



## PLANNING COMMISSION

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**Meeting No. 03-25**  
**Wednesday, March 12, 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. Briefing**

Briefing on Project Plan Amendment PJT2025-00020, an Application to Amend the Planned Development for Rockville Center, Inc. to Permit a Residential Conversion of 13,011 Square Feet of Previously Approved Street-Level Commercial Retail Space into 13 Dwelling Units at 198 East Montgomery Avenue in the PD-RCI (Planned Development - Rockville Center, Inc.) Zone; Comstock 33 Monroe, LC, Applicants

- 3. Review and Action**

Final Record Plat Applications PLT2025-00627, PLT2025-00628, PLT2025-00629, and PLT2025-00630, for the creation of Record Lots, HOA Parcels, and Dedication of Public Rights-of-Way in conformance with Project Plan PJT2023-00015 and Level 2 Site Plan STP2024-00473, Tower Preserve, in the PD-TO (Planned Development-Tower Oaks) Zone at 2200 Tower Oaks Boulevard; Streetscape Partners/Michael Harris Development, Applicant

- 4. Recommendation to Mayor & Council**

Recommendation to the Mayor and Council on Zoning Text Amendment TXT2025-00269, to Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Implementation of Floating Zones; Mayor and Council of

Rockville, Applicants

**5. Commission Items**

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes Approval
  - October 9, 2024
  - October 23, 2024
  - November 13, 2024
  - December 11, 2024
  - February 19, 2025
  - February 26, 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: March 12, 2025

Agenda Item Type: BRIEFING

Department: CPDS - DEVELOPMENT REVIEW

Responsible Staff: CHRISTOPHER DAVIS



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## Overview

**Case:** BLVD Lofts – Project Plan PJT2025-00020

**Location:** 198 East Montgomery Avenue

**Staff:** Chris Davis, Senior Planner  
Community Planning and Development Services  
240.314.8201  
[cdavis@rockvillemd.gov](mailto:cdavis@rockvillemd.gov)

**Applicant:** Comstock 33 Monroe, LC

**Filing Date:** January 28, 2024

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## Discussion

Comstock 33 Monroe, LC (the “Applicant”) has filed a Project Plan application to convert 13,011 square feet of existing vacant street-level commercial space into 13 residential dwelling units. In order to allow this project as proposed, an amendment to the Rockville Center Inc. Planned Development (“PD”) is required pursuant to Section 25.14.07 of the Zoning Ordinance. The PD was initially established by the Mayor and Council on April 27, 1994 with approval of Preliminary Development Plan PDP94-00001 for Rockville Center Inc., and allowed redevelopment of the former Rockville Mall property into a phased, multiple building, mixed use development known as Rockville Center on 5 record lots (originally subdivided as Parcel 2-F, 2-G, 2-H, 2-J and 2-K within the Rockville Town Center subdivision), located at the southwest corner of Rockville Pike (MD355) and East Middle Lane intersection.

On May 2, 2005, the Mayor and Council adopted Resolution No. 10-05, approving Preliminary Development Plan Amendment PDP1994-0001E, to modify the use, building heights, massing and density of two of the five blocks (Parcels 2-J and 2-K) included in the original Rockville Center development PDP. PDP1994-0001E approved: i) for Parcel 2-J: 230 dwelling units, 23,000 square feet of retail/commercial space and building heights ranging from 85 to 144 feet above the East Montgomery Avenue Sidewalk elevation and ii) for Parcel 2-K: 255 dwelling units, 17,000 square feet of retail /commercial space and building heights ranging from 85 to 173 feet on Parcel 2-K.

On December 8, 2014, the Mayor and Council approved Project Plan Application PJT2014-00003 which amended Preliminary Development Plan application PDP1994-0001E and approved: i) an increase in the number of dwelling units approved for Parcel L (formerly Parcel 2-K) from 222 to 400 units, ii) to allow two-year conditional approval from the school capacity limits of the Adequate Public Facilities Ordinance (APFO), permitting 178 additional dwelling units subject to the future availability of the necessary school capacity; and iii) a 15 percent reduction in the minimum number of vehicular parking spaces required for the total of 400 dwelling units to be located on Parcel 2-L. The approval also required that 15 percent of the total number of dwelling units located on Parcel 2-L to be designated as Moderately Priced Dwelling Units (MPDUs).

PD amendments require the filing of a Project Plan application, and the application may be approved only if the Mayor and Council find that approval of the application will not:

- a. Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;
- b. Be in conflict with the Plan;
- c. 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);
- d. Constitute a violation of any provision of the Zoning Ordinance or other applicable law; or
- e. Adversely affect the natural resources or environment of the City or surrounding areas.

In accordance with Section 25.07.07 of the Zoning Ordinance, the Mayor and Council and Planning Commission are required to be briefed on Project Plan applications. The purpose of this briefing is for the Applicant to inform officials about the proposal, including a project overview and review schedule. The Planning Commission will have an opportunity to make a recommendation on the application at a future meeting. Should Mayor and Council ultimately approve the amendment to the PD and Project Plan, the Planning Commission will consider a site plan, which has been submitted by the Applicant for the project at a future meeting.

## Site Description

**Location:** 198 East Montgomery Avenue

**Planning Area:** Planning Area 1 – Town Center

### Land Use

**Designation:** CRM - Commercial Residential Mix

**Zoning District:** PD-RCI (Planned Development – Rockville Center, Inc.) with MXTD (Mixed-Use Transit District) Equivalent Zone

**Existing Use:** Mixed-Use Building (including 22,200sf of commercial space and 400 dwelling units)

**Proposed Use:** Mixed-Use Building (including 8,000sf of commercial space and 413 dwelling units)

**Site Area:** 1.41 acres (61,469 square feet)

**Building Height:** 173 feet

### Surrounding Land Use and Zoning

	Zoning	Planned Land Use	Existing Use
<b>North</b>	PD-MC (Planned Development – Metro Center)	O (Office)	Commercial
<b>East</b>	PD-RCI (Planned Development – Rockville Center, Inc.)	OCRM (Office Commercial Residential Mix)	Commercial

<b>South</b>	PD-RCI (Planned Development – Rockville Center, Inc.)	OCRM (Office Commercial Residential Mix)	Commercial
<b>West</b>	PD-RCI (Planned Development – Rockville Center, Inc.)	CRM (Commercial Residential Mix)	Residential/Commercial

The Project Plan site is identified as Parcel 2-L of the Rockville Town Center and is approximately 1.41 acres (61,469 square feet). The property is generally square in shape and is bounded by East Middle Lane to the north, Monroe Street to the east, East Montgomery Avenue to the south and Helen Heneghan Way to the west. The site is relatively flat with a slightly downward slope occurring from East Montgomery Avenue towards East Middle Lane. The property is improved with a 18-story mixed-use building with commercial spaces concentrated on the ground floor and residential uses on the remaining floors above. At the street level, the building is surrounded by expanded sidewalks, street trees and furniture to enhance the pedestrian realm around the building. The property is within the PD-RCI (Planned Development – Rockville Center, Inc.) Zone, and has an equivalent zone of MXTD (Mixed-Use Transit District), and is subject to the Rockville Center, Inc. PD governing documents.

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**Project Description**

The Applicant proposes to convert 13,011 square feet of existing vacant street-level commercial space into 13 residential dwelling units, known as the BLVD Lofts. The dwelling units will be designed as two-level lofts and will include (1) 1-bedroom unit, (7) 2-bedroom units, and (5) 3-bedroom units. Most of the proposed dwelling units will be located along East Middle Lane with several others located on Helen Heneghan Way and Monroe Street. According to the Applicant, the existing 6,500 square feet of existing commercial space along East Montgomery Avenue will remain. The 17 parking spaces required for the proposed residential units will be provided within the existing on-site non-reserved structured parking garage. The Applicant is not proposing any MPDU units for the proposed 13 converted units as the existing building currently provides MPDU units for 28% of the building’s total units. A determination of compliance with all necessary code requirements, including Chapter 13.5 (Moderately Priced Housing) will be made with staff’s recommendation at a future meeting.

The new residential uses will have access to several amenities. According to the Applicant, a mail and package room will be provided within the lobby of the building for the benefit of the future residents near the Monroe Street entrance. Additionally, the Applicant has indicated that residents of the proposed BLVD Lofts will also have access to the existing residential amenities in other areas of the building including an upper-level clubroom, open courtyard with pool, outdoor dining and gathering spaces, fitness center, business center and co-working spaces and a secure bicycle room with maintenance and repair facilities. The façades of the residential units will utilize

materials and details that will communicate an urban frontage that will include two-story window walls. Most of the units will have direct access to the adjacent sidewalks of the building.

The proposed Project Plan will require a finding of adequate public facilities for the proposed Rockville Center, Inc., PD amendment.

### **Comprehensive Planning**

The project is located within Planning Area 1 (Town Center) of the City of Rockville's Comprehensive Plan, Rockville 2040 ("Plan") and the Land Use designation applied to the site is CRM (Commercial Residential Mix). The CRM designation focuses on, "retaining and introducing commercial uses in specific locations mixed with multiple unit residential and/or residential attached types. The mix can be horizontal, with stand-alone commercial next to apartment buildings on a site; or the mix can be vertical, with commercial on the ground floor and apartments above."

On January 27, 2025, the Rockville Mayor and Council adopted the 2025 *Rockville Town Center Master Plan* as an amendment to the Comprehensive Plan, originally adopted in August 2021. Adoption of this updated plan repeals and replaces the Planning Area 1 chapter of the Plan and the 2001 *Town Center Master Plan*. With the exception of several specific properties, the 2025 *Town Center Master Plan* retains the existing land use policy established in the Plan for most properties in Town Center. The 2025 Plan does not provide specific recommendations for the subject property. However, several goals, policies, and actions outlined in the *Town Center Master Plan* correspond to the proposed project:

- Goal 1, Land Use: "Target appropriate areas for higher density residential developments to reach 3,000 new residential units by 2040. Provide a variety of development types to adapt to marketplace demands and to address missing middle housing." - page 41.
- Action 1.1, Land Use: "There should be no requirement for ground floor retail, although street-facing, active ground floor uses, including residential or quasi-retail uses should be encouraged." - page 42.
- Housing Chapter: "The city encourages the development of a wide variety of unit types - this refers to different housing typologies (such as townhomes and multifamily apartment buildings), but also provides a mix of units within those typologies (studios, 1-bedroom units, 2-bedroom units, etc.). The city encourages unit mixes in development projects to contain the full range of unit types that the market can support of different sizes and layouts to accommodate the greatest variety of households." - page 60.
- Policy 12.1, Sustainability: "Encourage the adaptive reuse of buildings and coordinate with property owners to increase efficiency within existing buildings." - page 91.

## **Public Notification and Engagement**

Notifications of the Project Plan application and this Planning Commission briefing were made consistent with City Code requirements. In addition, the Applicant held a virtual pre-application area meeting on December 9, 2021. The Applicant also held a virtual post-application area meeting on February 25, 2025.

As of the date of this report, staff has received 4 emails from members of the public providing comments of support and opposition on the proposed project (See “Public Testimony” attachment).

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## **Next Steps**

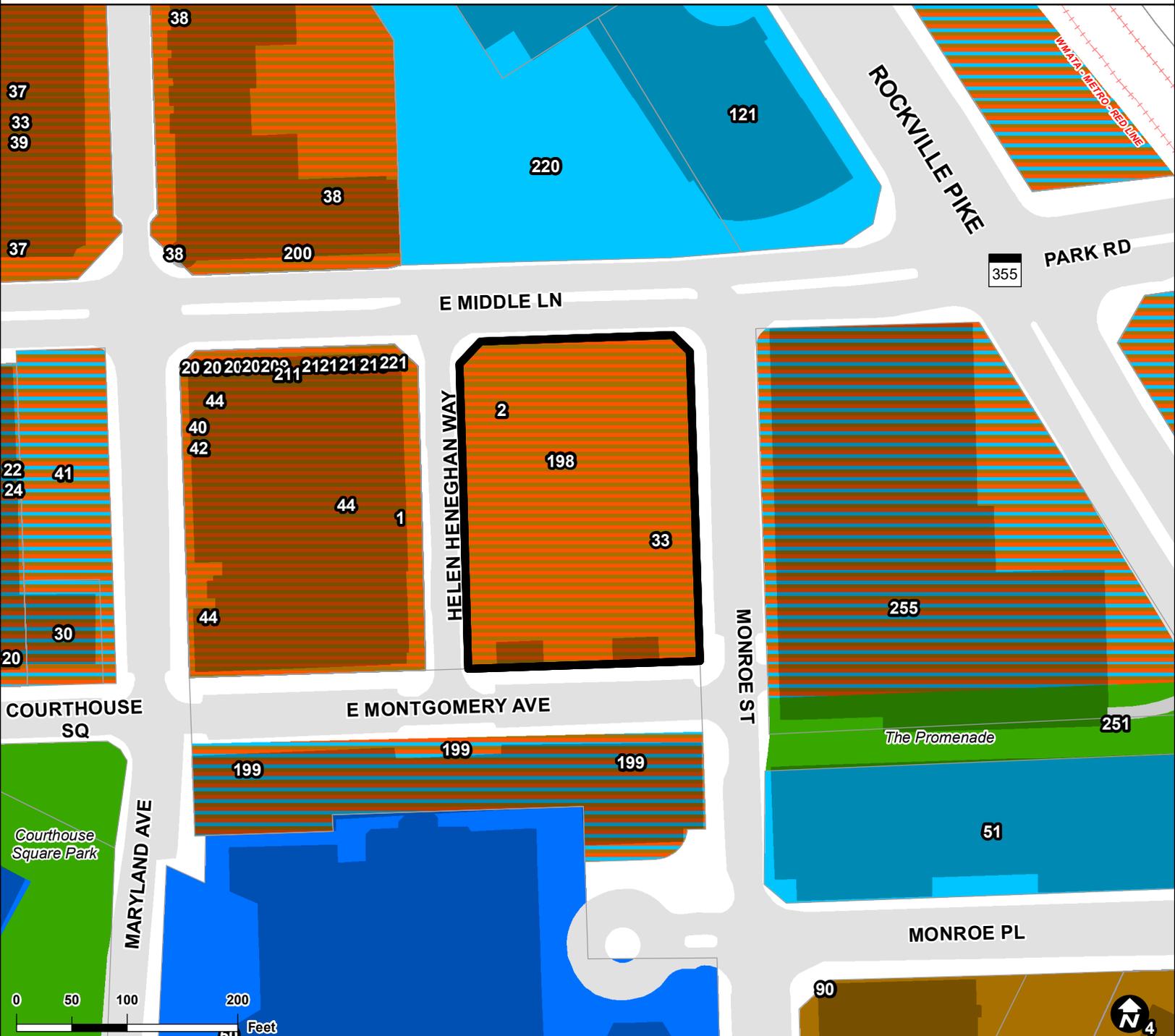
The Mayor and Council will also receive a briefing on the development proposal. Following the Mayor and Council briefing, the applicant is encouraged to make any revisions to the proposal as needed, pursuant to comments received at the briefing sessions. Such plan revisions will be made before the request is scheduled for consideration by the Planning Commission at a regularly scheduled meeting. The Planning Commission must review the Project Plan application, as revised, at a public meeting 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. Following the Commission review, the Project Plan application will be scheduled for a public hearing by the Mayor and Council. At this stage, the applicant is encouraged to revise plans based on comments and recommendations received from the Planning Commission.

If directed by the Mayor and Council, the applicant must hold another area meeting and receive comments on the proposed plan. Upon hearing all such evidence from the public hearing and area meeting, the Mayor and Council will render a final decision on the proposed Project Plan 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. If the application is approved, the Mayor and Council will establish a time period in which construction of the development approved by the Project Plan must commence. Following Project Plan approval, the Planning Commission would then review and consider a Level 2 Site Plan application for the project.

## **Attachments**

Aerial Map, Land Use Map, Zoning Map, Project Plan Application, Project Plans, Statement of Justification, Public Testimony

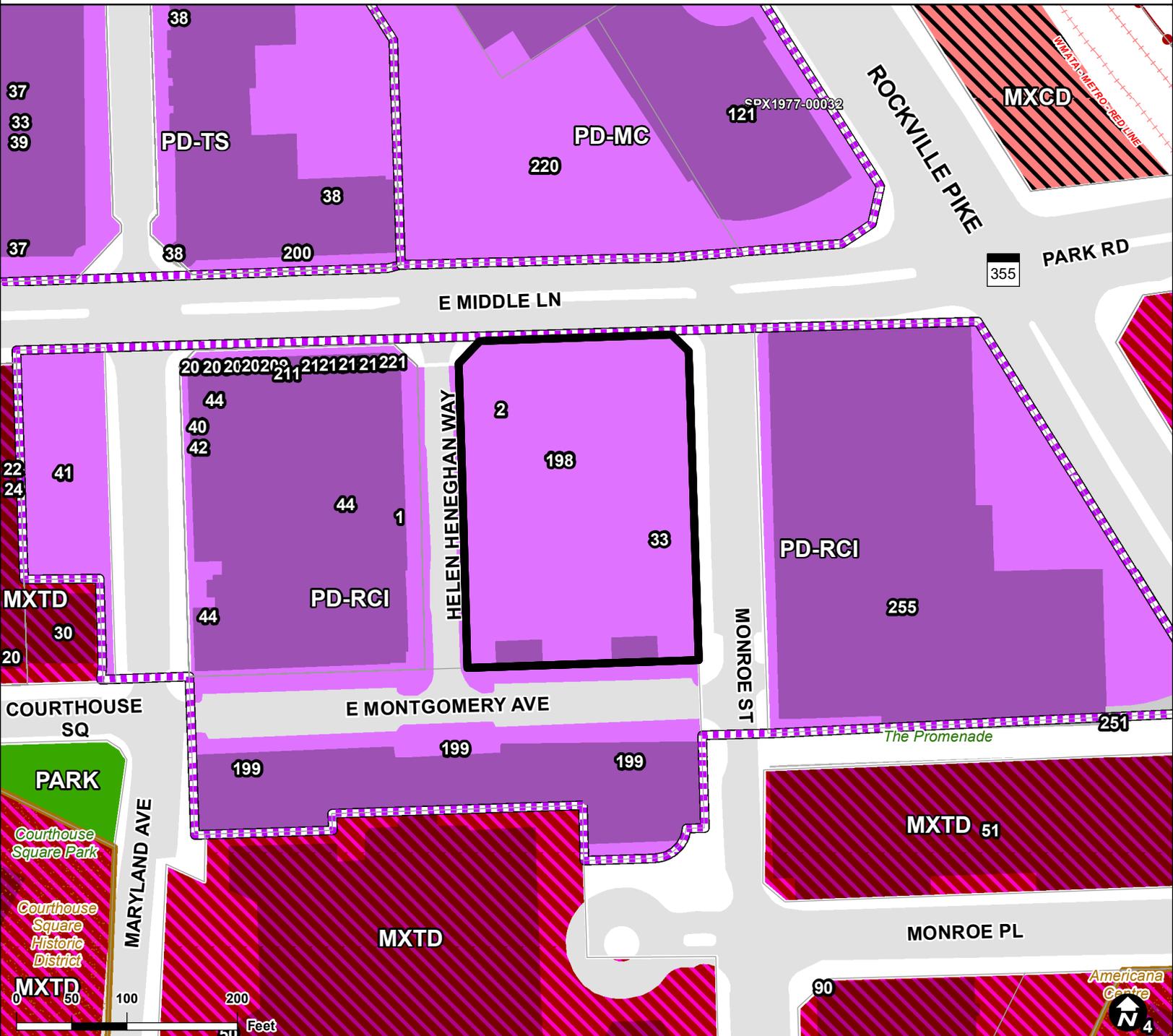




**Land Use Policy Designations**

- RD - Residential Detached
- RA - Residential Attached
- RF - Residential Flexible
- RM - Residential Multiple Unit
- RO - Residential and/or Office
- O - Office
- C - Commercial
- CRM - Commercial and Residential Mix
- OCRM - Office, Commercial and Residential Mix
- CI - Civic and Public Institutional

- I - Private Institution
- P - Public Park
- OSP - Open Space Private
- SI - Service Industrial
- 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

**Zoning Districts**

- 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**  
10/23

**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       Amendment of PDP94-001E/PJT2014-00003  
 Project Plan Amendment (major)       Project Plan Amendment (minor)

**Please Fully Complete**

Property Address information 198 E. Montgomery Avenue/Middle Lane, Monroe St, Helen Henneghan Way frontages

Subdivision Rockville Town Center Lot (S) Parcel 2-L/Commercial Condo Unit Block \_\_\_\_\_

Zoning PD-RCI Tax Account (S) 03828968, \_\_\_\_\_, \_\_\_\_\_

**Applicant Information:**

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

Applicant Comstock 33 Monroe, LC, 1900 Reston Metro Plaza, 10th Floor, Reston, VA 20190

Rick Bierbower, 703-230-1164, rbierbower@comstock.com

Property Owner same

Architect Torti Gallas + Partners, 1923 Vermont Avenue, NW, 2nd floor, Washington, DC 20001

David Otieno, AIA AICP, 301-588-4800 x1151, dotieno@tortigallas.com

Engineer Macris Hendricks, 9220 Wightman Road #120, Montgomery Village, MD 20886

Kyle Hughes, 240-732-3046, khughes@mhgpa.com

Attorney Shulman Rogers, 12505 Park Potomac Ave #600, Potomac, MD 20854

Nancy Regelin, 301-230-5224, nregelin@shulmanrogers.com

Project Name BLVD Lofts

Project Description Conversion of street level commercial space fronting Middle Lane, Monroe Street and Helen Henneghan Way to 13 loft residential dwelling units

**STAFF USE ONLY**

**Application Acceptance:**

Application # PJT2025-00020

**Application Intake:**

Date Received January 28, 2025

Reviewed by \_\_\_\_\_

**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 1.41 acres, # Dwelling Units Total 13 Square Footage of Non-Residential \_\_\_\_\_  
 Residential Area Impact <35 % net new added reduction in commercial  
 Traffic/ Impact/trips net loss -62PM

**Proposed Development:**

Retail no new Sq. Footage Detached Unit \_\_\_\_\_ Parking Spaces 17 in existing garage  
 Office \_\_\_\_\_ Sq. Footage Duplex \_\_\_\_\_ Handicapped \_\_\_\_\_  
 Restaurant no new Sq. Footage Townhouse \_\_\_\_\_ # of Long Term +1  
 Other \_\_\_\_\_ Sq. Footage Attached \_\_\_\_\_ # of Short Term existing  
 Multi-Family 13  
 Live \_\_\_\_\_  
 MPDU zero

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Mixed Use - Multi-family high-rise  
residential (BLVD Ansel), Institutional - Senior Affordable Independent dwelling units (HOC Residences on the Lane), Street level Commercial

**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	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	2
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	no net new
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.	2
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	0 Net Reduction
<b>Points Total*</b>					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 of PDP94-001E /PJT2014-0003 PD-RCI
- Project Plan Amendment (major)
- Project Plan Amendment (Minor)

**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
PDP1994-001-001E	1994	Approval Original Planned Development
PJT2014-0003	2014	Approval 15% Resi Parking Waiver

**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.

**Comstock 33 Monroe, LC By:**

Please sign and date

By: *CHZ Asset management, LLC, its Authorized Agent*

Name:  
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 PAM2022-00133 and Documentation (Development Review Committee Mtg. notes)
- Proposed Area Meeting Date \_\_\_\_\_ including location WEBEX  
proposed 2/4/25
- 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).
- n/a  Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11"). Existing building, interior space conversion
- n/a  Preliminary Forest Conservation Plan (FCP) Existing building, Approved FTP2006-00019
- n/a  Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials) If required, will be submitted with Site Plan application
- 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)
- n/a  Fire protection site plan Per Fire Marshal office at pre-DRC Meeting
- Statement addressing criteria for waiver of equivalent zone development standards (if applicable)

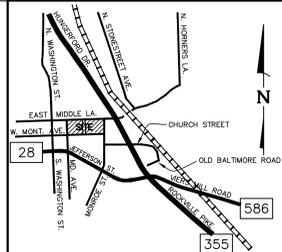
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**Comments on Submittal: (For Staff Use Only)**

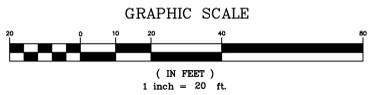
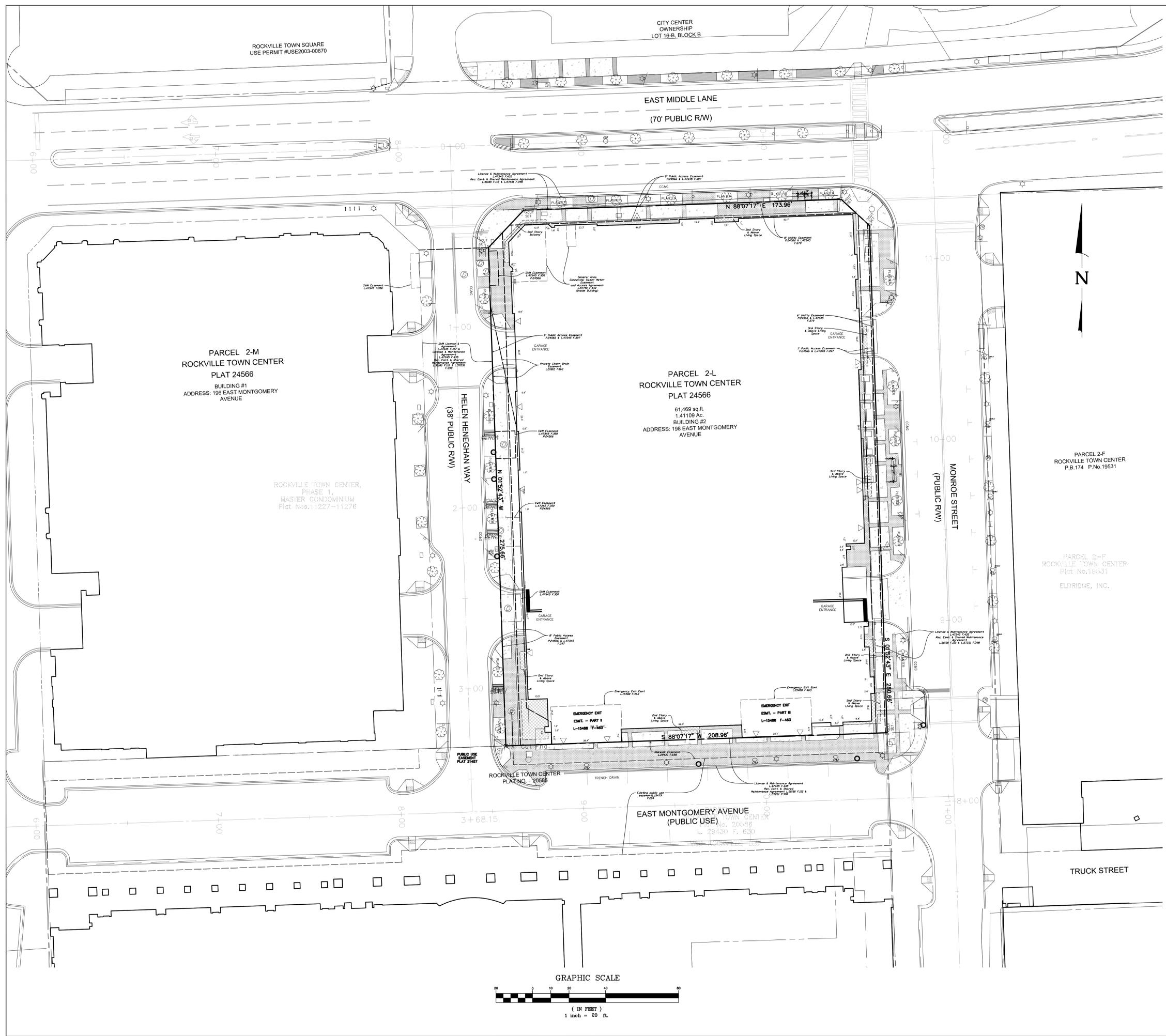
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**VICINITY MAP**  
 SCALE 1" = 2,000'



**GENERAL NOTES**  
 Property is zoned PD-RCI (Planned Development Rockville Center, Inc.)

- Horizontal Datum is based on the Maryland Coordinate System NAD 83 (1981) Datum as projected by NGS. Stations used are BCSS with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. 10291 with coordinates of North 160,090.624 meters and East 392,989.07 meters. The combined scale factor is 0.999940295. This survey meets the positional tolerance as specified by Title 9, Subtitle 13, Chapter 6, Sections 03 and 12 of the Minimum Standards of Practice for Land Surveyors.
- The property is located in Flood Hazard Zone X, areas determined to be outside the 0.2% annual chance floodplain as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map for Montgomery County, Maryland, Community Panel Number 2403100340 effective date: September 20, 2008.
- Acceptable field practices and methods were used in the compilation of this survey. The survey was performed by MHG on September 24, 2018 and updated November 16, 2019 and is within the Maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey.
- The locations of existing underground utilities are shown in their approximate locations as per available records. The exact locations of all underground utilities should be verified by "MISS UTILITY" prior to excavation. MHG does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this site.
- The Property address is 198 East Montgomery Avenue, Rockville, MD.

