



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

MCPB No. 19-031
Site Plan No. 81986078E
Seventh-Day Adventist Headquarters
Date of Hearing: March 21, 2019

MAY 07 2019

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on March 5, 1987, the Planning Board approved Site Plan No. 819860780 to construct an office building for the Seventh-Day Adventist World Headquarters on 29 acres of O-M zoned-land, located on the southwest quadrant of the intersection of Columbia Pike (US-29) and East Randolph Road ("Subject Property"), in the Fairland/Colesville Policy Area and Fairland Master Plan ("*Master Plan*") area; and

WHEREAS, on December 4, 2002, Staff approved a Staff level amendment to the previously-approved site plan, designated Site Plan No. 81986078A, to construct a 5,000 square foot storage facility and a 172-space parking lot south of the existing building; and

WHEREAS, on October 2, 2008, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81986078B, to construct a 19,234 square foot, two-story addition to the southern façade of the existing building for a television programming production studio; and

WHEREAS, on March 26, 2009 the Planning Director approved an administrative amendment, designated Site Plan No. 81986078C, to install eight new generator pads, eight natural gas-powered generators, a six-foot tall chain link fence with privacy slats and modify landscaping surrounding the generators; and

WHEREAS, on May 10, 2010 the Planning Director approved an administrative amendment, designated Site Plan No. 81986078D, to relocate a chiller pad, install a

fencing enclosure around the chiller pad, relocate a/c equipment boxes, landscape around chiller enclosure and equipment boxes, extend a retaining wall, change site lighting, add of handrails and lead walk from emergency exit door, modify the location of overflow roof drain connections, and change building setbacks; and

WHEREAS, on May 31, 2018, Seventh-Day Adventist Headquarters (“Applicant”) filed an application for approval of an amendment to the previously approved site plans to construct a 52,500 square foot detached accessory storage facility on the Subject Property; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 81986078E, Seventh-Day Adventist Headquarters (Site Plan,” “Amendment,” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated March 8, 2019, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 21, 2019, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan Amendment No. 81986078E to construct a 52,500 square foot detached accessory storage facility by *adding* the following conditions:¹

Density & Height

1. Density

The Site Plan amendment is limited to a detached accessory storage facility with a total of 52,500 square feet on the Subject Property within the limits of the amendment, as illustrated on the Certified Site Plan.

2. Height

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

The height of the detached accessory storage facility is limited to a maximum of 22-feet, as measured from the average elevation of finished ground along the Tech Road street line, as illustrated on the Certified Site Plan.

Environment

3. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated October 8, 2018 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Green Space

4. Green Area

The Applicant must provide a total of 444,901 square feet of green area on the Subject Property (or 47.4 percent of net site plan area).

Transportation & Circulation

5. Vehicular, Pedestrian & Bicycle Circulation

- a. All internal sidewalks and pedestrian paths must be a minimum of five-feet wide.
- b. Prior to the issuance of a Use and Occupancy Certificate for the proposed building, the Applicant must construct a five-foot wide sidewalk along the property's frontage on Old Columbia Pike between the internal driveway and the Park and Ride Lot to the south.
- c. The Applicant must construct an internal sidewalk with necessary curb cuts from the intersection of Old Columbia Pike and the internal driveway to the entrance of the storage facility prior to the issuance of a Use and Occupancy Certificate for the proposed building.

6. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated November 19, 2018, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may

amend if the amendments do not conflict with other conditions of the Site Plan approval.

7. DPS-ROW

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services Right of Way Section (DPS-ROW), in its letter dated January 30, 2019, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

8. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the elevations shown on the submitted architectural drawings, as determined by M-NCPPC Staff.

9. Landscaping

- a. The Applicant must install the site elements as shown on the certified landscape plans as shown on the Certified Site Plan.
- b. The Applicant must install the plantings shown on the certified landscape plans. Any variation in plant species or quantity must be approved by M-NCPPC Staff.
- c. The Applicant must install landscaping no later than the first growing season after obtaining a Use and Occupancy Certificate.

10. Lighting

- a. Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All on-site down-lights must have full cut-off fixtures.
- c. Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially-developed properties.

- e. Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f. On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

11. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, trash enclosures, retaining walls, fences, railings, and sidewalks, private utilities, paths and associated improvements of development, including but not limited to sidewalks, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of the any building permit of development.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

12. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

13. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the stormwater management concept approval letter, development program, Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b. Add a note stating that "Minor modifications to the Limits of Disturbance (LOD) shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

- c. Add a note in the Site Plan that states, "Proposed 5-foot wide sidewalk and 6.5-foot wide green panel to be constructed in accordance with MCDPS standards and ADA compliant" on sheet, SP-2.
- d. Revise the Limits of Disturbance to include all planting areas.
- e. Revise the green area calculations in the comparative analysis table and green area tabulations consistent with the Staff Report.
- f. Illustrate accessory building height measurement as defined in the Zoning Ordinance and on the Conceptual Elevations on sheet, SP-4.
- g. Modify data table to reflect development standards approved by the Planning Board.
- h. Ensure consistency of all details and layout between Site and Landscape plans.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Seventh-Day Adventist Headquarters, Site Plan No. 81986078E, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan No. 819860780, as revised by previous amendments, and all findings not specifically addressed remain in effect.

