



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

**DATE:** May 8, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Michael Ma, Supervisor *Ma*  
Joseph R. Davis, Chief  
Development Review Division  
**FROM:** Mary Beth O'Quinn *MBoq*  
Planning Department Staff  
(301) 495-1322

**REVIEW TYPE:** Site Plan Amendment  
**CASE #:** 8-01003A  
**PROJECT NAME:** Montgomery County Airpark Industrial Park  
**APPLYING FOR:** 24,865 sf warehouse/industrial space  
**REVIEW BASIS:** Division D-3, Site Plan required in the I-4 Zone  
Waiver of Setback under the Optional method: 59-C-5.44(e)(1)(b)

**ZONE:** I-4  
**LOCATION:** Montgomery Airpark Industrial Center at Cessna Drive  
**MASTER PLAN:** Upper Rock Creek

**APPLICANT:** The Haines Companies, Inc. (Joshua Haines)  
**FILING DATE:** March 28, 2003  
**HEARING DATE:** May 15, 2003



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#### SUMMARY OF AMENDMENT

The primary purpose for the proposed amendments is to reduce the size of the building footprint and increase the square footage of storage capacity within the warehouse.

**STAFF RECOMMENDATION FOR SITE PLAN:** Approval of Site Plan with 21,120 sf of industrial space with storage, subject to the following conditions:

1. Stormwater Management  
Conditions of MCDPS stormwater management concept approval dated October 4, 2000 and reconfirmed November 6, 2003.
2. Transportation
  - a. Limit the overall square footage to 21,120 sf of light industrial space and an additional 3,745 sf of storage space;
  - b. Limit the additional 3,745 sf to storage use only, with no warehouse use and no employee occupation on a regular basis;

- c. Satisfy the Policy Area Transportation Review component of the APF test by participating in the developers' MD124 Road Club to initiate the widening of Woodfield Road (MD124) from two lanes to four lanes between Airpark Road and Fieldcrest Road/Hadley Farm Drive.
3. Environmental
- a. Submit the Final Forest Conservation Plan for staff approval prior to signature set;
  - b. Applicant shall make efforts to preserve the 52-inch white oak tree at the northwest edge of the property. Provide the details of the tree protection plan for the 52-inch white oak as part of the Final Forest Conservation Plan. If the tree cannot be saved applicant shall provide mitigation for the loss of the tree on a 1:1 caliper inch basis.
4. Parks
- Plant at least two acres of forest buffer within the adjacent Lois Green Conservation Park to serve as visual buffer from the developed area along Cessna Avenue prior to occupancy;
- a. Provide off-site forestation planting plan for review and approval by the MNCPPC Natural Resources Management Unit;
  - b. Provide trees for planting in accordance with MNCPPC procurement guidelines and specifications; provide a three-year survival guarantee for all forestation.
5. Signature Set
- Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:
- a. Site Plan
    - i. Show Forest Conservation easements on all drawings sheets;
    - ii. Label **building heights**, building and parking **setbacks** at all property lines and parcel boundaries;
    - iii. Denote methods and locations of **tree protection**;
    - iv. Attach note stating the M-NCPPC staff must **inspect** tree-save areas and protection devices prior to clearing and grading;
    - v. Provide the **development program** inspection schedule.
6. Site Plan Enforcement Agreement
- Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
- a. Development Program to include a phasing schedule as follows:
    - i. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed;
    - ii. Pedestrian pathways associated with each facility shall be completed as construction of each facility is completed;
    - iii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - iv. Coordination of each section of the development and roads;
    - v. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
7. Forest Conservation Plan
- Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
8. Clearing and Grading
- No clearing or grading prior to M-NCPPC approval of signature set of plans.

**SUMMARY OF ISSUES ADDRESSED AT SITE PLAN:**

During site plan review, staff and the applicant reviewed conditions of all applicable Preliminary Plan approvals for the Airpark and the subject site. Attention was given to the transitional purpose of the I-4 Zone. Staff and applicant addressed the effects of the development on the adjacent Green Farm Park and the applicant's request for a waiver of the setback at the rear property boundary. Other issues addressed during site plan review included the stormwater runoff into the Green Farm Regional Facility, the property's sewer connection, off-site forestation to be accommodated within Green Farm Park, and the preservation of the specimen 52-inch white oak at the northwest corner of the site.

