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## **STAFF COMMENTS FOR PLANNING COMMISSION**

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**MEETING DATE:** October 3, 2007

**SUBJECT:** AFP-07-032

**TITLE:** Watkins Mill Town Center

**REQUEST:** **CONSENT APPROVAL  
AMENDMENT TO FINAL PLAN APPROVAL**  
For elevation revisions

**ZONE:** MXD (Mixed Use Development)

**APPLICANT:** Gary Unterberg – Rodgers Consulting

**STAFF LIAISON:** Jacqueline Marsh, Planner

### **Enclosures:**

#### Staff Comments

- Exhibit 1: Application
- Exhibit 2: Site location map
- Exhibit 3: Letter from Gary Unterberg, received September 7, 2007
- Exhibit 4: Letter from Gary Unterberg, received September 21, 2007
- Exhibit 5: Approved elevations, SP-05-0013
- Exhibit 6: Proposed Bartholomew – Elevation A
- Exhibit 7: Proposed Bartholomew – Elevation B
- Exhibit 8: Proposed Dartmouth – Elevation A

## **STAFF COMMENTS**

### **I. BACKGROUND:**

An application has been filed requesting elevation modifications at the West End, the residential section, at Watkins Mill Town Center. The plan was approved as site plan SP-05-0013, by the Planning Commission on May 2, 2006.

The subject property is located north of CSX Railroad tracks and Metropolitan Grove Road and south of Interstate 270. To the west of the property is Montgomery County jurisdiction land (known as the McGowan tract) and to the east is City owned parkland and several privately owned properties. The property is zoned MXD (Mixed Use Development). See Exhibit #2.

### **II. SCOPE OF REVIEW:**

In accordance with §24-172(b), "Requests for amendments to site development plans," the Planning Commission must approve changes to previously approved elevations.

### **III. SITE PLAN ANALYSIS AND FINDINGS:**

In accordance with §24-170, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety and welfare. In addition, §24-171 outlines requirements of the Planning Commission review. Accordingly, staff provides the following comments and findings for Planning Commission consideration:

#### **Requested Changes:**

The applicant is requesting to modify the approved elevations for three house types: Bartholomew - Elevation A, Bartholomew - Elevation B, and Dartmouth - Elevation A. The changes are necessary to meet site conditions and will allow for a variety in elevation types. Specifically, the changes to the elevations are as follows:

**Bartholomew – Elevation A** (Exhibit #6): The revised elevation now proposes an added stoop/walk-up condition. The walk-up will have a decorative brick panel in the center, which is seen elsewhere in the neighborhood.

**Bartholomew – Elevation B** (Exhibit #7): The revised elevation now proposes a side entry garage located at the rear of the building.

**Dartmouth – Elevation A** (Exhibit #8): The revised elevation now proposes a side stoop condition and a side entry garage located at the rear of the building.

**Site Plan Analysis:**

The proposed elevations changes are consistent with the approved architecture for Watkins Mill Town Center and follow the Watkins Mill Town Center Design Guidelines for residential construction.

**IV. CONCLUSION:**

Staff recommends **TO GRANT AFP-07-032, WATKINS MILL TOWN CENTER, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170 AND 24-172 OF THE CITY'S ZONING ORDINANCE.**

# AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-07-032
Date Filed	9/7/07
Total Fee	\$300pd

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

Project Name Watkins Mill Town Center

Street Address Metropolitan Grove

Zone MXD Historic area designation  Yes  No

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Identification Number (MUST BE FILLED IN) 09-035501250

### 2. APPLICANT

Name BP Realty Investments, LLC c/o Classic Group, LLC

Street Address 8120 Woodmont Ave Suite No. 300

City Bethesda State MD Zip Code 20814

Daytime Telephone 301-913-0404

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name N/A

Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_

Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name Rodgers Consulting, Inc.

Engineer's Maryland Registration Number \_\_\_\_\_ Telephone 301-948-4700

Street Address 19847 Century Blvd Suite Number 200

City Germantown State MD Zip Code 20874

Developer's Name BP Realty Investments, LLC c/o Classic Group, LLC Telephone 301-913-0404

Street Address 8120 Woodmont Ave Suite Number 300

City Bethesda State MD Zip Code 20814

Contact Person William Gerald Telephone 301-913-0404

### 4. PROPERTY OWNER

Name BP Realty Investments, LLC c/o Classic Group, LLC

Street Address 8210 Woodmont Ave. Suite No. 300

City Bethesda State MD Zip Code 20814

Daytime Telephone 301-913-0404

### 5. CITY PROJECT NUMBER

Original Site Plan Number SP-05-0013 Date Approved May 17, 2007

Name of previously approved Final Plan Watkins Mill Town Center

PENNSA 800-631-6889  
AFP.07.03a  
#1

**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

Revisions to Bartholomew elevation - Lot 21 Block O; Dartmouth elevation  
Lot 3 Block M; and Bartholomew elevation Lot 2 Block M

**7. PROJECT DETAIL INFORMATION**

a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: Total number \_\_\_\_\_ Total number per shift \_\_\_\_\_

Resident estimate: Total number \_\_\_\_\_ Total number per dwelling unit \_\_\_\_\_

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		-	-
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total		-	-

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

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

Applicant's Name (please print) Gary F. Unterberg, Agent Rodgers Consulting, Inc.

