



Park Potomac: Minor Site Plan Amendment No. 82004015P

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Staff Report Date: 12/24/19

Description

Park Potomac: Minor Site Plan Amendment No. 82004015P

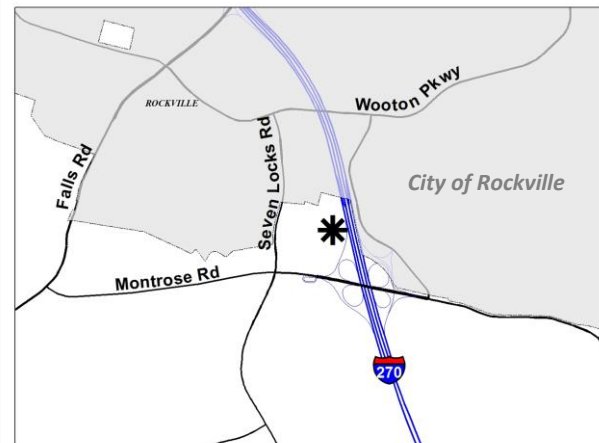
Request to add a 31-foot free-standing pylon sign. Located in the northwest quadrant Montrose Road and I-270, approximately 20.28 acres, CRT 1.25; C-0.5, R-0.75, H-100T, but reviewed under the I-3 zone; Potomac Sub-region Master Plan.

Staff Recommendation: Approval

Applicant: Fortune Parc Development Partners, LLC.

Acceptance Date: October 14, 2019

Review Basis: Chapter 59



Summary

The modifications proposed in this amendment are consistent with the previous findings and conditions of approval, except as described within this report. The Site Plan is being reviewed under the I-3 zone, consistent with exemption Section 59.7.7.1.B.3 for the amendment of a plan previously approved before October 30, 2014.

- Staff recommends approval of Site Plan Amendment No. 8200405P.
- On July 11, 2019 the Montgomery County Sign Review Board approved a Sign Variance Application No. 261132 for the proposed free-standing pylon sign.
- There is no change to Forest Conservation and SWM as a result of this amendment.
- Staff has received no community correspondence regarding this amendment.

SECTION 1 – RECOMMENDATION

Staff recommends approval of Site Plan Amendment No. 82004015P, Park Potomac. All site development elements shown on the latest electronic version of Site Plan Amendment 820040150 as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required. All previously approved plans, findings, and conditions of approval remain in full force and effect.

SECTION 2 – LOCATION AND SITE DESCRIPTION

Vicinity

The subject property is 20.28 acres in size and is located directly west of I-270, in the northeast quadrant of the Montrose Road and Seven Locks Road intersection (“Property” or “Subject Property”). The Seven Locks Shopping Center directly to the north, Potomac Woods East and Potomac Woods Park directly to the west, and Tower Oaks directly to the east are all within the Rockville city limits. South of the Property, across Montrose Road, is one-family detached housing located within the County’s planning jurisdiction.



Figure 1 – Vicinity Map

Site Analysis

The gross tract area of the entire Park Potomac development consists of 54.84 acres of land that is divided into two different Site Plan applications (Nos. 820040120 and 820040150). Site Plan No. 820040120 was approved by the Planning Board on February 12, 2004 for the construction of 150 townhouse units, which are fully constructed and located immediately west of the Subject Property. The Subject Property is the

same geography as Site Plan No. 820040150 as amended, and is located between the townhouse units and I-270. The Subject Property is partially developed as a mixed-use site with multi-family condominiums, apartments, office and retail. The Property is currently zoned CRT-1.25 C-0.5 R-0.75 H-100 T.

