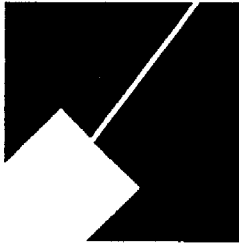


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MCPB**  
**Item #2**  
**01/12/06**

**DATE:** January 6, 2006  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief, Development Review *RAK*  
Carlton Gilbert, Zoning Supervisor *CG*  
**FROM:** Greg Russ, Zoning Coordinator *GR*  
**REVIEW TYPE:** Zoning Text Amendment  
**PURPOSE:** To allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone

**TEXT AMENDMENT:** No. 05-21  
**REVIEW BASIS:** Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance  
**INTRODUCED BY:** Councilmember Floreen  
**INTRODUCED DATE:** December 6, 2005  
**PLANNING BOARD REVIEW:** January 12, 2005  
**PUBLIC HEARING:** January 17, 2006; 1:30 p.m.

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**STAFF RECOMMENDATION:** APPROVAL

**PURPOSE OF THE TEXT AMENDMENT**

To establish a new use category "corporate training center" and to allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone

**BACKGROUND**

The proposed text amendment will enable a corporate training center, as defined herein, to be permitted in a C-P zone (a floating zone). Currently, there are four C-P zoned parcels located in the County, all within Rock Spring Park which is located between the I-270 spurs, near their junction with I-495 (see Attachment 2). As a floating zone, however, a local map amendment may be requested for other locations in the County (with the burden of proof by the applicant to find the rezoning compatible with the surrounding uses and in accord with the expressed purposes and other

requirements of the zone). The Lockheed Martin Corporate Headquarters (located on Parcel 3 of the Rock Spring Park—see Attachment 3) has shown interest in utilizing the proposed text amendment should it be approved. Lockheed Martin has stated that it needs more room to accommodate training activities for its worldwide employee base. A new Corporate Training Center on its 26-acre site would facilitate education and management training, function as an adjacent space for occasional meetings of headquarters employees, and enhance the training experience by combining attendee lodging with conference space. Utilization of the Center would be limited to Lockheed Martin employees, customers and related visitors.

## **ANALYSIS**

The proposed text amendment proposes to establish a new use category “corporate training center” and to allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone. The proposed definition is as follows:

**Corporate training center.** *A corporate headquarters support facility, including lodging and conference facilities and related dining, recreational and support amenities, that only serves the workforce training and education needs of employees, customers and visitors to the corporate headquarters of a corporation employing at least 500 employees in the County.*

The proposed ZTA would permit a corporate training center by right in the C-P zone. The Planning Board, through site plan review, would be required to make specific compatibility findings in approving height, setback, green area and building coverage. It should be noted that no increase in the development standards of the zone is being requested.

It should be further noted that a corporate training center will serve only the workforce and customers of a corporate headquarters while a conference center (as defined in Section 59-A-2) provides similar services but without limiting these services to the clientele of the particular corporate headquarters.

## **C-P Zone**

*The purpose of the C-P zone is to provide for low-density, park-like development of office uses suitable for locations in proximity to similar commercial/industrial development or to low- and medium-density residential uses, in areas where it would implement the land use recommendations of approved and adopted master or sector plans, or in areas where such uses are appropriate.*

*It is further the purpose of the C-P zone to:*

- (a) Create campus-like settings for offices in locations where such uses are compatible with existing and planned land uses in the surrounding area and where appropriate roadway access can be provided;*

- (b) *Maximize the amount of green area by limiting building coverage and encouraging structured parking; and*
- (c) *Regulate building height and setbacks to ensure that there is a balance between height and open space, as well as a skyline that is harmonious with the architecture and land use of the surrounding area.*

The proposed zoning text amendment to establish a new land use category (corporate training center) and to allow a corporate training center in the C-P zone is consistent with the aforementioned purpose of this zone since any proposal to establish this use would be required to adhere to the office-park development standards of the zone. The proposed definition would also allow for the orderly on-site development of various support facilities for a corporate headquarters thereby minimizing vehicle trip impacts off-site to accommodate lodging, meals, recreation, etc. for conference/training participants.

### **Master Plan Implications**

Currently, this ZTA falls under the review of the North Bethesda-Garrett Park Master Plan (1992). The C-P zoned properties in Rock Spring Park along Rockledge Drive are improved with medium scale office buildings (ranging from 2-15 stories) and are widely separated by large setbacks. The property affected by ZTA 05-21, known as Area 3/Martin Marietta, is shown on the attached maps (Attachment 3). Rock Spring Park and specifically the C-P zoned parcels are physically isolated from surrounding communities by highways.

The Plan confirms the C-P Zone, however it does not offer any guidance on the subject of the inclusion of a training center in the C-P zone. A stated objective in the Plan is to provide "reasonable expansion of existing office uses at Rock Spring Park" (p. 94). A corporate training center would provide a use that is compatible with the existing office, commercial, and future residential (on the neighboring Davis parcel) in the campus-style office park of Rock Spring.

### **RECOMMENDATION**

The staff recommends approval of the proposed text amendment as submitted to establish a new use category "corporate training center" and to allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone.

Attachment 1 depicts the proposed text amendment as submitted.

GR

### **Attachments**

1. Proposed Text Amendment 05-21
2. GIS Map depicting C-P Property in Montgomery County
3. Community-Based Planning Memorandum



# ATTACHMENT 1

Zoning Text Amendment No: 05-21  
Concerning: Corporate training center -  
C-P (Commercial, Office Park) zone  
Draft No. & Date: 1 – 12/2/05  
Introduced: December 6, 2005  
Public Hearing: January 17, 2006; 1:30 p.m.  
Adopted:  
Effective:  
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Councilmember Floreen

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance for the purpose of:

- allowing a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-2    “DEFINITIONS AND INTERPRETATION”  
Section 59-A-2.1    “Definitions”  
DIVISION 59-C-4    “COMMERCIAL ZONES”  
Section C-4.2       “Land uses”

**EXPLANATION:** ***Boldface** indicates a heading or a defined term.*  
*Underlining indicates text that is added to existing laws by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

*ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

1           **Sec. 1. DIVISION 59-A-2 is amended as follows:**

2           **DIVISION 59-A-2.       DEFINITIONS AND INTERPRETATION.**

3           **59-A-2.1. Definitions.**

4           \* \* \*

5           **Corporate training center.** A corporate headquarters support facility, including  
 6           lodging and conference facilities and related dining, recreational and support  
 7           amenities, that only serves the workforce training and education needs of  
 8           employees, customers and visitors to the corporate headquarters of a corporation  
 9           employing at least 500 employees in the County.

10          \* \* \*

11          **Sec. 2. DIVISION 59-C-4 is amended as follows:**

12          **DIVISION 59-C-4.       COMMERCIAL ZONES.**

13          \* \* \*

14          **59-C-4.2. Land uses.**

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
<b>(e) Services:</b>												
* * *												
<u>Corporate training center.</u>				<u>P</u>								

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16          **Sec. 3. Effective date.** This ordinance becomes effective 20 days after the  
 17          date of Council adoption.

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19          This is a correct copy of Council action.

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23          Linda M. Lauer, Clerk of the Council

