



Item # 5
MCPB 12-04-03

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: November 26, 2003
TO: Montgomery County Planning Board
VIA: Joseph R. Davis, Chief Development Review Division
FROM: Michael Ma, Supervisor (301) 495-4523



REVIEW TYPE: Site Plan
APPLYING FOR: 9,900 square feet industrial use
PROJECT NAME: Scandinavian Import Service Center
CASE #: 8-00024B
REVIEW BASIS: Site Plan Review required for Auto Sales in this zone [59-C-5.21]

ZONE: I-1
LOCATION: Between East Gude Drive and Derwood Circle, approximately 1,000 feet east of Frederick Road (MD 355), 700 feet west of Cecil Street

MASTER PLAN: Upper Rock Creek, 1985 Amendment
APPLICANT: Alan L. Tetervin
FILING DATE: August 21, 2003
HEARING DATE: December 4, 2003

STAFF RECOMMENDATION FOR SITE PLAN: Approval of 9,900 square feet of industrial use with the following conditions:

1. Transportation
 - a. The proposed development is limited to 9,900 square feet of automobile sales and care center.
 - b. Any future development shall undergo further transportation Adequate Public Facilities review.
2. Environmental Planning

The proposed development shall comply with all conditions for final forest conservation plan approval. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

 - a. Provide 0.59 acres of afforestation.
 - b. Submittal of financial security to M-NCPPC for afforestation prior to clearing or grading.
 - c. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
3. Department of Permitting Services

The proposed development is subject to Stormwater Management Concept approval conditions dated April 23, 1998.

4. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement including Development Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- a. Street trees shall be planted as street improvements are completed, but no later than six months after completion of the proposed building.
- b. Landscaping associated with each parking area and building 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. Coordination of each section of the development and roads.
- e. Phasing of dedications, stormwater management, sediment/erosion control, forestation, sidewalks, or other features.

5. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

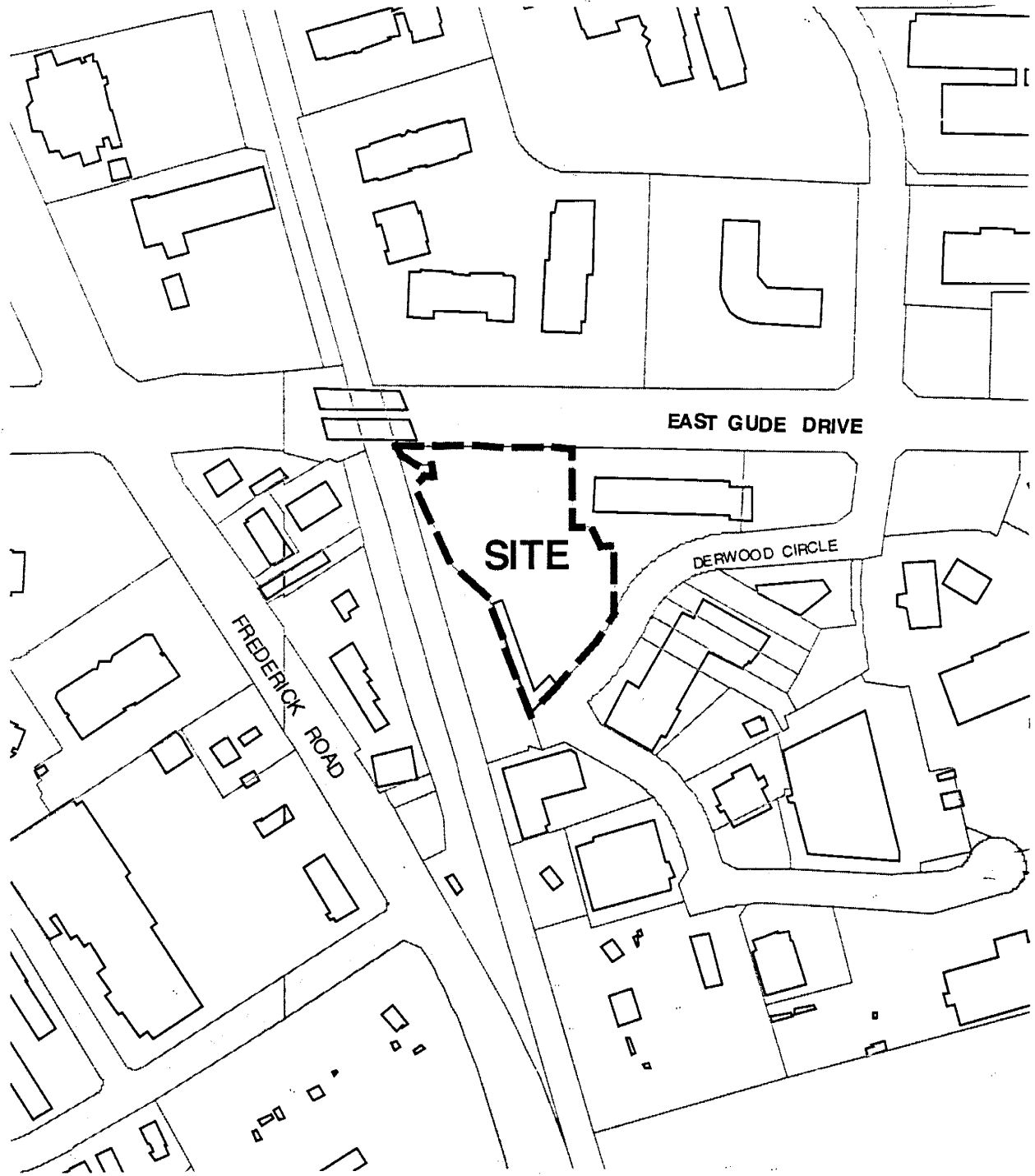
6. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Limits of disturbance.
- b. Forest Conservation areas.
- c. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- d. The development program inspection schedule and Site Plan Opinion.
- e. At least six feet of green space between the public utility easement and the edge of the proposed parking lot for tree planting.
- f. Adequate handicapped parking spaces.

