



# **Project Plan Amendment PJT2025-20**

**BLVD Lofts**

**198 E. Montgomery Avenue**

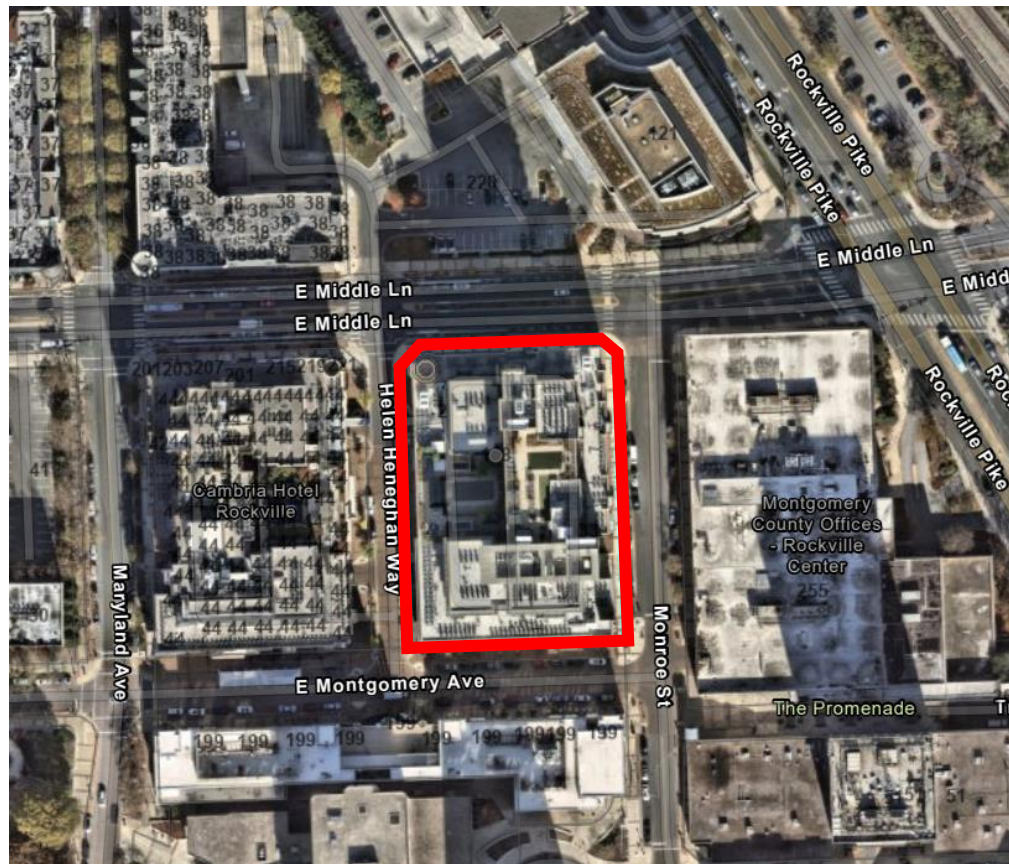
Mayor & Council

Public Hearing & Consideration of  
Approval

September 15, 2025

# Project Site

- ▶ **Address:** 198 E. Montgomery Avenue
- ▶ **Planning Area:** 1 – Town Center
- ▶ **Site Area:** 1.41 Acres
- ▶ **Land Use:** CRM
- ▶ **Zoning:** PD-RCI, MXTD (equivalent zone)



Source: City of Rockville

# Project Proposal

- ▶ 13,011sf street-level commercial space vacant.
- ▶ Conversion into 13 residential loft units.
- ▶ Fronts Helen Heneghan Way, E Middle Ln., & Monroe St.
- ▶ Amend PD for changes in use.



# Rockville Center Inc. PD



## Existing PD Approval

- 400du's & 22,200sf commercial.

## Proposed Amendment

- **413**du's & **6,500**sf commercial.



# Findings



***Project meets required findings for approval of a project plan amendment including:***

## **Master Plan**

- ▶ Consistent with Comp Plan in providing additional housing in Town Center.

## **Zoning**

- ▶ Meets zoning ordinance requirements including parking for the new residences.

# Findings



## **Schools**

- ▶ Adequate capacity in Richard Montgomery Cluster will exist to serve project.

## **Transportation**

- ▶ Will not adversely impact transportation facilities in area of the site.

## **DPW - Engineering**

- ▶ Water & Sewer and Stormwater Management will meet city requirements.

# Community Outreach & Briefings

**Required Notifications have been made consistent with City Code requirements.**

## **Public meetings held include:**

- ▶ Pre-app area meeting on December 9, 2021.
- ▶ Post-app area meeting on February 25, 2025.
- ▶ Planning Commission Briefing: March 12, 2025.
- ▶ Mayor & Council Briefing: April 7, 2025
- ▶ Planning Commission Recommendation: July 23, 2025

# Recommendation



Staff recommends that the Mayor and Council approve Project Plan Application, PJT2025-00020, an amendment to the Rockville Center PD to permit conversion of 13,011sf of street-level retail into 13 residential units at 198 E. Montgomery Avenue, subject to the findings and conditions contained in staff's report.





# Next Steps

Mayor and Council will:

- ▶ **Hold a Public Hearing**
- ▶ **Consider a Resolution to Approve Project Plan Application**