

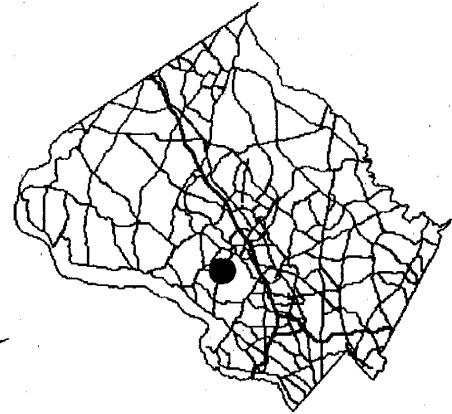


Item # 12

MCPB

10.28.04

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION



MEMORANDUM

DATE: October 19, 2004
TO: Montgomery County Planning Board
VIA: Michael Ma, Supervisor *Ma*
Richard Hawthorne, Acting Chief *RCH*
Development Review Division
FROM: Mary Beth O'Quinn, Planner *MBO*
Development Review Division
(301) 495-4595

REVIEW TYPE: Site Plan Review
CASE NUMBER: 8-89041A
PROJECT NAME: Shady Grove Gable
APPLYING FOR: Site Plan Amendment of approved plan to add:
1,273 square feet Fitness Center
1,292 square feet Maintenance Building
22 Enclosed Parking Spaces
to the existing development that includes 368 Multifamily Rental Apartments

REVIEW BASIS: Montgomery County Zoning Ordinance
Division D-3, Site Plan Review

ZONE: O-M Zone
LOCATION: NW Quadrant of Decoverly Drive and Diamondback Drive
MASTER PLAN: Shady Grove Area Master Plan (1990)

APPLICANT: Avalon Bay Communities, Inc.
FILING DATE: August 17, 2004 (October 4, 2004)

HEARING DATE: October 28, 2004

SUMMARY

The purpose of the proposed Site Plan Amendment is to provide additional recreational amenities that better meet the needs of the current and future residents. The applicant proposes to construct a new Fitness Center with contemporary exercise facilities and to renovate and modernize the existing resident's Clubhouse. The proposed changes include the addition of 4 structures for enclosed parking that will accommodate 22 parking spaces.

The approved site plan for Shady Grove Gable (Plan 8-89041, also known as *Discoverly Phase III*), addressed the recreational needs of the residents by its extensive recreational amenities. These amenities will remain in place as built and currently maintained by Avalon Bay Communities, Inc., supplemented by the renovated Clubhouse and the new Fitness Center.

Staff has included a condition of approval for this site plan amendment that incorporates all of the conditions of approval of the approved site plan.

STAFF RECOMMENDATION for SITE PLAN AMENDMENT: Approval of the addition of 1,273 square feet Fitness Center, 1,292 square feet Maintenance Building, and 22 Enclosed Parking Spaces to the approved plan, with the following conditions:

1. Previous Approvals

Conditions of all previous approvals remain in full force and effect except as specifically modified by this approval:

- a. The plan shall comply with the conditions of approval for Site Plan 8-89041.
- b. The plan shall comply with the conditions of approval for Preliminary Plan 1-86026.

2. Site Plan

Prior to signature approval of the landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

- a. Provide details, including dimensions and materials for all new accessory buildings proposed, including dumpster screens, compactor housing, garages, any signage, retaining walls, etc.; details and materials subject to staff review and approval;
- b. Provide five-foot sidewalk connection to Discoverly Drive.