**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. 35169 Exp. Date: 01/05/2028

**COMSTOCK 33 MONROE, LLC**  
 1900 RESTON METRO PLZ  
 10TH FLOOR  
 RESTON, VA 20190  
**CONTACT: RICK BIERBOWER**  
 PHONE: 703-230-1164  
 EMAIL: rbierbower@comstock.com

REVISIONS		
NO.	DESCRIPTION	DATE

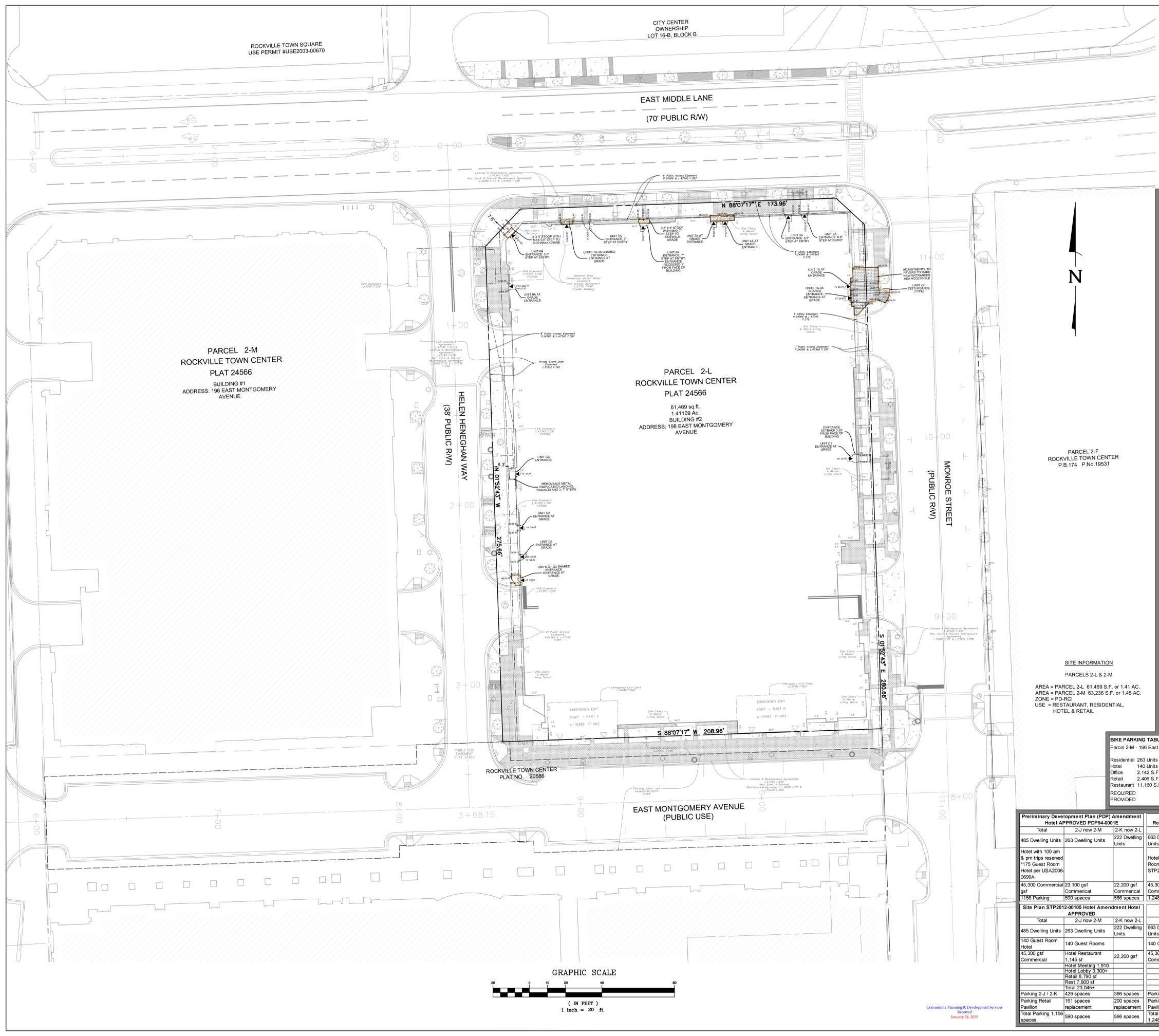
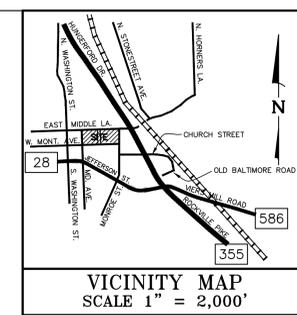
TAX MAP GR342 WSSC 218E07  
 PLAT 24566  
 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND

**PARCEL 2-L  
 ROCKVILLE  
 TOWN CENTER**

**PROJ. MGR** KJH  
**DRAWN BY** KJH  
**SCALE** 1" = 20'  
**DATE** 12/26/2024

**EXISTING  
 CONDITIONS**  
 PJT2025-XXXXXX

**PJ0.01**  
**PROJECT NO.** 93.395.77



**Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K) 198 E Montgomery Avenue Parking Table**

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (FNA)						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR or more)	69	1.50 per unit	104		89	80.1
Subtotal - Residential	263		298		254	229
Institutional Use						
Senior Housing	150	1.00 per 3 units	50	50	50	50
Subtotal - Institutional	150		50	50	50	50
Commercial Use (FNC)						
Restaurant Space - General	6,500	1.083 1 per 50 sf	21.66		13	13
Patron Area	2,350	1 per 25 sf	156.67		94	94
Bar Patron Area	16	1 per 2 employees	8.00		5	5
Outdoor Space	1500	1 per 80	18.75		12	12
Subtotal - Commercial use	6,000	gsf	203.89		124	124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project			200		200	200
Total Parcel 2-L Required Parking (229 + 50 + 124 + 200 = 603)			603		603	603
Total Parking Provided on 2-L (FNA)			603		603	603
Handicap Parking:			2%		12	12
Required H/C Parking Spaces:			1/8 = 2		2	2
Required Van Accessible H/C Parking Spaces:			1/8 = 2		2	2
Provided:			16		16	16

**Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 E Montgomery Avenue**

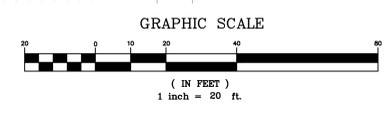
USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FNI)	PEAK TIME DEMAND # SPACES
Residential Use (FNA)						
Residences (studio)	25	1.00 per unit	25		25	25
Residences (1 BR)	180	1.00 per unit	180		180	180
Residences (2 BR)	58	1.50 per unit	87		87	87
Subtotal - Residential	263		292		292	292
Commercial Use (FNC)						
Hotel - Guest rooms	140	0.33/guestroom	46.67		28	28
Hotel - employees	18	1 per 2 empl	9		5.4	5.4
Hotel - meeting space	1910	1 per 400 sf	4.78		2.87	2.87
Hotel - Accessory Rest/Lounge	1145					
Patron Area (50%)	573	1 per 200 sf	2.86		1.72	1.72
Lounge Empl	Included above					
Office	2342	1 per 300 sf	7.14		4.28	4.28
Retail Establishments	2406	1 per 200 sf	12.03		7.2	6.5
Restaurant Space - General	1160					
Patron Area	5890	1 per 50 sf	117.8		70.7	70.7
Employees	25	1 per 2 empl	12.5		7.5	7.5
Outdoor Space	1700	1 per 80	21.25		12.75	12.75
Subtotal - Commercial			234		140	137
Replacement of Existing Parcel 2-M surface pkg for PDP uses incl In Project			161		161	161
Total Parcel 2-M Required Parking (292 + 137 + 161 = 590)			590		590	590
Total Parking Provided on Parcel 2-M			590		590	590
Handicap Parking:			2%		12	12
Required H/C Parking Spaces:			1/4 = 4		4	4
Required Van Accessible H/C Parking Spaces:			1/4 = 4		4	4
Provided:			13		13	13
<b>Total Parking Provided Both Parcels (590+603)</b>			<b>1,193</b>		<b>1,193</b>	<b>1,193</b>

**SITE INFORMATION**  
 PARCELS 2-L & 2-M  
 AREA = PARCEL 2-L 61,469 S.F. or 1.41 AC.  
 AREA = PARCEL 2-M 63,236 S.F. or 1.45 AC.  
 ZONE = PD-RCL  
 USE = RESTAURANT, RESIDENTIAL, HOTEL & RETAIL

**BIKE PARKING TABULATIONS**

Parcel 2-M - 196 East Montgomery Avenue	SHORT TERM		LONG TERM		Parcel 2-L - 198 East Montgomery Avenue	SHORT TERM		LONG TERM		
	UNITS	S.F.	UNITS	S.F.		UNITS	S.F.	UNITS	S.F.	
Residential 263 Units	1/50 UNITS = 5	1/3 UNITS = 88	Residential 263 Units	1/50 UNITS = 5	1/3 UNITS = 88	Hotel 140 Units	2/40 UNITS = 3.5	2/20 UNITS = 7	1/100 UNITS = 2	1/50 UNITS = 3
Office 2,142 S.F.	2/40K S.F. = 2	2/10K S.F. = 2	Retail 2,408 S.F.	2/5K S.F. = 1	2/12K S.F. = 1	Restaurant 8,000 S.F.	2/5K S.F. = 4	2/12K S.F. = 2		
Restaurant 11,160 S.F.	2/5K S.F. = 5	2/12K S.F. = 2								
<b>REQUIRED</b>	<b>21 SPACES</b>	<b>107 SPACES</b>	<b>REQUIRED</b>	<b>12 SPACES</b>	<b>93 SPACES</b>					
<b>PROVIDED</b>	<b>22 SPACES</b>	<b>117 SPACES</b>	<b>PROVIDED</b>	<b>16 SPACES</b>	<b>93 SPACES</b>					

Preliminary Development Plan (PDP) Amendment Hotel APPROVED PDP94-0001E	PDP Amendment Phase 2 Additional Residential PJT2014-0003 APPROVED 2013		PDP Amendment - Retail to Residential Conversion - Retail Apartments		
	2-J now 2-M	2-K now 2-L	Total	2-J now 2-M	2-K now 2-L
Total	263 Dwelling Units	400 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units
485 Dwelling Units	263 Dwelling Units	222 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units
Hotel with 100 am & pm trips reserved +175 Guest Rooms Per STP2012-0105	Hotel 140 Guest Rooms Per STP2012-0105	Hotel 140 Guest Rooms	Hotel 140 Guest Rooms Per STP2012-0105	140 Guest Rooms	140 Guest Rooms
45,300 Commercial gsf	23,100 Commercial gsf	45,300 Commercial gsf	29,789 Commercial gsf	23,100 Commercial gsf	8,000 Commercial gsf
1156 Parking 590 spaces	566 spaces	1,248 spaces min	1193 spaces min	590 spaces	603 Spaces*
<b>Site Plan STP2012-00105 Hotel Amendment APPROVED</b>	<b>Site Plan STP2017-00321 Amendment APPROVED Phase 2 Residential</b>	*See parking tables			
Total	263 Dwelling Units	400 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units
485 Dwelling Units	263 Dwelling Units	222 Dwelling Units	663 Dwelling Units	263 Dwelling Units	400 Dwelling Units
140 Guest Room Hotel	140 Guest Rooms	140 Guest Rooms	140 Guest Rooms	140 Guest Rooms	140 Guest Rooms
45,300 gsf Commercial	Hotel Restaurant 1,145 sf	45,300 gsf Commercial	22,745 gsf Commercial	22,200 gsf Commercial	22,200 gsf Commercial
Hotel Meeting 1,910	Hotel Lobby 3,300+				
Retail 8,190 sf	Retail 7,800 sf				
Total 23,045+					
Parking 2-J / 2-K	429 spaces	366 spaces	Parking 2-L / 2-M	429 spaces	403 spaces
Parking Retail Pavilion	161 spaces	200 spaces	Parking Retail Pavilion	161 spaces	200 spaces
Total Parking 1,156 spaces	590 spaces	566 spaces	Total Parking 1,248 spaces	590 spaces	603 spaces



**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. 35168 Exp. Date: 01/05/2028

**COMSTOCK 33 MONROE, LLC**  
 1900 RESTON METRO PLZ  
 10TH FLOOR  
 RESTON, VA 20190

**CONTACT: RICK BIERBOWER**  
 PHONE: 703-230-1164  
 EMAIL: rbierbower@comstock.com

**REVISIONS**

NO.	DESCRIPTION	DATE

TAX MAP GR342 W55C 218NE07

PLAT 24566

4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND

**PARCEL 2-L  
 ROCKVILLE  
 TOWN CENTER**

PROJ. MGR. KJH  
 DRAWN BY KJH  
 SCALE 1" = 20'  
 DATE 12/26/2024

**PROJECT PLAN**  
 PJT2025-XXXXXX

**PJ2.01**  
 PROJECT NO. 93.395.77

FRANK C. JOHNSON  
 12/17/2024  
 DATE  
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY  
 MD DEPT. OF NATURAL RESOURCES  
 COMAR 08.18.02.01  
 Qualified Professional Certification  
 I hereby certify that the information herein is  
 correct and that this plan has been prepared in  
 accordance with the requirements of the existing state  
 and city forest conservation legislation.

COMSTOCK 33 MONROE, LLC  
 1900 RESTON METRO PLZ  
 10TH FLOOR  
 RESTON, VA 20190  
 703-230-1985

NO.	DESCRIPTION	DATE

TAX MAP GR32 WSSC 218N07  
 PLAT 24566  
 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND

**ROCKVILLE TOWN CENTER PARCEL 2-L**

PROJ. MGR KH  
 DRAWN BY FCJ  
 SCALE 1" = 30'  
 DATE 12.18.2024

**NATURAL RESOURCE INVENTORY**

**NR1.01**  
 PROJECT NO. 93.395.77  
 SHEET NO. 1 OF 1



TRACT AREA SF	ZONING	MTC REQUIRED %	MTC SF REQUIRED
60984	PD-RCI	10%	6098.4

MAP UNIT/ SYMBOL	MAP UNIT NAME	K FACTOR/ WHOLE	DRAINAGE CLASS	HIGH ERODIBILITY	HYDRIC INCLUSION	HYDROLOGIC SOIL GROUP
400	URBAN LAND	NO RATING	NO RATING	NO	0	D

- NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES**
- TOTAL SITE AREA = 1.4 ACRES (60,984 S.F.) AND CONSISTS OF PARCEL '2-L' OF ROCKVILLE TOWN CENTER. PROPERTY ADDRESS IS 198 E MONTGOMERY AVE, ROCKVILLE, MD, 20850 WITH TAX ID#0328981, #0328986, AND #0328970. PROPERTY IS ZONED PD-RCI.
  - TOPOGRAPHY FROM MONTGOMERY COUNTY 218N07 WSSC.
  - BOUNDARY INFORMATION FROM DEEDS OF RECORD BY MACRIS, HENDRICKS, & GLASCOCK P.A.
  - NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
  - THE SITE DRAINS TO CROYDON PARK TRIBUTARY. THIS PORTION OF THE ROCK CREEK WATERSHED IS DESIGNATED AS CLASS I WATERS BY THE STATE OF MARYLAND.
  - NO STREAM AND STREAM VALLEY BUFFER EXISTS ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C03D4.
  - UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
  - THERE IS NO FOREST AREA ON-SITE.
  - THE PROPERTY IS NOT LISTED AS A HISTORIC SITE BY CITY OF ROCKVILLE. EXISTING BUILDINGS ON THE PROPERTY THAT MAY BE PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25.07.02.4, HISTORIC REVIEW.
  - TREE DBH WAS MEASURED USING A DIAMETER TAPE.
  - FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 12/17/2024 BY FRANK JOHNSON.
  - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
  - NO NON NATIVE OR INVASIVE SPECIES PRESENT.
  - THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

NET TRACT AREA:	
A. Total tract area ...	1.40
B. Deductions (land dedication not in construction on this plan, other deductions - specify)	0.00
C. Net Tract Area	1.40

LAND USE CATEGORY:		
ZONING: R-400, R-200, R-90, R-75, RMD10, R-60, R-150, RMD15, RMD25	IL, LH, RPR, RPC, MXT, MXC, MWC, MXB, MXE, MXCD, MXTD	Park

D. Afforestation Threshold ...	15%	x F =	0.21
E. Conservation Threshold ...	15% <td>x F =</td> <td>0.21</td>	x F =	0.21

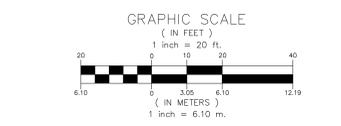
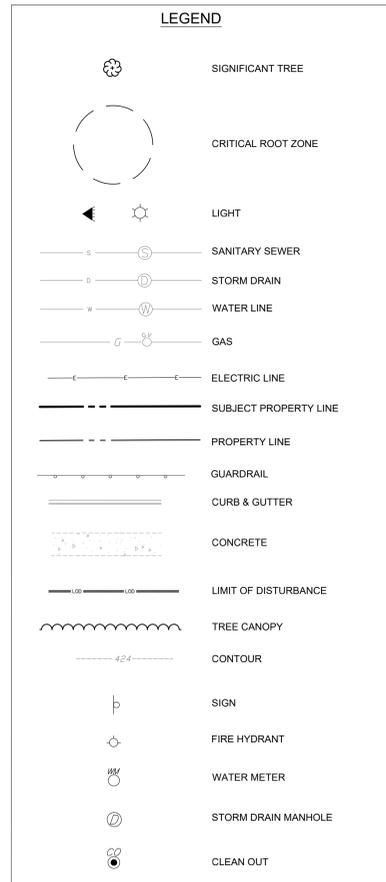
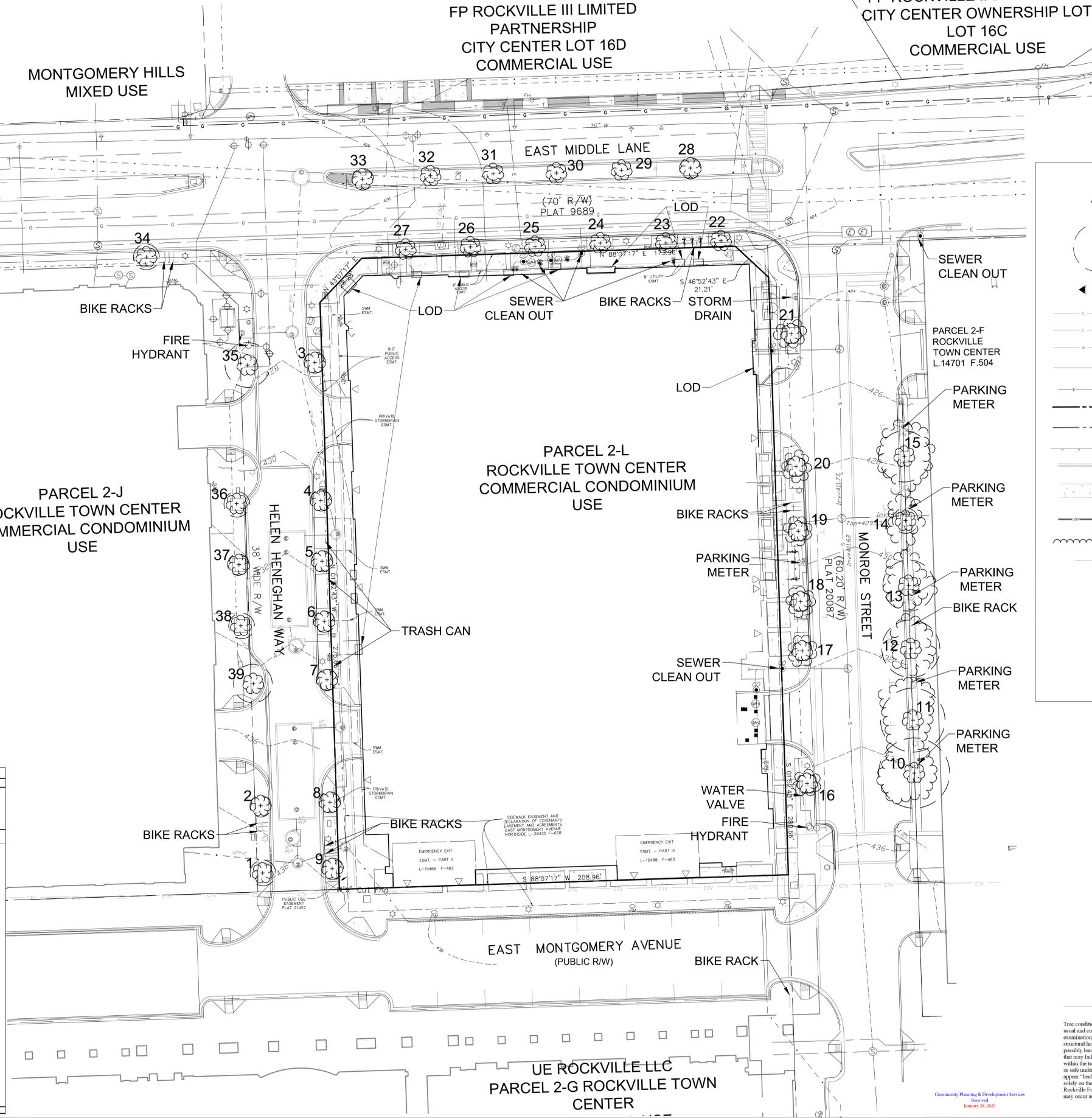
  

EXISTING FOREST COVER:	
F. Existing forest cover (within net tract) ...	0.00
G. Area of forest above conservation threshold ...	0.00

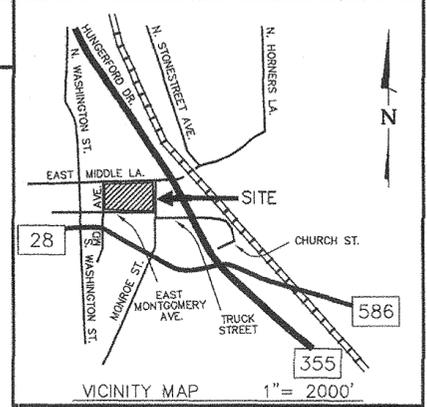
  

BREAK EVEN POINT:	
H. Break-even Point (amount of forest retained so that no mitigation is required) ...	0.00
I. Clearing permitted without mitigation ...	0.00

SIGNIFICANT TREE SUMMARY CHART						
#	SCIENTIFIC NAME	COMMON NAME	DBH	AREA, SQ. FT.	CTIA %	REMARKS
1	Ginkgo biloba	Ginkgo	4	113	81	
2	Ginkgo biloba	Ginkgo	3	64	94	
3	Ginkgo biloba	Ginkgo	3	64	100	
4	Ginkgo biloba	Ginkgo	3	64	100	
5	Ginkgo biloba	Ginkgo	3	64	100	
6	Ginkgo biloba	Ginkgo	3	64	94	
7	Ginkgo biloba	Ginkgo	3	64	100	
8	Ginkgo biloba	Ginkgo	3	64	88	
9	Ginkgo biloba	Ginkgo	3	64	100	
10	Platanus occidentalis	Sycamore	11	855	81	
11	Platanus occidentalis	Sycamore	10	707	81	
12	Platanus occidentalis	Sycamore	9	572	44	
13	Platanus occidentalis	Sycamore	8	452	59	
14	Platanus occidentalis	Sycamore	4	113	88	
15	Platanus occidentalis	Sycamore	8	452	75	
16	Platanus occidentalis	Sycamore	3	64	97	
17	Platanus occidentalis	Sycamore	3	64	100	
18	Platanus occidentalis	Sycamore	3	64	100	
19	Platanus occidentalis	Sycamore	3	64	100	
20	Platanus occidentalis	Sycamore	3	64	100	
21	Platanus occidentalis	Sycamore	3	64	97	
22	Quercus robur	Columbian English oak	2	28	100	
23	Quercus robur	Columbian English oak	2	28	100	
24	Quercus robur	Columbian English oak	2	28	78	
25	Quercus robur	Columbian English oak	2	28	100	
26	Quercus robur	Columbian English oak	2	28	100	
27	Quercus robur	Columbian English oak	2	28	84	
28	Ginkgo biloba	Ginkgo	3	64	88	
29	Ginkgo biloba	Ginkgo	2	28	97	
30	Ginkgo biloba	Ginkgo	2	28	100	
31	Ginkgo biloba	Ginkgo	2	28	97	
32	Ginkgo biloba	Ginkgo	2	28	94	
33	Ginkgo biloba	Ginkgo	3	64	97	
34	Quercus robur	Crimson Spire Columbian Oak	4	113	100	
35	Ginkgo biloba	Ginkgo	7	298	94	
36	Ginkgo biloba	Ginkgo	4	113	100	
37	Ginkgo biloba	Ginkgo	3	64	72	
38	Ginkgo biloba	Ginkgo	4	113	75	
39	Ginkgo biloba	Ginkgo	6	254	100	



**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 un sound. 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.



TAX MAP No. GR 342

**OWNER'S DEDICATION**

Duball Rockville, LLC, a Delaware limited liability company, owner of the property shown hereon, hereby adopt this plat of resubdivision, dedicate the streets as shown hereon to public use, subject to all current and applicable regulations of all federal, state, and local governing agencies; hereby grant to the City of Rockville, Maryland, its successors, and assigns, forever a Water Meter Easement as shown hereon, to construct, inspect and maintain the water meter and vault. As owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Chapter 25, Article 21, Section 25.21.25 of the Rockville City Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision except a certain deed of trust and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of resubdivision.

Duball Rockville, LLC By: Durock Marzanna, LLC  
 By: Duball Rockville Holdings, LLC By: RFC Development, LLC By: Duball, LLC By: M. M. M. as President  
 Date: 3/14/13

By: Susan M. Tustre  
 We hereby assent to this plat of resubdivision.  
 Citizens Bank of Pennsylvania L-44223 F-350  
 Date: 3/18/13

By: Ernestine Tustre  
 We hereby assent to this plat of resubdivision.  
 WREH Nevada LLC L-45168 F-385  
 Date: 3/18/13

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Rockville Renaissance West, LLC, and Tower 2 Associates, Inc to Duball Rockville, LLC by deed dated April 11, 2006 and recorded among the Land Records of Montgomery County, Maryland, in Liber 32132 at Folio 151; and also being a resubdivision of Parcels 2-J & 2-K, as delineated on a plat of subdivision entitled "Rockville Town Center" as recorded among said Land Records as Plat No. 21457. We hereby certify that all monuments shown thus (□), and all property markers and other boundary markers shown thus (⊙) will be placed as indicated to the approved finished grade in accordance with the provisions of Section 25.21.25 of the Rockville City Code. The total area included on this plat is 136,564 square feet or 3.13508 acres, including 11,859 square feet of street dedication.

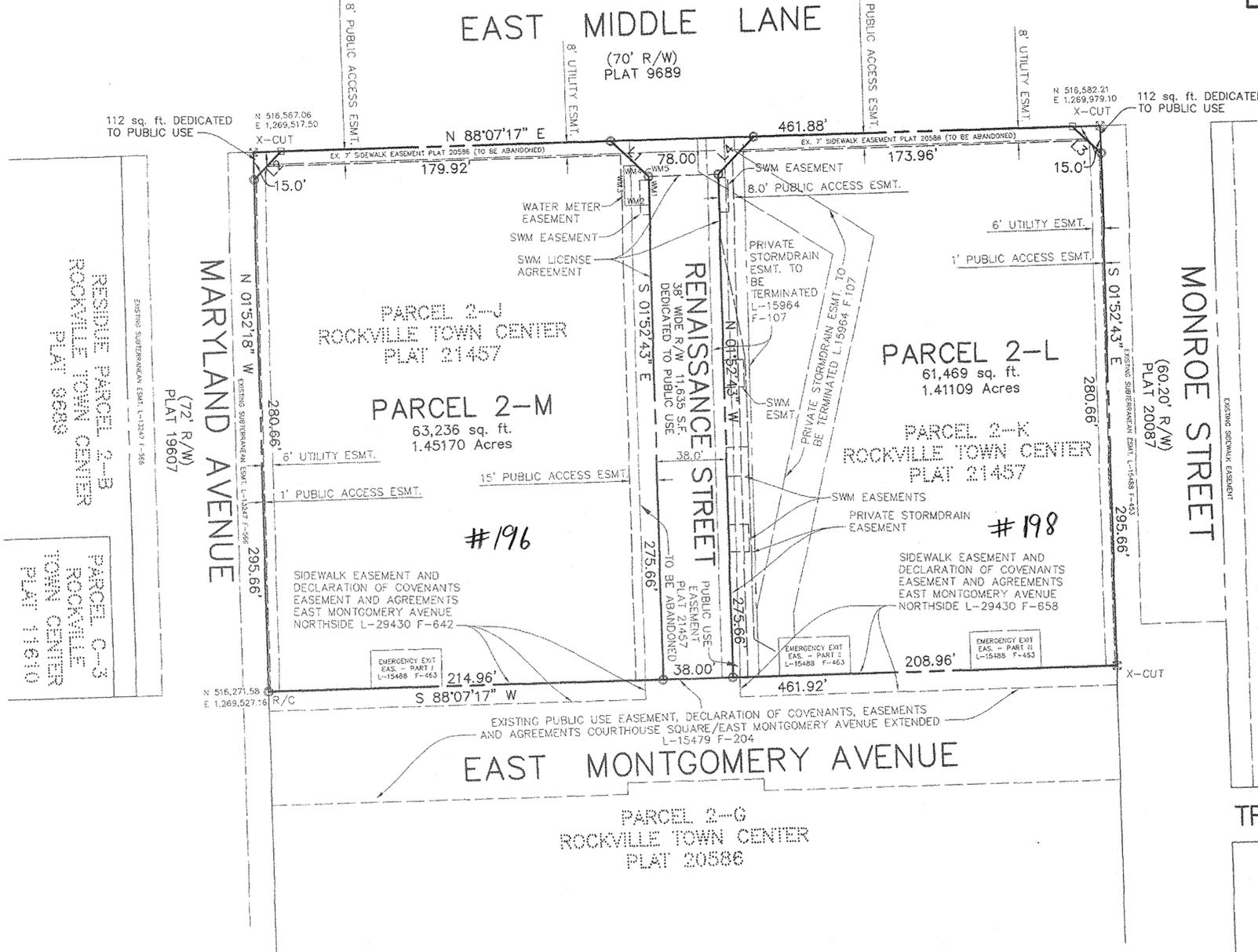
By: Barnes H. Hyle  
 Macris, Hendricks & Glascock, P.A.  
 Barry E. Hyle  
 Professional Land Surveyor  
 Md. Reg. No. 21135  
 Expiration Date: June 21, 2014  
 Date: 3/18/13

PLAT OF RESUBDIVISION  
 PARCELS 2-L & 2-M  
 RENAISSANCE STREET  
 ROCKVILLE TOWN CENTER  
 ELECTION DISTRICT No. 4  
 CITY OF ROCKVILLE, MARYLAND  
 SCALE: 1" = 50' MARCH, 2013

**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 301.948.0893  
 www.mhgpa.com

PLAT NO.  
 1993.395



**Notes:**

- This property is zoned PD-RC1
- Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS. Stations used are No. BOSS with coordinates of North 157,396.12 meters and East 383,724.75 meters and No. NOR1 with coordinates of North 160,093.624 meters and East 392,989.07 meters. The combined scale factor is 0.999940295.
- Public Access Easements, Stormwater Management (SWM) License Agreement, SWM Easement and Maintenance Agreement, Utility Easement, License Agreement for Private Amenities in the public Right-of-Way and Amended and Restated Private Stormdrain Easement are to be created by separate documents recorded among the Land Records of Montgomery County, Maryland following recordation of this plat.

**PLAT TABULATION**

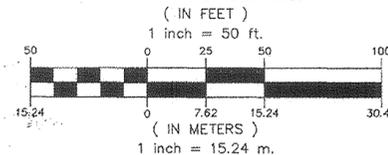
Number of Parcels	= 2
Area of Parcels	= 124,705 sq. ft.
Area of Street	= 11,859 sq. ft.
Dedication	= 136,564 square feet or 3.13508 acres
Total Area	

LEGEND:  
 X = X-Cut Found  
 R\C = Rebar with Cap Found

LINE	BEARING	DISTANCE
L1	S 46°52'43" E	28.28'
L2	N 43°07'30" E	21.21'
L3	S 46°52'43" E	21.21'
L4	N 43°07'17" E	28.28'

LINE	BEARING	DISTANCE
WM1	S 01°52'43" E	15.52'
WM2	S 88°07'17" W	13.40'
WM3	N 01°52'43" W	21.63'
WM4	N 88°07'17" E	7.28'
WM5	S 46°52'43" E	8.64'

**GRAPHIC SCALE**



**RECEIVED**  
 APR - 1 2013  
 Clerk of the Circuit Court  
 Montgomery County, Md.

FOR PUBLIC WATER AND SEWER ONLY  
 THE CITY OF ROCKVILLE PLANNING COMMISSION  
 ROCKVILLE, MARYLAND  
 APPROVED: September 19, 2012  
 DATE  
 WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS  
 CHAIR: [Signature]  
 CITY MANAGER: [Signature]

DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

P198090 196 & 198 East Montgomery Avenue  
 MSA SSU 1249 30167

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 24566, MSA SSU 1249\_30167, Date available 03/13/04/01, Filed 01/24/13, 1993395.dwg, RP\_97\_00.dwg, PLAT L & M CR, 3/13/2013 12:17:30 PM, Copyright © 2012 Macris, Hendricks & Glascock, P.A.

