



November 10, 2025

**STATEMENT OF JUSTIFICATION**

Dash In Food Stores, Inc.  
Final Forest Conservation Plan  
Filling Station, Car Wash, and Convenience Store  
15700 Shady Grove Road

Dash In Food Stores, Inc. (the "Applicant") in connection with its request pursuant to Section 7.3.1 of the Montgomery County Zoning Ordinance (the "Applicant") has filled a Conditional Use application to redevelop the subject property with a filling station, a car wash, and convenience store. As part of the Conditional Use application package, the Applicant is also filing a Final Forest Conservation Plan as required under Chapter 22A of the Montgomery County Code.

The subject property is located along a commercial corridor on the west side of Shady Grove Road and north of the I-270 interchange. The property is currently occupied with a vacant Red Lobster restaurant built in the early 1990s. The remainder of the site consists of surface parking, shared driveway access to other adjacent properties and unkept landscaped areas. The site contains no forest and one (1) specimen tree on site.

The Project seeks to establish a modern, high-quality Dash In hybrid fueling station on a site that has remained inactive since May 2024. The proposed site design has been strategically designed to meet site constraints while ensuring safe and efficient vehicular and pedestrian circulation. The new Dash In facility will provide a vital service to nearby residents, workers, and travelers, while introducing EV charging capacity and significant environmental improvements. The proposed development will be compatible with the surrounding area and adjacent commercial properties.

The subject Property does not contain any protected/hydric soils, endangered species, streams, wetlands or other natural features that would impact development. A simplified Natural resources Inventory/Forest Stand Delineation (No. 420260360) was filed on September 4, 2025 and approved by M-NCPPC on November 6, 2025.

The submitted Forest Conservation Plan shows redevelopment of the entire site for the filling station, convenience store and car wash construction. As part of this construction, the plan shows removal of one (1) specimen tree, Tree #10, a 30" dbh Pin Oak and also impacts (3) off-site specimen trees. As mitigation for removal of the on-site specimen tree, the plan proposed three mitigation trees measuring approximately 3" calipers as replacements to be planted onsite. Since the project will be the redevelopment of an entirely existing developed site, all afforestation requirements are proposed to be met off-site with either the purchase of mitigation credits or with a fee-in-lieu payment.

**Exhibit 17**  
**OZAH Case No: CU 26-04**