

Resolution No. \_\_\_\_\_

RESOLUTION: To approve, with conditions,  
Project Plan Application  
PJT2025-00022, an Amendment  
to the Champion Billiards  
Planned Development

WHEREAS, under Chapter 25 of the Rockville City Code, the Mayor and Council of Rockville (“**Mayor and Council**”) is authorized to review project plan applications; and

WHEREAS, on October 23, 2006, the Mayor and Council approved Resolution No. 14-06 approving Preliminary Planned Development Application PDP2006-00011 for a 25,863-square-foot parcel of land located at the southeast corner of the intersection of Edmonston Drive and Rockville Pike (MD 355) (the “**Property**”); and

WHEREAS, on September 30, 2024, the Mayor and Council approved Resolution No. 17-24 approving Project Plan Application PJT2023-00016 for the development of 4,400 square feet of retail with associated surface parking on the Property (the “**Project Plan**”) as shown on the Project Plan Site Plan (“Site Plan”) attached hereto as Exhibit “A”; and

WHEREAS, on April 3, 2025, the owner of the Property filed Application No. PJT2025-00022 to amend the Project Plan to extend its implementation period to March 30, 2026 (the “**Application**”); and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on June 11, 2025, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and Council approve the Application subject to certain conditions; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2025-00022, to extend the implementation period of the Project Plan, subject to the following condition (in addition to conditions approved with Resolution 17-24, attached hereto as Exhibit “A”):

1. The applicant must file a site plan that implements the Project Plan within one year from the date of the Mayor and Council approval of Project Plan PJT2025-00022, or the Project Plan approval will expire.

BE IT FURTHER RESOLVED THAT, for the purposes of this Resolution, the approved Project Plan means this Resolution and the exhibits to this Resolution listed below and attached hereto, including notations, references, descriptions, and writings on the Exhibits, except as modified by the above conditions of approval:

1. Exhibit A: Project Plan Site Plan dated November 9, 2023;
2. Exhibit B: Project Plan PJT2023-00016, Resolution No. 17-24;
3. Exhibit C: Champion Billiards Planned Development, Resolution No. 14-06;

BE IT FURTHER RESOLVED THAT, having considered the recommendations and findings of its Staff as presented at the public hearings on this Application and as set forth in the Staff Report on the Application presented to the Mayor and Council at its July 14, 2025 meeting, which the Mayor and Council hereby adopts and incorporates by reference, except as modified herein, and upon consideration of the entire administrative record, the Mayor and Council, pursuant to Section 25.05.08 of the Zoning Ordinance, finds and determines, with the above conditions of approval, that:

**a. In order to avoid expiration of the development approval, the implementation period may be extended only when all of the following conditions exist:**

- 1. The provisions of this chapter expressly allow the extension;**

The Application does not conflict with the provisions of Chapter 25 of the Rockville City Code.

- 2. An extension request is filed prior to the expiration of the approval; and**

This application was filed prior to the expiration of the Mayor and Council approval of the Project Plan.

- 3. The extension request is in writing and includes justification.**

As demonstrated in the attachments to the staff report presented to the Mayor and Council, the extension request was filed as a Project Plan Amendment application in writing,

and includes justification.

**b. Unless otherwise provided, authority to grant extensions of time shall rest with the Approving Authority that granted the original approval being extended.**

The Application proposes to modify the Project Plan, which was originally approved by the Mayor and Council.

**c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:**

**1. The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals;**

The applicant worked with staff to communicate challenges in proceeding with the Project Plan implementation within the six-month time frame per the Zoning Ordinance. The applicant was able to communicate the challenges and the request prior to the expiration of the approval, and diligently pursued options to be able to extend the implementation period.

**2. Whether the approved development complies with all the current provisions of this chapter and other applicable laws and with the current plan recommendations; and**

As outlined in the Mayor and Council's approval of the Project Plan, which is not substantially modified by this Application to extend the Project Plan implementation period, the approved development complies with all the current provisions of Chapter 25 of the Rockville City Code and other applicable laws and with the current recommendations of the Rockville Comprehensive Plan. Approval of the Application does not modify any of the findings made by the Mayor and Council in its approval of the Project Plan.

**3. Such other factors deemed to be relevant.**

All other factors deemed to be relevant to this application have been reviewed, and no issues or conflict have been identified.

**d. An extension of the implementation period of an approval does not allow any change from the conditions of the approval for which the extension is requested.**

No changes to the conditions of approval for which the extension is requested are

proposed. The only request with this Project Plan is an addition to the approval which allows for the extension of the Project Plan implementation period.

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I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its meeting of July 14, 2025.

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Sara Taylor-Ferrell  
City Clerk/Director of Council Operations