



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

CONSENT ITEM
MCPB 11-01-2007

MEMORANDUM

DATE: October 19, 2007
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Robert Kronenberg, Supervisor *RK*
Development Review Division
FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EH*
Development Review Division
(301) 495-2115



REVIEW TYPE: **Site Plan Amendment**
CASE #: **81988015D**
PROJECT NAME: Decoverly Hall
APPLYING FOR: Addition of concrete walkways with attendant canopies and landscaping
REVIEW BASIS: Div. 59-D-3.7 of Montgomery County Zoning Ordinance for Site Plan Amendments
ZONE: O-M
LOCATION: The northwest quadrant of the intersection of Key West Avenue and Omega Drive
MASTER PLAN: Shady Grove
APPLICANT: National Association of Securities Dealers, Inc.
FILING DATE: August 16, 2007
HEARING DATE: November 1, 2007

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan #81988015C and the attached draft Planning Board Resolution for Site Plan #81988015D.

BACKGROUND

The Board approved the Site Plan for Decoverly Hall (#919880150) on May 19, 1988, for 832,064 square feet of commercial development on 44.65 acres. Applicants have subsequently submitted Site Plan Amendments 81988015A, 81988015B, and 81988015C.

PROPOSED AMENDMENT

The applicant filed Site Plan Amendment 81988015D on August 16, 2007, describing the changes to the approved site plan. These changes are limited to:

1. add concrete walkways, with attendant canopies and landscaping, on Parcels Z and LL;
2. add a canopy over the existing rear building entrance on Parcel LL; and
3. update the Development Data table to remove parcel "MM", developed under another site plan (820050020).

PUBLIC NOTICE

The applicant sent notice regarding the subject site plan amendment to all parties of record on August 23, 2007. The notice gave the interested parties a minimum of 15 days to review and comment on the amended site plan. Staff received no comments.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 of the Montgomery County Zoning Ordinance for Site Plan Amendments. The proposed amendment adds concrete walkways and protective canopies for the convenience of site employees and modifies the Development Data table to avoid confusion with another Site Plan (820050020) addressing an adjacent property (Parcel MM) within the larger Decoverly development. It does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved and amended site plan. Staff recommends **APPROVAL** of the Minor Site Plan Amendment for Decoverly Hall (Site Plan No. 81988015B) for modifications to the approved site plan.

ATTACHMENTS

- A. Site Description and Vicinity
- B. Draft Planning Board Resolution

ATTACHMENT A: VICINITY MAP FOR SITE PLAN AMENDMENT 81988015D

Site Description and Vicinity

The site is located in the northwest quadrant of the intersection of Key West Avenue and Omega Drive.



ATTACHMENT B: DRAFT PLANNING BOARD RESOLUTION



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

MCPB No. 07-155
Site Plan No. 81988015D
Project Name: Decoverly Hall
Hearing Date: November 1, 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 August 16, 2007, the National Association of Securities Dealers, Inc. ("Applicant") filed a site plan amendment application designated Site Plan No. 81988015D ("Amendment") for approval of the following modifications:

1. add concrete walkways, with attendant canopies and landscaping, on Parcels Z and LL;
2. add a canopy over the existing rear building entrance on Parcel LL; and
3. update the Development Data table to remove Parcel "MM", developed under another site plan.

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 October 19, 2007, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on November 1, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing").

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. 81988015D; and

BE IT FURTHER RESOLVED that all site development elements as shown on Decoverly Hall drawings stamped by the M-NCPPC on October 11, 2007, shall be required; and

Approved as to
Legal Sufficiency:

Tatiana J. Oden 10/18/07
M-NCPPC Legal Department

8787 Georgia Avenue, Suite 200, Springfield, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

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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 Amendment 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 resolution 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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EH-M