



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 3
MCPB
5-12-05

MEMORANDUM

DATE: May 6, 2005
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief *RK*
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans, RLA, AICP *WW*
Development Review Division
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REVIEW TYPE: **Site Plan Review**
CASE #: **8-04008A**
PROJECT NAME: Potomac Ridge Behavioral Health
APPLYING FOR: 814 square feet of classroom addition
REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance

ZONE: SGLSC
LOCATION: East side of Broschart Road, north of the intersection of Broschart Road and Medical Center Drive

MASTER PLAN: Shady Grove Study Area Approved, July 1990
APPLICANT: Shady Grove Seventh Day Adventist Hospital

FILING DATE: March 15, 2005
HEARING DATE: May 12, 2005

STAFF RECOMMENDATION: Approval of 814 square foot classroom addition.

1. Stormwater Management

The proposed development is exempt from Stormwater Management and Sediment Control Requirements per letter from MCDPS dated February 28, 2005.

2. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. All outdoor amenities and landscaping associated with the expansion shall be completed as construction is completed.

3. Clearing and Grading

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

4. Landscaping and Site Plan

Applicant shall provide 4 bike racks on site for use of employees. The landscape plan shall include a more open variety of evergreen shrub (*Viburnum Pragensense*) adjacent to the northern façade of the wing.

5. 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. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.

SITE PLAN REVIEW ISSUES

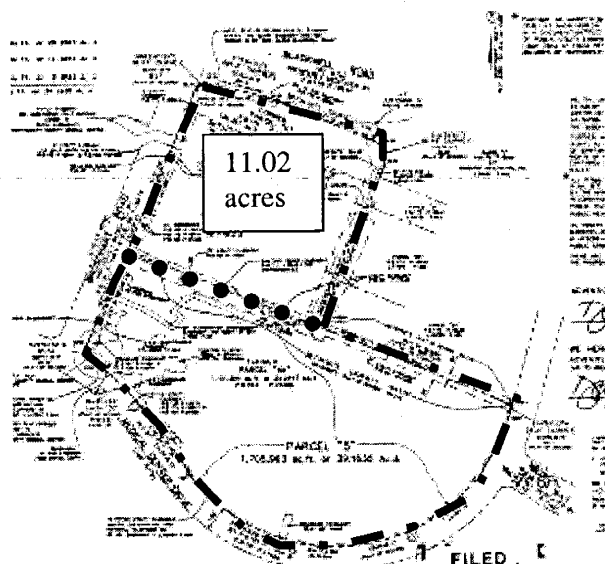
There are no unresolved issues of discussion except for landscaping recommendations to use less opaque plants adjacent to the facility windows.

The Shady Grove Life Sciences Center Architectural Review Committee reviewed the site plan on behalf of the Department of Economic Development. The proposed site plan was approved without comment. (see Attachment).

