



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

**DATE:** May 26, 2003  
**TO:** Montgomery County Planning Board  
**VIA:** Rose G. Krasnow, Chief *RK*  
Michael Ma, Supervisor  
Development Review Division  
**FROM:** M. O'Quinn *M/O*  
Planning Department Staff  
(301) 495-1322

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 44,000 new square feet of Commercial Space on 8.53 acres that includes 24,000 square feet Restaurant space, 15,000 square feet Casual Retail space, and 5,000 square feet Bank space with drive-through facility

**PROJECT NAME:** Westech Village Corner  
**CASE #:** 8-05022  
**REVIEW BASIS:** §59-C-18.132(d)(1):  
Site Plan Review required for any retail commercial development in the US29/Cherry Hill Road Employment Area Overlay Zone  
§59-C-18.132(b)(1)(4)(B): Waiver of maximum surface parking area requirement

**ZONE:** I-1 and RE-2  
**LOCATION:** East quadrant of Tech Road and Prosperity Drive  
**MASTER PLAN:** Fairland Master Plan 1997  
**APPLICANT:** GB LLC c/o Grosvenor Atlantic Limited  
**FILING DATE:** Application complete May 5, 2005  
**HEARING DATE:** June 2, 2005



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**STAFF RECOMMENDATION:** Approval of 4,000 square feet new commercial space on 8.53 acres in the I-1/RE-2 Zone, of which 24,000 square feet is restaurant space; 15,000 square feet is casual retail space, and 5,000 square feet is commercial bank space with a drive-through service facility, subject to the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-91038 as listed in the Planning Board opinion dated August 1, 1991 and the conditions of approval of its subsequent minor revision, the revised Subdivision Record Plat approved by the Planning Board September 9, 2004, and any applicable agreements, including the Retail Allocation Agreement dated April 13, 2005.

2. Site Design

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. Extend the area of special paving and brick banding northward along the side of Building 2 and along the side of Building 1 to enlarge the pedestrian refuge space and increase safety;
- b. Extend the area of special paving between Building 3 and Building 4;
- c. Extend the sidewalk connection leading to Prosperity Drive; provide 5-foot sidewalk on Prosperity Drive;
- d. Provide unified curb line for narrow landscape strip between landscape islands at head-in parking facing Buildings 2, 3, and 4 to increase pedestrian safety; plant intermittent hedges within the narrow landscape strip;
- e. Show a public access easement over the street edge sidewalk on Tech Road.

3. Landscaping

- a. Add two Red Maple shade trees to the south end of the site frontage on Tech Road;
- b. Add hedge screening to the extended retaining wall at the front of the Restaurant (Building 7);
- c. Add hedge screening to the sides of all parking areas visible from the street, i.e., near Building 7 on Broadbirch Drive, on Prosperity Drive aligning the RE-2 zone parcel;
- d. Add three Honey Locust trees to the "main street" sidewalk in front of Buildings 2,3,and 4;
- e. Add two Honey Locust trees to the side of Building 4;
- f. Add one shade tree in the parking lot near Building 4;
- g. Provide details for brick banding, special paving treatment, seating, furnishings and fixtures;
- h. Provide hedges at 36 inch height at the time of planting;
- i. Provide shade trees at 2.5-3-inch caliper at the time of planting;
- j. Provide hedge screening and shade trees every 40 feet for the surface parking area behind Lot 39;
- k. Show the sidewalks and street trees on Prosperity Drive and Broadbirch Drive; replace any missing or diseased trees.

4. Lighting

- a. Provide a lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for residential/commercial development;
- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties;
- e. The height of the light poles shall not exceed 14 feet including the mounting base.

5. Transportation

The applicant shall comply with the following conditions of approval from M-NCPPC- Transportation Planning in the memorandum dated May 24, 2005:

- a. Limit development as part of the subject Site Plan to a 44,000 square feet Restaurant Park, or the equivalent of 176,000 square feet of general office;
- b. Participate in the traffic mitigation program for the entire WestFarm Technology Park to satisfy the WestFarm Traffic Mitigation Agreement, dated October 11, 1994;
- c. Upgrade the existing 4-foot wide sidewalk along Tech Road (along property frontage) to a 5-foot wide sidewalk with tree panel;
- d. Provide adequate sidewalks, handicapped access ramps and crosswalks both on- and off-site in coordination with the Montgomery County Department of Permitting Services, prior to occupancy permits; the sidewalk ramps should meet Americans with Disability Act (ADA) Best Practices;
- e. Install a bus shelter either on Tech Road or on Broadbirch Drive in coordination with the Montgomery County Department of Public Works and Transportation/Division of Transit Services; show the location of the shelter on the signature set.

6. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated May 26, 2005:

- a. The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to issuance of first building permit or Montgomery County Department of Permitting Services issuance of sediment and erosion control permits;
- b. Location of 2.22 acres of offsite reforestation or forest bank site to be reviewed and approved by M-NCPPC staff prior to issuance of first building permit;
- c. Prior to release of first building permit, applicant to demonstrate compliance with all Maryland Department of the Environment requirements related to hazardous chemical remediation on the site.

