
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: October 1, 2008

FINAL PLAN: SP-07-0013

TITLE: Aventiene: Neighborhood 3, Phase II

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

ADDRESS: Fields Road-The Crown Farm

ZONE: MXD (Mixed Use Development)

Developer: Crown Village Farm LLC c/o KB Homes
Engineer: CPJ

STAFF LIASON: Rob Robinson, Planner

Enclosures:

Staff Comments

Exhibit 1: Location Map

Exhibit 2: Minutes from October 17, 2007 Planning Commission Hearing

Exhibit 3: Letter from Mr. Robert Jansen, KB Homes, to Chairman Bauer requesting extension of approval: September 22, 2008.

Exhibit 4: Sheet 1, Approved SP-07-0013 Site Plan

STAFF COMMENTS

I. BACKGROUND:

The subject property is a presently undeveloped site. Neighborhood 3 Phase II is bounded by Fields Road to the north, Neighborhood 3 Phase I and the future Montgomery County school site (Neighborhood 6) to the east, and stream valley buffer to the south, and the future Decoverly Drive to the west. The applicant is requesting an Extension of the Final Site Plan Approval.

This application, SP-07-0013, was first approved on October 17, 2007, with eighteen (18) conditions. The approval involved the development of 85 single-family attached, 30 stacked two-over-two condominium units, and 64 single-family detached residential units, established by SDP-06-005 approved May 21, 2007 by resolution R-51-07. The application, SP-07-0013, complies with the requirements adopted by R-51-07.

In accordance with § 24-173(a), the Applicant has submitted a letter requesting extensions of the final site plan approval for SP-07-0013.

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 to extend the site plan approval one more time.

III. CONCLUSION:

Staff recommends **TO GRANT APPROVAL OF EXTENSION OF FINAL SITE PLAN SP-07-0013, AS IT CONFORMS WITH §24-173(a), WITH THE PREVIOUSLY APPROVED CONDITIONS.**