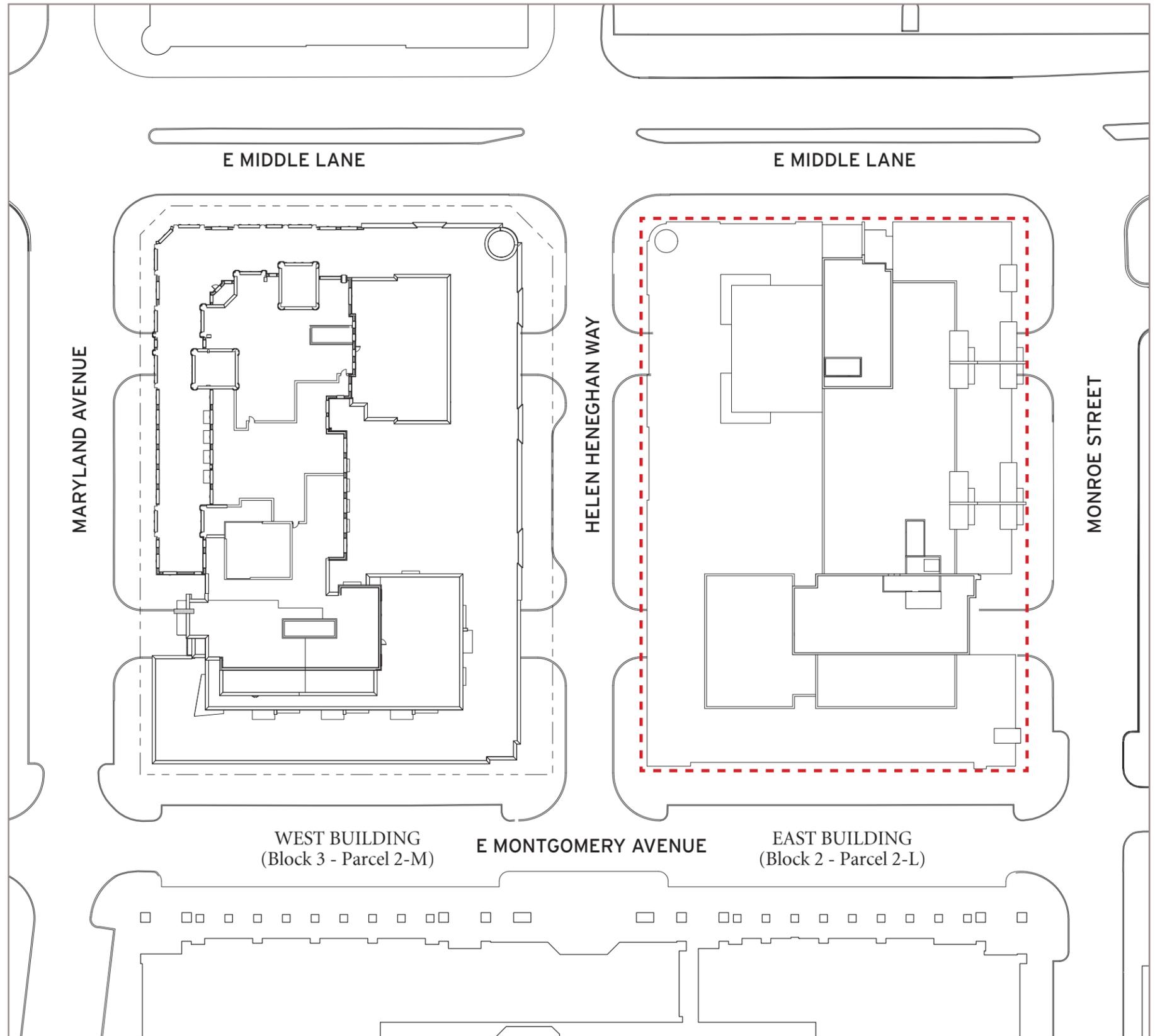
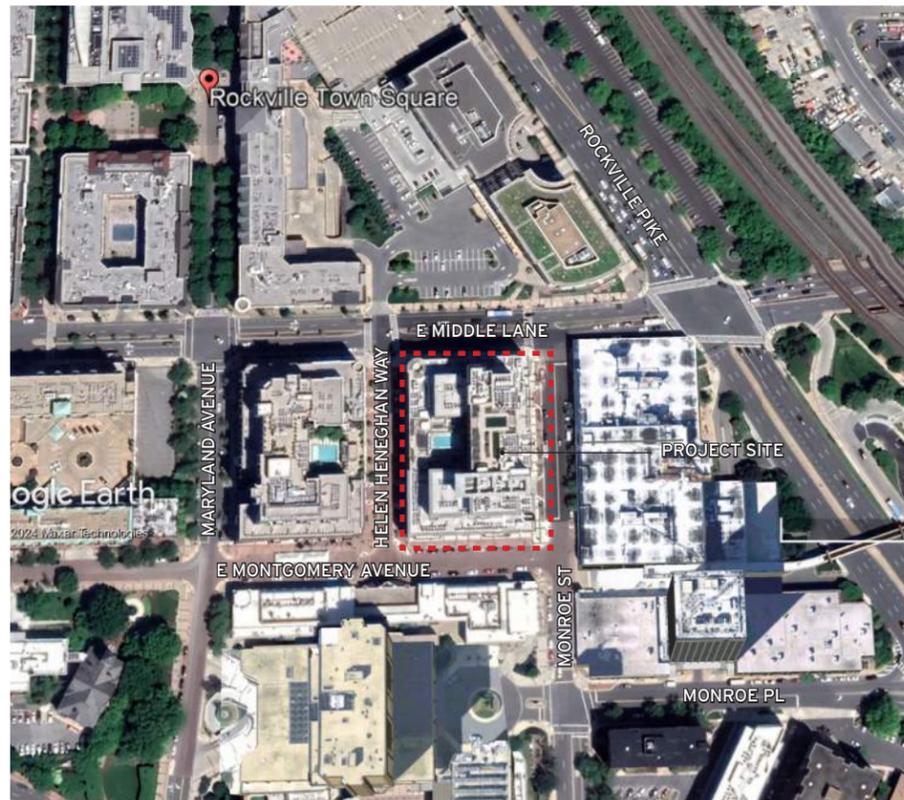


# ANSEL APARTMENTS

## Retail to Residential Conversion

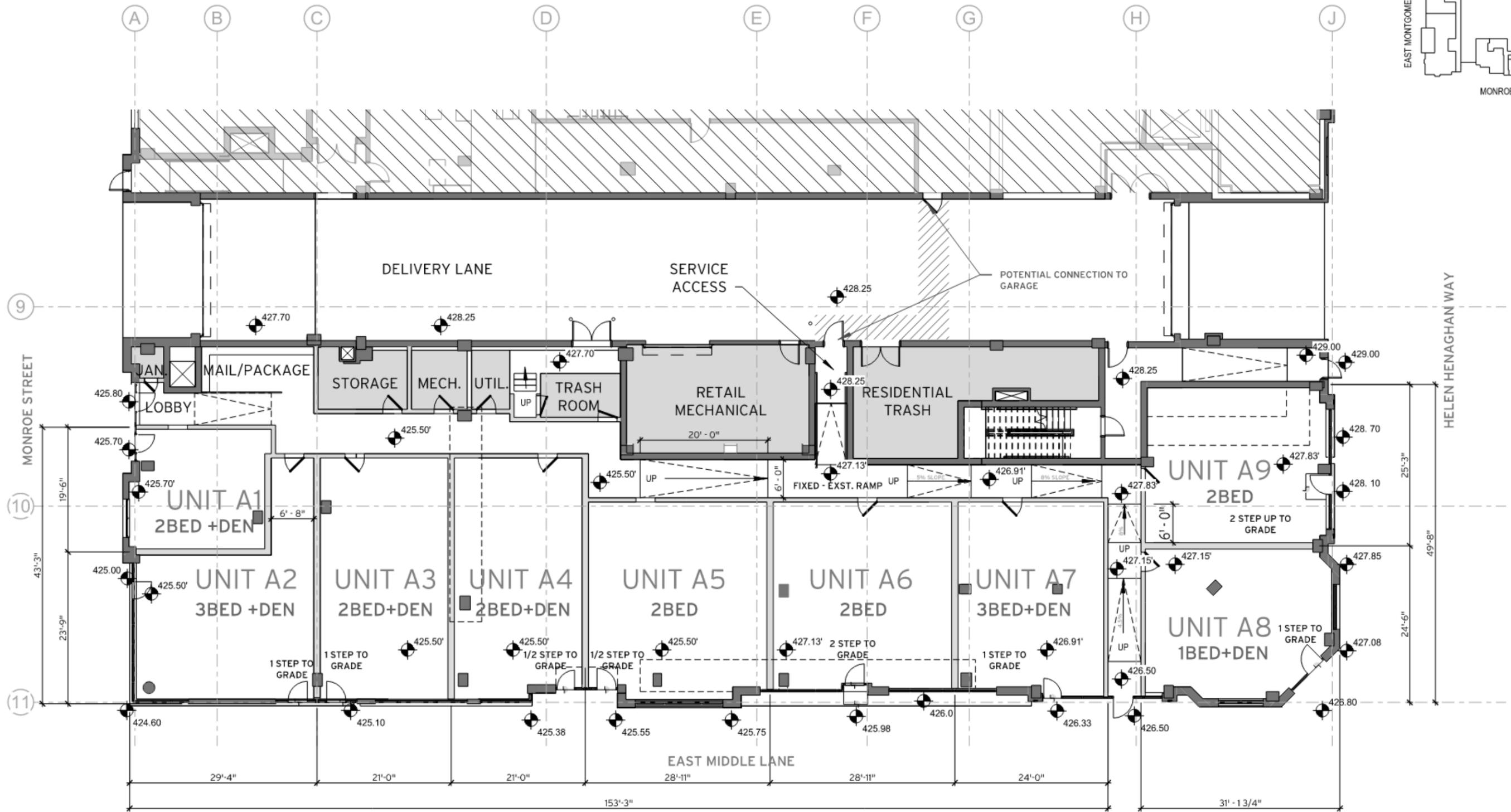
33 Monroe Street, Rockville, Maryland 20850

JUNE 20, 2024



**BUILDING LOCATOR MAP**

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



EXISTING WALL  
 PROPOSED WALL

\* GENERAL NOTE: OPTIONAL ENTRY AS RECESSED OR PROTRUDING STEPS SHOWN AS DASHED LINES. FINAL ORIENTATION TO BE CONFIRMED WITH CLIENT TEAM AND OUTBOARD STOOP VIABILITY TO BE CONFIRMED WITH COUNTY.

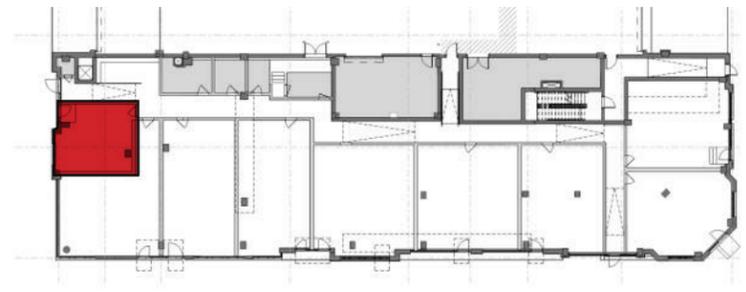
FIRST FLOOR RETAIL A SCALE: 1/16" = 1'-0"



### RETAIL A - PROPOSED OVERALL PLAN

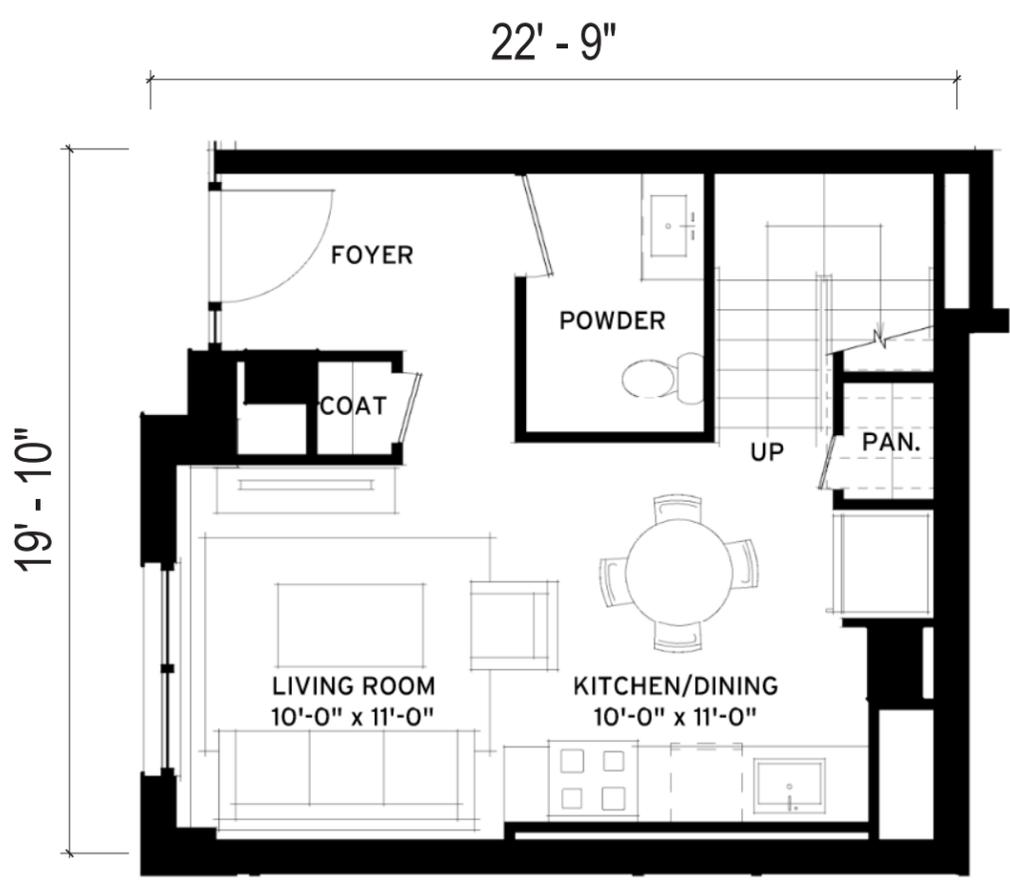
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024

**UNIT A1**  
 2BED +DEN  
 TOTAL UNIT SF: 1,226



RETAIL A - LOCATOR KEY PLAN

29' - 11"



FIRST FLOOR

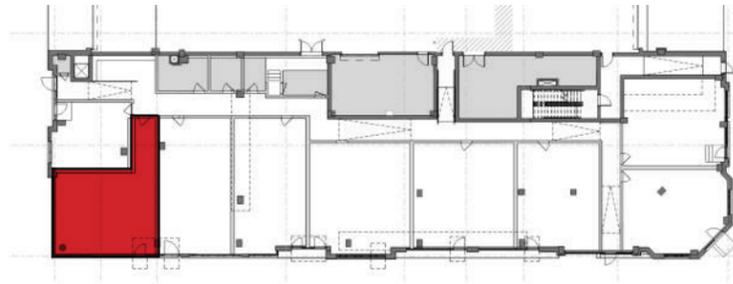
32' - 1"



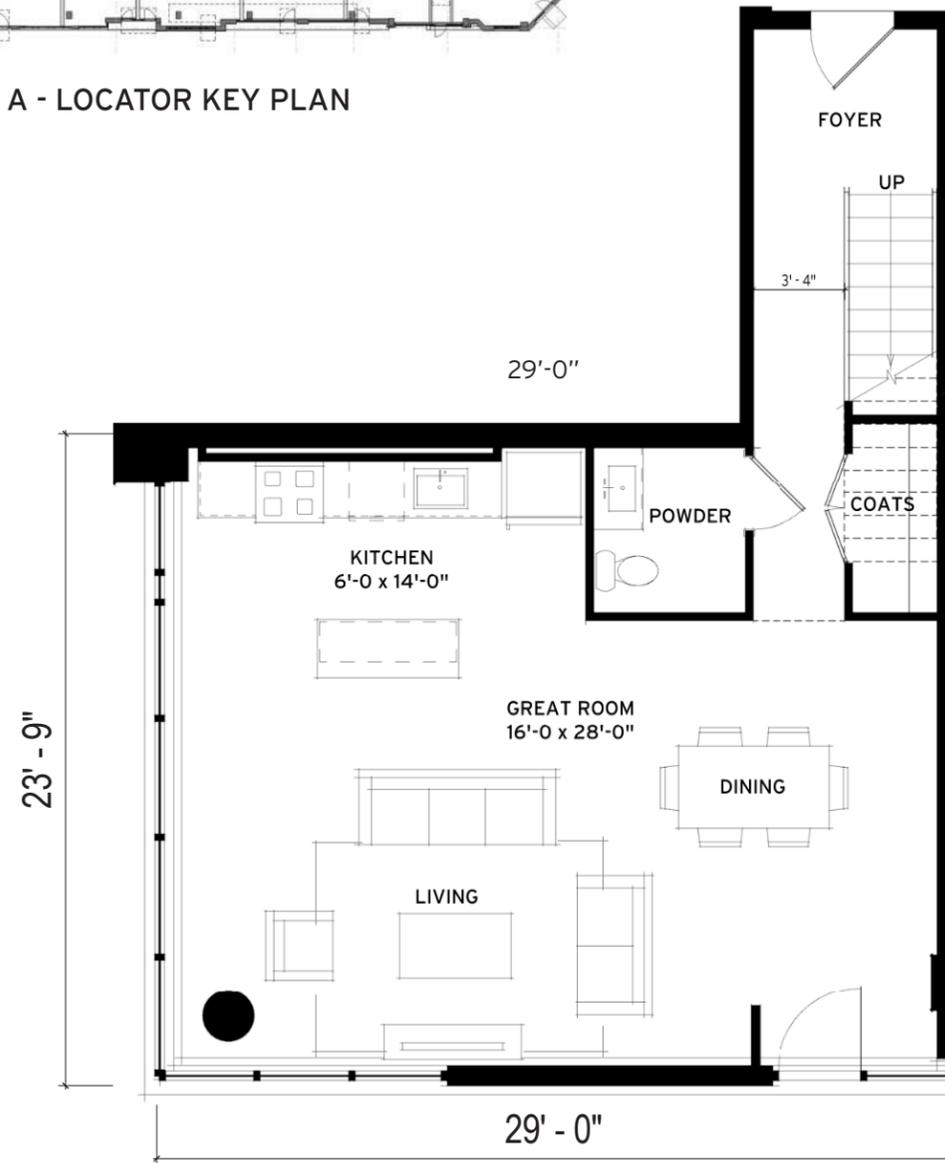
SECOND FLOOR

SCALE: NTS

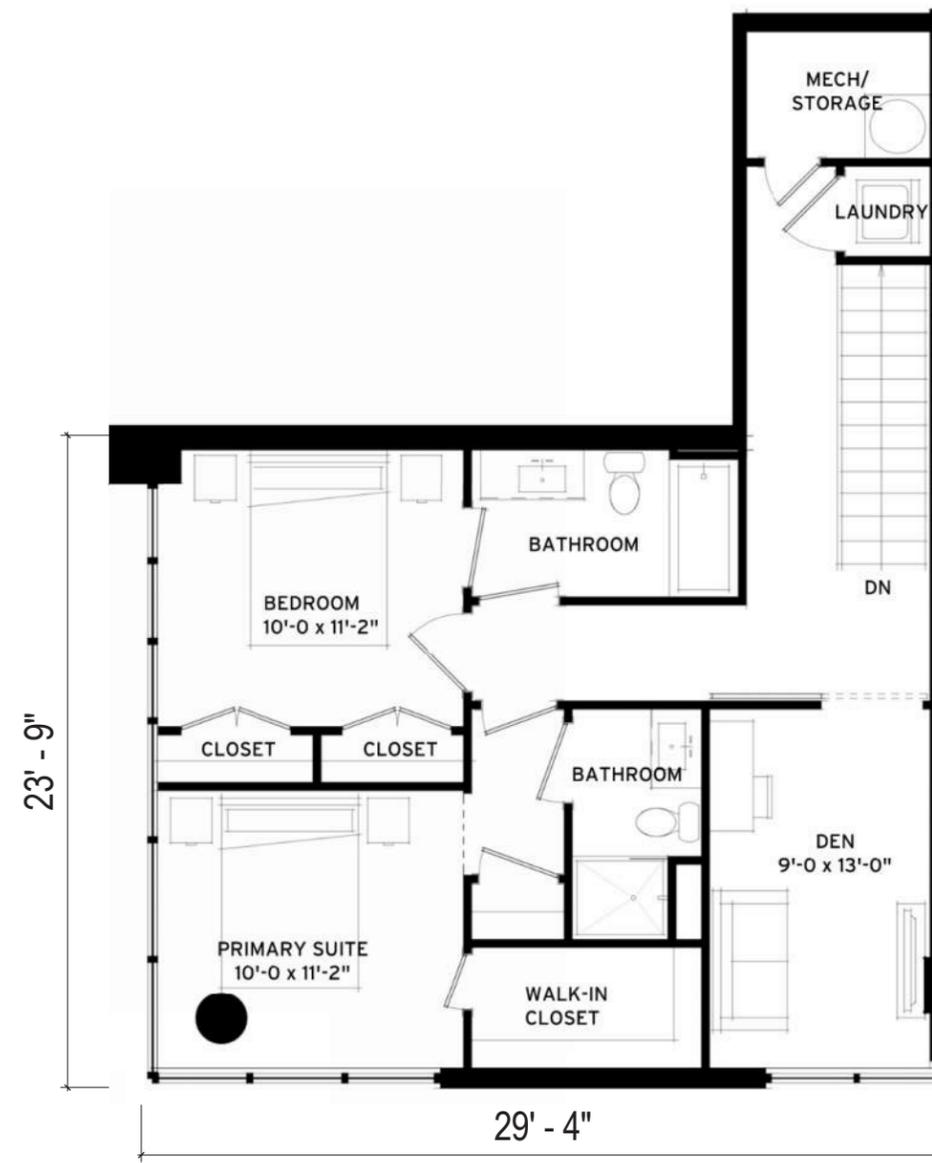
**UNIT A2**  
 2BED +DEN  
 TOTAL UNIT SF: 1,600



RETAIL A - LOCATOR KEY PLAN



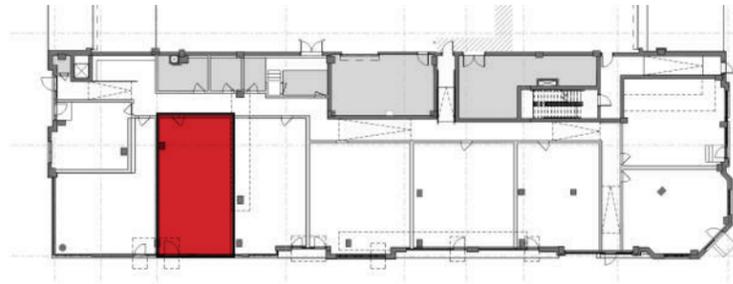
FIRST FLOOR



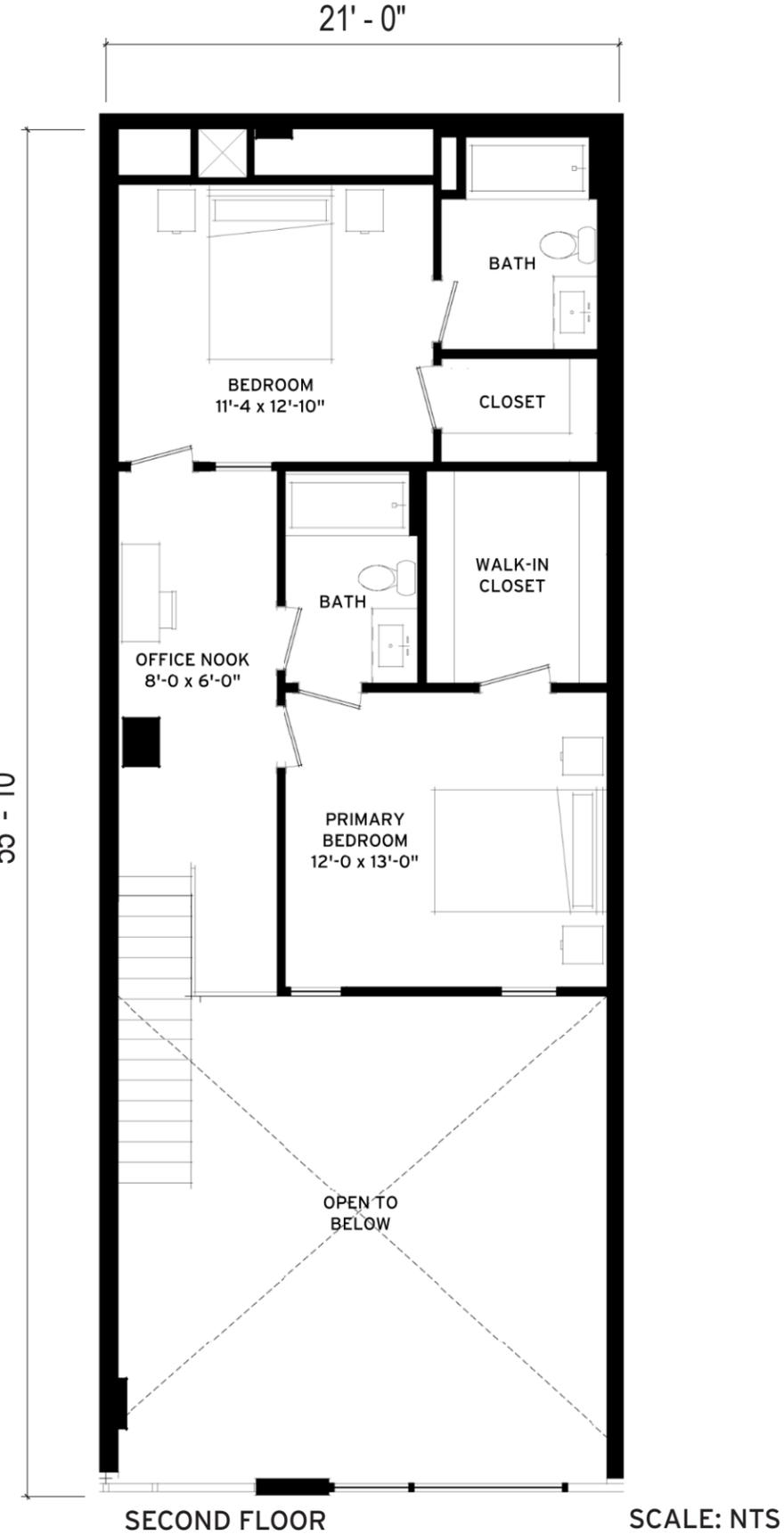
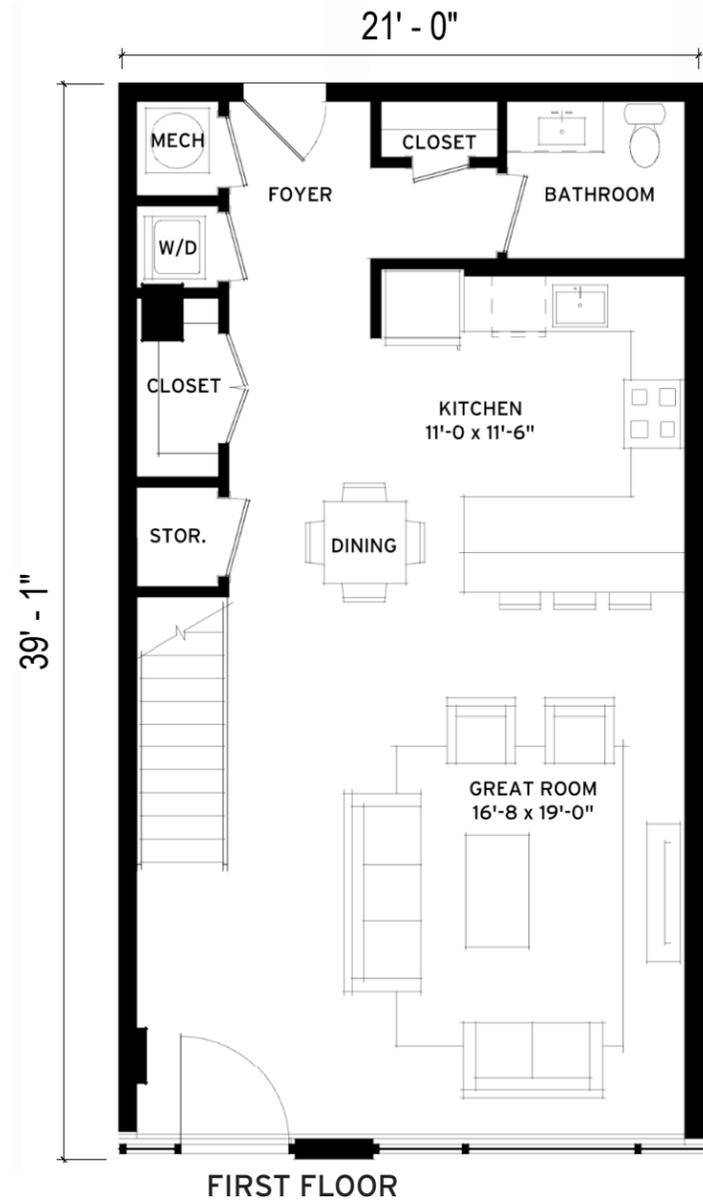
SECOND FLOOR

\*POSSIBLE LIMITATIONS DUE TO METAL C-JOISTS SPANS

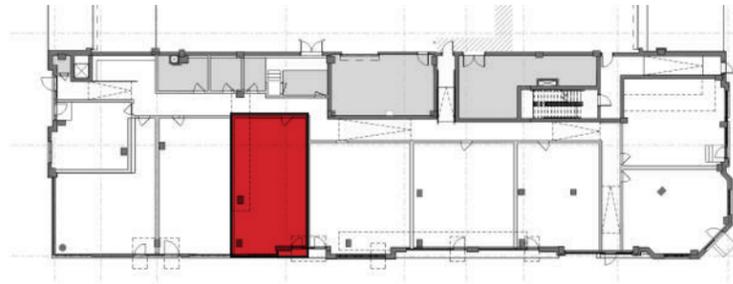
SCALE: NTS



RETAIL A - LOCATOR KEY PLAN



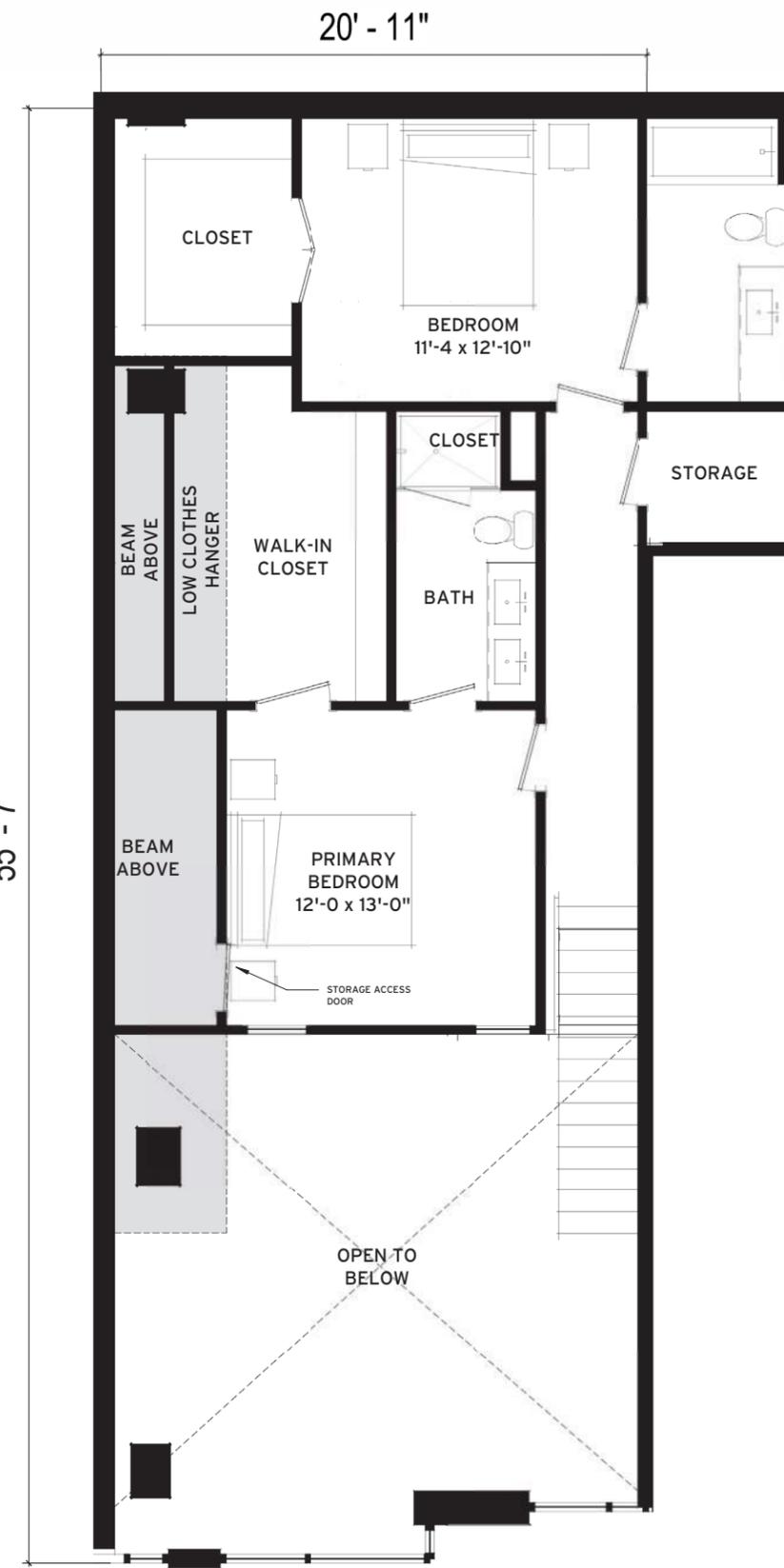
**UNIT A3**  
 2BED  
 TOTAL UNIT SF: 1,543



