

Sketch Plan No. 320220060: Churchill Senior Housing

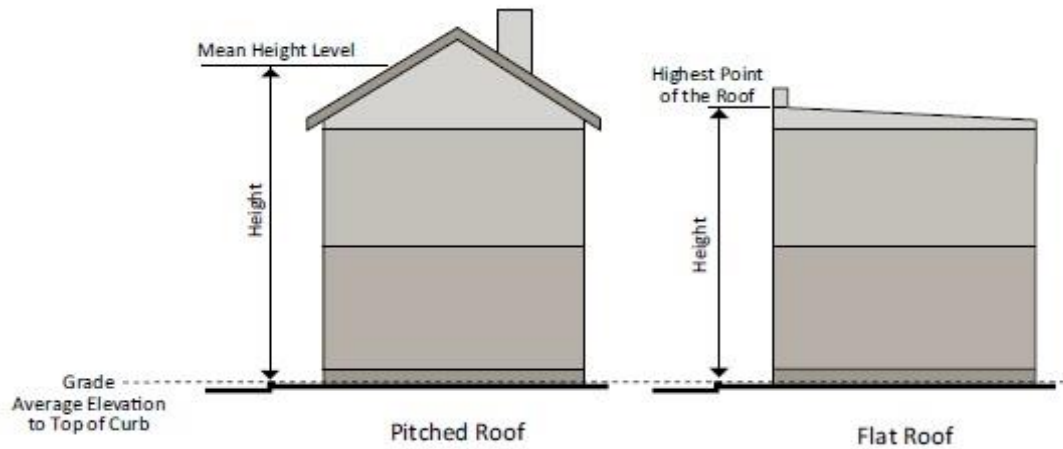
What is the CRT zone?

CRT means Commercial Residential Town zone. The subject property is zoned CRT-2.5 C-0.25 R-2.5 H-90 and has the Germantown Plan for the Town Sector Zone Overlay zone.

How is height measured in the CRT zone?

If the building is 35 feet or closer to the front lot line, then you use the front curb grade at the street, at the mid-point of the building length, as the point where height is measured.

If a building is set back more than 35 feet from the street, then the building height is measured from the average elevation of finished ground surface along the front of the building.



Zoning Ordinance Measuring Height:

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-2526

What is the maximum density or number of units allowed on the property?

The property is zoned CRT-2.5 C-0.25 R-2.5 H-90 and has the Germantown Plan for the Town Sector Zone Overlay Zone.

An overall maximum density of 2.5 FAR (floor-area-ratio) is allowed. Within the overall FAR, a maximum 0.25 FAR of commercial and 2.5 FAR of residential is allowed. The overall max FAR can be any combination of commercial and residential so long that it does not exceed the overall 2.5 FAR. The “H-90” means a maximum height of 90 feet. The gross tract area is 262,479 square feet. The maximum density allowed is 656,197 gross floor area (2.5 * 262,479).

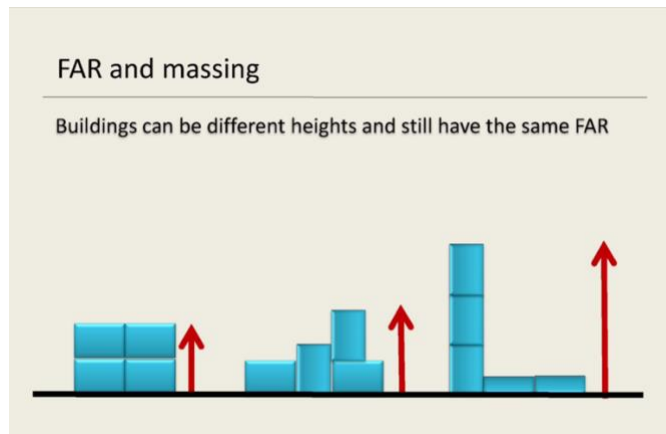
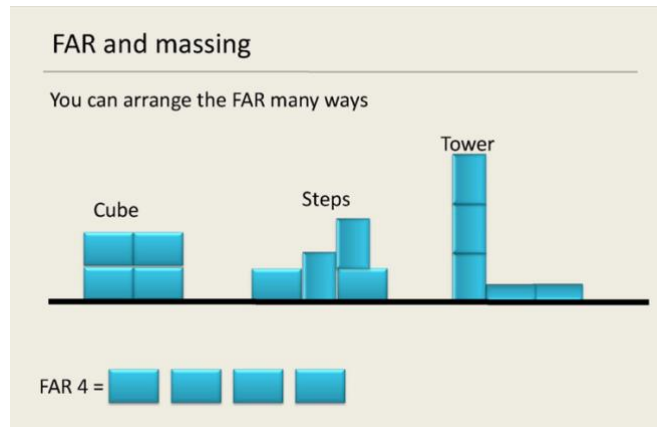
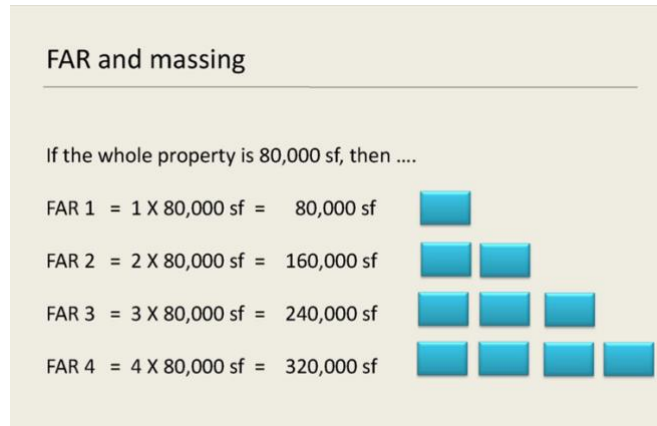
The Applicant has proposed the following:

