



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**CONSENT ITEM**  
**MCPB 10/25/07**

**MEMORANDUM**

DATE: October 15, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *R&K*  
 Robert Kronenberg, Supervisor *PAK*  
 Development Review Division

FROM: Joshua Sloan, Coordinator *JLS*  
 Development Review Division  
 (301) 495-4597



REVIEW TYPE: Site Plan Amendment  
 PROJECT NAME: U.S. Pharmacoepia  
 CASE #: 82005014B

APPLYING FOR: Amendment to revise streetscape.

REVIEW BASIS: Div. 59-D-3.7, Montgomery County Zoning Ordinance

ZONE: CO – Commercial, office building

LOCATION: Northeast quadrant of the intersection of Twinbrook Parkway and Fishers Lane.

MASTER PLAN: North Bethesda/Garrett Park

APPLICANT: U.S. Pharmacoepia

FILING DATE: August 23, 2007  
 HEARING DATE: October 25, 2007

**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plan 82005014A and approval of the attached draft Planning Board Resolution for Site Plan 82005014B.

## **BACKGROUND**

### Original Site Plan Approval

Site Plan 820050140 was approved on April 13, 2005 for 223,520 square feet of research and development and laboratory space on approximately 2.80 acres.

### Site Plan Amendment

Site Plan 82005014A was approved at the Staff level on February 10, 2006 (Attachment B). This Amendment corrected the setbacks identified in the site data table due to a more precise survey of the site. The proposed development layout was not affected and the setbacks remained above the minimum required by the Zoning Ordinance.

## **PROPOSED AMENDMENTS**

The Applicant, U.S. Pharmacopeia, filed the subject site plan amendment 82005014B on August 23, 2007. The amendment proposes to revise the streetscapes along Twinbrook Parkway and Fishers Lane due to gas and phone lines uncovered during the construction process and the relocation of utility and traffic signal poles. The proposed amendment requests the following modifications:

1. Removal of three trees and substitution of lower plantings.
2. Removal of one tree pit.
3. Enlargement of three tree pits and slight adjustment of tree locations.
4. Relocation of one tree pit.
5. Elimination of two streetlights.
6. Shifting of four streetlights and addition of three others.

## **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on August 31, 2007 (Attachment C). Staff did not receive any inquiry or comment regarding this amendment.

## **STAFF RECOMMENDATION**

The proposed amendment is consistent with the provisions of Section 59-D-3.7 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.

The modification of the streetscape is necessary due to the uncovered utility lines and

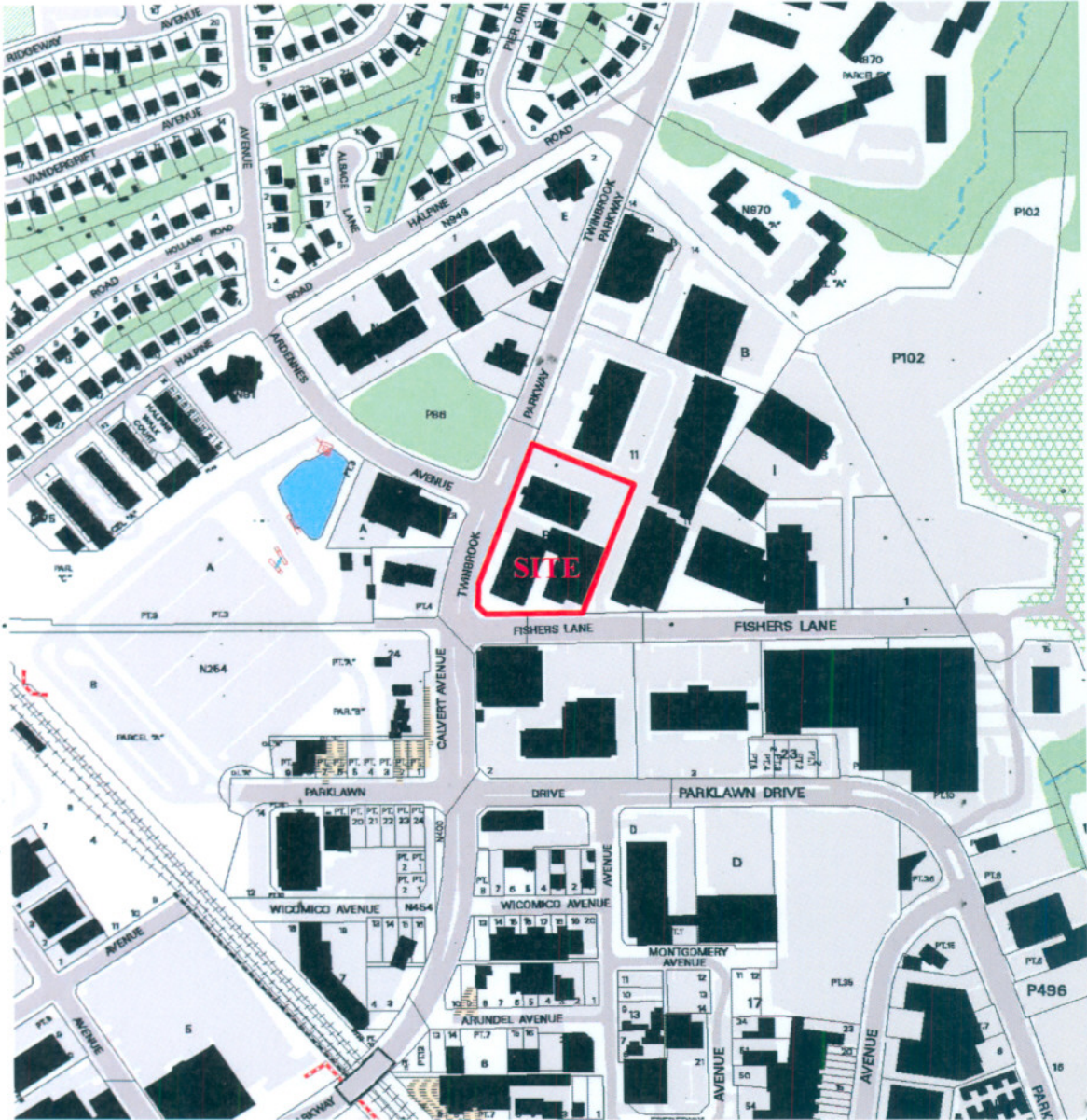
relocation of new utility and traffic signal poles. The landscape retains a pleasant pedestrian atmosphere and the lighting will maintain a safe pedestrian and vehicular environment.

