

9800 MEDICAL CENTER DRIVE

SITE PLAN AMENDMENT NO. 81995045H

Description

Request to amend Site Plan Amendment 81995045H to construct a new entrance structure and canopy and make modifications to tree locations and foundation plantings to accommodate the new canopy.

NO. 81995045H

COMPLETED: 1-5-2023

ADMINISTRATIVE
APPROVAL

2425 Reddie Drive
Floor 14
Wheaton, MD 20902

Planning Staff

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Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653



SUMMARY

- The Minor Site Plan Amendment Proposal will allow for the construction of a new entrance canopy along the northern façade of the existing building to connect the building entrance to the parking garage, adjustments to tree locations and foundation plantings in the plaza to accommodate the new canopy.
- The original Site Plan, 819950450, was reviewed and approved under the Zoning Ordinance that was in effect until October 29, 2014.
- Under Section 59-D-3.7(a) of the Zoning Ordinance in effect on October 29, 2014, an applicant may apply at any time for an amendment to an approved site plan. The Amendment does not alter the intent, objectives, or requirements of the Planning Board in approving the site plan.
- No community correspondence has been received for this Application.

LOCATION

Located on northwest quadrant of the intersection of Darnestown Road and Shady Grove Road.

MASTER PLAN & ZONE

2010 *Great Seneca Science Corridor Master Plan*, LSC-1.0, H-110 T Zone

PROPERTY SIZE

18.14 acres

APPLICANT

ARE Maryland No. 24, LLC

ACCEPTANCE DATE

November 14, 2022

REVIEW BASIS

Chapter 59-D-3.7

Section 59-D-3.7 of the Zoning Code, in effect on October 29, 2014, addresses Amendments to Site Plans. Section 59-D-3.7(a) states that the owner of the property to which a certified site plan applies may apply at any time for an amendment to the plan. Each application must show every proposed amendment, in a format approved by the Planning Board, on a copy of the certified site plan. The amendment process required in this Section is the only way a certified site plan may be modified.

Section 59-D-3.7(d) of the Zoning Code in effect on October 29, 2014 states that the Planning Director may approve in writing any application for an amendment to a site plan approved by the Planning Board, for which notice was provided, if the amendment does not increase the height of any building, increase the floor area of any non-residential building, increase the number of dwelling units, or prevent circulation on any street or path.

Neither a Pre-Application meeting with the community/public/parties of record nor a Pre-Submittal meeting with the Intake and Regulatory Coordination (IRC) Division is required. However, submittal of the application to IRC is required. In addition, applicants must provide public notice under Section 59-D-3.7(c) of the Zoning Code in effect on October 29, 2014.

On November 14, 2022, ARE Maryland No. 24, LLC (“Applicant”) filed a site plan amendment application designated Site Plan Amendment No. 81995045H (“Amendment”) for approval of the following modifications:

1. Construction of a new entrance canopy connecting the building entrance to the parking garage
2. Adjustments to tree locations in the plaza to accommodate the new canopy
3. Revisions to foundation plantings to accommodate the new canopy

SITE DESCRIPTION

The Subject Property is approximately 18.14 acres in size, and is currently zoned LSC-1.0 H-110 T. The Subject Property is bounded by Shady Grove Road to the east, Darnestown Road to the south, Medical Center Drive to the north, and by other ARE life science buildings to the west. To the north, west, and south of the property are more life sciences, medical, and institutional uses, such as the Shady Grove Medical Center immediately to the north, and the Universities at Shady Grove immediately to the south. To the east of the property are a mix of residential and commercial uses that lie within the City of Rockville.

PREVIOUS APPROVALS

On March 22, 1990, the Planning Board approved Preliminary Plan No. 119882330, creating 24 lots on 180.71 acres in the R-200 Zone. The Property was identified as Parcels W and O/R on this Plan and this Application was not subject to Chapter 22A Forest Conservation because it predated the effective date of the Law.

On September 8, 1995, the Planning Board approved Site Plan No. 819950450 for 313,650 square feet of R&D and office uses (188,000 square feet of R&D and 125,650 square feet of office space). The Site Plan approval included a parking waiver limiting the total number of off-street parking spaces to no more than 100 spaces. The maximum building height was established at 110 feet. In addition, the Landscape Plan had to provide 15 percent on-site afforestation (in the form of tree canopy coverage).

On March 20, 2002, the Planning Director approved Site Plan No. 81995045A, for a change in building configuration and R&D use.

On March 16, 2010, the Planning Director approved Site Plan No. 81995045B, for minor modifications to architecture, landscape plan and select site features.

On May 4, 2010, the County Council rezoned the Property from R-200 to LSC by the Great Seneca Science Corridor Master Plan's Sectional Map Amendment (SMA).

On September 8, 2011, the Planning Director approved Site Plan No. 81995045C for the addition of 2,479 square feet of maintenance and workshop area, limited rooftop mechanical equipment, penthouse areas, screen walls and a utility yard.

On January 23, 2012, the Planning Board approved Preliminary Plan No. 120110080 for an addition of 230,929 square feet and a new total of 544,579 square feet of R&D uses, and 1,415 structured and surface parking spaces. The Plan included two additional buildings (Buildings E and F) for R&D and office uses, and a seven-level parking garage with 938 spaces.

On December 8, 2016, the Planning Board approved Site Plan No. 81995045D for the addition of 117 surface parking spaces and associated stormwater management improvements and landscape elements. These parking spaces were to be constructed as an interim development, prior to the seven-level parking garage approved as part of Preliminary Plan No. 120110080.

