

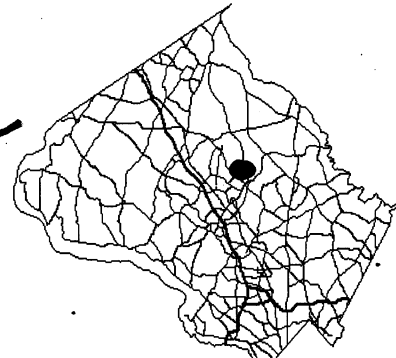


**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Consent Item #**  
**MCPB 1-24-08**

**MEMORANDUM**

DATE: January 11, 2008  
 TO: Montgomery County Planning Board  
 VIA: Rose Krasnow, Chief *RK*  
 Development Review Division  
 FROM: Robert A. Kronenberg, Supervisor *RAK*  
 Development Review Division  
 (301) 495-2187



REVIEW TYPE: **Site Plan Amendment**  
 CASE #: **82002007B**  
 PROJECT NAME: Airpark Apartments  
 APPLYING FOR: Amendment to: 1) relocate the handicapped parking spaces; 2) correct a typographical error on the data table; 3) revise the details of the entrance sign; and 4) revise the design of the handicapped ramp into the eastern entrance of the building.

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

ZONE: RE-2  
 LOCATION: Located on Snouffer School Road approximately 200 feet southeast of the intersection with Centerway Road  
 MASTER PLAN: Olney Master Plan  
 APPLICANT: Smart Development/Premiere Homes  
 FILING DATE: October 11, 2007  
 HEARING DATE: January 24, 2008

**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plan 82002007A and approval of the attached draft Planning Board Resolution for the Site Plan 82002007B.

**BACKGROUND**

The Site Plan (820020070) for Airpark Apartments was presented to the Planning Board on January 31, 2002 (Planning Board Opinion dated February 5, 2002) for approval of 106 residential dwelling units in the I-4 Zone. The Certified Site Plan was approved on January 30, 2003. A Site Plan Amendment (82002007A) was approved on January 20, 2006 for relocation

of walkways, ramps and minor grading. The Certified Site Plan was approved on January 25, 2006.

### **PROPOSED AMENDMENT**

An amendment was filed on October 11, 2007 for specific changes to the approved site plan. The proposed amendment requests the following modifications:

- 1) Relocate the handicapped parking spaces;
- 2) Correct a typographical error on the data table from 157 parking spaces to 155 parking spaces;
- 3) Revise the details of the entrance sign, and
- 4) Revise the design of the handicapped ramp into the eastern entrance of the building.

### **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on October 16, 2007. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

### **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 application for the amendment requests four modifications, one of which is a typographical error in the data table for number of parking spaces provided from 157 to 155. The decrease in number of parking spaces still satisfies their zoning ordinance requirements for the specific use. The change in the location of the handicapped ramps and the redesign of the accessible ramp to the southern building are necessary to meet ADA requirements. The final request is to modify the design of the entrance sign feature. 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 Airpark Apartments (Site Plan No. 82002007B) for modifications to the approved site plan.

### **ATTACHMENTS**

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

## ATTACHMENT A

### Site Description and Vicinity

The parcel is located on the east side of Snouffer School Road south of the intersection with Centerway Drive near the Montgomery County Airpark. Centerway Plaza directly abuts the site to the northeast and the Green Farm Park lies to the north. The property is comprised of 5.20 acres within the I-4 Zone and currently consists of three multi-family buildings, two of which front onto Snouffer School Road. Surface parking wraps through the site providing access to the buildings.

The topography slopes approximately 10 percent from the eastern perimeter westward across the site toward the southeastern property line. The grades along Snouffer School Road are significant resulting in buildings elevated from the road by approximately 20 feet. The northwestern boundary contains an existing forest conservation easement that provides a significant buffer to enhance the adjacent stream valley park.





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

MCPB No. 8-14  
 Site Plan No. 82002007B  
 Project Name: Airpark Apartments  
 Hearing Date: January 24, 2008

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

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 October 11, 2007, Smart Development/Premeire Homes (“Applicant”), filed a site plan amendment application designated Site Plan No. 82002007B (“Amendment”) for approval of the following modification:

- 1) Relocate the handicapped parking spaces;
- 2) Correct a typographical error on the data table from 157 provided parking spaces to 155 parking spaces;
- 3) Revise the details of the entrance sign, and
- 4) Revise the design of the handicapped ramp into the eastern entrance of the building.

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 January 11, 2008 setting forth its analysis and recommendation for approval of the Amendment (“Staff Report”); and

WHEREAS, on January 24, 2008, 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

**APPROVED AS TO LEGAL SUFFICIENCY**

*[Handwritten Signature]*

**MNCPPC LEGAL DEPARTMENT**

**DATE** 1/10/08

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

MCPB No. 8-14  
Site Plan No. 82002007B  
Project Name: Airpark Apartments  
Hearing Date: January 24, 2008

the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82002007B; 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

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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