

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 9, 2007

CALL TO PODIUM:

Greg Ossont, Director of Planning and Code Administration

RESPONSIBLE STAFF:

Rob Robinson, Planner

Lauren Pruss, Planning Director

Ollie Mumpower, Engineering Services Director

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	Resolution: Road Code Waiver
<input checked="" type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	12/27/2006
	01/03/2007
Hearing Date	01/16/2007
Record Held Open	06/28/07
Policy Discussion	07/09/07

TITLE: SDP-06-004 ROAD CODE WAIVERS POLICY DISCUSSION

Road Code Waiver Requests for Road Sections and Radii for the Fairfield at West Deer Park Development, SDP-06-004

SUPPORTING BACKGROUND:

VIKA, representing the applicant, Fairfield Broadstone LC, has submitted Schematic Development Plan application, SDP-06-004, including a request for Road Code Waivers.

On January 16, 2007, a joint public hearing was held on SDP-06-005, including a presentation of the Road Code Waiver request. A Joint Work Session was then held on February 12, 2007. The Planning Commission recommended approval of SDP-06-004 with 11 conditions during their June 20, 2007 meeting.

The waivers that are being requested are similar to those already approved in the Kentlands and Lakelands developments. The attached plan includes the proposed road sections, radii, and intersection spacing. Section 19-15 of the City Code allows the City Council to issue a waiver of paving materials and road design criteria by resolution to meet requirements for Chapter 24, "Zoning".

Staff has enclosed a draft resolution of approval for your review.

Attached:

- Exhibit 71, Rode Code Waiver Application
- Exhibit 72, Letter to Jim Arnoult, dated January 5, 2007
- Exhibit 73, Rode Code Waiver Exhibit (1 of 2)
- Exhibit 73, Road Section Limits (2 of 2)

DESIRED OUTCOME:

**Conduct policy discussion for SDP-06-005 Road Code Waivers
Draft Resolution attached**

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL
GRANTING APPROVAL OF ROAD CODE WAIVERS FOR
VARIABLE ROAD SECTIONS, RADII, INTERSECTION
SPACING AND MEDIAN BREAKS FOR
THE FAIRFIELD AT WEST DEER PARK DEVELOPMENT
SCHEMATIC DEVELOPMENT PLAN SDP-06-004

RC-35

WHEREAS, VIKA Inc. has submitted, on behalf of Fairfield Broadstone, LC, an application for road code waivers to the City of Gaithersburg requesting a waiver of road code as follows:

SECTION "A" (PUBLIC) TERTIARY RESIDENTIAL STREET:

	Proposed with SDP
Min. R/W Width	56'
Min. Pavement Width	20'-34'*
Min. Side Width	11'
Min. C/L Radius	No Change
Curb and Gutter	Yes
Sidewalk	Yes (5')
Parking	Yes (Both Sides)

Notes:

The minimum pavement width without parking is 20' (two 10' lanes).

SECTIONS "B & C" (PUBLIC) TERTIARY RESIDENTIAL STREET:

	Proposed with SDP
Min. R/W Width	28'-34'
Min. Pavement Width	20'-27'*
Min. Side Width	2'-5'
Min. C/L Radius	50'-100'
Curb and Gutter	Yes
Sidewalk	Yes (5')
Parking	Yes (One side, in 34' section)

Notes:

The minimum pavement width without parking is 20' (two 10' lanes)

SECTION "D" (PRIVATE) RESIDENTIAL ALLEY:

	Proposed with SDP
Min. R/W Width	20'
Min. Pavement Width	20'
Min. Side Width	0'
Min. C/L Radius	No change
Curb and Gutter	Roll Curb
Sidewalk	No
Parking	N/A

WHEREAS, the Planning Commission reviewed the Fairfield development roadway designs, which are consistent with the road code waiver requests, as part of their recommendation review of Schematic Development Plan SDP-06-004 on June 20, 2007, at which time they recommended approval of SDP-06-004 with eleven conditions of approval; and

WHEREAS, the City Council reviewed the Fairfield development roadway designs, which are consistent with the road code waiver requests, as part of their review and discussion of Schematic Development Plan SDP-06-004 on July 9, 2007, at which time they recommended approval of SDP-06-004 with thirteen conditions of approval; and

WHEREAS, the Department of Public Works, Parks Maintenance and Engineering and the City Fire Marshal have reviewed and are amenable to the waiver requests finding that the road code waivers are similar and consistent to those granted in previous development plans;

AND WHEREAS, the Applicant's engineer has submitted sufficient justification for the waiver request.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Gaithersburg, that the Road Code Waiver RC-35 is hereby approved subject to the following conditions:

1. The Department of Public Works, Parks Maintenance and Engineering (DPWPME) and the City Fire Marshal will review the final design of the road code waiver requests and upon finding that the streets will operate safely with potential additional safety measures, will approve the final design of the road code waiver.