- Maximum Commercial Density: 0.01 FAR (3,000 sq. ft.)
- Maximum Residential Density: 2.42 FAR (634,630 sq. ft.)
- Maximum Total Density: 2.43 (637,630 sq. ft.)

Sketch Plan No. 320220060: Churchill Senior Housing

Determining the maximum number of units depends on the size (and square footage) of the proposed units. However, if we assume an average 900 square foot unit, theoretically there could be 729 units (262,479 / 900). However, this does not account for site design, parking, setbacks, other limitations or environmental features on a particular property, which could limit buildable areas and the number of units.

Montgomery Planning’s “Third Place” [blog post](#) and graphic (below) helps to explain FAR and density.



Sketch Plan No. 320220060: Churchill Senior Housing

Are there other examples of the CRT zone developed in the county?

Below are several examples of CRT zoned property. As you can see, the sites are developed with varying levels of densities, massing, and dwelling unit types. As discussed above, the FAR density allows for different combinations of residential and commercial uses, with varying square footages allocated to those uses, and different massing and heights.

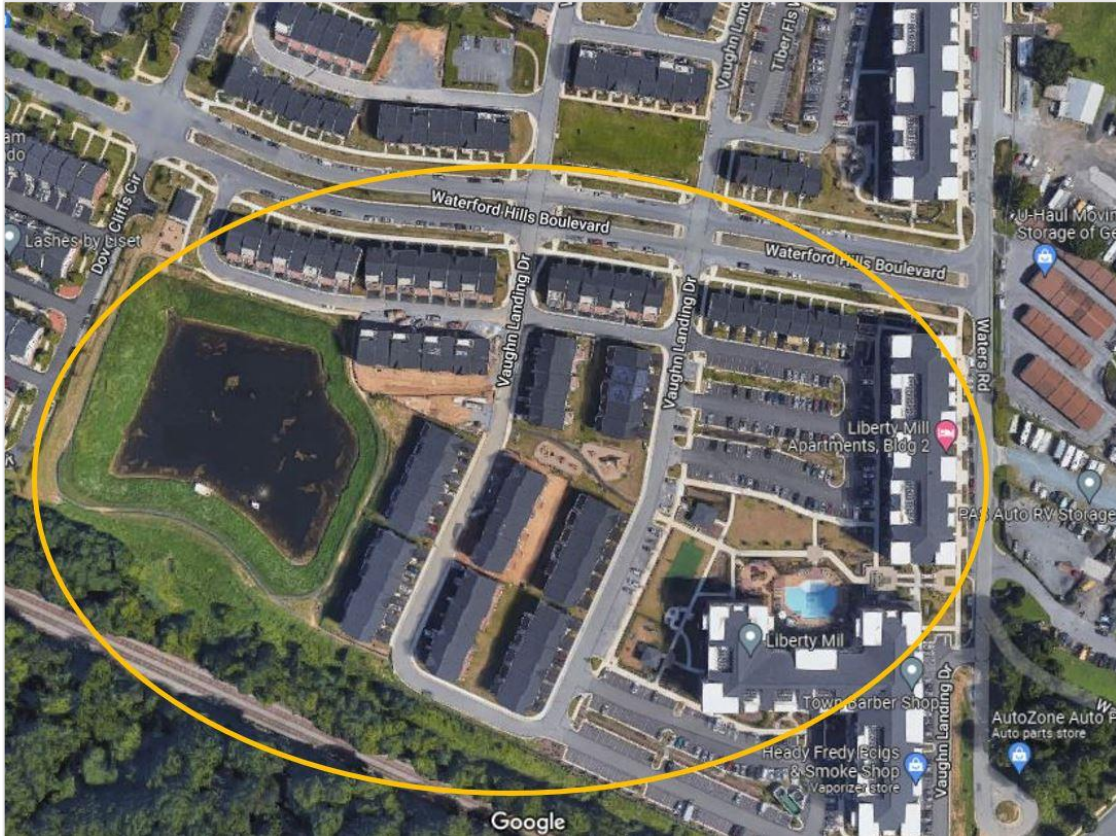