7. Stormwater Management

Conditions of Montgomery County Department of Permitting Services (DPS) revised stormwater management (SWM) concept approval dated May 5, 2005.

8. Development Program

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

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
- c. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
- d. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

9. Clearing and Grading

The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the final Forest Conservation Plan and Sediment Control Plans have been approved. Signature set of plans shall be approved by M-NCPPC prior to issuance of any building permit.

10. Signature Set

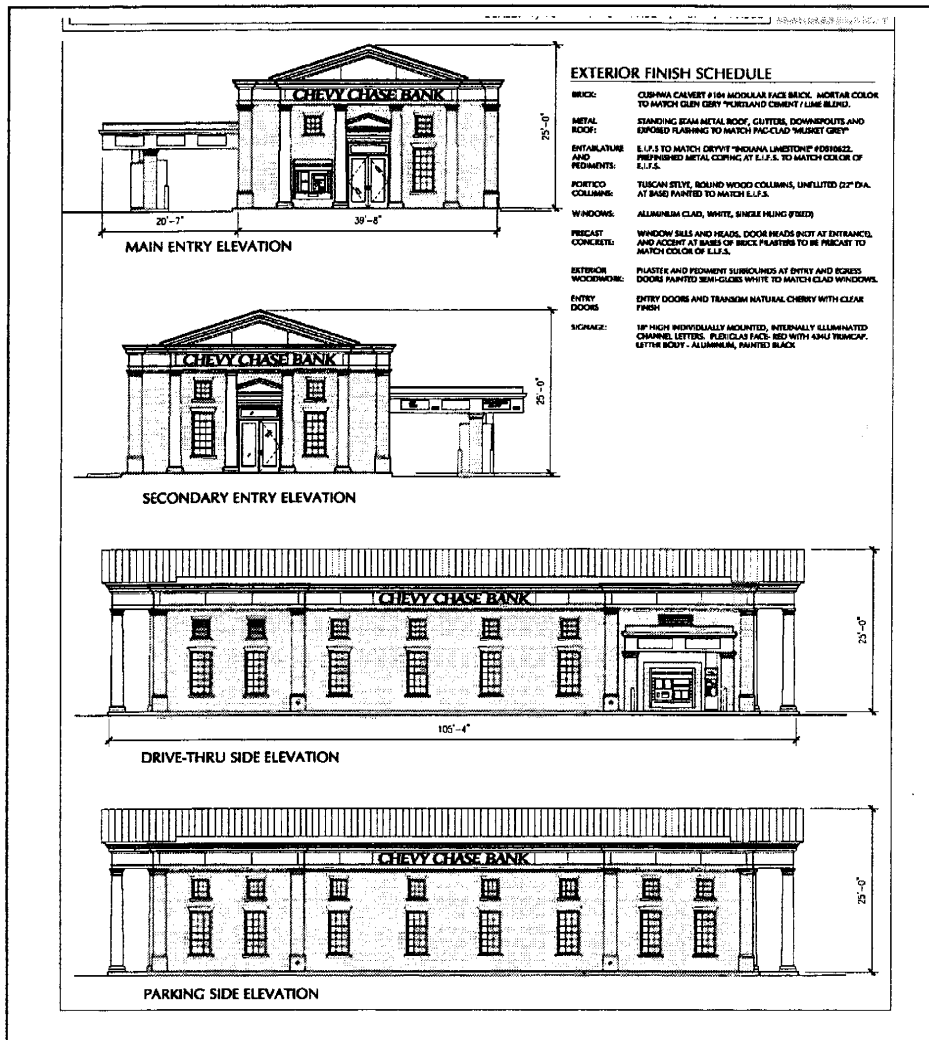
Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Verify SWM facility access and use; label parcel ownership;
- b. Verify the number of parking spaces;
- c. Label all building and parking setbacks on the plans;
- d. Label dimensions of all drive aisles, sidewalks, tree panels;
- e. Provide Development program, inspection schedule, and Site Plan Opinion
- f. Show Limits of disturbance.
- g. Methods and locations of tree protection.
- h. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.

10. Site Plan Amendments

- a. All site plan amendments filed by the applicant must comply with requirements of §59-D-2.6 of the Montgomery County Zoning Ordinance;
- b. The applicant shall file a site plan amendment for each proposed structure, prior to issuance of building permit, providing the following information, including the requirements of §59-D-3.23:
  - i. Detailed building footprint and lease lines;
  - ii. Location, building height, ground coverage, FAR and use;

- iii. Calculation of building coverage, density, green area, parking supply;
  - iv. Setbacks from zoning lines, public streets and roads;
  - v. Location and dimensions of streets, roads, drive aisles, parking facilities, loading areas, pedestrian connections, sidewalks, bus stops, points of access;
  - vi. Landscape plan showing paving materials, plant species, spacing and size;
  - vii. Furnishings and fixtures details and specifications;
  - viii. Detailed lighting plan;
  - ix. Building elevations with dimensions;
  - x. Site plan development data.
- c. The applicant shall provide a Phasing Plan showing construction sequence and lease lines prior to issuance of building permit.



Standard elevation as proposed for the Drive-through Bank (Building 1)

