

Montgomery Planning Mid-County Planning Division

6/24/21

Agenda Item 3
Site Plan 820210080

Northpark at Montrose Phase I

Site Plan Application

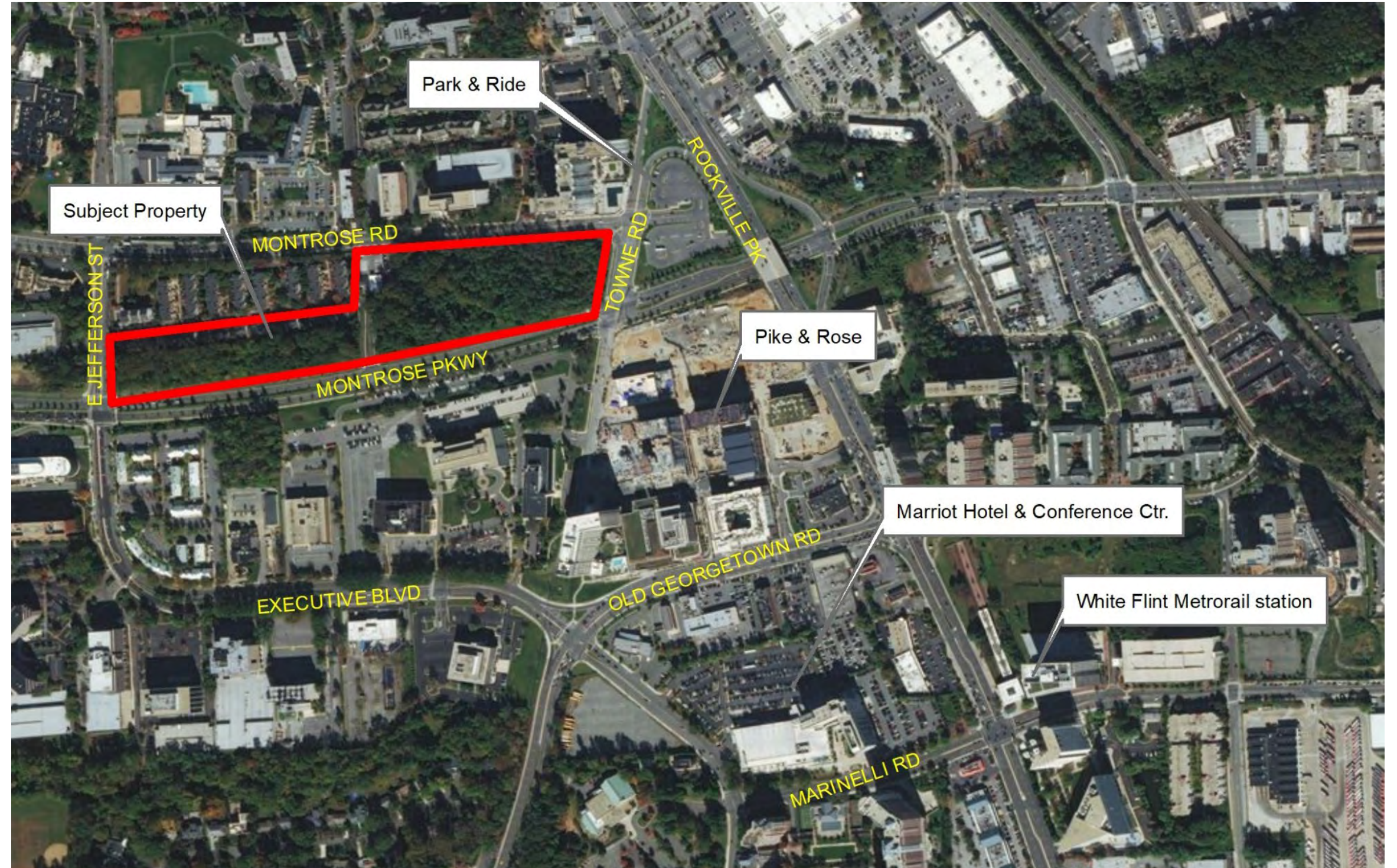
No. 820210080



Staff Recommendation

Staff recommends approval with conditions of Site Plan 820210080, Northpark at Montrose Phase I, as enumerated in the Staff Report and modified herein.

