



## PLANNING COMMISSION

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**Meeting No. 08-25**  
**Wednesday, June 11, 2025 - 7:00 PM**

### AGENDA

Jaime Espinosa, Chair

Susan Pitman  
Eric Fulton

Shayan Salahuddin  
Meng Sun

Jim Wasilak, Staff Liaison  
Nicholas Dumais, Senior Assistant City Attorney

Rockville City Hall 111 Maryland Ave and  
Virtually via WebEx  
Watch LIVE on Comcast Cable Rockville Channel 11 and online at <https://www.rockvillemd.gov>

See page 2 for more information

**1. Convene**

**2. Review and Action**

Final Record Plat Applications PLT2025-00637, PLT2025-00638, and PLT2025-00639, for the creation of Record Lots, HOA Parcels, and Dedication of Public Right-of-Way in conformance with Project Plan PJT2024-00017 and Level 2 Site Plan STP2024-00493, Rockshire, in the PD-RS (Planned Development-Rockshire) Zone at 2401 Wootton Parkway; EYA Development, LLC., Applicant

**3. Recommendation to Mayor and Council**

Project Plan Application PJT2025-00022, an Amendment to approved Project Plan Application PJT2023-00016 to Permit the modification of the implementation period for the related Site Plan application filing at 900 Rockville Pike in the PD-CB (Planned Development - Champion Billiards) Zone; J. Danshes, LLC, Applicant.

**4. Discussion**

Continuation of the Work Session on the Zoning Ordinance Rewrite (ZOR) Project, Focusing on Development Review Process Improvements (FAST 2).

**5. Commission Items**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes Approval
  - February 19, 2025
  - April 9, 2025
  - April 23, 2025
  - May 14, 2025
- E. FYI/Correspondence

**6. Adjourn**

**PLANNING COMMISSION**

**HYBRID MEETING AND PUBLIC HEARING PROCEDURE**

The Planning Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

**HYBRID MEETING AND PUBLIC HEARING PROCEDURE**

**1. Pre-meeting Platform: Webex**

- A. Applicant Access: Provided by Community Planning and Development Services/IT
- B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

## 2. Pre-Meeting Preparations/Requirements:

### A. Written Testimony and Exhibits

Written testimony and exhibits may be submitted by email to Jim Wasilak, Staff Liaison to the Planning Commission, at [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov) or by regular mail to:

Jaime Espinosa, Chair  
Rockville Planning Commission  
111 Maryland Avenue  
Rockville, MD 20850

Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Planning Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Planning Commission by email.

### B. Webex Orientation for Applicants

- i. Applicants must contact the planning case manager assigned to the Application no later than five(5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

### C. Oral Testimony by Applicants and the Public

- i. Applicants – Applicants must provide to the planning case manager a list of presenters and witnesses who will testify on behalf of the Application to the planning case manager no later than five (5) days prior to the date of the hearing.
- ii. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to the Staff Liaison Jim Wasilak ([jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov)) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

Members of the public who seek technical assistance from City staff must submit their name and email address to Jim Wasilak no later than two (2) days in advance of the hearing so that an orientation session may be scheduled.

If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to the Staff Liaison to the Planning Commission by email to [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov).

### 3. Conduct of Online Meeting and Public Hearing

#### A. Rules of Procedure

The Meeting and Public Hearing will be held in accordance with the Planning Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: <https://www.rockvillemd.gov/DocumentCenter/View/2023/Planning-Commission---Rules-of-Procedure>

#### B. Oral Testimony

During the hearing, the Chair will sequentially recognize each person on the testimony list and ask the host to allow the speaker to speak. Each speaker must wait to be specifically recognized by the Chair before speaking.

If during the hearing a party wishes to speak, or a speaker wishes to request the opportunity to engage in cross-examination following specific testimony, the party must contact the Staff Liaison/Host by email at [jwasilak@rockvillemd.gov](mailto:jwasilak@rockvillemd.gov) with the specific request. The Host/Staff Liaison will inform the Commission. The Chair will determine if the party may be heard.

#### C. Continuance of Hearing

The Planning Commission, at its discretion, reserves the right to continue the hearing until another date.

### **HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS**



**A. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

**B. PLANNING COMMISSION BROADCAST**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Channel 11:
  - o Wednesdays at 7:00 pm (if no live meeting)
  - o Sundays at 7:00 pm
  - o Mondays, Thursdays and Saturdays at 1:00 pm
  - o Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

**C. NEW DEVELOPMENT APPLICATIONS**

- For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

**D. ADDITIONAL INFORMATION RESOURCES**

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission. Wednesdays at 7:00 pm (if no live meeting)



PLANNING COMMISSION Meeting Date: June 11, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: CPDS - DEVELOPMENT REVIEW  
Responsible Staff: NELSON ORTIZ

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## Subject

Final Record Plat Applications PLT2025-00637, PLT2025-00638, and PLT2025-00639, for the creation of Record Lots, HOA Parcels, and Dedication of Public Right-of-Way in conformance with Project Plan PJT2024-00017 and Level 2 Site Plan STP2024-00493, Rockshire Village, in the PD-RS (Planned Development-Rockshire) Zone at 2401 Wootton Parkway; EYA Development, LLC., Applicant

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## Department

CPDS - Development Review

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## Recommendation

Staff recommends approval of Final Record Plat Applications PLT2025-00637, PLT2025-00638, and PLT2025-00639, based upon compliance with the Zoning Ordinance and subject to the conditions outlined within this staff report.



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## Overview

**Case:** Final Record Plat Applications PLT2025-00637, PLT2025-00638, and PLT2025-00639

**Location:** 2401 Wootton Parkway

**Staff:** Nelson Ortiz, Principal Planner  
Community Planning and Development Services  
nortiz@rockvillemd.gov

**Applicant:** EYA Development, LLC.  
6345 Executive Boulevard  
Rockville, MD 20852

**Filing Date:** January 30, 2025

**Planning  
Commission Date:** June 11, 2025

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## Executive Summary

EYA Development, LLC. (“Applicant”) has filed three Final Record Plat applications to implement Project Plan PJT2024-00017 (“Project Plan”) and Level 2 Site Plan STP2024-00493 (“Site Plan”), for the Rockshire Village Center. The Project Plan, approved by the Mayor and Council on May 20, 2024, and the Site Plan, approved by the Planning Commission on October 23, 2024, authorized construction of a total of 60 dwelling units, including 31 single-unit detached dwellings and 29 townhouses, up to 5,200 square feet of commercial and office use, a neighborhood park, and other associated infrastructure improvements on the subject property.

The Zoning Ordinance defines a Final Record Plat as:

*A map that illustrates a metes and bounds description of the property into a system of lot and block numbering, the naming of the tract (subdivision name), and the assignment of a plat number when recorded among the Land Records of Montgomery County, Maryland.*

Pursuant to Section 25.21.11.g of the Zoning Ordinance, the Planning Commission is the Approving Authority for Final Record Plats. The approval and recordation of a Final Record Plat creates record lots, which are then deemed buildable lots per the Zoning Ordinance.

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## Site Description

**Location:** 2401 Wootton Parkway

**Planning Area:** Planning Area 14 – Rockshire and Fallsmead

**Land Use  
Designation:** RF – Residential Flexible

**Zoning District:** PD-RS (Planned Development – Rockshire) with MXNC (Mixed-Use Neighborhood Commercial) Equivalent Zone

PLT2025-00637: 189,952 square feet (4.36 acres)  
 PLT2025-00638: 95,988 square feet (2.20 acres)  
**Plat Area:** PLT2025-00639: 33,026 square feet (0.76 acres)

**Surrounding Land Use and Zoning**

Location	Zoning	Planned Land Use	Existing Use
North	PD – RS (Planned Development – Rockshire)	RD – Residential Detached	Single-family detached
East	PD – RS (Planned Development – Rockshire)	I – Private Institution & OSP – Open Space Private	Korean Presbyterian Church and Rockshire Community Pool
South	PD – RS (Planned Development – Rockshire)	RA – Residential Attached	Townhouses
West	PD – RS (Planned Development – Rockshire)	RD – Residential Detached	Single-family detached



Aerial

The site is identified as Parcel A of the Rockshire Village Center plat and is located at the southeastern corner of Wootton Parkway and Hurley Avenue, approximately 600 feet north of Thomas S. Wootton High School. The site's frontage along Wootton Parkway is approximately 610 feet, and the Hurley Avenue frontage is approximately 545 feet. The Property is within the PD-RS (Planned Development – Rockshire) Zone and has an equivalent zone of MXNC (Mixed-Use Neighborhood Commercial).

The site is currently improved with a one-story, 51,862 square-foot shopping center constructed in the 1970s and a large impervious surface parking lot. Large mature trees and plantings line the Wootton Parkway and Hurley Avenue frontages. The site is mostly flat except for a landscape berm along Hurley Avenue and a portion of Wootton Parkway.

### Project Description

Following is Figure A illustrating the location of the three Rockshire Village Final Record Plats and a description of each Final Record Plat which will result in the implementation of the Project Plan and Site Plan applications.



Figure A. Plat Layout

Final Record Plat PLT2025-00637 will create an approximately 4.36-acre area for Lots 1 – 18, and Parcels A – D on Block A; Lots 1 – 13, and Parcels A - D on Block B; and a 330-foot Rockshire Place right-of-way extension. All 31 lots will accommodate the construction of single-family detached dwellings, and the lots have an area that range between 3,251 and 4,017 square feet.

Final Record Plat PLT2025-00638 will create an approximately 2.20-acre area for Lots 19 – 37, and Parcels E – I on Block A; and the remaining Rockshire Place right-of-way extension. Townhouses will be constructed on Lots 19 – 36, a commercial/office building will be constructed on Lot 37, and the neighborhood park will be constructed on a portion of Parcel H.

Final Record Plat PLT2025-00639 will create an approximately .76-acre area for Lots 14-24, and Parcels E - H on Block B. Eleven townhouses will be constructed on Lots 14-24 and the lots have an area the range between 688 and 1,151 square feet.

All Parcels will be conveyed to and maintained by the Homeowners Association (HOA). Several easements are proposed throughout the site as noted on the three plats. The Rockshire Place right-of-way will be dedicated for public use and maintained by the City of Rockville. Once the proposed plats are approved and recorded, the building permits may be issued.

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## Project Analysis

### Master Plan

The Mayor and Council, based on staff review and recommendation of PJT2024-00017, and the Planning Commission, based on staff review and recommendation of STP2024-00493, found that the Rockshire development proposal was not in conflict with the Comprehensive Plan. The subject property is located within Planning Area 14 – Rockshire and Fallsmead. Several elements of the project application are compliant with goals, policies and actions outlined in the City’s Comprehensive Plan. These compatibilities are:

- *“The Rockshire Village Center property is planned for a mix of residential housing types with the potential for small-scale commercial uses under the RF (Residential Flexible) land use designation. Any new housing development should include neighborhood-serving retail space and/or provide a significant gathering space that would be an asset to the broader community beyond the site”* (page 378). The Applicant is proposing a mix of housing types, small-scale commercial uses, and a community gathering space.
- *“Amend the approved planned development for the property to allow residential uses (preferably single-unit detached homes or attached townhouses/row houses) if the proposed residential development includes neighborhood-serving retail and/or community gathering space”* (page 378). The Applicant is proposing both detached single-unit and townhouse housing types and is also proposing neighborhood-serving retail.
- *“Any new development at the Rockshire Village Center site should blend well with adjacent housing in terms of scale, massing, and height. Building heights adjacent to*

*and close to existing housing should complement existing conditions. Building heights may be slightly taller along Wootton Parkway, along the perimeter shared with the church, and within the interior of the site. Retail uses should have good visibility and/or visible signage from Wootton Parkway. Parking for the Rockshire HOA swimming pool must be provided in close proximity to the path connecting the site with the pool”* (page 379). The Applicant is proposing housing styles and designs that blend with the neighboring community and fall below the maximum height allowed of 45 feet. Additionally, the Applicant is providing parking for the Rockshire HOA swimming pool as a part of this development.

### **Zoning Ordinance Compliance**

These Final Record Plats meet the conditions of approval as defined in Section 25.21.02, Final Record Plats, of the Zoning Ordinance.

The Applicant submitted and received approval from the parking (for the commercial/office building) and setback requirements of the property’s MXNC equivalent zone. The Planning Commission found, based on staff review and recommendation, that the Level 2 Site Plan was consistent with the Zoning Ordinance requirements. Aside from parking and setbacks, all other development standards, open area and public use space, and bicycle parking requirements have been met.

### **Adequate Public Facilities Standards (APFS)**

A determination of Adequate Public Facilities was made with the Project Plan application. The Final Record Plats are consistent with the Project Plan approval, and therefore the determination of adequate public facilities remains in effect.

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### **Previous Related Actions**

- On March 7, 1966, Mayor and Council approved Resolution No. 21-66 for Exploratory Application establishing the Rockshire Planned Development and Rockshire Village Center on the subject property. The property was later developed into a shopping center.
- On May 20, 2024, the Mayor and Council approved Project Plan Application PJT2024-00017 amending the Rockshire Planned Development to allow the development of 60 residential units, including a minimum of 15% MPDUs, up to 5,200 square feet of retail and office, and a centrally located neighborhood park on the subject property. The Mayor and Council also approved a parking reduction associated with the commercial/office building, a setback waiver, and a road code waiver to permit the construction of a dead-end alley.
- On October 23, 2024, the Planning Commission approved Level 2 Site Plan Application STP2024-00493. The Level 2 Site Plan Application was submitted as required by the Zoning Ordinance to implement Project Plan Application PJT2024-00017. The Applicant also requested to waive certain requirements of the Landscaping, Screening, and Lighting Manual. The waiver was granted by the Planning Commission.



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## **Community Outreach**

Public notification of the Final Record Plats was made pursuant to the requirements of Section 25.21.11.d (Notice). Mailed notification was provided to all property owners within 750 feet from the subject property as required by the Zoning Ordinance. At the time of this report, no public testimony or inquiries have been received regarding the Final Record Plat applications.

The Rockshire development project has been the subject of various project briefings and public hearings before the Planning Commission and Mayor and Council. Additionally, the Project Plan and Site Plan required neighborhood area meetings at the pre-application stage and post-application stage.

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## **Findings and Recommendation**

There are no required findings that need to be made as part of the approval of these Final Record Plats. The plats are in compliance with the approved Project Plan and Site Plan for the property.

Final Record Plats PLT2025-00637, PLT2025-00638, and PLT2025-00639 meet the conditions of approval as defined in Section 25.21.02 – Final Record Plats of the Zoning Ordinance.

Staff note that the street name for the dedicated public street (Rockshire Place) is approved by the approval of the Final Record Plat applications.

Staff recommend approval of Final Record Plat Applications PLT2025-00637, PLT2025-00638, and PLT2025-00629, subject to the conditions in this report.

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## **Conditions**

### **Planning and Zoning**

1. The Final Record Plat submission must include the original mylar plat and three mylar copies.
2. The Final Record Plat applications shall be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
3. The site plan signature set for STP2024-00493 must be approved prior to recordation of the subject plats.

### **Forestry**

4. This plat is subject to a forest conservation easement recorded by separate documents among the land records of Montgomery County, Maryland, following recordation of this plat.

### **Department of Public Works - Engineering**

5. Prior to issuance of any DPW permit and prior to the recordation of a Final Record Plat, the Applicant must submit for review and approval by the Office of the City Attorney all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must



be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits, unless otherwise allowed by DPW. All dedicated easements must be referenced on the Final Record Plats.

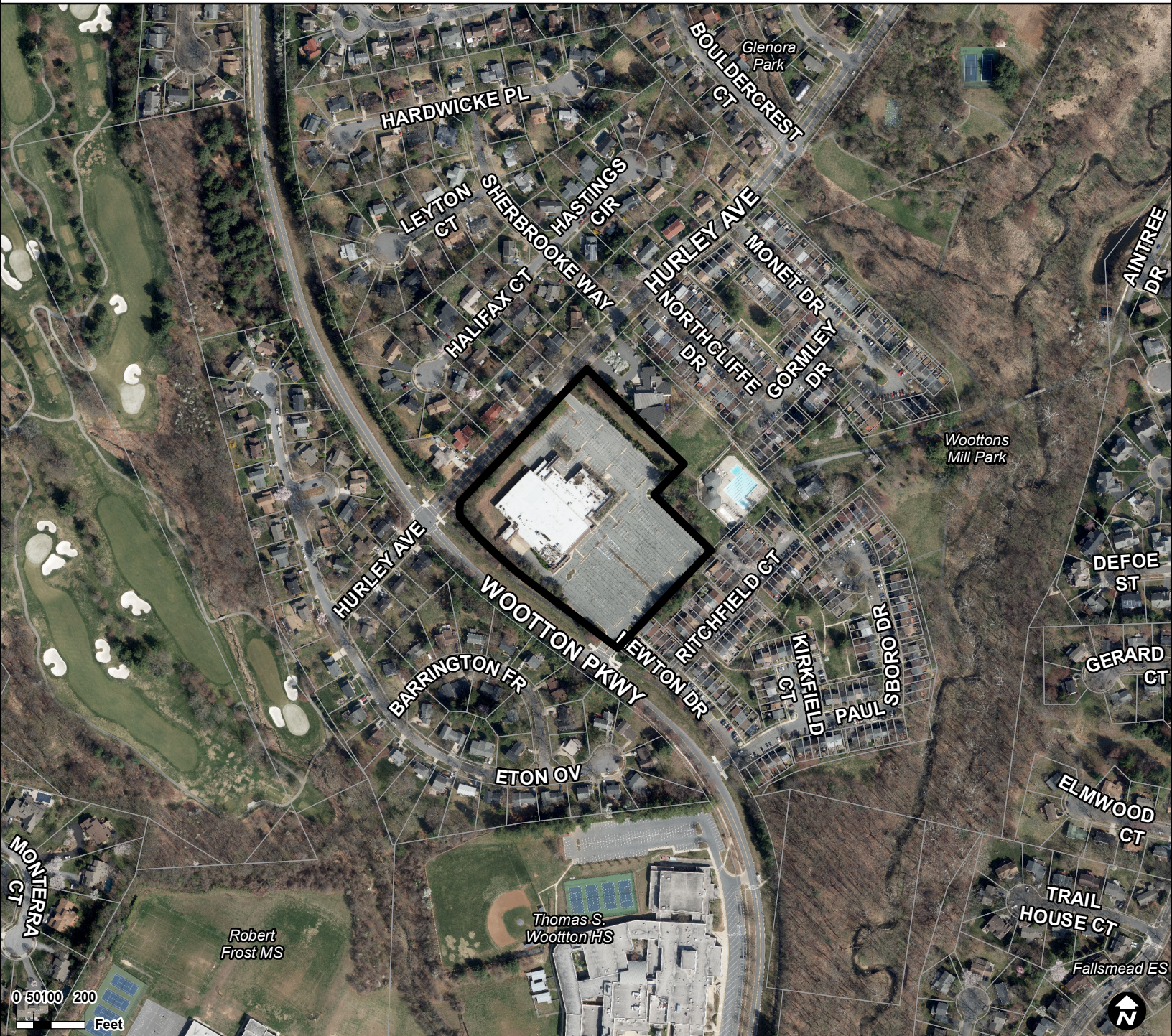
6. Prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat, the Applicant must secure the termination or abandonment of all existing easements dedicated to the City of Rockville as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements dedicated to the City of Rockville must be evidenced by recordation of a deed of termination or abandonment in the Montgomery County Land Records. Abandonment or termination of any easement granted to the City must be approved by the Mayor and Council of Rockville, and prior to recordation, any deed of abandonment or termination of an easement granted to the City must be reviewed and approved by DPW and must be in a form approved by the Office of the City Attorney.
7. If the Applicant proposes work within any easements that are held by entities other than the City and that are not proposed to be terminated or abandoned, the Applicant must demonstrate to DPW's satisfaction that the applicant has the authority to undertake such work prior to issuance of any DPW permit and prior to the recordation of the Final Record Plat. If required by the terms of any existing easement granted to an entity other than the City of Rockville, Applicant must submit plans for work within the easement to Grantee for review. If Grantee's permission for such work is required by an existing easement, the applicant must secure Grantee's written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.
8. The Applicant shall execute Revocable License and Maintenance Agreement for all private uses and private encroachments, including neighborhood signage, e-scooters, and cluster mailboxes, located within the proposed rights-of-way. The agreement must define the private improvements and uses allowed within the rights-of-way and specify the Applicant's obligations to maintain the private improvements. The agreement must be executed by the property owner and other parties of interest and be submitted review and approval by DPW and the Office of the City Attorney. The agreement must be authorized by Mayor and Council prior to DPW issuance of any PWK permit. The Applicant shall execute a Revocable License and Maintenance Agreement for the shared maintenance of Stormwater Management Facilities located within the public right-of-way. The agreement must be executed by the property owner and other parties of interest for review and approval by DPW and the Office of the City Attorney. The Revocable License and Maintenance Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records prior to DPW issuance of any SMP permit.

9. The Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and for sidewalks within the neighborhood park and along the eastern property line. The Applicant must also grant a 1' Public Improvement Easement (PIE) adjacent to proposed public rights-of-way for maintenance of public sidewalks, excepting and excluding the area adjacent to the south side of the east/west public street abutting the project boundary line. The PAE and PIE must be reviewed and approved by DPW and in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to DPW issuance of any PWK permit.
10. The Applicant must post sureties in a form approved by the Office of the City Attorney for all permits based on the approved construction estimate. A separate surety is required for private improvements permitted through a PWK. Approval of sureties is coordinated through DPW staff. Sureties for all public infrastructure must be submitted and approved prior to recordation of plats dedicating right-of-way.
11. The Record Plat must include:
  - Dedication of rights-of-way and easements per the approved street sections;
  - All necessary easements and abandonments.
12. Except for permits associated with the demolition of the existing building, no DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.

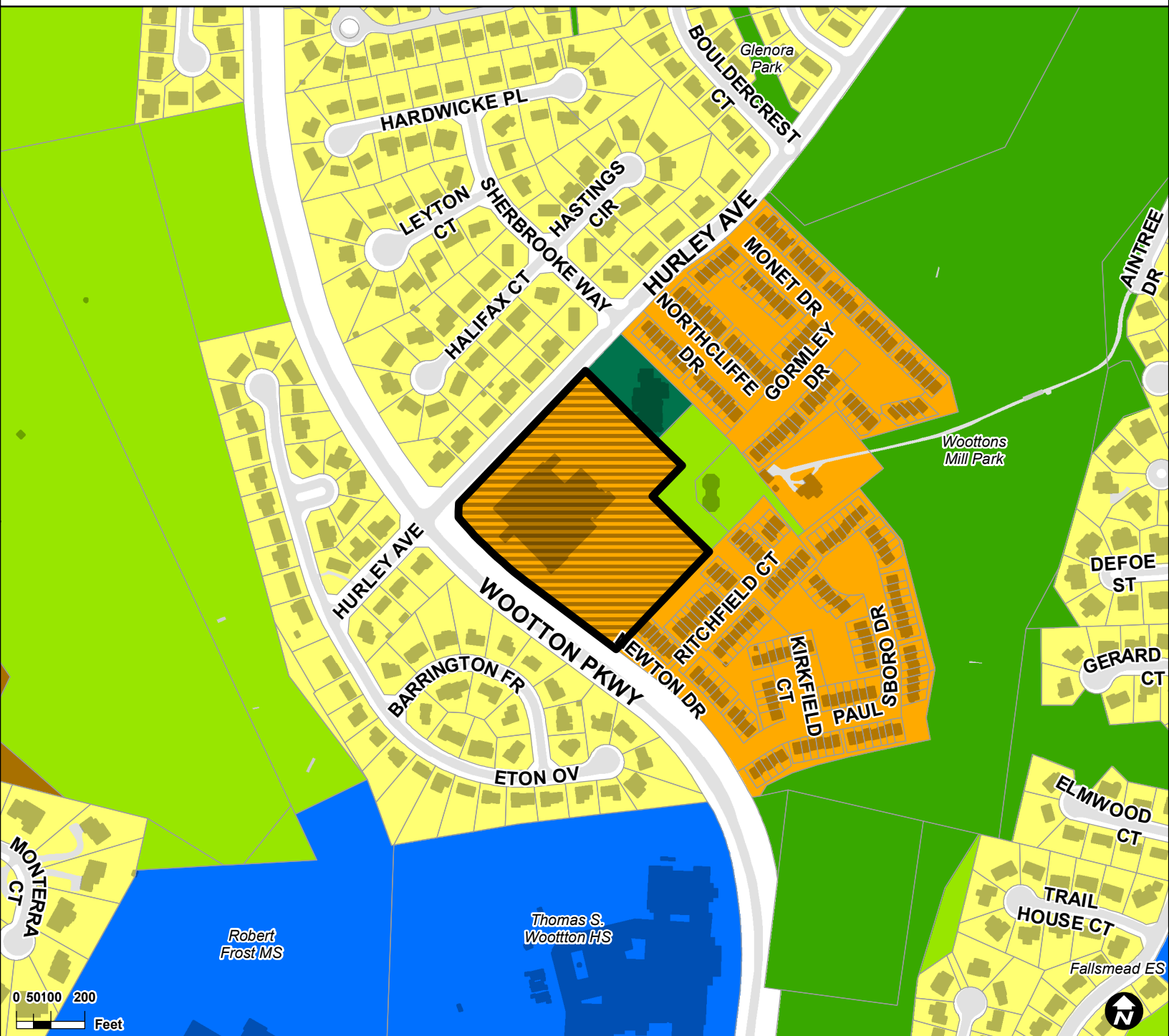
## **Attachments**

Aerial Map, Land Use Map, Zoning Map, PLT2025-00637 Plat, PLT2025-00638 Plat, PLT2025-00639 Plat, PLT2025-00637 Application, PLT2025-00638 Application, PLT2025-00639 Application



















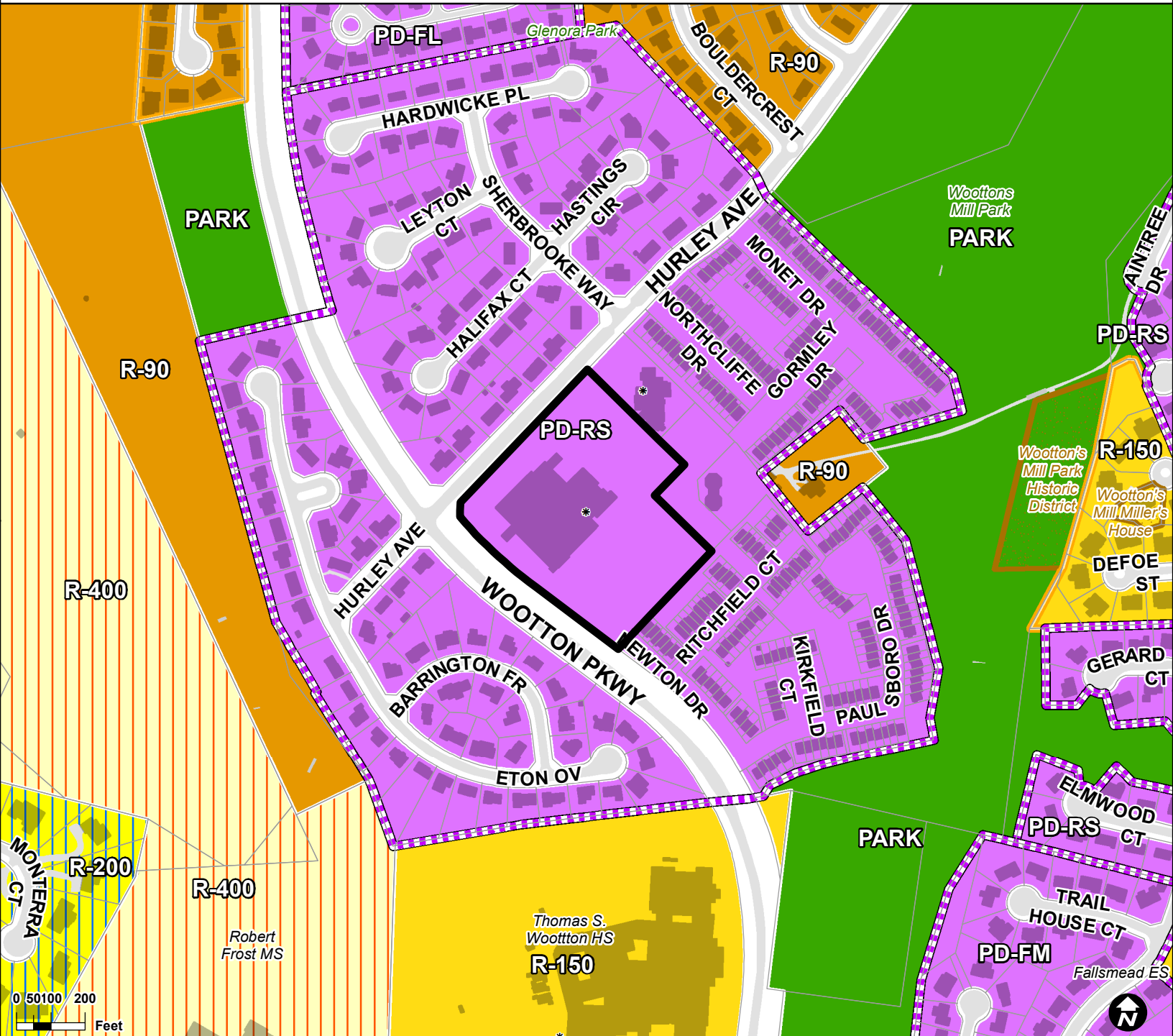






**Land Use Policy Designations**

- |  |   |  |
|--|---|--|
|  RD - Residential Detached      |  O - Office                                    |  I - Private Institution                      |
|  RA - Residential Attached      |  C - Commercial                                |  P - Public Park                              |
|  RF - Residential Flexible      |  CRM - Commercial and Residential Mix          |  OSP - Open Space Private                     |
|  RM - Residential Multiple Unit |  OCRM - Office, Commercial and Residential Mix |  SI - Service Industrial                      |
|  RO - Residential and/or Office |  CI - Civic and Public Institutional           |  SRM - Service Industrial and Residential Mix |
|  |   |  Potential Future Park Asterisk               |



**Zoning Overlays**

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- \* Special Exceptions

**Zoning Districts**

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial



# AREA TABULATION

31 LOTS	108,906	SQ.FT. OR 2.5002 ACRES
8 PARCELS	60,346	SQ.FT. OR 1.3853 ACRES
STREET DEDICATION	20,700	SQ.FT. OR 0.4752 ACRES
TOTAL AREA OF THIS PLAT	189,952	SQ.FT. OR 4.3607 ACRES

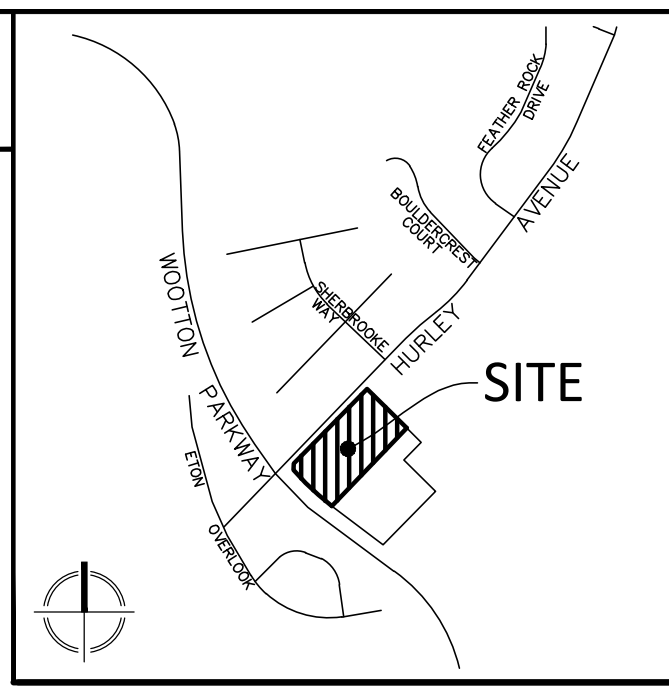
# LEGEND

SF	SQUARE FEET
NO.	NUMBER
N	NORTHING
E	EASTING
L	LIBER
F	FOLIO

### LINE TABLE

NO.	BEARING	LENGTH
L1	N36°50'07"E	20.20'
L2	S51°05'07"W	20.20'
L3	N51°05'07"E	20.20'
L4	S55°25'49"E	9.05'
L5	S46°02'23"E	13.20'
L6	S36°50'07"W	20.20'

# PLAT NO.



VICINITY MAP  
SCALE: 1" = 1000'

# NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR562 WITH THE TAX ACCOUNT NO. 04-01779638.
- 2) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-RS - PLANNED DEVELOPMENT - ROCKSHIRE" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
- 3) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
- 6) PARCELS A, B, C, AND D, BLOCK A, AND PARCELS A, B, C, AND D, BLOCK B SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2024-00493 APPROVALS, AS MAY BE AMENDED.
- 8) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 9) PARCEL C, BLOCK A AND PARCELS A, B, AND C, BLOCK B SHOWN HEREON ARE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10) PARCELS B, BLOCK A, AND PARCELS A AND B, BLOCK B SHOWN HEREON ARE SUBJECT TO PUBLIC ACCESS EASEMENT AGREEMENTS TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- 11) PARCELS A AND B AND LOTS 1 THROUGH 18, BLOCK A, AND PARCELS A AND B AND LOTS 1 THROUGH 13, BLOCK B SHOWN HEREON ARE SUBJECT TO A WATER AND SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 12) PARCEL A, BLOCK B, SHOWN HEREON BENEFITS FROM A TEMPORARY CONSTRUCTION AND ACCESS AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 13) THE EASEMENT FOR PLANTING SCREEN RECORDED ON PLAT NO. 11598 AS SHOWN HEREON IS TO BE RELEASED BY THIS PLAT.
- 14) PARCELS C AND D, BLOCK A, AND PARCELS C AND D, BLOCK B ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS "P.I.E.") TO BE CREATED AND RECORDED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

### CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	1340.00'	277.38'	139.19'	N47°23'21"W	276.88'	11°51'37"
C2	18.83'	31.23'	20.57'	S03°33'38"E	27.78'	95°02'29"
C3	487.33'	28.88'	14.45'	S52°48'26"E	28.88'	03°23'45"
C4	57.51'	50.24'	26.85'	S04°44'47"E	48.66'	50°03'07"
C5	29.33'	46.07'	29.33'	S01°02'23"E	41.48'	90°00'00"
C6	18.33'	28.79'	18.33'	S88°57'37"W	25.92'	90°00'00"
C7	10.00'	15.71'	10.00'	S88°57'37"W	14.14'	90°00'00"
C8	10.00'	15.71'	10.00'	S01°02'23"E	14.14'	90°00'00"
C9	29.33'	4.81'	2.41'	S50°44'06"E	4.80'	09°23'26"
C10	30.67'	5.03'	2.52'	S50°44'06"E	5.02'	09°23'26"
C11	29.33'	46.07'	29.33'	N01°02'23"W	41.48'	90°00'00"
C12	29.33'	46.07'	29.33'	S88°57'37"W	41.48'	90°00'00"
C13	512.67'	71.98'	36.05'	S50°03'43"E	71.92'	08°02'39"

# OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE. FURTHERMORE, AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE CORNER MARKERS AND ANY OTHER MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

WITNESS:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY COMMUNITY ASSOCIATES, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM ALBERT H. SMALL, ET AL. BY DEED DATED JUNE 13, 2019 AND RECORDED IN BOOK 58278 AT PAGE 498 AND BEING PART OF PARCEL A, ROCKSHIRE VILLAGE CENTER, RECORDED AS PLAT NO. 11598, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PIPES SHOWN THUS AND MONUMENTS SHOWN THUS WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 189,952 SQUARE FEET OR 4.3607 ACRES OF LAND, OF WHICH 20,700 SQUARE FEET OR 0.4752 IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_

JOSHUA G. PRICE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21846  
LICENSE EXPIRES: MAY 31, 2026

# SUBDIVISION PLAT

## ROCKSHIRE VILLAGE

LOTS 1-18, PARCELS A-D, BLOCK A  
LOTS 1-13, PARCELS A-D, BLOCK B  
AND STREET DEDICATION OF  
ROCKSHIRE PLACE

(BEING A RESUBDIVISION OF PART OF PARCEL A,  
ROCKSHIRE VILLAGE CENTER, PLAT NO. 11598)  
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: MAY 2025

VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | vika.com  
Our Site Set on the Future.

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE, MARYLAND

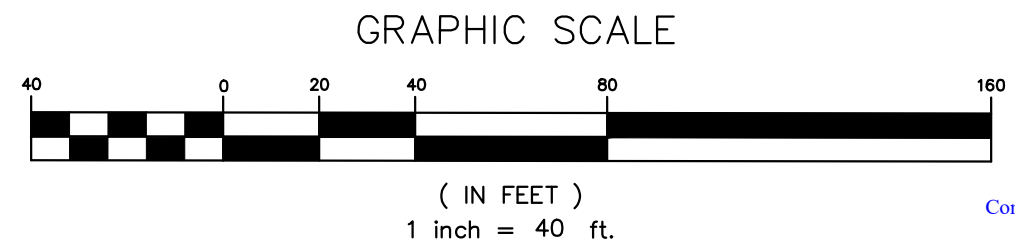
APPROVED \_\_\_\_\_

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

PLAT NO. \_\_\_\_\_





PLAT NO.

AREA TABULATION

19 LOTS .....	34,751	SQ.FT. OR 0.7978 ACRES
5 PARCELS .....	27,357	SQ.FT. OR 0.6280 ACRES
STREET DEDICATION .....	33,880	SQ.FT. OR 0.7778 ACRES
TOTAL AREA OF THIS PLAT .....	95,988	SQ.FT. OR 2.2036 ACRES

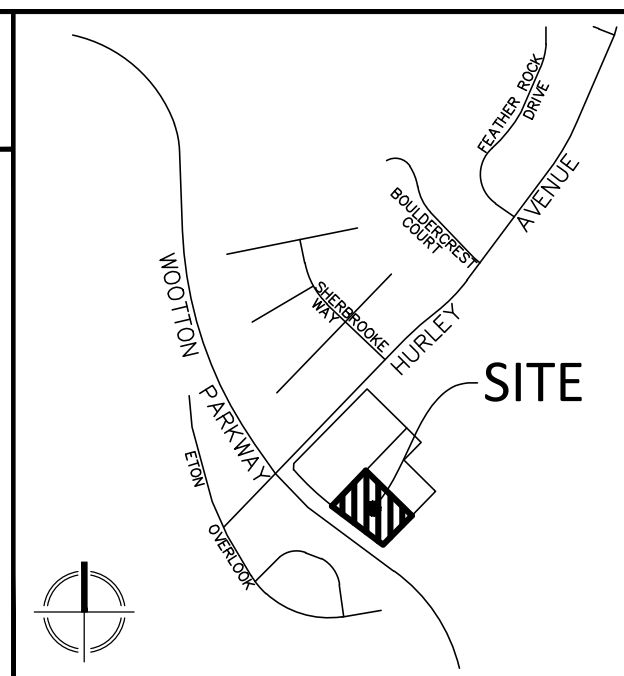
LEGEND

SF .....	SQUARE FEET
NO. ....	NUMBER
N .....	NORTHING
E .....	EASTING
L .....	LIBER
F .....	FOLIO

NOTES

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR562 WITH THE TAX ACCOUNT NO. 04-01779638.
- THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-RS - PLANNED DEVELOPMENT - ROCKSHIRE" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
- THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND SEWER EASEMENT MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
- PARCELS E, F, G, H, AND I BLOCK A SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2024-00493 APPROVALS, AS MAY BE AMENDED.
- PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- PARCELS G, AND H, AND LOT 37, BLOCK A SHOWN HEREON ARE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- PARCELS G AND H, BLOCK A SHOWN HEREON IS SUBJECT TO PUBLIC ACCESS EASEMENT AGREEMENTS TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- PARCELS E, G, AND H AND LOTS 19 THROUGH 37, BLOCK A SHOWN HEREON ARE SUBJECT TO A WATER AND SEWER EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- LOT 37, BLOCK A SHOWN HEREON IS SUBJECT TO A WATER METER EASEMENT TO BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND FOLLOWING RECORDATION OF THIS PLAT.
- PRIVATE AMENITIES AS ALLOWED BY THE APPROVED SITE PLAN AND PROPOSED IN PUBLIC RIGHT OF WAY SHALL BE SUBJECT TO M&C AUTHORIZATION OF A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- LOT 37, BLOCK A, SHOWN HEREON IS SUBJECT TO A LICENSE AGREEMENT FOR OFF-SITE RETAIL PARKING SPACES CONSISTENT WITH SEC. 25.16.03.11 OF THE CITY OF ROCKVILLE ZONING ORDINANCE TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- LOT 37 AND PARCELS G AND H, BLOCK A, ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1' P.I.E.) TO BE CREATED AND RECORDED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- THE 15' WIDE WATER LINE EASEMENT SHOWN HEREON WILL BE ABANDONED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- STORMWATER MANAGEMENT FACILITIES AS ALLOWED BY THE APPROVED SITE PLAN AND PROPOSED IN PUBLIC RIGHT OF WAY SHALL BE SUBJECT TO M&C AUTHORIZATION OF A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

VICINITY MAP  
SCALE: 1" = 1000'



LINE TABLE

NO.	BEARING	LENGTH
L1	N46°02'23"W	5.80'
L2	N46°02'23"W	4.32'
L3	N46°02'23"W	4.30'

CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	487.33'	28.87'	14.44'	N52°48'28"W	28.87'	03°23'41"
C2	18.83'	31.24'	20.58'	N03°34'30"W	27.79'	95°04'14"
C3	10.00'	15.71'	10.00'	N01°02'23"W	14.14'	90°00'00"
C4	181.00'	22.23'	11.13'	N40°26'28"E	22.22'	07°02'18"
C5	10.00'	15.67'	9.96'	N81°48'05"E	14.11'	89°45'33"
C6	512.67'	18.62'	9.31'	N55°07'28"W	18.62'	02°04'51"
C7	487.33'	14.12'	7.06'	N55°20'06"W	14.12'	01°39'35"
C8	9.33'	13.01'	7.81'	N83°53'52"E	11.98'	79°52'30"
C9	9.33'	5.46'	2.81'	N23°29'53"E	5.38'	33°31'31"
C10	4.33'	4.21'	2.29'	N21°06'39"W	4.05'	55°41'32"
C11	24.33'	2.98'	1.49'	N59°40'09"W	2.97'	07°00'31"
C12	24.33'	21.56'	11.54'	N30°46'49"W	20.86'	50°46'08"

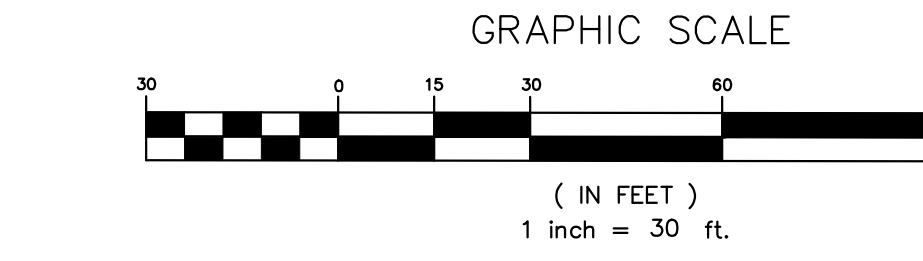
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY COMMUNITY ASSOCIATED, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM ALBERT H. SMALL, ET AL. BY DEED DATED JUNE 13, 2019 AND RECORDED IN BOOK 58278 AT PAGE 498 AND BEING PART OF PARCEL A, ROCKSHIRE VILLAGE CENTER, RECORDED AS PLAT NO. 11598, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PIPES SHOWN THUS AND MONUMENTS SHOWN THUS WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 95,988 SQUARE FEET OR 2.2036 ACRES OF LAND, OF WHICH 33,880 SQUARE FEET OR 0.7778 IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_ JOSHUA G. PRICE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21846  
LICENSE EXPIRES: MAY 31, 2026



OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREETS SHOWN HEREON TO PUBLIC USE.

FURTHERMORE, AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE CORNER MARKERS AND ANY OTHER MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME: \_\_\_\_\_

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE, MARYLAND

APPROVED \_\_\_\_\_  
WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_

DATE RECORDED \_\_\_\_\_  
PLAT NO. \_\_\_\_\_

SUBDIVISION PLAT

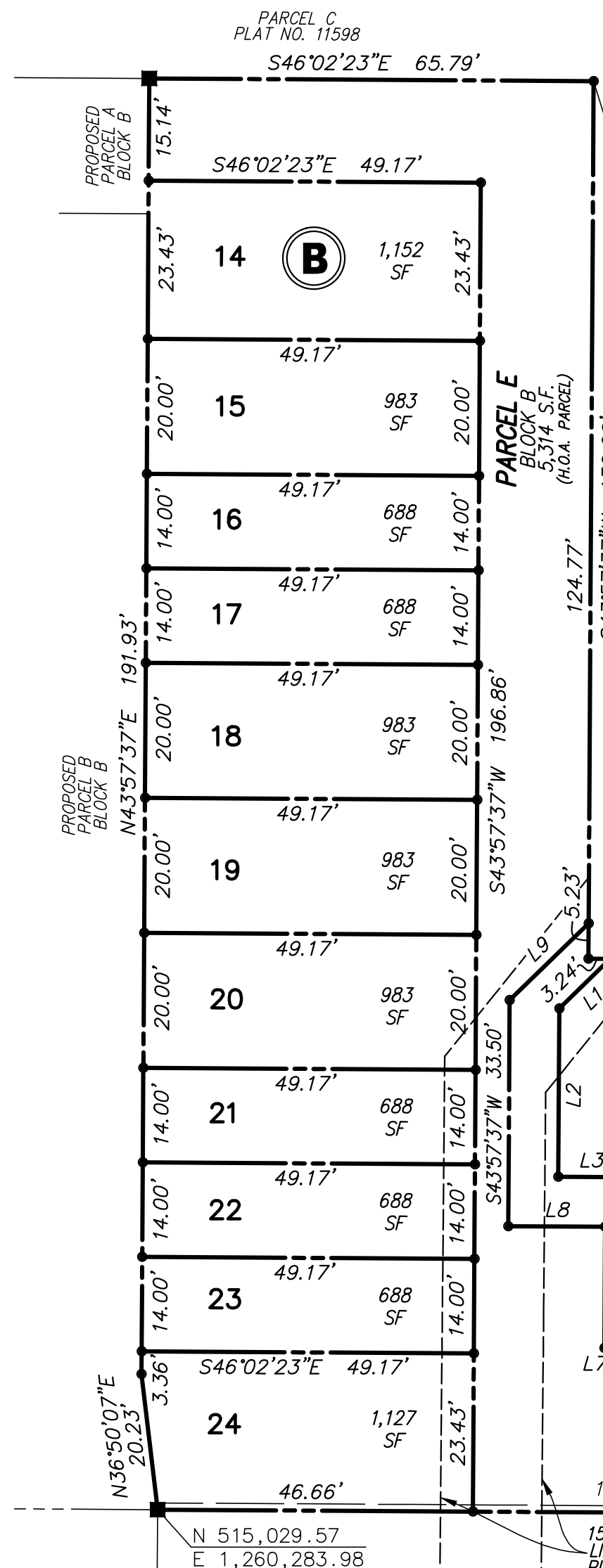
**ROCKSHIRE VILLAGE**  
LOTS 19-37, PARCELS E-I, BLOCK A  
AND STREET DEDICATION OF  
ROCKSHIRE PLACE

(BEING A RESUBDIVISION OF PART OF PARCEL A,  
ROCKSHIRE VILLAGE CENTER, PLAT NO. 11598)  
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: MAY 2025

VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | vika.com  
Our Site Set on the Future.

