



City of Rockville

MEMORANDUM

November 6, 2009

TO: Planning Commission

FROM: Castor D. Chasten, Planner III - CPDS

SUBJECT: Time Extension Request - Use Permit USE2005-00694
Rockville Volunteer Fire Department #3
380 Hungerford Drive, Rockville, Maryland, 20850

At its December 20th 2006 meeting, the City of Rockville Planning Commission voted to approve the referenced application and accompanying development proposal, subject to certain conditions. Commission approval allows for the expansion and renovation of the existing fire station, along with other associated site improvements, i.e., installation of new sidewalk along both site street frontages, upgrade and modification of site vehicular entrances, resurfacing and re-stripping of site surface parking facilities, etc. The subject property was formerly zoned TC-3 (Town Center-3) and is currently zoned MXCD (Mixed Use Corridor District).

Section 25.08.02(a) of the City of Rockville Zoning Ordinance states that **construction under a use permit approved prior to March 16, 2009 must commence within two (2) years from the date of the approval letter of the Commission or the use permit will expire.** However, if the applicant can show good cause, the Planning Commission may grant a total of two time extensions, each not to exceed one year in duration respectively. The applicant has been advised that time extension requests are not automatically approved and sufficient justification is required in order to grant time extension requests.

It is important to note that expiration of the use permit is based on the date of the approval letter for USE2005-00694. The Planning Commission's letter approving the referenced use permit is dated July 19, 2007, so the Use Permit was to expire on July 19, 2009. Staff notes that July 19, 2009 was a Sunday and as such, the applicant was permitted to submit the time extension request on Monday (July 20, 2009). Extensions are accepted until their expiration date, after which Planning Commission action can occur.

In order to keep the subject Use Permit approval in full force and effect and fully satisfy all of the associated conditions of the project's approval, the applicant requests a one (1) year time extension of the application's July 19, 2009 expiration date.

/cdc

Attachments



Application for Time Extension

EXT

2/09

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Please Print Clearly or Type

Property Address Information 380 Hungerford Dr. Rockville, 20850

Property Name Rockville Volunteer Fire Department

Project Description Firehouse Renovation

SUBDIVISION 201 Parcel # 8957 Lot(S) N017, N089 Block _____

Zoning _____ Tax Account (S) 00155141, 00155130, 00155152

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Rockville Volunteer Fire Dept, Inc 301-424-0310

Ray Whalen - 240-463-0055

Property Owner Same

Architect Michael Harkley

Engineer Maric Hendricks + Glascocks - mila Pitt

Attorney Joseph Lynett 301-424-5100

STAFF USE ONLY

Application Acceptance:

Application # USE 2005-00694

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received 7/20/09

Reviewed by TWT

Date of Checklist Review _____

Deemed Complete: Yes No

C. CHASTEN



July 19, 2007

City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Rockville Volunteer Fire Department #3
c/o Ray Whalen
380 Hungerford Drive
Rockville, Maryland 20850

Community Planning and
Development Services
210-311-8200
TTY 210-311-8137
FAX 210-311-8210

Re: Use Permit Application USE2005-00694 – 380 Hungerford Drive

Dear Mr. Whalen:

Historic Preservation Office
210-314-8230

At its December 20th 2006 meeting, the City of Rockville Planning Commission considered and voted to approve the referenced application and accompanying development proposal, subject to certain conditions. Commission approval allows for the expansion and renovation of the existing fire station, along with other associated site improvements, i.e., installation of new side walk along both site street frontages, upgrade and modification of existing site vehicular entrances, resurfacing and re-stripping of site surface parking facilities, etc. The subject property is currently zoned for TC-3 (Town Center-Three (3) land usage.