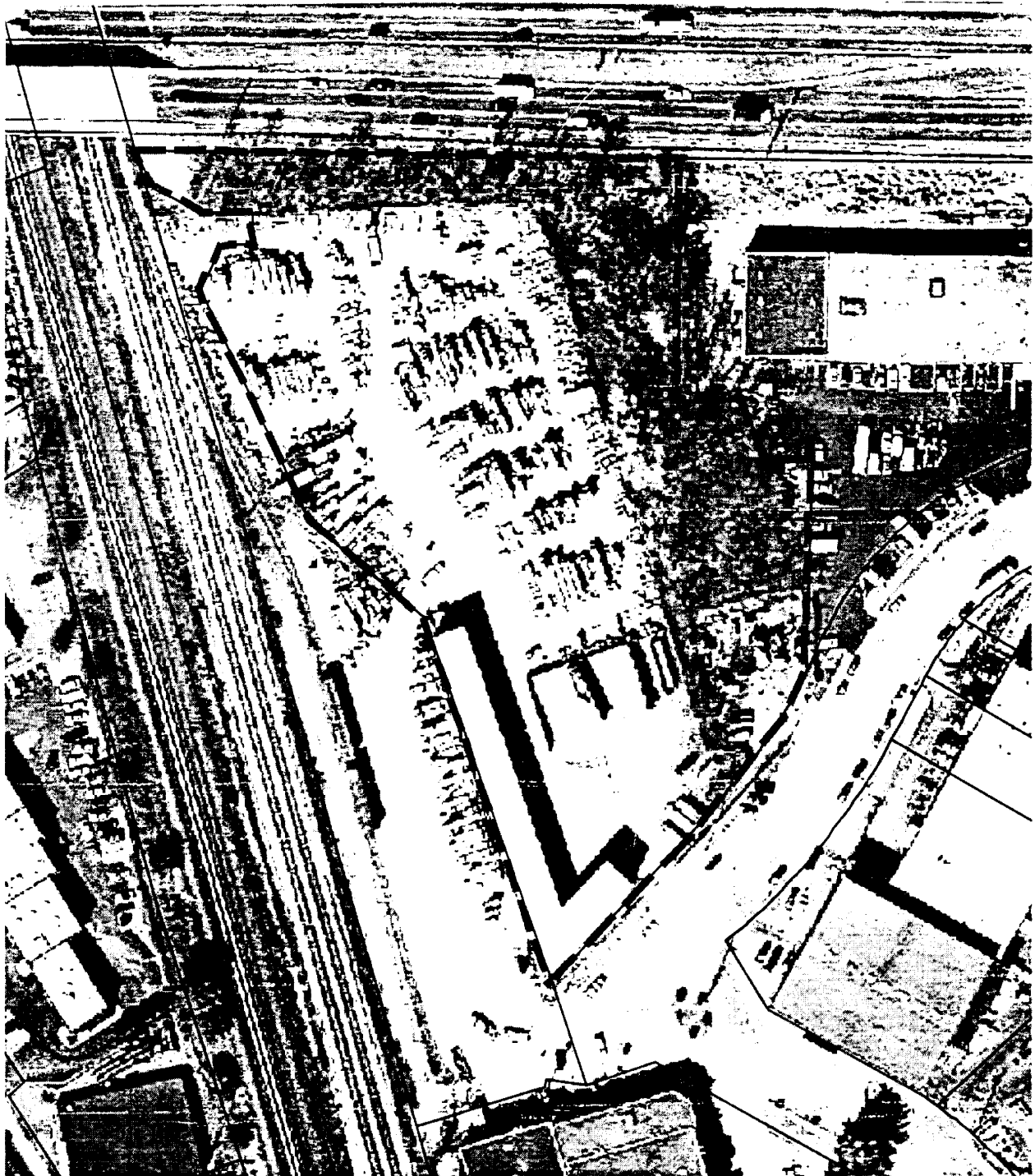
PROJECT DESCRIPTION: Surrounding Vicinity

