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Special Instructions

Joint Hearing - MCC & PC
Z-7187-2015
Ex 16

NOTICE OF PUBLIC HEARING

The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on Sketch Plan application Z-7187-2015, filed by Chris Malm of Craftmark Homes, on

**TUESDAY
SEPTEMBER 6, 2016
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

Application Z-7187-2015 has been filed requesting approval of a Sketch Plan for the property known as the Stevenson Property. The submitted Sketch Plan requests approval for the development of 5.69 acres of land as a residential community. The subject property is currently undeveloped and consists of parcels P241 and P238. The property is zoned MXD (Mixed Use Development) and is located east of Exchange Avenue and west of Metropolitan Grove Road, in the City of Gaithersburg, Maryland.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov.

Gregory Mann, Planner
Planning and Code Administration
gmann@gaithersburgmd.gov

owner_name_line_1	owner_name_line_2	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
BP REALTY INVESTMENTS LLC		10000 FALLS ROAD, SUITE 100		POTOMAC	MD	20854
STEVENSON GEORGE & L		8114 BRINK RD		GAITHERSBURG	MD	20882
MTG ACQUISITION LLC		C/O NVR	11700 PLAZA AMERICA DR STE 500	RESTON	VA	20190
VENKATARAMAN BOOMA		420 EXCHANGE AVE		GAITHERSBURG	MD	20878
SCOTT MICHELLE R		422 EXCHANGE AVE		GAITHERSBURG	MD	20878
YU PHILIP	GIN JULIA	424 EXCHANGE AVE		GAITHERSBURG	MD	20878
SHAO JONATHAN J	SHAO THEAMARIA L	426 EXCHANGE AVE #426		GAITHERSBURG	MD	20878
LIU ZHI LI	LIU YU XU	428 EXCHANGE AVE		GAITHERSBURG	MD	20878
RAJPARA ANKUR N		430 EXCHANGE AVE		GAITHERSBURG	MD	20878
LIU CHUN-XIANG	ZHANG WENTAO	23205 BENT ARROW DR		CLARKSBURG	MD	20871
BRODRICK THOMAS J	BRODRICK CHRISTINA	434 EXCHANGE AVE		GAITHERSBURG	MD	20878
YANG WEN CHUN	WU CHUO-CHING	436 EXCHANGE AVE		GAITHERSBURG	MD	20878
LIU XUDONG		438 EXCHANGE AVE		GAITHERSBURG	MD	20878
SHEN LIMING	TSANG SHIRLEY X	440 EXCHANGE AVE		GAITHERSBURG	MD	20878
SHUSTER NATALIE S	SHUSTER MARK S	442 EXCHANGE AVE		GAITHERSBURG	MD	20878
JEAN-FRANCOIS BEDA		444 EXCHANGE AVE		GAITHERSBURG	MD	20878
CORNEJO-HERNANDEZ MARIA A		446 EXCHANGE AVE		GAITHERSBURG	MD	20878
WANG XIAOMING		448 EXCHANGE AVE		GAITHERSBURG	MD	20878
HO PAMELA C		450 EXCHANGE AVE		GAITHERSBURG	MD	20878
FRANCIS LAURA A	COHAN BARBARA R	452 EXCHANGE AVE		GAITHERSBURG	MD	20878
MODARRESSI MASOUD		454 EXCHANGE AVE UNIT D		GAITHERSBURG	MD	20878
ABRAHAMSON DANIEL J	ABRAHAMSON LYNN S	456 EXCHANGE AVE		GAITHERSBURG	MD	20878
ROLI SIMONA		458 EXCHANGE AVE		GAITHERSBURG	MD	20878
BPTC TEN LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
BP REALTY INVESTMENTS LLC		8610 COUNTRY CLUB DR		BETHESDA	MD	20817
LOUISE'S HERITAGE LLC		8114 BRINK RD		GAITHERSBURG	MD	20882
METROGROVE 1 LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
MGR3 LLC		10000 FALLS RD STE 100		POTOMAC	MD	20854
METROPOLITAN GROVE RD LLC		8750 BROOKVILLE RD		SILVER SPRING	MD	20910
METROGROVE 2 LLC		C/O ACCOUNTING DEPT	10000 FALLS RD STE 100	POTOMAC	MD	20854
CRAFTMARK HOMES	CHRIS MALM	1355 BEVERLY RD #330		MCLEAN	VA	22101
	COMMUNITY MANAGEME	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
ALAN ROSEN		17017 SIOUX LN		GAITHERSBURG	MD	20878
ANDREA RIVERA	BRIGHTON WEST CONDO	PO BOX 87594		GAITHERSBURG	MD	20886
ANDREA UPTON	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANDREW DRIER	QUANTUM	5101 RIVER RD SUITE 101		BETHESDA	MD	20816
ANNIE GERALIS	VANGUARD MANAGEME	19538 AMARATH DR		GERMANTOWN	MD	20874
APRIL DAY	COMMUNITY ASSOCIATI	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
BETH BRITTINGHAM	COMMUNITY MANAGEME	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
BRIAN WEIBLINGER		147 APPLE BLOSSOM WAY		GAITHERSBURG	MD	20878
BRUCE BLUMBERG	ABARIS REALTY, INC.	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN		GAITHERSBURG	MD	20878
CHARLES VIA		313 SUMMIT HALL RD		GAITHERSBURG	MD	20877
CHERYL BERGER	ASSOCIATION BOOKEEPI	849 QUINCE ORCHARD BLVD STE F		GAITHERSBURG	MD	20878
CHRISTOPHER CALANGAN		426 GIRARD ST APT 201		GAITHERSBURG	MD	20877
CLAUDE LUMPKINS	VISTA MANAGEMENT	1131 UNIVERSITY W BLVD SUITE 101		SILVER SPRING	MD	20902
CRAIG CHUNG	THE MANAGEMENT GROU	20440 CENTURY BLVD		GERMANTOWN	MD	20874
DAVID SAPOZNICK	SUMMIT MANAGEMENT	3833 FARRAGUT AVE		KENSINGTON	MD	20895

DEBBIE FLANDERS	POTOMAC OAKS CONDOMINIUM 780 QUINCE ORCHARD BLVD	GAITHERSBURG	MD	20878
ERIC DEHAVEN	COMMUNITY MANAGEMENT 11300 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUM 752 W SIDE DR	GAITHERSBURG	MD	20878
FRAN WINTER	RELD SQUARE HOA PRES 2 GLAZEBROOK CT	GAITHERSBURG	MD	20878
GARY SIMON	COMSOURCE MANAGEMENT 3414 MORNINGWOOD DR	OLNEY	MD	20832
GLENN LOVELAND	ABARIS REALTY, INC. 7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
HELEN TRUPPO	VANGUARD MANAGEMENT PO BOX 39	GERMANTOWN	MD	20875
HERBERT DIAZ	COMSOURCE MANAGEMENT 3414 MORNINGWOOD DR	OLNEY	MD	20832
JACKIE SHAW	5 ANTIOCH RD	GAITHERSBURG	MD	20878
JEFF KIVITZ	MAIN STREET PROPERTY 19 PARK AVE	GAITHERSBURG	MD	20877
JIM KOSS	OAKBROOK MANAGEMENT P.O. BOX F	KENSINGTON	MD	20895
JOAN MEUNIER	944 WILD FOREST DR	GAITHERSBURG	MD	20879
JOANN SCHIMKE	WEST RIDING CITIZENS ASSOCIATION 734 TIFFANY CT	GAITHERSBURG	MD	20878
JOSELYN WELLS	COMMUNITY ASSOCIATION 15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
KEVIN KAPP	VISTA MANAGEMENT 1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
L SCOTT WERTLIEB	VISTA MANAGEMENT 1131 UNIVERSITY W BLVD SUITE 101	SILVER SPRING	MD	20902
LAURA ETCHISON	IKO COMMUNITY MANAGEMENT 3416 OLANWOOD CT SUITE 210	OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC 14904 NEW HAMPSHIRE AVE	SILVER SPRING	MD	20905
LORI COHEN	FIRSTSERVICE RESIDENTIAL 11351 RANDOM HILLS DR	FAIRFAX	VA	22030
MARC CERIO	112 TWELVE OAKS DR	GAITHERSBURG	MD	20878
MEREDITH METSCHULAT	PROPERTY MANAGEMENT 955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
MICHELE KENNEDY	COMSOURCE MANAGEMENT 3414 MORNINGWOOD DR	OLNEY	MD	20832
PATTY FLOYD	PAUL ASSOCIATES INC 6935 WISCONSIN AVE SUITE 400	CHEVY CHASE	MD	20815
PEGGY TOLAND	COMMUNITY ASSOCIATION 15742 CRABBS BRANCH WAY	DERWOOD	MD	20855
PEYTON HARRIS	CAPITAL MANAGEMENT 12011 LEE JACKSON HWY SUITE 350	FAIRFAX	VA	22033
QUINN ODORIZZI	CMC PROPERTY MANAGEMENT 11300 ROCKVILLE PIKE SUITE 907	ROCKVILLE	MD	20852
QUINNE ODORIZZI	THE MANAGEMENT GROUP 20440 CENTURY BLVD	GERMANTOWN	MD	20874
RAMON ESPIN	COMSOURCE MANAGEMENT 3414 MORNINGWOOD DR	OLNEY	MD	20832
RICHARD SKOBEL	MAIN STREET PROPERTY 19 PARK AVE	GAITHERSBURG	MD	20877
ROBERT FOGEL	ABARIS REALTY INC 7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
RON GODSEY	M.T.M. MANAGEMENT 26223 RIDGE RD	DAMASCUS	MD	20872
RUCHITA PATEL	THE MANAGEMENT GROUP 20440 CENTURY BLVD #100	GERMANTOWN	MD	20874
SANDRA EWING	VANGUARD MANAGEMENT PO BOX 39	GERMANTOWN	MD	20875
SARA ROSSI	ALLIED REALTY CORP 7605 ARLINGTON RD SUITE 100	BETHESDA	MD	20814
SEAN FARRELL	COMSOURCE MANAGEMENT 3414 MORNINGWOOD DR	OLNEY	MD	20832
SHIREEN AMBUSH	ABARIS REALTY 7811 MONTROSE RD SUITE 110	POTOMAC	MD	20854
STEPHEN BELL	5 BARREL COOPER CT	GAITHERSBURG	MD	20878
STEVE LESKOWITZ	THE MANAGEMENT GROUP 20440 CENTURY BLVD SUITE 100	GERMANTOWN	MD	20874
TERRY CROMWELL	IKO COMMUNITY MANAGEMENT 3416 OLANWOOD CT SUITE 210	OLNEY	MD	20832
TIMOTHY MULFORD	PROPERTY MANAGEMENT 955 RUSSELL AVE STE A	GAITHERSBURG	MD	20879
TOM ARMSTRONG	108 LONGDRAFT RD	GAITHERSBURG	MD	20878



**NOTICE OF JOINT PUBLIC HEARING
CITY COUNCIL AND PLANNING COMMISSION
TUESDAY, SEPTEMBER 6, 2016 at 7:30 PM
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg MD 20877**

You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s).

APPLICATION TYPE: Sketch Plan
FILE NUMBER: Z-7187-2015
LOCATION: Stevenson Property, east of Exchange Avenue and west of Metropolitan Grove Road (P241 and P238).
PROPOSAL: Development of a residential community on 5.69 acres of land zoned MXD (Mixed Use Development).

For additional information, you may review the project file at the Planning and Code Administration offices located at City Hall, 31 S. Summit Avenue, Gaithersburg Maryland between the hours of 8:00 am and 5:00 pm Monday through Friday. You may also refer to the City web site at www.gaithersburgmd.gov or contact us via telephone at 301-258-6330.

MEMORANDUM TO: Mayor and City Council
Planning Commission

FROM: Gregory Mann, Planner II

DATE: September 6, 2016

SUBJECT: Preliminary Background Report:
Z-7187-2015
Stevenson Property

APPLICANT/DEVELOPER

Chris Malm, Craftmark Homes
1355 Beverly Road, Suite 330
McLean, Virginia 22101

TAX MAP REFERENCE:

Tax Maps: FT22

TAX ACCOUNT NUMBERS:

Parcel P238 - ID #09-00777202
Parcel P241 - ID #09-00771546

REQUEST

Chris Malm (the Applicant), of Craftmark Homes, has submitted sketch plan application Z-7187-2015¹. The submitted sketch plan requests approval for the development of 5.69 acres of land as a residential community. The subject properties are zoned MXD (Mixed Use Development) and are currently undeveloped.

LOCATION

The subject property, known as the Stevenson Property, is located adjacent to the Watkins Mill Town Center subdivision. The property comprises of two parcels consisting of P238 and P241 and is located east of Exchange Avenue, west of Metropolitan Grove Road, and south of interstate 270. The subject property is zoned MXD (Mixed Use Development) and is currently undeveloped.

¹ Ex. 1 – Application

Mayor and City Council
Z-7187-2015
Ex 18

Planning Commission
Z-7187-2015
Ex 18



Location Map

REQUIRED ACTIONS

Approval of Z-7187-2015 by the City Council is dependent upon the findings required under § 24-160D.10(a) of the City Code as follows:

(a) *The city council shall approve MXD zoning and the accompanying sketch plan only upon finding that:*

(1) The application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone; and

(2) The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan; and

(3) The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.

Therefore, the Applicant has the burden of showing that this application complies with the purpose and intent of the MXD Zone and also complies with the Master Plan. Additionally, evidence must be shown that the application will be compatible and harmonious with the surrounding planned and existing land uses and will accomplish the objectives, minimum standards and requirements of the zone.

ANNEXATION:

In 1974, the Mayor and City Council by resolution R-6-74, annexed into the City the subject property as part of annexation X-104, which contained approximately 16 acres of land. At the time of annexation the property was zoned R-A (Low Density Residential).

ZONING AND MASTER PLAN HISTORY:

1997 Master Plan

The 1997 Master Plan recommended the subject property be rezoned from R-A to MXD (Mixed Use Development). The subject property was part of Neighborhood Five of the 1997 Master Plan and further recommended changing the subject properties land use designation from industrial-research-office to commercial-office-residential.

Z-278

On April 1, 1996, the Mayor and City Council adopted Ordinance O-5-96, approving Comprehensive Map Amendment Application Z-278, which reclassified and confirmed zoning as recommended in the 1997 Master Plan for Neighborhood Five. The subject property was part of the aforementioned Map Amendment, rezoning the property from R-A to MXD, and reclassifying the properties land use designation to commercial-office-

residential. As was customary in previous City sponsored comprehensive rezoning applications, a sketch plan was not submitted.

2003 Master Plan

The subject property was included in the 2003 Master Plan under Special Study Area 7 of the City's Land Use Element. The property was included as part of the Northern Properties. The Special Study area proposed three Land Use Options for the Northern Properties:

1. **Option A: Office with a Commercial Component**
Designate as office-commercial with a zoning classification to MXD.
2. **Option B: Private Arts, Entertainment and Education Center**
Designate as recreational-institutional-commercial with zoning classification of MXD.
3. **Option C: Mixed Use Office-Residential with a Commercial Component**
Retain as mixed use residential-office-commercial with a zoning classification of MXD.

In 2005, the approval and development of Watkins Mill Town Center, SDP-05-002, utilized Option C of the 2003 Master Plan.

2009 Master Plan

The 2009 Master Plan, Land use Element, included the subject property as part of map designation seven. The Master Plan recommended that any redevelopment of this area should be compatible with the adjacent Watkins Mill Town Center development. The 2009 Master Plan states the following in regards to the subject property:

"This 50.7-acre area contains large undeveloped City-owned open space, land with temporary uses, the Montgomery County vehicle recovery facility, and several vacant lots. Redevelopment of this area must respond to, and shall be compatible with, development of the adjacent Watkins Mill Town Center. The Maryland State Department of Transportation has identified this area as the potential location for future I-270 express toll lane direct access ramps and a possible Corridor Cities Transitway operations and maintenance yard."

Additionally, the 2009 Master Plan has the following two land use and zoning recommendations:

Scenario A

- *Retain Open Space land use designation for stream valley buffer along I-270*
- *Adopt Commercial-Office-Residential land use designation for remainder*
- *Zoning remains MXD*

Scenario B

- *Retain Open Space land use designation for stream valley buffer along I-270*
- *Adopt Commercial/Industrial-Research-Office land use designation for remainder*
- *Zoning remains MXD*

SURROUNDING LAND USE/PHYSICAL CHARACTERISTICS:

The subject property is a trapezoid shaped site which is bounded on the north by an undeveloped park owned by the City, to the east by Metropolitan Grove Road, to the west by the Parklands at Watkins Mill Town Center, and to the south by an undeveloped portion of the Watkins Mill Town Center Development. The surrounding properties are all zoned Mixed Use Development (MXD).

As part of this application, the Applicant has submitted a previously approved Natural Resources Inventory and Forest Stand Delineation (NRI/FSD) report², which was approved by the City of Gaithersburg on November 11, 2015. Currently the 5.69 acre property is undeveloped and consists of one forest stand of approximately 3.93 acres. The forest stand consists of Tulip Poplar, White Oaks, and American Holly. The site contains a small grove of Black Walnuts in the southwest corner of the stand. The submitted NRI specified 33 specimen trees on the property with a diameter of 30 inches or greater.

According to the approved NRI, there are no rare, threatened, or endangered species observed, identified or known to occur on the property. Additionally, there is no known floodplain, wetlands, cultural or historic features on the subject site. The approved NRI does specify that the property contains steep slopes (slopes 25% or greater) located on the western part of the site adjacent to the existing Parklands subdivision. The approved NRI/FSD report submitted as part of this application goes into further detail regarding the site.

² Ex. 4 – Approved NRI/FSD Report

Schools

The proposed development is located within the Quince Orchard Cluster of the Montgomery County Public School (MCPS) system. Within this cluster, the schools that currently serve the proposed development are Quince Orchard High School, Lakelands Park Middle School, and Brown Station Elementary School. According to the Applicant's statement³, the five year capacity for both Brown Station Elementary and Lakelands Park Middle School will be below 100%. Quince Orchard High School's five year capacity will exceed 105%, therefore pursuant to § 24-246, a Gaithersburg Montgomery County School Facilities Payment Fee will be required. Overall, none of the schools within this cluster that serve the proposed development currently exceed 150% of capacity five years in the future. Therefore, the proposed development complies with the school test of the Adequate Public Facilities Ordinance (§ 24-246).

Water and Sewer Services and Public Utilities

The subject property currently has Washington Suburban Sanitary Commission (WSSC) water and sewer categories of W-1 and S-1. WSSC will conduct a preliminary review during Schematic Development Plan (SDP). Therefore the application complies with the requirements of the City's Adequate Public Facility Ordinance for water and sewer (§ 24-247).

Fire and Emergency Services

The subject property is located within a ten-minute response time of three fire stations: the Gaithersburg/Washington Grove Fire Station 8 (Montgomery Village Avenue), the Germantown (Kingsview) Station 22, and the Rockville (Darnestown) station 31. Therefore the site complies with the requirements of the Adequate Public Facility Ordinance for Emergency Services (§ 24-248).

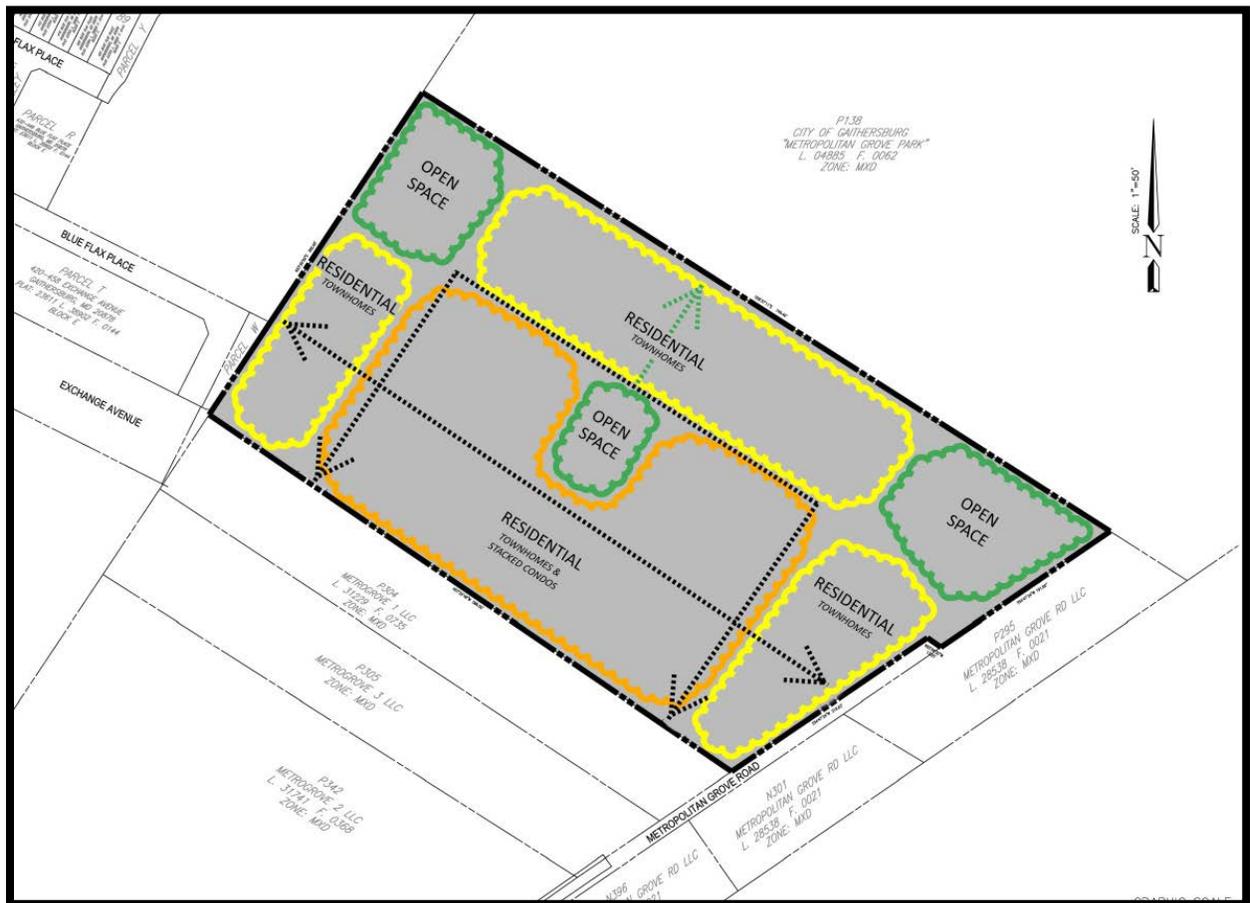
PUBLIC OUTREACH

During the Parklands July 28, 2016 Home Owners Association (HOA) meeting, the Applicant had the opportunity to present and answer questions related to the proposed sketch plan. Staff was present and noted that the majority of the questions from the community consisted of on-site amenities, increased traffic through the Parklands community, preserving on-site trees, construction related waste, and nearby train noises. While the comments provided to the Applicant are reasonable concerns, Staff would like to note that these issues are not typically refined until schematic development plan (SDP) and/or final site plan review. Staff has taken note of the community's concerns and as the application proceeds through the approval process Staff will ensure they are addressed by the Applicant at the appropriate times.

³ Ex. 9 – Applicant APFO Statement

SKETCH PLAN Z-7187-2015 PROPOSAL⁴

The Applicant is proposing the 5.69 acre site be developed with townhomes or a combination of townhomes and stacked condominiums (two-over-twos). The proposed sketch plan limits the density on the property to 83 dwelling units and allows a maximum building height of five stories. As stated in the Applicants narrative⁵, the use of stacked condominiums is not preferred, but is proposed to allow flexibility in the future. The sketch plan does note that if stacked condominiums are included they will be confined to the center of the development (the area designated by the orange bubble on the proposed sketch plan) and the total number of stacked condominiums will not exceed 60% of the units in that area.



⁴ Ex. 7 – Revised Sketch Plan (submitted June 2016)

⁵ Ex. 10 – Applicant’s Project Narrative

Green Area

The sketch plan delineates three open space areas on the property. Two areas are located within the northern corners of the subject property and one is located within the center of the community. At this time the Applicant has not determined the size of the open space but has indicated that the total green area provided will exceed the minimum 40% required within the MXD Zone. The proposed green space includes both public and private open space, as well as active and passive recreational areas. Further, should it be necessary, the sketch plan does provide a potential connection to the City Owned property to the North. City Staff has broached this connection with the City's Parks, Recreation, and Culture Department and while the connection could be beneficial, there are currently no plans to activate this property.

Access

Access to the subject property is currently only available by means of Metropolitan Grove Road. Metropolitan Grove Road is an unpaved, prescriptive right-of-way, which measures approximately 15-feet wide. Access to the property along Metropolitan Grove Road would also require use of the existing at-grade railroad crossing. For this reason City Staff has determined that the use of Metropolitan Grove Road as the single access for any future development is not acceptable⁶. This determination was made due to the safety concerns related to both the width of the existing right-of-way and the at-grade railroad crossing. As such, the property is essentially landlocked and any access to the site will need to be obtained from a not yet determined future road extension.

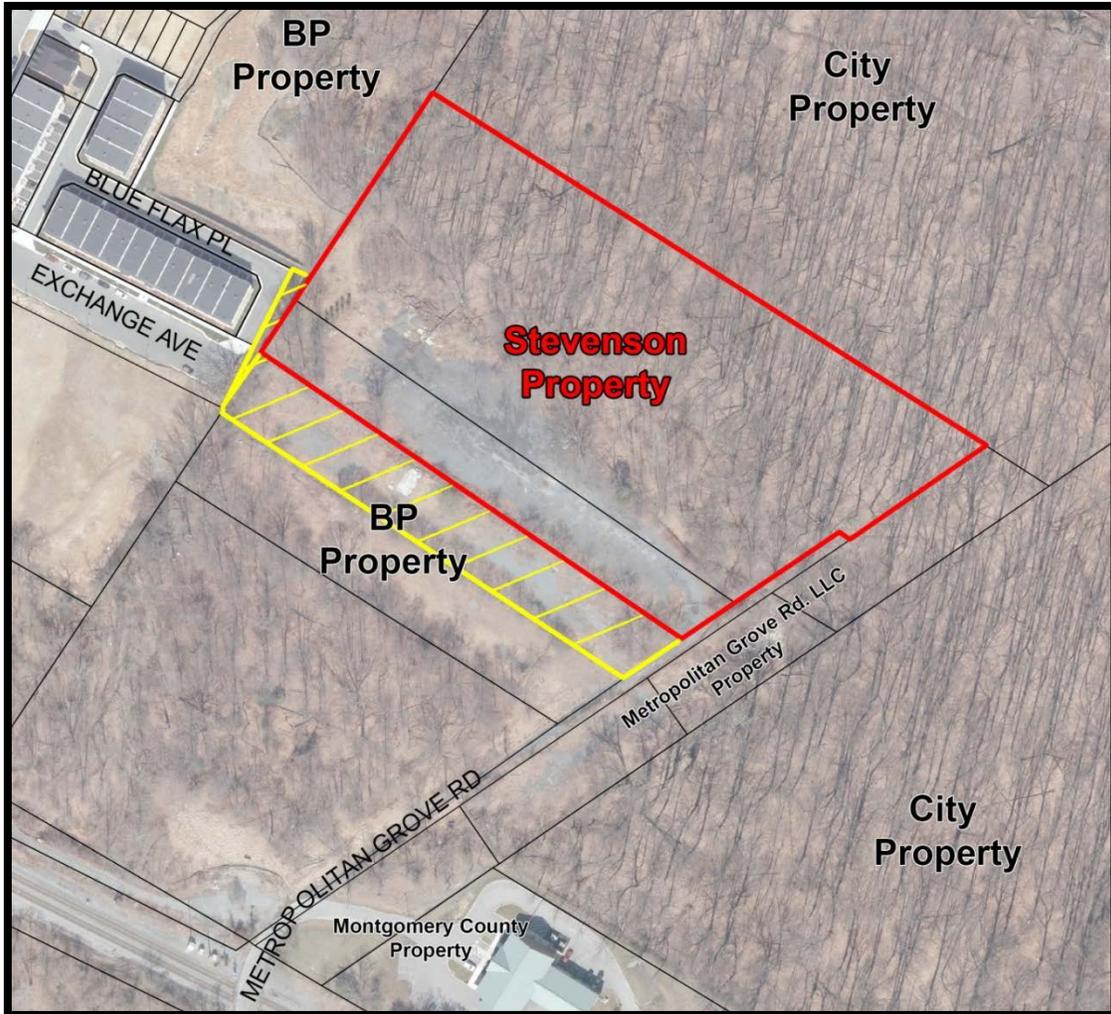
With Metropolitan Grove Road being deemed unacceptable as the sole access to the property, the Applicant has acknowledged that the only other feasible option for any future road connection would either have to be facilitated from the southern properties and/or an extension of Exchange Avenue. It should be noted that Exchange Avenue currently terminates approximately 15 feet from the subject property. Since access to the property is undetermined at this time, the proposed sketch plan includes multiply potential access points.

As it stands currently, the Applicant would need to obtain permission from the adjacent property owner, BP Realty, to provide access to the property. Over the past year the Applicant has begun a dialog with Pete Henry of BP Realty about facilitating a future road connection to the subject property. The Applicant has provided a record of correspondence outlining these discussions⁷. It should be noted that both the Applicant's record of correspondence and a letter provided to the City from Pete Henry of BP Realty⁸ conclude that BP Realty at this time has no intention of extending Exchange Avenue or providing any future access to the property. Without obtaining road access, the site would remain undevelopable.

⁶ Ex. 6 – Metropolitan Road Access Correspondence

⁷ Ex. 11 – Applicant's Record of Correspondence with BP Realty Investments

⁸ Ex. 5 – Correspondence Pete Henry, BP Realty Investments



Adjacent Property Owners Map (yellow hatch represents BP Realty Property that currently prohibits road connections)

Staff is of the opinion that the Applicant can request and subsequently be granted sketch plan approval for the property since it will not provide any entitlements. Essentially the sketch plan process establishes the permitted uses, density, and height restrictions for any future development. With that being said, Staff would like to note that the Applicant will not be able to obtain Schematic Development Plan (SDP) approval until an acceptable road connection is obtained.

SUMMARY:

A joint public hearing with the City Council and Planning Commission has been scheduled for September 6, 2016. Since this is the initial public hearing, Staff at this time is not providing a formal recommendation. A formal recommendation will be provided by Staff for Application Z-7187-2016 prior to the Planning Commission's recommendation to the Mayor and City Council.



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Metropolitan Grove Road Property

PARKLANDS HOA PRESENTATION



About Us

Developer & Homebuilder



Since our founding in 1991, Craftmark Homes has consistently been ranked one of the Washington, D.C. area's largest privately held homebuilders, delivering over 7,000 homes to date. Our single family home, townhome, and stacked townhome communities can be found throughout Maryland, Virginia, and D.C.

www.craftmarkhomes.com









606



602

600

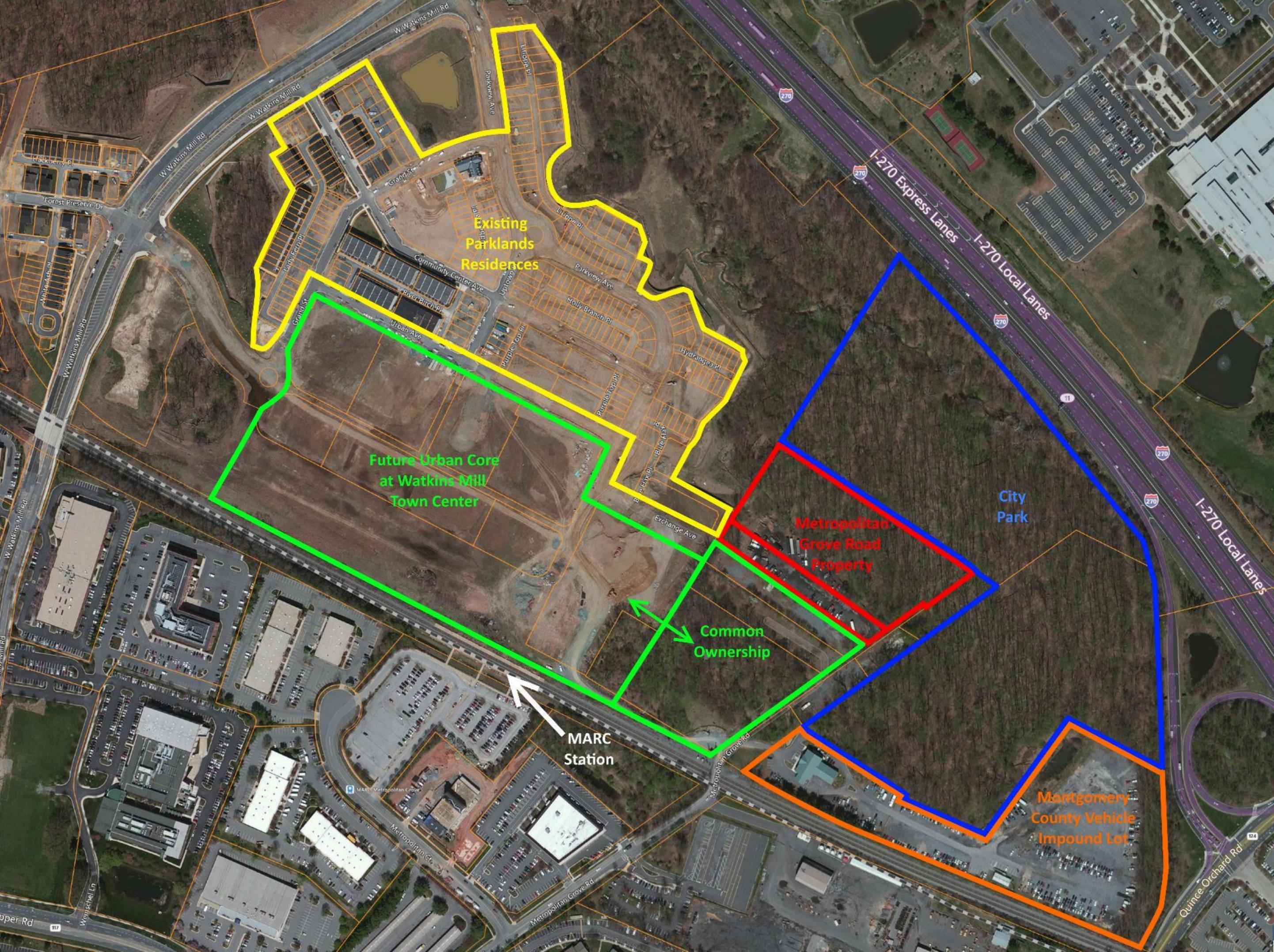












Existing
Parklands
Residences

Future Urban Core
at Watkins Mill
Town Center

Metropolitan
Grove Road
Property

City
Park

Montgomery
County Vehicle
Impound Lot

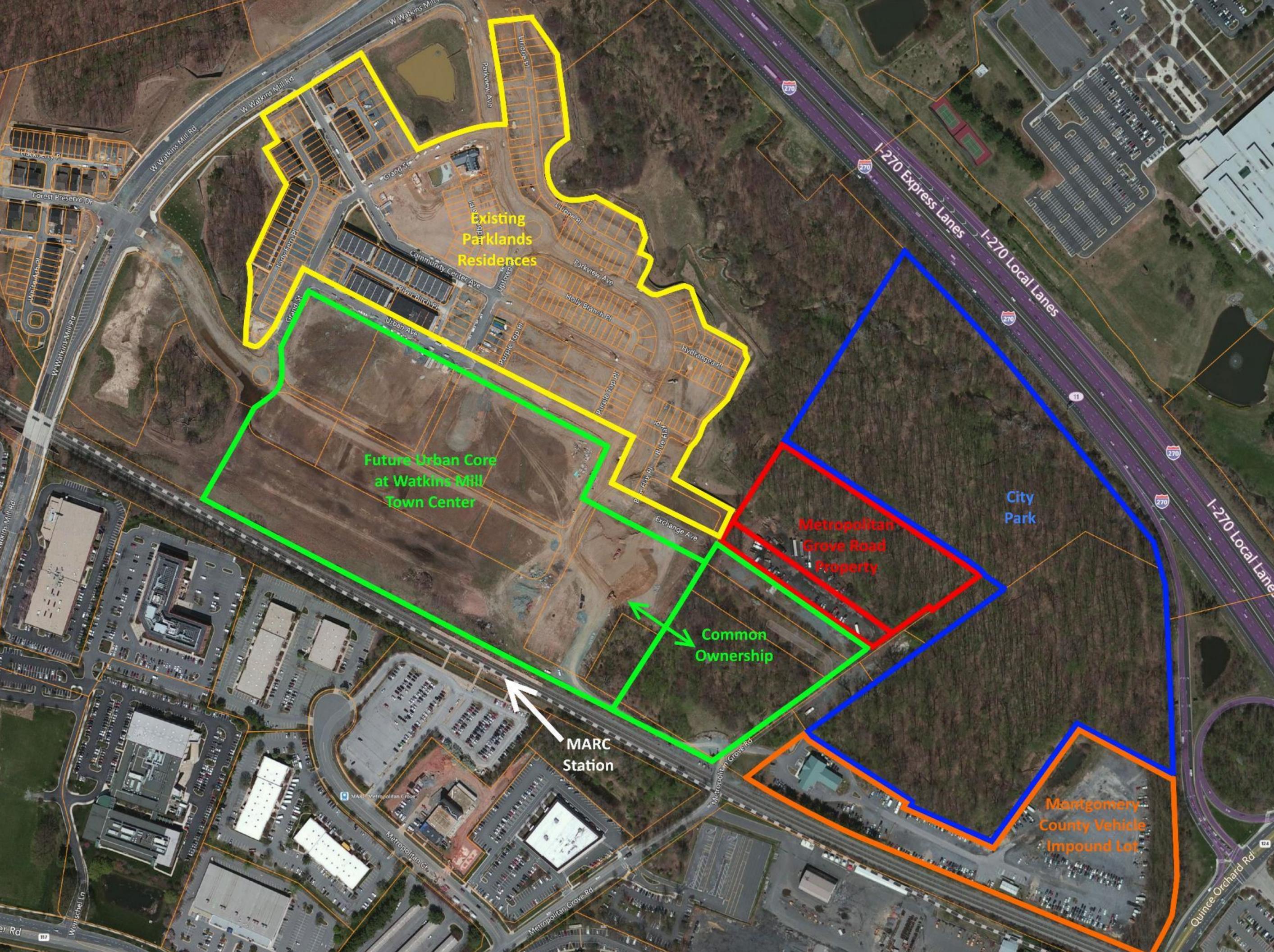
MARC
Station

Common
Ownership

I-270 Express Lanes
I-270 Local Lanes

I-270 Local Lanes

Quince Orchard Rd



Road Map

Development process

FEASIBILITY



SKETCH
PLAN



PRELIMINARY
PLAN



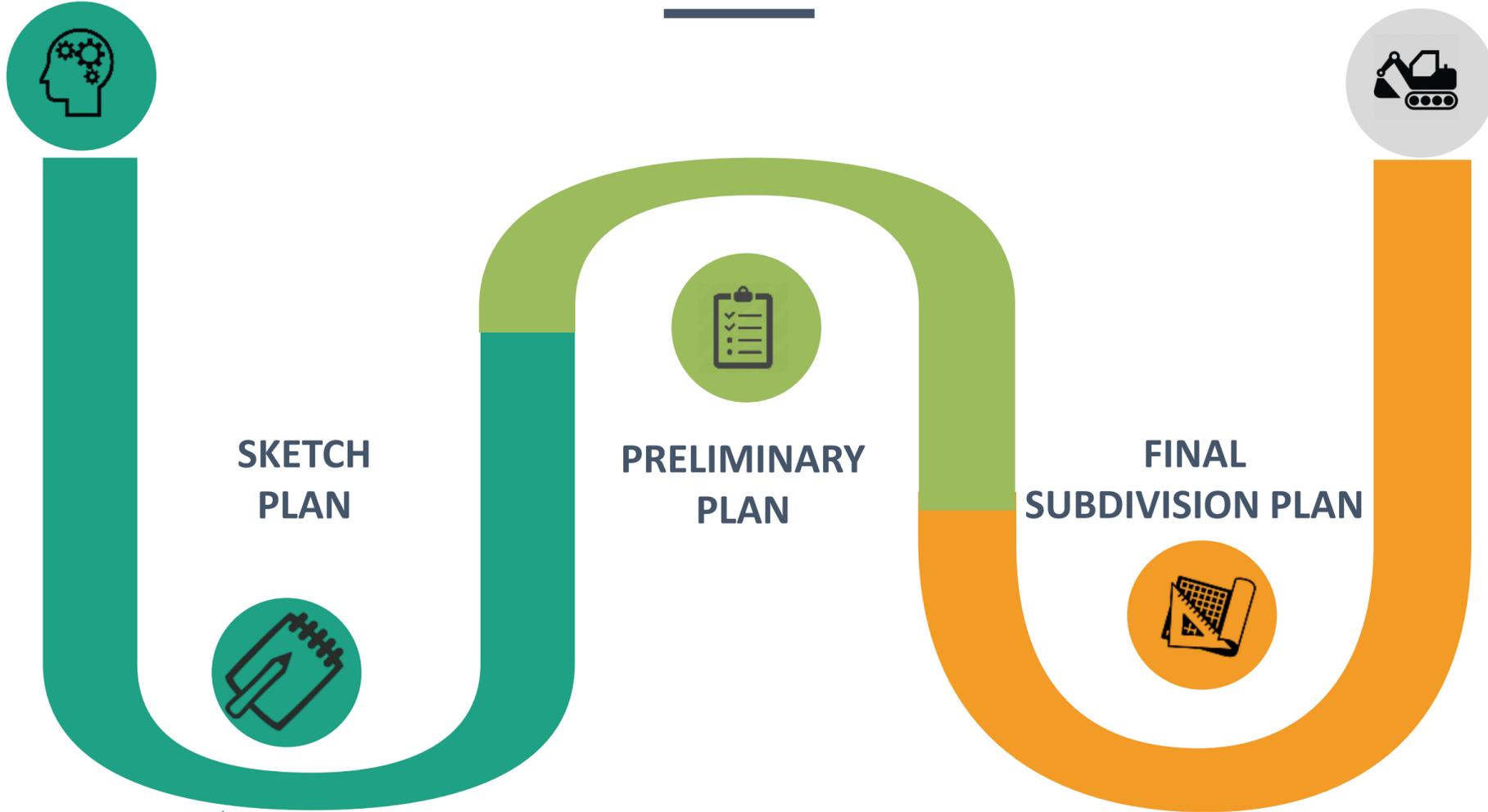
FINAL
SUBDIVISION PLAN

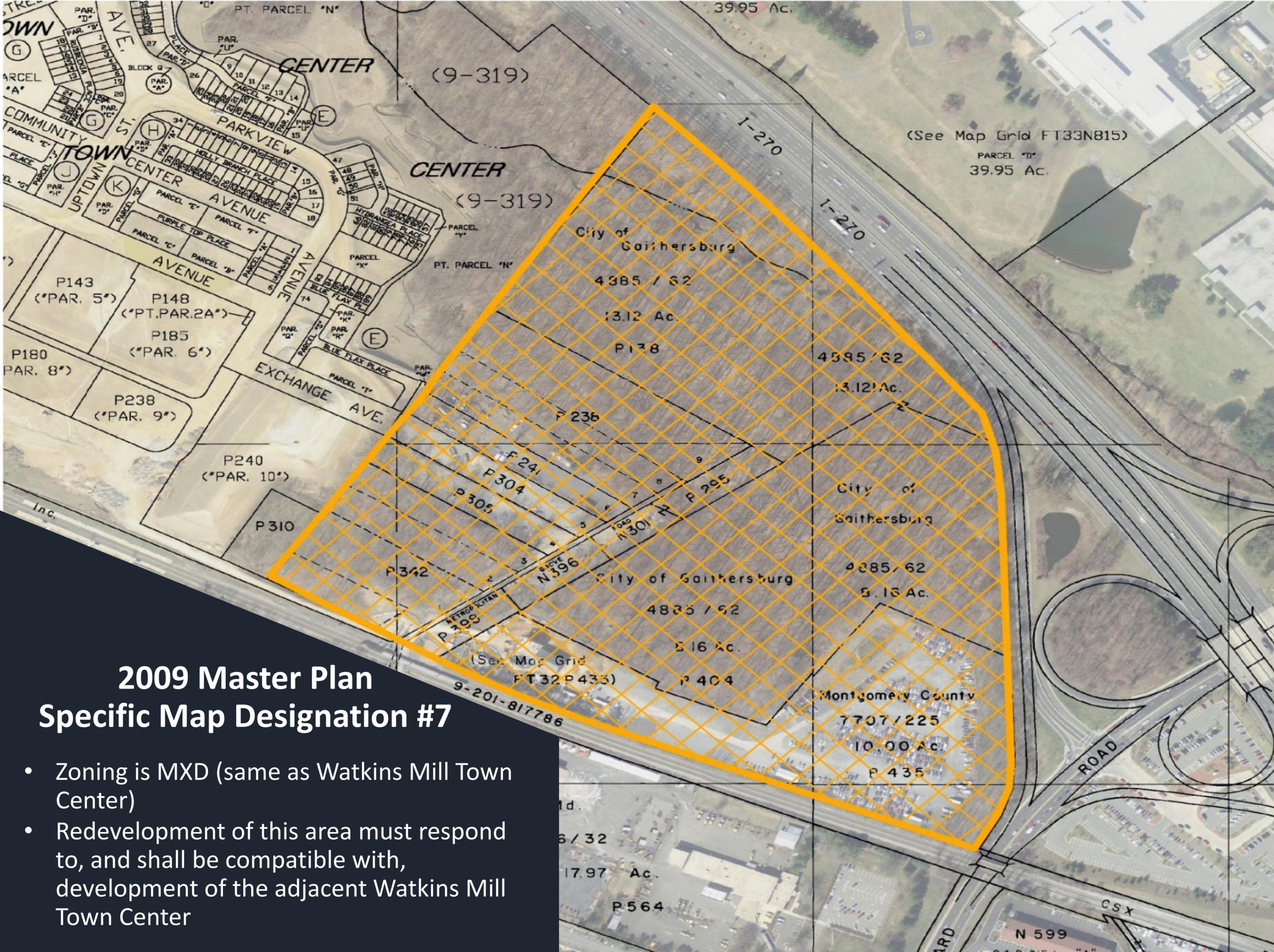


CONSTRUCTION



WE ARE
HERE





2009 Master Plan Specific Map Designation #7

- Zoning is MXD (same as Watkins Mill Town Center)
- Redevelopment of this area must respond to, and shall be compatible with, development of the adjacent Watkins Mill Town Center

Development Opportunity

for the Metropolitan Grove Road Property



Transportation

The property is within a 5 minute walk of the MARC Station and future site of the Corridor Cities Transit Way (CCT)



Shopping

The property is within a 5 minute walk of the future retail & commercial space in Watkins Mill Town Center



Housing

We believe these factors make the property an ideal candidate for a new home community. Not only would future residents benefit from having walkable transportation and shopping options, but the additional housing would help support the commercial spaces of Watkins Mill Town Center.



LEGEND

-  SITE BOUNDARY
-  PUBLIC/PRIVATE INTERNAL CIRCULATION
-  PROPOSED TOWNHOMES
-  PROPOSED TOWNHOMES & STACKED CONDOS
-  OPEN SPACE
-  HYPOTHETICAL CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES (NOTE 11)
-  POSSIBLE PARK CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES



SCALE: 1"=50'

87 88 89
PLACE
PARCEL Y

PARCEL R
BLUE FLAX PLACE
20-438 EXCHANGE AVENUE
PATHERSBURG, MD 20878
23611 L. 38902 F. 0144
BLOCK E

PARCEL T
20-438 EXCHANGE AVENUE
PATHERSBURG, MD 20878
23611 L. 38902 F. 0144
BLOCK E

EXCHANGE AVENUE

PARCEL W

RESIDENTIAL TOWNHOMES

OPEN SPACE

RESIDENTIAL TOWNHOMES

OPEN SPACE

RESIDENTIAL TOWNHOMES & STACKED CONDOS

RESIDENTIAL TOWNHOMES

OPEN SPACE

P304
METROGROVE 1 LLC
L. 31229 F. 0735
ZONE: MXD

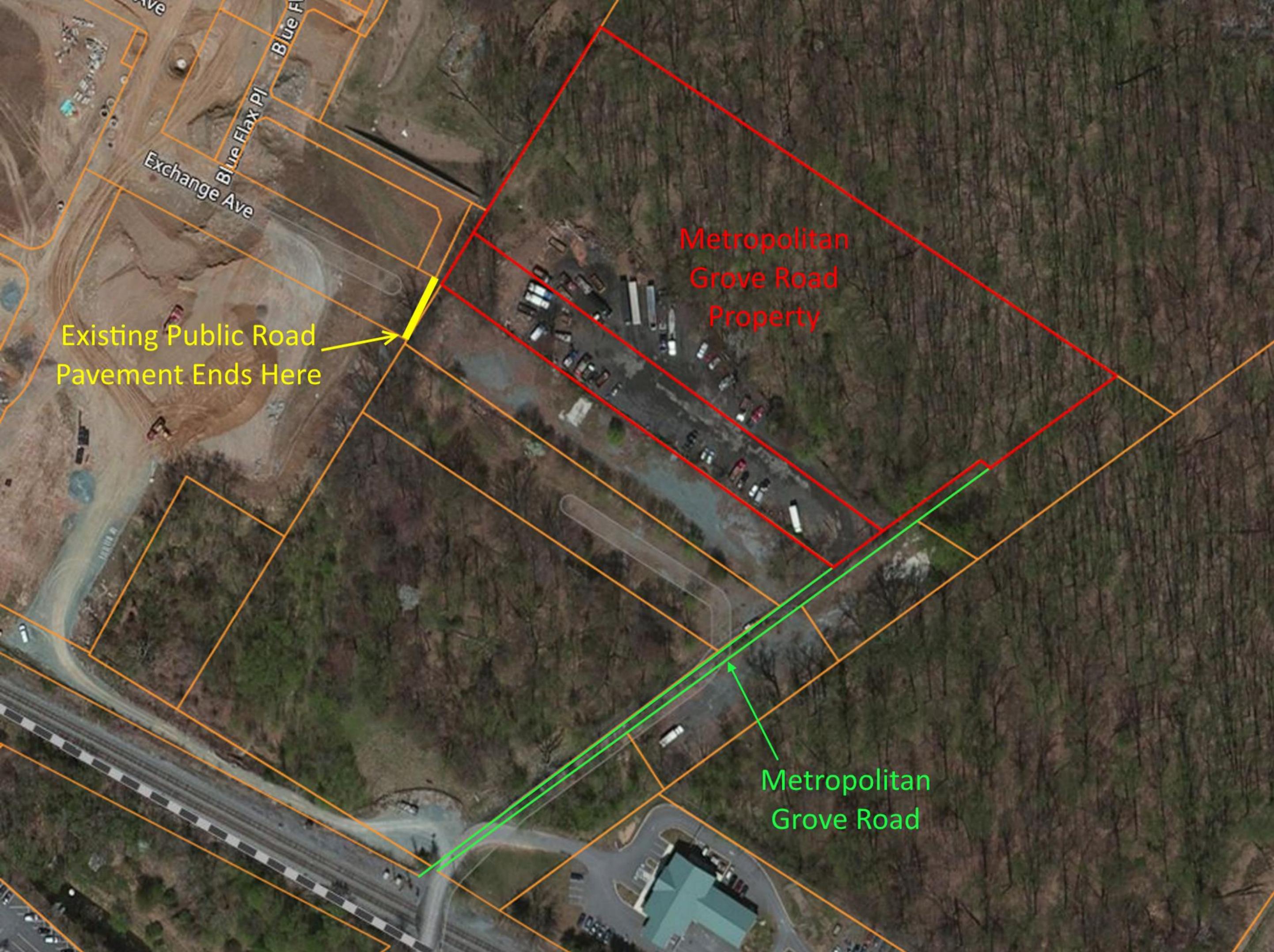
P305
METROGROVE 3 LLC
ZONE: MXD

P342
METROGROVE 2 LLC
L. 31741 F. 0368
ZONE: MXD

P295
METROPOLITAN GROVE RD LLC
L. 28538 F. 0021
ZONE: MXD

N301
METROPOLITAN GROVE RD LLC
L. 28538 F. 0021
ZONE: MXD

METROPOLITAN GROVE ROAD



Exchange Ave
Blue Flax Pl
Blue F

Existing Public Road
Pavement Ends Here

Metropolitan
Grove Road
Property

Metropolitan
Grove Road



LEGEND

-  SITE BOUNDARY
-  PUBLIC/PRIVATE INTERNAL CIRCULATION
-  PROPOSED TOWNHOMES
-  PROPOSED TOWNHOMES & STACKED CONDOS
-  OPEN SPACE
-  HYPOTHETICAL CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES (NOTE 11)
-  POSSIBLE PARK CONNECTION FOR VEHICLES, PEDESTRIANS, AND/OR BICYCLES



87 88 89
PLACE
PARCEL Y

PARCEL R
BLUE FLAX PLACE
20-458 EXCHANGE AVENUE
PATHERSBURG, MD 20878
23611 L. 38902 F. 0144
BLOCK E

PARCEL T
20-458 EXCHANGE AVENUE
PATHERSBURG, MD 20878
23611 L. 38902 F. 0144
BLOCK E

EXCHANGE AVENUE

PARCEL W

RESIDENTIAL
TOWNHOMES

OPEN
SPACE

OPEN
SPACE

RESIDENTIAL
TOWNHOMES

OPEN
SPACE

RESIDENTIAL
TOWNHOMES &
STACKED CONDOS

RESIDENTIAL
TOWNHOMES

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ZONE: MXD

P295
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METROPOLITAN GROVE ROAD



CERTIFICATE OF PUBLICATION

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Account

THE WASHINGTON POST

By



Nicole McKinney
BILLING MANAGER

NOTICE OF PUBLIC HEARING The Mayor and City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a public hearing on Sketch Plan application Z-7187-2015, filed by Chris Malm of Craftmark Homes, on TUESDAY SEPTEMBER 6, 2016 AT 7:30 P.M. or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland. Application Z-7187-2015 has been filed requesting approval of a Sketch Plan for the property known as the Stevenson Property. The submitted Sketch Plan requests approval for the development of 5.69 acres of land as a residential community. The subject property is currently undeveloped and consists of parcels P241 and P238. The property is zoned MXD (Mixed Use Development) and is located east of Exchange Avenue and west of Metropolitan Grove Road, in the City of Gaithersburg, Maryland. Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or visit the City's website at www.gaithersburgmd.gov. Gregory Mann, Planner Planning and Code Administration gmann@gaitthersburgmd.gov

Planning Commission
Z-7187-2015
Ex 20

Mayor and City Council
Z-7187-2015
Ex 20