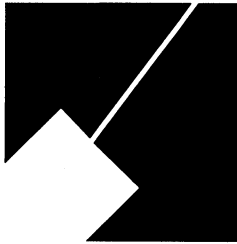


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

**Consent Item #
MCPB 09-14-06**

MEMORANDUM

DATE: 08/31/06
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Laxmi Srinivas, Senior Planner *LS*
Development Review Division
(301) 495-4584

REVIEW TYPE: **Site Plan Review**
CASE #: **82003004A**
PROJECT NAME: CSAAC Headquarters
APPLYING FOR: Approval of minor amendments to the site plan

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
ZONE: LSC
LOCATION: Located on East Village Avenue, 330 feet east of Fulks Farm Road known as 8615 East Village Avenue

MASTER PLAN: Gaithersburg Vicinity Master Plan
APPLICANT: CSAAC Headquarters
FILING DATE: February 7, 2006
HEARING DATE: September 14, 2006

STAFF RECOMMENDATION

Approval of the proposed amendment to Site Plan 82003004 and Approval of attached draft Planning Board Resolution for Site Plan 82003004A.

BACKGROUND

Original Site Plan

On November 25, 2002, the Planning Board approved the original site plan 8-03004 for a 36,000-square foot institutional office building for Community Services for Autistic Adults and Children. The subject property is located on East Village Avenue, 330 feet east of Fulks Farm Road.

Proposed Amendment

Community Services for Autistic Adults and Children, Inc., filed a site plan amendment (8200304A) on February 7, 2006 for minor revisions to the CSAAC Headquarters site plan.

The applicant is proposing the following revisions:

1. Changes to the overall building footprint without increasing the total approved floor area
2. Addition of a terrace to the east building wing without increasing the total approved floor area
3. Revisions to the doorway entrances/locations
4. Replacement of the east building wing drop off with four additional parking spaces and associated sidewalk
5. Replacement of six parking spaces at west building wing to provide drop off area
6. Addition of four parking spaces and service/delivery lane/sidewalk to the north side of the west building
7. Minor revisions to the landscape plan to accommodate the changes to the building footprint
8. Addition of a berm along the north side of the parking to screen views from residences on Harron Valley Way
9. Addition of storm drain structures and piping to the north side of the west building
10. Elimination of internal courtyards as part of the changes to the building footprint.
11. Replacement of masonry screen wall with evergreen and ornamental plantings.

Public Notice

A notice regarding the subject site plan amendment was sent to all parties of record by the applicant on February 7, 2006. It gave the interested parties 30 days to review and comment on the revised plans. Staff did not receive any comments from the parties of record.

Staff Recommendation

The proposed minor amendment to the site plan will not alter the existing binding elements for the proposal. It will also not alter the findings of all the previous approvals. The proposal is, therefore, considered a minor site plan amendment. The Transportation Planning Section has stated that the proposed minor changes will not impact the Preliminary Plan's transportation related conditions (memorandum dated May 19, 2006).

Staff recommends approval of the Site Plan Amendment 8-2003004A.

Attachments:

Attachment A - 82003004A Planning Board Opinion

Attachment B - Notice to adjacent property owners

Attachment C – Memorandum from Transportation Planning Section and Montgomery Village Foundation

Attachment D - Draft Resolution

APPENDIX A



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: November 25, 2002
SITE PLAN REVIEW: #8-03004
PROJECT: CSAAC Headquarters

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Perdue with a vote of 5-0, Commissioners Berlage, Bryant, Perdue, Robinson and Wellington voting for.

The date of this written opinion is November 25, 2002 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before December 25, 2002. (Which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On November 21, 2002, Site Plan Review #8-03004 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the zone in which it is located;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Montgomery County Planning Board APPROVES Site Plan Review #8-03004 for 36,000 sf Institutional Office Space, 4.0 acres of open space for public use dedication, and a waiver for required parking spaces, subject to the following conditions:

