



MEMORANDUM

February 8, 2012

TO: Mayor and Council

FROM: Planning Commission-Members Present: Commissioners Cook, Hadley, Hill, Trahan and Tyner

SUBJECT: Project Plan Application PJT2012-00002 - Twinbrook Metro Place, 1592 Rockville Pike, Rockville, Maryland 20852

At their January 25, 2012, meeting the Planning Commission reviewed Project Plan application PJT2012-00002, in order to make a recommendation to the Mayor and Council. The 6.73 acre site, located at 1592 Rockville Pike, is proposed for a redevelopment of the existing 99,000 square foot shopping center to allow for the construction of a mixed-use development consisting 1,134,500 square feet of residential, office, hotel, health club and retail development. The application includes three waiver requests: 1) A waiver from the road code standard street section; 2) A waiver for height greater than 120 feet; and 3) A waiver to allow 43 percent reduction from maximum parking requirement.

Only the applicant and their representatives spoke at the meeting. One neighboring property owner submitted additional testimony that clarified their position on the future alignment of Chapman Avenue north of the property. The discussion touched on some elements of the project design that will be finalized at the site plan level of review, such as tree types and building materials. The Planning Commission expressed concern with the proposed parking reduction, and felt that more data was needed to justify the requested reduction. The applicant was asked to bring this additional information forward at the time of the Mayor and Council review.

The commission also discussed building height with two commissioners voting against the requested height waiver, but adding that they voted that way to make a point and may have voted differently if it meant the application would not be approved. The Planning Commission also modified a condition to allow for changes to the sewer and water authorization letter made by staff. A new condition was proposed to ensure that land is dedicated for the future connection of Chapman Avenue to the properties to the north.

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The motion, as approved by the Planning Commission, is as follows:

The Commission voted 5-0, (Commissioners Callistein and Ostell were absent) to recommend approval of the Project Plan to the Mayor and Council, subject to the recommended conditions and findings in Section 25.07.01.b.2.(a,b,c,d,e) as noted in the staff report and subject to a modification to the recommended condition number 9 to read, “Comply with the conditions of DPW’s Corrected Copy of the Water and Sewer Authorization letter dated January 25, 2012.”

And condition 18 iii to read,

“The Applicant shall dedicate land for future dedication of 70-foot wide Chapman Avenue extended north of its intersection with Festival Street as shown on the Project Plan. Such dedication to be made at the request of the City.”

The Commission then voted 5-0 to recommend approval of a waiver to the road code standards; voted 3-2 to recommend approval of a waiver to the height requirements (Commissioners Hadley and Trahan voting no); and voted 4-1 against recommending approval of a waiver to the parking requirements at this time, but advised the applicants to submit more parking data for Mayor and Council review (Commissioner Cook voting no).