



City of Rockville

MEMORANDUM

July 21, 2005

TO: City of Rockville Planning Commission

FROM: Deane Mellander, Planner III

VIA: R. James Wasilak, AICP, Chief of Planning

SUBJECT: Use Permit Amendment application USA2003-00674B, Rockville Town Square Block 5

BACKGROUND

On March 15, 2004 the Mayor and Council approved use permits for the Rockville Town Square project. At that same meeting, the Mayor and Council, with the affirmative recommendation of the Planning Commission, approved an amendment to Preliminary Development Plan PDP2003-00005. The amendment allowed up to 6 stories on Block 5, reduced the allowable building height on Block 4 to 75 feet, and reduced the number of residential units from 777 to 660 units.

The applicants applied to amend use permit USE2003-00674 for Block 5 of the Town Square project to add 8 additional units above a portion of the building fronting along Maryland Avenue. This portion of the building is referred to as façade 5E. This amendment was approved by the Mayor and Council on November 11, 2004. The applicants are now requesting an amendment to delete four residential apartments in order to permit the installation of a two-story health and fitness club (Gold's Gym).

ANALYSIS

This amendment is requested in order to accommodate a proposed two-story health and fitness club in the Block 5 building. The club will have its main entrance at the street level. The upper floor will be accessible via interior stairs and elevator. In order to provide this space, four apartments on the second floor will be deleted.

The earlier amendment to Block 5 increased the number of residential units from 148 to 156 units, and the overall project total from 632 to 640. This number is still within the 660 units

approved under the amended PDP plan. This amendment would reduce the units in Block 5 from 156 to 152, and in the Town Square project from 640 to 636.

The proposed amendment will also require a change in the façade for this section of the building. The applicants wish to have large windows overlooking the street, in place of the windows that would have been associated with the residential units. The change involves the area between the driveway entry to the Block 5 garage and the point where this block joins Block 4. The façade remains unchanged above the second floor. In order to retain some degree of continuity, the staff recommends that the framing treatment of the new windows be consistent with the framing treatment of the other windows on the respective facades.

The approved and amended PDP allows for the following development:

Retail Commercial:	184,563 gross square feet
Multi-family residential:	660 dwelling units (including MPDU's)
Public Library:	102,522 gross square feet
Cultural Arts Facility:	25,900 gross square feet (may be increased by 13,000 additional square feet)
Maximum building height:	6 stories or 75 feet

The combined total development under the approved Use Permit applications is as follows:

Retail Commercial:	167,356 gross square feet
Multi-family residential:	640 dwelling units (including MPDU's)

Development Summary by Block				
Block	Retail	Residences	Parking Spaces	
			Residential	Public
1/2	72,800	234	234	234
3B	38,317	142	260	0
4	20,948	108	250	789
5	35,291	156	165	104
Total	167,356	640	909	1,127

With this amendment, the amount of retail space will be increased by about 10,000 square feet. This will raise the total area to about 177,000 square feet, still below the PDP limit of 184,563 square feet.

RECOMMENDATION

The staff finds that the proposed amendment is consistent with the original design approval for Block 5. The amendment remains within the parameters of the amended PDP. Staff therefore recommends approval of the proposed Use Permit Amendment with the condition above related to treatment of the window frames.

Under the provisions of text amendment TXT2004-00212, the Mayor and Council must approve amendments to Use Permits that were previously approved by the Mayor and Council. Therefore, in this case the Planning Commission is providing a recommendation to the Mayor and Council on this application.

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Attachments: 1. Site development plan.
2. Approved façade design.
3. Proposed façade design.