RETAIL A - LOCATOR KEY PLAN



FIRST FLOOR



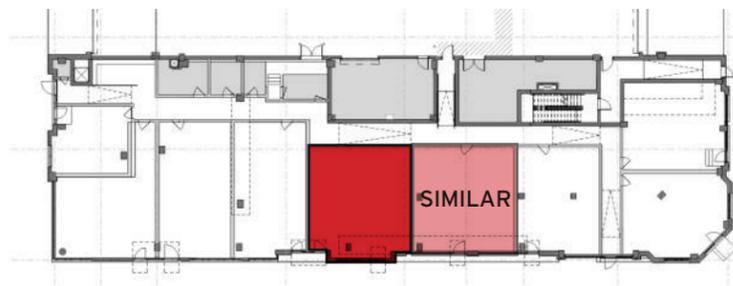
SECOND FLOOR

SCALE: NTS

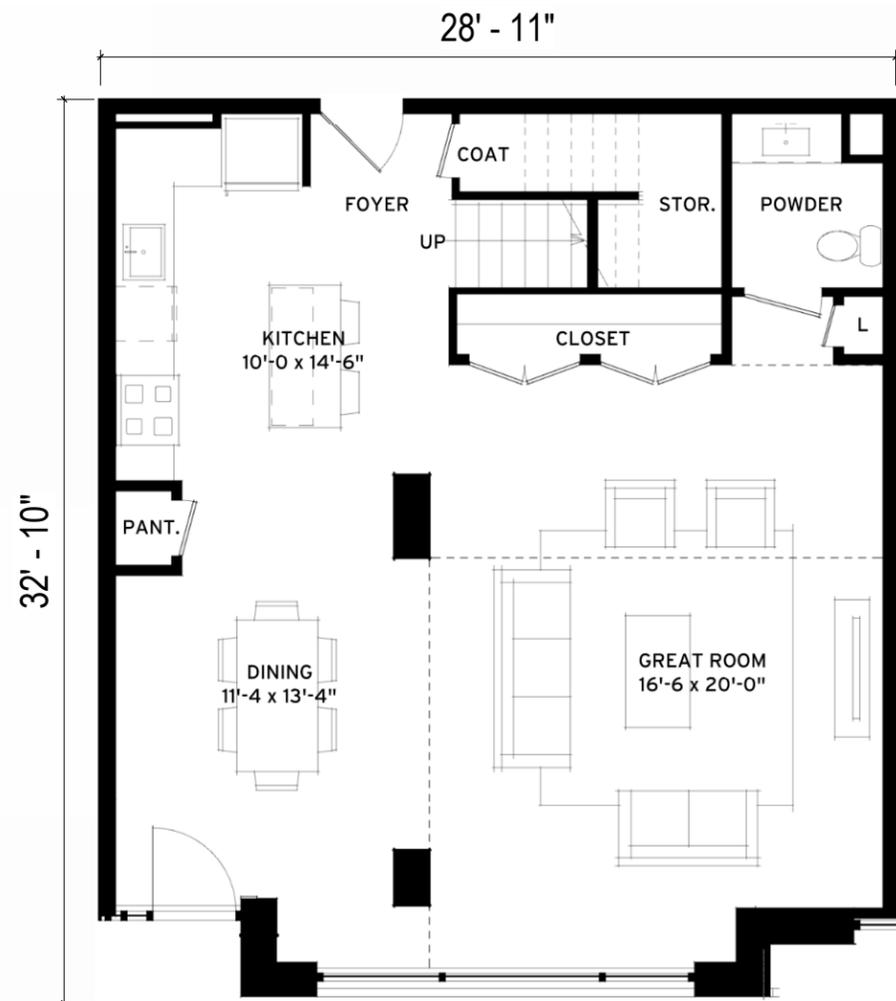
**UNIT A4**  
 2BED+DEN  
 TOTAL UNIT SF: 2,030

# UNIT A5/A6

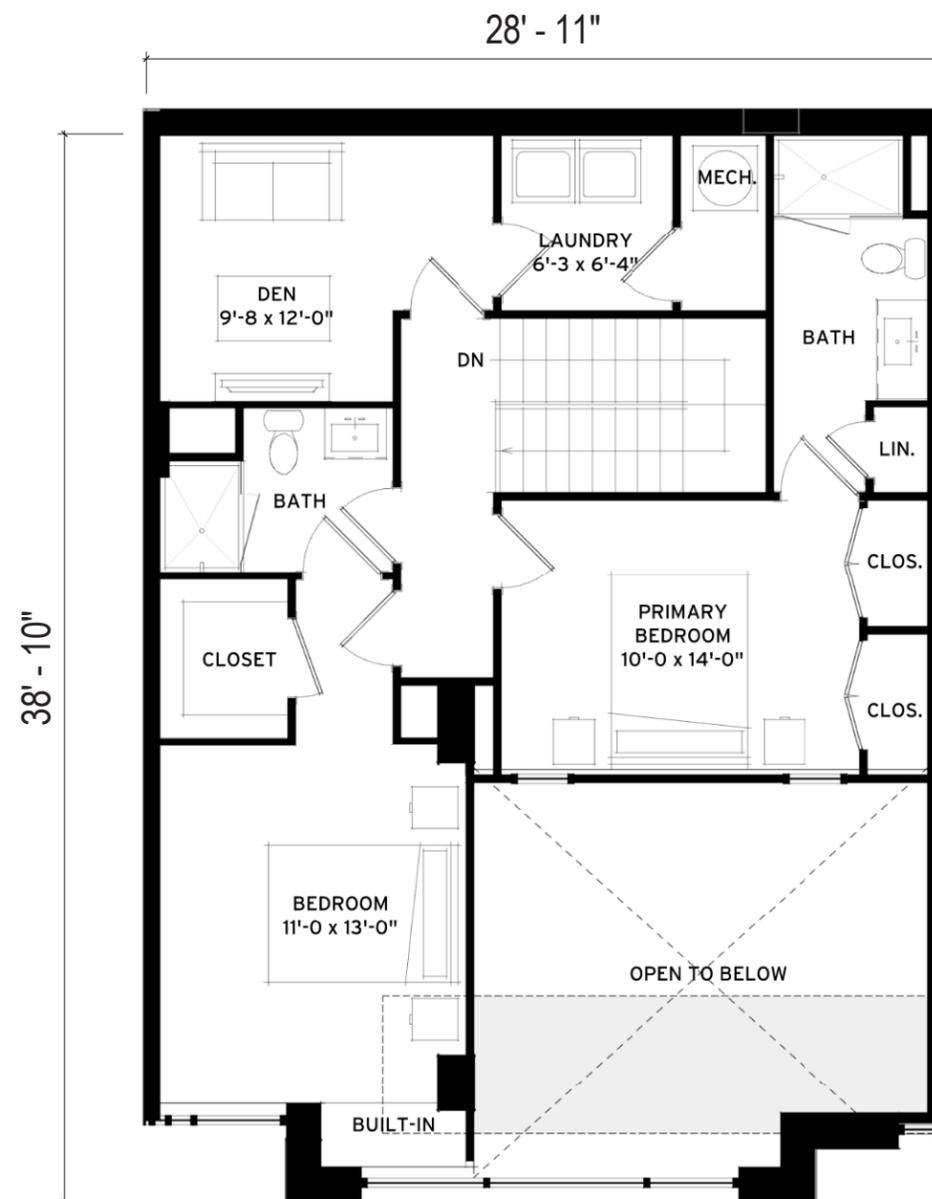
2BED + DEN  
TOTAL UNIT SF: 2,015 +/-



RETAIL A - LOCATOR KEY PLAN



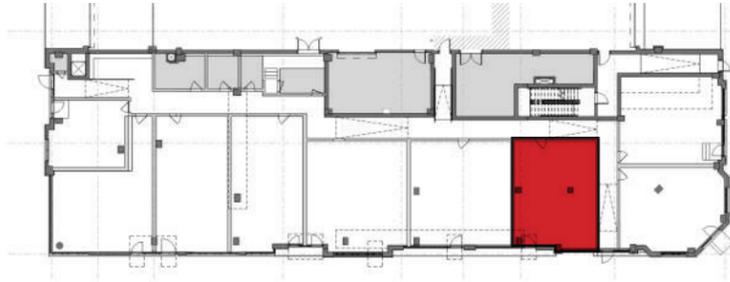
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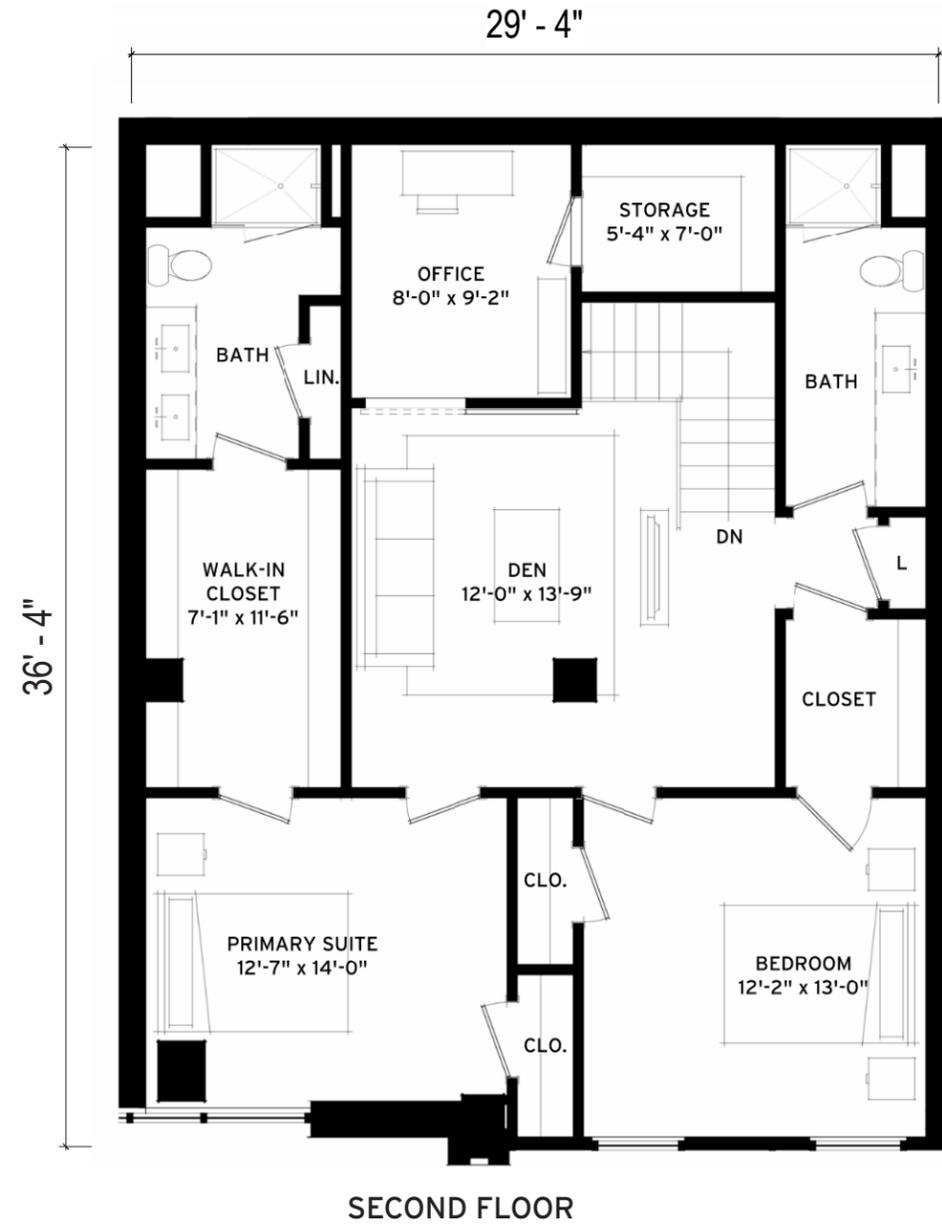
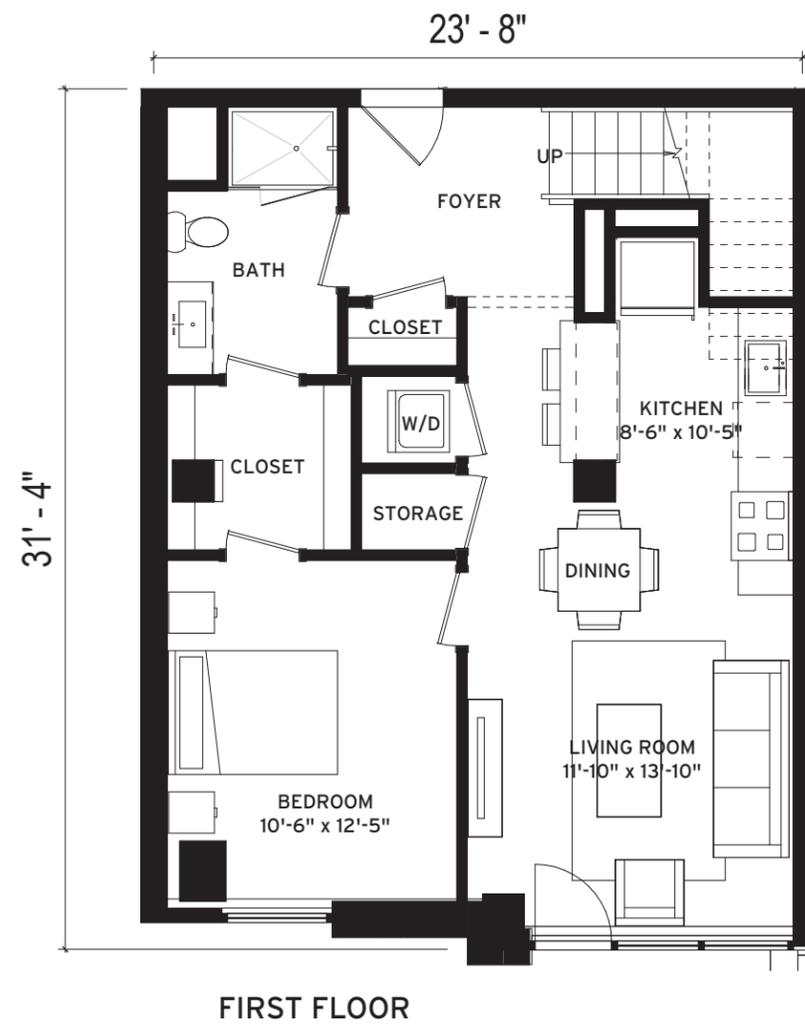
SECOND FLOOR

SCALE: NTS

**UNIT A7**  
 3BED+DEN  
 TOTAL UNIT SF: 1,950



RETAIL A - LOCATOR KEY PLAN

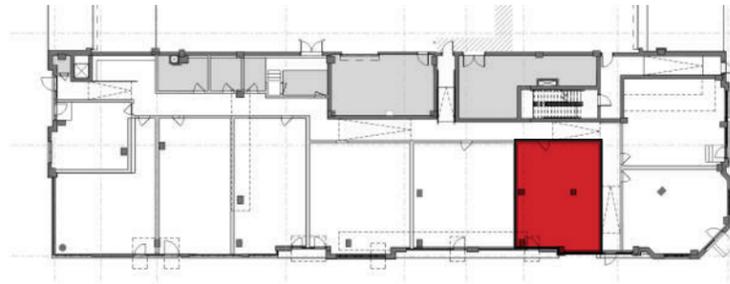


SCALE: NTS

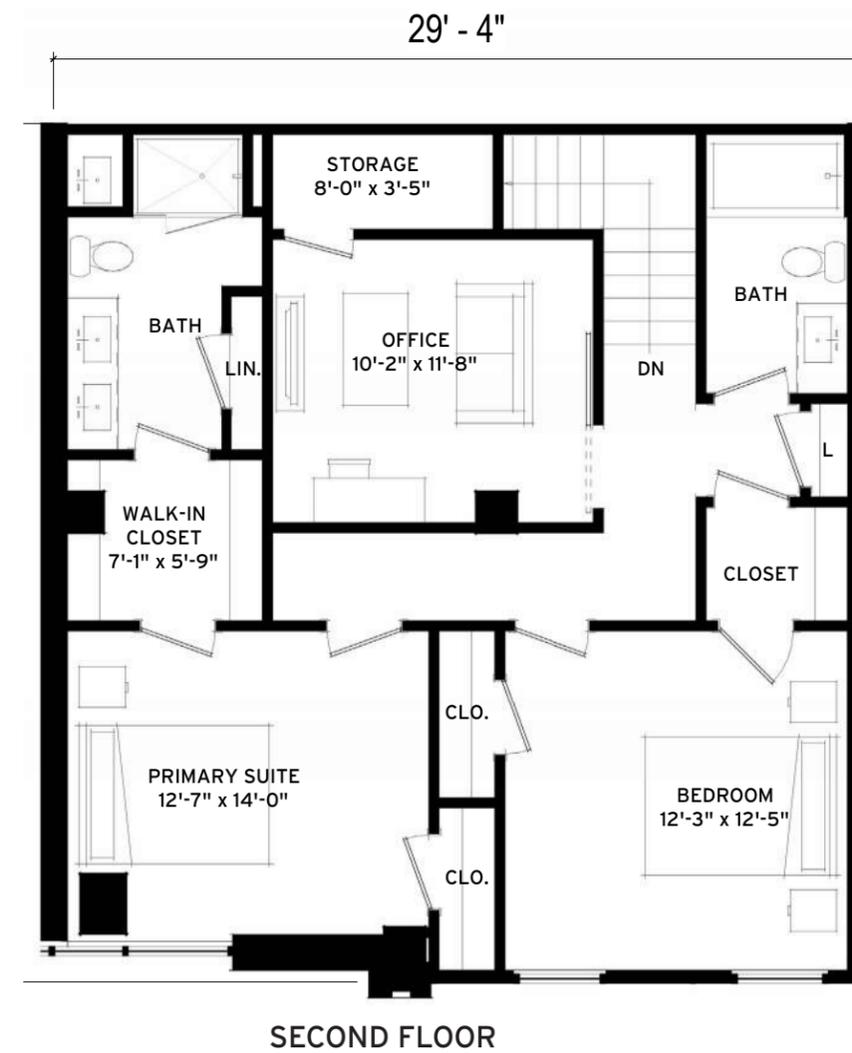
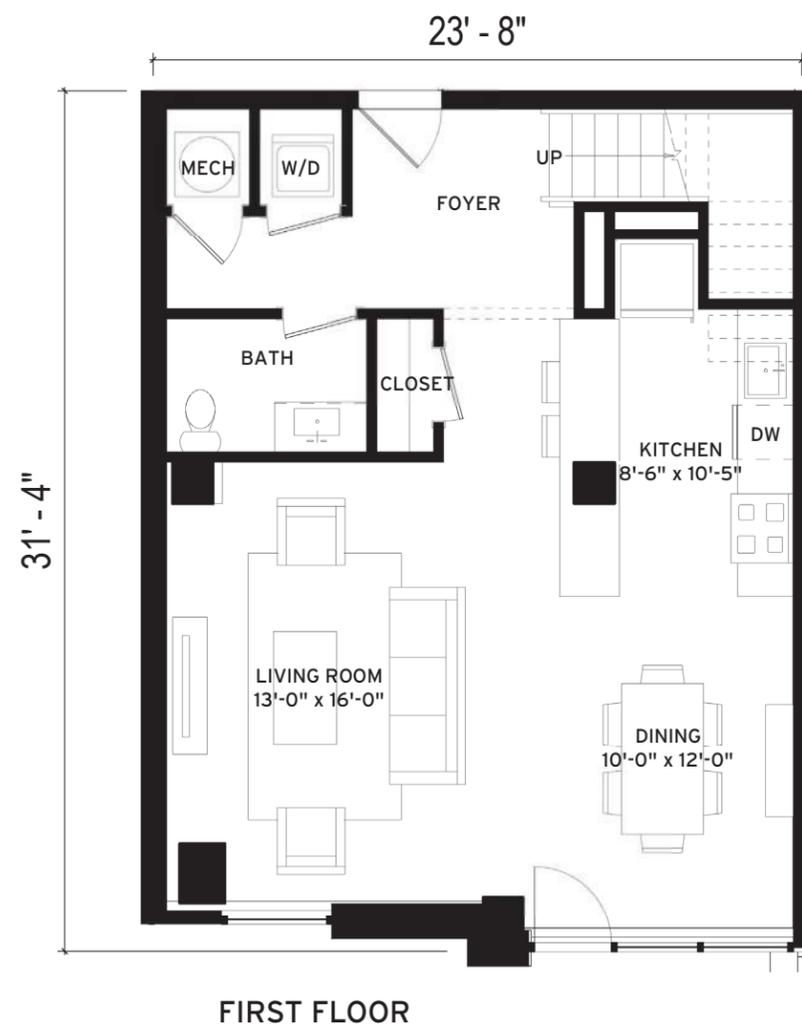
# UNIT A7 ALT

2BED+DEN

TOTAL UNIT SF: 1,812

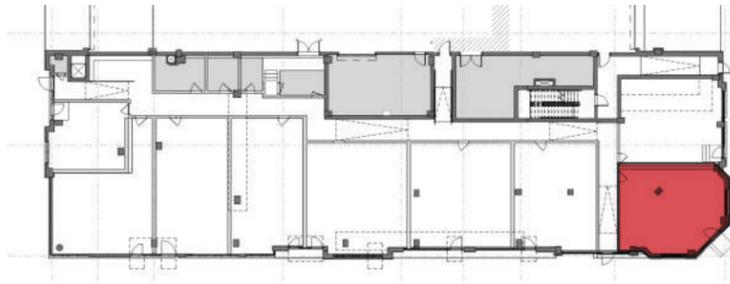


RETAIL A - LOCATOR KEY PLAN

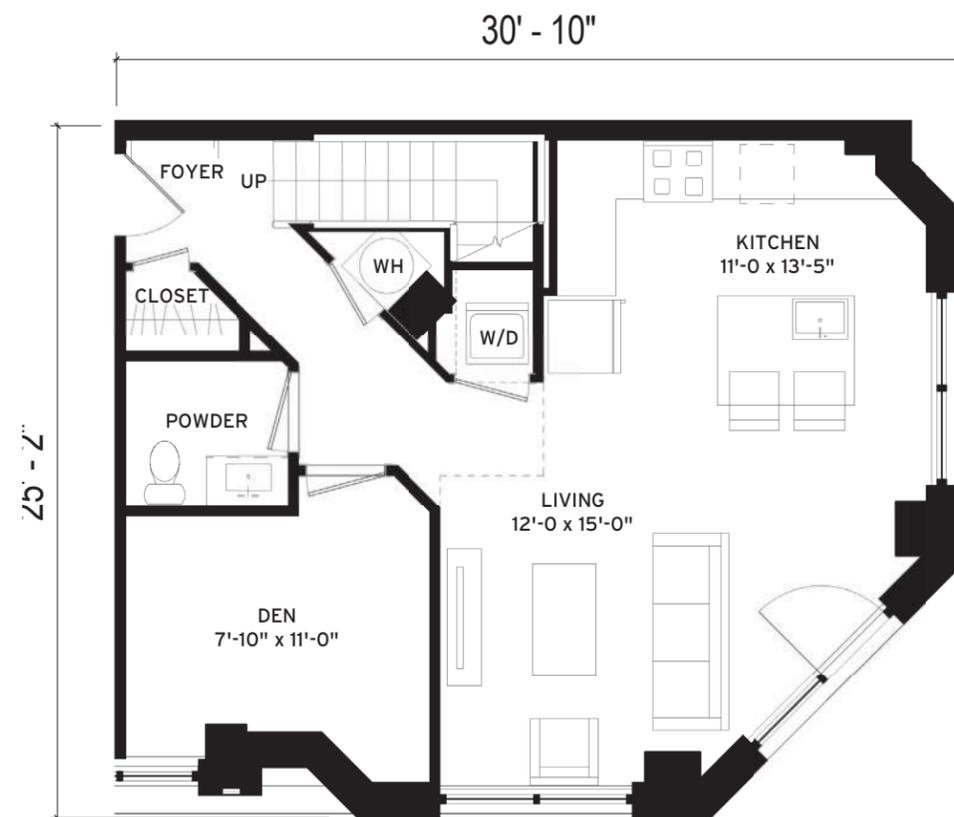


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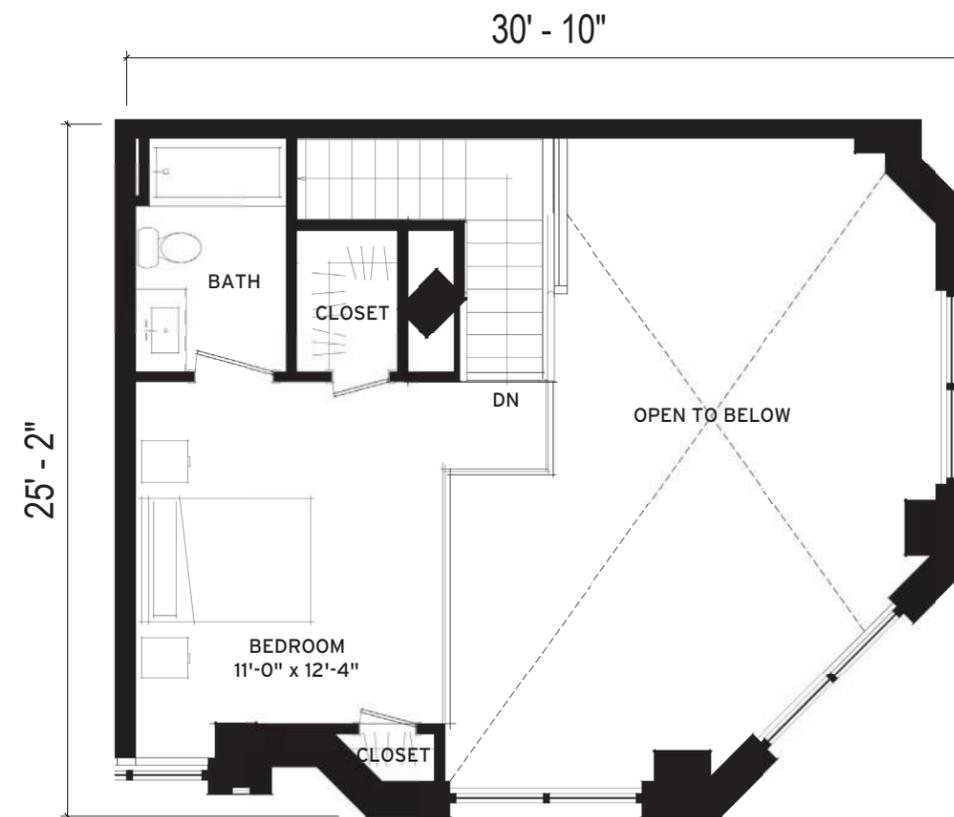
**UNIT A8**  
 1BED+DEN  
 TOTAL UNIT SF: 1,057



RETAIL A - LOCATOR KEY PLAN



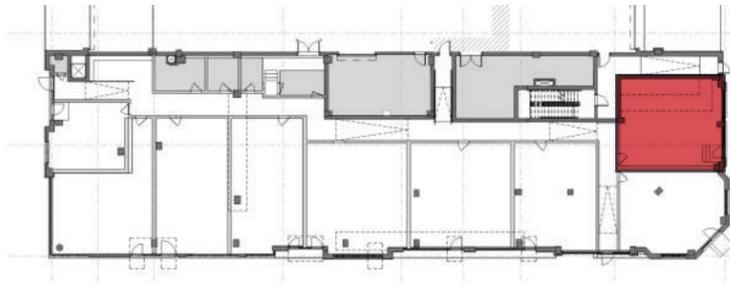
FIRST FLOOR



SECOND FLOOR

SCALE: NTS

**UNIT A9**  
 2BED  
 TOTAL UNIT SF: 981



RETAIL A - LOCATOR KEY PLAN

ALT SCHEME,  
 DINING ROOM IN  
 LIEU OF BEDROOM

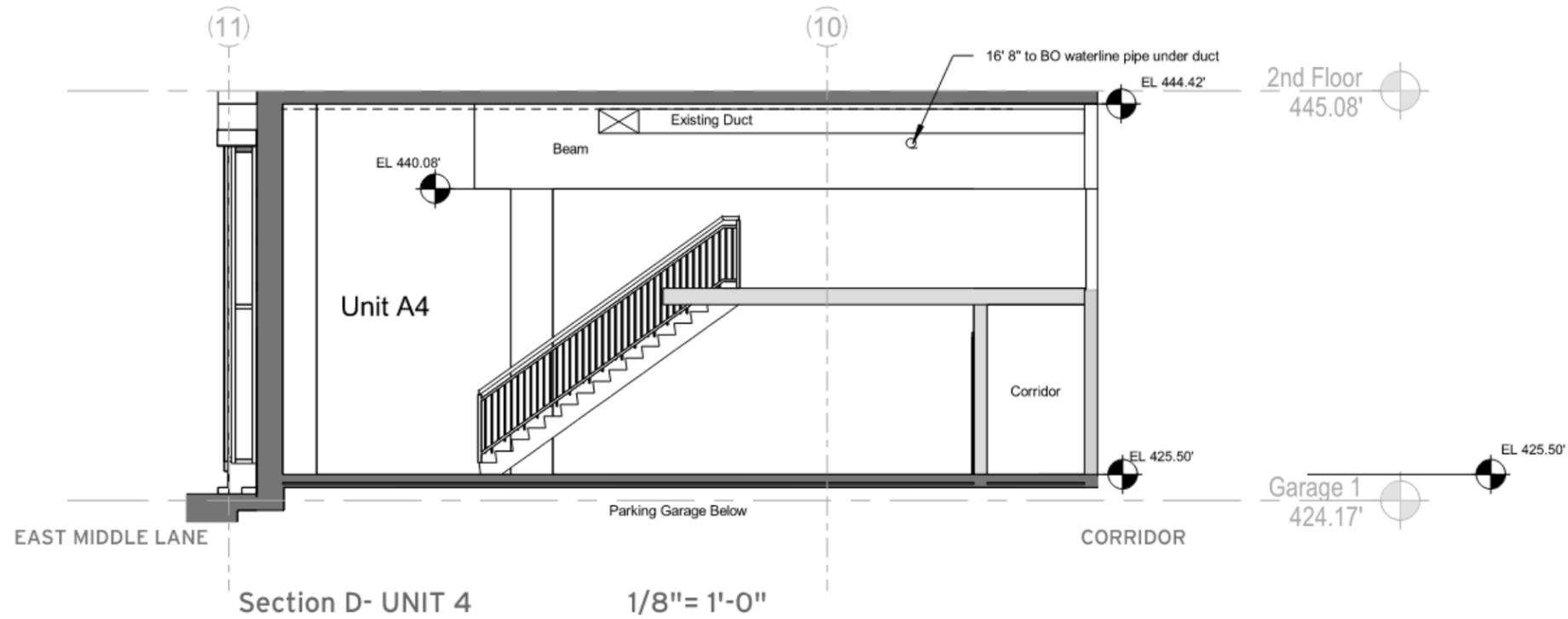
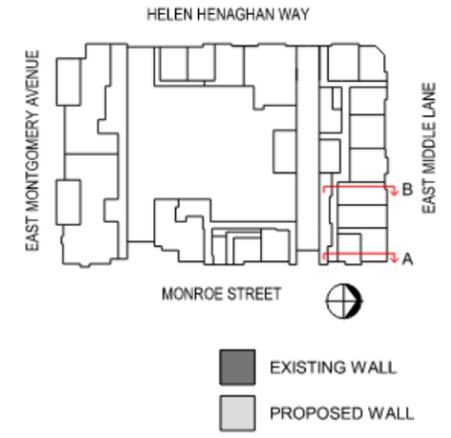
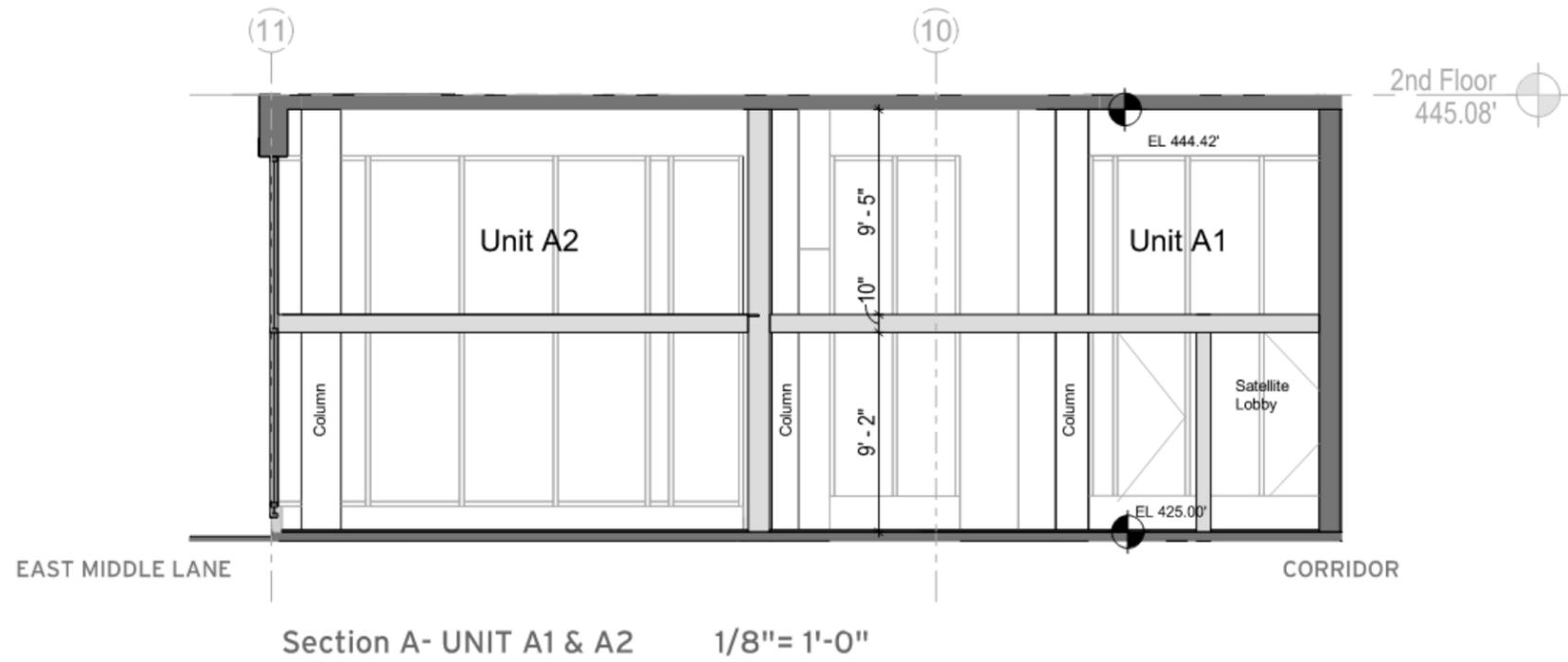