Applicant's Signature *Gary F. Unterberg, agent*

Date 8/27/07

Daytime Telephone 301-948-4700

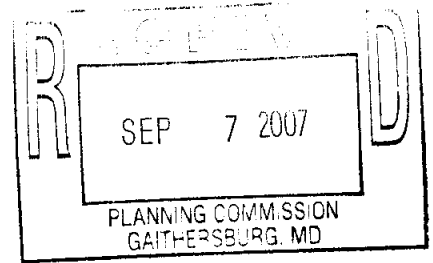


AFP.07.032  
#2  
PENBAG 800-631-6889



August 29, 2007

Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877



AFP-07-032

Attn: Ms. Jacqueline Marsh, City Planner

Re: Watkins Mill Town Center SP-05-003  
Amendment to Final Plan Application  
Dartmouth and Bartholomew Architectural  
Elevations  
RCI Job No. 1002AC

Dear Ms. Marsh,

On behalf of BP Realty Investments and Classic Community Corporation we are submitting an application for amendment to the final site plan. We are proposing the addition of a Bartholomew elevation with a rear load side entry garage, a Bartholomew elevation with a stoop/walk-up condition, and Dartmouth with a side stoop condition and rear loaded side entry garage. The changes are needed to meet the site conditions and to allow for a variety of elevation types.

Enclosed are the following:

- Amendment to Final Plan Application (2 copies)
- \$300 Application Fee
- Highlighted Revised Elevations (5 copies)
- Approved Elevation sheets 57, 62, 64 (1 copy)

If you have any questions, comments or concerns, please feel free to contact me at 301-948-4700.

Sincerely,

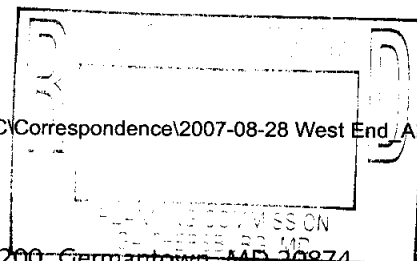
Gary F. Unterberg, RLA  
Rodgers Consulting, Inc.  
Principal

cc: Peter Henry, BR Realty Investments, LLC  
Steve Eckert, Classic Community Corp  
Brad Kline, Kline and Associates  
Lauren Pruss, City of Gaithersburg  
Joe Korcinsky, NV Homes

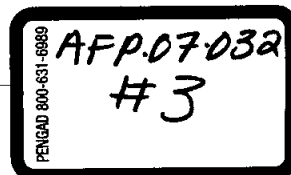
William Gerald, Classic Community Corp  
Dover Hawkins, Classic Community Corp  
Greg Ossont, City of Gaithersburg  
Dwight Hurst, NV Homes

File

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19847 Century Blvd. Suite 200, Germantown, MD 20874  
301.948.4700 301.948.6256 (fax) www.rodgers.com





*September*  
August 20, 2007

Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

Attn: Ms. Jacqueline Marsh, City Planner

Re: Watkins Mill Town Center SP-05-003  
Amendment to Final Plan Application  
Dartmouth and Bartholomew Architectural  
Elevations  
RCI Job No. 1002AC

Dear Ms. Marsh,

We have reviewed your comments on the elevations and have made changes accordingly. The brick detailing was added to Lot 2 Block M - Bartholomew stoop as requested. The second floor side windows for the Bartholomew and Dartmouth models have not been added since the architectural construction drawings have already been completed per the previous Planning Commission approval. The Dartmouth stone stoop elevation has been updated to illustrate the walk-up scenario as requested. The labels for the elevations have been clarified.

Enclosed is the following:

- Revised Elevations

If you have any questions, comments or concerns, please feel free to contact me at 301-948-4700.

Sincerely,

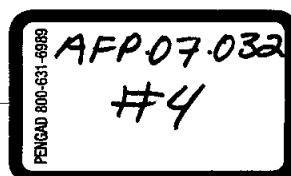
Gary F Unterberg, RLA  
Rodgers Consulting, Inc.  
Principal

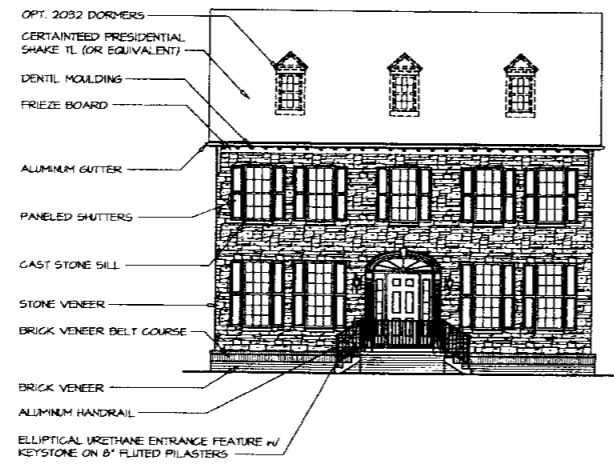
cc: Peter Henry, BR Realty Investments, LLC  
Steve Eckert, Classic Community Corp  
Brad Kline, Kline and Associates  
Lauren Pruss, City of Gaithersburg  
Joe Korcinsky, NV Homes

William Gerald, Classic Community Corp  
Dover Hawkins, Classic Community Corp  
Greg Ossont, City of Gaithersburg  
Dwight Hurst, NV Homes