Vicinity



Subject Property

- 12.62 –acre Site Area
 - Out of 16.64-acre Wilgus tract
- Existing gas station on 1 parcel surrounded by wooded areas
- Split Zoned:
 - CR-2.0, C-1.0, R-1.5, H-200
 - CR-2.0, C-0.25, R-1.75, H-75
 - CRN-0.75, C-0.0, R-0.75, H-50
- 2018 *White Flint 2 Sector Plan*
- Portion within the White Flint Special Taxing District



Past Approvals

Sketch Plan – 8/1/19

- Up to a maximum of 1,274,498 sf. of total mixed-use development
- Four (4) Phases
- Public Benefits in six (6) categories

Preliminary Plan – 10/15/20

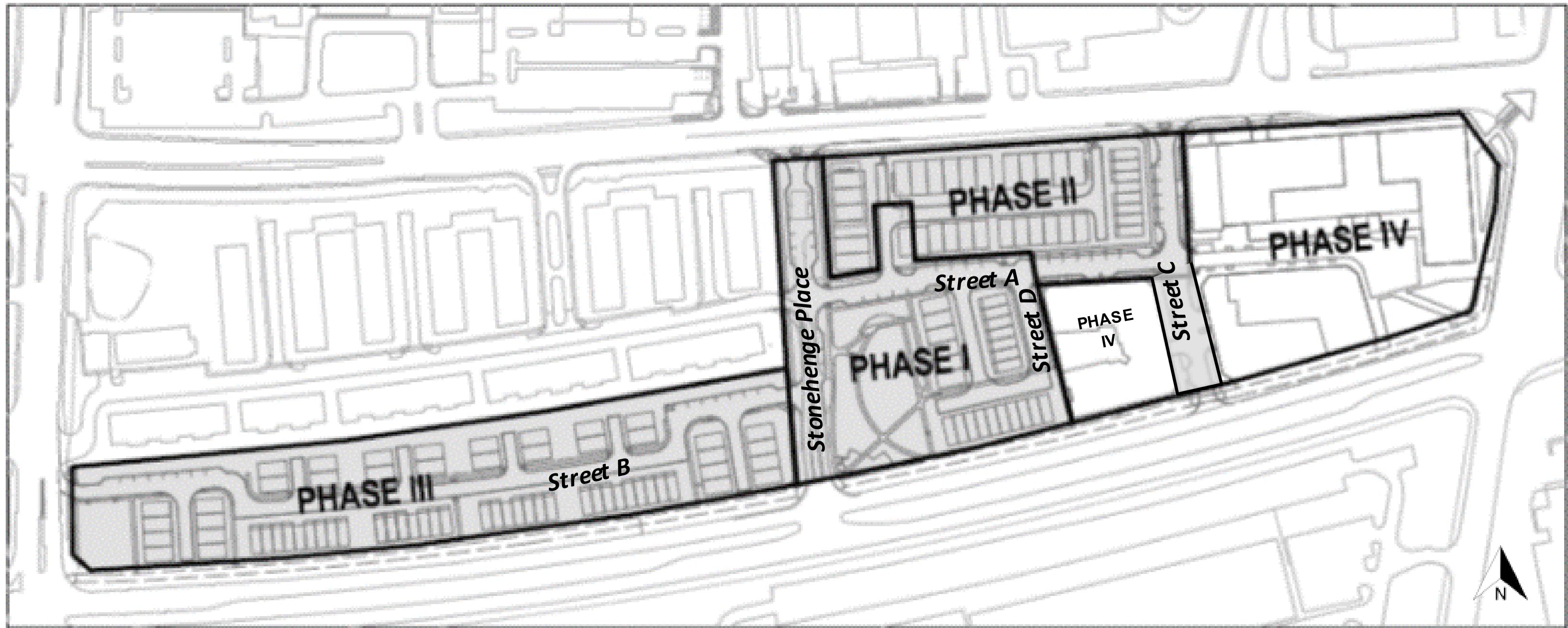
- 107 townhouse lots
- 638 multi-family units on four (4) lots
- One (1) lot with mixed-uses
- Various park/open space parcels, private road parcels, and HOA parcels



