
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: January 7, 2009

SITE PLAN: **SP-07-0010**

TITLE: **ASBURY METHODIST VILLAGE
MANOR HOMES**

REQUEST: **CONSENT APPROVAL
EXTENSION OF FINAL SITE PLAN
APPROVAL (60 Multiple-Family Units)**

ZONE: R-90 (Medium Density Residential) Zone

Owner/Developer: 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

Exhibit 1: Location Aerial Map

Exhibit 2: Letter from Michael Reynolds, Asbury Communities, received December 26, 2008

Exhibit 3: Minutes of January 16, 2008

STAFF COMMENTS

I. BACKGROUND:

The applicant is requesting an Extension of the Final Site Plan Approval. This property is located on the northwest portion of the Asbury Methodist Village (Asbury) campus, adjacent to Odend'hal Avenue, between its intersections with Russell Avenue and Lost Knife Road (Exhibit #1). This area is currently vacant. The site encompasses approximately 5.71 acres (Exhibit #8) of the campus. The applicant is requesting an Extension of the Final Site Plan Approval for 60 multiple family units for independent living within the Asbury Methodist Village campus. On January 16, 2008, the Planning Commission granted Final Site Plan approval to this development with three 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-07-0010. This letter, received on December 26, 2008, is attached as Exhibit #2.

The property is in the Medium Density Residential (R-90) Zone. The use of "Housing for the elderly, included in a conceptual plan as part of an approved annexation agreement with the city ..." is allowed by § 24-28(7) of the Zoning Ordinance, Chapter 24 of the City Code.

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 January 16, 2010.

III. CONCLUSION:

Staff recommends **TO GRANT APPROVAL OF EXTENSION OF FINAL SITE PLAN SP-07-0010, Asbury Manor Homes AS IT CONFORMS WITH §24-173, WITH THE ORIGINAL CONDITIONS AS APPROVED ON JANUARY 16, 2008.**

SP-07-0010

1 inch = 523 feet

550 275 0 550 Feet

Asbury Manor Homes

110 55 0 110 Meters



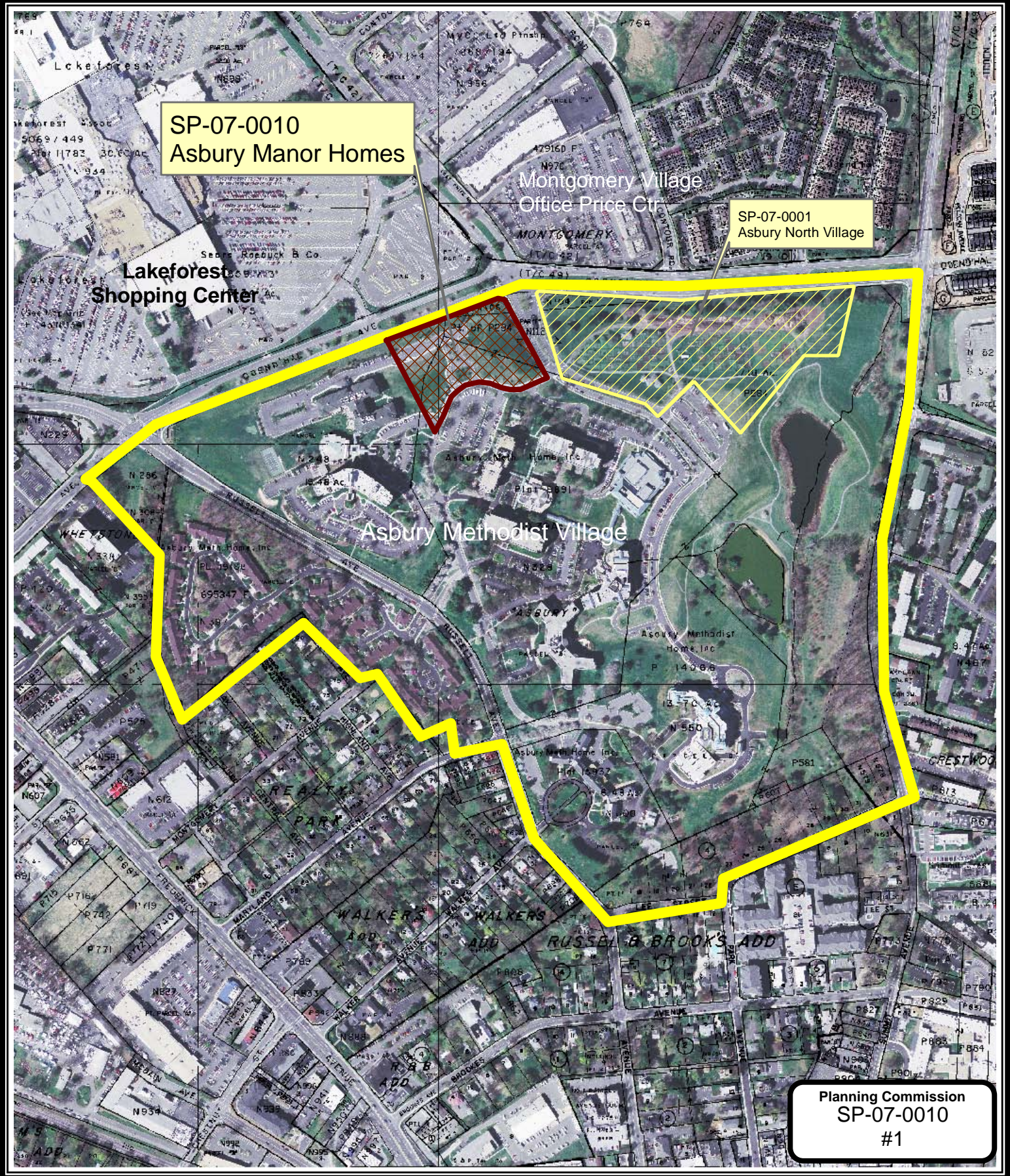
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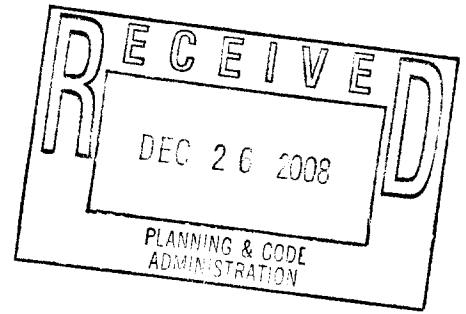
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Planning Commission
SP-07-0010
#1



December 17, 2008

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

Re: Asbury Manor Homes
City Reference: SP-07-0010
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 January 16, 2008. 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,

Michael Reynolds
VP Project Development
Asbury Communities

Cc: Trudy Schwartz

Planning Commission
SP-07-0010
#2

SP-07-0010 -- Asbury Manor Homes
Odend'hal Avenue
Apartments
FINAL PLAN REVIEW

R-90 Zone

Community Planning Director Schwarz located the property on an aerial photograph and introduced the applicant's representative.

Architect for the applicant, Mark Bombaugh, Torti Gallas and Partners, Inc., presented the proposed plan, noting it includes five buildings, totaling 60 multiple-family units, around a central green. He discussed the access off Odend'hal Avenue and underground parking for each building, accessible through the rear of the buildings. Mr. Bombaugh presented the architectural elevations and sample materials, noting common design elements, brick with stucco accents and cast stone. In response to Chair Bauer, Mr. Bombaugh indicated that trash would be contained within the buildings.

There was no testimony from the public.

Community Planning Director Schwarz stated the plan meets the approval criteria of the City Code, subject to the applicant's compliance with conditions as listed in the Staff Comments of this application. She answered a retaining wall-related question of Chair Bauer.

Asbury Group Project Development Vice-President Mike Reynolds, in response to Chair Bauer, indicated that build out would be approximately 20 months, and briefly discussed the construction traffic route within the site.

Chair Bauer and Commissioner Hopkins commented favorably on the plan and complimented the applicant for their long-term planning.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant SP-07-0010 - Asbury Manor Homes, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance § 24-170, with the following conditions:

1. Applicant is to receive approval of site plan detail sheet, lane marking and signage plan, storm water management plan, structural wall details, and sediment control plan by the DPWPM&E prior to the issuance of any permits;
2. Applicant is to receive approval of the landscape plan by Environmental Services prior to the issuance of any permits; and
3. Applicant is to revise the parking garage layouts to show a double striping detail prior to the issuance of any permits.

Vote: 4-0

IV. DISCUSSION

MP-2-07 - Community Facilities Element of the City Master Plan

Planning Commission
SP-07-0010
#3

Planning Director Pruss referenced her memorandum to the Commission dated January 3, 2008, providing background on the above-referenced application and recommending the