PROJECT BACKGROUND

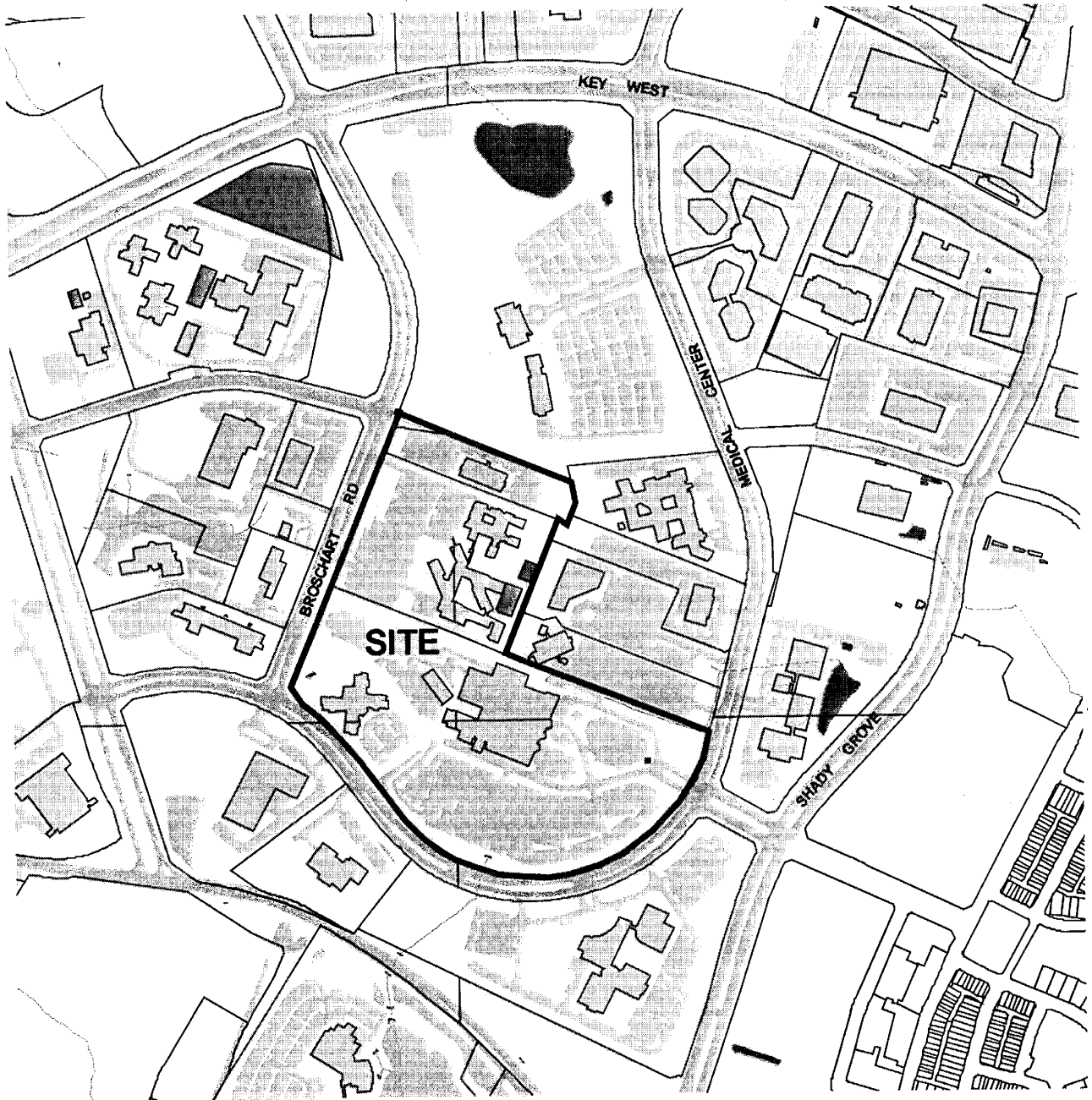
The site plan was originally approved as a mandatory referral to allow the construction of a behavioral treatment facility. The project was built in the late 1980's. There is no record of that approval available in staff records. On May 6, 2004, the Planning Board approved the "first" site plan to allow a covered walkway between the Potomac Ridge Behavioral Health Center and the adjacent former Dialysis Center (now SGAH offices).

Subsequent to the first site plan approval in 2004, the Applicant consolidated several adjacent parcels to create one lot. This combined the former dialysis center on Lot K (to the north), the adjacent mental health facility to the north and the hospital site to the south. This combined lot is 39.1635 acres. The site plan data table will reflect the combined lot, whereas only the original 11.02-acre lot was analyzed for the first site plan. Attached is the updated copy of the overall data table for the SGLSC as issued from MCDED, which indicates .28 FAR within the SGLSC.



