



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:** Amendment PDP94-001/E☐ Project Plan☒ Project Plan Amendment (major)☐ Project Plan Amendment (minor)**Please Fully Complete**Property Address information 41 Maryland Avenue/44 Maryland AvenueSubdivision Rockville Town Center Lot (S) Par 2-H, Par 2-M - Residential Unit Block Zoning PD-RCI Tax Account (S) 03198603 , 03753453**Applicant Information:***Please supply Name, Address, Phone Number and E-mail Address*Applicant SCG Development Holdings, LLC/Comstock 41 Maryland, LLC/ Comstock 44 Maryland, LLC

c/o SCG Development Partners, 8245 Boone Blvd #640, Vienna, VA 22182 attn: Kirk Salpini, 703-942-6610 x 200, kas@scgdevelopment.com

Property Owner Comstock 41 Maryland, LLC/Comstock 44 Maryland, LLC

c/o Comstock, 1900 Reston Metro Plaza 10th Floor, Reston, VA 20190, Attn: Robert Demchak, 703-230-1985, rdemchak@comstock.com

Architect Davis Carter Scott Ltd Design

8614 Westwood Center Drive #800, Tysons, VA 22182 Attn: Douglas Carter, AIA, 703-556-9275, dcarter@dcsdesign.com

Engineer Macris Hendricks Glascock

9220 Wightman Road, Montgomery Village, MD 20886, Attn: Kyle Hughes, 301-67-0840, khughes@mhgpa.com

Attorney Shulman Rogers PA

12505 Park Potomac Avenue #600, Potomac, MD 20854, Attn: Nancy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com

Project Name Momentum at Rockville StationProject Description Up to 147 DU Multi-family residential affordable mixed income housing project and amendments to PDP1994-00001E, and to PJT2014-003 with respect to 44 Maryland Avenue/Par 2-M Residential Unit**STAFF USE ONLY****Application Acceptance:**Application # PJT2025-00023**Application Intake:**Date Received April 3, 2025Reviewed by Fee: \$13,519.50

**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  $0.42 + 1.45$  acres, # Dwelling Units Total 147 Square Footage of Non-Residential zero  
 Residential Area Impact 10% %  
 Traffic/ Impact/trips net loss -45/-115

**Proposed Development:**

Retail \_\_\_\_\_ Sq. Footage Detached Unit \_\_\_\_\_ Parking Spaces zero  
 Office \_\_\_\_\_ Sq. Footage Duplex \_\_\_\_\_ Handicapped \_\_\_\_\_  
 Restaurant \_\_\_\_\_ Sq. Footage Townhouse \_\_\_\_\_ # of Long Term TBD  
 Other \_\_\_\_\_ Sq. Footage Attached \_\_\_\_\_ # of Short Term TBD  
 Multi-Family 147  
 Live \_\_\_\_\_  
 MPDU 15% after LIHTC term

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) surface parking lot 41 Maryland/  
Multi-family 44 Maryland

**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	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	3
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	zero
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.	1 (10%)
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> 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)

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**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.

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**Previous Approvals: (if any)**

Application Number	Date	Action Taken
PDP94-001-001E/PJT2014-00003	1994/2005/2014	PI Comm & M&C Approved
STP2012-00105	2012	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. SCG Development Holdings, LLC

By: \_\_\_\_\_

Please sign and date

  
Kirk Salpini, Authorized Signatory



Owner's Authorization Attached

### 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 PAM2025-00156 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date 4/22 - 4/24 including location Webex virtual
- ☒ 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) INCLUDED IN SOJ

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

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Property Owners Letter of Authorization and Consent  
41 Maryland Avenue/ 44 Maryland Avenue Applications

**"Momentum at Rockville Station"**

To: City of Rockville, Maryland  
From: Comstock 41 Maryland, LLC, Owner of 41 Maryland Avenue  
Comstock 44 Maryland, LLC, Owner of 44 Maryland Avenue/ BLVD Forty Four  
Apartments  
Property: 41 Maryland Avenue, Rockville, Maryland 20850 ("**Property**")  
Parcel 2-H, Tax ID No. 03198603  
44 Maryland Avenue, Rockville, Maryland 20850 ("**BLVD Forty Four Property**")  
Parcel 2-M, Tax ID No. 03753453

Comstock 41 Maryland, LLC, as the Owner of the Property and Comstock 44 Maryland, LLC as the Owner of the BLVD Forty Four Property improved with the BLVD Forty Four Apartments, hereby authorizes SCG Development Holdings, LLC ("SCG"), SCG President, Stephen Wilson, SCG Director of Construction Kirk Salpini and SCG's Professional Consulting team of Macris Hendricks Glascock, Davis Carter Scott Architects, and Gorove Slade Transportation Engineers, and its land use counsel Shulman Rogers, P.A., to sign and file any and all permit applications in connection with the development entitlements, variances, waivers, and permits related to the development of the Momentum at Rockville Station and amendment to development entitlements for the affordable units at BLVD Forty Four Apartments, subject to advance review of Owners (collectively, the "Permit Applications"). The foregoing authorization is limited to the permit applications and does not include the authority to bind the Owners to conditions of approval, grants of interests in the real estate, or monetary obligations without further authorizations.

This authorization includes preparing the Applications and all related materials needed to support the Applications, and filing and processing the Applications and all supporting materials with the applicable governmental bodies for the work to be undertaken on the Property and securing of approval amendments on the BLVD Forty Four Property.

**COMSTOCK 41 MARYLAND, LLC,**  
a Delaware limited liability company  
By: Comstock Holding Companies, Inc.,  
its Manager

By: \_\_\_\_\_  
Name: Christopher Clemente  
Title: Authorized Signatory



**COMSTOCK 44 MARYLAND, LLC,**  
a Delaware limited liability company  
By: Comstock Holding Companies, Inc.,  
its Manager

By: \_\_\_\_\_  
Name: Christopher Clemente  
Title: Authorized Signatory



Owner Contact:  
Mr. Robert Demchak, General Counsel/Corporate Secretary