# Approval / Conditions

SITE PLAN AMENDMENT D
APPROVAL CONDITIONS

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Memorandum**

TO: Dawn Wright, Planning Director
VIA: Richard Weaver, Chief, Area 3
FROM: Kenny Pratt, Senior Planner, Area 3
SUBJECT: Administrative Site Plan Amendment No. 82000007D: Century (Revised to include trash compactor and dumpster enclosure)
DATE: May 9, 2018

**RECOMMENDATION**

Staff recommends Approval of the Amendment to the Certified Site Plan for Century.

**PROJECT DESCRIPTION**

On July 31, 2017, Rodgers Consulting, on behalf of Century Technology Campus and Elm Street Development, ("Applicant") filed an application for an Amendment to Certified Site Plans 820000220 and 820080070, for Century. The application for the amendment was designated No. 82000007D, ("Application or Amendment"). The Applicant requests approval of the following modifications:

1) Move stormwater management (SWM) structure from next to the building foundation to other places on the site.
2) Provide foundation plantings where SWM structures have been removed.
3) Provide boardwalk crossings at some SWM like basins to connect to pedestrian crossings.
4) Re-orient swimming pool to accommodate additional deck space.
5) Make minor landscaping changes.
6) Relocate 4 MPDUs.
7) Reconfigure trash compactor and dumpster enclosure.

During their review of the project, Potomac Edison, which has an adjacent electric substation that is accessed via one of the proposed parking lots, requested minor modifications to allow access to their substation should the need arise to replace a transformer or other equipment. As a result of this request, the Applicant also requested approval of the following modifications:

8) Install depressed curb capable of handling the large truck and trailer needed to replace equipment at the adjacent electric substation;
9) Reinforce surfaces in the proposed access route to accommodate an approximately 120,000-pound vehicle;
10) Avoid installation of obstructions within the access route;

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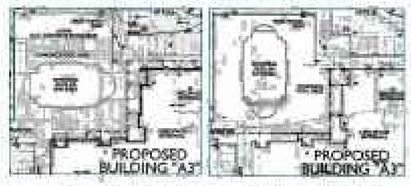
**DISCUSSION**

The memorandum applies only to Amendment 82000007D for Century, encompassing the ten (10) enumerated modifications listed above, which correspond to the submitted plans.

The Applicant requests modifications to the previously approved site plan to relocate stormwater management features at the bases of the apartment buildings due to the high costs associated with these features. These "bioboxes" have been moved to parking lot islands and along sidewalks. The Applicant proposes new landscaping to replace the bioboxes along the building foundations. New boardwalks will be built over some of the new SWM features to provide pedestrian connections to some residents' patios.

The Applicant also proposes to extending the swimming pool to provide additional pool deck space. The previously approved plan showed an area within the fenced area next to the pool as "lawn (all, moveable pool deck)." The pool has been rotated 90-degrees to increase the pool deck area next to the apartment building, and this has pushed the pool area into area. See Figure 1 below.

Figure 1: The previously approved pool layout is on the left; the proposed layout is on the right.




In addition to landscaping changes due to the relocation of the SWM features, the Applicant also requests a few minor hardscaping changes that arose during final coordination with Potomac Edison that resulted in the shifting of several trees.

The Applicant has revised the locations of four MPDUs in the townhouse section of the site plan. These units were moved to locations where grades allow egress from ground floor bedroom units. The Department of Housing and Community Affairs finds the proposed MPDU townhouse locations to be acceptable "provided that purchasers of the MPDUs located in the rear/depressed area do not bear the additional cost of providing noise mitigation." Under site plan amendment 82000007D, requires that the building shell for residential dwelling units exposed to a constant noise level (dnl) 65 dBA or more by surrounding roads must be designed to attenuate combined exterior noise levels to an interior level not to exceed 45 dBa. Furthermore, the Applicant is required to "disclose in writing to all prospective residents that these

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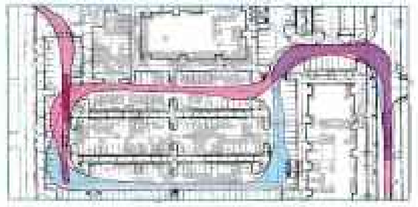
units are impacted by transportation noise." Two of the relocated MPDUs are within the affected area; however, the previously approved plan had all four MPDU townhouses within the affected noise area, so the new plan has moved two of the MPDUs out of the noise area. Purchasers of those MPDU units will not bear the direct cost of noise mitigation.

During their review of this amendment, Potomac Edison expressed concerns regarding the access route to an electric substation located adjacent to the site. The total combined length of the truck and trailer needed to transport replacement equipment to the substation can be anywhere from 75 to 100 feet, requiring a significant turning radius. These rigs weigh between 120,000 and 150,000 pounds. The Applicant worked with Potomac Edison and took steps to show that the current configuration of the parking lot will allow for the ingress and egress of the vehicle and equipment that will be necessary in the event of a transformer replacement by the substation. The access route through the parking lot of the apartment complex is shown in Figure 2. The Applicant has agreed to move any vehicles in the access path if necessary. The Applicant has agreed to not install any signs, trees, fire hydrants, light poles, or other obstacles within the access path. Furthermore, the Applicant will install depressed curbs capable of handling the large truck and trailer and will reinforce surfaces in the proposed pathway to accommodate an approximately 120,000-pound vehicle.

Figure 2: Truck ingress (solid red lines) and egress (dash red lines) routes through the Century parking lot from exhibit A, attached.



**FINDINGS**

In accordance with the Montgomery County Zoning Ordinance Section 59-D-3.7(d), Staff finds that the Site Plan Amendment meets the following:

(1) The Amendment does not:
   a. increase the building height
   b. increase the floor area
   c. increase the number of dwelling units
   d. Provide direct access to or any street or path

(2) The Amendment modifies one or more of the following elements of the approved Site Plan:
   a. A parking or loading area
   b. Landscaping, a sidewalk, recreational facilities, public use space, or green area in a manner that does not affect basic elements of the plan; or
   c. Any other plan element that will have a minimal effect on the overall design, layout quality, or intent of the plan.

The Staff Resolution has reference to the Site Plan do not increase the height, floor area or number of dwelling units or convert one use to another or any street or path in accordance with the requirements for an administrative amendment as specified in 59-D-3.7(d)(2) above.

In accordance with 59-D-3.7(d)(2) above, this Application revises the Site Plan by:

Revising stormwater management structures and landscaping, as concerning the swimming pool, relocating 4 MPDUs, and providing safe and adequate ingress/egress for Potomac Edison to access their substation. All these revisions have a minimal effect on the overall design, layout, quality, or intent of the plan.

**CONCLUSION**

Staff recommends Approval of Site Plan Amendment No. 82000007D in accordance with the required findings with the following condition:

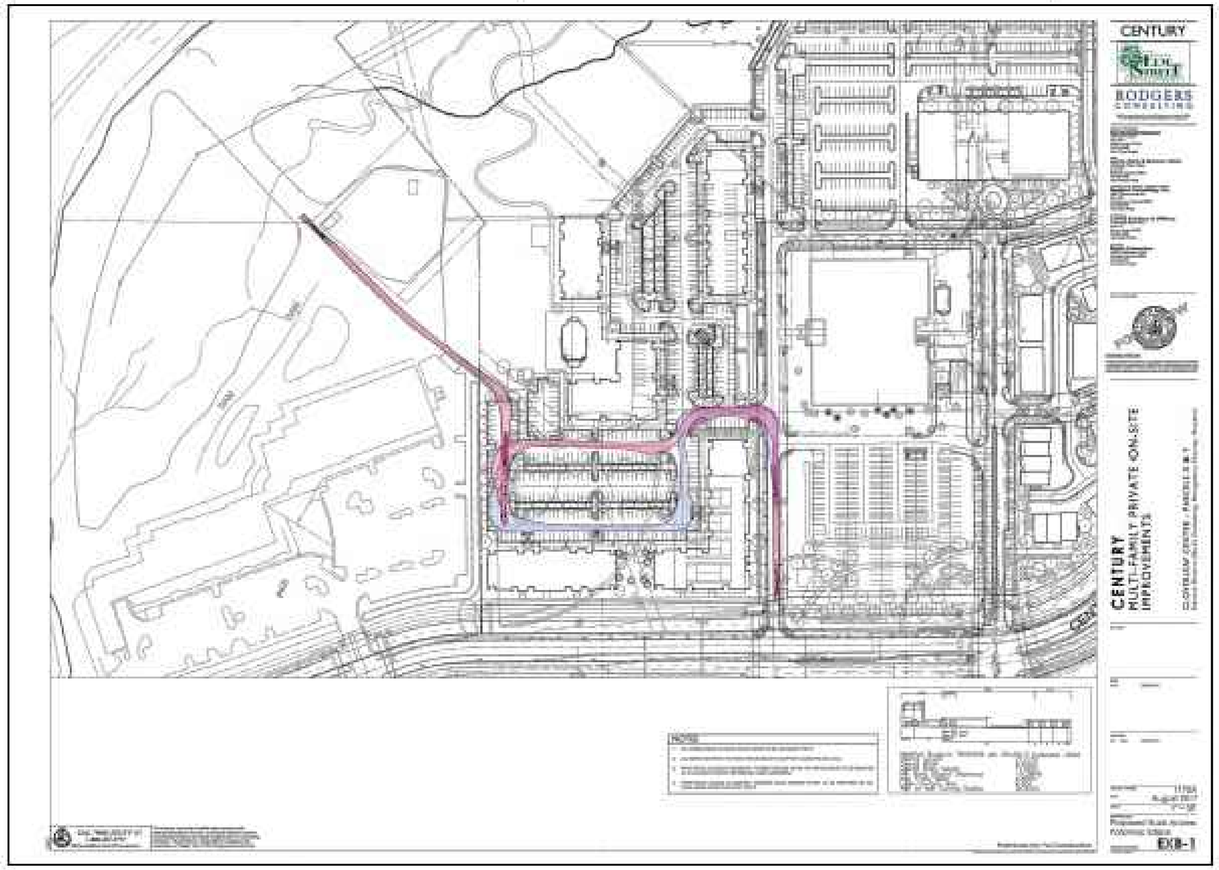
1. The Applicant must construct all features, including but not limited to, the parking lot and sidewalks, along the Potomac Edison access route as shown on attached Exhibit A (dated August 2017) to accommodate a 120,000 pound combined weight truck, trailer, and load. Before the release of bond or surety, the Applicant must provide DPS Zoning and Site Plan Enforcement Section (DPS) with certification from a licensed civil engineer that all features, including but not limited to, the parking lot and sidewalks, along the access route have been built to the above standards.

