt from an LATR transportation study.

Additionally, given the length of the circular driveway, the generous amount of on-street parking on both sides of Postoak Road in the vicinity of the subject property, and the 15-minute turnover time provided between classes, there is no expectation that vehicular queueing extending onto Postoak Road will occur.

Table 1  
Potomac MMA  
Class Schedule

Timeslot	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12:00 - 1:00 pm	Adult Class	Adult Class	Adult Class	Adult Class	Adult Class	No Class
5:00 - 5:45 pm	Kids Class	Kids Class	Kids Class	Kids Class	Kids Class	No Class
6:00 - 6:45 pm	Kids Class	Kids Class	Kids Class	Kids Class	Kids Class	No Class
7:00 - 7:45 pm	Adult Class	Adult Class	Adult Class	Adult Class	Adult Class	No Class
8:00 - 9:00 pm	Adult Class	Adult Class	Adult Class	Adult Class	Adult Class	No Class
9:00 - 9:45 am	No Class	No Class	No Class	No Class	No Class	Kids Class
10:00 - 10:45 am	No Class	No Class	No Class	No Class	No Class	Adults Class
11:00 am - 12:00 pm	No Class	No Class	No Class	No Class	No Class	Adults Class
<b>Summer Camp</b>						
9:00 am - 4:00 pm	Kids Class	Kids Class	Kids Class	Kids Class	Kids Class	No Class

Notes:

1. Adults typically drive and park for the duration of the lesson.
2. Children typically are dropped off and picked up, with minimal parking demand during those classes.
3. Class Sizes are capped at 12 participants.

Table 2  
 Potomac MMA  
 Person Trip Generation Summary - Weekday Peak Hour <sup>1, 2</sup>

Max Number of Participants: 12  
 Instructor Lives on Site

Class Type	Class Time	Number of People in 15-Min Intervals														Peak Hourly Total
		4:45 - 5:00	5:00 - 5:15	5:15 - 5:30	5:30 - 5:45	5:45 - 6:00	6:00 - 6:15	6:15 - 6:30	6:30 - 6:45	6:45 - 7:00	7:00 - 7:15	7:15 - 7:30	7:30 - 7:45	7:45 - 8:00		
Kids	5:00 - 5:45 pm	In	12	0	0	0	0	0	0	0	0	0	0	0	0	12
		Out	0	0	0	0	12	0	0	0	0	0	0	0	0	0
		Total	12	0	0	0	12	0	0	0	0	0	0	0	0	12
Kids	6:00 - 6:45 pm	In	0	0	0	0	12	0	0	0	0	0	0	0	0	12
		Out	0	0	0	0	0	0	0	0	12	0	0	0	0	0
		Total	0	0	0	0	12	0	0	0	12	0	0	0	0	12
Adults	7:00 - 7:45 pm	In	0	0	0	0	0	0	0	0	12	0	0	0	12	12
		Out	0	0	0	0	0	0	0	0	0	0	0	0	12	12
		Total	0	0	0	0	0	0	0	0	12	0	0	0	24	24
Total		12	0	0	0	24	0	0	0	24	0	0	0	24	24	5:15 - 6:15 or 6:00 - 7:00 PM

5:15 - 6:15 or  
 6:00 - 7:00 PM

- Notes:
1. The weekday peak hour evaluated is the highest number of people in 4 consecutive 15 minute intervals between the 4:00 pm and 7:00 pm when public schools are in session, per the Local Area Transportation Review Guidelines.
  2. The 12:00 pm to 1:00 pm class in and out trips, and 8:00 pm to 9:00 class outbound trips are not included in this table because they fall outside of the adjacent street peak hour.