



CITY OF GAITHERSBURG

SITE DEVELOPMENT APPROVAL

Plan Number: SP-9881-2024

The City of Gaithersburg Planning Commission reviewed and approved application SP-9881-2024, finding the plan in conformance with Zoning Ordinance Section 24-12.6 and/or Section 24-12.6(J) and any other applicable City Codes.

Plan Information		Location Information		
Type:	Site Development Plan	Parcel(s)	Lot	Block
Approving Body:	Planning Commission	160902344304	13	
Approval Date:	January 22, 2025			
Approval Expiration:	January 22, 2027			
Primary Planner:	Jasmine Forbes			

Description
Metropolitan Grove Rd; Application proposes development of the properties with 232 dwelling units, including 64 2-over-2's and 168 townhouses with associated open spaces and amenities.

Contacts				
Property Owner	DO NOT USE BP Realty Investments LLC DO NOT USE Peter DO NOT USE Henry 11 Stanmore Ct Potomac, MD 20854	Phone:	(301) 850-2234	
		Cell Phone:	(202) 494-1311	
Architect	Pinnacle Design & Consulting Inc. 11150 Fairfax Blvd 402 Fairfax, VA 22030			
Engineer	Soltesz Co. Jyotika Sharma 2 Research PI Rockville, MD 20850	Phone:	(301) 948-2750	
		Email:	jsharma@solteszco.com	
Developer	Watkins Mill Development, LLC Kate Kubit 1355 Beverly Rd Mclean, VA 22101	Cell Phone:	(703) 734-9730	
		Email:	kkubit@elmstreetdev.com	
Attorney	Miles & Stockbridge Scott Wallace 11 N Washington St 700 Rockville, MD 20850	Phone:	(301) 517-4813	
		Email:	swallace@MilesStockbridge.com	
Applicant	Watkins Mill Development, LLC Kate Kubit 1355 Beverly Rd Mclean, VA 22101	Cell Phone:	(703) 734-9730	
		Email:	kkubit@elmstreetdev.com	

Conditions
<ol style="list-style-type: none"> 1. Applicant must submit revised site plans to address Staff comments related to the site plan and landscape plan, storm drain, grade establishment and photometric plan clean up to be approved by Planning and Department of Public Works Staff, prior to final signature of the plans; 2. Applicant to submit lighting distribution plan to be reviewed and approved by Department of Public Works Staff, prior to issuance of site development permit. 3. Applicant to receive final dry utility sign-off prior to the issuance of a site development permit; 4. Applicant must receive third party review and certification for all retaining walls, prior to issuance of a site development permit; 5. Applicant to receive approval from utility companies to allow decks to encroach into the Public Utilities Easement (PUE), prior to final approval of the building elevations by the Planning Commission; 6. Applicant to pay \$5,777 MCPS Utilization Premium Payment fee per dwelling unit prior to issuance of any building permits; 7. Applicant to pay \$69,565 to the City's Forest Conservation Fund for the off-site reforestation plan, prior to issuance of any site development permits; and 8. Applicant to make a \$2,600 financial contribution to the City's Forest Conservation Fund, equivalent to the costs of ten, two-inch caliper large shade trees as mitigation for variance approval ENV-9927-2024, prior to the issuance of any site development permits.

CONTINGENCIES OF ISSUANCE:

1. Conditions may be attached to the S.D.A. (Site Development Approval) as deemed reasonable and necessary to assure that the proposed use will be consistent with the purpose and intent of the Zoning Ordinance and Code of the City of Gaithersburg.
2. Note: Deviation from the plans (including elevations) so approved shall not be permitted without reapproval of the Planning Commission or Planning Staff. Any such deviation without prior approval shall constitute a violation of the City's Zoning Ordinance.
3. Construction or operation shall commence within two years of the date of the original approval by the Planning Commission or Staff; if not, a new final approval becomes necessary if an extension request has not been filed with the Planning staff of the Planning and Code Administration. No permits shall be issued without S.D.A. approval (see below).
4. The staff shall not be empowered to waive dedication of right-of-way and easements required by the General Plan or Master Plans for particular planning areas.
5. Issuance of S.D.A. shall not constitute the right to occupy the property; only a subsequent Occupancy Permit and Inspection Approval issued by the Permits and Inspections staff of the Planning and Code Administration can do this.
6. Issuance of the S.D.A. by the City of Gaithersburg shall not relieve the applicant of the responsibility to comply with any additional City requirements, or those of other governmental jurisdictions.
7. Work shall not commence until any necessary permits have been approved.