Figure 1: Waterford Hills Boulevard in Germantown is zoned CRT and developed with townhomes and apartments.

Sketch Plan No. 320220060: Churchill Senior Housing



Figure 2: Shady Grove Road and Traville Commons Drive is zoned CRT and is developed with townhome-styled apartments near a stream valley buffer.



Figure 3: Victory Haven senior apartments (under construction) in Damascus; zoned CRT-1.0 C-0.5 R-0.5 H-55 T.

Sketch Plan No. 320220060: Churchill Senior Housing



Figure 4: Rendering of Victory Haven senior apartments in Damascus.

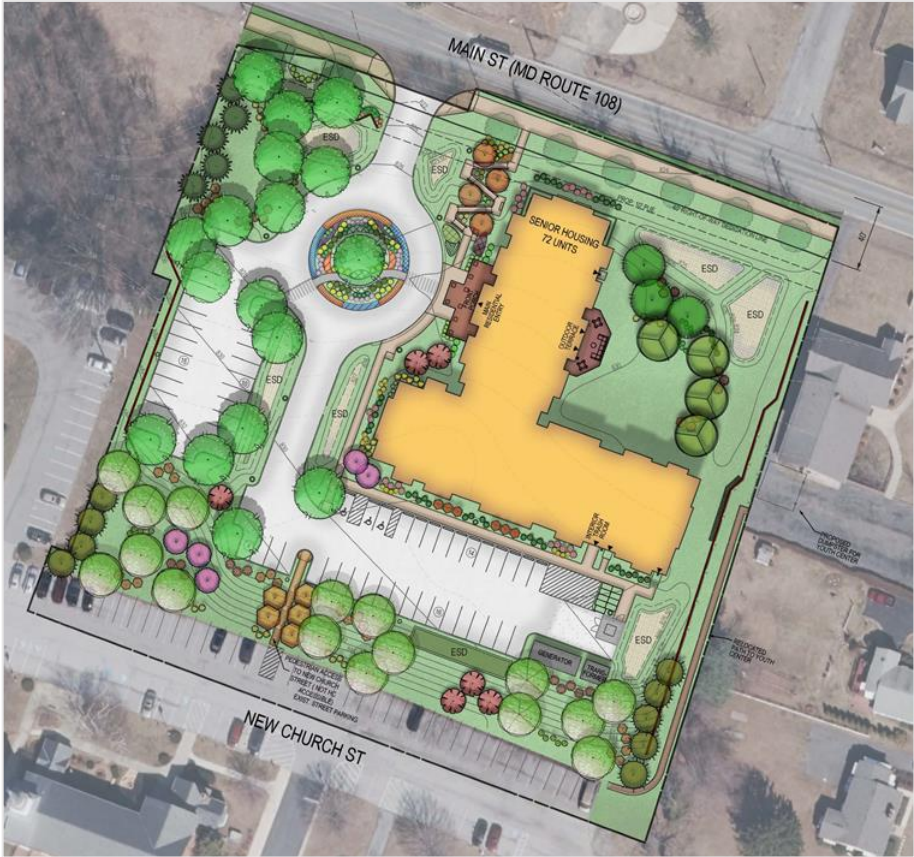


Figure 5: Rendered site plan of Victory Haven senior apartments in Damascus.

Sketch Plan No. 320220060: Churchill Senior Housing



Figure 6: College View Campus in Germantown is zoned CRT-0.75 C-0.75 R-0.50 H-40 and will have 142 apartments including 25% MPDUs and a 47,000 sq. ft. commercial building.



Figure 7: College View campus residential mixed-use building.

Sketch Plan No. 320220060: Churchill Senior Housing



Figure 8: Rendered site plan of Village at Cabin Branch Phase 2 is zoned CRT 0.5 C-0.25 R-0.25 H-130; this site will be developed with 125 affordable and MPDU senior apartments.



Figure 9: Elevation drawing of Village at Cabin Branch affordable senior apartments.

