
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 6, 2006

SITE PLAN: **AFP-06-025**

TITLE: **Watkins Mill Town Center Architecture**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For architectural revisions to the Vanderbilt units

ADDRESS: Metropolitan Grove Road

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Rodgers Consulting – Gary Unterberg
Architect: NV Homes - Dwight Hurst
Developer: Classic Community Corporation – Steve Eckert

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:
Staff Comments

Exhibit list next page

Exhibit List (those attached highlighted in **bold**)

- Exhibit 1: Application
- Exhibit 2: Letter from Gary Unterberg, dated July 7, 2006
- Exhibit 3-12: Original Fairgate architecture
- Exhibit 12-23: Proposed Fairgate architecture
- Exhibit 24: Ownership exhibit (presented at 11-15-06 meeting)
- Exhibit 25: Lot Matrix (presented at 11-15-06 meeting)**
- Exhibit 26: Building relationship exhibit (presented at 11-15-06 meeting)
- Exhibit 27: Site Plan over aerial map (presented at 11-15-06 meeting)
- Exhibit 28: Original Vanderbilt End Unit Side elevations**
- Exhibit 29: Front façades of the Vanderbilt units**
- Exhibit 30: Proposed Vanderbilt End Unit Side elevations w/ shutters**
- Exhibit 31: Proposed Vanderbilt End Unit Side elevations w/out shutters**

STAFF COMMENTS

On May 3, 2006, the Planning Commission granted final site plan approval to SP-05-0013 for 436 dwelling units for The Woodlands at Watkins Mill Town Center. The property is located north of CSX Railroad tracks and Metropolitan Grove Road and south of Interstate 270 (Exhibit #1). To the west of the property is Montgomery County jurisdiction land (known as the McGowan tract) and to the east is City owned parkland and several privately owned properties. The property is zoned MXD (Mixed Use Development).

The plan includes single family detached, single family attached, and two-over-two condominiums. At the Planning Commission meeting (Exhibit #4) the following condition was added:

35. Applicant to revise side elevations of the Vanderbilt units for Planning Commission approval as an Amendment to Final Plan prior to the issuance of building permits.

Accordingly, Rodgers Consulting has submitted AFP-06-025 for architectural revisions as mandated by the Planning Commission. The application also requested the approval of architectural revisions to the Fairgate unit, which was before the Commission at it's last hearing on November 15, 2006. **Tonight's meeting will focus on the remainder of the application, which is the completion of the above condition of approval for SP-05-0013.**

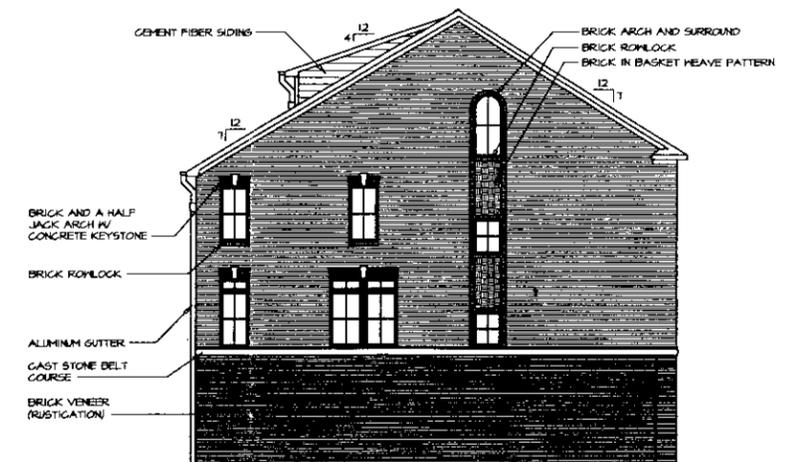
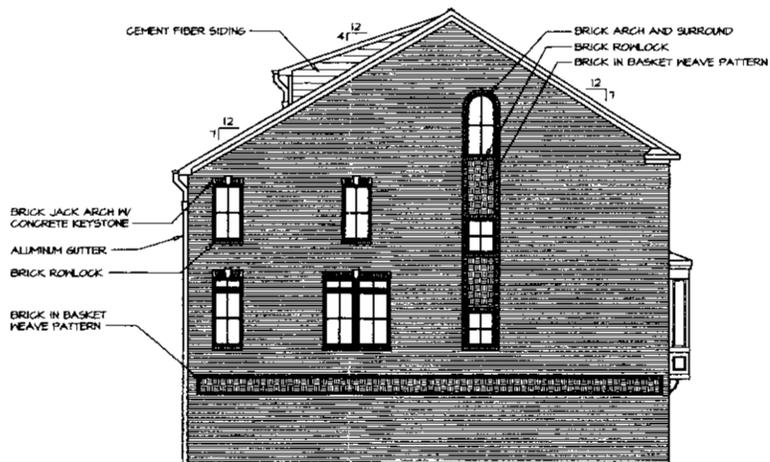
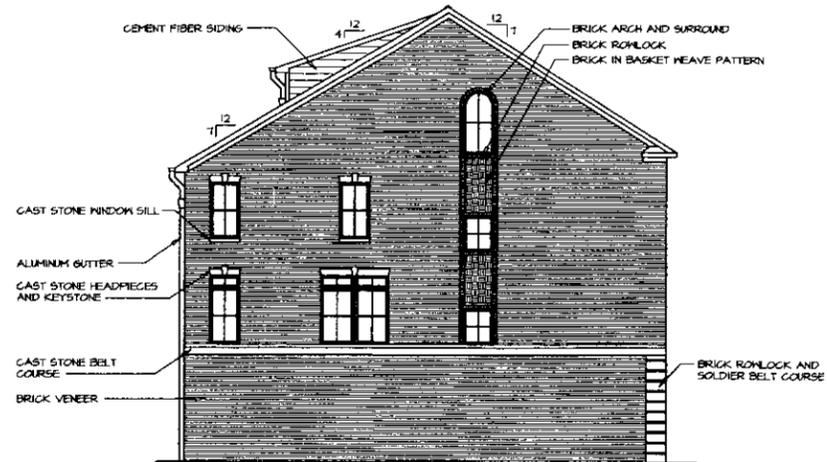
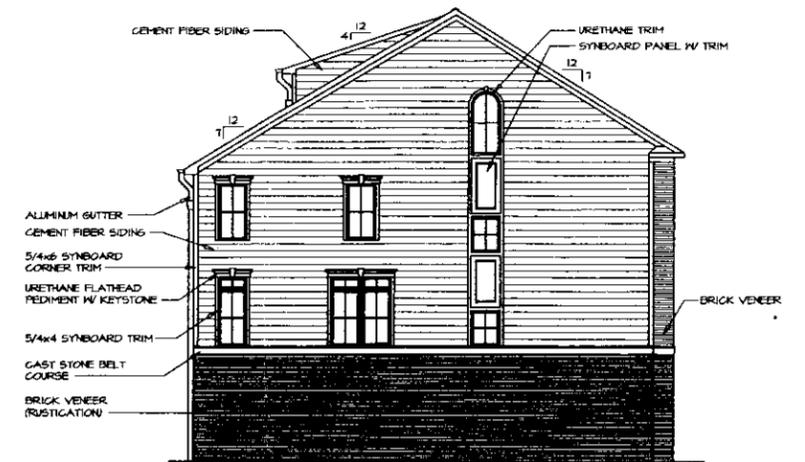
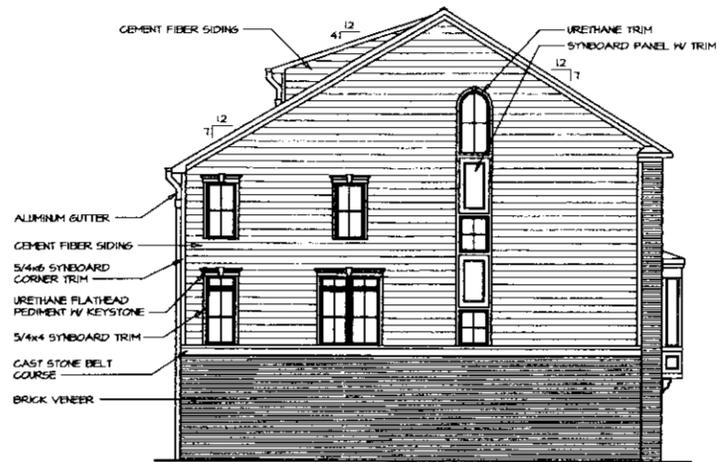
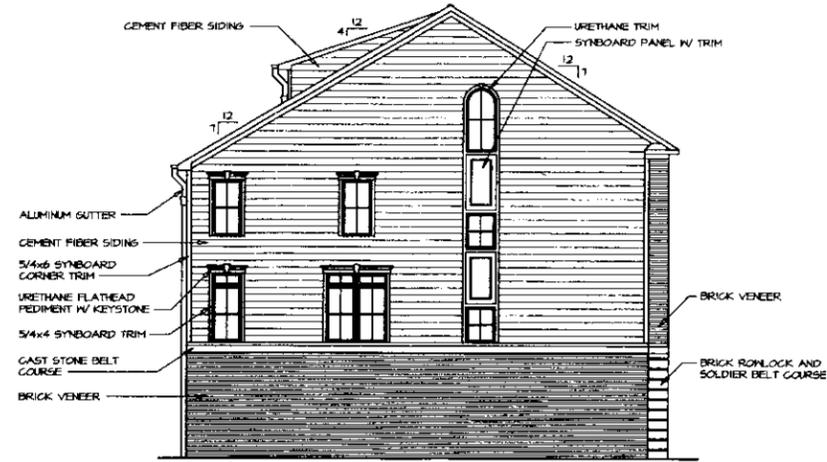
Regarding the end unit side elevations of the Vanderbilt townhouse unit, the primary difference is the fenestration arrangement which hopes to achieve the "salt-box" look without altering the roofline. The applicant has submitted two options: one with shutters (Exhibit #30) and one without shutters (Exhibit #31). The Commission must approve only one of these options. The front façades of the Vanderbilts have also been included to assist the Commission (Exhibit #29).

Conclusion. Staff recommends **TO GRANT AFP-06-025, Watkins Mill Town Center Architecture, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172, WITH THE FOLLOWING CONDITION:**

- 1. The applicant shall submit the option as chosen by the Planning Commission.**

Single Family - Front Load Garage											
Lot/Block	Lot	Units	Front	Side	Rear	Notes	Grade	Bldg. Type/Remarks			
Block	Lot	Units	Length (ft)	Width (ft)	Set Back (ft)	Set Back (ft)	Set Back (ft)	Length	Width	Height	Remarks
101	101	1	30	10	10			30	10	10	
102	102	1	30	10	10			30	10	10	
103	103	1	30	10	10			30	10	10	
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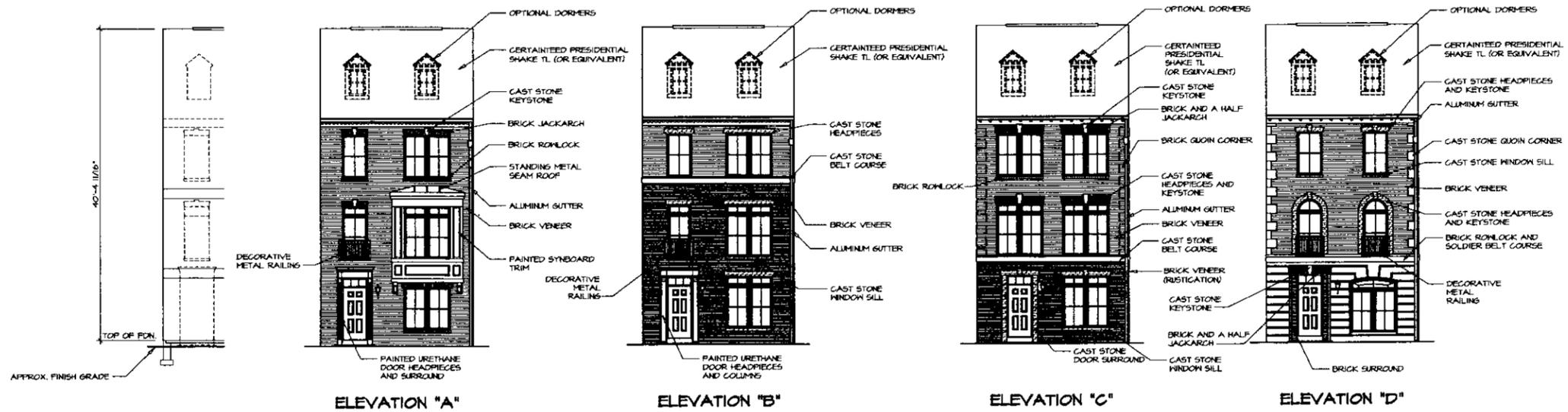
Townhouse - Pitched Roof - Rear Load Garage (20' x 40' x 8' Ceiling)											
Lot/Block	Lot	Units	Front	Side	Rear	Notes	Grade	Bldg. Type/Remarks			
Block	Lot	Units	Length (ft)	Width (ft)	Set Back (ft)	Set Back (ft)	Set Back (ft)	Length	Width	Height	Remarks
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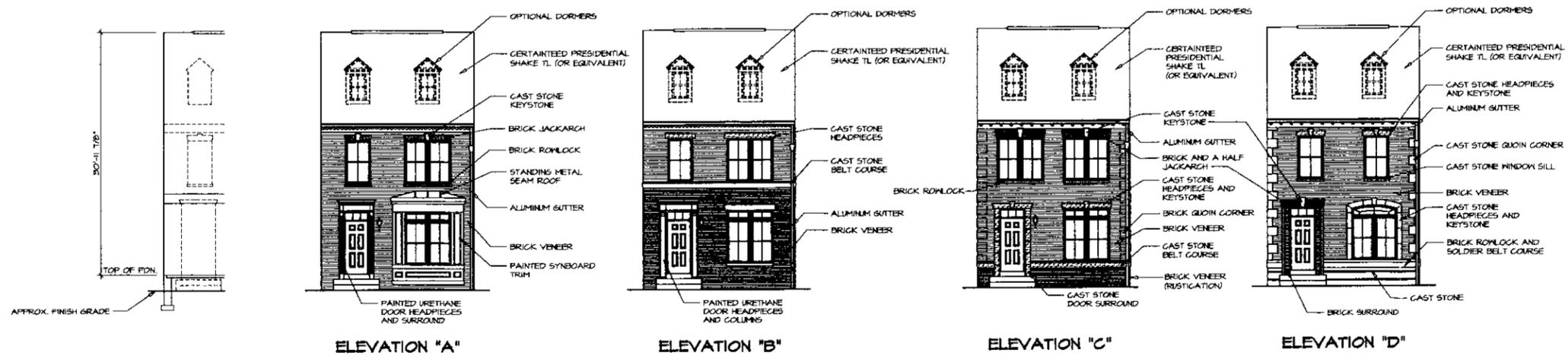
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FRONT ELEVATIONS BASEMENT ENTRY

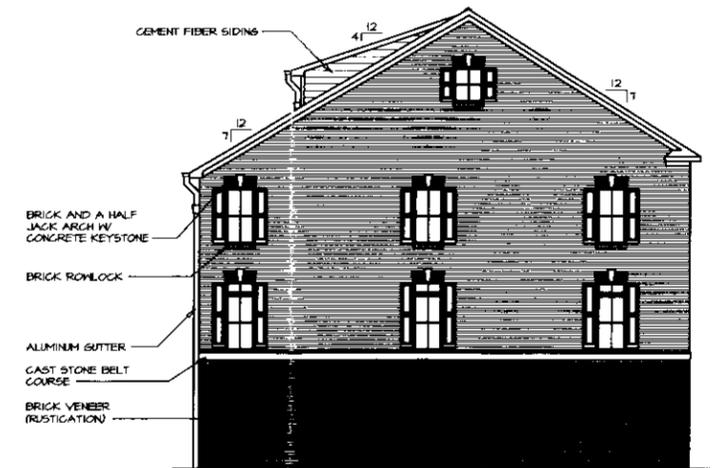
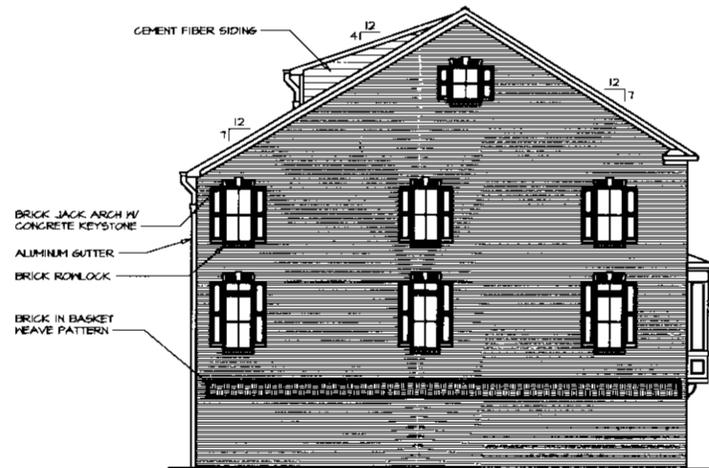
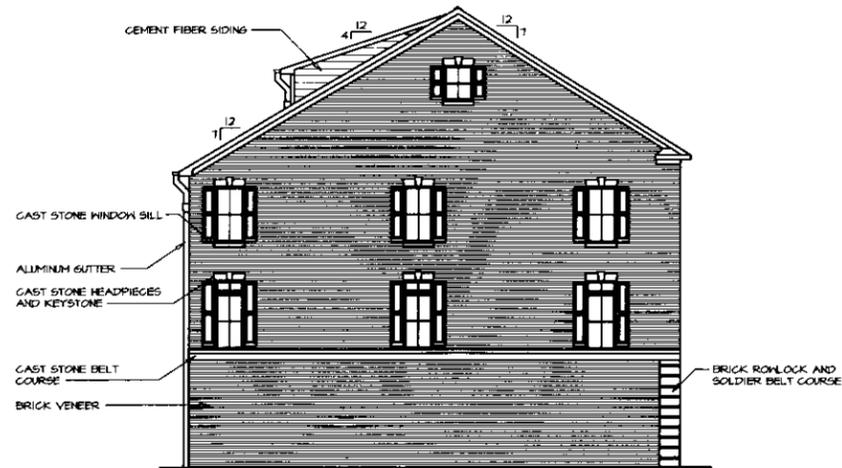
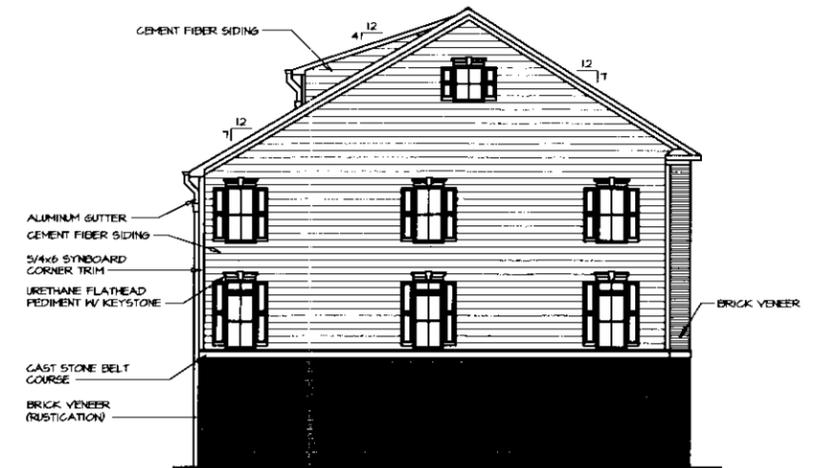
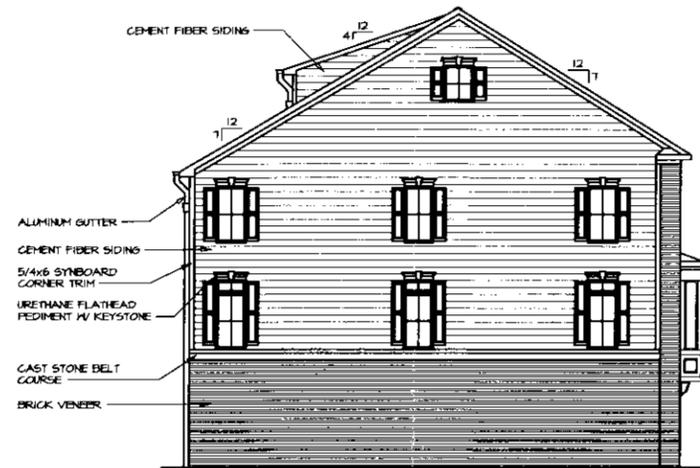
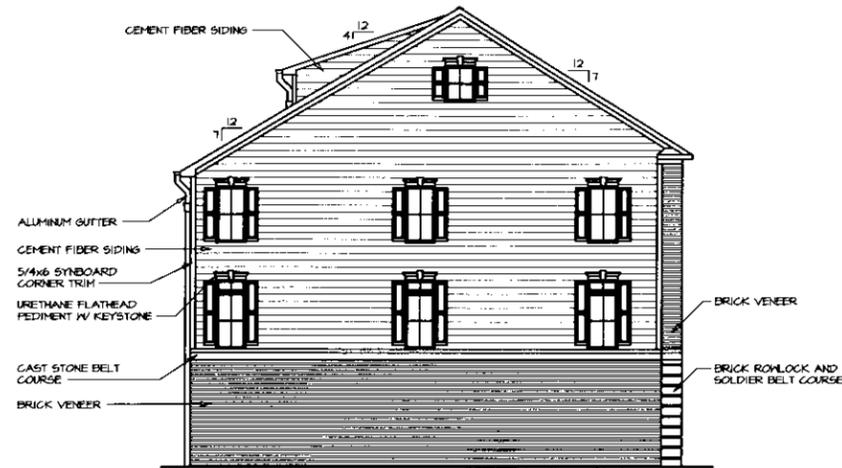


FRONT ELEVATIONS LEVEL ENTRY

VANDERBILT

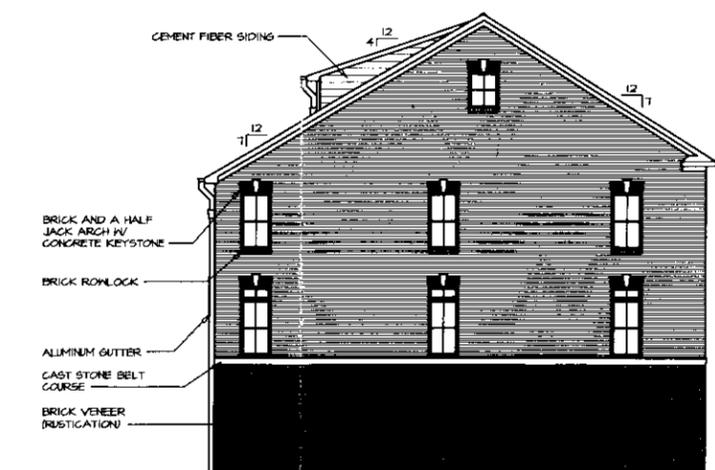
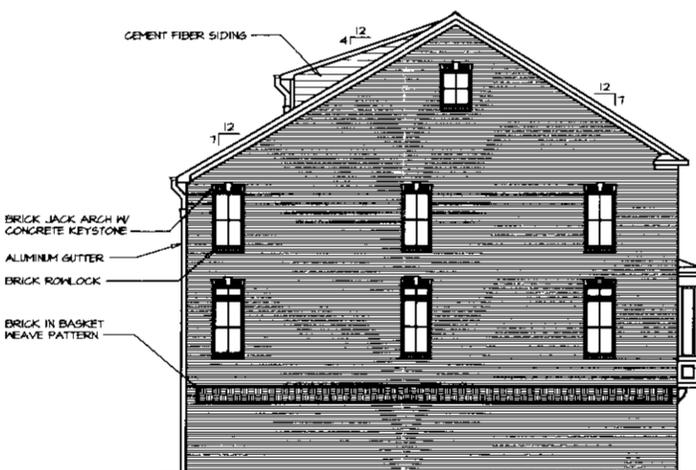
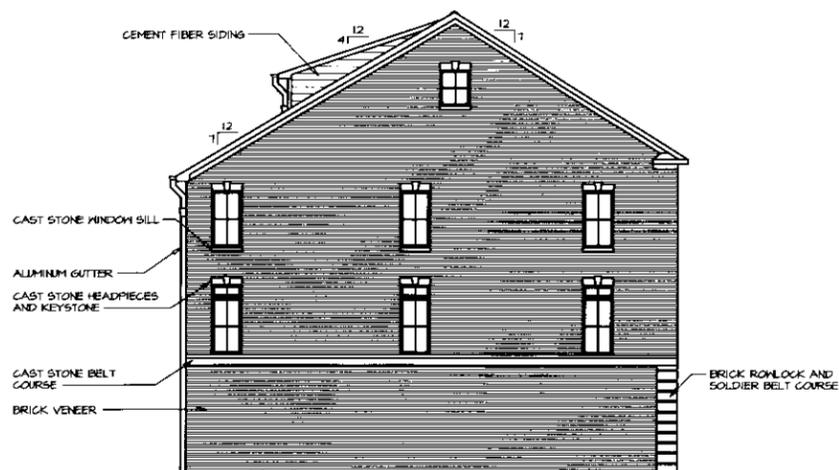
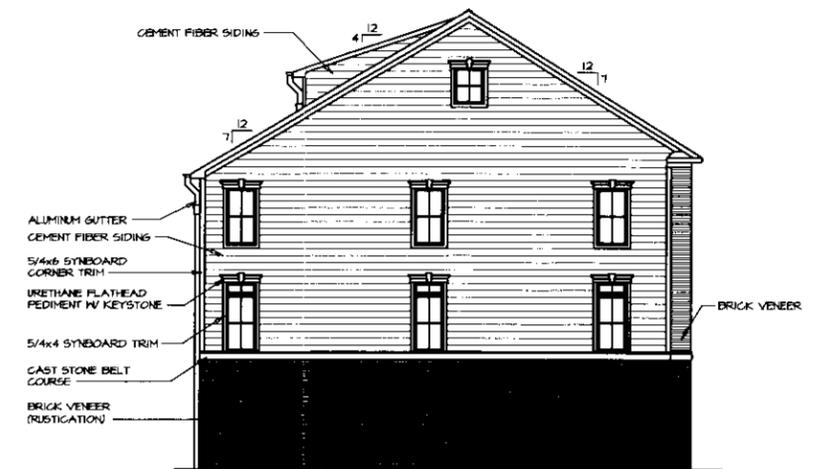
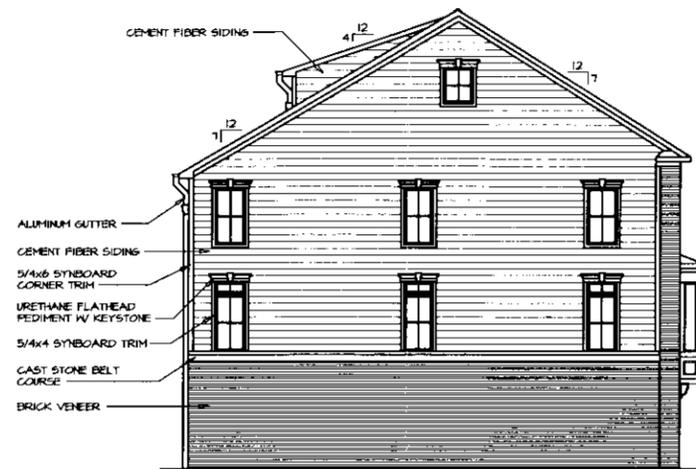
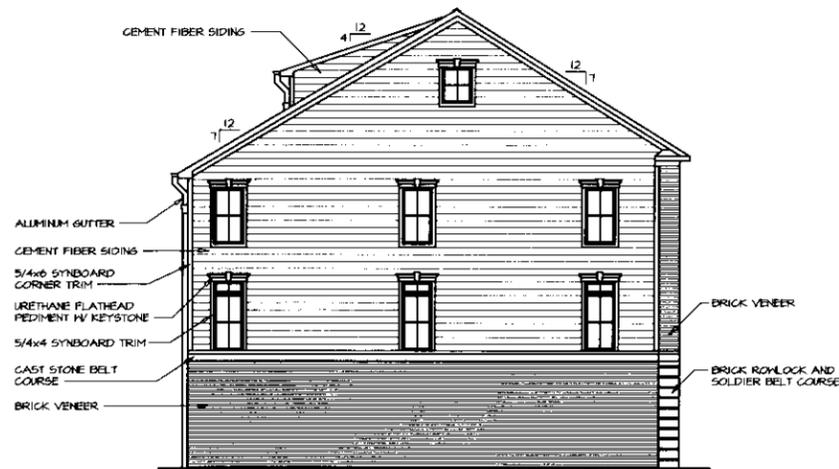
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END UNIT SIDE ELEVATIONS
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END UNIT SIDE ELEVATIONS
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