PLT2025-00638





### AREA TABULATION

11 LOTS .....	9,653	SQ.FT. OR 0.2216 ACRES
4 PARCELS .....	23,373	SQ.FT. OR 0.5365 ACRES
TOTAL AREA OF THIS PLAT .....	33,026	SQ.FT. OR 0.7582 ACRES

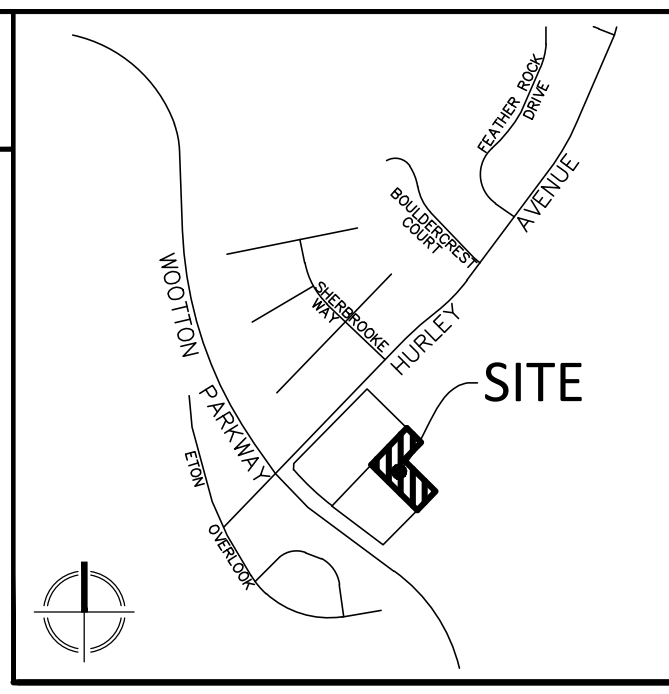
### LINE TABLE

NO.	BEARING	LENGTH
L1	S89°26'53"W	10.53'
L2	S43°57'37"W	24.95'
L3	S46°02'23"E	9.64'
L4	N43°57'37"E	15.67'
L5	S46°02'23"E	3.66'
L6	S46°02'23"E	5.47'
L7	S46°02'19"E	1.17'
L8	S46°02'23"E	14.32'
L9	S89°26'53"W	16.29'

### LEGEND

SF ..... SQUARE FEET  
 NO. .... NUMBER  
 N ..... NORTHING  
 E ..... EASTING  
 L ..... LIBER  
 F ..... FOLIO

**PLAT NO.**



**VICINITY MAP**  
SCALE: 1" = 1000'

### NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FR562 WITH THE TAX ACCOUNT NO. 04-01779638.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-RS - PLANNED DEVELOPMENT - ROCKSHIRE" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
- 6.) PARCELS E, F, AND H, BLOCK B SHOWN HEREON ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOLLOWING RECORDATION OF THIS PLAT.
- 7.) THE PROPERTY SHOWN HEREON IS SUBJECT TO SITE PLAN STP2024-00493 APPROVALS, AS MAY BE AMENDED.
- 8.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 9.) PARCELS F, G, AND H, BLOCK B SHOWN HEREON ARE SUBJECT TO A STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PARCELS F AND E AND LOTS 14 THROUGH 24, BLOCK B SHOWN HEREON ARE SUBJECT TO A WATER AND SEWER EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 11.) PARCELS F AND H, BLOCK B SHOWN HEREON ARE SUBJECT TO A STORM DRAIN EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 12.) PARCELS F AND G, BLOCK B, SHOWN HEREON ARE SUBJECT TO A LICENSE AGREEMENT FOR OFF-SITE RETAIL PARKING SPACES CONSISTENT WITH SEC. 25.16.03.11 OF THE CITY OF ROCKVILLE ZONING ORDINANCE TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 13.) PARCEL E, BLOCK B, SHOWN HEREON BENEFITS FROM A TEMPORARY CONSTRUCTION AND ACCESS AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 14.) LOT 24 AND PARCELS E, F, AND H, ARE SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT (SHOWN HEREON AS 1' P.I.E.) TO BE CREATED AND RECORDED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 15.) THE 15' WIDE WATER LINE EASEMENT SHOWN HEREON WILL BE ABANDONED BY SEPARATE DOCUMENT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.

### CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	2.33'	3.66'	2.33'	N88°57'37"E	3.30'	90°00'00"
C2	2.34'	3.66'	2.32'	N01°02'23"W	3.30'	89°43'04"
C3	4.33'	6.80'	4.32'	N01°04'46"W	6.12'	89°55'15"
C4	1.33'	2.09'	1.33'	N01°02'21"W	1.89'	89°59'56"

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF PART OF THE PROPERTY ACQUIRED BY COMMUNITY ASSOCIATED, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM ALBERT H. SMALL, ET AL. BY DEED DATED JUNE 13, 2019 AND RECORDED IN BOOK 58278 AT PAGE 498 AND BEING PART OF PARCEL A, ROCKSHIRE VILLAGE CENTER, RECORDED AS PLAT NO. 11598, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PIPES SHOWN THUS AND MONUMENTS SHOWN THUS WILL BE SET AT FINISHED GRADE, IN ACCORDANCE WITH CHAPTER 25, ARTICLE 21, SECTION 25.21.25 OF THE ROCKVILLE CITY CODE.

THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 33,026 SQUARE FEET OR 0.7582 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE \_\_\_\_\_  
 JOSHUA G. PRICE  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21846  
 LICENSE EXPIRES: MAY 31, 2026

### OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE CORNER MARKERS AND ANY OTHER MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

OWNER:  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

WITNESS:  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_

### SUBDIVISION PLAT

## ROCKSHIRE VILLAGE

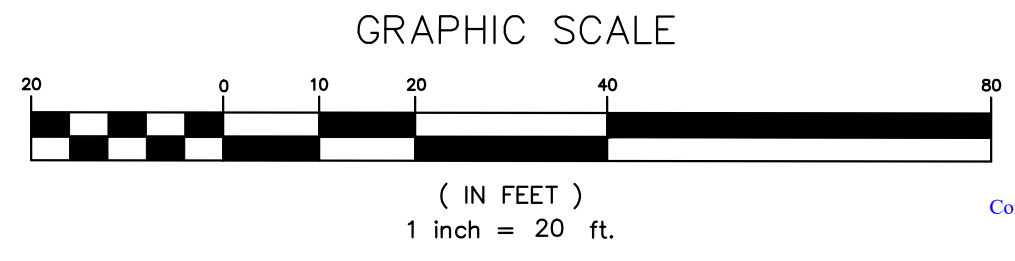
### LOTS 14-24, PARCELS E-H, BLOCK B

(BEING A RESUBDIVISION OF PART OF PARCEL A, ROCKSHIRE VILLAGE CENTER, PLAT NO. 11598)  
 CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DATE: MAY 2025

THE CITY OF ROCKVILLE PLANNING COMMISSION  
 ROCKVILLE, MARYLAND

APPROVED \_\_\_\_\_  
 WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_



Community Planning & Development Services  
 Received  
 May 14, 2025

**VIKA MARYLAND, LLC**  
 20251 Century Blvd., Suite 400  
 Germantown, MD 20874  
 301.916.4100 | vika.com  
 Our Site Set on the Future. PLT2025-00639





Application for  
**Subdivision Form**

**PLT**  
8/22

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

**Phone:** 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

**Type of Application:**

Preliminary Plan    Ownership Plat    Final Record Plat\*    Cluster Development

*\*For final plat application, please submit the Affidavit of Final Plat Action*

**Please Print Clearly or Type**

Property Address information \_\_\_\_\_

Property Size (Sq. Ft.) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Zoning \_\_\_\_\_ Tax Account(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Proposed Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**Applicant Information:**

Please supply name, address, phone number and e-mail address for each.

Applicant \_\_\_\_\_

Property Owner \_\_\_\_\_

Architect \_\_\_\_\_

Engineer \_\_\_\_\_

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00637

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received January 30, 2025

Reviewed by Fee: \$2,386.50

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes  No

Project Identification \_\_\_\_\_

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

Henriette Jordan      1/29/25  
Please sign and date

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**Comments on Submittal: (For Staff Use Only)**

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Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

- 1. Surveyor's Certificate**
    - a. Show all recordation of conveyance with dates.
    - b. Establish pipes and monuments.
    - c. Give area of street dedication in square feet and acreage.
    - d. Plan is certified correct and is sealed by a Maryland registered surveyor.
  
  - 2. Owner's Dedication**
    - a. Owner adopts plan of subdivision.
    - b. Dedicate all streets to public use and/or to public use and private maintenance.
    - c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
    - d. Establish minimum building restriction lines.
    - e. All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.
- Note:** SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.
- 3. Easements and Rights of Way**
    - a. Show all existing easements.
    - b. Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
    - c. Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
    - d. Establish 10 peus along all public roadways.
  
  - 4. Datum and North Arrow**
    - a. Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
    - b. North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
    - c. Show three (3) property corner coordinate values per plat.
    - d. Minimum of two (2) monuments per block.
  
  - 5. Adjacent Parcels**
    - a. Show all adjacent plat/deed and owner information.
  
  - 6. General Plat Information**
    - a. Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
    - b. Show all curve and line data.
    - c. Show all lot numbers, blocks, and lot areas.
    - d. Show all parcel letters, blocks, and parcel areas.
    - e. All information shown on title block is correct and consistent with any predetermined subdivision name.
    - f. Certification block for Planning Commission and City Manager.
  
  - 7. Plat of Corrections**
    - a. For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
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Application for  
**Subdivision Form**

**PLT**  
8/22

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

**Phone:** 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

**Type of Application:**

Preliminary Plan    Ownership Plat    Final Record Plat\*    Cluster Development

*\*For final plat application, please submit the Affidavit of Final Plat Action*

**Please Print Clearly or Type**

Property Address information \_\_\_\_\_

Property Size (Sq. Ft.) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Zoning \_\_\_\_\_ Tax Account(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Proposed Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**Applicant Information:**

Please supply name, address, phone number and e-mail address for each.

Applicant \_\_\_\_\_

Property Owner \_\_\_\_\_

Architect \_\_\_\_\_

Engineer \_\_\_\_\_

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00638

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received January 30, 2025

Reviewed by Fee: \$1,717.00

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes  No

Project Identification \_\_\_\_\_

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

*Henriette Jordan*      *1/29/25*

Please sign and date

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**Comments on Submittal: (For Staff Use Only)**

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Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

- 1. Surveyor's Certificate**
    - a. Show all recordation of conveyance with dates.
    - b. Establish pipes and monuments.
    - c. Give area of street dedication in square feet and acreage.
    - d. Plan is certified correct and is sealed by a Maryland registered surveyor.
  
  - 2. Owner's Dedication**
    - a. Owner adopts plan of subdivision.
    - b. Dedicate all streets to public use and/or to public use and private maintenance.
    - c. Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
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Application for  
**Subdivision Form**

**PLT**  
8/22

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

**Phone:** 240-314-8200 • **Fax:** 240-314-8210 • **E-mail:** cpds@rockvillemd.gov • **Website:** www.rockvillemd.gov

**Type of Application:**

Preliminary Plan    Ownership Plat    Final Record Plat\*    Cluster Development

*\*For final plat application, please submit the Affidavit of Final Plat Action*

**Please Print Clearly or Type**

Property Address information \_\_\_\_\_

Property Size (Sq. Ft.) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Zoning \_\_\_\_\_ Tax Account(s) \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Proposed Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

**Applicant Information:**

Please supply name, address, phone number and e-mail address for each.

Applicant \_\_\_\_\_

Property Owner \_\_\_\_\_

Architect \_\_\_\_\_

Engineer \_\_\_\_\_

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00639  
Date Accepted \_\_\_\_\_  
Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received January 30, 2025  
Reviewed by Fee: \$1,356.50  
Date of Checklist Review \_\_\_\_\_  
Deemed Complete: Yes  No

Project Identification \_\_\_\_\_

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

*Henriette Jordan* *1/29/25*  
\_\_\_\_\_  
Please sign and date

---

**Comments on Submittal: (For Staff Use Only)**

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## Subject

Project Plan Application PJT2025-00022, an Amendment to Approved Project Plan Application PJT2023-00016, to Permit the Modification of the Implementation Period for the Related Site Plan Application Filing at 900 Rockville Pike in the PD-CB (Planned Development - Champion Billiards) Zone; J. Danshes, LLC, Applicant.

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## Department

CPDS - Development Review

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## Recommendation

Staff recommends that the Planning Commission forward to the Mayor and Council a recommendation to approve Project Plan PJT2025-00022, a proposed amendment to the Champion Billiards Planned Development initially approved by the Mayor and Council by Resolution No. 17-24 (Attachment 7), subject to the findings and conditions identified in this report.



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## Overview

**Case:** PJT2025-00022

**Location:** 900 Rockville Pike - Danshes Center on the Pike

**Staff:** Kimia Zolfagharian  
Community Planning and Development Services  
240-314-8224  
kzolfagharian@rockvilledmd.gov

**Applicant:** J. Danshes, LLC

**Filing Date:** April 3, 2025

**Planning Commission Date:** June 11, 2025

---

## Background

J. Danshes, LLC. (“Applicant”) filed Project Plan Amendment PJT2023-00016 to construct a 4,400 square foot commercial building and associated site improvements on the property located at 900 Rockville Pike and previously approved as the Champion Billiards Planned Development (PD). The PD was initially approved by the Mayor and Council by Resolution No. 14-06, which allowed for the development of up to 12,574 square feet of furniture/retail sales in a two-story building. The development approved at that time was never constructed and the site remains vacant. Project Plan application PJT2023-00016 was approved by the Mayor and Council on September 30, 2024. See the [PJT2023-00016 Brief Book](#) and Attachment 7 – Resolution No. 17-24 for more information.

To allow this proposal, an amendment to the PD is required. This amendment is only proposing an extension of the implementation period of the Project Plan, and no other changes to the Project Plan are proposed. Per Section 25.14.17, PD amendments require the filing of a Project Plan amendment application.

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## Site Description

**Location:** 900 Rockville Pike

**Planning Area:** Planning Area 9 – Rockville Pike

**Land Use Designation:** OCRM – Office, Commercial and Residential Mix

**Zoning District:** PD-CB (Planned Development – Champion Billiards), equivalent zone of MXCD (Mixed-Use Commercial District)

**Existing Use:** Vacant

**Proposed Use<sup>1</sup>:** 4,400 square feet of retail space

**Site Area:** 25,700 square feet or 0.59 acres

**Building Height:** 27 feet

### Surrounding Land Use and Zoning

Location	Zoning	Planned Land Use	Existing Use
North	MXCD – Mixed-Use Commercial District	OCRM – Office Commercial Residential Mixed	Edmonston Drive and Mobil Gas Station
East	R-60 Single Unit Detached, Residential	RD – Residential Detached	Railroad/WMATA Tracks and Single Detached Residential
South	MXCD – Mixed-Use Commercial District	OCRM – Office Commercial Residential Mixed	6-Story Office Building
West	MXCD – Mixed-Use Commercial District	OCRM – Office Commercial Residential Mixed	Rockville Pike/MD-355

See the “Aerial Map,” “Land Use Map,” and “Zoning Map” attachments for details.

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### Previous Related Actions

- Preliminary Development Plan Application PDP2006-00011 was approved by Mayor and Council on October 23, 2006, by Resolution No. 14-06. The site was authorized for 12,574 square feet of furniture/retail sales in a two-story building with sole access from the service drive public access easement to the south. The adopted resolution is included as the “Champion Billiards PD Resolution No. 14-06”.
- Use Permit Application USE2006-00702 was approved by the Planning Commission on July 25, 2008. This permit authorized the development approved by PDP2006-

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<sup>1</sup> Proposed use per Project Plan Amendment PJT2023-00016, for more information refer to Staff Report attachments.

00011 and preliminarily approved a Final Record Lot Plat.<sup>2</sup> A condition of this approval required the establishment of an 18-foot public access easement on the subject property.

- The property owners to the south appealed the decision due to the proposed and approved sole access to the site from the service drive public access easement across their property. This approval was ultimately upheld and remanded to the Planning Commission for additional findings.
- A revised Planning Commission decision for USE2006-00702 was issued on October 25, 2011, with additional findings in support of the proposed access. This approval has since expired.
- Project Plan Application PJT2018-00015 requested a modification to the 2006 Planned Development to construct a 6,984-sf building (including 6,084 sf retail and 900 sf office) and associated parking. The Planning Commission recommended approval of the application. After multiple briefings and hearings, Mayor and Council requested that City staff and the Applicant work with the Maryland Department of Transportation State Highway Administration (MDOT SHA) and Montgomery County Bus Rapid Transit (BRT) project teams to determine the appropriate amount of right-of-way dedication along Rockville Pike.
  - Because the proposed development changed significantly during those discussions due to the additional right-of-way dedication required to accommodate the BRT alignment and bicycle and pedestrian infrastructure, the Applicant withdrew the application and submitted the current application in its place.
  - The property owners to the south submitted testimony in opposition to the proposed development, including a memo prepared by Miles and Stockbridge. This memo has been resubmitted by Mr. Whalen as part of the record for his application.
- Project Plan amendment (an amendment to the Approved Champion Billiards Planned Development) Application PJT2023-00016 was approved by Mayor and Council on September 30, 2024, by Resolution No. 17-24 (See Attachment 7). The site was authorized for 4,000 square feet of retail with associated surface parking.

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## Project Analysis

J. Danshes, LLC. (“Applicant”) has filed this Project Plan Amendment to amend PJT2023-00016 and extend the Project Plan implementation period to one year after the Mayor and Council approval of this application. Section 25.07.07.18 of the Zoning Ordinance notes that:

*Project plan implementation period. A project plan approval expires if:*

*(a) A site plan application implementing all or a portion of a project plan is not filed within six (6) months of the date of the Mayor and Council's approval or within such other period of time as may be provided in the approval; or*

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<sup>2</sup> This Record Lot Plat has not been recorded.

The Applicant is requesting the extension of the implementation period as the site plan application could not be submitted within six months of the Mayor and Council's approval of Project Plan PJT2023-00016. No other changes are being proposed to the approved Project Plan (see Attachment 7 and the [PJT2023-00016 Brief Book](#)).

For the Master Plan, Traffic and Transportation analysis of the approved Project Plan, see Attachment 7.

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## Findings

For the findings of the original Project Plan approval PJT2023-00016, reference the approved resolution (Attachment 7). This extension request must be consistent with Zoning Ordinance Section 25.05.08:

**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 Project Plan application request does not conflict with the provisions of this chapter.

**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 PJT2023-00016.

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

The extension request was filed as a Project Plan Amendment application. The Zoning Ordinance does not provide for administrative extensions of the implementation period of Project Plans, and per Section 25.07.07.18 of the Zoning Ordinance, the associated Site Plan must be filed within six months of approval. The amendment of Project Plan PJT2023-00016 would allow modification of the Project Plan conditions to add a provision specifying a longer period of implementation.

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

Project Plan application PJT2023-00016 does not provide an extended timeframe for the implementation of the Project Plan, therefore the current application and the enclosed request must be approved by the Mayor and Council, the Approving Authority of the original approval.

**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**

The approved development complies with all the current provisions of this chapter and other applicable laws and with the current recommendations. The provisions of this chapter remain the same as what was evaluated with Project Plan PJT2023-00016 and further analysis of the original approval can be found in Attachment 7.

**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.

**e. The implementation period, including all extensions, of any development approval and/or related permit approval in effect on and after shall be tolled throughout the pendency of all administrative appeals of the development approval and/or related permit approval that are instituted at any time during the implementation period. The tolling shall start on the date the timely administrative appeal is filed. The tolling period shall end on the date of finality of the decision or final action of the appellate body with final jurisdiction.**

No appeal has been filed.

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## **Public Notification and Engagement**

Notifications of the Project Plan application were made consistent with City Code requirements. The Affidavit of Public Notice is included as the “Affidavit of Public Notice” attachment.

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## **Next Steps**



Following the Commission's review, the Project Plan application will be scheduled for a public hearing by the Mayor and Council. Upon hearing information and feedback from the public hearing, the Mayor and Council will render a final decision on the proposed Project Plan amendment as an amendment to the Planned Development via adoption of a resolution, incorporating the findings as required by Section 25.07.01.b.2 of the Zoning Ordinance.

The Planning Commission must review the Project Plan application and provide an opportunity for public comment. After its review, the Commission shall prepare and transmit its comments and recommendation on the application to the Mayor and Council.

If the application is approved, the Mayor and Council will establish a period within which construction of the approved Project Plan must commence. Following Project Plan approval, the Applicant must file a Level 2 Site Plan and a Final Record Plat.

---

### **Recommendation and Conditions**

Staff recommends approval of the application subject to all of the conditions of PJT2023-00016 with the one additional condition noted below, to be incorporated into a Resolution for Mayor and Council consideration:

*This condition would be added to the previously approved conditions in Resolution No. 17-24 (Attachment 7)*

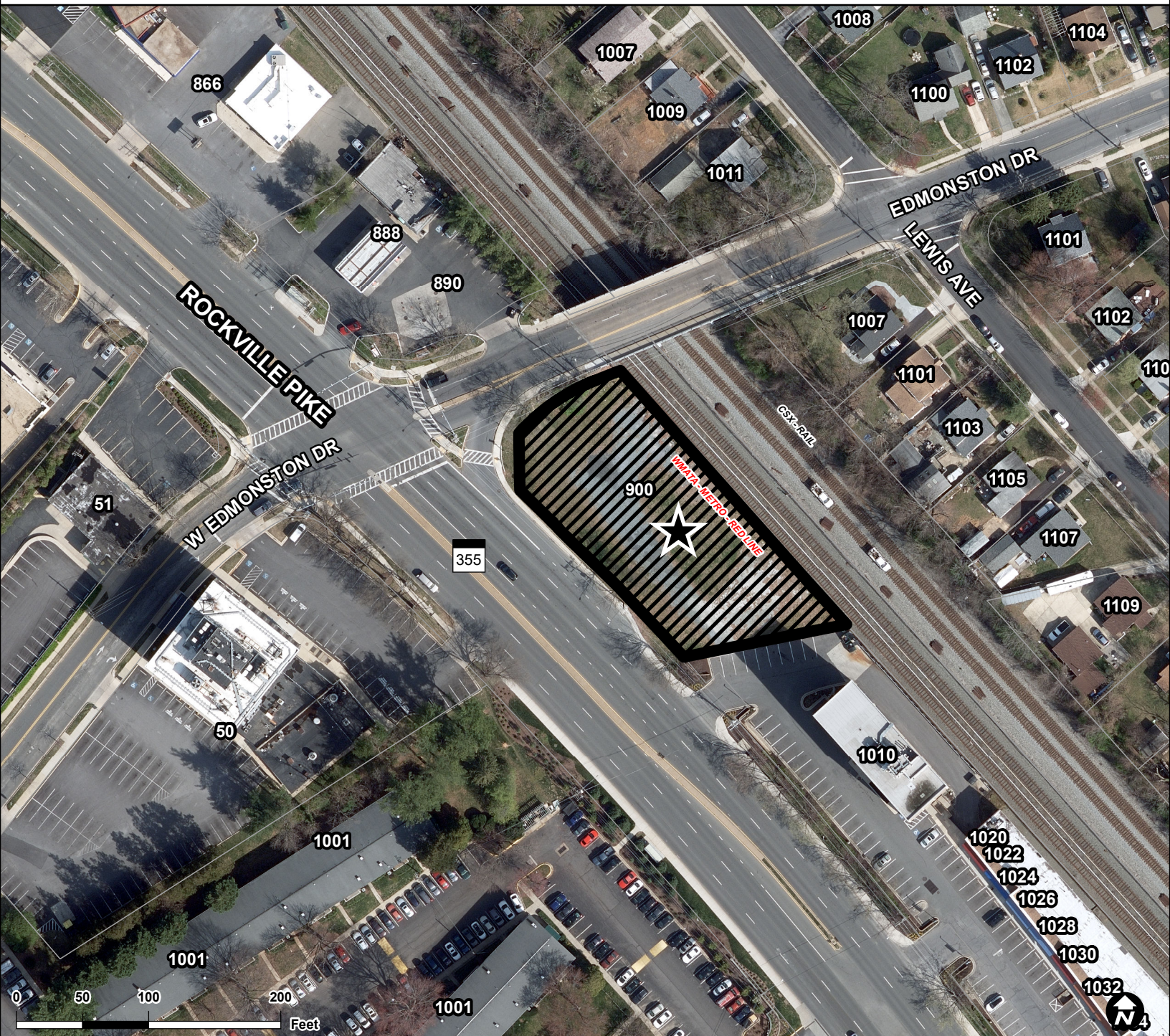
### **Planning and Zoning**

3. 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.

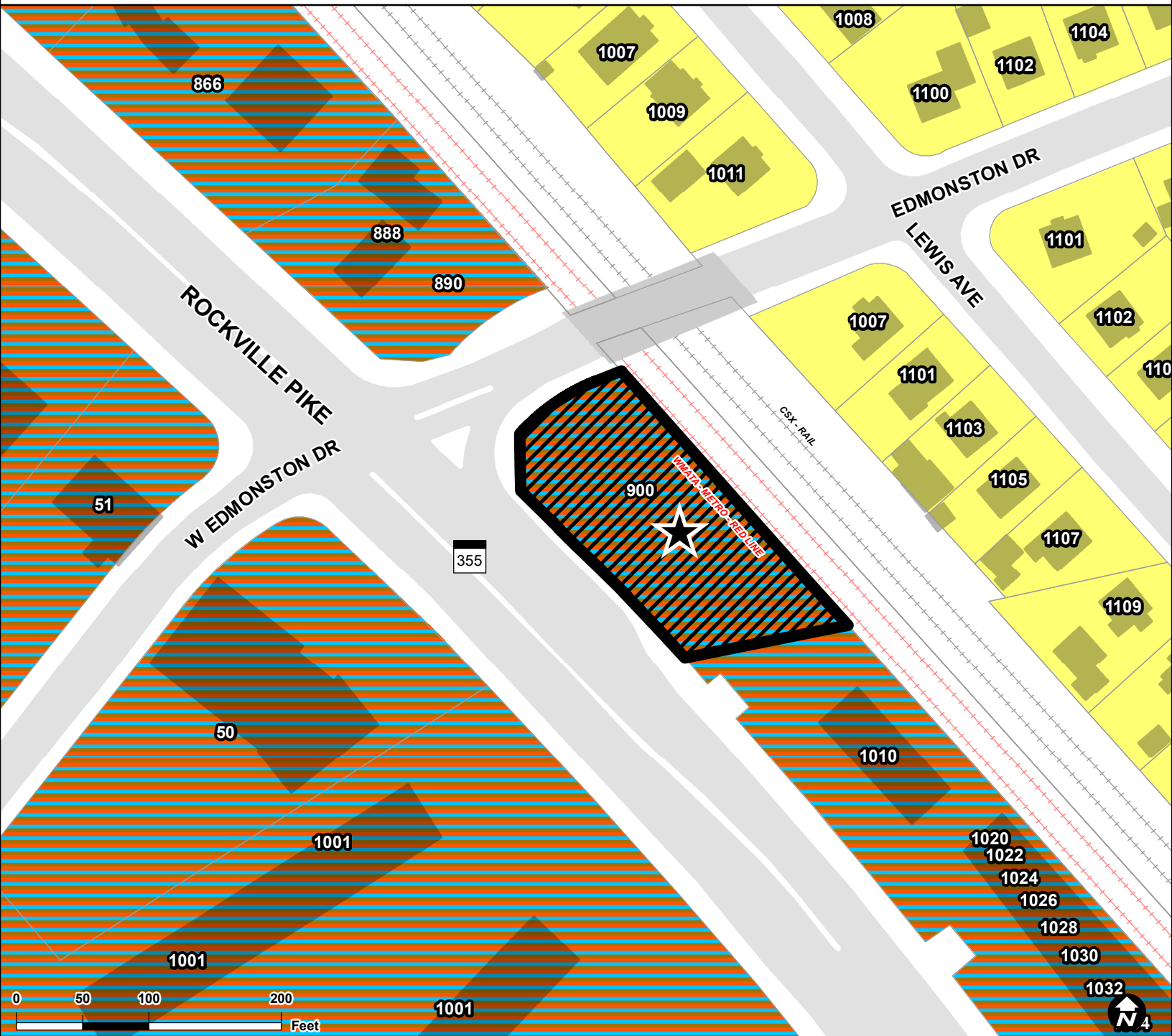
### **Attachments**

Attachment 1 - Aerial Map, Attachment 2 - Land Use Map, Attachment 3 - Zoning Map, Attachment 4 - Project Plan Application, Attachment 5 - Statement of Justification, Attachment 6 - Project Plan, Attachment 7 - Resolution 17-24, Attachment 8 - Affidavit of Public Notice



















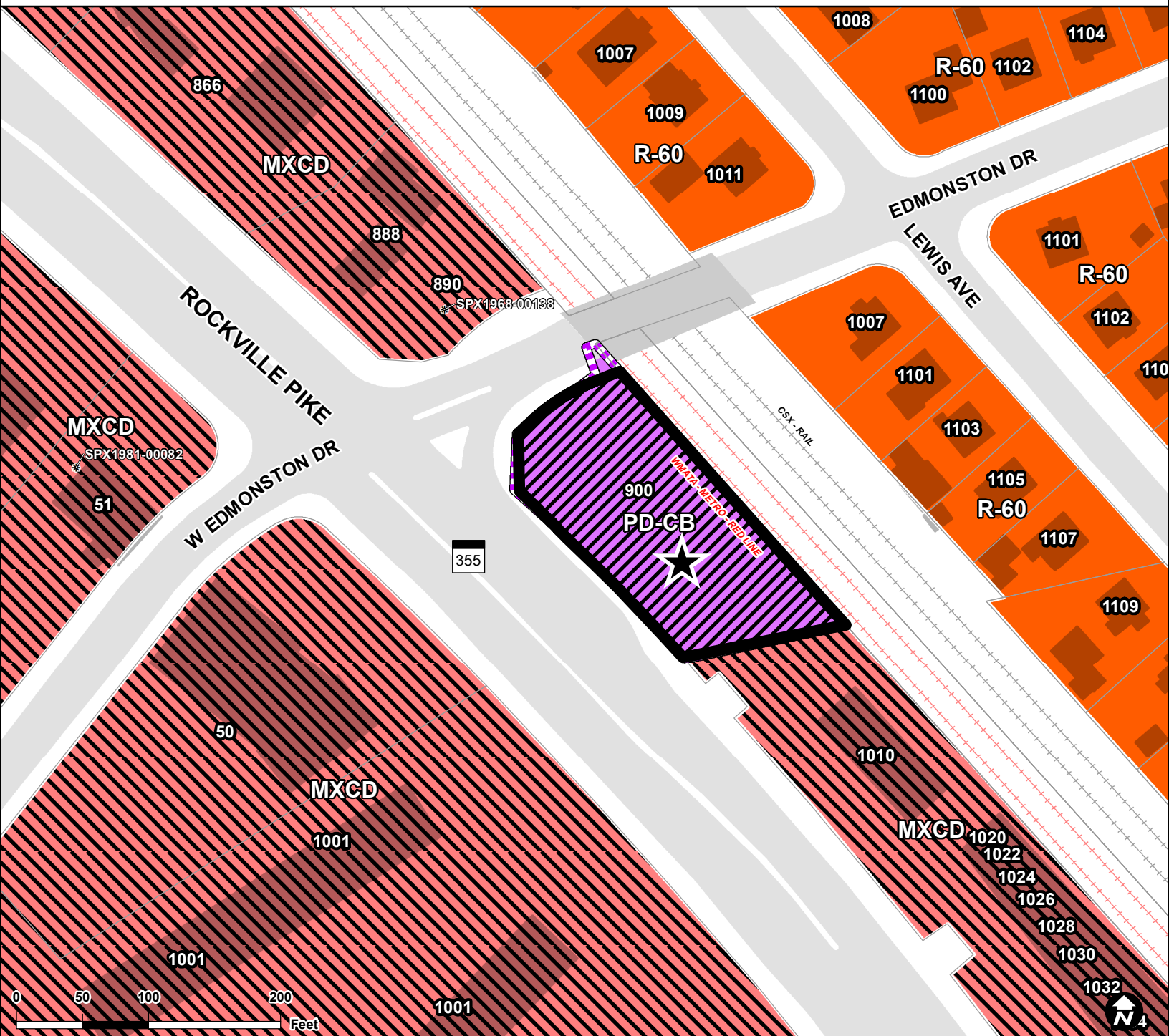






**Land Use Policy Designations**

- |  |   |  |
|--|---|--|
|  RD - Residential Detached      |  O - Office                                    |  I - Private Institution                      |
|  RA - Residential Attached      |  C - Commercial                                |  P - Public Park                              |
|  RF - Residential Flexible      |  CRM - Commercial and Residential Mix          |  OSP - Open Space Private                     |
|  RM - Residential Multiple Unit |  OCRM - Office, Commercial and Residential Mix |  SI - Service Industrial                      |
|  RO - Residential and/or Office |  CI - Civic and Public Institutional           |  SRM - Service Industrial and Residential Mix |
|  |   |  Potential Future Park Asterisk               |



**Zoning Overlays**

- Town Center Performance District
- South Pike
- Rockville Pike Core
- Twinbrook Metro Performance District
- Lincoln Park Conservation District
- Planned Developments
- Residential Clusters
- Local Historic Districts
- \* Special Exceptions

**Zoning Districts**

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-Infill - Residential Medium Density, Infill
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- PD - Planned Development
- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCT - Mixed-Use Corridor Transition
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PARK - Park Zone
- IL - Light Industrial



Application for

# Project Plan Application/Amendment

# PJT

3/25

## City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

### Type of Application:

Project Plan       Project Plan Amendment (major)       Project Plan Amendment (minor) \*To be determined

*Please Fully Complete*

Property Address information 900 Rockville Pike

Subdivision St. Mary's Lot (S) Parcel 214 Block \_\_\_\_\_

Zoning PD-CB Tax Account (S) 04-02406134, \_\_\_\_\_, \_\_\_\_\_

### Applicant Information:

*Please supply Name, Address, Phone Number and E-mail Address*

Applicant J. Danshes, LLC (Joel Danshes) 201.919.2036

9213 Winterset Dr., Potomac, MD 20854      jdanshes@yahoo.com

Property Owner Same as Applicant

Architect GTM Architects (Jeff Whitman, RA)      240.333.2067

7735 Old Georgetown Road Suite 700, Bethesda, MD 20814      jwhitman@gtmarchitects.com

Engineer Macris, Hendricks & Glascock, PA (Dylan Macro)      301.670.0840

9220 Wightman Road Suite 120, Montgomery Village, MD 20886      dmacro@mhgpa.com

Attorney Miller, Miller & Canby (Jody Kline)      301.738.2051

200-B Monroe St. Rockville, MD 20850      jskline@mmcanby.com

Project Name Danshes Center on the Pike

Project Description Amend Project Plan implementation period to March 30, 2026.

<b>STAFF USE ONLY</b>	
<b>Application Acceptance:</b>	<b>Application Intake:</b>
Application # <u>PJT2025-00022</u>	Date Received <u>April 3, 2025</u>
	Reviewed by <u>Fee: \$10,594.00</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 0.59 acres, # Dwelling Units Total 0 Square Footage of Non-Residential 4,400 SF  
 Residential Area Impact +/- 50 %  
 Traffic/ Impact/trips \_\_\_\_\_

**Proposed Development:**

Retail 4,400 Sq. Footage Detached Unit \_\_\_\_\_ Parking Spaces 25  
 Office \_\_\_\_\_ Sq. Footage Duplex \_\_\_\_\_ Handicapped 1  
 Restaurant \_\_\_\_\_ Sq. Footage Townhouse \_\_\_\_\_ # of Long Term 1  
 Other \_\_\_\_\_ Sq. Footage Attached \_\_\_\_\_ # of Short Term 4  
 Multi-Family \_\_\_\_\_  
 Live \_\_\_\_\_  
 MPDU \_\_\_\_\_

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Vacant

**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	1
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	0
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	1
Residential Area Impact	No residential development in a residential 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 residential 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.	3
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
<b>Points Total*</b>					<b>6</b>
The total of the points determine the level of notification and the approving authority .					

**Based on The Impact Total Your Project will be:**

- Project Plan Amendment
- Project Plan Amendment (major)
- Project Plan Amendment (Minor)

\*To be determined

**Waiver of Equivalent Zone Development Standards**

The Approving Authority for a Project Plan being reviewed with a floating zone map amendment application may waive one (1) or more of the development standards of the designated equivalent zone.

Are you applying for a waiver of equivalent zone development standards?

- Yes (If yes, continue below)       No (If no, continue to next section "Previous Approvals")

Such waiver request must provide a statement of justification demonstrating good cause for waiving the equivalent zone development standards based on the following criteria:

1. Whether the waiver of the development standard of the equivalent zone permits the application to meet the intent of the Plan
2. Whether the waiver of the development standard results in development that is compatible with development on adjacent properties;
3. Whether applying the development standard of the equivalent zone is consistent with good planning and design principles;
4. Such other factors as the Approving Authority reasonably deems appropriate.

**Previous Approvals: (if any)**

Application Number	Date	Action Taken
PJT2023-00016	9/30/2024	Approved
PJT2018-00010		Withdrawn
USE 2006-0702	07/25/2008	Approved

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.**

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this application.

DocuSigned by:

*Joel Danshes*

3/28/2025

87F24ABJ115C4F2

Please sign and date

**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 \_\_\_\_\_ and Documentation (Development Review Committee Mtg. notes)
- Proposed Area Meeting Date \_\_\_\_\_ including location \_\_\_\_\_
- 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 8 1/2 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)

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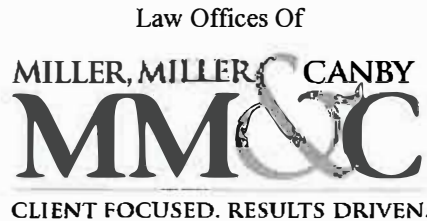
**Comments on Submittal: (For Staff Use Only)**

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200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

JODY S. KLINE  
[JSKline@mmcanby.com](mailto:JSKline@mmcanby.com)

March 28, 2025

Mr. James Wasilak  
Director of Planning  
Rockville City Hall  
111 Maryland Avenue  
Rockville, Maryland 20850

RE: Project Plan No. PJT 2023-00016,  
900 Rockville Pike;  
Request for Amendment of Project Plan

Dear Mr. Wasilak,

On September 30, 2024, the City published Resolution No. 17-24 approving Project Plan No. PJT 2023-00016 for a 4,400 square foot, freestanding, single use building with associated surface parking on a 19,339 SF parcel of land located at 900 Rockville Pike in the southeast quadrant of the intersection of Rockville Pike and Edmonston Drive. A copy of Council Resolution No. 17-24 is attached for your review.

Subsequent to the Council's action on Application No. PJT 2023-00016, the owner, Mr. Joel Danshes, promptly took steps to implement the Council's decision. The Applicant's engineers were instructed to prepare plans for submission of a site plan application. Simultaneously, Mr. Danshes prepared a marketing brochure regarding the subject property and began to canvas commercial real estate brokers to identify an interested tenant or purchaser for the property. The applicant's marketing efforts have been unsuccessful to date. Mr. Danshes' engineers have indicated that they cannot complete the preparation of a site plan application until they have received information and details from a prospective tenant or buyer with guidance about how to "customize" the site plan to the potential users' desires and branding preferences.



Section 25.07.07.18 of the City Zoning Ordinance (“Project Plan Implementation Period”) states that a Project Plan approval will expire if a site plan application implementing the Project Plan is not filed within six months of the date of the Mayor and City Council’s approval. In accordance with that provision of the Zoning Ordinance, Project Plan PJT 2023-00016 will expire on **March 30, 2025** unless a site plan application is filed by that date, or an extension of the implementation period is granted.

In addition to the problems that Mr. Danshes’ engineers have encountered as described above, the Applicant has experienced the following circumstances which have contributed to his inability to file a site plan application before the Project Plan expiration date:

1. Project Plan PJT 2023-00016 was approved just before the holiday season (Thanksgiving, Christmas and New Year) when real estate activity was dormant in nature. There was, therefore, a period between the date of the City Council’s action on September 30, 2024 and the end of the calendar year when there was a lull in commercial brokerage activity.
2. In October, 2024, it was determined that Mr. Danshes’ previous cancer condition, that had been in remission since 2021, may have reactivated when a growth was detected on his chest. The examination of the suspicious growth was the subject of a surgical procedure conducted later in the month of October. When the growth was determined to be malignant, it was removed. Mr. Danshes did not require any further medical action (other than periodic checkups during his rehabilitation period) such as chemotherapy and the like but the surgical procedures related to removal of the growth, and the experience itself, left him weak, listless, and unable to vigorously manage his business interests such as marketing the newly approved building at 900 Rockville Pike.
3. The results of the presidential election in November, 2024, and the activities and plans of the new administration since then, have put a damper on the commercial leasing market. Candidly, potential tenants or buyers have been holding back in lining up new properties or in making significant financial commitments until it is better understood by all where commercial real estate and retailing opportunities are heading in the foreseeable future.

Section 25.07.07.18 states that a Project Plan implementation date is six (6) months from the date of the Mayor and City Council action “...or within such other period of time as may be provided in the approval.” In September, 2024 when the Mayor and City Council approved Application No. PJT 2023-00016, if the Applicant had forewarning that the factors described above were going to occur, he would have asked at that time that the implementation date for his filing be set not at six months but, rather, to a later date.

In light of the situation described above, Mr. Danshes concluded that a request for extension of the implementation date for Project Plan No. PJT 2023-00016 was necessary. However, when the Applicant broached this subject with the City Planning Department, we were advised by Staff that, unfortunately, Section 25.05.08 of the City Zoning Ordinance (“Extension of Implementation Period”) only applies if the provisions of Chapter 25 of the City Code expressly allow the extension and that there is nothing in Article 7 of the Zoning Ordinance that authorizes the extension of a project plan approval implementation period in contrast to other approvals such as a site plan or a special exception. Accordingly, the Applicant was directed to file an application to amend Project Plan approval No. PJT 2023-00016.

Staff’s guidance described above actually provides an opportunity that benefits both the Applicant and the City. Section 25.07.07.18 provides that the implementation period for a Project Plan will be six (6) months or such longer period as the Mayor and City Council may set. As mentioned earlier in this letter, had Mr. Danshes foreseen the events that would occur in the six months following approval of his Project Plan application, he would have requested in September that the implementation period for his project be extended out to one year. This amendment application can give Mr. Danshes the “breathing room” that he needs to thoroughly market his property. And it relieves the City Council from having to deal with another amendment request if the commercial real estate market does not rebound in a timely fashion.

For the reasons set forth above, Mr. Danshes requests that the implementation date for PJT 2023-00016 be extended from March 30, 2025 to **March 30, 2026**. I can assure you that Mr. Danshes is prepared to finalize and promptly file his site plan application as soon as he can locate a tenant to sign a lease. Furthermore, Mr. Danshes would prefer not to have to bother the Mayor and City Council of Rockville a second time for another amendment to the implementation date. For that reason, the Applicant requests that the implementation date for Application No. PJT 2023-00016 be extended from March 30, 2025 for one year to March 30, 2026. The Applicant will leave it to the discretion of the Director of Planning whether the application should be treated as minor or major in nature. The Applicant has provided filing fee and sign checks for the amount of a minor amendment. Should the application be deemed a major amendment, the Applicant will provide the additional filing fee. The Applicant hopes that this proposal is acceptable to the City in order for Mr. Danshes to find a suitable tenant for the site and so that he does not have to bother the Mayor and City Council if the commercial real estate market does not readily stabilize.

