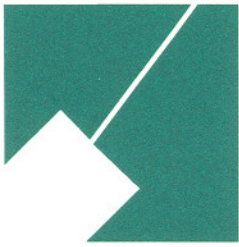


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**Consent Item #  
MCPB 09-28-06**

**MEMORANDUM**

DATE: 09/15/06  
TO: Montgomery County Planning Board  
VIA: Rose Krasnow, Chief *RK*  
Michael Ma, Supervisor *Ma*  
Development Review Division  
FROM: Laxmi Srinivas, Senior Planner *LS*  
Development Review Division  
(301) 495-4584

REVIEW TYPE: **Site Plan Review**  
CASE #: **82005027A**  
PROJECT NAME: Darnestown Village Center  
APPLYING FOR: Approval of minor amendments to the site plan

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance  
ZONE: C-1  
LOCATION: Located in the northern quadrant of the intersection of Darnestown Road and Seneca Road.

MASTER PLAN: Potomac Subregion Master Plan  
APPLICANT: Darnestown Village Center  
FILING DATE: July 18, 2006  
HEARING DATE: September 28, 2006

## **STAFF RECOMMENDATION**

Approval of the proposed amendment to Site Plan 82005027 and Approval of attached draft Planning Board Resolution for Site Plan 82005027A.

## **BACKGROUND**

### **Original Site Plan**

On August 12, 2005, the Planning Board approved the original site plan 8-05027 for 9,458 square feet of additional grocery store use and a waiver for the required number of parking spaces. The subject property is located in the northern quadrant of the intersection of Darnestown Road and Seneca Road.

### **Proposed Amendment**

The applicant, HT Darnestown LLC, filed a site plan amendment (82005027A) on July 18, 2006 for minor revisions to the Darnestown Village Center.

The applicant is proposing the following revisions:

1. Relocation of four parking spaces from the north and east sides of the property to the south side of the property in front of the grocery store. The parking spaces were relocated to avoid construction conflicts with the existing PEPCO vault and Verizon pedestal and access conflicts with necessary mechanical equipment.
2. Relocation of a portion of the retaining wall on the north side of the property to not connect with the existing retaining wall but run parallel to it. The retaining wall was relocated to accommodate new grading changes.
3. Restriping of the parking bays on the south side of the property to accommodate the four relocated parking spaces.

### **Public Notice**

A notice regarding the subject site plan amendment was sent to all parties of record by the applicant on July 24, 2006. It gave the interested parties 15 days to review and comment on the revised plans. Staff did not receive any comments from the parties of record.

### **Staff Recommendation**

The proposed minor amendment will not alter the findings of all the previous approvals. The proposal is, therefore, considered a minor site plan amendment. Staff recommends approval of the Site Plan Amendment 82005027A.

**Attachments:**

Attachment A – Vicinity Map

Attachment B - Notice to adjacent property owners

Attachment C – Draft Resolution

## APPENDIX A

# DARNESTOWN (82005027A)



Map compiled on September 16, 2008 at 9:45 AM | Site located on base sheet no - 220N/14 | Date of Orthophotos - April 2004 | Orthophoto Images Licensed from VARGIS LLC.

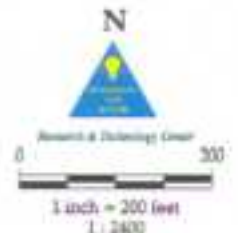
## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1996

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 4707 Ganga Avenue - Silver Spring, Maryland 20904-2700



## APPENDIX B



NOTICE OF APPLICATION  
ADJACENT AND CONFRONTING PROPERTY OWNERS  
AND HOME OWNER ASSOCIATIONS  
APPLICATION TO BE CONSIDERED BY  
MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

SITE DEVELOPMENT PLAN # 82005027A (AMENDMENT)

Date: July 24, 2006

Name of Plan: Darnestown Village Center

Current Zoning: C1

No. Proposed Lots/Area Included: 230,868 S.F. or 5.3 Acres

Geographical Location: Darnestown, on Darnestown Road, near intersection of Seneca Road

To Whom It May Concern::

The above-referenced plan application has been filed with Montgomery County Park & Planning and is being reviewed under the provisions of the Montgomery County Code. A copy of the proposed plan is enclosed.

The proposed amendment encompasses changes to the plan since its original approval. These changes include the relocation of four (4) proposed parking spaces from the perimeter of the site to the front parking area. The total number of parking spaces provided will remain the same. This will be accomplished by providing slightly narrower spaces in two of the parking modules than what was previously approved. The proposed parking space width will still meet or exceed the minimum County standard. Also, the proposed retaining wall at the rear of the site has been redesigned so that it will no longer tie into the existing wall.

If you have any comments, please send them within 15 days to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910. If you have any questions, please contact the Park and Planning Commission's Development Review Division at 301-495-4595.

Sincerely,

A handwritten signature in cursive script that reads "Toby S. Wilson".

Toby S. Wilson

## APPENDIX C



MCPB No. XX-XX  
Site Plan No. 82005027A  
Project Name: Darnestown Village Center  
Hearing Date: September 28, 2006

### RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on July 18, 2006, HT Darnestown LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005027A ("Amendment") for approval of the following modifications:

1. Relocation of four parking spaces from the north and east sides of the property to the south side of the property in front of the grocery store. The parking spaces were relocated to avoid construction conflicts with the existing PEPCO vault and Verizon pedestal and access conflicts with necessary mechanical equipment.
2. Relocation of a portion of the retaining wall on the north side of the property to not connect with the existing retaining wall but run parallel to it. The retaining wall was relocated to accommodate new grading changes.
3. Restriping of the parking bays on the south side of the property to accommodate the four relocated parking spaces.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated September 15, 2006 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 28, 2006, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82005027A and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*