



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

**Consent Item #**  
**MCPB 3-15-07**

**MEMORANDUM**

**DATE:** March 2, 2007  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
 Development Review Division  
**FROM:** Robert A. Kronenberg, Acting Supervisor *RAK*  
 Development Review Division  
 (301) 495-2187



**REVIEW TYPE:** Site Plan Amendment  
**CASE #:** **81998006D**  
**PROJECT NAME:** **Cloverleaf Center, Parcels R & Outlot Q**  
**APPLYING FOR:** Amendment to replace two existing fences to address safety concerns and modify the grading and retaining walls around the building.

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

**ZONE:** I-3 Zone  
**LOCATION:** Located on Century Boulevard , approximately 1,050 feet north of the intersection with Cloverleaf Center Drive  
**MASTER PLAN:** Germantown  
**APPLICANT:** First Federal Corporation  
**FILING DATE:** February 24, 2006  
**HEARING DATE:** March 15, 2007

**STAFF RECOMMENDATION:** Approval of the proposed amendments to Site Plan 81998006C and approval of the attached draft Planning Board Resolution for the Site Plan 81998006D.

**BACKGROUND**

The Site Plan (819980060) for Cloverleaf Center, Parcels R & Outlot Q, was presented to the Planning Board on April 12, 1998 (Planning Board Opinion dated September 1, 1998) for

approval of 106,000 gsf of commercial office and associated parking on 17.90 acres in the I-3 Zone. The Certified Site Plan was approved on July 19, 2000. Subsequent amendments were approved for modifications to building layout, parking and on-site pedestrian circulation. Site Plan amendment 81998006A was approved on January 23, 2002, amendment 81998006B was approved on February 27, 2004 and amendment 81998006C was approved on November 30, 2004.

## **PROPOSED AMENDMENT**

An amendment was filed on February 24, 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 specifically to change exterior conditions of the Site Plan. The proposed amendment requests the following modifications:

1. Replacement of the originally approved vehicle fence (bollards attached by chains) along the southwest side of the property with a continuation of the security berm wall.
2. Substitution of the originally approved vehicle fence (bollards attached by chains) along the southeast side of the property with 10" diameter bollards, 36" high and placed 5 feet on-center.
3. Addition of a retaining wall along the building face on the south side, abutting the parking lot, to accommodate a revision to the grading of the parking lot.

An exhibit of the proposed changes is provided in Attachment B, that corresponds to the specific items identified above.

## **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 20, 2006. As of the date this report was written, no comments had been received.

## **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.

The requested changes are a result of a commercial applicant attempting to address safety and security concerns, with respect to modifications to site grading, retaining walls, and replacement of the standard fencing with berming and bollards. A vehicle fence is typically bollards with chain link fence and high-strength cable. This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff indicated approval of the amended items specified in the Applicant's request.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Cloverleaf Center, Parcels R & Outlot Q (Site Plan No. 81998006D) for modifications to the approved site plan.

**ATTACHMENTS**

- A. Vicinity Map
- B. Applicant Exhibit of Proposed Changes
- C. Draft Planning Board Resolution

