

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council**FROM:** Planning Commission**DATE:** October 22, 2009**SUBJECT:** SDP-09-002 -- Woodfield Investments, LLC

Application for approval of a Schematic Development Plan (SDP), known as Residences at Hidden Creek (formerly The Summit shopping center), located in Parcel 1, The Summit, in Gaithersburg, Maryland. The plan proposes 300 multi-family dwelling units and up to 12,000 square feet of retail/amenity space in two 3-4.5-story buildings including a parking garage on 6.58 acres of land. The parcel is located in the northeast quadrant of Goshen Road and Girard Street at 559 Girard Street, in the MXD (Mixed Use Development) Zone, in Gaithersburg, Maryland.

At its regular meeting on October 21, 2009, the Planning Commission made the following motion:

Commissioner Levy moved, seconded by Commissioner Kaufman, to recommend Sketch Plan SDP-09-002, Residences at Hidden Creek, for APPROVAL to the Mayor and City Council, with the following conditions:

1. Future development of the site shall include up to 12,000 square feet of commercial-retail-office uses, of which no less than 4,000 square feet shall be leasable for commercial-retail-office and the balance may be used for the apartment management office and tenant amenities;
2. Future development of the site shall include up to 300 residential units in structures three to five stories in height;

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3. The Applicant shall construct Cedar Spring Street to its full two-way width, as shown on the schematic development plan, within 180 days of the issuance of the first building permit for a residential structure;
4. The Final Site Plan and Construction Stormwater Management Plans for this site shall be approved prior to May 4, 2010. The Applicant shall also make a contribution to the City not to exceed \$41,004.00 toward stream mitigation at the area of outfall, prior to the issuance of site development permits;
5. Prior to the submission of Final Site Plan, the Applicant shall submit letters affirming the applicant's ability to grade and construct improvements and obtain the necessary public right-of-way on Outlot C, Section Two, Woodwinds Park (Plat No. 9589). In the event that the Applicant does not obtain an easement on Outlot C, the Applicant shall submit an alternative plan without Outlot C as part of the Final Site Plan and amend the Schematic Development Plan, as necessary;
6. The Applicant shall obtain appropriate permits from Montgomery County Department of Public Works and Transportation for the portion of the Road Improvement Plan for Girard Street that intersects with Goshen prior to the issuance of the site development permit;
7. The Applicant is to complete the improvements for Girard Street prior to the approval of the final use and occupancy inspection of the residential units;
8. The Applicant shall coordinate with City staff and Montgomery County Ride-On to relocate the western bus stop and eastern bus shelter, currently located on Girard Street, and install a new bus shelter or provide funding not to exceed \$10,000.00 for the western stop; in addition, the applicant and the City need to coordinate adequate service to bus transportation during the construction, all prior to the issuance of the site development permit;
9. The Applicant shall comply with all conditions outlined in the July 15, 2009, letter to Trudy Schwarz from Gregory Leck, Development Review Team Manager of Montgomery County Department of Transportation (MCDOT) (Exhibit #42), and all conditions outlined in a

letter from Sam Farhadi, MCDOT Traffic Engineering & Operation, dated August 16, 2007, to Trudy Schwarz prior to the issuance of a site development permit;

10. The Applicant is to obtain all required/necessary grading easements from adjoining properties prior to Final Site Plan approval;
11. The Applicant is to participate in the Art in Public Places program prior to the release of bonds for the project; and
12. Prior to the approval of Final Site Plan, the Applicant shall confirm that the swimming pool and deck area comply with Montgomery County Code 51.00.01.04.

Vote: 5-0