

June 23, 2022

TO: Casey Anderson, Chair
Montgomery County Planning Board

VIA: Gwen Wright, Director *GW*
Robert Kronenberg, Deputy Director *RAK*
Carrie Sanders, Chief, Midcounty Planning *CS*

FROM: Matthew Folden, Regulatory Supervisor, Midcounty Planning *MAF*

SUBJECT: Montgomery Industrial Park
Supplemental Staff Report
Site Plan Amendment Nos. 81990069C & 81994026C

Planning staff presented the subject Site Plan Amendments during a Public Hearing on June 23, 2022, through a Staff Report dated June 9, 2022. At that time, staff stated that no public correspondence had been received regarding the subject applications. Following the hearing, however, staff learned of a clerical error that resulted in one piece of correspondence being invertedly omitted from the public record.

Planning staff respectfully request the Planning Board re-open the public record for the purposes of admitting the correspondence into the record and considering the testimony contained therein. The omitted correspondence is attached to this supplemental staff report (Attachment A) and briefly summarized below.

Correspondence Summary

On June 21, 2022, the Calverton Citizens Association submitted testimony (dated June 23, 2022) that raised concerns about changes to the quantity of required on-site parking associated with the subject applications. That testimony specifically cited Site Plan 81990069C Condition No. 4 and Site Plan 81994026C Condition No. 16, as both conditions set forth parking requirements on the subject properties. Those conditions are provided in their entirety, below:

Site Plan 81990069C Condition No. 4

Indicate on the certified site plan where the code-required 50 parking spaces are located and provide clear signage restricting their use to employees and customers and preventing their use for storage of inventory and trade-ins. (Staff Report, p. 3)

Site Plan 81994026C Condition No. 16

Indicate on the Certified Site Plan where the code-required 50 parking spaces are located and provide clear signage restricting their use to employees and customers and preventing their use for storage of inventory and trade-ins. (Staff Report, p. 6)

As stated in the correspondence, The Calverton Citizen's Association is concerned that the addition of 100 parking spaces, 50 per site plan, will eventually be used as overflow parking. The correspondence sought further clarification on what agency will enforce the site plan conditions and respond to complaints about on-street parking around the subject properties.

Staff Response:

- a) *In response to the primary concern raised in the correspondence, Staff would like to clarify that the parking requirement, set forth in Site Plan 81990069C Condition No. 4 and Site Plan 81994026C Condition No. 16, are not "new" parking spaces and will be accommodated within existing parking on the subject properties. Staff recommended Conditions 4 and 16, respectively, to ensure that the parking requirements were met and available to serve employees and patrons (i.e. not used for vehicle inventory). Therefore, staff believes this condition addresses the Calverton Civic Association's concerns about these parking spaces being used for overflow/ vehicle inventory parking.*
- b) *In response to the inquiry about what agency is responsible for enforcing the site plan conditions and responding to complaints about parking on public streets within the vicinity of the subject properties:*
 - *The Montgomery County Department of Permitting Services is responsible for enforcing site plan conditions of approval,*
 - *The Montgomery County Department of Transportation is responsible for evaluating parking concerns and installing new parking restrictions, if warranted, and*
 - *The Montgomery County Police Department is responsible for enforcing existing parking restrictions.*

Conclusion

After reviewing the concerns raised in the Calverton Citizen's Association testimony, staff determined that the correspondence raised clarifying questions but did not substantively alter any required findings or staff analysis, as set forth in the original Staff Report dated June 9, 2022. As a result, staff's recommendation of approval in the original Staff report remains unchanged and staff respectfully requests that this supplemental memo and attached correspondence be entered into the public record.

Attachment

Attachment A – Correspondence

Calverton Citizens Association
P. O. Box 21
Beltsville, Maryland 20704-0021

June 23, 2022

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive
Silver Spring, MD 20902

Re: Item 8 Hearing for Montgomery Industrial Park, Site Plan Amendment 81990069C & 81994026C

Dear Chair Anderson:

The Calverton Citizens Association (CCA) supports the Recommendations and Conditions listed in Section 1 pertaining to Site Plan Amendment 81990069C & Site Plan Amendment 81994026C. We are concerned about the new parking areas planned for both sites.

The CCA does have concerns regarding Section 1 Recommendations and Conditions. Our concerns are with #4 for 81990069C under Revised Conditions and #16 for 81994026C under New Conditions. You are requesting that the Applicant indicate where the code-required 50 parking spaces per each certified site plan are located and provide clear signage restricting their use to employees and customers and preventing their use for storage of inventory and trade-ins.

The Applicant does have a satellite vehicle parking lot on Broadbirch Drive. The satellite lot was packed with vehicles before the pandemic but since the pandemic the satellite lot has fewer cars. The lot on Broadbirch took the overflow vehicles off the public streets and off the street that leads to the Army National Guard Recruiting Station next to the Applicant property. Calverton is concerned that these additional 100 spots, 50 parking spaces per certified site plan, will eventually be used as overflow parking once the car selling business gets back to normal. How will these parking recommendations and conditions be enforced? Are these recommendations and conditions self-enforced? Who will respond to complaints from the community about vehicles parked on the streets around the Applicant's property?

The Applicant has been responsive and has worked with the Calverton community in the past when needed. The CCA hopes that the Applicant will continue to work with community if a problem arises.

Thank you for your time.

Respectfully submitted,



Bernadine (Bernie) Karns, President
Calverton Citizens Association
3005 Gazebo Court
Silver Spring, MD 20904-1867
301-572-8018 (H)
301-538-5280 (CP)