

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved staff recommendation
Motion of Comm. Bryant, seconded by
Comm. Wellington with a vote of 5-0;
Comms. Bryant, Wellington, Holmes,
Hussmann and Perdue voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142R

NAME OF PLAN: GERMANTOWN BUSINESS PARK

On 12/06/99, QIAGEN INCORPORATED submitted an application to revise the previous conditions of approval of a preliminary plan of subdivision of property in the I-1 AND O-M zones. The preliminary plan previously created 4 lots on 18.45 acres of land. The application was designated Preliminary Plan 1-81142R. On 01/20/00, Preliminary Plan 1-81142R was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-81142R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves the revised conditions for Preliminary Plan 1-81142R, as follows:

- (1) Limit the preliminary plan revision for Lots #2, #3, #4 and #5 (New Lot #6) approval to a maximum of 130,000 square feet of R&D office; 100,000 square feet of manufacturing; and 100,000 square feet of warehouse for a cumulative total not to exceed 300,000 square feet. Prior to MCPB release of building permits, the applicant will confirm the final square footage allocation for each land use category and the related number of site generated peak hour trips. Preliminary Plan 1-81142 retains all remaining density of the 03/12/98 approval of 400,000 square feet of general office use
- (2) Compliance with the conditions of the re-approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) Final landscape, lighting and parking facilities plan to be reviewed and approved with site plan
- (4) No clearing, grading or recording of plat prior to site plan approval
- (5) Conditions of MCDPS stormwater management approval dated 01/04/00

- (6) Access and improvements, as required, to be approved by MDSHA prior to recording of plat
- (7) All applicable conditions contained in the Planning Board opinion dated 08/29/94 remain in full force and effect
- (8) This preliminary plan will remain valid until March 24, 2003 (37 months from date of mailing, which is February 24, 2000). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.