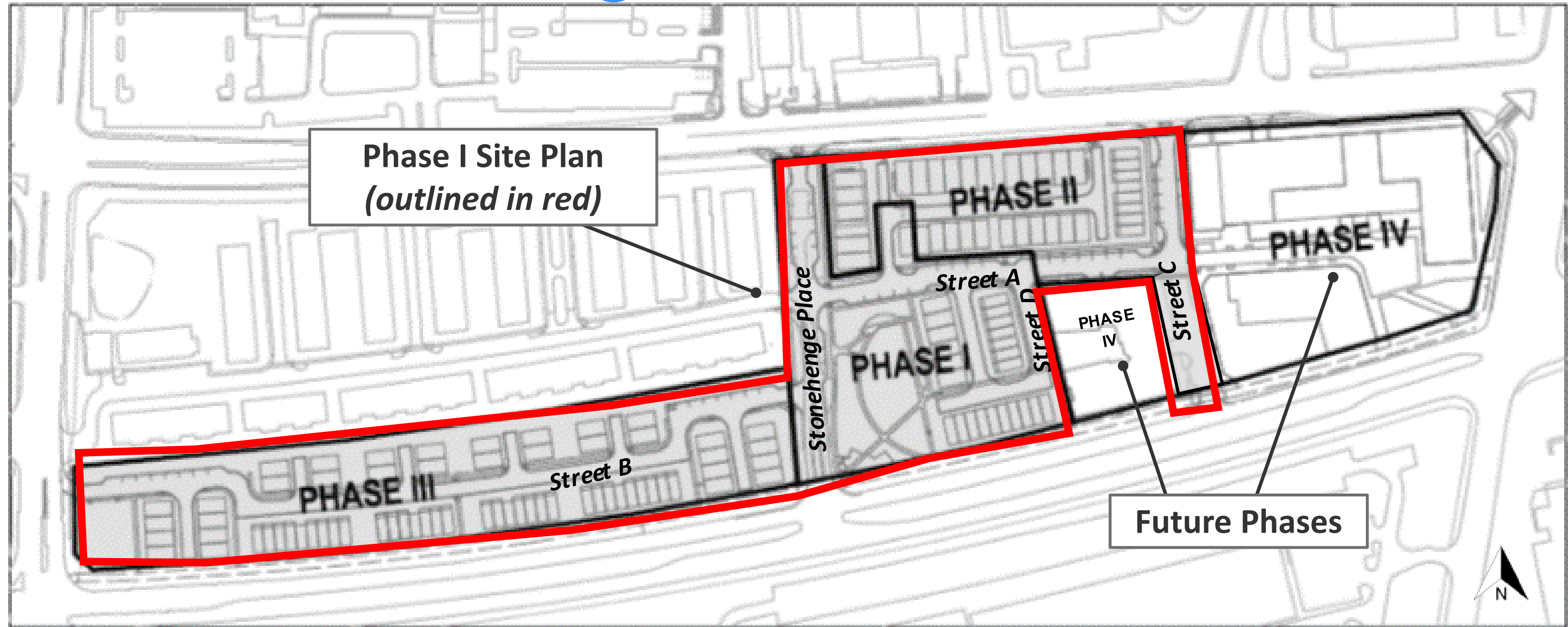
Approved Sketch Plan

	TOWNHOUSE		LINER UNITS AT GROUND FLOOR
	2 OVER 2		RETAIL AT GROUND FLOOR
	MULTI-FAMILY		

Overall Phasing



Site Plan Phasing



Future Site Plan (s)

- High-rise and mid-rise multi-family buildings with ground-floor retail and remaining open spaces and roadway improvements.

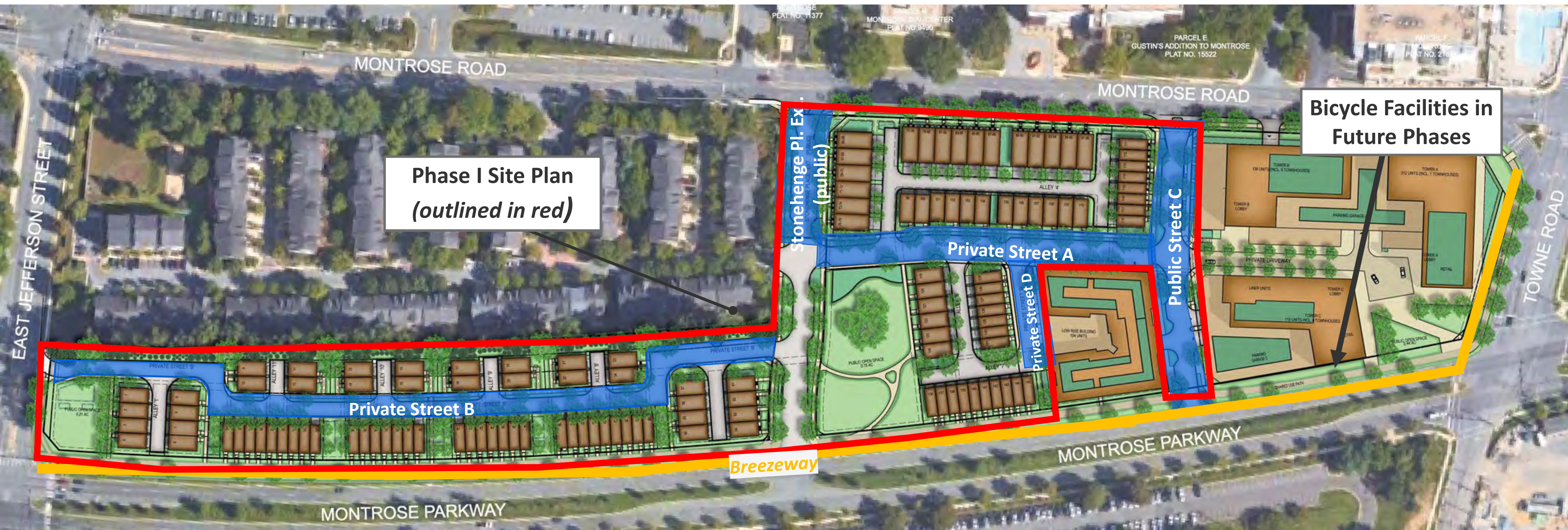
Site Plan Proposal

- 325,924 square feet of residential uses
 - 107 townhouses
 - 34 2-over-2's
- 15% MPDUs (22 units)
 - 5 townhouses
 - 17 two-over-two multi-family units
- Demolition of existing gas station
- Stormwater management techniques



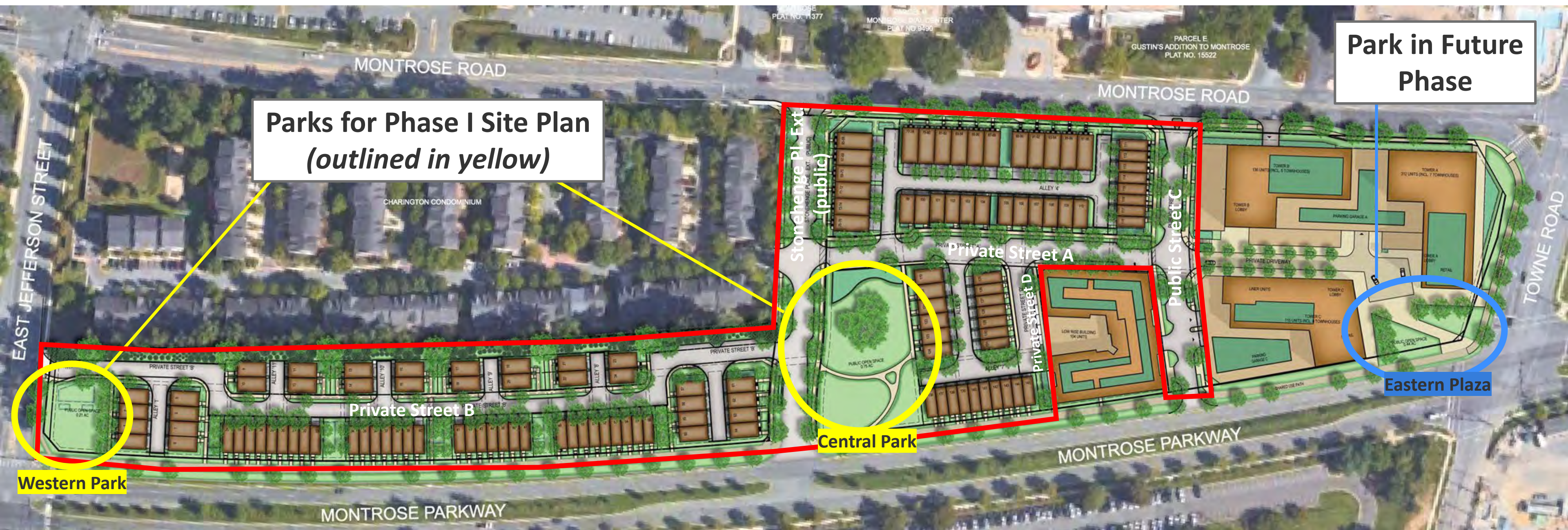
Circulation

- New Public and Private Internal Roads and Alleys
- On-street parking
- Stonehenge Place Extension: green buffer - 7' to 17' wide;
- E. Jefferson Street: Fee-in-lieu for bicycle facility and bicycle protected intersection
- Montrose Road: 11' wide green buffer



Parks and Open Space

- 3 parks across 1.4 ac. approved in previous applications
- 2 of 3 parks constructed in Phase I



○ Central Park

(0.75 ac.)

- Pathways
- Musical elements
- Inclusive play equipment
- Terraced seating
- Lawn area
- Bike repair with canopy
- Bicycle corral



○ Central Park

(0.75 ac.)

- Accent lighting
- Integrated bio-retention area
- ADA ramps
- Specialty paving



○ Western Park

(0.21 ac.)

- Accent lighting
- Lawn area
- Landscaping
- Seating
- Pathways
- Abutting sidewalks
- Townhouse lead walks



