



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 *RK*
 Robert Kronenberg, Acting Supervisor *RK*
 Development Review Division

FROM: Joshua C. Sloan, ASLA *JCS*
 Development Review Division
 (301) 495-4597

REVIEW TYPE: Site Plan Amendment

PROJECT NAME: North Germantown – Parcel H

CASE #: 82002012B

APPLYING FOR: Amendment to add a drive-thru bank canopy and revise the affected curbing, parking, and landscaping as well as update the site data table.

REVIEW BASIS: Div. 59-D-3.7. of Montgomery County Zoning Ordinance.

ZONE: O-M

LOCATION: Crystal Rock Drive approximately 200 feet south of the intersection with MD 118.

MASTER PLAN: Germantown

APPLICANT: Montgomery County Employees Federal Credit Union

FILING DATE: July 20, 2007

HEARING DATE: September 27, 2007



STAFF RECOMMENDATION: Approval of the proposed amendments to Site Plan 82002012A and approval of the attached draft Planning Board Resolution for Site Plan 82002012B.

BACKGROUND

Original Site Plan Approval

Site Plan 820020120 was approved by the Planning Board with conditions on January 15, 2002 for 58,170 gross square feet of office use on 1.941 acres.

Site Plan Amendment A

A Site Plan Amendment and Resolution 82002012A, which modified the east façade building footprint, relocated the dumpster, and revised the curb and parking layout, were approved by the Planning Board on April 26, 2007 (Resolution mailed July 2, 2007).

PROPOSED AMENDMENT

Site Plan Amendment B

The applicant, MCEFCU, filed site plan amendment application 82002012B on July 20, 2007 proposing minor changes to the sight and landscape plans. These changes are limited to:

1. Revised building elevation on the north side to add a drive-thru bank canopy.
2. Revised drive aisles, curbing, and parking around the north side of the building to accommodate the drive-thru.
3. Revised site data to reflect reduction in parking and addition of green area.
4. Revised landscape plans to accommodate new drive-thru and parking layout.

PUBLIC NOTICE

A notice regarding the site plan amendment was sent to all parties of record by the applicant on August 30, 2007. Staff has received no comment on the proposed site plan amendment.

STAFF RECOMMENDATION

The proposed modifications to the development do not alter the overall design character of the development and do not affect the compatibility of the development with the surrounding neighborhood. The changes to the building elevation are compatible with the existing building and will not adversely affect the adjacent property. The changes to parking reasonably accommodate the new use and decrease impervious area on the site; the minimum parking requirements are still met. The changes in landscaping are minimal and provide adequate shade and screening. Staff, therefore, recommends **approval** of the Site Plan Amendment 82002012B.

ATTACHMENTS:

- A. Vicinity Map
- B. Public Notice
- C. DPS Approval
- D. Fire Marshall Approval
- E. Draft Resolution

Attachment A: Vicinity Map



The 1.94-acre subject property is located on Crystal Rock Drive, approximately 200 feet south of the intersection with MD 118 (Darnestown Road) in Germantown. The site is zoned O-M. The adjacent gas station to the north is zoned C-3, as are the properties confronting the subject site on the west side of Crystal Rock Drive. The property to the east, owned by the Department of Energy, is zoned R-200. To the south are existing apartment buildings in a PD-15 zone. The site is currently under construction in accord with the original site plan approval.

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

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**NOTICE OF APPLICATION
ADJACENT AND CONFRONTING PROPERTY OWNERS**

SITE PLAN 82002012B

Date: July 23, 2007

Name of Plan: North Germantown – Parcel H

Current Zoning: OM

Geographical Location: Crystal Rock Drive, approximately 200 feet south of
Germantown, Darnestown Road (Md. Rte. 118)

Dear Property Owner:

The above-referenced application for a Site Plan Amendment has been filed with the Maryland National Capital Park and Planning Commission (M-NCP&PC) and is being reviewed under the provisions of the Montgomery County Code. A list of the proposed changes to the approved plan is summarized on the attached Site Plan.

The attached plan may change due to specific reviews and changes suggested by M-NCPPC and other county and state agencies. If you have any questions or comments, please respond within 30 days of receipt of this notice to the Development Review Division, Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

M-NCP&PC will be reviewing the changes to the approved the Site Plan as a minor Amendment and will present it to the Planning Board at a public hearing as a consent item.

If you have any questions, please contact the Park and Planning Commission's Development Review Division at 301-495-4595.

Harlen Castillo - Montgomery County Employees Federal Credit Union - Germantown

From: "Navid, Sarah"
To:
Date: 06/21/2007 3:55 PM
Subject: Montgomery County Employees Federal Credit Union - Germantown
CC: "Mosman, Tyler",

Josh,

This is to confirm that I have reviewed the revised site circulation for the building/parking lot and the proposed drive-thru for the subject location and believe the design adequately accommodates the proposed uses.

Please let me know if you have any questions.

Sarah Navid

Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, MD 20852
t 240-777-6304



FIRE MARSHAL COMMENTS

DATE: 4/23/07
TO: BRIAN DONNELLY - MHG
FROM: TYLER MOSMAN
RE: NORTH GERMANTOWN, PARCEL H - 8-2002012A

PLAN APPROVED.

1. Review based only upon information contained on the plan submitted **4-20-07**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MNCPPC-MC



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

MCPB No. 07-120
Site Plan No. 82002012B
Project Name: North Germantown – Parcel H
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 July 20, 2007, the Montgomery County Employees Federal Credit Union ("Applicant"), filed a site plan amendment application designated Site Plan No. 82002012B ("Amendment") for approval of the following modifications:

1. Revised building elevation on the north side to add a drive-thru bank canopy,
2. Revised drive aisles, curbing, and parking around the north side of the building to accommodate the drive-thru,
3. Revised site data to reflect reduction in parking and addition of green area,
4. Revised landscape plans to accommodate new drive-thru and parking layout; and

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

WHEREAS, the Planning Board finds that the Amendment does not alter the overall design character of the development in relation to the original approval. And further, these modifications do not affect the compatibility of the development to its surrounding neighborhood; and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts

Approved as to
Legal Sufficiency: David S. C. 8/31/07
M-NCPPC Legal Department

the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82002012B; 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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