

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: October 22, 2009

SUBJECT: Z-307(A) -- Woodfield Investments, LLC
Application to amend the approved Zoning Map Amendment Z-307 sketch plan by revising the layout of the buildings and setbacks, and reducing the amount of retail/amenity square footage from 20,000 sq.ft. (12,000 sq.ft. retail and 8000 sq.ft. amenity space) to 12,000 sq.ft. (4,000 sq.ft. retail and up to 8,000 sq.ft. amenity space). The number of multi-family dwellings will remain as approved at 300 units. The application also proposes to revise the conditions of approval of Z-307. The property is a 6.58-acre parcel, currently known as Parcel 1, The Summit, 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 Z-307(A), Residences at Hidden Creek/The Summit, 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;

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2. Future development of the site shall include up to 300 residential units in structures three to five stories in height;
3. The Applicant shall maintain the setbacks established on both the revised Sketch Plan and Schematic Development Plan (Exhibits # 42);
4. The Applicant shall construct Cedar Spring Street to its full two-way width as shown on the on the schematic development plan within 180 days of the issuance of the first building permit for a residential structure;
5. 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 issuance of site development permits;
6. The Applicant shall submit and have approved a preliminary Forest Conservation Plan showing required afforestation to be met onsite prior to the approval of the Schematic Development Plan;
7. 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, as necessary.;
8. The Applicant, at the time of submission of Schematic Development Plan, shall provide a Road Improvement Plan for Girard Street, including the intersection at Goshen (North Summit) Road in accordance with the approved Traffic Impact Study to both the City and Montgomery County Department of Public Works and Transportation for review and approval;

9. 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;
10. 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; and
11. 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.

Vote: 5-0