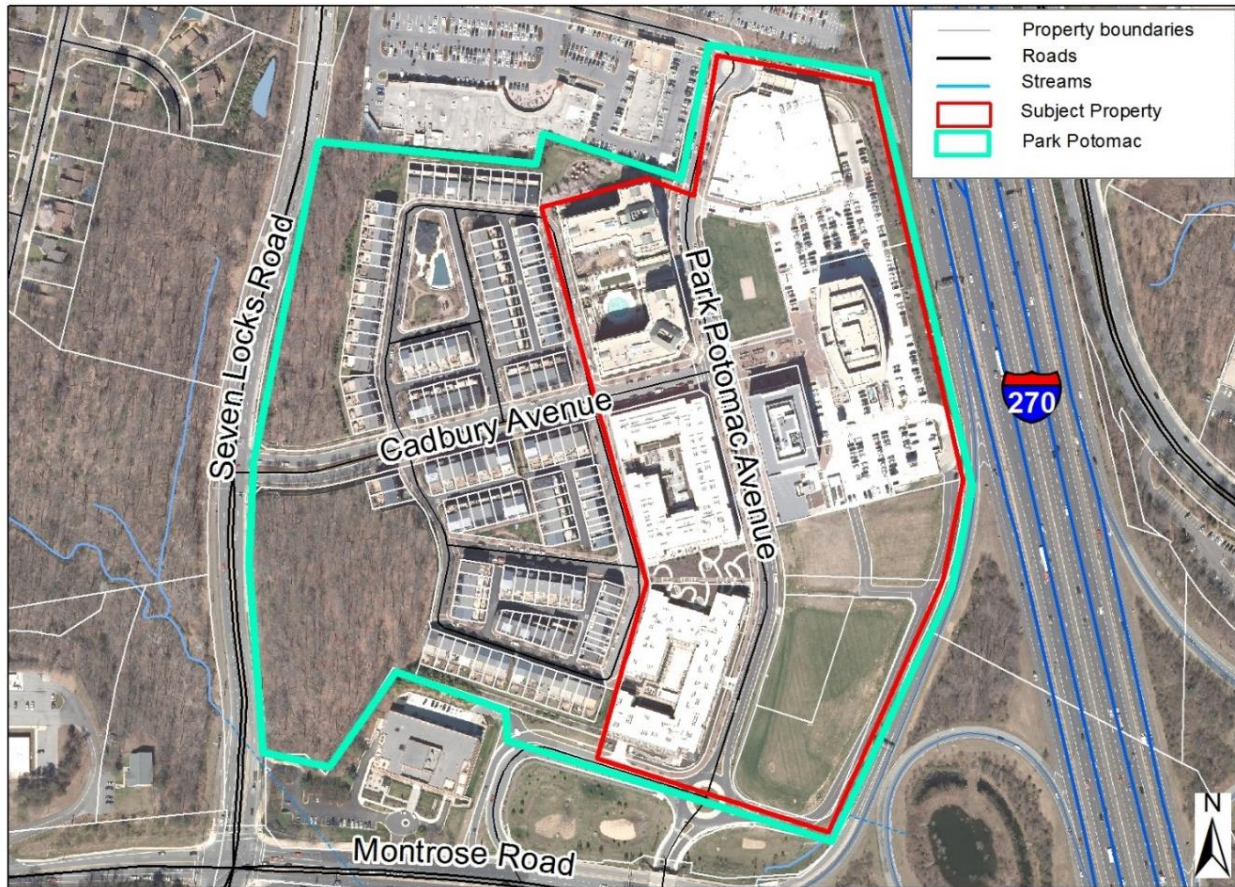


Figure 2 – Aerial Map

SECTION 3 – APPROVALS AND PROPOSAL

Previous Approvals

Preliminary Plan 120030290 and 12003029A

The Preliminary Plan that covers the Subject Property was designated No. 120030290 and was approved by Planning Board Resolution dated July 25, 2003 ("Preliminary Plan"). The Preliminary Plan approved a maximum of 850,000 square feet of non-residential use, including a combination of up to 830,000 square feet of office, 30,000 square feet of retail, 15,000 square feet of restaurant, 450 multi-family units and 150 one-family attached units. The Preliminary Plan was amended as Plan No. 12003029A by Planning Board Resolution dated April 30, 2008, which kept the cap of 850,000 square feet of non-residential use, but increased the total amount of retail allowed to 115,000 square feet, and added a 156 room hotel to the allowed mix of non-residential uses.

Site Plan 820040150, as amended

The Subject Property was the first site plan approved by Site Plan No. 820040150 by Planning Board Resolution dated March 19, 2004 ("Site Plan") for 450 multi-family dwelling units, 820,000 square feet of office use and 30,000 square feet of retail use in the I-3 Zone. The Site Plan has been amended a total of 13 times since then. A full list of the Site Plan amendments can be found in Appendix B. The following is a brief summary of the more substantial amendments to the Subject Property.

82004015A – Modified the building heights of the multi-family structures to a maximum of 100-feet tall as highrise condominiums.

82004015B – Added retail to the ground floor of three buildings, and increased the total retail on the Property to 145,000 sq. ft.

82004015F – Modified existing landscaping and included the extension of Park Potomac Avenue north to intersect with Fortune Terrace.

82004015I – Converted the remaining unbuilt highrise condominium buildings into five story tall apartment buildings.

82004015M – This amendment was withdrawn and the requested modifications were included as part of the N amendment.

82004015N – Increased the retail area and total size of Building E by 3,500 square feet, reduced parking by six spaces, and included modified architecture, landscaping and circulation around Building E.

82004015O – No application exists under this application number. Chronologically, Site Plan No. 82004015P follows the previously approved Site Plan No. 82004015N.

320190020 – Modified total development area for residential and commercial uses resulting in a maximum of 1,656,651 sq. ft. of residential uses and up to 669,628 sq. ft. of commercial uses.

Current Amendment Proposal

The Applicant has submitted an amendment to the Park Potomac Site Plan, Site Plan Amendment No. 82004015P ("Amendment") to locate a 31-foot free-standing pylon sign on the Property approximately 125-feet northeast of Building E as shown below. No additional modifications or additions are proposed as part of the Amendment.

