



ITEM # 2
MCPB 11/21/02

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: November 15, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
Development Review Division
FROM: Michael Ma, Supervisor
(301) 495-4523



REVIEW TYPE: **Amended Site Plan**
CASE NUMBER: **8-81084A**
PROJECT NAME: **Pepsi Bottling Warehouse, Briggs Chaney Industrial Park, Parcel C**
APPLYING FOR: Approval of 11,823 square feet of warehouse/loading area addition
REVIEW BASIS: Division 59-D-3, Montgomery County Zoning Ordinance

ZONE: I-3
LOCATION: 3325 Briggs Chaney Road
MASTER PLAN: Fairland Master Plan (1997)
APPLICANT: Pepsi Bottling Group
FILING DATE: October 16, 2002
HEARING DATE: November 21, 2002

STAFF RECOMMENDATION: Approval of 11,823 square feet of warehouse and loading area addition on 8.54 acres with the following conditions:

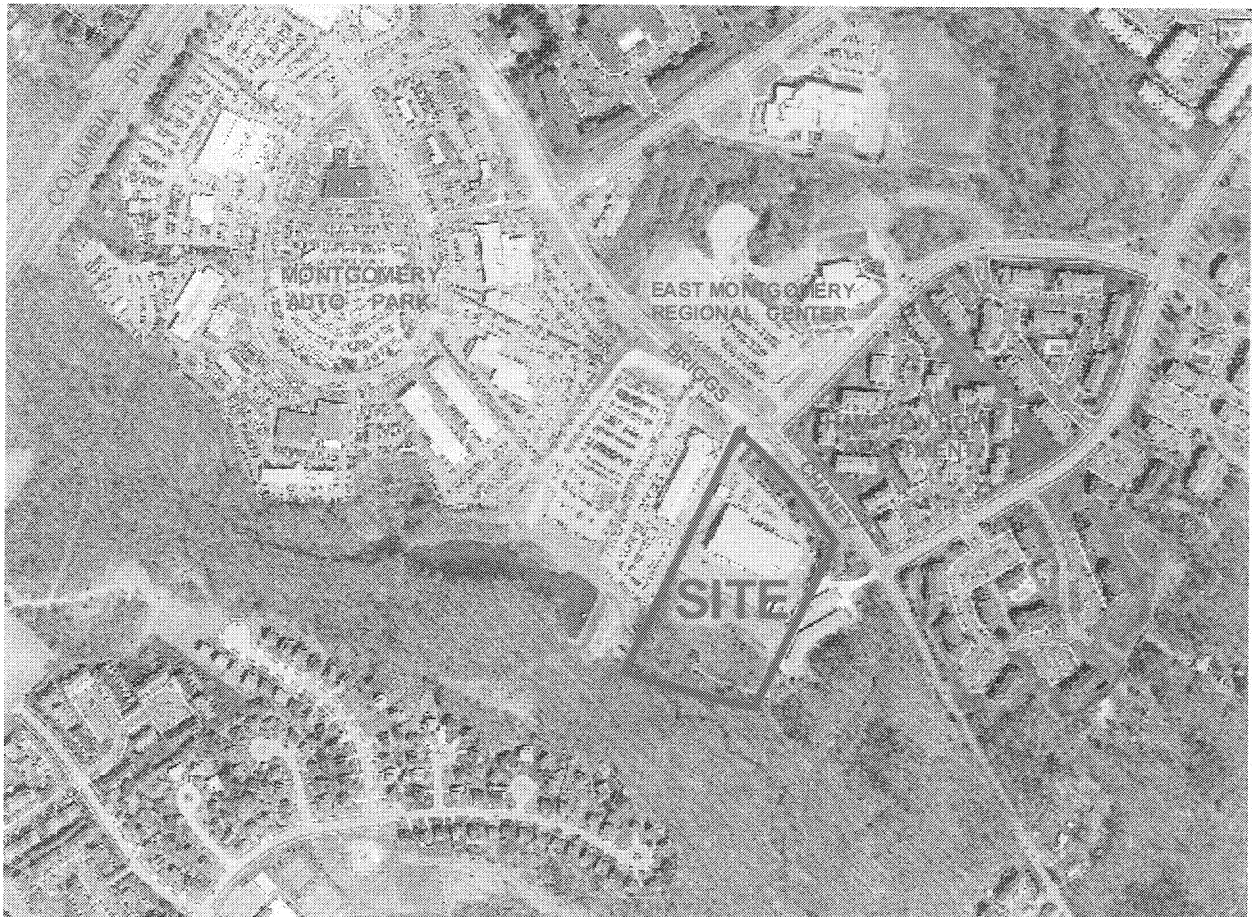
1. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set. Development Program to include a phasing schedule as follows:
 - a. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - b. Pedestrian pathways with each facility shall be completed as construction of each facility is completed.
 - c. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - d. Phasing of stormwater management, sediment/erosion control, or other features.
2. Signature set of site, landscape/lighting, and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Conditions of DPS Stormwater Management Concept approval letter dated February 26, 2002.
 - b. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - c. The development program inspection schedule.