○ Western Park

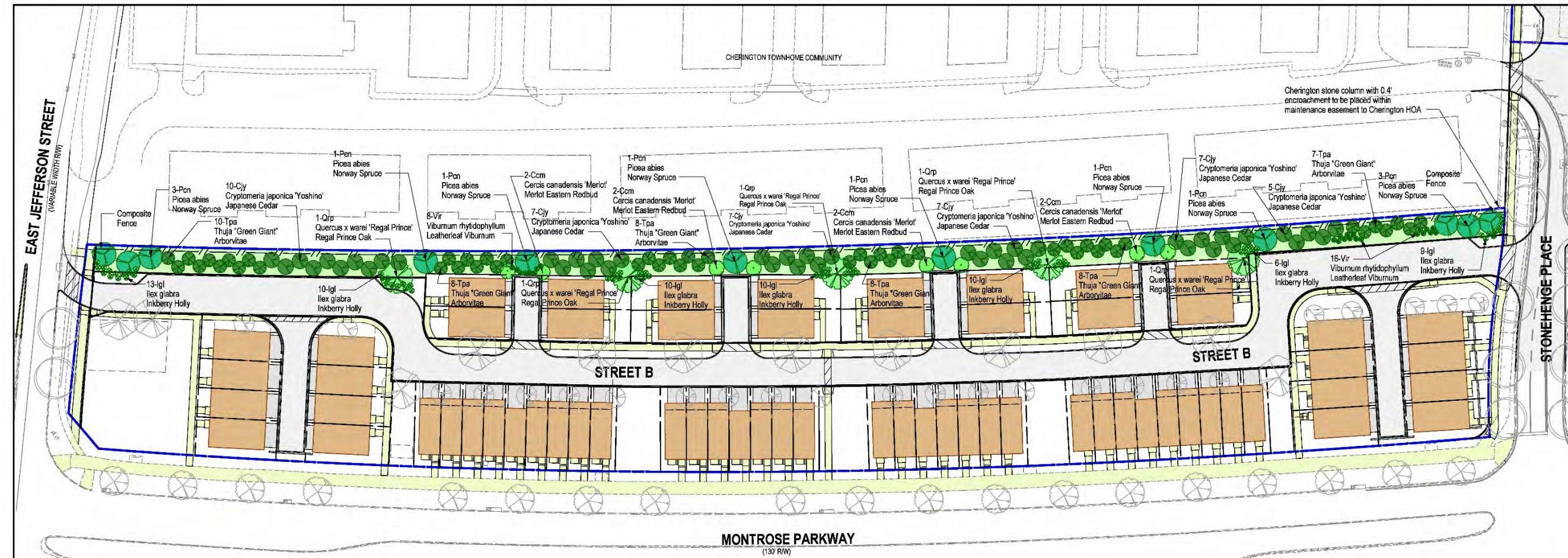
(0.21 ac.)

- Specialty paving
- Pathways
- Abutting sidewalks
- Townhouse lead walks



Vegetated Buffer

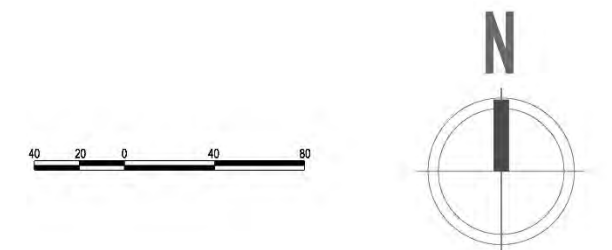
- 20' Landscaped Buffer
 - Separate from Open Space requirement.
- Approximately 0.45 acres
- Submission from Cherington HOA dated July 10, 2020
- 250+ plantings with evergreen trees
- Tree planting heights 8-10'
- Accompanied by fence 6'-6" high



Proposed New Planting Buffer Schedule						
Sym	Qty	Botanical Name	Common Name	Size	Remarks	
	Qrp	5	<i>Quercus x warei 'Regal Prince'</i>	Regal Prince Oak	3-3½" cal.	Planted height approx. 10'. Approx. 40' height at 10 years.
	Pcn	12	<i>Picea abies</i>	Norway Spruce	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 45' height at 10 years.
	Tpa	49	<i>Thuja 'Green Giant'</i>	Green Giant Arborvitae	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 30' height at 10 years.
	Cjy	43	<i>Cryptomeria japonica 'Yoshino'</i>	Yoshino Cryptomeria	8-10' B&B, 1" cal.	Planted height approx. 10'. Approx. 45' height at 10 years.
	Ccm	8	<i>Cercis canadensis 'Merlot'</i>	Merlot Eastern Redbud	5 gallon	Planted height approx. 8'. Approx. 15' height at 10 years.
	Vir	24	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	5 gallon	Planted height approx. 3'. Approx. 8' height at 10 years.
	Igl	68	<i>Ilex glabra</i>	Inkberry Holly	5 gallon	Planted height approx 3'. Approx. 6' height at 10 years.