Respectfully submitted,  
MILLER, MILLER & CANBY

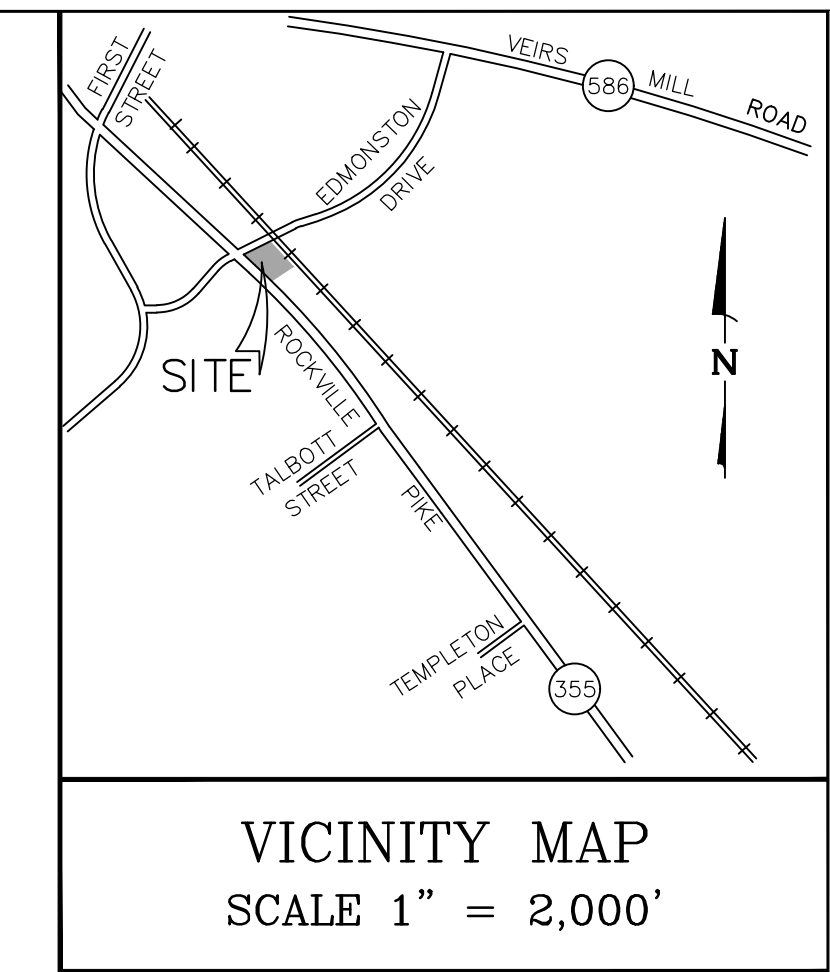


Jody S. Kline

# DANSHES CENTER ON THE PIKE

## SAINT MARYS P214

### PROJECT PLAN PJT2023-00016



**MHG**  
 Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com  
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EXISTING	LEGEND	PROPOSED
—370—	CONTOUR (10')	—370—
—374—	CONTOUR (2')	—374—
x 374.0	SPOT ELEVATION	+ 74.0
=====	CURB & GUTTER	=====
=====	CONCRETE	=====
=====	ASPHALT	=====
///////	BUILDING WALL	=====
=====	BUILDING OVERHANG	=====
=====	RETAINING WALL	=====
□	PARKING SPACE QUANTITY	□
○	LIMITS OF DISTURBANCE	○
⊕ 8" W (DOM.)	WATER LINE (DOMESTIC)	⊕ 8" W (D)
⊕ 8" W (FIRE)	WATER LINE (FIRE)	⊕ 8" W (F)
⊕ FH	FIRE HYDRANT	●
⊕ 6"	SEWER LINE	⊕ 6" S
⊕ 15"	STORM DRAIN LINE	⊕ 15" RCP
=====	TRENCH DRAIN	=====
⊕	STORM DRAIN STRUCTURE NUMBER	⊕
=====	OVERHEAD UTILITY WIRES	=====
⊕	NATURAL GAS LINE	=====
⊕	UNDERGROUND ELECTRIC	=====
⊕	UNDERGROUND COMMUNICATIONS	=====
=====	FENCING	=====
=====	EASEMENT	=====
=====	PROPERTY BOUNDARY	=====
⊕	LIGHT POLE	⊕
⊕	TREE	⊕
⊕	SIGN	⊕

CONCEPT PLAN SHEET INDEX

PJ 1.0	COVER SHEET
PJ 2.0	SITE PLAN
PJ 3.0	OPEN SPACE EXHIBIT
LS2.01	LANDSCAPE PLAN
L9.01	PRELIMINARY FOREST CONSERVATION PLAN
L9.02	PRELIMINARY FOREST CONSERVATION PLAN
A100	FLOOR PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
EX1.0	FIRE APPARATUS PLAN
EX1.1	TRUCK MOVEMENT EXHIBIT (REFUSE)

**SITE DATA**

**SUBJECT PROPERTY:** PARCEL 214, L-28469 F-567

**TRACT AREA:** 25,962 S.F. OR 0.59 AC.  
**ROW DEDICATION:** 6,523 S.F. OR 0.15 AC.  
**LOT AREA:** 19,339 S.F. OR 0.44 AC.

**ZONING CLASSIFICATION:** PD-CB (CHAMPION BILLIARDS) WITH A DESIGNATED EQUIVALENT ZONE OF MXCD (MIXED USE CORRIDOR DISTRICT) ROCKVILLE NEIGHBORHOOD PLAN MIDDLE/NORTH PIKE-EAST PLANNING AREA (SECT. 25.14.34.b)

**PROPERTY ADDRESS:** 900 ROCKVILLE PIKE  
**TAX ACCOUNT No.:** 04-02406134  
**PROPOSED USE:** RETAIL

**DEVELOPMENT STANDARDS (MXCD-SECT. 25.13.05.b)**

	REQUIRED	ALLOWED	PROPOSED
<b>TRACT AREA</b>	NONE PRESCRIBED		25,962 S.F. or 0.59 AC.
<b>BUILDING SETBACK REQUIREMENTS</b>			
ROCKVILLE PIKE	0'	0'	
EDMONSTON DRIVE	0'	0'	
SIDE - MXCD ZONE	0' OR 10'	150'	
REAR - WMATA	0' OR 10'	15'	
BUILD-TO-LINE REQUIREMENT (SECT. 25.13.05.b)	85' MAX. (1)	92'	
<b>MAXIMUM BUILDING HEIGHT</b> (SECT. 25.13.05.b.2.b.ii)	75'	26.67 (2)	
<b>BUILDING AREA</b>	NONE PRESCRIBED		4,400 S.F. (2)
<b>PARKING SETBACK REQUIREMENTS</b>			
ROCKVILLE PIKE (SECT. 4.d.2(a))	10'	10'	
SIDE - MXCD ZONE (SECT. 4.d.2(b)(iv))	7'	10'	
REAR - WMATA (SECT. 4.d.2(b)(iv))	7'	4 (3)	
<b>SITE OPEN SPACE (4)(5) -Min.</b>	15.0% or 2,900 S.F.	15.4% or 2,984 S.F.	
<b>PUBLIC USE SPACE (4)(5) -Min.</b>	15.0% or 2,900 S.F.	33% or 6,500 S.F.*	
*APPLICANT TO PROVIDE A MINIMUM OF 15% OPEN SPACE			
<b>OFF STREET PARKING AND LOADING PARKING</b>			
RETAIL (4,400 S.F.) (1)	1/200 S.F. = 22 SPACES		23 SPACES
HANDICAP ACCESSIBLE SPACES	1		1 (VAN SPACE)
LOADING SPACE	1		1
BICYCLE SPACES - LONG TERM (LT), SHORT TERM (ST)			
RETAIL (4,400 S.F.) (2)	ST 2/5K S.F. = 2 LT 2/12K S.F. = 1		4 ST BIKE SPACES 1 LT LOCKER
<b>SURFACE PARKING FACILITY</b>			
INTERNAL LANDSCAPING			
PARKING LOT AREA = 8,285 S.F.	5.0% or 414 S.F.		8% or 677 S.F.

- NOTES:**
- THE BUILD TO LINE REPRESENTS THE MAXIMUM SETBACK FOR THE SITE. AS PART OF POP-2006-00011, THE MAYOR AND COUNCIL GRANTED AN EXCEPTION TO REDUCE THE BUILD-TO LINE TO 85' FROM THE CENTERLINE OF THE OF THE STREET TO THE BUILDING FOR LOTS THAT ARE NARROWER THAN 300 FEET ALONG ROCKVILLE PIKE. AS PART OF THE SITE DEVELOPMENT PLAN, A REDUCTION OF THE 85' MAXIMUM SETBACK.
  - INFORMATION PROVIDED BY PROJECT ARCHITECT
  - PURSUANT TO SECTION 4.d.3 (b)(iv) OF THE LANDSCAPE, SCREENING, AND LIGHTING MANUAL, THE PERIMETER LANDSCAPE REQUIREMENT MAY BE REDUCED BY THE PLANNING COMMISSION TO ACHIEVE A BETTER DESIGN SOLUTION PER THE PROVISION OF WALLS OR FENCES. SEE LANDSCAPE PLAN (SHEET LS 2.01)
  - PURSUANT TO SECTION 25.13.05.b, SITE WITH LESS THAN 20,000 S.F. AND WITHIN THE ROCKVILLE NEIGHBORHOOD PLAN AREA REQUIRE 15% PUBLIC OPEN SPACE AND 15% OPEN SPACE
  - PURSUANT TO SECTION 25.03.02, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS. THE PROPOSED SHARED USE PATH HAS BEEN INCLUDED IN THE PUBLIC OPEN SPACE CALCULATION. SEE OPEN SPACE EXHIBIT, SHEET PJ3.0

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

**Professional Certification**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04.21.2024

**OWNER:**  
 J DANSHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdanshes@yahoo.com

**ARCHITECT:**  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD, 20814  
 JEFF WHITMAN, RA  
 240-333-2067

**ATTORNEY:**  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

**REVISIONS**

NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/13/22
	ADDRESS DRC COMMENTS	5/8/23
	ADDRESS CITY COMMENTS	08/11/2023

TAX MAP GR561 WSSC 217N006  
 L. 44329 F. 159  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

**DANSHES CENTER ON THE PIKE**

**ST. MARY'S PARCEL P214**

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1" = 20'
DATE	11/09/22

**PROJECT PLAN COVER SHEET**

**PJ 1.0**

PROJECT NO. 2004.115.33  
 SHEET NO. OF

**811**  
 Know what's below.  
 Call before you dig.

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION



REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

**DANSHES CENTER ON THE PIKE**

**ST. MARY'S PARCEL P214**

PROJ. MGR BJD

DRAWN BY BJD/KDJ

SCALE 1" = 20'

DATE 12/2022

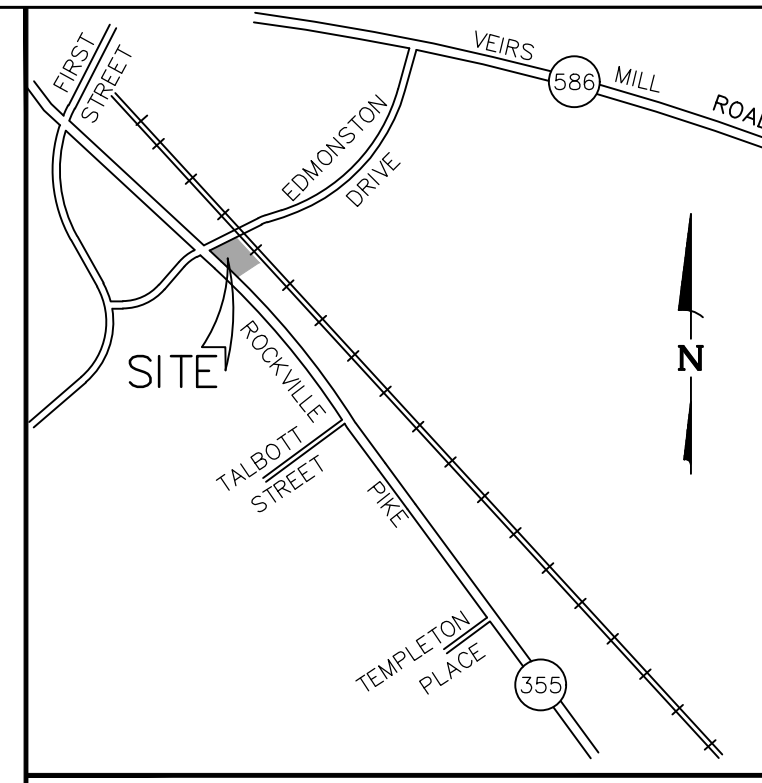
**PROJECT PLAN**

**SITE PLAN**

**PJ 2.0**

PROJECT NO. 2004.115.33

SHEET NO. OF

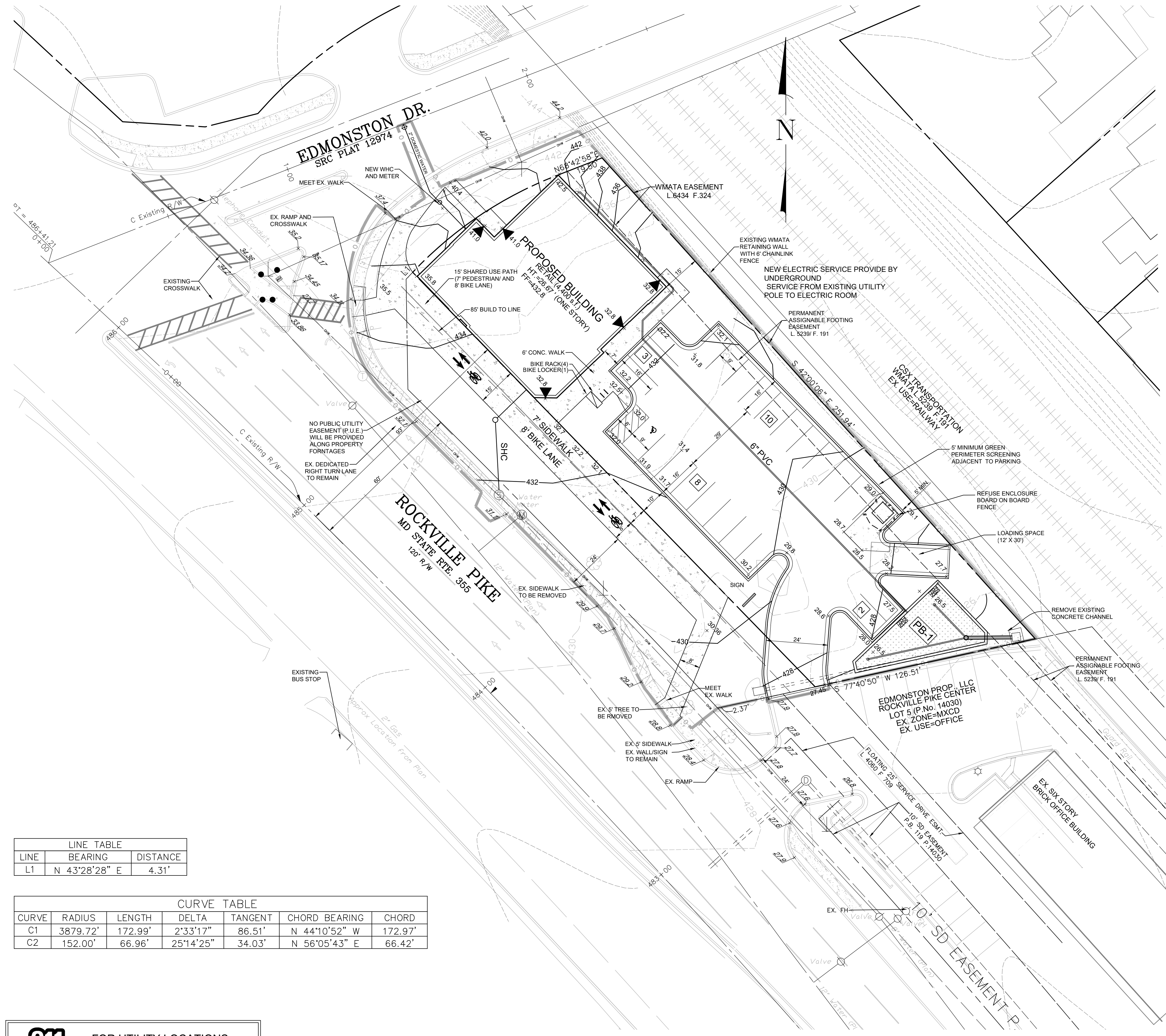
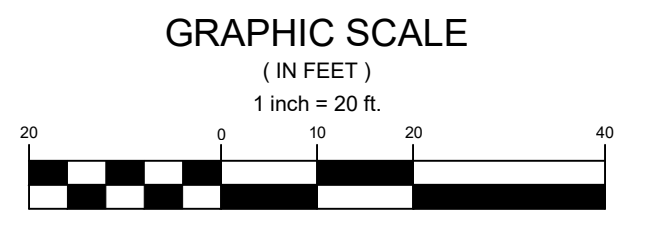


VICINITY MAP  
 SCALE 1" = 2,000'

**LEGEND**

EXISTING		PROPOSED
— 370 —	CONTOUR (10')	— 370 —
— 374 —	CONTOUR (2')	— 374 —
x 374.0	SPOT ELEVATION	+ 74.0
=====	CURB & GUTTER	=====
=====	CONCRETE	=====
=====	ASPHALT	=====
=====	BUILDING WALL	=====
=====	BUILDING OVERHANG	=====
=====	RETAINING WALL	=====
□	PARKING SPACE QUANTITY	□
—○—	LIMITS OF DISTURBANCE	—○—
—(W)—	WATER LINE (DOMESTIC)	—(W)—
—(W)—	WATER LINE (FIRE)	—(W)—
—(FH)—	FIRE HYDRANT	—(FH)—
—(S)—	SEWER LINE	—(S)—
—(D)—	STORM DRAIN LINE	—(D)—
=====	TRENCH DRAIN	=====
—(88)—	STORM DRAIN STRUCTURE NUMBER	—(88)—
=====	OVERHEAD UTILITY WIRES	=====
—(E)—	NATURAL GAS LINE	—(E)—
—(E)—	UNDERGROUND ELECTRIC	—(E)—
—(E)—	UNDERGROUND COMMUNICATIONS	—(E)—
=====	FENCING	=====
=====	EASEMENT	=====
=====	PROPERTY BOUNDARY	=====
—(L)—	LIGHT POLE	—(L)—
—(T)—	TREE	—(T)—
—(S)—	SIGN	—(S)—

THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PROJECT PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

Know what's below. Call before you dig.



REVISIONS		
NO.	DESCRIPTION	DATE
	SUBMIT PROJECT PLAN	12/14/22
	ADDRESS DRC COMMENTS	5/8/23
	CITY COMMENTS	8/11/23

TAX MAP GR561 WSSC 217NW06

L. 44329 F. 159

4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

**DANSHES CENTER ON THE PIKE**

**ST. MARY'S PARCEL P214**

PROJ. MGR	BJD
DRAWN BY	BJD/KDJ
SCALE	1" = 20'
DATE	12/2022

**PROJECT PLAN**

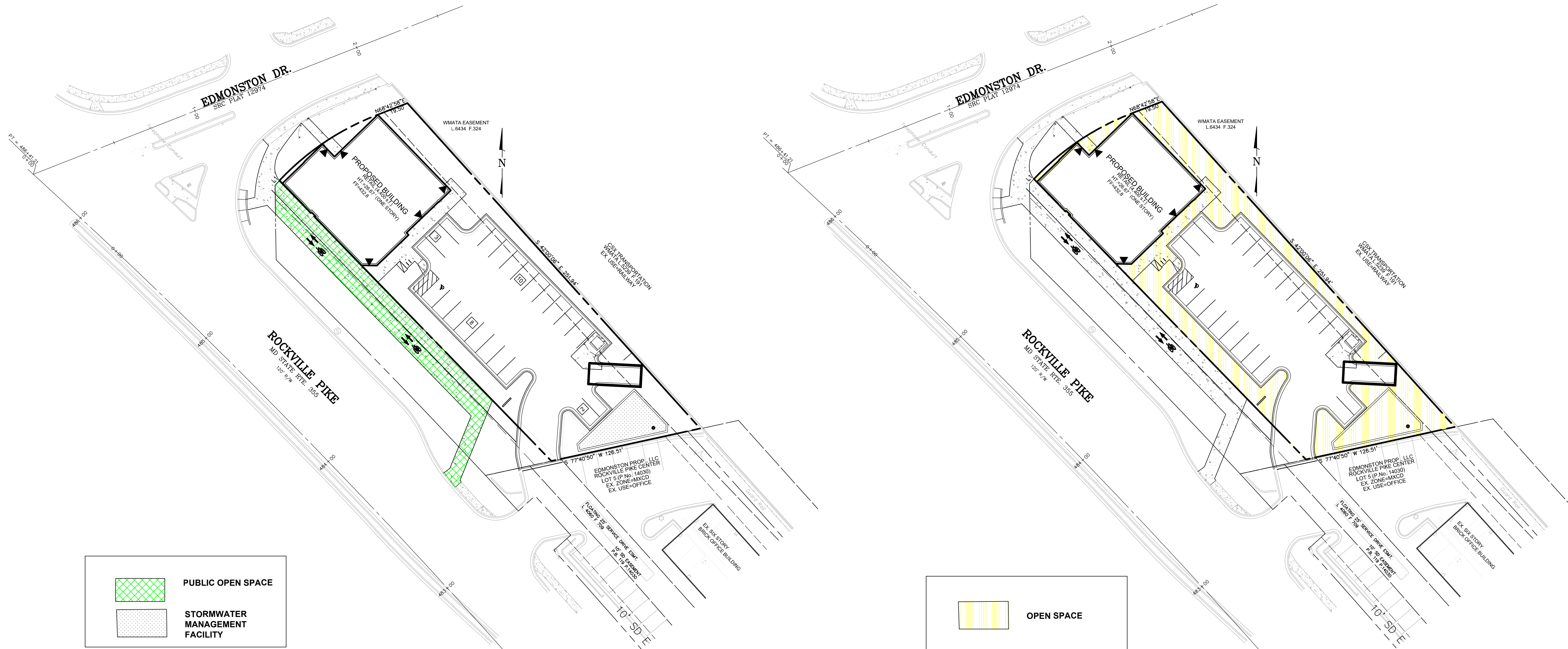
**OPEN SPACE AND GREEN AREA EXHIBIT**

**PJ 3.0**

PROJECT NO.	2004.115.33
SHEET NO.	OF

**GENERAL PROJECT PLAN NOTE**

UNLESS SPECIFICALLY NOTED ON DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS SKETCH PLAN ARE ILLUSTRATIVE. THE FINAL DETAILS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.



LOT AREA= 19,339 S.F.

PUBLIC OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.

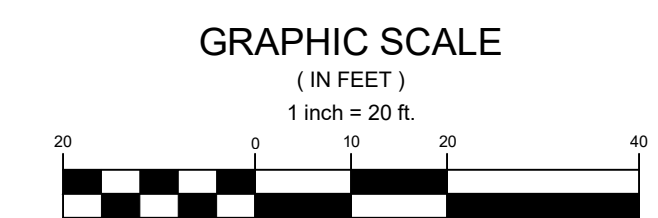
PUBLIC OPEN SPACE PROVIDED: 15.4% OR 2,984 S.F.

-PER DEFINITIONS, PUBLIC OPEN SPACE MAY CONSIST OF OPEN AREAS RECOMMENDED IN THE MASTER PLAN, INCLUDING ENHANCED PUBLIC WALKWAYS AND OFF-SITE PUBLIC IMPROVEMENTS

LOT AREA= 19,339 S.F.

OPEN SPACE REQUIRED: 15.0% OR 2,900 S.F.

OPEN SPACE PROVIDED: 33% OR 6,500 SF (15% MINIMUM)



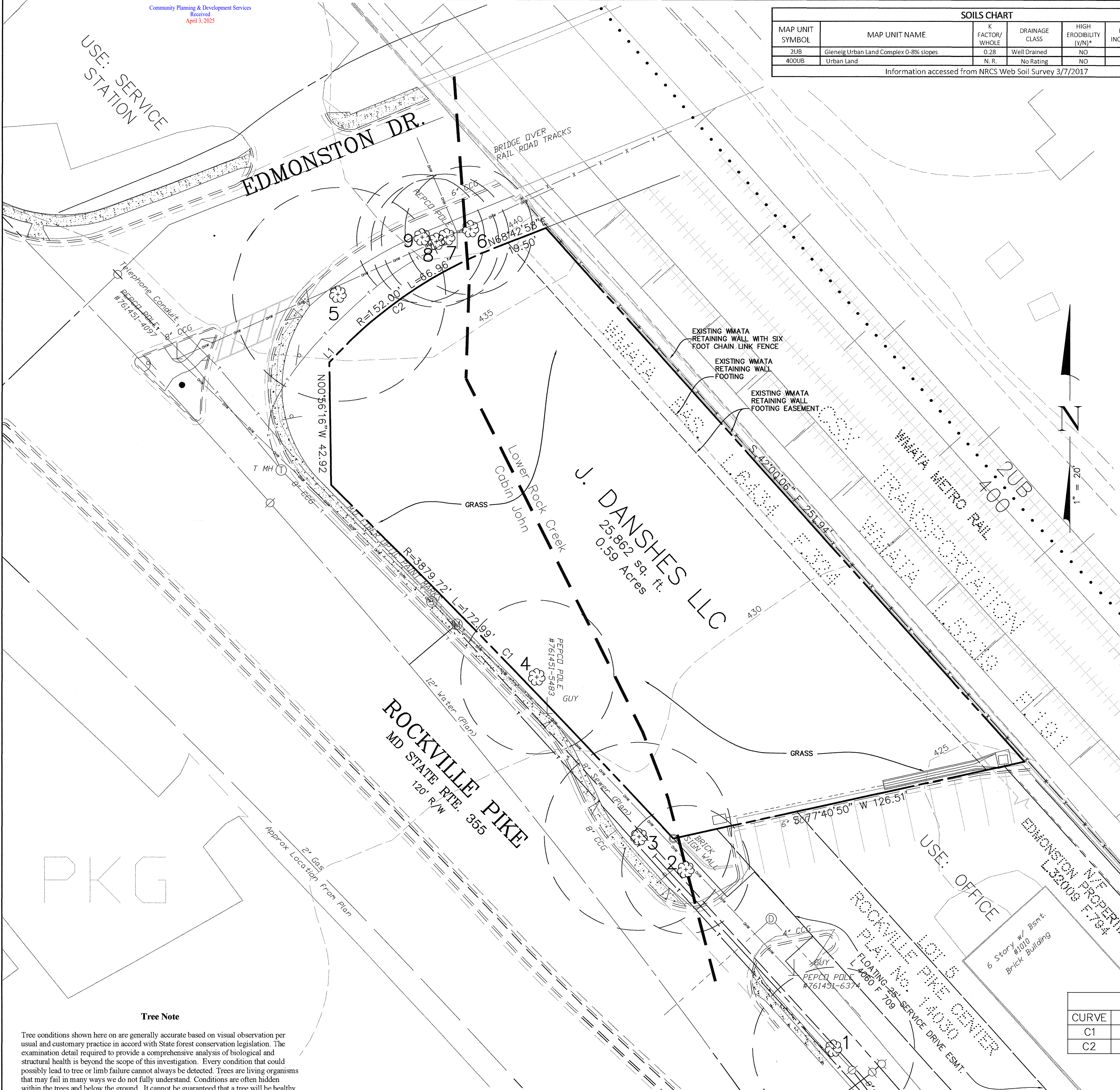
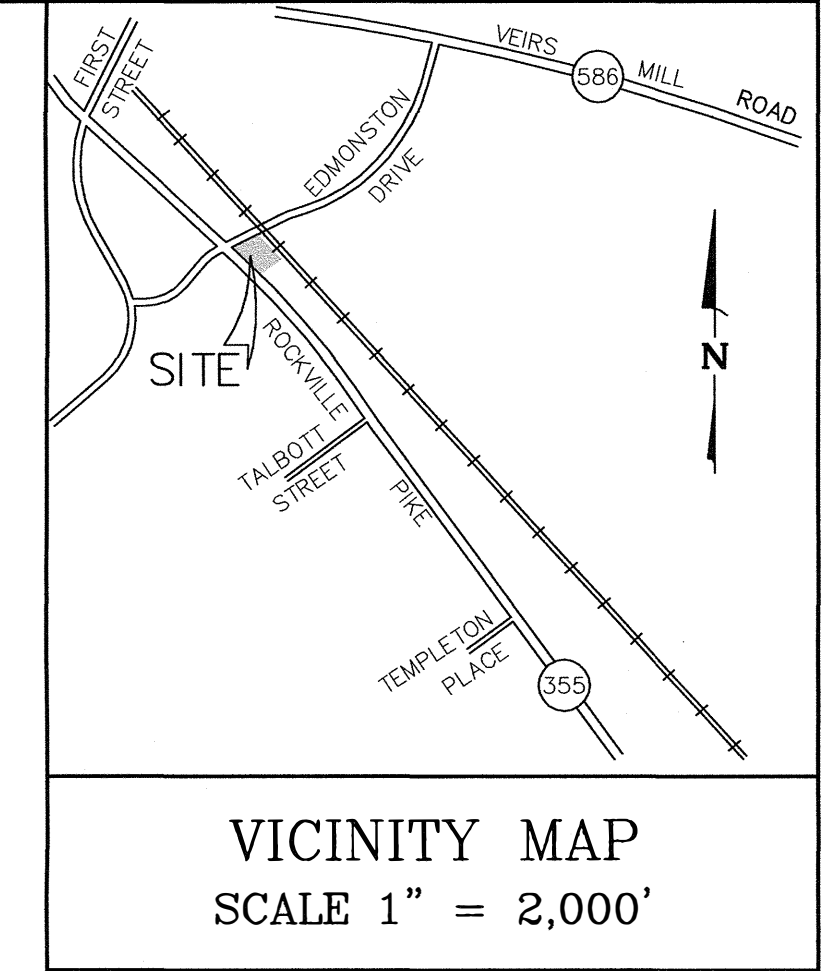


SOILS CHART						
MAP UNIT SYMBOL	MAP UNIT NAME	K FACTORY WHOLE	DRAINAGE CLASS	HIGH EROSIONABILITY (V/N)*	HYDRIC INCLUSION %	HYDROLOGIC SOIL GROUP
ZUB	Glencol Urban Land Complex 0-8% slopes	0.28	Well Drained	NO	0	B
400UB	Urban Land	N.R.	No Rating	NO	0	D

Information accessed from NRCS Web Soil Survey 3/7/2017

SIGNIFICANT TREE SUMMARY CHART						
NRI						
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	COR CTLA %
ON-SITE SIGNIFICANT >=12" DBH						
4	Willow Oak	Quercus phellos	18	2289	69	
CITY ROW TREE						
5	Siberian Elm	Ulmus pumila	25	4416	84	
6*	Black Locust	Robinia pseudoacacia	15	1590	91	
7	Black Locust	Robinia pseudoacacia	7	346	91	
8	Black Locust	Robinia pseudoacacia	6	254	84	
9	Black Locust	Robinia pseudoacacia	6	254	84	
STATE ROW TREE						
1	Sugar Maple	Acer saccharum	19	2550	72	65
2	Norway Maple	Acer platanoides	15	1590	75	60
3	Willow Oak	Quercus phellos	22	3419	66	

\*Tree #6 is multistem

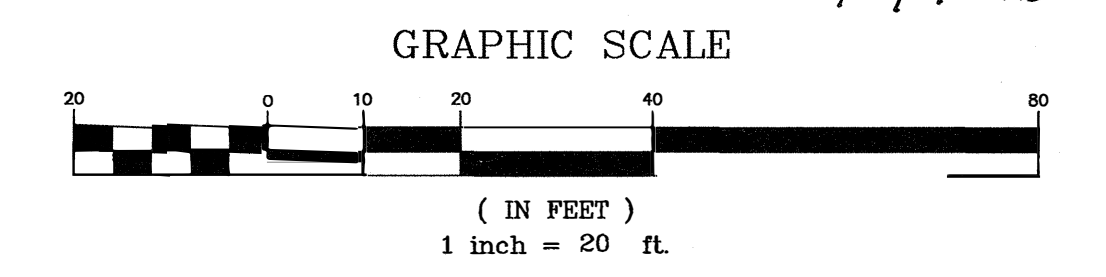


LEGEND	
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIMITS OF DISTURBANCE
	SOIL BOUNDARY
	UTILITY POLE

- NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**
- TOTAL SITE AREA = 0.59 ACRES (25,862 S.F.) AND CONSISTS OF PARCEL 214 AT LIBER 28469, FOLIO 567. PROPERTY IS LOCATED AT 900 ROCKVILLE PIKE, SOUTH OF EDMONSTON DRIVE.
  - 5' CONTOUR TOPOGRAPHY FROM MNCPC TOPOGRAPHIC MAP 217NW06 AND BOUNDARY BY MACRIS, HENDRICKS, AND GLASCOCK, P.A.
  - NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAINS, OR STREAM VALLEY BUFFERS EXIST ON SITE.
  - UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
  - THERE IS NO FOREST ON-SITE. THE SITE HAS SEVERAL TREES ON-SITE AND IN THE SURROUNDING RIGHT OF WAY BUT SITE IS PRIMARILY COVERED IN GRASS.
  - NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING THE SITE INVESTIGATION. REVIEW OF THE CITY'S ONLINE GIS DATABASE, ACCESSED ON 4/4/2017 INDICATES NO RECORDED HISTORIC RESOURCE ONSITE OR ADJACENT. A NON-DESIGNATED HISTORIC BUILDING IS ACROSS ROCKVILLE PIKE FROM THE SUBJECT PROPERTY AT 50 W. EDMONSTON DRIVE.
  - INDIVIDUAL TREE LOCATIONS ARE SURVEY LOCATED. TREES WERE MEASURED USING A DBH TAPE.
  - FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 1/24/17 BY FRANK JOHNSON.
  - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE AND WAS CONFIRMED BY DNR NHP PER THEIR REVIEW CONDUCTED ON MARCH 3, 2017.
  - NON-NATIVE OR INVASIVE PLANTS FOUND ON-SITE INCLUDE PYRUS CALLERYANA, CELASTRUS ORBICULATUS, LONICERA JAPONICA, AND EURASIAN LONICERA. LONICERA JAPONICA, EURASIAN LONICERA, PYRUS CALLERYANA, ACER PLATANOIDES AND ULMUS PUMILA WERE IDENTIFIED IN THE ADJACENT RIGHT OF WAYS.
  - THE SITE AREA IS LESS THAN 40,000 S.F. AND NO FOREST CONSERVATION IS REQUIRED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'



Approved FSD  
 City of Rockville  
 FTPO # 2017-00013  
 [Signature] 4/17/2017  
 Authorized Signature Date  
 1 of 1 sheet

**Tree Note**

Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

**QUALIFIED PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

4/14/17  
 DATE

[Signature]  
 FRANK C. JOHNSON

RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01

MINIMUM TREE COVER TABLE	
TRACT AREA	25,862 S.F.
MTC REQUIRED (Zone MXCD = 10%)	2,586 S.F.

**OWNER/DEVELOPER**  
 J. DANSHES LLC  
 9213 WINTERSET DRIVE  
 POTOMAC, MD 20854  
 PHONE: 301-309-8893

NO.	DATE	DESCRIPTION	BY

CITY TAX MAP E-4 WSSC 217 NW 06

**NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION**  
 900 ROCKVILLE PIKE

PARCEL P214, LIBER 28469 FOLIO 567  
 4TH ELECTION DISTRICT - CITY OF ROCKVILLE - MARYLAND

**MHG** Macris, Hendricks & Glascock, P.A.  
 Engineers ■ Planners  
 Landscape Architects ■ Surveyors

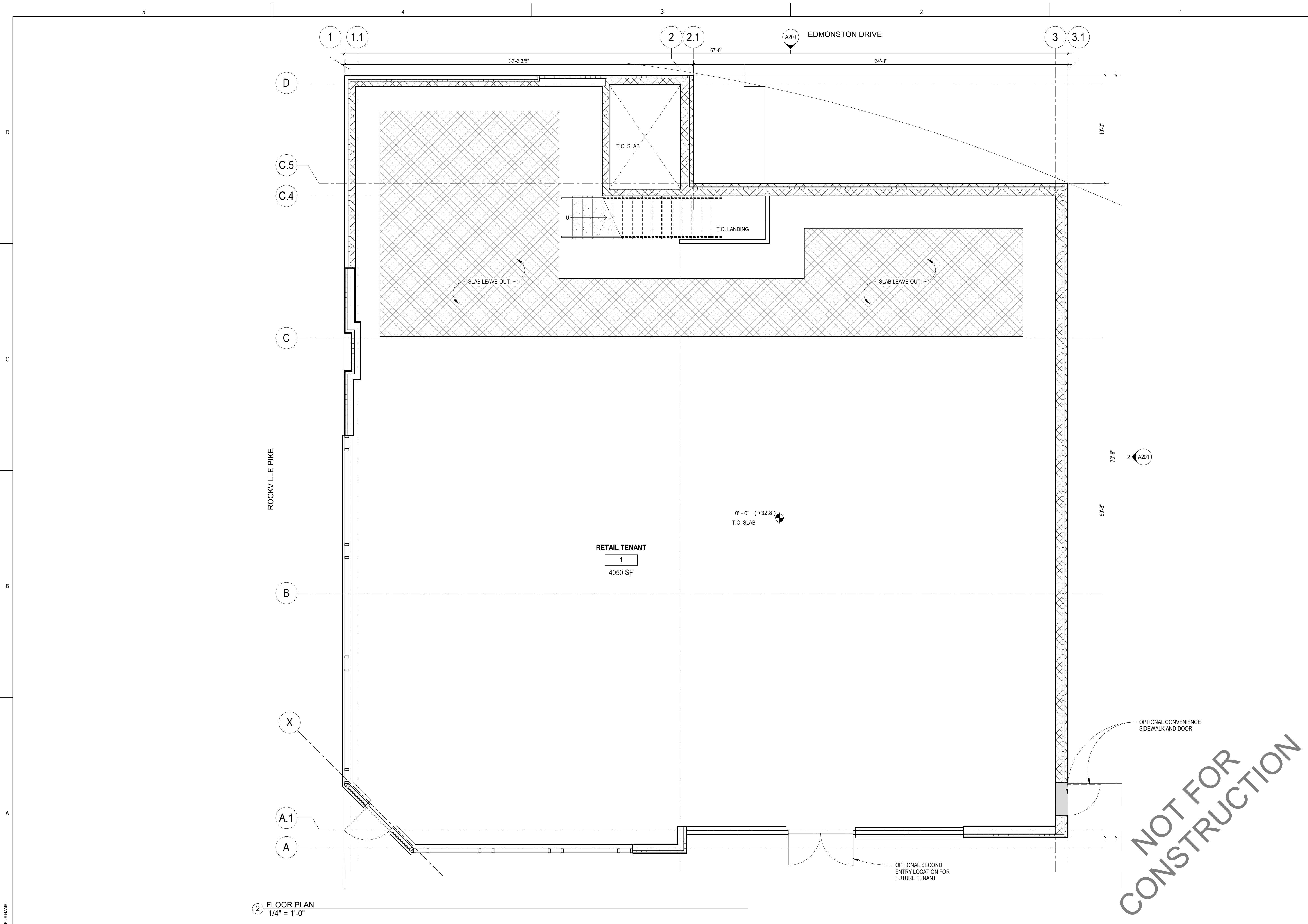
9220 Wightman Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
 Phone 301.670.0840  
 Fax 301.948.0693  
 www.mhga.com

Proj. Mgr. MDP	Designer FCU
Date 4-14-17	Scale 1" = 20'
Project No. 04-115-31	Sheet 1 of 1

**811**  
 Know what's below.  
 Call before you dig.

**FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION**





② FLOOR PLAN  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

**GTM ARCHITECTS**

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX  
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project  
**ROCKVILLE RETAIL CENTER**  
 900 ROCKVILLE PIKE, ROCKVILLE, MD 20852  
 Owner  
**J DANSHES, LLC**

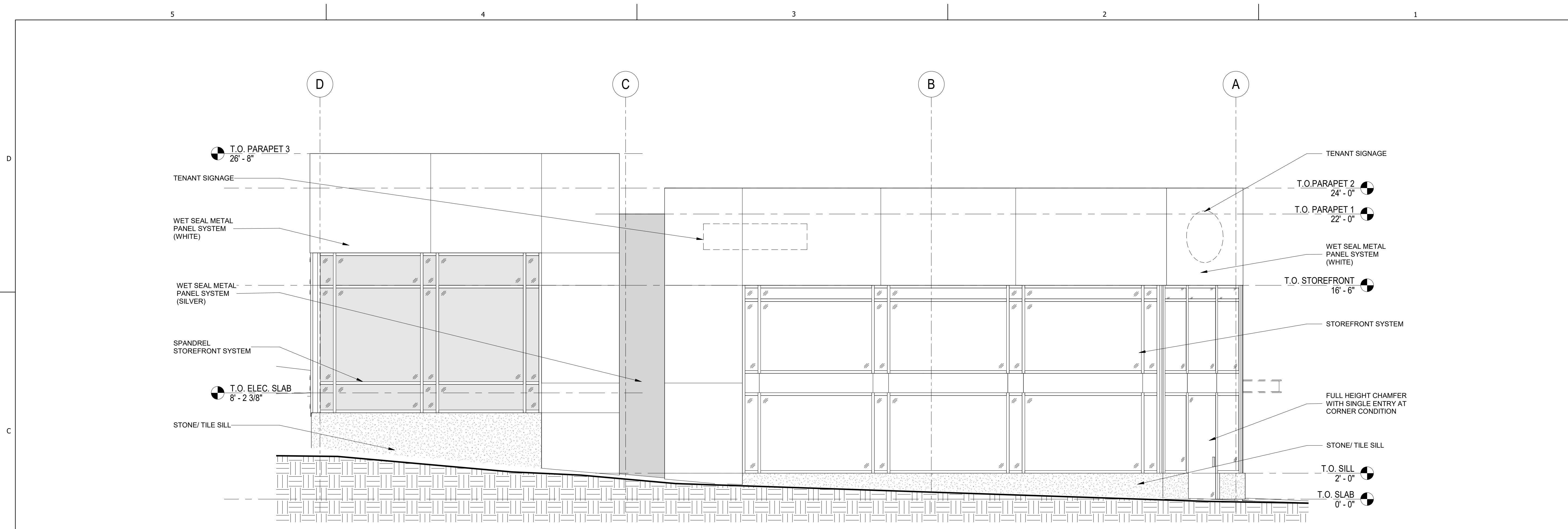
Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

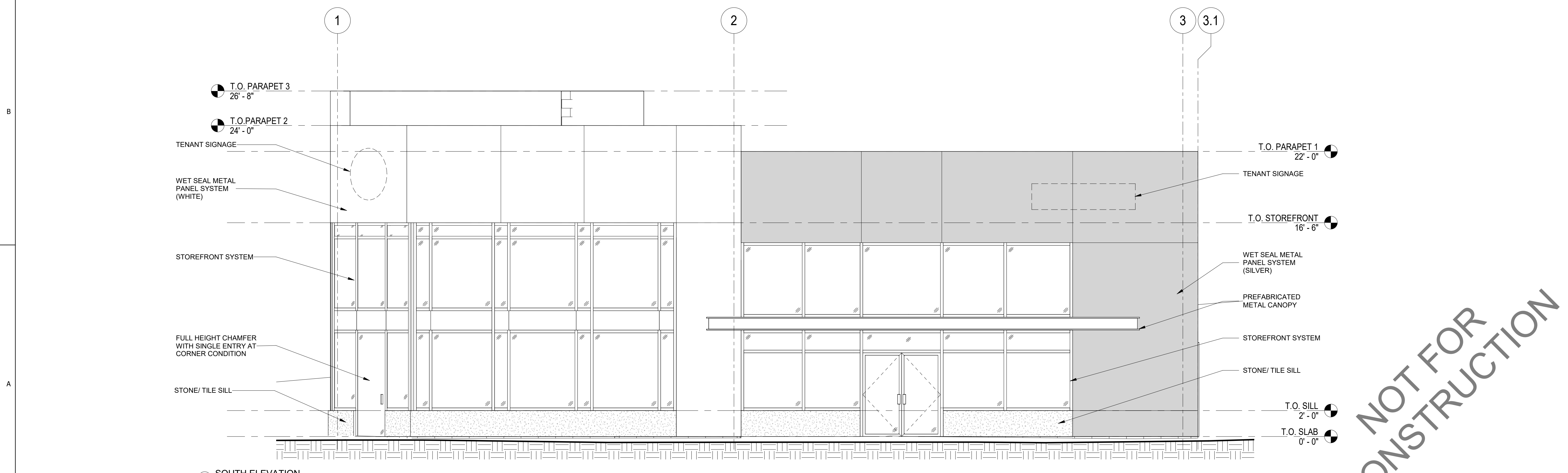
GTM Project No. 22.0376  
 Checked By JW  
 Drawn By NL  
 Scale AS NOTED

Sheet Title  
**FLOOR PLAN**

Sheet No.  
**A100**  
 COPYRIGHT, 2023 GTM ARCHITECTS, INC.



② WEST ELEVATION  
 1/4" = 1'-0"



① SOUTH ELEVATION  
 1/4" = 1'-0"

NOT FOR  
 CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD 20814  
 (240) 333-2000  
 (240) 333-2001 FAX  
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project  
**ROCKVILLE RETAIL CENTER**  
 900 ROCKVILLE PIKE, ROCKVILLE, MD 20852  
 Owner  
**J DANSHES, LLC**

Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

GTM Project No. 22.0376  
 Checked By JW  
 Drawn By NL  
 Scale AS NOTED

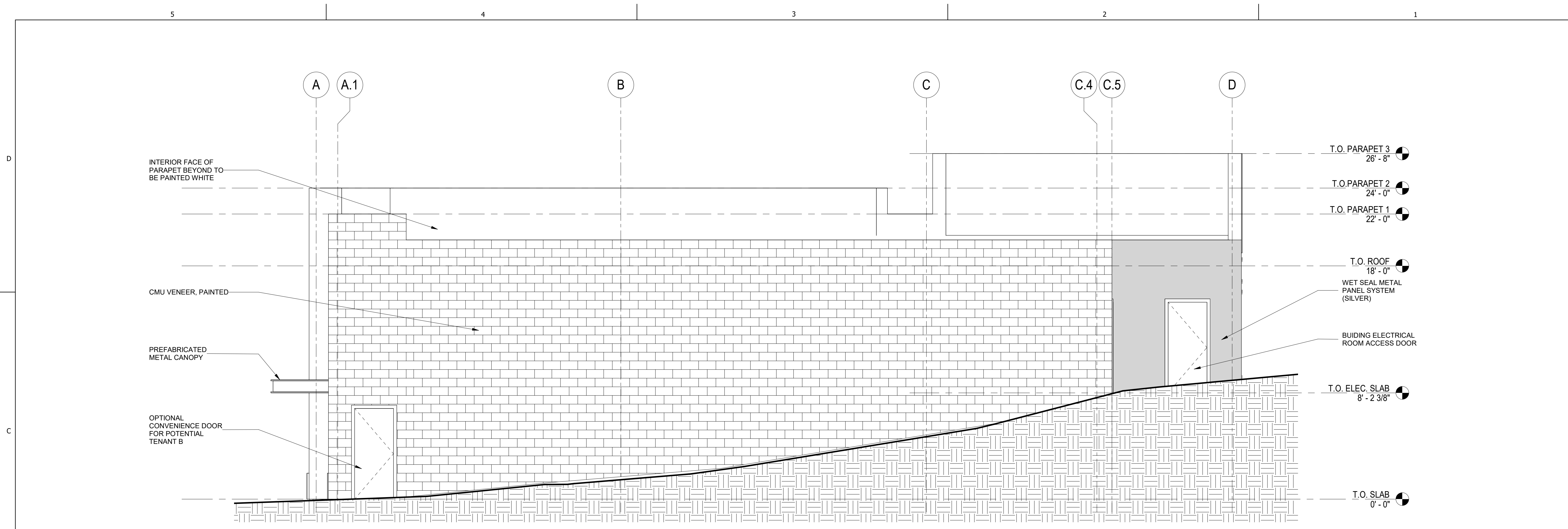
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**EXTERIOR ELEVATIONS**

Sheet No.

