



DRAFT

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MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION JUNE 17, 2009

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

I. APPROVAL OF MINUTES

June 3, 2009, Planning Commission Meeting

Commissioner Levy moved, seconded by Vice-Chair Winborne, to APPROVE the Minutes of the June 3, 2009, Planning Commission Meeting as submitted.

Vote: 4-0

II. SITE PLAN

AFP-08-028 -- Flowers Apartments CD Zone
511 South Frederick Avenue
9-Unit Addition
AMENDMENT TO FINAL PLAN REVIEW

Community Planning Director Schwarz located the property on an aerial plan and introduced the applicant.

Architect for the applicant, Vania Aparicio, AB Architectural Design, Inc., presented photographs of the existing building, noting the 3,400-square foot addition is proposed on the west side of the existing building. She discussed the site plan details, including the parking proposal for 60 total spaces, sidewalk widening, retaining wall/fencing, and new landscaping. In relation to the latter, Ms. Aparicio indicated that a 3-foot waiver of the required parking module is included with this application to provide a planting strip along the southwest property line and minimize stormwater runoff. She also discussed the architectural design, noting it would incorporate the architectural details of the existing building, maintaining the window level and roofing. She answered questions regarding trash visibility and visual impact of the north elevation.

In response to Chair Bauer, Mrs. Schwarz pointed out the north elevation of the proposed addition would have limited visibility due to the topographic difference in that area of the site and confirmed that the trash dumpster area was enclosed and would not be visible from the street.

Applicant/Property Owner Oscar Flores, in response to Vice-Chair Winborne, provided additional information about the work schedule of the proposed and existing structures.

There was no public testimony.

Mrs. Schwarz voiced staff's recommendation for approval of the proposed plan and parking module width waiver, as the plan meets the approval criteria of the City Code, with conditions as listed in the Staff Comments, previously furnished to the Commission.

Chair Bauer voiced some concern over the visual impact of the uninterrupted rows of parking on the site plan and inquired about the possibility of removing a few parking spaces to provide some landscaped relief as well as turnaround space on the east end of the lot. Discussion ensued about how to achieve the space needed for a landscaped island and a radius increase, since the plan provides no surplus parking. It was noted that staff would work with the applicant on this aspect of the plan and would determine the extent of the need for a parking space waiver. Planning Director Pruss suggested language for an additional condition for this purpose. The applicant agreed to a parking space waiver, as needed. The Commission agreed with staff's recommendation for granting the parking module width waiver request.

Chair Bauer was also concerned over the visibility from the street of a portion of the proposed north elevation and suggested extending the architectural details, i.e., lenti/sill/keystone/water table, of the front façade around the corner for the first bay of the north elevation. New language for an additional condition to reflect this discussion was listed.

Vice-Chair Winborne moved, seconded by Commissioner Hopkins, to grant AFP-08-028 - Flowers Apartments, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-160G.6(g), 24-170 and 24-172A, with the following conditions:

1. Applicant is to obtain a three-foot waiver of the width of the parking module from the Planning Commission prior to the issuance of any permits;
2. Applicant is to obtain an easement for construction and maintenance of the retaining wall on the southeast property line from the adjoining property owner prior to the issuance of any permits;
3. Applicant is to obtain permits from State Highway Administration in conjunction with the issuance of the site development permit;
4. Applicant is to submit a staging plan for construction to allow for access to existing units prior to the issuance of any permits;
5. Applicant is to install a Sprinkler System in the existing building within five years after the building permit has been issued for the addition;
6. Applicant is to obtain approval of the lighting photometric and detail plan by the Department of Public Works prior to the issuance of any permits;
7. Prior to the issuance of any permits, the applicant is to submit, and receive approval and recordation of a final subdivision (record) plat of the property;

8. Applicant is to work with staff to evaluate a 4-space parking waiver to incorporate a tree island and greater turnaround area, and to request a parking waiver via consent approval; and
9. Applicant is to incorporate the architectural features (water table, lentil, sill, keystone, etc.) from the front facade on the north elevation for the distance of the first window bay.

Vote: 4-0

Vice-Chair Winborne moved, seconded by Commissioner Hopkins, to grant a PARKING WAIVER of three feet of the required width of the parking module for AFP-08-028.

Vote: 4-0

III. FROM THE COMMISSION

Commissioner Hopkins

Commented on the American Medical Association's recent endorsement of Urban Design practices as part of their new public health policies.

Vice-Chair Winborne

1. Commented on the quality of the Staff Comments for tonight's plan, noting the information was thorough and clear, which facilitated the Commission's review of the proposal.
2. Inquired about green building practices the City is encouraging the community to incorporate in residential proposals.

Chair Bauer

Voiced a safety concern with the road condition, i.e., pot holes, steel plate, utility construction on Clopper Road in the vicinity of Longdraft Road.

Commissioner Levy

Reported there is a dip on the road on Omega Drive some distance past Dr. Negola's veterinary clinic.

IV. FROM STAFF

Community Planning Director Schwarz

Listed four joint public hearings with the City Council, which are scheduled on July 6 and 20, and a joint work session on July 13. The next Commission meetings will follow the regular monthly schedule on July 1 and 15.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:15 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary