
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 3, 2008

SITE PLAN: **AFP-08-033**

TITLE: **Summit Woods Clubhouse**

REQUEST: **CONSENT APPROVAL
OF AMENDMENT TO FINAL PLAN**
Modifications to Summit Woods Apartments
Clubhouse

ADDRESS: 70 West Deer Park

ZONE: R-20 (Medium Density Residential)

Applicant: RST Development LLC

Owner: RST Development LLC

STAFF LIAISON: Rob Robinson, Planner

Enclosures:

Staff Comments

Exhibits

- Exhibit 1: AFP-08-033 Application
- Exhibit 2: Aerial Location Map
- Exhibit 3: Excerpt of Minutes of December 12, 2007 Planning Commission Meeting
- Exhibit 4: Photo of Current Poolhouse-Front Elevation
- Exhibit 5: AFP-08-033 Site Plan
- Exhibit 6: AFP-08-033 Interior Layout and Elevation Plan
- Exhibit 7: AFP-08-033 Landscape Plan

STAFF COMMENTS

I. BACKGROUND:

The Applicant, RST Development, has filed application AFP-08-033; an amendment to final site plan SP-07-0016, the Summit Woods Apartments, approved January 2, 2008, by resolution PCR SP-07-0016. That application concerned Preliminary & Final Site Plan Approval for the re-occupancy of a 198 unit garden style apartment complex on a 9.273 acre parcel located at 70 West Deer Park Road. The current application is seeking amendment to final plan approval for the expansion of the complex's community clubhouse. The subject property is bordered to the North by the City's Bohrer Park at Summit Hall Farm, to the West by the Brighton East community, to the South by the Casey Townhome apartments and Summit Hall Elementary School, and to the East by the Fairfield at West Deer Park development.

II. SCOPE OF REVIEW:

This application comes before the Planning Commission because §24-172(a) and §24-172A require the Planning Commission to grant amendments to final site plans. This application is requesting to amend an approved site plan by increasing the footprint of the community clubhouse by a total of 84.1 square feet, revising the architectural elevations of the clubhouse, and incorporating additional landscaping.

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, 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. The findings are referenced in §24-170. Accordingly, staff provides the following comments and findings for Planning Commission consideration:

SITE PLAN ANALYSIS

During the original hearing for SP-07-0016 on December 12, 2007, the Commission noted the perceived lack of on-site amenities for the development. (Reference exhibit 3) The existing pool house at Summit Woods Apartments consists of a small management office and two (2) bathroom / locker rooms. The balance of the building is used to house mechanical equipment for the swimming pool and a chiller and boiler that provides air conditioning and heat for the entire property. (Reference exhibit 4)

The approved renovations to the existing apartment units will include individual HVAC units, therefore the existing chiller and boiler can be removed from the pool house, creating more usable space. The Applicant has taken this opportunity to propose an upgrade to the existing pool house that will include increasing the footprint, elevation changes, new landscaping, and new amenity space, creating more of a clubhouse.

Footprint.

The Applicant has proposed expanding the footprint of the clubhouse in four locations totaling 84.1 square feet. Two of the locations facilitate the expansion of the men's and women's public restrooms / changing rooms. The two remaining additions allow for doorways into expanded foyer space. (Reference exhibit 6)

Elevations.

The Applicant has proposed a substantial upgrade to the architectural quality of the building including:

- A new pitched roof with shake patterned shingles as are found throughout the complex;

- A relocated handicapped ramp leading to the building. The proposed ramp will begin at the location of the handicapped parking spaces and gradually make its way to the front and rear of the building as well as to the swimming pool;

- Enhanced exterior walls with shake patterned traditional wood siding composed of the same "Hardi" material and color being used on the apartment buildings; and

- New windows added to the front elevation.

(Reference exhibits 5 & 6)

Landscaping.

The Applicant has revised the proposed landscaping associated with the clubhouse. The relocation of the handicapped ramp has afforded more planting opportunities. Four shade trees are now proposed, framing the front elevation. These trees and the ADA accessible walkway will now have a combination of shrubs, perennials, and ornamental grasses associated with them. (Reference exhibit 7)

Amenities.