**ISSUE: Off-site Forestation within Green Farm Park**

Applicant Position: Applicant proposes 1 acre of forestation to meet off-site forestation requirements within the park.  
Staff Position: Staff recommends that 2 acres of forestation be provided for Green Farm Park because the proposed development will affect the park: the proposal will produce stormwater run-off that must be accommodated within the park's SWM Facility; the applicant request for a waiver of the building and parking setback from the property line adjoining the park. The additional forestation recommended by staff will provide greater buffering between the park and the development on Cessna Drive

**PROJECT DESCRIPTION: Vicinity**

The site is located east of Lindbergh Drive, within the Airpark Industrial Park at the northwest quadrant of Woodfield Road (MS124) and Airpark Road. The Industrial Park lies between the Airpark to the south and the Airport Business Center to the north. The proposed site access is on Cessna Drive via Airpark Drive.

**Green Farm Conservation Park**

**SITE**

*Montgomery County Airpark, Cessna Drive area*

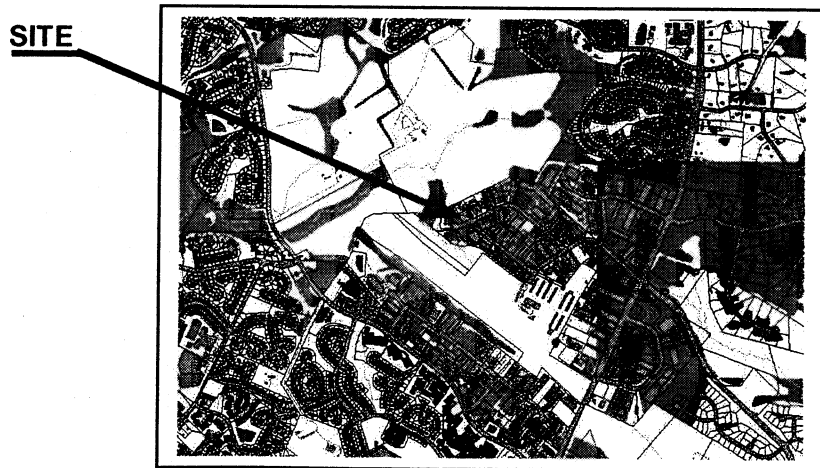


The rectangular site (approximately 373' x 162') is located near the end of the cul-de-sac of Cessna Drive. The parcel straddles the area, lengthwise, between Cessna Drive on the south and the Greenfarm Conservation Park on the north. Lots to the east have been developed under the current I-4 Zone and the previous I-1 Zone. The parcel to the west, at the end of Cessna Drive, is undeveloped.

The topography drops at about a 6% slope from south to north across the length of the site, naturally draining onto the M-NCPPC Parkland and then into the regional stormwater facility constructed within the park.



*Proposed Site for development, Green Farm Park at the north with Regional SWM Facility*