FIRST FLOOR

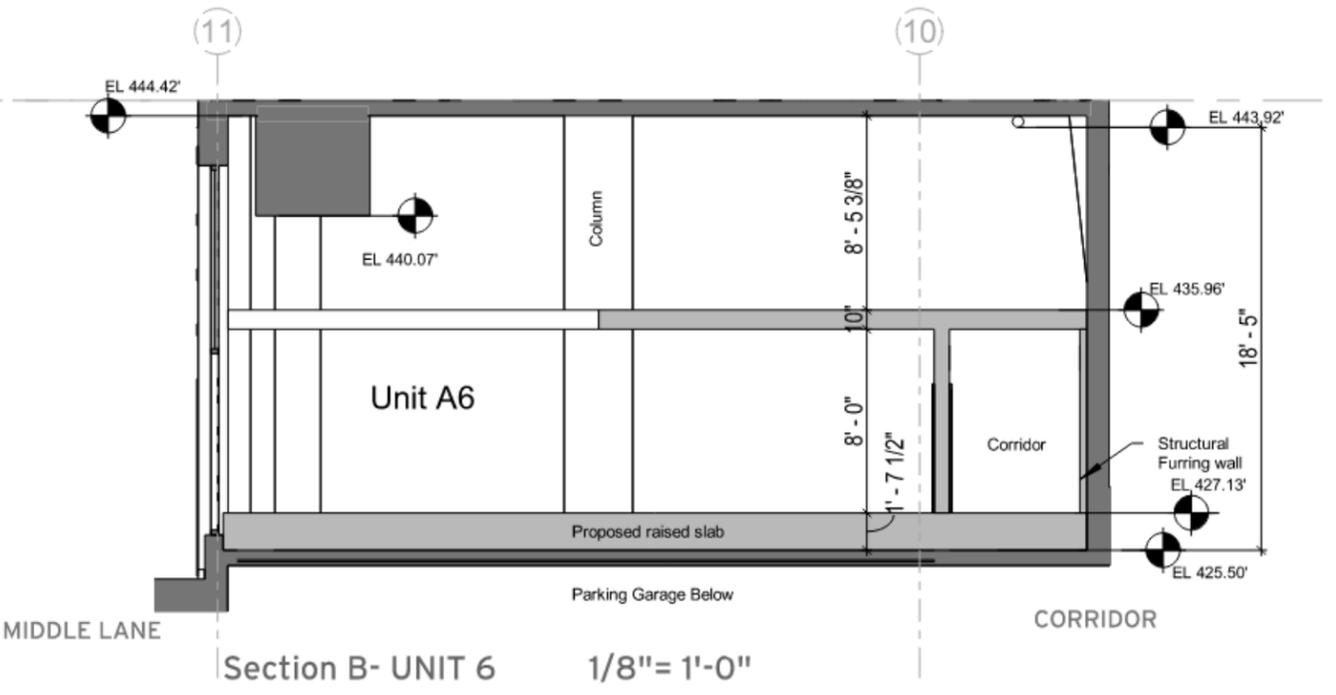
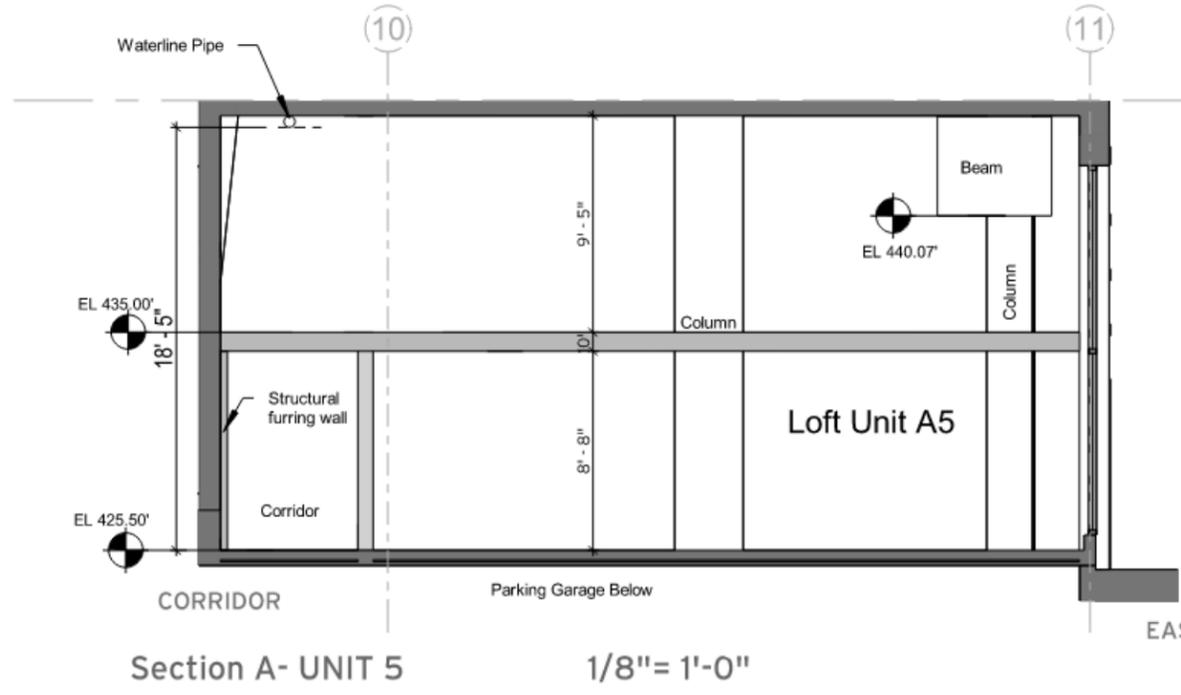
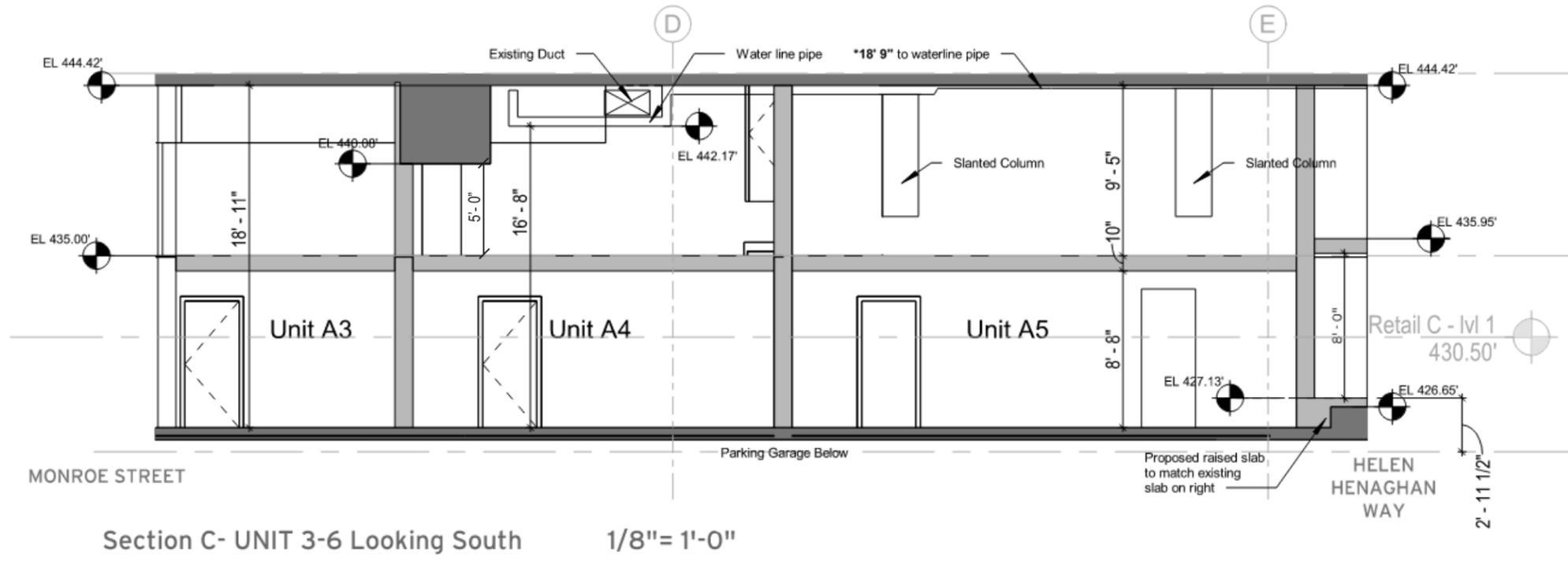
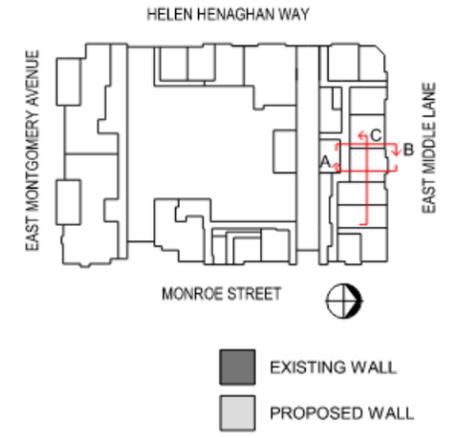


SECOND FLOOR

SCALE: NTS

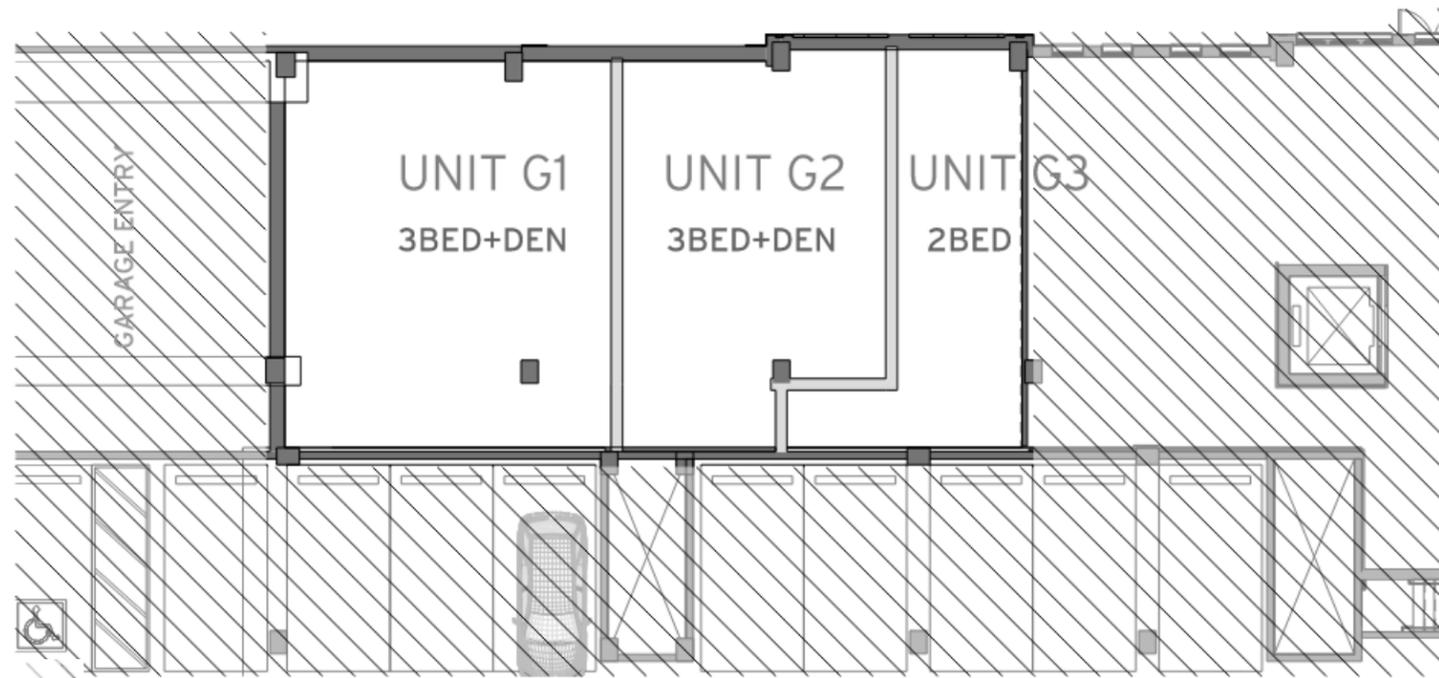


**UNIT SECTION**  
 ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
 JUNE 20, 2024

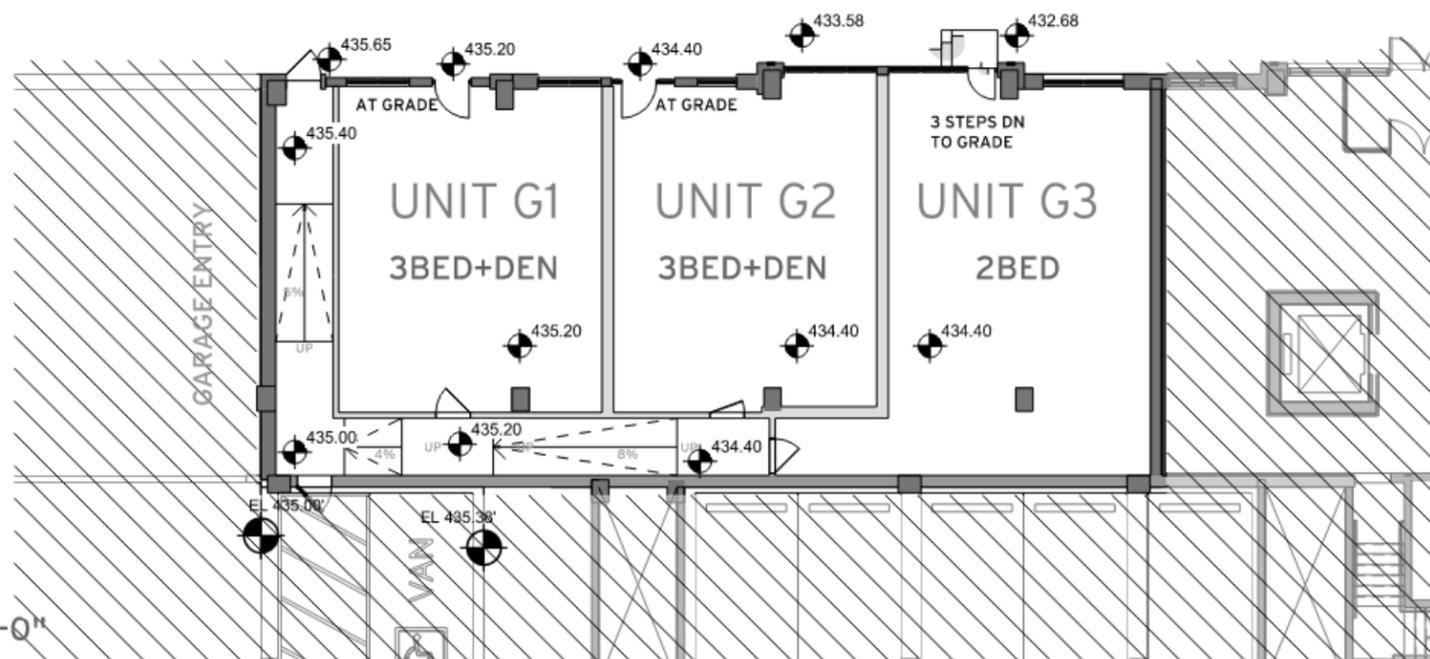


**UNIT SECTIONS**

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



FLOOR PLAN 1 1/8"=1'-0"



FLOOR PLAN 1 1/8"=1'-0"