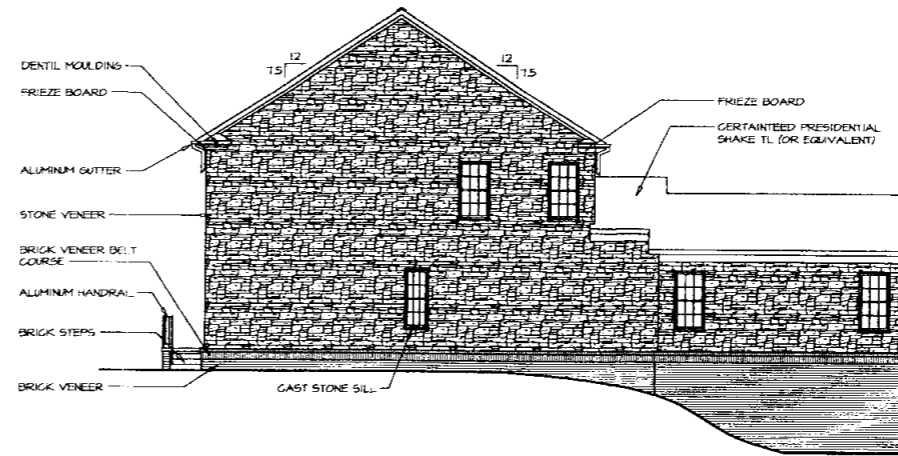
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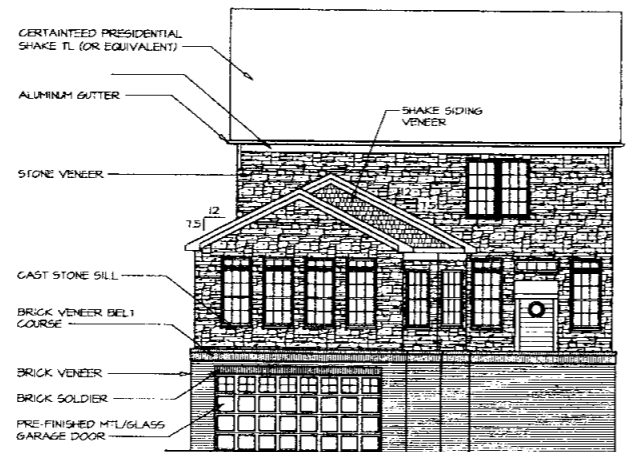




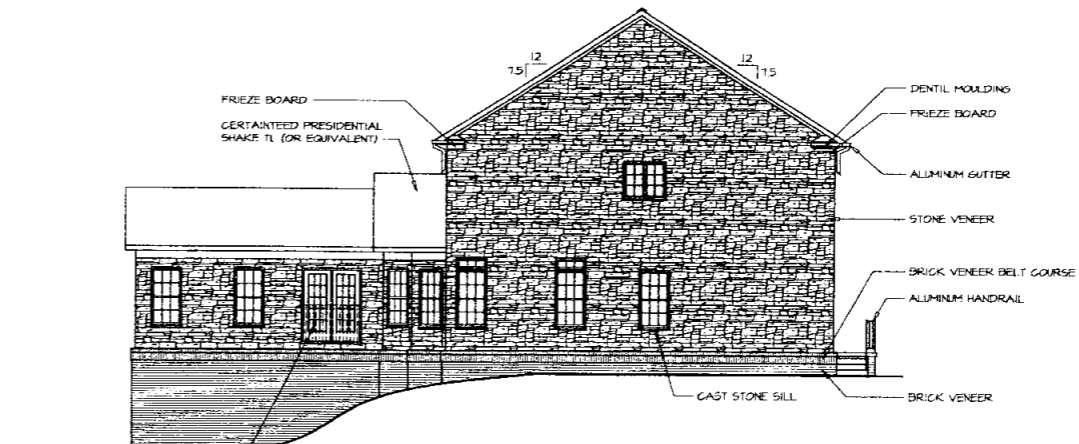
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

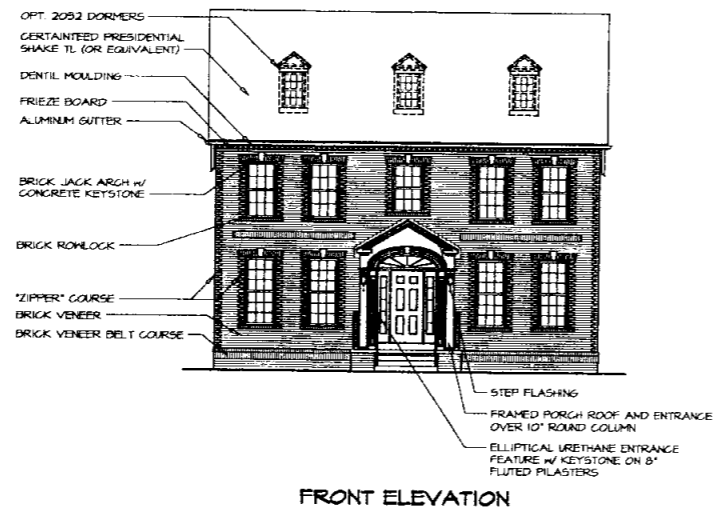
BARTHOLOMEW  
ELEVATION "A" STONE VENEER W/ STONE SIDES  
(CONSTRUCTION ELEVATION "E")

AFP-07-032  
7 2007

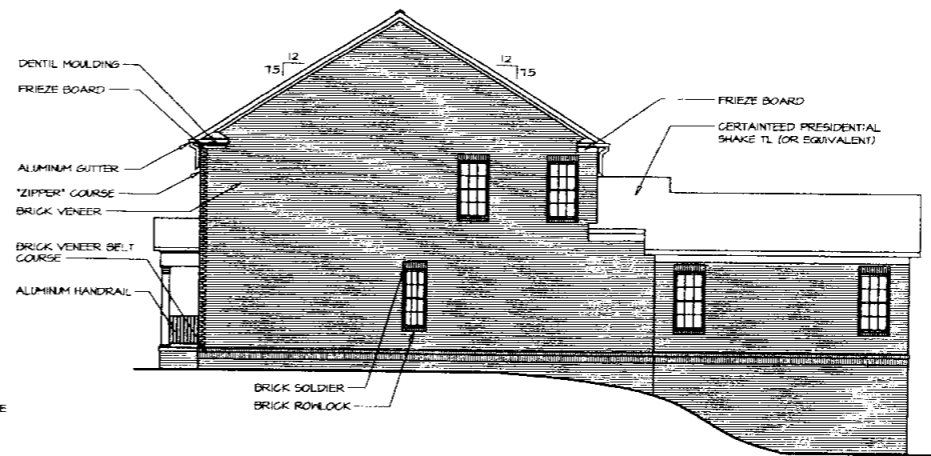
AFP-07-032  
#5

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 17, 2006  
APPLICATION NO. SP 05-0013 WAS GRANTED  
FINAL SITE PLAN APPROVAL  
DATE 2-22-07 BY *Jacqueline Mann*  
NOTE: ANY REVISIONS TO SUBMIT AND MAKE READY TO BE REVIEWED BY THE PLANNING COMMISSION