This Amendment remains valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting an amended Certified Site Plan for the specific modifications.

ACCEPTED & APPROVED BY:

Dawn Wright, Planning Director

Date Approved




**LIST OF AMENDMENT ITEMS:**

1. RE-DESIGNED AREA 1C, LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2,3, & 4, BLOCK A - FOR NEWLY PROPOSED BUILDING C1, C2, D, E, G, & H.
2. ADDED NEW SHEET PER AMENDMENT
3. NO SHEET CHANGE
4. REVISED DEVELOPMENT PROGRAM AND BUILDING USES.
5. REVISED DEVELOPMENT DATA TABLE AND /OR NOTES
6. RE-SUBDIVISION OF LOTS.
7. REVISED ARCHITECTURE.
8. REVISED LANDSCAPE/ LIGHTING LAYOUT AND ASSOCIATED PLANTING SCHEDULES.
9. REVISED UTILITY / WATER & SEWER LAYOUT CONNECTION FOR EACH PROPOSED BUILDING.
11. REVISED SHEET MATCH LINES PER REVISED LAYOUT.
12. REVISED AMENITY AND PROGRAMMED SPACES AROUND NEW PROPOSED BUILDINGS.
13. REVISED DEVELOPMENT PHASING.
14. ADD / REMOVED DETAILS PER PROPOSED AMENDMENT.

Preliminary Not For Construction

CENTURY

ELM STREET DEVELOPMENT

RODGERS CONSULTING

Owner/Developer
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Attn: Doug Hagan

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Germantown, Maryland 20874
301-948-4700
Attn: Ryan Wilson

Architect
Lyons Erickson & Wilson
1 Old Knight Boulevard
Suite 110
Orlando, Florida 32836
321-295-5600
Attn: Jennifer Lyons

Civil Engineer
Richter & Associates
12051 Crabbs Branch Way
Rockville, Maryland 20878
301-963-7900
Attn: John M Richter

CENTURY
Site Plan Amendment
# 82000070F

Cloverleaf Center - Parcels Z & AA
Election District #6 No.2) Clarksburg, Montgomery County, Maryland

| ISSUED | DESCRIPTION |
|---|---|
| 7.28.2017 | INITIAL SUBMISSION |
| 7.28.2017 | FINAL SUBMISSION |
| 10.04.2017 | DRC ADMIN DOCUMENT SUBMISSION |
| 11.13.2017 | DRC ADMIN DOCUMENT SUBMISSION |
| 7.11.2018 | SCHEMATIC SITE PLAN |
| 8.10.2017 | SITE PLAN AMENDMENT C |
| 7.18.2017 | SITE PLAN AMENDMENT D |

| NO. | DATE | DESCRIPTION |
|---|---|---|

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SHEET NO. 11 OF 11
DATE May 2018
SCALE
DRAWING TITLE
Approval Conditions

RSP-02G