LEGEND

- 6'-6" VERTICAL COMPOSITE FENCING WITH FLAT TOP, CAP BOARD, AND TOP & BOTTOM TRIM
- PROPERTY LINE
- BUFFER AREA (APPROXIMATELY 20' x 1060' = 21,200 SF OR 0.49 AC)



Plantings Coordinated with Adjacent Cherington HOA

Architectural Elevations



22' 22' 22' 22'

22' Townhouse Elevations

22' Two-over-two Elevations



24' (LOWER UNIT MPDU) 24' (LOWER UNIT MPDU) 24' (LOWER UNIT MPDU) 24' (LOWER UNIT MPDU) 24' (LOWER UNIT MPDU)

Public Benefit Points

- Six categories total
- Staff supports 53 points across 5 categories in the first phase
- Major Public Facility
 - Central Park
 - Financial contribution of \$209,525.76 out of the total \$427,603.60 for the Project towards a school or a park within the Sector Plan area
- Remaining future benefits to be approved with the multi-family buildings

Public Benefit Points

Public Benefit	Max Pts. Allowed	Incentive Density Points Proposed by Applicant		
		Phase I	Future Site Plan(s)	Total Points
59.4.7.3.A: Major Public Facility				
Central Park	70	12	---	12
Bicycle Share <i>(see footnotes)</i>	n/a	5	---	5
School & Park Contribution	70	12.25	12.75	25
59.4.7.3.B: Transit Proximity				
Partial Site within ½ mile of Level 2 Transit Station	20 (1/2 mi.); 15 (1/2- 1 mi.)	19.43	7.27	26.70
59.4.7.3.C: Connectivity/Mobility				
Advanced Dedication - Stonehenge Pl. Extension	30	2.33	---	2.33
Through-Block Connection	20	---	10	10
59.4.7.3.D: Diversity of Uses and Activities				
Affordable housing - 15% MPDUs	n/a	5.89	24.11	30
59.4.7.3.E: Quality of Building and Site Design				
Structured Parking	20	---	10.94	10.94
59.4.7.3.F: Protection and Enhancement of the Natural Environment				
Building Lot Termination (BLTs) - Off-Site	30	1.09	13.12	14.21
Cool Roof	10	---	5	5
Energy Conservation & Generation (on high rise building)	30	---	5	5
Vegetated Roof (on high rise building)	15	---	7.5	7.5
Total Points Proposed by Applicant*		57.99	95.69	153.68
Total Points Supported & Recommended by Staff**		52.99	95.69	153.68

*Future points to be verified at the time of future site plan(s) approval.

**Based on the deduction of 5 pts. from the Applicant's removal of the previously proposed bike share station.

Final Forest Conservation Plan

- 11.30 acres is forested
- Proposes to clear all 11.30 acres of forest
- Variance previously approved to remove 110 specimen trees of 30”+ DBH
- The Applicant will fulfill the required 8.15 acres of reforestation mitigation through the purchase of off-site banking credits.

Community Outreach and Correspondence

- Applicant held pre-submission meeting where various questions/concerns were raised:
 - Increasing traffic, traffic control signage, and parking;
 - The loss of mature forest, timing of clearing, and tree retention;
 - Impact of an economic downturn on the Project;
 - Stormwater management;
 - Treatment of the proposed landscape buffer;
 - The architecture of the townhomes;
 - Light spill-over on surrounding properties; and
 - Duration of construction and phasing.
- Planning Staff and the Applicant met with the Cherington community on several occasions during the Site Plan review.
- Since the staff report was posted, 3 additional comments were received about the construction schedule and architecture.

Analysis and Findings

- Meets all the required Site Plan findings in the Zoning Regulations;
- Remains in conformance with the approved Sketch Plan and Preliminary Plan;
- Achieves substantial conformance with the *White Flint 2 Sector Plan* and *Bicycle Master Plan*;
- Provides adequate open space and recreation;
- Pedestrian and vehicular circulation systems will be adequate, safe and efficient to serve the development;
- Development will be served by adequate public services and facilities;
- Meets the requirements of Chapter 22A;
- Reviewed and supported by all applicable County agencies.

