



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

CONSENT ITEM
MCPB 7/30/09

MEMORANDUM

DATE: July 20, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RAK*
 Development Review Division

FROM: Joshua Sloan, Coordinator *JS*
 Development Review Division
 (301) 495-4597

REVIEW TYPE: Site Plan Amendment

PROJECT NAME: Westech Village Corner, Pad 2, Chick-Fil-A

CASE #: 82005022E

APPLYING FOR: Amendment to construct a free-standing 5,150 square foot restaurant

ZONE: I-1 (8.54 acres), RE-2 (0.35 acres), and U.S. 29/Cherry Hill Overlay Zone

LOCATION: East side of the intersection of Tech Road and Prosperity Drive

MASTER PLAN: Fairland

APPLICANT: Chick-Fil-A

FILING DATE: June 23, 2009

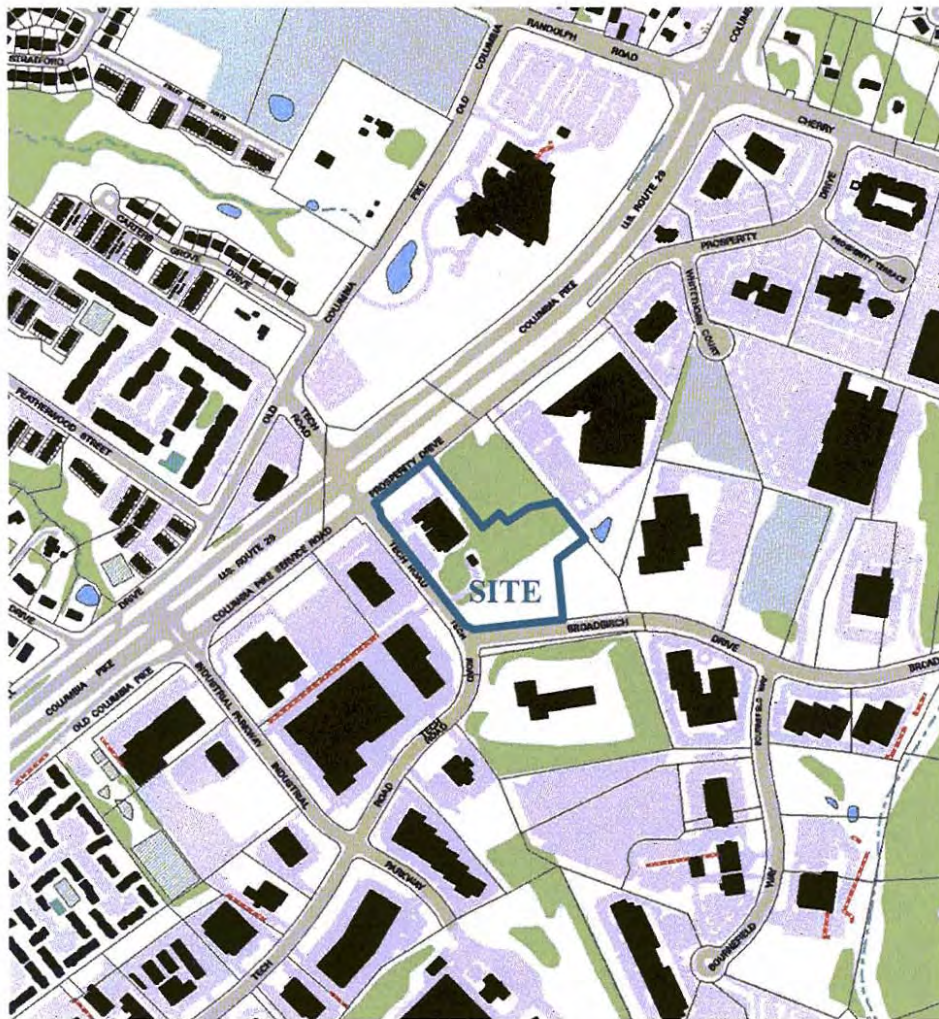
HEARING DATE: July 30, 2009



STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 82005022D and approval of the attached draft Planning Board Resolution for Site Plan 82005022E.

BACKGROUND

Site Vicinity



The Subject Property is located near the intersection of Rout 29 and Cherry Hill Road in the eastern quadrant of the intersection of Tech Road and Prosperity Drive along the northern boundary of the Overlay Zone. The Property consists of approximately 8.54 acres, of which 8.19 acres is zoned I-1 and 0.35 acres is zoned RE-2. The narrow strip of RE-2 zoned land is along the Prosperity Drive right-of-way and effectively creates a green buffer along the site's northwestern boundary. The Property is located within the Paint Branch Watershed (Use III), but does not contain any streams, wetlands, floodplains, or environmental buffers.