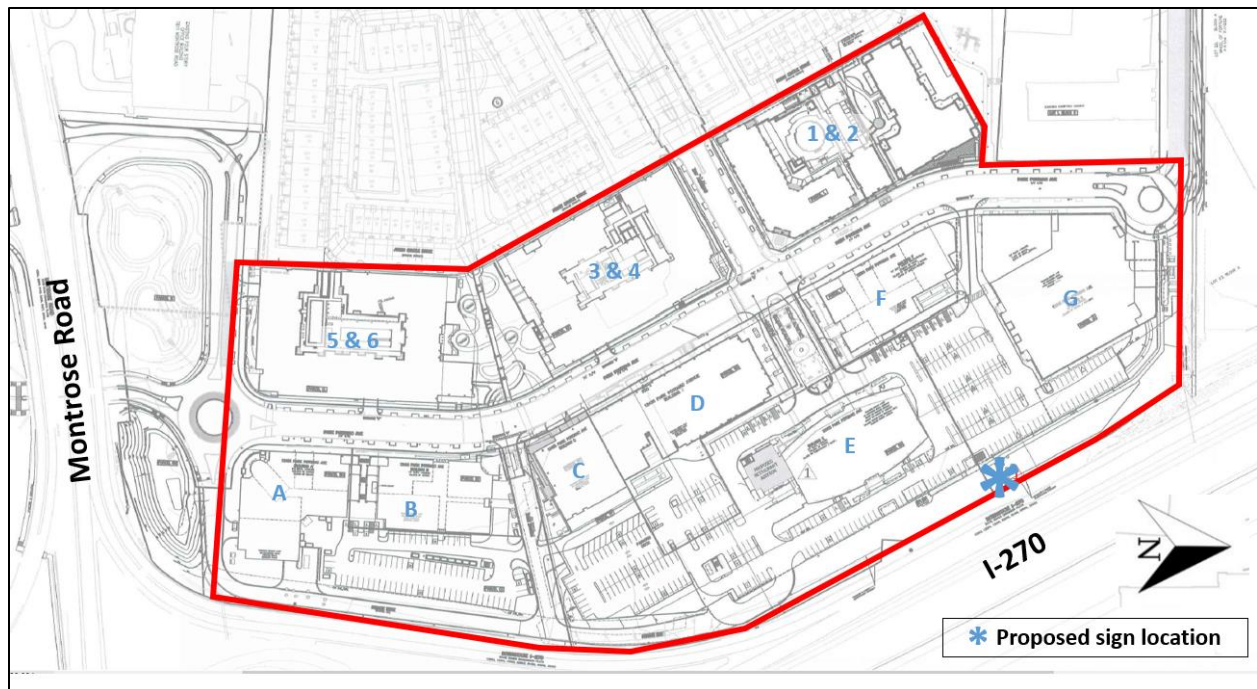


Figure 3 – Proposed sign location

The proposed free-standing sign as shown below is located 33-feet from the Interstate 270 (I-270) right-of-way (ROW) for identification of the Property from I-270. This is intended to provide drivers adequate, advanced warning of the Park Potomac exit so that vehicles can safely exit the Interstate to access the property. The sign will be illuminated during the evening for visibility.