BACKGROUND

Site Plan 8-81084 for Pepsi Bottling Warehouse (Briggs Chaney Industrial Park, Parcel C) was approved by the Planning Board in January 1982 with conditions. The property has been developed in accordance with the approved plan. The purpose of the subject application is to amend the plan to add additional warehouse and loading area to improve the current warehouse operation (see attached statement by the applicant).

PROJECT DESCRIPTION: Surrounding Vicinity

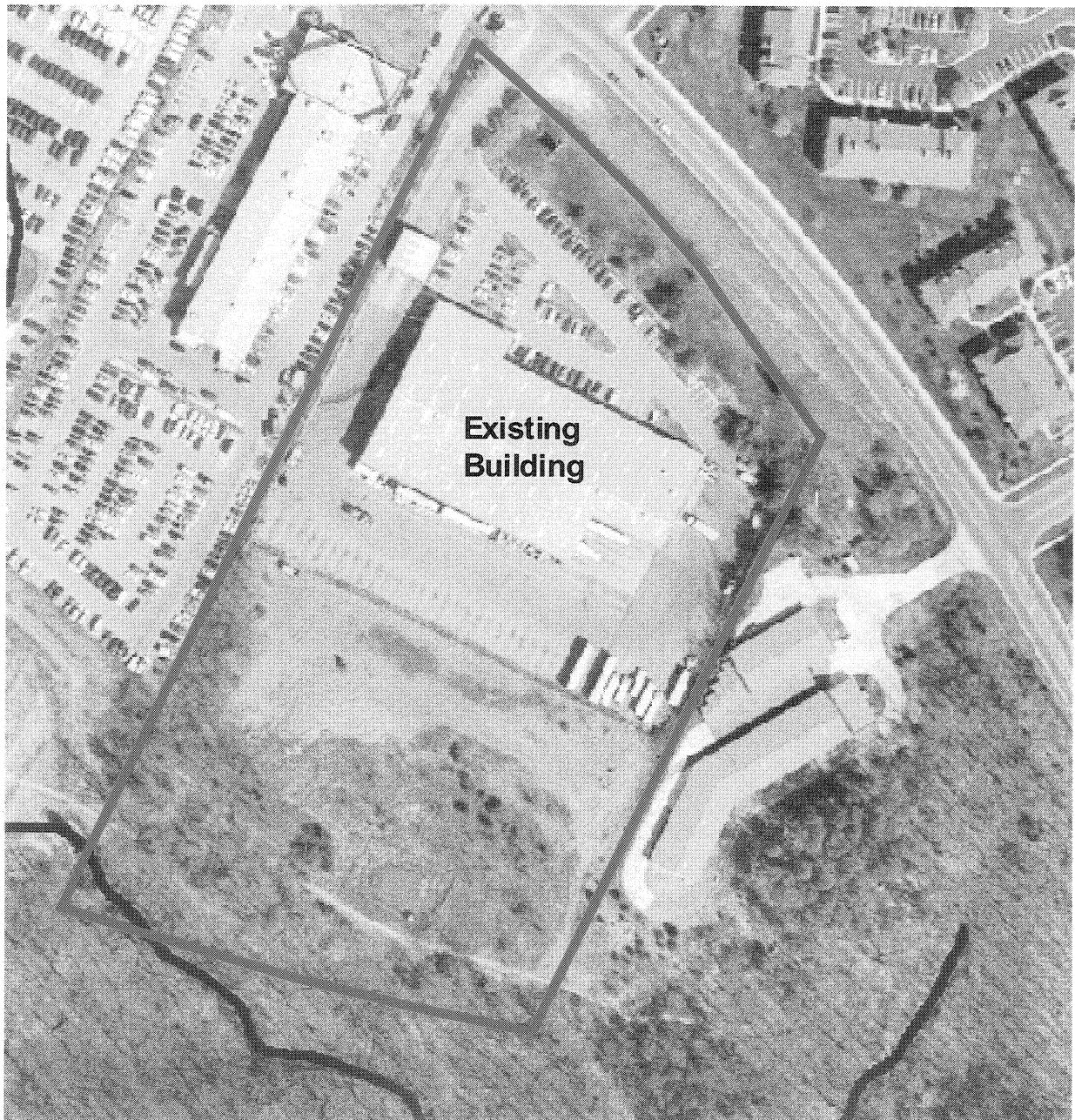
The property is located on the south side of Briggs Chaney Road, approximately 5,000 feet east of Columbia Pike (MD 29), in the Fairland area. It is bounded by a commercial use (Shurgard Self Storage/Ryder Truck Rental) to the east and a Buick/Pontiac Dealership to the west. Across Briggs Chaney Road from the property to the north is the County's East Montgomery Regional Center. Hampton Point Apartment complex is located across street from the site to the east.



