



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 PikeSubdivision 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) 201.919.20369213 Winterset Dr., Potomac, MD 20854 jdanshes@yahoo.comProperty Owner Same as ApplicantArchitect GTM Architects (Jeff Whitman, RA) 240.333.20677735 Old Georgetown Road Suite 700, Bethesda, MD 20814 jwhitman@gtmarchitects.comEngineer Macris, Hendricks & Glascock, PA (Dylan Macro) 301.670.08409220 Wightman Road Suite 120, Montgomery Village, MD 20886 dmacro@mhgpa.comAttorney Miller, Miller & Canby (Jody Kline) 301.738.2051200-B Monroe St. Rockville, MD 20850 jskline@mmcanby.comProject Name Danshes Center on the PikeProject Description Amend Project Plan implementation period to March 30, 2026.**STAFF USE ONLY****Application Acceptance:**Application # PJT2025-00022**Application Intake:**Date Received April 3, 2025Reviewed by Fee: \$10,594.00

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
Points Total*					6
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:  


3/28/2025

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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)

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