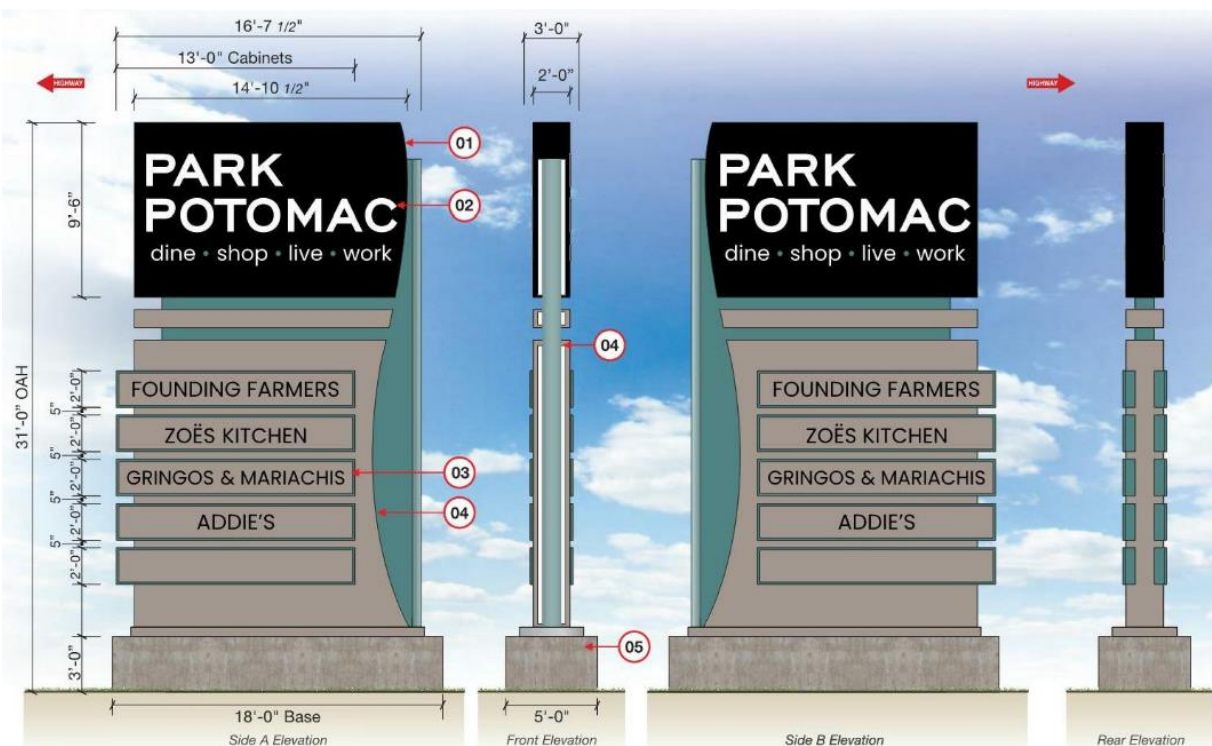


Figure 4: Proposed monument sign

SECTION 4 - FINDINGS AND ANALYSIS

The following findings pertain to Site Plan Amendment No. 82004015P for Park Potomac. This Amendment does not alter the intent, objectives, or requirements in the originally approved site plan and all previous findings of approval remain in full force and effect except as modified by the following analysis below. The proposed Amendment remains compatible with the existing and proposed development adjacent to the Property and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping and lighting. The proposed Amendment remains in conformance with environmental regulations, the development standards of the zone and Master Plan. Therefore, Staff recommends approval.

Findings – Chapter 59

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 Amendment continues to conform to all of the requirements of the I-3 Zone, consistent with the grandfathering provisions of Section 59.7.7.1.B.3 for amending a plan approved before October 30, 2014. The proposed monument sign has received approval from the Montgomery County Sign Review Board (Appendix C) for a sign variance to allow the 31-foot freestanding sign on the Subject Property under Sect. 59-F-4.2(b) and therefore this Amendment satisfies applicable use standards, development standards and general requirements under this chapter.

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

The sign is efficiently located perpendicular to I-270 and just 33-feet away from the I-270 right-of-way to maximize visibility. The sign adequately functions as a support structure for wayfinding purposes to inform visitors and residents that the Park Potomac exit is in close proximity. The sign will have a footprint of 90-square feet, and will be located within green space between the I-270 and the existing parking lot, which efficiently avoids pedestrian and vehicular circulation. There are no adverse impacts with the proposed location. The proposed sign does not block any viewsheds or alter the land. Therefore, staff continues to find that the locations of buildings and structures are 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 application does not include any new buildings or uses and only consists of adding a 31-foot freestanding sign. The sign is located in an area where signs are generally located as approved by the Sign Review Board. The sign serves to identify the various businesses at Park Potomac and extends their visibility to passerby traffic on I-270. Therefore, the proposed sign is compatible with other uses on the Property, other site plans and it does not impact existing and proposed adjacent development.

SECTION 5 - COMMUNITY OUTREACH

The Application has met all noticing requirements under Sect. 59.7.3.4.J. As of the writing of this report, Staff received no inquiries regarding the proposed amendment.

SECTION 6 – CONCLUSION

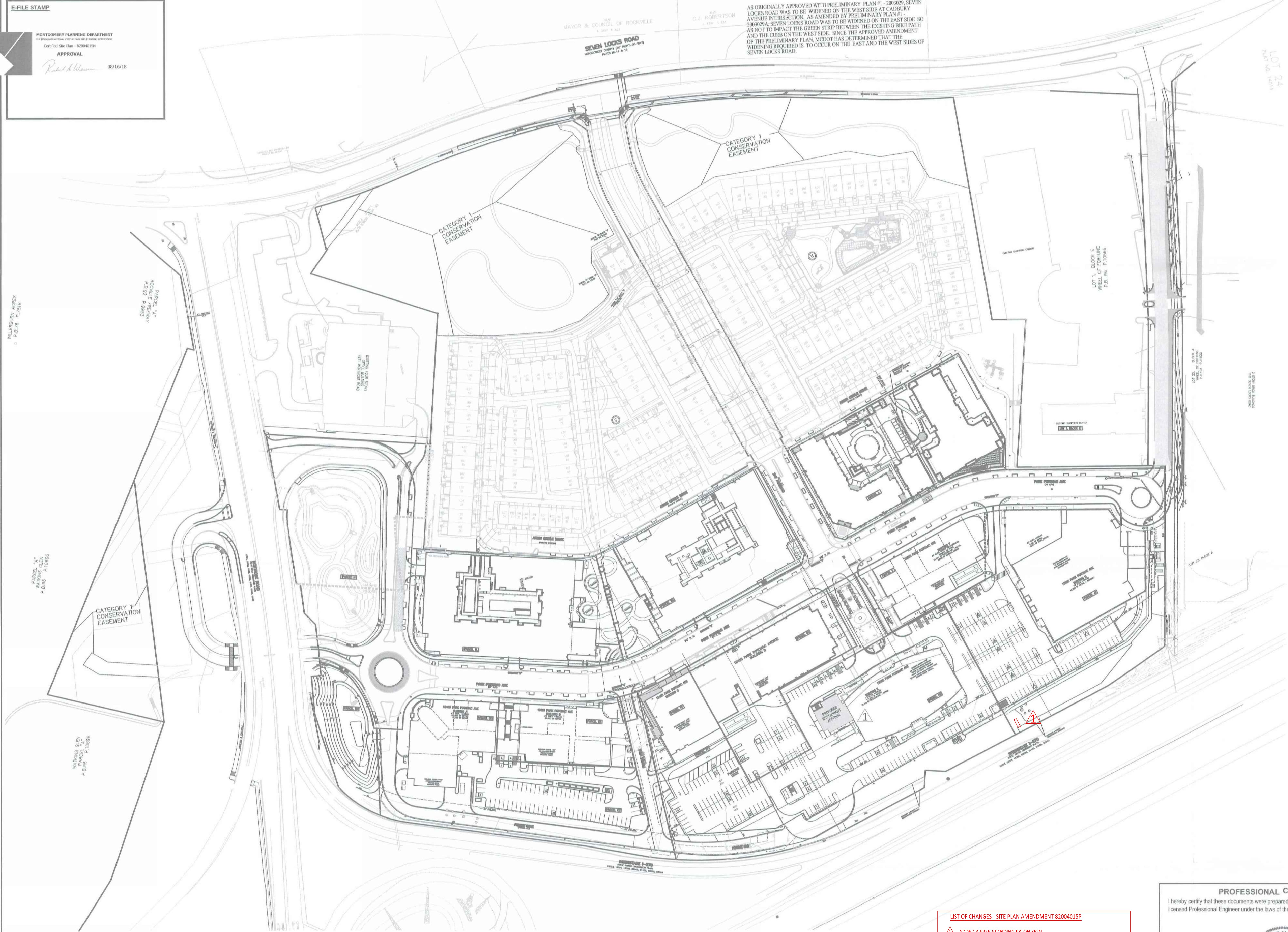
The Application meets all requirements established in the Zoning Ordinance and the Amendment continues to meet all of the necessary findings and requirements of the County reviewing agencies. Staff recommends approval of the Site Plan Amendment.