SP-07-0013

Aventiene N3 Phase II

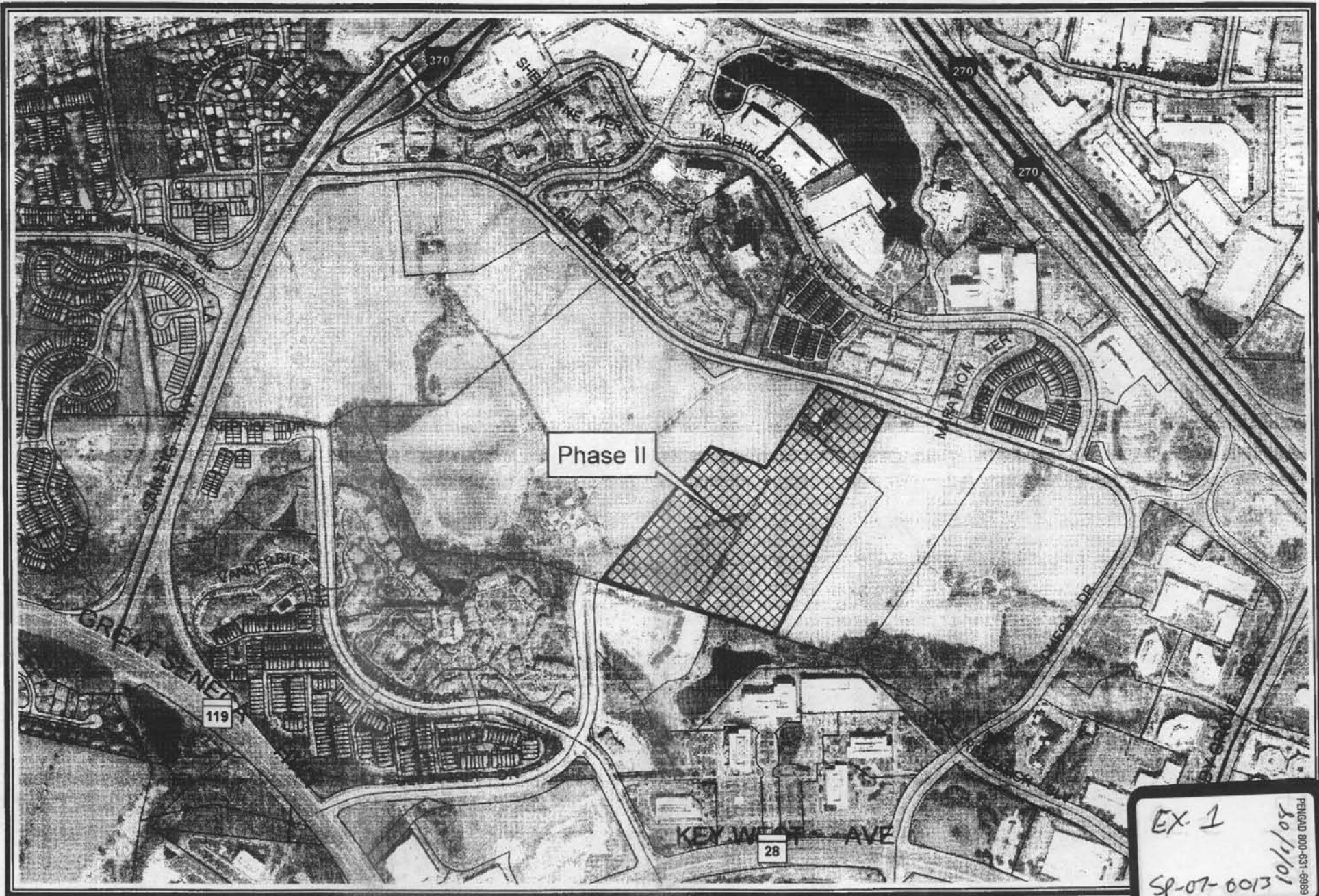


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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

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EX-1
30/1/01
SP-07-0013
PEN/CAD 800-631-6888



Gaithersburg
A CHARACTER COUNTY

31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OCTOBER 17, 2007**

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, Planning and Code Administration Director Greg Ossont, Planning Director Lauren Pruss, Community Planning Director Trudy Schwarz, Planners Jacqueline Marsh and Rob Robinson, and Recording Secretary Myriam Gonzalez. Absent: Alternate Commissioner Geri Lanier.

I. APPROVAL OF MINUTES

October 3, 2007, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the October 3, 2007, Planning Commission Meeting, as submitted.

Vote: 5-0

II. CONSENT

AFP-07-035 Public Works Maintenance Complex R-A Zone
800 Rabbitt Road
2400 Sq. Ft. Storage Building
REAPPROVAL REVIEW

AFP-07-031 -- Discoverly Drive MXD Zone
Road Design Plan
AMENDMENT TO FINAL PLAN REVIEW

AFP-07-036 Lakeview Professional Center C-2 Zone
507 N Frederick Ave
Reuse to Medical Office
AMENDMENT TO FINAL PLAN REVIEW

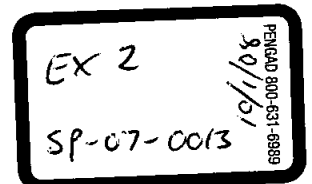
Vice-Chair Levy moved, seconded by Commissioner Winborne, to APPROVE the Consent Agenda.

Vote: 5-0

III. SITE PLANS

SP-07-0013 Aventiense Neighborhood 3, Phase II MXD Zone
(Crown Farm) Fields Road
179 Residential Units
FINAL PLAN REVIEW

Approved minutes are available at www.gaithersburqmd.gov/minutes.



Commissioner Hopkins recused himself from this review due to possible conflicts of interest.

Planner Robinson located the property and stated this Phase II plan for 85 single-family attached, 30 stacked two-over-two townhouse condominium, and 64 single-family detached residential units is based on the schematic development plan (SDP-06-005) of the project, approved in May 2007.

Gregory May, KB Home, representing the applicant, Crown Village Farm, LLC, presented colored elevations of KB Home single-family detached units, noting brick, siding, wrap around porches and some three-story homes. He stated that their architectural design is the same as in Phase I, adding that all their single-family detached units are rear loaded. He indicated that most units have double-wide full-length driveways, and, in response to Commissioner Winborne, noted there would be on-street parking on both sides of the street.

James Finn, Ehrenkrantz Eckstut & Kuhn Architects, presented colored elevations of KB Home townhouses, noting some rows of units are longer than others with a variety of designs. He discussed colors and materials and indicated that end units would be three-sided.

Salvatore Benvenga, Centex Homes, presented their townhouse elevations in a streetscape view, noting two-over-twos, and four-story units to be interspersed throughout the project. He also presented elevations of their single-family front-loaded homes, noting two to three stories, different window treatments, edges, and colors. In response to Commissioner Kaufman's inquiry about the view of the townhouse rear elevations, Mr. Benvenga noted the rears would all be siding with different window/deck/balcony treatments and colors.

Matthew Clark, LandDesign, Inc., discussed aspects of the site plan relating to open space, alley screenings, landscaping, street views, and foundation landscaping, among others. In response to Chair Bauer's comment regarding the absence of plantings along Aventiense Way, Planner Robinson referenced Condition 4, noting the plan does not yet reflect their location, since that is dependent upon Washington Suburban Sanitary Commission's approval as they would be situated on their easement. Also in response to Chair Bauer, Mr. May identified the location of key lots and discussed the criteria used for choosing these lots and their architectural treatment.

There was no testimony from the public.

Mr. Robinson voiced staff's recommendation for approval, noting it meets the approval criteria in the Zoning Ordinance, subject to the applicant's compliance with conditions as listed in the Staff Comments. He explained a timing contingency issue dealt with in Conditions 12 and 13 for Commissioner Kaufman. In response to Chair Bauer, he further explained the criteria used in the identification and treatment of key lots, noting vistas, pedestrian traffic, and corner views.

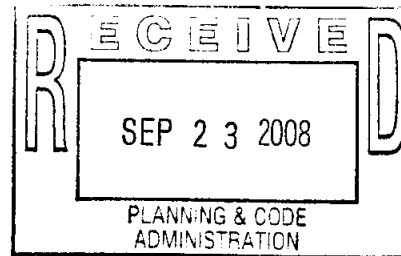
Chair Bauer complimented and thanked the applicant for the completeness and quality of the colored brochure of architectural elevations provided to the Commission in the meeting informational package, noting the proposed architecture confirms the implementation of the Design Guidelines. Commissioners Kaufman and Winborne commented very favorably on the proposal, and Vice-Chair Levy added that the project would be an amenity to the City.

Commissioner Kaufman moved, seconded by Commissioner Winborne, to grant SP-07-0013 - Aventiense Neighborhood 3, Phase II, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-160D.9(c), 24-170 and 24-171, with the following conditions:

1. Applicant shall obtain final storm water management (SWM) plan approval by the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) prior to the issuance of site development permits, with the exception of the issuance of rough grading permits;
2. Applicant is to work with City staff and Montgomery County Ride-On regarding the review and approval of all bus shelter locations and routes;
3. Applicant shall work with and receive design approval from WSSC for the construction of Aventiene Way, prior to the issuance of any relevant Public Works permits;
4. Landscaping along Aventiene Way is to be approved by WSSC and staff;
5. Applicant is to provide final signage, lane marking, turning radii plans, lighting plans, paving and storm drain plans, grade establishment plans, and details to be reviewed and approved by DPWPM&E prior to the issuance of Public Works permits;
6. Applicant shall submit a sign package to include, but not be limited to, entry feature signage to be approved by the Planning Commission as a future amendment to final plan;
7. Homeowner association documents and covenants, including SWM maintenance agreements, are to be reviewed by staff for approval prior to the issuance of the first Use and Occupancy approval;
8. Applicant is to submit final design of raised crosswalks and other traffic calming to be reviewed and approved by the DPWPM&E prior to the issuance of Public Works permits;
9. All workforce housing units shall be constructed and operated in accordance with the MPDU/workforce housing regulations adopted on January 16, 2007; however, the control period shall be 20 years and the purchaser may be required to tender a 10 percent deposit at time of contract execution;
10. Applicant shall work with staff to redesign Fields Road and intersecting side streets within the property to address and resolve review comments from the Montgomery County Department of Public Works and Transportation (DPW&T);
11. Applicant shall obtain from Montgomery County, review and approval of the roadway connection permits between the Montgomery County and the City portions of Decoverly and Diamondback Drives prior to the issuance of public improvement permits;