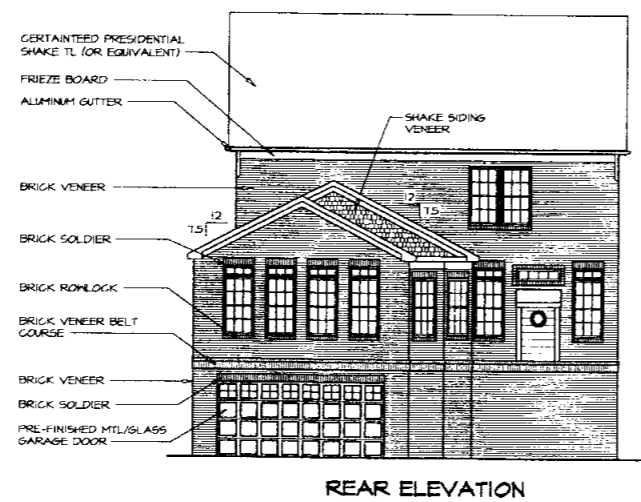
\* REV. 8/07/2007



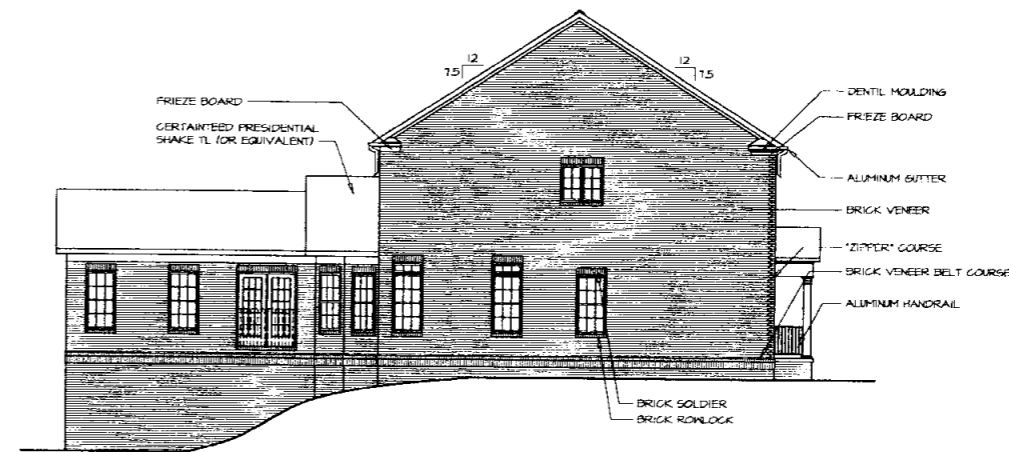
FRONT ELEVATION



RIGHT SIDE ELEVATION

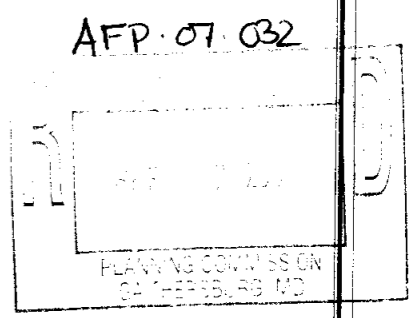


REAR ELEVATION



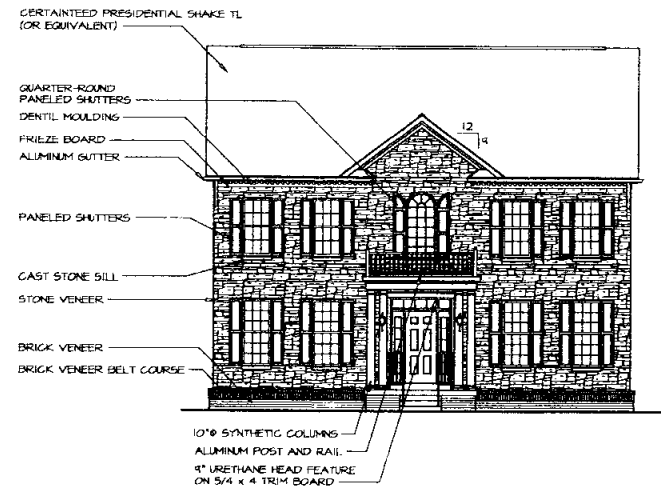
LEFT SIDE ELEVATION

BARTHOLOMEW  
ELEVATION "B" BRICK VENEER W/ BRICK SIDES  
(CONSTRUCTION ELEVATION "A")