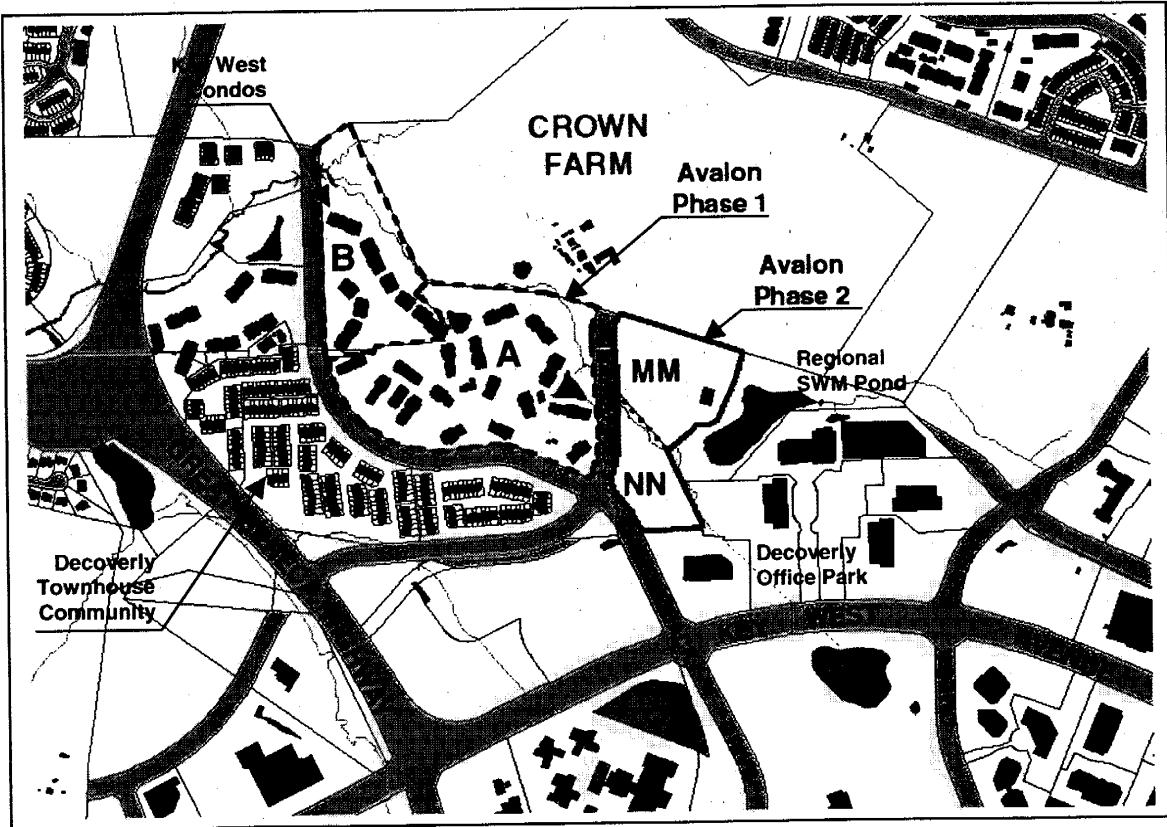
3. Landscape Plan

Prior to signature approval of the landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:

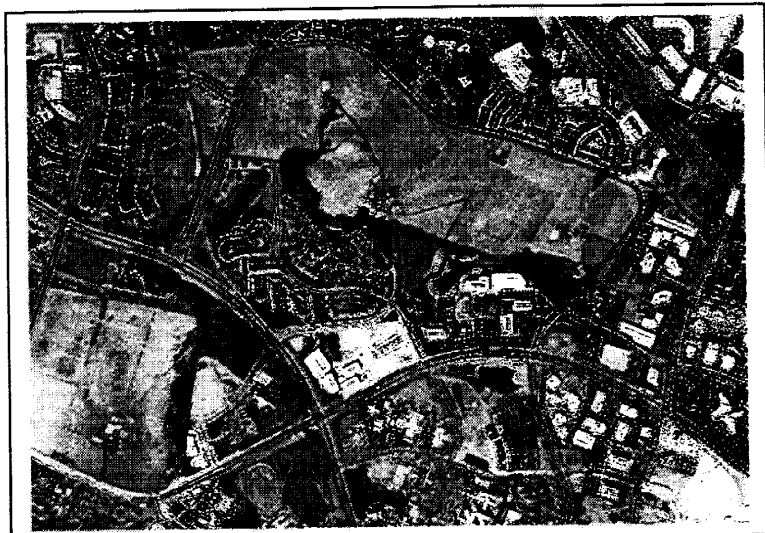
- a. Provide replacement street trees for any missing or diseased street trees along the site frontage on the west side of Discoverly Drive and along Diamondback Drive; replacement species and location subject to staff review and coordination;
- b. Provide detailed planting plan for all site planting, including foundation plantings, showing plant size, species and spacing subject to staff review and approval;

PROJECT DESCRIPTION: Site Vicinity

The subject property (identified as Parcel A) is located in the northwest quadrant of the intersection of Diamondback Drive and Decoverly Drive, Gaithersburg. The surrounding neighborhood is encompassed by Key West Avenue on the south, Great Seneca Highway on the west and the undeveloped Crown Farm on the north (R-200 and R-60 (TDR Zones)). **Decoverly Townhomes** form the companion residential development on the south side of Diamondback Drive. The entire multifamily housing approved as Shady Grove Gable (8-89041) on the west side of Decoverly Road (Site Plan 8-88015A) consist of 528 units: **Key West Condominiums** (160 units) and **Shady Grove Gable**, 368 rental apartments owned and managed by Avalon Bay Communities, Inc, as the "Avalon Phase 1 Apartments." The concurrently proposed new site plan, **Avalon at Decoverly**, on the east side of Decoverly Drive comprises "Phase 2."