12. Block R of Aventiene Neighborhood 3, Phase I and Phase II, will not be recorded, nor any building permits for these lots issued, until a Memorandum of Understanding between the City of Gaithersburg and Montgomery County is executed confirming that Montgomery County DPW&T will not mandate that the location of the Corridor Cities Transitway be along the side of Fields Road (rather than in the median of Fields Road);
13. In the event that a Memorandum of Understanding between the City of Gaithersburg and Montgomery County, transferring the road to the City of Gaithersburg, cannot be finalized and Montgomery County DPW&T does not consent to the reconstruction of Fields Road with a 50-foot median, the applicant must work with staff to redesign Fields Road to include a 50-foot buffer between housing units in Neighborhood 3 and the Corridor Cities Transitway alignment. Such redesign may require adjusting the location of housing units in Block R. Additionally, staff may require the applicant to provide additional landscaping and an earthen berm in this location;
14. In the event that a Memorandum of Understanding between the City of Gaithersburg and Montgomery County, transferring the road to the City of Gaithersburg, cannot be finalized and Montgomery County DPW&T mandates that the Corridor Cities Transitway be located along the side of Fields Road (rather than in the median of Fields Road), any site plan or engineering plan approvals of the Block R portion of Aventiene Neighborhood 3, Phase I and Phase II, will be null and void. Furthermore, any changes to the lots, alleys, etc. within this block, apart from the current proposed configuration, will have to be taken through the schematic development plan and site plan processes as well, including a revised noise study and noise mitigation plan;
15. The construction of the LEED certified community recreation building in Neighborhood 3 shall be completed prior to the issuance of a total of 400 building permits for the residential development in Neighborhoods 2 and 3;
16. Applicant shall obtain all necessary approvals and permits from all local, county, state, and federal finding agencies prior to disturbing the stream valley buffer;
17. Applicant shall obtain all necessary approvals and permits for offsite impacts related to environmental waivers from offsite property owners and, or, Montgomery County permitting agencies prior to the issuance of City development permits; and
18. Applicant shall place all environmentally sensitive areas and forest conservation areas under a permanent conservation easement to be recorded on final subdivision plats.

Vote: 4-0



CROWN VILLAGE FARM, LLC
8219 Leesburg Pike, 3rd Floor
Vienna, VA 22182-2625

September 22, 2008

Mr. John Bauer, Chairman
City of Gaithersburg Planning Commission
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Aventiene Neighborhood 3 – Phase II (Site Plan No. SP-07-0013)
Request for Extension of Site Plan Approval

Dear Chairman Bauer:

By Planning Commission Approval dated October 17, 2007 and Site Development Approval dated October 18, 2007, the City of Gaithersburg approved the above-referenced Site Plan for the development of Neighborhood 3 – Phase II at Aventiene (or Crown Farm, as it is also known). The purpose of this letter is to request a one year extension of that Site Development Approval pursuant to Section 24-173 of the City Code.

As of this date, Crown Village Farm, LLC (the owner and developer of the project) has not yet begun construction on the site work for this portion of the project. There are a number of reasons why work has not yet begun, including some site-related development issues as well as the current housing market conditions. We anticipate having the development issues resolved shortly, however, and look forward to beginning site work as soon as possible.

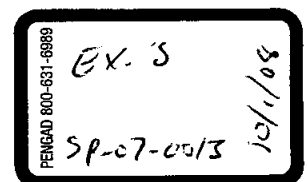
Accordingly, we respectfully request a one year extension of this approval. We have discussed with Staff the circumstances for this request and can provide further detailed information related to the request if required.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Jansen".

