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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** June 6, 2007

**SITE PLAN: SP-06-0002**

**TITLE: CRISWELL AUTOMOTIVE**

**REQUEST: CONSENT APPROVAL  
OF FINAL PLAN EXTENSION**

**ADDRESS:** 499 Quince Orchard Road

**ZONE:** C-2 (General Commercial) Zone

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:**(as applicable)

Applicant/Owner- Harry Criswell III – Criswell Automotive  
Engineer- Paul Newman – Macris, Hendricks & Glascock, PA

**STAFF PERSON:** Trudy Schwarz, Community Planning Director

**Enclosures:**

Staff Comments and

Exhibit 1: Location Map

Exhibit 2: Minutes of the May 17, 2006, Planning Commission Meeting

Exhibit 3: Approved Site Plan

Exhibit 4: Letter requesting extension, dated May 8, 2007, from Harry E. Criswell III

## STAFF COMMENTS

This is a request to extend the approval of the Final Site Plan (SP) for a 18,363 square foot car dealership building located at 499 Quince Orchard Road (the former Denny's restaurant.) This 1.11-acre parcel is located near the intersection of Quince Orchard and Firstfield Roads (Exhibit #1). The property is located in the C-2 (General Commercial) Zone and is intended for use as a used car showroom, offices and service center operated by Criswell Automotive. On May 17, 2006 (Exhibits #2 & 3), the Planning Commission approved SP-06-0002, with the following conditions:

1. Applicant is to submit a detail of the masonry (materials and colors to match main structure) dumpster enclosure in accordance with Section 24-220(h) for review and approval by staff;
2. Applicant is to revise the landscape plan to add a variety of plant types and mulch beds for the holly bushes and trees;
3. Final storm water management, lighting, and photometric plans are to be approved by the DPWPM&E prior to the issuance of site work permits;
4. Applicant is to submit afforestation fee-in-lieu payment prior to the issuance of a grading permit;
5. Applicant is to provide \$7,500 for a Gaithersburg bus shelter at the existing bus stop on Quince Orchard Road nearest to the dealership at the time of the issuance of site work permits;
6. Applicant is to submit a sign package for Planning Commission approval in accordance with § 24-212(b) of the City of Gaithersburg Code prior to the issuance of a final occupancy of the building;
7. Applicant is to work with staff to create a directional signage package to direct the public to the service road connecting to Firstfield Road and install such prior to the final occupancy of the building;
8. Applicant is to submit a record plat with a PUE/PIE and revised ingress/egress easement to be approved and recorded prior to the release of bonds on the project; and
9. Applicant is to obtain a Construction Easement or Letter of Permission from the owners of Lot 1, Bailey-Shell Tract, prior to the issuance of a grading permit.

The letter requesting the extension of the subject site plan has been submitted within the 365-day period (May 10, 2007, Exhibit #4). The Planning Commission may grant an extension for a one-year period. The applicant may request one more extension next year, if necessary.

Section 24-173(a) states the following:

Sec. 24-173. Development of property subject to plan.

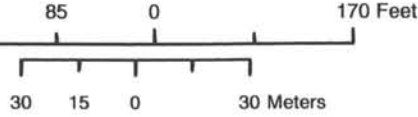
(a) One or more of the uses proposed for land which is the subject of the site development plan shall be established on such land within three hundred sixty-five (365) days after the date of approval of the plan or the plan shall become void; provided, that the planning Commission may extend such time upon request filed within such three hundred sixty-five (365) days and may grant further extensions upon request filed within the period of any extension; provided, that the total length of such extensions shall not exceed two (2) years.

Staff recommends **CONSENT APPROVAL OF THE EXTENSION OF FINAL SITE PLAN APPROVAL REQUEST** of SP-06-0002, as it conforms with § 24-173(a) with the original conditions as approved on May 17, 2006.

