



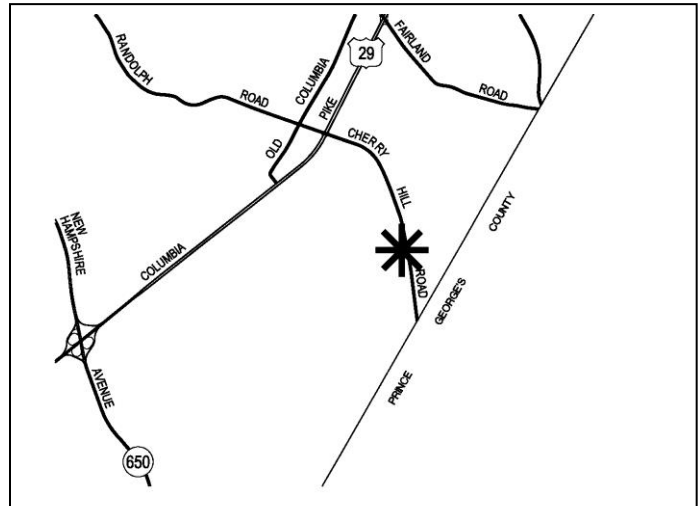
Consent Item - Site Plan Amendment No. 82003006B, Residence Inn by Marriott (Westfarm Technology Park)

- Stephanie Dickel, Senior Planner, Area 2 Division, Stephanie.Dickel@montgomeryplanning.org, 301-495-4527
- Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 3/18/13, Revised 4/2/13

Description

- Southwest corner of Cherry Hill Road and Plum Orchard Drive;
- 3.83 acres of I-3 zoned land within the US 29/Cherry Hill Road Employment Overlay Zone of the 1997 *Fairland Master Plan*;
- Construction of a five-foot wide sidewalk; installation of street trees and street lights and limited grading along the west side of Cherry Hill Road; public improvement easement; addition of Pepco easement; location of existing wrought iron fence; and modification to the forest conservation easement;
- Applicant: Adventist HealthCare Inc.;
- Filed on 1/31/13.



Summary

- Staff recommends approval of the Site Plan Amendment;
- The proposed project meets all development standards, zoning requirements, and compliance with previous approvals.

RECOMMENDATION

Staff recommends approval of Site Plan Amendment 82003006B, Residence Inn by Marriott (Westfarm Technology Park).

All site development elements shown on the site and landscape plans, stamped received on January 31, 2013, are required. No prior conditions need to be modified by this amendment and all previous approvals remain binding on the Applicant, except as modified by this amendment.

Site Vicinity and Description

The subject site is located in the 1997 Fairland Master Plan area, within the pending White Oak Science Gateway Master Plan area. The subject site contains an existing four-story, 130-room hotel. The site is surrounded by industrial, technology, and commercial-retail uses within the Westfarm Technology Park. Opposite Plum Orchard Drive from the site are several big box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center which is zoned C-6. The remaining parcels to the south and west comprise the U.S. Postal Service distribution facility, the State Highway Administration (SHA) maintenance facility, and the approved development site for Washington Adventist Hospital (Parcel RRR). The Percontee site, zoned I-2, is located south of the property with future plans for a mixed-use development. Opposite the site across Cherry Hill Road are townhouses, zoned R-60.



PROPOSAL

Previous Approvals

Special Exception S-2552

The Board of Appeals granted a special exception for a four-story, 130-room extended stay hotel on Parcel GGGG, the subject property.

Site Plan

On May 22, 2003, the Planning Board approved Site Plan 820003006 for the 130-room hotel.

On March 10, 2006, Site Plan Amendment 82003006A was approved administratively for a number of architectural and site modifications and to finalize the unit mix types.

Proposed Amendment

The Applicant requests the following revisions to the approved Site Plan:

- Construction of a five-foot wide sidewalk with associated grading;
- Public Improvement Easement;
- Installation of street trees and street lights;
- Addition of a Pepco easement;
- Recognition of existing wrought iron fence approved in connection with a modification to Special Exception S-2552;
- Modification to the final forest conservation plan to reduce the existing Category II Forest Conservation Easement by 0.12 acres (5,030 square feet).

The proposed changes are generated by the relocation of the Washington Adventist Hospital from Takoma Park to Parcel RRR in the Westfarm Technology Park. The special exception approval for the Hospital relocation (Case No. S-2721) requires the widening of a portion of Cherry Hill Road adjacent to Parcel GGGG. The road widening will be accommodated in the right-of-way; however, there are some minor impacts to Parcel GGGG due to other improvements related to the road widening.

The improvements [to Parcel GGGG](#) require the construction of a five-foot sidewalk on the west side of Cherry Hill Road, installation of street trees and street lights, and limited grading associated with the sidewalk construction. The sidewalk will be located in a Public Improvement Easement. [The proposed five-foot wide sidewalk along Cherry Hill Road is required as part of the approval of Site Plan #820080210 for Washington Adventist Hospital.](#) A Pepco easement is also requested for Pepco's power line feeding the street lights. These easements will ensure that these improvements can be maintained as required by the County. The final number and location of street trees and lighting will be approved by the Department of Transportation in connection with their approval of the road improvement plans.

In addition to the improvements discussed above, a wrought iron fence was erected in the spring of 2009 alongside the parking adjacent to the Cherry Hill Road right-of-way. The fence was approved in connection with a modification to Special Exception S-2552 for the Marriott Hotel. In January 2010, the Planning staff granted Marriott permission to erect the fence, which is within the Category II Forest Conservation Easement Area. The proposed site plan amendment recognizes the existing fence and its location in order to bring the site plan into conformance.

As a result of the improvements on the Property, the Final Forest Conservation Plan (No. 82003006A) needs to be amended to reduce the existing Category II Forest Conservation Easement along the west side of Cherry Hill Road by 0.12 acres (5,030 square feet). As a Category II Easement area, the majority of the trees in this area were planted as part of the development of the Hotel. The applicant has sought to minimize the grading into the Easement Area and the related impact to the trees. For the area reduction, the Applicant will pay a fee in lieu to the County, as allowed under Chapter 22A, because there is no available area on site to expand the existing Category II Forest Conservation Easement.

Community Outreach

The Applicant has met all signage, noticing, and submission requirements. The Applicant sent notice of the subject amendment to all parties of record on January 31, 2013. Staff has not received correspondence on this matter.

Analysis and Findings

The proposed modifications to the Site Plan do not alter the overall design of the development in relation to the original approval, and the proposed project remains compatible with existing and proposed development adjacent to the site. The modifications do not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval. All previous approvals remain in full force and effect, unless amended by the applicable Review Body, as modified by this Amendment.

Attachments:

- A. Proposed Site Plan
- B. Proposed Landscape Plan
- C. Forest Conservation Plan exhibit
- D. Draft Resolution