Inspection Services Division
210-314-8240

Under said approval, the applicant (Rockville Volunteer Fire Department, Station #3) plans to renovate, modernize, and expand the existing two-story (with a basement) 20,173 square foot station. Under the subject proposal, Rockville VFD plans the following building and site development related activities: 1) construction of two building additions, an addition on the rear southwest corner and a second addition on the north side of the existing station building; 2) construction of a clock and bell tower on the southern portion of the station building; 3) resurface, restripe, and reconfigure site surface parking facilities, 4) modification and upgrading of site vehicular entrances on both Beall Avenue and Hungerford Drive; 5) installation of new side walks along both site street frontages; 6) installation of new trees and plant materials (where feasible) and; 7) removal of the existing storage building located in the rear northwest corner of the site.

Long Range Planning
Division
210-314-8200

Planning Division
210-314-8220

The construction of the two planned building additions will add an additional 6,850 square feet of building space onto the existing 20,173 square foot station. Once completed the building will contain a total of 27,023 square feet of floor space. The proposed station renovation will be carried out in two distinct phases. Under the first phase, the station will remain open and in service during construction. The north side building addition will be constructed under phase one (1) of the development project, in order to establish temporary quarters for the department. Under phase two, the station's current operations center, along with the other areas of that part of the building will be renovated.

Revitalization/Housing
Division
210-314-8200

The Planning Commission voted to approve the use permit and accompanying development proposal subject to the following conditions:

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
Susan R. Hoffmann
Phyllis Marcuccio
Anne M. Robbins

CITY MANAGER
Scott Lillery

CITY CLERK
Clare F. Fuchhouser

CITY ATTORNEY
Paul T. Glasgow

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1. Proposed site improvements and building construction activity must be conducted in substantial accordance with site development and building plans submitted by Macris, Hendricks & Glascock, P.A. and Bignell Watkins Hasser Architects P.A. respectively.

a. Applicant must submit amended building elevations and floor plans to reflect modification of the proposed north side building addition which was revised at the northeast corner of the addition to insure free flow turning movements in and around that area of the proposed building expansion. **Note, applicant must amend the TCM-1 site zoning reference on the use permit's proposed site development plan to TC-3.**

2. Submit for the approval of the Chief of Planning, eleven (11) copies of the site development plan revised to illustrate that the following departments and/or review agencies' site development issues have been satisfactorily addressed:

a. Provide an eight (8) foot wide sidewalk and a six (6) foot wide grass/buffer next to the curb along the length of the Hungerford Drive frontage. The fire station signal and utility poles are to remain within the grass/buffer strip.

Note, appropriate permits must be obtained from the Md. State Highway Administration (SHA) for any/all work done within State right-of-way (r/w).

b. Said sidewalk (i.e., shared use pathway) will be constructed at lot level, to the north of the driveway and ramp to meet the standard profile of the northeast boundary of the site.

c. Signs must be installed/posted along the site's Hungerford Drive frontage, to alert pedestrians and bikers traveling along said roadway that fire and rescue equipment exit routinely onto Hungerford Drive.

d. All internal and external traffic control devices, such as signs, markings and devices placed on, over, or adjacent to a roadway or pathway to regulate, warn or guide pedestrians and vehicular traffic, shall comply with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). A signage and pavement-marking plan must be submitted to the Department of Public Works (DPW) and approved by the Chief of Traffic and Transportation prior to the issuance of a Public Works permit.

e. Modify Beall Avenue curb-to-curb dimension to be 58 feet in width. Accommodated in this proposed new roadway section will be four (4) travel lanes, a four (4) foot wide median and two (2) five (5) foot wide bike lanes.

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The turning radius and practical vehicle passage for emergency vehicles must be accommodated in this configuration, per agreement with City Staff.

- f. A fifty- (50) foot long taper must be provided at the end of the Beall Avenue proposed bike lane, using pavement markings.
- g. A ten (10) foot wide public-utility easement (PUE) must be provided along both Beall Avenue and Hungerford Drive, except for the area on Beall Avenue along the existing station's amenity area screen wall.
- h. Obtain approval and/or permits from the Environmental Protection Agency and/or Maryland Department of the Environment that confirm the station's fueling system is in compliance with agency regulations.
- i. Appropriate bonds must be posted and permits obtained from DPW.
- j. Detailed engineering plans for sediment control and planned public improvements must be submitted for DPW review and approval.