SP-06-0002

Criswell Chevrolet  
Former Denny's

1 inch equals 165 feet



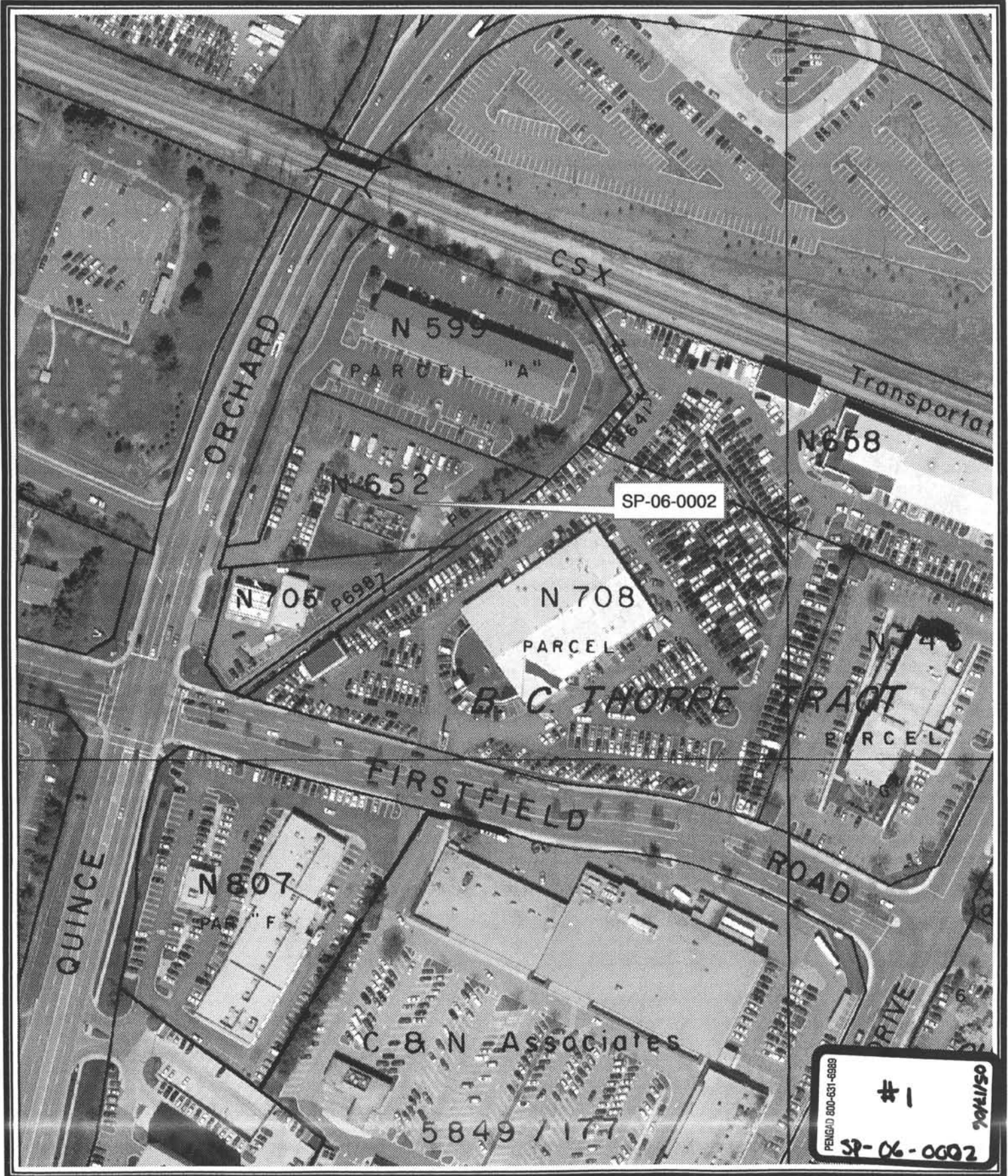
MD State Plane  
HPGN NAD 83/91

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City of Gaithersburg  
Planning and Code Admin  
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Gaithersburg, MD 20877  
(301) 258-6336  
www.gaithersburgmd.gov

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PENDING 800-631-9999  
 #1  
 05/17/06  
 SP-06-0002



conditions of concept approval (CSP-05-005). He presented the proposed plan, under preliminary/final review this evening, and discussed the modifications to the site circulation and to the building entrance and the resultant additional square footage. He noted the plan now proposes decorative bollards, rather than landscaping along the south property line next to the service drive lanes, to facilitate stacking for the service area.

