Approval / Conditions

SITE PLAN AMENDMENT D
APPROVAL CONDITIONS

MONTGOMERY COUNTY PLANNING DEPARTMENT

Memorandum

TO: Gwen Wright, Planning Director
VIA: Richard Weaver, Chief, Area 3
FROM: Jonny Pratt, Senior Planner, Area 3
SUBJECT: Administrative Site Plan Amendment No. 82000307D: 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 10, 2017, Rodgers Consulting, on behalf of Century Technology Campus and Elm Street Development, ("Applicant") filed an application for an Amendment to Certified Site Plans 820030070 and 820080010, for Century. The application for the amendment was designated No. 82000307D, ("Application or Amendment"). The Applicant requests approval of the following modifications:

1) Move stormwater management (SWM) to access from west to the building foundations to other places on the site;
2) Provide foundation plantings where SWM structures have been removed;
3) Provide boardwalk crossings at some SWM bio-basins to maximize 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 easement over a portion 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 requests approval of the following modifications:

8) Install dispersed curbs 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 approximately 125,000 pound vehicle;
10) Avoid installation of obstructions within the access route.

9707 Key West Avenue, 4th Floor, Rockville, Maryland 20850 Director's Office: 301-495-4605 Fax: 301-495-1320
www.montgomeryplanning.org

Administrative Site Plan Amendment No. 82000307D: Century
Page 2

DISCUSSION

The memorandum applies only to Amendment 82000307D for Century, encompassing the ten (10) recommended 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 re-orienting the swimming pool to provide additional pool deck space. The previously approved pool (shown in blue within the limits of disturbance) is 1,600 SF and is oriented east-west." The pool has been rotated 90 degrees to increase the pool deck area next to the apartment building, and the new pool is 2,000 SF. See Figure 1 below.

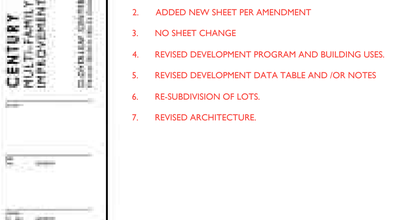
Figure 1: The previously approved pool layout is on the left; the proposed layout is on the right.

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 field coordination with Potomac Edison that resulted in the shifting of several trees.

The Applicant has revised the locations of four MPDUs on 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 on the east/disputed area do not bear the additional cost of providing noise mitigation. Prior to site plan enforcement #820030070 requires that the building shell for residential dwelling units located in a certain noise level (ard 2050 dBA) that is surrounding noise must be designed to attenuate projected 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 units are impacted by a 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 track and trailer needed to transport replacement equipment to the substation can be anywhere from 71 to 100 feet, requiring a significant turning radius. These rigs weigh between 125,000 and 200,000 pounds. The Applicant worked with Potomac Edison and was able 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 to 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 axle and reinforce surfaces in the proposed pathway to accommodate an approximately 125,000 pound vehicle.

Figure 2: Truck egress (blue) and egress (blue) access routes through the Century parking lot (full exhibit A, attached)



FINDINGS

In accordance with the Montgomery County Zoning Ordinance Section 59-D-3.7(b), 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

Administrative Site Plan Amendment No. 82000307D: Century
Page 4

   c. Increase the number of dwelling units
   d. Prevent circulation on 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 finds that: the revisions to the Site Plan do not increase the height, floor area or number of dwelling units or prevent circulation on any street or path in accordance with the requirements for an administrative amendment specified in 59-D-3.7(b)(2) above.

In accordance with 59-D-3.7(b)(3) above, this Application revises the Site Plan by:

Revising stormwater management structures and landscaping, re-orienting 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. 82000307D in accordance with the required findings with the following condition:

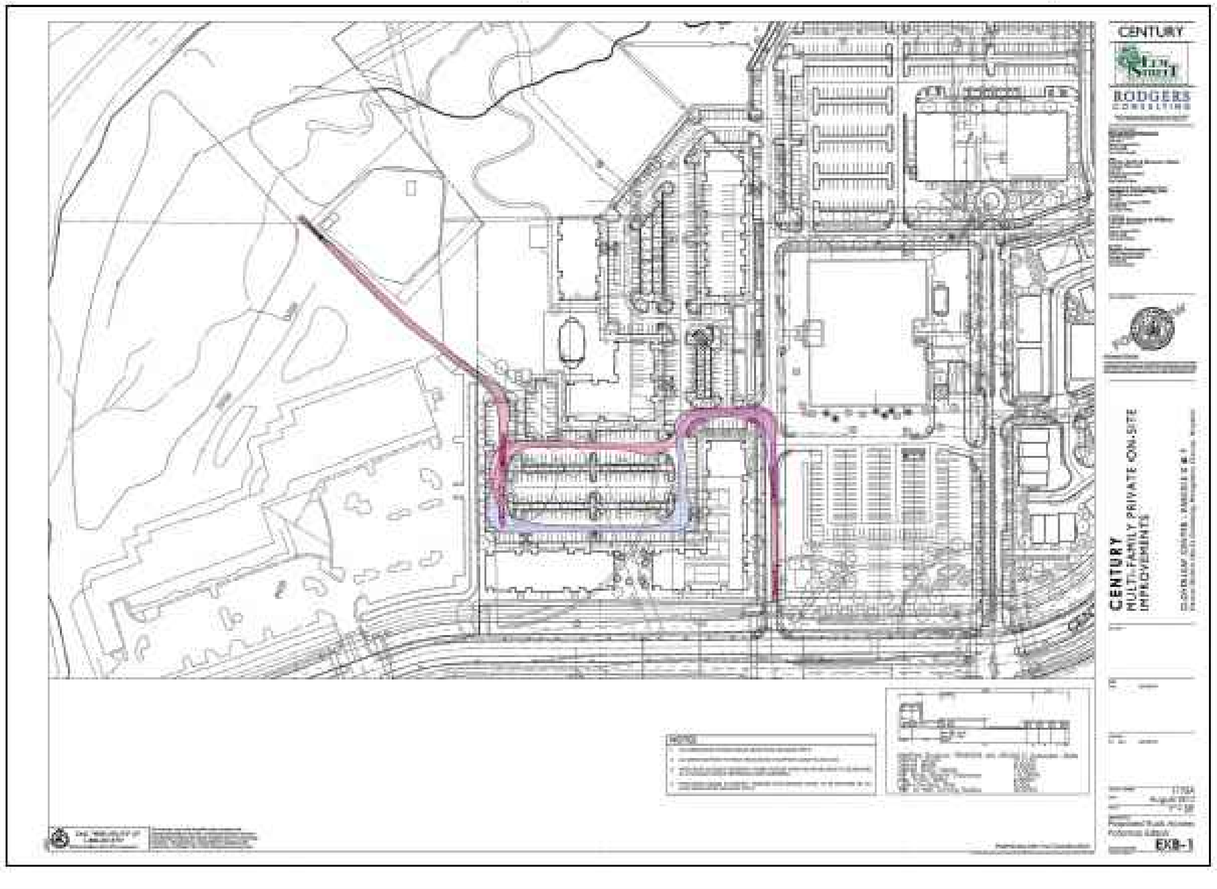
The Applicant must construct all features, including but not limited to, the parking lot and sidewalks, along the Potomac Edison access route as shown on attached Exhibit A (dated August 2017) to accommodate a 125,000-pound combined weight truck, trailer, and load. Before this release of bond or surety, the Applicant must provide GPS (single and Site Plan Enforcement, Section 59-D-3.5(d)) 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:

Gwen 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 BUILDINGS D, E, G, & H AND FUTURE C1/C2 PAD SITE.
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.
10. REVISED SITE PLAN SHEET NUMBERS TO ACCOUNT FOR NEW SHEETS ADDED PER AMENDMENT.
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
Site Plan Amendment
82003007F

Cloverleaf Center - Parcels Z & AA
Becton District (No. 2) Clarksburg, Montgomery County, Maryland

7.20.2017	INITIAL SUBMISSION
1.26.2018	INITIAL SUBMISSION
03.08.2018	DRC ADMINISTRATIVE SUBMISSION
11.11.2018	DRC ADMINISTRATIVE SUBMISSION
7.11.2018	DESIGNED SITE PLAN
8.30.2017	SITE PLAN AMENDMENT C
5.08.2018	SITE PLAN AMENDMENT D

10

11.11.18

May 2018

Approval Conditions

RSP-02G