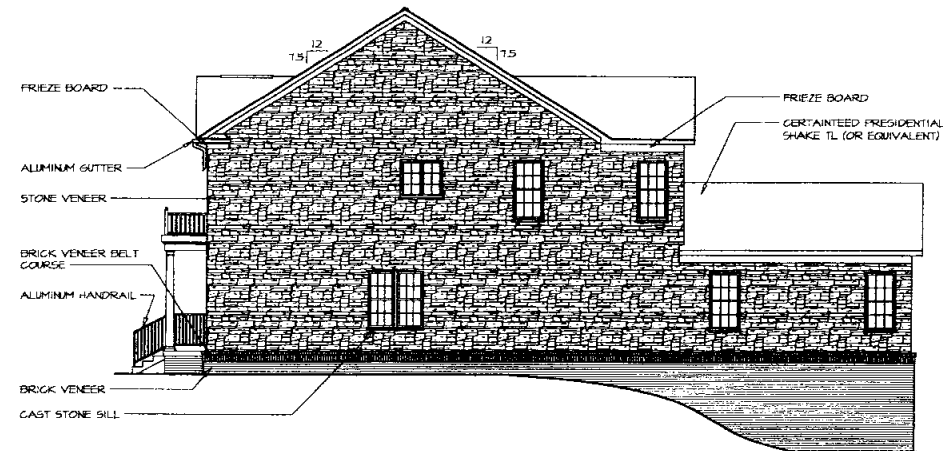


CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 17, 2006  
APPLICATION NO. SP-05-0013 WAS GRANTED  
FINAL SITE PLAN APPROVAL  
WITH THIRTY (30) DAYS COMMENTS BY SP-05-0013  
DATE 2.22.07 BY Jacquelin M. [Signature]  
**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

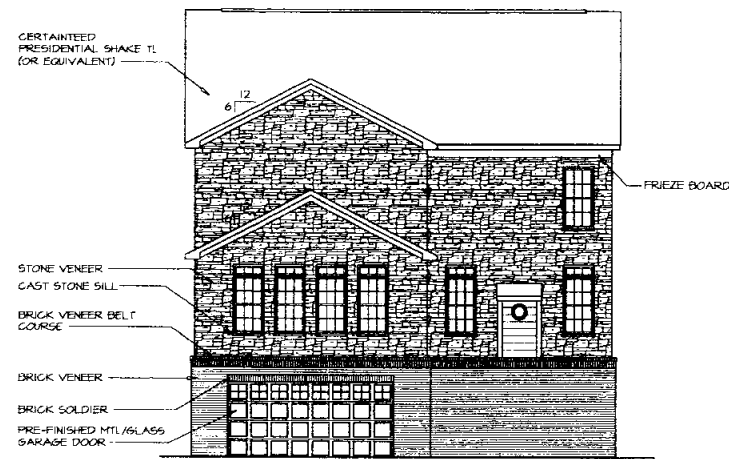
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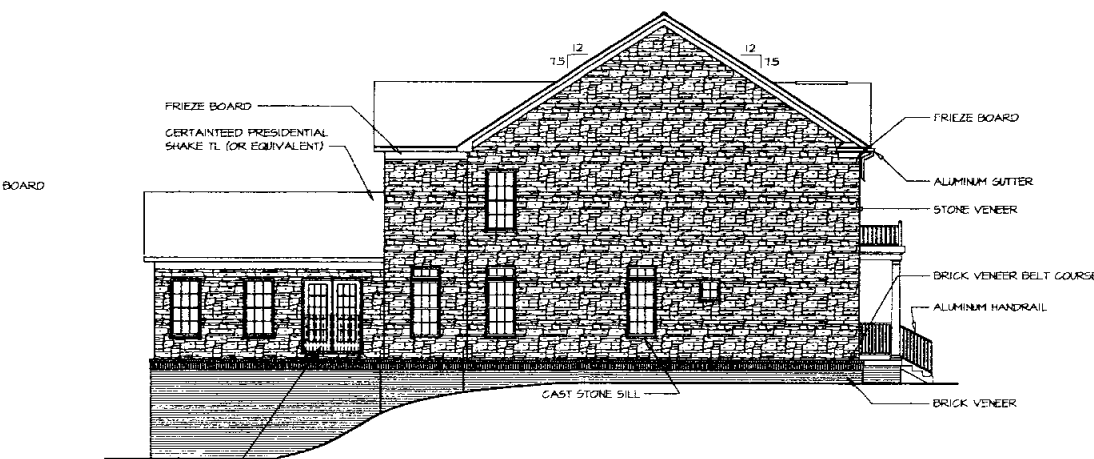
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



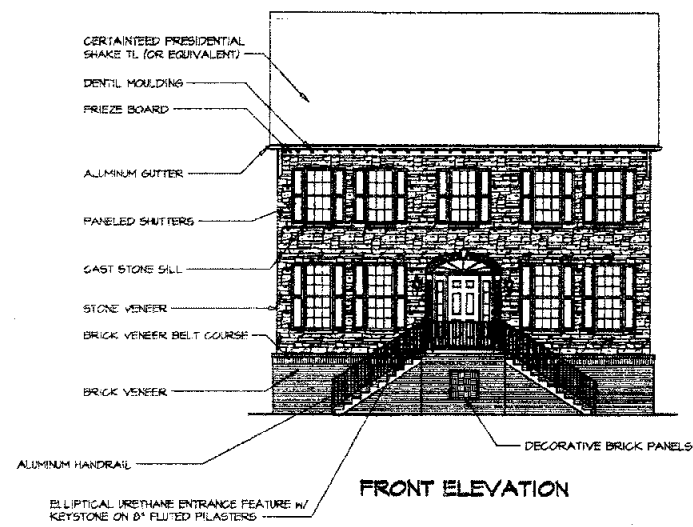
LEFT SIDE ELEVATION

AFP-07-032

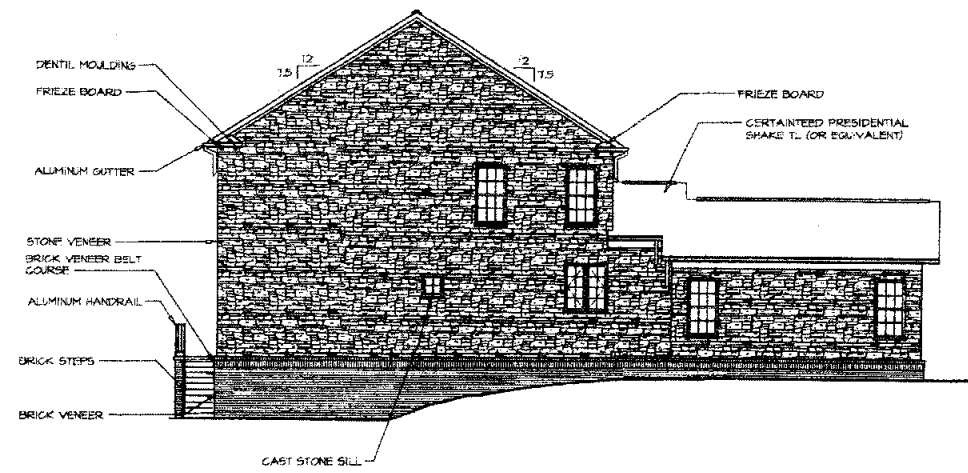
DARTMOUTH  
ELEVATION "A" STONE VENEER W/ STONE SIDES  
(CONSTRUCTION ELEVATION D)\*

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 17, 2006  
APPLICATION NO. SP-05-0013 WAS GRANTED  
FINAL SITE PLAN APPROVAL  
WITH THIRTY SIX (36) COMMENTS BY QUINCY WALKER  
DATE 8/22/07 BY Jacqueline Hawk  
**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

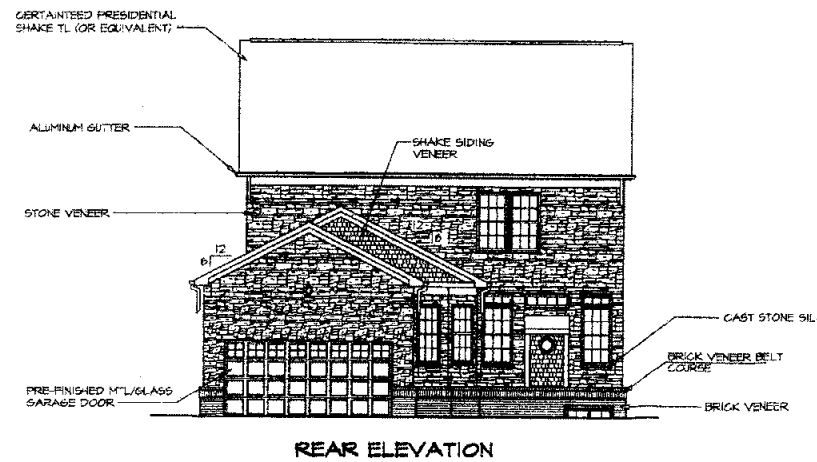
\* REVISION 7/3/2007



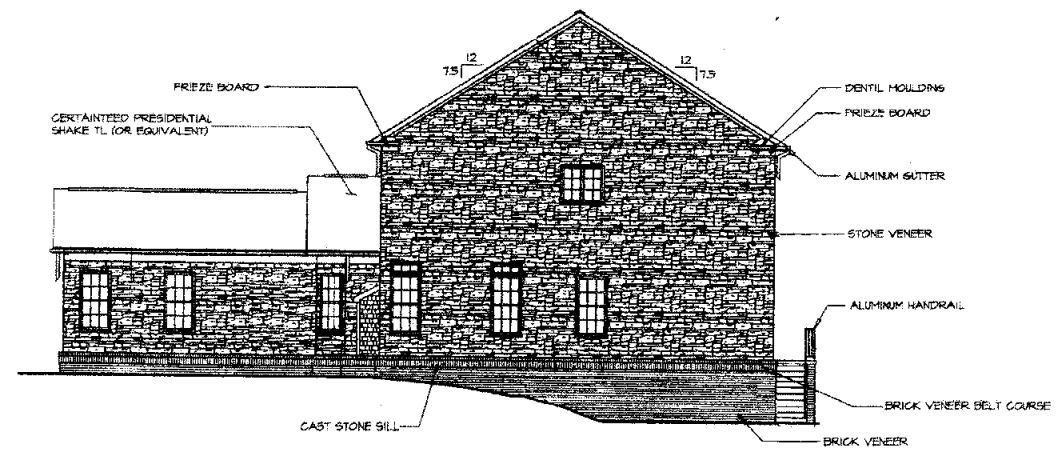
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