Robert F. Jansen, P.E.
KB Home Mid Atlantic Division, c/o Crown Village Farm, LLC

cc: Rob Robinson – Planner, City of Gaithersburg



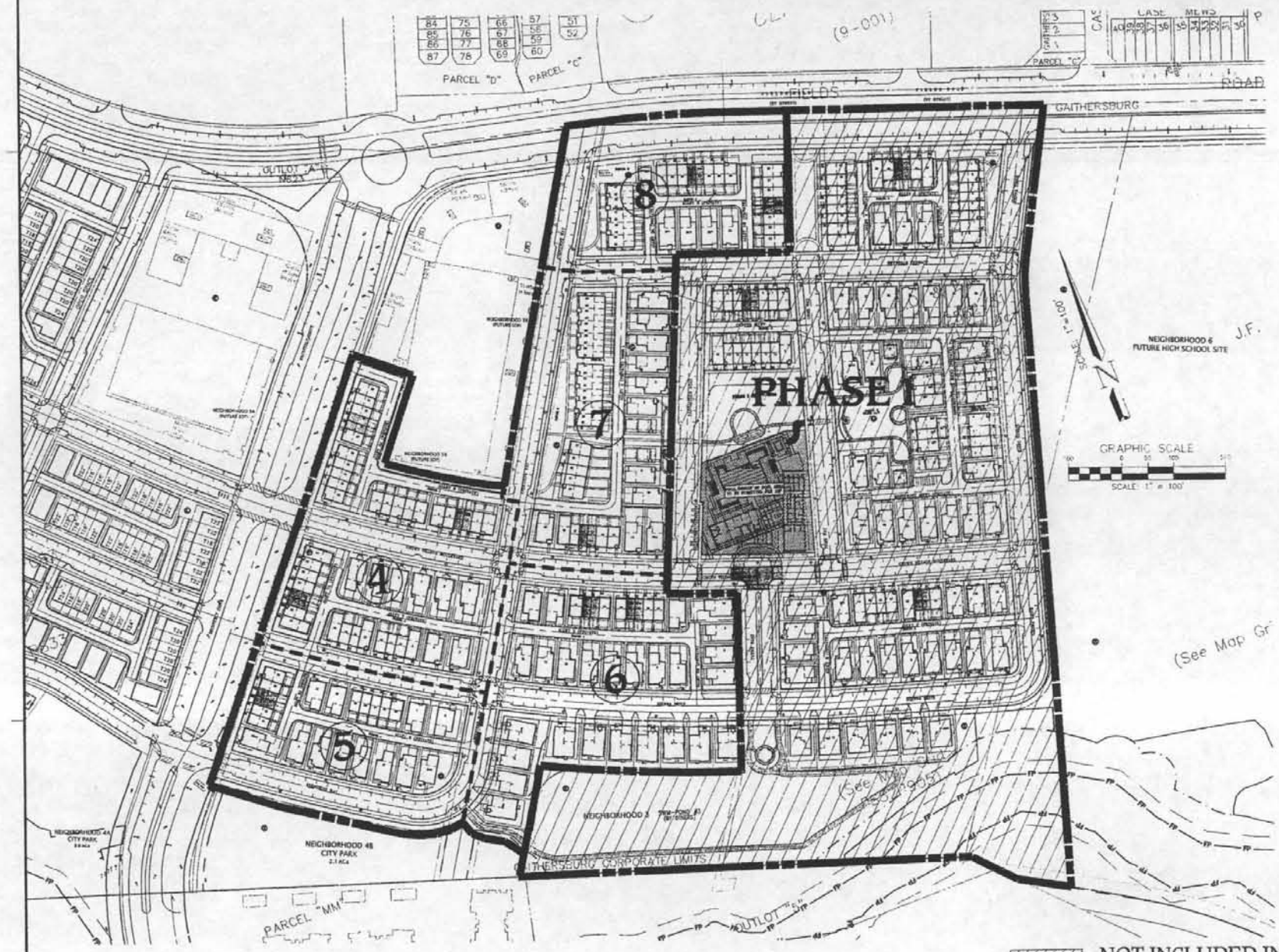
AVENTIENE

FINAL SITE PLAN

"NEIGHBORHOOD 3" - PHASE 2

CITY OF GAITHERSBURG

MONTGOMERY COUNTY, MARYLAND



SHEET INDEX

Sheet 1 Site Plan Cover Sheet - 150-scale overall plan and General Notes

Sheet 2 Site Plan Notes & Details

Sheet 3 Parking Distribution Plan

Sheet 4 Site Plan - Block "D", Lots 1-22; Block "E", Lots 1-24

Sheet 5 Site Plan - Block "D", Lots 1-23

Sheet 6 Site Plan - Block "E", Lots 1-11; Block "F", Lots 1-24

Sheet 7 Site Plan - Block "E", Lots 1-24; 2 over 2's (Parcel "C")