PROJECT DESCRIPTION: Site Description

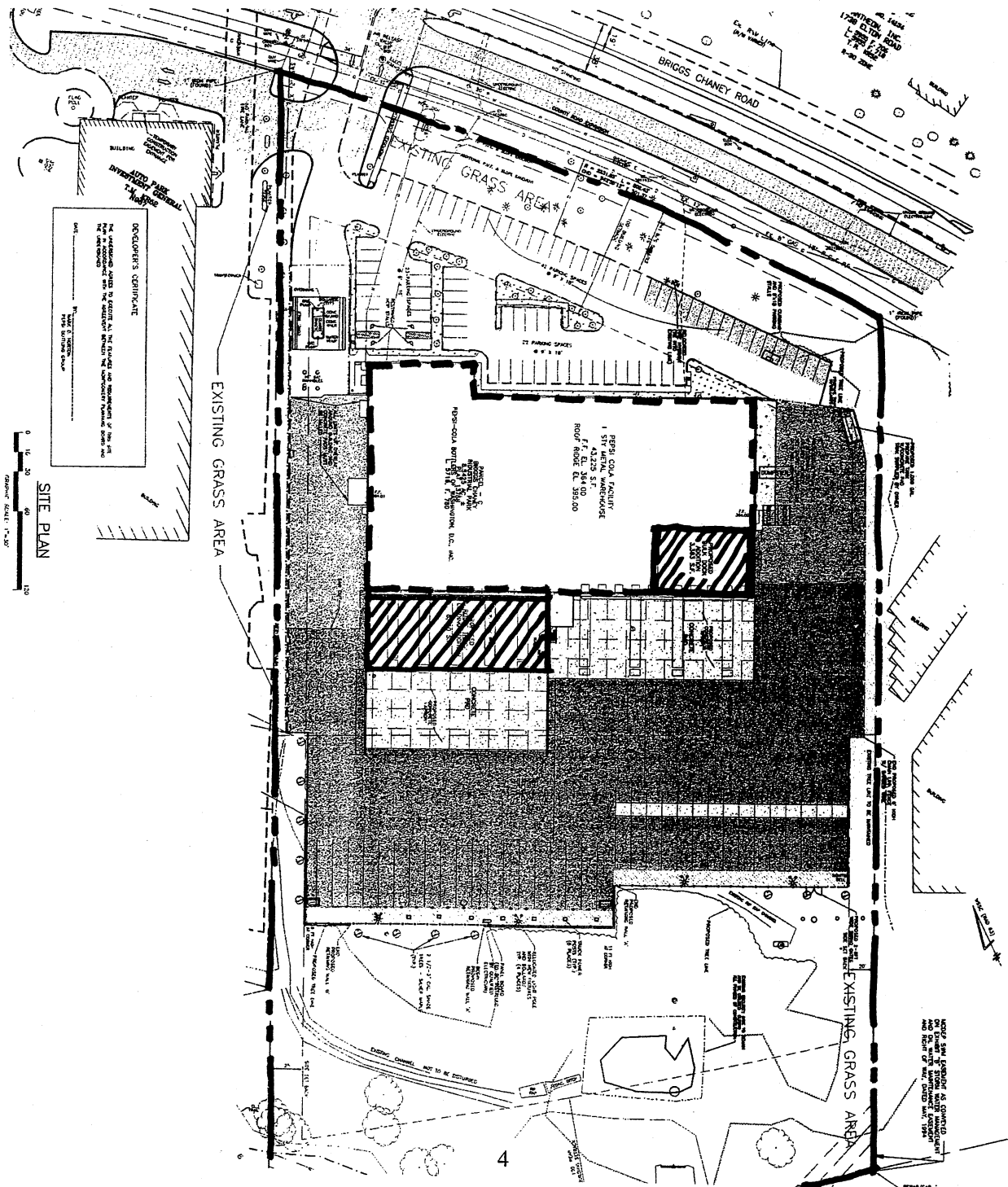
The subject 8.54-acre site is zone I-3. It is currently developed with a one-story, 43,225-square-foot warehouse building and associated loading and parking areas. A chain-link fence is installed along the perimeter of the rear portion of the parking area. The vehicular access to the development is via a driveway off Briggs Chaney Road near the northwestern corner of the site.