3. The Maryland State Highway Administration (SHA) requires the following information be provided and/or action taken:

- a. Label the MD Route 355 replacement curb as MD-620.02 and replacement sidewalk as MD 655.11.
- b. Provide details for the proposed six (6) foot wide stamped concrete pattern pedestrian path to be located along Hungerford Drive, per review and approval of SHA.

4. The City Forester must formally approve the project's forest conservation and landscape plans, prior to the issuance of building permits. Note, the site's proposed landscape plan must be incorporated into the forest conservation plan (FCP).

- a. A soil panel is required for trees planted on Bell Avenue.
- b. Ornamental trees must be 2.5" caliper and single stem.
- c. The street trees along Beall Avenue should be changed to male Kentucky Coffee trees, to match trees being planted further west of the subject site.
- d. The proposed FCP must be signed by a qualified preparer.

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6. The City's Inspection Service Division requires that the site and building plans comply with the following:
 - a. Proposed site and building construction must comply with the State of Maryland Accessibility requirements and adopted codes and standards of the City of Rockville.
 - b. Access to the site must comply with Fire Department turning radius requirements.
7. The applicant must provide a detailed phasing plan, which includes construction staging and how the station would continue to operate in conjunction with on-going site construction activity that is slated to last for nearly two (2) years.

Thus, in its vote to approve the subject use permit, the Commission determined that a wider sidewalk was more important due to public safety concerns, than the installation of trees along the "constrained width" of the Beall Avenue sidewalk.

After considering all of the information provided, the Commission voted to approve the development proposal subject to the applicant's compliance with all of the conditions of approval as referenced in this letter. Section 25-193(d) of the Zoning Ordinance requires **construction or operation of the proposed use must commence within two (2) years of the date of the application's approval, or the use permit becomes void.** If however, the applicant can show good cause, the Planning Commission may grant two (2) time extensions of the expiration date, each not to exceed one (1) year in duration. The applicant is advised that time extensions are not automatically approved and sufficient justification is required in order to grant time extension requests.

By Direction of the City of Rockville
Planning Commission



R. James Wasilak, AICP
Chief of Planning

/cdc

cc: Planning Commission
Charles Baker, Chief of Inspection Services
Sondra Block, Assistant City Attorney
Elise Cary, Assistant City Forester

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Ray Burns, State Highway Administration
Cas Chasten, Planner III
John Hollida, Civil Engineer II - DPW
Michael Plitt, Macris, Hendricks, & Glascock, P.A.
Nazar Saleh, Transportation Civil Engineer - DPW
Mark Wessel, Civil Engineer III - DPW

P.S. The applicant must read, sign, and return a copy of the following statement of acknowledgement.

