



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

Item # 4
 MCPB 5.15.08

MEMORANDUM

DATE: May 2, 2008
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Robert A. Kronenberg, Supervisor *RAK*
 Development Review Division
 FROM: Elza Hisel-McCoy, Assoc. AIA, LEED-AP *EM*
 Development Review Division
elza.hisel-mccoy@mncppc-mc.org
 (301) 495-2115



REVIEW TYPE: Limited Site Plan Amendment
 CASE #: **81999021A**
 PROJECT NAME: The Town Center at Germantown
 APPLYING FOR: Increase Building 11 from one to two stories, and from 8,400 square feet to 19,700 square feet; and add an outdoor seating area on the east side of the building.
 REVIEW BASIS: Div. 59-D-2.6 of Montgomery County Zoning Ordinance for Minor Plan Amendments
 ZONE: TS-M
 LOCATION: The southwest quadrant of the intersection of Century Boulevard and Crystal Rock Drive
 MASTER PLAN: Germantown
 APPLICANT: GTC-Century Retail, LLC
 FILING DATE: January 4, 2008
 HEARING DATE: May 15, 2008

STAFF RECOMMENDATION: Approval of the proposed amendment to Site Plan 819990210 to increase Building 11 from one to two stories, and from a total of 8,400 square feet to 19,700 square feet, and to add an attendant private outdoor seating area. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on April 14, 2008, shall be required except as modified by the following conditions:

1. Prior Approvals
 The Applicant is subject to the conditions of approval for Preliminary Plan 119940040 and Site Plan 819990210, unless otherwise amended;

2. Building Height and Massing

The Applicant shall construct the buildings at two stories, as illustrated in the Certified Site Plan;

3. Streetscape

All brick paving along Century Boulevard shall match the existing streetscape pattern;

4. Lighting

- a. Provide lighting distribution diagrams for lighting fixtures and a photometric plan for the site;
- b. All private exterior area and down-light fixtures shall be full cut-off fixtures;
- c. Deflectors shall be installed on all private exterior up-light and accent light fixtures causing potential glare or excess illumination;
- d. The height of the light poles, including the mounting base, shall not exceed the heights specified in the Certified Site Plan;

5. Before Certified Site Plan

Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. In the Development Standards table:
 - i. List density as both FAR and gross floor area;
 - ii. Replace "xx" with "Not Specified", where appropriate;
 - iii. Show that the maximum allowed FAR in the TS-M zone is 3;
 - iv. Show that the minimum "Open Space" requirement for the TS-M zone is 10 percent;
 - v. List the west side building setback from the property line, not the back of curb;
- b. Provide cut sheets for all private light fixtures demonstrating full cut-off.

BACKGROUND

On April 30, 1998, the Planning Board approved the Preliminary Plan for Germantown Town Center (119940040) for 104 single-family attached residential units, 396 multi-family residential units, and 160,300 square feet of retail and commercial uses. On April 8, 1999, the Board approved the Site Plan for The Town Center at Germantown (819990210) for 400 multi-family residential units and 17,000 gross square feet of retail uses. Staff recognizes the apparent potential discrepancy between the number of multi-family units approved as part of the Preliminary Plan and that approved per the original Site Plan, but was unable to find the records necessary to explicate the difference. This proposed amendment does not include a residential component, and is not directly affected by the issue. Staff requested the Applicant to analyze the status of the built commercial development in the project to date, particularly with regard to the additional square footage proposed here. The analysis (attached) shows the development, including the proposed amendment, is below the maximum area approved in the Preliminary Plan.

PROPOSED AMENDMENT

The Applicant filed an amendment on January 4, 2008, that requests specific changes to the approved site plan: increase Building 11 from one to two stories, and from 8,400 square feet to 19,700 square feet; and add an outdoor seating area on the east side of the building.

PUBLIC NOTICE

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on January 7, 2008. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff has received written no comments.

STAFF REVIEW AND RECOMMENDATION

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. The increased height of the proposed building will be more consistent in scale and character with that of the recent Century Boulevard development and the addition of more mixed-used development will help extend the active street life of the Germantown Town Center eastward.

