



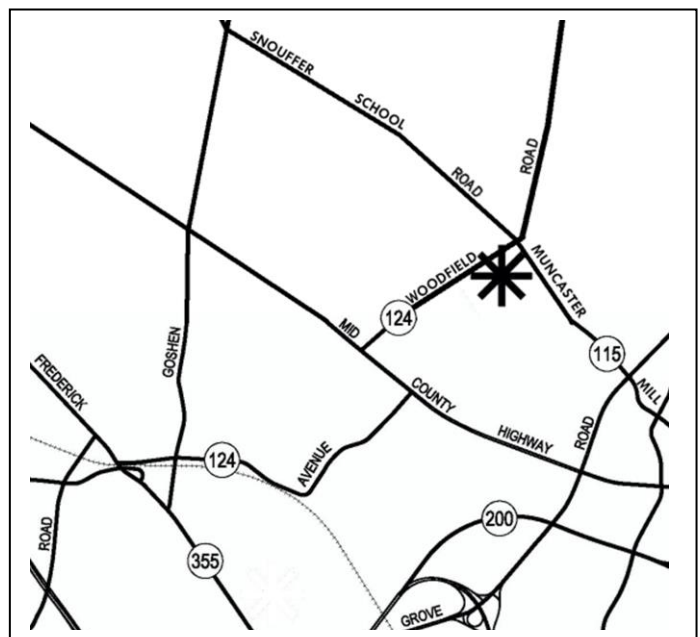
18273 Flower Hill Way McDonald’s, Site Plan Amendment No. 81985107A

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Completed: 02-27-2015

Description

- Request for minor revisions to update the building façade, reconfigure drive-thru and surface parking, renovate trash enclosure, and expand area of the pick-up window;
- Current uses: drive-thru restaurant;
- Located at 18273 Flower Hill Way in Gaithersburg;
- 2.23-acre site zoned Planned Neighborhood Zone (PNZ) in the *Gaithersburg Vicinity Master Plan* area;
- Applicant: McDonald’s Corporation;
- Acceptance Date: February 5, 2015.



Staff Recommendation: Approval of Site Plan Amendment with the following condition:

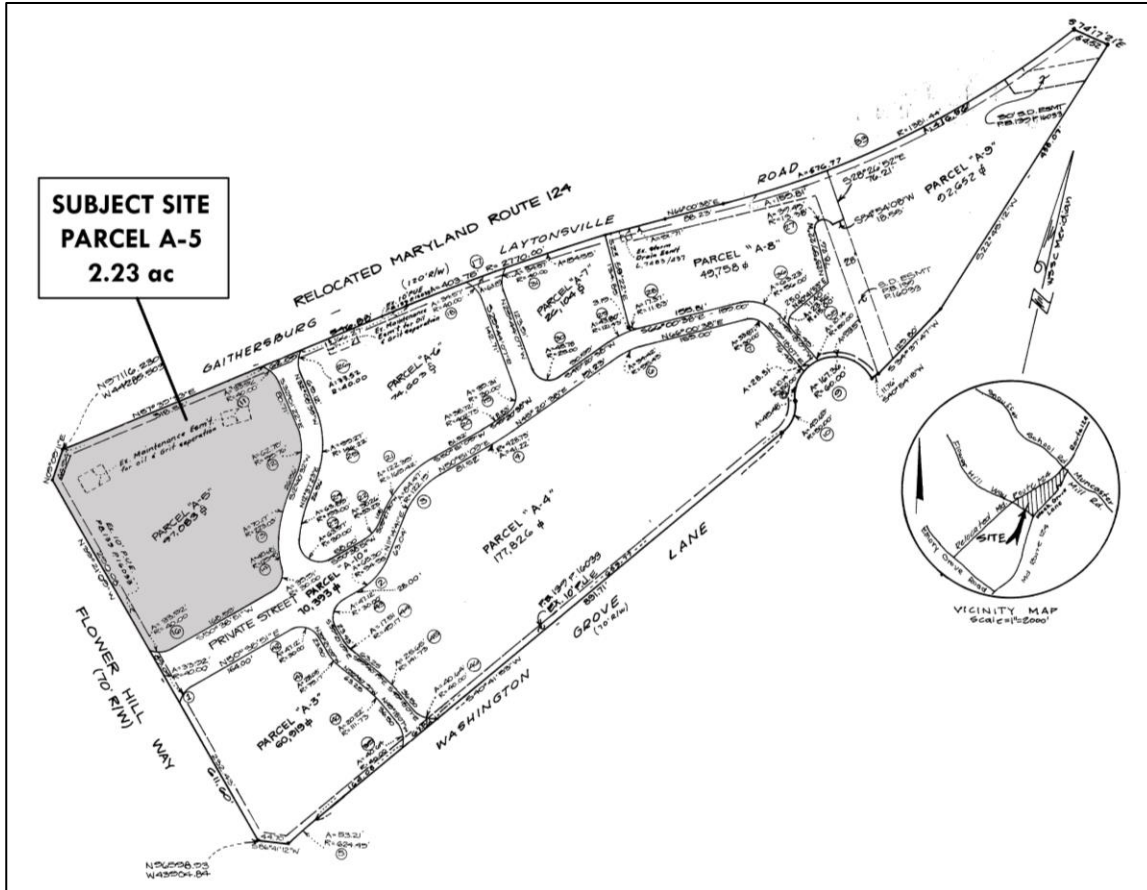
1. The Certified Site Plan must include the entire 2.23-acre Parcel A-5, as reflected on the record plat.