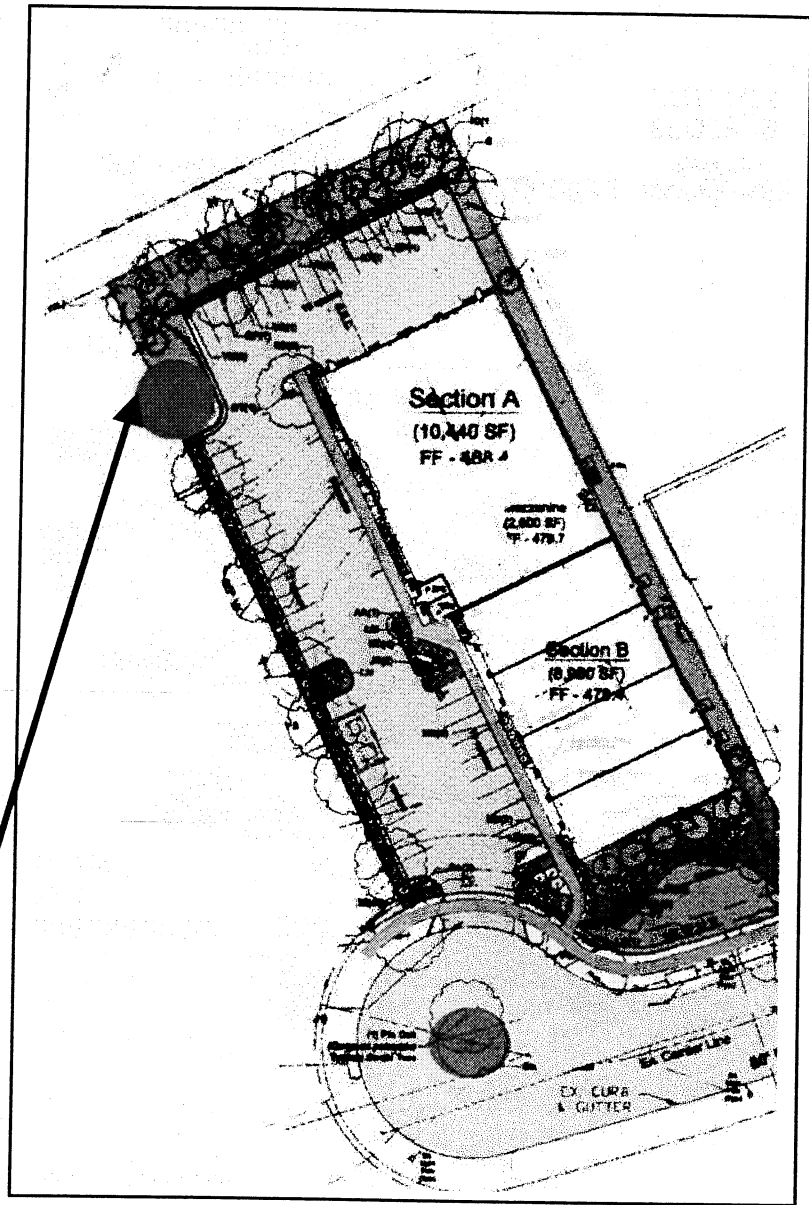


**PROJECT DESCRIPTION: Proposal**

The proposal consists a single building of 24,865 sf, on the existing lot. The building is intended to provide a large unified space at the rear of the structure with 6-8 smaller warehouse bays stacked within the front half of the structure. The proposal features a building sited lengthwise on the linear site, snugly fit along the eastern boundary. The proposed driveway will access the parcel along the western part of the street frontage and provide site circulation and parking along the west side. The structural bays for leasing will be accessed from the west side of the building, which features a sidewalk and landscaping. The building design takes advantage of the sloping topography with the placement of double-height space for loading at the rear.

The applicant requests a waiver under Section 59-C.44(e)(1)(b) of the Zoning Ordinance for a reduction in the building and parking setbacks at the rear lot line.

**52-inch  
White Oak Tree**



*Landscape Plan showing building footprint and setbacks proposed*

**PROJECT DESCRIPTION: Prior Approvals**

1. Preliminary Plan 1-78278, approved by the Planning Board on January 11, 1979.
2. Site Plan 8-01003, approved by the Planning Board on December 7, 2000.

The stormwater concept approval for the current site plan was issued with Preliminary Plan 1-86126, and was reconfirmed on October 4, 2000 and November 6, 2002.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

<u>Montgomery County Airpark-Site Plan 8-03001</u>	<u>I-4 Zone</u>	<u>I-4 Zone</u>	<u>I-4 Zone</u>
<u>Development Standard</u>	<u>Permitted/Reqd</u>	<u>Approved 2001</u>	<u>Proposed 2003</u>
Gross Lot Area (ac)	N/A	1.27 ac 55,395.25 sf	1.27 ac 55,395.25 sf
Building Area (sf)		21,120 sf	24,865 sf
Building Coverage Footprint (sf)		38% (21,120 sf)	36% (19,945 sf)
Green Space %	10% (11,079 sf)	22%	25.5% (14,145 sf)
Impervious Area		42,950 sf	41,250 sf
<b>FAR</b>	1.00 FAR	<b>.38 FAR</b>	<b>.44 FAR</b>
Building Height	3 stories/42 feet	2 stories/35.3 feet	2 stories/35.3 feet
<b>Setbacks (If)</b>			
Industrial property	10 feet	10 feet	10 feet
Local Street	25 feet	25 feet	25 feet
Building from Residential Zone (R-200)	100 feet	74 feet *	74 feet*
Parking from Residential Zone (R-200)	50 feet	26 feet	26 feet
<b>Parking</b>			
Standard 1.5 spaces/1,000 sf GFA	30 spaces	41 spaces	50 spaces