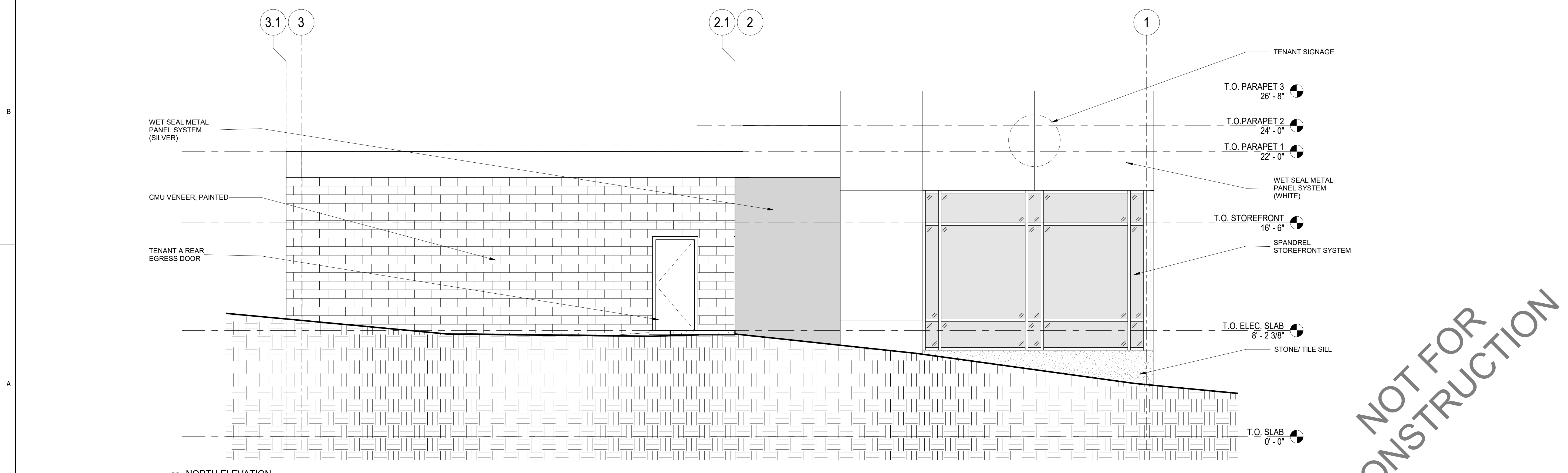
**A200**  
 COPYRIGHT, 2023 GTM ARCHITECTS, INC.

FILE NAME





② EAST ELEVATION  
 1/4" = 1'-0"



① NORTH ELEVATION  
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
 SUITE 200  
 BETHESDA, MD 20814  
 (240)333-2000  
 (240)333-2001 FAX  
 WWW.GTMARCHITECTS.COM



Seal

Consultants

Project  
**ROCKVILLE RETAIL CENTER**

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Owner  
**J DANSHES, LLC**

Developer

ISSUE DESCRIPTION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022

GTM Project No. 22.0376  
 Checked By JW  
 Drawn By NL  
 Scale AS NOTED

Sheet Title  
**EXTERIOR ELEVATIONS**

Sheet No.

**A201**

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FILE NAME

## TRAFFIC STATEMENT

900 Rockville Pike  
PJT2023-00016 Project Plan Resubmission  
September, 2017 - Wells & Associates  
*June, 2023 - Amended - Street Traffic Studies, Ltd*

## INTRODUCTION

*Wells and Associates initially prepared a Transportation Statement for the project 900 Rockville Pike in 2017. Since that time, certain elements of the project have changed and the City has requested that the original study be amended to reflect those changes. Street Traffic Studies has completed those amendments to the original report while maintaining the original components that remain unchanged. All text changes made by Street Traffic Studies will be clearly identified by italic type.*

The purpose of this report is to provide a limited Comprehensive Transportation Review for a project which will generate less than 30 peak hour trips during the AM, PM and Saturday peak hours of the adjacent street system. This report has been prepared in accordance with the March 21, 2011 CTR Methodology and through correspondence with City of Rockville Staff. Staff Correspondence is contained in Exhibit A.

The project, 900 Rockville Pike, is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/Edmonston Drive Intersection as shown in Figure 1 below.

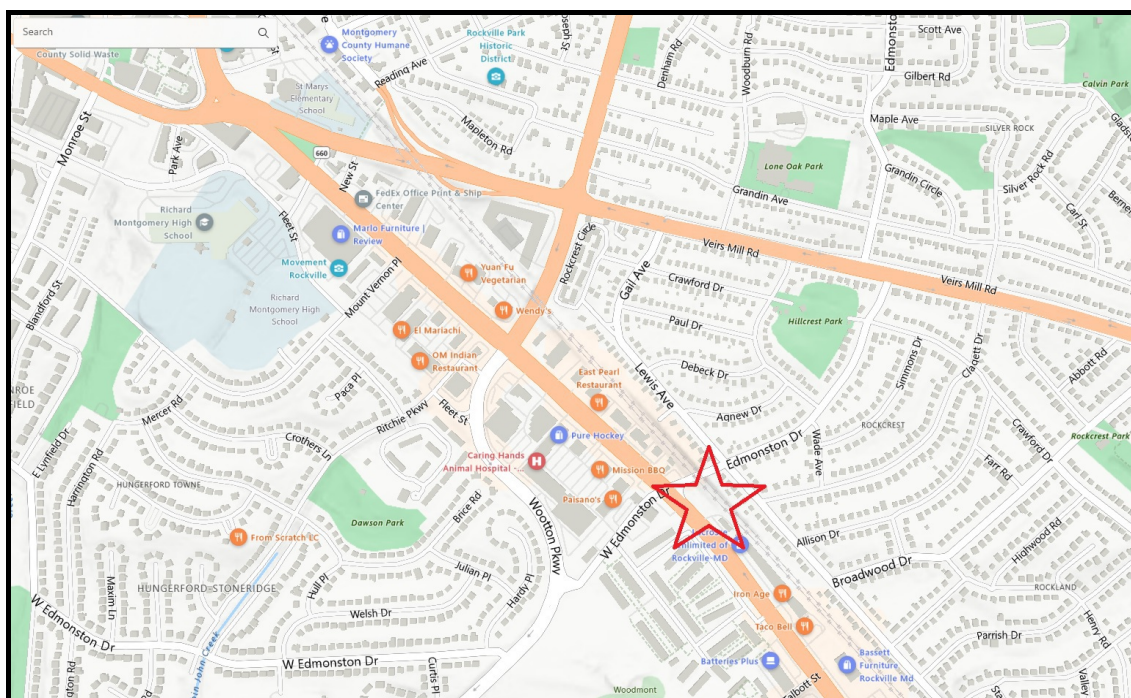


Figure 1 - Site Location

## **TRAFFIC STATEMENT**

900 Rockville Pike

*PJT2023-00016 Project Plan Resubmission*

*Revised June 2023*

*Page Two*

The site is an unimproved vacant parcel located outside of a Transit Oriented Area (TOA), as defined in the City of Rockville Comprehensive Transportation Review Methodology.

900 Rockville Pike will, if approved, consist of the following mix of uses:

*Land Use - Commercial Retail*

*Total 4,400 square feet*

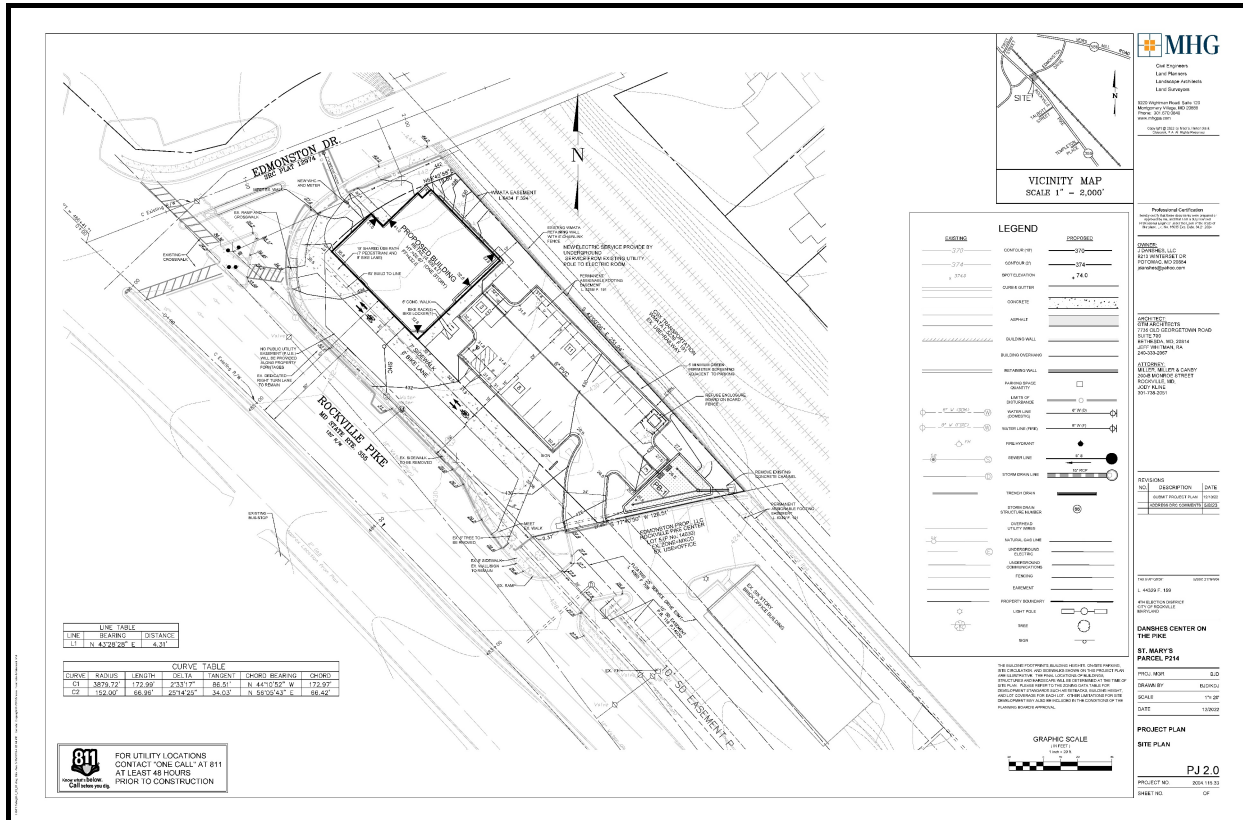
*A development plan for the site was previously approved in 2006 for a 12,574 square foot furniture store. Details of this approval are summarized in Resolution 14-06. Subsequent to the approval, the City, the County and the MSHA have studied the design option to upgrade MD 355 within the City, to accommodate the future needs including the planned Bus Rapid Transit line.*

*The project Statement of Justification provides the full details of the history of that work but the following discussion details the current status as it impacts the subject property:*

*City planners and Public Works officials have advised the Applicant that SHA and MCDOT have finally concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items c) and (d) comprise a 15 foot "shared use path".*

*Since that time the design of the northbound MD 355 right turn lane at its intersection with Edmonston Road has been further refined. The decision has been made that the separate right turn lane would remain, however the existing features of a sweeping hot lane would not be provided. Due to the planned cycle track on the east side of MD 355, the operational concerns of the right turn lane require that it function as a signalized right turn movement, with no free right turns or right turn on red movements allowed. The design of the right turn lane will need to ensure that the geometry needs of truck turning movements are safely accommodated.*

**TRAFFIC STATEMENT**  
 900 Rockville Pike  
 PJT2023-00016 Project Plan Resubmission  
 Revised June 2023  
 Page Three



**Figure 2 Site Project Plan**

The Site Project Plan shown in Figure 2 above presents the proposed commercial office building, parking lot, and access drive adjusted to reflect the impact of the 93 foot offset from centerline for the future MD 355 and BRT upgrades.

**VEHICLE TRIP GENERATION**

The peak hour vehicle trips that would be generated by the 900 Rockville project were estimated using the trip generation rates/equations published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The trip generation for the proposed land uses is shown in Table 1 on the following page.

As noted in the table, a reduction in peak hour trips was applied to both the morning and evening peak hours to reflect the previously approved 12,579 square foot furniture store, previously approved for the site, as summarized in Resolution 14-06, for PPD 2006-00011.

**TRAFFIC STATEMENT**

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

Revised June 2023

Page Four

*For consistency purposes, 11th ITE Trip Generation rates were applied for both the previous approval and the new proposed use. In both cases, average trips rates were used for both the morning and evening peak hours.*

<b>TABLE 1</b>						
<b>TRIP GENERATION STUDY</b>						
<b>Development</b>	<b>Morning Peak Hour</b>			<b>Evening Peak Hour</b>		
	<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
<i>900 Rockville Pike Trips/ 4,400 sf retail</i>	6	4	10	14	15	29
<i>Previous approval (Resolution 14-06) Trips/12,574 Furniture Store</i>	2	1	3	3	4	7
<i>Net New Trips</i>	4	3	7	11	11	22

*ITE 11<sup>th</sup> Edition Trip Generation Manual used for all uses*

*LU Code 822 - Shopping Center less than 40,000 sf*

*LU Code 890 - Furniture Store*

*The average rate was used to calculate the trip generation for all peak hours.*

*As shown in Table 1, the project will generate 7 AM new peak hour trips, 22 PM new peak hour trips. As shown, the proposed development will generate fewer than 30 peak hour trips during the AM, PM periods. Therefore, a full CTR study is not required for the subject development.*



## TRAFFIC STATEMENT

900 Rockville Pike

*PJT2023-00016 Project Plan Resubmission*

*Revised June 2023*

Page Five

## SITE ACCESS AND CIRCULATION

This section presents a proposed site access and circulation transportation statement and the proposed conditions site plan. Auto and non-auto site access and circulation are evaluated in this component.

### PROPOSED SITE ACCESS AND CIRCULATION TRANSPORTATION STATEMENT

The Site Plan presented in *Figure 2* shows the planned site features, which comply with City codes, standards, and policies.

The property is in proximity to an existing diverse transportation network that includes, bus, bicycle, and pedestrian facilities and services.

**Hours of Operation and Other Services.** It is anticipated that the hours of deliveries, pick-ups, and other services to the building at 900 Rockville Pike would be typical of other such buildings in the City of Rockville. *Because of the relatively small size of the proposed building it is expected that truck deliveries will be made by a typical Single Unit Truck, referred to as a SU- 30 design vehicle. Additionally, as is typical of a building of this size and nature, deliveries are typically scheduled during the “off-Peak” hours to minimize conflicts with customer access and parking.*

**Design Vehicles.** The proposed site plan is designed to adequately accommodate all types of vehicles anticipated to access the site, including automobiles, delivery vehicles, trash trucks, taxis, motorcycles, and bicycles. *Autoturn vehicle turning movement studies have been completed by the project engineer and are included in the submission packager demonstrating the expected truck turning movements both on the site and through the site access to MD 355.*

**Pedestrian Facilities.** The information provided on the City of Rockville website indicates that sidewalks are currently provided along the property frontage on MD 355 (Rockville Pike) and on the northern end of the property on Edmonston Drive. *As shown on Figure 2, the Site Project Plan, a 7 foot sidewalk is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.*

**Bicycle Facilities.** The information provided on the City of Rockville website indicates that signed-shared roadway bicycle paths exist along Edmonston Drive and extends from Baltimore Road to Wootton Parkway. A copy of the bicycle routes and paths in the study area is included in Exhibit D.

# TRAFFIC STATEMENT

900 Rockville Pike

PJT2023-00016 Project Plan Resubmission

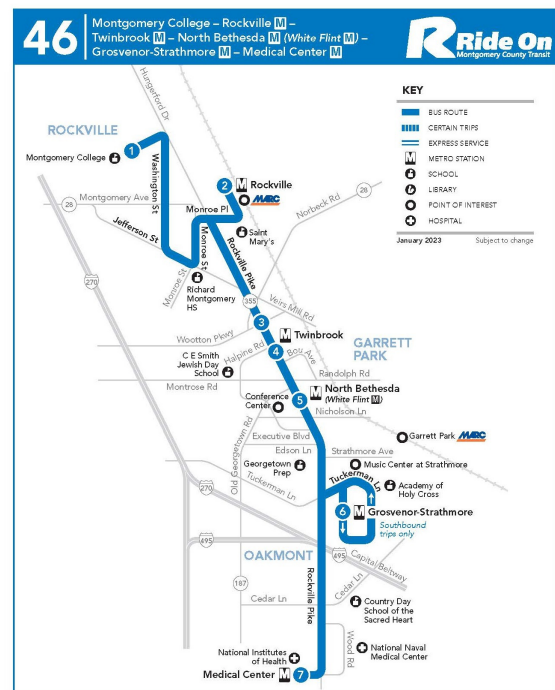
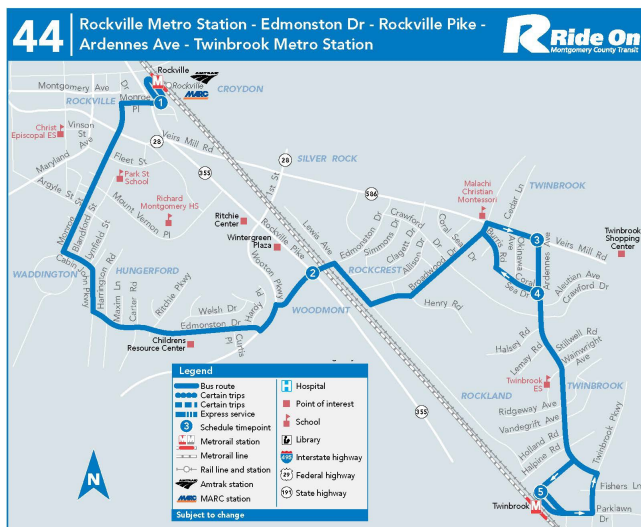
Revised June 2023

Page Six

As shown on Figure 2, the Site Project Plan, a 8 foot - 2 way cycle track is planned along the length of the MD 355 frontage, that will ultimately be part of the overall enhanced pedestrian network serving not just MD 355 but also a critical link to the planned BRT, with a station planned to be located in the median of MD 355, directly opposite the subject site.

**Public Transportation Facilities and Services.** The subject site currently is served by two (2) Ride-On bus routes in the immediate vicinity.

The two Ride-On Bus routes offer service in Rockville:



From Twinbrook Metro Station to Rockville Metro Station- five days a week  
Shady Grove Metro to Medical Center - seven days a week

Based on recent discussions with Montgomery County project designers, the BRT design, which begins at the Bethesda Metro Station and extends north to Germantown is currently at the 35% design stage. The northern section which begins at Montgomery College is currently funded for construction; efforts are underway to secure the funding for the southern section. Current plans are for construction to begin in 2025 / 2026.

## TRAFFIC STATEMENT

900 Rockville Pike

*PJT2023-00016 Project Plan Resubmission*

*Revised June 2023*

Page Seven

## PROPOSED CONDITIONS SITE PLAN

Auto Site Access. As shown on site plan included in *Figure 2*, 900 Rockville Pike will be served by a shared access driveway located *along the east side of MD 355(Rockville Pike)*. The site entrance will be a right-in, right-out access only, and will operate under a stop sign control.

## SUMMARY

900 Rockville Pike is located along the east side of MD 355 (Rockville Pike) at the south-east corner of MD 355 (Rockville Pike)/ Edmonston Drive Intersection. The property is currently unimproved and applicant proposes a development *comprising 4,400 SF of commercial retail space*.

The report has been prepared in accordance with the Comprehensive Transportation Review Methodology, but is limited to a discussion of only 2 of the components as required by the Comprehensive Transportation Review guidelines, and as discussed with City of Rockville staff. Vehicular access to the facility is provided via a shared driveway along MD 355(Rockville Pike),

Sidewalks currently exist on the property's frontage along MD 355(Rockville Pike) and north of the property on Edmonston Drive. The site is also served by adequate transportation facilities transportation facilities. In brief, Ride On routes 44 and 46.

*The site plan for the project has been modified to accommodate the design requirements for the upgrade of MD 355, including the planned BRT line. These design parameters as defined by the City planners, Public Works, SHA and MCDOT concluded that the necessary width of Rockville Pike on the east side of the roadway adjacent to the subject property must be at least 93 feet from the centerline of the Pike. Within that distance must be located; a) three through drive lanes on the Pike, b) a right turn lane to eastbound Edmonston Drive, c) an 8 foot wide "cycle track", and d) a 7 foot wide sidewalk. Items © and (d) comprise a 15 foot "shared use path".*

*The Site Concept Plan developed for the subject property is in complete compliance with these requirements.*

A trip generation analysis was conducted using the rates established in the Institute of Transportation Engineers, Trip Generation Manual, *11th Edition*. Based on the analysis conducted, 900 Rockville will generate 7 new AM peak hour trips, 22 PM new peak hour trips. Since the site will generate less than the 30 trip threshold, a more extensive traffic study is not required.

In summary, the proposed development will have no impact on the roadway network surrounding the site. Therefore, this report does not recommend any mitigation measures, nor does expansion of the site require any trip credits to offset the traffic impact.





Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors

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 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com

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OWNER:  
 J DANSHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdanshes@yahoo.com

ARCHITECT:  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD, 20814  
 JEFF WHITMAN, RA  
 240-333-2067

ATTORNEY:  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217N006  
 L. 44329 F. 159  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

**DANSHES CENTER ON THE PIKE**

**ST. MARY'S PARCEL P214**

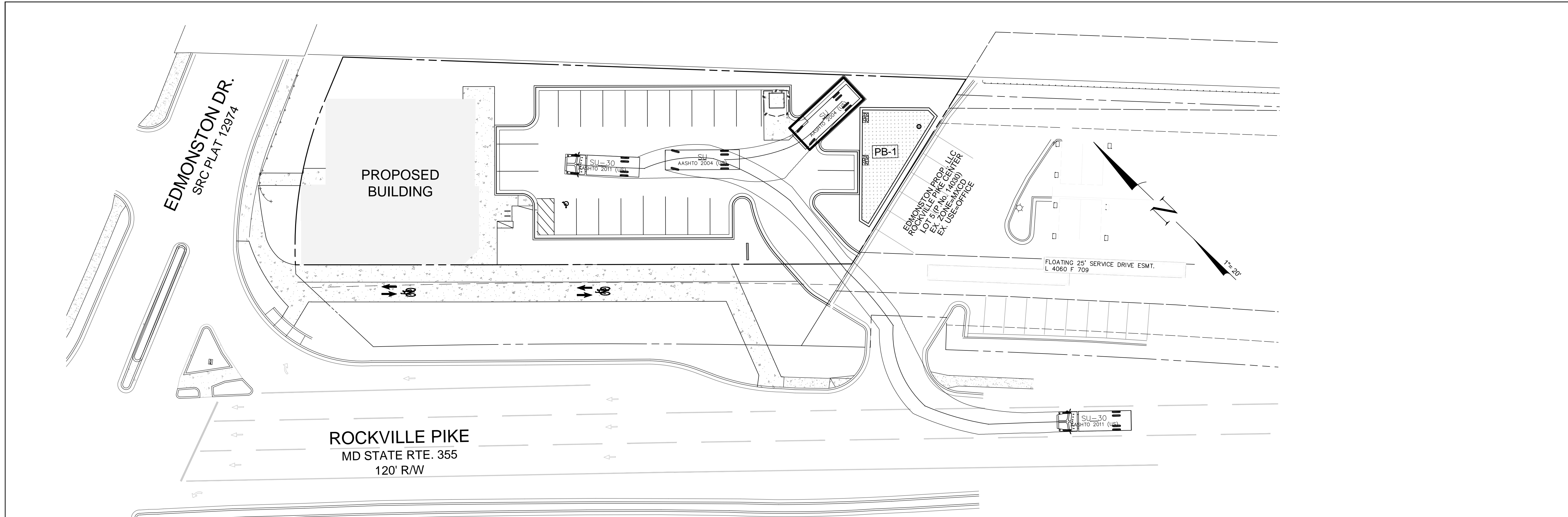
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DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

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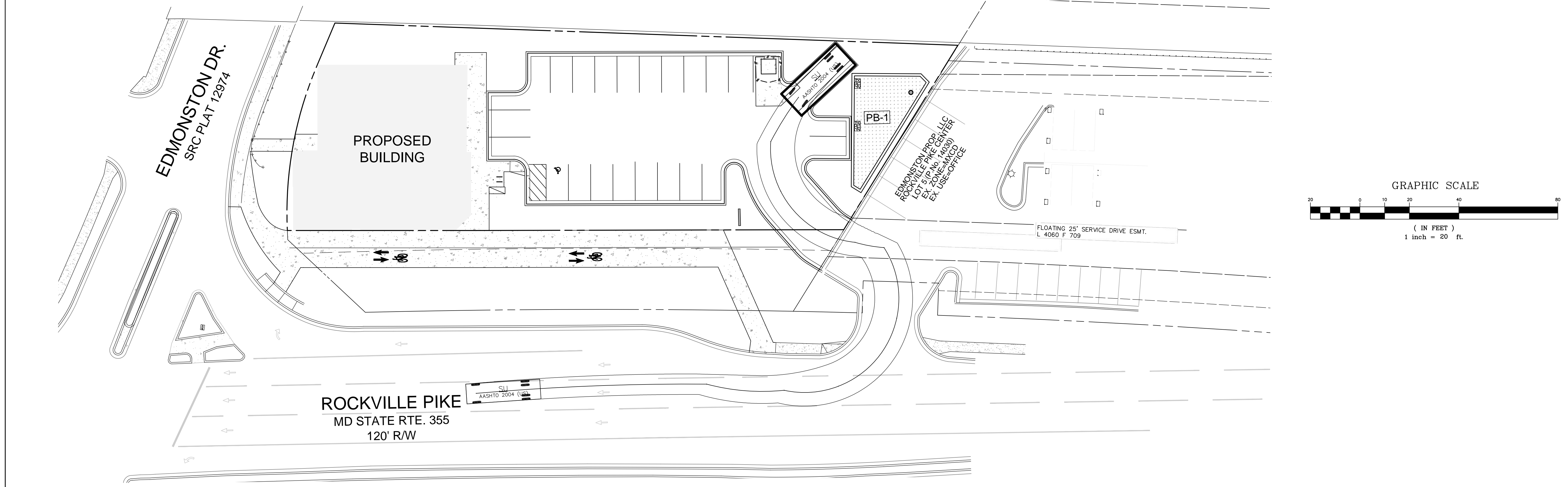
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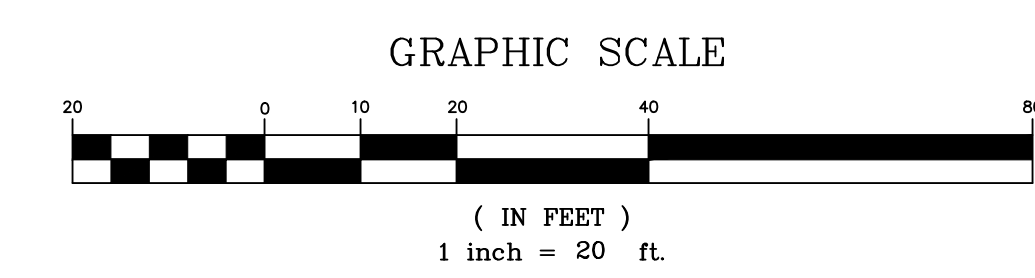
PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



**DELIVERY TRUCK TURNING STUDY (IN)**



**DELIVERY TRUCK TURNING STUDY (OUT)**



I:\041194\EX\_33\_01\Draws\Exhibit\Fig. EX 1.2 DELIVERY TRUCK, The Aug 10 15:52:03 2023, D:\mstr... Copyright © 2023 Macris, Hendricks & Glascock, P.A.





Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors

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 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com

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 Glascock, P.A. All Rights Reserved

Professional Certification  
 I hereby certify that these documents were prepared or  
 approved by me, and that I am a duly licensed  
 Professional Engineer under the Laws of the State of  
 Maryland. Lic. No. 16905 Exp. Date. 04.21.2024

OWNER:  
 J DASHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdashes@yahoo.com

ARCHITECT:  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD, 20814  
 JEFF WHITMAN, RA  
 240-333-2067

ATTORNEY:  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

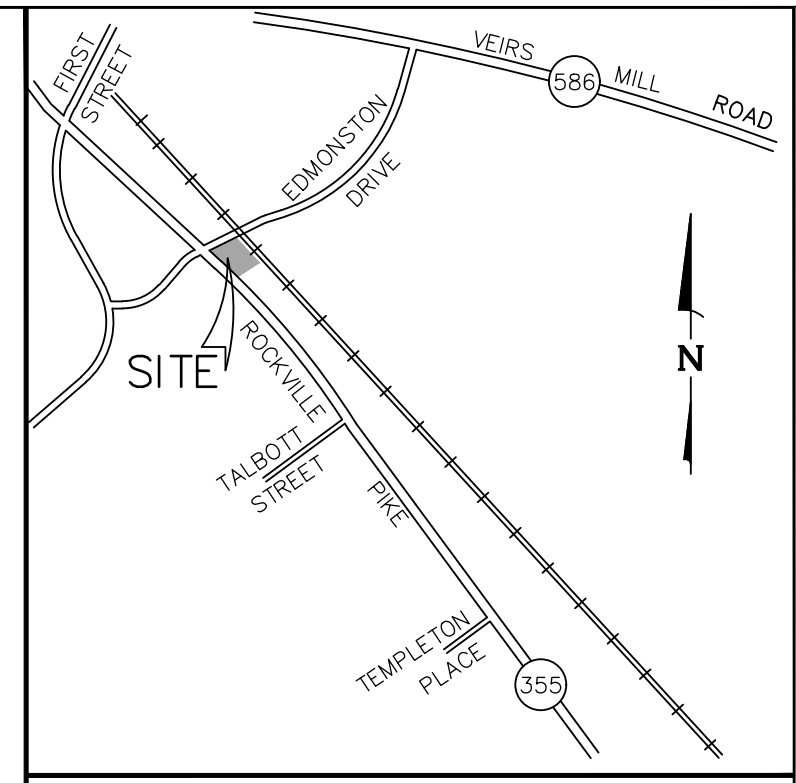
TAX MAP GR561 WSSC 217N006  
 L. 44329 F. 159  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

DANSHES CENTER ON  
 THE PIKE  
 ST. MARY'S  
 PARCEL P214

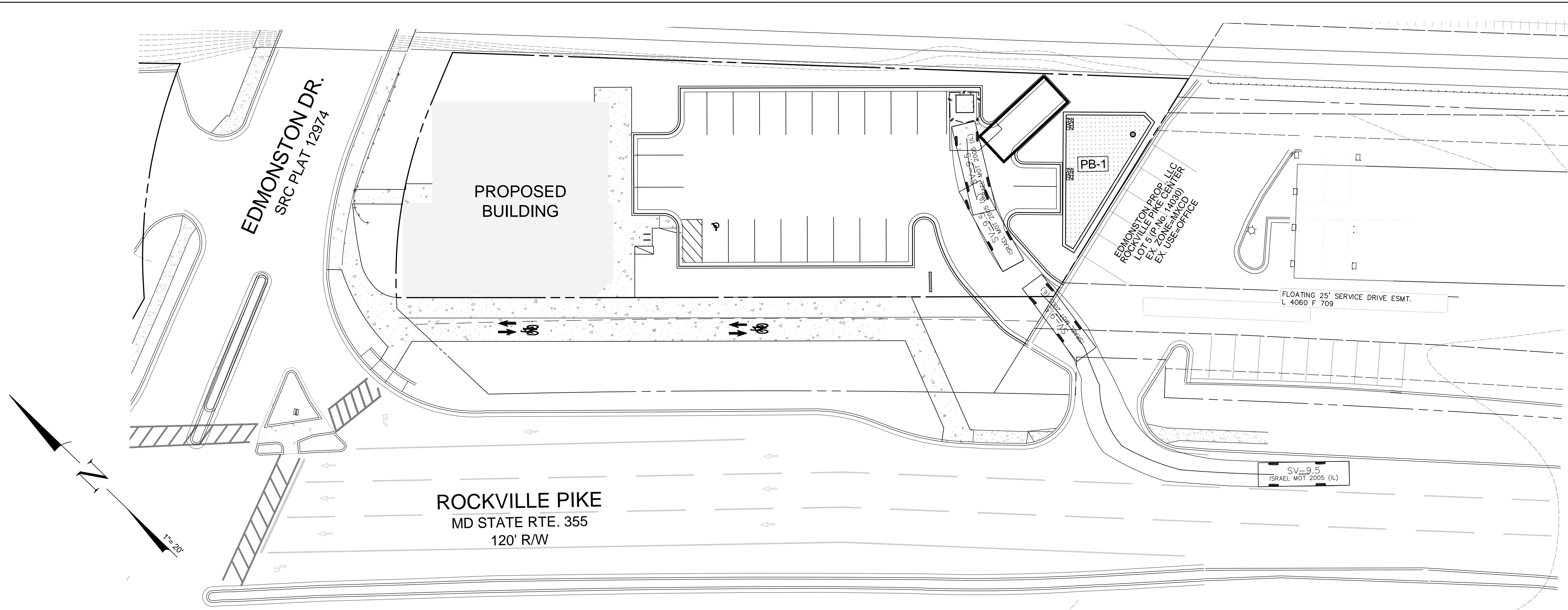
PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN  
 TRUCK MOVEMENT  
 EXHIBIT (REFUSE)

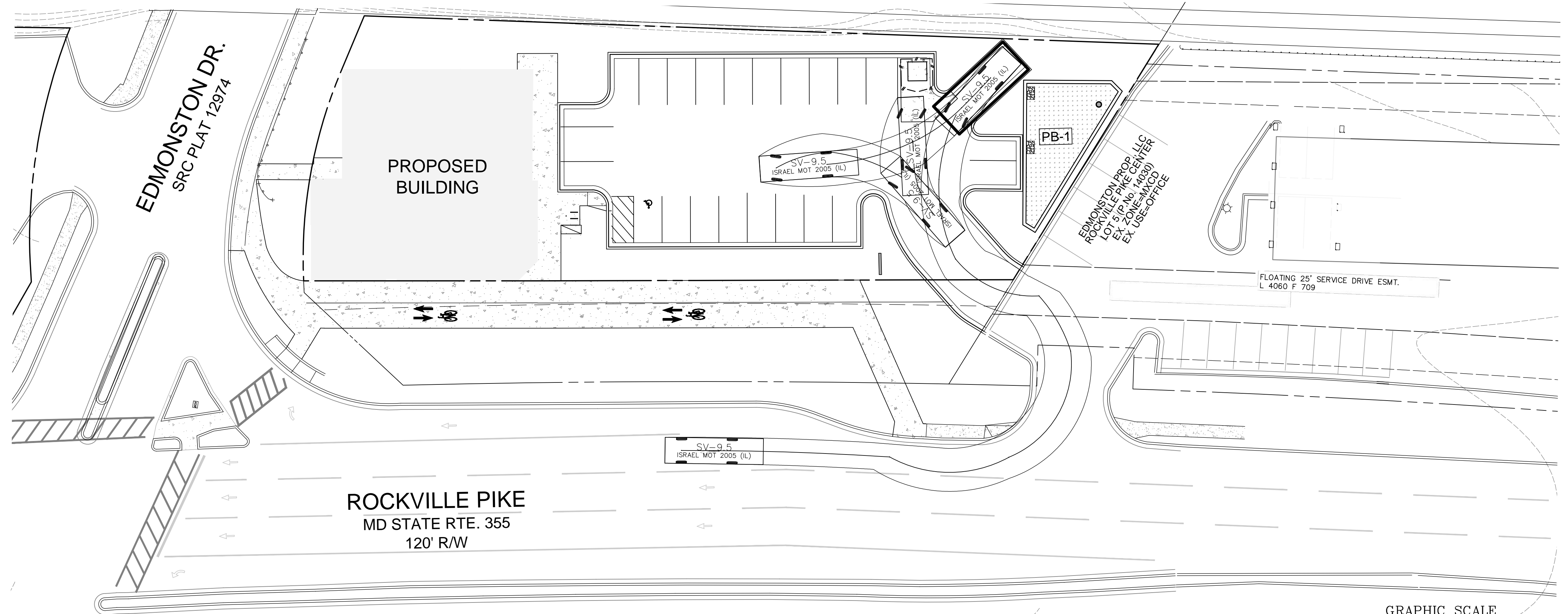
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 PROJECT NO. 2004.115.33  
 SHEET NO. 1 OF 1



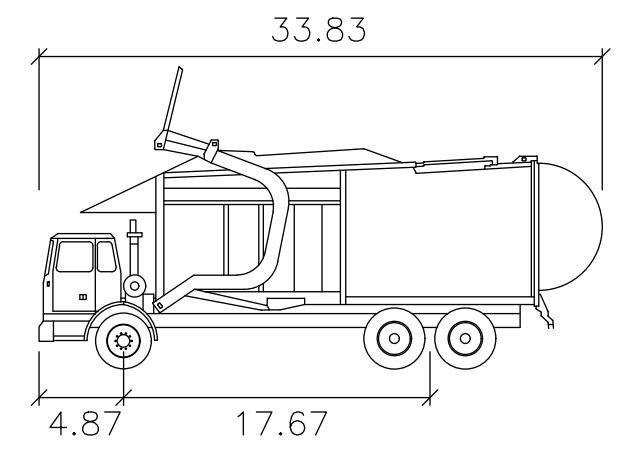
VICINITY MAP  
 SCALE 1" = 2,000'



REFUSE TRUCK TURNING STUDY-IN

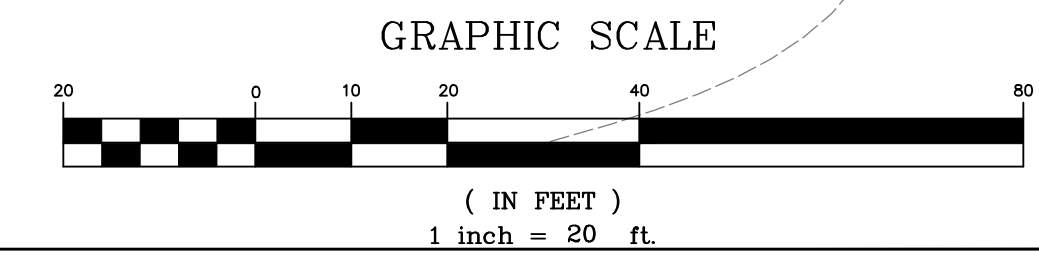


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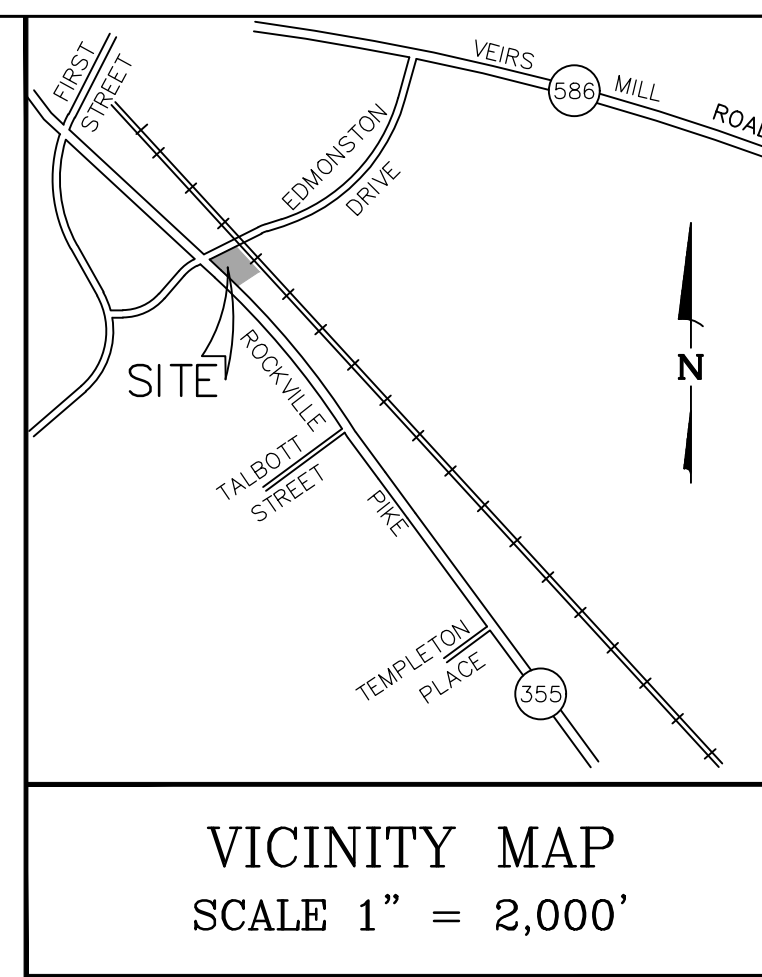
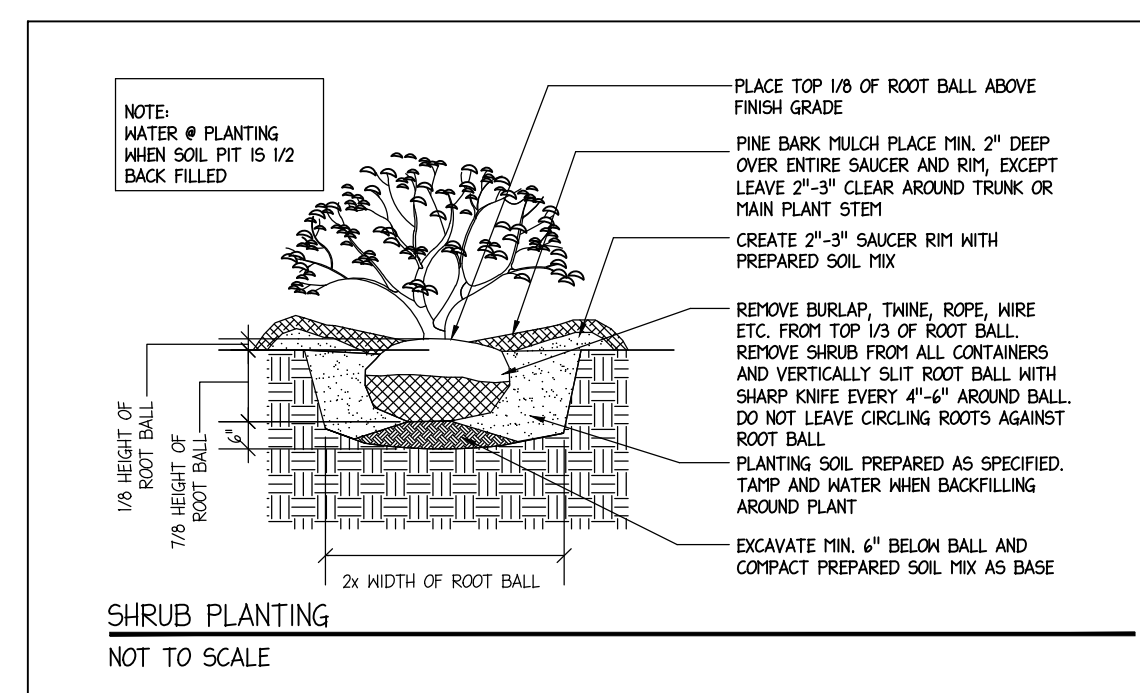
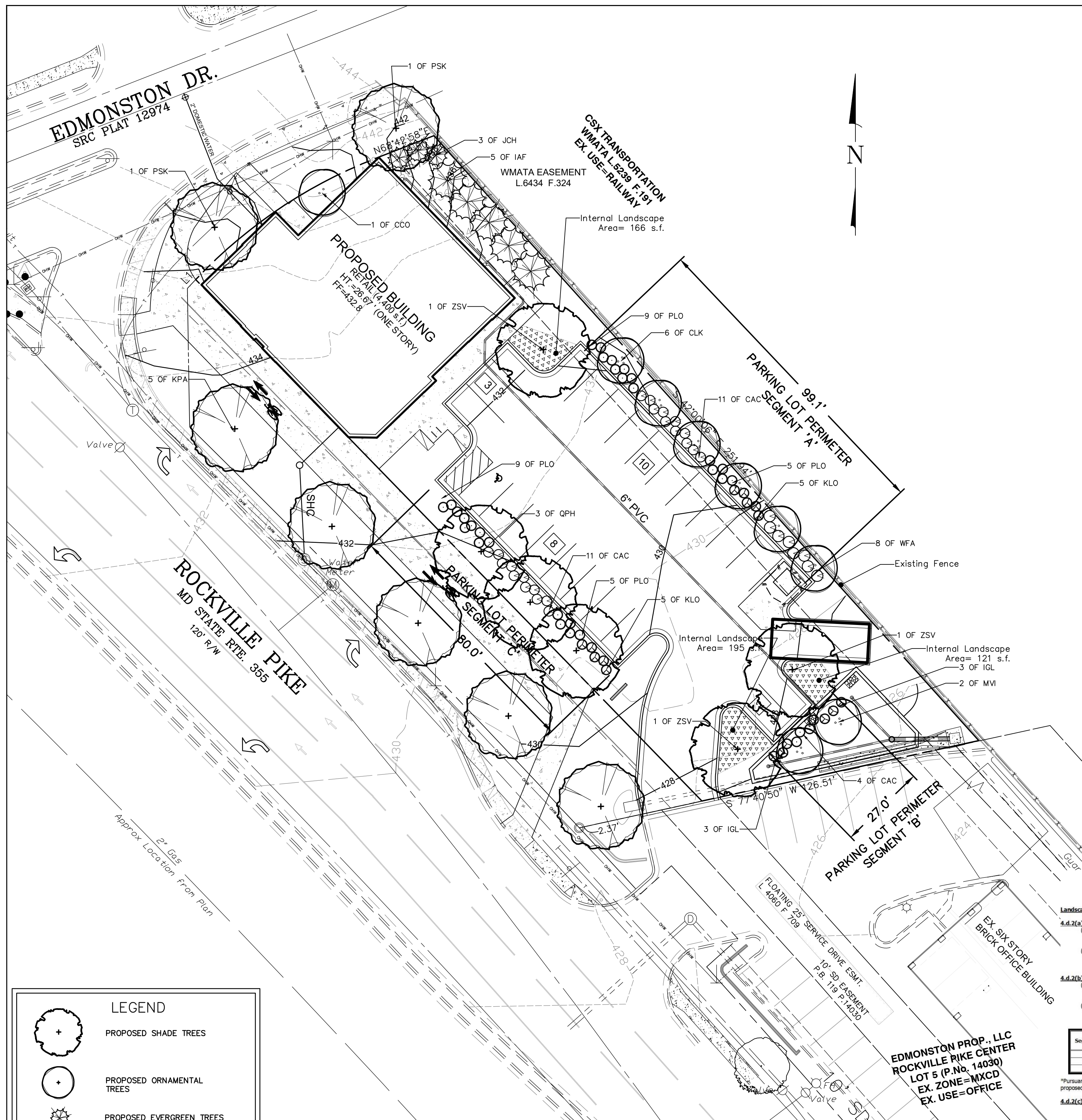