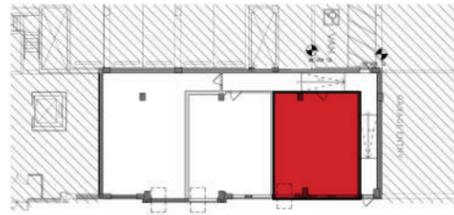
**RETAIL G - PROPOSED OVERALL PLAN**

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024

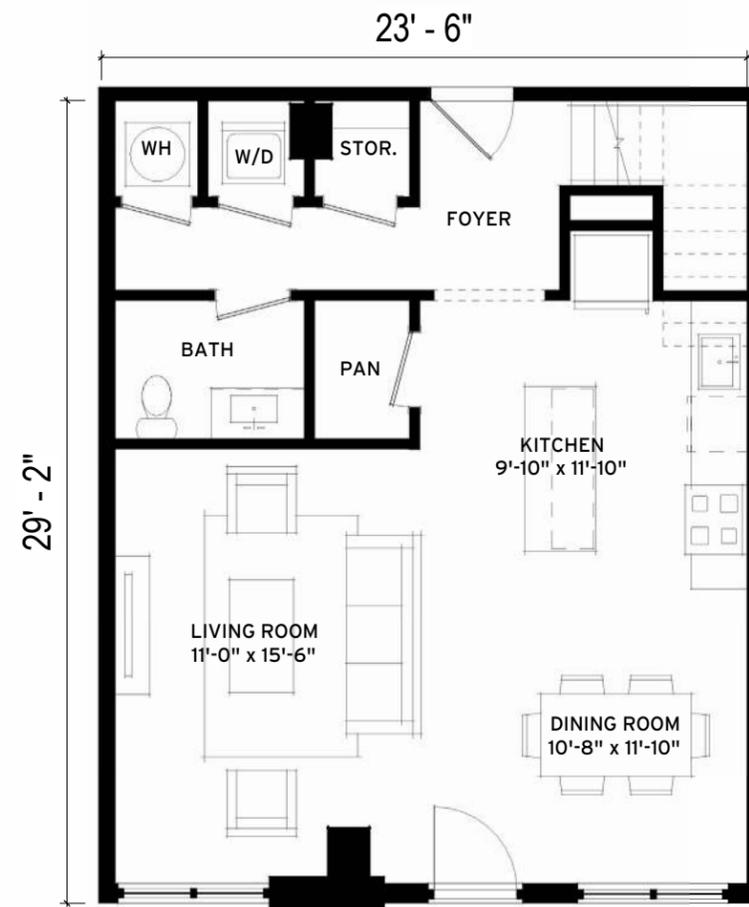
# UNIT G1 ALT

2BED+DEN

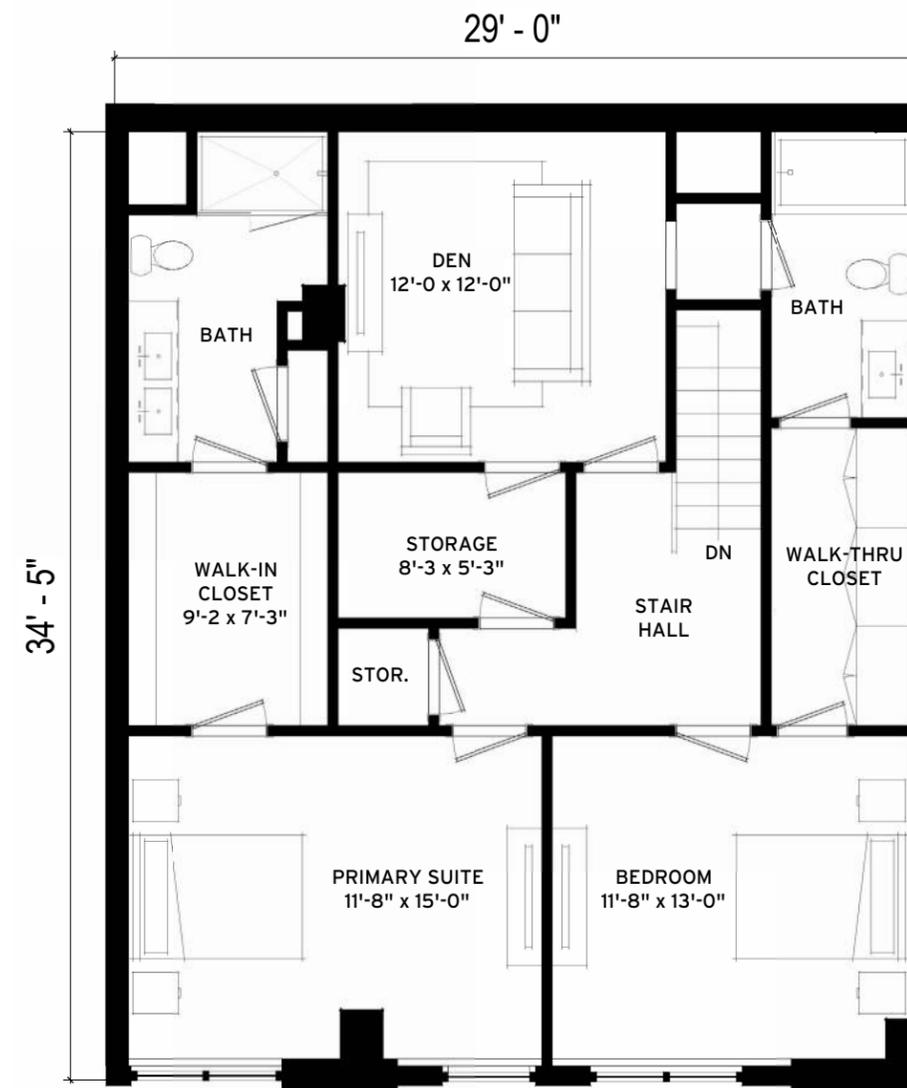
TOTAL UNIT SF: 1,715



RETAIL G - LOCATOR KEY PLAN



FIRST FLOOR



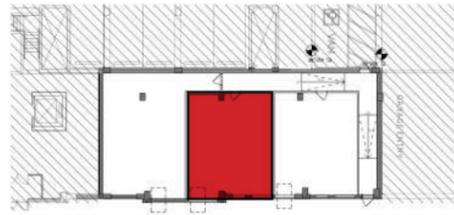
SECOND FLOOR

SCALE: NTS

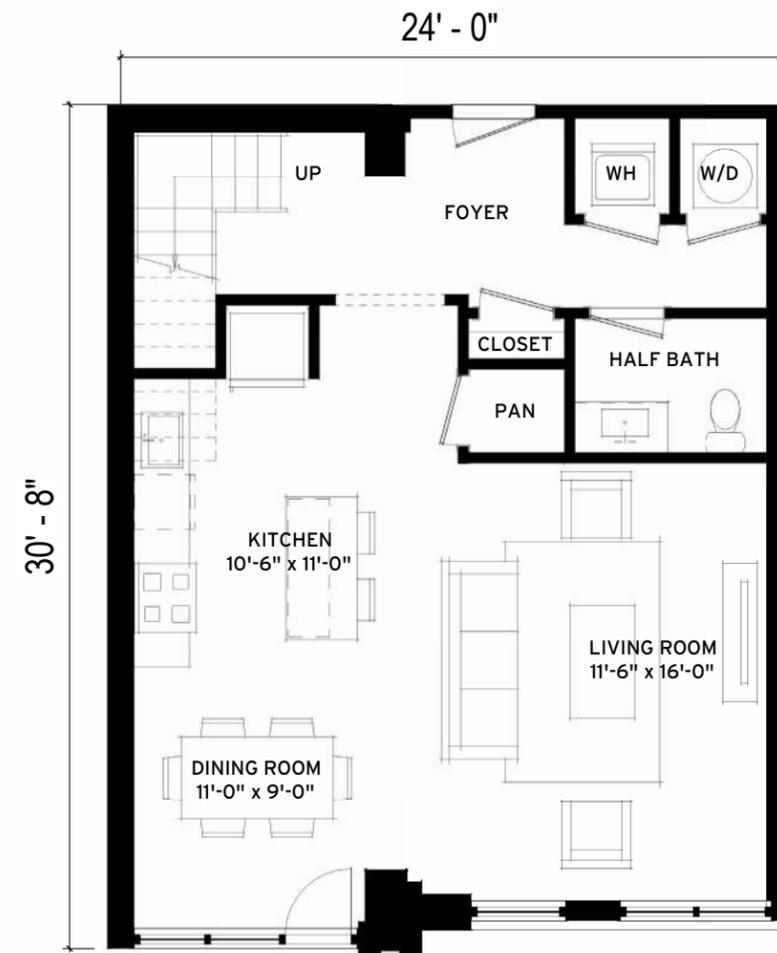
# UNIT G2 ALT

2BED+DEN

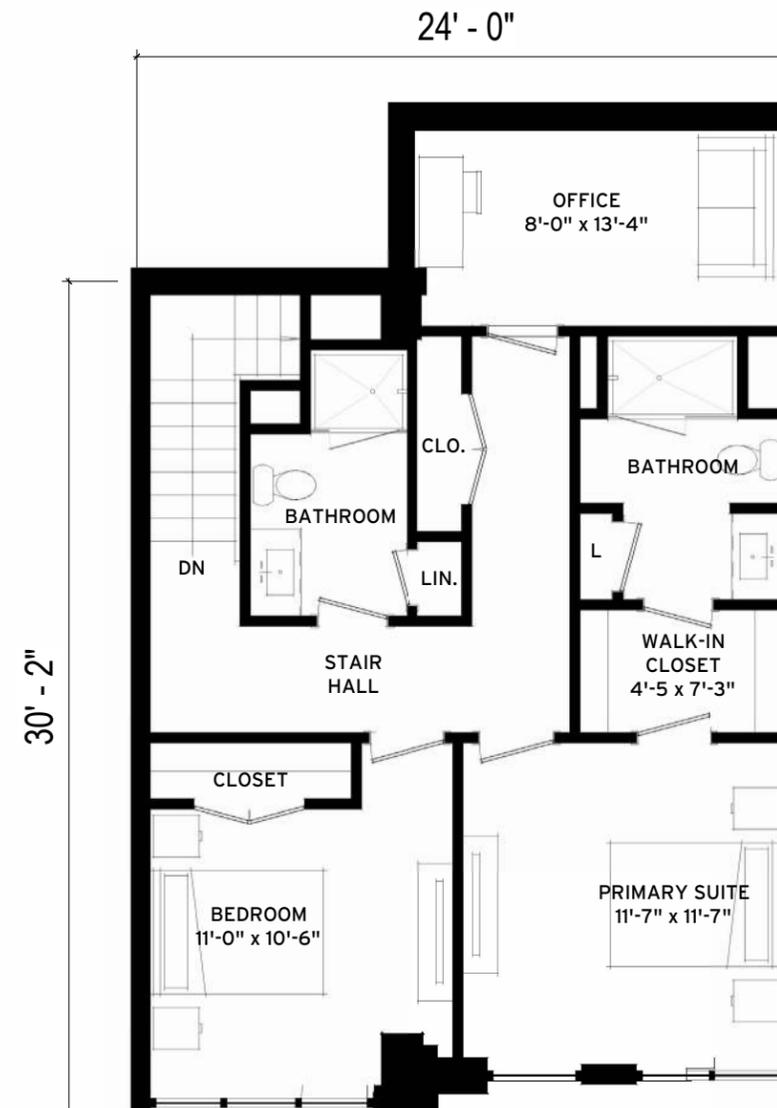
TOTAL UNIT SF: 1,503



RETAIL G - LOCATOR KEY PLAN



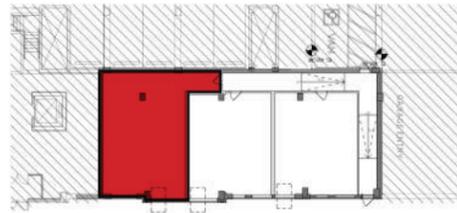
FIRST FLOOR



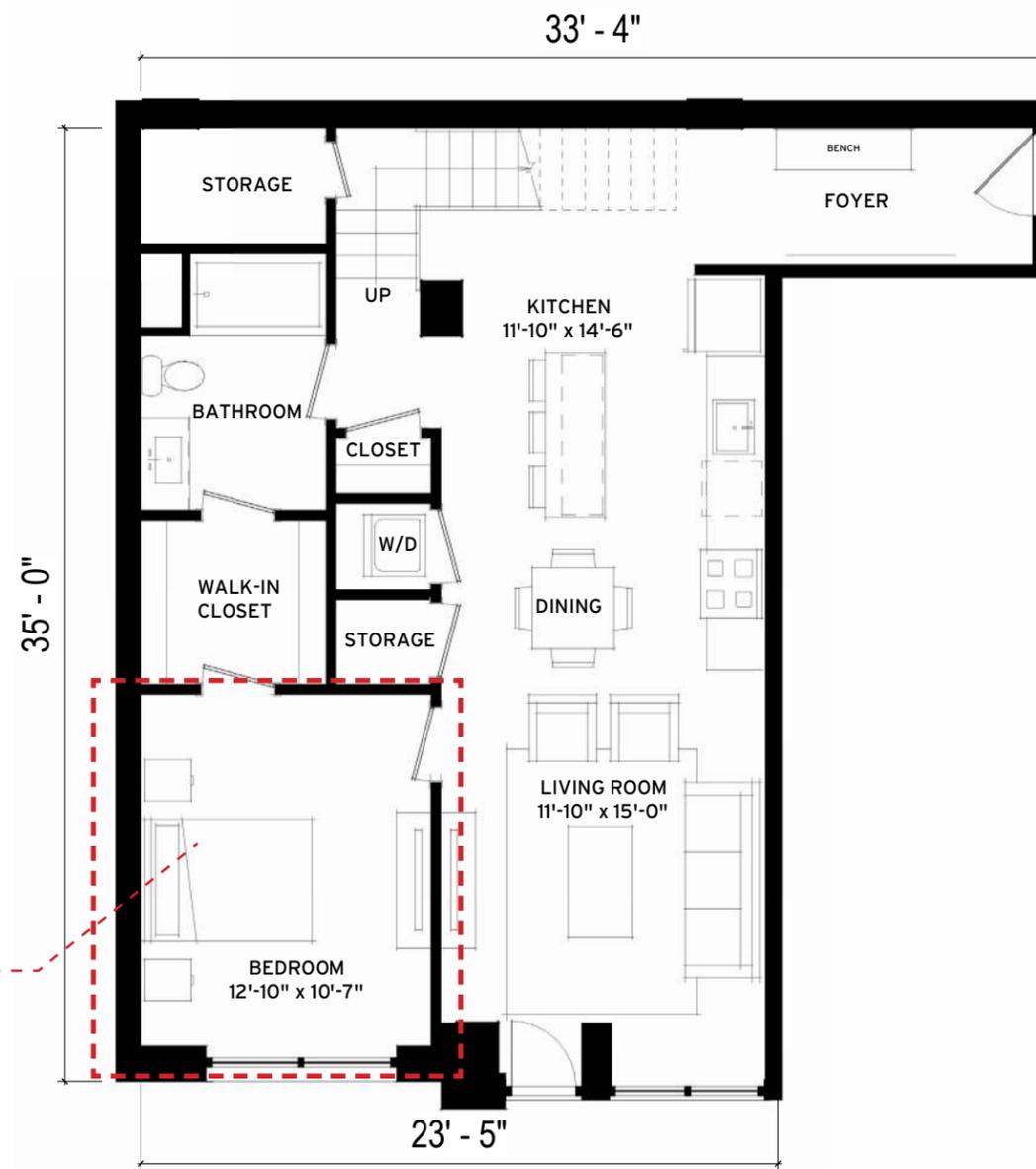
SECOND FLOOR

SCALE: NTS

**UNIT G3**  
 2BED  
 TOTAL UNIT SF: 1,361

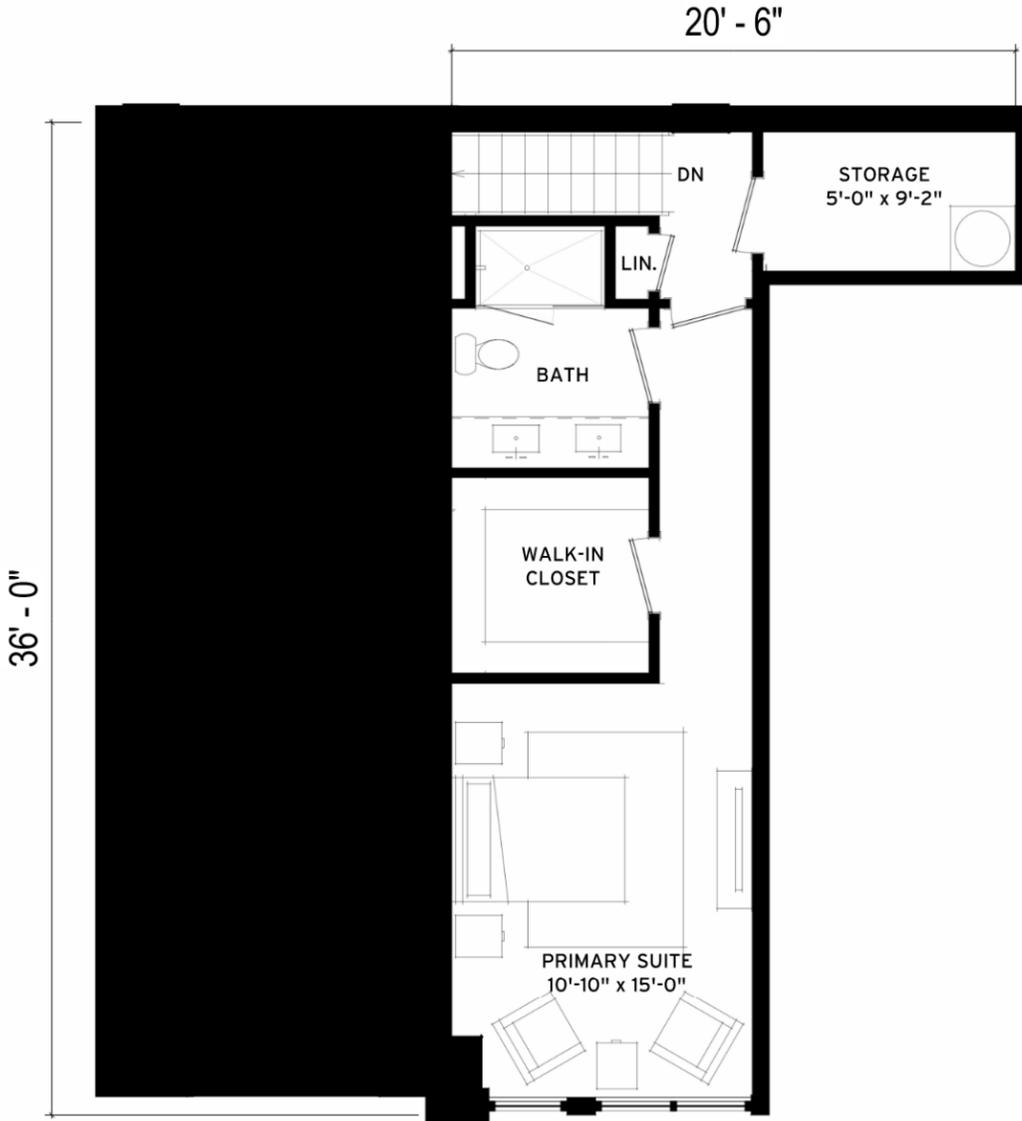


RETAIL G - LOCATOR KEY PLAN



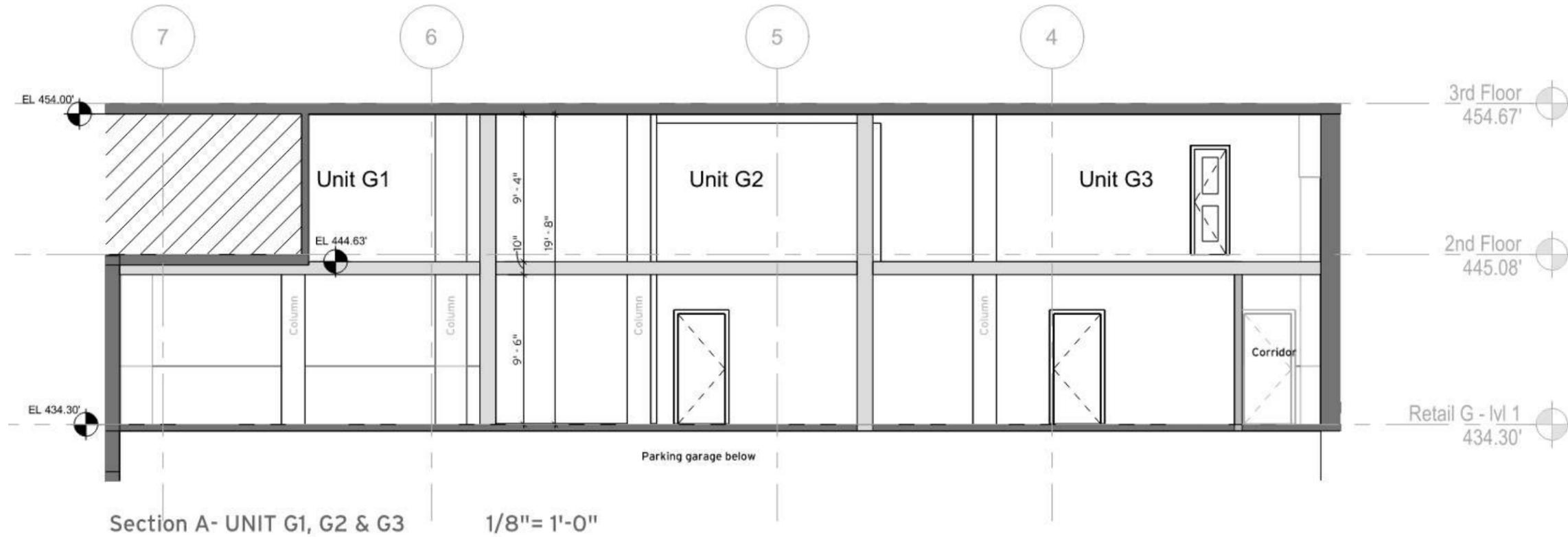
FIRST FLOOR

ALT SCHEME,  
 DINING ROOM IN  
 LIEU OF BEDROOM

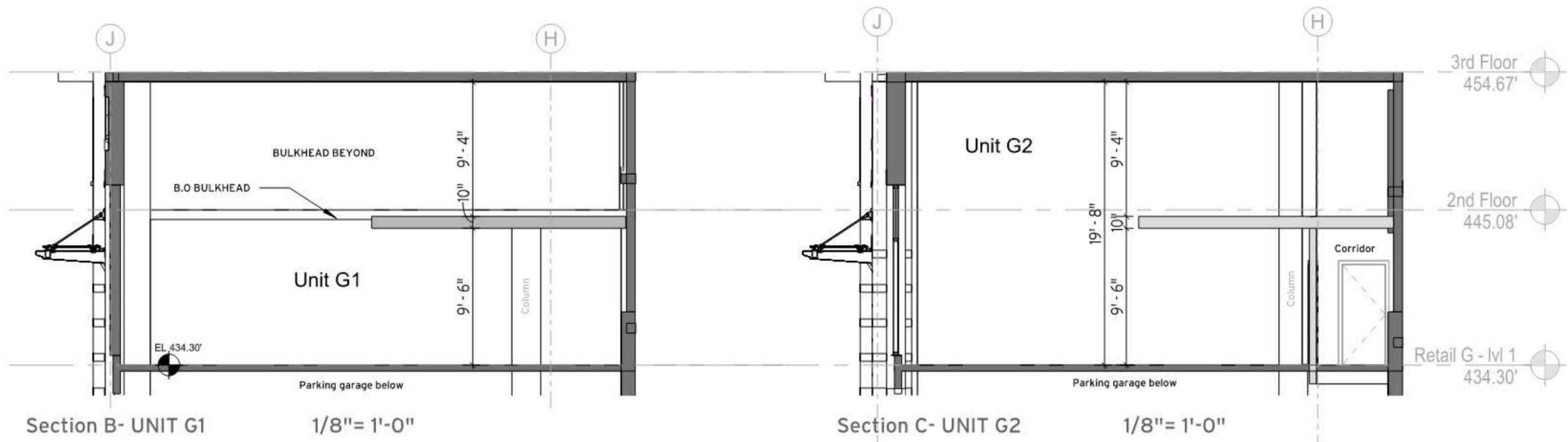


SECOND FLOOR

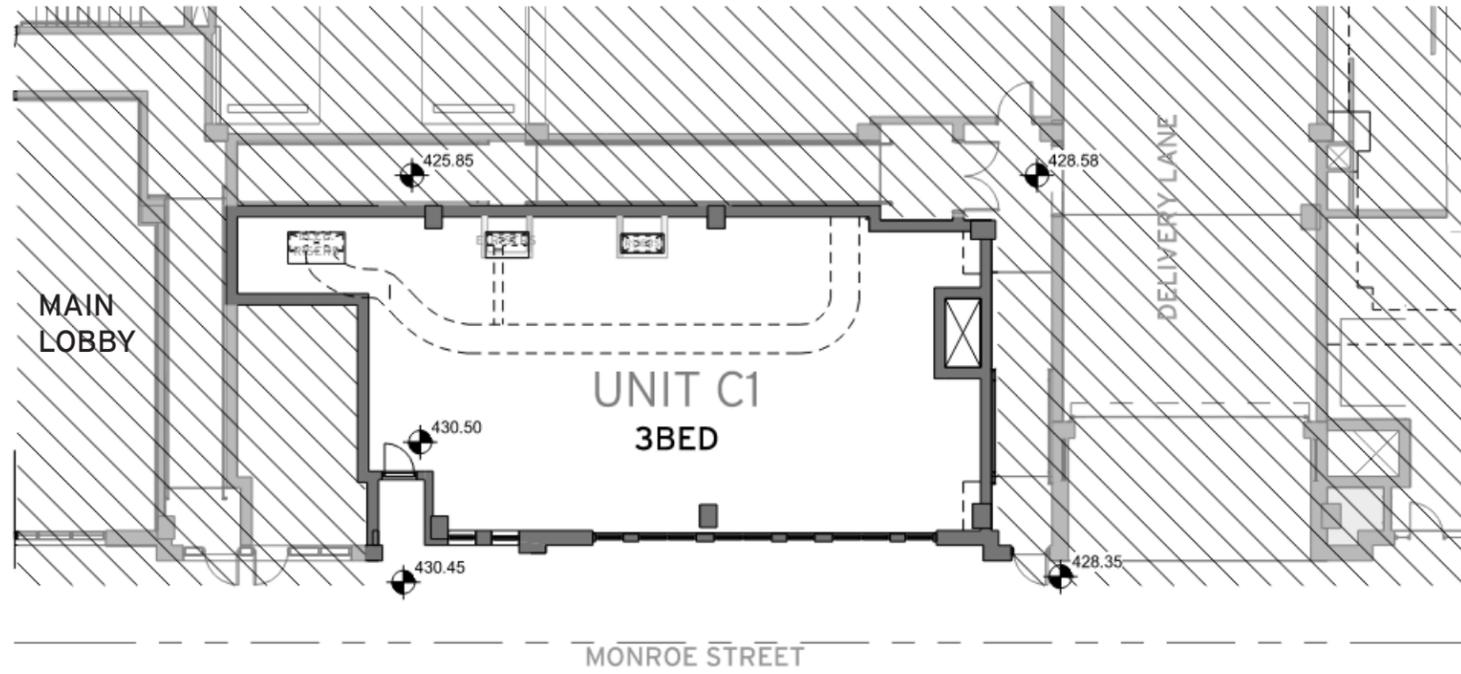
SCALE: NTS



EXISTING WALL  
PROPOSED WALL



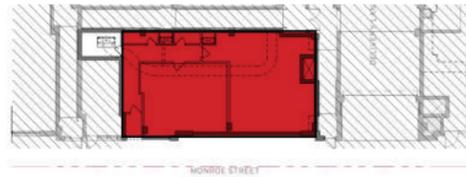
**RETAIL G - UNIT SECTIONS**  
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



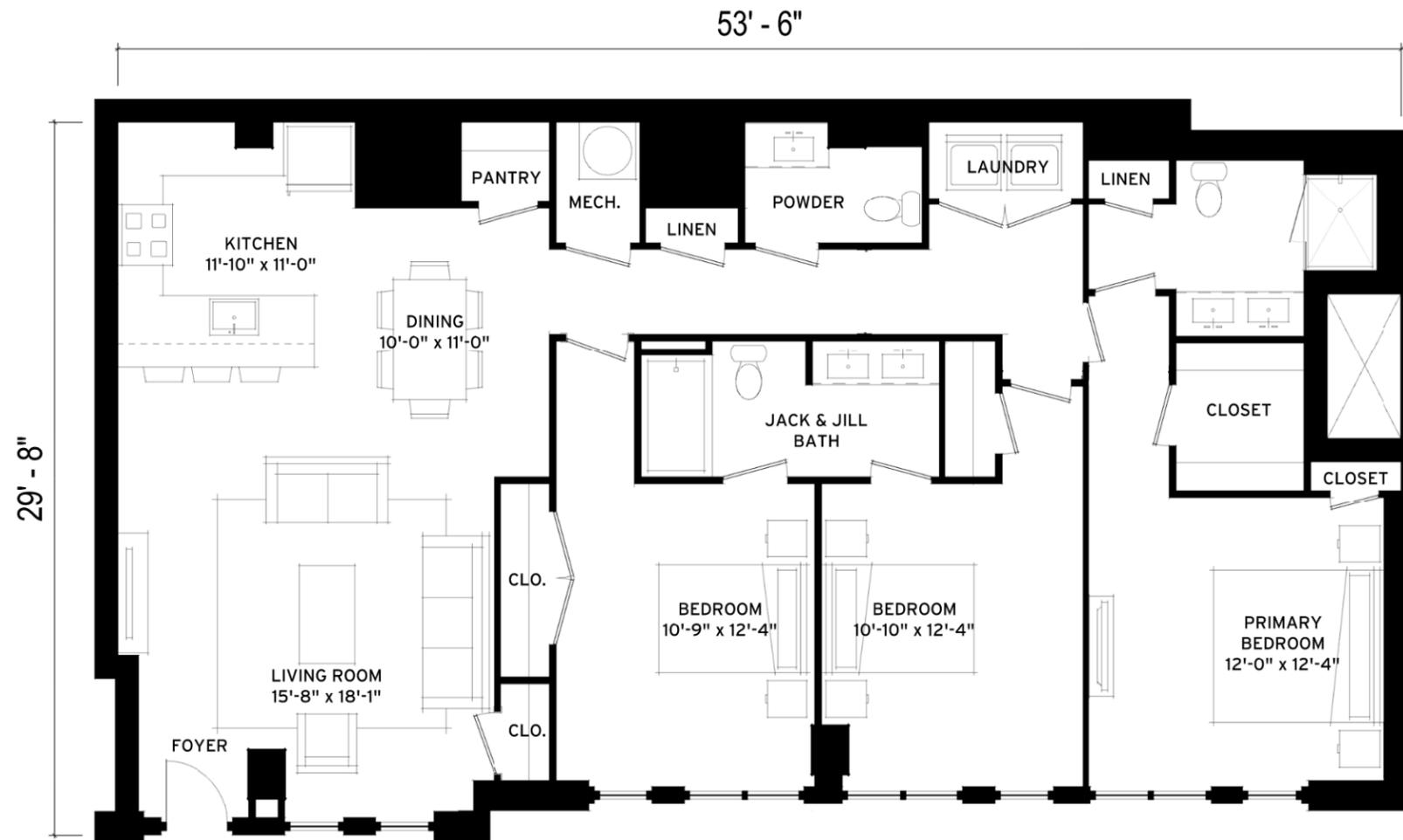
**RETAIL C - PROPOSED OVERALL PLAN**

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024

**UNIT C1**  
**3BED**  
**TOTAL UNIT SF: 1,508**

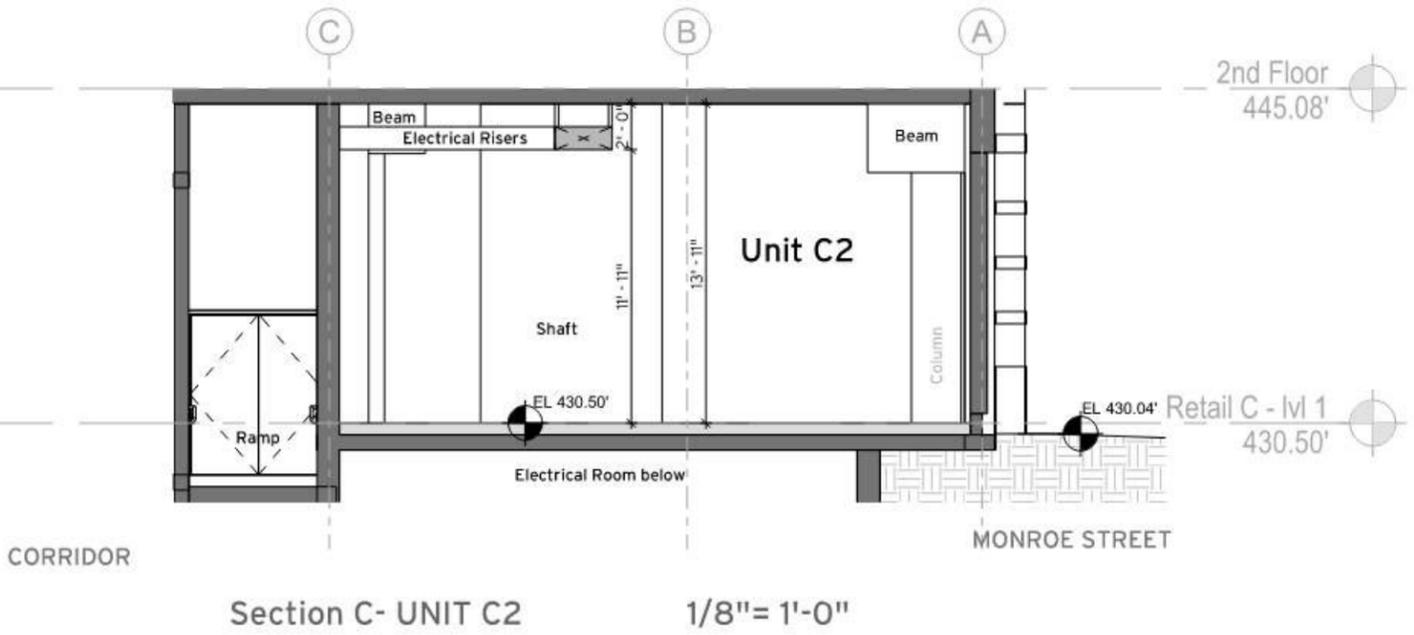
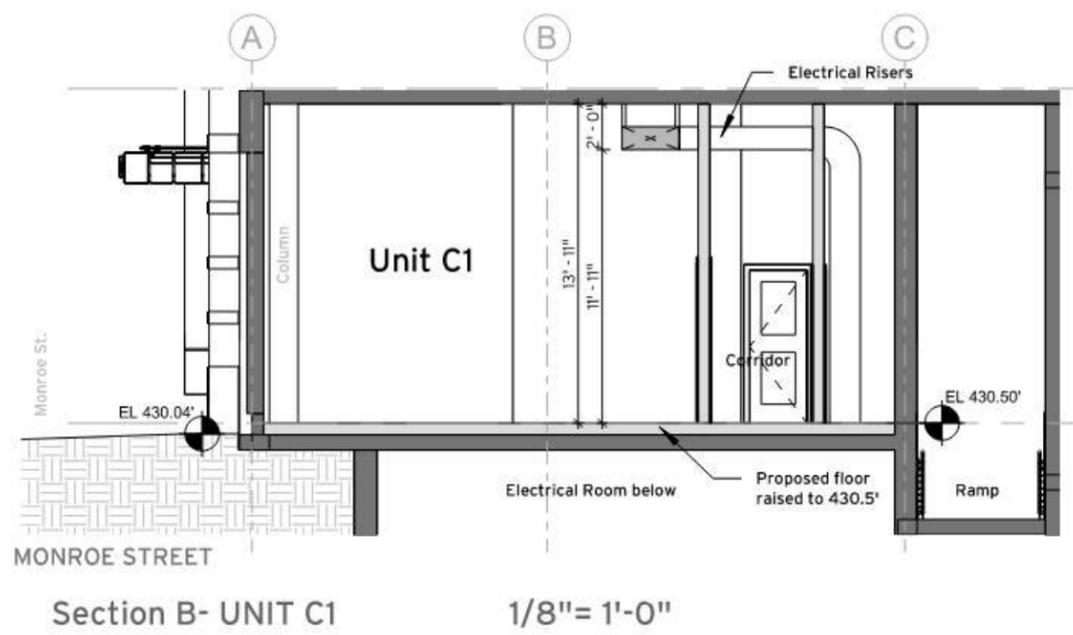
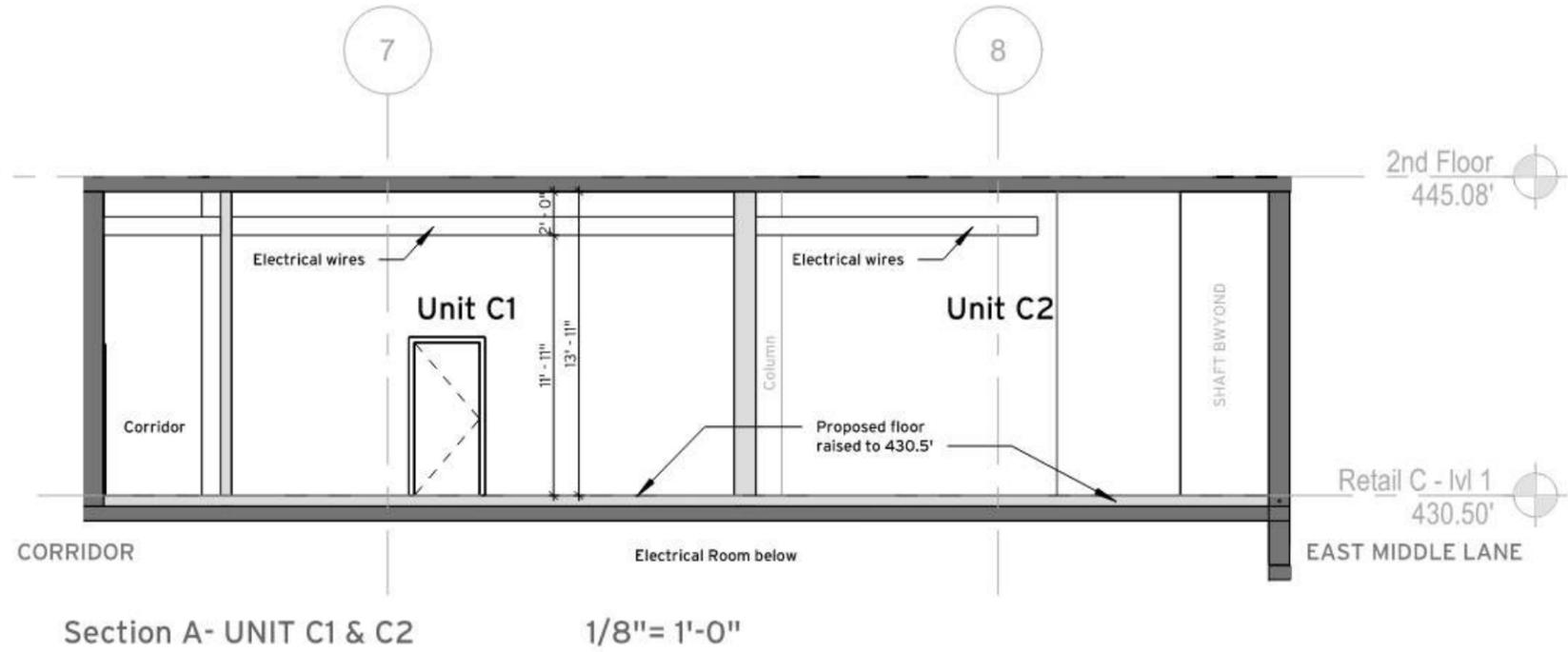
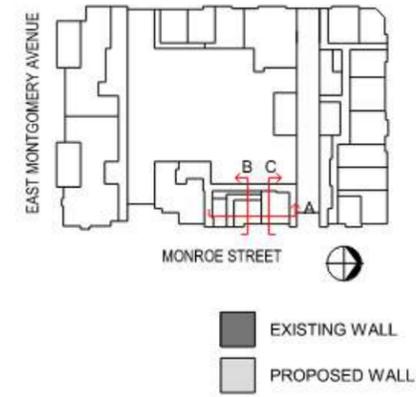


RETAIL C - LOCATOR KEY PLAN



SINGLE FLOOR UNIT - 14FT CEILINGS

SCALE: NTS



**RETAIL C - UNIT SECTIONS**

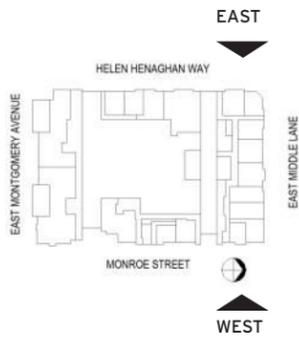
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



E MIDDLE LANE ELEVATION 1/16" = 1'-0"

\*GENERAL NOTE: Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.





METAL PANEL CLAD  
STRUCTURAL STEEL  
FRAMED CANOPY  
OVER LOFT ENTRY (TYP.)

METAL PANEL  
RAINSCREEN SYSTEM  
COLOR #1 (TYP.)

SATELLITE LOBBY  
ENTRY (ACCESSIBLE ENTRY)  
FOR LOFT UNITS

LOFT UNIT  
(SECONDARY) ENTRY

ALUMINUM RAILING  
WITH GLASS PANEL

GRANITE BASE  
COLOR #1 (TYP.)

ALUMINUM WINDOW  
UNITS, CUSTOM COLOR  
TO MATCH



EAST ELEVATION



WEST ELEVATION

METAL PANEL  
RAINSCREEN SYSTEM  
COLOR #2 (TYP.)

GRANITE BASE  
COLOR #2 (TYP.)

METAL PANEL CLAD  
STRUCTURAL STEEL  
FRAMED CANOPY  
OVER LOFT ENTRY  
(TYP.)

\*GENERAL NOTE: Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.



A  
RETAIL A (NORTH ELEVATION) - LOCATOR KEY ELEVATION

B

POTENTIAL SIGNAGE/  
BRANDING LOCATION  
FOR LOFT UNITS

METAL PANEL CLAD STRUCTURAL  
STEEL FRAMED WINDOW BAY

METAL PANEL  
COLOR #2

METAL PANEL CLAD  
STRUCTURAL STEEL  
FRAMED CANOPY



GRANITE BASE  
COLOR #1 (TYP.)

ENLARGED ELEVATION A

ALUMINUM  
WINDOW/DOORS UNITS,  
COLOR TO MATCH  
METAL PANEL OF ARCH  
IDENTITY ABOVE



GRANITE BASE  
COLOR #2 (TYP.)

METAL RAILING COLOR #2 WITH  
STEEL METAL INFILL

ENLARGED ELEVATION B

\*GENERAL NOTE: Aluminum Window-Wall unitized system with metal panel infill between. Design intent is for window color and metal panel color to match the existing windows and metal panel to the respective architecture identity above the storefront plane.

GRAPHIC SCALE 1/8" = 1'-0"



**ENLARGED BUILDING ELEVATIONS**  
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



**Torti Gallas + Partners**  
Town Planners and Architects

**COMSTOCK**

## RENDERED EXTERIOR IMAGES

ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024

26







**Torti Gallas + Partners**  
Town Planners and Architects

**COMSTOCK**

**RENDERED EXTERIOR IMAGES**  
ANSEL UNIT CONVERSIONS - ROCKVILLE, MD  
JUNE 20, 2024



STATEMENT OF JUSTIFICATION  
Project Plan Amendment  
BLVD Lofts - Retail Conversion to Residential  
January 2025

**I. INTRODUCTION**

Comstock 33 Monroe, LC (“**Applicant**”), owner of the first floor commercial condominium unit fronting on Monroe Street, East Middle Lane, and Helen Heneghan Way, located within the building that also includes the BLVD Ansel apartments and the HOC senior affordable units known as the Residences on the Lane, submits this Project Plan Amendment Application pursuant to Sections 25.07.01 through 25.07.04 of the Rockville Zoning Ordinance for its proposed “**BLVD Lofts**” residential project converting approximately 13,011 square feet of vacant street level commercial space to thirteen (13) dwelling units.

**II. PROPERTY**

A. **Property Identification.** The subject property is part of a commercial condominium unit known as the Commercial Unit, Rockville Town Center Phase II Master Condominium per Declaration recorded in Book 57231 at page 421 (“**Property**”), established on Parcel 2-L, Rockville Town Center subdivision per Plat 24566 (“**Land**” or “**Parcel 2-L**”), along with two multi-family condominium units and a parking unit (collectively, the “**Building**”). The Commercial Unit contains approximately 19,600 square feet of space with address of 198 East Montgomery Avenue. The Property that is the subject of this application is only the commercial spaces that front on Monroe Street, East Middle Lane, and Helen Heneghan Way totaling approximately 13,011 square feet. The portion of the Commercial Unit that fronts on East Montgomery Avenue containing approximately 6,500 square feet is not included in this application and will remain as currently approved for commercial uses.

The Property is zoned PD-RCI and lies within the Town Center Planning Area, specifically the Central Town Center and Core Character areas, and the Town Center Performance District overlay zone (existing until adoption of the 2025 Town Center Master Plan).

B. **Property Location and Characteristics.** The Property is located in Rockville Town Center approximately 270 feet west of Maryland Route 355-Hungerford Drive and bounded by East Middle Lane, Monroe Street and Helen Heneghan. On the Land in the Building with the Property is the BLVD Ansel apartments and HOC’s affordable senior Residences on the Lane community, as well as structured parking. The Land is part of a five block planned development that includes 255 Rockville Pike on Parcel 2-F, Regal Row on Parcel 2-G, BLVD 44 and the Cambria Suites Hotel on Parcel 2-M, and a surface parking lot at 41 Maryland Avenue on Parcel 2-H.

To the east across Monroe Street, the Property confronts the 255 Rockville Pike office building, mostly vacant, subject to pending Project Plan Amendment for redevelopment as residential in lieu of office. To the south across East Montgomery Avenue, the Property confronts the two-story Regal Row retail/office center and movie theater. To the southeast across the East Montgomery/Monroe Street intersection is the entrance to the pedestrian steps, elevator, and Promenade Park plaza connection to the elevated pedestrian bridge over Rockville Pike to the Rockville Redline Metro Station. To the west across Helen Heneghan Way, the Property confronts the Cambria Suites Hotel entrance and the BLVD Forty-four apartment building with street level retail and restaurants. All of the foregoing confronting properties are zoned PD-RCI and are part of the same comprehensive planned development PDP1994-001 originally approved in 1994.

To the north across East Middle Lane, the Property confronts the office building at 121 Rockville Pike and its adjoining surface parking lot zoned PD-MS. Further to the northwest across Middle Lane is the mixed-use development of Rockville Town Square zoned PD-TS.

The Property is within walking distance of transit along existing sidewalks approximately 820 feet across Rockville Pike to the station entrance of the Rockville Metro Station on the WMATA Redline, and approximately 825 feet across the elevated pedestrian bridge to the station entrance. Bike lanes exist on the south side of East Middle Lane adjacent to the Property through to North Washington Street. A bike lane adjacent to the Property is under City consideration for Monroe Street.

The Building is surrounded by sidewalks, street trees and street lights connected to the established grid of sidewalks and streets throughout Town Center via pedestrian crosswalks at each corner of the Land.

Access to the internal structured parking garage is from both Monroe Street and Helen Heneghan Way for both vehicles and pedestrians. The Building loading dock is headin-headout from Helen Heneghan Way onto Monroe Street.

Per the updated NRIFSD, the Property is within the Rock Creek watershed and drains to the Croydon Park Tributary. The site is not associated with any areas of forest, wetlands, 100-year flood plain, streams, stream buffer, or steep slopes. No rare, threatened, or endangered species were observed on the site. There are no known or recommended historic properties on or adjacent to the site per the Rockville Historic master plan or the Maryland Inventory of Historic Properties. The closest historic assets to the west and south are the West Montgomery Avenue and Courthouse Square Historic Districts.