The removal of the existing chiller and boiler has allowed the creation of more usable space within the clubhouse. The Applicant has proposed to mainly use this area as a multi-function room. Individual offices for the marketing center and management office will be sited here, but the majority of the space will be available to the residents along with a separate computer room. All of these areas will be ADA compliant. This is an improvement, partially addressing the Commission's comments. Site limitations still preclude additions such as weight rooms, but the proposed changes afford better locker rooms, a business/computer center, and create a true year-round community gathering place; not seasonally dependent as is the case with the outdoor pool. (Reference exhibit 6)

Summary of Findings.

The Planning Commission is receiving this application because the proposed modifications (elevation changes and expansion of the footprint) to the site plan are required to be reviewed by Planning Commission. Staff believes that these

modifications to the clubhouse will add to the aesthetic as well as the functional value of the property and not create any adverse conditions.

IV. CONCLUSION:

Staff recommends **TO GRANT AFP-08-033, SUMMIT WOODS APARTMENTS CLUBHOUSE, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §§ 24-170, 24-172, AND 24-172A OF THE CITY'S ZONING ORDINANCE.**

AMENDMENT TO FINAL PLAN APPLICATION

Application # AFP 08033
Date Filed 10/31/08
Total Fee 200 pd

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

1. SUBJECT PROPERTY

Project Name SUMMIT WOODS APARTMENTS
Street Address 70 WEST DEER PARK
Zone R-20 Historic area designation Yes No
Lot PARCELA Block _____ Subdivision _____
Tax Identification Number (MUST BE FILLED IN) 09.00840394

2. APPLICANT

Name RST DEVELOPMENT LLC
Street Address 6001 MONTROSE RD Suite No. 710
City ROCKVILLE State MD Zip Code 20852
Daytime Telephone (301) 816.4243

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name A.R. MEYERS + ASSOCIATES ARCHITECTS, INC.
Architect's Maryland Registration Number 1747-R Telephone 301 588.3100
Street Address 8720 GEORGIA AVE Suite Number 503
City SILVER SPRING State MD Zip Code 20910

Engineer's Name

Engineer's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Developer's Name RST DEVELOPMENT WDP-RST, LLC Telephone (301) 816.4243
Street Address 6001 MONTROSE RD Suite Number 710
City ROCKVILLE State MD Zip Code 20852
Contact Person SCOTT LOPELAND Telephone (301) 816.4243

4. PROPERTY OWNER

Name WDP-RST, LLC
Street Address 6001 MONTROSE RD Suite No. 710
City ROCKVILLE State MD Zip Code 20852
Daytime Telephone 301 816.4243

5. CITY PROJECT NUMBER

Original Site Plan Number SP. 07.0016 Date Approved _____
Name of previously approved Final Plan SUMMIT WOODS APARTMENTS

PEMCAO 800-631-6989
EX. 1
AFP-08-033

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

MINOR CHANGES TO HANDICAPPED RAMP LEADING TO BLDG
 MINOR CHANGES TO FOOTPRINT OF EXISTING BLDG

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)			403,915 sf
2. Site Area (acres)			9.27 AC
3. Total Number of Dwelling Units/Lots			198 units
4. Height of Tallest Building		45'	41 = 45' (unchanged)
5. Green Area (square feet)		201,957.5 sq ft min	205,030 sq ft
6. Number of Dwelling Units/Acre		21.5 per acre	21 per acre
7. Lot Coverage (Percent)		40%	22.8%
8. Green Area (Percent)		50% min.	50.8%
9. Residential			
a. Single Family Detached	# Units		N/A
b. Single Family Attached	# Units		N/A
c. Multi-Family Condo	# Units		N/A
d. Multi-Family Apartment	# Units		198
e. Other			
10. Retail/Commercial	Sq. Ft.		N/A
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		N/A
12. Office/Professional	Sq. Ft.		N/A
13. Warehouse/Storage	Sq. Ft.		N/A
14. Parking			393 spaces
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) M. SCOTT COPELAND, MEMBER, PST DEVELOPMENT, LLC