Wayne Titan  
 feet  
 Width : 8.46  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

GARBAGE TRUCK  
 TURNING STUDY  
 REAR LOAD VEHICLE





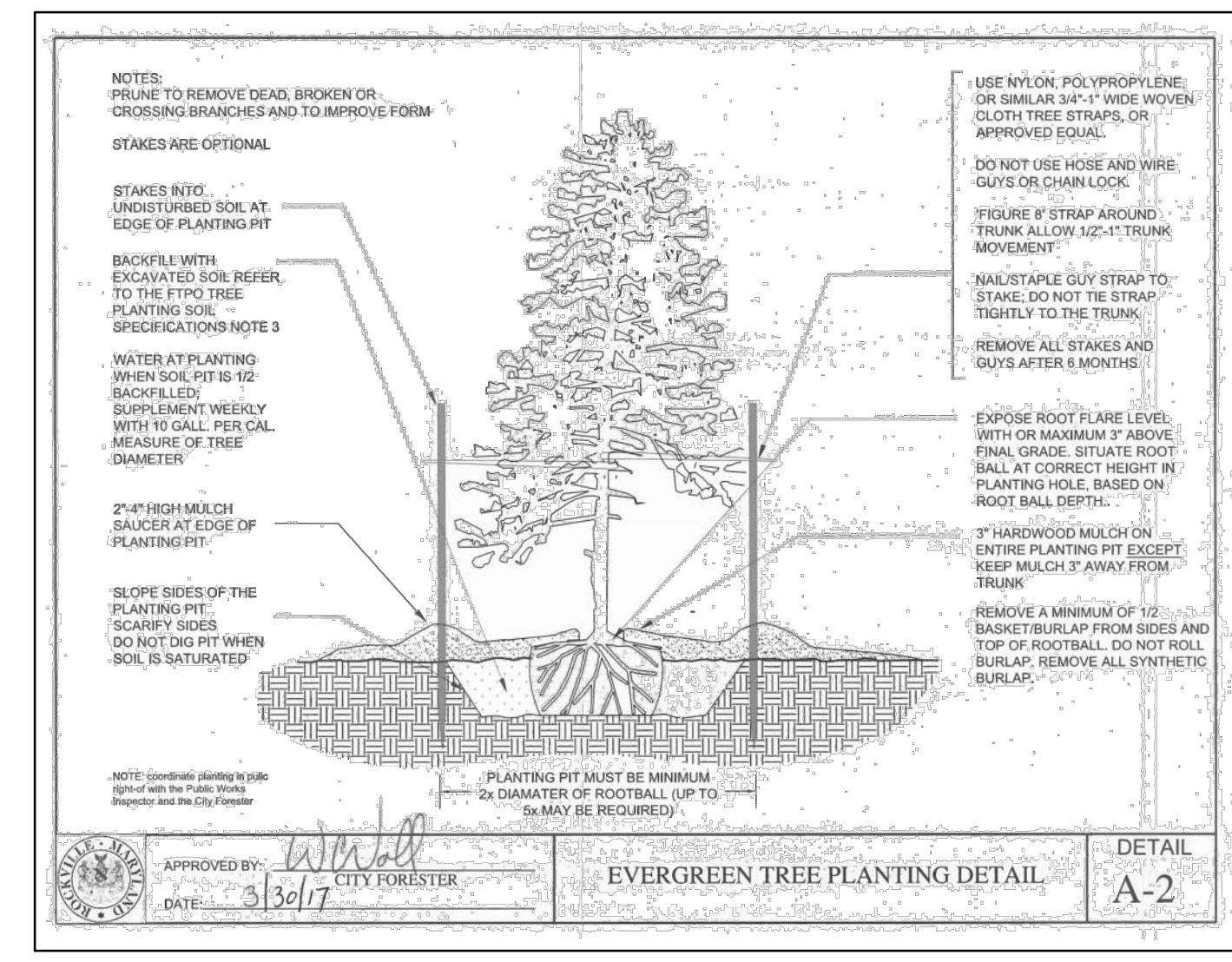
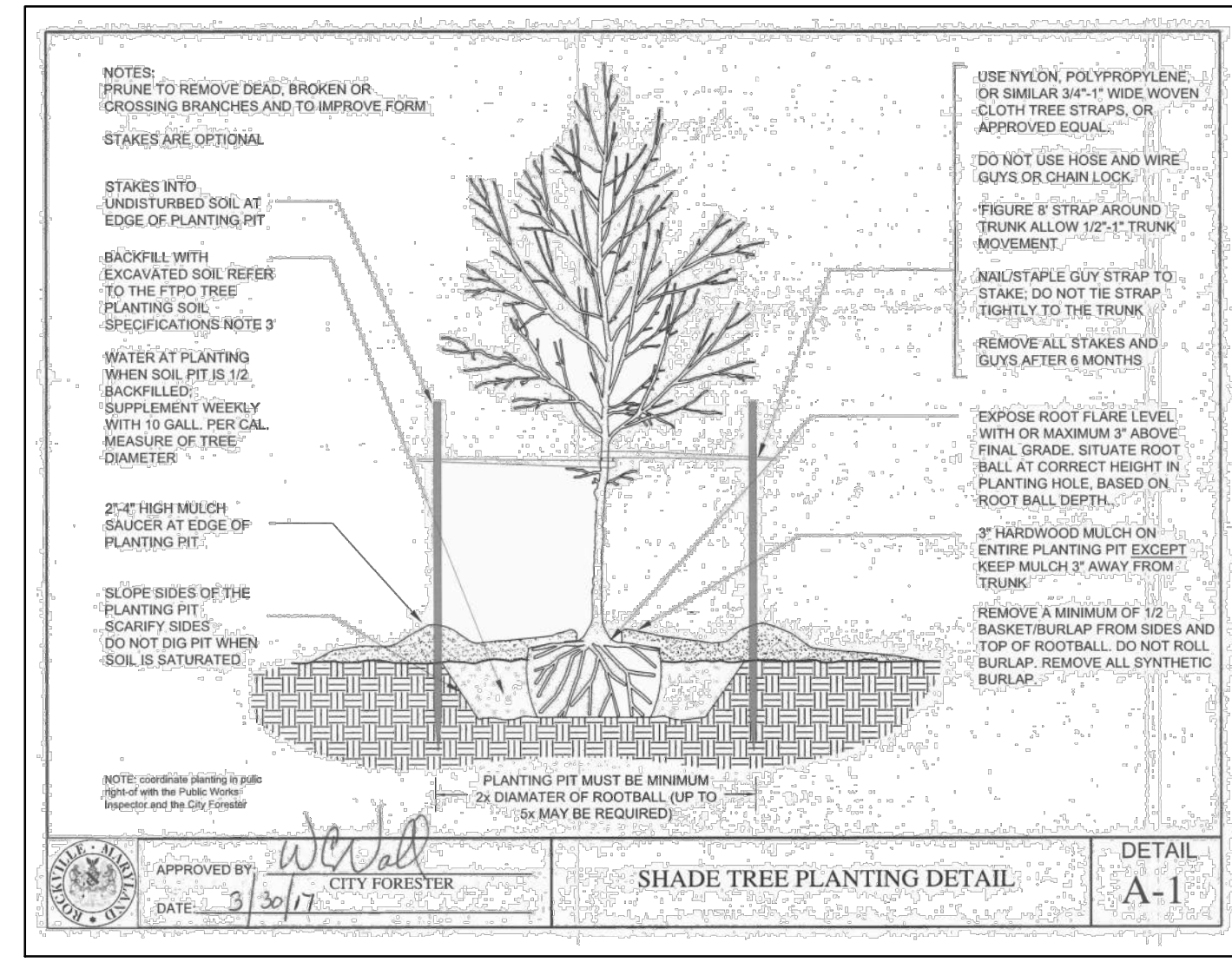


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 240-333-2067

**ATTORNEY:**  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051



**PLANTING NOTES**

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A NEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITIES PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OBTAINED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWING TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- SMALL GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER DRAINAGE OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT PREPARE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE EVEN WITH GRADE OR MAXIMUM 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL BBI PLANT MATERIAL. BASKET IS TO BE CUT HALFWAY DOWN THE ROOTBALL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE PASSING IS INDICATED.
- SHADE TREES- HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS- HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED. SUBSTITUTIONS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- THE OWNER IS REQUIRED TO WARRANT THE TREES COUNTED FOR AFFORESTATION/REFORESTATION FOR FIVE YEARS TO THE CITY OF ROCKVILLE. THE WARRANTY PERIOD SHALL BEGIN ONLY UPON COMPLETION OF A SATISFACTORY PLANTING INSPECTION BY THE CITY FORESTER. CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LANDCDDCOVA.ORG.

**LEGEND**

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- EXISTING TREES
- PROPOSED INTERNAL PARKING FACILITY AREA
- PROPOSED INTERNAL LANDSCAPED AREA

**NATIVE PLANT COUNTS**

Total Shade Trees: 13  
 Native Shade Trees: 3  
 Percent Native: 23%

Total Number of Trees: 30  
 Native Trees: 11  
 Percent Native: 36.7%

Total Number of Shrubs: 78  
 Native Shrubs: 34  
 Percent Native: 43%

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SPD	ROOT	SPACING
<b>SHADE TREES</b>								
*CPH	3	Quercus phellos	Willow Oak	21'-3"			B&B	
*KPA	5	Koeleria paniculata	Golden Raintree	2'-3"			B&B	
*PSK	3	Prunus serotina 'Kwanzan'	Kwanzan Cherry	2'-3"			B&B	
*ZSV	2	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2'-3"			B&B	
<b>EVERGREEN TREES</b>								
*JCH	3	Juniperus chinensis 'Hetzi Columbian'	Columnar Hetzi Juniper		5-6'		B&B	
*IAF	5	Ilex x attenuata 'Foster'	Foster Holly		5-6'		B&B	
<b>ORNAMENTAL TREES</b>								
*CCO	1	Cornus kousa 'Rutcan'	Constellation Kousa Dogwood		7-8'		B&B	Multi-stem
*CLK	6	Cladrasia kentuckea	Kentucky Yellowwood		7-8'		B&B	Single Stem
*MVI	2	Magnolia virginiana	Sweetbay Magnolia		7-8'		B&B	Multi-stem
<b>SHRUBS</b>								
*KLO	19	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	24-30"		#3 Cont.	48" o.c.	
*CAC	9	Cedrus atlantica 'Sivian Candies'	Sivian Candies Summerweel	18-24"		#3 Cont.	36" o.c.	
*PLO	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24"		#3 Cont.	36" o.c.	
*WFA	9	Weigela florida 'Alexandra'	Wine & Roses Weigela	24-30"		#3 Cont.	42" o.c.	
*TGL	6	Ilex glabra	hikberry	18-24"		#3 Cont.	36" o.c.	

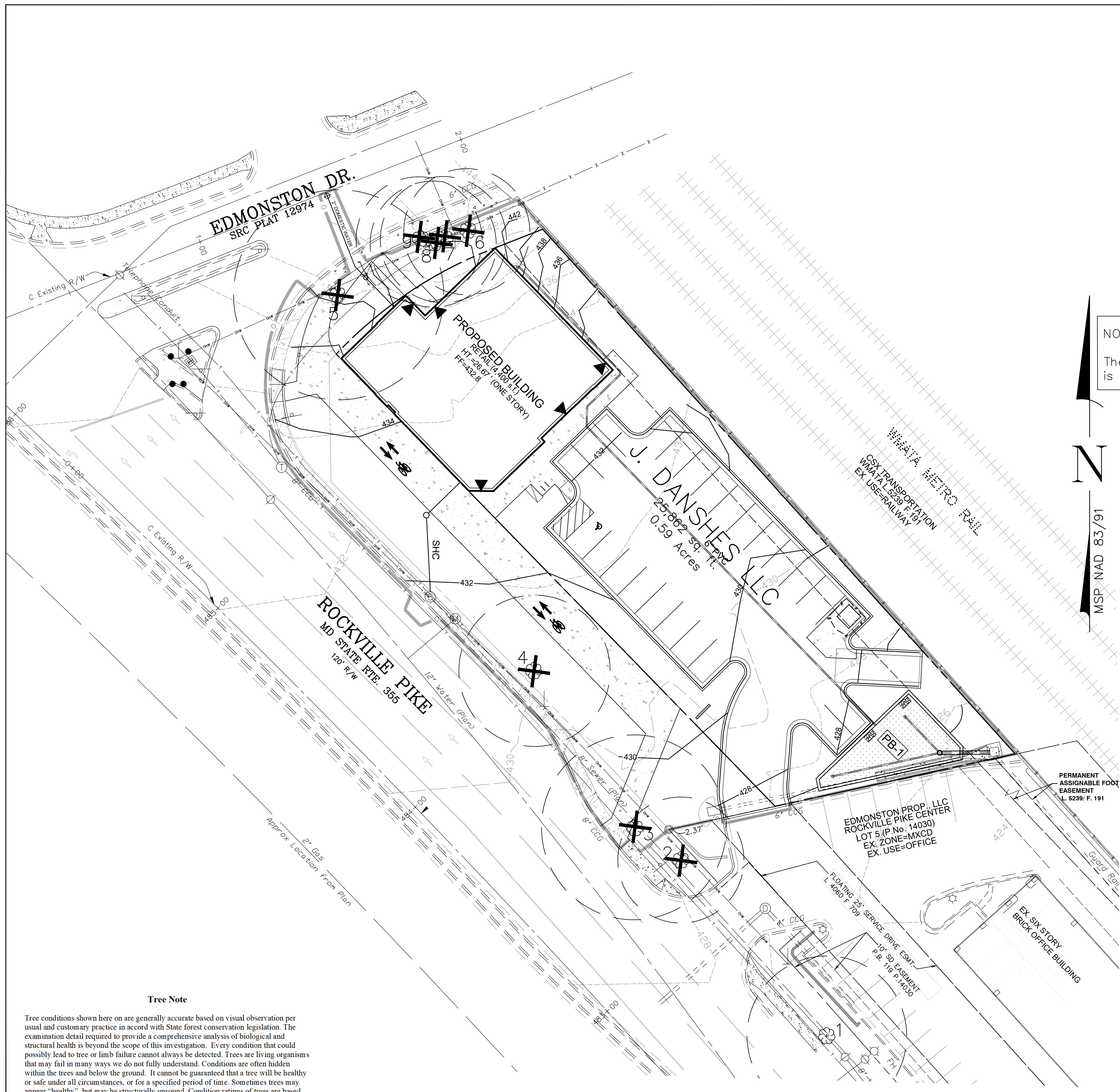
- General Planting Notes --- Quality Assurance
- All plant material shall be in accordance with the American Standard for Nursery Stock Latest Edition, published by AmericanHort.
  - All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.

**811**  
 Know what's below.  
 Call before you dig.

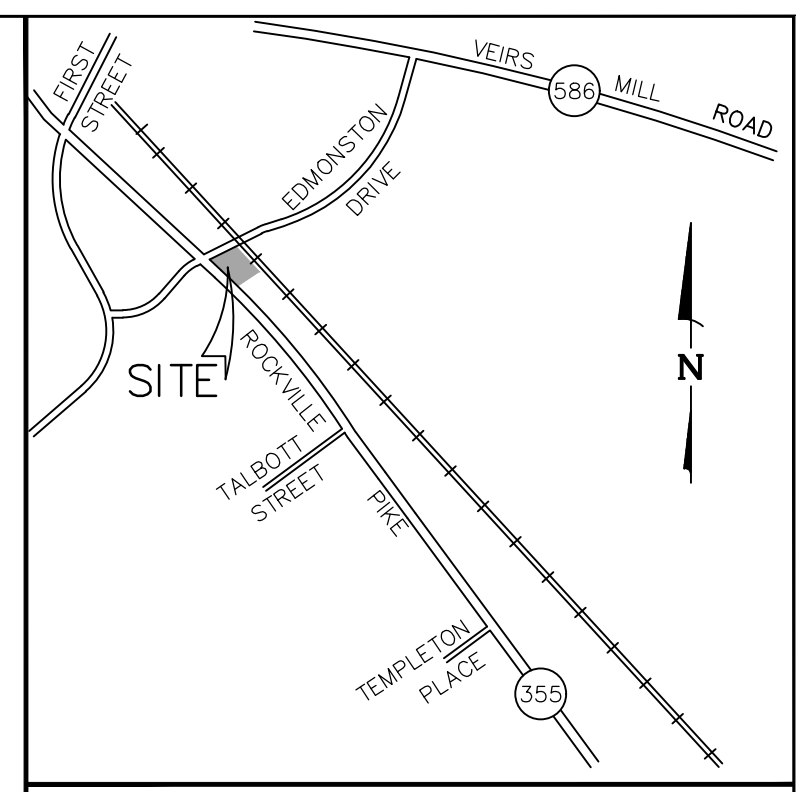
**FOR UTILITY LOCATIONS  
 CONTACT "ONE CALL" AT 811  
 AT LEAST 48 HOURS  
 PRIOR TO CONSTRUCTION**

**L2.01**  
 PROJECT NO. 2004.115.33  
 SHEET NO. 1 OF 1





SIGNIFICANT TREE SUMMARY CHART									
NRI						PFCP/FCP			
#	COMMON NAME	SCIENTIFIC NAME	DBH	Area CRZ	CTLA %	DISPOSITION (SAVE/REMOVE)	% CRZ IMPACT	REPLACEMENT REQD.	Proposed Credit
ON-SITE SIGNIFICANT > 12" DBH									
4	Willow Oak	Quercus phellos	21	3116	63	Remove	100%	2	N/A
CITY ROW TREE									
5	Siberian Elm	Ulmus pumila	24	4069	84	Remove	100%	1	N/A
6	Black Locust	Robinia pseudoacacia	16	1809	75	Remove	100%	1	N/A
7	Black Locust	Robinia pseudoacacia	9	572	72	Remove	100%	0	N/A
8	Black Locust	Robinia pseudoacacia	7	346	75	Remove	100%	0	N/A
9	Black Locust	Robinia pseudoacacia	8	452	72	Remove	100%	0	N/A
STATE ROW TREE									
1	Sugar Maple	Acer saccharum	20	2826	56	Save	0%	0	N/A
2	Norway Maple	Acer platanoides	15	1590	63	Remove	100%	0	N/A
3	Willow Oak	Quercus phellos	23	3737	63	Remove	100%	0	N/A
<b>Total Replacements Required:</b>							<b>4</b>		



VICINITY MAP  
 SCALE 1" = 2,000'

**MHG**  
 Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors  
 9220 Wightman Road, Suite 120  
 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com  
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FRANK C. JOHNSON  
 11/17/2023  
 DATE RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES COMAR 08.19.06.01  
 Qualified Professional Certification  
 I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER:  
 J DANSHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdanshes@yahoo.com

ARCHITECT:  
 GTM ARCHITECTS  
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ATTORNEY:  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06  
 L. 44329 F. 159  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

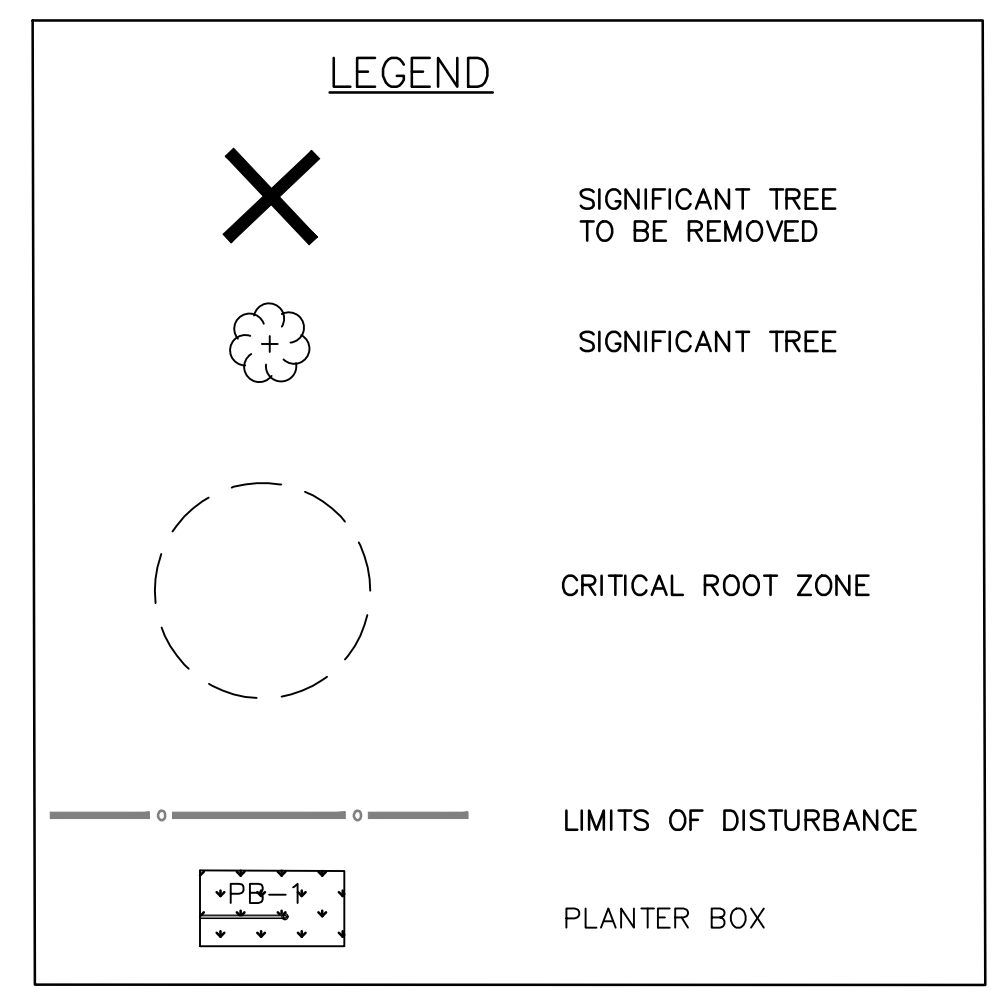
DANSHES CENTER ON THE PIKE  
 ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	FCJ
SCALE	1" = 20'
DATE	12/2022

PRELIMINARY FOREST CONSERVATION PLAN

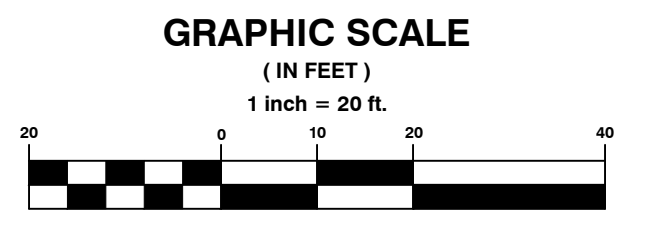
**L9.01**  
 PROJECT NO. 2004.115.33  
 SHEET NO. 1 OF 2

NOTE:  
 The site area is less than 40,000 s.f. and no forest conservation is required.



**Tree Note**  
 Tree conditions shown here on are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

CASE NUMBER FTP2017-00013  
 APPROVED BY  
 CITY OF ROCKVILLE  
 PLANNING AND  
 DEVELOPMENT SERVICES  
 12/06/2023  
 DATE SIGNED  
 12/06/2023 AS DIRECTED  
 DATE APPROVED







Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors

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 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com

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*Frank C. Johnson*

FRANK C. JOHNSON  
 DATE  
**09/21/2023**

DATE  
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY  
 MD DEPT. OF NATURAL RESOURCES  
 COMAR 08.19.06.01

Qualified Professional Certification  
 I hereby certify that the information shown hereon is  
 correct and that this plan has been prepared in  
 accordance with the requirements of the existing state  
 and county forest conservation legislation.

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 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/12/22

TAX MAP GR561 WSSC 217N06

L. 44329 F. 159

4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

**DANSHES CENTER ON  
 THE PIKE**

**ST. MARY'S  
 PARCEL P214**

PROJ. MGR BJD

DRAWN BY FCJ

SCALE 1" = 20'

DATE 12/2022

**PRELIMINARY FOREST  
 CONSERVATION PLAN**

**L9.02**

PROJECT NO. 2004.115.33

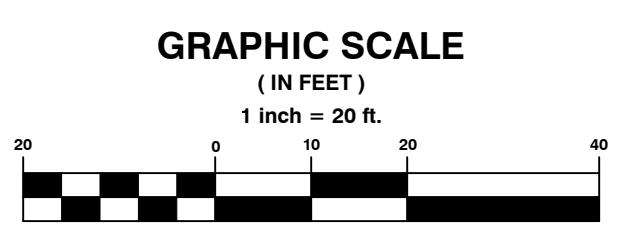
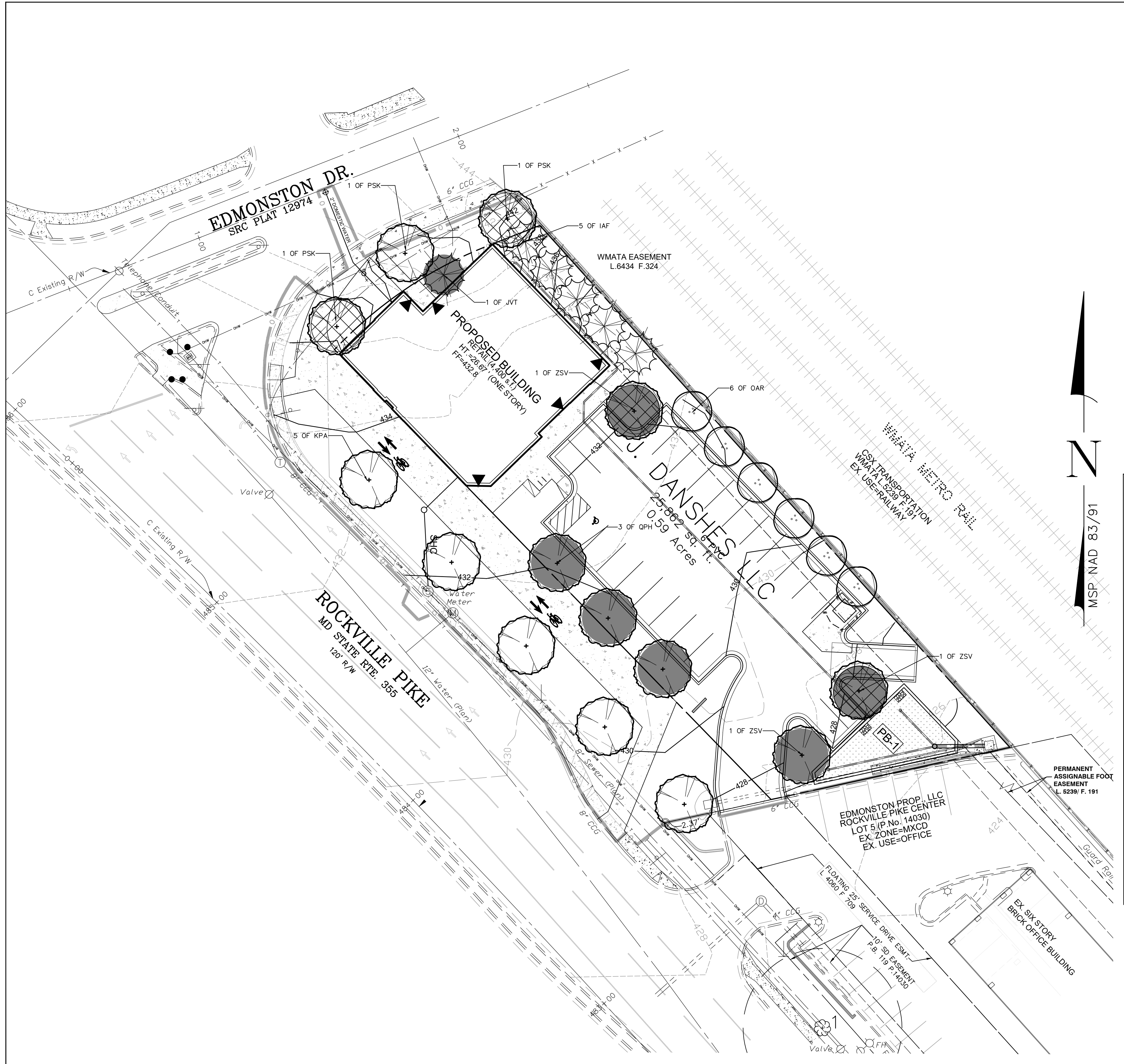
SHEET NO. 2 OF 2

MINIMUM TREE COVER TABLE	
TRACT AREA	0.59 AC
MTC REQUIRED (Zone MXCD = 10%)	0.059 AC
MTC PROVIDED:	
6 SHADE TREES x 400 S.F. each	= 2,400 S.F.
1 ORNAMENTAL TREES x 200 S.F. each	= 200 S.F.
	2,600 S.F. or 0.059 AC

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	CREDIT
<b>SHADE TREES</b>							
*QPH	3	Quercus phellos	Willow Oak	2 1/4 - 3"		B&B	1200 s.f MTC
KPA	5	Koeleruteria paniculata	Golden Raintree	2 1/4 - 3"		B&B	
PSK	3	Prunus serrulate 'Kwanzan'	Kwanzan Cherry	2 1/4 - 3"		B&B	2 Replacement
ZSV	3	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	2 1/4 - 3"		B&B	2 Replacement 1200 s.f MTC
<b>EVERGREEN TREES</b>							
*JVT	1	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar		5-6'	B&B	200 s.f MTC
IAF	5	Ilex x attenuate 'Fosteri'	Foster Holly		5-6'	B&B	
<b>ORNAMENTAL TREES</b>							
*OAR	6	Oxydendron arboretum	Sourwood	2 1/4 - 3"		B&B	
							TOTAL: 4 Replacement 2600 s.f. MTC

**LEGEND**

- SIGNIFICANT TREE TO REMAIN
- CRITICAL ROOT ZONE
- LIMITS OF DISTURBANCE
- PROPOSED TREE
- REPLACEMENT TREE CREDIT
- MIN TREE COVER CREDIT
- PLANTER BOX



**811**  
 Know what's below.  
 Call before you dig.

**FOR UTILITY LOCATIONS  
 CONTACT "ONE CALL" AT 811  
 AT LEAST 48 HOURS  
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CASE NUMBER FTP2017-00013

APPROVED BY  
**CITY OF ROCKVILLE  
 PLANNING AND  
 DEVELOPMENT SERVICES**

12/06/2023  
 DATE SIGNED

12/06/2023  
 DATE APPROVED

AS DIRECTED





111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

August 28, 2023

Mr. Joel Danshes  
 J Danshes, L.L.C.  
 9213 Winterset Drive  
 Potomac, Maryland 200854

SUBJECT: 900 Rockville Pike – Danshes’ Center on the Pike –Pre-Application SWM Concept  
 Approval PJT2023-00016, SMC2023-00009

Dear Mr. Danshes:

The Pre-Application Stormwater Management (SWM) Concept (Concept) received for the above referenced site is conditionally approved. Staff has determined that the Pre-Application SWM Concept, as described below, achieves on-site Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). This Pre-Application SWM Concept approval establishes ESD to the MEP as a PE of 1.80-inch for this project which is 100 percent of the required ESD volume (ESD<sub>v</sub>).

This site is 0.59 acre and is identified as Parcel 214, St. Mary’s, zoned Planned Development – Champion Billiards (PD-CB) with a designated equivalent zone of Mixed-Use Corridor District (MXCD), situated at 900 Rockville Pike on the southeast corner of the intersection of Edmonston Drive and MD-355. The proposed development includes the construction of a 4,400 square foot retail building, a surface parking lot and sidewalks, and frontage improvements for a 15-foot shared-use path. The property is in Lower Rock Creek Watershed. The on-site soil is designated as Urban Land which is classified as hydrologic soil group (HSG) D.

According to the Rockville City Code (Code), Chapter 19, Section 19-2 Definitions of the Rockville City Code, the Site qualifies as Development because it proposes construction on a property where existing imperviousness is less than 40 percent of the site. The site is currently a vacant lot which is 3.18 percent impervious.

In accordance with the Code, Chapter 19, Section 19-45, SWM is required for all new and replacement impervious area within the entire site area and the contiguous Rights-of-Way (ROW) as required by section 19-46, including all impervious area previously existing on the site that does not have SWM to current standards. According to the submitted Concept, the total limit of disturbance is 0.44 acre which is 100 percent of the site after the proposed dedication of ROW, and the on-site impervious area subject to SWM is 0.30 acre.

Per the Code, Chapter 19, Section 19-46, SWM also must be provided for imperviousness in a portion of the adjacent Edmonston Drive and MD-355 ROW. Per the submitted Concept, the total impervious area in the adjacent ROW subject to SWM is 0.13 acre.



Mr. Danshes  
August 28, 2023  
Page 2

Your proposed Pre-Application SWM Concept, as shown on the attachment, is summarized as follows:

### **ON SITE SUMMARY**

Proposed new or replacement impervious areas are summarized as:

- One building, a surface parking lot, sidewalks, and associated site improvements.

Total on-site impervious area subject to SWM = 0.30 acre.

### **Environmental Site Design Measures**

- The Concept proposes to provide a  $P_E = 1.80$  inches equivalent to 100 percent of the required  $ESD_v$  in the following on-site measures:
  - One micro-bioretenention planter box facility.
- Summary of ESD:
  - Total  $ESD_v$  provided = 1,888 cubic feet (cf.)
  - Total  $ESD_v$  required = 1,888 cf.

Percentage of  $ESD_v$  provided =  $1,888 \text{ cf.} / 1,888 \text{ cf.} = 100$  percent.

### **Structural Measures and/or Alternative Measures – Monetary Contribution**

This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent  $ESD_v$ . However, the Pre-Application SWM proposes:

- Alternative Measures – Monetary contribution in-lieu of providing  $Q_{p10}$  for the on-site imperviousness (0.30 acre).

### **ROW SUMMARY**

- Applicant proposes to provide  $WQ_v$ ,  $C_{p_v}$ , and  $Q_{p10}$  for imperviousness in the adjacent ROW of Edmonston Drive and MD-355 (0.11 acre) via monetary contribution.

### **CONDITIONS OF APPROVAL**

Staff has determined that ESD to the MEP has been met.

The next step in the City of Rockville (City) two-stage SWM Concept approval is submission of a Development SWM Concept for review and approval by the Department of Public Works (DPW) prior to Planning Commission approval of the Site Plan. In accordance with the Code, Chapter 19, Section 19-44, SWM must be provided by one of the following methods, which are listed in order of priority respectively: on-site ESD measures, on-site structural measures, and alternative measures which may include a monetary contribution.

Mr. Joel Danshes  
August 28, 2023  
Page 3

This Pre-Application SWM Concept is conditionally approved subject to the following conditions, which must be addressed at the stages in the process as indicated below:

The submitted material must:

1. Include all plans, on 24" x 36" sheets, computations, and supporting documents as outlined in the City SWM Concept Checklist.
2. Demonstrate, with sufficient details and computations, how ESD to the MEP, established by this approval, will be achieved on-site.
3. Demonstrate, with sufficient details and computations, compliance with the full SWM requirements will be in accordance with the Code, Sections 19-43 and 19-44.
4. Include horizontal and vertical information to support the design, including underdrain pipes and overflow structures, and conveyance to the proposed microbioretention SWM facility.
5. Provide information that demonstrates that individually sized sub-drainage areas are safely conveyed to the individual ESD measures.
6. Submit a revised SWM/Forestry Overlay Plan demonstrating compliance with the Concept approval and the Preliminary Forest Conservation Plan approval.
7. Show and label preliminary SWM easements for all proposed SWM facilities. Easements should be sized to allow future inspection and maintenance.
8. The City may require an underground structural measure in-lieu of providing full ESD. SWM Alternatives, including monetary contribution as a method to meet SWM requirements, will be reviewed at the Development SWM Concept stage. Fee-in-lieu calculations associated with on-site areas should be presented separately from adjacent ROW areas.
9. Prepare a safe conveyance analysis of the downstream storm drain system and receiving stream. This letter establishes the study point as the storm drain pipe located on the east side of the WMATA Metro Rail property as shown on the attached exhibit entitled "900 Rockville Pike – Safe Conveyance Analysis Limits." The safe conveyance analysis must be reviewed and approved by DPW prior to approval of the Development SWM Concept. However, this analysis may be reviewed concurrently with the Development SWM Concept.
10. Conceptual design for drainage connections to existing storm drains in Washington Metropolitan Area Transit Authority (WMATA) easements and ROWs must be submitted for review prior to the approval of the Development Stormwater Management Concept.
11. The Applicant must comply with all requirements of WMATA's Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of any existing easement on the property. The Applicant must identify all proposed SWM facilities or private storm drain within the WMATA Zone of Influence on the property and provide the City with all correspondence related to compliance with WMATA's requirements. Any significant changes to the proposed development to comply with WMATA's Design Criteria may require the applicant to revise the plan to comply with all stormwater management requirements.

This Pre-Application SWM Concept does not supersede or negate other required project approvals. The Concept approval does not approve the layout or density of the site. The Concept approval is contingent upon compliance of all other City and other governmental agency requirements including, but not limited to, Forestry, Traffic and Transportation, and Planning.

Any significant changes to the proposed development may result in the requirement to submit a revised Pre-Application SWM Concept with review fee for approval by DPW.

Mr. Joel Danshes  
August 28, 2023  
Page 4

If you have questions, please contact Principal Civil Engineer Sean Murphy via email at smurphy@rockvillemd.gov or via telephone at 240-314-8535.

Sincerely,



John Scabis, P.E.  
Chief of Engineering

JKS/SKM/kmc

Attachments: 900 Rockville Pike – Danshes’ Center on the Pike – Pre-Application SWM Concept Plan, dated August 22, 2023.  
900 Rockville Pike – Danshes’ Center on the Pike – Safe Conveyance Analysis Limits.