C. **Neighborhood.** The Property lies within Rockville Town Center. It is in the block south of the Rockville Town Square mixed-use residential, retail and institutional/cultural development in the heart of Town Center. Within Rockville Town Square is Rockville Town Center Park with the Music Pavilion, Ice Skating Rink, Public Library as well as the VisArts Gallery, Buchanan Room and Rooftop entertainment venues. A block west of the Property is Courthouse Square Park at the Red Brick Historic Courthouse. The Property is within walking distance of the historic West End residential district to the west of North Washington Street known as the West Montgomery Avenue Historic District and the Courthouse Square Historic District. It is within walking distance of the Lincoln Park/East Rockville residential district to the east at Park Avenue east of the Rockville Metro Station. The Building lies on the main pedestrian spine through Town Center along East Montgomery Avenue connecting the Rockville Metro Station, the District Court, Circuit Court, County offices, Cambria Hotel, and Regal Theatre to Maryland Avenue north through the main retail district of town center.

The Property is within walking distance of Rockville Town Center Park, Courthouse Square Park and James Monroe Park.

The Rockville Volunteer Fire Station No. 3 that includes fire and rescue as well as ambulance, medic equipment, and staff is located two blocks north of the Property at the intersection of Hungerford Drive at Beall Avenue.

The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.

D. **Prior Approvals.**

Site Plan STP2017-00321

Project Plan PJT2014-00003 – add 178 du, 15% reduction required residential parking

Site Plan STP2016-00279, STP2012-00105

Planned Development PDP94-001 through PDP94-001E – density, massing, uses,  
40% reduction required commercial parking, traffic mitigation requirements

Use Permit USE2006-00699A

Record Plat 24566 for Parcels 2-M and 2-L, Rockville Town Center

The Project lies within PD-RCI which previously delivered street dedication and construction of the surrounding street grid, traffic mitigation improvements and contributions to City traffic improvements in the surrounding area, construction of stairs and elevator to the elevated Promenade Plaza connection to the Metro station, dedication of and construction of Courthouse Square Park, contributions to improvements at James Monroe Park, among other improvements and contributions under PDP94-001, as amended.

### III. **PROPOSED DEVELOPMENT**

#### A. **Project – BLVD Lofts**

The Project proposes:

- i. Conversion of street-level commercial to residential: Conversion of 13,011 sf vacant commercial space fronting on Monroe Street, East Middle Lane, and Helen Heneghan Way;
- ii. Conversion to 13 two-level dwelling units including (1) 1-bedroom and (7) 2-bedroom, and (5) 3-bedroom lofts (Alternatively, (12) 2-bedroom with dining room) with direct sidewalk access and private rear corridor ADA access;
- iii. Parking within existing on-site non-reserved structured parking garage, 17 parking spaces for residential after 15% parking reduction per PJT2014-00003 (see Parking Section for calculations and more detail);
- iv. Mail and Package Room in the BLVD Loft lobby accessed from Monroe Street and Helen Heneghan Way.
- v. Access for residents to BLVD Ansel amenity spaces including upper level clubroom, open courtyard with pool, outdoor dining and gathering spaces; fitness center, business center and co-working space; secured bicycle room with bicycle maintenance and repair facilities; structured parking; outdoor sidewalk seating; among others.
- vi. Architectural urban frontages to new units with two-story window walls with entry doors;
- vii. Direct sidewalk entrances with steps, ramps and railings, and for most units, secondary rear corridor access.
- viii. Amenity zone improvements within existing five-foot amenity zones on Monroe Street and Helen Heneghan Way.
- ix. Retention of 6,500 square feet of existing commercial space fronting East Montgomery Avenue, with parking based on restaurant with bar use together with up to 1500 square feet of outdoor seating.

The Project delivers character and architectural interest along the affected building frontages with activated spaces, in lieu of vacant boarded retail spaces that have not leased despite active marketing by two successive owners, since before and after the Building opened in 2021.

The Project will complete the finished look of this Building and the blocks fronting Middle Lane, as well as provide another housing type choice attracting residents to Town Center.

#### B. **Moderately-Priced Dwelling Units**

The Project is the addition of thirteen dwelling units by conversion of part of the Commercial Unit in the Master Condominium. The Building currently provides 28% MPDUs (112 of the 400 existing dwelling units). The addition of thirteen dwelling units to the Building results in the Building continuing to provide 27% MPDUs ( $112/413 = 27\%$ ). The Building

therefore continues to provide MPDUs in excess of the minimum 15% MPDUs of the total units per MPDU Chapter 13.5 Ordinance and Regulations. No additional MPDUs are proposed.

### **C. Architecture and Urban Design**

The project proposes ground-floor loft-style residential units featuring large expanses of windows, similar to the originally proposed commercial storefront windows. The design includes sleek, metal-framed window walls facing the pedestrian zones of the sidewalk and street. The loft residential units have doors that allow for direct access to the sidewalk, contributing to an urban neighborhood character integrated with the overall architecture and is proportionate to the scale of the remaining high-rise structure.

The generous window walls, characterized by fine detailing, offer expansive transparency, enhancing the sense of activity and safety while promoting increased interaction between the public spaces of the sidewalk/street and the private residences. The unique arrangement of door locations, stoops, stairs, and additional features within the building's amenity zone enriches the sensory experience along Monroe Street, East Middle Lane, and Helen Heneghan Way.

The most vibrant and livable streets in great cities blend residential and retail spaces, reflecting the urban evolution over time. The BLVD Lofts will seamlessly integrate an urban residential segment of the street with the fabric of Rockville's dynamic mixed-use business, institutional, entertainment, and residential district. This project will significantly contribute to creating a rich texture of urban nuance as Rockville Town Center continues to evolve.

Along Helen Heneghan Way, the new loft units complement the quiet, secondary thoroughfare and the street's urban feel. The lobby of the residences is situated opposite the active lobby of the Cambria Suites Hotel. Along East Middle Lane, the new loft units face a sidewalk that is already buffered from the travel lanes by an established bike lane. Along Monroe Street, the new loft units will beautifully complement the planned redevelopment of an office building conversion into mid-rise residential building at 255 Rockville Pike. These essential components will come together to create something greater than the sum of its parts, solidifying this block of Monroe as part of a walkable, livable district.

### **D. Direct Sidewalk Entrances.**

Similar to commercial storefronts, the BLVD Lofts residential fronts include direct sidewalk access front entrance doors with swings into the building. On the East Middle Lane frontage most of the units and the corridor exit door are at grade with the sidewalk or typical one step up to the building face to the unit. Because the Monroe Street façade is articulated with vertical column elements, the original commercial units were set back variable distances from the Building face. Therefore, the entry steps do not encroach on the 8-foot unobstructed pedestrian path on the public sidewalk. This includes the entrance on the chamfered corner unit at the intersection of Helen Heneghan Way at East Middle Lane.

On the Helen Heneghan Way frontage where the floor elevations vary greater from the sidewalk grade, a 3-foot wide stoop and steps is proposed within the existing 2-foot storefront

zone and extend within the existing 5-foot amenity zone. On Helen Heneghan Way, one unit requires a fabricated metal landing, steps and railing. These do not encroach on the 8-foot unobstructed pedestrian path on the sidewalk. Stoop and stairs installed over the storm drain easement running along the building face will be designed to permit removal for future maintenance.

On the Monroe Street frontage, re-grading near the intersection with Middle Lane will allow the BLVD Loft lobby corridor door to be at grade and ADA accessible. Dwelling units on Monroe Street have at grade entrances.

Units fronting Helen Heneghan Way and Middle Lane have primary ADA access from rear corridors. The direct sidewalk entrance doors for those units are secondary entrances.

#### **E. Offstreet Parking and Loading**

The residential BLVD Loft units will have parking within the existing 603 space on-site structured parking garage in the Building. The Code minimum required parking for the thirteen units is 19 spaces (1 space/1-bedroom x 1 + 1.5 spaces/2+ bedrooms x 12 = 19 spaces). After application of the 15% parking waiver under PJT2012-0003, the required parking is 17 spaces (19 spaces less 15% (2.85 spaces) = 17 spaces).

The reduced commercial space of 6,500 square feet in the Building plus up to 1500 square feet of outdoor seating on its East Montgomery Avenue frontage assumes for parking calculation purposes only (while reserving the right to all permitted commercial uses) restaurant with a bar area use that has Code minimum required parking of 204 spaces (1,083 sf space patron area restaurant x 1 space/50 sf patron area + 2,350 sf space bar patron area at 1 space/15 sf patron area + 1500 sf square feet outdoor seating area x 1 space/80 sf patron area + 16 employees at 1 space/2 employees = 204 spaces). After application of the 40% parking waiver for commercial uses, the required parking for the remaining commercial space is 124 spaces. The final mix and allocation of square footage of the remaining commercial space shall be subject to available parking.

Because the Project is located within a mixed-use development connected to the Metro station, public transit and a district providing walkable goods and services, the total required parking for the Building under the Governing Documents is based on a Peak Time of Day demand calculation per Section 25.16.03.h.6. See Attachment 1 Parking Narrative and Tables. The total Peak Time of Day Parking Demand for the Building (Weekend Evening) is 403 parking spaces. With the addition of the 200 parking spaces provided within the Building for the Regal Row building uses, the existing 603 parking spaces (403+200 = 603) are sufficient for the final code required parking for all uses in the Building, including the converted BLVD Loft units and the remaining commercial space as restaurant use.

Access to the parking garage is via existing entrances on Helen Heneghan Way and Monroe Street to the parking garage elevators.

The addition of the BLVD Loft residential units requires one additional long-term bicycle parking space, taking the Building total to 93 long-term spaces. The additional long-term space

is to be provided in the existing Building bike room. The short-term bicycle spaces are existing in racks around the Building. The existing vacant commercial space short term bicycle spaces of 6 spaces exceeds the requirements for short-term bicycle space of 1 space for the BLVD Loft units. No additional short-term Bicycle spaces are required or proposed.

A residential trash room is provided in the BLVD Lofts lobby corridor behind the units fronting Middle Lane with convenient access to all units from both Helen Heneghan Way and Monroe Street.

#### **F. Stormwater Management**

The construction of the direct sidewalk access door and landing for the BLVD Lofts lobby along Monroe Street requires regrading of the sidewalk slope resulting in land disturbance of existing hardscape just exceeding 250 square feet of land. The Stormwater Management Concept Plan to be filed with the site plan proposes payment of fee in lieu for the de-minimus disturbance of land for the sidewalk re-grading.

#### **G. Forest Conservation**

The existing Building has an approved Forest Conservation Plan FTP2006-0019. The updated NRIFSD reflects the 18 street trees in the streetscape adjacent to Parcel 2-L installed at the time of the original construction of the planned development and Building remain in place. The additional 21 trees in confronting streetscapes also remain in place. No further forest conservation is required or proposed.

#### **H. Landscape and Lighting**

The Project's landscape and lighting plan will be as shown in the Site Plan submission as part of the Architectural plans. Building lighting is proposed at each unit and corridor entrance. No additional landscaping is proposed for the existing Building.

#### **I. Publicly Accessible Art in Private Development**

The Building complied with Chapter 4 of the City Code (Publicly Accessible Art in Private Development) ordinance at the time of original construction. Physical art is installed at the corner of E. Montgomery Avenue and Helen Heneghan Way. The AIPD expenditure for Art for the 13 multi-family dwelling units at the current rate of \$501.55/du totals \$6,520.15. This exceeds the previous AIPD for 13,011 sf of commercial space expended in 2021. The Applicant will submit a concept plan for the net amount and election for its AIPD requirement at site plan.

### **IV. ADEQUATE PUBLIC FACILITIES**

#### **A. Schools**

The Montgomery County Public Schools assigned to the Property are:

Beall Elementary  
Julius West Middle School  
Richard Montgomery High School

Based on the adopted Montgomery County student generation rates for Housing Types FY2024-2025 for Multi-Family High-rise project in an Infill Area, the Project's 13 dwelling units are projected to generate a total of one K-12 student (0.949 student) made up of 0.23 high school students, 0.21 middle school students, and 0.5 elementary school students.

Per the City APFO Standards FY2024-2029 Supplemental School Data published July 2024, projected capacity at all school levels of the assigned schools are deemed Adequate, at or below 120% Program Capacity\*.

Beall Elementary School is projected for the test year 2028-2029 to have a 254 seat surplus and operate at 61.7% Program Capacity and therefore the school is adequate to absorb the projected 0.5 elementary students generated by the Project.

Julius West Middle School is projected for the test year 2028-2029 to have a 81 seat surplus and operate at 94.3% Program Capacity and therefore the school is adequate to absorb the projected 0.21 middle school students generated by the Project.

\*While Richard Montgomery County High School current projection is 122.4% Program Capacity, the School is deemed conditionally adequate for test year 2028-2029 due to an approved CIP project now fully funded and under construction that will reassign students among Gaithersburg HS, Richard Montgomery HS, Quince Orchard HS, Thomas S. Wootton HS, and the new Crown HS in Fall 2027. High School is adequate to absorb the projected 0.23 high school student generated by the Project.

Based on the foregoing, the Montgomery County School Impact Tax will be due at the standard rate in effect at the time of building permit issuance without any Utilization Premium Payment.

## **B. Transportation Statement**

The Transportation Scoping Form prepared by Gorove Slade dated December 2024 finds that:

- i. The Project generates less than 30 net new peak hour trips with an overall reduction in site trips of 27 fewer AM peak hour trips and 62 fewer PM peak hour trips compared to the existing commercial and retail uses approved that are to be converted to residential. Therefore, under the CTR only an on-site review would be required for the Project. The Building was entitled and constructed per prior Project Plan and Site Plan approvals evaluating the on-site transportation/circulation review. No changes are proposed to the existing parking entrances and garage circulation, loading docks, or adjacent streets. Only a limited Transportation Memorandum should be required.

The Building developed on Parcel 2-L was subject to and satisfied all conditions of traffic mitigation under PDP94-001, as amended, as set forth in detail for Parcel 2-L in PJT2014-0003.

### **C. County Impact Tax Credit/ City Transportation Improvement Fee**

The Project may be subject to applicable requirements of the Montgomery County Development Impact Tax for Schools. The City Transportation Improvement Fee was paid for the Commercial Unit at the time of original building permit and no further payments should be required.

### **D. Water/Sewer**

The City APFO Standards require water and sewer service adequacy to be determined by the service provider. The City is the Project's Water and Sewer service provider.

The Project has applied for a water and sewer authorization for the Project. Based on a review by Macris Hendricks Engineers, water and sewer capacity infrastructure in the Project area is anticipated to be adequate to serve the Project.

Water service for the BLVD Lofts is to be connected to a sub-meter after the main residential water meter in lieu of its connection to the main commercial water meter as originally designed as commercial space.

## **V. ZONING ORDINANCE DEVELOPMENT COMPLIANCE**

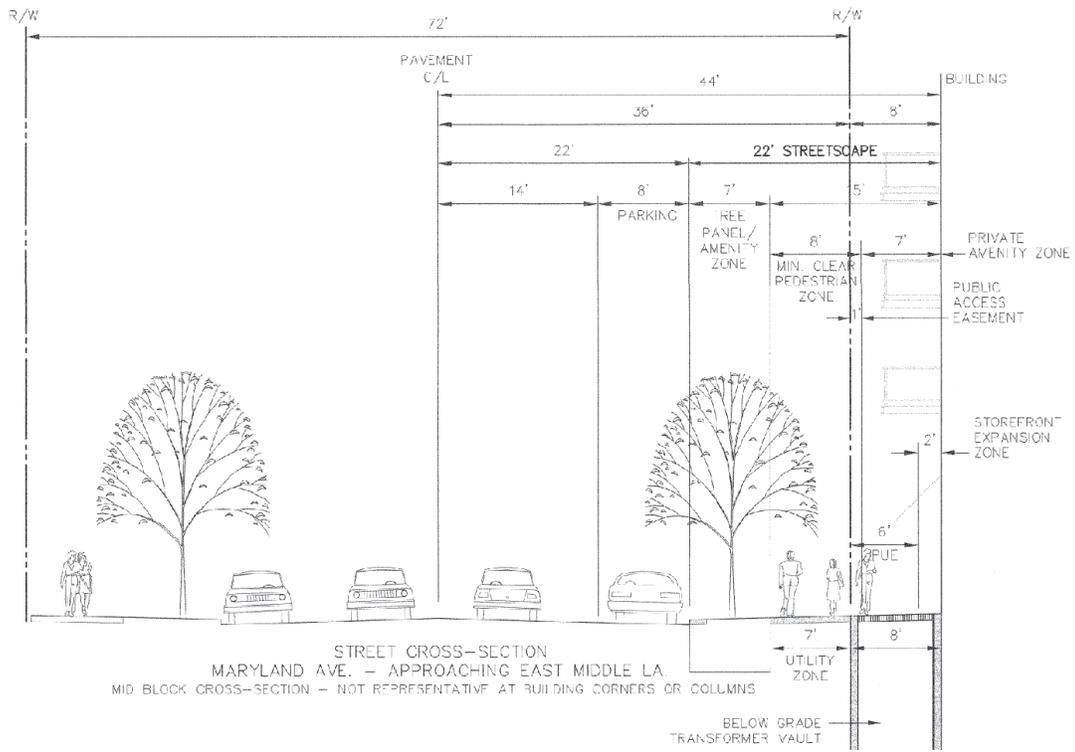
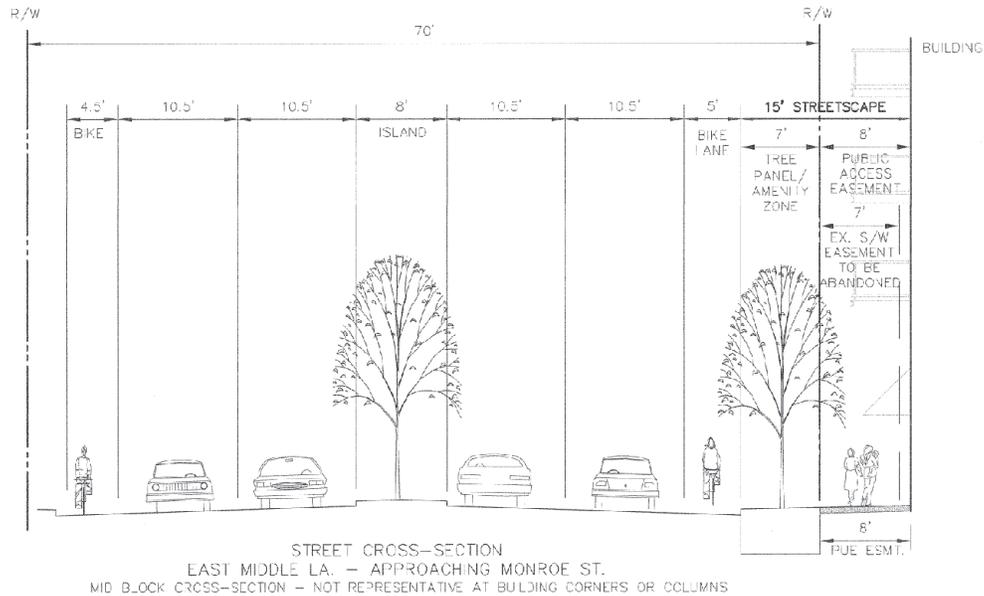
The Project complies with the applicable standard and specific development standards and design regulations of the Governing PD-RCI Documents and the equivalent MXTD zone. There are no modifications to the Building other than residential frontages and corridor entrances, so compliance review is limited to parking and bicycle parking (as discussed above and shown in the Parking Table on the Project Plan), and any additional Design Guidelines related to street level unit fronts.

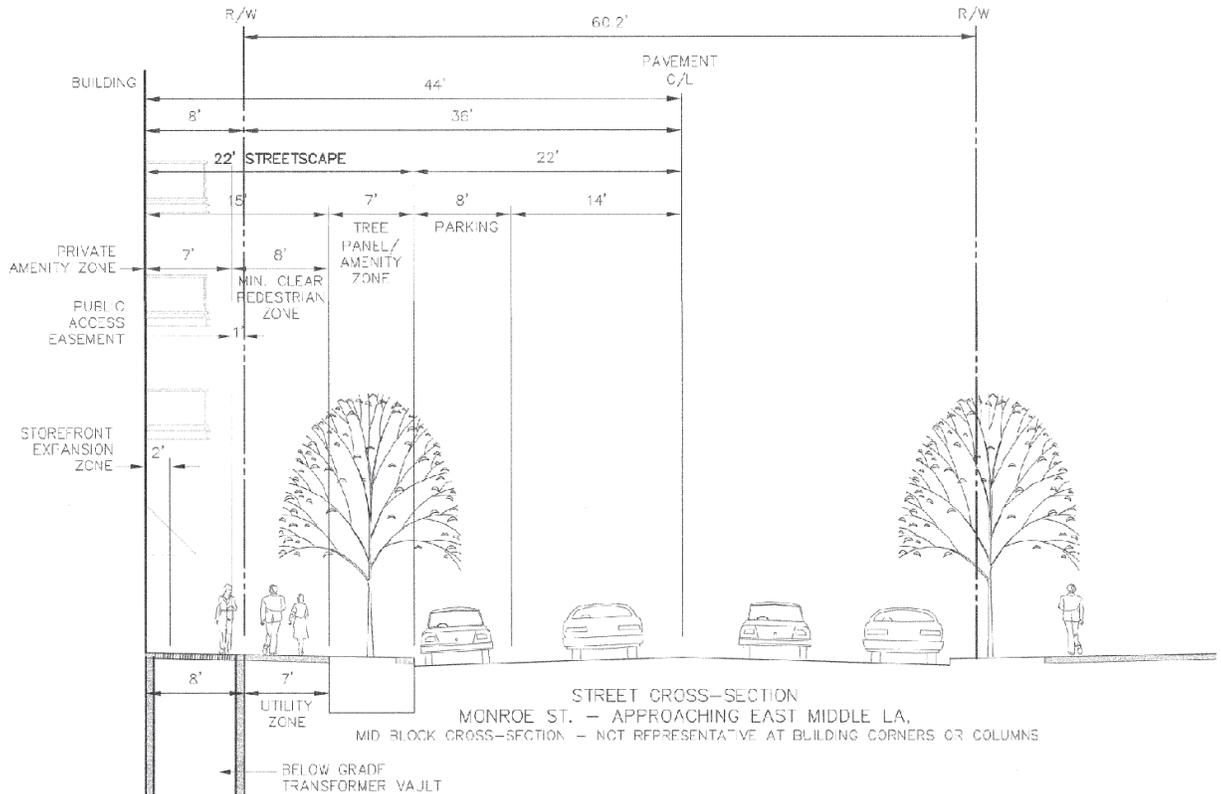
### **1. Development Standards PD-RCI**

The Building met all of the Development Standards in the Governance Documents of PD-RCI at the time of construction,

Street sections under the original Governance Documents for East Middle Lane, Monroe Street and Helen Heneghan Way (originally platted as Renaissance Street) generally require a 7-foot tree lawn and an 8-foot unobstructed pedestrian sidewalk. On Monroe Street and Helen Heneghan Way, a two-foot storefront zone permits build-out of street-level extensions beyond the existing building face and a five-foot amenity zone permits the installation of furniture, fixtures and other removeable items within five feet of the building face.

The Project proposes use of these storefront and amenity zones in the same way that would have been required for the design of the access for a commercial space, including removable steps and stoops and minor encroachments. The original street sections from the PDP are depicted below. The Project Plan site plan depicts existing and proposed conditions relative to the property lines, storefront zones, amenity zone, 8-foot pedestrian passage zones and easements, and public and private easements.





The final recorded easements are shown on Plat 24566 that created Parcel 2-L. See the Project Plan site plan for proposed entrances and entry features.

### Additional Design Guidelines for Mixed Use Zones

The Building met applicable Design Guidelines for the equivalent zone at the time of original construction. The Project is in substantial conformance with the intent and purpose of the applicable Additional Guidelines for Mixed Use Zones in Section 25.13.06 noted as follows:

- i. *Aesthetic and visual characteristics for all zones. Facades and exterior walls including sides and backs. Buildings should be designed in a way that avoids massive scale and uniform and impersonal appearance and that will provide visual interest consistent with the community's identity, character, and scale. It is recommended that building walls greater than one hundred (100) feet long include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the facade along all sides of the building facing public streets.*

**The Project maintains an articulated Building façade. Generous window walls, characterized by fine detailing, offer expansive transparency, enhancing the sense of activity and safety while promoting increased interaction between the public spaces of the sidewalk/street and the private residences. The unique arrangement of door locations, stoops, stairs, and additional features within the building's amenity zone enriches**

**the sensory experience along Monroe Street, East Middle Lane, and Helen Heneghan Way.**

- ii. *Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. Architectural treatment, similar to that provided to the front facade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.*

**The Project's residential frontages continue to include generous window walls for the entirety of the commercial spaces that are converted.**

- iii. *Buildings should include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall along those sides fronting on public streets with color, texture change, wall offsets, reveals, or projecting ribs.*

**The addition of door locations, stoops, stairs, and additional features for the residential units along the faces of the Building enrich the visual interest and pedestrian experiences at the sidewalks.**

- iv. *Roofs.*

**Not Applicable.**

- v. *Materials and color. General provisions. Buildings should have exterior building materials and colors that are compatible with materials and colors that are used in adjoining neighborhoods. Certain types of colors should be avoided such as fluorescent or metallic, although brighter colors may be considered at the discretion of the Planning Commission. Materials not desired. Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials should be avoided unless the exterior surface is covered.*

**The Project proposed residential frontages utilize extensive glazing and metal trim in standard urban commercial colors and trims compatible with the existing Building architecture.**

Additional Design Guidelines for Mixed Use Zones

The Building met all the Design Guidelines at the time of construction. The Project is consistent with the intent and purpose of the applicable Additional Guideline for the equivalent Mixed Use Transit Zone in Section 25.13.07 as follows:

2. *Uses by floor. The ground floor must contain retail or public-related service uses along those streets designated in the master plan as major pedestrian spines. Ground floor retail is the preferred use along other streets, but is not required. The ground floor should normally have a ceiling height of at least fifteen (15) feet. At the time of site plan review or project plan review, the Approving Authority may consider a lower ceiling height if appropriate in the particular circumstance. The upper floors may be additional retail, office, residential, or a combination of uses. If the building contains only residential units, the ground floor may consist of residential units, but should be designed to facilitate conversion to retail or other commercial uses.*

**The Building retains the commercial use along the existing commercial space fronting on East Montgomery Avenue, identified as a major pedestrian spine from the Metro along E. Montgomery Avenue to Maryland Avenue and through Town Center. The Building otherwise contains only residential uses. The Project's proposed street level conversion of commercial spaces to residential uses is consistent with Design Guideline #2 that encourages first floor residential in spaces that are designed to be flexible for residential and retail uses due to ceiling heights and other design elements. The Project does not alter the original commercial space's high ceilings and large openings for storefronts, maintaining flexibility over the Building life.**

## VI. MASTER PLAN COMPLIANCE

**A. The 2040 Plan.** The City-wide Comprehensive Plan was adopted August 2, 2021. The Project is in substantial conformance with and implements many of the applicable principles, visions and goals of the 2040 Plan as set forth below.

### **i. Visions**

#### **a. LAND USE AND URBAN DESIGN Vision**

*Rockville is a city that encompasses comfortable neighborhoods where residents can walk, bike, and roll to amenities; mixed-use urban areas where residents, businesses and institutions thrive together; commercial and residential corridors where daily needs and wants are met; and areas for offices, laboratories, and industry where employment can be found.*

**The Project is part of the implementation of the vision for an integrated mixed-use urban area that provides housing, services, culture, recreation and employment opportunities in Rockville Town Center. The Project adds new residents to support the existing retail and employment district. The Project completes the street level of an active existing block.**

- b. *TRANSPORTATION. Rockville's transportation system will provide residents, businesses, employees, and visitors with multiple options for moving about the city through a variety of modes and paths while ensuring access for persons of all abilities and mobilities. The city's commercial vitality, and position as a regional hub and employment center, will be supported by infrastructure investments that enhance connections to the broader region, while managing traffic and congestion. Rockville will continue to transition to a more-walkable community and contribute to regional efforts to create safe, efficient, and environmentally sustainable mobility.*

**The Project provides additional housing with a high walkability score via a developed sidewalk and street grid to Metro, bus and future BRT public transit, goods and services, entertainment and institutional uses, public parks, and historic assets. The extensive transportation and public transit network proximate to the Property (MD 355, MD 28, I-270, MD 526, MD 200 and more) provides convenient regional access to the rich employment, services, government, cultural, historic, entertainment, and retail opportunities in all directions.**

- c. *RECREATION AND PARKS. Rockville will continue to have a vibrant, beautiful, and easily-accessible park system with a wide variety of recreation facilities and programs, as this system is critical to supporting the health and well-being of the people of Rockville and its natural environment. Parks and recreation facilities will meet the needs and desires of Rockville's diverse users.*

**The Project is part of the Planned Development that delivered Courthouse Square Park and the Promenade Park, as well as incorporated street design to facilitate closures for City community events, such as a farmers market or outdoor seating for entertainment uses, to support the health and well-being of the residents of Rockville, including new residents of the Project.**

- d. *ENVIRONMENT. Rockville strives to assure clean land, air and water, and efficient use of resources, to foster healthy, sustainable, and resilient environments for living, working, and recreation.*

**The Project will have no negative impact on the environment and is an example of the sustainable re-use of existing buildings through the flexible conversion from commercial to residential.**

- e. *ECONOMIC DEVELOPMENT. Rockville will proactively adapt to the changing business environment and strategically leverage its assets and position as the County seat within a dynamic region to enable an innovative and thriving local economy. It will do so to advance equitable economic development, creative and diverse jobs creation, the quality of life for its residents and workforce, and to enhance the long term fiscal standing of the city.*

**The Project will convert vacant street level commercial space, eliminating competitive over-supply of retail space to support the existing retail in Town Center, while adding residents to patronize those existing retail businesses.**

- f. *HOUSING. Ensure that current and future Rockville residents have a diverse array of quality housing choices that are affordable and livable, at all socio-economic levels.*

**The Project delivers new urban loft style housing adding diversity to the housing choices to the other high-rise multi-family housing options in Rockville Town Center.**

### **Planning Area 1 Rockville Town Center**

*...Street-level commercial activity has experienced challenges due to increased competition in the region, the advent of e-commerce, which has greatly reduced the amount of commodities sold in physical stores...an overall shift in consumer preferences. Policies in this Plan section represent adjustments to the 2001 Town Center Master Plan...and the changing circumstances since that time.*

**The Project addresses the over-supply of commercial space with the conversion to residential units that both activate the sidewalk with direct sidewalk access units and the activities of the residents' daily lives, as well as support deliver additional residents to support the vitality of the existing retail in adjacent buildings and the Town Square business district.**

### **B. Town Center Master Plan - 2040 Amendment to Update Town Center Plan**

An Amendment to the 2021 Comprehensive Plan (20240 Plan) to update the Town Center Master Plan is anticipated to be adopted by the Mayor and Council on January 27, 2025. The Project is in substantial conformance with and

supports of the vision and goals of the Town Center Plan draft dated January 8, 2025 as noted below.

### **Town Center Master Plan Goal**

*#1 Target appropriate areas for higher density residential developments to reach 3000 new residential units by 2040. Provide for a variety of development types to adapt to market demands and to address missing-middle housing.*

**The Project proposes thirteen new dwelling units, most two to three bedrooms, and provides a new housing choice for households that desire convenient urban living with larger living space and amenities – such as families and residents looking for alternatives to detached single-family homes.**

### **Town Center Vision**

*Rockville Town Center will continue to grow as a vibrant, multicultural, diverse and inclusive community that celebrates a high quality of life and sense of place. A neighborhood at its core, Town Center will be a hub within the region for sustainable, walkable, transit-oriented living.*

**The Project replaces vacant boarded retail space with new homes for Town Center residents enhancing both the vibrancy of this block and adding to the neighborhood character of transit-oriented living in Town Center.**

### **Area Vision – Central Town Center**

*...The design of this area should take into consideration a sense of arrival and draw the visitor in. Town Square is likely to continue as the “heart” of Town Center in many ways.*

**The Project enhances the sense of arrival to a vibrant Town Center for visitors from the Metro and Rockville Pike, whether arriving via the Promenade Park pedestrian bridge and plaza to East Montgomery Avenue or via Middle Lane, by converting vacant retail to living units active with the daily life of residents. The Project enhances the transition through to the retail district and amenities in Town Square in the next blocks north and west.**

### **Town Center Plan Focus Areas**

**The Land on which the Project is located is not an identified “Focus Area” of the Town Center Master Plan, however it is proximate to three focus areas: the 255 Rockville Pike and 41 Maryland Avenue sites that are part of the original PDP, and 51 Monroe Street.**

### **Town Center Housing**

*The City encourages the development of a wide variety of unit types – this refers to different housing typologies-(such as townhomes and multi-family apartment buildings), but also provides a mix of units within those typologies. The City encourages unit mixes in development projects to contain a full range of unit types that the market can support of different sizes and layouts to accommodate the greatest variety of households.*

**The Project introduces a loft unit typology to this area of Town Center and the Building that will expand the housing choice for a greater variety of households.**

### **Town Center Economic Development & Business**

*...Town Center is a hub of retailers that provide goods and services...Rockville Town Center cannot truly thrive without residential growth surrounding and supporting its existing retail.*

**The Project will convert street level commercial space that has been vacant despite the marketing efforts of two successive Building owners and add additional residents to support the existing retail in adjacent buildings and the Town Square business district.**

## **VII. FINDING REQUIRED FOR PROJECT PLAN APPROVAL**

The Zoning Ordinance Section 25.07.01.b.2. contain the findings that the Mayor and Council must make prior to approving the Project Plan Amendment Applications.