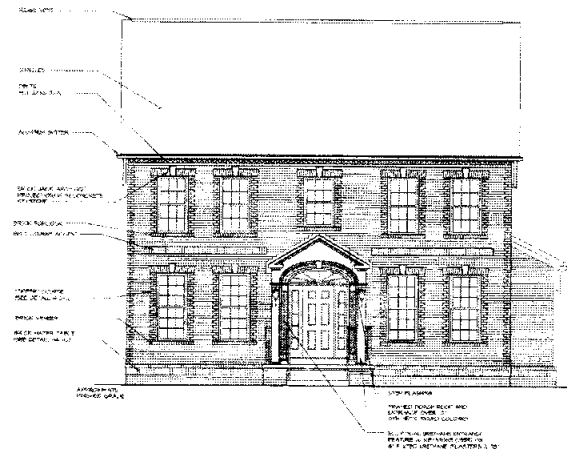


LEFT SIDE ELEVATION

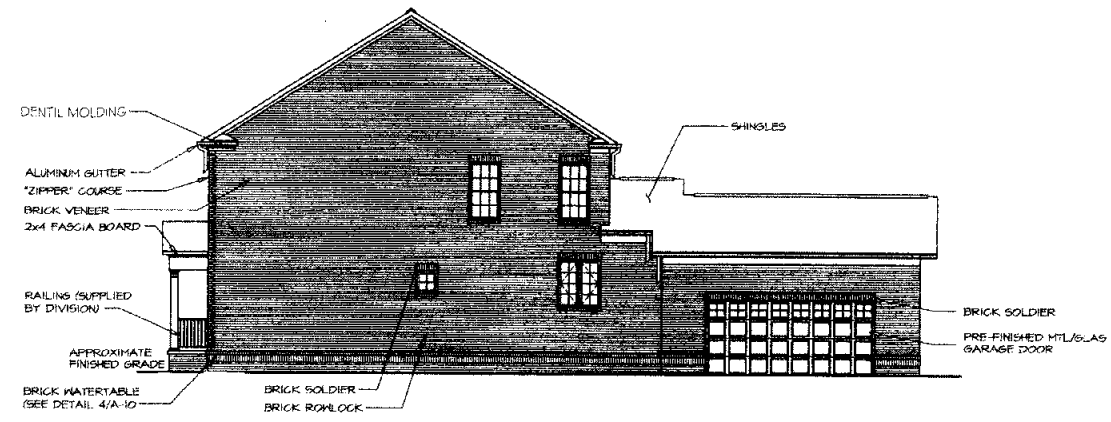
BARTHOLOMEW  
ELEVATION "A" STONE VENEER W/ STONE SIDES  
(CONSTRUCTION ELEVATION "E")

PENGAD 800-631-6089  
APP-07-032  
#6

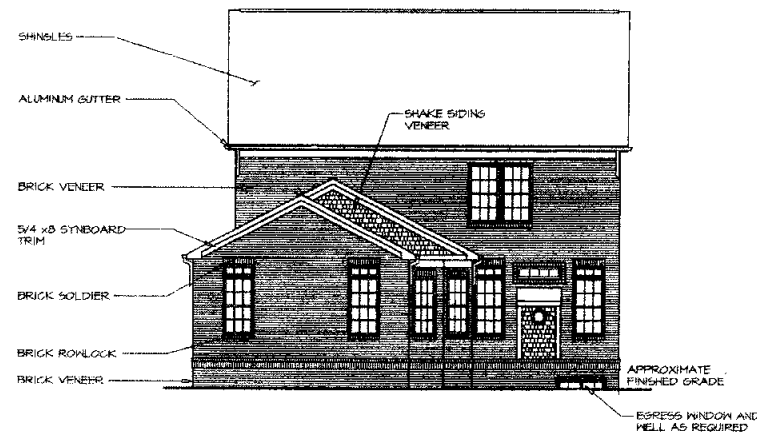
CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON \_\_\_\_\_  
APPLICATION NO. APP-07-032 WAS GRANTED  
AMENDMENT TO FINAL PLAN APPROVAL  
WITH \_\_\_\_\_ CONDITIONS. SEE S.D.A. LETTER  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.



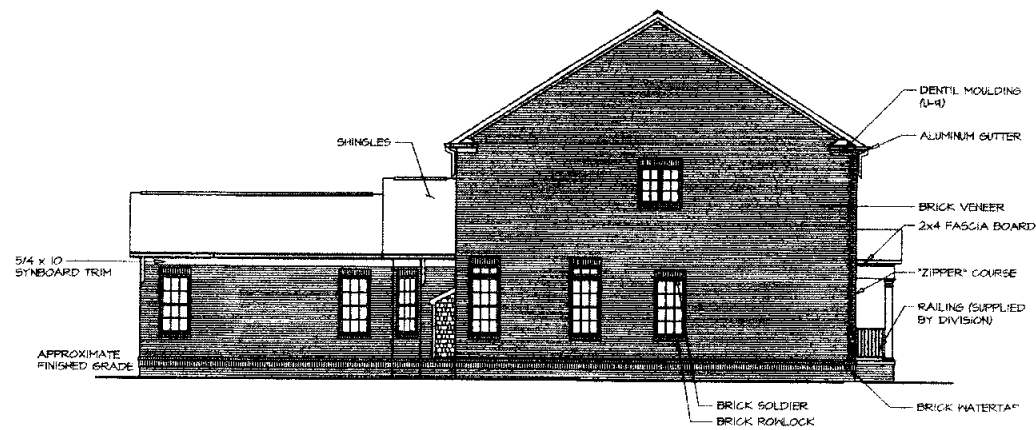
ELEVATION "F"



