



MEMORANDUM

October 7, 2015

TO: Planning Commission

FROM: Andy Gunning, Assistant Director, CPDS
Jim Wasilak, AICP, Chief of Zoning
Bobby Ray, AICP, Planning Supervisor

SUBJECT: Residential Development Activity since Modifications to the APFS

On September 30, 2015, the Planning Commission requested additional information on proposed residential developments that may now proceed to construction in light of the modifications to the Adequate Public Facilities Standards (APFS) enacted by the Mayor and Council on June 1, 2015. Those changes, intended to align the City's schools test with that of Montgomery County, include changing the test year from years 1 and 2 to year 5; evaluating capacity cluster-wide at all levels rather than by each individual school; and raising the capacity limit from 110% to 120%.

The attached tables and map show the residential projects that have been affected by the change. The first table shows the projects that had been filed prior to the APFS change. Two of those projects, Duball and Quality Suites, had received conditional approval prior to the change. The applicants may request confirmation that the condition has been satisfied and that school capacity is now available. The applicant for the Quality Suites conversion to residential has already submitted and received this determination. The table also includes the Avalon Bay project, which has been pending since 2009, and had not requested conditional approval during that time. The application has been reactivated and has now come forward for review and action by Planning Commission.

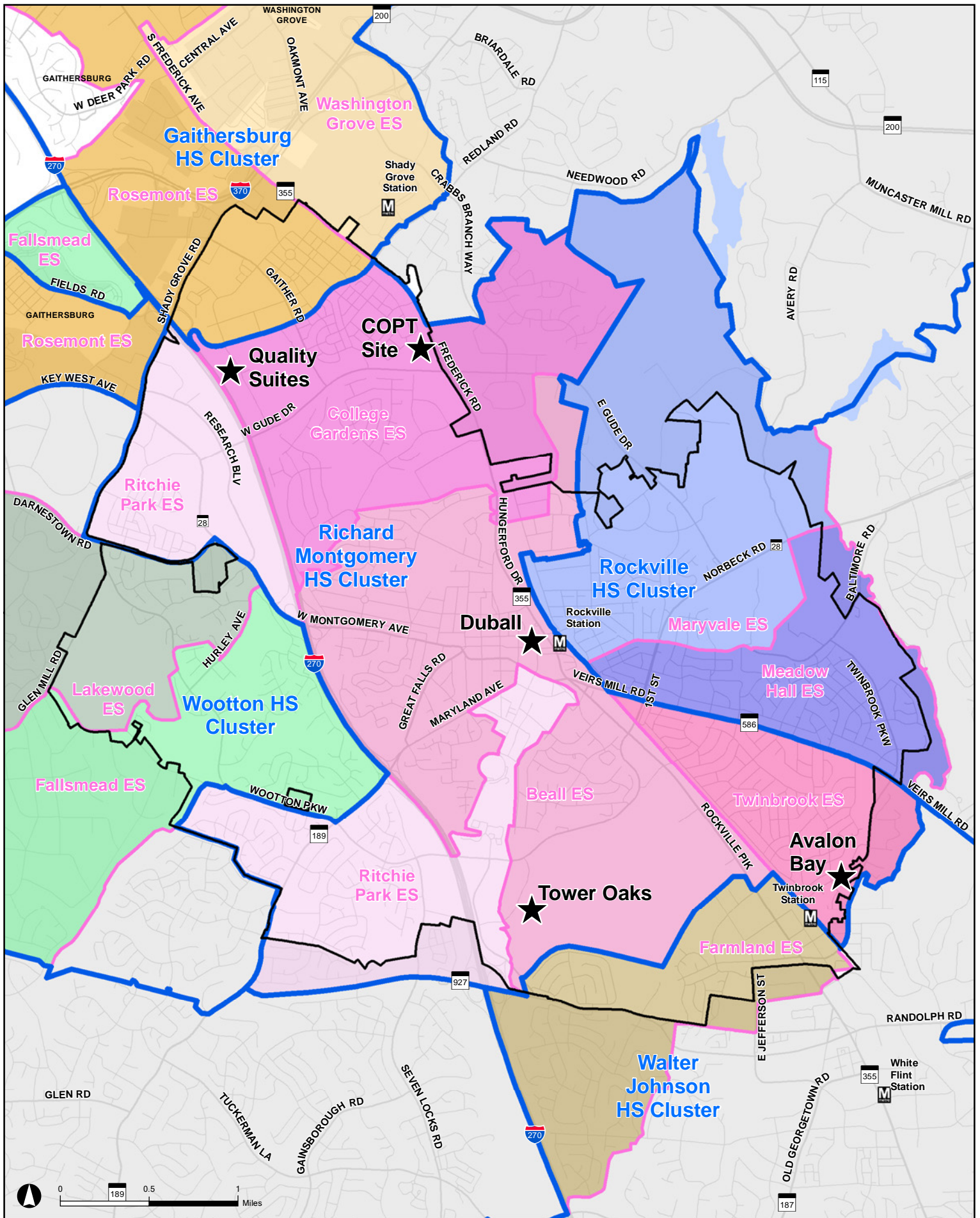
The second table includes two applications that have been submitted since the APFS change. The residential proposal in Tower Oaks has been submitted for conversion from approved office area to a mix of residential unit types. This requires approval of the Mayor and Council, as it is an amendment to the approved Planned Development (PD). The application could have been submitted earlier, but it would have required conditional approval. The proposal for conversion of two approved by unbuilt office buildings to townhouses on the former COPT property at the northwest corner of West Gude Drive and MD 355 has recently submitted a Preapplication (PAM) for 101 townhouses.