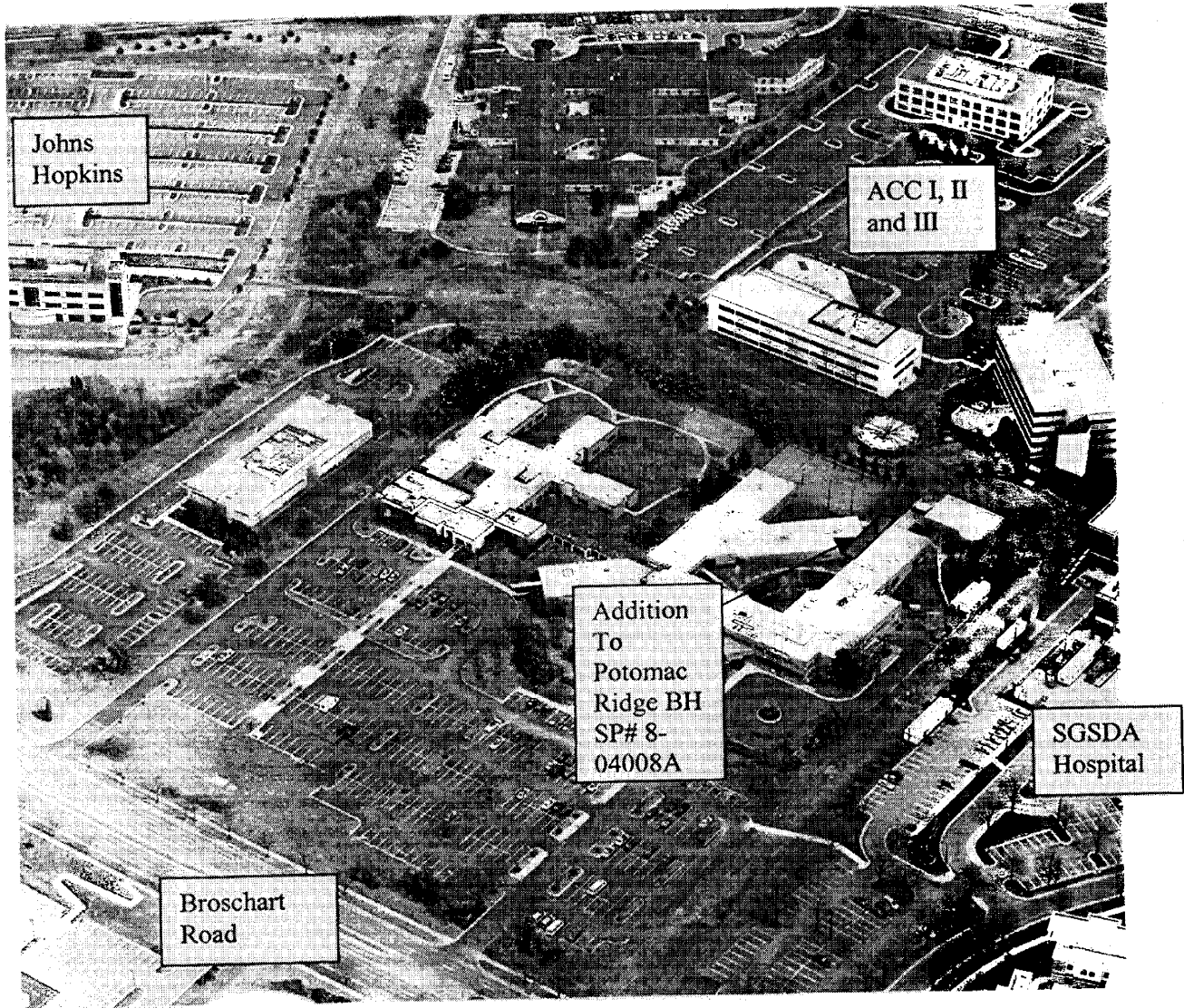
PROJECT DESCRIPTION: Site Vicinity

The site is within the center core of the Shady Grove Life Sciences Center. Driveway access to the building is from the east side of Broschart Road near the intersection of Blackwell Road.



