



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

Staff Report: Site Plan Amendment 81994021D, Shady Grove Life Sciences Center – Parcel S2

CONSENT ITEM #: _____

MCPB HEARING

DATE: July 28, 2011

REPORT DATE: July 15, 2011

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief
Shahriar Etemadi, Supervisor
Area 2 Division

FROM: Joshua Sloan, Coordinator
Area 2 Division
301.495.4597
Joshua.Sloan@mncppc.org

APPLICATION

DESCRIPTION: Site plan amendment to remove a building; add parking; add and modify loading facilities; and enhance architectural, landscape, and site details. Site is 7.85 acres in the LSC zone, located on the northeast quadrant of the intersection of Medical Center Drive and Medical Center Way in the GSSC Sector Plan area.

APPLICANT: BMR Medical Center Drive, LLC

FILING DATE: May 26, 2011

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

EXECUTIVE

SUMMARY: A change in tenants has resulted in the desire to upgrade parking, loading, landscaping, and site amenities on the subject site. In brief, the Applicant would like to remove a small building; create a parking court; enhance sidewalks throughout the renovated area; add a “window well” to provide light to underground floors; add screening walls; and generally enhance the landscaping, lighting, and signage on site.

Approval signatures

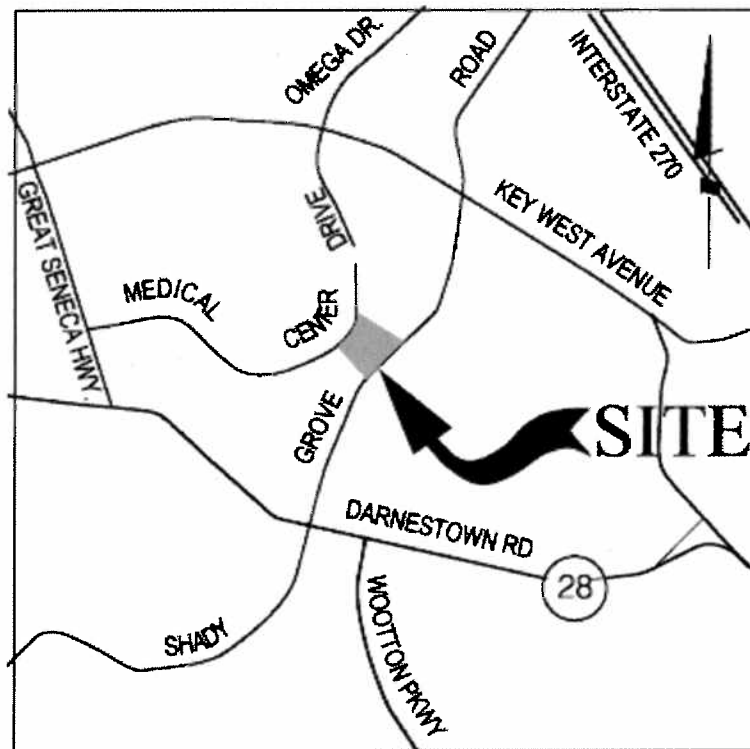
8787 Georgia Avenue, Silver Spring, Maryland 20910
301.495.4600

www.MontgomeryPlanning.org

SITE DESCRIPTION

Vicinity & Analysis

The subject site is located between Shady Grove Road and Medical Center Drive at the intersection of Medical Center Drive and Medical Center Way and is generally surrounded by similar uses and densities. The subject site is currently improved per Site Plan 81994021C. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site.



Vicinity Map (n.t.s.)

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

Preliminary Plan 119882330 was approved on March 22, 1990 and created 24 lots over 180.71 acres for 1,052,650 square feet of development, of which the subject site is one small portion.

Site Plan

Site plan 819940210 was approved on August 9, 1994 for 80,000 square feet of research and development uses; the opinion on record does not provide information on the lot or zoning.

Site plan amendments 81994021A and 81994021B were approved by Staff on February 12, 1998 and October 18, 2002, respectively, for temporary structures and temporary parking relocations.

Site plan amendment 81994021C was approved on August 1, 2002 to record shared parking and density transfer approvals between two parcels.

