

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

November 19, 2007

**CALL TO PODIUM:**

**Trudy Schwarz**

**RESPONSIBLE STAFF:**

**Greg Ossont, Director  
Planning and Code  
Administration**

**Lauren Pruss,  
Planning Director**

**Trudy Schwarz, Community  
Planning Director**

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input checked="" type="checkbox"/>	Joint Public Hearing
<input type="checkbox"/>	Historic District Commission
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input 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	N/A
Advertised	9/26/2007
	10/03/2007
	10/31/2007
	11/07/2007
Hearing Date	11/19/2007
Record Held Open	
Policy Discussion	

**TITLE: Z-307, Summit Center**

This application requests rezoning of a 6.58-acre parcel, known as the Summit Shopping Center (Parcel N182), located in the northeast quadrant of Goshen Road and Girard Street at 559 Girard Street, in Gaithersburg, Maryland, from the existing C-2 (General Commercial) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 of the City Code (Map Amendments). The property is adjacent to the Hidden Creek Land Bay III. The sketch plan proposes seven 4- to 5-story residential structures containing a range of 360 to 405 multiple-family dwelling units, up to 20,000 square feet of commercial/retail space and structured parking.

**SUPPORTING BACKGROUND:**

Barbara Sears of Linowes and Blocher, LLP, representing the applicant, Hearthstone Communities, L.C., has submitted an application, Z-307, requesting a change from the C-2 (General Commercial) Zone to the Mixed Use Development (MXD) Zone. Although the original application and notices stated that sketch plan would have a range of 360 to 405 multiple-family dwelling units, up to 20,000 square feet of commercial/retail space and structured parking on approximately 6.58 acres of land, the sketch plan has been revised and now includes 349 multiple-family dwelling units (including 53 Moderately Priced Dwelling Units), up to 15,000 square feet of commercial/retail space and structured parking. The subject property is located north of Girard Street, east of Goshen Road, south of Odend'hal Avenue, and west of Cedar Spring Street, Hidden Creek (Land Bay III), Gaithersburg, Maryland. It is currently known as the Summit Shopping Center.

**Background:** The property was annexed in 1971 as part of the Casey-Goshen Tract (X-096) and zoned R-20 (Medium Density Residential.) In 1981, the property was rezoned to the C-2 (General Commercial) Zone. The shopping center was constructed in 1981-1982. In 1997, the property was designated as Commercial-Office-Residential Land Use in the Neighborhood One Master Plan. This land use was retained in the 2003 Master Plan. The property owner submitted a rezoning request (Z-296) to the MXD Zone in 2004 for 240 condo "active adult" multiple-family complex of 4-5 story buildings w/ structured parking. This application was withdrawn in December of 2005.

*Attachments:*

Z-307 Index of Memoranda and Exhibits identified in **bold**

**DESIRED OUTCOME:**

**Hold Public Hearing.**

**Staff recommends that the Planning Commission hold the record open until 5 PM December 19<sup>th</sup>, 2007 (30 days) with anticipated recommendation on January 2<sup>nd</sup>, 2008**

**Staff recommends that the Mayor and City Council hold their records open until January 3<sup>rd</sup>, 2008 (45 days) with anticipated policy discussion on January 7<sup>th</sup>, 2008.**