The site slopes down from the road toward a stream along the rear property line with gentle slopes in the northern portion of the site and steep slopes in the rear portion. The grade drops about 60 feet from the edge of the existing paving to the rear property line. The southern portion of the site is wooded with a stormwater management pond located in the southeastern corner. There are various plants along the east and west property boundaries.



PROJECT DESCRIPTION: Proposal

The amended site plan application proposes a 3,363-square-foot bulk dock addition at the southeastern corner of the existing warehouse building and an 8,460-square-foot route truck loading addition to the southwestern corner. In addition, the existing truck parking area will be expanded about 400 feet to the south. Briggs Chaney Road is planned as a four-lane divided arterial. The construction of the road widening for this section of Briggs Chaney Road will begin in the spring of 2003 as a County capital improvement project. A bikeway and street trees along the frontage of this site will be included as part of the road improvement project. The applicant will install a lead-in sidewalk from the proposed bikeway to the development. The driveways off Briggs Chaney Road to the subject site and to the car dealership to the west will be combined into a share access drive on this site.



ANALYSIS: Conformance to Master Plan

The approved and adopted 1997 Fairland Master plan did not make any recommendations for this particular site and it is not part of the Auto Park. The master plan recommends a class I bikeway along Briggs Chaney Road. The bikeway will be located on the south side of the road and will be constructed as part of the county's road widening project.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Zone	I-3	
Lot Area (ac.):	2.0	8.5425
Gross Floor Area (sq. ft.):		
Existing		43,225
Warehouse addition		3,363
Loading addition		<u>8,460</u>
Total	186,055	55,048
Density (FAR):	0.5	0.15
Min. Green Space (%):	35	43
Max. Parking Coverage	45	42.2
Building Height (ft.):	100	31
Street Frontage (ft.)	150	502
Building Setbacks (ft.):		
From street	100	100
From the I-3 zone	20	20
From the C-3 zone	25	25
From the residential zone	100	435
Parking/Loading Setbacks (ft.):		
From street	100	50 (exist.)
From the I-3 zone	20	20
From the C-3 zone	25	25
From the residential zone	100	222
Parking:		
Total	83	101
Standard	79	97
Handicapped-accessible	4	4

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The subject development is not under the optional method.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

See project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Buildings**

The proposed addition will improve the warehouse operation and will not change the overall character of the development. The added building mass will not be visible from either the street or adjacent residential neighborhood.