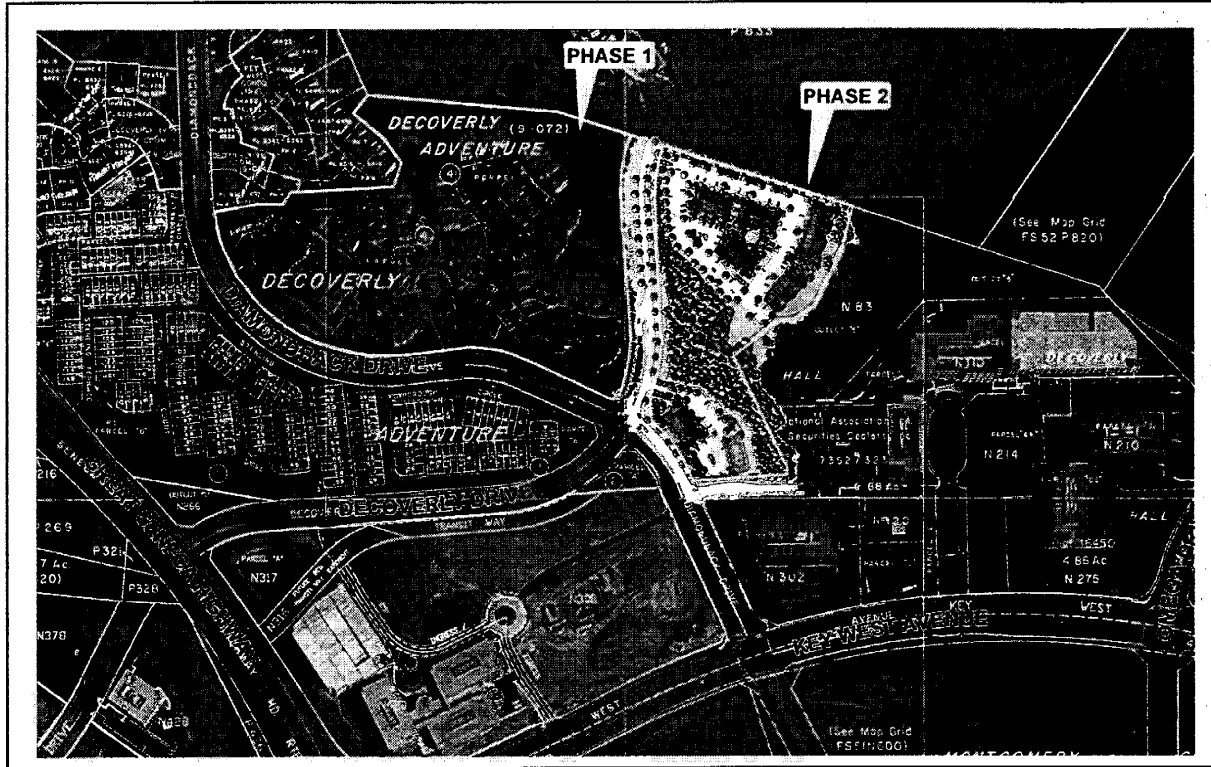


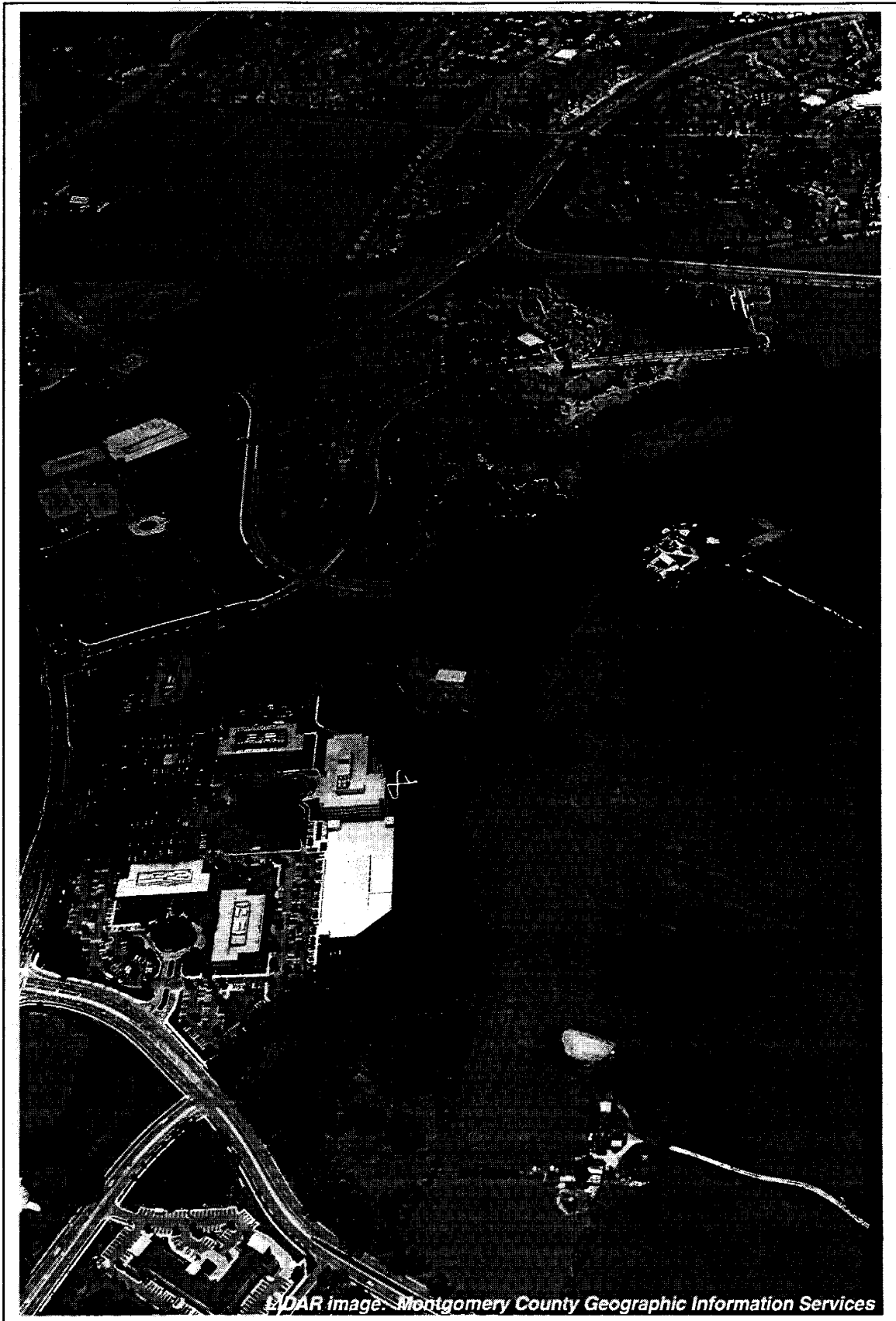
The significant expanse of the undeveloped Crown Farm is seen adjoining the property on its northern boundary. The existing Shady Grove Gable Apartments are seen outlined in red on the left. To the right is the bow tie shaped land area that comprises "Phase 2."



PROJECT DESCRIPTION: Site Description

This location is approximately 500 feet north of the intersection of Diamondback Drive and Key West Avenue (MD28). The property is comprised of two distinct residential communities: Parcel A, the Shady Grove Gables rental apartments, and Parcel B, the Key West Condominiums.