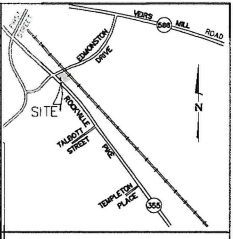
cc: Jim Lapping, Engineering Supervisor  
Shaun Ryan, Planning Supervisor  
Li Alligood, Principal Planner  
Brian Donnelly, Macris, Hendrick & Glascock, P.A.  
Jody Kline, Miller, Miller & Canby  
SWM Concept file  
Permit plan, PJT2023-00016, SMC2023-00009  
Day file

Drainage Area ID	Total DA (sq. ft.)	Imp Area (sq. ft.)	ESD, (cu. ft.)		P <sub>1</sub>		WQ, (cu. ft.)		CP, (cu. ft.)		Q <sub>10</sub> , (cu. ft.)	
			Req'd	Prvd	Req'd	Prvd	Req'd	Prvd	Req'd	Prvd	Req'd	Prvd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1,942 CF	1,803 m	1,933 m	1,008 CF	1,008 CF	N/A	SWM All	
Unmanaged Area	3,516 SF	436 SF	On-Site Comp <sup>1</sup>		On-Site Comp <sup>2</sup>		On-Site Comp <sup>3</sup>		N/A		SWM All	
On-Site Total	19,354 SF	12,990 SF	1,899 CF	2,942 CF	1,803 m	1,844 m	1,008 CF	1,008 CF	N/A	SWM All		
ROW	9,802 SF	4,890 SF	SWM All		SWM All		SWM All		N/A		SWM All	

**SWM CONCEPT SUMMARY TABLE**  
General Property Information-300 ROCKVILLE PIKE SITE AREA

SMC# 2022-00009  
Type of Concept: Pre-Application SWM Concept  
Development/Review Process/Case No.: Project Plan  
Property Address: 300 Rockville Pike  
Property Legal Description: Parcel 024  
Existing Property Size (Ac./Sq. Ft.): 0.59 ac. / 25,863 sq. ft.  
Proposed Property Size (Ac./Sq. Ft.): 0.47 ac. / 19,354 sq. ft.  
Total Contiguous Area (Ac./Sq. Ft.): 0.22 ac. / 25,892 sq. ft.  
Slope: 7.0 %  
Waterhead: Rock Creek  
100 Yr Floodplain: n/a  
Ac. % Impervious Area/Redevelopment or New Development: 0 % / New Development  
SWM Summary  
Total On-Site Impervious Area subject to SWM: 0.00 ac. / 12,990 sq. ft.  
Required P<sub>1</sub> (Proposed P<sub>1</sub>): 1,803 m<sup>3</sup> / 1,803 m<sup>3</sup>  
Target ESD (Proposed ESD): 1,899 cu. ft. / 2,942 cu. ft.  
ESD Measures: One Planter Box Above-Bio-retention  
Structural Storage Required/Provided: 0 cu. ft.  
Structural Measures: None  
Q<sub>10</sub> (10-Year Quantity Control) Measures: Monetary Contribution

Contiguous ROW Computations  
Total Site Area: 0.48 ac. / 19,354 sq. ft.  
On-Site Contiguous Area: 0.48 ac. / 19,354 sq. ft.  
Review of Site Disturbance Area: N/A  
Contiguous Right-of-Way Impervious Area: 0.11 ac. / 4,890 sq. ft.  
Contiguous Right-of-Way Contribution Area: 0.11 ac. / 4,890 sq. ft.  
Contiguous Right-of-Way 100: 0.25 ac. / 11,021 sq. ft.  
Contiguous Right-of-Way Cont. (Excess Protection Volume) & Wq (Water Quality Volume) Measures: Monetary Contribution  
Contiguous Right-of-Way Q<sub>10</sub> (10-Year Quantity Control) Measures: Monetary Contribution  
Other Information: n/a



**MHG**  
Civil Engineers  
Landscape Architects  
Landscape Architects  
Landscape Architects  
9200 Wigginton Road, Suite 120  
Montgomery Village, MD 20899  
Phone: 301.672.0000  
www.mhga.com

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.  
License No. 16802, Expiration Date 24/25/9924  
Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.  
License No. 16802, Expiration Date 24/25/9924  
OWNER:  
J DANDRES, LLC  
9213 WINTERSSET DR  
POTOMAC, MD 20854  
jdandres@ymail.com

**VICINITY MAP**  
SCALE 1" = 2,000'

**20K LEGEND**

- 34.0 Proposed Spot Elevation
- 340 Existing Contour
- 340 Proposed Contour
- Limit of Disturbance
- Proposed Drainage Divide
- Existing Drainage Divide
- Planter Box Typ.
- ROW Impervious Area
- Proposed Concrete Walkway
- Proposed Storm Drain
- Soil Boundary
- Proposed SWM Easement
- Existing Overhead Utility Lines
- Existing Storm Drain Line
- Existing Water Line
- Existing Fire Hydrant
- Existing Telephone Conduit
- Existing Sewer Line

NO.	DESCRIPTION	DATE

TAX MAP CROSS REF: W80C-217000

L 44328 F. 159

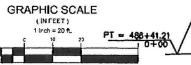
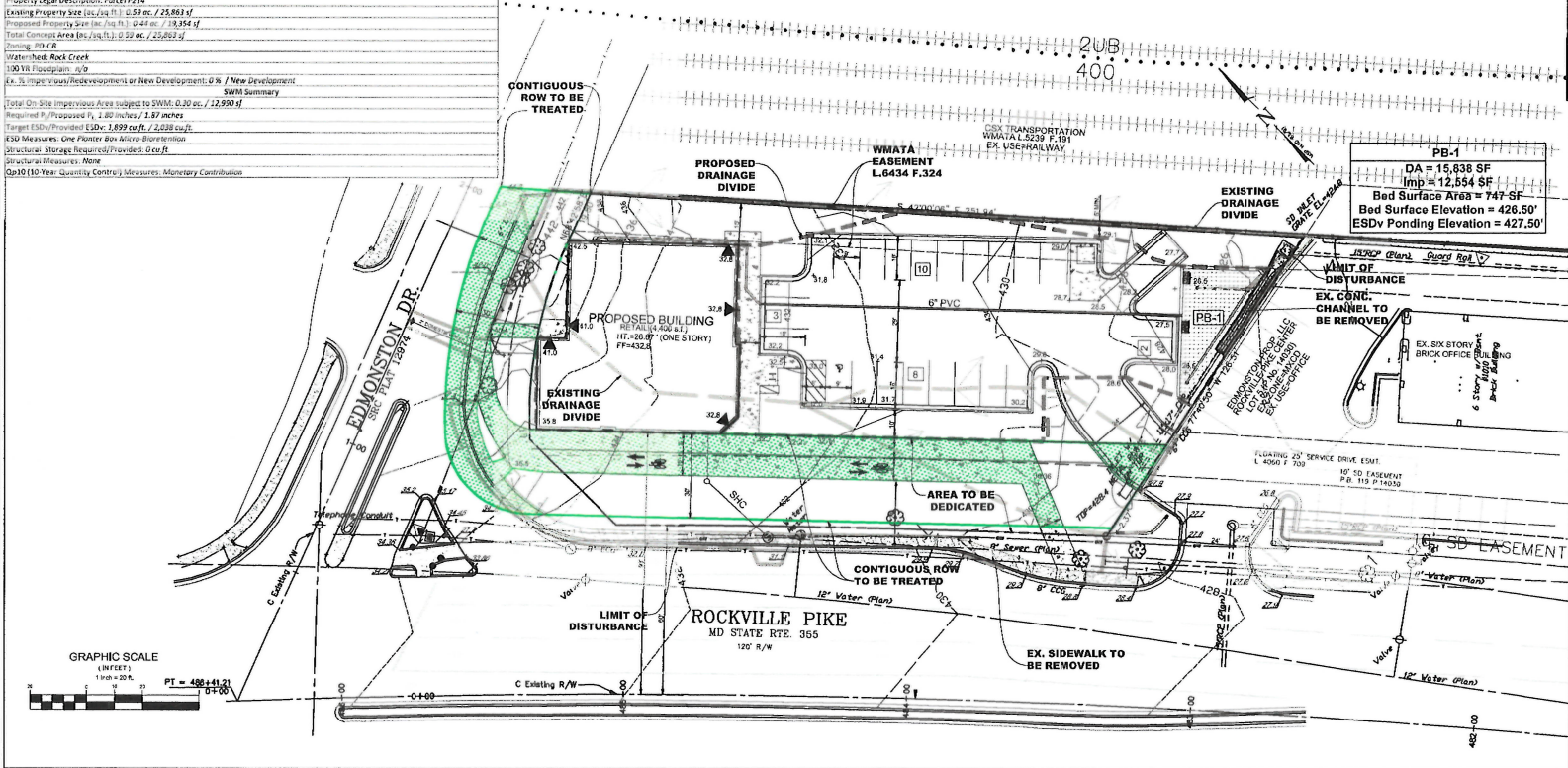
JTM ELECTRICAL DISTRICT  
CITY OF ROCKVILLE  
MARYLAND

ST. MARY'S  
PARCEL P214

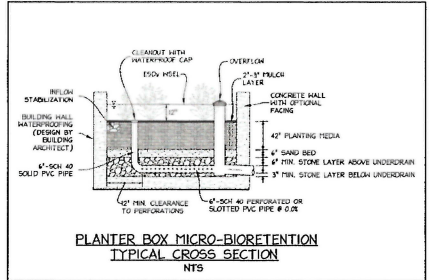
PROJ. MGR BJD  
DRAWN BY JT  
SCALE 1"=20'  
DATE 8/14/23

PRE-APPLICATION SWM  
CONCEPT PLAN

PROJECT NO. 2004.116.33  
SHEET NO. 1 OF 1

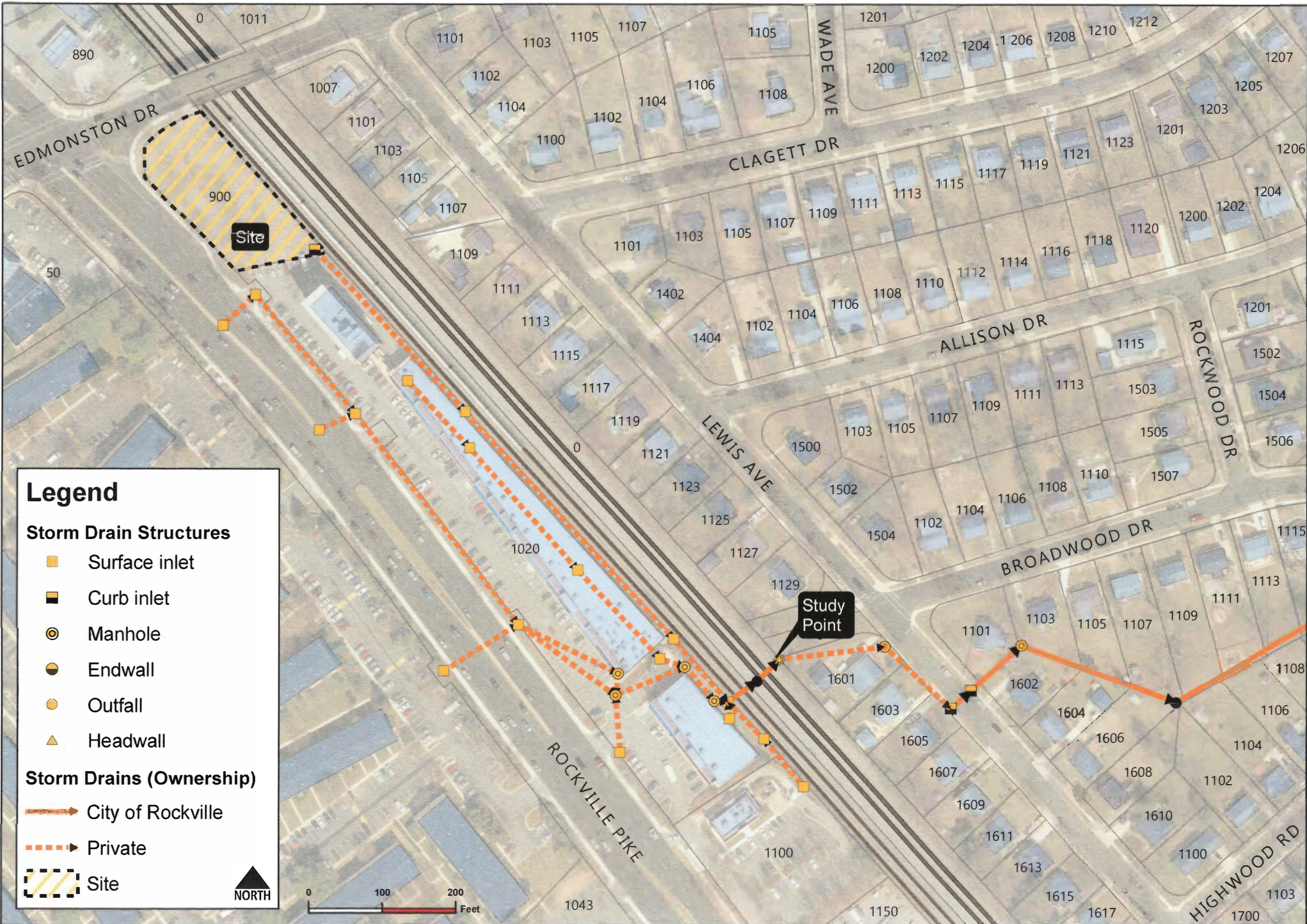


SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.



THIS PLAN IS FOR STORMWATER MANAGEMENT ONLY





**Legend**

**Storm Drain Structures**

- Surface inlet
- Curb inlet
- ⊙ Manhole
- Endwall
- Outfall
- ▲ Headwall

**Storm Drains (Ownership)**

- City of Rockville
- - - Private
- Site



Department of Public Works  
Engineering Division

111 Maryland Avenue • Rockville, Maryland 20850-2364  
Phone 240.314.8500 • Fax 240.314.8539

**900 Rockville Pike  
Safe Conveyance Analysis Limits**

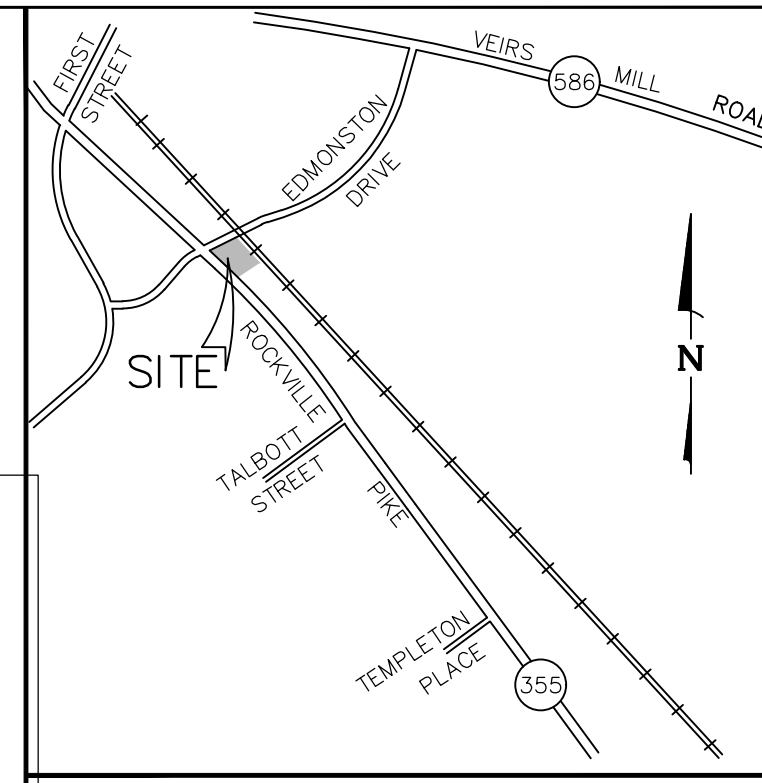
DISCLAIMER:  
This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from sources at different scales, and the actual or relative geographic of any feature is only as accurate as the source information.

DATE: 1/2/2019 | AUTHOR: lcast...



Drainage Area ID	Total DA (sq. ft.)	Imp Area (sq. ft.)	ESD <sub>v</sub> (cu. ft.)		P <sub>E</sub>		WQ <sub>v</sub> (cu. ft.)		CP <sub>v</sub> (cu. ft.)		Q <sub>10</sub> (cu. ft.)	
			Req'd	Max.	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd	Req'd	Prv'd
PB-1	15,838 SF	12,554 SF	1,814 CF	2,620 CF	1.93 in	1.93 in	1,008 CF	1,008 CF	N/A	N/A	SWM Alt.	SWM Alt.
Unmanaged Area	3,516 SF	436 SF	On-Site Comp <sup>1</sup>		On-Site Comp <sup>1</sup>		On-Site Comp <sup>1</sup>		N/A		SWM Alt.	SWM Alt.
On-Site Total	19,354 SF	12,990 SF	1,899 CF	1,942 CF	1.80 in	1.84 in	1,055 CF	1,055 CF	N/A	N/A	SWM Alt.	SWM Alt.
ROW	9,802 SF	4,890 SF	SWM Alt		SWM Alt		SWM Alt		N/A		SWM Alt.	SWM Alt.

Contiguous ROW Computations	
Total Site Area:	0.44 ac. / 19,354 sf
On-Site Disturbed Area:	0.44 ac. / 19,354 sf
Percent of Site Disturbed Area:	100%
Contiguous Right-of-Way Impervious Area:	0.11 ac. / 4,890 sf
Contiguous Right-of-Way Contribution Area:	0.11 ac. / 4,890 sf
Contiguous Right-of-Way LOD:	0.25 ac. / 11,021 sf
Contiguous Right-of-Way Cpv (Channel Protection Volume) & WQv (Water Quality Volume) Measures: Monetary Contribution	
Contiguous Right-of-Way Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	
Other Information: n/a	



**MHG**

Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors

9220 Wightman Road, Suite 120  
 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com

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SWM CONCEPT SUMMARY TABLE	
General Property Information -900 ROCKVILLE PIKE SITE AREA	
SMCH 2023-00009	
Type of Concept: Pre-Application SWM Concept	
Development Review Process/Case No.: Project Plan	
Property Address: 900 Rockville Pike	
Property Legal Description: Parcel P214	
Existing Property Size (ac./sq.ft.): 0.59 ac. / 25,863 sf	
Proposed Property Size (ac./sq.ft.): 0.44 ac. / 19,354 sf	
Total Concept Area (ac./sq.ft.): 0.59 ac. / 25,863 sf	
Zoning: PD-CB	
Watershed: Rock Creek	
100 YR Floodplain: n/a	
Ex. % Impervious/Redevelopment or New Development: 0 % / New Development	
SWM Summary	
Total On-Site Impervious Area subject to SWM: 0.30 ac. / 12,990 sf	
Required P <sub>E</sub> /Proposed P <sub>E</sub> : 1.80 inches / 1.87 inches	
Target ESD <sub>v</sub> /Provided ESD <sub>v</sub> : 1,899 cu.ft. / 2,038 cu.ft.	
ESD Measures: One Planter Box Micro-Bioretenention	
Structural Storage Required/Provided: 0 cu.ft.	
Structural Measures: None	
Qp10 (10-Year Quantity Control) Measures: Monetary Contribution	

VICINITY MAP  
 SCALE 1" = 2,000'

**SWM LEGEND**

- Proposed Spot Elevation
- Existing Contour
- Proposed Contour
- Limit of Disturbance
- Proposed Drainage Divide
- Existing Drainage Divide
- Planter Box Typ.
- ROW Impervious Area
- Proposed Concrete Walkway
- Proposed Storm Drain
- Soil Boundary
- Proposed SWM Easement
- Existing Overhead Utility Wires
- Existing Storm Drain Line
- Existing Water Line
- Existing Fire Hydrant
- Existing Telephone Conduit
- Existing Sewer Line

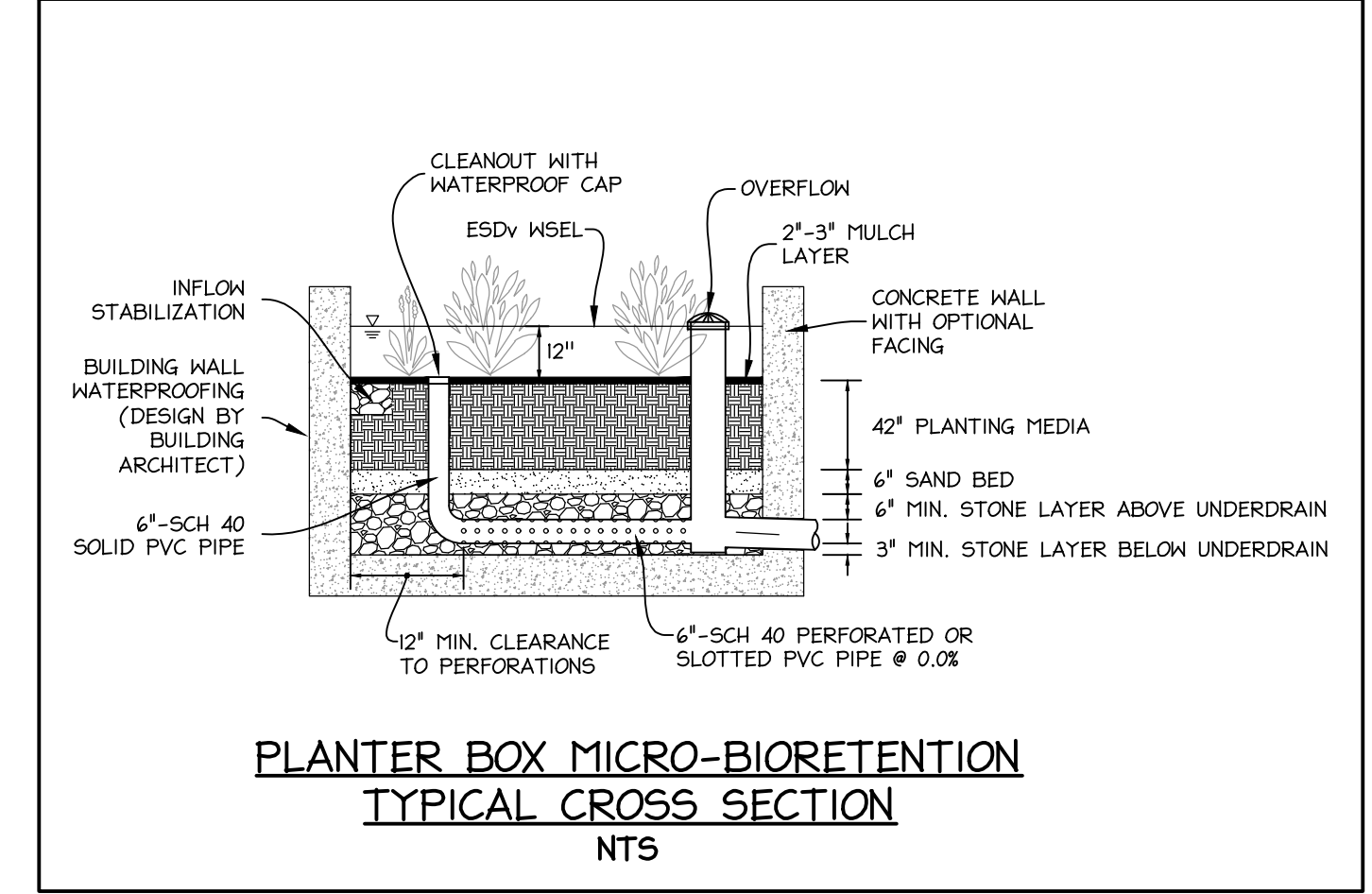
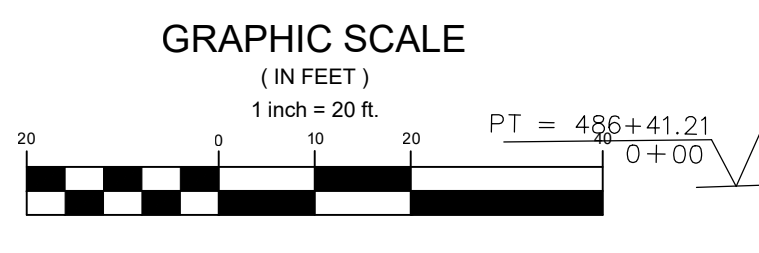
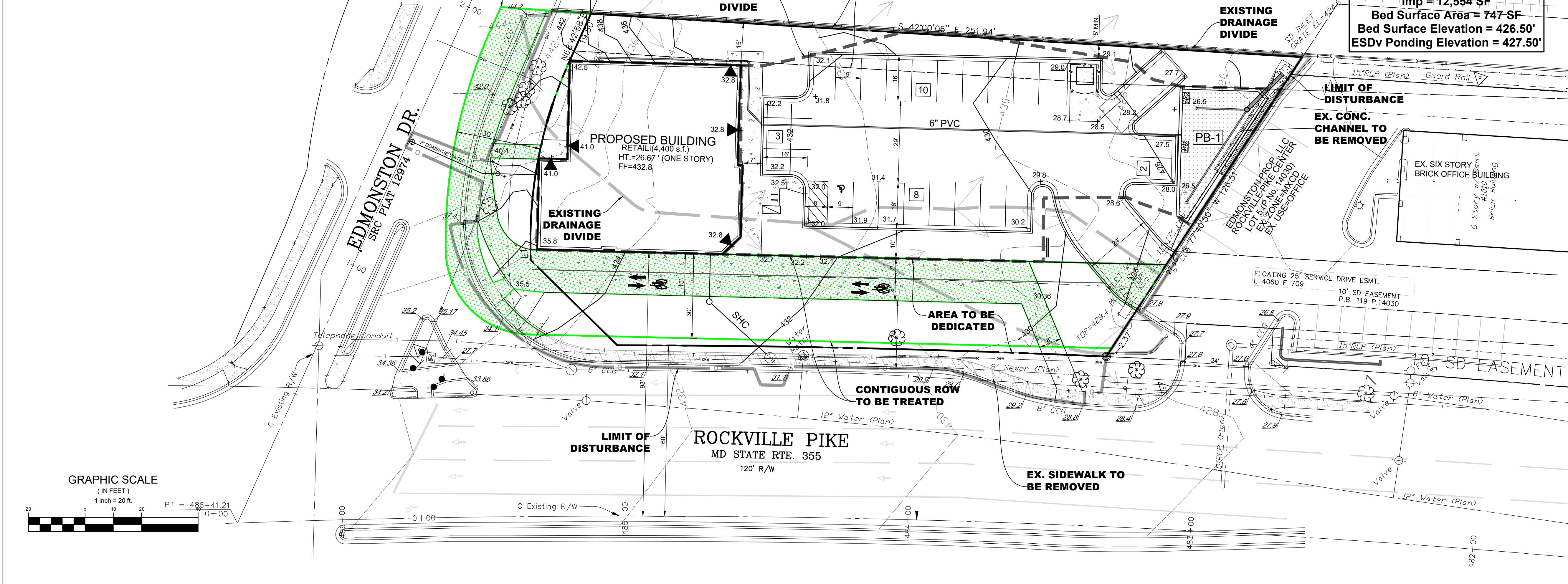
Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.  
 License No. 16905, Expiration Date: 04/21/2024

OWNER:  
 J DANCESHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdanshes@yahoo.com

REVISIONS

NO.	DESCRIPTION	DATE



SOILS ON-SITE CONSIST ENTIRELY OF URBAN LAND (HSG 'D' MAPPING UNIT) ACCORDING TO DATA RETRIEVED FROM THE USDA-NRCS WEBSOIL SURVEY.



DANSHES CENTER ON THE  
PIKE  
ST. MARY'S -PARCEL P214  
900 Rockville Pike  
PJT2018-00010

---

**From:** James Lapping <[jlapping@rockvillemd.gov](mailto:jlapping@rockvillemd.gov)>  
**Sent:** Monday, December 05, 2022 8:14 AM  
**To:** Paul pswienton <[pswienton@mhgpa.com](mailto:pswienton@mhgpa.com)>  
**Cc:** Brian Donnelly <[bdonnelly@mhgpa.com](mailto:bdonnelly@mhgpa.com)>  
**Subject:** RE: W&S Authorization

Paul,

I couldn't find an actual Water & Sewer Authorization approval letter for 900 Rockville Pike. The language in the staff report from the 2019 M&C public hearing is below. We'll use the same language when the project moves forward.

Water and Sewer

The applicant is not required to obtain a Water and Sewer Authorization Letter. The proposed amendment represents a reduction in the water and sewer demand from the previously approved Project Plan for the property.

**James D. Lapping, P.E.**

Engineering Supervisor - Development Review

Department of Public Works

[jlapping@rockvillemd.gov](mailto:jlapping@rockvillemd.gov)

City of Rockville

111 Maryland Avenue

Rockville, Maryland 20850

240-314-8507

[www.rockvillemd.gov](http://www.rockvillemd.gov)

---

**From:** Paul pswienton <[pswienton@mhgpa.com](mailto:pswienton@mhgpa.com)>  
**Sent:** Sunday, December 4, 2022 9:46 PM  
**To:** James Lapping <[jlapping@rockvillemd.gov](mailto:jlapping@rockvillemd.gov)>  
**Cc:** Brian Donnelly <[bdonnelly@mhgpa.com](mailto:bdonnelly@mhgpa.com)>  
**Subject:** W&S Authorization

**WARNING - External email. Exercise caution.**

Hi Jim

Can you please check to see if there is an approved **W&S Authorization** for **900 Rockville Pike** in Rockville. We are doing work on this property and the client believes that there is already a Authorization for this.

Please let me know when you have a chance.

Thank you

Paul



**Paul A. Swienton**  
**Macris, Hendricks and Glascock, P.A.**  
**Engineers • Planners • Landscape Architects • Surveyors**  
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland 20886-1279  
Phone: 301.670.0840 Ext. 1053  
Email: [pswienton@mhgpa.com](mailto:pswienton@mhgpa.com)



DEPARTMENT OF PUBLIC WORKS  
 111 Maryland Avenue, Rockville, Maryland 20850, 240-314-8500  
**WATER AND SEWER**  
**AUTHORIZATION APPLICATION (WSA)**

For City Use:
CPDS Case # <u>PJT2025-00022</u>
WSA Case # _____

**GENERAL PROJECT INFORMATION:**

Project Name and Address: ST. MARY'S - 900 ROCKVILLE PIKE

Property Description: Subdivision: ST. MARY'S Lot(s) and Block(s) \_\_\_\_\_ Parcel(s) P214

Tax ID(s): 04-02406134

Applicant: J DANSHES LLC Contact Person: JOEL DANSHES

Address: 9213 WINTERSET DRIVE, POTOMAC, MD 20854

E-mail Address: jdanshes@yahoo.com Telephone No: \_\_\_\_\_

Property Owner (if different from above): \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Engineering Firm: MHG Contact Person: PAUL SWIENTON

Address: 9220 WIGHTMAN ROAD, SUITE 120, MONTGOMERY VILLAGE, MD 20886

E-mail Address: pswienton@mhgpa.com Telephone No: 301-670-0840

**Submittal Requirements:**

(Check to confirm that items have been submitted with package, if applicable)

- Corresponding CDPS Plan     Preliminary profiles for sewer deeper than 15 feet  
 Preliminary profiles for shallow sewer (less than 6 feet)

**Requested Service:**

(Check all that apply)

- Public Water Main Extension     Water Service Connection     Abandon Water Service Connection  
 Public Sewer Extension     Sewer Service Connection     Abandon Sewer Service Connection  
 Fire Hydrant     Other: \_\_\_\_\_

**Special Project Conditions:**

(Check all that apply)

- Pressure Sewer     Off Site Easement Required     On-Site Easement Required  
 Other (specify) \_\_\_\_\_

**Current Use Information:**

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use **	Average Demand (g.p.d)**
		<b>Total =</b>	<b>Total =</b>

**Proposed Use Information (include any Current Uses that are to remain):**

Specific Use	Unit (SF, each, etc.)	AWF/Unit (g.p.d)/per Use**	Average Demand (g.p.d)**
RETAIL	4,400 SF	0.069	304
		<b>Total = 0.069</b>	<b>Total = 304</b>

\*\*AWF = Average Wastewater Flow. Flow and demand rates to be used in calculating the AWF must be from the WSSC Pipeline Design Manual, latest edition. If WSSC flow rates are not available for a specific use, state the source below.

Source: \_\_\_\_\_

**SIGNATURE OF PROPERTY OWNER/APPLICANT:**

*If Applicant is the Property Owner:*

Property Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_  
 Name and Title (Please Print): \_\_\_\_\_

*If Applicant is not the Property Owner:*

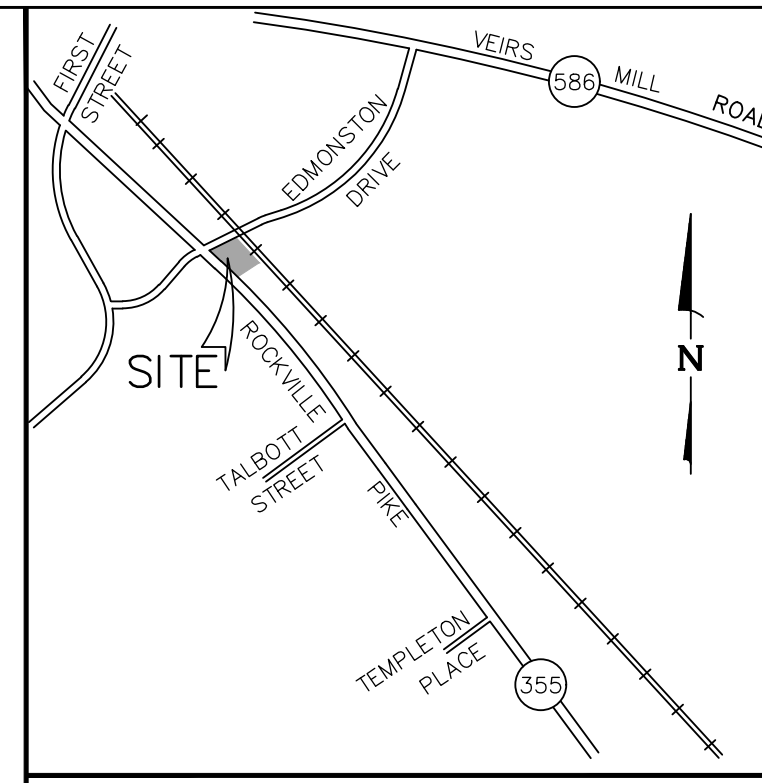
I hereby certify that I am the Property Owner and I have authorized the filing of this application for review.  
 Property Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_  
 Name and Title (Please Print): \_\_\_\_\_



Civil Engineers  
 Land Planners  
 Landscape Architects  
 Land Surveyors

9220 Wightman Road, Suite 120  
 Montgomery Village, MD 20886  
 Phone: 301.670.0840  
 www.mhgpa.com

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VICINITY MAP  
 SCALE 1" = 2,000'

Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date: 04/21/2024

OWNER:  
 J DASHES, LLC  
 9213 WINTERSET DR  
 POTOMAC, MD 20854  
 jdashes@yahoo.com

ARCHITECT:  
 GTM ARCHITECTS  
 7735 OLD GEORGETOWN ROAD  
 SUITE 700  
 BETHESDA, MD, 20814  
 JEFF WHITMAN, RA  
 240-333-2067

ATTORNEY:  
 MILLER, MILLER & CANBY  
 200-B MONROE STREET  
 ROCKVILLE, MD,  
 JODY KLINE  
 301-738-2051

NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS DRC COMMENTS	5/8/23

TAX MAP GR561 WSSC 217N06  
 L. 44329 F. 159  
 4TH ELECTION DISTRICT  
 CITY OF ROCKVILLE  
 MARYLAND

DANSHES CENTER ON THE PIKE

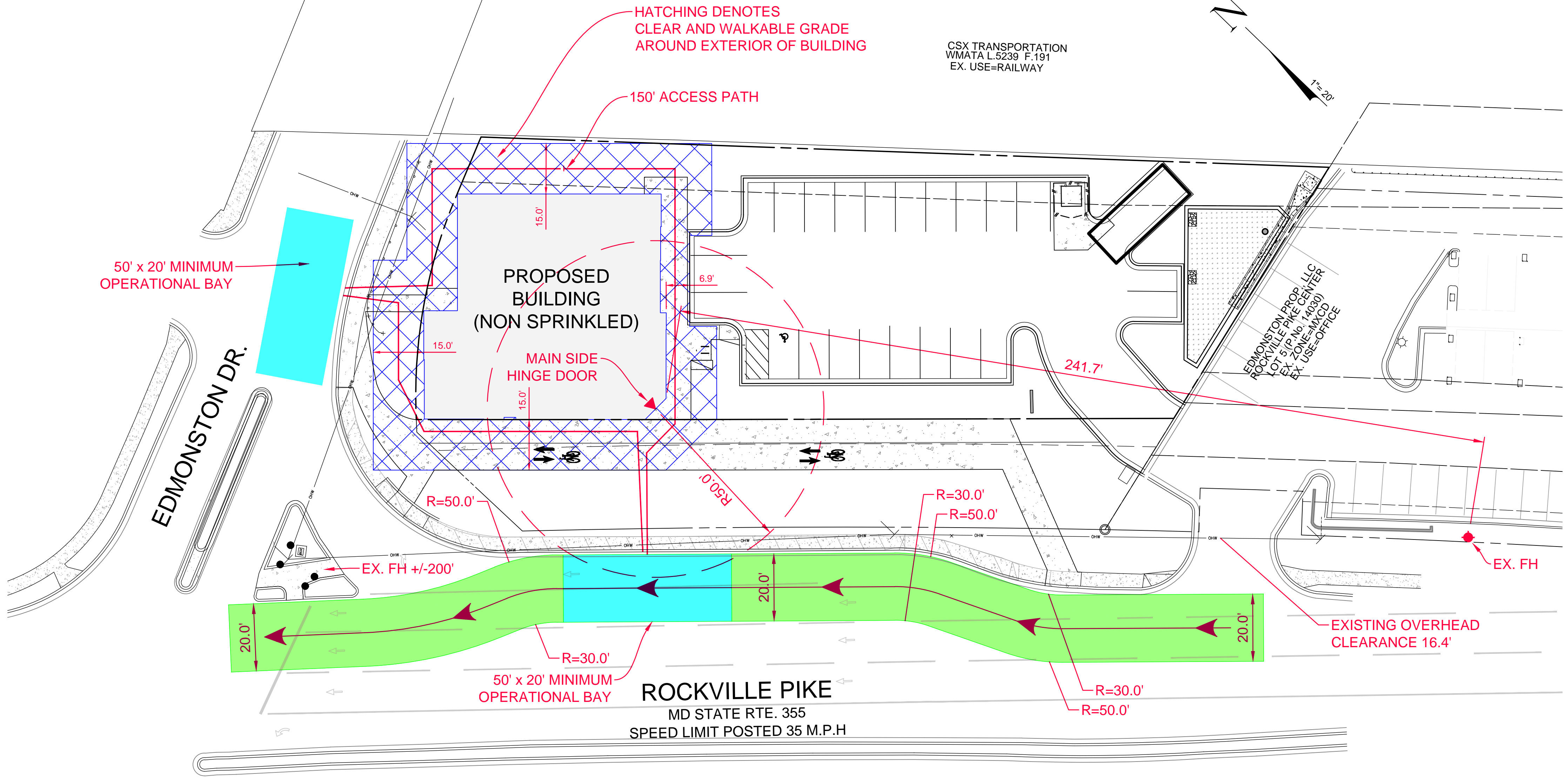
ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	JDP
SCALE	1" = 20'
DATE	05/2023

PROJECT PLAN  
 FIRE APPARATUS ACCESS PLAN

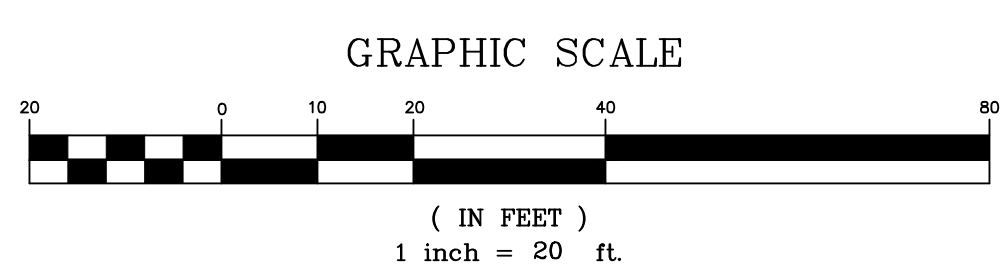
EX 1.0

PROJECT NO.	2004.115.33
SHEET NO.	1 OF 1



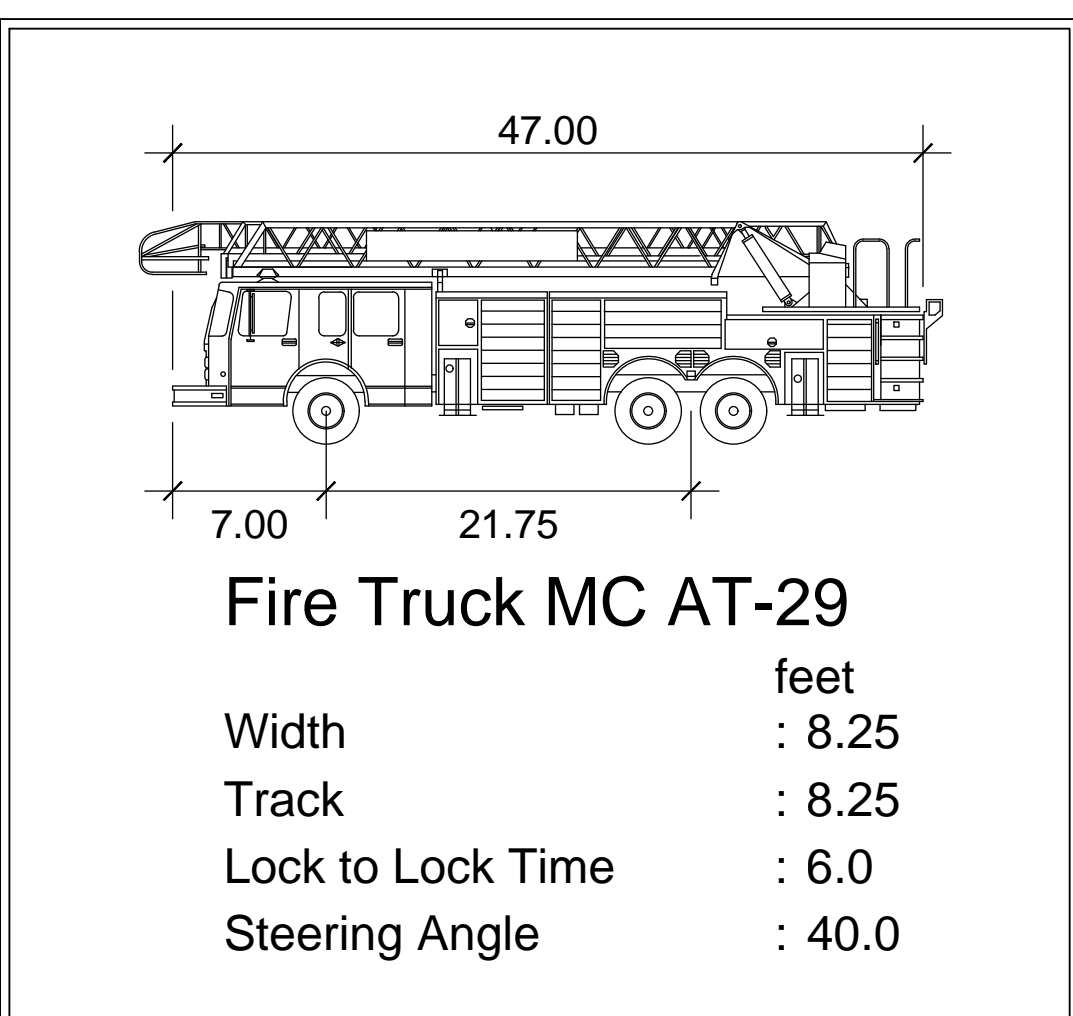
**LEGEND**

	APPARATUS ACCESS MOVEMENT
	OPERATIONAL BAY 50 X 20' MIN
	15' CLEAR AND WALKABLE GRADE AROUND BUILDING
	MAIN EXTERIOR DOORS
	FIRE ACCESS PATH
	EXISTING FIRE HYDRANT



HEIGHT & AREA ANALYSIS	CONSTRUCTION TYPE
NON-SPRINKERED SINGLE STORY = NS	IIB
GROUND FLOOR BUILDING AREA LIMITATION PER STORY (SQM) - MERCANTILE USE GROUP M (IBC 2018 TABLE 506.2)	4,400 SF ACTUAL - 12,500 SF MAX PERMITTED (MERCANTILE - MOST RESTRICTIVE)
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - MERCANTILE USE GROUP M PER IBC 2018 TABLE 504.4	2 STORIES MAX PERMITTED
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE - BUSINESS USE GROUP B PER IBC 2018 TABLE 504.4	3 STORIES MAX PERMITTED
ACTUAL NUMBER OF STORIES (ABOVE GRADE PLANE)	1 STORY (PROPOSED)
ALLOWABLE H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3-MERCANTILE USE GROUP M OR BUSINESS USE GROUP B	55 FEET
ACTUAL H.T ABOVE GRADE PLANE PER IBC 2018 TABLE 504.3	27'
REQUIRED SEPARATION OF B/M/S-1 OCCUPANCIES PER 2018 IBC TABLE 508.4	NO SEPARATION REQUIRED
REQUIRED SEPARATION OF BUSINESS & MERCANTILE OCCUPANCIES PER 2015 NFPA 101 TABLE 6.1.14.4.1(d)	NDNE-MIXED OCCUPANCY COMPLIES WITH MOST RESTRICTIVE
WHEREAS THE 2018 NFPA 101 REQUIREMENTS FOR THE SEPARATION OF MULTIPLE BUSINESS & MERCANTILE OCCUPANCIES IS MORE RESTRICTIVE, A 2 HOUR FIRE RESISTANCE-RATED HORIZONTAL ASSEMBLY IS REQUIRED	

CODE ANALYSIS	NEW BUILDING
BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	IIB
USE GROUP	B or M - (Business or Mercantile)
NUMBER OF STORIES	1
HEIGHT	27'
FULLY SUPPRESSED	NO
FIRE ALARM	NO
HIGH RISE	NO
COVERED MALL	NO
FLOOR AREA (SF)	TOTAL "IBC" BUILDING AREA(ONE STORY) 4,400SF





Resolution No. 17-24

RESOLUTION: To approve, with conditions, Project Plan Application PJT2023-00016, 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 the approval of the Preliminary Planned Development Application permitted a two-story, 12,574-square-foot, freestanding, single-use retail building with 36 at-grade parking spaces in accordance with the Optional Method of Development for the RPC zone; and

WHEREAS, on April 3, 2023, J Danshes, LLC (the “**Applicant**”) filed Project Plan Application PJT2023-00016 (the “**Project Plan Application**” or “**Application**”), pursuant to Section 25.14.07.e of the Zoning Ordinance, proposing to amend the Approved Champion Billiards Planned Development to allow for the development of 4,400 square feet of retail with associated surface parking on the Property as shown on the Project Plan Site Plan (“**Site Plan**”) included with the Application and attached hereto as Exhibit “A”; and

WHEREAS, pursuant to Sections 25.07.03 and 25.07.07 of the Zoning Ordinance, the Applicant met all notice requirements and conducted two public area meetings: a pre-application area meeting held on February 7, 2017, and a post-application area meeting held on April 26, 2023; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission and the Mayor and Council received briefings on the Application on April 26, 2023 and May 8, 2023, respectively; and

WHEREAS, pursuant to Section 25.07.07 of the Zoning Ordinance, the Planning Commission at its meeting on January 10, 2024, reviewed the Application, and after considering the information presented and testimony provided, voted to recommend that the Mayor and



Resolution No. 17-24

Council approve the Application subject to certain conditions; and

WHEREAS, pursuant to Sections 25.05.03, 25.07.03, and 25.07.07 of the Zoning Ordinance, a duly noticed public hearing on the Application was held by the Mayor and Council on July 8, 2024, at which the Mayor and Council heard testimony and received evidence on the Application; and

WHEREAS, at its July 29, 2024 meeting, the Mayor and Council voted to direct City staff to bring back to the body a resolution approving the Application, based upon the findings and conditions recommended by staff and information presented and testimony provided as contained in the public record.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council approves Project Plan Application PJT2023-00016, to allow a 4,400 square-foot retail building with associated surface parking, subject to the following conditions:

1. The proposed development must be designed in a manner generally consistent with the concept design and associated exhibits of the Project Plan Concept dated November 9, 2023. The permitted square footage is an “up-to” maximum and in no way absolves the Applicant from demonstrating that the specific terms of all applicable City Ordinances can be met at the site plan, except as otherwise outlined within the Project Plan approval resolution.
2. Prior to issuance of any occupancy permit, the Applicant must construct all public improvements within the Property and Rockville Pike right-of-way, including but not limited to street trees, streetlights, streetlight conduit, traffic signs, new seven-foot sidewalk, and eight-foot bicycle path as depicted on Sheet PJ 2.0 of the project plan and in accordance all applicable City standards or the standards of the jurisdiction of the corresponding right-of-way. Public improvements must be located within the right-of-way or within a Public Improvements Easement (PIE) as approved by the Director of Public Works.
3. Prior to any DPW permit, Applicant must obtain all necessary approval and/or permits for closure of the Rockville Pike driveway access point, construction of improvements within SHA right-of-way, and utility connections proposed on the Project Plan from all agencies with jurisdiction, including Maryland State Highway Administration (SHA) and the City of Rockville.
4. Applicant shall comply with the conditions of the Department of Public Works’ (DPW’s) Pre-Application SWM Concept Approval Letter dated August 28, 2023, attached as the “Pre-Application SWM Concept Approval Letter” attachment.

5. Applicant must comply with all requirements of WMATA's Joint Development and Adjacent Construction Manual, Design Criteria, and the provisions of all existing WMATA easements on the Property. Prior to submission of the site plan application, the Applicant must identify all proposed developments within the WMATA Zone of Influence on the Property and provide the City with all correspondence related to compliance with WMATA's requirements. The Applicant must receive written approval of the design and construction methods for all improvements near WMATA's right-of-way prior to the issuance of any DPW permit. Any significant changes to the proposed development necessary to comply with WMATA's Design Criteria may require the Applicant to revise the project plan to comply with all City requirements.
6. If present, the Mayor and Council must authorize the termination of any existing easement that is dedicated to the City of Rockville. Any termination of an easement dedicated to the City must be reviewed and approved in a format acceptable to the Office of the City Attorney and be recorded in the Montgomery County Land Records prior to issuance of any DPW permit. If required by the terms of any existing easement granted to an entity other than the City of Rockville, the Applicant must submit plans for work within the easement to the Grantee for review. If the Grantee's permission for such work is required, the Applicant must secure the Grantee's written permission for any proposed development activity within the easement, or the easement must be extinguished, prior to the submission of an application for any DPW permit.
7. Submission for review and approval by the Office of the City Attorney prior to DPW permit issuance, all necessary deeds, easements, agreements, dedications, and declarations. Drafts of the documents must be included with the initial submission of the engineering plans and must be recorded prior to issuance of DPW permits unless otherwise allowed by DPW.
8. Prior to Site Plan approval, the Applicant must submit a conceptual dry utility plan to be deemed appropriate by both the utility companies and the Department of Public Works. The dry utility plan must demonstrate there is adequate space between the building and the powerlines to minimize the risk of electric shock, fire, power cuts, or damage to the Property or powerlines. The dry utility plan must demonstrate that both the proposed condition and the future condition for the planned BRT infrastructure can be safely constructed.
9. Trash, delivery, and service vehicles accessing the site shall be limited to SU-30 equivalent or smaller except for emergency vehicles.
10. After Site Plan approval and prior to issuance of any Public Works Permit, the Applicant shall dedicate for public use any property along the Property frontage that lies within a minimum of

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93 feet from the existing roadway center, of which approximately 32 feet is located beyond the existing SHA Rockville Pike right-of-way. The right-of-way to be dedicated to the City of Rockville shall be in accordance with the Project Plan and exhibits, including those coordinated with MCDOT to accommodate the future MD 355 Bus Rapid Transitway (BRT), seven-foot pedestrian walkway and eight-foot bicycle path. Any deviation must be approved by the Director of Public Works at the Site Plan phase.

