

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: January 4, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
 Development Review Division
FROM: Larry Ponsford AIA AICP
 Malcolm Shaneman
 Planning Department Staff
 (301) 495-4576



REVIEW TYPE: Site Plan Review, Preliminary Plan Amendment
APPLYING FOR: Approval of 58,170 gsf office use on 1.941 acres
PROJECT NAME: North Germantown Parcel H
CASE #: 8-02012, #1-02040
REVIEW BASIS: Sec. 50, Sec. 59-D-3, M. C. Code

ZONE: O-M
LOCATION: East quadrant, Intersection of MD #118 and Crystal Rock Drive
MASTER PLAN: Germantown
APPLICANT: WM&F Crystal Rock LLC
FILING DATE: November 16, 2001
HEARING DATE: January 10, 2002

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 58,170 gsf office use on 1.941 acres with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Provide eight-foot wide lead walk with curb ramp from Crystal Rock
3. Provide paved access to Bus stop on Crystal Rock as necessary
4. Sidewalk ramps to conform to MCDPWT standards
5. Conditions of MCDPS letter of May 18, 2001 re SWM Concept approval (attached)
6. Conditions of Environmental Planning staff memo dated November 12, 2001(attached)
7. Remove dropoff lane to prevent blockage of moving lane at entrance by short-term parkers; add short term spaces across from dooe, flanking lead walk
8. Add curb ramp into parking lot from building
9. Retain Norway Maples on east side of Crystal Rock; place sidewalk to optimize protection of the roots of these trees

STAFF RECOMMENDATION FOR PRELIMINARY PLAN: Approval Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of 58,170 square feet of office and that the applicant/developer pays the cost necessary to redesignate the exclusive right-turn lane to a through/right choice lane on southbound MD 118 at Middlebrook Road
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit
- (3) Conditions of MCDPS stormwater management approval
- (4) Access and improvements as required to be reviewed and approved by MCDPW&T prior to issuance of building permit
- (5) Final landscape, lighting and parking facilities plan to be submitted for review at site plan
- (6) No clearing, grading or release of building permit until site plan signature set approval
- (7) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one months from the date of mailing of the Planning Board opinion
- (8) Other necessary easements