Applicant's Signature  Date 10/30/08

Daytime Telephone (301) 816-4243

AFP-08-033

Summit Woods Clubhouse



MD State Plane
HPGN NAD 83/91

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



PENGAD 800-631-6889
GX2
AFP-08-033

Applicant representative, Scott Copeland, RST Development, LLC, thanked the staff for their assistance and presented a rendered plan, noting the proposed improvements focus primarily on the hardscape and landscaping. Also proposed are building exterior architecture enhancements and interior changes to the dwelling units. He presented a colored foundation planting plan and discussed in detail the major improvements outlined above as well as dumpsters, materials, fencing, tot lot, pedestrian pads and ramps, entrance signage, retaining wall and lighting package. He noted on the proposed plan the location of a new left-turn lane into the easternmost entrance to the site.

Mr. Copeland presented rendered building elevations and briefly discussed the proposed interior modifications to the units. He noted that ten moderately priced dwelling units (MPDU) would be provided for 30 years, although this is not required. In response to questions of the Commission, he noted the exterior of the buildings would be power washed and cleaned, the entrance and side elevations would be rehabilitated with cement-fiber panels, all windows, sliding glass doors and balcony railings would be replaced, and window trim details would be added.

The following persons testified in opposition to the proposal:

Charles Via, 313 Summit Hall Road, voiced a concern that the issues that plagued the previous apartment complex on the site could continue on, noting that the plan proposes mostly cosmetic changes without providing a community center to foster a sense of community.

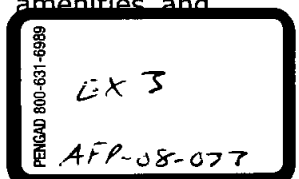
Brian Kildee, 212 Summit Hall Road, shared the above concerns and added that the plan does not include significant improvements. He noted that the absence of a sense of community can result in crime and other problems, adding that an exercise/workout facility, a community room, and/or a computer center are often provided at nice apartment complexes. Mr. Kildee suggested adding some townhouses and garages to the apartments.

Laura Keith, 215 Deer Park Road, echoed all the above concerns adding that there is nothing in the proposal that unites the community.

Planner Robinson stated that the plan meets the approval criteria of the City Code, subject to the applicant's compliance with conditions as listed in the Staff Comments about this application. In response to Chair Bauer, Mr. Robinson noted that new lighting for the parking lot and buildings would be provided and that City Engineer Mumpower would be reviewing the photometric plan to ensure appropriate lighting levels. Also in response to Chair Bauer, Mr. Robinson further discussed the amenities, including barbeque grills, tables, tot lot and pool area enhancements, and the path system, as well as the basis used to recalculate the parking to bring it into compliance with the Parking Ordinance.

Chair Bauer voiced his disappointment that this is not a site redevelopment proposal, noting, however, that this is a significant improvement over the existing development. Commissioners Hopkins and Kaufman echoed Chair Bauer's disappointment, but added that as an adaptive reuse, the plan is an improvement and preferable to a vacant site. In response to Commissioner Kaufman, Mr. Copeland indicated that the applicant is prepared to proceed with construction and expects full occupancy within a 12 to 16-month period.

* Vice-Chair Levy voiced a concern over the adequacy of the parking proposal, noting that dens could be used as bedrooms. He was also concerned that the plan needs additional amenities to provide a sense of community and staying power. Chair Bauer agreed with the latter, noting that the amenities package needs to be more robust by providing a common community space and/or exercise workout center to raise the level of quality. Commissioner Hopkins added that this neighborhood is moving towards a traditional neighborhood development district and, in that respect, this plan is lacking in terms of walk-in indoor amenities and



programs. He and Chair Bauer also had a concern that the proposed improvements do not include a new roof.

In response to these concerns, Mr. Copeland noted that a new roof had recently been installed on the existing buildings and, regarding the amenities, added that the previous plan had not included a pool facility. In response to Chair Bauer's inquiry about separating the preliminary and final plan reviews in light of the amenity package concern, Planning and Code Administration Director Ossont pointed out that there are no established criteria for what constitutes an appropriate amenity package and that this plan provides better amenities than the previous proposal with a pool and clubhouse.

Chair Bauer and Commissioner Hopkins acknowledged that this proposal has a different setup from a previous proposal for this property, which would have been optimal as it would have provided the opportunity to plan the community, if it had come to fruition. However, Chair Bauer noted this review must be focused on the proposal before the Commission this evening, adding that the plan complies with the Zoning Ordinance (§ 24-170), is compatible with the adjacent uses and provides connections to the City park.

Commissioner Kaufman added that since the community has already been impacted by the displacement of several families for redevelopment of the site, continuing with a vacant property would further exacerbate the impact to the community. He added that although the proposal is not as high scale as referred to by the applicant, the proposal adds to the City's lacking housing stock. Chair Bauer complimented the applicant for embracing energy star ratings, e.g., retrofitting windows, energy-efficient appliances, etc. Vice-Chair Levy reiterated his concern over the potential for insufficient parking.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to direct staff to prepare an Opinion Resolution granting SP-07-0016 - Summit Woods Apartments, PRELIMINARY/FINAL PLAN APPROVAL as the plan complies with Zoning Ordinance §24-170 subject to conditions listed in the record.

Vote: 4-0-1 (Abstained: Levy)

V. FROM THE COMMISSION

Alternate Commissioner Lanier

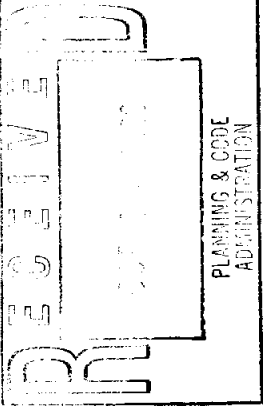
Wished all present happy holidays. The Commission echoed her comment.

Vice-Chair Levy

1. Wished a prompt recovery for Commissioner Winborne's father.
2. Suggested looking into the parking calculations of other jurisdictions in terms of dens as a living space. Mr. Ossont discussed the current Parking Ordinance criteria for making parking calculations.
3. Noted that amenities, including those provided by the City or the County, on properties adjacent to a parcel which is the subject of a development proposal should not be included in considerations regarding that plan's amenities package.



PERICAD 800-631-6988
EX 4
AFP-08-033



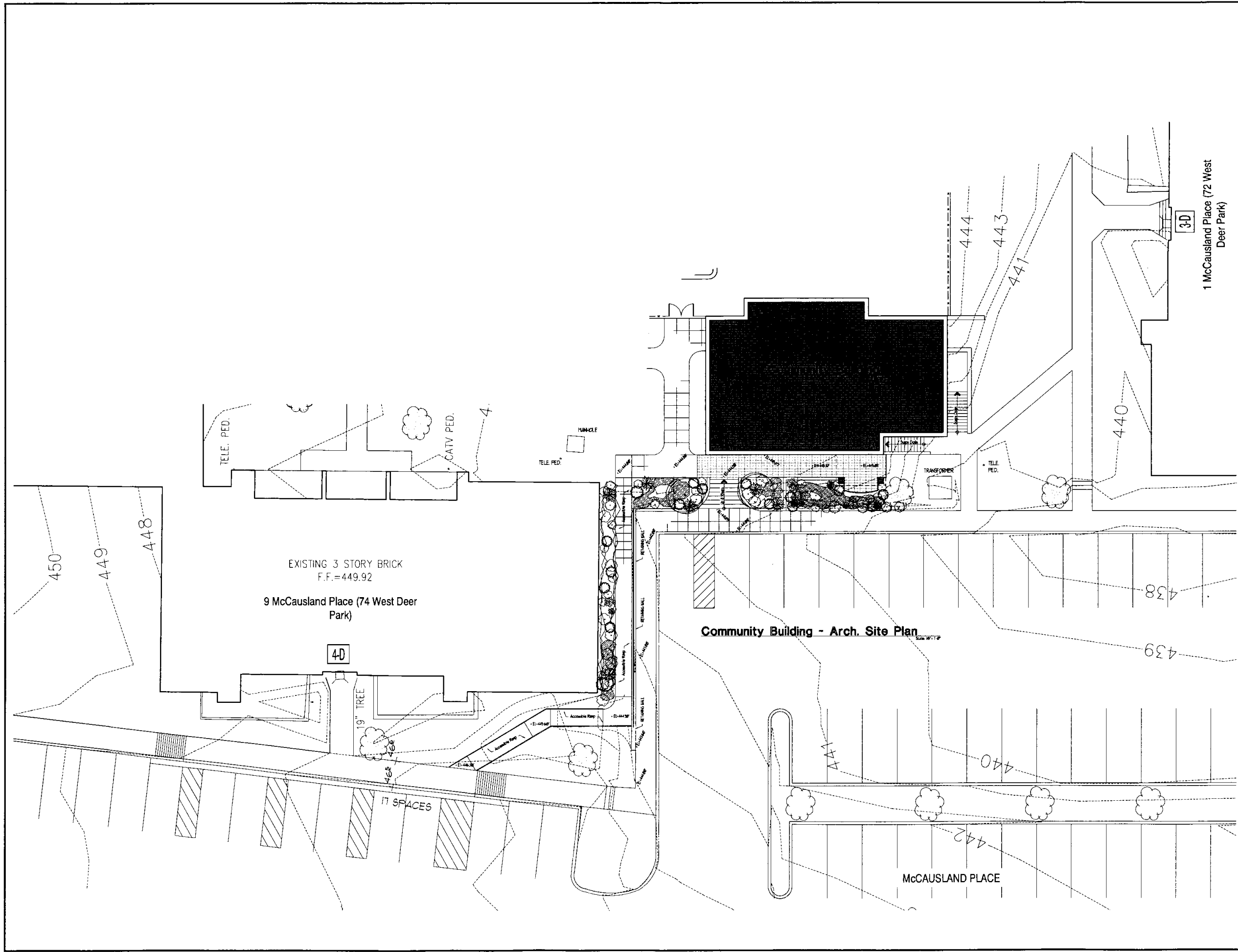
A. R. MEYERS + ASSOCIATES
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ARCHITECTURE INTERIORS PLANNING
8720 GEORGIA AVENUE SUITE 500 SILVER SPRING MD 20910 TEL: 301-983-1100 FAX: 301-983-1810