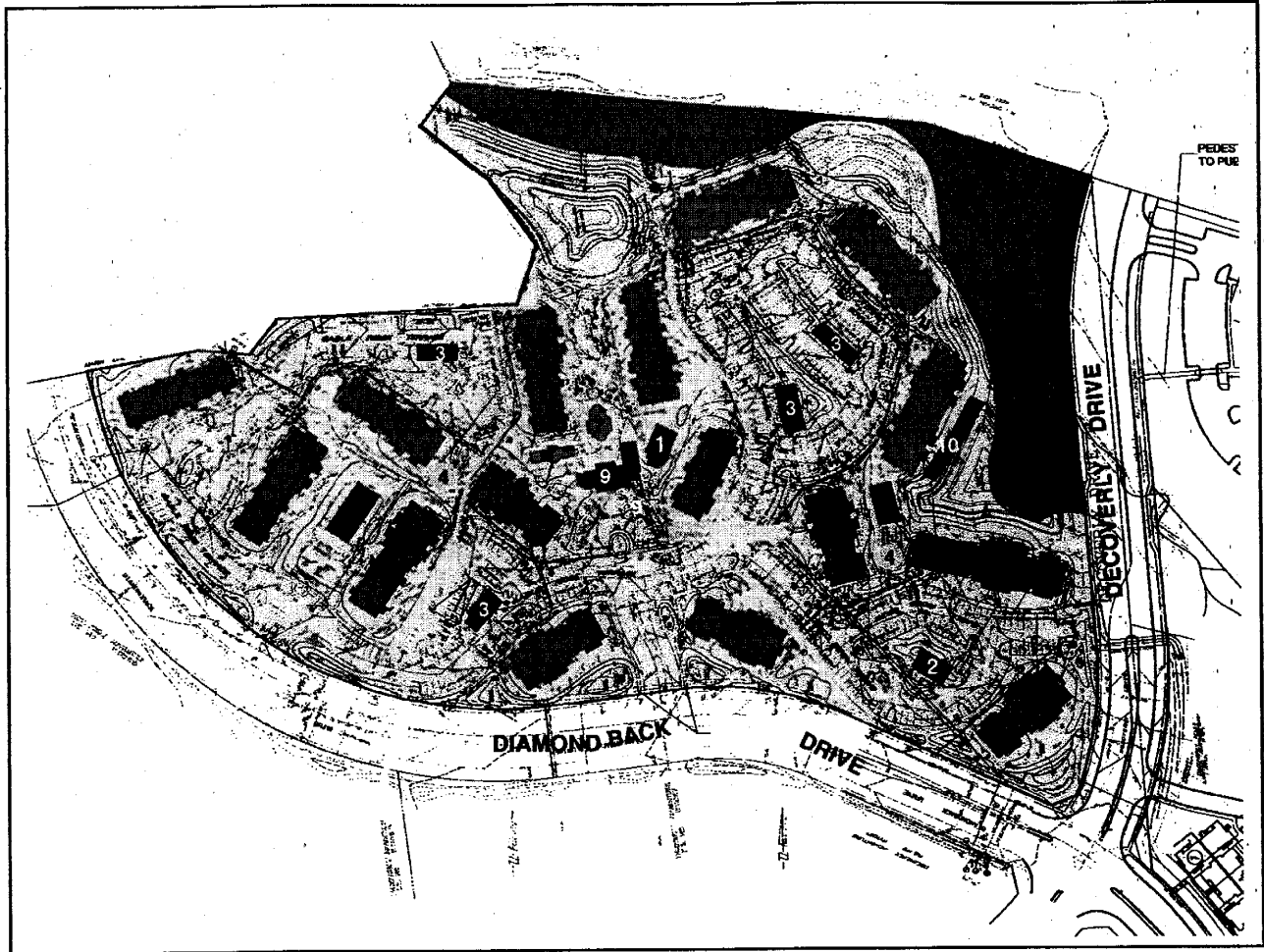




LiDAR image - Montgomery County Geographic Information Services

Aerial oblique view showing the Avalon at Decoverly site. Crown Farm is seen at the right, extending to the bottom of the image. The Key West Regional SWM Pond is seen at the center. The Avalon Phase 2 site adjoins the SWM Pond, while the R-60/TDR development of Shady Grove Gables and the Decoverly Townhomes may be seen above straddling Diamondback Drive.