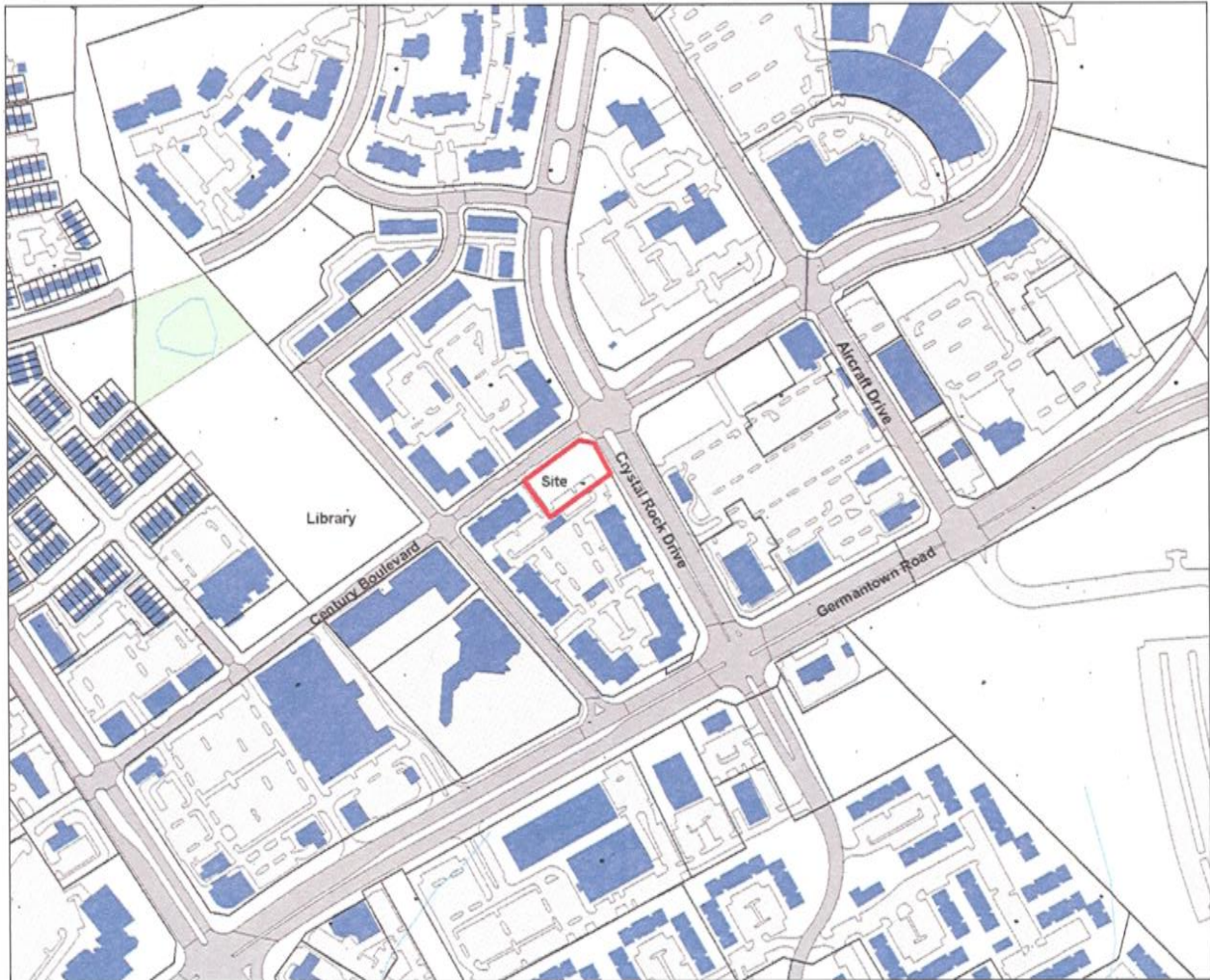
Staff recommends **APPROVAL** of the Limited Site Plan Amendment for the Town Center at Germantown (Site Plan No. 81999021A) for modifications to the approved site plan subject to the conditions outlined above.

ATTACHMENTS

- A. Site Description and Vicinity
- B. Reviewing Agency Approvals
- C. Non-Residential Development Analysis

ATTACHMENT A: SITE DESCRIPTION AND VICINITY

The site is located within the Germantown town center redevelopment, in the southwest quadrant of the intersection of Century Boulevard and Crystal Rock Drive. The site is a 0.57-acre vacant lot in the TS-M zone. The site has been cleared of substantial vegetation and is relatively flat.



ATTACHMENT B: REVIEWING AGENCY APPROVALS



FIRE MARSHAL COMMENTS

DATE: APRIL 30, 2008
TO: AL BLUMBERG; SITE SOLUTIONS INC.
FROM: PATSY WARNICK
RE: TOWN CENTER AT GERMANTOWN; AMMENDMENT 81999021A

PLAN APPROVED.

1. Review based only upon information contained on the plan submitted **04-30-08**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MNCPPC-MC

WSSC Development Services - Conceptual Plan Review Comments

February 19, 2008 Development Review Committee Meeting

3. 81999021A

THE TOWN CENTER AT GERMANTOWN

Water and sewer mains are available to serve the site.

