



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

Consent Item #
MCPB 9-27-07

MEMORANDUM

DATE: September 14, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RdK*
 Development Review Division
 FROM: Robert A. Kronenberg, Acting *RdK*
 Supervisor
 Development Review Division
 (301) 495-2187



REVIEW TYPE: Site Plan Amendment
 CASE #: **82006032A**
 PROJECT NAME: **Commerce Bank-Silver Spring**
 APPLYING FOR: Amendment to provide new signage and remove one sign, realign the lead-in sidewalk, provide additional landscaping and adjust the lights for the accessible path

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

ZONE: CT Zone
 LOCATION: Located in the northeastern quadrant at the intersection of Briggs Chaney Road and Castle Boulevard
 MASTER PLAN: Fairland
 APPLICANT: Commerce Bank, N.A.
 FILING DATE: April 4, 2007
 HEARING DATE: September 27, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 820060320 and approval of the attached draft Planning Board Resolution for the Site Plan 82006032A.

BACKGROUND

The Site Plan (820060320) for Commerce Bank was presented to the Planning Board on March 29, 2006 (Planning Board Opinion dated August 23, 2006, revised December 27, 2006) for approval of a bank in the CT Zone. The Certified Site Plan was approved on January 17, 2007.

PROPOSED AMENDMENT

An amendment was filed on April 17, 2007 that outlines specific changes to the approved site plan. The Applicant submitted the amendment specifically to change exterior conditions called for in the Site Plan. The proposed amendment requests the following modifications:

- 1) Provide a new sign on the east side of Briggs Chaney Road and remove the sign at the corner of Castle Boulevard and Briggs Chaney Road;
- 2) Propose a new sign in the landscaped area south of the Castle Boulevard entrance;
- 3) Revise the landscaping for the area around the signs;
- 4) Realign the lead-in sidewalk from Castle Boulevard and delete handrails for ADA compliance;
- 5) Adjust the lighting associated with the lead-in sidewalk; and
- 6) Adjust the ADA access path striping across the drive aisle parallel to Castle Boulevard to tie into the new ramp.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on April 16, 2007. The notice gave the parties 15 days to review and comment on the amended site plan. No comments have been received from the parties of record during this application.

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 Applicant is requesting changes to the approved site plan for removal of a pylon sign in one location and the addition of a pylon sign at the entrance to the bank site. The detail for the pylon sign remains the same, including height and massing, and was relocated for sight visibility. Landscaping is being modified with the relocation of the sign. The Applicant is also requesting to realign the lead-in sidewalk from Castle Boulevard to provide a more aesthetic ADA pathway without handrails. The location of the path is consistent with the original approval with respect to access into the site from Castle Boulevard. Additionally, the lighting has been adjusted with the path realignment as well as the striping to coordinate with the ramp opposite the path. 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 Commerce Bank-Silver Spring (Site Plan No. 82006032A) for modifications to the approved site plan.

ATTACHMENT

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

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The site is located at the northeast corner of Briggs Chaney Road and Castle Boulevard in the Fairland Master Plan area. The site will be provided with a “right-in and right-out only” access on Briggs Chaney Road and a full movement on Castle Boulevard. Five-foot-wide sidewalks with trees panels will be provided on both public streets as well.

The site is surrounded by a surface parking lot on the eastern boundary that is associated with the 4-story apartment complexes to the south and east of the site. Briggs Chaney Shopping Center is located to the north across Castle Boulevard and the Montgomery Auto Park is located to the west across Briggs Chaney Road.





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

MCPB No. 07-152
Site Plan No. 82006032A
Project Name: Commerce Bank-Silver Spring
Hearing Date: September 27, 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 April 17, 2007, Commerce Bank, N.A. ("Applicant"), filed a site plan amendment application designated Site Plan No. 82006032A ("Amendment") for approval of the following modifications:

- 7) Provide a new sign on the east side of Briggs Chaney Road and remove the sign at the corner of Castle Boulevard and Briggs Chaney Road;
- 8) Propose a new sign in the landscaped area south of the Castle Boulevard entrance;
- 9) Revise the landscaping for the area around the signs;
- 10) Realign the lead-in sidewalk from Castle Boulevard for ADA compliance, without handrails;
- 11) Adjust the lighting associated with the lead-in sidewalk; and
- 12) Adjust the ADA access path striping across the drive aisle parallel to Castle Boulevard to tie into the new ramp.

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 14, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 27, 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

David Z. Li 9/17/07
Approved _____ Agency
M-NCPPC Chief of General Counsel

adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82006032A; and

BE IT FURTHER RESOLVED, that 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.

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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