



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

Consent Item #
MCPB 3-13-08

MEMORANDUM

DATE: February 29, 2008
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Development Review Division
FROM: Robert A. Kronenberg, Supervisor *RAK*
Development Review Division
(301) 495-2187



REVIEW TYPE: **Site Plan Amendment**
CASE #: **81974005C**
PROJECT NAME: Lockheed Martin
APPLYING FOR: Amendment to: 1) install a security gate at the south entrance; 2) modify the entrance drive improvements to include a turnaround area, strategic road widening and bollards; and 3) installation of a surface parking lot, allowing for the parking of service vehicles away from the campus buildings off of the loop road, east of the headquarters building.

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

ZONE: C-P
LOCATION: Located at 6801 Rockledge Drive approximately 1300 feet north of Westlake Terrace
MASTER PLAN: North Bethesda/Garrett Park Master Plan
APPLICANT: Lockheed Martin Corporation
FILING DATE: December 5, 2007
HEARING DATE: March 13, 2008

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 81974005B and approval of the attached draft Planning Board Resolution for the Site Plan 81974005C.

BACKGROUND

The Site Plan (819740050) for Lockheed Martin was presented to the Planning Board on June 6, 1974 for approval of 247,955 gross square feet of office space in the C-P Zone. A Site Plan Amendment (81974005A) was approved on July 29, 1999 (Planning Board Opinion dated

August 2, 1999) for approval of 89,989 gross square feet of Corporate Office and Training Center. This site plan was never built and subsequently abandoned. A Site Plan Amendment (81974005B) was approved on July 27, 2006 (resolution dated October 24, 2006) for an addition of a corporate training headquarters building of 209,032 gross square feet and security related changes. The Certified Site Plan was approved on May 1, 2007.

PROPOSED AMENDMENT

An amendment was filed on December 5, 2007 for specific changes to the approved site plan. The proposed amendment requests the following modifications:

- 1) install a security gate at the south entrance;
- 2) modify the entrance drive improvements to include a turnaround area, strategic road widening and bollards; and
- 3) installation of a surface parking lot for 60 additional parking spaces, allowing for the parking of service vehicles away from the campus buildings off of the loop road, east of the headquarters building.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on December 10, 2007. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

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 application for the amendment requests three modifications primarily related to access and security. The increase in parking spaces accommodates the number of employees and users of the site. Stormwater management for the increase in impervious surface was reconfirmed and approved on February 21, 2008 by the Department of Permitting Services. 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 Lockheed Martin (Site Plan No. 81974005C) for modifications to the approved site plan.

ATTACHMENTS

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

ATTACHMENT A

Site Description and Vicinity

The property is located in the northwest quadrant of Rockledge Drive at the apex of the I-270 spur. The property is comprised of 26.51 acres within the C-P Zone and currently consists of one existing 64-foot-tall office building. A 2-story conference center is currently under construction to the north and east of the existing L-shaped building. Below-grade parking is provided under each building. An access road for the buildings and parking wraps around the back side of the buildings with ingress/egress from two points along Rockledge Drive.

The topography drops in grade by approximately 26 feet from the southeastern perimeter near the access point along Rockledge Drive and westward across the site toward the northwestern property line. The northwestern boundary contains an existing wooded area that provides a significant buffer to the I-270 spur.





MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 08-37

Site Plan No. 81974005C

Project Name: Lockheed Martin

Hearing Date: March 13, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review minor consent amendments to approved site plans; and

WHEREAS, on December, 2007, Lockheed Martin Corporation ("Applicant"), filed a site plan amendment application designated Site Plan No. 81974005C ("Amendment") for approval of the following modification:

- 1) install a security gate at the south entrance;
- 2) modify the entrance drive improvements to include a turnaround area, strategic road widening and bollards; and
- 3) installation of a surface parking lot, allowing for the parking of service vehicles away from the campus buildings off of the loop road, east of the headquarters building.

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 February 29, 2008 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 13, 2008, 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. 81974005C; 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

[Handwritten signature]
M-NCPPC LEGAL DEPARTMENT
3 Mar 08

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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