MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

February 19, 2013

CALL TO PODIUM:

Trudy Schwarz

RESPONSIBLE STAFF:

John Schlichting, Director Planning and Code Administration

Trudy Schwarz, Community Planning Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
	Historic District Commission
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	N/A
Advertised	01/30/13
	02/06/13
Hearing Date	02/19/13
Record Held Open	
Policy Discussion	

TITLE: ASK-1746-2013 JOINT PUBLIC HEARING

This is an application for approval of an Amendment to Sketch Plan ASK-1746-2013, in conjunction with Schematic Development Plan **SDP-1747-2013**. The property is located at 16331 Shady Grove Road in the City of Gaithersburg, Maryland. The plan proposes a 25,000-square foot Automotive Sales Center and a 225,000-square foot Office/Commercial Building on 13.66 acres of land located in the MXD (Mixed Use Development) Zone.

SUPPORTING BACKGROUND:

The applicant, CarMax Auto Superstores, Inc., represented by Mr. Bob Dalrymple & Ms. Erin Girard of Linowes & Blocher, has submitted an application, Amendment to Sketch Plan ASK-1746-2013, in the Mixed Use Development (MXD) Zone for approximately 13.66 acres of property. This property is the former location of the Great Indoors and Sears Warehouse in the City of Gaithersburg, Maryland.

The Amendment to Sketch Plan proposes a 25,000-square foot Automotive Sales Center and a 225,000-square foot Office/Commercial Building. The property is also the subject of a Schematic Development Plan (SDP-1747-2013).

Please refer to the attached Preliminary Background Report (Exhibit #20), which provides further discussion of the proposal for ASK-1746-2013 and SDP-1747-2013.

This joint public hearing will be a consolidated hearing for both ASK-1746-2013 and SDP-1747-2013.

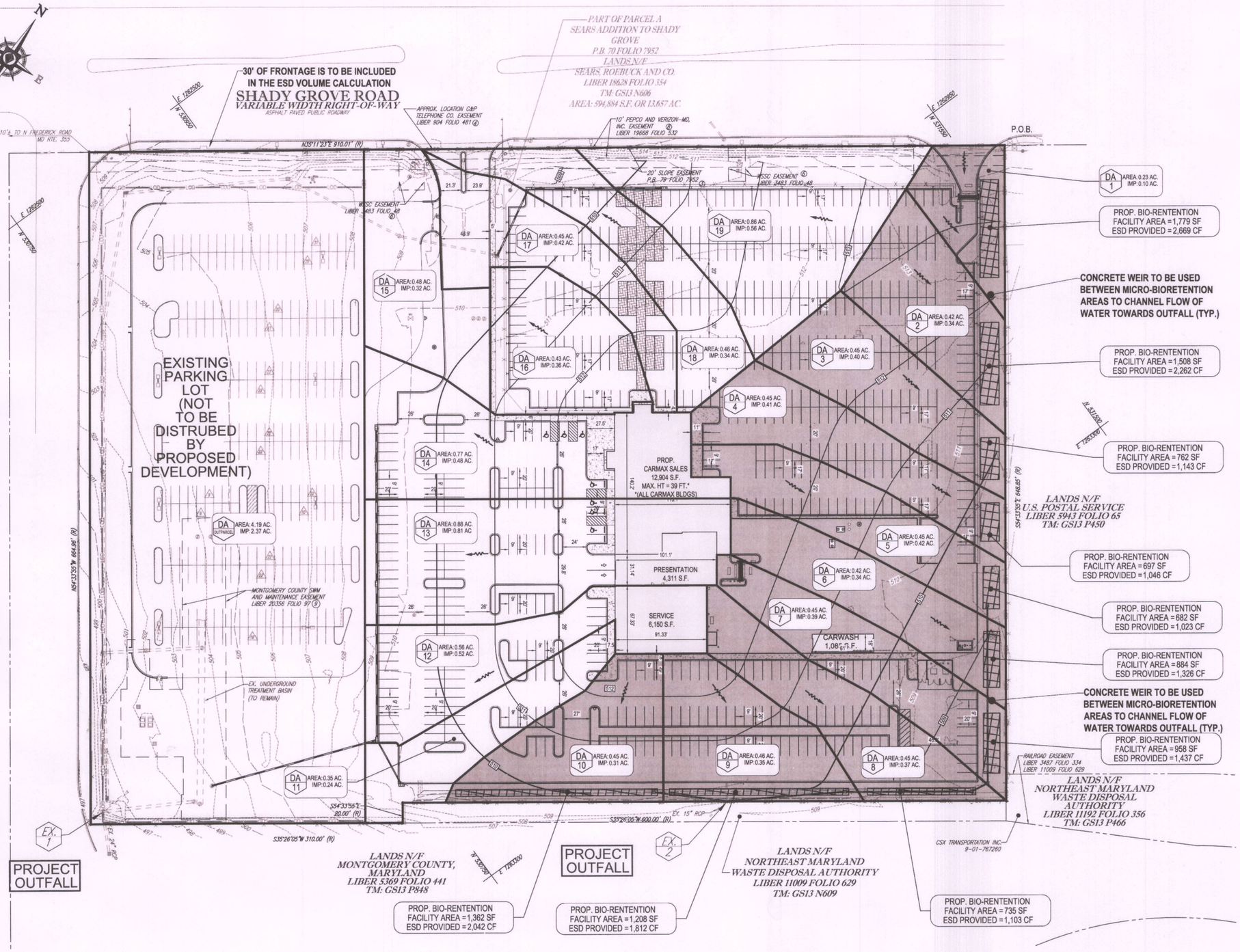
Attachments:
Preliminary Report of ASK-1746-2013 and SDP-1747-2013
ASK-1746-2013 Index of Memoranda and Exhibits

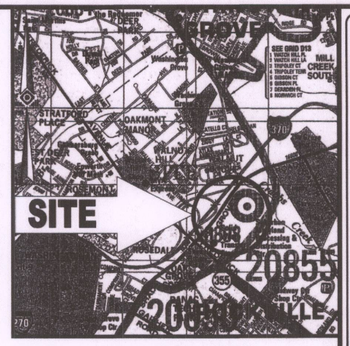
DESIRED OUTCOME: Hold public hearing

Staff recommends that the Planning Commission hold the record open until 5 PM, March 13, 2013, (22 days) with anticipated recommendation on March 20, 2013.

Staff recommends that the Mayor and City Council hold their record open until 5 PM, March 21, 2013, (30 days) with anticipated policy discussion on April 2, 2013.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #21





VICINITY MAP

ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2,000'

PURPOSE NOTE

THIS PLAN IS INTENDED TO IDENTIFY CONCEPTUAL STORMWATER MANAGEMENT FACILITY LOCATIONS. THIS SITE QUALIFIES AS A REDEVELOPMENT AND THEREFORE ONLY WATER MEASURES ARE PROVIDED IN THE PROPOSED BIO-RETENTION FACILITIES FOR THE PROPOSTED DISTURBANCE AREA.

PLEASE REFER TO THE STORMWATER MANAGEMENT CONCEPT REPORT, PREPARED BY BOHLER ENGINEERING, DATED JANUARY 8, 2013 FOR SITE SPECIFICS PERTAINING TO THIS STORMWATER MANAGEMENT CONCEPT PLAN.

THIS PLAN IS BASED UPON THE ALTA/ACSM LAND TITLE SURVEY TITLED "CARMAX, PART OF PARCEL A, SEARS ADDITION TO SHADY GROVE, P.B. 70 FOLIO 7952, 16331 & 16401 SHADY GROVE ROAD, GAITHERSBURG ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND" PREPARED BY BOHLER ENGINEERING DATED: 12/19/12 PROJECT NO.: SB122083

SITE ANALYSIS

				REQUIRED	PROVIDED
1.	SITE AREA	=	13.66 ACRES		
2.	LOD AREA	=	13.24 ACRES		
3.	EX. IMPERVIOUS	=	11.88 ACRES		
4.	PROP. IMPERVIOUS	=	9.85 ACRES		
5.	REDEVELOPMENT ESDv (SEE SUPPLEMENTAL CALCULATIONS)			15,622 CF	15,863 CF

LEGEND

- FLOW ARROW
- PROP. ENVIRONMENTAL SITE DESIGN (ESD) FACILITY (MICRO BIO-RETENTION)
- POST DRAINAGE AREA BOUNDARY
- PROPOSED CONTOUR
- DRAINAGE AREAS TREATED WITHIN ESD FACILITY

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #22

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #38

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
STORMWATER MANAGEMENT
APPLICATION NO. SWM-1681-2012
CONCEPT PLAN [X] PRELIMINARY PLAN [ ]
APPROVAL DATE 2/8/13
BY James D. Arnoldt

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2013

BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
SOUTHBOROUGH, MA ALBANY, NY BINGHAMTON, NY CHALFONT, PA CENTER VALLEY, PA DAVIS, CA
BOWIE, MD TOWSON, MD STERLING, VA WASHINGTON, VA FORT LAUDERDALE, FL PORT ST. LUCIE, FL
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REVISIONS

REV	DATE	COMMENT	BY
1	01/11/13	PER CITY COMMENTS	BWR

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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB122083
DRAWN BY:	SMN
CHECKED BY:	MJ
DATE:	01/08/2013
SCALE:	1" = 50'
CAD I.D.:	SWG

PROJECT:
CARMAX GAITHERSBURG
FOR
CARMAX AUTO SUPERSTORES, INC.
LOCATION OF SITE
16331 SHADY GROVE ROAD
MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
20877

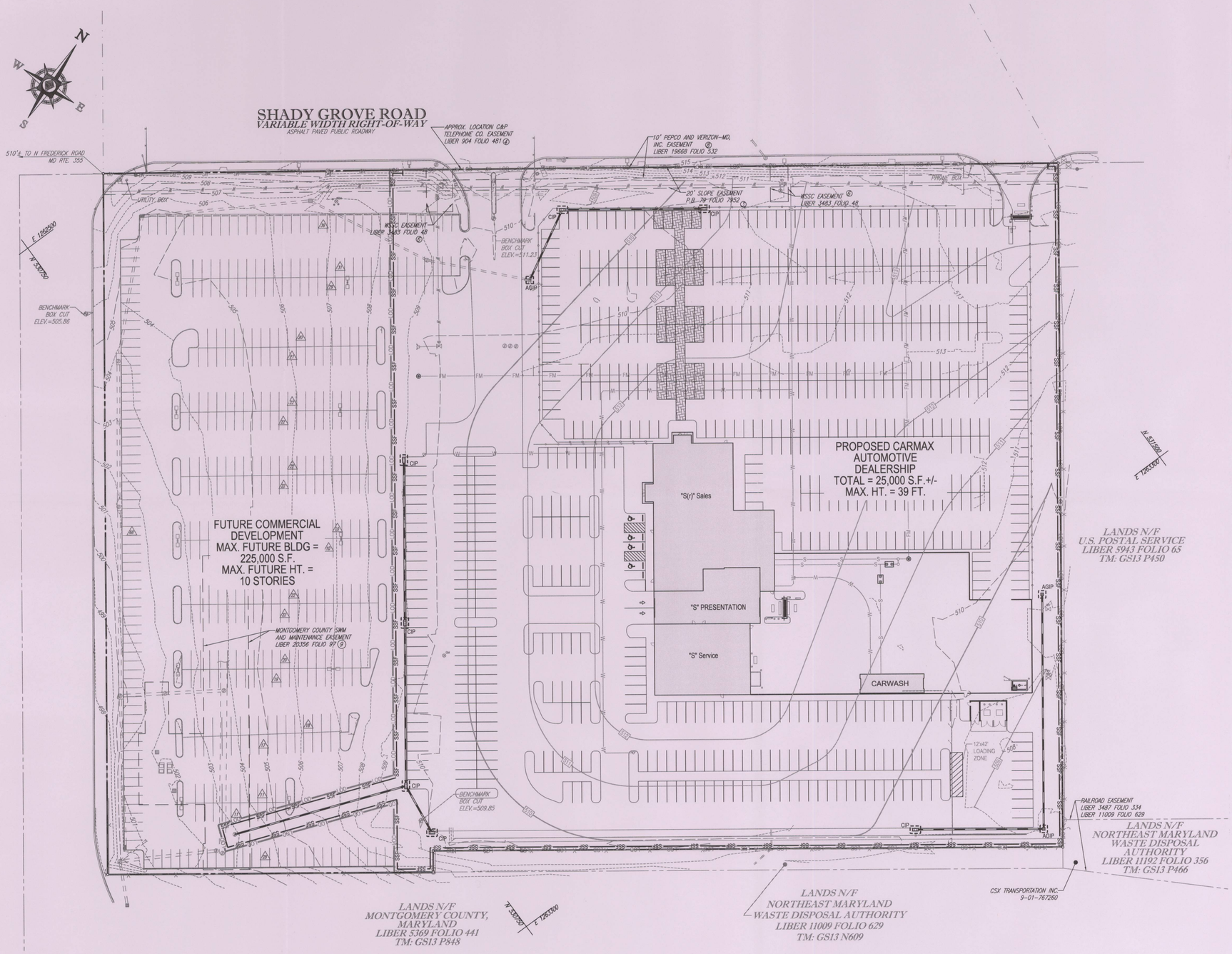
BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

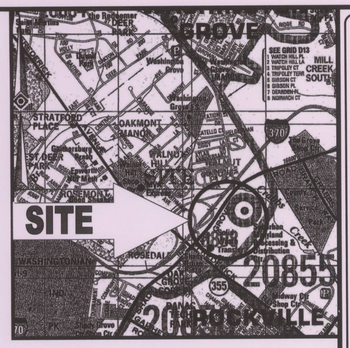
M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39999
2/6/13

SHEET TITLE:
STORMWATER MANAGEMENT CONCEPT PLAN

SHEET NUMBER:
1
OF 1

REV 1





VICINITY MAP

ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2,000'

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	SYMBOL
LIMITS OF DISTURBANCE	LOD
SUPER SILT FENCE	SSF
AT GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #23

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #39

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
CONCEPT APPROVAL
SEDIMENT & EROSION CONTROL
APPLICATION NO. SEC 1745-2013
APPROVAL DATE 2/8/13
BY James D Amoroso Jr
PLAN APPROVAL EXPIRES AT THE TIME OF ASSOCIATED SITE PLAN

TOTAL DISTURBED AREA = 417,864 S.F. OR 9.59 AC.

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PROJECT No.:	MB122083
DRAWN BY:	BWR
CHECKED BY:	MKJ
DATE:	01/07/13
SCALE:	1" = 50'
CAD I.D.:	EP0

PROJECT:
EROSION AND SEDIMENT CONTROL PLAN
FOR
CARMAX AUTO SUPERSTORES, INC.

LOCATION OF SITE
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MONTGOMERY COUNTY
GAITHERSBURG, MARYLAND
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BOHLER ENGINEERING
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BOWIE, MARYLAND 20715
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www.BohlerEngineering.com

M. K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39999
No. 39999 PROFESSIONAL ENGINEER
2/5/13

SHEET TITLE:
CONCEPTUAL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
1
OF 1

Gaithersburg, MD
Consolidated Public Hearing
February 19, 2013

Joint Hearing - MCC & PC
ASK-1746-2013
Exhibit #24

Joint Hearing - MCC & PC
SDP-1747-2013
Exhibit #40

CarMax Auto Superstores

The way car buying should be®

CARMAX

The CarMax Story

- 1991: Pioneered concept based on fundamental principle of integrity
- 4 Customer Benefits:
  - High Quality
  - Great selection
  - Low/no haggle prices
  - Friendly Customer Service

CARMAX

- 1993: First store - Richmond, VA
- 2003: CarMax Foundation
- 2004: Debuted on *Fortune* 500 list (NYSE: KMX)
- 2005: *Fortune* "100 Best Companies to Work For"
- 2008: *Training* magazine "Top 125 Training Companies"

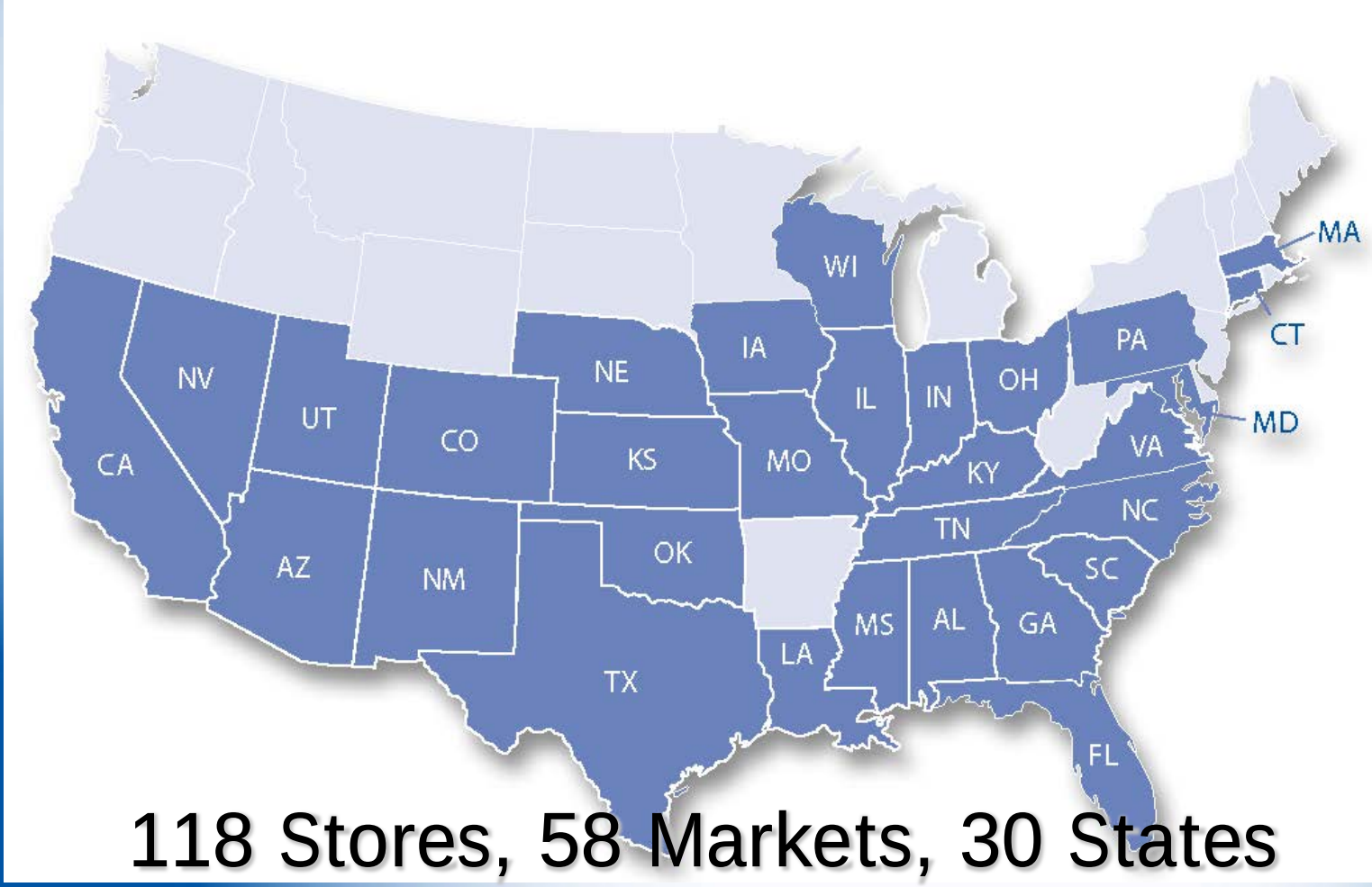
TODAY

- Nation's Largest Retailer of used cars
- 118 locations, 58 markets, 30 states
- 17,400 + Associates
- 4 million + new and used cars sold
- CarMax Foundation has granted over $11.7M

CARMAX cares

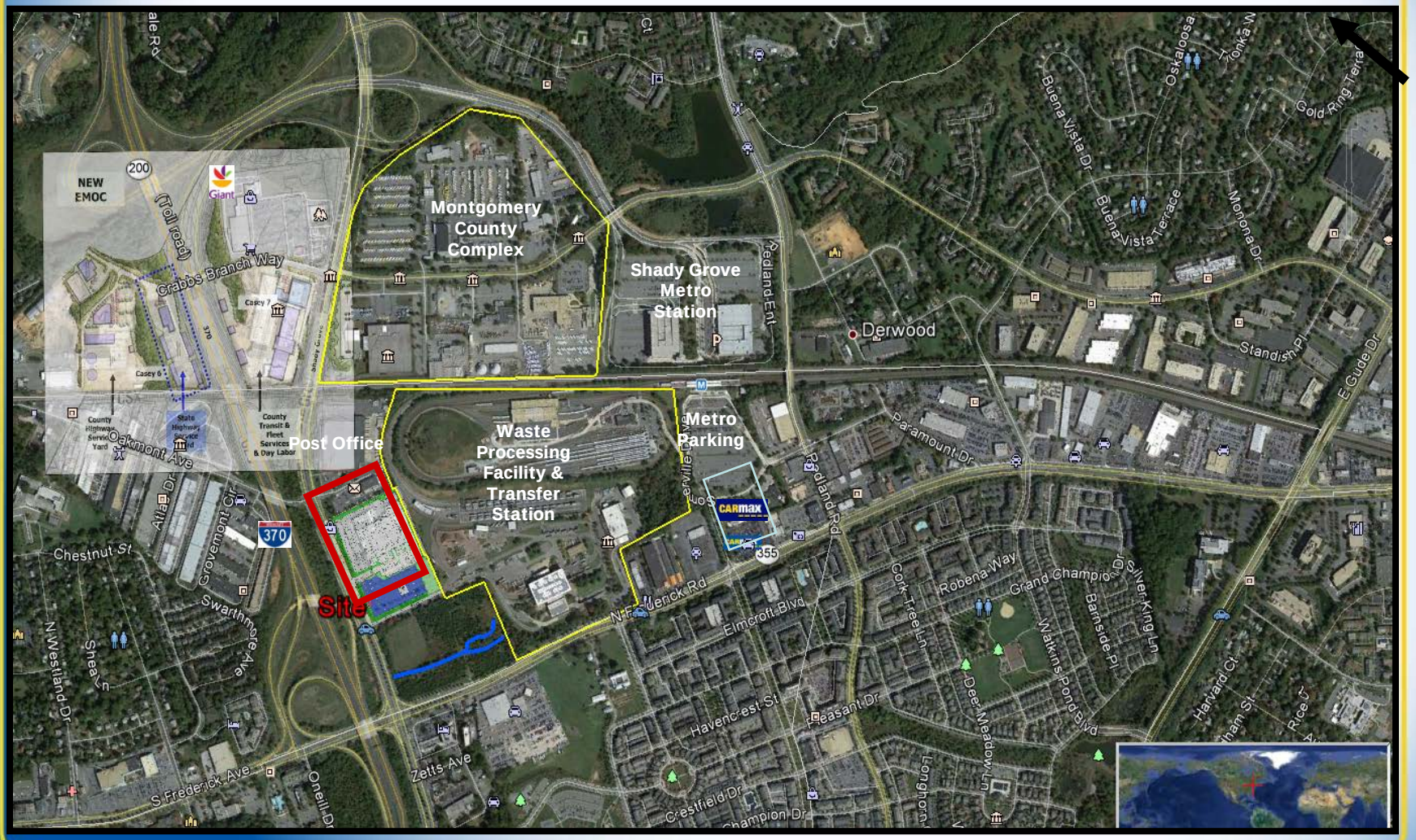
CARMAX

Store Locations



118 Stores, 58 Markets, 30 States

CARMAX



Montgomery County Complex
Shady Grove Metro Station
Waste Processing Facility & Transfer Station
Metro Parking
Post Office
Site
NEW EMOC
Derwood
Crabbs Branch Way
Oakmont Ave
Chestnut St
Swarthmore Ave
S Frederick Ave
N Frederick Rd
Elmcroft Blvd
Havencrest St
Crestfield Dr
Champion Dr
Zetts Ave
Redland Rd
Paramount Dr
Buena Vista Dr
Buena Vista Terrace
Monona Dr
Standish Pl
E Gude Dr
Robena Way
Grand Champion Dr
Silver King Ln
Watkins Pond Blvd
Deer Meadow Ln
Cork Tree Ln
Harvard Ct
Oskaloosa
Gold Ring Terra
Oneill Dr
Shea Ln
N Westland Dr
Grovemont Cir
Atlas Dr
Casey 7
Casey 6
County Highway Service Yard
State Highway Service Yard
County Transit & Fleet Services & Day Labor
Giant
CARMAX
370
355
200

CARMAX

City of Gaithersburg

- Responsible corporate citizen & good neighbor
- Growing Retailer with long-term viability
- Strategic Focus on:
  - Developing Associates
  - Discovering efficiencies
  - Driving execution by *Building a Better CarMax*

Site Plan

CARmax

Vacant 210k sf building

CARMAX

Sustainable Design

- **Incorporating Sustainable Site Features**
- **Minimizing Water Consumption**
- **Optimizing Energy Consumption**
- **Managing Materials and Resources**
- **Sensitivity to Interior Environment Quality**
- **Innovating Design**

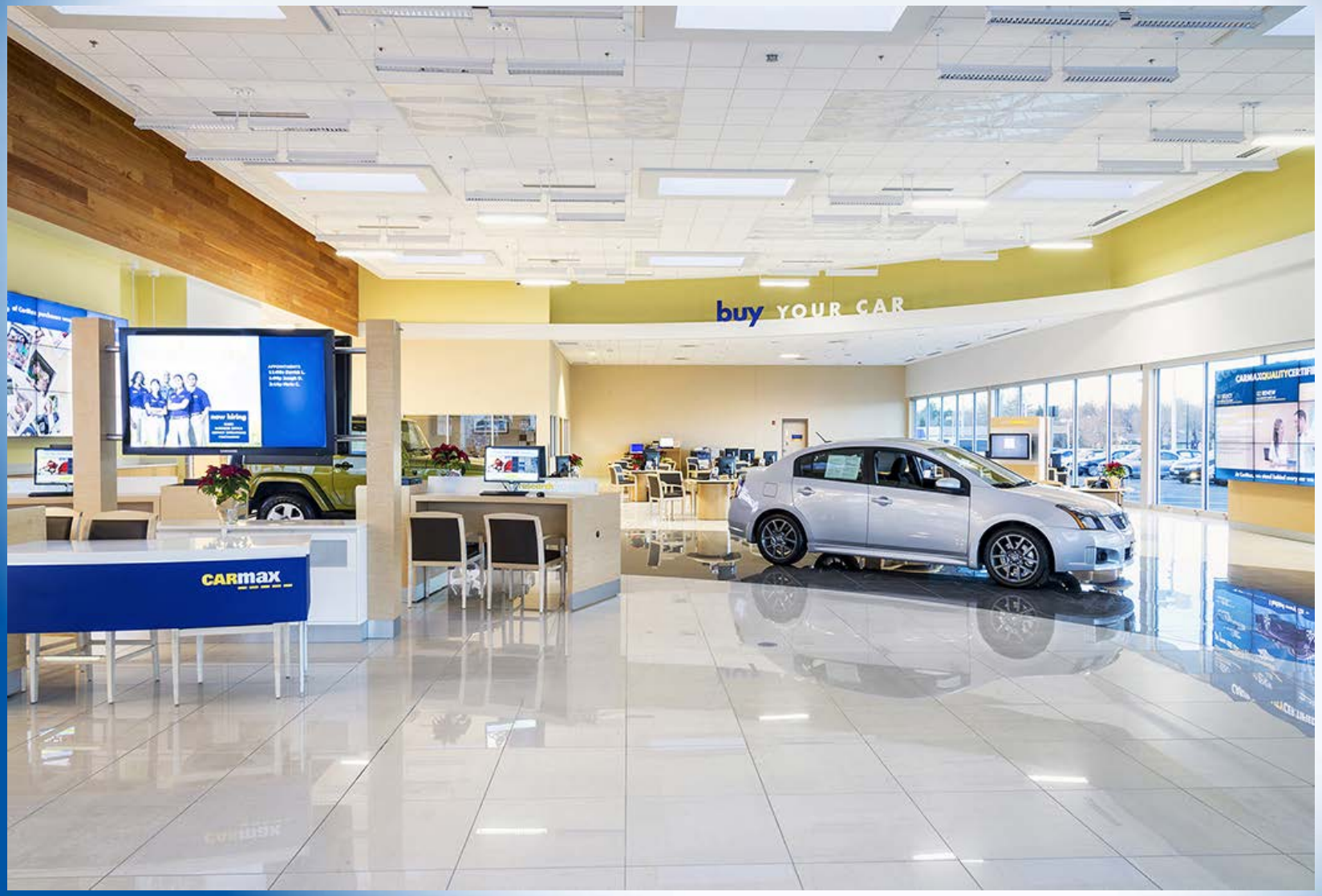
CARMAX

Perspective View from Shady Grove Road

CARmax

Perspective view from entrance drive

CARMAX

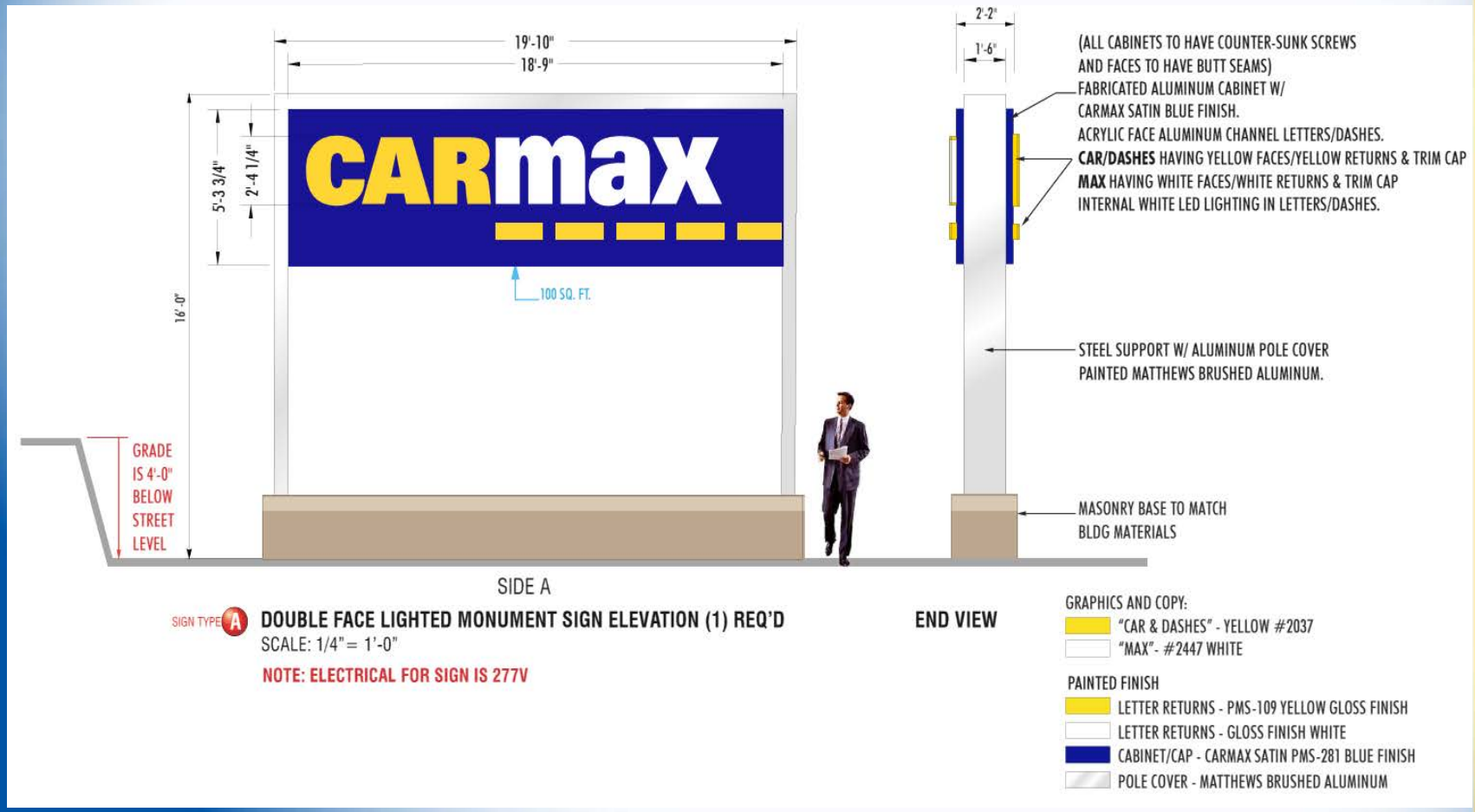


CARmax

Thank you and Questions?

CARMAX

Signage Plan



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