The site is located within the Derwood Industrial Park, between East Gude Drive and Derwood Circle, approximately 1,000 feet east of Frederick Road (MD 355) and 700 feet west of Cecil Street. The parcel lies northeast of the City of Rockville in the Gaithersburg Vicinity Master Plan area. Surrounding the site are similar industrial uses within this I-1 Zone. The site is bounded on the west by the CSX Transportation Rail lines, currently utilized by WMATA and MARC.



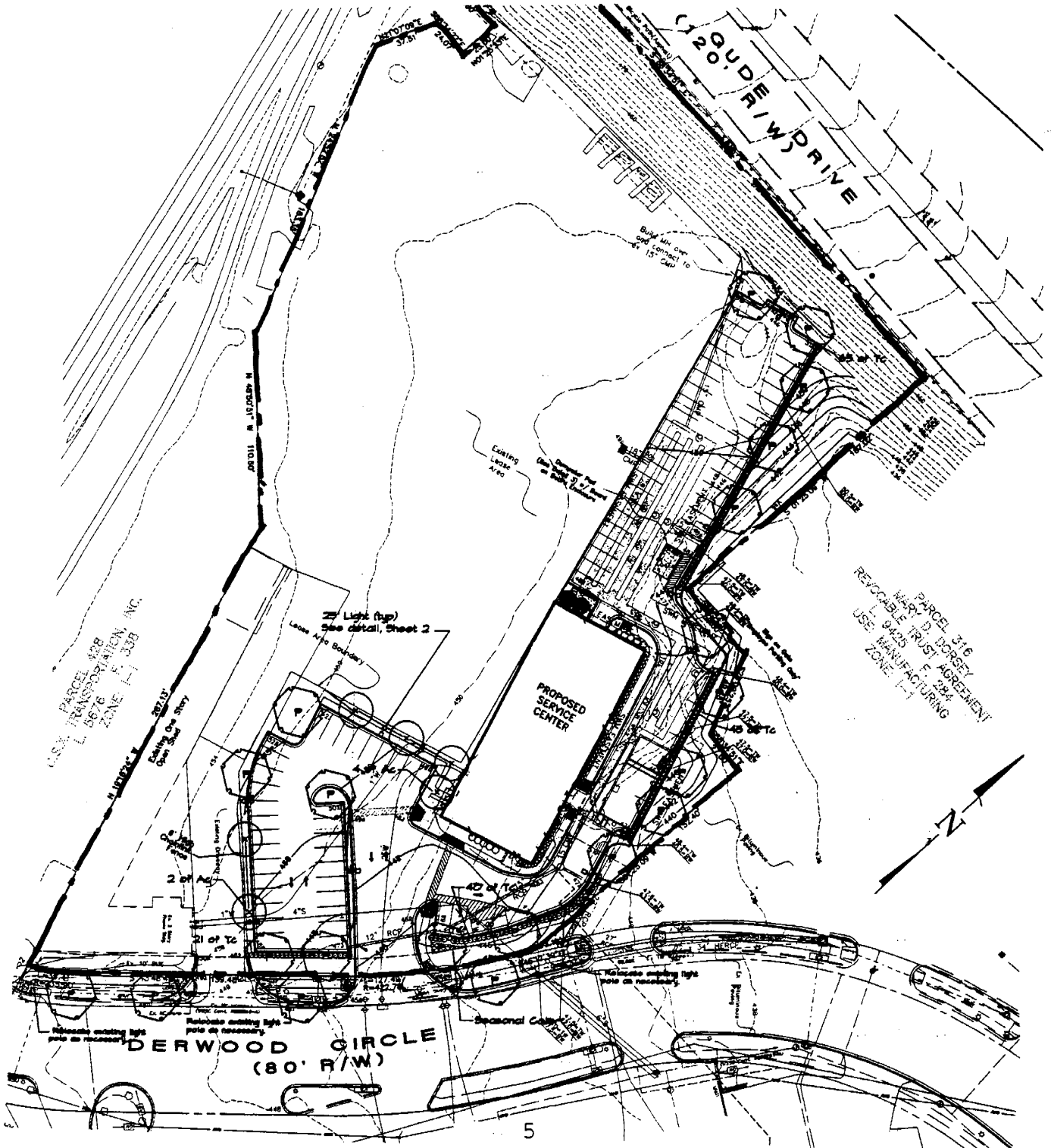
PROJECT DESCRIPTION: Site Description

The subject 3.9-acre property is currently developed with a 260-foot-long, one-story open shed and a two-story frame building in the southwestern corner of the site. The buildings and associated paved areas in the western portion of the site are currently occupied under lease by the Potomac Brick Company which uses the parcel as a fenced storage brickyard. The remaining eastern portion of the site is undeveloped and partially wooded. The parcel slopes down toward the eastern border, and slopes steeply upwards on the northern border to form the grade change for Gude Drive.



PROJECT DESCRIPTION: Proposal

The proposed development consists of a two-story, 9,900-square-foot automobile service and sales building on the undeveloped eastern portion of the site. The facility will provide indoor/outdoor auto repair and sales display. Parking will be provided for service customers, purchasers, automobile storage, and employee vehicles. Vehicular access to the new development will be via a driveway off Derwood Circle. There are three existing curb cuts along the Derwood Circle frontage. Two of them will be combined into one access point to accommodate the proposed driveway leading to the new development area. The stormwater management for the development will be provided via an underground facility for water quality and quantity controls.



PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan 1-98076

Preliminary Plan No. 1-98076 was approved by the Planning Board on July 30, 1998 for 21,500 square feet of automobile dealership and service facility under the FY 1999 Annual Growth Policy Alternative review Procedure for Expedited Development Approval (EDA) (i.e., also known as "Pay and Go"). The 21,500 square feet consisted of two phases:

- a. Enclosing the open side of the existing storage structure and reuse of the structure as one service bay of 5,000 square feet.
- b. Constructing a new structure equaling 16,500 square feet for three more service bays.

Site Plan 8-00024

Site Plan No. 8-00024 was approved by the Planning Board on June 29, 2000, for 8,400 square feet of light industrial use. Planning Board opinion for 8-00024 is attached.

Record Plat

Record Plat No. 2-01022 was approved as Record Plat No. 163-26, Derwood Industrial Park, in July 2000.

Site Plan Amendment 8-00024A

The approved site plan 8-00024 was administratively amended for 16,467 square feet of an automobile sales and service facility.

Expiration

The APF test or Preliminary Plan No. 1-98076 expired when no building permit was approved within four years or by September 3, 2002 (i.e., or four years and 30 days after the preliminary plan opinion date). Therefore, the above-mentioned Preliminary and Site Plans expired.

ANALYSIS:

Conformance to Master Plan

The subject property is covered by the 1985 Upper Rock Creek Master Plan. Derwood Circle is recommended for industrial use (as part of Derwood Industrial Park). The proposed development, which consists of an industrial use building, conforms with the master plan recommendations for this area. The Master Plan is currently being updated. The pending master Plan does not change the use for this area.