Sheet 8 Site Plan - Block "E", Lots 26-48; 2 over 2's (Parcel "E")

Sheet 9 Landscape Cover Sheet

Sheet 10 Landscape Key Plan

Sheet 11 Landscape # Lighting Plan

Sheet 12 Landscape # Lighting Plan

Sheet 13 Landscape # Lighting Plan

Sheet 14 Landscape # Lighting Plan

Sheet 15 Landscape # Lighting Plan

Sheet 16 Landscape Enlargement Plan

Sheet 17 Site Details

Sheet 18 Site Details

Sheet 19 Site Details

Sheet 20 Foundation Planting Unit Typical

Sheet 21 Foundation Planting Unit Typical

Sheet 22 Soil Plan

Sheet 23 Street Tree Plan

Sheet 24 Plant List & Notes

Sheet 25 Planting Details

Sheet 26 Sediment Control Plan - Cover Sheet

SHEET INDEX (cont.)

Sheet 27 Sediment Control Plan - Plan View

Sheet 28 Sediment Control Plan - Plan View

Sheet 29 Sediment Control Plan - Detail Sheet

Sheet 30 Drainage Area Map

Sheet 31 Storm Drain # Paving Plan - Plan View

Sheet 32 Storm Drain # Paving Plan - Plan View

Sheet 33 Storm Drain # Paving Plan - Profiles

Sheet 34 Storm Drain # Paving Plan - Profiles

Sheet 35 Storm Drain # Paving Plan - Detail Sheet

Sheet 36 Storm Drain # Paving Plan - Detail Sheet

Sheet 37 Private Alley Grade Establishment Profiles

Sheet 38 Street Sweeping & Pavement Marking Plan

Sheet 39 Final Utility Plan

Sheet 40 Turn Radius Study

Sheet 41 Traffic Calming Plan

- General Notes:**
- The property Phase 2 is 17.81 ac. and is composed of Parcels: PD 820 & PD 627 as listed on Montgomery County Tax Map 75340, P204, 12561 and 15562.
 - Boundary information for Neighborhood 3 is based upon a boundary survey conducted by Charles F. Johnson & Associates, Inc.
 - The topography is based upon aerial photography from June 2005 by Eric Associates. The site a photograph was taken by Eric Associates, Inc.
 - Existing outdoor storage = 2
 - 100-year floodplain was determined by Rodgers Consulting, Inc. September 2005. The subject property has 0.59 ac. 100-year floodplain.
 - The site is zoned R100.
 - Catagory 3 Water & Sewer. Authorizer # D44522073207.
 - All site developments to meet ADA requirements.
 - Minimum setbacks: See sheet 2 of 4 I - setbacks vary per neighborhood - see disclaimer survey on this sheet.
 - Maximum building height: Heights are maximum numbers expressed in stories and feet as follows: 4 story = Max. 65'
 - All pedestrian walkways, conservation easements and buffers to be maintained by H.O.A.
 - All streets are public, except as noted on the Road Code sheet. Alleys are owned and maintained by the H.O.A.
 - The 30' scale Final Site Plan supercedes all I 02 & 2007 50P plans.
 - Site area (Phase 2):
total site: 17.81 ac. ±
lots: 5.20 ac. ±
open space: 2.05 ac. ±
total of way: 4.52 ac. ±
H.O.A. ally: 1.73 ac. ±
 - Green area shall not be less than 40% of total area shown for residential use.
 - Greenhouse for whole site to be provided between residential and commercial including the school site, city park, and all open space areas shown.
 - MPDU units and work force housing subject to terms of annexation agreement X-102.
 - Applicants to provide for all residential housing to front on a minimum 5' sidewalk. Sidewalks must have access to a public street and pedestrian/recreational path system.
 - Materials of rear elevations of units on Lots 250C & 4344, Block 3 and Lots 3403, Block 8 must be consistent with the materials provided on front elevations.