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Site Plan Amendment conforms with all binding elements of Local Map Amendment No. G-486, approved by the County Council on February 11, 1986, as shown in Table 1 below.

Table 1: Data Table for the O-M Zone under Optional Method of Development including Binding Elements from G-486

Development Standard	Permitted/Required O-M Zone	G-486 (Binding Elements)	Proposed for Approval
Gross Tract Area	N/A	29.93	29.93
Net Tract Area	N/A	21.55 ²	21.55
Building Height (feet)			
Main Building	60 feet -72 feet 5-7 Stories	48 feet 3.5 stories	unchanged
Accessory Building	60 feet -72 feet 5-7 Stories	25 feet 2-stories	22 feet ³ 1-story
Floor Area Ratio (FAR)	1.50	0.50	0.40
Building Coverage			
Main Building	60%	21% (651,875 sf)	unchanged
Accessory Building	N/A	9.6% (125,000 sf) ⁴	4.2% ⁵
Building Setbacks from Street (feet)			
Old Columbia Pike	15 feet	120 feet	123 feet
US Route 29			
Main Building	15 feet	80 feet	unchanged
Accessory Building	15 feet	60 feet	65 feet
Parking Setbacks from Street (feet)			
Old Columbia Pike	10 feet	120 feet	unchanged
Randolph Road	10 feet	50 feet	unchanged
US Route 29	10 feet	60 feet	unchanged
Tech Road	10 feet	50 feet	unchanged
Parking in Setback	Yes	5%	unchanged
Green Area (% of lot)	10% - 15%	45%	47.4%
Parking		525	693 ⁶

² Net tract area based on dedicated land as part of local map amendment No. G-486 approval.

³ Pursuant to the Zoning Ordinance in effect on October 29, 2014, the height of the building is “measured from the average elevation of finished ground surface along the front of the building” in the case of a building setback from the street line 35 feet or more.

⁴ Total building coverage based on gross tract area of 29.93 acres from Local Map Amendment No. G-486.

⁵ Total building coverage based on gross tract area for comparison purposes.

⁶ Since the County Council approved Local Map Amendment No. G-486, several site plan amendments have been approved (81986078A-81986078D), which increased the number of parking spaces. The most recent Board approved amendment resulted in a total of 693 parking spaces (81986078B). This Application does not increase the number of parking spaces.

The height of an accessory building is limited to 25-feet per the binding elements in G-486. Pursuant to the Zoning Ordinance in effect on October 29, 2014, the height of the building is “measured from the average elevation of finished ground surface along the front of the building” when the building setback from the street line is 35-feet or more pursuant to Sect. 59-A-2.1 of the Zoning Ordinance. Since the Subject Property is surrounded by four roads and has four fronts⁷, any elevation is acceptable for the purposes of measuring the height of the accessory storage facility, as confirmed by the Department of Permitting Services. Thus, the height of the proposed building is 22-feet as measured from Tech Road, which meets the 25-foot height requirement.

- 2. The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The purpose of the O-M zone is to provide locations for moderate intensity office buildings in areas outside of central business districts. It is intended that the O-M zone be located in areas where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood. The proposed accessory storage facility serves as an accessory structure to the existing office building and the zone allows the use. The proposed accessory storage facility meets all of the development standards and requirements of the O-M zone as shown in Table 1 above and therefore; the proposed development continues to be in compliance with the Zoning Ordinance.

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

Building and Structures

The accessory storage facility is located in the southern portion of the Subject Property between the Park and Ride lot and the surface parking area associated with the office building. The proposed accessory building meets the setback requirements from Old Columbia Pike and Columbia Pike that are required by the binding elements and consistent with the Fairland Master Plan recommendations. Further, the building is efficiently oriented towards the access drive and parking area which allows for convenient access and maneuver of trucks.

Also, the location selected on the Subject Property for the accessory storage structure is near the studio that was approved as part of Site Plan Amendment

⁷ Under the Zoning Ordinance in effect on October 29, 2104, frontage is defined as, “(t)he length of the front property line of the lot, lots or tract of land abutting a public street, road or highway, or rural right-of-way”.

No. 81986078B. The accessory storage facility serves to store the studio and office equipment that is currently stored off-site. The location compliments the studio since these sites are in close proximity to one another. Therefore, the location of the accessory storage facility is adequate, efficient, and does not pose any safety concerns on the site.

Open Spaces, Landscaping, Lighting and Recreation Facilities

The accessory storage facility is shown in a location that was previously counted as green area. As part of the binding elements, the Subject Property is required to provide a minimum of 45 percent of green area. As a result of this Amendment, the green area on the Subject Property is 47.4 percent, that is a six percent reduction from the previous approval, but is still within the required green area for the Subject Property.