\* *Optional Method provision for waiver of setbacks 59-C-5.44(e)(1)(b)*

**ANALYSIS: Conformance to Master Plan**

The subject proposal conforms to the recommendations of the amended Upper Rock Creek Master Plan (1985), with respect to land use and building type. Low height structures designed for open storage or warehousing are recommended for this area.

**FINDINGS for Site Plan Review:**

1. The site plan is consistent with an approved development plan or a project plan for the optional method of development, if required.

The plan conforms to conditions of applicable preliminary plans for future development on this parcel. [See memo from Transportation Planning Staff dated May 7, 2003.

2. The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.

See also discussion below (4) regarding waiver of setbacks under the optional method.

3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

- a. **Location of Buildings**

The location of the building is adequate, efficient, and safe. The building is sited optimally on the site with respect to topography, vehicular and pedestrian access, and functional warehouse requirements. The proposed grading and the dropped floor level for the northern portion of the structure allow better functional use of the site for warehouse purposes. The alignment of the building along the eastern property line allows the preservation of the specimen oak tree on the northwest.

- b. **Open Spaces**

The plan provision for open space consists of the landscaped buffer along the rear and sides of lot that adjoins neighboring industrial lots. The west boundary will be planted with oak trees. The landscaped buffer at the rear provides 27 feet of thickly planted forestation at the boundary of Greenfarm Park. Additional open space is provided within the required setback at Cessna Drive. Open space totals 12,444 sf, equal to 22% of the tract area.

- c. **Landscaping and Lighting**

Landscaping is adequate, safe and efficient for this use and building type. The Pin Oaks proposed as tightly spaced shade trees along the western site boundary will provide an attractive visual buffer between the parking and the view shed of Green Farm Park. The trees will also provide generous shade for the parking lot upon their maturity. Street trees, also Pin Oaks are proposed to provide shade and visual amenity for the existing sidewalk on Cessna Drive. The applicant proposes to save the 52-inch white oak tree at the rear of the site.

- d. **Recreation**

The plan is exempt from recreation requirements.

- e. **Vehicular and Pedestrian Circulation**

The vehicular circulation is adequate, safe and efficient. Pedestrian circulation is adequate and safe, extending along the building's west side the full length of the structure. Handicapped parking is logically placed with ease of access to all warehouse units.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The new structure is compatible with existing adjacent development, which includes parcels developed under I-4



and I-4. Staff supports the applicant's request for a waiver of the setback requirement, as allowed under 59-C-5.44(e)(1)(b) for the optional method in the I-4 zone for the following reasons:

- a. The building setback proposed (74') represents a reduction of 25' from the standard method (100'); the parking setback represents a reduction of 24' from the standard method (50');
- b. The proposal meets the requirements of the zone for use of the waiver, "the lot adjoins residentially zoned property which contains physical features that would permit a lesser setback or which is developed or dedicated to a use other than residential." The parcel adjoins the Greenfarm Park stormwater management facility, and although the park is contained with R-200 zone, no residential units exist in close proximity to the site; the adjoining use (M-NCPPC) is permanent open space.

The landscaping proposed meets the intent of the I-4 Zone; the additional landscaping and street trees will provide attractive feature for Cessna Drive.

5. The final forest conservation plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The applicant has proposed fulfilling off-site forestation requirements by providing selected forestation enhancement to the adjoining M-NCPPC Greenfarm Conservation Park.. Staff supports this proposal, subject to review by the parks and environmental staffs at the time of signature set.

#### **APPENDIX**

Correspondence referenced in report