



**Consent Item - Preliminary Plan No. 12004018F Multi-Agency Service Park (Airpark North)**

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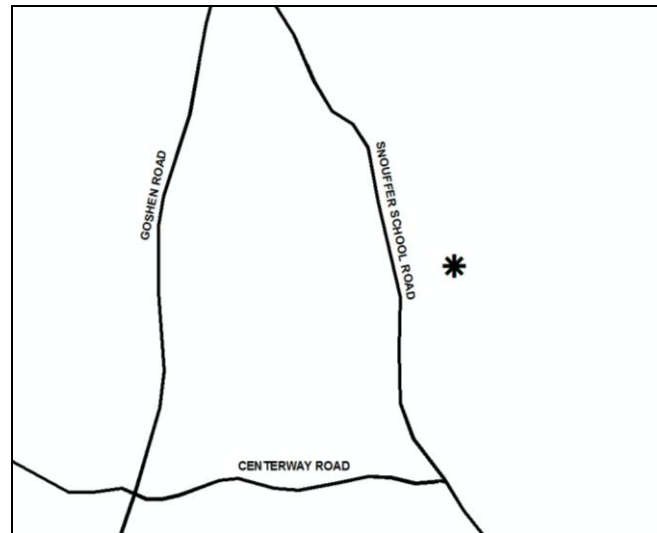
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**Completed: 6/7/13**

**Description**

- Reconfiguration of previously approved but unplatted lot lines to coincide with previously approved forest conservation easement; provide additional dedication of right-of-way, confirm Montgomery County as the owner of the property;
- Located on the east side of Snouffer School Road opposite the intersection with Alliston Hollow Way;
- Subject Property is approximately 134 gross acres of land in the I-4 Zone, in the Gaithersburg Vicinity Master Plan area;
- Applicant: Montgomery County Department of General Services;
- Submittal: December 20, 2012.



**Summary**

- Staff recommends approval of the Preliminary Plan with conditions.
- This amendment was filed to reconfigure the previously approved but unplatted lot lines to coincide with the previously approved forest conservation easements, provide additional dedication of right-of-way, and confirm Montgomery County as the owner of the property.
- Staff has not received any correspondence from noticed parties as of the date of this report.

## PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan 12004018F subject to the following condition:

1. Except as amended herein, Applicant and future heirs and assigns continue to be bound by all conditions of approval for Preliminary Plan 120040180, including Amendment A, Amendment B, Amendment C, Amendment D, and Amendment E.

## SITE DESCRIPTION

### Vicinity and Site Description

Airpark North Business Park, formerly known as the “Webb Tract”, is a 134-acre undeveloped property located within the 1985 Gaithersburg Vicinity Master Plan area. The property is located on Snouffer School Road opposite the intersection with Alliston Hollow Way and is zoned I-4 (low-intensity, light industrial). The site is entirely within the Great Seneca Creek watershed, a Use I watershed. The 134-acre site includes 27 acres of forest and a stream and associated floodplain and wetlands that bisect the property in a southwest to northeast fashion. There are 27.4 acres of stream buffer along this stream.

A vacated Army Reserve Center abuts the subject property to the north and is also zoned I-4. Also adjacent to the northern boundary of the property is residential development in Montgomery Village in the Town Sector Zone. To the immediate east and south of the subject site is the M-NCPPC-owned Lois Green Farm Conservation Park, which is zoned R-200. The Montgomery County Airpark is located to the southeast of the subject site just beyond the park property. The subject property has considerable frontage along Snouffer School Road. Across Snouffer School Road to the west of the site is the residential development, known as Hunter’s Woods, in the R-200 zone. Alliston Hollow Way intersects Snouffer School Road and serves as one of the two points of access for the Hunter’s Woods neighborhood.



Vicinity Map

## **PROJECT DESCRIPTION**

### **Previous Approvals**

The subject preliminary plan was originally brought before the Planning Board for a public hearing on July 15, 2004, and was approved for up to 559,300 square feet of research and development office use, up to 247,626 square feet of business park use (i.e., generally light industrial and commercial office uses), and up to 461,285 square feet of warehouse use, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips. The approval was granted subject to conditions as set forth in the Opinion of the Board mailed on July 26, 2004.

There have been five separate amendments to this approval which are summarized below:

#### Amendment A

Amendment A was a request by the Applicant to extend the time allowed to complete a certain parking lot on Park Property that was required as a condition of the original plan approval. On May 27, 2007, the Planning Board granted a one year extension to complete the parking lot.

#### Amendment B

The purpose of Amendment B was to request abandonment of two public streets, Turkey Thicket Drive and Hubble Court, and to construct them as private streets. The Board approved the requested abandonment on December 4, 2008.

#### Amendment C

Amendment C was a request to extend for a second time the time needed to construct the parking lot that was the subject of Amendment A. The Board granted an additional 16-month extension on June 5, 2008.

#### Amendment D

Amendment D was considered simultaneously with Amendment B and was a request to make minor changes to lot lines to accommodate the reconfiguration of a street shown on the approved plan. The Planning Board approved this request on December 4, 2008.