PHASE 2 - DEVELOPMENT STANDARDS

- 10' Townhouse setbacks one car garage
Typical lot: 11x70 (1,200 sqft)
MPDU # Work Force (4) units
MPDU # 10' Townhouse (2) 2.5 = 10 units required
Work Force = 45 Townhouse/45 = 45 units required
10 MPDU units = 40 Work Force units = 40 units
- 12' Townhouse setbacks one car garage
Typical lot: 15x70 (1,050 sqft)
- 20' Townhouse setbacks two car garage
Typical lot: 20'x70 (1,400 sqft) 24 mid units (1,600 sqft)
- 22' Townhouse setbacks two car garage
Typical lot: 22'x70 (1,540 sqft) 26 mid units (1,620 sqft)
- 24' Townhouse setbacks two car garage
Typical lot: 24'x70 (1,680 sqft) 28 mid units (1,900 sqft) 28 units
- 30' Stacked Townhouse (2 over 2) units
Typical lot: 24'x70 (1,680 sqft) 30/30 (1,500 sqft)
MPDU = 30 stacked townhouses = 2.5 = 4 units req.
Work Force = 30 stacked townhouses = 4 units
4 MPDU units = 1 Work Force Unit = 5 affordable units
- 17' Type-A detached rear loaded garage
Typical lot: 41'x70 (2,870 sqft)
- 18' Type-B detached rear loaded garage
Typical lot: 41'x70 (2,870 sqft)
- 19' Type-C detached rear loaded garage
Typical lot: 34'x42 (1,428 sqft)
- 11' Single Family Detached front loaded garage
Typical lot: when 50'x70 (3,500 sqft) to 60'x70 (4,200 sqft)
- 179 Total Units

MPDU # WORKFORCE CALCULATION (PHASE 1 & 2)

Townhouses
MPDU = 145 Townhouse/2.5 = 18 units
Work Force = 145 Townhouse/45 = 6 units
Total = 24 units

Stacked Townhouses (2 over 2)
MPDU = 30 stacked units/2.5 = 4 units
Work Force = 30 stacked units/45 = 1 unit
Total = 5 stacked units

1. Phase 2 includes 12 MPDU Work-Force units (1,674 units)
2. Phase 1 includes 6 MPDU Work-Force units (1,170 units)

NOT INCLUDED IN PHASE 2

OWNER/DEVELOPER
KB HOME
8219 Leesburg Pike, Suite 300
Vienna, Virginia 22182
703.663.6570

LANDSCAPE ARCHITECT
LandDesign, Inc.
1414 Prince Street, Suite 400
Alexandria, VA 22314
703.549.7784

CIVIL ENGINEER
Charles P. Johnson & Associates, Inc.
1751 E. Iton Road
Silver Spring, MD 20903
301.434.7000

ARCHITECT
Ehrenkrantz, Eckstut & Kuhn
888 16th Street NW, Suite 800
Washington, DC 20006
202.861.1325

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878

SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: _____ WAS GRANTED

FINAL SITE PLAN APPROVAL
BY: _____ DATE: _____

NOTE: ANY REVISIONS TO ISSUED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING

FINAL APPROVAL
DATE: _____ BY: _____

LANDSCAPE ARCHITECT CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND BASED FROM AVAILABLE PLANS AND RECORDS.

[Signature]
REGISTERED LANDSCAPE ARCHITECT
NO. 812

SP-07-0013

NEIGHBORHOOD 3 - PHASE 2
COVER SHEET-FINAL SITE PLAN
AVENTIENE
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
10000 Leesburg Pike, Suite 300, Vienna, VA 22182
703.663.6570

DATE	REV	BY	DESCRIPTION
07/14/07	1	SP	ISSUE FOR PERMITS
08/14/07	2	SP	REVISED PER PERMITS
09/14/07	3	SP	REVISED PER PERMITS
10/14/07	4	SP	REVISED PER PERMITS

SP-07-0013

PRELIMINARY - NOT FOR CONSTRUCTION