Staff Report Revisions

Page 27 – Data Table

	Required	Proposed
Lot Width at Front Building Line: (59.4.5.C.2-CRN, 59.4.5.4-CR)		
Townhouse	12' (CRN)	16' (Townhouse), 150' (2-over-2 Multi-Family)
Lot Width at Lot Line: (59.4.5.C.2 - CRN, 59.4.5.5 - CR)		
Townhouse	NA	16' (Townhouse), 150' (2-over-2 Multi-Family)

Revised Conditions

Open Space, Facilities and Amenities

3c. Before the final inspection and issuance of use and occupancy certificates, as applicable, for the 106th dwelling unit on the Subject Property, the ~~Eastern~~ [Western](#) Park must be substantially completed.

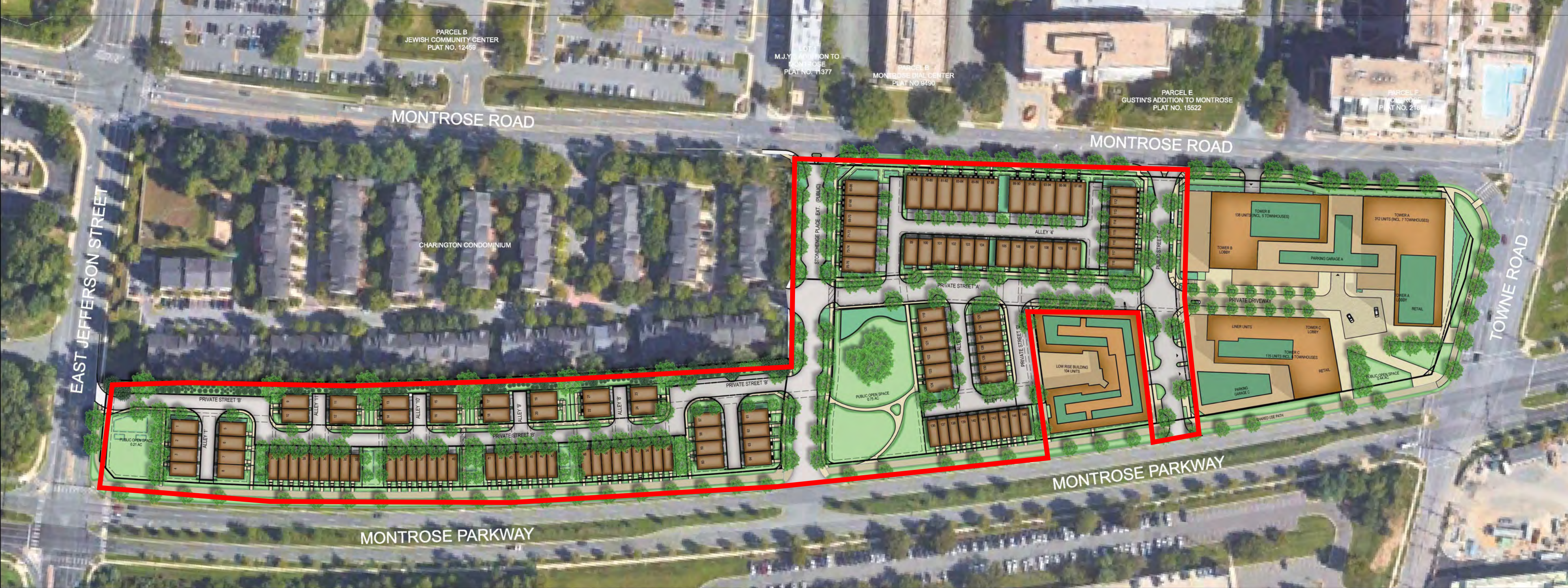
4(a)(ii)(a). The Applicant must record the Public Access Easements across the [Western](#) and Central Parks prior to recording the [applicable](#) plat(s) and the recordation information included on [that](#) ~~the~~ plat.

Underground Utilities

12. Before the final inspection and issuance of use and occupancy certificates for all the dwelling units, as applicable, the undergrounding of new utility poles must be completed. [This does not include the replacement of utility pole\(s\) on Montrose Road to accommodate the construction of Street C.](#)

Staff Recommendation

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