

City of Rockville

Department of Comm	unity Planning and Development Ser	vices
•	Rockville, Maryland 20850 • Fax: 240-314-8210 • E-mail: cpds@rc	ockvillemd.gov • Web site: www.rockvillemd.gov
Type of Application:	Amendment PDP94-001/E	
☐Project Plan	✓ Project Plan Amendment (major)	Project Plan Amendment (minor)
	Please Ful	lly Complete
Property Address info	ormation 41 Maryland Avenue	44 Maryland Avenue
	le Town Center Lot (S) Par 2	
Zoning PD-RCI	Tax Account (S) 03198	
Applicant SCG Deve	ldress, Phone Number and E-mail Addres elopment Holdings, LLC/Comsto	ock 41 Maryland, LLC/ Comstock 44 Maryland, LLC 2182 attn: Kirk Salpini, 703-942-6610 x 200, kas@scgdevelopment.com
	stock 41 Maryland, LLC/Con	
		90, Attn: Robert Demchak, 703-230-1985, rdemchak@comstock.com
Architect Davis Car	rter Scott Ltd Design	
		Douglas Carter, AIA, 703-556-9275, dcarter@dcsdesign.com
Engineer Macris He	endricks Glascock	
9220 Wightman Roa	d, Montgomery Village, MD 20886,	Attn: Kyle Hughes, 301-67-0840, khughes@mhgpa.com
Attorney Shulman	Rogers PA	
12505 Park Potomac Ave	enue #600, Potomac, MD 20854, Attn: Na	ncy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com
Project Name Mome	entum at Rockville Station	
1 Tojout Boodinption	·	affordable mixed income housing project and amendments
to PDP1994-00001	E, and to PJT2014-003 with resp	pect to 44 Maryland Avenue/Par 2-M Residential Unit
STAFF USE ONLY Application Accepta	ince:	Application Intake:
Application # PJT2		Date Received April 3, 2025
		Reviewed by <u>Fee: \$13,519.50</u>

Application Information:

Level of review and project impact:

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 0.42 + 1.45 acres.

Dwelling Units Total 147

____ Square Footage of Non-Residential Zero

Residential Area Impact 10%

Traffic/ Impact/trips net loss -45/-115

Proposed Development:

Retail _____Sq. Footage

Detached Unit_____

Parking Spaces Zero

Office ______ Sq. Footage Restaurant _____ Sq. Footage

Duplex _____ Townhouse

Handicapped . # of Long Term TBD

Other _____ Sq. Footage

Attached Multi-Family 147 # of Short Term TBD

Live ____

MPDU 15% after LIHTC term

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) surface parking lot 41 Maryland/ Multi-family 44 Maryland

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	3
Square Footage of Non-Residental Space		5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	zero
Residential Area Impact	No residential development in a residental zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residental units	65% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	1 (10%)
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1

Points Total*

The total of the points determine the level of notification and the approving authority .

evelopment standards of the ring for a waiver of equivalent If yes, continue below) request must provide a stater standards based on the follo	being reviewed with a floating zone designated equivalent zone. t zone development standards? No (If no, continue to next ment of justification demonstrating gwing criteria:	e map amendment application may waive one (1) or section "Previous Approvals")		
g Authority for a Project Plan evelopment standards of the ring for a waiver of equivalent (standards continue below) request must provide a stater standards based on the followher the waiver of the development of the development (standards).	being reviewed with a floating zone designated equivalent zone. t zone development standards? No (If no, continue to next ment of justification demonstrating gwing criteria:	section "Previous Approvals") good cause for waiving the equivalent zone		
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standards based on the follo ther the waiver of the develo	wing criteria:			
	pment standard of the equivalent zo			
	•	one permits the application to meet the intent of the		
Whether the waiver of the development standard results in development that is compatible with development on a properties;				
ther applying the developme	nt standard of the equivalent zone i	s consistent with good planning and design principles		
n other factors as the Approvi	ing Authority reasonably deems app	propriate.		
	Previous Approvals: (if	any)		
	Date 1994/2005/2014	Action Taken PI Comm & M&C Approved		
	2012	Approved		
	erties; ther applying the developme n other factors as the Approv pplication Number 01E/PJT2014-00003	erties; ther applying the development standard of the equivalent zone is nother factors as the Approving Authority reasonably deems approved the equivalent zone is nother factors as the Approving Authority reasonably deems approved the previous Approvals: (if pplication Number Date 1994/2005/2014		

Application Checklist:
The following items are to be furnished as part of this application:
Completed Application
Filing Fee (to include Sign Fee)
Pre-Application Meeting Number PAM2025-00156 and Documentation (Development Review Committee Mtg. notes)
Proposed Area Meeting Date 4/22 - 4/24 including location Webex virtual
Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 81/2 X 11)
Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
Conceptual Building Elevations & Floor Plan (3 copies)
CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8/1/2" X 11").
Preliminary Forest Conservation Plan (FCP)
Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials)
Water and Sewer Authorization Application
Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
-Comprehensive Master Plan and other plan regulations
-Master Plan other Plans and Regulations
-Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
-Landscape, Screening and Lighting Manual
-Adequate Public Facilities (Section 25.20)
-Parking (Section 25.16)
-Signs (Section 25.18)
-Public use space (Section 25.17)
Additional information as requested by staff
Electronic Version of all materials (pdf format acceptable)
Fire protection site plan
Statement addressing criteria for waiver of equivalent zone development standards (if applicable) INCLUDED IN SOJ
Comments on Submittal: (For Staff Use Only)