



## McDonald's - Derwood, Site Plan Amendment 81990055D



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Completed:10/25/19

### Description

Request for approval of an additional 496 square feet of development to construct three small building additions; relocation of a drive through window; and minor changes to associated parking and landscaping. The existing building would be expanded from 5,586 square feet to 6,082 square feet.

Location: 15801 Frederick Road.

Master Plan: 2006 *Shady Grove Sector Plan*.

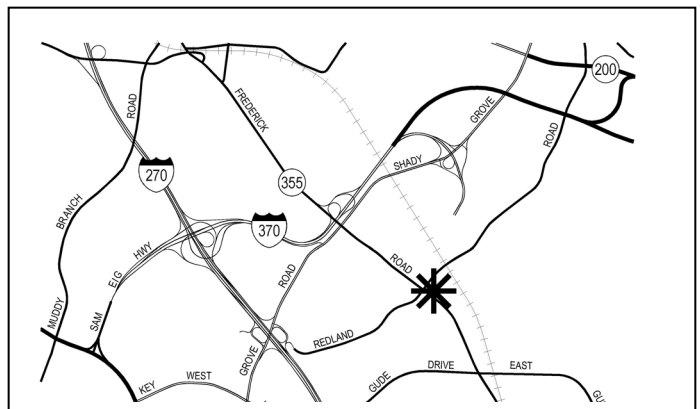
Zone: CRT-1.5, C-0.5, R-1.25, H-90T.

Property Size: 1.83 acres.

Acceptance Date: August 14, 2019.

Applicant: McDonald's USA, LLC.

Review Basis: Chapter 59, Zoning Ordinance effective prior to October 30, 2014.



### Summary

- Staff recommends approval with conditions.
- The Property and current use were previously approved and developed under the C-3 Zone.
- Staff reviewed this Amendment under the 2004 Zoning Ordinance, pursuant to the grandfathering provisions of Section 7.7.1.B.3 of the current Zoning Ordinance.
- Under Section 7.3.4.J.1.a, this amendment is considered a major amendment due to the increase in density.
- No correspondence has been received from noticed parties as of the date of this Staff Report.

## RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 81990055D. This Application does not alter the intent, objectives, or requirements of the original site plan approval or any subsequent amendments thereof. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required.

### Conformance with Previous Approvals and Agreements

1. Site Plan Conformance

The development must comply with the conditions of approval for Site Plan Nos. 819900550, 81990055A, and 81990055C. Site Plan No. 81990055B was submitted for review and subsequently withdrawn.

### Density

2. Density

The Site Plan is limited to a maximum of 6,082 square feet of development, which is comprised of the existing 5,586-square foot building and 496 square feet of proposed additions.

### Site Plan

3. Site Design

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

4. Landscaping

Prior to the end of the first planting season after the issuance of the final building permit, all landscape plant materials must be installed.

## PROJECT DESCRIPTION

### Site and Vicinity

The Subject Property is located at 15801 Frederick Road (outlined in red) and is surrounded by a mix of commercial uses (Figure 1). To the south and the west are automobile service stations, to the east are car dealerships, and to the north is a self-storage facility.

