
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 3, 2008

SITE PLAN: **SP-07-0001**

TITLE: **ASBURY METHODIST VILLAGE
MANOR HOMES**

REQUEST: **CONSENT APPROVAL
EXTENSION OF FINAL SITE PLAN
APPROVAL (43 Duplex Units)**

ZONE: R-90 (Medium Density Residential) Zone

Applicant: Asbury Methodist Village – Mike Reynolds
Engineer: Johnson, Bernat Assoc. Inc. – Geoff Ciniero, PE
Architect: Torti Gallas and Partners, Inc. – Mark Bombaugh

STAFF LIAISON: Trudy Schwarz, Community Planning Director

Enclosures:

Staff Comments
Exhibits

Exhibit 1: Location Map
Exhibit 2: Letter from Michael Reynolds, Asbury Communities, dated August 4, 2008
Exhibit 3: Minutes of the August 8, 2007, Planning Commission Minutes

STAFF COMMENTS

I. BACKGROUND:

The applicant is requesting an Extension of the Final Site Plan Approval. This site plan is located on the northern portion of the Asbury Methodist Village (Asbury) campus, adjacent to Odend'hal Avenue between its intersections with Lost Knife and Goshen Roads (Exhibit #1). This area previously housed the garden plats for the campus. This site encompasses approximately 10.75 acres. The applicant is requesting an Extension of the Final Site Plan Approval for 43 duplex units for independent living within the Asbury Methodist Village campus. On August 8, 2007, the Planning Commission granted Final Site Plan approval to this development with seven conditions as shown in the attached Planning Commission Minutes (please reference Exhibit #3.)

In accordance with § 24-173(a), the applicant has submitted a letter requesting extensions of the final site plan approval for SP-07-0001. This letter received on August 5, 2008 is attached as Exhibit #2.

II. SCOPE OF REVIEW:

The approved site plan has not been constructed to date. Section 24-173 (a) states the following:

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.

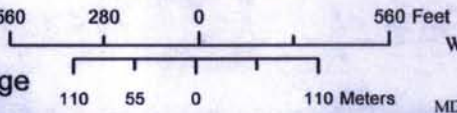
Accordingly, the applicant is requesting an extension for the approved final site plans. The applicant may request one more extension next year, if necessary. If granted, this extension of approval expires August 8, 2009.

III. CONCLUSION:

Staff recommends **TO GRANT APPROVAL OF EXTENSION OF FINAL SITE PLAN SP-07-0001, AS IT CONFORMS WITH §24-173, WITH THE ORIGINAL CONDITIONS AS APPROVED ON AUGUST 8, 2007.**

SP-07-0001

1 inch equals 547 feet



Asbury North Village



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SP-07-0001 Asbury.mxd • 12-Apr-2007 • tws

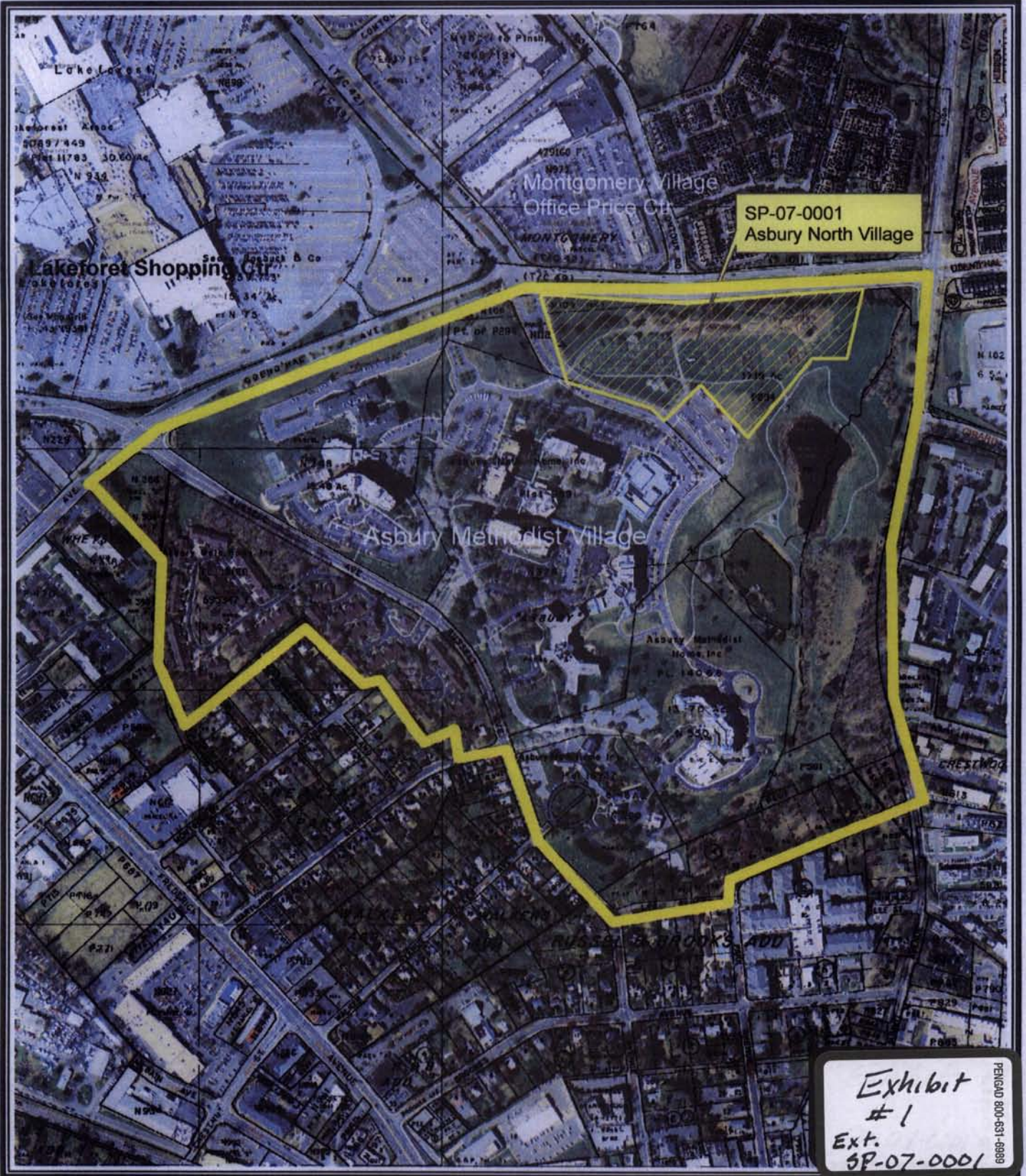
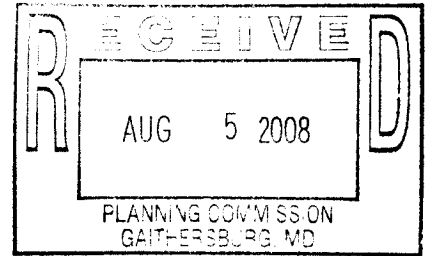


Exhibit #1
Ext. SP-07-0001
PENICUO 800-631-6699

August 4, 2008



Gaithersburg Planning Commission
Gaithersburg City Hall
31 S. Summit Avenue
Gaithersburg, MD 20877
Attn: John Bauer, Chairman

Re: Asbury Methodist Village North Village
City Reference: SP-07-0001
Final Site Plan Approval

Mr. Bauer:

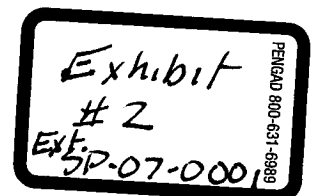
The referenced project was approved by the Planning Commission of the City of Gaithersburg at your meeting held on August 8, 2007. Contingency #3 of the Site Development Approval Letter requires that construction commence within three hundred and sixty five days of the date of Planning Commission approval. I would like to request an extension of this site plan approval. We are currently marketing to prospective residents and intend to proceed when we have a sufficient number of commitments.

Please contact either myself or the project engineer, Johnson, Bernat Associates, Inc., if I can be of any help or provide you with any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Michael Reynolds".

Michael Reynolds
VP Project Development
Asbury Communities



- 22. The applicant shall place all environmentally sensitive areas and forest conservation areas under a permanent conservation easement to be recorded on final subdivision plats;
- 23. The applicant shall receive approval of landscape plans from staff to include tree wells and Storm Water Pond 3 landscape enhancements prior to the issuance of Public Works permits;
- 24. The applicant is to submit the color palette and exterior materials for Planning Commission approval prior to the issuance of building permits; and
- 25. The applicant is to submit revised Neighborhood 3 clubhouse plans as an amendment to final plan for Planning Commission approval.

Vote: 5-0

SP-07-0001 -- Asbury Methodist Village
 201 Russell Avenue
 43 Single-Family Homes
 FINAL PLAN REVIEW

R-90 Zone

Community Planning Director Schwarz located the site and introduced the applicant.

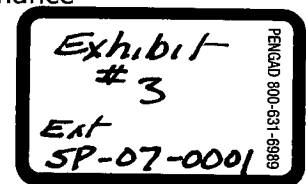
Architect for the applicant, Mark Bombaugh, Torti Gallas and Partners, Inc., presented the proposed plan, noting it includes 21 buildings containing 20 duplexes, and one single-family home for a total of 43 residential units on 10.5 acres. He discussed the traditional neighborhood design of the project, noting it is organized around one block that connects to the existing campus road network. He also discussed the pedestrian path linkage system, amenity space, streetscape, and other site plan items. He also presented the proposed elevations, noting the architectural features and materials.

Applicant representative Mike Reynolds, Asbury Methodist Village, responded to Chair Bauer's inquiries regarding the design around the storm water management pond in the northeastern corner of the site, as well as the southeastern corner where the southern storm water management pond is located. Community Planning Director Schwarz showed the locations of the proposed and existing landscaping.

Mrs. Schwarz voiced staff's recommendation for approval, noting the plan meets the approval criteria in the Zoning Ordinance, subject to the applicant's compliance with conditions that she listed.

Chair Bauer referenced Condition 3 and recommended a more robust resolution of the southern pond in terms of landscaping, noting that street trees should wrap around the corner to Goshen Road. Mrs. Schwarz pointed out there is dam where the water settles in that pond that will impede adding trees on the side of the dam. She noted that staff would consider the possibility of improving the side facing Goshen Road. Commissioner Hopkins commented favorably on the plan design.

Commissioner Kaufman moved, seconded by Commissioner Winborne to grant SP-07-0001 - Asbury Methodist Village, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170, with the following conditions:



1. Applicant is to comply with the conditions of Environmental Waiver Resolution R-81-07;
2. Applicant is to receive approval of the photometric and lighting plan, site plan, sediment control and final storm water management plan by DPWPM&E prior to the issuance of any permits;
3. Applicant is to receive approval of the final landscape and tree protection plan by the Planning and Code Administration and Environmental Affairs prior to the issuance of any permits;
4. Applicant to redesign Units #18 and #19 to obtain a six percent grade for the driveways prior to the issuance of any permits;
5. Applicant is to submit a lane marking and signage plan that will also delineate the fire lanes, to be approved by DPWPM&E prior to the issuance of any permits;
6. Applicant is to identify the height of the architectural drawings and add architectural grade shingles to the materials list for each house type; and
7. Applicant is to identify house types on the final site plan, prior to the issuance of any permits.

Vote: 5-0

CSP-07-002 -- 201 East Diamond Avenue
(Formerly Chris Steakhouse)
Four-Story Office Building
CONCEPT PLAN REVIEW

CBD Zone

Community Planning Director Schwarz located the property on an aerial photograph. She noted that the results of the August 2, 2007, Historic Preservation Advisory Committee (HPAC) review of this plan were not included in the Staff Comments, as the latter were prepared before the HPAC meeting. She reported the HPAC unanimously voted that the structure does not qualify for historic designation based on Zoning Ordinance § 24-226, although the structure partially meets the first criteria in terms of character, interest or value as part of the development and heritage of the City. She added that HPAC considered that the building has lost the architectural and historic integrity due to the many structural changes over the years.

Owner/Developer representative, Chuck Blessing, Jr., Inter-Continental Group, introduced the applicant's team.

Engineer for the applicant, Brian Donnelly, Macris, Hendricks and Glascock, P.A., presented and discussed the proposed plan, noting the building would fit to the limits of the lot on all four sides. He indicated that due to the small size of the lot, storm water management would not be required and a fee-in-lieu payment is proposed for forest conservation. He indicated that the first floor could be potentially retail use.

Mr. Blessing presented and discussed the proposed building elevations of all four sides and the streetscape, noting the building would be encroaching into the right-of-way of the existing