



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Consent Item # 3
MCPB 7-5-07

MEMORANDUM

DATE: June 22, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RAK*
Development Review Division
FROM: Robert A. Kronenberg, Acting *RAK*
Supervisor
Development Review Division
(301) 495-2187



REVIEW TYPE: Site Plan Amendment
CASE #: **82003012A**
PROJECT NAME: **Traville Parcels I and J**
APPLYING FOR: Amendment to add building doors to Buildings 1 and 2, revise the bike storage area, relocate accessible parking spaces, add a storm drain pipe at Building 1 and add a masonry screen wall

REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments

ZONE: MXN Zone
LOCATION: Located on Molecular Drive, east of the intersection Travilah Road
MASTER PLAN: Potomac
APPLICANT: Traville Research Partners
FILING DATE: February 22, 2007
HEARING DATE: July 5, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 820030120 and approval of the attached draft Planning Board Resolution for the Site Plan 82003012A.

BACKGROUND

The Site Plan (820030120) for Traville, Parcels I and J, was presented to the Planning Board on February 19, 2004 (Planning Board Opinion dated March 15, 2004) for approval of 90,009

square feet of R&D space on 11.40 acres in the MXN Zone, and a waiver for a reduced width tertiary street. The Certified Site Plan was approved on March 2, 2005.

PROPOSED AMENDMENT

An amendment was filed on February 22, 2007 that outlines specific changes to the approved site plan. The Applicant submitted the amendment specifically to change exterior conditions called for in the Site Plan. The Applicant was issued a citation and paid a fine for non-compliance issues related to the site plan amendment. The proposed amendment requests the following modifications:

- 1) Add building doors to Buildings 1 and 2
- 2) Revise the bike storage area
- 3) Relocate accessible parking spaces at Buildings 1 and 2
- 4) Add a storm drain pipe at Building 1
- 5) Add a masonry screen wall to Building 2 at the loading dock

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on February 22, 2007. The notice gave the parties 15 days to review and comment on the amended site plan. No comments have been received from the parties of record during this application.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

The addition of the building doors was a result of comments from the Fire Marshall to address access, safety and utility connections. The accessible spaces were relocated to accommodate grades and access into the building and the bike storage area was relocated to the side of the buildings. The masonry screen wall was installed to accommodate grades on the southern portion of Building 2 to serve the loading dock. This amendment did not go to DRC but was circulated to departmental staff for review and comment. Staff indicated approval of the amended items specified in the Applicant's request.

Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Traville Parcels I and J (Site Plan No. 82003012A) for modifications to the approved site plan.

ATTACHMENT

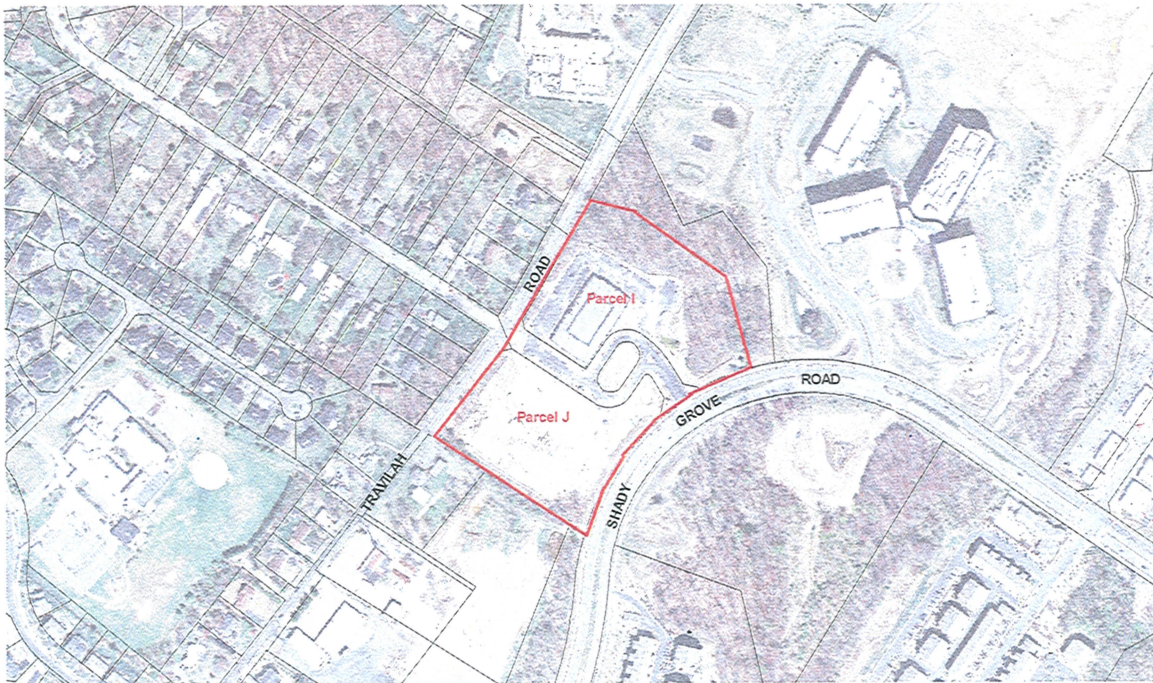
- A. Vicinity Map
- B. Draft Planning Board Resolution

ATTACHMENT A

PROJECT DESCRIPTION: Site Vicinity

The site is between Travilah and Shady Grove Road. On the opposite side of Travilah Road is a residential subdivision with fenced backyards of one-family detached homes facing the project. North of the site is a wooded environmental area beyond which is the Human Genome Sciences site. East of the site on the other side of Shady Grove Road is a stormwater management facility associated with the Trville development. To the southeast is the site for the Avalon Bay apartments, a previously approved site plan.

The northeastern portion of the site is wooded and drops 20 – 30 feet in elevation from Travilah Road down to Shady Grove Road. This portion of the site contains a protected stream that continues south under Shady Grove Road. The site is bisected from north to south by a 60" water line that parallels Shady Grove Road. Both buildings and the associated surface parking areas have been constructed.





MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-46
Site Plan No. 82003012A
Project Name: Traville
Hearing Date: July 5, 2007

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 February 22, 2007, Traville Research Partners ("Applicant"), filed a site plan amendment application designated Site Plan No. 82003012A ("Amendment") for approval of the following modifications:

- 1) Add building doors to Buildings 1 and 2
- 2) Revise the bike storage area
- 3) Relocate accessible parking spaces at Buildings 1 and 2
- 4) Add a storm drain pipe at Building 1
- 5) Add a masonry screen wall to Building 2 at the loading dock

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 June 22, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 5, 2007, 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. 82003012A; and

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

ABC 6/25/07

Approved for legal sufficiency
M-NCPPC Office of General Counsel

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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