REVISED PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

PROJECT PLAN AMENDMENT – CHESTNUT LODGE PARCEL "I"

JNP Chestnut Lodge LLC (Applicant)
500 West Montgomery Avenue, Rockville

The subject property consists of 1.68 acres of land in the Planned Development-Chestnut Lodge (PD-CL) Zone (with a Designated Equivalent Zone of RMD-15) that is located at 500 West Montgomery Avenue, also known as Parcel "I", Block A of the Chestnut Lodge Subdivision.

Background / Previous Approval

The property is currently improved with only an asphalt private driveway, but at one time was the site of the historic Main Lodge building at Chestnut Lodge. The original Chestnut Lodge Exploratory Application approval (PRU2005-00022) contemplated the rehabilitation and conversion of the historic Main Lodge structure into seven (7) multi-family luxury condominium units with an underground garage. The rehabilitation/conversion plan included an addition to the Main Lodge that would have housed three of the seven multi-family units designed as "one-level flats". The other four units were to be two-story townhouses configured as two-over-twos within the existing Main Lodge structure.

The original Exploratory Application covering the entire Chestnut Lodge property approved a total development density of 44 residential dwelling units. The total density approved by the Mayor and Council was based on the level of development afforded by the then-applicable RS zoning classification on the property and was deemed consistent with applicable recommendations found in the City's Comprehensive Master Plan, which also recommended application of R-90 development standards as it related to minimum lot size, maximum lot

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coverage and minimum setback requirements. (See pages 2-14 and 2-15, City of Rockville Comprehensive Master Plan, Adopted November 12, 2002) The present Project Plan Amendment application continues to comply with all Master Plan recommendations relating to the Chestnut Lodge property. The project's total density of 44 units was calculated by dividing the property's total acreage by the minimum lot size in the RS Zone, which was 20,000 square feet, resulting in a density of 44.4 units (20.4 x 43,560/20,000). Accordingly, the Mayor and Council approved development of 44 residential dwelling units on the Chestnut Lodge property as follows: 36 new single family detached homes, the rehabilitation and sale of the Little Lodge as the 37th single family detached residence, and the rehabilitation and addition to the historic Main Lodge building to a create seven (7) luxury condominiums with underground parking.

The single family detached portion of the Chestnut Lodge project has been completed. Unfortunately, however, due to the loss of the historic Main Lodge structure in a catastrophic fire in 2009, it has become infeasible to achieve the seven (7) remaining multi-family condo units as originally contemplated.

Revised Project Plan Amendment

Accordingly, the current property owner of Parcel "I" filed a Project Plan Amendment application on or about June 24, 2015 that proposed to construct a total of seven (7) townhouses on Parcel "I" in a configuration similar to what the original Main Lodge and new addition would have occupied on the site, but with a building footprint 33% larger than what was approved by the original PRU. After the public hearing held on April 25, 2016 and in response to comments provided at the Discussion & Instruction session held by the Mayor and Council on May 16, 2016, the Applicant is now proposing a revision to the subject Project Plan Amendment that reduces the physical length and exterior dimensions of the proposed structure, resulting in a

reduction in requested density from seven to six (6) townhouses. The building footprint of the Revised Project Plan Amendment constitutes a *de minimis* increase of less than 10% increase from the building footprint approved by the original PRU. This *de minimis* increase is needed to accommodate a slightly wider building profile that facilitates more modern and accessible floor plans to allow the now six (6) townhouses to compete in the current market and sustain their value. In addition, to the extent that the length of the proposed structure is increased at all from the original PRU approved footprint, it is to accommodate the additional tower element and north entryway, both of which were incorporated into the original Project Plan design in response to comments that the proposed building should appear more visually prominent and have a front entry on the north façade similar to what existed on the former Main Lodge. The reduction in the overall length of the proposed building also allows retention of the existing circular drive in front of the north façade and further reduces any impacts to trees in that area, both of which have been lauded as unique elements of the former Main Lodge setting.

Careful attention has been given to the proposed architectural design of the new structure. The proposed design exudes a refined Victorian-era style that is not only reminiscent of the historic Main Lodge that once graced the site, but specifically incorporates certain architectural elements, such as the tower, that had made the Main Lodge so visually distinct.

The Revised Project Plan continues to comply with the development standards previously approved in the Chestnut Lodge Exploratory Application for the Main Lodge parcel as follows:

	APPROVED IN CHESTNUT LODGE EXPLORATORY APPLICATION (PRU2005-00022)	PROPOSED BY PROJECT PLAN
Lot Area	Min. 9,000 SF	71,510 SF
Building Height	Max. 41 feet (New Addition) Max. 63 feet (Tower)	Bldg: 40 feet Tower: 52 feet
Lot Coverage	Max. 25% (17,878 SF)	12.8% (9,177 SF)
Setbacks		
Front Yard (Bullard Circle)	Min. 30 feet	39 feet (measured from NE corner of Unit 6)
Side Yard	Min. 11 feet	73 feet
Rear Yard	Min. 25 feet	72 feet

Compliance with Comprehensive Master Plan

As previously indicated, the subject Project Plan Amendment complies with all recommendations relating to the Chestnut Lodge property found on page 2-15 of the City's Comprehensive Master Plan cited below. In particular, it does not exceed the total level of residential density (44 dwelling units) originally afforded by the property's former R-S Zone and approved for the Chestnut Lodge property in PRU2005-00022.