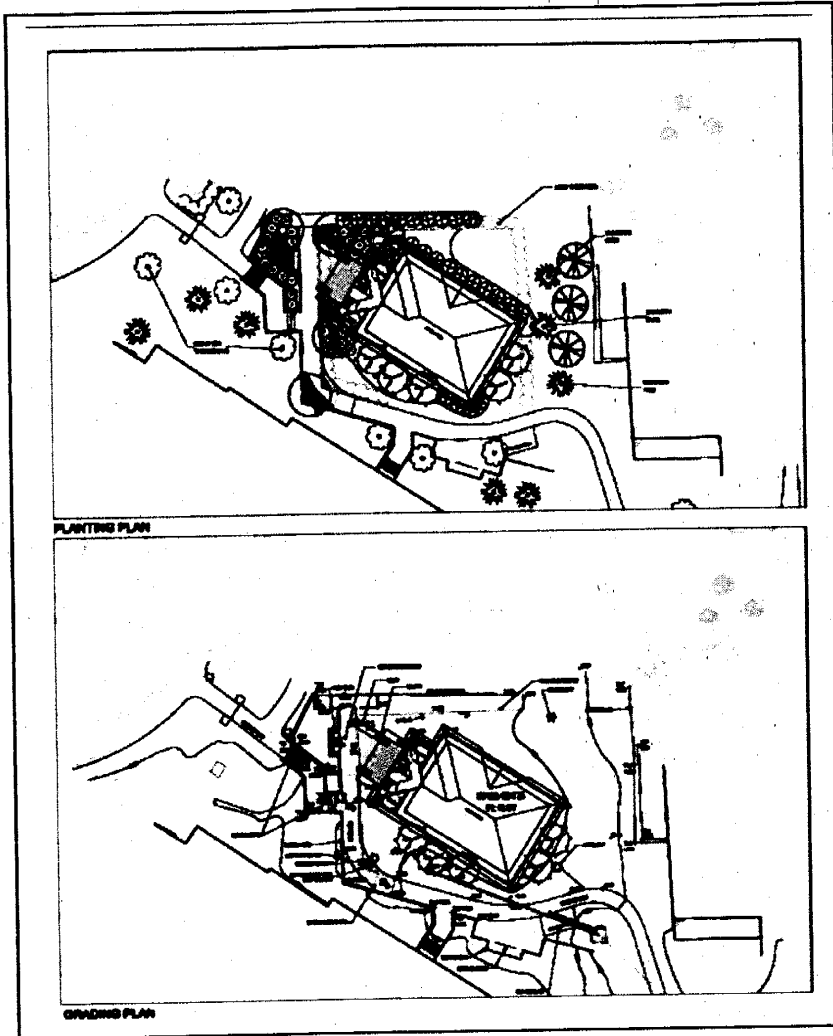
PROJECT DESCRIPTION: Proposal



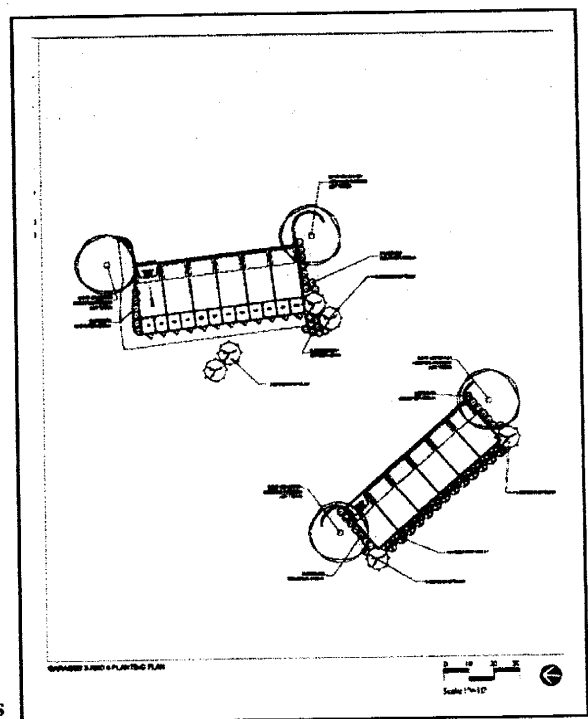
The proposed site plan amendment features enhanced recreation facilities and additional covered parking.