APPENDICES

- A. Amended Site Plan Drawing
- B. Previous Approvals Table
- C. Sign Variance Approval

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
10000 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MARYLAND 20850
Certified Site Plan - 82004015N
APPROVAL
Robert A. Weaver 08/16/18



AS ORIGINALLY APPROVED WITH PRELIMINARY PLAN #1 - 2003029, SEVEN LOCKS ROAD WAS TO BE WIDENED ON THE WEST SIDE AT CADBURY AVENUE INTERSECTION, AS AMENDED BY PRELIMINARY PLAN #1 - 2003029A, SEVEN LOCKS ROAD WAS TO BE WIDENED ON THE EAST SIDE, SO AS NOT TO IMPACT THE GREEN STRIP BETWEEN THE EXISTING BIKE PATH AND THE CURB ON THE WEST SIDE. SINCE THE APPROVED AMENDMENT OF THE PRELIMINARY PLAN, MCDOT HAS DETERMINED THAT THE WIDENING REQUIRED IS TO OCCUR ON THE EAST AND THE WEST SIDES OF SEVEN LOCKS ROAD.

CATEGORY 1 CONSERVATION EASEMENT

CATEGORY 1 CONSERVATION EASEMENT

CATEGORY 1 CONSERVATION EASEMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

LIST OF CHANGES - SITE PLAN AMENDMENT 82004015P

▲ ADDED A FREE-STANDING PYLON SIGN

TRIANGLES PROVIDED ON PLAN TO IDENTIFY AREAS OR ITEMS REVISED IN THIS AMENDMENT

ADDITIONAL REVISIONS TO THIS SHEET ARE FOR CLERICAL PURPOSES ONLY AND ARE SECONDARY REVISIONS TRIGGERED BY THE AMENDMENT CHECKLIST ITEMS. SEE REDLINE SHEET FOR FULL LIST OF REVISIONS.

LIST OF CHANGES - SITE PLAN AMENDMENT 82004015N

▲ Shift approximately 3,500 s.f. of restaurant use from unbuilt building "F" to existing building "E", and add an approximately 3,500 s.f. extension to building "E".

2. Eliminate 800 s.f. of restaurant use from unbuilt Building "F", thereby reducing overall parking requirements for pod "B" by six spaces.

Triangles provided on plan to identify areas or items revised in this amendment

ADDITIONAL REVISIONS TO THIS SHEET ARE FOR CLERICAL PURPOSES ONLY AND ARE SECONDARY REVISIONS TRIGGERED BY THE AMENDMENT CHECKLIST ITEMS. SEE REDLINE SHEET FOR FULL LIST OF REVISIONS.

PROFESSIONAL CERTIFICATION

I 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.

Signature: *Jeffrey Amateau*
Jeffrey AMATEAU, P.E.
Printed Name

Date: 8-28-18
JULY 14, 2020
Expiration Date

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82004015P, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: FORTUNE PARC DEVELOPMENT PARTNERS, L.L.C. KOFI MEROE ADAM-DAVIS
Company: C/O FOULGER PRATT DEVELOPMENT, INC. ADAM-DAVIS
Address: 9600 BLACKWELL DRIVE SUITE 200 ROCKVILLE, MD. 20850
Phone: (240) 499-9600
Contact Person