All of the above proposals are within the Richard Montgomery cluster. The RM cluster was in moratorium because of the elementary school capacity under the prior test, but most of the cluster would have been removed from moratorium because of the new elementary school.

The residential proposal for the CarMax property on Frederick Road is not included because it would have been permitted to proceed under the provisions related to properties subject to annexation in the prior APFS.

Exhibits:

1. Chart Showing Residential Applications Filed Prior to and After the AFPS Modifications
2. Map of Residential Applications shown on Chart



Residential Applications Filed Prior to APFS Changes

(Richard Montgomery Cluster)

Type	Project	Case Number	Address / Location	Date Accepted	Number of Units	Student Generation				Status
						ES	MS	HS	Total	
MF-HR	Avalon Bay	STP2009-00008	12720 Twinbrook Pk	6/30/2009	238	18	7	11	36	Site Plan in Review (Reactivated in December 2014)
MF-LR	Quality Suites	STP2013-00138	1380 Piccard Drive	9/21/2012	203	15	6	10	31	Site Plan Approved (Previously Conditional)
MF-HR	Duball	PJT2014-00009	198 East Montgomery Ave	10/9/2013	178	7	3	4	14	Conditionally Approved
					619	40	16	25	81	

Residential Applications Received Since APFS Changes

(Richard Montgomery Cluster)

Type	Project	Case Number	Address / Location	Date Accepted	Number of Units	Student Generation				Status
						ES	MS	HS	Total	
SF	Tower Oaks EYA Proposal	PJT2016-00006	Preserve Parkway	9/4/2015	30	10	4	5	19	Project Plan in Review
TH	Tower Oaks EYA Proposal	PJT2016-00006	Preserve Parkway	9/4/2015	194	32	14	19	65	Project Plan in Review
MF-HR	Tower Oaks EYA Proposal	PJT2016-00006	Preserve Parkway	9/4/2015	112	5	2	3	10	Project Plan in Review
TH	COPT Site	PAM2016-00091	NW Corner of Gude / 355	10/7/2015	103	17	7	10	34	Pre-application in Process
					439	64	27	37	128	

APFS School Standards Changed with approval of Resolution 06-15 on June 1, 2015