Label existing sewer including contract number and directional flow.

Provide the liber and folio for the existing right-a-way, and include right-a-way width.

Submit an on-site package to the Permit Services Unit for water house connections 2-inches and above and sewer house connections 4-inches and above.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



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

TO: Elza Hisel-McCoy

FROM: Doug Johnsen, RLA *dj*

SUBJECT: Plan #81999021A
Name: The Town Center at Germantown; Parcel B, Lot 35
DRC date: February 19, 2008

DATE: February 4, 2008

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, Forest Conservation and other regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

Plan is complete. See Recommendations below.

EPD RECOMMENDATIONS:

Hold for the following Revisions/Additional Information before scheduling for Planning Board:

1. No Comments. This project is exempt from Forest Conservation Law based on the location within the Churchill Town Sector Zone (Mont. Co. Zoning Ordinance 59-C-7 and Forest Conservation Law 22A-5(1)).

Cc: Site Solutions, Inc. (engineer)
GTC-Century Retail, LLC (applicant)

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: February 13, 2008

MEMO TO: Robert Kronenberg, Acting Supervisor
Development Review Committee, MNCPPC

FROM: William Campbell
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 81999021A, The Town Center at Germantown
Project Plan #
Preliminary Plan # , DPS File # 1-94004
Subdivision Review Meeting of February 19, 2008

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site:** CPv WQv Both
 CPv < 2cfs, not required
 On-site/Joint Use Central (Regional): waived to
 Existing Concept Approved September 4, 1997, revised October 5, 1998
 Waiver: CPv WQv Both
 Approved on
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Non Structural Practices Other

FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes No Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
 Dam Breach Analysis: Approved Under Review:
 100-Year Floodplain study: Approved Under Review:

SUBMISSION ADEQUACY COMMENTS:

- Provide verification of Downstream notification.

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter)
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for additional information. See below
 Comments/Recommendations:

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01

ATTACHMENT C: NON-RESIDENTIAL DEVELOPMENT ANALYSIS

**GERMANTOWN TOWN CENTER
 NON-RESIDENTIAL DEVELOPMENT ANALYSIS**

APRIL 2008

Following is a listing of actual lease areas for the various existing uses in the Germantown Town Center. Note that the Centers are fully (100%) leased:

Retail Uses Building size

PHASE 1

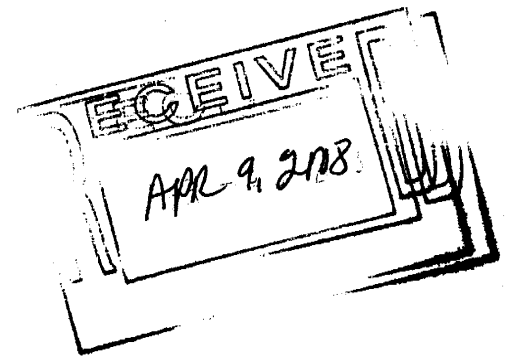
Safeway	55,192 sq.ft.
Sunoco	3,055
Kinko / Fed Ex	6,383
Wireless Zone	1,374
Burger King	3,101
Ruby Tuesday	5,700
Baja Fresh	2,500
Hair Cuttery	1,255
Doctor on Sight	1,606
Panera Bread	4,158
Ritz Camera	1,450
Beers & Cheers	2,500
Asian Bistro	1,836
Town Center Cleaners	1,000
Capital Massage	2,358
Starbucks	<u>1,678</u>
Total	95,146

PHASE 2

All Uses	8,600 sq.ft.
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Total Retail 103, 746 sq.ft.

<u>Commercial Uses</u>	<u>Building size</u>
Wachovia Bank	3,055 sq.ft.
Chevy Chase Bank	3,800
American Partners Bank	1,303
Employment Agency (Ranstadt)	2,000
H&R Block	<u>1,606</u>
Total Commercial	11,764 sq.ft.



<u>Proposed New Building</u>	<u>Building size</u>
Retail Uses	9,875 sq.ft.
Commercial Uses	<u>9,875 sq.ft.</u>
Total new building	19,750 sq.ft.

Grand total Retail and Commercial in Town Center

Retail uses	113,621 sq.ft.
Commercial uses	21,639 sq.ft.

PRELIMINARY PLAN APPROVAL (1-94004)

Retail Uses	119,900 sq.ft.
Civic Uses	25,000
Commercial Uses	40,400

CONCLUSION:

Both Retail and Commercial uses are well below the sq.ft. of development approved by the Montgomery County Planning Board in Preliminary Plan 1-94004