**MEMORANDUM**

DATE: September 29, 2006

TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief
Michael Ma, Supervisor *Ma*
Development Review Division

FROM: Laxmi Srinivas, Senior Planner
Development Review Division
(301) 495-4523

REVIEW TYPE: **Site Plan Amendment Review**
PROJECT NAME: **Montgomery County Airpark, Lot 40**
CASE #: **81992004C** (formerly 8-92004C)

APPLYING FOR: Approval of site plan amendment to modified the location of certain parking spaces, redesign the loading spaces, add lights, and relocate a transformer.

REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan

ZONE: **I-4**

LOCATION: At the end of Beechcraft Avnue, approximately 400 feet northwest of Bonanza Way

MASTER PLAN: Gaithersburg and Vicinity
APPLICANT: Printpark Associates
FILING DATE: July 17, 2006
HEARING DATE: October 12, 2006



STAFF RECOMMENDATION

Approval of the proposed amendment to Site Plan 81992004 and Approval of attached draft Planning Board Resolution for Site Plan 81992004C.

BACKGROUND

Original Site Plan

On June 18, 1992, the Planning Board approved the original site plan 8-92004 for 166,300 square feet of office and industrial uses.

On April 17, 1997, the Planning Board approved an amendment to the site plan 8-92004A for an additional 42,025 square feet of office and industrial uses.

On June 20, 2001, staff administratively approved an amendment to the site plan 8-92004B for approval of a loophole APF test.

The subject property is located on Beechcraft Avenue, 400 feet northwest of Bonanza Way.

Proposed Amendment

The applicant, Printpark Associates, filed a site plan amendment (81992004C) on July 17, 2006 for minor revisions to Montgomery County Airpark, Lot 40.

The applicant is proposing the following revisions:

1. Relocation of handicapped parking to the front of the existing building
2. Conversion of two loading docks to drive-in bays, replacing four parking spaces with a drive-in bay, and addition of two parking spaces adjacent to that bay, requiring a minor modification to the landscape and lighting plan.
3. Addition of seven wall mounted lights
4. Relocation of a transformer and pole mounted light to the island in the southwest corner of the parking lot.

Public Notice

A notice regarding the subject site plan amendment was sent to all parties of record by the applicant on July 17, 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 to the site plan will not alter the existing binding elements for the proposal. It will also 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 81992004C.

Attachments:

Attachment A – Vicinity Map

Attachment B - Notice to adjacent property owners

Attachment C – Draft Resolution

APPENDIX A

MONTGOMERY COUNTY AIRPARK LOT 40 (81992004C)



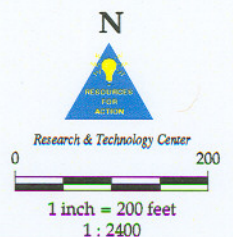
Map compiled on September 15, 2006 at 10:34 AM | Site located on base sheet no - 226NW08 | Date of Orthophotos - April 2004 | Orthophoto Images Licensed from VARGIS LLC.

NOTICE

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APPENDIX B

Date of Mailing: July 17, 2006

NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS
APPLICATION TO BE CONSIDERED BY
THE MONTGOMERY COUNTY PLANNING BOARD

PRE-PRELIMINARY PLAN _____

PRELIMINARY PLAN _____

PROJECT PLAN _____

SITE PLAN _____

SITE PLAN MINOR AMENDMENT 81992004C

Name of Plan	<u>Montgomery County Airpark Industrial Sites</u>
Plan Number	<u>81992004C</u>
Current Zoning	<u>I-4</u>
No. Proposed Units/Area Included	<u>49,350 s.f. Light Industrial</u>
Geographical	<u>Beechcraft Avenue, 400-feet Northwest of Bonanza Way</u>

The above referenced amended plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County code.

A copy of the proposed amended plan is enclosed. This plan may change because specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any comments, please send them to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760.

If no one files a written or electronic request for a public hearing within fifteen (15) days after this notice is sent, the Planning Board may act on the amendment without holding a hearing.

If you have any questions, please contact the Park and Planning Commissions Development review Division at 301- 495-4595.

Sincerely,
VIKA, Inc.
20251 Century Boulevard
Suite 400
Germantown, MD 20874

APPENDIX C

MCPB No. XX-XX
Site Plan No. 81992004C
Project Name: Montgomery County Airpark, Lot 40
Hearing Date: October 12, 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 17, 2006, Printpark Associates ("Applicant"), filed a site plan amendment application designated Site Plan No. 81992004C ("Amendment") for approval of the following modifications:

The Applicant is proposing the following revisions:

1. Relocation of handicapped parking to the front of the existing building;
2. Conversion of two loading docks to drive-in bays, replacing four parking spaces with a drive-in bay, and addition of two parking spaces adjacent to that bay, requiring a minor modification to the landscape and lighting plan;
3. Addition of seven wall mounted lights;
4. Relocation of a transformer and pole mounted light to the island in the southwest corner of the parking lot.

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 29, 2006 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on October 12, 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. 81992004C; 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).

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