PROJECT DESCRIPTION: Surrounding Vicinity

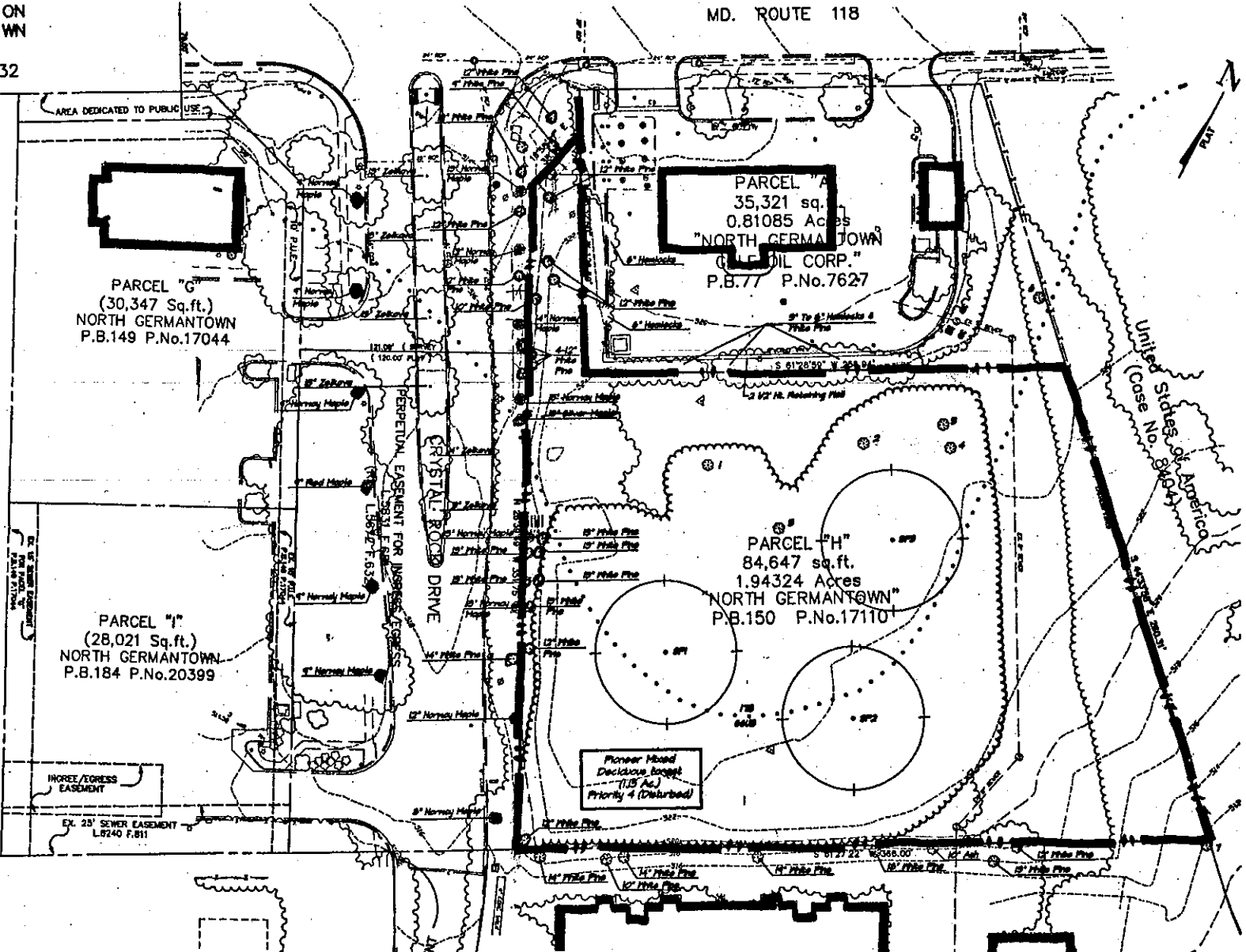


PROJECT DESCRIPTION: Site Description

To the east of the site lies the property of the US Department of Energy; the future Master plan alignment for the light rail extension from Shady Grove Metro runs along the west edge of the DOE property, just east of the subject site. The lot is flanked on the north by a gas station, and another gas/retail business is located across the street. The Colony apartments are just to the south of the site. When they were built, their north property line was heavily planted with White Pines to buffer the housing from future development on this site. As the White Pines have matured, they have typically lost their lower limbs, exposing the apartments to a view into the subject site. The property itself is lightly wooded and slopes down to its eastern corner.

The lot fronts on Crystal Rock Drive, which in this area is not a public street but a private access route from MD#118 to the Colony Apartments, a large garden apartment project approved in the late seventies. This private street was landscaped on both sides with Maples and White Pines. The trees appear to have been planted at the time of the construction of the Colony apartments, perhaps to enhance the approach to the Colony from MD#118 past several then-undeveloped properties. The street features mature Norway Maples located along the front property line, and these are interspersed with—and backed up by—an informally-arranged “row” of mature White Pines along the edge of the subject site and the “panhandle” part of the lot, where they screen the adjacent gas station. This panhandle affords the subject site access to a public street, namely MD #118.