Mr. Newman responded to questions of the Commission regarding parking modifications and the common property lines with the Red Roof Inn and the Shell Station as they relate to traffic flow and ingress/egress easements. He indicated that signage would be installed to preclude two-way traffic between the subject parcel and the Shell Station and that the west end of the easement between these two properties would be realigned to better support the plan design.

*Architect for the applicant, Tom Flanagan, Flanagan Architects, AIA*, presented the proposed elevations/renderings and material samples, and discussed colors, architectural details and materials. He indicated that signage is not part of this review.

There was no testimony from the public.

Community Planning Director Schwarz stated the plan is in conformance with Zoning Ordinance § 24-170, subject to the applicant's compliance with conditions that she briefly discussed. She answered questions relating to easement and bus shelter issues.

Chair Bauer voiced concerns over the condition of the egress road to Firstfield Road and about buffering along the boundary line next to the service lanes. Mrs. Schwarz responded by noting that the condition of the egress driveway and the one in front of the building would be addressed in accordance with the Department of Public Works, Park Maintenance and Engineering (DPWPM&E). Commissioners Bauer, Levy and Hopkins also commented on the masonry materials, bus shelter funds, and the need for some protection planting for the building wall of the service area on the boundary line. The Commission discussed language to address their comments and moved as follows:

Vice Chair Levy moved, seconded by Commissioner Winborne, to grant SP-06-0002 - Criswell Used Cars, PRELIMINARY/FINAL PLAN APPROVAL, with the following conditions:

1. Applicant is to submit a detail of the masonry (materials and colors to match main structure) dumpster enclosure in accordance with Section 24-220(h) for review and approval by staff;
2. Applicant is to revise the landscape plan to add a variety of plant types and mulch beds for the holly bushes and trees;
3. Final storm water management, lighting, and photometric plans are to be approved by the DPWPM&E prior to the issuance of site work permits;
4. Applicant is to submit afforestation fee-in-lieu payment prior to the issuance of a grading permit;
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Vote: 5-0

### III. FROM THE COMMISSION

#### Commissioner Winborne

1. Welcomed a group of Boy Scouts present in the audience. Chair Bauer also welcomed them and identified them as Troop 1094.
2. Reported flooding at the Clopper/Firstfield Roads intersection.

#### Chair Bauer

1. Reported that trees are blocking the view of a pedestrian crossing sign at the Lakelands Drive/Great Seneca Highway intersection.
2. Reported a need for signalization at the Olde Towne/South Summit Avenues intersection.

