



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Items 9&10
2/24/2005

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TO: Montgomery County Planning Board

VIA: John Carter, Chief *JC*
Community-Based Planning Division

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SUBJECT 1: Zoning Text Amendment-Research and Development (R&D)
Building materials and supplies as a permitted use in the R&D zone and
site plan review for standard method in the R&D zone

SUBJECT 2: Zoning Text Amendment- Light Industrial (I-1)
The provision of streetscape for I-1 zone properties

SUBJECT 1: Building materials and supplies as a grandfathered permitted use in the
R&D zone and site plan review for standard method of development in the R&D zone

Staff Recommendation

- Amend the Research and Development (R&D) zone to allow the existing building materials and supplies, wholesale and retail use to be grandfathered as a permitted use.
- Provide for site plan review standard method development in the R&D zone.

Introduction

The Planning Board Draft of the Shady Grove Sector Plan recommends rezoning the existing Great Indoors property, along Shady Grove Road, from I-1 (Light Industrial) to R&D (Research and Development) and I-3 (Technology and Business Park) using the optional provisions. To avoid creating a nonconforming use and building size under the

R&D zone for the Great Indoors, a text amendment is required to allow the existing building materials and supplies use as a grandfathered use in the R&D zone.

The Draft Plan recommends the development of the Shady Grove Technology Corridor using the Research and Development (R&D) and I-3 zone as the implementation measure. Site plan review is required only in the R&D optional method of development and not the standard method of development. In order to achieve the objectives of the Sector Plan and to encourage better site design for the Technology Corridor, staff recommends requiring site plan review for the standard method of development in the R&D zone. This requirement will ensure a character that can compete in the market place and attract quality R&D businesses.

Analysis

The current use category of the Great Indoors, building materials and supplies, wholesale and retail, is permitted in the I-1 zone but not the R& D zone. Under the I-3 zone, A building materials and supplies use is allowed if the use existed prior to June 6, 1989.

Using the R&D and I-3 zones creates a ceiling on the amount of development on the Great Indoors property. Under the existing I-1 zone, there is no FAR limitation. The goal of the proposed text amendment is to grandfather the use into the R&D zone and to create a conforming use.

The following chart illustrates the amount of development allowed under each zoning category:

Great Indoors Land Area	Existing development (square feet)	R& D standards	I-3 standards
13.65 acres	210, 200 square feet @ 0.35 FAR (I-1 standard)	178, 508 sq. ft (@ .3 FAR) <i>standard method</i>	297, 514 sq. ft (@ .5 FAR) <i>standard method</i>
		297, 514 sq. ft (@ .5 FAR) <i>optional method</i>	

SUBJECT 2: The provision of streetscape requirements for I-1 zone properties

Staff Recommendation

- Amend the Light Industrial (I-1) zone to require streetscape provisions in the zone.

Introduction

The Draft of the Shady Grove Plan recommends improving the visual character of MD 355, the Oakmont Industrial Park and Crabbs Branch Office Park with streetscape provisions that will improve the pedestrian safety and overall character of the street. Specifically, pedestrians are either forced to walk in the street, as in the Oakmont instance, or along MD 355 where the sidewalk abuts the road.

Analysis

This amendment will require streetscape improvements in accordance with County road design standards and Sector and Master Plan guidance for street rights-of-way to improve pedestrian safety, access and convenience. Streetscape improvements will be triggered at the time of preliminary and/or site plan approval. Site plan is required in the I-1 zone for buildings that are more than 3 stories or 42 feet in height and automobile sales and businesses, such as car dealerships.

The Shady Grove Planning Area has a significant amount of I-1 zoned land, approximately 544 acres. The Crabbs Branch Office Park, along Crabbs Branch Way and near Gude Drive, is developed under I-1 zoning, as well as the MD 355 Corridor and the Oakmont Industrial area. Other light industrial properties are in the Fairland, Silver Spring, Upper Rock Creek, Germantown areas and in portions of the AirPark.

The streetscape requirement must achieve continuous sidewalks, street tree plantings, lighting or other improvements and must be consistent with the recommendations and guidelines of the relevant approved master or sector plan and approved streetscape plans. The text amendment language further states that these requirements not result in non-conforming uses.

RECOMMENDATION

Staff recommends that both proposed text amendments, to implement recommendations of the Shady Grove Sector Plan, be transmitted to County Council for introduction.

ATTACHMENTS

1. Proposed Text Amendment for Building Materials & Supplies in R&D Zone
2. Proposed Text Amendment for Streetscape Requirements in the I-1 Zone