On December 14, 2017, the Planning Board approved Site Plan No. 81995045E for the development of an additional 175,840-square-foot lab/office building (Building F) and a 746-car parking garage, with stormwater management and landscape planting.

On May 1, 2019, the Planning Board approved Preliminary Plan No. 12011008A for modifications to the timing of intersection improvements and the addition of bicycle and pedestrian improvements.

On March 5, 2020, the Planning Director approved Site Plan No. 81995045F for minor modifications to the parking plan, architectural plans, and landscape plans.

On July 15, 2021, the Planning Board approved Site Plan No. 81995045G for the development of an additional 93,560-square-foot lab/office building and a 240-car parking garage, with stormwater management and landscape planting improvements.

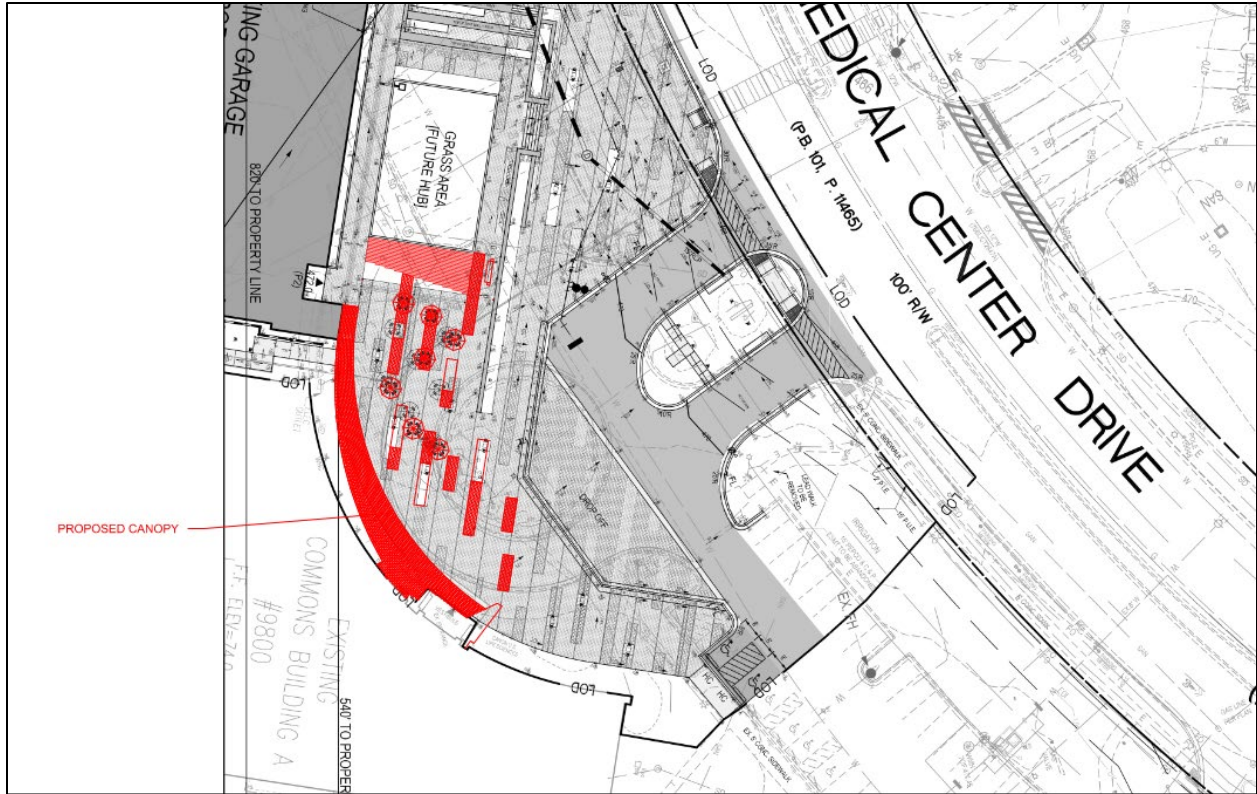


Figure 1: Proposed Redline of Site Plan

PROPOSAL

Following the approvals described above, the Applicant is now seeking to amend Site Plan 81995045G to allow for construction of a new entrance canopy along the northern façade of the existing building and adjustments to tree locations and foundation plantings in the plaza to accommodate the new canopy. While minor, these updates will cumulatively result in an improved aesthetic and functional experience for the users and occupants of the space. As part of the review of this Application, the Applicant has coordinated with Montgomery Planning Staff to ensure that these updates do not negatively alter the approved building which was previously thoroughly reviewed by the Planning Department.

Further, the Applicant has communicated with the Montgomery County Department of Permitting Services and Fire and Rescue to ensure that the proposed amendment does not affect previous approvals. All Agencies completed a review of this Application and concur with Staff's recommended approval of this Amendment.

A notice of the subject Amendment was sent to all required parties by the Applicant on November 16, 2022. The notice gave the interested parties 15 days to review and comment on the contents of the Amendment. Staff did not receive any correspondence regarding the Amendment.

The proposed Amendment is consistent with the provisions of Section 59-D-3.7 of the 2004 Montgomery County Zoning Ordinance for Minor Plan Amendments. The Amendment does not alter the intent, objectives, or requirements of the Planning Board in approving the site plan.

This Amendment shall remain valid per Section 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:

Tanya Stern

TANYA STERN, ACTING PLANNING DIRECTOR

01/05/2023

DATE APPROVED