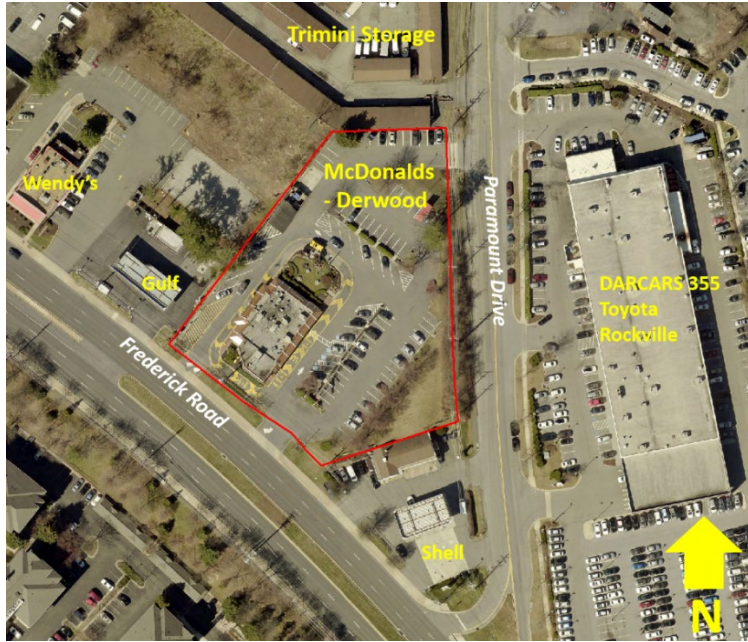


Figure 1: Vicinity Map

### Previous Approvals

- On February 25, 1991, the Planning Board approved Site Plan No. 819900550 for a 1,008-square foot addition to the existing 3,000-square foot fast food restaurant in the C-3 Zone.
- On October 27, 2003, the Planning Board approved Site Plan No. 81990055A for the addition of a DVD vending machine.
- On May 3, 2018, the Applicant withdrew Site Plan No. 81990055B.
- On September 19, 2018, the Director approved an administrative Site Plan No. 81990055C for the reconfiguration of the existing drive-thru lane to side-by-side two-point order, with associated menu boards, updated pedestrian and vehicular circulation, and bicycle parking spaces.

### PROPOSAL

The proposed development would create an additional 496 square feet of development in order to construct three small building additions, relocate a drive through window, and make minor changes to associated parking and landscaping.



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.*

Per Section 7.7.1.C, the proposed development is exempt from the requirements of the CRT Zone because it is an amendment of a plan approved prior to October 30, 2014, and it expands the gross floor area by less than 10%. As stated previously, the Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the approved Site Plan and associated amendments.

The Property is not subject to an urban renewal plan.

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 proposed additions are minor in nature and do not change the adequacy, safety, and efficiency of the development.

#### Public Open Space & Landscaping

Additional landscaping has been proposed to adequately complement the minor building additions.

#### Recreation Facilities

There are no recreation facilities required since the Subject Property does not include any residential units.

#### Pedestrian and Vehicular Circulation

No changes are proposed to the pedestrian and vehicular circulation, and they remain adequate, safe and efficient.

#### Parking

No changes are proposed to the parking facilities, and they remain 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.*

The proposed additions are minor in nature and compatible with the other uses and site plans and with existing adjacent developments in the area.

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.*

The Amendment has received an exemption from Article II, Chapter 22A. The Site Plan Amendment continues to meet the requirements of the Montgomery County Forest Conservation Law, the County's Environmental Guidelines, and the County's Stormwater Management Requirements.