## ATTACHMENT A

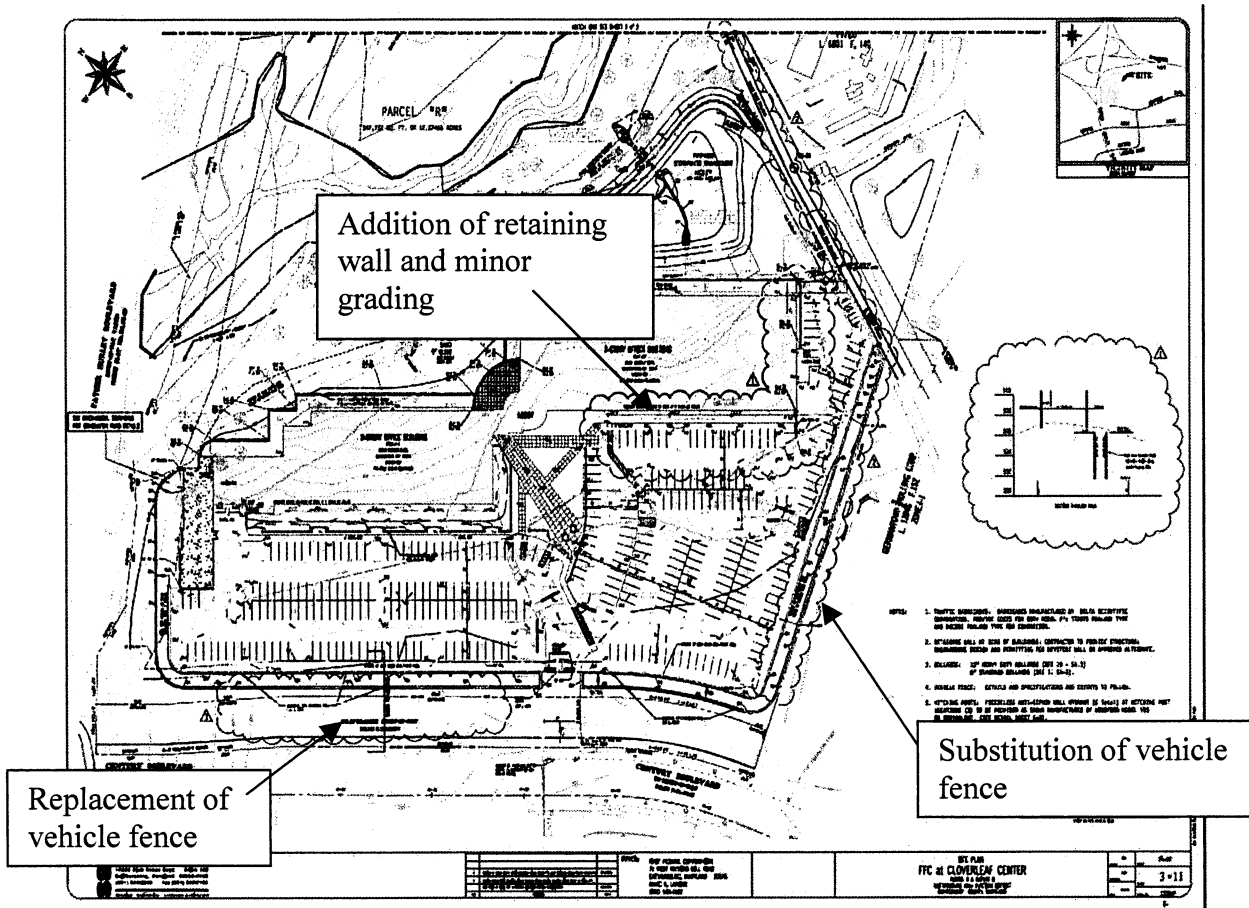
### PROJECT DESCRIPTION: Site Vicinity

The subject property is located in Germantown on the east side of Century Boulevard, north of Cloverleaf Center Drive. The property and surrounding parcels are zoned I-3 (Technology and Business Park). The 17.9-acre property is improved with 1-3 story commercial buildings and associated surface parking. The site is surrounded by office and R&D (Research and Development).

A partially wooded stream valley buffer occupies the northeast portion of the site, adjacent to the I-270/Father Hurley Boulevard interchange. An existing WSSC easement containing a sewer line is located in the stream valley. The property falls in grade by approximately 44 feet from north to east.



# ATTACHMENT B



The areas clouded on the plan indicate the proposed revisions to the plan.

## ATTACHMENT C

### DRAFT

MCPB No. 07-24

Site Plan No. 81998006D

Project Name: Cloverleaf Center, Parcels R & Outlot Q

Hearing Date: March 15, 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 September 25, 2006, First Federal Corporation ("Applicant"), filed a site plan amendment application designated Site Plan No. 81998006D ("Amendment") for approval of the following modifications:

1. Replacement of the originally approved vehicle fence (bollards attached by chains) along the southwest side of the property with a continuation of the security berm wall.
2. Substitution of the originally approved vehicle fence (bollards attached by chains) along the southeast side of the property with 10" diameter bollards, 36" high and placed 5 feet on-center.
3. Addition of a retaining wall along the building face on the south side, abutting the parking lot to accommodate a revision to the grading of the parking lot.

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 March 2, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 15, 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 the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81998006D; 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).

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