Signature: *Adam-Davis*

VIKA REVISIONS		VIKA REVISIONS	
SITE PLAN AMENDMENT "E" 03-27-09	ADDRESS DRC COMMENTS 02/08/07	DATE	APRIL, 2015
SITE PLAN AMENDMENT "F" 07-29-09	RESUBMIT TO MNCPPC 04/09/07	DES.	DWN.
SITE PLAN AMENDMENT "G" 07-26-10	CERTIFIED SITE PLAN SUB. 07/07/07	JA	CC
SITE PLAN AMENDMENT "H" 06-27-11	ADDRESS MNCPPC COMMENTS 09/30/07	SCALE:	1"=80'
SITE PLAN AMENDMENT "I" MARCH, 2012	FINAL SUBMISSION TO MNCPPC 10/18/07	PROJECT/FILE NO.	6601AW
SITE PLAN AMENDMENT "J" AUGUST, 2013	SITE PLAN AMENDMENT "C" 12-19-07	SHEET NO.	SP-10
SITE PLAN AMENDMENT "K" JANUARY, 2014	SITE PLAN AMENDMENT "D" 06-16-08		
SITE PLAN AMENDMENT "L" APRIL, 2015			
SITE PLAN AMENDMENT "M" JULY, 2017			
SITE PLAN AMENDMENT "N" 07-03-18			
SITE PLAN AMENDMENT "P" 09-27-19			

APPENDIX A

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

PARK POTOMAC SITE PLAN
MULTI FAMILY/COMMERCIAL
PARCELS L, CC, DD, EE, FF, GG, HH, II, JJ, KK & LL
BLOCK H
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 61-2727
MCLEAN, VA ■ BETHANYSVILLE, MD

COMPOSITE SITE PLAN

Previous Approvals

Application	Approval Date	Brief Description
Preliminary Plan No. 120030290	Presented: July 3, 2003 (mailed July 25, 2003)	Approved the abandonment of an unimproved Public Right-of-Way, maximum 835,000 square feet of general office space, maximum 30,000 square feet of general retail, 15,000 square feet of restaurant or an equivalent increase in general office and/or retail uses (based on peak hour trips for the restaurant use), 450 garden apartment units, and 150 one-family attached units on 54.9 acres of land zoned I-3 and O-M
Preliminary Plan Amendment 12003029A	Presented: June 21, 2007 (mailed April 30, 2008)	150 townhouse units, 450 High-rise apartment units, 145,000 square feet of general retail use, 570,000 square feet of general office use, 156 guest rooms for a hotel on 59.84 acres of land zoned I-3 and O-M.
Site Plan No. 820040150	Presented: March 18, 2004 (mailed March 19, 2004)	450 multi-family dwelling units (including 61 MPDUs), 820,000 square feet of office use, 30,000 square feet of retail use on 20.28 acres of land zoned I-3. Parking and building setback waivers were also approved (specifically between stations 541+01.93 to 541+55.95).
Site Plan No. 82004015A	Presented: May 4, 2006 (mailed January 12, 2007)	Approved the substitution of two 4-story apartment buildings with one 10-story and one 8-story condominium buildings in approximately the same locations. The maximum building height is 100 feet with a total of 450 multi-family dwellings (including 61 MPDUs). Parking configuration and tabulations were changed to include below grade parking (Increased parking by 151 spaces).
Site Plan No. 82004015B	Presented: June 21, 2007 (mailed September 19, 2007)	Modifications to the allowable density of retail use in the multifamily Buildings 1, 2, 3, 4, 5, 6 at the ground-floor. Reductions to the amount of allowable density within the mixed-use Buildings A, B and D. Increase to the amount of allowable density (max 115,000 sf. of restaurant/ retail uses) within the mixed-use building C, E, and F, which includes a grocery store (46,026 sf.) and reduce the max gross floor area of retail for mixed-use Building G. Redesign of public plaza, pedestrian access and streetscape. Add a roadway connection from Montrose Rd (east-

Application	Approval Date	Brief Description
		bound) thru the existing tunnel to Park Potomac Ave. Extension of median on Cadbury Ave.
Administrative Site Plan No. 82004015C	Approved March 6, 2008	Widen steps from the sidewalk to the public plaza; add SWM intake grates, and modifications to the landscape plan.
Administrative Site Plan No. 82004015D	Approved June 16, 2008	Redesign the main entrance of Buildings 1 and 2, the roundabout on Park Potomac Ave., revise the SWM, eliminate 5 parking spaces and modify the landscape planting at Building E.
Administrative Site Plan No. 82004015E	Approved July 28, 2009	Minor site adjustments to building heights (Building 1 and 2), grades for SWM pond, street lighting locations, bollard locations at the plaza (near Building E), surface parking layout (Building G), planters (Building E and G), and lighting photometrics. Revisions to plaza layout and the addition of a “zone of influence” for the condominiums and commercial buildings.
Limited Site Plan No. 82004015F	Presented: October 8, 2009 (mailed October 26, 2009)	Addition of roadway connection from Park Potomac Avenue to Fortune Terrace, wrought-iron fence around the pool pump room. Relocation of bike racks. Adjustments to the brick paver lead walks and landscape for Condo Building #1.
Administrative Site Plan No. 82004015G	Approved October 14, 2010	Adjustments to the outdoor seating areas at Building E and G. Addition of sidewalk ramp at the Clubhouse in Condo Building #1. Reallocation of retail/restaurant uses. Deletion of decorative walls.
Administrative Site Plan No. 82004015H	Approved January 13, 2012	Reallocation of office and retail uses, and addition of outdoor seating area for Building E. Adjustments to site tabulations.
Limited Site Plan No. 82004015I	Presented (July 26, 2012) (mailed September 12, 2012)	Modifications to the building heights, footprint and unit-mix within Buildings 3, 4, 5 and 6. The unit-mix changed the overall parking tabulations. A portion of the median on Cadbury Avenue was deleted from the Site Plan. The Lighting and Landscape Plans were also revised on Parcels KK and LL.