RIGHT ELEVATION



REAR ELEVATION

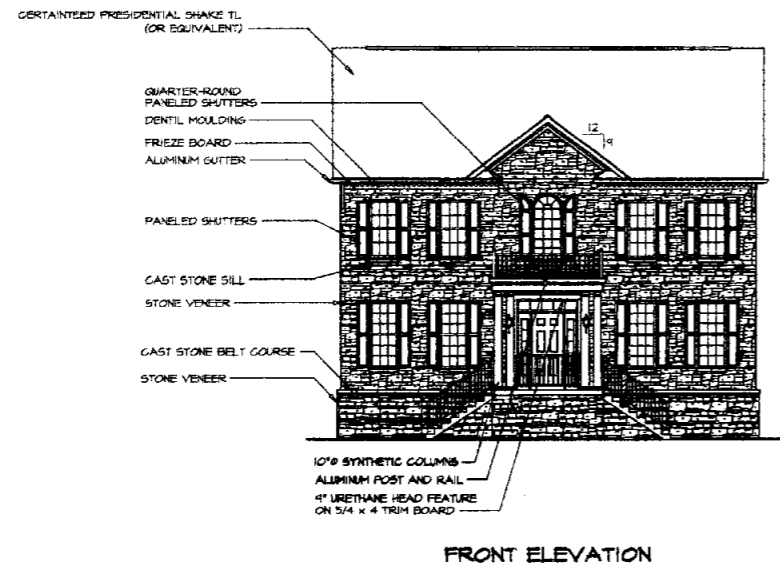


LEFT ELEVATION

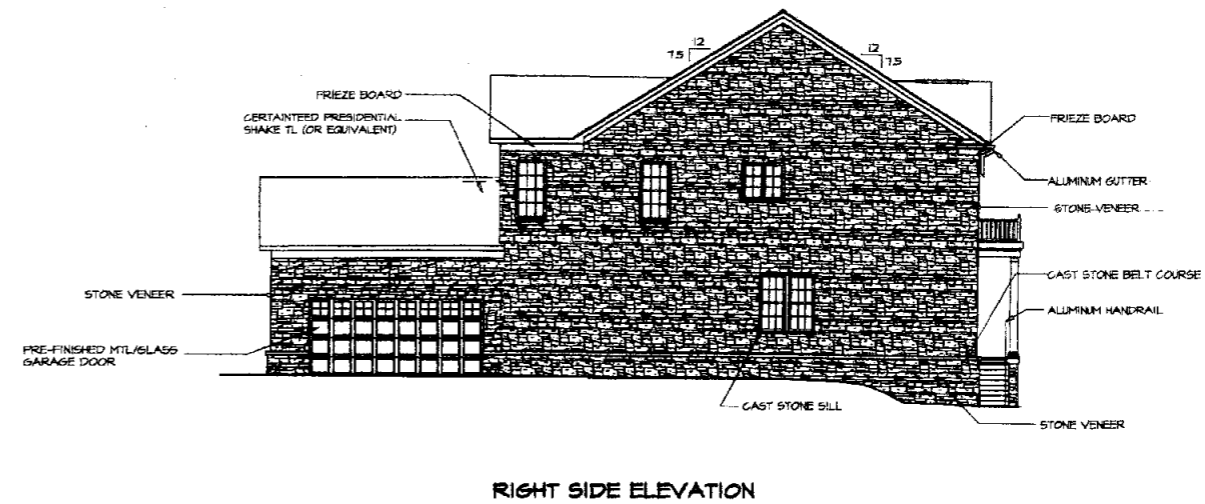
BARTHOLOMEW  
ELEVATION "B" BRICK VENEER W/ BRICK SIDES  
(CONSTRUCTION ELEVATION "F")

AFP-07-032  
#7

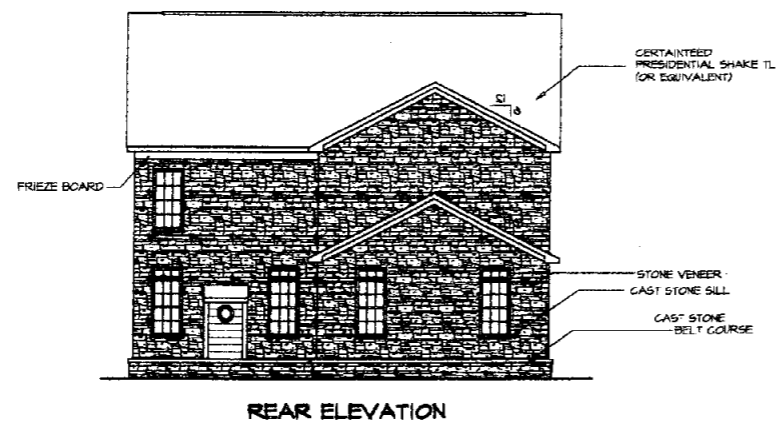
CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING  
COMMISSION HELD ON \_\_\_\_\_  
APPLICATION NO. AFP- \_\_\_\_\_ WAS GRANTED  
AMENDMENT TO FINAL PLAN APPROVAL  
WITH \_\_\_\_\_ ( ) CONDITIONS SEE S.D.A. LETTER.  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
**NOTE** • ANY REVISIONS TO SIGNED PLANS MUST BE  
REAPPROVED BY THE PLANNING COMMISSION



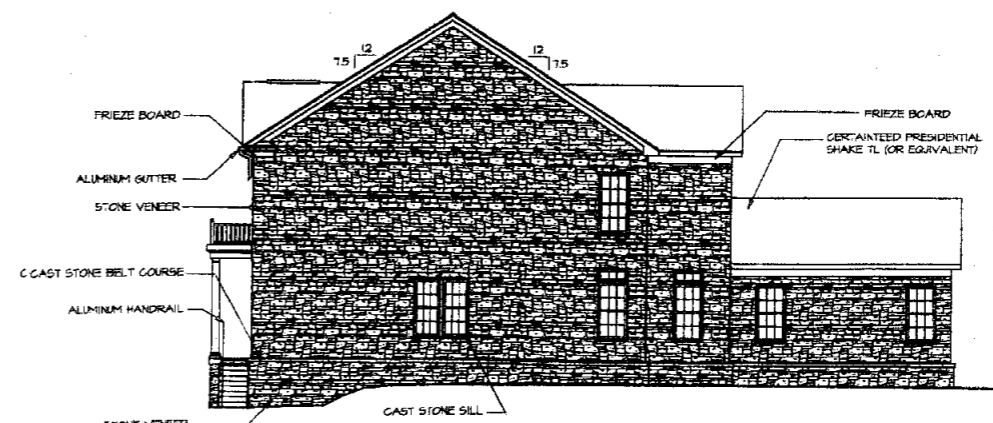
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

**DARTMOUTH**  
**ELEVATION "A" STONE VENEER W/ STONE SIDES**  
 (REVERSE CUSTOM CONSTRUCTION ELEVATION "D")

PENGAID 800-631-6989  
 AFP-07-032  
 #8

CITY OF GAITHERSBURG PLANNING COMMISSION  
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON \_\_\_\_\_  
 APPLICATION NO. AFP-07-032 WAS GRANTED  
 AMENDMENT TO FINAL PLAN APPROVAL  
 WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER  
 DATE \_\_\_\_\_ BY \_\_\_\_\_  
**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.