Staff recommends **APPROVAL** of the Site Plan Amendment 82005014B for U.S. Pharmacopeia.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Letter from Charles R. Loehr
- C. Public Notice
- D. Draft Planning Board Resolution

Attachment A: Vicinity Map



The subject property is located in the northeast quadrant of the intersection of Twinbrook Parkway and Fishers Lane just outside the city limits of Rockville, MD. The development surrounding the subject site to the north and east is zoned I-1 and consists of research and development and laboratory buildings. The 2-story building directly across Fishers Lane is developed with an office and surface parking. Further east on Fishers Lane is the Department of Health and Human Services complex. Directly across Twinbrook Parkway is a county office building and Exxon service station.

The site is currently under construction in accordance with the original site plan approval.

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](http://www.mncppc.org)

October 20, 2005

Mr. Robert H. Metz  
Linowes and Blocher LLP  
Attorneys at Law  
7200 Wisconsin Avenue, Suite 800  
Bethesda, MD 20814

Ms. Anne C. Martin  
Linowes and Blocher LLP  
Attorneys at Law  
7200 Wisconsin Avenue, Suite 800  
Bethesda, MD 20814

Re: U.S. Pharmacopeia ("USP")  
Site Plan No. 8-05014

Dear Mr. Metz and Ms. Martin:

I am writing in response to your letter of October 12, 2005, requesting a determination as to whether certain minimal changes in the setbacks previously established for this project could be the subject of a minor site plan amendment. Your request was referred to the Planning Board and the Board did not object to the use of the minor amendment process. Please submit your application with appropriate fees to the Development Review Division.

Sincerely,

A handwritten signature in cursive script, appearing to read "Charlie", written in dark ink.

Charles R. Loehr, Director

cc: Rose Krasnow  
Michael Ma

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

Date of Mailing: August 31, 2007

NOTICE OF APPLICATION  
ADJACENT AND CONFRONTING PROPERTY OWNERS  
APPLICATION TO BE CONSIDERED BY  
THE MONTGOMERY COUNTY PLANNING BOARD

PRE-PRELIMINARY PLAN \_\_\_\_\_

PRELIMINARY PLAN \_\_\_\_\_

PROJECT PLAN \_\_\_\_\_

SITE PLAN \_\_\_\_\_

SITE PLAN MINOR AMENDMENT

82005014B

Name of Plan	<u>US PHARMACOPEIA</u>
Plan Number	<u>82005014B</u>
Current Zoning	<u>CO</u>
No. Proposed Units/Area Included	<u>76,914 SF Research &amp; Development</u>
	<u>79,173 SF General &amp; Professional Offices</u>
Geographical	<u>NE, Intersection of Twinbrook Pkwy &amp; Fishers Lane</u>

The above referenced amended plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County code.

A copy of the proposed amended plan is enclosed. This plan may change because specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any comments, please send them to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760.

If no one files a written or electronic request for a public hearing within fifteen (15) days after receipt of this notice, the Planning Board may act on the amendment without holding a hearing.

If you have any questions, please contact the Park and Planning Commissions Development review Division at 301- 495-4595.

Sincerely,  
**VIKA, Inc.**  
20251 Century Boulevard  
Suite 400  
Germantown, MD 20874



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-200  
Site Plan No. 82005014B  
Project Name: U.S. Pharmacopeia  
Hearing Date: October 25, 2007

**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 August 23, 2007, U.S. Pharmacopeia ("Applicant"), filed a site plan amendment application designated Site Plan No. 820050148 ("Amendment") for approval of the following modifications:

1. Removal of three trees and substitution of lower plantings,
2. Removal of one tree pit,
3. Enlargement of three tree pits and slight adjustment of tree locations,
4. Relocation of one tree pit,
5. Elimination of two streetlights,
6. Shifting of four streetlights and addition of three others; and

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 October 15, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 25, 2007, 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

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Approved as to  
Legal Sufficiency: *Matthew J. Pugh* 10/12/07  
M-NCPPC Legal Department

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 Resolution 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).

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JCS