



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

Staff Report: Site Plan Amendment 81997024E, Orchard Center – Target Remodel

CONSENT ITEM #: _____

MCPB HEARING

DATE: March 12, 2009

REPORT DATE: March 2, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor
Development Review Division

FROM: Joshua Sloan, Coordinator *JS*
Development Review Division
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APPLICATION

DESCRIPTION: Revision of parking lot, stormwater and sewer lines, landscaping, building footprint, and site details; on 11.8 acres in the C-6 zone and the US29/Cherry Hill overlay zone. Fairland Master Plan.

APPLICANT: Target Corporation

FILING DATE: February 9, 2009

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

EXECUTIVE

SUMMARY: The Applicant proposes to modify the curbing and striping in front of the store to accommodate handicapped spaces, add plantings and site details, and modify the building footprint and façade. No increase in floor area or building coverage is proposed; there are no changes in setbacks or other development standards.

SITE DESCRIPTION

Vicinity

The subject site is located at the southwest corner of the intersection of Cherry Hill Road and Plum Orchard Drive and is adjacent to additional retail, undeveloped land, and dense residential neighborhoods.



Vicinity Map

Site Analysis

The subject site is currently improved per Site Plan 819970240 through amendment 81997024D as a regional, low-density retail center. There are no known environmental features or rare, threatened, or endangered species on site. There are no known historic properties or features on site.

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

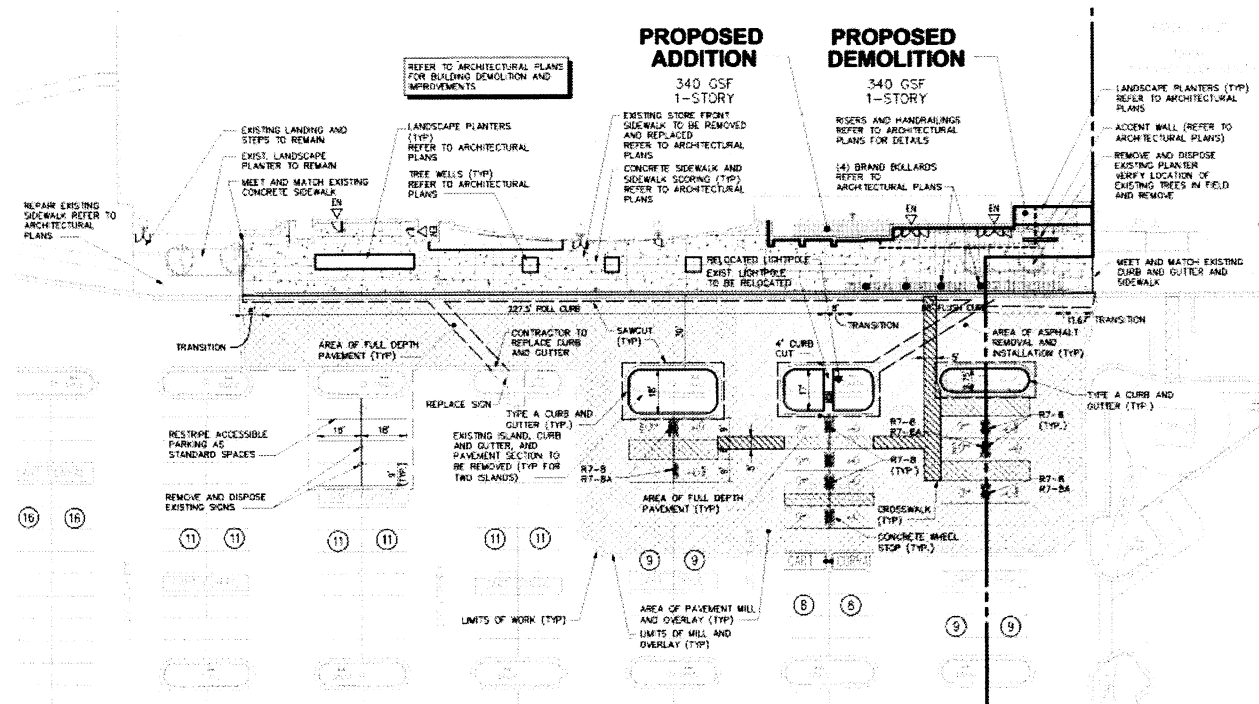
Preliminary Plan 119970770 was approved for 460,000 square feet of retail on the entire 45 acres of C-6 zoned land, of which this site is a part, on July 28, 1997. This approval was subsequently amended to redistribute density between this area and an adjacent I-3-zoned area, but this amendment does not propose any changes in development standards or lot configuration that would affect these prior approvals.

Site Plan

Site Plan 819970240 was approved for 460,000 square feet of retail on the entire 45 acres of C-6 zoned land, of which this site is a part, on July 28, 1997. Like the preliminary plan approval, this site plan has gone through numerous amendments, but this amendment does not propose any changes in development standards or lot configuration that would affect these prior approvals.

Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for Site Plan 819970240 as amended except as modified herein.



Amendment Illustration

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Modify curb and sidewalk along façade;

2. Add plantings;
3. Restripe parking and shift islands;
4. Modify footprint of building with no increase in floor area;
5. Add sewer lateral and replace one drain outlet; and
6. Add site details and planters.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on February 11, 2009. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received only one inquiry regarding the proposed amendment to clarify the modifications proposed.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 81997024E subject to the following conditions:

1. Addition of amendment block, developer's certification, and M-NCPPC approval block on all Certified Site Plan sheets.
2. Approval of stormwater management concept prior to approval of the Certified Site Plan.

APPENDICES

- A. Draft Planning Board Resolution



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

MCPB No. 09-22
Site Plan No. 81997024E
Project Name: Orchard Center Target
Hearing Date: March 12, 2009

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 9, 2009, Target Corporation ("Applicant"), filed a site plan amendment application designated Site Plan No. 81997024E ("Amendment") for approval of the following modifications:

1. Modify curb and sidewalk along façade;
2. Add plantings;
3. Restripe parking and shift islands;
4. Modify footprint of building with no increase in floor area;
5. Add sewer lateral and replace one drain outlet; and
6. Add site details and planters; 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 March 2, 2009 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 12, 2009, 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 the Site Plan No. 81997024E subject to the following conditions:

1. Addition of amendment block, developer's certification, and M-NCPPC approval block on all Certified Site Plan sheets.

Approved as to
Legal Sufficiency:


M-NCPPC Legal Department

2. Approval of stormwater management concept prior to approval of the Certified 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 Amendment 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).

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200.., in Silver Spring, Maryland.

JCS