1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated September 5, 2002.
2. Transportation Planning
Coordinate with DPS and DPWT to alter the grading and dimensions of the existing asphalt path along East Village Avenue to provide to ADA-compliant standards.
3. Transportation and/or Pedestrian safety
Conditions of DPS memo dated November 8, 2002, including:
Eliminate the median from the ingress/egress driveway.
4. Environmental
Provide with the Signature Set the following items:
 - a. Provide a tree protection and maintenance plan for the Mockernut Hickory tree, to be submitted to Environmental Planning prior to clearing and grading; the plan must be prepared by a licensed arborist;
 - b. Provide photometric lighting distribution plan for staff review and approval;
 - c. Provide lighting details with uniformity ratios and catalogue cuts for light fixtures and poles proposed; light fixtures should be full cut-off light fixtures, or flat lenses and not drop flat lenses as proposed; Light poles should all be the same height;
 - d. Provide a plan indicating when the lights will be on and at what time they will be completely shut off, as per the testimony of the DPA.
5. Signature Set
Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:
 - a. Site Plan
 - i. Show LODs and PUE, bus stops;
 - ii. Indicate hours of building use and operation;
 - iii. Show conformance with all binding elements of the Development Plan Amendment;
 - b. Landscape Plan
 - i. Provide landscape hedge at the perimeter that is 36 inches height throughout;
 - ii. Provide eight additional trees for landscape buffer at the residential area perimeter, including hardwood and evergreen trees; identify existing tree species that are located within the buffer area;

- iii. Provide details and top/bottom elevations for all retaining walls and/or freestanding walls;
- c. Supplemental Development Plan
 - i. Provide updated calculations for open space and green space for the Supplemental Development Plan sheet.
- 6. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement, Development Program for review prior to approval of the signature set as follows:

 - a. Development Program to include a phasing schedule as follows:
 - i. Streets tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets;
 - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iii. Coordination of each section of the development and roads;
 - iv. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
 - v. Site Plan Enforcement Agreement to include conditions pertaining to access and maintenance of the storm water management parcel and the Traffic Mitigation Agreement;
 - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

APPENDIX B

**NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS**

SITE PLAN 82003004A

Date: February 8, 2006

Name of Plan: CSAAC Headquarters

Current Zoning: TS

Parcel A and Outlot 1, (8615 East Village Avenue)

Geographical Location: East Village Avenue, approximately 300 feet east of Fulks Farm Road

Dear Property Owner:

The above-referenced application for a Site Plan Amendment has been filed with the Maryland National Capital Park and Planning Commission (M-NCP&PC) and is being reviewed under the provisions of the Montgomery County Code. A list of the proposed changes to the approved plan is summarized in the attachment.

A copy of the proposed Overall Site Plan is enclosed for your review. This plan may change due to specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any questions or comments, please respond within 30 days of receipt of this notice to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

M-NCP&PC will not hold a public hearing on the above referenced plan since it is considered a minor amendment.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at 301-495-4595.

Sincerely,

Brian J. Donnelly

APPENDIX C



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

August 15, 2006

Ms. Rose Krasnow, Director
Development Review Division
Department of Park and Planning
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. Krasnow:

I am writing on behalf of the MVF Board of Directors to clarify that our board concurs with the proposed amendments to Site Plan No. 803004-A.

Sincerely,

A handwritten signature in cursive script that reads "Toni Negro".

Toni Negro
Interim Executive Vice President
Montgomery Village Foundation

cc: Ms. Laxmi Srinivas

Srinivas, Laxmi

From: Axler, Ed
Sent: Friday, May 19, 2006 3:27 PM
To: Srinivas, Laxmi
Cc: Etemadi, Shahriar
Subject: CSAAC, 8-03004-A

Lamxi,

Per our discussion today, the minor changes to the building's footprint and parking on the revised site plan does not impact the Preliminary Plan #1-03016 transportation-related conditions specifying the 36,000-square-foot building and 40 administrative employees arriving and leaving the site within the weekday peak hours.

Ed

APPENDIX D

MCPB No. XX-XX
Site Plan No. 82003004A
Project Name: CSAAC
Hearing Date: September 14, 2006

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on February 7, 2006, Community Services for Autistic Adults and Children ("Applicant"), filed a site plan amendment application designated Site Plan No. 82003004A ("Amendment") for approval of the following modifications:

1. Changes to the overall building footprint without increasing the total approved floor area
2. Addition of a terrace to the east building wing without increasing the total approved floor area
3. Revisions to the doorway entrances/locations
4. Replacement of the east building wing drop off with four additional parking spaces and associated sidewalk
5. Replacement of six parking spaces at west building wing to provide drop off area
6. Addition of four parking spaces and service/delivery lane/sidewalk to the north side of the west building
7. Minor revisions to the landscape plan to accommodate the changes to the building footprint
8. Addition of a berm along the north side of the parking to screen views from residences on Harron Valley Way
9. Addition of storm drain structures and piping to the north side of the west building
10. Elimination of internal courtyards as part of the changes to the building footprint.
11. Replacement of masonry screen wall with evergreen and ornamental plantings.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated August 31, 2006 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 14, 2006, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No82003004A and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *