

RESOLUTION NO. R-16-24

RESOLUTION OF THE MAYOR AND CITY COUNCIL GRANTING APPROVAL
OF ROAD CODE WAIVERS FOR VARIABLE ROAD SECTIONS FOR ROADS
ASSOCIATED WITH APPLICATION SDP-9558-2023, STREET B, LOCATED
AT THE STEVENSON-METROGROVE PROPERTIES

RC-9560-2023

WHEREAS, Daniel Park of Soltesz, Inc. representing Craftmark Homes, has submitted an application for road code waivers ("Waiver Application") to the City of Gaithersburg as follows:

Section A-A

CITY CLASSIFICATION: NEIGHBORHOOD RESIDENTIAL	REQUIRED (FEET)	PROPOSED (FEET)
STA. 0+70 to 1+09 & 1+40 to 2+45 & 3+13 to 3+52 & 4+25 to 5+51 & 6+23 to 6+61 & 7+33 to 8+44.77		
R.O.W. WIDTH	62	52
BUFFER	1	2
SIDEWALK	6	6
LANDSCAPE & FURNITURE ZONE	6	4
PARALLEL PARKING	8	N/A
TRAVEL LANE	10	10
TRAVEL LANE	10	10
PARALLEL PARKING	8	8
LANDSCAPE & FURNITURE ZONE	6	6
SIDEWALK	6	6
BUFFER*	1	N/A

Section B-B

CITY CLASSIFICATION: NEIGHBORHOOD RESIDENTIAL	REQUIRED (FEET)	PROPOSED (FEET)
STA. 0+00 to 0+62.77		
R.O.W. WIDTH	62	52-62 (varies)
BUFFER*	1	0-2 (varies)
SIDEWALK	6	5-6 (varies)
LANDSCAPE & FURNITURE ZONE	6	4-11 (varies)
PARALLEL PARKING	N/A	N/A
TRAVEL LANE	10	10-14 (varies)
TRAVEL LANE	10	10-11 (varies)
PARALLEL PARKING	8	N/A
LANDSCAPE & FURNITURE ZONE	6	14
SIDEWALK	6	5-6 (varies)
BUFFER	1	±1

; and

WHEREAS, City Code Chapter 19, Section 19-17 (Deviations from Standards and Road Code) allows the Planning Commission to grant waivers from the requirements of Sections 19-15 and 19-16 (Standards and Road Code); and

WHEREAS, as part of the Waiver Application, the Applicant has submitted a written request and justification statement that includes the required findings; and

WHEREAS, the design of the residential development is in compliance with approved Sketch Plan SK-9174-2022; and

WHEREAS, the City of Gaithersburg Department of Public Works, Planning and Code Administration, and the City Fire Marshal have reviewed the Waiver Application and concur with the findings that:

1) There are existing physical limitations that preclude the full accommodation of the standards.

Due to existing steep slopes, Block A will be constructed with front-loaded townhouses with no rear alleys. The layout of a front-loaded townhouse does not permit on-street parking on that side of the road. The other side of Street B will contain street parking and meet City road standards.

2) The granting of such waivers will not result in decreased multi-modal functionality for the road users and the general public.

The granting of the wavier will not result in decrease multi-modal functionality for road users and the general public. The proposed plan will provide road and sidewalk connections that will meet multimodal needs for vehicles and pedestrians.

3) The granting of such waivers will not adversely affect safety or operations.

The granting of the waiver will not adversely affect safety or operations. The proposed plan will provide road and sidewalk connections that will provide safe travel movements throughout the site.

4) The granting of such waivers for public roads will not adversely affect future maintenance and its associated costs.

The granting of the waiver will not adversely affect future maintenance or is associated costs. Future maintenance cost will be reduced due to the reduced pavement width.

WHEREAS, the Planning Commission reviewed the roadway designs, which are consistent with the road code waiver request as part of their recommendation review of SDP-9558-2023 on February 21, 2024, at which time they recommended approval of SDP-9558-2023; and

WHEREAS, the Mayor and City Council reviewed the Stevenson-Metrogrove development roadway designs, which are consistent with the RC-9560-2023 road code waiver requests, as part of their review and discussion of schematic development application SDP-9558-2023 on January 16, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the Waiver Application, RC-9560-2023 is hereby approved.

ADOPTED by the City Council this 18th day of March, 2024.

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JUD ASHMAN, MAYOR and
President of the Council

THIS IS TO CERTIFY, that the foregoing Resolution was adopted by the City Council in public meeting assembled on the 18th day of March, 2024.

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Tanisha Briley, City Manager