Legend

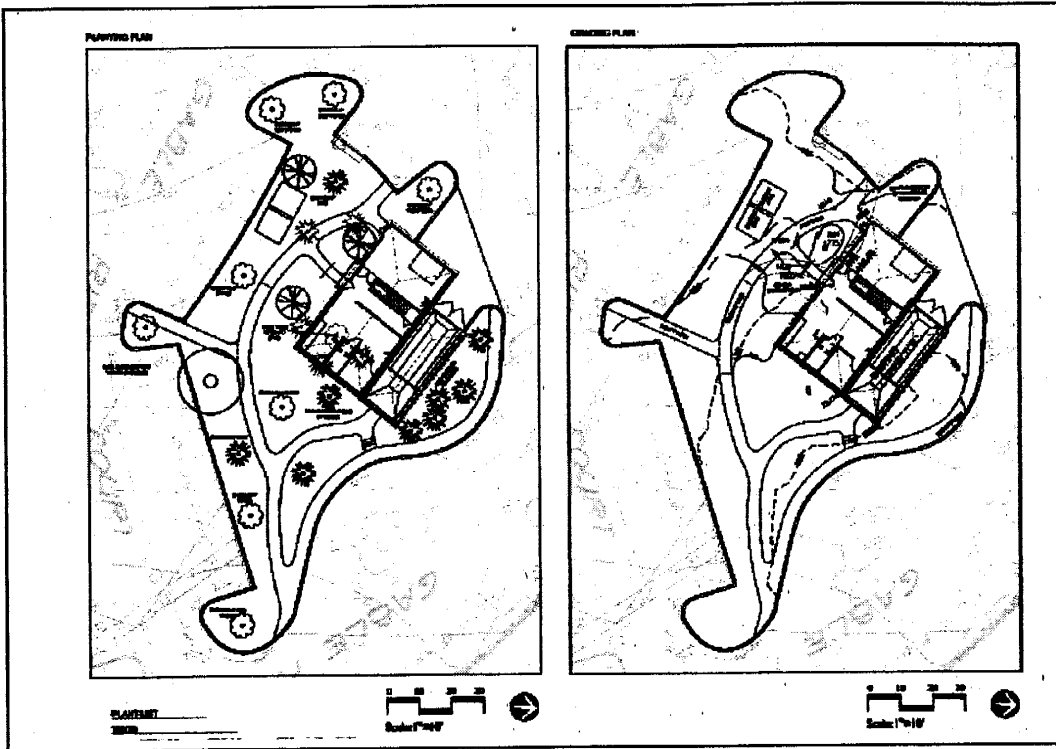
- 1 New Fitness Center
- 2 New Maintenance Building
- 3 New Parking Garages
- 4 Existing Tot Lots
- 5 Existing Tennis Court
- 6 Existing Basketball Court
- 7 Existing Swimming Pools
- 8 Stream Valley Buffer – Natural Area
- 9 Existing Clubhouse to be renovated
- 10 Existing Croquet Court



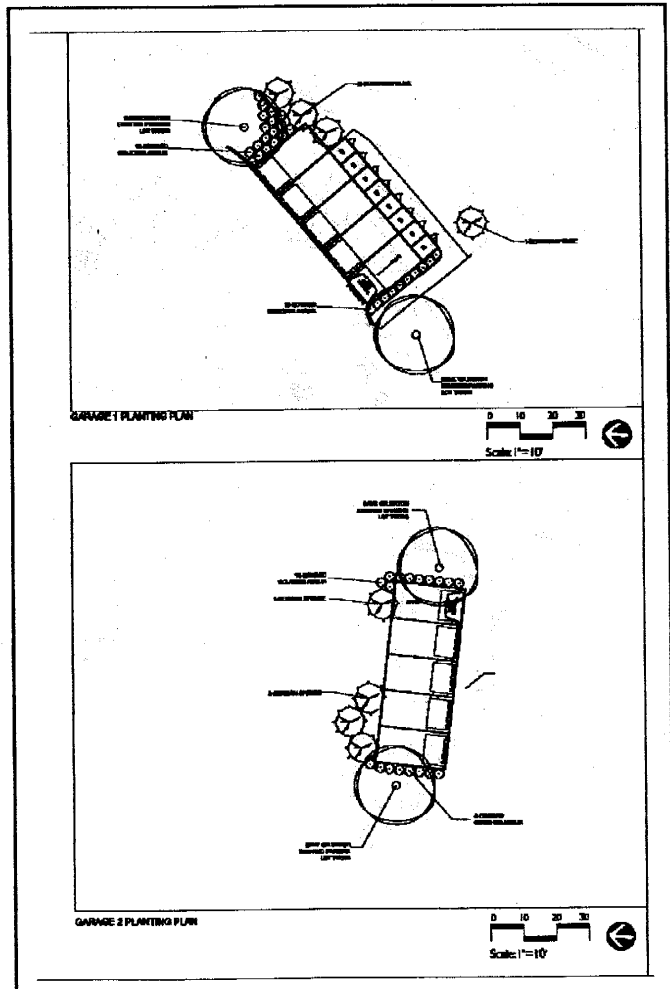
**Fitness Center:
Planting and Grading Plans**



New Garages



Planting & Grading Plans for the Maintenance Building



Additional Garage Plans

PROJECT DESCRIPTION: Prior Approvals

The Preliminary Plan for the subject property (1-86026) was approved by the Planning Board on November 8, 1990. The approval included the following waivers:

- a waiver for the 15% one-family detached residential unit requirement
- a waiver for the 35% multi-family limit

See attached, *Opinion of the Montgomery County Planning Board*, dated November 19, 1990.