> *"A residential use on the property may be acceptable if the historic buildings and trees are protected. Development under a Special Development Procedure, such as... Planned Residential Unit (PRU), is recommended if the historic and tree preservation goals are achieved. Development under the Planned Residential Unit development procedure is preferred for its flexibility in site design. However, the number of new residential dwellings on the property should be limited to the base level of development afforded by the R-S Zone, and by the goal of this plan to retain the setting of the historic structures and treed area along West Montgomery Avenue with as little disturbance as possible. The governing minimum lot size, maximum lot coverage and minimum setback requirements that apply to the property shall be those of the R-90 Zone in order that the new development be compatible with existing surrounding neighborhoods. In addition, landscaped buffer areas must be provided on the eastern, southern and western*

> *property boundaries, adjacent to existing residential dwellings. Given the property's relationship to the historic character of the West Montgomery Avenue streetscape, it is appropriate for an expanded portion of the property to be located within the West Montgomery Avenue Historic District, and for additional design review of new structures on the remainder of the site by the HDC to ensure their compatibility.... "*

Moreover, "townhouse dwellings" are a permitted use under the property's Designated Equivalent Zone of RMD-15. (See Section 25.11.03.a of the Zoning Ordinance)

The Project Satisfies All Other Applicable City Laws

Landscape, Screening and Lighting Manual – The Landscaping Plan submitted with this Amendment application fully complies with applicable provisions of the Landscape, Screening and Lighting Manual. The tree cover and other landscaping measures shown on the Landscaping Plan incorporate requirements of the Forest and Tree Preservation Ordinance as further reflected on the Project Plan's associated Amended Forest Conservation Plan. The existing lighting along Bullard Circle, approved and installed as part of the original Chestnut Lodge Exploratory Application, will remain unaffected by the subject Project Plan. No additional lighting is proposed, other than building mounted fixtures that will not produce glare or trespass onto adjacent properties.

Adequate Public Facilities – The Property will be served by adequate public facilities as follows:

- Water and Sewer: The Applicant has filed a water and sewer authorization request.
- Roads: A Traffic Impact Study is not required for this project as the proposed use is projected to generate less than 30 net new peak hour trips. Rather, a Transportation Statement has been prepared and submitted in conjunction with this Revised Project Plan Amendment application as required by the City's Comprehensive Transportation Review manual.

- Utilities: Electric and gas service connections are proposed at the distribution lines in the right-of-way immediately adjacent to the property line.
- Schools: The subject property is served by the Richard Montgomery Cluster – in particular, Beall Elementary, Julius West Middle School and Richard Montgomery High School. In accordance with the Montgomery County Student Generation Rates for Housing Types utilized by Montgomery County Public Schools (dated December 6, 2013) and applied by the City to assess student generation of proposed residential projects, the proposed six (6) unit townhouse project will generate the following number of students: 0.996 students at the elementary grade level, 0.432 students at the middle school level, and 0.594 students at the high school level. The above student generation numbers are also consistent with what would have been generated by the original PRU approval for seven (7) residential multi-family dwellings. Nonetheless, based on the recent amendment of the City's APF Schools Test to be consistent with the County's methodology, there is more than adequate capacity at all grade levels to support the subject Project Plan Amendment.

Parking – In accordance with Zoning Ordinance Section 25.16.03.d., two parking spaces are required for each townhouse dwelling unit with 3 or more bedrooms. All of the proposed townhouse units will have 3 or more bedrooms. As such, a minimum of 14 parking spaces are required. The two (2) "end" townhouse units will have a three-car garage, while the remaining four (4) units will have a two-car garage, for a total of fourteen (14) interior garage spaces. All the units will be able to accommodate at least two additional guest parking spaces behind their respective garages that will be covered by an overhanging deck. No bicycle parking spaces are required.

Signage – Signage for the Chestnut Lodge development currently exists at the front entrance of the site on West Montgomery Avenue, which is not proposed to be changed.

Public Use Space – Not applicable.

Conclusion

The subject Project Plan Amendment satisfies all the required findings of Section 25.07.01.b.2 in that it:

1. Does not adversely affect health or safety of persons residing or working in the neighborhood;
2. Is not in conflict with the Plan;
3. Will not overburden existing and programmed public facilities as provided in the adopted Adequate Public Facilities Standards;
4. Will not constitute a violation of any provision of this chapter or of other applicable law; and
5. Will not adversely affect the natural resources or environment of the City or surrounding areas.

For the reasons identified herein and based on all plans and supporting materials submitted in conjunction with this subject application, we urge the Mayor and Council's approval of the foregoing Revised Project Plan Amendment.

Respectfully submitted,

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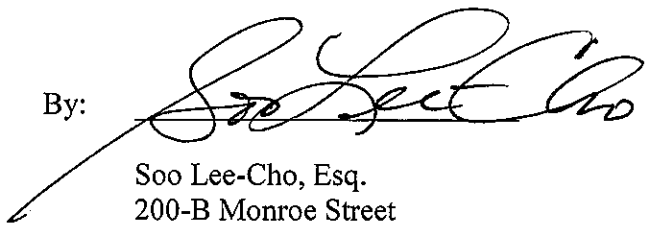
By: 

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