



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

Consent Item #
MCPB 07-26-07

MEMORANDUM

DATE: July 12, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Robert A. Kronenberg, *PAV*
 Acting Supervisor
 Development Review Division
 FROM: Sandra Pereira, Senior Planner *SP*
 Development Review Division
 (301) 495-2186



REVIEW TYPE: **Site Plan Amendment**
 CASE #: **82000017B**
 PROJECT NAME: Gateway 270 West
 APPLYING FOR: Amendment to relocate test chamber cooling and dehumidifying dry equipment, and landscaping modifications.
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments
 ZONE: I-3
 LOCATION: Located at 22530 Gateway Center Drive, 4200 feet Northwest of Shawnee Lane
 MASTER PLAN: Clarksburg
 APPLICANT: First Potomac Management, LLC
 FILING DATE: March 22, 2007
 HEARING DATE: July 26, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 82000017A and approval of the attached draft Planning Board Resolution for the Site Plan 82000017B.

BACKGROUND

The Site Plan (820000170) for Gateway 270 West was presented to the Planning Board on March 16, 2000 (Planning Board Resolution dated July 25, 2000) for approval of 254,637 square feet of warehouse/ R&D in the I-3 zone. Amendment A, submitted as Mandatory Referral No. 050306 F&RS – 1 for approval of site alterations associated with the location of an Interim Fire Station on Building 2, was approved on January 6, 2006. Site modifications included the construction of an access ramp bound by retaining walls, removal of 12 parking spaces for the ramp and removal of 2 parking spaces for a back-up generator.

PROPOSED AMENDMENT

An amendment was filed on March 22, 2007, along with a public notice on April 3, 2007 to adjacent and confronting property owners, that outlines specific changes to the approved site plan. The proposed amendment requests the following:

- 1) Relocation of test chamber cooling and dehumidifying dry equipment to rear of existing Building #4. This relocation will require one parking space and one tree to be removed. The equipment will be enclosed within a 10-foot high chain link fence for security and screening.
- 2) Installation of (2) 3-4" caliper shade tree along the existing forest conservation easement area or within an existing planting island.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on April 3, 2007. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff has not received any comments from the parties of record for the proposed 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 relocation of the test chamber cooling and dehumidifying dry equipment to the West side of existing Building #4 does not pose major visual concerns. The proposed area is located to the rear of Building #4 at the edge of the parking lot, which faces an existing 150-foot wide forest conservation area adjacent to I-270 North. In addition, a 10-foot high chain link fence with vinyl slats is proposed to screen the equipment. One parking space and one tree will have to be removed in order to accommodate the equipment. The tree to be removed is of small to medium height and approximately 4 to 5-inch caliper. It is recommended that this tree be replanted elsewhere within the site including the buffer zone adjacent to I-270. The total number of

parking spaces remaining is 207, which is adequate and consistent with the provisions of Section 59-E-3, Number of Spaces Required, of the Montgomery County Zoning Ordinance.

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 Gateway 270 West (Site Plan No. 82000017B) for modifications to the approved site plan.

