



Project Plan Amendment PJT2025-00023

Momentum at Rockville Station
41-44 Maryland Avenue

Mayor and Council Briefing
May 19, 2025

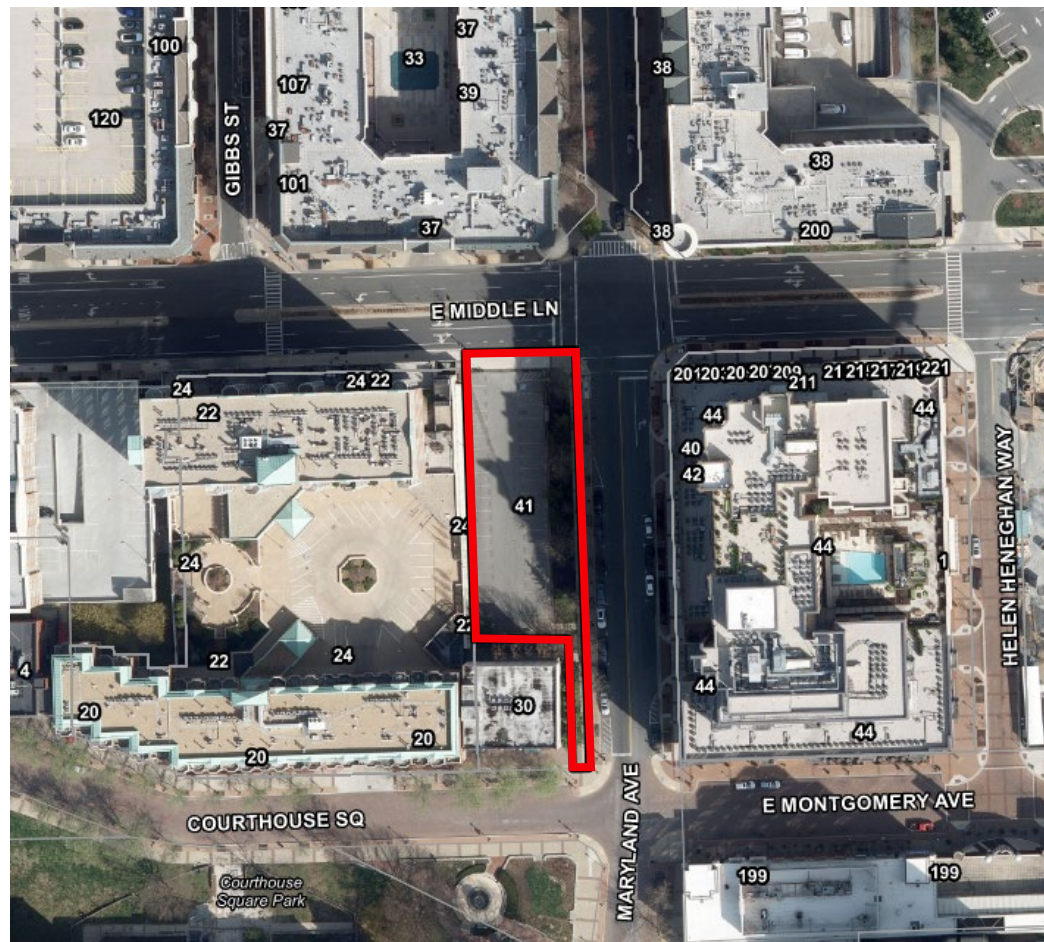
Mayor and Council Briefing



- ▶ **Purpose:** Introduce the proposal to the Mayor and Council and provide an opportunity for preliminary feedback.

Project Site

- ▶ Address: 41 Maryland Avenue
- ▶ Planning Area: 1 – Town Center
- ▶ Site Area: 0.42 Acres
- ▶ Land Use: Commercial and Residential Mix (CRM)
- ▶ Zoning: PD-RCI (Planned Development – Rockville Center Inc.) / MXTD (equivalent)



Source: City of Rockville

Application Submittals



Pre-application Meeting (PAM) filed Dec. 2024

- ▶ Pre-Application Area Meeting: January 21, 2025 (virtual)

Project Plan Amendment Application filed Apr. 2025

- ▶ Post-Application Area Meeting: April 29, 2025 (virtual)
- ▶ Applicant DRC Meeting: May 29, 2025 (virtual)
- ▶ Planning Commission Briefing: May 14, 2025 (hybrid)



Next Steps

- ▶ Finalize review of Project Plan Amendment Application
- ▶ Planning Commission Recommendation
- ▶ Mayor and Council Decision
 - *Public Hearing*
 - *Possible Adoption*
- ▶ Planning Commission review of Site Plan Application