

McDonald's - Derwood, Site Plan Amendment 81990055D

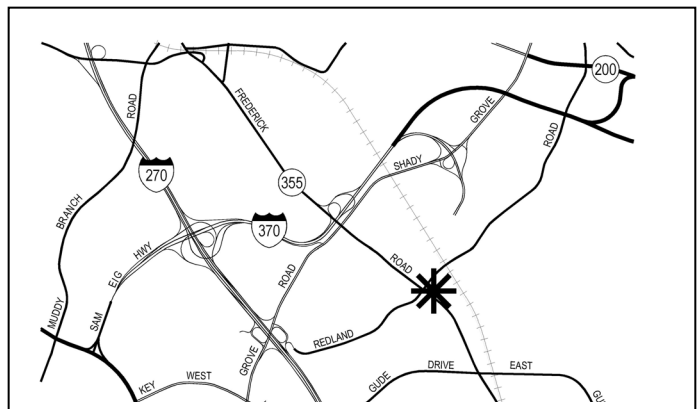
- Amy Lindsey, Planner Coordinator, Area 2 Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
 - Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
 - Carrie Sanders, Chief, Area 2 Division, carrie.sanders@montgomeryplanning.org, 301.495.4653
-

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 Site Plan No. 81990055B was submitted for review and subsequently withdrawn.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.

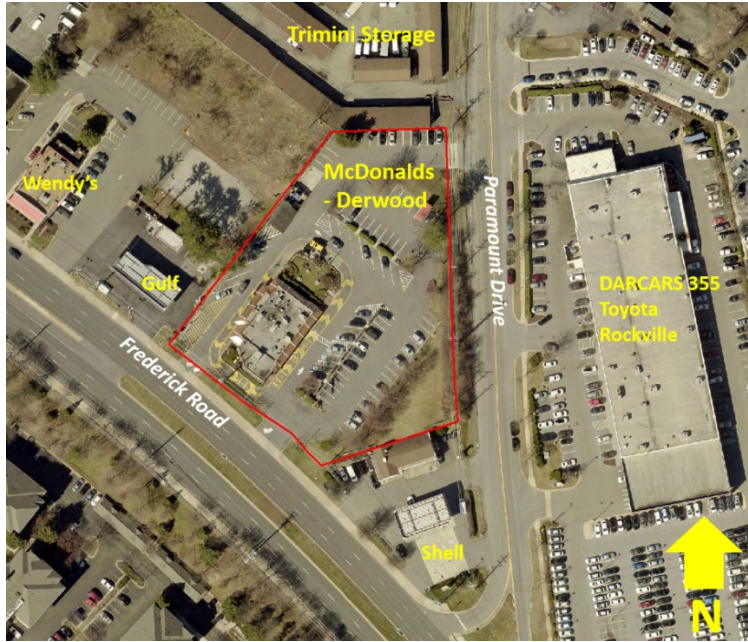


Figure 1: Vicinity Map

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.

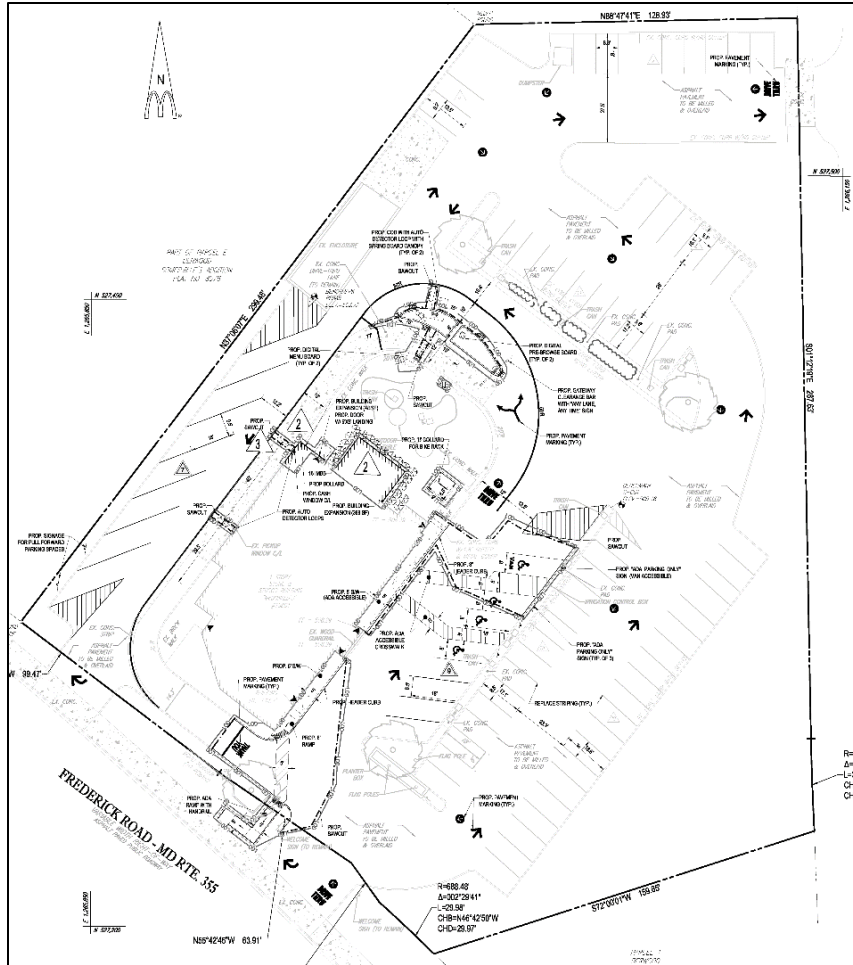


Figure 2: Site Plan

ANALYSIS

Per Section 59. 7. 7. 1.B.3.a., the Amendment was reviewed under the development standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved Site Plan or any subsequent amendments.

FINDINGS

Section 59-D-3.4 (c) of the Zoning Ordinance states: *In reaching its decision the Planning Board must require that:*

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.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the Subject Property.

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