11. Prior to the issuance of any occupancy permit, the Applicant shall construct the required 7-foot-wide sidewalk next to the required and buffered 8-foot-wide cycle track with adequate transitions along the site frontage with MD 355 and as shown on the plan per the City and SHA standards.
12. The Applicant shall submit to DPW for review and approval by the Chief, Traffic and Transportation Division, prior to issuance of any building permit a detailed signing and marking plan including proposed signs that limits no larger than Su-30 commercial vehicles to and from the subject site and prepared in accordance with the latest edition of the Maryland Manual on Uniform Traffic Control Devices (MD-MUTCD).
13. During construction, the Applicant must ensure access to the existing adjacent office building and its parking lot are continuously maintained and provided. All parking for site contractors must be provided on-site.
14. Site Plan application shall comply with Sheet EX 1.0.
15. At the time of site plan submission, the Applicant must show the location of the Fire Department Access Box (Knox Box).
16. The Applicant must apply for a waiver consistent with section 4.d.3(b) of the Landscape, Lighting, and Screening Manual from the Planning Commission for Segment 'A' shown on Sheet L2.01 if necessitated by the final Landscape Plan. The waiver must be approved before or concurrently with Site Plan approval.
17. The Applicant must apply for a waiver consistent with section 4.d.3(c) of the Landscape, Lighting, and Screening Manual for Segment 'B' shown on Sheet L2.01 if necessitated by the final Landscape Plan. The waiver must be approved before or concurrently with Site Plan approval.
18. Before the issuance of any building, forestry, or DPW permits, the Applicant must obtain approval of a Final Forest Conservation Plan (Final FCP).

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19. At the time of site plan submission (or before), the Applicant must submit a final forest conservation plan (FFCP) that meets the minimum requirements approved with the preliminary forest conservation plan (PFCP) for the proposed limits of the site plan.
20. The Applicant must adhere to and meet all requirements of the PFCP approval letter in preparation for the submittal and approval of their FFCP.
21. The Applicant must comply with the City's Publicly Accessible Art in Private Development Ordinance. Applicant must provide a concept plan for approval prior to issuance of a building permit.

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: Champion Billiards Planned Development, Resolution No. 14-06;
3. Exhibit C: Preliminary Forest Conservation Approval Letter;
4. Exhibit D: Preapplication Stormwater Management Concept Letter.

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 8, 2024 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 25.07.01.b.2 of the Zoning Ordinance, finds and determines, with the above conditions of approval, that:

1. **The Application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project.**

The development of the Property with a commercial building as proposed by the Application will not be detrimental to the health and safety of persons working or living in this area, which is intended for commercial development. The proposed development includes improvements to the pedestrian, bicycle, and transit infrastructure in this area, which will improve connectivity and safety.



The proposed retail use of the Property is a permitted use in the MXCD zone. Retail uses include a variety of sales uses but do not include restaurants or eating establishments. The site design incorporates improvements to the Rockville Pike frontage to safely accommodate pedestrians and bicycles and will not adversely affect the health or safety of persons residing or working in the neighborhood of the Property. In fact, these improvements will improve the safety of pedestrians and bicyclists in the area and customers visiting the site using those modes.

Although the Property is a corner lot, direct vehicular access from Edmonston Drive has been closed and direct vehicular access from Rockville Pike is not recommended by SHA due to its location in a turn lane. As noted in Finding 2 below, the Pike Plan calls for the retention of existing public access easements in this section of the Pike Plan area, and the proposed development provides access from an existing public access easement in conformance with the Pike Plan.

This vehicular access will not adversely affect the health or safety of persons residing or working near the Property. While representatives of the owner of the property immediately to the south (the “**Edmonston Property**”) argued that the vehicular access proposed by the Application would negatively impact the use and development potential of the Edmonston Property, the Mayor and Council finds otherwise. The Edmonston Property is already burdened by and responsible for the maintenance of an existing service drive constructed within a public access easement intended to facilitate public vehicular access to both the subject Property and the Edmonston Property.

The Project Plan does not require the taking of any of the Edmonston Property for public use, nor does it require the Mayor and Council to adjudicate a dispute between the Applicant and the owner of the Edmonston Property over whether the public right of way at the northernmost curb cut on the Edmonston Property connects to the public access easement. Based on exhibits provided by the Applicant and analyzed by City staff, all three access points from MD 355 to the Edmonston Property provide safe access to the service drive within the public access easement, and it is undisputed that two of these access points connect directly with the public access easement. Based on the evidence provided by the Applicant and analyzed by City staff, the service drive is operating at an acceptable level of service and will continue to do so with the traffic that would be generated by the proposed development on the Property, particularly with the restriction on the size of trucks accessing the Property as conditioned above.

**2. The Application will not be in conflict with the Plan.**

The Property is located within Planning Area 9 (Rockville Pike) of the City of Rockville’s Comprehensive Plan, Rockville 2040 (the “**2040 Plan**”). The 2040 Plan includes goals, policies, and actions that are compatible with this development proposal. These compatibilities are:

- Providing adequate space to construct the MD-355 Bus Rapid Transit (BRT) and bicycle and pedestrian facilities called for by the 2017 Bikeway Master Plan will advance the City’s goal of reconstructing Rockville Pike/MD-355 as a multi-modal boulevard.
- The intersection of Edmonston Drive and Rockville Pike has been identified as a BRT station. Thus, it is desirable given the general transit-oriented land use goals of the Comprehensive Plan to cluster destinations and improve bicycle and pedestrian infrastructure around planned station areas, rather than the existing use, which is vacant.
- “Support a robust commercial base.” (Page 44). The proposed development will increase commercial activity along Rockville Pike.
- Planning Area 9 policies direct the City to work with property owners to improve the function and aesthetics of Rockville Pike, as outlined in the 2016 Rockville Pike Neighborhood Plan. The proposed reconstruction of the Rockville Pike frontage to include bicycle and pedestrian facilities and accommodate the future BRT alignment directly supports this policy.

Transportation Policies

The Application is not in conflict with the transportation policies of the plan. Chapter 4 of the Pike Plan calls for the development of Rockville Pike as a multi-modal boulevard, including a system of parallel access roads to allow vehicles, bicycles, and pedestrians to travel from business to business without entering Rockville Pike. Per the Pike Plan (Page 1-6):

“The access roads recommended by this plan provide access to private property that is not directly connected to the main thoroughfare. They are also intended to reduce the number of curb cuts and driveways along the portion of the Pike designed for through traffic, thereby improving flow in those main lanes. Access roads can link multiple adjoining properties to enable a “park once and walk” environment. Their design is for slower speeds, reducing the vehicle conflicts among faster-moving vehicles, slower-moving vehicles, bicyclists, and pedestrians that currently occur on the Pike.”

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The Pike Plan describes exceptions to the access road requirements for properties within the Middle/North Pike East Plan area. Within this area, the Pike Plan calls for some modifications of the access road concept (Page 4-7):

- “Implementation of the boulevard vision for properties in these locations may include modifications to support the auto-reliant nature of this portion of the corridor and preserve the viability of businesses, as long as inter-site vehicular and bicycle movement, a continuous public sidewalk, and pedestrian, bicycle and vehicular safety are assured.” The Project Plan proposes the reconstruction of the existing sidewalk along Rockville Pike, which will continue to connect to the existing sidewalk to the south and to the sidewalk along the Edmonston Drive frontage of the Property. A pedestrian walkway and bicycle path will be constructed with the project and will eventually connect with a network of pedestrian walkways and bicycle paths as properties to the south and north redevelop.

- “It is important to retain existing easements and to continue to obtain easements along the Pike to allow inter-site vehicular movement, and to require that all sites in this area provide for inter-site movement when they redevelop.” The Project Plan includes access from an existing access easement to allow inter-site vehicular movement.

- “Reducing the number of curb cuts from the main travel lanes should be a priority in this area, as it is in the entire corridor, to improve traffic flow in the main lanes while maintaining access to all properties.” The Project Plan envisions closure of the remaining site curb cut from Rockville Pike in accordance with Maryland SHA requirements.

Land Use Policies

In addition to transportation policies, the Pike Plan establishes urban design policies for new development along Rockville Pike:

- Parking should be located, whenever possible, “in structures behind or under buildings, thereby minimizing inactive zones and reducing the visually unappealing effect of large surface lots in front of buildings” (Pages 4-40). However, the Pike Plan recognizes that properties within the Middle/North Pike East Plan area may require surface parking due to site constraints. Due to the constraints of the lot size, the Project Plan is not inconsistent with the Pike Plan because the lot is small, and the parking is located to the side rather than in front of the building.

- A “build-to line” along Rockville Pike is established to create a consistent street wall

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while accommodating anticipated pedestrian, bicycle, and BRT infrastructure. A minimum setback (or reduced build-to line) of 85 feet from the Rockville Pike centerline was approved by PDP2006-00011 and is the minimum build-to line permitted. As shown in Sheet PJ 2.0, the currently proposed building setback is 93 feet from the Rockville Pike centerline, an increase of 8 feet from the approved build-to line. The building abuts the public pedestrian walkway and 100% of the façade is located at the setback line. This request would place the building further than 85 feet from the Pike centerline but will continue to meet the intent of the Pike Plan by providing enclosure and transparency along the pedestrian realm. This standard is addressed more thoroughly in Finding 4.

**3. The Application will not overburden existing and programmed public facilities as set forth in article 20 of the Zoning Ordinance and as provided in the adopted adequate public facilities standards.**

The Project Plan will not overburden existing and programmed public facilities as set forth in Article 20 of the Zoning Ordinance and as provided in the adopted Adequate Public Facilities Standards (APFS).

**Schools**

No residential uses are planned, and therefore, the proposed development is not subject to the school's test in the APFS.

**Water and Sewer**

The Applicant is not required to obtain a Water and Sewer Authorization Letter. The proposed amendment represents a reduction in the water and sewer demand from the previously approved Planned Development/Project Plan for the Property.

**Roadway Network Analysis**

A limited-scope On-Site Transportation Report was prepared in accordance with the City's Comprehensive Transportation Review (CTR) requirements since the proposed development with consideration of all vested AM and PM peak trips for approved uses is projected to generate less than 30 peak-hour trips. The submitted on-site Transportation Report focused on the site access, on-site circulation, transit, pedestrian, and bicycle accessibility and accommodations and to ensure adequate transportation facilities exist during and after a development project is complete as required by the CTR. On March 25, 2024, the Applicant submitted an additional and updated traffic analysis that evaluated the adequacy of the existing service drive and its immediate access driveways to MD 355 for the existing and total traffic conditions which is the sum of existing traffic



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and the projected traffic of the proposed development.

Both reports were reviewed by the Department of Public Works (DPW) Traffic & Transportation staff. Based on this review Mayor and Council finds:

(1) The proposed development of 4,400 square feet of retail use represents a reduction in the previously approved development and will not generate thirty (30) or more new peak hour vehicle trips, as shown in the table below.

(2) The development will not substantively alter or change vehicular traffic flow movements in and around the Property.

(3) The existing service drive and its access driveways to MD 355 are and will continue to operate adequately with the additional vehicular traffic generated by the proposed development.

**4. The Application will not constitute a violation of any provision of the Zoning Code or other applicable law.**

Based on the staff report and other evidence of record, the Application is consistent with the requirements of the Zoning Ordinance. All development standards to include landscaping, open area and public use space requirements have been met during this Project Plan stage of the development project.

The proposed retail land use is compatible with the uses identified in the land use table in the Zoning Ordinance for the MXCD Zone and is also consistent with the Comprehensive Plan as detailed above. The requirements under Sections 25.13.06 (Additional design guidelines) and 25.13.07.b (Special design regulations for individual mixed-use zones – MXCD) will ensure the thoughtful and sensitive design is utilized in this project. Compliance with these sections will be confirmed during the site plan review. The Proposal also complies with other MXCD Zone development standards including height requirements and setbacks.

The Zoning Ordinance requires 15% open space and 15% public use space, and the Applicant has reserved enough land area to comply with this requirement in a prominent, publicly accessible location, including the pedestrian walkway and bicycle path along the Property frontage.

Sec. 25.13.05 establishes a build-to-line for properties within the Rockville Pike Neighborhood Plan area. The build-to line for this Property is 116 feet from the Rockville Pike centerline. For parcels located in an area where the distance between the Rockville Pike right-of-way and the CSX/WMATA right-of-way is less than 300 feet, as it is for this site, a reduced build-to line may be applied per Sec. 25.13.05.a.2.(b).(iii).A. The build-to line must be adjusted by

Resolution No. 17-24

establishing it at a point three-quarters of the distance from the CSX/Metro right-of-way to the Rockville Pike right-of-way and can be reduced to 85 feet so long as inter-site vehicular and bicycle movement and a continuous public sidewalk are provided.

For this Property, that calculation would result in a build-to line of 82.5 to 87.75 feet from the Rockville Pike centerline (per public records, the site measures 110 feet from CSX/Metro right-of-way to Rockville Pike right-of-way at the southern end and 117 feet at the northern end). The 85-foot build-to line would take precedence over the lower end of the measurement and was the build-to line approved by the PD. The Applicant proposes to locate the building 93 feet from the Rockville Pike centerline, which exceeds the minimum build-to line as calculated per Sec. 25.13.05.a.2.(b).(iii).A.

This build-to line represents both a minimum and maximum setback, where it applies, and requires that at least 70% of the façade along Rockville Pike (classified as a Major roadway) and 30% along Edmonston Drive (classified as a Primary Residential Class I roadway) be constructed at the build-to line. As proposed, 100% of the façade along Rockville Pike will be constructed at the reduced build-to line and approximately 50% of the façade along Edmonston Drive will be constructed at the build-to line.

Fire access is met subject to the conditions of approval. The Property is not within a historic district and has no potential historic resources on site. Conformance with other requirements, including but not limited to other zoning requirements, city codes, and the building code, will be confirmed through the site plan, permit review, or other applicable process.

**5. The Application will not adversely affect the natural resources or environment of the City of surrounding areas.**

**Stormwater Management**

Stormwater Management (SWM) for this project will be provided in compliance with the Pre-Application SWM Concept Letter dated August 28, 2023, and included as the “Pre-Application SWM Concept Letter” attachment. The Pre-Application SWM Concept Letter lists project-specific conditions of approval. On-site SWM will be provided by the Applicant through the construction of one Environmental Site Design (ESD) measure planter box bioretention facility. This Pre-Application SWM Concept Approval does not approve the methods for providing SWM beyond establishing the percent ESD provided. The safe conveyance of storm drainage will be analyzed by

Resolution No. 17-24

the Applicant and provided through the mitigation of storm drain capacity deficiencies if necessary.

Forestry

This Application will meet all requirements of Chapter 10.5 of the City’s Forest and Tree Preservation Ordinance in addition to any additional City or State requirements. The City approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) on April 17, 2017 (FTP #2017-00013). An updated NRI/FSD was approved on September 15, 2023.

The City approved a Preliminary Forest Conservation Plan (PFCP) on December 6, 2023. The PFCP shows how the project will comply with the Minimum Tree Cover (MTC) requirement of 10% or 2,570 square feet. Currently, the Applicant has shown how 2,600 square feet of MTC, via three shade trees and one ornamental evergreen tree, can be planted on the site. See Sheets L9.01 and L9.02.

Forest Conservation

Per Sec. 10.5-22.(b), the Applicant is not subject to forest conservation via afforestation because the site is less than 40,000 square feet in area.

Significant Trees

The PFCP currently shows the removal of one significant tree on-site, resulting in a replacement requirement of two tree plantings per Chapter 10.5.

Street Trees

Consistent with the requirements of Section 25.21.21, the Applicant is proposing to plant five street trees within the Rockville Pike public right-of-way.

\*\*\*\*\*

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 September 30, 2024.

  
Sara Taylor-Ferrell

City Clerk/Director of Council Operations



# Affidavit of Mail Notice

City of Rockville  
Department of Community Planning and Development Services

## AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

I further affirm that the said notice contains the address and/or other readily identifiable description of the property location of the proposed development and the date, time and place of the meeting to be held on the proposed development.

Project Plan Application No. PJT2025-00022  
Application #

Applicant: J. Danshes LLC



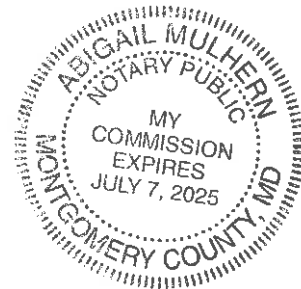
Jody S. Kline  
Attorney

Subscribed and sworn to before me, a Notary Public in and for the

State of Maryland, County of Montgomery,  
on this 28<sup>th</sup> day of May, 20 25

Abigail Mulhern  
Notary Public

My Commission Expires: July 7, 2025



May 27, 2025

**PROJECT PLAN APPLICATION PJT2025-00022**

To Property Owner/Resident/Tenant:

Please be advised that a Project Plan Amendment Application (No. PJT2025-00022) has been filed with the City of Rockville that seeks to extend the implementation period of Project Plan PJT2023-00016 to March 30, 2026. In compliance with the City's Zoning Ordinance, the Applicant provides the following notification:

**Notice of Public Meeting before the Planning Commission**

**Subject:** Project Plan Application No. PJT2025-00022

**Date:** Wednesday, June 11, 2025

**Time:** 7:00 PM

**Location:** City Hall, 111 Maryland Avenue, Rockville, MD 20850.

Please be advised that the public meeting may be rescheduled to a later date. For the most up to date information, please consult the City's Development Watch website (<https://www.rockvillemd.gov/179/Development-Watch>) and the Planning Commission meeting agendas (<https://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>).

Should you have any questions prior to the meeting, please contact Ms. Kimia Zolfagharian at the City of Rockville at 240-314-8224.

On behalf of J. Danshes LLC, Applicant



Jody S. Kline  
[jskline@mmcanby.com](mailto:jskline@mmcanby.com)



City Engineers  
 Land Planners  
 Land Surveyors

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 www.mhg.com

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 State of Texas

Professional Qualification  
 Registered Professional Engineer  
 License No. 11108  
 State of Texas

OWNER  
 ST. MARYS PARISH  
 8133 WINDCREST DRIVE  
 HOUSTON, TEXAS 77056  
 PROJECT NO. 110222

ARCHITECT  
 GUNN ARCHITECTS  
 2001 WINDCREST DRIVE  
 HOUSTON, TEXAS 77056  
 PROJECT NO. 110222

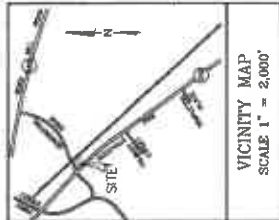
NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	11/20/11
2	ISSUE FOR PERMITS	11/20/11
3	ISSUE FOR PERMITS	11/20/11
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5	ISSUE FOR PERMITS	11/20/11
6	ISSUE FOR PERMITS	11/20/11
7	ISSUE FOR PERMITS	11/20/11
8	ISSUE FOR PERMITS	11/20/11
9	ISSUE FOR PERMITS	11/20/11
10	ISSUE FOR PERMITS	11/20/11

PROJECT NO. 110222  
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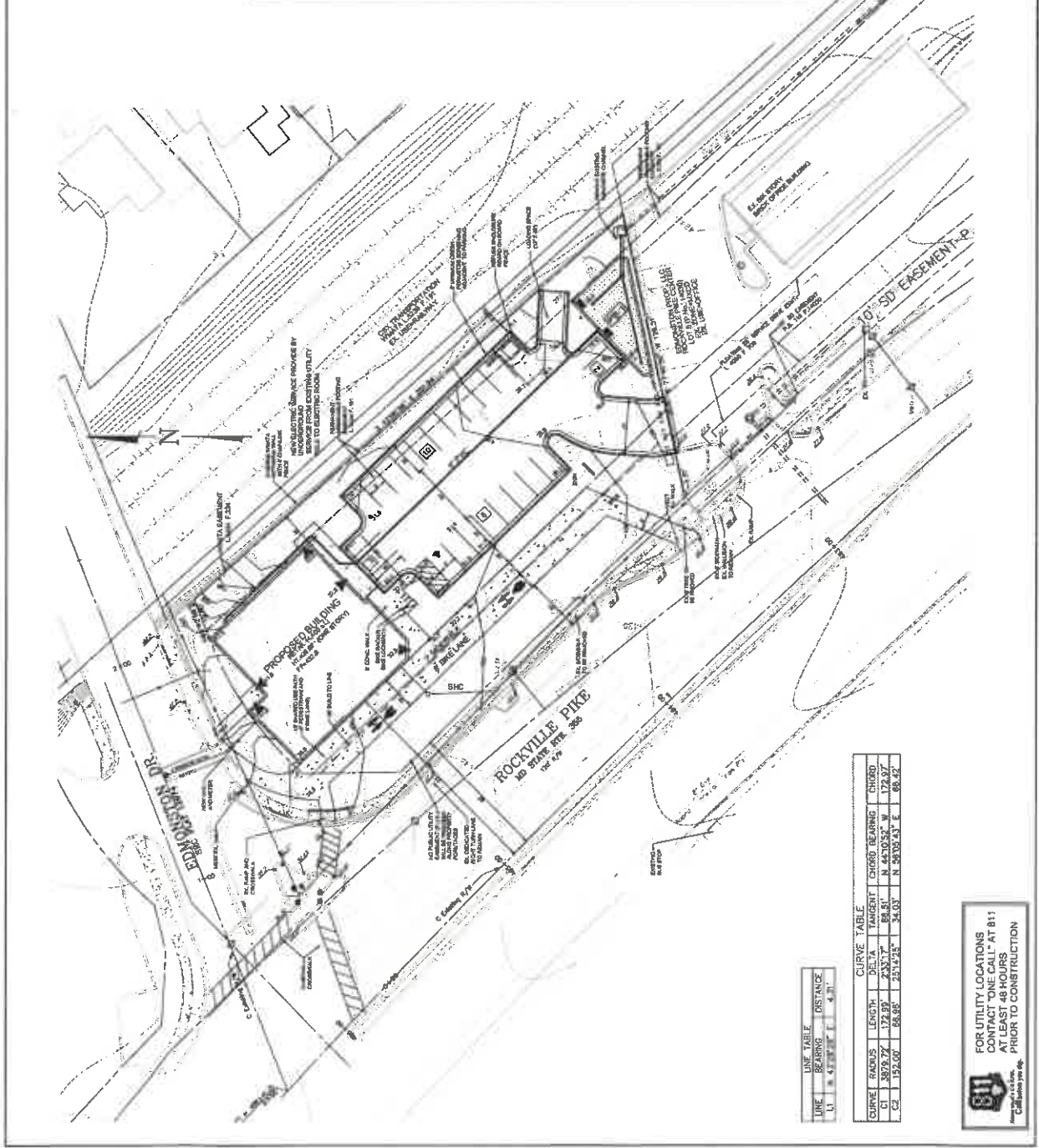
PROJECT NAME  
 SHEET NO. 110222



**LEGEND**

EXISTING CENTERLINE	EXISTING
EXISTING RIGHT-OF-WAY	EXISTING
EXISTING SIDEWALK	EXISTING
EXISTING DRIVE	EXISTING
EXISTING DRIVE CENTERLINE	EXISTING
EXISTING DRIVE RIGHT-OF-WAY	EXISTING
EXISTING DRIVE SIDEWALK	EXISTING
EXISTING DRIVE CURB	EXISTING
EXISTING DRIVE GUTTER	EXISTING
EXISTING DRIVE ASPHALT	EXISTING
EXISTING DRIVE GRAVEL	EXISTING
EXISTING DRIVE PAVED	EXISTING
EXISTING DRIVE UNPAVED	EXISTING
EXISTING DRIVE GRAVEL	EXISTING
EXISTING DRIVE ASPHALT	EXISTING
EXISTING DRIVE CONCRETE	EXISTING
EXISTING DRIVE BRICK	EXISTING
EXISTING DRIVE STONE	EXISTING
EXISTING DRIVE WOOD	EXISTING
EXISTING DRIVE RAILROAD	EXISTING
EXISTING DRIVE CANAL	EXISTING
EXISTING DRIVE DRAINAGE	EXISTING
EXISTING DRIVE FENCE	EXISTING
EXISTING DRIVE WALL	EXISTING
EXISTING DRIVE GATE	EXISTING
EXISTING DRIVE SIGN	EXISTING
EXISTING DRIVE LIGHT	EXISTING
EXISTING DRIVE POLE	EXISTING
EXISTING DRIVE UTILITY	EXISTING
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EXISTING DRIVE TELEPHONE	EXISTING
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EXISTING DRIVE DRAIN	EXISTING

PROJECT NAME  
 SHEET NO. 110222



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	152.00'	172.89'	233.17°	88.51'	N 44°50'52" W	172.97'
C2	152.00'	68.86'	251°14'28"	34.03'	N 50°39'43" E	88.42'

FOR UTILITY LOCATIONS  
 CONTACT "ONE CALL" AT 811  
 AT LEAST 48 HOURS  
 PRIOR TO CONSTRUCTION



## How can I get involved?

- Check the city's website at [rockvillemd.gov/62/Development-Watch-Man](http://rockvillemd.gov/62/Development-Watch-Man) for status updates on development projects in your neighborhood and the city.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the city's website. In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the city's website.

## How can I learn more?

### Community Planning and Development Services Department

City Hall, second floor  
111 Maryland Ave.  
Rockville, MD 20850

Phone: 240-314-8200

Email: [cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov)

Website: [rockvillemd.gov](http://rockvillemd.gov)

### Refer to:

**Rockville City Code** ([library.municode.com/md/rockville/codes/code\\_of\\_ordinances](http://library.municode.com/md/rockville/codes/code_of_ordinances))

Chapter 25 - Zoning Ordinance

Chapter 5 - Building Code

Chapter 10.5 - Forest and Tree Preservation

Chapter 19 - Sediment Control and Stormwater Management

Chapter 21 - Streets and Roads

**Rockville Development Review Procedures Manual**

**Note:** This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



# A CITIZEN'S GUIDE to Development Review in Rockville



**Community Planning and Development  
Services Department**

Development Services Division  
111 Maryland Avenue, Rockville, MD 20850  
240-314-5000 • [www.rockvillemd.gov](http://www.rockvillemd.gov)



# Development Review in Rockville

## What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

## How is development reviewed?

Rockville's development review process includes four phases.

### Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

### Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

### Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

### Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

## Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

**Site Plan Level 1:** Review by the chief of zoning.

**Site Plan Level 2:** Review by the Planning Commission at one meeting.

**Project Plan:** Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both; one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

## Development Review at a Glance

### Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

### Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
  - a. Mayor and Council.
  - b. Planning Commission.
  - c. Board of Appeals.
  - d. Historic District Commission.
  - e. City staff, i.e., the chief of zoning.

### Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.

### Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.



## Subject

Continuation of the Work Session on the Zoning Ordinance Rewrite (ZOR) Project, Focusing on Development Review Process Improvements (FAST 2).

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## Discussion

This work session is a continuation of the first of six proposed Planning Commission work sessions for the Zoning Ordinance Rewrite. Each work session will follow a Mayor and Council work session on the same topics. The purpose of each Planning Commission work session will be to present the topics, provide information on Mayor and Council's direction and receive feedback. Between now and September, specific ordinance text will not be provided. Instead, staff will present recommendations on proposed regulations, receive direction and then draft the various articles of the new zoning ordinance. By September, the Mayor and Council and the Commission will have reviewed and discussed the most significant zoning map and ordinance recommendations so that the draft regulations will reflect the direction previously provided to staff. This approach should be more efficient and should make the adoption process smoother.

### Need for a More Streamlined Process

The nation, state, region, and the city are in a housing crisis. Over the last six years, the city has produced 77% of its housing goals as established for the region by the Metropolitan Washington Council of Governments. To meet our target, 8,600 units must be built in the city by 2040. The good news is that the city produced 118% of its goal in 2024 and has approximately 6,000 units in the pipeline.

Current factors such as higher-than-normal interest rates and the high cost of construction materials impact decisions on whether to move forward with projects even though the housing demand is high. However, the city can take actions that could activate residential projects sooner, which are included in the staff's recommendations below.

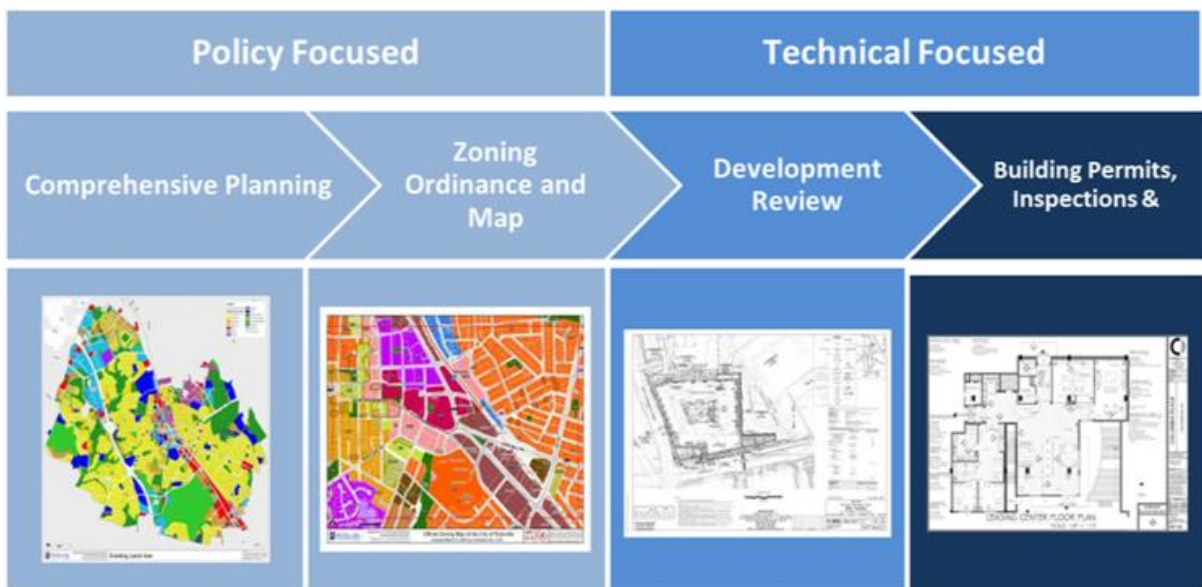
Staff recommends that the Planning Commission support future ZOR changes to create more efficient, predictable processes which will be important for economic development, job creation, and the construction of new housing. Staff agrees that our processes are much longer than they should be and should be changed to create efficiency, effectiveness, and remove some of the risk of developing in Rockville. Staff believes, which has also been claimed by developers, that the time and expense of a discretionary approval process can be prohibitive to development.



Where staff recommends administrative site plan approval, the entitlement to construct the needed housing and non-residential uses has already been granted when the City rezoned the property consistently with the city’s vision as shown in the adopted Comprehensive Plan. Any change in the entitlement must go through a discretionary process and would not be approved by staff. For example, the Rockshire development needed the PD Amendment for residential use because it was only entitled under the Planned Development for commercial use on the Village Center property. In addition, Department of Housing and Community Development (HCD) staff strongly supports these recommendations to meet Mayor and Council’s approved housing strategies.

The Comprehensive Plan was adopted in August 2021 after extensive public engagement identified and confirmed the location, type, and intensity of new growth and development in Rockville. We are currently undergoing the Zoning Ordinance Rewrite (ZOR) that will establish and confirm the regulations that all new development must meet prior to projects being constructed. Now is the time to recommend any new standards for development (e.g. improved public use space) that must be complied with at the time of site plan review.

With new standards adopted, staff will be capable of performing the technical review of development plans and will approve them only after all city requirements are met. There is no discretion; the application either meets the requirements and is approved, or it does not and is not approved (see graphic below).



**Responses to Requests from Previous Work Session**

At the work session on [April 23](#), the Planning Commission considered four recommendations regarding the development process. These recommendations proposed streamlining processes, removing duplicative steps, and allowing additional administrative approvals.

The Commission supported the first two recommendations, which outlined streamlined processes for project plans and Planned Development (PD) amendments. The Commission posed questions and requested additional information on two other recommendations that proposed additional administrative approvals for certain site plans. These are summarized below along with staff's responses.

1. Could residential in other adjoining jurisdictions be included in the buffer area in Recommendation 3?
  - Staff Response: Yes, staff will ensure that the ZOR adoption includes provisions for including residential zones in jurisdictions that adjoin the city.
  
2. More specifics on Recommendation 3 – 50% of site, redevelopment, etc.
  - Staff Response: Following the Mayor and Council work session, staff added the following to Recommendation 3, “To ensure that projects have limited impacts to nearby property, there could be limitations on projects eligible for administrative approval such as additions, expansions, or redevelopments of up to 50% of the site and/or redevelopments of a certain size or square footage.” Staff has further analyzed this provision while drafting this section of the ZOR and now believes it to be unnecessary and is removing it from the recommendation. Changes to less than 50% of a site are treated as amendments to existing applications, not new applications, so this section would not apply to them.

Moreover, this provision is not needed because these zones are the most intense and are where plans call for development, and infrastructure is in place. The 300' distance requirement ensures separation and avoids compatibility issues with residential. As detailed in the “Site Plan Analysis” section below, historic cases that would have been eligible for this provision demonstrate this. If there are concerns with this recommendation, staff suggests increasing the size of the buffer instead of incorporating the other options presented on April 23.

3. What determines a Level 1 or a Level 2? Is there an opportunity to improve?
  - Staff Response: The Zoning Ordinance currently bases the level of review on a [point system](#). Each application is evaluated on the acreage of the site, the number of dwelling units proposed, the square footage of non-residential space proposed, the residential impact area, and the traffic impact of the proposed development. Each of these items is allocated a number of points which are added together to determine the complete point valuation for the project. Up to 6 points is a Level 1 site plan, Level 2 is 7-15 points, and 16 or more points is a project plan. In preparing the response to this question, staff has identified and prepared an additional Recommendation 5 below.
  
4. What are the estimated time savings?
  - Staff Response: Staff conservatively estimates that Recommendations 1 and 2 would reduce the required time to approval by seven weeks and

Recommendations 3 and 4 by three to six weeks. The savings could be greater. As noted in the next bullet below, the difference between administrative site plans and Level 2 is 3 months.

5. Preliminary benchmarking - how do Rockville's processing times compare to other nearby jurisdictions?

- Staff Response: Staff evaluated processing times for site plans and compared them to similar processes in Gaithersburg, Montgomery County, and Frederick City.
  - Rockville: Staff evaluated the time between application submittal and final action for cases from 2014 to 2024. Level 2 site plans took nearly 7 months on average. Administrative site plans (amendments and Level 1s) took under 4 months.
  - The City of Frederick provides two calendars with application and review timeframes. For simpler projects, the time from application to Planning Commission action ranges from approximately 4-6 months. For more complex projects, it ranges from 6-8 months.
  - Montgomery County: Montgomery County's Ordinance sets specific review times for each application type, as follows:
    - Sketch Plans (including major and minor amendments): 90 days
    - Preliminary Plans: 120 days
    - Site Plans (including major and minor amendments): 120 days
    - Project Plan Amendment: 120 days

An applicant may request extensions to allow additional time to meet all necessary code requirements and standards. Aside from an allowable 30-day Director-level extension, there is no limit to the length of each extension or the number of extensions granted by the Planning Board, as long as the applicant continues good faith efforts to address requirements.

Staff has not yet found metrics on the total time from application to final action for these cases. However, a review of recent Planning Board agendas and discussion with Montgomery County staff indicate that one or more extensions are more common than final action within the codified timeframes.

- Gaithersburg: Similar to Rockville's, the City of Gaithersburg's ordinance does not prescribe a time in which their site plan applications must be approved. Their staff estimate that their Sketch Plans and Schematic Development Plans take approximately six (6) months, site plan applications take approximately three (3) to four (4) months, and their site plan amendments take approximately one (1) month when approved by staff and two (2) months when approved by their Planning Commission. Note that these are estimates based on staff's experience and not based on actual project data.



In addition, after further evaluating and developing draft code language related to the recommendations, staff has made a revision to Recommendation 2 related to Planned Development amendments. The section below describes the most current staff recommendations for the Planning Commission's consideration.

### **Recommendations for Development Process Improvements**

#### **1. Streamline the Project Plan process to be achievable within six months, as follows:**

- Mayor and Council continue to be the deciding body, making findings on Adequate Public Facilities (APF), consistency with the comprehensive plan, and the proposed uses and intensity of the development, following a recommendation from the Planning Commission.
- Combine the preapplication area meeting and the post-application area meeting into a single post-application meeting, consistent with the Mayor and Council direction at the September 30 work session.
- Remove the mandatory briefings for the Planning Commission and Mayor and Council. There are a variety of other means for these bodies to learn about the proposed development. Plans are posted on the city's website, applicants are required to notify the Mayor and Council electronically, and city staff is available to answer any questions about proposed projects. Reducing the number of public meetings is also consistent with the State's goals of limiting the number of public meetings required for priority development projects as stated in the Housing Expansion and Affordability Act.
- Allow site plans that follow project plans to be approved administratively. Currently, these site plans are approved by the Planning Commission even when they are subsequent to a project plan. Because the Mayor and Council have already made the more discretionary findings on the project at the project plan stage, including consistency with the Comprehensive Plan (considering and informed by a recommendation from the Planning Commission), staff can confirm that the site plans are consistent with the project plan and comply with all aspects of the Zoning Ordinance and other city requirements such as transportation, utilities, stormwater, fire access, and forestry. These site plans can be processed concurrently with the project plan, so long as the project plan is approved first.

Project Plans are the largest, most complex projects such as Twinbrook Quarter and Shady Grove. For a comparison of the current process and these proposed changes, see Attachment 1 – Current and Proposed Process Diagrams. Staff estimates that these changes would result in a reduction of approximately seven weeks in the minimum time required to complete the project plan and associated site plan process. This change would also result in significant time savings for staff. The project plan portion of the process would be achievable in six months provided that applicants are able to address comments and provide timely resubmittals.

*Mayor and Council March 3 Direction – Supported staff's recommendations listed above.*

*Planning Commission April 23 Feedback – Supported staff’s recommendations listed above.*

**2. Streamline the Planned Development (PD) amendment process to be achievable within 6 months.\***

Throughout the City, there are a variety of Planned Development (PD) zones with special provisions for development standards and uses. Development or redevelopment within these zones requires a PD amendment, which the Zoning Ordinance currently requires to follow the same process as the project plan. At the April 23rd work session, staff proposed a new separate process for PD amendments. After working on drafting the proposed changes, staff is proposing one change to this new process, which affects the role of the Planning Commission. Staff previously recommended that PD amendments proceed to Mayor and Council without a Planning Commission recommendation while subsequent site plans would be subject to Planning Commission approval. Staff now proposes that PD amendments follow the revised project plan process, in which Planning Commission makes a recommendation to Mayor and Council and subsequent site plans are subject to Chief of Zoning approval. Advantages to this include:

- a. Providing the Commission the opportunity to make a recommendation to M&C that they can consider in deciding the case;
- b. Subsequent site plans, which implement the approved plans, can be more quickly reviewed and approved by staff as described in Recommendation 1 for project plans. Because the Planning Commission and Mayor and Council have approved the PD amendment, review of the site plans is a technical exercise ensuring compliance with codes and requirements along with the PD.
- c. One consistent process avoids confusion for all involved in the process, including Mayor and Council, the Planning Commission, applicants, staff, and the public.

For a comparison of the current process and these proposed changes, see Attachment 1 – Current and Proposed Process Diagrams. This amended recommendation results in the same time savings from the existing process as the previous recommendation. Staff estimates that these changes would reduce the minimum time required to complete the PD amendment process by approximately five weeks.

*Mayor and Council March 3 Direction – Supported staff’s recommendations as previously presented.*

*Planning Commission April 23 Feedback – Supported staff’s recommendations as previously presented.*

\*Updated after April 23rd work session.

**3. Designate certain mixed-use district developments for administrative site plan approval.**

A review of site plans for new development processed over the last five years found that of the 20 applications filed, only one met the criteria to be processed administratively. The other 19 required Planning Commission approval. There is an opportunity to identify additional types of developments that staff recommends being approved administratively. Specifically, the following is recommended for an administrative process:

- Redevelopments in the most intense Mixed-Use zones (MXB, MXCT, MXE, MXCD, and MXTD) when not within 300 feet of a residential zone (see Attachment 2 – Mixed Use Zones Residential Buffer Map)

This recommendation is similar to Montgomery County's process. Within Montgomery County's mixed-use zones, new development proposals that are within height and area thresholds and not adjacent to certain zones can be approved administratively. However, many developers in Montgomery County go through a process called the "optional method" which significantly increases the density and must go through the County Planning Board for approval.

*Mayor and Council March 3 Direction – Not yet comfortable with staff's recommendations.*

*Planning Commission April 23 Feedback – Requested additional information and questions.*

#### **4. Designate additional project types for administrative site plan approval.**

Staff recommends the types of development listed below that align with current City plans, policies, and priorities be approved administratively.

- a. Nonresidential to residential conversions of existing buildings. These require little to no site changes, meet the city's sustainability objectives by recycling buildings, and bring about new housing units sooner than new developments.
- b. Research and development (including life sciences) in the MXE zone (see Attachment 3 – MXE Zone Map). Staff believes this action could make us more attractive than other jurisdictions to attract new headquarters and other employment opportunities. This also aligns with the City's economic development goals and REDI's FY 25 Strategic Plan priority effort, "Assist the City in marketing the Faster, Accountable, Smarter, Transparent (FAST) permitting program and other initiatives for businesses and with the Zoning Code re-write to streamline opening and operating bio/life science businesses and reduce barriers to coming to Rockville. This includes more 'by right' uses." In addition, the city can promote sites within Rockville that are 'Bio-Ready' which means biotech laboratory and manufacturing uses are by right.
- c. Housing developments with 20% or greater affordable housing units. City code currently requires 15% of residential units in a development to be Moderately Priced Dwelling Units (MPDUs). Some housing developments, especially if funded by Low-Income Housing Tax Credits (LIHTC), may exceed this, and the



administrative process can make a significant difference in making the project work financially.

- d. Housing for senior adults and persons with disabilities. This would reduce barriers to the development of supportive housing types for vulnerable populations.
- e. Residential development up to 19 units. These projects are below the City's threshold for providing Moderately-Priced Dwelling Units (MPDUs). This would allow small projects to proceed faster, which is critical for challenging smaller residential projects.

For a comparison of the current process and these proposed changes, see Attachment 1 – Current and Proposed Process Diagrams. For both Recommendations 3 and 4, notification and an area meeting would be required as they are now for Level 1 site plans, and staff proposes to add a provision that administrative decisions be publicly posted. Staff is committed to a transparent process in which everyone's voice is heard.

Because the processes remain similar, time savings for this change would result from establishing an available Planning Commission agenda, drafting staff reports and presentations, and sending notices, which amounts to a minimum of three to six weeks, along with the other advantages to administrative approvals referenced in the "National Strategies to Address the Housing Crisis" section in the April 23<sup>rd</sup> report.

*Mayor and Council March 3 Direction – Not yet comfortable with staff's recommendations.*

*Planning Commission April 23 Feedback – Requested additional information and questions.*

## **5. Update the Point System to be more transparent.**

The Zoning Ordinance currently bases the level of review on a point system. Each application is evaluated on the acreage of the site, the number of dwelling units proposed, the square footage of non-residential space, the residential impact area, and the traffic impact of development proposed. Each of these items is allocated a number of points which are added together to determine the complete point valuation for the project. Up to 6 points is a Level 1 site plan, Level 2 is 7-15 points, and 16 or more points is a project plan. Level 1 site plans are subject to Chief of Zoning approval, Level 2 site plans are subject to Planning Commission approval, and project plans are subject to Mayor and Council approval.

In preparing the FAST 2 recommendations, staff reviewed the cases for which the point system has determined the level of review from 2014-2024 and made the following observations:

- a. The point system is effective at identifying large projects that should be subject to project plan. Twinbrook Quarter and Shady Grove Innovation District are large,

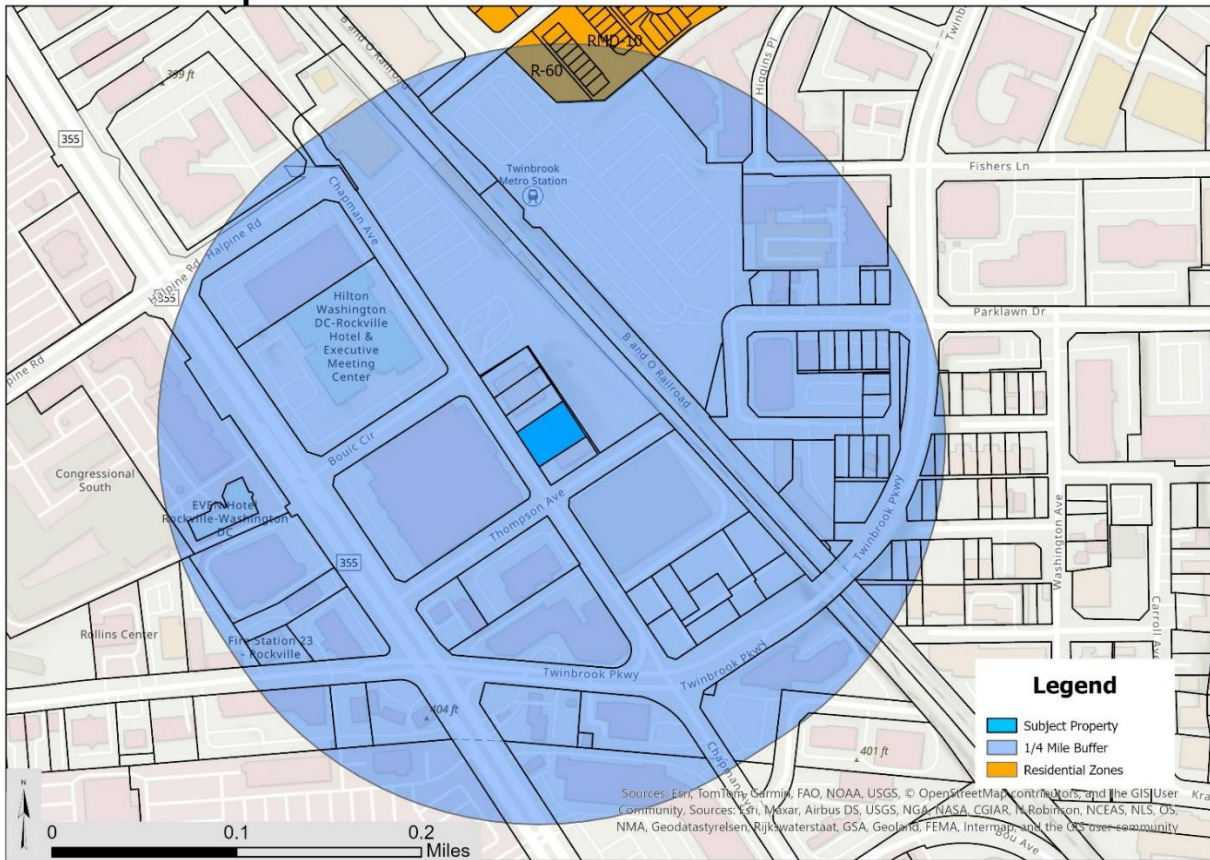
multiphase mixed-use projects, and they were classified as project plans under the point system.