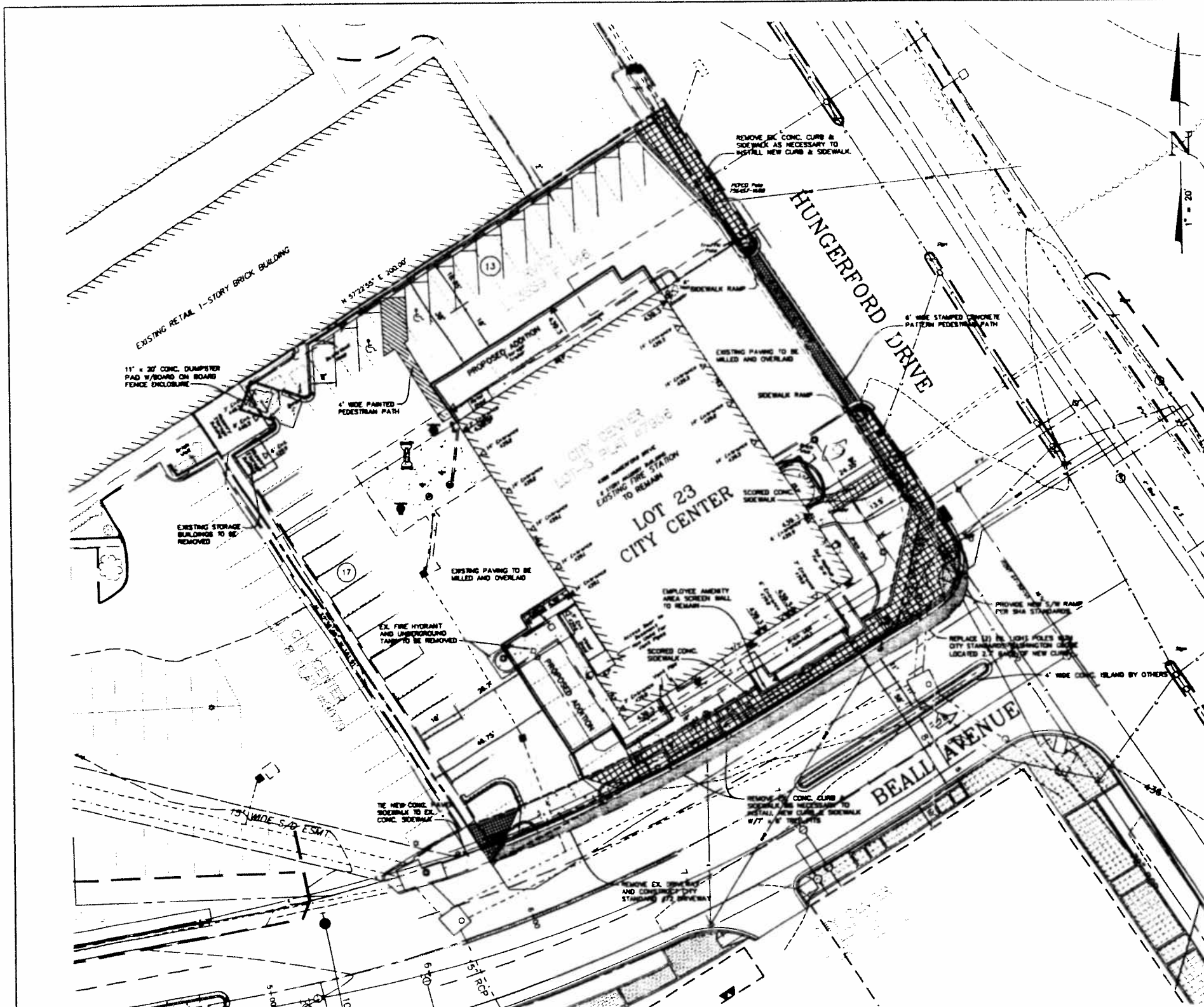
Note: Building permits will be issued only when all of the noted conditions of approval have been met/satisfied and a copy of the following acknowledgement has been signed/executed by the applicant and returned to the City's Planning Division office. The applicant is advised that the Commission's approval does not constitute approval by any agency or department having jurisdiction over the use and/or proposed site development.

I ACKNOWLEDGE RECEIPT OF USE PERMIT USE2005-00694 AND AGREE TO FULLY COMPLY WITH ALL CONDITIONS UPON WHICH APPROVAL WAS GRANTED. I FURTHER ACKNOWLEDGE THAT FAILURE TO COMPLY WITH THESE CONDITIONS MAY CAUSE APPROVAL TO BE REVOKED BY THE PLANNING COMMISSION.

(Applicant's Signature)

(Please Print - Applicant's Name)

I:\01189\dwg\UP_13_01.dwg, 24x36 USE PERMIT, 12/12/2006 12:28:23 PM, plittmi, COPYRIGHT ©2006 MACRIS, HENDRICKS & GLASCOCK, P.A.