Application	Approval Date	Brief Description
Administrative Site Plan No. 82004015J	Approved August 2, 2013	Installation of generators and associated concrete pads; modifications to the circulation system within the central garden area; addition of outdoor seating areas; addition of lifeguard station to the amenity plaza of Buildings 5 and 6; deletion of retaining walls; and revision to the Landscape Plan.
Consent Site Plan No. 82004015K	Presented May 25, 2014 Approved June 3, 2014	Enlarge GFA of Building D by 13,000 sq ft and reduce GFA of Building B by 13,000 sq ft. Increase parking by 29 spaces, and minor modifications to landscape elements.
Administrative Site Plan No. 82004015L	Approved August 28, 2015	Increase GFA of Building A by 20,835 (+22,000 office, -1,165 retail), and decrease GFA of Building C by 20,835 (-22,000 office, + 1,165 retail), and slight adjustment to the building footprint for Building C.
Amendment 82004015M	Withdrawn	Approve a temporary parking plan in front of Building F that would allow areas shown as handicap parking to remain general parking up to and until Building F was completed.
Amendment 82004015N	Approved June 3, 2018	Transfer 3,500 square feet from building F to building E to expand the Founding Farmers restaurant, and associated modifications to circulation and parking.
Amendment 82004015O	N/A	No application exists under this application number.
Sketch Plan 320190020	Approved June 13, 2019	Approve a modification for total development area for residential and commercial uses resulting in a maximum of 1,656,651 sq. ft. of residential uses and up to 669,628 sq. ft. of commercial uses.
Amendment 82004015P	Planning Board Date scheduled on January 9, 2020	Approval to add a 31-foot free-standing pylon monument sign located 33-feet west of Interstate 270.

**DPS**
**Montgomery County
Department of Permitting Services**

255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4168
Phone: 311 in Montgomery County or (240)777-0311
Fax: (240)777-6262
<http://www.montgomerycountymd.gov/permittingservices>

**Sign Variance Application****A. FOR OFFICE USE ONLY**

Date of Hearing 6/25/2019
Date of Notification to Interested Parties _____
Date of Notification to Applicant _____

Case No. 26132
Zone CRT
Code Section _____
Section/Subsection _____

B. Location of Project

House/Building Number: 12400-12525 Street: Park Potomac Avenue

Town/City: Potomac
20854

Zip Code: _____

Lot: _____ Block: _____ Parcel: Parcels E, F, H, CC-NN

C. Applicant Information

☒ Property Owner

☐ Agent

☐ Sign Installer

Name of Applicant: Foulger Pratt c/o Alisha Mottern

Phone Number: 240-499-9600

Address: 12435 Park Potomac Avenue, Suite 200

City: Potomac

State: MD

Zip Code: 20854

D. Variance Request Description - (Attach Sheets if Space Provided is Not Sufficient)

See attached statement.

E. Basis for Variance - (Attach Sheets if Space Provided is Not Sufficient)**F. Present Sign Description**

Permit Number _____

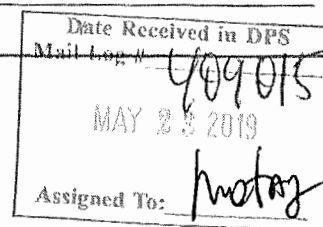
Type of Sign: _____

Dimensions: _____

Allowable Sq.Ft: _____

Principal Wording: _____

Original Signature of Legal Property Owner: [Signature]



CASE NO. 261132

D. Sign Review Board Actions

☒ Approved

☐ Denied

DATE:

6/25/19



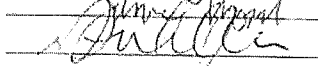
Conditions for Approval or Denial:

Except for Sign Type GR2.1 (Hwy 270)

and including east facing wall sign on office building

7/11/19 Approved GR2.1 sign with black background
per EXHIBIT A

Sign Review Board Members

DATE:

6/25/19

7/11/19

DATE:

6-25-19

7-11-19

DATE:

6-25-19

7-11-19

DATE:

6/25/19

7/11/19

DATE:

Applicants or Interested Parties Present:

Print Name:

Signature:

DATE:

Print Name:

Signature:

DATE:

Print Name:

Signature:

DATE:

Print Name:

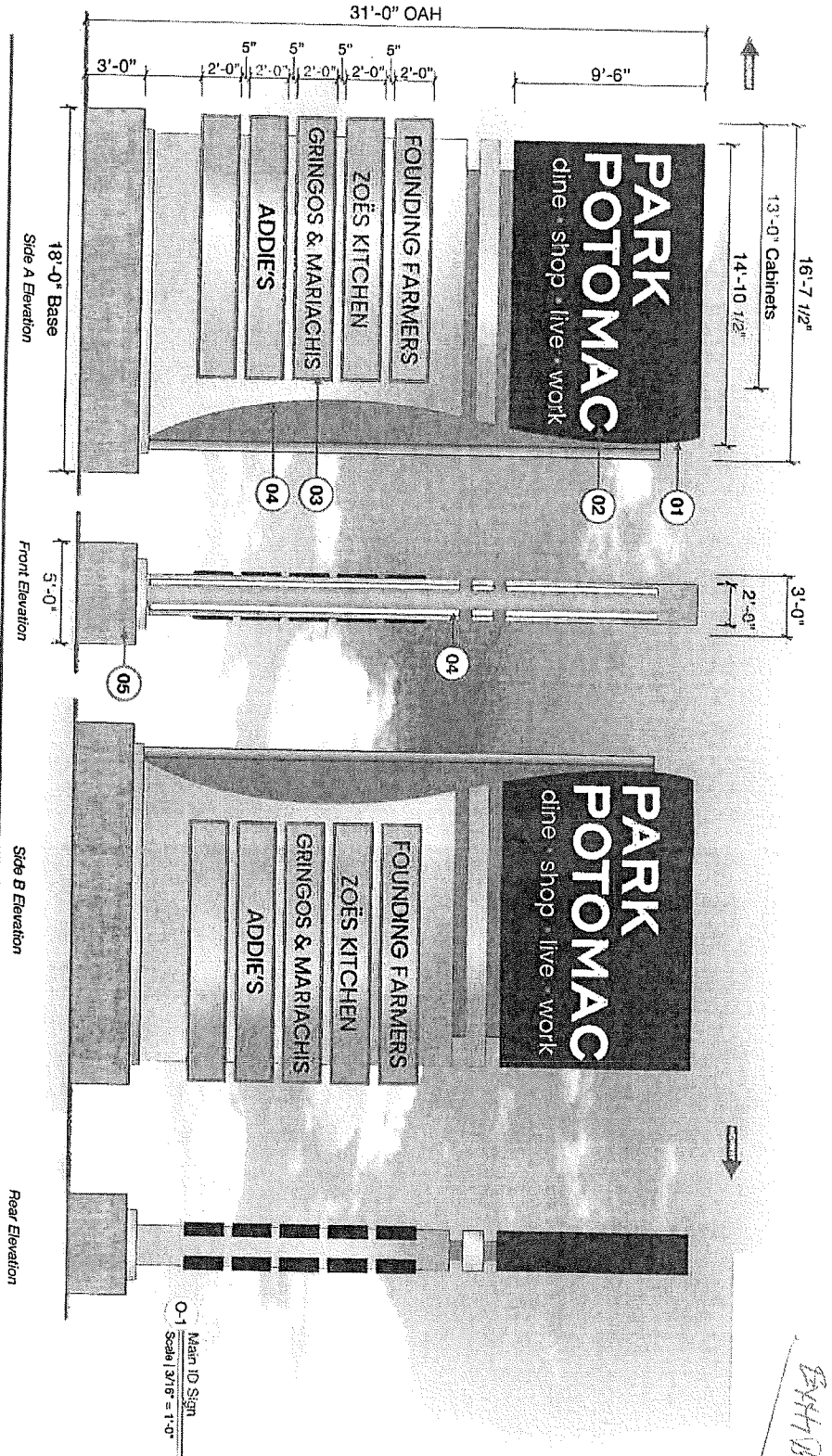
Signature:

DATE:

SIGNATURES ABOVE INDICATE THAT THEY UNDERSTAND THE STATEMENTS FOR APPROVAL OR DENIAL

NOTE: The Sign Review Board reserves the right to revoke any sign variance after finding that conditions of approval have not been met.

NOTE: Any decision by the Sign Review Board may, within 30 days, after the decision is rendered be appealed by any interested party or parties to the Board of Appeals.



- 01 -Illuminated aluminum Main ID cabinet painted black
- 02 -Rouler Cut & Backed up illuminated copy w DuLite day night color changing acrylic. (Black in day, illuminates white at night)
- 03 -13'-0" w x 2'-0" h x 1'-0" d illuminated tenant cabinets painted black with flat polycarbonate sign faces.
- 04 -Optional Lighting on edge of Sign
- 05 -Industrial concrete base

Approved by: ☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐ AS NOTED & REVISIONS

Date: _____

EXAMPLE SIGN COLORS SHOWN, EXACT COLOR PALLETTE TBD

PRO Signs 551 Broad Road Farmington, PA 15305 610.518.5881 info@prosign.net		DESIGNER: PMH REVISED: 6/27/2019 DATE: 6/27/2019	
MAIN ID SIGN DESIGN CONCEPT		DESIGNER: PMH DATE: 6/27/2019	
Copyright: Pro Sign Company 2019 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Pro Sign Company.		555 Bay Lane DMG 17352-3 FHS-PARK POTOMAC-New Option 1.cdr	
Page 4		213 Sq Ft	

12435 Park Potomac Ave
 Potomac, MD 20854
 ACCT #: 007362

PRESENTATION

Typography:
 Regular 10 Kerning 10 Spacing
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 0123456789*/&

Color Palette | Pantone - Print - Web

Pantone Color: 485C
 Pantone Color: 417C
 Pantone Color: 417C
 Pantone Color: 7475C
 Pantone Color: 586C
 Pantone Color: 717C

UL

EXHIBIT A 7-11-15