- b. Very few projects qualify for Level 1. Over the ten-year period, only two projects were below the threshold<sup>1</sup>.
- c. It is difficult to predict the impact of changes to the table. Staff considered modifying some of the criteria to potentially allow for more Level 1 site plans, but while increasing the area of retail or number of units could accomplish this, it is not possible to predict which projects in which locations would be impacted. Instead, staff developed more predictable and transparent alternatives in recommendations 3 and 4, which maintain the point system while specifying certain projects or certain locations where site plans would be processed as Level 1, even if they were classified as a Level 2 under the point system.
- d. The residential area calculation is not transparent because it requires a complex analysis to determine the point total. Additionally, because the area is calculated based on residential within ¼ mile of the project site, a project could be assessed points for residential area impact when the residential area is relatively far from the project and therefore not impacted. As an example, the approved redevelopment at 1818 Chapman Avenue was assessed points for residential impact although, as shown in the map below, no residential properties were in close proximity of the site and only located at the perimeter of the ¼ mile buffer area.

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<sup>1</sup> One of these, the new Chase at 460 Hungerford, was required to be processed as a Level 2 because of the Town Center Performance District.

# 1818 Chapman Avenue



Based on this, staff recommends keeping the point system but making a change to the Residential Area Impact section of the points table to improve transparency and more accurately reflect impacts to nearby property.

## Current Residential Area Impact

	0 <sup>2</sup>	1	2	3	4
Residential Area Impact	No single unit residential development within ¼ mile	Up to 10% of area within ¼ mile of the project area is comprised of single-unit detached residential units	Up to 50% of area within ¼ mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within ¼ mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.

<sup>2</sup> This column added for clarity. In the current code, this information is provided in a footnote to the table.



Proposed Residential Area Impact

	0	1	2	3	4
Proximity to land that is zoned R-400 -> RMD-15 and developed with single-unit detached, townhouse, or multiplex dwellings	No residential within 500'	Residential within 500'	Residential within 100'	Confronting residential	Adjacent to residential

Instead of relying on the percentage of residential land area within ¼ mile, the proposal assesses increasing point values based on proximity to residential, from 500' to 100' to confronting (across the street), with the highest total given for projects that are adjacent to residential. This approach ensures that projects that have residential nearby are assessed the highest point totals. It is also possible for anyone to easily calculate, increasing transparency for everyone involved in the process. Finally, the proposal broadens what is considered residential from single-unit detached to also include townhouses and multiplexes (duplexes, triplexes, and quadplexes) in order to provide equity across these housing types.

In contrast to the other recommendations, this change is intended to improve administration and transparency but not significantly impact whether a project is a Level 2 or a Level 1 site plan. Although the difference in calculation could impact the point total, as described in the "Site Plan Analysis" section below, this change would not have changed the level of review of any cases over the ten-year period. All Level 2 site plans and project plans would still fall in those categories under this proposed change.

*Mayor and Council March 3 Direction – this was not presented at the March 3rd work session.*

*Planning Commission April 23 Feedback – this was not presented at the April 23rd work session.*

**Additional Information**

At the March 3 work session, the Mayor and Council requested two additional pieces of information:

1. Examples of other jurisdictions that have successfully implemented administrative approvals, and

## 2. Examples of Rockville cases that should be subject to administrative approval.

### Other Jurisdiction Information

In other jurisdictions in states such as Texas and Virginia, review of site plans is entirely administrative. Because of differences in state laws, Planning Commission or Mayor and Council more commonly consider zoning changes or Planned Development overlays but more rarely review site plans.

Michigan APA created a zoning reform toolkit with expanding administrative review as a recommendation. Two case studies are cited – Kalamazoo and Albion. A survey following the release of the toolkit identified it as the top process tool<sup>3 4</sup>.

In California, the City of Sacramento has taken steps to streamline their development review processes over the last decade. From what previously included required public hearings before the city's Planning Commission and decision by the City Council, most development projects have been delegated to staff level or director-level hearing reviews for minor adjustments<sup>5</sup>.

The City of Santa Monica has also made changes to their development process to allow for more administrative reviews in certain circumstances. In response to an adopted downtown community plan recommending housing in its downtown areas and state housing mandates, the city initiated zoning changes in 2025 to allow for residential developments in non-residential zones to be approved administratively<sup>6</sup>.

### Analysis of FAST Changes on Previous Cases

Based on the recommendations above staff has evaluated Level 2 site plans cases from 2014-2024 and how they would have been processed if all of the recommendations were in place, with the following results:

- The Planning Commission considered 32 Level 2 cases.
- The change to the PD amendment process results in the largest number of administrative cases (8 cases), followed by site plans following project plans and developments in intense mixed-use zones not within 300' of commercial (7 cases each).
- Recommendation 5, related to how the residential area impact is calculated, had no impact on the level of review.
- If all the recommendations are implemented, 25 of 32 site plans would have been eligible for administrative approval. However, 15 of these site plans were

<sup>3</sup> [https://www.planningmi.org/aws/MAP/asset\\_manager/get\\_file/901592?ver=3](https://www.planningmi.org/aws/MAP/asset_manager/get_file/901592?ver=3)

<sup>4</sup> [https://www.planningmi.org/aws/MAP/pt/sd/news\\_article/558695/\\_PARENT/layout\\_details/false](https://www.planningmi.org/aws/MAP/pt/sd/news_article/558695/_PARENT/layout_details/false)

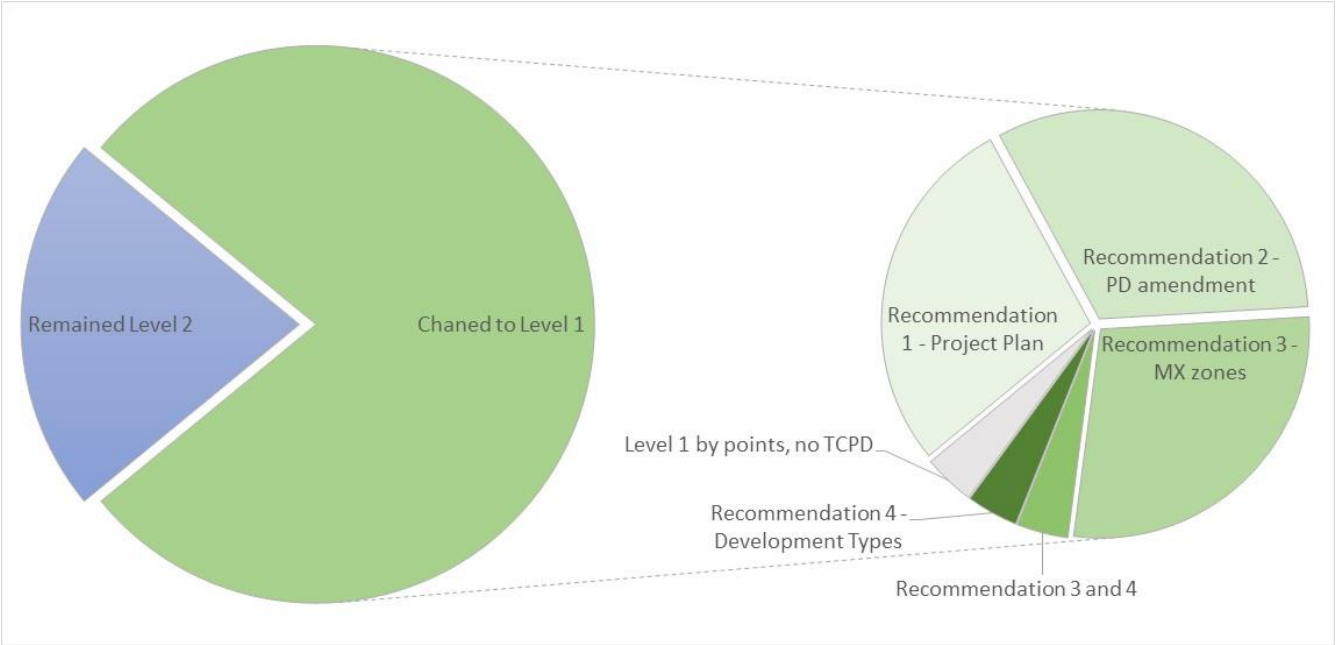
<sup>5</sup> <https://www.planning.org/planning/2025/mar/how-sacramento-won-major-housing-gains-with-zoning-reform/>

<sup>6</sup> <https://santamonicanext.org/2025/05/in-effort-to-bring-more-housing-comply-with-state-law-council-approves-zoning-changes/>

implementing project plans or PD amendments. It is important to note that Planning Commission would still review and provide a recommendation to Mayor and Council on project plans and PD amendments at those earlier stages of the process.

- None of the proposed changes had in impact on which projects would be subject to the project plan process for Mayor and Council review.
- The complete list of Level 2 site plans during this period is located in Attachment 4 – Site Plans 2014-2024.

Site Plans 2014-2024 under FAST recommendations	
<b>Total Level 2</b>	<b>32</b>
Remained Level 2	7
From Level 2 to Level 1	25
Recommendation 1 - Project Plan	7
Recommendation 2 - PD amendment	8
Recommendation 3 - MX zones	7
Recommendation 3 and 4	1
Recommendation 4 - Development Types	1
Level 1 by points, no TCPD	1



*Change in process for Level 2 site plans from 2014-2024, under FAST recommendations*

**Recommendation**

Staff recommends that the Planning Commission receive the presentation, discuss, and provide feedback on the recommended development process improvements.

The following feedback is requested from the Planning Commission:



- Do you support the updated streamlined process for Planned Development Amendments (updated Recommendation 2)?
  - Do you support administrative site plan approvals in intense MX zones away from residential (Recommendations 3)?
  - Do you support administrative site plan approvals for certain development types (Recommendation 4)?
  - Do you support the proposed changes to the points system (new Recommendation 5)?
- 

### **Previous Related Actions**

In October 2018, the Mayor and Council endorsed the original FAST Project Charter. In May 2019, the Mayor and Council endorsed an updated list of action items. Based on this, staff developed and implemented a work plan and presented it to the Mayor and Council in November 2019. Staff provided updates by memo during this first phase of FAST. On [September 30, 2024](#), the Mayor and Council held a work session on a second phase of FAST. Following this work session, several action items were revised to reflect the Mayor and Council's direction. At a work session on [March 3, 2025](#), the Mayor and Council expressed general support for streamlining processes. A majority of the Mayor and Council expressed support for both recommendations one and two related to project plans as presented, but they were not yet comfortable with recommendations three and four related to site plans. They also requested the Planning Commission's feedback on all four items.

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### **Community Outreach**

In anticipation of launching this next phase of FAST, staff established an internal working group, which developed a statement of purpose and outcomes as shown in the draft charter. The team also assessed the development and permitting process and created a list of priority items to improve. In addition, the team engaged external customers through a survey and a listening session, and staff met and received feedback from both REDI and the Rockville Chamber of Commerce.

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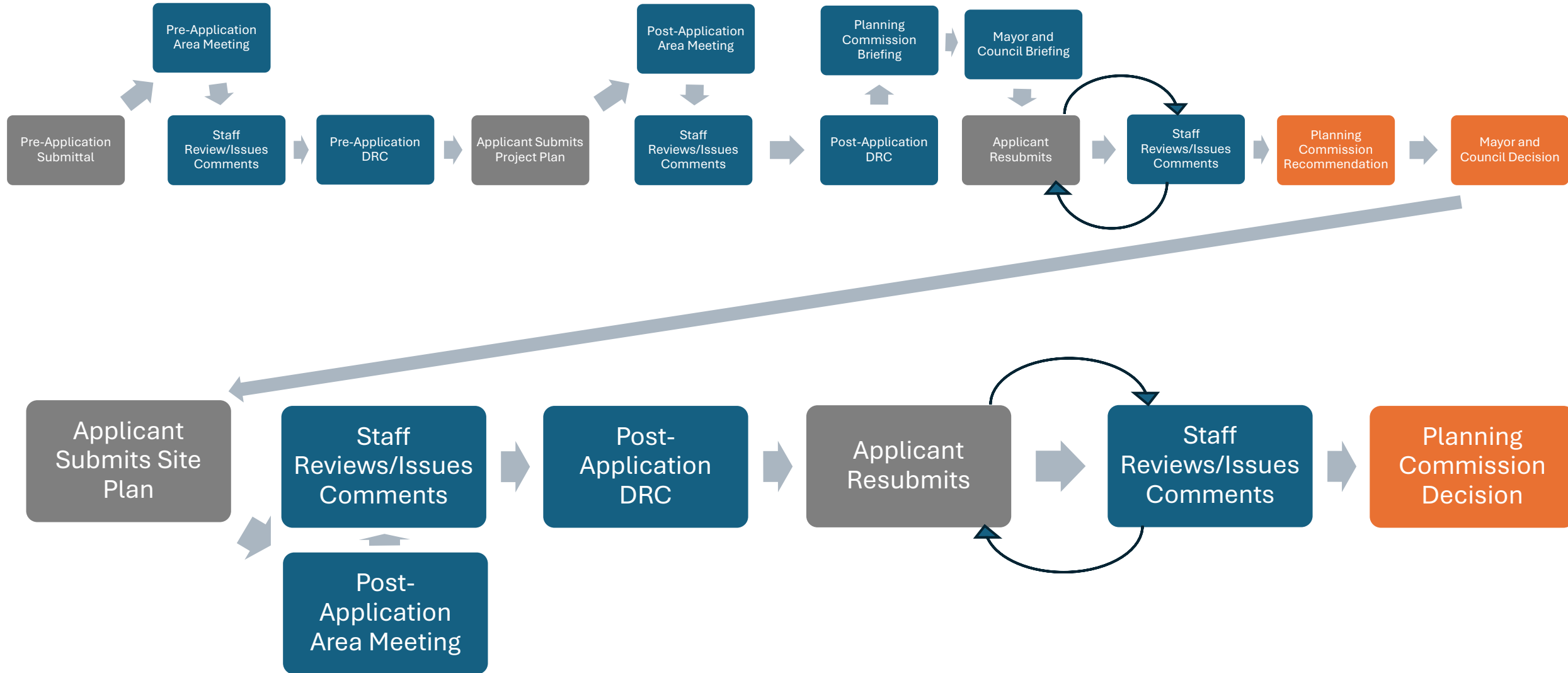
### **Next Steps**

Staff will report the Planning Commission's feedback to the Mayor and Council at its July 21 meeting. Staff will then continue to draft revised processes in the Zoning Ordinance Rewrite (ZOR) based on the direction from the Mayor and Council. The draft language will be presented for public review and discussion and further direction from the Mayor and Council through the ZOR process. Planning Commission will conduct future work sessions on July 23 and September 24, 2025.

### **Attachments**

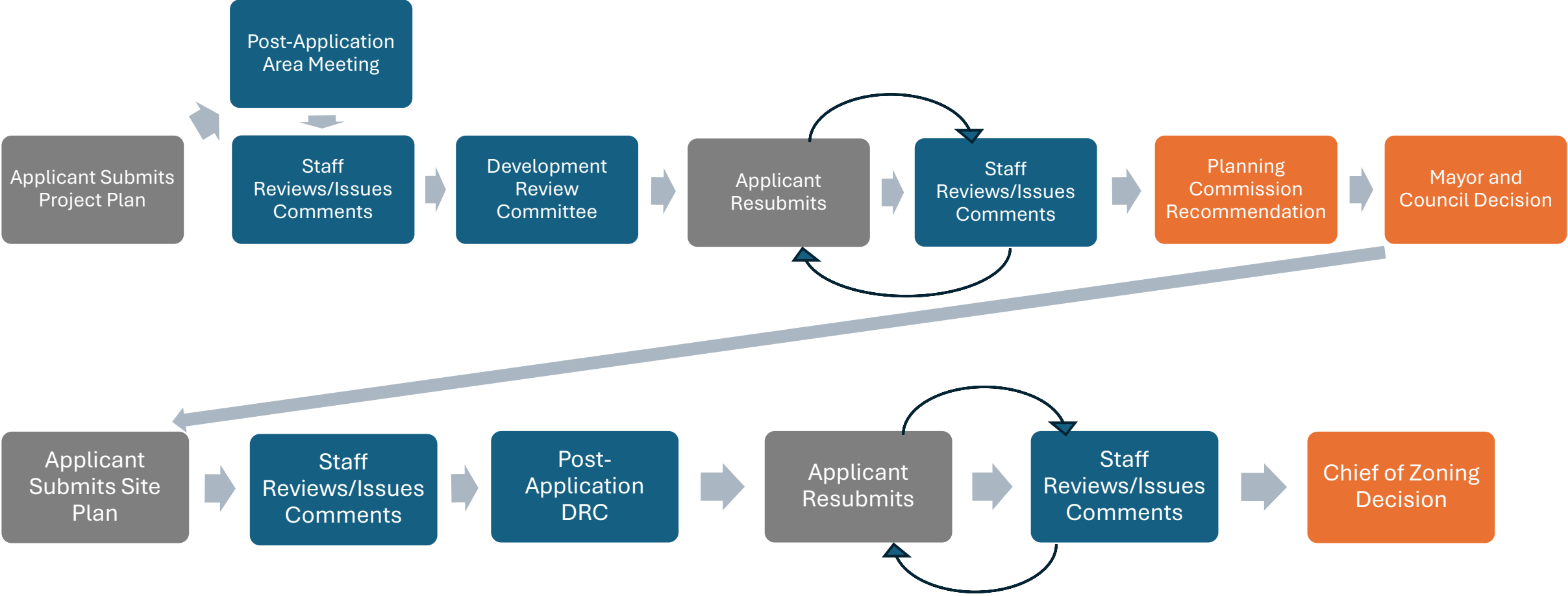
Attachment 1 - Current and Proposed Process Diagrams, Attachment 2 - Mixed-Use Zones Residential Buffer Map, Attachment 3 - MXE Zone Map, Attachment 4 - Site Plans 2014-2024

# Current Project Plan Process

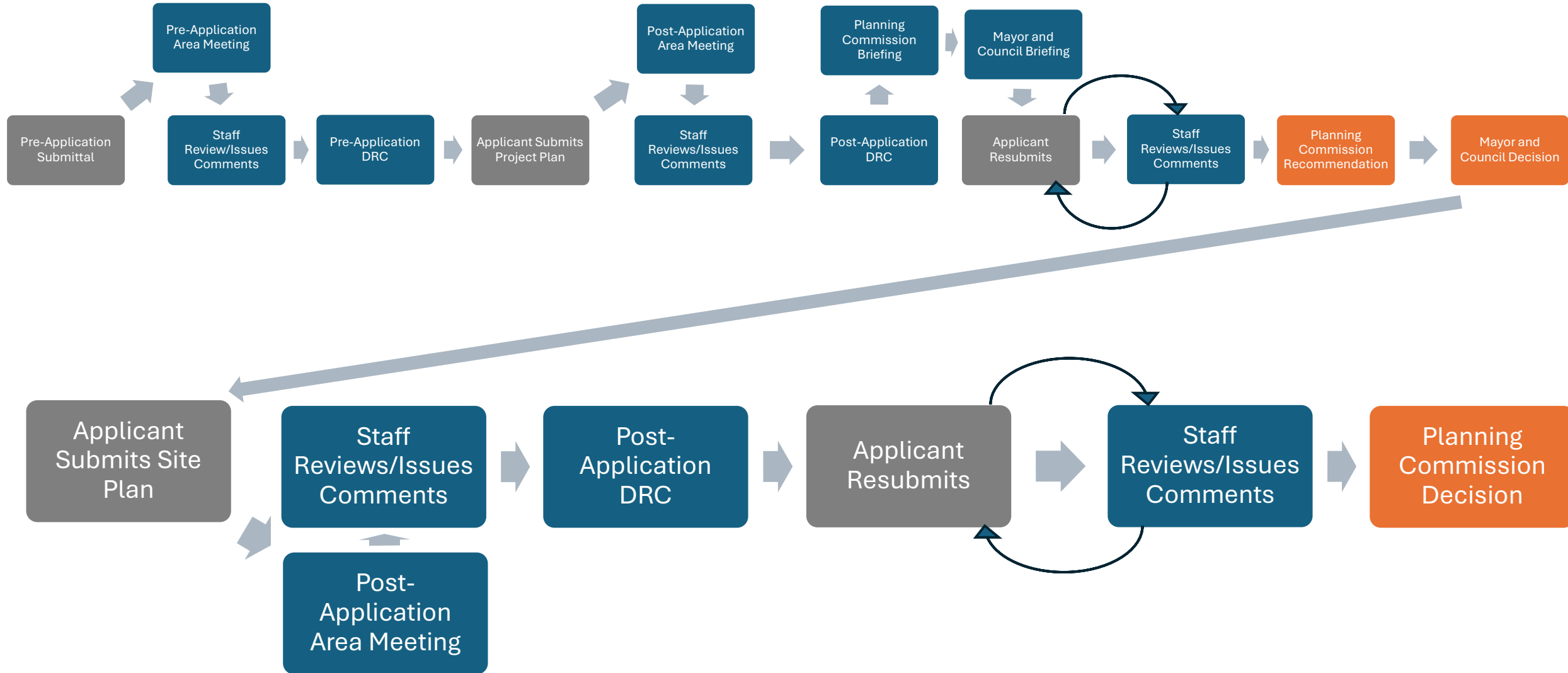




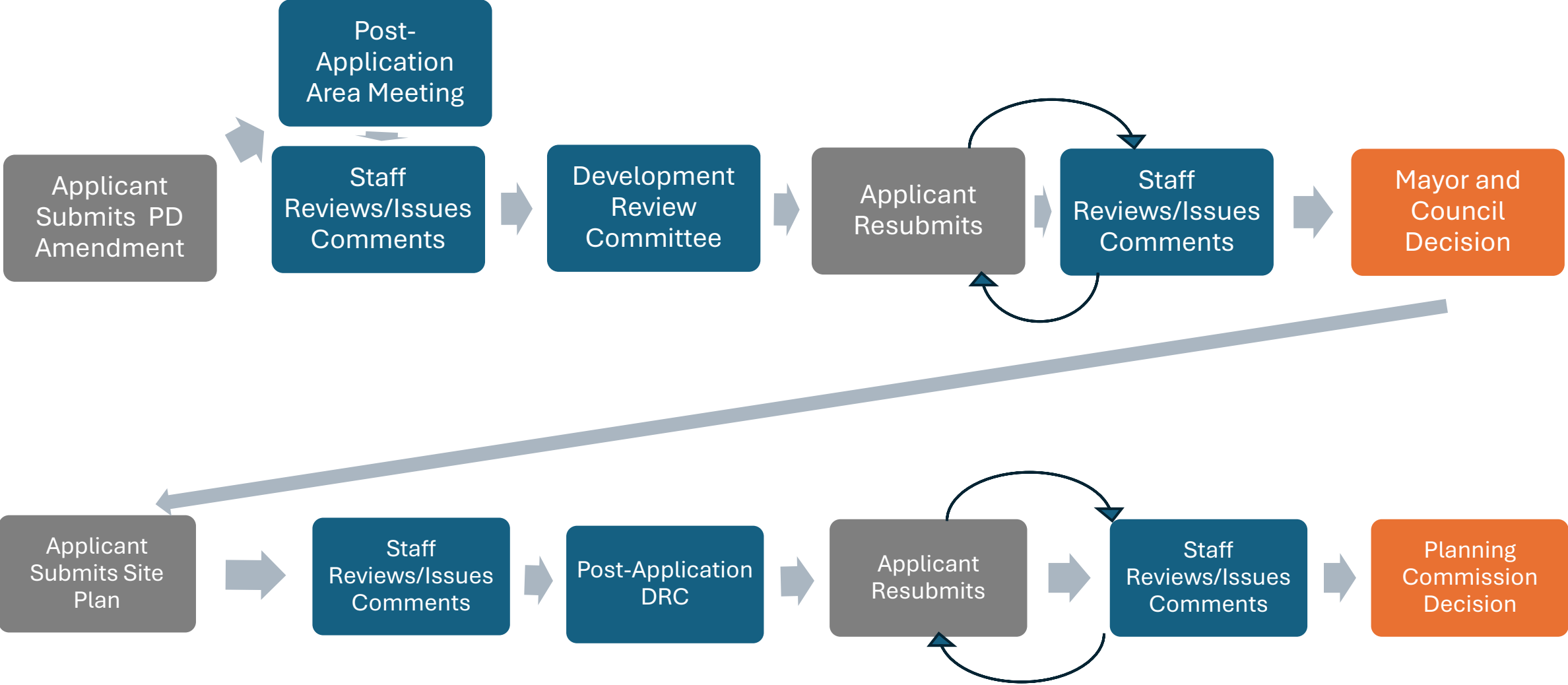
# Proposed Project Plan Process



# Current PD Amendment Process

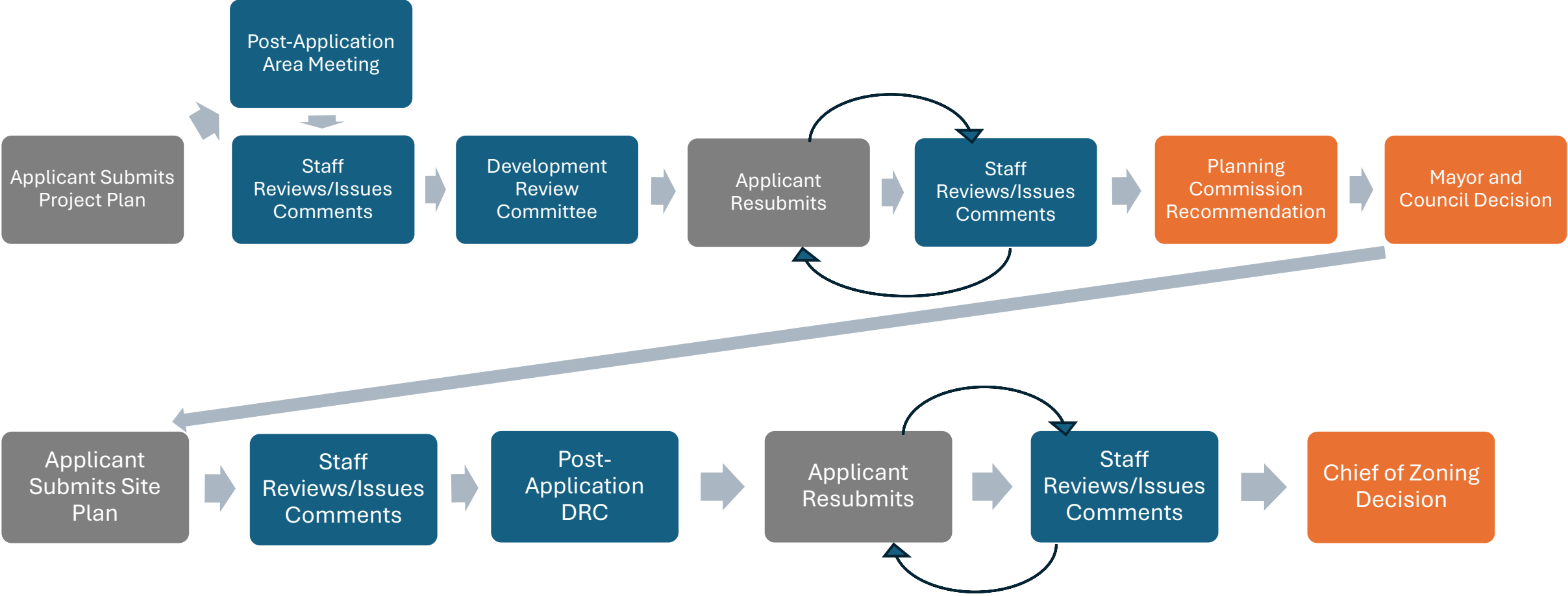


# Previously Proposed PD Amendment Process



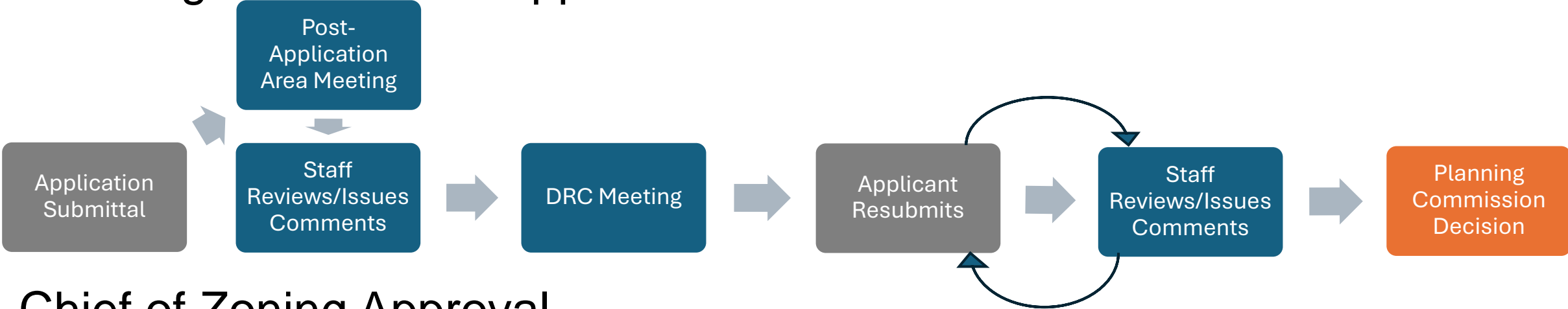


# Proposed PD Amendment Process

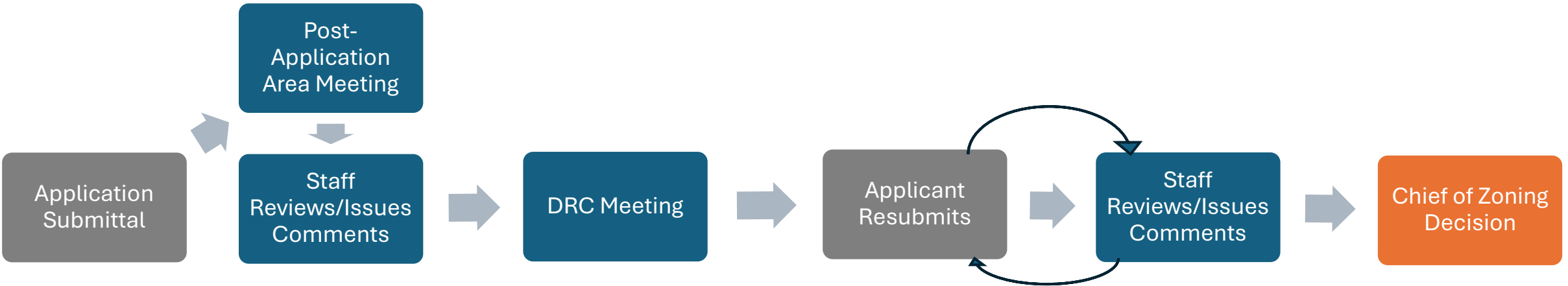


# Proposed Site Plan Processes

- Planning Commission Approval

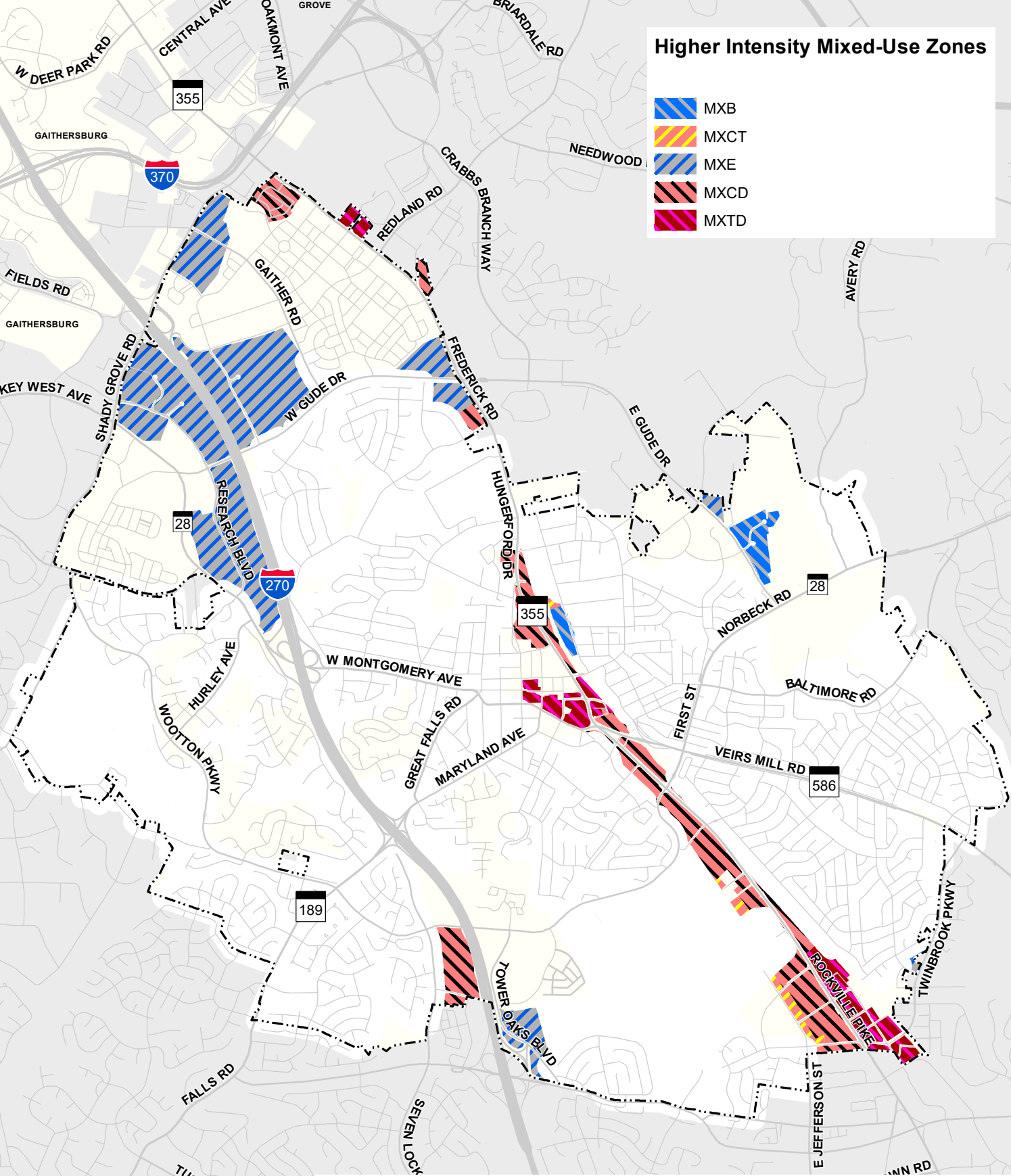


- Chief of Zoning Approval

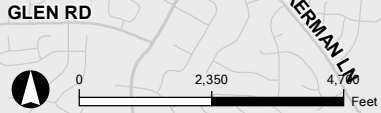


# Higher Intensity Mixed-Use Zones

- MXB
- MXCT
- MXE
- MXCD
- MXTD

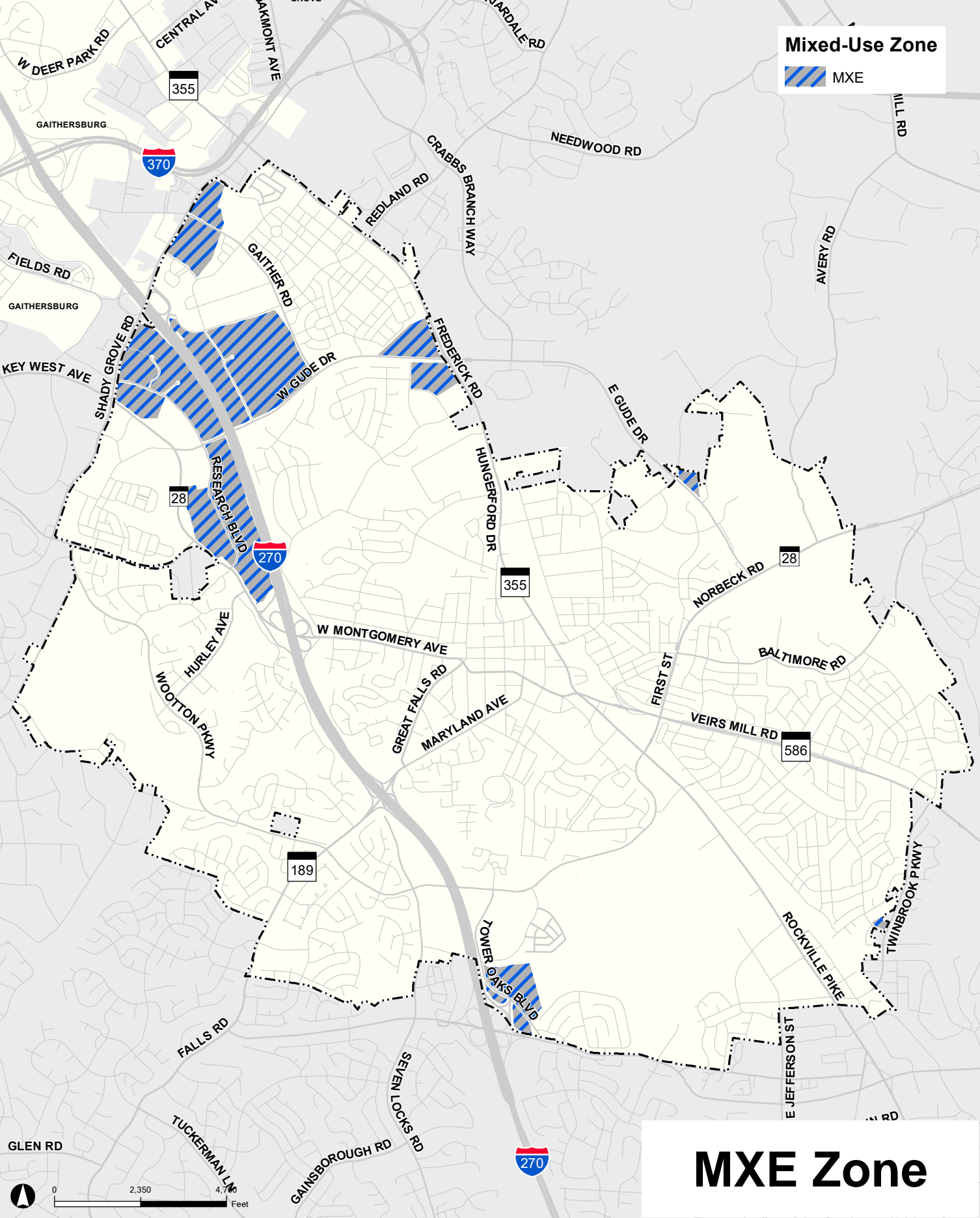


**Mixed-Use Zones beyond 300 feet from Residential Zones (excluding RMD-25)**

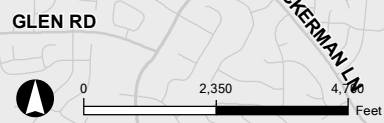




Mixed-Use Zone



# MXE Zone



## Level 2 Site Plans 2014 - 2024

<u>Case Number</u>	<u>Project Name</u>	<u>Description</u>	<u>Address</u>	<u>Reason Level 2</u>	<u>Point Total</u>	<u>New Process determined by:</u>
STP2024-00493	Rockshire	Mixed-use development with 31 single-unit dwellings, 29 townhouse dwellings and 5,200 sf of commercial use.	2401 Wootton Pkwy	PD amendment	12	Recommendation 2 - PD amendment
STP2024-00492	Shady Grove Phase 2	Mixed-use development with lab/office and multi-family residential units.	15815 Shady Grove Rd	Project Plan implementation	13	Recommendation 1 - Project Plan
STP2024-00490	Washington Square	Development of 48 two-over-two units (condominiums) on the property.	622 Hungerford Dr.	Points	7	Remained Level 2
STP2024-00487	City Center	Redevelopment of the property with a 291-unit multi-family building.	414 Hungerford Dr	Points	10	Recommendation 3 - MX zones
STP2024-00482	Shady Grove Innovation District	645,000 SF of office (primarily Life Sciences related uses)	2097, 2099, 2101 GAITHER ROAD	Project Plan implementation	14	Recommendation 1 - Project Plan
STP2024-00474	5906 Halpine	Develop 36 two-over-two ownership (condominiums) on the property.	5906 Halpine	Project Plan implementation	7	Recommendation 1 - Project Plan
STP2024-00473	Tower Preserve	Development of a combination of front and rear load townhomes.	2200 Tower Oaks Blvd	PD amendment	10	Recommendation 2 - PD amendment
STP2024-00465	12501 Ardennes	Conversion of existing office building space to 181-unit residential building, with possible construction of three additional stories.	12501 Ardennes	Points	8	Recommendation 4
STP2023-00454	2 Research	Construct 200,000 sq ft building life sciences.	2 Research Blvd	Points	11	Recommendation 3 and
STP2023-00449	22 W. Jefferson	Convert existing office to 12 condominiums and expand to add an additional 4 units and construct 13 new townhouses units.	22 W. Jefferson	Points	10	Remained Level 2
STP2022-00436	1818 Chapman	Multi-family building with 437 units, underground parking and 5,075 SF of retail	1818 Chapman	PD amendment	13	Recommendation 2 - PD amendment
STP2022-00434	Lidl/Henson	New 30,000 SF grocery store, 191 unit multi-family building	15931 Frederick Rd	Points	14	Recommendation 3 - MX zones
STP2022-00433	King Buick (Farmstead District)	252 townhomes, 118 condominium townhomes and a 2,000 sqft community building.	16200 Frederick Rd	Project Plan implementation	13	Recommendation 1 - Project Plan
STP2021-00414	Chase	Proposed 3,470 sf. Chase Bank with a drive-thru	420 Hungerford Dr	Town Center Performance District	4	Level 1 by points, no TCPD
STP2020-00401	Twinbrook Quarter	Mixed-use development and extension of Halpine Road.	1500-1616 Rockville Pike	Project Plan implementation	18	Recommendation 1 - Project Plan

## Level 2 Site Plans 2014 - 2024

STP2020-00399	Potomac Woods (Northside)	Mixed use including townhouses, multifamily apartments or condominiums with senior housing and the existing Life Time fitness along with new parking garage.	11511 Fortune Terrace	Points	15	Remained Level 2
STP2020-00393	Shady Grove Phase 1	Phase 1 implementation of PJT2017-00007 to develop 136 townhouse units	15825 Shady Grove Rd	Project Plan implementation	15	Recommendation 1 - Project Plan
STP2019-00368	East Gude Shopping Center	New Self Storage	1300 E. Gude Drive	Points	9	Recommendation 3 - MX zones
STP2019-00367	King Farm F7 and F8	44 New Townhomes	801 King Farm Blvd	PD amendment	6	Recommendation 2 - PD amendment
STP2019-00362	First Baptist Church	New Addition	55 Adclare Road	Points	10	Remained Level 2
STP2018-00352	Self Storage	Self Storage with Retail	204 N Stonestreet Ave	Points	8	Remained Level 2
STP2018-00348	Harborchase of Rockville	Senior Apartments 146 units	25 W Gude Drive	Points	10	Recommendation 3 - MX zones
STP2018-00326	50 Monroe Place	70 new units and 13,000 sf of commercial	50 Monroe Place	Points	9	Recommendation 3 - MX zones
STP2017-00321	Duball Phase 2	400 units, 22,000 sf of commercial	196/198 E Montgomery Ave	PD amendment	8	Recommendation 2 - PD amendment
STP2017-00320	The Villages at Rockville	Independent Living 132 units	9701 Veirs Drive	Points	10	Remained Level 2
STP2017-00308	Tower Oaks Residential	Up to 375 units including 30 detached houses, 17 townhouses and 128 condominium units with 8,000 sf of community use space	Preserve Parkway	PD amendment	11	Recommendation 2 - PD amendment
STP2017-00300	Self Storage Facility	multistory self storage facility	1251 W Montgomery Av	Points	8	Recommendation 3 - MX zones
STP2016-00285	Ingleside Phase 2	127 unit retirement community	701 King Farm Blvd	PD amendment	10	Recommendation 2 - PD amendment
STP2016-00276	Retail Center	Redevelopment to provide additional fitness, retail, office and restaurant	1401 Research Blvd	Points	14	Recommendation 3 - MX zones
STP2015-00238	Upper Rock Phase 3	Implementation Upper Rock PJT	5 Choke Cherry Rd	Project Plan implementation	8	Recommendation 1 - Project Plan
STP2014-00214	Kettler KSI	New Mixed Use Apartment / Retail	255 N. Washington	PD amendment	11	Recommendation 2 - PD amendment
STP2014-00208	EZ Storage	Proposed EZ Storage Facility	1175 Taft Street	Points	10	Remained Level 2