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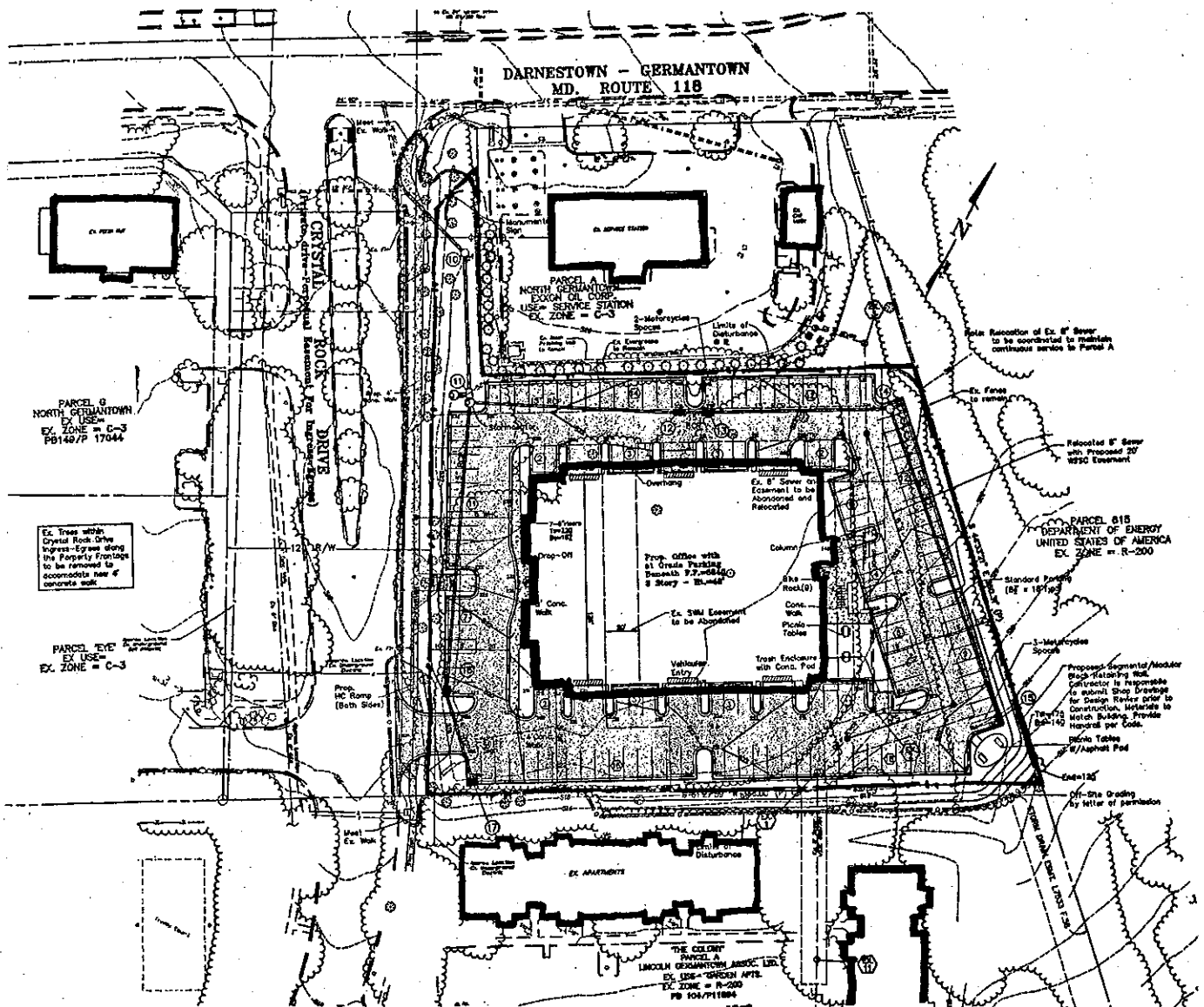