- b. **Open Spaces**

The amended site plan shows 43% of the site as green space. The open space areas are mainly located in the rear portion of the site and along the street frontage to provide buffers between the use and adjacent residential development to the south and the street.

Stream Buffers

The proposed development will not disturb any stream buffers near the rear property line.

Forest Conservation

The proposed expansion of warehouse facilities will not impact forest or specimen trees. It is exempt from Forest Conservation Plan requirements as found in Chapter 22A, Forest Conservation, of the County Code.

Stormwater Management

The proposed expansion of the parking area requires modifications to the existing stormwater management pond. A stormwater management concept for this amendment was approved by the Montgomery County Department of Permitting Services (DPS) on February 26, 2002. A permit for the modification was issued by DPS.

- c. **Landscaping and Lighting**

The plan shows existing landscaping within the front parking lot in accordance with the previously approved site plan. There are also a variety of plant materials along the east and west property line. Additional shade trees will be provided along the perimeter of the expanded parking areas.

d. Recreation

Recreation requirement is not applicable to this commercial development.

e. Vehicular and Pedestrian Circulation

Briggs Chaney Road is planned as a four-lane divided arterial. The construction of the road widening for this section of Briggs Chaney Road will begin in the spring of 2003 as a County capital improvement project. A bikeway along the frontage of this site will be included as part of the road improvement project. The applicant will install a lead-in sidewalk from the proposed bikeway to the development. The driveways off Briggs Chaney Road to the subject site and to the car dealership to the west will be combined into a share access driveway on this site.

Traffic Management/Trip Reduction Program

Since the existing development and the proposed addition will not generate more than 50 total peak-hour trips during weekday in the morning and evening peak periods, no traffic study is required for the subject application.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The subject warehouse development with the proposed addition will be compatible with adjacent commercial uses to the west and east in use, building mass and development character. This use is separated from residential development to the south by a 220-foot-deep wooded open space parcel on the site and the future road right-of-way between the site and the residential development. A 50-foot-wide landscaped area is provided between the front parking lot and the street to screen the use from the apartment complex to the north. The proposed addition will not be visible from the street and the apartments.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The proposed amendment is exempt from the forest conservation requirements because the original site plan for the development was approved before July 1, 1991 and the proposed amendment will result in cutting of forest less than 5,000 square feet.

APPENDIX

- A. Applicant's statement regarding the proposed addition.

EEI EVANS ENGINEERING, INC. CONSULTING ENGINEERS

Civil Engineering
Land Development
Hydrology
Permitting
Structural Engineering
Building Structure Design
Transportation

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November 8, 2002

Mr. Ed Axler
Montgomery County Department of Parks & Planning
Transportation Department
MN – CPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Transportation Planning – Traffic Statement

Dear Mr. Axler:

Pepsi Bottling Group is proposing to expand its facilities at 3625 Briggs Chaney Road. The 3,600 sf warehouse addition and 8,600 sf route truck loading canopy will not result in the need for any additional employees at this site.

The expansion will provide for a much more efficient warehouse operation. Currently, the route trucks are parked down the middle of the warehouse when loaded. By constructing the route truck loading canopy, the area currently lost for loading will be utilized for storage of finished product. This will provide for more aisle space and allow for single handling of the product prior to loading for delivery.

The existing operation requires handling the finished product three times in most instances. The additional bulk docks are provided to facilitate direct loading between the transport trucks (tractor trailers) and the local delivery trucks (route trucks). The big selling products will not be unloaded and placed in the warehouse prior to loading for local delivery.

This expansion will simply improve the efficiency of the current operation and will not result in any additional truck traffic.

If you have any questions regarding this information, please contact me at my office.

Sincerely,

EVANS ENGINEERING, INC.



Thomas J. Pillion, III
Project Manager