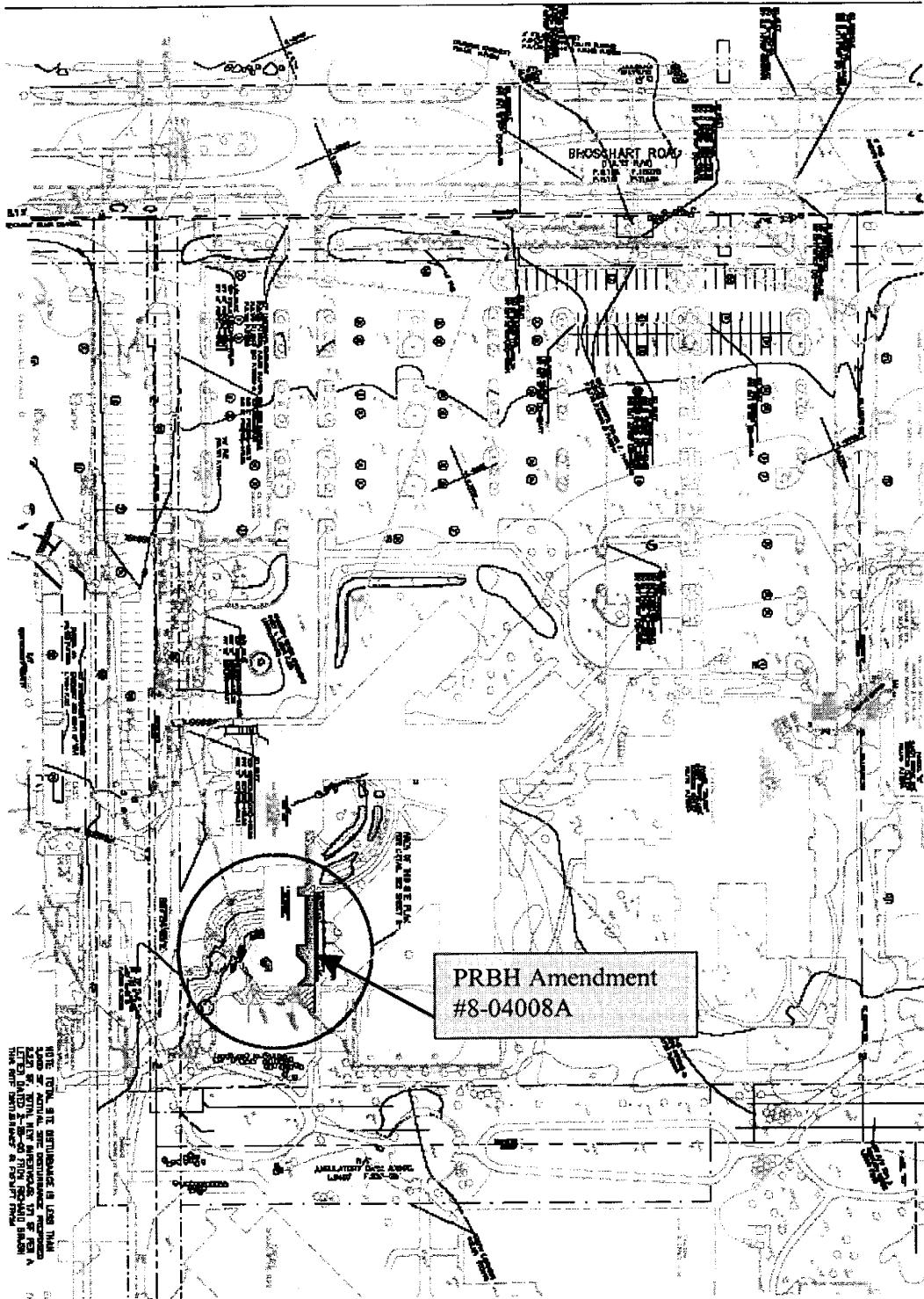
PROJECT DESCRIPTION: Site Description

The site is an existing wing of a behavioral treatment facility. It is adjacent to the open space within the SGLSC but is fenced off and does not connect.

