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.

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.
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.
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.
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
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 82004015P
<table>
<thead>
<tr>
<th>Application</th>
<th>Approval Date</th>
<th>Brief Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plan No. 120030290</td>
<td>Presented: July 3, 2003</td>
<td>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</td>
</tr>
<tr>
<td>Preliminary Plan Amendment 12003029A</td>
<td>Presented: June 21, 2007</td>
<td>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.</td>
</tr>
<tr>
<td>Site Plan No. 820040150</td>
<td>Presented: March 18, 2004</td>
<td>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).</td>
</tr>
<tr>
<td>Site Plan No. 82004015A</td>
<td>Presented: May 4, 2006</td>
<td>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).</td>
</tr>
<tr>
<td>Site Plan No. 82004015B</td>
<td>Presented: June 21, 2007</td>
<td>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-</td>
</tr>
<tr>
<td>Application</td>
<td>Approval Date</td>
<td>Brief Description</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>--------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015C</td>
<td>Approved March 6, 2008</td>
<td>Widen steps from the sidewalk to the public plaza; add SWM intake grates, and modifications to the landscape plan.</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015D</td>
<td>Approved June 16, 2008</td>
<td>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.</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015E</td>
<td>Approved July 28, 2009</td>
<td>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.</td>
</tr>
<tr>
<td>Limited Site Plan No. 82004015F</td>
<td>Presented: October 8, 2009</td>
<td>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.</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015H</td>
<td>Approved January 13, 2012</td>
<td>Reallocation of office and retail uses, and addition of outdoor seating area for Building E. Adjustments to site tabulations.</td>
</tr>
<tr>
<td>Limited Site Plan No. 82004015I</td>
<td>Presented (July 26, 2012)</td>
<td>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.</td>
</tr>
<tr>
<td>Application</td>
<td>Approval Date</td>
<td>Brief Description</td>
</tr>
<tr>
<td>----------------------------------</td>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015J</td>
<td>Approved August 2, 2013</td>
<td>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.</td>
</tr>
<tr>
<td>Consent Site Plan No. 82004015K</td>
<td>Presented May 25, 2014 Approved June 3, 2014</td>
<td>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.</td>
</tr>
<tr>
<td>Administrative Site Plan No. 82004015L</td>
<td>Approved August 28, 2015</td>
<td>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.</td>
</tr>
<tr>
<td>Amendment 82004015M</td>
<td>Withdrawn</td>
<td>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.</td>
</tr>
<tr>
<td>Amendment 82004015N</td>
<td>Approved June 3, 2018</td>
<td>Transfer 3,500 square feet from building F to building E to expand the Founding Farmers restaurant, and associated modifications to circulation and parking.</td>
</tr>
<tr>
<td>Amendment 82004015O</td>
<td>N/A</td>
<td>No application exists under this application number.</td>
</tr>
<tr>
<td>Sketch Plan 320190020</td>
<td>Approved June 13, 2019</td>
<td>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.</td>
</tr>
<tr>
<td>Amendment 82004015P</td>
<td>Planning Board Date scheduled on January 9, 2020</td>
<td>Approval to add a 31-foot free-standing pylon monument sign located 33-feet west of Interstate 270.</td>
</tr>
</tbody>
</table>
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)777-8262
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. 261132
Zone: CRT
Code Section
Section/Subsection:

B. Location of Project

House/Building Number: 12400-12525
Street: Park Potomac Avenue
Town/City: Potomac
Zip Code:

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

C. Applicant Information

☐ Property Owner ☐ Agent ☐ Sign Installer

Name of Applicant: Fouger Pratt c/o Alisha Mottern
Phone Number: 240-499-8600
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:

Page 1 of 3 Revised 10/21/2016

Exhibit “A”
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 an office building

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

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

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.