Project Overview

This Application proposes minor revisions to an existing McDonald’s on Parcel A-5 for the purpose of increasing the operational efficiency of the drive-thru facility and updating the appearance of the building and site. The history of previous approvals is as follows:

- District Council approved rezoning G-420 with Development Plan, which included the Subject Property A-5 as part of Parcel 31 in June 25, 1985;
- Planning Board approved Preliminary Plan No. 1-85218 granting Parcel 31 entitlements.
- Planning Board approved Site Plan No. 8-85107 for Parcel 31 for commercial development including McDonald’s Restaurant;

- Planning Board approved Preliminary Plan No. 1-89244 subdividing Parcel 31 into 8 lots including McDonald's on the new Parcel A-5; and
- District Council approved subsequent Development Plan Amendments 07-2 and 09-3 for modifications to parcels surrounding Parcel A-5.

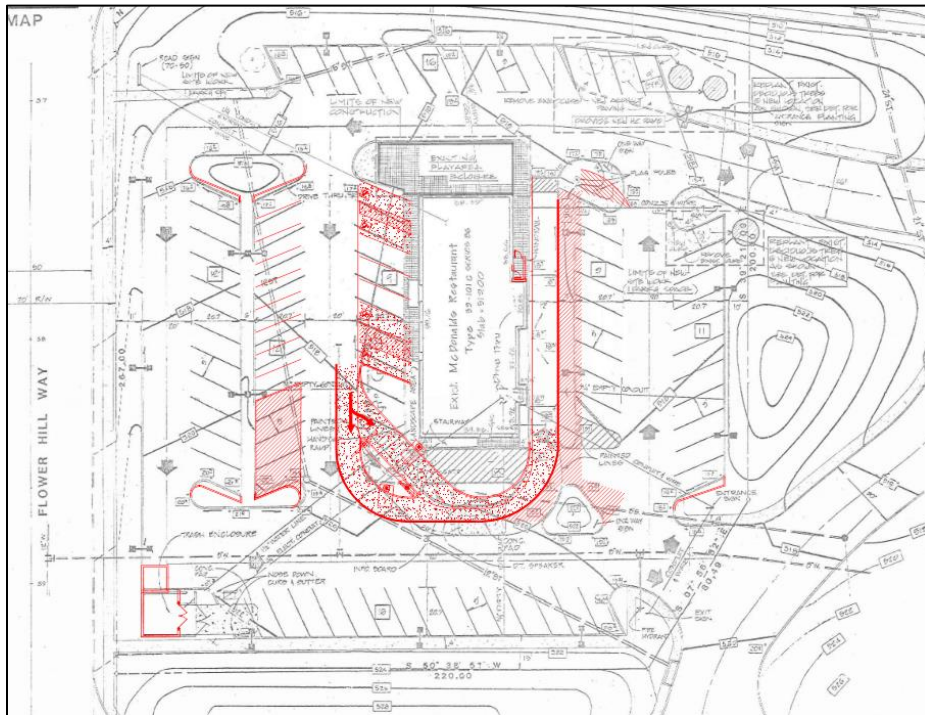


Master Plan Parcel 31 with subject site highlighted

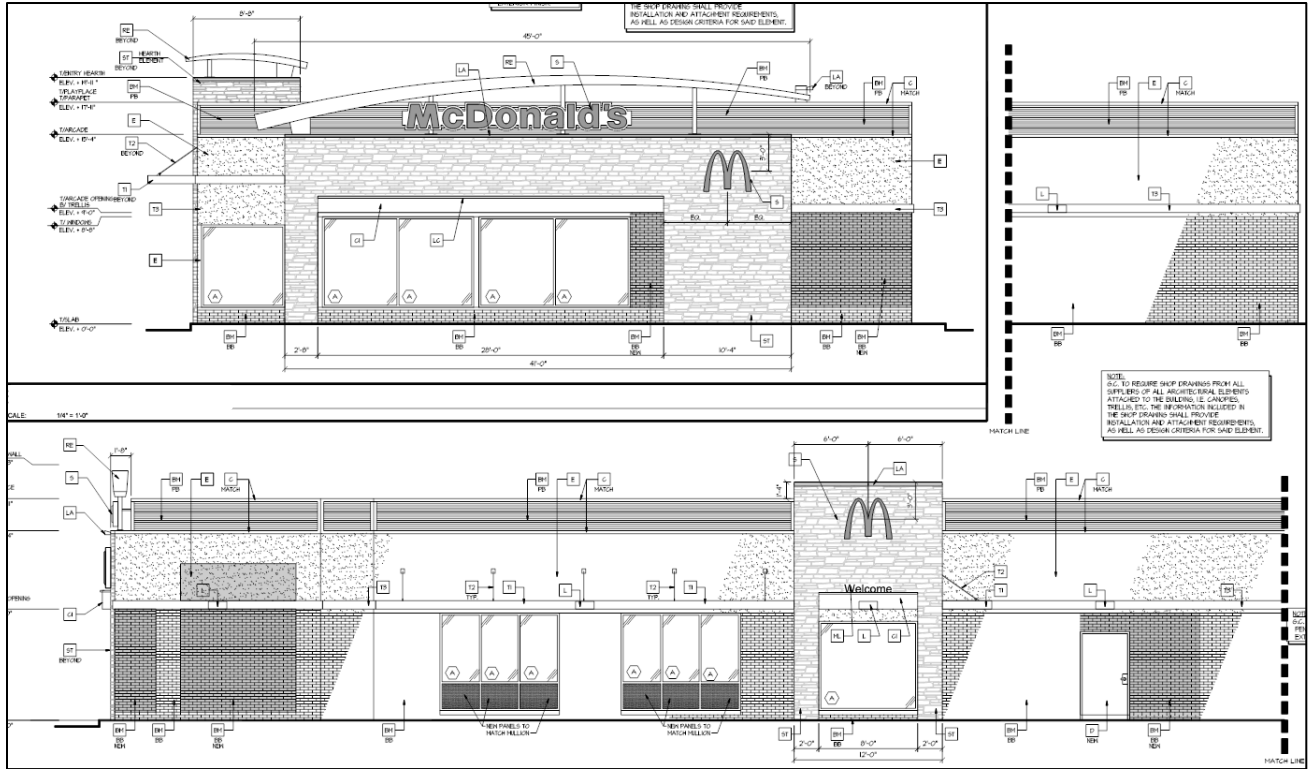
The proposed project will create a side-by-side drive-thru (dual ordering stations) by repurposing the existing drive-thru lane and an unused drive isle. This reconfiguration is needed to improve ordering efficiency and reduce vehicle stacking in front of handicapped parking. The Applicant proposes to expand the service window by approximately 30 square feet. This additional, back-of-counter space is needed to improve the delivery of service. The trash enclosure in the southwestern corner of the site will be updated to match the proposed new color palette. Lastly, the Applicant seeks to modernize the exterior look of the building similar to other McDonald's restaurants in the region. This includes eliminating the traditional, mansard roof and bright coloring for more contemporary styling with a stone veneer and flattened roofline.

Pursuant to Section 7.7.1.B.1. of the current Zoning Ordinance, this Application was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. Section 59-D-3.7 of that code outlines the procedures for amending an approved site plan.