### IV. FROM STAFF

#### Planning and Code Administration Director Ossont

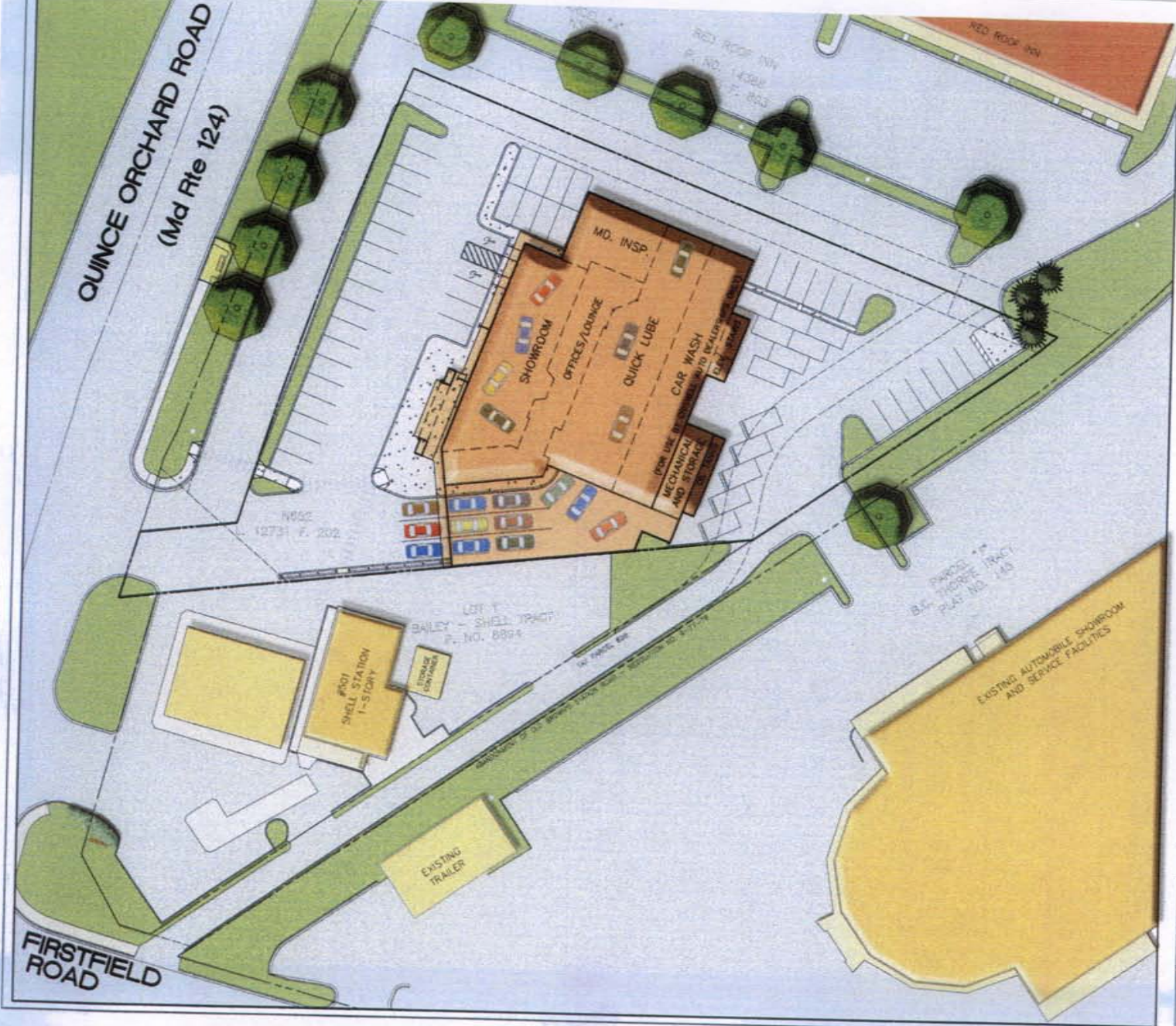
Referenced a Staff memorandum to the Commission requesting the closing of the Commission's public hearing records on Text Amendments T-375 and T-376, noting they would be scheduled for recommendation to the City Council at the next regular Commission meeting. The Commission moved as follows:

Commissioner Hopkins moved, seconded by Vice Chair Levy, to close the public hearing record on Text Amendment T-376 on May 30, 2006.

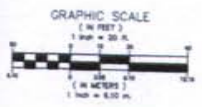
Vote: 5-0

Commissioner Winborne moved, seconded by Commissioner Hopkins, to close the public hearing record on Text Amendment T-375 on May 30, 2006.

Vote: 5-0



VICINITY MAP  
SCALE 1" = 2,000'



OWNER/DEVELOPER  
CRISWELL CHEVROLET  
HARRY CRISWELL III  
303 QUINCE ORCHARD RD.  
GAITHERSBURG, Md. 20878  
(301) 948-0880

EXHIBIT  
PARCEL "A"  
**BAILEY PROPERTY**  
CRISWELL USED CARS  
NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

	<b>Morris, Hendricks &amp; Glascock, P.A.</b> Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr.	Designer
		Date	Scale
8020 Highman Road, Suite 100 Montgomery Village, Maryland 20886-1279		7/26 7-19-2006 92,385.74 1 of 1	17-07 Sheet

PRESENTED AT  
FINAL APPROVAL SP-06-000Z  
06/17/2006

SP-06-000Z  
#3  
PENAD 800-631-0989

May 8, 2007

Mr. John Bauer, Planning Commission Chair  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Md. 20877

Re: Extension for SP-06-0022, Criswell Used Cars

Dear Mr. Bauer,

I would like to request an extension for the above site plan SP-06-0022. The current economic climate prohibits construction at this time but I do intend to proceed with the project when it becomes financially viable.

If you have any questions please feel free to call.

Sincerely,



Harry E. Criswell III  
President