ANALYSIS: Conformance to Development Standards

Avalon Site Plan Amendment		Site Plan 8-89041A		R-60/TDR 10			
Development Standard		Total Areas		Existing		Proposed	
Gross Site Area - Apartments		21.16 acres (921,790 s.f.)		21.16 acres (921,790 s.f.)		21.16 acres (921,790 s.f.)	
Gross Site Area - Condominiums		10.80 acres (470,605 s.f.)		10.80 acres (470,605 s.f.)		10.80 acres (470,605 s.f.)	
Gross Site Area - All DU's		1.96 acres (1,392,395 s.f.)		31.96 acres (1,392,395 s.f.)		31.96 acres (1,392,395 s.f.)	
Density							
Density - Apartments				17.4 units/acre		17.4 units/acre	
Density - Condominiums				14.8 units/acre		14.8 units/acre	
Density - All Residential Units				16.5 units/acre		16.5 units/acre	
Existing Apartment Units				368 units		368 units	
Existing Condominium Units				160 units		160 units	
Total Existing Residential Units				528 units		528 units	
Building Coverage - Apartments				129,552 s.f. (14.0%)		137,565 s.f. (14.9%)	
Building Coverage - Condos				70,464 s.f. (15.0%)		70,464 s.f. (15.0%)	
Building Coverage - All DU's				200,016 s.f. (14.4%)		208,029 s.f. (14.9%)	
Building Limit [59-C-1.395]							
Building Height				Maximum of 4 stories		Maximum of 4 stories	
Green Area [59-C-1.395]							
Green Space - Apartments				75.8% (698,390 s.f.)		75.3% (694,150 s.f.)	
Green Space - Condominiums				67.4% (317,060 s.f.)		67.4% (317,060 s.f.)	
Green Space - All DU's				73.2% (1,015,450 s.f.)		72.8% (1,011,210 s.f.)	
Setbacks [59-C-1.394(b)]							
Street ROW on Master Plan		Diamondback Drive		25 feet minimum		25 feet minimum	
Street ROW on Master Plan		Decoverly Drive		35 feet minimum		35 feet minimum	
Other Lot Line		Crown Farm		21 feet minimum		21 feet minimum	

Parking Distribution - Phase 1 Site Plan 8-89041A				
Apartments	Existing	Parking ratio	Required spaces	Proposed spaces
-	-			
1 Bedroom		156 units @ 1.25 space/unit	195 spaces	
2 Bedroom		168 units @ 1.50space/unit	252 spaces	
3 bedroom		44 units @ 2.00 space/unit	88 spaces	
TOTAL*	627 spaces		535 spaces	620 spaces
* Includes Garage Spaces	N/A	N/A	N/A	22 spaces

FINDINGS: For Site Plan Review

Staff confirms the findings of the approved site plan 8-89041, as demonstrated in the staff report dated August 2, 1989, for the following:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

Not applicable.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

As noted. [See attachment.]

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. *Buildings*
- b. *Circulation*
- c. *Open Space*
- d. *Landscaping*
- e. *Compatibility*

As noted. [See attachment.]

FINDINGS FOR RECREATION AMENITIES

Site Plan 8-89041 (Shady Grove Gable) was reviewed by staff and approved by the Planning Board prior to the adoption of the *MNCPPC Recreation Guidelines* in 1992. Staff, as part of this amendment application has reviewed the development's existing recreational amenities, and finds that these facilities, as constructed, meet the current standards for recreation requirements as outlined in the *Guidelines*.

The additional facilities proposed will provide enhanced recreational opportunities for the residents of this community. The provision of an a supplementary indoor facility will expand the exercise options for residents' use during inclement weather and during evening hours. The new buildings is well-sited, in close proximity to the existing clubhouse and the development core cluster. Pedestrian connections to the new facilities are safe and efficient, with attractive lighting and landscaping.

APPENDIX

- A. Staff Report, 8-89041, dated August 2, 1989
- B. Planning Board opinion, Site Plan 8-89041, dated August 15, 1989
- C. Planning Board opinion, Preliminary Plan 1-86026, dated November 19, 1990