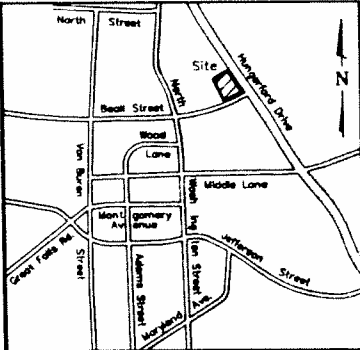
FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

OWNER
 ROCKVILLE VOLUNTEER
 FIRE DEPARTMENT
 380 HUNGERFORD DRIVE
 ROCKVILLE, MD 20849
 CONTACT: RUSSEL W. DAWSON
 PHONE: 301-424-0310

REVISIONS		
NO.	DATE	DESCRIPTION

Legend

EXISTING	PROPOSED
[Symbol]	Paving
[Symbol]	Curb & Gutter
[Symbol]	Sign
[Symbol]	Utility Pole
[Symbol]	Lamp Post
[Symbol]	Post or Bollard
[Symbol]	Tree
EX. --KV ELEC.	Electric
EX. 8" SEW	Sanitary Sewer
EX. 15" S/D	Storm Drain
EX. 6" WAT	Water Line
EX. 6" HP GAS	Gas
EX. TELE	Telephone
[Symbol]	Buildings
[Symbol]	Concrete
[Symbol]	Spot Elevation
[Symbol]	Contour



VICINITY MAP
 SCALE 1" = 2,000'

SITE DATA
 SUBJECT PROPERTY: LOT 5 CITY CENTER, PLAT 7956 & TAX PARCEL P967, L-3559 F-446
 LOT AREA: 40,032 S.F. OR 0.92 AC.
 ZONING CLASSIFICATION: TCM-1
 PROPERTY ADDRESS: 380 HUNGERFORD DRIVE
 TAX ACCOUNT No.: 04-000186138
 PROPOSED USE: ROCKVILLE VOLUNTEER FIRE STATION

TRACT AREA	DEVELOPMENT STANDARDS	
	REQUIRED/ALLOWED	PROPOSED
40,032 S.F. OR 0.92 AC	NONE PRESCRIBED	40,032 S.F. OR 0.92 AC
BUILDING SETBACK REQUIREMENTS		
ADJACENT TO HUNGERFORD DR.	60'	34.3' (1)
ADJACENT TO BEALL AVE.	0'	12'
SIDE - NON RESIDENTIAL ZONE	0 OR 10' IF PROVIDED	30'
REAR - NON RESIDENTIAL ZONE	0 OR 10' IF PROVIDED	48.7'
MAXIMUM BUILDING HEIGHT	75'	2 STORY 30'
BUILDING AREA	3.0 FAR = 120,978 S.F.	
EXISTING TOTAL		20,173 S.F.
PROPOSED TOTAL		27,862 S.F. OR 7,190 S.F.

OFF STREET PARKING AND LOADING		
INTERNAL LANDSCAPING	2.5 S.F./PARKING SPACE OR 78 S.F.	600 S.F.
PARKING SPACES		
STANDARD	25 (2)	28
HANDICAP ACCESSIBLE	2	2
TOTAL		30

NOTES:
 (1) EXISTING CONDITION
 (2) EXISTING/ACTUAL REQUIREMENT

EXHIBIT "1"

TAX MAP GR 342 WSSC 218 NW 07

USE PERMIT PLAN
 ROCKVILLE VOLUNTEER FIRE DEPARTMENT #3
CITY CENTER
 LOT 5, PLAT-7956 & L-3559 F-446 (PENDING LOT-23)
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Prof. Mgr. MDP	Designer MDP
	Date 9-20-06	Scale 1" = 20'
Project No. 01-189-31	Sheet 1 of 1	