The landscaping and site details adequately and efficiently address the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment. The Seventh-Day Adventist Headquarters property is discussed in the Master Plan's Land Use Chapter as one of three "Corporate Sites" (p. 82) in Fairland. The Master Plan states, "*the Seventh Day Adventist site [has] development potential remaining under existing zoning*" and that "*[a]ll three sites are surrounded by green space and extensive landscaping...*" Although the Master Plan does not specifically require landscaping for the Property, it does recommend retaining green space and landscaping along US 29. The landscaping proposed within the green space area includes "extensive landscaping" on the site comprised of numerous trees and shrubs along US 29. Further, screening with a mix of evergreen and deciduous trees will also be provided along the north, west, east, and south elevations of the accessory storage facility. Therefore, adequate landscaping is provided from the road and nearby residential development.

The proposed photometric plan shows that illumination does not exceed 0.5 footcandles outside the Subject Property. Therefore, the proposed photometric plan demonstrates that the proposed development meets the outdoor lighting requirement and is safe, adequate, and efficient as it provides adequate levels for safety without casting glare.

There are no recreation requirements since this is not a residential development.

Pedestrian and Vehicular Circulation

The proposed accessory storage facility will utilize the southern existing access point from Old Columbia Pike that connects to an existing right-in, right-out internal driveway that runs through the Subject Property. A new loading access bay will be constructed along the driveway to facilitate truck loading for the

proposed accessory storage building. The overall internal circulation as proposed will continue to be adequate as no additional employees or visitors will be generated by the accessory storage facility and new internal movements will be minimal.

Pedestrian access along the frontage of the Property, as well as internally, will be safe, adequate and efficient. Sidewalks are provided along the entire Old Columbia Pike frontage. The existing sidewalk running in front of the Tech Road Park and Ride to the southern site access point will be upgraded to five-feet in width from the existing four-feet. As conditioned, Staff is requesting that the Applicant provide an internal sidewalk from Old Columbia Pike to the proposed accessory storage building to improve pedestrian connectivity. Washington Metropolitan Area Transit Authority (WMATA) records indicate that a bus stop is located southwest of the Subject Property. To improve pedestrian connections to the Subject Property, Staff has conditioned that the Applicant provide an internal sidewalk. The proposal also includes a new internal sidewalk between the accessory storage facility to the existing main office building running along an existing parking lot. With these improvements, the pedestrian connections are adequate, safe, and efficient.

As part of the local area transportation review (LATR), a traffic statement is provided with the application. As the proposed structure is intended only for on-site, dead storage (usage for furniture, files, or other unused or seldom used items) for film production, the structure will not produce any new local trips and is exempt from additional study.

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

The proposed accessory storage structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development. An existing office currently sits on the Subject Property and was reviewed, and it was determined that the office was compatible. The proposed accessory storage facility serves as a detached accessory structure to the office building which is compatible with the existing use. As part of the original approval, it was anticipated that the office building may require large storage needs and therefore, 9.6 percent (125,000 square feet) of building coverage was approved for the Subject Property as part of the Application for an accessory building. Further, the proposed Application will not generate additional employees and therefore, the accessory storage facility is ancillary to the office. For these reasons, the Planning Board believes the proposed 52,500 square foot accessory storage facility is appropriate for the Subject Property and therefore, compatible with uses in the surrounding area.

Also, the proposed accessory storage structure is designed to match the existing office building since the proposed accessory storage facility includes materials similar to that used in the office building.

As part of the proposal landscaping is provided along Old Columbia Pike, Columbia Pike, and along the south elevation to screen views of the accessory storage facility. Additional landscaping along Old Columbia Pike was also provided to screen the residential development from the storage facility in order to address any potential visibility concerns. An existing berm will also remain to provide screening of the accessory storage facility. Further, additional landscaping was also provided along Columbia Pike as seen in adjacent developments resulting in landscaping that is consistent with the surrounding developments.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

Forest Conservation

The Seventh-Day Adventist Headquarters development is exempt from the requirements of Article II of Montgomery County Code, Chapter 22A (Forest Conservation Law). The Applicant has filed for and received confirmation of a Forest Conservation Exemption request, plan number 42018178E, under exemption category 22A-5(t). The proposed development is a modification to an existing non-residential property that will not, 1) remove more than 5,000 square feet of forest at one time or cumulatively after the exemption is issued, 2) result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan, 3) require approval of a Preliminary or Administrative Subdivision Plan; and 4) increase the developed area by more than 50 percent; the existing development is maintained.

Stormwater Management

The stormwater management concept plan was approved by the Montgomery County Department of Permitting Services, Water Resources Section on October 8, 2018. The Application will meet stormwater management goals by providing two on-site micro-bioretenion facilities which connect to an existing off-site storm drain system located along Columbia Pike.

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

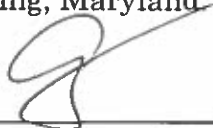
BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAY 07 2019 (which is the date that this resolution is mailed to all parties of record); and

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 Resolution, 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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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González and Cichy voting in favor, and Commissioner Patterson absent at its regular meeting held on Thursday, April 25, 2019, in Silver Spring, Maryland



Casey Anderson, Chair
Montgomery County Planning Board