The proposed expansion of the pick-up window constitutes an increase of the floor area of any non-residential building as listed in Section 59-D-3.7(d)(1)(B), thus requiring Planning Board approval of the proposed modifications. Staff has reviewed the proposed modifications and found that they do not alter the intent of the original Site Plan approved by the Planning Board and will not generate any new vehicle trips. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood, and they do not alter the development standards of the original Site Plan approval. In consultation with the Hearing Examiner's Office, Staff reviewed G-420 and DPA 09-3 and found the Application conforms to all non-illustrative elements of the approved Development Plan.



Approved Site Plan with proposed modification in red



Proposed elevation improvements

Community Outreach

The Applicant sent a notice regarding the subject amendment to all parties of record. The notice gave interested parties 15 days to review and comment on the amended site plan. Staff has not received any correspondence on the application.

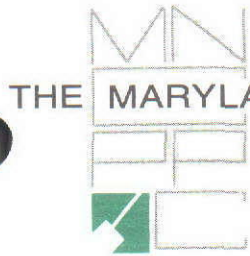
Conclusion

The proposed amendment is consistent with Section 59-D-3.7 for Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in its review of the originally approved site plan. The terms and conditions of all applicable prior regulatory approvals and agreements, including the approved Site Plan No. 8-85107, remain in full force and effect. Staff recommends approval of the Site Plan Amendment No. 81985107A.

Attachment

- A. Planning Board Resolution for Site Plan No. 8-85107

ATTACHMENT A



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-85107

Project Flower Hill, Parcel 31

On October 23, 1985, Greenhorne & O'Mara, Inc. submitted an application for the approval of a site plan for property in the PN zone. The application was designated Site Plan Review #8-85107.

On March 26, 1986, Site Plan Review #8-85107 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
4. the site plan is consistent with the approved Amended Development Plan G-420.

and approves the Site Plan Review #8-85107 subject to the following conditions:

1. Submit a Site Plan Enforcement Agreement.
2. Eleven spaces opposite the Commercial Building are to be designated optional on the site plan. The 11 spaces are to be built only if the building permit application is for a restaurant; any other commercial/retail use is to have 49 spaces only with additional landscaping. This contingency is to be included in the development program.
3. Designate future parking area as Phase Two on the site plan and delineate phasing schedule in the Development Program.

4. Cul-de-sac design for existing MD Route 124 to be approved by MCDOT. Area of Existing MD Route 124 to be abandoned to be designated on the site plan.