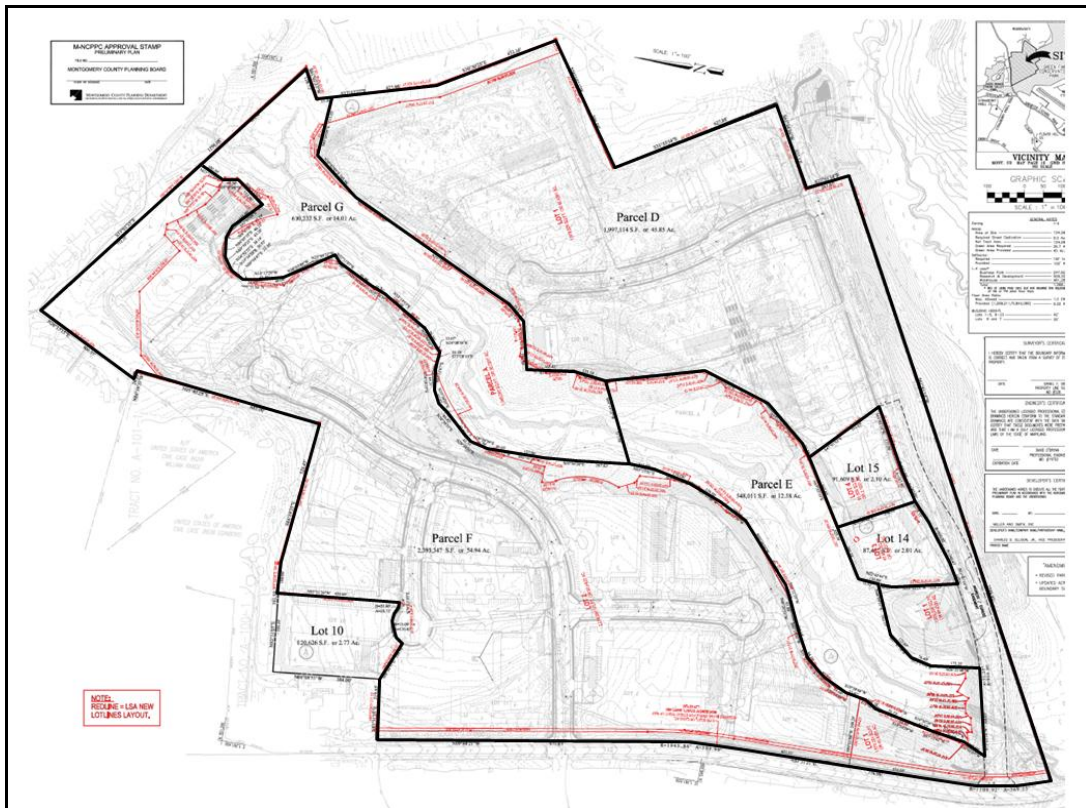
#### Amendment E

Amendment E consolidated previously approved lots into three lots (Lot 10, Lot 14, and Lot 15), two large buildable parcels (Parcel D, and Parcel F), and two stream valley parcels (Parcel E, and Parcel G).

### **Proposal**

The property has changed ownership and engineers at various stages, leading to Montgomery County obtaining ownership and filing for this proposed amendment. Amendment F was filed to reconfigure previously approved but unplatted lot lines to coincide with the previously approved forest conservation easement; provide additional dedication on Snuffer School Road; confirm Loiderman Soltesz Associates as the engineer of record; and confirm Montgomery County as the owner of the property. Stream valley parcels E and G are being consolidated into one parcel and expanded to incorporate additional area protected by the approved Category 1 Forest Conservation Easement. Further, the Montgomery County

Department of Transportation has requested additional right-of-way to be reserved in fee simple along Snouffer School Road to allow for the possibility of additional acceleration and deceleration lanes if necessary in the future. The Applicant (Montgomery County) has complied with this request.



*Preliminary Plan*

## COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements and Staff has not received correspondence as of the date of this report.

## STAFF ANALYSIS

Staff supports the reconfiguration of the lot lines and minor adjustments to the preliminary plan as proposed by this amendment.

## FINDINGS

As discussed above, all previous findings for preliminary plan 120040180 and all subsequent amendments as approved by the Planning Board remain valid. All approved validity periods also remain unchanged.

1. The Preliminary Plan substantially conforms to the master plan. Staff finds that the revision does not materially change the existing approvals for uses and square footage. The Property is currently limited to a total of 1,268,211 total square feet of development

for uses allowed in the I-4 zone including up to 559,300 square feet of Research and Development; up to 461,285 square feet of Warehouse and up to 247,626 square feet of Business Park, or a combination of non-residential development with an equivalent number of weekday morning and evening peak hour trips. This amendment makes no changes to these limitations.

2. Public facilities will be adequate to support and service the area of the proposed subdivision. The development of this site continues to be bound to the density and uses approved with the original approval. The finding of Adequate Public Facilities, including schools, fire and rescue access, roads, water and sewer remains valid for the square footages approved.

3. The size, shape, width and orientation of the proposed lots are appropriate for the location of the subdivision and for the uses contemplated.

The lots are of the appropriate dimensions with respect to size, shape, width and orientation to accommodate the multiple uses expected to occur on this County owned property. The proposal remains in conformance with all applicable sections of the Subdivision Regulations.

4. The Application satisfies all the applicable requirements of the Montgomery County Forest Conservation Law, Chapter 22A of the Montgomery County Code.

The original approval by the Planning Board included provisions to satisfy the requirement of Chapter 22A as shown on the approved preliminary forest conservation plan. The Property continues to be bound by the conditions of the approved forest conservation plan. Category I easements, in accordance with that plan, will be shown on the record plats.

5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site.

This finding is based on the fact that the Montgomery County Department of Permitting Services approved a stormwater management concept for the entire site at the time of the original preliminary plan approval. This amendment does not change the elements of that concept.

## **CONCLUSION**

Based on the findings discussed above, Staff recommends approval of this minor preliminary plan amendment.