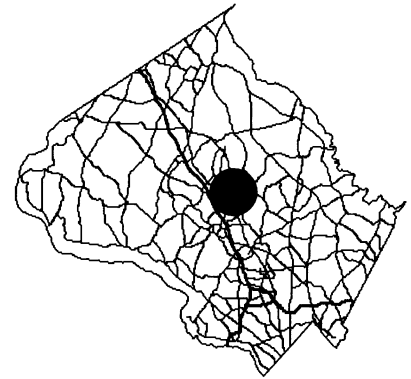


MEMORANDUM

DATE: September 1, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: Robert A. Kronenberg *RAK*
 Development Review Division
 (301) 495-2187



REVIEW TYPE: Site Plan Amendment
 CASE #: 82005019A
 PROJECT NAME: Royco's Addition to Derwood
 APPLYING FOR: Amendment to provide correct dimensions on the site plan (typographical error); add 1 parking lot island on southern boundary by removing 1 parking space; amend the building coverage to reflect the existing buildings to remain, proposed car wash and service drive through areas; relocate Stormwater Management #3 due to roof drain locations and drainage divides; relocate bike rack and reduce the number of stalls due to recalculation of parking spaces; recalculate parking spaces, including the removal of the upper parking deck on the building; revise parking lot islands at service drive, at car wash entrance and exit; revise total number of parking spaces to incorporate islands, handicapped spaces and striping; adjust grading and elevations to ensure proper stormwater management controls; revise the shrubs and groundcover in the parking lot islands.

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: I-1 Zone
 LOCATION: Located on Frederick Road (MD 355) approximately 1,000 feet north of the intersection with Gude Drive
 MASTER PLAN: Shady Grove
 APPLICANT: Sonic Automotive, Inc.
 FILING DATE: February 8, 2006
 HEARING DATE: September 14, 2006

STAFF RECOMMENDATION: Approval of the proposed amendments to Site Plan 820050190 and Approval of the attached draft Planning Board Resolution for the Site Plan 82005019A.

BACKGROUND

The Site Plan (820050190) for Royco’s Addition to Derwood was presented to the Planning Board on April 28, 2005 (Planning Board Opinion dated June 14, 2005) for approval of 69,220 square feet of automobile dealership space on 4.7 acres in the I-1 Zone. The Certified Site Plan was approved on February 9, 2006. The Preliminary Plan of Subdivision (No. 119820640) was approved by the Planning Board on July 29, 1982. The subject 4.7-acre site is part of the 10.68 acres covered by Preliminary Plan 119820640.

PROPOSED AMENDMENT

An amendment was filed on February 8, 2006 along with a public notice to adjacent and confronting property owners that outlines specific changes to the approved site plan. The Applicant submitted the amendment to correct the dimensions along with revisions to the internal parking area for parking spaces, striping and parking lot islands. Landscaping within the parking lot islands was adjusted to accommodate modifications to the motorcycle parking spaces. Final engineering also predicated the need to make changes to the grading and elevations for the buildings and proposed parking. The proposed amendment requests the following modifications:

1. Provide correct dimensions on the site plan (typographical error).

| <u>Building</u> | <u>Prior Approval</u> | <u>Requested Modification</u> |
|---|----------------------------|-------------------------------|
| Ex. Automotive Sales | 62 feet to Building Canopy | 62 feet to Building |
| Prop. Automotive Sales/ Service Building | 139 feet | 133 feet |

2. Add 1 parking lot island on southern boundary by removing 1 parking space.
3. Amend the building coverage to reflect the existing buildings to remain, proposed car wash and service drive through areas.
4. Relocate of Stormwater Management #3 due to roof drain locations and drainage divides.
5. Relocate bike rack and reduce the number of stalls due to recalculation of parking spaces.

6. Recalculate parking spaces, including the removal of the upper parking deck on the building.

The spaces provided in the upper parking deck are counted toward the inventory storage and are not required spaces for the existing and proposed uses.

7. Revise parking lot islands at service drive, at car wash entrance and exit.
8. Revise total number of parking spaces to incorporate islands, handicapped spaces and striping.
9. Modify grading and elevations to ensure proper stormwater management controls.
10. Revise the shrubs and groundcover in the parking lot islands.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 9, 2006 (Attachment B). The notice gave the interested parties 30 days to review and comment on the amended site plan. This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff did not receive any inquiry or comment regarding this amendment.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Royco's Addition to Derwood (Site Plan No. 82005019A) for modifications to the approved site plan.

ATTACHMENT

- A. Draft Planning Board Resolution
- B. Vicinity Map

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The subject property is located on the east side of Frederick Road (MD 355), approximately 1,100 feet north of East Gude Drive, within the Shady Grove planning area. The property falls within the MD 355 South Corridor identified in the proposed Sector Plan and is a little over half a mile from the Shady Grove Metro Station. The property is bounded by the Honda dealership to the northwest and Darcars Nissan to the southeast. Marc rail and Metro transit lines border the site to the east. Celera lies directly across MD 355 from the subject site within the city limits of Rockville.

The property is developed with two buildings, a total of 36,734 square feet in the front portion of the site and a stormwater facility in the southwestern corner. The property is currently occupied by the Lexus dealership with extensive surface parking areas throughout the site. The topography of the site slopes down by approximately 20 feet from Frederick Road to the railroad tracks.



ATTACHMENT B

DRAFT

MCPB No. XX-XX
Site Plan No. 82005019A
Project Name: Royco's Addition to Derwood
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 8, 2006, Sonic Automotive, Inc. ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005019A ("Amendment") for approval of the following modifications:

1. Provide correct dimensions on the site plan (typographical error).

| <u>Building</u> | <u>Prior Approval</u> | <u>Requested Modification</u> |
|---|-------------------------------|-------------------------------|
| Ex. Automotive Sales | 62 feet to Building Canopy | 62 feet to Building |
| Prop. Automotive Sales/ Service Building | 139 feet | 133 feet |
2. Add 1 parking lot island on southern boundary by removing 1 parking space.
3. Amend the building coverage to reflect the existing buildings to remain, proposed car wash and service drive through areas.
4. Relocate Stormwater Management #3 due to roof drain locations and drainage divides.
5. Relocate the bike rack and reduce the number of stalls due to recalculation of parking spaces.
6. Recalculate the number of parking spaces, including the removal of the upper parking deck on the building.

7. Revise parking lot islands at service drive, at car wash entrance and exit. Revision to parking spaces to incorporate islands, handicapped spaces and striping.
8. Modify grading and elevations to ensure proper stormwater management controls.
9. Revise the shrubs and groundcover in the parking lot islands.

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 September 1, 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 No. 82005019A; 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).

* * * * *