DATE	REVISION	DRAWN BY

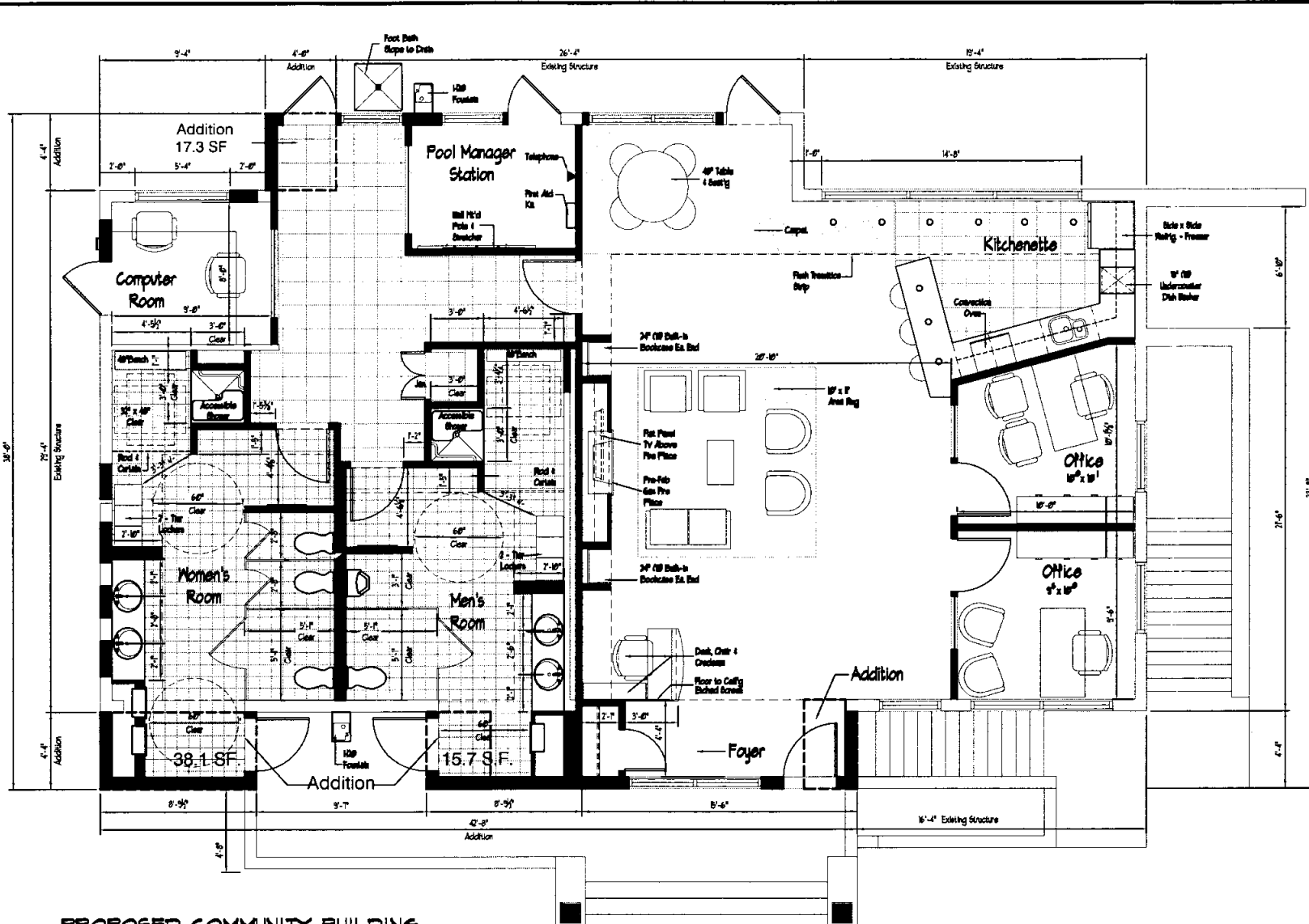
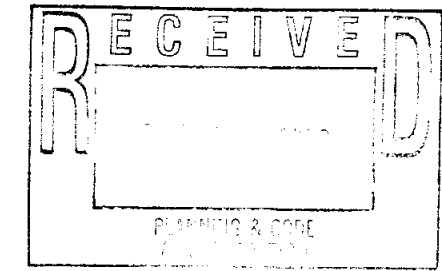
Summit Woods Apartments
Gallatinburg, Maryland 20877
Community Building

DATE	REVISION	DRAWN BY
Oct. 29, 2008		
JOB NO.	07003-1	
SHEET NO.	AC-101	

PENGAD 800-631-6988
EX 5
AFP-08-037



Community Building - Arch. Site Plan

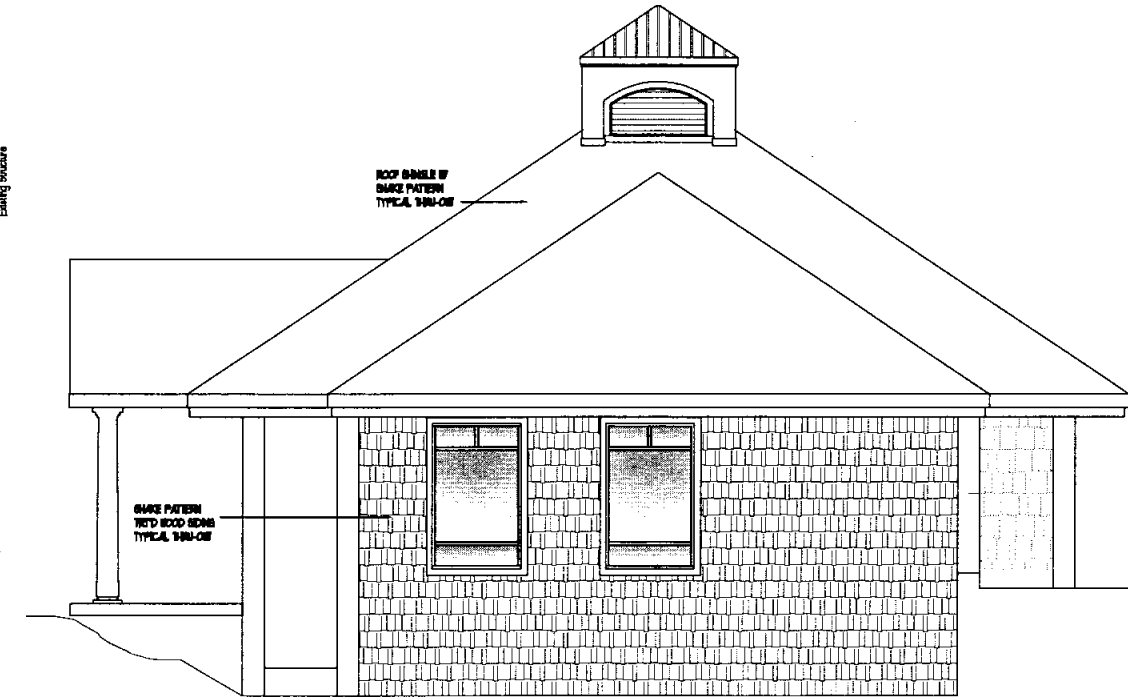


PROPOSED COMMUNITY BUILDING
Scale 1/4" = 1'-0"

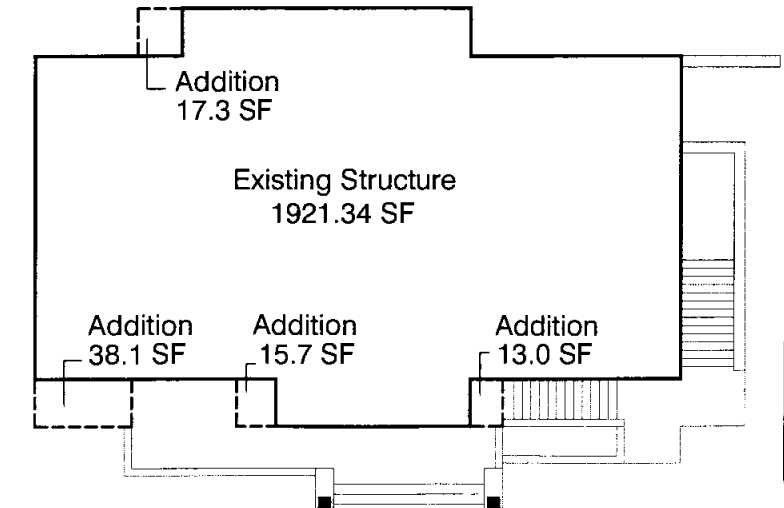


A Front Elevation
Scale 1/4" = 1'-0"

AutoCad File Name:



B Side Elevation
Scale 1/4" = 1'-0"