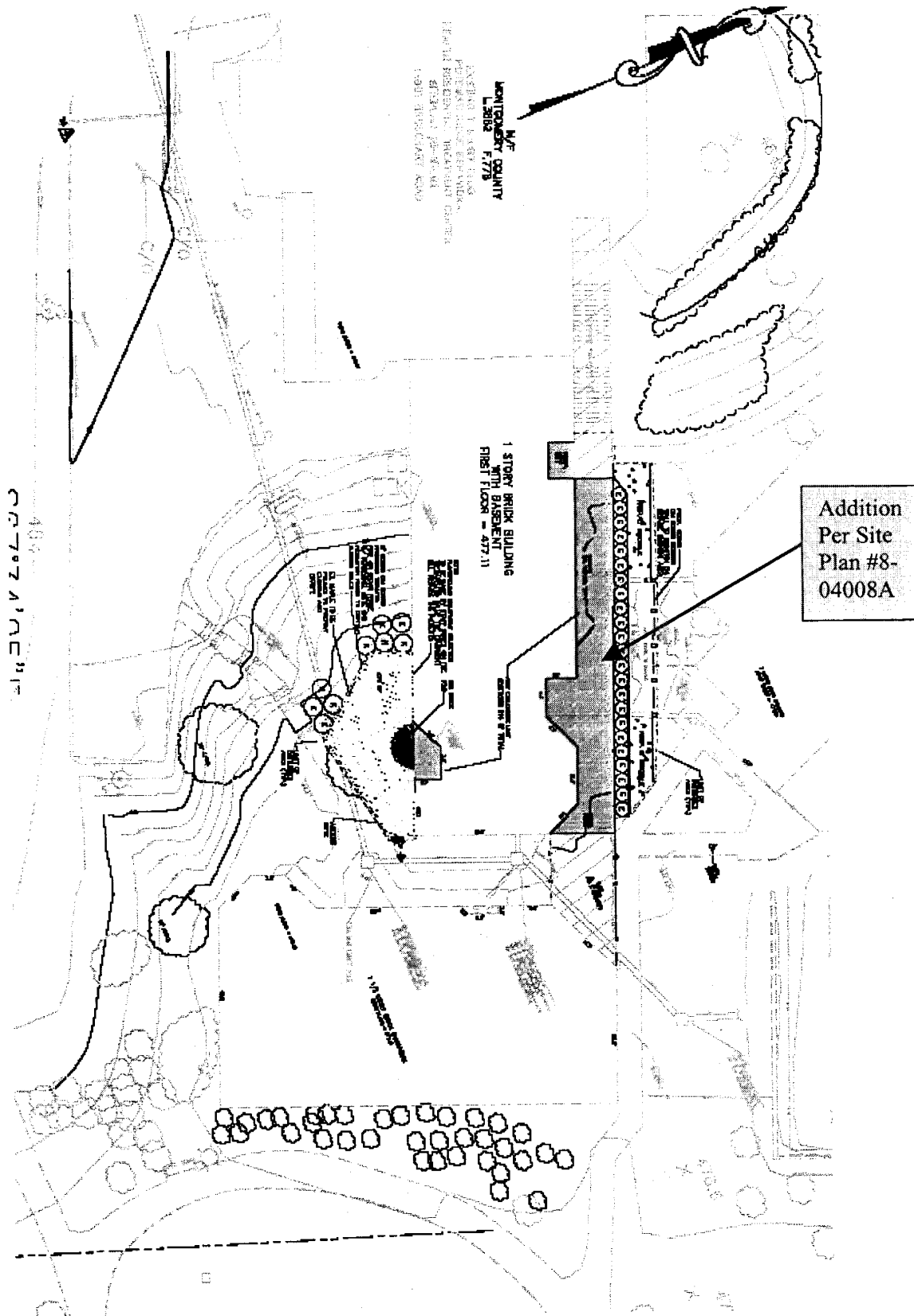


PROJECT DESCRIPTION: Proposal

The proposal is for an 814 square foot addition to an existing wing, creating larger space for a behavioral health facility. The site plan also includes the creation of a secure outdoor play area bounded by an 8-foot board on board fence. The outdoor play area includes rubber mulch; play equipment will be added per the facility needs.