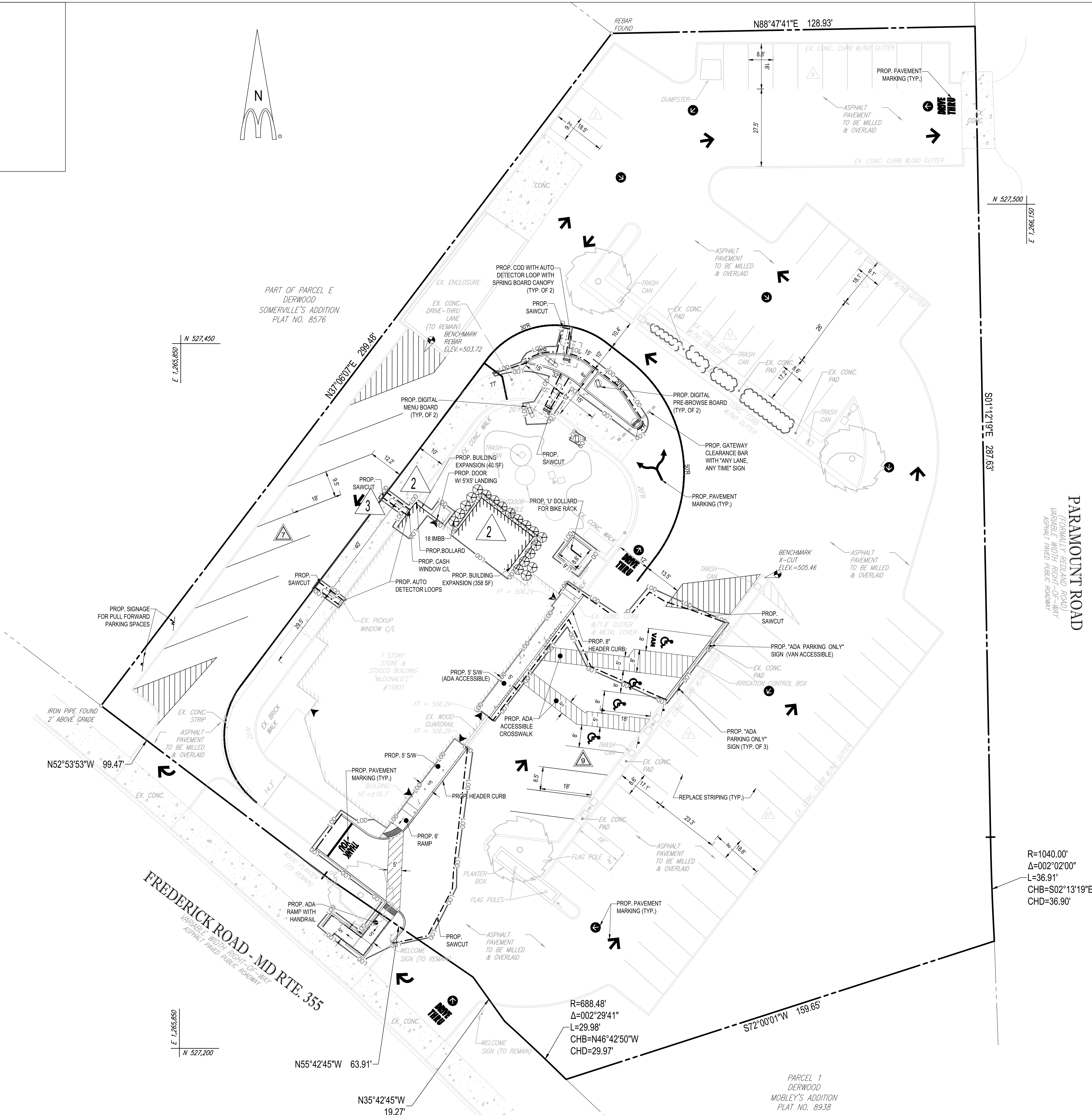
## **CONCLUSION**

Based on the review by Staff and other relevant agencies, and the analysis contained in this report, Staff finds that the proposed Site Plan Amendment meets all the required findings and complies with the applicable Zoning Ordinance standards. Therefore, Staff recommends approval of this Site Plan Amendment No. 81990055D, subject to the conditions at the beginning of this report.

## **ATTACHMENTS**

1. Site Plan
2. Landscape Plan





GENERAL NOTES

- THIS PLAN IS BASED ON THE OLD ZONING ORDINANCE PREDATING OCTOBER 30, 2014.
- THIS PLAN IS BASED ON A PARTIAL TOPOGRAPHIC SURVEY PREPARED BY:  
  
BOHLER ENGINEERING  
"McDONALD'S USA, LLC  
15801 FREDERICK ROAD  
4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND"  
FILE NO.: SB175012  
DATED: 10/13/17
- PARCEL DATA: TAX MAP GS22 PLAT NO. N529 PARCEL G
- OWNER/APPLICANT:  
MCDONALD'S CORPORATION  
6903 ROCKLEDGE DR., SUITE 1100  
BETHESDA MD 20817  
PHONE: (412) 973 - 9741
- ZONING: CRT-1.5 (COMMERCIAL RESIDENTIAL TOWN)
- LOT AREA = 1.83 AC
- CURRENT USE: MCDONALD'S RESTAURANT  
PROPOSED USE: MCDONALD'S RESTAURANT
- FOREST CONSERVATION EXEMPTION NUMBER 42018165E WAS ISSUED ON 06/18/18.
- PROPOSED SITE LIGHTING SHALL BE LIMITED TO BUILDING-MOUNTED ONLY, AS PER APPLICABLE BUILDING CODES. NO PARKING/AREA LIGHTS ARE PROPOSED. EXISTING ROUND MOUNTED LIGHTS ARE TO REMAIN.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVE AISLES, PARKING AREAS, AND ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT, COMMON, BUFFER AND LANDSCAPED AREAS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE THEMSELVES WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
- ALL A.D.A. ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS, AS NEEDED.
- GENERAL CONTRACTOR TO CONFIRM COLOR OF TINT/FINISH FOR ALL PROPOSED SIDEWALKS.
- TEMPORARY FENCING TO BE DETERMINED BY CONTRACTOR.
- LIMIT OF DISTURBANCE (LOD) = 663 SF