Sketch Plan No. 320220060: Churchill Senior Housing

What is the decision-making and development review process?

The Montgomery County [Planning Board](#) is the deciding body for regulatory applications (Sketch Plan, Preliminary Plan, Site Plan, etc.). The County Council does not have jurisdiction over regulatory review of private development applications. Planning staff works for the Planning Department who makes recommendations to the Planning Board on regulatory applications. The Planning Board makes the final decision on regulatory applications.

A [Sketch Plan](#) is an illustrative plan or model that shows the maximum densities for residential and non-residential development, including building massing and height, locations of public use and other spaces, and the relationship to existing and proposed buildings and properties. If approved, the Applicant would then proceed to the [Preliminary Plan](#) of Subdivision and [Site Plan](#) applications. The Preliminary Plan sets the lot, block and road configuration, and requires an Adequate Public Facilities finding. The Site Plan is a detailed plan, required only in certain zones, that shows proposed the final details of development on a site. It depicts final details of buildings, roads, walks, parking areas, landscaping, open space, recreation facilities, lighting, etc.

If all three applications are approved, the Applicant would proceed to the [Record Plat](#) process with the Intake and Regulatory Coordination (IRC) Division, and then the building permit process with Montgomery County [Department of Permitting Services](#).

Some residents of Churchill Senior Living did not get notices, what are the noticing requirements?

Public noticing is required for all applications, including the proposed Sketch Plan application in accordance with the following noticing specifications:

- Pre-submittal community meeting (occurred on 11/4/2021 via Zoom). The Applicant indicated notices were posted in building lobby advertising the meeting. The attendance sheet indicates 40 attendees. Applicant has indicated they have responded to numerous follow-up telephone calls and are available for questions and comments from residents.
- Application notice sign placed on the property (posted 3/11/2022).
- Application notice mailed to all abutting and confronting property owners, civic and homeowners associations, renters associations within ½ mile of the property (mail dated 10/5/2021).
- Hearing notice mailed to all abutting and confronting property owners, civic and homeowners associations, renters associations within ½ mile of the property (30 days prior to the hearing).
- Resolution notice (issued after approval and posted online).
- Website posting (application is posted online, staff reports are posted 10 days before the hearing).

Comments and technical questions related to stormwater management and sediment control.

The goal of stormwater management is to control runoff from developed properties to minimize stream erosion and the discharge of pollutants into the environment. A stormwater management (SWM) concept typically includes a drawing and narrative which describes the manner in which stormwater runoff from a proposed development will be controlled. A SWM Concept Plan will be required for the Preliminary Plan

Sketch Plan No. 320220060: Churchill Senior Housing

and Site Plan applications, which will be reviewed by the Montgomery County Department of Permitting Services.

For specific questions related to SWM and sediment control for this application, please contact the Department of Permitting Services, Water Resources Section:

Mr. Andrew Kohler Andrew.Kohler@montgomerycountymd.gov (reviewer for Sketch Plan application)

Mr. Mark Etheridge, Supervisor Mark.Etheridge@montgomerycountymd.gov

Do the HOA architectural guidelines have any influence over the proposed project?

No, HOA rules and guidelines are a private agreement between property owners and the HOA. The rules and guidelines are not codified; therefore, they are not enforceable by the Planning Department or the County.

Is Fire Department access adequate? What about the fire rescue of residents on higher floors?

The Applicant is required to obtain an approved fire department access and water supply plan for the proposed project. Please contact Ms. Marie LaBaw (Marie.LaBaw@montgomerycountymd.gov), Department of Permitting Services, with specific questions concerning adequate Fire Department access.

Concerns about daytime shadows and nighttime lighting glare from the proposed building.

To analyze shadow impacts, staff has requested a more detailed shadow study from the Applicant. This will be available for review once it is submitted by the applicant.

A detailed lighting plan is required and analyzed as part of the subsequent Site Plan application and must conform to [59-6.4.3](#) (General Outdoor Lighting Requirements), which requires that outdoor lighting must not exceed 0.5 footcandles at property boundaries.

Can the applicant install stairs and a trail connection at the rear of the HOA property?

A major goal of the Planning Department is to facilitate and improve trail connections wherever feasible across the county. Staff will request that the Applicant explore this opportunity. However, this may require a revision to the HOA Site Plan approval.

Whom do I contact with additional questions or comments about the Sketch Plan review or process?

Please feel free to contact Phillip Estes (Lead Reviewer), Montgomery Planning, with any questions, comments, or concerns by email at Phillip.Estes@montgomeryplanning.org or by phone at 301-495-2176.