Overall Site Plan #8-04008A



Detailed View Site Plan #8-04008A

PROJECT DESCRIPTION: Prior Approvals

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (SGLSC Zone)

Development Standard	Permitted/required	Existing	Proposed
Lot area	N/A	39.1635 acres	39.1635 acres
Gross Floor Area (Square Feet)	N/A	520,566 sf.	521,380 sf.
Floor Area Ratio (FAR) Total SGLSC	.3 (per Master Plan)	.28 FAR	.28 FAR
Green Space Min. (%)	25% (426,491s.f.)	42.8% (730,646 s.f.)	42.8% (730,646 s.f.)
Building Coverage Max. (%)	25% (426,491 s.f.)	315,001 s.f.	315,815 s.f. - 18.5%
Building Height Max. (ft)	125 ft.	64 ft. (Hospital)	28 ft. (PRBH)
Parking (see below)	1170 spaces	1528 spaces	1528 spaces
Parking setback to ROW	25 ft.	50 ft.	N/A

Combined Lot Information

	Ex. SGAH	Ex. PRBH	Ex. Broschart Bldg	Ex. Total	Proposed Add. With Site plan	Total Ex. And Proposed
Gross Floor Area	387,306 sf.	107,000 sf.	26,260 sf.	520,566	814 sf.	521,380 sf
Green Space	441,263 sf (10.13 acres)	227,383 sf (5.22 acres)	62,000 sf (1.42 acres)	730,646 sf (16.77 acres)	N/a	730,646 sf (16.77 acres)
Building Coverage	215,622 sf (4.95 acres)	86,249 (1.98 acres)	13,130 sf (.30 acres)	315,001 sf. (7.23 acres)	814 sf.	315,815 sf. (7.25 acres)
Parking required	855 spaces (typ)	183	132	1170	No change	1170
Parking Provided	1028 spaces (typ)	368	132	1528	No change	1528

A Joint Parking Agreement formerly required between the Shady Grove Adventist Hospital and Potomac Ridge Behavioral Health Center is no longer needed, since they are now on the same lot.

See updated SGLSC Development Summary chart (Attached) for overall analysis of the approved and remaining square footages. The overall FAR for the SGLSC is .3 FAR, within the current Master Plan limits. The Preliminary Plan #1- 88233 allows 1,671,454 sf (of existing and proposed); 1,582,951 sf. will be approved with this site plan.

ANALYSIS:

Conformance to Master Plan

The proposed site plan conforms to the Shady Grove Study Area Master Plan Amendment, July 1990. The Master Plan supports the creation of *a central core area of health care facilities*. The Master Plan recommends .3 FAR for the SGLSC and .5 FAR once the area is transit served.

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.*

An approved development plan or a project plan is not required for the subject 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 SGLSC Zone as demonstrated in the 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 building expansion location is unobtrusive in its placement and provides for expanded building function in an adequate, safe and efficient way.

- b. Open Spaces

The site is exempt from storm water management and sediment control because the disturbed area is less than 5,000 square feet, per DPS letter dated February 28, 2005.

- c. Landscaping and Lighting

The proposed landscaping on the site consists of preservation of an existing shade tree and introduction of shrubbery adjacent to the building to provide internal privacy for the patients.

The lighting plan will not change per the existing conditions.

d. Recreation

This commercial facility does not require a recreation plan. The facility does provide an open space play area for the patients, however. It will be a contained outdoor yard with rubber mat to allow for outdoor play per the requirements of the facility.

e. Vehicular and Pedestrian Circulation

The existing vehicular and pedestrian circulation is safe, adequate and efficient and is unchanged with this application.

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

The modest enlargement of a wing of this facility will pose no impacts to adjacent buildings and will only benefit the program of the existing building. It is compatible with adjacent development.

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

This site plan is exempt from forest conservation as the preliminary plan predated the legislation.

APPENDIX

1. **DPS** Letter February 28, 2005
2. **MCDED SGSDA** Architectural Review Committee Approval April 1, 2005
3. Shady Grove Life Sciences Development Summary May 4, 2005