1 PARKING

REQUIRED PARKING:  
MINIMUM: 4,297 SF @ 4 SPACES PER 1,000 SF 4,297 X 4 = 17.19 = 18 SPACES  
MAXIMUM: 4,297 SF @ 12 SPACES PER 1,000 SF = 4,297 X 12 = 51.59 = 52 SPACES  
EXISTING PARKING: 86 SPACES (INCLUDING 4 ADA SPACES AND 2 PULL-FORWARD SPACES)  
PARKING PROVIDED:  
4 HANDICAP SPACES (8'X18')  
64 STANDARD SPACES (8'X18')  
3 STANDARD SPACES (30' ANGLE) (8.5'X18')  
7 STANDARD SPACES (30' ANGLE) (8.5'X18')  
2 PULL-FORWARD SPACES (9.5'X18')  
86 TOTAL SPACES

\*NOTE: PER ZONING ORDINANCE SECTION 59.6.2.3 AND SECTION 59.6.2.4, THE EXISTING PARKING EXCEEDS THE MINIMUM AND MAXIMUM NUMBER OF SPACES IN THE CR ZONE. SIX (6) PARKING SPACES WILL BE ELIMINATED FOR IMPROVED CIRCULATION ON SITE FOR THE PUBLIC. THE REDUCTION IN PARKING WILL OFFSET MAINTAIN SUFFICIENT PARKING.

BIKE PARKING

REQUIRED:  
MINIMUM: 4,297 SF @ 1 SHORT-TERM SPACE PER 10,000 SF GFA= 1 SHORT TERM SPACE (SHORT-TERM SPACES REQUIRED) X 15% = 0 LONG TERM SPACES  
MAXIMUM: 10 SHORT-TERM SPACES  
EXISTING: 0 SPACES  
PROPOSED: 2 SHORT-TERM SPACES

\*NOTE: PER ZONING ORDINANCE SECTION 59.6.2.4C

LIST OF AMENDMENT ITEMS

- PARKING SCHEDULE ADJUSTMENT
- BUILDING ADDITION
- RELOCATE/ADD DRIVE-THRU WINDOW

**Developer's Certificate**  
The undersigned agrees to execute all the features of the Plan Approval No. 81990055D including Approval Conditions, Development Program, and Certified Site Plan.

Developer: MCDONALD'S USA, LLC Company NOBERT AKAS Contact Person  
Address: 6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817  
Phone: 301-256-1454  
Signature: \_\_\_\_\_

**SITE PLAN AMENDMENT #81990055D**

PLAN SCALE: 1" = 20'

STREET ADDRESS  
15801 FREDERICK ROAD

BLOCK	PARCEL	STATUS	DATE	BY
N/A	G	PRELIMINARY	1/29/18	ECR
ELECTION DISTRICT 4	COUNTY MONTGOMERY COUNTY	PLAN CHECKED	1/31/18	JD
STATE MD		AS-BUILT		

REGIONAL DWG. NO	PLAN DESCRIPTION
MB175012	SITE PLAN

CAD FILE: X - Title - MB175012

FINAL PLAN SIGNATURES	ISSUE REF
P.M. _____	
G.C. _____	
O.O. _____	

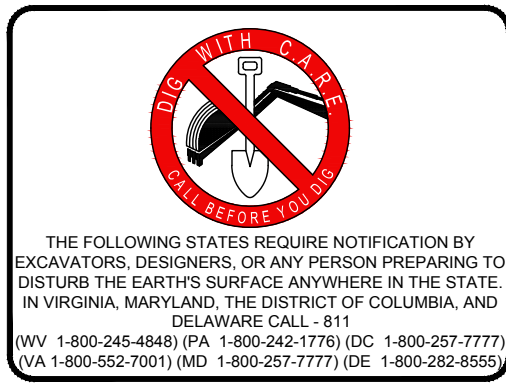
McDonald's®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE	ADDRESS
BALTIMORE / WASHINGTON REGION	6903 ROCKLEDGE DRIVE, SUITE 1100
BETHESDA, MD 20817 (240) 497-9600	