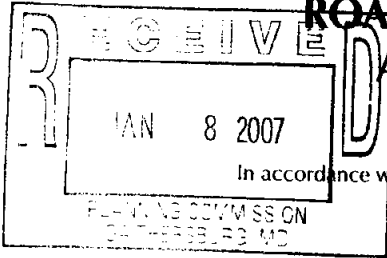
2. The applicant shall provide decorative crosswalks and intersections and traffic calming devices throughout the development to be reviewed and approved by DPWPME and Staff.

ADOPTED by the Mayor and City Council this 9th day of July, 2007.

SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in public meeting assembled on the 9th day
of July, 2007.

David B. Humpton, City Manager



ROAD CODE WAIVER APPLICATION

In accordance with Chapter 19, Article II of the City Code

Application No.	
Fee	\$ 1500 PD
Date Filed	1/8/07
P&CA Review Date	
DPW&E Review Date	
PC Review Date	
PC Action	
M&CC Review Date	
M&CC Decision	
Decision Date	

SUBJECT PROPERTY

Subdivision Fairfield West Deer Park Road Please see attached letter and exhibit
 Applicable Site Plan N/A Date of Approval by Planning Commission _____
 Applicable Preliminary Subdivision Plan SP-06-006 Date of Approval _____

APPLICANT

Name Fairfield Broadstone, LP, c/o Miller, Miller & Canby Daytime Phone (301) 762-5212
 Street Address 200-B Monroe Street, Attention: Jody S. Kline Unit Number _____
 City Rockville State Maryland Zip Code 20850

WAIVER REQUEST

Subdivision and/or Road Please see attached letter and exhibit
 Classification Please see attached letter and exhibit
 Required paving and ROW widths Please see attached letter and exhibit
 Other required specifications Please see attached letter and exhibit
 Section (code or street itself) to be waived Please see attached letter and exhibit
 Describe waiver request Please see attached letter and exhibit
Please see attached letter and exhibit
 Describe reason for requested waiver Please see attached letter and exhibit
Development to be served by road in question Please see attached letter and exhibit

SUBMISSION REQUIREMENTS

1. Storm Drain and Paving Plans
2. Waiver justification prepared for applicant by a registered engineer
3. Fee (see fee schedule)

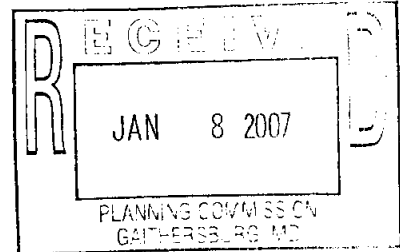
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Signature *Mike Goodman* Date 1-5-07
 Mike Goodman, agent for Fairfield Broadstone, LP



January 5, 2007

Mr. James Arnoult
 Director of Public Works, Park Maintenance & Engineering
 City of Gaithersburg
 800 Rabbitt Road
 Gaithersburg, MD 20878



SDP-06-004

Re: Fairfield West Deer Park
 Road Code Waiver Application
 SDP No. 06-006
 VIKA Project No. 1352A

Dear Mr. Arnoult:

On behalf of Fairfield Broadstone, LC, VIKA is requesting a waiver to the Road Code requirements for the above-referenced project. These waivers are being requested to implement a traditional neighborhood design and are similar to those already approved (& some already have been built), in the Kentlands, Lakelands & Casey West developments.

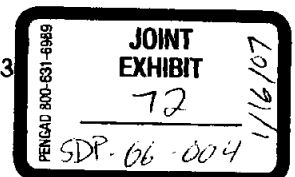
This summary, along with the Road Code Waiver exhibit, includes the proposed road sections, centerline radii and intersection spacing included in this waiver request. Below, please find a breakdown of each road proposed.

**SECTION "A" (PUBLIC)
 TERTIARY RESIDENTIAL STREET**

County Standard Section: (MC 210.02)	Required	Proposed with SDP
Min. R/W Width	50'	56'
Min. Pavement Width	26'	20'-34'*
Min. Side Width	12'	11'
Min. C/L Radius	150'	35'
Curb and Gutter	Yes	Yes
Sidewalk	Yes	Yes (5')
Parking	N/A	Yes (Both Sides)

Notes:

* The minimum pavement width without parking is 20' (two 10' lanes).





ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

**SECTIONS "B & C" (PUBLIC)
TERTIARY RESIDENTIAL STREET**

County Standard Section: (MC 210.01)	Required	Proposed with SDP
Min. R/W Width	44'	28'-34'
Min. Pavement Width	20'	20'-27'*
Min. Side Width	12'	2'-5'
Min. C/L Radius	150'	No change
Curb and Gutter	Yes	Yes
Sidewalk	Yes	Yes (5')
Parking	N/A	Yes (One side, in 34' section)

Notes:

* The minimum pavement width without parking is 20' (two 10' lanes).

**SECTION "D" (PRIVATE)
RESIDENTIAL ALLEY**

County Standard Section: (MC 200.01)	Required	Proposed with SDP
Min. R/W Width	20'	20'
Min. Pavement Width	16'	20'
Min. Side Width	2'	0'
Min. C/L Radius	N/A	No change
Curb and Gutter	No	Roll Curb
Sidewalk	No	No
Parking	N/A	N/A