The surrounding vicinity contains a mix of light industrial, heavy industrial, commercial, and service uses. These uses include a self-storage facility to the northeast, the WestFarm Tech Park to the east, a Home Depot and Marriott Courtyard further to the northeast, and the SHA Tech Park to the south.

Original Site Plan Approval

Site Plan 82005022 for Westech Village Corner was approved with conditions by the Planning Board on June 2, 2005. The approved plan proposes a retail/commercial development on 8.54 acres of land. The total gross building area for the development is 86,700 square feet. Of this total square footage approximately 24,000 square feet is dedicated to restaurant space, 15,000 square feet to casual retail space, 5,000 square feet to a bank with a drive-through, and the remainder (42,700 square feet) is commercial space. All of these uses are or will be contained within seven freestanding buildings on separate pad sites. Small plazas with trees and sitting areas are interspersed throughout the site, which has a "main street" pedestrian sidewalk that ties together all of the restaurant and retail buildings. Vehicular access is provided at four points: two entrances from Broadbirch Drive and one entrance each from Tech Road and Prosperity Drive. Pedestrian connections are provided from each public street and adjacent sidewalks. The development is currently under construction.

Site Plan Amendments

As a condition of the original site plan approval, Condition 11b, the applicant is required to submit a site plan amendment for each of the individual buildings on the approved site plan.

Site Plan 82005022A was approved on August 9, 2005, for minor revisions to a bank building footprint, canopy, and landscaping on Pad Site 1.

Site Plan 82005022B was approved on November 14, 2006, for a freestanding restaurant building (TGI Friday's).

Site Plan 82005022C was approved on November 8, 2006 for a freestanding restaurant building (IHOP).

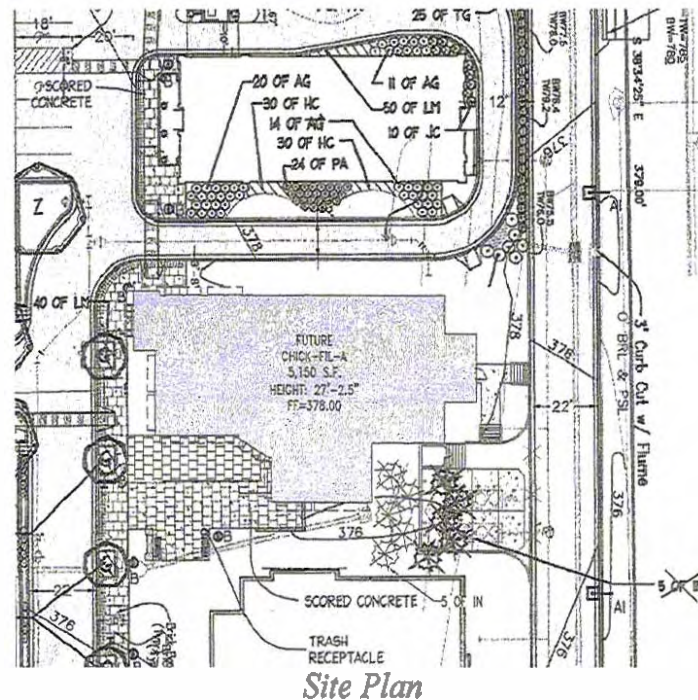
Site Plan 82005022D was approved on October 16, 2007 for a freestanding restaurant building (Panera Bread).

PROPOSED AMENDMENTS

The amendment proposes the construction of a Chick-Fil-A Restaurant located on pad site 2. The proposed amendment requests the following modifications:

1. The building footprint has been reduced and outdoor patron area has been included.
2. Vehicle access and a dumpster area have been added.
3. Pedestrian circulation and paving have been modified to accommodate the new footprint and provide access to the dumpster area.

4. Landscaping and screening have been slightly modified.



PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on June 26, 2009. Staff did not receive any inquiry or comment regarding this amendment.

STAFF RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-3.7 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 modification of the building footprint, outdoor paving, and dumpster area will be accounted for in the data table for the entire development. The other modifications to the site plan are a result of the changes to the building and site considerations.

Staff recommends **APPROVAL** of the Site Plan Amendment 82005022E for the WesTech Village Corner Pad Site 2.

ATTACHMENTS:

Draft Planning Board Resolution