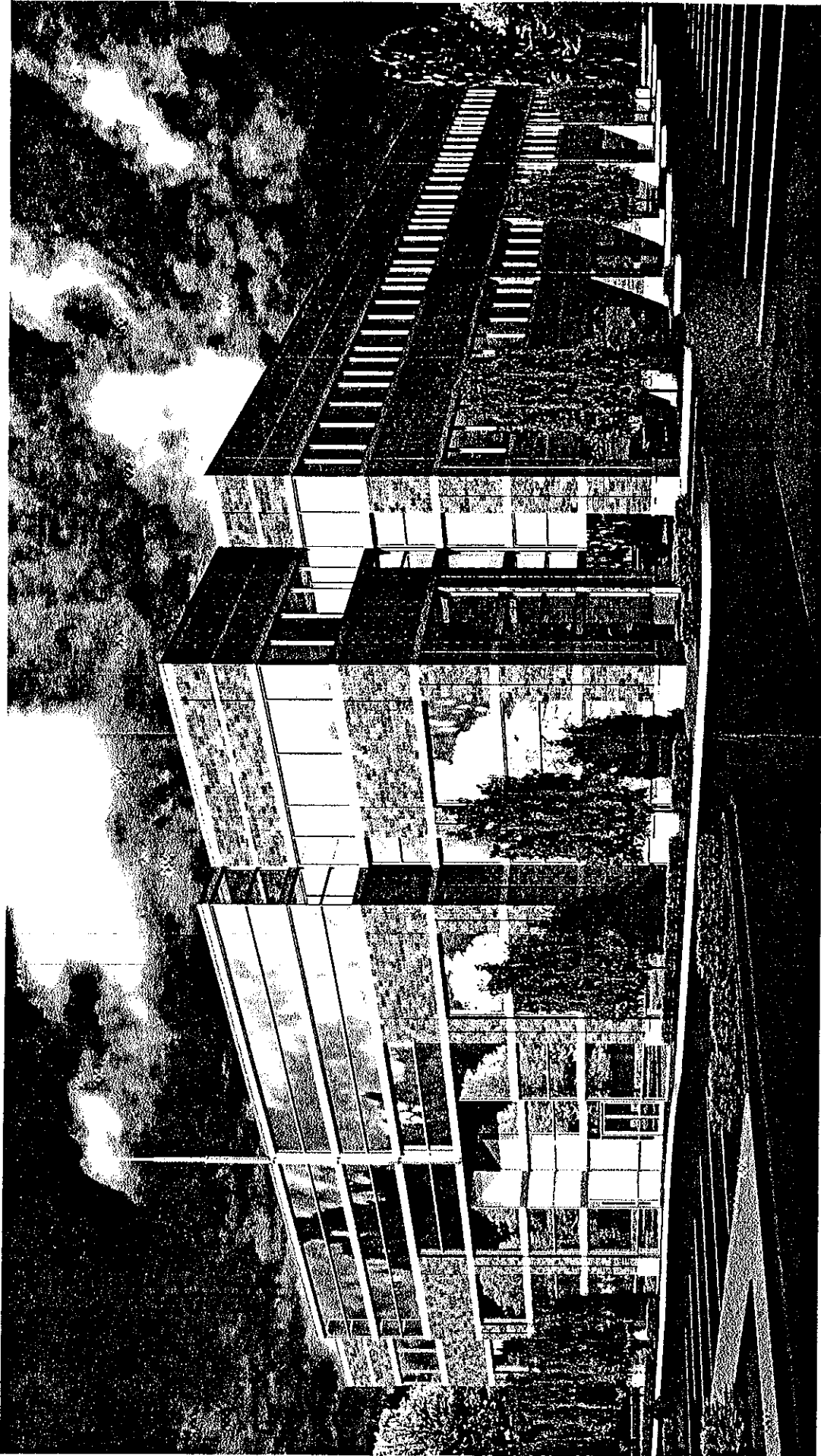
PROJECT DESCRIPTION: Proposal

The three-story building is situated in the middle of its site and surrounded by its 199 parking spaces, which also extend under most of the building on the ground floor. Except for the front edge of the ground floor, which encloses lobby and office space, the office space is all above grade. By condition of this approval, the Norway Maples are to be preserved to balance the look of the other side of the private street. The White Pines are to be removed in favor of new landscaping more in character with the office use and to afford the proposed building some visibility from the street and MD #118.

The buffer along the Colony apartment property line is to be reinforced with more landscaping to replace that lost due to maturation of the existing White Pines. A six foot hedge is proposed, to hide the parking from the apartments, which are at a lower elevation.

The building will employ a new technology for stormwater quantity/quality management of roof runoff called a "green roof". This concept involves covering the roof surface with soil and vegetation which delay and cleanse runoff. The concept has been approved by MCDPS, which also waived on-site quantity controls for parking lot runoff while requiring water quality inlets. This runoff is conducted via storm drainage piping to the existing structures in the MD#118 ROW.





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CRYSTAL ROCK PLACE OFFICE BUILDING

OVERALL PERSPECTIVE

DLV

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PROJECT DESCRIPTION: Prior Approvals

Zoning Application G-452

In 1985 the subject property was the subject of a rezoning application. The application requested the subject site be rezoned from C-3, Highway Commercial to O-M, Moderate Office (Optional Method). The property was zoned C-3 in 1974 by the comprehensive zoning adopted under the 1974 Germantown Sectional Map Amendment (F-939). The prior zoning of this property had been R-200 (residential). On June 18, 1985 the County Council approved the rezoning application. A revised schematic development plan was submitted showing a maximum of 63,445 square feet and a building height of three stories.