PLAN APPROVALS	DATE
SIGNATURE (IF REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES	CONTRACTOR	OWNER

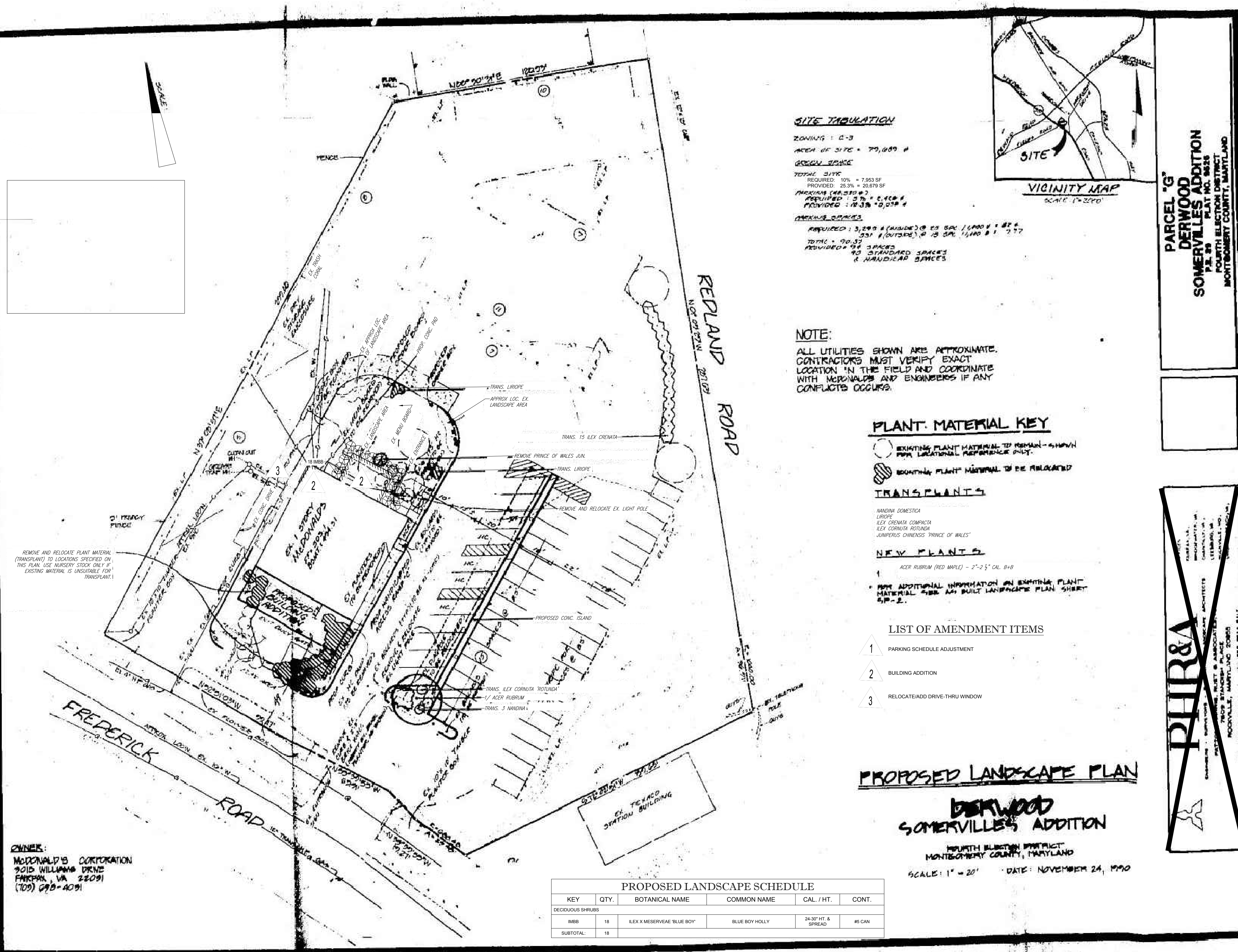


**BOHLER ENGINEERING**  
16701 Melford Blvd., Suite 310 Bowie, MD 20715  
PHONE: (301) 809-4500 FAX: (301) 809-4501

M. K. JONES

PROFESSIONAL ENGINEER  
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 39999, EXPIRATION DATE: 3/15/2019





SP-2A