Environmental

The eastern portion of the site and the area along the north property line are currently undeveloped and partially wooded. To meet the forest conservation requirements for this site, the proposed development must provide 0.59 acres of afforestation. The final forest conservation plan for the development will determine if the requirement will be met on site or off site.

Local Area Transportation Review

A traffic study (to analyze the traffic impact at nearby intersections) is not required because the proposed Phase I land use generates fewer than 50 peak-hour trips during the weekday morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods. An automobile care center of 9,900 square feet generates 29 peak-hour trips during the weekday morning peak period and 34 peak-hour trips during the weekday evening peak period.

Even though not required, the applicant did submit a traffic study that analyzed the congestion levels at the nearby intersection of East Gude Drive and Crabbs Branch Way/Cecil Street. The calculated critical lane volume (CLV) values at this intersection are less than the CLV congestion standard of 1.525 for the Derwood Policy Area in the existing, background, and total traffic conditions.

Policy Area Transportation Review/Staging Ceiling Condition

Under the *FY 2004 Annual Growth Policy* staging ceiling, the remaining capacity is positive 822 jobs as of October 31, 2003, in the Derwood Policy Area. The 41 jobs were added to the pipeline of approved, but unbuilt new 16,500-square-foot development when Preliminary Plan No. 1-98076 was originally approved on July 30, 1998. With the expiration of and new APF approval, these 41 jobs should be reduced by 16 for 25 jobs that are equivalent to 9,900-square-foot of a retail-type use.

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted or Required</u>	<u>Proposed</u>
Zoning:	I-1	I-1
Lot Area:		3.913 Ac
Building Coverage (59-C-4.367(b))	35% max	4.9%
Floor Area	170,450 sf	9,900 sf new
FAR	1.0	0.05
Green Area	17,045 sf	34,583sf
	10%	20.3%
Building Height (59-C-5.31):	3 stories/42'	2 stories/22.5ft
Setbacks (59-C-4.367):		
From Gude Drive	10' BSL	230' BRL, 115' PSL
From Derwood Drive	10' BSL	50' BRL, 10' PSL
From adjacent property	10' BSL	10' BRL
Setbacks ((599-C04.367(a))		
Automobile dealership abutting roadway	10' BSL 10' PSL	45' BRL 10' PSL
Parking (spaces):		
Auto sales	27	
Office	5	
Total	32	80

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.*

A project plan or a development plan is not required for this I-I zoned development.

2. *The site plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the I-1 zone as demonstrated in the project Data Table above.

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

- a. Location of Buildings

The building is sited with respect to pedestrian and vehicular safety and efficiency within the physical limitations of the currently leased portions. The building location offers the safest and most efficient use of the site for Phase I and for the future Phase II.

- b. Open Spaces

Open space consists of retention of wooded areas at the northern edge of the site, landscaped perimeters, and parking area internal landscaping.

The stormwater management concept consists of water quality and quantity controls via an underground storage facility, as per DPS reconfirmation April 23, 1998.

- c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees and shrubs along the perimeter of the site. Street trees will be planted along the Derwood Circle frontage. The proposed lighting plan shows 12 post-mounted lights throughout the parking areas.

- d. Recreation

Recreation facilities are not required for the subject industrial development.

- e. Vehicular and Pedestrian Circulation

Vehicular access to the new development will be via a driveway off Derwood Circle. There are three existing curb cuts along the Derwood Circle frontage. Two of them will be combined into one access point to accommodate the proposed driveway leading to the new development area. On-site vehicular and pedestrian circulation is adequate, providing pedestrian connections and crossings from the display area to the storage and employee parking areas.

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

The proposed automobile service and sales center is part of Derwood Industrial Park. It is surrounded by similar industrial uses. The proposal also considers future building required in Phase II and future vehicular and pedestrian requirements associated with expansion.

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

To meet the forest conservation requirements for this site, the proposed development must provide 0.59 acres of afforestation. The final forest conservation plan for the development will determine if the afforestation requirement will be met on site or off site.

APPENDIX

- A. Planning Board opinion for site plan 8-00024