Preliminary Plan

On September 11, 1986 the Planning Board approved a preliminary plan application for the subject site limiting development to a 30,120 square feet of medical office space. As part of the approval, the Planning Board incorporated several conditions regarding traffic mitigation objectives that the applicant must implement. The mitigation goals were required as part of the Adequate Public Facilities review. In 1986 the applicant requested a modification to the prior conditions of approval, seeking relief from the traffic mitigation goals previously established by offering other means of mitigation. The Planning Board approved this modification to the conditions. At the time of both Planning Board actions there was no available staging ceiling available within the Policy Area. Capacity is currently available which allows this application to move forward for approval without the requirement for traffic mitigation. The applicant is however required to provide an improvement to a the intersection of Middlebrook Road and MD 118 for Local Area Review improvements

Prior Site Plan

The Board previously approved a Site Plan for this site, #8-85124, for 30,120 sf office building. The approval was withdrawn.

ANALYSIS: Conformance to Master Plan

The site was confirmed for the existing zoning under the latest amendment to the Master Plan

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Prior PP/SP Approval	Permitted/ Required	Proposed
Lot Area (ac.):		1 acre	1.941 acre
Gross Floor Area (sq. ft.):	30,120	126,876	58,170
Floor Area Ratio (FAR):		1.50	0.69
Green Space (%) sq.ft.:		(10) 8458	(16) 13,900
Building Coverage (%) sq.ft.:		(60) 50,750	(32) 27,296
Building Height (ft.) stories:	three	(60) five	(40) three
Setbacks (ft.):			
Building			
Front yard			15
Side yard		*	13
Rear yard		*	13
Parking			
Front yard			10
Side yard		*	4
Rear yard		*	50
		* One foot for each three feet of building height	
Parking:			
Total		3/1000 sf or 175	199**
Standard			180
Handicapped-accessible		6	6***
Bicycle		9	9
Motorcycle		4	4
		** Incl 64 spaces under building	
		***Under cover of building	

FINDINGS for Site Plan Review

1. *The Site Plan is consistent with approved Development Plan #G-452*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation. The site is grandfathered and therefore exempt for Forest Conservation requirements due to an approved Preliminary Plan of Subdivision which occurred within the grandfathering period of 1984-1991.*

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. Memo from MNCPPC environmental Planning Staff re tree save and lighting dated November 12, 2001

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 2) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Conditions of DPS Stormwater Management Concept approval letter
 - d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - e. The development program inspection schedule.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Larry Ponsford
Development Review Division

SUBJECT: Plan #: 8-02012 (#1-02040)
Name: North Germantown, Parcel H
DRC date: December 17, 2001

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

Plan is complete. (see recommendations below) (4-01062E granted 9/9/00)

EPD RECOMMENDATIONS:

Hold for the following Revisions/Additional Information before scheduling for Planning Board:

Revise tree save plan

Water and/or Sewer category change approval necessary (see comments)

DPS floodplain study approval necessary

DPS SWM concept approval necessary (SWM has conditional approval) *May 18, 2001*

Other (see comments)

Comments:

1. On the tree protection plan the applicant needs to provide a legend indicating the designation of the various symbols. In particular, the applicant must identify locations where root pruning is proposed.
2. The applicant should add the following comments to the Tree Save Plan. "Root pruning must be conducted by a licensed arborist" and "The arborist must be available for the pre-construction meeting".
3. The luminaires and pole heights on the Landscape and Lighting Plan are not consistent with the lumina and pole heights on the Lighting and Photometric Plan. Consistent light wattages and poles heights must be used to accurately identify the location of the poles and the uniformity ratios.
4. If no shielding is provided for the Colony apartments, the applicant should consider placing the light fixtures adjacent to the building to reduce the trespass of nuisance light, or going to additional poles with lower intensity light.

SIGNATURE: _____ 301 495-4730

Mark Pfefferle

Environmental Planning Division

DATE: November 12, 2001

cc: Brian Donnelly, Macris, Hendricks & Glascock

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

(B)

