
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 20, 2009

FINAL PLAN: SP-08-0002

TITLE: Aventiene: Neighborhood 2

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
Engineer: VIKA

STAFF LIASON: Rob Robinson, Planner

Enclosures:

Staff Comments

- Exhibit 1: Location Map
- Exhibit 2: Minutes from May 21, 2008 Planning Commission Hearing
- Exhibit 3: Letter from Mr. Keith Tunell, Centex Homes, to Chairman Bauer requesting extension of approval: April 23, 2009.
- Exhibit 4: Sheet L-16, Approved SP-08-0002 Street Tree & Site Plan

STAFF COMMENTS

I. BACKGROUND:

The subject property is bounded by Fields Road to the north, Decoverly Drive extended to the east, Neighborhood 1 to the west, and a storm water management pond and future City Park site to the south. The applicant is requesting an Extension of the Final Site Plan Approval.

This application, SP-08-0002, was first approved on May 21, 2008, with fifteen (15) conditions. The approval proposes 210 single-family attached, 38 stacked (2-over-2) townhome condominiums, and 74 single-family detached residential units, in accordance with SDP-06-005, approved May 21, 2007 by resolution R-51-07. The application, SP-08-0002, 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-07-0004.

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.

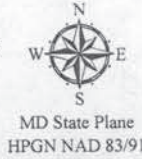
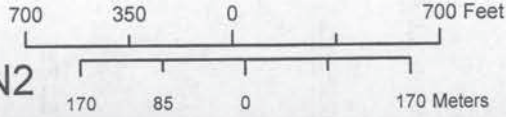
Accordingly, the Applicant is requesting an extension for the approved final site plans. The Applicant may request to extend the site plan approval one more time.

III. CONCLUSION:

Staff recommends **TO GRANT APPROVAL OF EXTENSION OF FINAL SITE PLAN SP-08-0002, AS IT CONFORMS WITH §24-173(a), WITH THE PREVIOUSLY APPROVED CONDITIONS.**

SP-08-0002

1 inch equals 628 feet



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City of Gaithersburg
City Manager's Office
31 S Summit Ave
Gaithersburg, MD 20877
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Crown/Aventiene N2



Planning Commission
SP-08-0002
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31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION MAY 21, 2008

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, Alternate Commissioner Geri Lanier, 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. Since all Commissioners were present, Alternate Commissioner Lanier did not actively participate in any but two of the items reviewed this evening, as noted below.

I. APPROVAL OF MINUTES

May 7, 2008, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the May 7, 2008, Planning Commission Meeting as submitted.

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

II. CONSENT

PI-B080298 -- H&M Cosmetic Dentistry
2 Maryland Avenue
Icon Sign
SIGN PERMIT REVIEW

R-B Zone

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

Vote: 5-0

III. RECOMMENDATIONS TO MAYOR AND COUNCIL

Z-307 -- Linowes & Blocher for Hearthstone Communities, LC and Opus East, LLC

Application to rezone a 6.58-acre parcel, known as the Summit Center (Parcel N182), located in the northeast quadrant of Goshen Road and Girard Street at 559 Girard Street, Gaithersburg, Maryland, from the existing C-2 (General Commercial) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 of the City Code. The property is adjacent to Hidden Creek Land Bay III. The sketch plan proposes seven 3-to-5-story residential structures containing a range of 300 multiple-family dwelling units, up to 20,000 square feet of commercial/retail space, and structured parking

Community Planning Director Schwarz located the property and identified the surrounding land uses on an aerial photograph. She indicated the subject proposal was modified from the initial submittal by a reduction in the unit count. Mrs. Schwarz provided a brief overview of the

however, that all had been included in the Commission's informational packets. He noted, in particular, the roof treatments, different bay windows, gables, three-story and four-story units, as well as moderately priced dwelling units (MPDU). Regarding the latter, he indicated they would not be easily distinguishable from the others. He added that there are no basements proposed.

Landscape architect for the applicant, Matt Clark, Land Design, presented and discussed the open space and landscape plan, as well as streetscapes, alley treatments, foundation plantings and landscape materials. He discussed, in particular, the 1.3-acre central green area, linear parks, passive green areas, and two plazas, one at each end.

Architect for the applicant, Rosanna Torres, BMI Architects, presented the Centex Homes' proposed architectural elevations for three-story and four-story cottages, noting trims, roof terraces, brick, stone and cementitious board, and no basements. Also discussed were the single-family home designs that included porches, terraces, balconies and different roof designs and materials. Regarding the townhouses, she noted they have no basements. She noted the locations of all the units, adding that the cottages would blend with the other housing types.

There was no testimony from the public.

Planner Robinson noted the plan complies with the approval criteria of the Zoning Ordinance, with conditions. He listed the conditions that had been revised after the Staff Analysis was prepared.

Chair Bauer enthusiastically supported the proposed architecture. He inquired further about Mr. May's comment on the slope of the central green. Mr. May noted the two percent grade difference is minimal and needed to provide drainage. Mr. May answered additional questions of Commissioner Kaufman regarding parking. Commissioner Winborne spoke favorably on the project.

Vice-Chair Levy moved, seconded by Commissioner Winborne, to grant SP-08-002 - Crown Property Neighborhood 2, FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-160D.9(c), 24-170 and 24-171, with the following conditions:

1. The Applicant shall obtain final storm water management (SWM) plan approval for Neighborhood 2 by the Department of Public Works (DPW) before the issuance of site development permits, with the exception of the issuance of rough grading permits;
2. The 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. The Applicant is to provide final signing, lane marking, turning radii plans, lighting plans, paving and storm drain plans, grade establishment plans, and details to be reviewed and approved by DPW before the issuance of Public Works permits;
4. Homeowner association documents and covenants, including SWM maintenance agreements, are to be reviewed by staff

for approval before the issuance of the first use and occupancy approval;

5. The Applicant is to submit final design of raised crosswalks and other traffic calming to be reviewed and approved by DPW before the issuance of public works permits;
6. The Applicant shall work with staff to redesign Fields Road and intersecting side streets within the property to address and resolve any review comments from the Montgomery County Department of Public Works and Transportation (DPW&T);
7. The Applicant shall obtain from Montgomery County, review and approval of the roadway connection permits between the Montgomery County and the City portions of Decoverly Drive before the issuance of public improvement permits;
8. The Applicant shall obtain all necessary approvals and permits from all local, county, state, and federal finding agencies prior to disturbing the stream valley buffer;
9. The Applicant shall comply with the applicable Environmental Waiver conditions before the issuance of rough grading permits;
10. The Applicant shall place all environmentally sensitive areas and forest conservation areas under a permanent conservation easement to be recorded on final subdivision plats;
11. The Applicant is to provide an Art in Public Places (AIPP) implementation plan to be approved by City staff in consultation with the AIPP Committee before the issuance of building permits;
12. The Applicant shall submit a revised subdivision record plat to be approved by staff, submitted to, and recorded with the Montgomery County Land Records;
13. The Applicant shall receive final design approval from appropriate utility agencies including, but not limited to, Washington Gas, PEPCO, Verizon, and WSSC prior to recordation of final subdivision plats;
14. The 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; and
15. The Final landscape plan shall be approved by Environmental Services and Planning staff before the issuance of any site development permits, with the exception of rough grading permits.

Vote: 5-0

CROWN VILLAGE FARM, LLC

3684Centerview Drive, Suite 100
Chantilly, Virginia 20151

April 23, 2009

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

RE: Aventiene - Neighborhood 2 (Site Plan No. SP-08-0002)

Dear Chairman Bauer:

By Planning Commission Approval on May 21, 2008 and Site Development Approval dated May 22, 2008, the City of Gaithersburg approved the above referenced Site Plan for the development of Aventiene - Neighborhood 2 (aka Neighborhood 2 of Crown Farm). That approval was conditioned upon the physical work on the project commencing within 365 days of the approval.

At this time, physical work on the project has not yet begun. The reason for the delay is deeply rooted in the current downturn in the home building and land development industries. However, it is our expectation that conditions will improve and circumstances will sufficiently change to allow the project to move forward in the next year.

Accordingly, we respectfully request a one year extension of the Site Plan Approval. Please find the enclosed Centex Homes check number 667695 in the amount of \$100.00 as the extension fee for this request. If there are any questions or if additional information is required, please contact me.

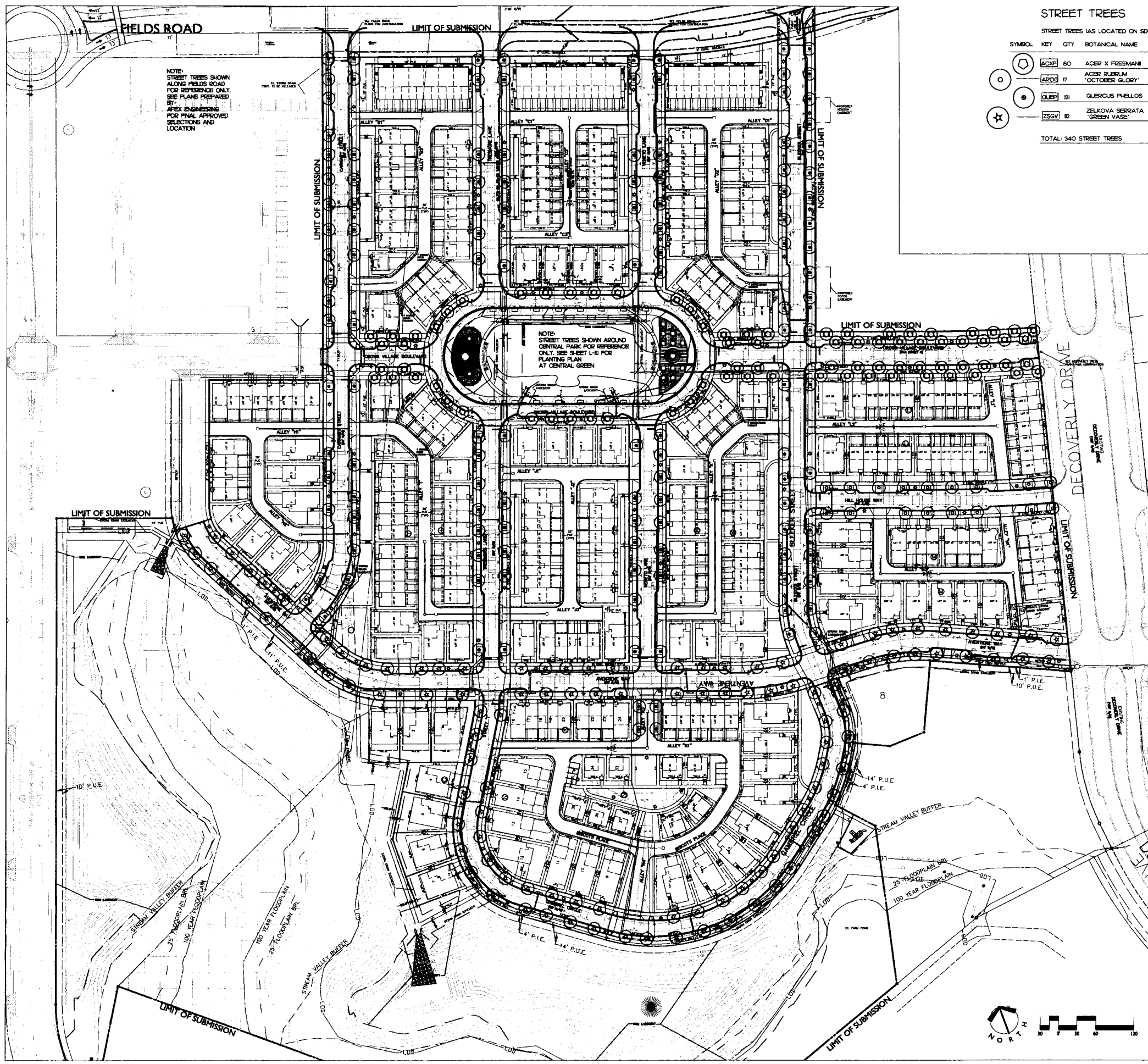
Sincerely,



Keith Tunell
Director of Community Development, Centex Homes
Member of and for Crown Village Farm, LLC

cc: Rob Robinson – Planner, City of Gaithersburg

Planning Commission
SP-08-0002
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NOTE:
STREET TREES SHOWN
ALONG FIELDS ROAD
FOR REFERENCE ONLY.
SEE PLANS PREPARED
BY APEX ENGINEERING
FOR FINAL APPROVED
SELECTIONS AND
LOCATION

NOTE:
STREET TREES SHOWN AROUND
CENTRAL PARK FOR REFERENCE
ONLY. SEE SHEET L-11 FOR
PLANTING PLAN
AT CENTRAL GREEN

STREET TREES

STREET TREES (AS LOCATED ON SDP) SHALL BE IDENTIFIED W/ A BOX AROUND LABEL.

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS	DROUGHT TOLERANT
(Symbol: Box around circle)	ACM	80	ACER X FREEMANI	FREEMAN MAPLE	12'-14'	2 1/2" - 3"	BBB, FULL	
(Symbol: Circle with dot)	ARDG	17	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	12'-14'	2 1/2" - 3"	BBB, FULL	*
(Symbol: Circle with horizontal lines)	OLEP	181	QUERCUS PHELLOS	WILLOW OAK	12'-14'	2 1/2" - 3"	BBB, FULL	
(Symbol: Circle with star)	ZSGV	82	ZELKOVA SEEDATA 'GREEN VASE'	GREEN VASE ZELKOVA	12'-14'	2 1/2" - 3"	BBB, FULL	

TOTAL: 340 STREET TREES

BASE INFORMATION INCLUDING TOPOGRAPHY, EXISTING UTILITIES, EXISTING IMPROVEMENTS AND BOUNDARY INFORMATION IS FROM PLANS -

VKA INCORPORATED
20251 Century Blvd, Suite 400
Germantown, MD 20874, 301.946.4100

RODGERS CONSULTING
19847 Century Blvd, Ste 200, Germantown, MD
20874; Tel: 301.948.4700 Fax: 301.948.6256
DATED: MARCH 22, 2007 AND MAY 1, 2007

- GENERAL NOTES**
1. INDIVIDUAL HOMEOWNERS MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO INSTALLATION OF PLANTS ON LOTS THAT HAVE AN OCCUPIED DWELLING.
 2. UNLESS OTHERWISE STIPULATED BY SPECIFIC REQUIREMENTS OF THIS MANUAL, THE LANDSCAPING SHOWN ON THIS PLAN MUST BE PLANTED IN ACCORDANCE WITH THE LATEST EDITION OF LANDSCAPE SPECIFICATION GUIDELINES, DEVELOPED BY THE MONTGOMERY CHAPTER OF THE LANDSCAPE CONTRACTORS ASSOCIATION.
 3. ALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 5 FEET FROM ALL UTILITY BOXES, 5 FEET FROM A STORM DRAIN INLET OR MAN-HOLE, 10 FEET FROM A FIRE HYDRANT, 15 FEET FROM PUBLIC STREET LIGHTS, 5 FEET FROM DRIVEWAY APPROXS, 20 FEET FROM ANY TRAFFIC CONTROL SIGN, AND AT LEAST 30 FEET FROM ANY INTERSECTION.
 4. LOCATIONS OF STREET TREES MAY BE SUBJECT TO CHANGE IN ORDER TO AVOID CONFLICT WITH STREET LIGHTING.
 5. ANY PLANTING WITHIN A FOREST RETENTION AREA, AS DESIGNATED ON THE FOREST CONSERVATION PLAN AND SHOWN ON THIS PLAN, MUST BE DONE TO AVOID ANY ADVERSE IMPACT TO THE ROOTS OF EXISTING TREES.
 6. PLANT SUBSTITUTIONS MUST BE APPROVED BY CITY PLANNING AND CODE STAFF PRIOR TO INSTALLATION. NO SUBSTITUTIONS ALLOWED IN FIELD.
 7. ALL PLANT MATERIAL WILL BE INSPECTED FOR SURVIVAL BY THE PLANNING AND CODE ADMINISTRATION ONE YEAR FOLLOWING INSTALLATION. A 10 PERCENT MAINTENANCE BOND WILL BE RETAINED FOR THIS PERIOD.
 8. ALL PLANTS MUST MEET THE STANDARDS OF THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE ASSOCIATION OF AMERICAN NURSERMEN.
 9. NO PLANT SHALL BE LOCATED IN AREAS OF POOR DRAINAGE. IF SOIL CONDITIONS EXIST, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO RELOCATE AFFECTED PLANT MATERIALS.
 10. SOIL CONDITIONS MUST BE TESTED, VERIFIED AND ADJUSTED BY THE LANDSCAPE CONTRACTOR TO INSURE THAT APPROPRIATE SOIL COMPOSITION AND PH LEVELS ARE SUITABLE FOR PLANT MATERIALS SPECIFIED FOR THAT SPECIFIC LOCATION.
 11. LIGHT POLES SHALL NOT BE LOCATED OVER STORM DRAIN PIPES UNLESS THERE IS ADEQUATE COVER OVER THE STORM DRAIN LINE. SEE STORM DRAIN PROFILES PREPARED BY: VKA, INC. 20251 CENTURY BLVD, SUITE 400, GERMANTOWN, MD 20874, 301.946.4100.
 12. FOR LIGHT POLE BASE AND FOOTING DETAILS, SEE STRUCTURAL ENGINEERING PLANS.
 13. TREES ARE NOT PERMITTED WITHIN LIMIT OF SIGHT. SEE MONTGOMERY COUNTY DESIGN STANDARDS NO. MC-7000.1, TREE LOCATIONS.
 14. ALL STORM DRAIN PIPES BELOW OR WITHIN 5 FEET OF ANY TREES WILL REQUIRE A BIO-BARRIER AS APPROVED BY THE CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS (PW). FOR LOCATIONS OF STORM DRAIN PIPES WRAPPED IN BIO-BARRIER AND FOR BIO-BARRIER DETAIL, SEE STORM DRAIN PROFILES PREPARED BY: VKA, INC. 20251 CENTURY BLVD, SUITE 400, GERMANTOWN, MD 20874, 301.946.4100.
 15. MONUMENT AND SIGNAGE DETAILS SHALL BE INCLUDED IN THE FUTURE COMPREHENSIVE MONUMENT SIGNAGE PACKAGE.
- NOTES NOT LISTED ABOVE FROM CITY OF GAITHERSBURG TREE MANUAL, PLANNING AND CODE ADMINISTRATION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MD 20877
TELEPHONE: 301.256.6330

Land Design
200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7794 F: 703.549.9166
www.LandDesign.com

KB, HOWE
8219 Leesburg Pike, Suite 300
Vienna, VA 22182
703-663-6500
CENTEX HOMES
15890 Collier Drive
Gaithersburg, MD 20877
703-582-1377

**AVENTIENE
NEIGHBORHOOD 2 FINAL SITE PLAN**
9th Election District, City of Gaithersburg, Maryland
STREET TREE PLAN

Planning Commission
SP-08-0002

DATE: 05/01/07
DRAWN BY: JTC
CHECKED BY: JTC
C.D. BY: JTC
PROJECT # 020871
SHEET NUMBER:
L-16