



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

**Consent Item #**  
**MCPB 9-27-07**

**MEMORANDUM**

DATE: September 14, 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 #: **81987011C**  
 PROJECT NAME: **Shady Grove Executive Center Building 7**  
 APPLYING FOR: Amendment to adjust the building footprint, add sidewalks, revise the landscaping and lighting, and add 39 additional parking spaces to an existing parking facility  
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments  
 ZONE: C-2  
 LOCATION: Located at the intersection of Shady Grove Road and Research Boulevard  
 MASTER PLAN: Potomac  
 APPLICANT: The Meridian Group  
 FILING DATE: April 4, 2007  
 HEARING DATE: September 27, 2007

**STAFF RECOMMENDATION:** Approval of the proposed amendment to Site Plan 81987011B and approval of the attached draft Planning Board Resolution for Site Plan 81987011C.

## **BACKGROUND**

The Site Plan (819870110) for Shady Grove Executive Center, was presented to the Planning Board on April 9, 1987 for approval of 346,925 square feet of development with a 0.54 FAR. The development included six lots and three outlots. The Certified Site Plan was approved on November 4, 1987. Subsequent amendments were approved for minor changes to the building footprints on the recorded lots.

## **PROPOSED AMENDMENT**

An amendment was filed on April 4, 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 amended the application on August 6, 2007 to add 39 additional spaces to an existing parking facility and sent a second notice to the parties of record. The proposed amendment requests the following modifications:

- 1) Adjust the building footprint to add architectural overhangs for Building 7
- 2) Add sidewalks for building egress for Building 7
- 3) Revise the landscaping for the area around Building 7
- 4) Provide a detail of the lighting (bollards) in the courtyard
- 5) Add 39 parking spaces by expanding the existing surface parking facility

## **PUBLIC NOTICE**

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on April 3, 2007. The Applicant sent a second notice to the parties of record dated August 13, 2007, noting that the amendment now sought to add 39 additional spaces to an existing parking facility. 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 adjustment to Building 7 modifies the building footprint to include architectural overhangs, provides two additional sidewalks for building egress as a result of comments from the Fire Marshall to address access, safety and utility connections, as well as modifying the landscape elements around the building. Additionally, the Applicant is providing a light detail for bollards in the courtyard and in front of Building 7 in coordination with the revised landscape elements. Further, the Applicant is requesting approval to provide 39 additional parking spaces by expanding an existing surface parking facility on the west side of the site. The additional spaces are located near Research Boulevard and are requested to improve the efficiency and

convenience of parking for tenants of the Executive Center. The new parking spaces provide the appropriate buffers from Research Boulevard and interior landscaping, while respecting the existing forest conservation easement to the north. The Department of Permitting Services reviewed the application for the additional imperviousness and recommended approval in a letter dated March 13, 2007. 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 Shady Grove Executive Center, Building 7 (Site Plan No. 81987011C) 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 Traville 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. 81987011C  
Project Name: Shady Grove Executive Center, Building 7  
Hearing Date: September 27, 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 April 4, 2007, The Meridian Group ("Applicant"), filed a site plan amendment application designated Site Plan No. 81987011C ("Amendment") for approval of the following modifications:

- 1) Adjust the building footprint to add architectural overhangs for Building 7
- 2) Add sidewalks for building egress for Building 7
- 3) Revise the landscaping for the area around Building 7
- 4) Provide a detail of the lighting (bollards) in the courtyard
- 5) Add 39 parking spaces by expanding the existing surface parking facility

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 14, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 27, 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. 81987011C; and

*David S. C.* 9/17/07  
Approved for legal sufficiency  
M-NCPPC Office of General Counsel

BE IT FURTHER RESOLVED, that 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.

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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