ATTACHMENTS

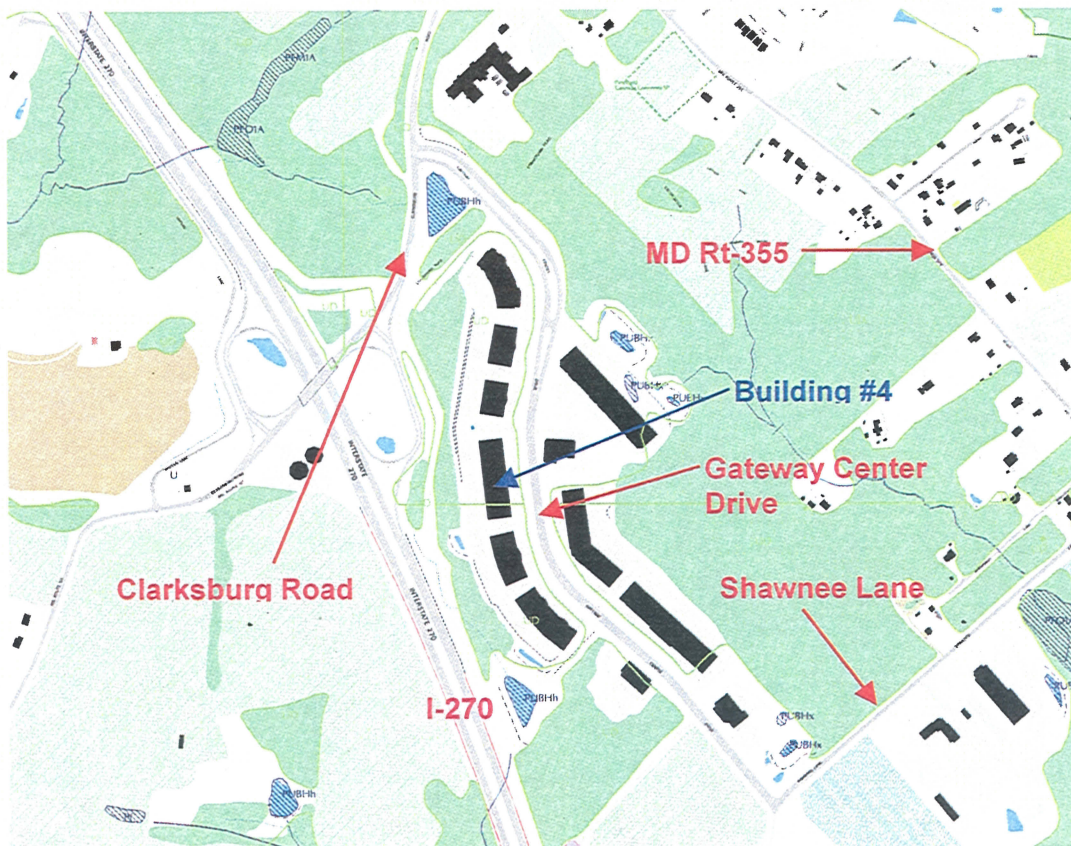
- A. Site Description and Vicinity
- B. Draft Planning Board Resolution

ATTACHMENT A

Site Vicinity and Description

Gateway 270 West is located in Clarksburg immediately adjacent to Exit 13 on the East side of I-270. This site is bound by I-270 to the West, Gateway Center Drive to the East, Clarksburg Road to the North and Shawnee Lane to the South. Maryland Rt-355 is parallel to Gateway Center Drive and can be accessed less than a mile from the site. The area west of I-270 is zoned MXPDP, and the areas north of Clarksburg Road and west of Maryland Rt-355 are zoned R-200. Gateway Center Drive intersects an I-3 zone, with the eastern portion adjacent to the previously mentioned R-200 area.

The site is zoned I-3 and has been developed with 254,637 square feet of warehouse/ R&D on 35.5 acres. Access to the subject property is from Gateway Center Drive. There is a tree buffer between I-270 and this property. The site is mostly paved to accommodate access, circulation and parking. The amendment affects only Building #4.



Site Vicinity Map

ATTACHMENT B



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

MCPB No. 07-61
 Site Plan No. 82000017B
 Project Name: Gateway 270 West
 Hearing Date: July 26, 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-2.6, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, March 22, 2007, First Potomac Management, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82000017B ("Amendment") for approval of the following modifications:

- 1) Relocation of test chamber cooling and dehumidifying dry equipment to the rear side of existing Building #4. The equipment will be enclosed within a 10-foot high chain link fence for security and screening. This relocation will require one parking space and one tree to be removed.
- 2) Installation of (2) 3-4" caliper shade tree along the existing forest conservation easement area or within an existing planting island.

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 July 12, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 26, 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. 82000017B; 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

M. J. C. 7/13/07

 Approved for legal sufficiency
 M-NCPPC Office of General Counsel

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).

* * * * *