DATE	REVISIONS	DWN BY

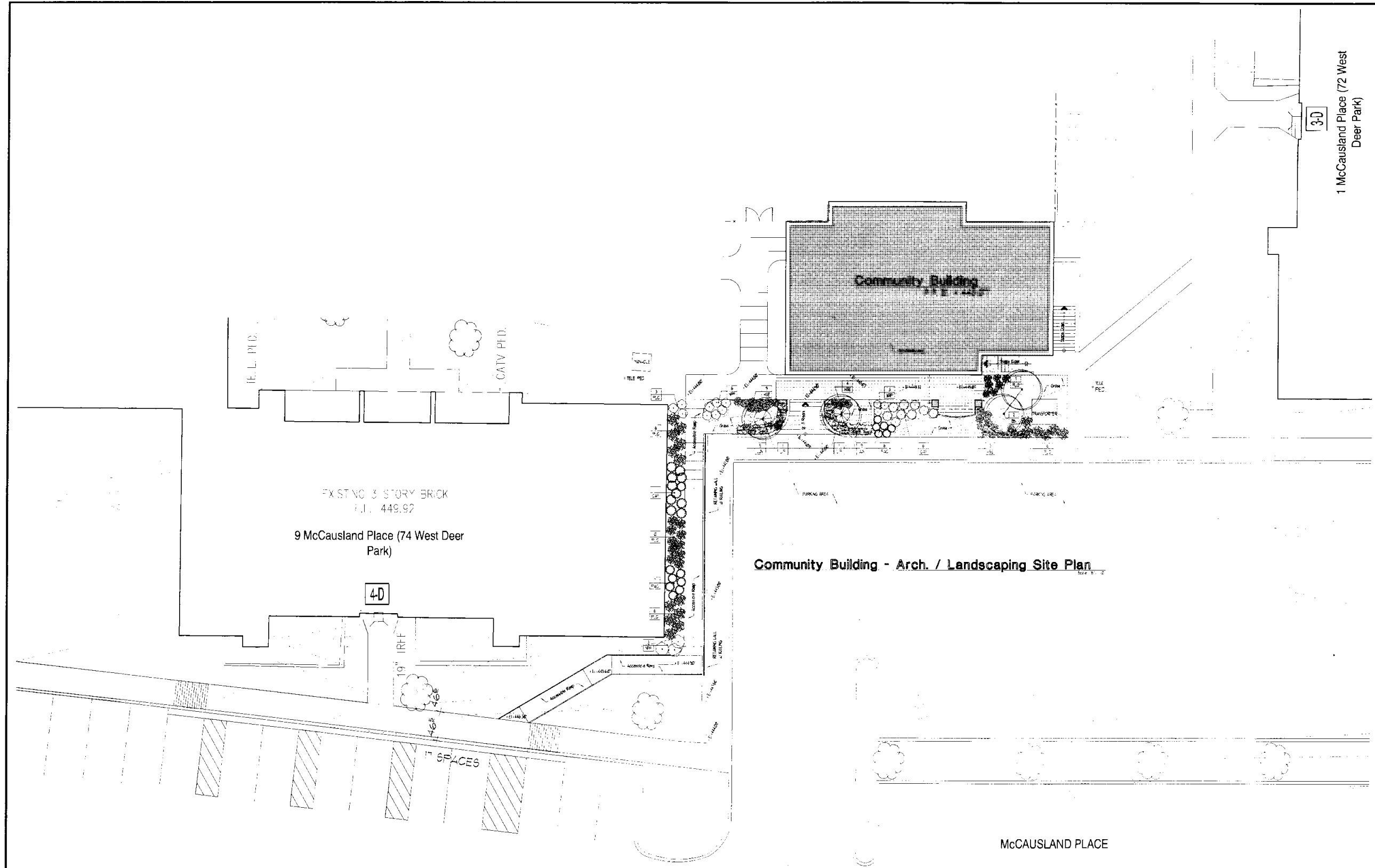
SHEET SIZE:
SHEET SCALE:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 1747-R
EXPIRATION DATE: 11-17-09

SUMMIT WOODS APARTMENTS
70 West Deer Park Rd., Gaithersburg, MD 20877
Community Building - Preliminary

PENGAO 800-631-6988
EX 6
AFPO8033

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EXIST'NG 3 STORY BRICK
 7.1. 449.92
 9 McCausland Place (74 West Deer
 Park)

Community Building - Arch. / Landscaping Site Plan

McCAUSLAND PLACE

3-D
 1 McCausland Place (72 West
 Deer Park)

4-D

Plant Pool Legend

TREES							
Key	Genus	Species	Variety	Commonname	Height	Caliper	Remarks
T1	Quercus	alba		White Oak	20-30'	4"	...
T2	Pinus	strobus		White Pine	30-40'	4"	...
SHRUBS							
Key	Genus	Species	Variety	Commonname	Height	Caliper	Remarks
S1	Juniperus	horizontalis		Horizontal Juniper	6-8'	1/2"	...
S2	Yucca	filifera		Spiky Yucca	3-4'	1/2"	...
PERENNIALS / ORNAMENTAL GRASSES							
Key	Genus	Species	Variety	Commonname	Height	Caliper	Remarks
P1	Hosta	plantaginea		Plantain Lily	2-3'	1/2"	...
P2	Hosta	plantaginea	variegata	Plantain Lily	2-3'	1/2"	...

Summit Woods Apartments
 Calhounburg, Maryland 21877

Community Building - Arch / Landscaping Site Plan

DATE
 Nov. 05, 2008
 JOB NO.
 07003-1
 SHEET NO.
 AC-101

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PERCAD 900-631-6989
 EX7
 AFP-08-035