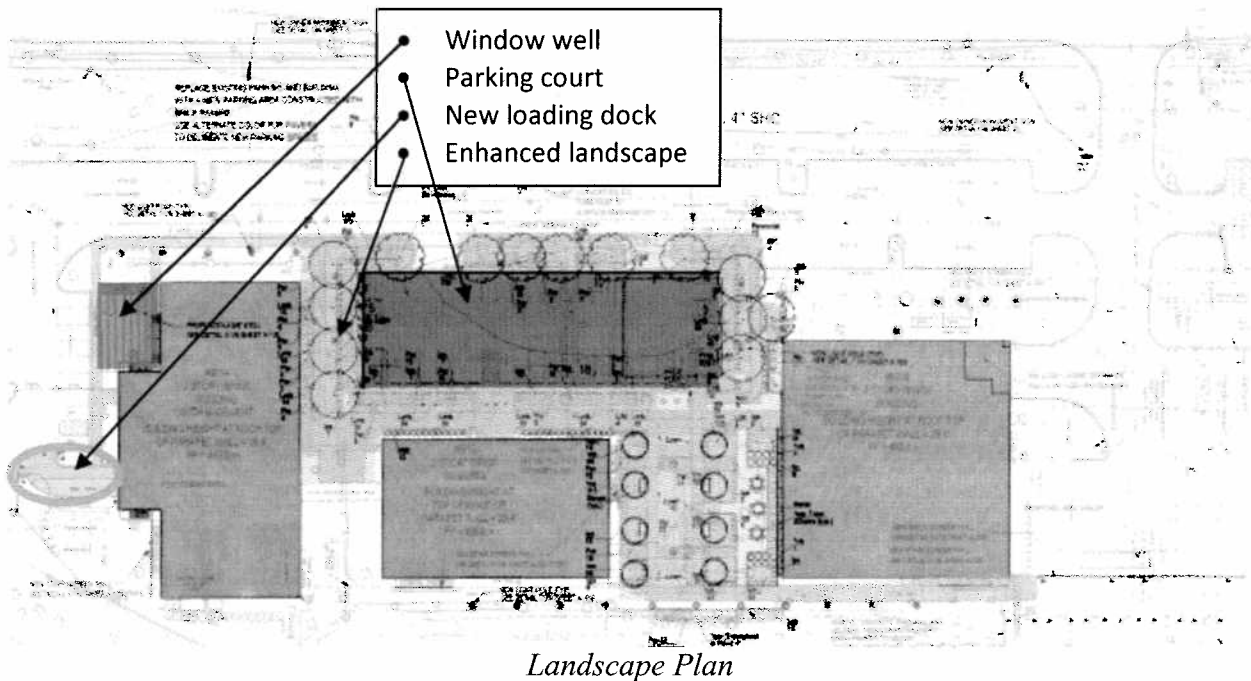
Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for Site Plan 819940210 as amended by site plan amendment 81994021C (site plan amendments 81994021A and 81994021B contain no additional conditions) as enumerated in the Planning Board Resolutions dated August 9, 1994 and August 1, 2002, respectively.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Addition of a parking court where a small building now exists;
2. Addition of a new loading dock;
3. Enclosure of an existing open-air loading dock;
4. Excavation and construction of a tiered "window well";
5. Addition of a canopy between buildings;
6. Addition of monument signs; and
7. Minor architectural, landscape, and site detail changes associated with the renovation.



PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on June 28, 2011. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Removal of the small building and interior renovations results in a net reduction of required parking spaces – from 214 required spaces to 197 required spaces; these will be accommodated partially on the subject parcel and partially on the adjacent parcel by means of a recorded shared parking agreement. Staff recommends approval of Site Plan Amendment 81994021D.

APPENDICES

- A. Draft Planning Board Resolution



DRAFT RESOLUTION NOT ADOPTED

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

MCPB No. 11-65
Site Plan No. 81994021D
Project Name: Shady Grove Life Sciences Center – Parcel S2
Hearing Date: July 28, 2011

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 9, 1994, Site Plan No. 819940210 was approved for 80,000 square feet of research and development uses; the opinion on record does not provide information on the lot or zoning; and

WHEREAS, on February 12, 1998, Site Plan Amendment No. 81994021A was approved by Staff for temporary structures and temporary parking relocations; and

WHEREAS, on October 18, 2002, Site Plan Amendment No. 81994021B was approved by Staff for temporary structures and temporary parking relocations; and

WHEREAS, on August 1, 2002, Site Plan Amendment No. 81994021C was approved to record shared parking and density transfer approvals between two parcels; and

WHEREAS, on May 26, 2011, BMR Medical Center Drive, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 81994021D ("Amendment") for approval of the following modifications:

- 1. Addition of a parking court where a small building now exists;
2. Addition of a new loading dock;
3. Enclosure of an existing open-air loading dock;
4. Excavation and construction of a tiered "window well";
5. Addition of a canopy between buildings;
6. Addition of monument signs; and
7. Minor architectural, landscape, and site detail changes associated with the renovation; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a

Approved as to
Legal Sufficiency:

Handwritten signature and date: Christina Smith 7/18/11

8787 Georgia Avenue, N.C.P.P.C. Legal Department Chairman's Office: 301.495.1605 Fax: 301.495.1320

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DRAFT RESOLUTION NOT ADOPTED

memorandum to the Planning Board dated July 15, 2011 setting forth its analysis and recommendation for approval of the Amendment (“Staff Report”); and

WHEREAS, on July 28, 2011, 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 the Site Plan No. 81994021D; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and 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 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 Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200.., in Silver Spring, Maryland.