The following demonstrates how the Application complies with these required findings:

- i. The Project Plan Amendment will not adversely affect the health or safety of the persons residing and working in the neighborhood of the proposed project:

**The Project will replace vacant street level commercial space that has been boarded (albeit artistically decorated) since the Building was completed in late 2021/early 2022 through two successive owners who have actively marketed the commercial spaces without success, despite even financial incentives proposed for certain prospective tenants by local government agencies. The Project will add 13 new loft dwelling units to Town Center, adding a new housing choice as well as new residents to support the surrounding business district. The conversion to occupied residential units will enhance the safety of persons residing and working in the neighborhood by adding street level activity and eyes on the sidewalk. The Project is integrated into an existing Building and complements other existing residential uses with a small addition of**

**residential units. The addition of residential use will not affect the health or safety of persons in the neighborhood. Overall, the Project will add to the visual vitality of Town Center by completing the street level spaces of an existing building.**

- ii. The Project Plan will not be in conflict with the Plan.

**As noted in more detail in Section VI above the Project Plan supports the goals and visions of both the 2040 Plan and the 2025 Town Center Master Plan. The 2040 Plan provides the following Overarching Principles:**

*a. Foster a vibrant, multi-cultural and successful downtown.*

**The Project will activate the street level by conversion to residential of the first floor retail space that has been vacant and boarded for the last 4 years. Conversion will foster the appearance of a vibrant and successful downtown by the elimination of the vacant retail spaces.**

*b. Steer the most-dense development to mixed-use, transit served locations.*

**The Project is located within the Core Area within the commercial retail, restaurant and cultural district of Town Center and within walking distance of one-block to transit of both the WMATA Rockville Redline Station and Montgomery County bus service along Hungerford Drive. It lies one block from the future southern section of the proposed 355 Bus Rapid Transit system within the right-of-way of Hungerford Drive/Rockville Pike.**

*c. Encourage a variety of housing types that are accessible to a wide range of household needs and incomes.*

**The Project provides a new housing choice of two-story loft units, including larger 2-bedroom and 3-bedroom units, perfect for families and empty-nesters who want to live in a Town Center location walkable to goods, services and entertainment, as well as transit options. Direct sidewalk access units enhances the feel of**

*g. Maintain and promote safe, attractive, welcoming, and amenity-rich neighborhoods.*

**The Project will add to the rich urban fabric of Town Center as it continues to evolve as a vibrant mixed-use livable neighborhood.**

## VIII. COMMUNITY OUTREACH

The City hosted a virtual Pre-Application Meeting community meeting at which the Applicant presented its proposed Project via WEBEX on December 9, 2021 and January 4, 2022. Notice was properly given by Applicant by mail and electronic notice in accordance with the Zoning Ordinance and Development Manual. Signs were posted on the Building on all frontages. The meeting was attended by a range of interested parties from Town Center multi-family buildings, nearby neighborhoods, and commercial property owners. A sign-in sheet and the meeting transcript were filed by the Applicant. The video of the Pre-Application Meeting is available on the City's website development page.

A Post-Application Community Meeting will be conducted in accordance with the Zoning Ordinance. Notice of public hearings and meetings and the signs posted in accordance with the Zoning Ordinance.

## IX. CONCLUSION

As demonstrated by the Statement of Justification, the Project Plan submission, and Application, the Project complies with all applicable requirement of the Zoning Ordinance and other applicable City Code and regulations and is in substantial conformance with the recommendations of the Rockville 2040 Comprehensive Plan, the Town Center Master Plan, and other administrative and functional master plans.

The Project will advance the goals of the 2040 Plan and the Town Center Master Plan to strengthen the Town Center neighborhood with increased residential density and new housing typologies to provide greater choice to a wider range of households and enhance the overall vibrancy and quality of life in the Town Center and the City generally.

For all these reasons, the Project Plan Application should be approved.

*Shulman Rogers, P.A.*  
*Nancy P. Regelin, Esquire*  
*Counsel for Applicant*

## Parking Narrative for BLVD Lofts Project

January 2025

### Project Plan Amendment Commercial Conversion to Residential 13 Additional Residential Units

The BLVD Lofts Project proposes the conversion of street level commercial space into 13 residential units with 6,500 sf of commercial space remaining in the Building located on Parcel 2-L, generally addressed under prior entitlements as 198 East Montgomery Avenue. It is part of the former Duball Rockville Project (now owned by Comstock so will be referred to going forward in this narrative as the “Comstock Rockville Project”) that encompassed a two block/two building project of mixed use buildings with street level commercial, a hotel, and multi-family dwelling units, within a larger 5-block comprehensively approved PDP-RCI, as amended. This Parking Narrative demonstrates there is sufficient parking provided for the uses, including the proposed conversion from commercial to residential, within the Comstock Rockville Project Building 2 (BLVD Ansel Building), and across both Comstock Rockville Project’s two buildings. It demonstrates that the total parking within the 5-block PDP/Project Plan is sufficient for all uses within the PDP/Project Plan at peak parking demand. In fact, parking will remain at a surplus for the 5-block PDP/Project Plan area after completion of Building 2 BLVD Lofts Project.

It is noted that in accordance with the Governing Documents of PD-RCI, the Comstock Rockville Project satisfied the obligation of replacing a total of 361 former surface parking spaces from the land redeveloped as the Comstock Rockville Project by incorporating 200 additional spaces in Building 2 and 161 additional spaces in Building 1. These additional parking spaces are available to the general public, including the patrons of the Block G Regal Row Retail Pavilion, on the same first come, first serve basis as the former surface parking lot.

The Mayor and Council approved in 1994 a 40% parking waiver for commercial uses from standard code parking within the PDP/Project Plan area. In the 2014 Project Plan PJT2014-0003, the Mayor and Council approved a 15% parking waiver for residential uses in Building 2.

In calculating parking requirements for Building 2 and the BLVD Lofts Project, the 15% parking waiver is applied to the Residential Multi-family dwelling units. No parking waiver is applied to the proposed Institutional Use Housing for Seniors dwelling units. The 40% parking waiver for commercial uses is applied to the street level commercial. The peak parking demand period is identified utilizing the Zoning Code Chapter 25.16.03.h.6 *Reductions for Shared Uses Shared Parking Time of Day* formula. This calculation demonstrates that the 603 total number of spaces required at the peak parking demand period is provided in Building 2 after the BLVD Lofts conversion.

Building 2’s parking for residential uses will not be gated nor reserved exclusively for those residents. Residential and commercial parking in Building 2 will continue to be non-exclusive, open, and available to all users. Residents will have gate access cards providing 24-

hour access to the parking facility. The general public and patrons of the commercial spaces will have access to the Building 2 parking facility to the extent parking spaces are available just like any other standard parking garage in the City. Building 1’s parking facility entrance is immediately across Helen Heneghan Way from Building 2’s parking facility entrance and is likewise available for public parking.

The total combined parking within the 5 block PDP/Project Plan area as currently constructed is 1667 spaces:

Block 1/ Parcel 2-F/ 255 Rockville Pike	435 spaces
Block 2/ Parcel 2-L/ 198 E Montgomery	603
Block 3/ Parcel 2-M/ 196 E Montgomery	590
Block 4/ Parcel 2-H/ 41 Maryland Avenue	39
Block 5/ Parcel 2-G/ 199 E Montgomery	<u>-0-</u>
Total Parking in PDP	1667 spaces

The total combined parking within the Comstock Rockville Project is 1193 space (590 + 603).

The following parking table calculates in detail the parking required for the uses within the Comstock Rockville Project, the application of parking waivers, and the flexible standards for shared uses under Chapter 25.16.03.h.6. The first chart is for Building 2 with the proposed residential conversion from commercial. The chart show the total number of units or gross square footage, the parking ratio from the zoning ordinance, the calculated code spaces, the number of spaces after application of the approved parking waiver. Following, is a Time of Day calculation with the total number of spaces during the peak parking period for the Comstock Rockville Project and the overall PDP.

**Table 1 Building 2 - Block 2/Parcel 2-L (former Parcel 2-K)/198 East Montgomery Avenue**

**Includes Proposed 13 additional residential units and 6500 sf commercial space**

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No PARKING WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
<u>Residential Use (2) (4)</u>						
Residences (Studio/1 BR)	194	1.00 per unit	194		165	148.5
Residences (2 BR)	69	1.50 per unit	104		89	80.1
Subtotal – Residential	263		298		254	229
<u>Institutional Use</u>						
Senior Housing	150	1.00 per 3 units	50	50		50
Subtotal – Institutional	150		50	50		50
<u>Commercial Use (3)</u>						
Restaurant Space – General	6,500					
Patron Area	1,083	1 per 50 sf	170		13	13
Bar Patron Area	2,320	1 per 15 sf	154.66		93	93
Employees	16	1 per 2 empl	8		5	5
Outdoor Space	1500	1 per 80	18.75		12	12
Subtotal – Commercial use	8,000	gsf (indoor+outdoor)	203.89		124	124
Replacement of Existing Parcel 2-K surface pkg for PDP uses incl In Project			200		200	200
Total Parcel 2-L Required Parking ((229 + 50 + 124 = 403) + 200)						603
Total Parking Provided on 2-L (FN6)						603

**Table 2 Building 1 - Block 3/Parcel 2-M (former Parcel 2-J)/196 East Montgomery**

USE TYPE	UNITS OR SF	PARKING FACTOR	# SPACES	No WVR	40% COMM WVR or 15% RES WVR (FN1)	PEAK TIME DEMAND # SPACES
<u>Residential Use (2) (4)</u>						
Residences (studio)	25	1.00 per unit	25		25	25
Residences (1 BR)	180	1.00 per unit	180		180	180
Residences (2 BR)	58	1.50 per unit	87		87	87
<hr/>						
Subtotal – Residential	263		292		292	292
<u>Commercial Use (3)</u>						
Hotel – Guest rooms	140	0.33/guestroom	46.67		28	28
Hotel – employees	18	1 per 2 empl	9		5.4	5.4
Hotel – meeting space	1910	1 per 400 sf	4.78		2.87	2.87
Hotel – Accessory Rest/Lounge	1145					
Patron Area (50%)	573	1 per 200 sf	2.86		1.72	1.72
Lounge Empl	Included above					
Office	2142	1 per 300 sf	7.14		4.28	1
Retail Establishments	2406	1 per 200 sf	12.03		7.2	6.5
Restaurant Space – General	11160					
Patron Area	5890	1 per 50 sf	117.8		70.7	70.7
Employees	25	1 per 2 empl	12.5		7.5	7.5
Outdoor Space	1700	1 per 80	21.25		12.75	12.75
<hr/>						
Subtotal – Commercial			234		140	137
Replacement of Existing Parcel						
2-M surface pkg for PDP uses incl						
In Project						
			161		161	161
Total Parcel 2-M Required Parking						
(292 + 137 + 161 = 590)						
						590
Total Parking Provided on Parcel 2-M						
						590

<b>Total Parking Provided Both Parcels (590+603)</b>	<b>1,193</b>
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*Notes*

1. *Time of Day Demand spaces required during the peak weekday evening period per City Code 25.16.03.h.6 after application of 40% parking waiver on non-residential uses per PDP1994-0001 and*

*15% parking waiver for residential uses on Parcel 2-L per PJT2014-00003. Residential spaces on Parcel 2-M are reserved and are not reduced.*

- 2. Retail includes all retail, commercial, and service uses permitted in PDP94-001 and the equivalent MXTD zone. On Parcel 2-L, parking for the 6500 sf is estimated based on restaurant with bar parking standards, which is also sufficient for all other commercial uses that are still reserved as allowable uses. Final mix and allocation of square footage between retail and restaurant uses on Parcel 2-L shall be subject to available parking. On Parcel 2-M, up to 1374 sf of Retail Use may be converted to Restaurant Use subject to adequate remaining available Patron Use Area for proposed Restaurant. 1374 sf of Retail converted to Restaurant adds 343 sf of Patron Use Area to Patron Use Area total.*
- 3. Unit mix of Building 2 existing MPDUs in Senior component on Parcel 2-L shall be as set forth in STP2017-00321.*
- 4. Valet parking for the Hotel guest at the option of the Hotel operator.*
- 5. Valet parking permitted for additional 133 cars per approved USE2006-00699.*

#### Time of Day Parking Calculations to determine Peak Parking Demand

The Time of Day parking calculation in the first Table below focuses on just the two Comstock Rockville Project blocks and the 361 spaces for the Block 5 Retail Pavilion/ Regal Theatre. It applies the time of day formulas for each use category for weekdays, weekends and nights from Chapter 25.16.03.h.6 *Reductions for Shared Uses*. The calculation confirms: 1) that the on-site parking supply is sufficient for the parking required for all uses for Building 1 and Building 2 within the Comstock Rockville Project, as well as 2) parking for the Block 5 Retail Pavilion up to the replacement of the 361 space surface parking lot.

The Time of Day parking calculation in the second Table below focuses on all uses on all 5 blocks of the PDP/Project Plan area approved as of the date of this Parking Narrative. It applies the time of day formulas for each use category for weekdays, weekends and nights from Chapter 25.16.03.h.6 *Reductions for Shared Uses*. The calculation in Table 1.5 focuses on overall parking within the PDP project area, and 1) confirms that the Project Plan meets the required test that the total parking supply remains sufficient for the parking requirement for all uses within the PDP project area when the Comstock Rockville Project is amended, and further, 2) demonstrates that at the peak time of day there is actually a surplus of several hundred parking spaces over code required parking for the uses within the PDP area.

Note: *Should the use on 255 Rockville Pike on Parcel 2-F be amended, that applicant can update the overall parking calculations for the PDP based on its entitlements and parking waivers and/or Chapter 16 Code revisions.*

**Table 3 Time of Day Calculation Only Comstock Rockville Project, With Additional 13 DU,**  
 Reserved Residential Parking in Bldg 1, Unreserved Residential/Institutional  
 and Commercial Parking in Bldg 2,  
 361 spaces provided at peak times for Retail Pavilion PDP Uses in Duball Garages 1 & 2  
 255 Rockville Pike provides balance Retail Pavilion PDP parking

Use	Table 1	Base	Weekday	Weekday	Weekend	<b>Weekend</b>	Nighttime
	Bldg 1+2		Daytime	Evening	Daytime	<b>Evening</b>	
Residential	292+254	546	328	492	437	<b>492</b>	546
Institutional	50	50	25	50	50	<b>15</b>	3
Office	5	5	5	1	1	<b>1</b>	1
Retail	8	8	4	8	8	<b>6</b>	1
Restaurants	91+124	215	108	215	215	<b>215</b>	22
Hotel	38	38	27	38	27	<b>38</b>	27
Retail Pavilion and Theatre	200+161	361	181	361	361	<b>361</b>	4
<b>Total Pkg Required</b>			678	1165	1099	<b>1128</b>	604
<b>Comstock Project Provided</b>			1193	1193	1193	<b>1193</b>	1193
<b>2-M</b>			590	590	590	<b>590</b>	590
<b>2-L</b>			603	603	603	<b>603</b>	603
<b>Surplus Parking</b>			+515	+28	+94	<b>+65</b>	+589

**Highest Parking Required at Weekend Evening totaling 1165 spaces within the Comstock Rockville Project; Parking Provided on Comstock Rockville Project is 1193. Surplus Parking even at Peak Demand Period. Hotel valet parking can be instituted at option of Hotel operator per USA2006-00699A. Additional peak parking demand for Retail Pavilion and Theatre handled by 255 Rockville Pike garage, see Overall PDP Time of Day Table.**

Table 4 **Time of Day Calculation All Existing PDP Uses + Duball Project with Addtl 13 DU**

Use	Base	Weekday Daytime	<b>Weekday Evening</b>	Weekend Daytime	Weekend Evening	Nighttime
Office	333	333	<b>35</b>	35	21	21
Retail	11	13	<b>22</b>	48	24	3
Restaurants	305	153	<b>305</b>	305	305	31
Theatre	383	153	<b>383</b>	307	383	38
51 Monroe St.	138	138	<b>138</b>	14	7	7
Deli	1	1	<b>1</b>	1	1	0
Hotel	38	27	<b>38</b>	27	38	27
Residential	546	328	<b>492</b>	437	492	546
Institutional	50	25	50	50	15	3
<b>Total Pkg Required</b>		1171	<b>1464</b>	1224	1286	676
<b>Total PDP Parking Provided</b>		1667	<b>1667</b>	1667	1667	1667
<b>Surplus Parking</b>		+496	<b>+203</b>	+443	+381	+991

***Highest Parking Required at Weekday Evening totaling 1464 spaces within the PDP; 1667 spaces provided within the PDP; 203 Surplus Spaces within PDP upon completion BLVD Lofts Project Bldg 2.***

The foregoing parking calculations do not include on-street parking spaces on East Montgomery Avenue, Maryland Avenue, Monroe Street or Helen Heneghan Way around the Comstock Rockville Project that provide an additional 70 convenient short term parking spaces to the general public doing business within the PDP and town center. Within two blocks of the Comstock Rockville Project, there are over 3000 additional parking spaces in garages and lots open to the general public.

**From:** Christopher Clarke <[thechrisclarke@gmail.com](mailto:thechrisclarke@gmail.com)>  
**Sent:** Wednesday, November 24, 2021 12:54 PM  
**To:** cpds <[CPDS@rockvillemd.gov](mailto:CPDS@rockvillemd.gov)>  
**Subject:** Comment on project plan amendment to PJT2014-0003

Hello,

As a member of the community and close neighbor to 198 East Montgomery Avenue Building 2, I fully support the proposed amendment to the building plan to convert the ground floor to loft apartments.  
Best,

--

Christopher Clarke

**From:** Jake J <[jjakubek@gmail.com](mailto:jjakubek@gmail.com)>  
**Sent:** Tuesday, November 30, 2021 9:15 AM  
**To:** cpds <[CPDS@rockvillemd.gov](mailto:CPDS@rockvillemd.gov)>  
**Subject:** Proposed Building 2 Amendment

Hello,

I am writing in response to the proposed Amendment to Building 2 owned by RTC Phase II in downtown Rockville. The proposal being submitted is to amend the commercial space at street level to create loft apartments.

I am in support of this amendment to the plan.

Thank you for listening.

Jake Jakubek

**From:** Michael Dutka <[ditko86@gmail.com](mailto:ditko86@gmail.com)>  
**Sent:** Monday, December 6, 2021 11:08 AM  
**To:** Planning Commission <[Planning.Commission@rockvillemd.gov](mailto:Planning.Commission@rockvillemd.gov)>  
**Subject:** Support Conversion of retail space to residential space

Dear members of the planning commission,

I support the conversion of some or all the Ansel's retail space to residential space. Rockville Town center already has a lot of vacant retail space and the last thing it needs is more retail. What it really needs is more population density to activate the space!

-Mike Dutka

713 Shetland St, Rockville, MD 20851

**From:** Daniel Carelli <[d\\_carelli@yahoo.com](mailto:d_carelli@yahoo.com)>  
**Sent:** Thursday, December 2, 2021 10:29 PM

**To:** cpds <[CPDS@rockvillemd.gov](mailto:CPDS@rockvillemd.gov)>

**Subject:** RE: Project Plan Amendment to PJT2014-0003

Rockville Dept of Community Planning and Development,

The plan to convert commercial space at 198 E Montgomery Avenue into apartments should not be permitted. The original plan was approved that this should be commercial space. If the community approved that use, the developer should not be able to change it this late in the process. Furthermore, our roads and schools are already largely overpopulated. The quality of life for Rockville has been decreasing lately to the crushing traffic on the roads due to population growth. These 15 apartments, if approved, will certainly have residents who own cars. Adding more residential space will only make these matters worse. Please do not approved the amendment to the building project plan.

Daniel Carelli

209 N Grandin



PLANNING COMMISSION Meeting Date: March 12, 2025  
Agenda Item Type: REVIEW AND ACTION  
Department: PC - DEVELOPMENT REVIEW  
Responsible Staff: NELSON ORTIZ

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## Subject

Final Record Plat Applications PLT2025-00627, PLT2025-00628, PLT2025-00629, and PLT2025-00630, for the creation of Record Lots, HOA Parcels, and Dedication of Public Rights-of-Way in conformance with Project Plan PJT2023-00015 and Level 2 Site Plan STP2024-00473, Tower Preserve, in the PD-TO (Planned Development-Tower Oaks) Zone at 2200 Tower Oaks Boulevard; Streetscape Partners/Michael Harris Development, Applicant

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## Department

CPDS - Development Review

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## Recommendation

Staff recommends approval of Final Record Plat Applications PLT2025-00627, PLT2025-00628, PLT2025-00629, and PLT2025-00630, 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 PLT2025-00626, PLT2025-00628, PLT2025-00629 and PLT2025-00630

**Location:** 2200 Tower Oaks Boulevard

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

**Applicant:** Streetscape Partners/Michael Harris Development  
6345 Executive Boulevard  
Rockville, MD 20852

**Filing Date:** October 11, 2024

**Planning  
Commission Date:** March 12, 2025

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### Executive Summary

Streetscape Partners/Michael Harris Development (“Applicant”) has filed these four Final Record Plat applications to implement Project Plan PJT2023-00015 (“Project Plan”) and Level 2 Site Plan STP2024-00473 (“Site Plan”), Tower Preserve. The Project Plan, approved by the Mayor and Council on October 30, 2023, and the Site Plan, approved by the Planning Commission on July 24, 2024, authorized construction of 82 townhouse units, a community green, 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:** 2200 Tower Oaks Boulevard

**Planning Area:** Planning Area 12 – Tower Oaks

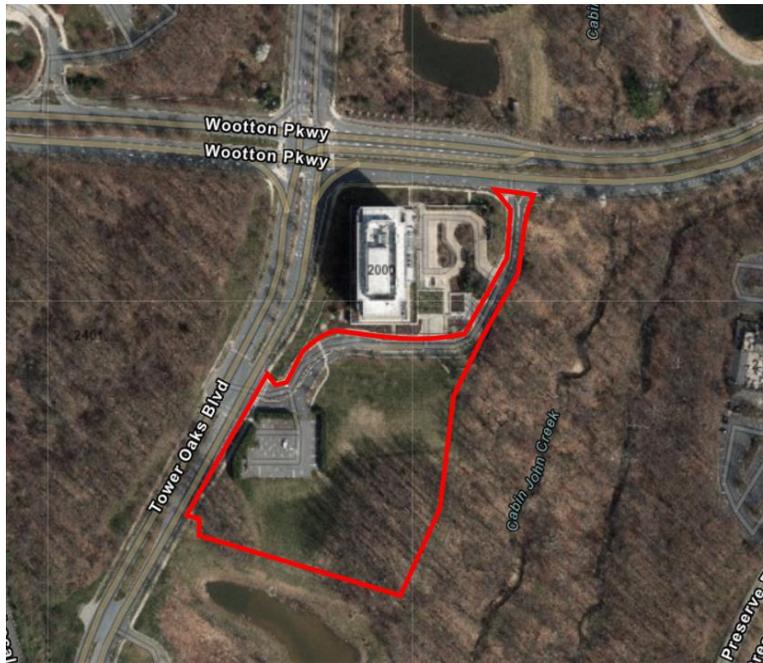
**Land Use  
Designation:** OCRM – Office Commercial Residential Mix

**Zoning District:** PD-TO (Planned Development – Tower Oaks) with MXE (Mixed-Use Employment) Equivalent Zone

**Plat Area:**  
 PLT2025-00627: 64,871 square feet (1.489 acres)  
 PLT2025-00628: 92,893 square feet (2.136 acres)  
 PLT2025-00629: 48,450 square feet (1.112 acres)  
 PLT2025-00630: 66,281 square feet (1.522 acres)

**Surrounding Land Use and Zoning**

Location	Zoning	Planned Land Use	Existing Use
North	PD – TO (Planned Development – Tower Oaks)	OCRM - Office, Commercial and Residential Mix	Office and Restaurant
East	PD – TO (Planned Development – Tower Oaks)	OSP – Open Space Private	Open Space (Cabin John Creek)
South	PD – TO (Planned Development – Tower Oaks)	OSP – Open Space Private	Stormwater management facility
West	PD – TO (Planned Development – Tower Oaks)	OCRM - Office, Commercial and Residential Mix	Vacant



Aerial

The property is located at 2200 Tower Oaks Boulevard and is identified as Parcel D, Block D of the Tower Oaks subdivision. The property is zoned PD-TO (Planned Development – Tower Oaks) and has an equivalent zone of MXE (Mixed-Use Employment). The total land area is approximately 6.2 acres. The property is partially developed with a private access driveway that

runs between Wootton Parkway and Tower Oaks Boulevard and a temporary surface parking lot that was constructed to accommodate the required parking for the office building located at 2000 Tower Oaks Boulevard. The remainder of the property is unimproved with an open lawn and clusters of trees and vegetation. The property is currently encumbered by several easements that will either remain, be relocated, or be extinguished. The existing temporary parking lot is no longer necessary since the Mayor and Council granted a parking waiver for the office building with their approval of the Project Plan. Hence, the temporary parking lot will be removed and replaced with the proposed residential development.

## Project Description

Following is Figure A illustrating the location of the four Tower Preserve 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.

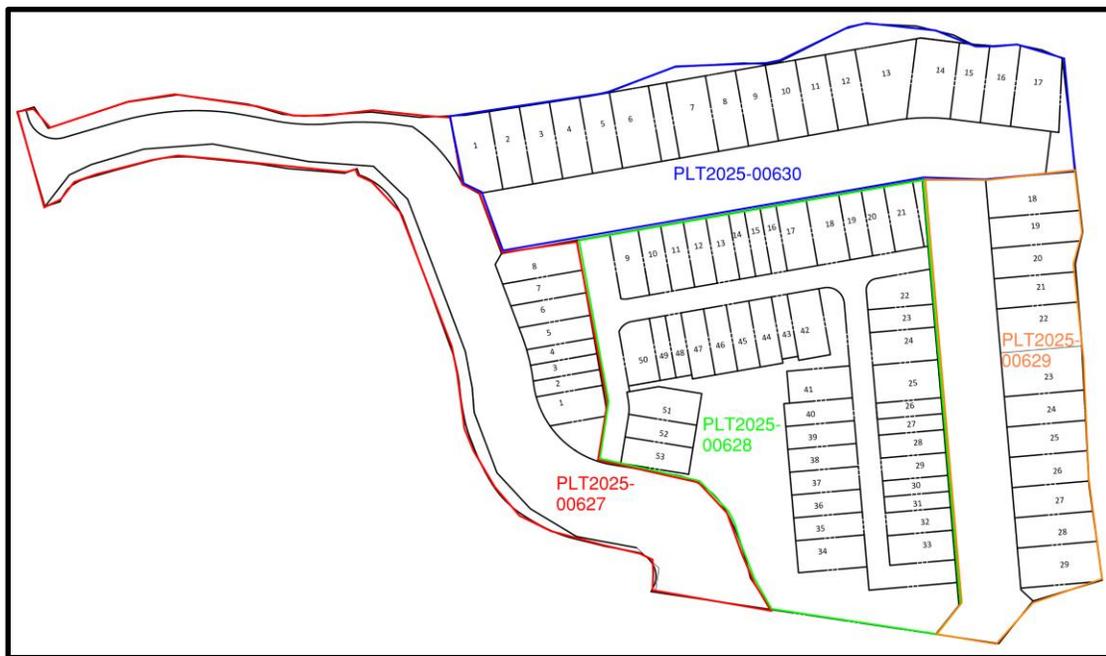


Figure A. Plat Layout

Final Record Plat PLT2025-00627 will create an approximately 1.489-acre area for Lots 1 - 8 on Block B, Parcel D on Block B, Parcel E on Block A, and proposed Towler Street. Lots 1-8 will accommodate the construction of eight townhouses, and the lots have an area that ranges between 820 and 1,887 square feet. Parcel D is 1,019 square feet and will accommodate the construction of a playground/tot lot. Parcel E is 4,535 square feet and will accommodate open space and is subject to public utility and improvement easements. Both Parcels D and E will be conveyed to and maintained by the Homeowners Association. The Towler Street right-of-way, currently a private driveway through the site, will be dedicated for public use to, and maintained by, the City of Rockville.

Final Record Plat PLT2025-00628 will create an approximately 2.136-acre area for Lots 9 - 53 on Block B and Parcels A, B, and C on Block B. Lots 9-53 will accommodate the construction of 45 townhouses, and the lots have an area that ranges between 770 and 1,895 square feet. Parcel A is 20,981 square feet and will include the development's community green, open space, and parking. Parcel B is 16,872 square feet and will accommodate the construction of private alleyways. Parcel C is 348 square feet and will accommodate stormwater management infrastructure. Certain lots and all parcels are subject to different easements as noted on the plat. Parcels A, B, and C will be conveyed to and maintained by the Homeowner's Association.

Final Record Plat PLT2025-00629 will create an approximately 1.112-acre area for Lots 18-29 on Block A, Parcel A on Block A, and proposed Rosefield Lane. Lots 18-29 will accommodate the construction of 12 townhouses, and the lots have an area that ranges between 1,789 and 2,743 square feet. Parcel A is 414 square feet and will accommodate open space. Certain lots and Parcel A are subject to different easements as noted on the plat. Parcel A will be conveyed to and maintained by the Homeowners Association. The Rosefield Lane right-of-way will be dedicated for public use to, and maintained by, the City of Rockville.

Final Record Plat PLT2025-00630 will create an approximately 1.522-acre area for Lots 1 - 17 on Block A, Parcels B, C, and D on Block A, and proposed Hillpark Lane. Lots 1-17 will accommodate the construction of 17 townhouses, and the lots have an area that ranges between 1,774 and 2,964 square feet. Parcel B is 1,119 square feet and will accommodate open space. Parcel C is 2,945 square feet and will be left open (mostly subject to easements). Parcel D is 1,071 square feet and will be open space. Certain lots and all parcels are subject to different easements as noted on the plat. All parcels will be conveyed to and maintained by the Homeowner's Association. Hillpark Lane right-of-way will be dedicated for public use to, and maintained by, the City of Rockville.

Once the proposed plats are approved and recorded, the building permits for the townhouses may be issued.

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## **Project Analysis**

### **Master Plan**

The Mayor and Council, based on staff review and recommendation of PJT2023-00015, and the Planning Commission, based on staff review and recommendation of STP2024-00473, found that the Tower Preserve development proposal was not in conflict with the Comprehensive Plan. The subject property is located within Planning Area 12 – Tower Oaks. Several elements of the project application are compliant with goals, policies and actions outlined in the Planning Area 12 chapter of the City's Comprehensive Plan. These compatibilities are:

- Addressing key concerns, including "Interest in minimizing adverse environmental impacts from development of remaining natural areas on forests, habitat fragmentation, and species displacement" and "Concern about the relatively slow pace of site development." (page 367)

- “Foster sufficient market-rate housing development to provide housing affordable for the wide range of those who live, and wish to live, in Rockville.” (page 193)
- “Promote diversity in the supply of housing to meet market demand and the wide range of community needs and household incomes.” (page 198)
- “Allow new housing in locations where amenities and infrastructure already exist, and that are compatible with the existing neighborhood.” (page 200)

Additionally, the 2040 Plan calls for incorporating bicycle infrastructure in the project. The Applicant is proposing a buffered bike lane along proposed Towler Street. This lane is separated from traffic by a striped buffer throughout the frontage of the project site, before it terminates into a “sharrow” north of the intersection of proposed Towler Street and proposed Hillpark Lane. This bike lane also connects into the existing shared sidewalk and bike path along the south of the site.

### **Zoning Ordinance Compliance**

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

The Applicant submitted and received approval from the setback requirements of the property’s MXE 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 the setbacks, all other development standards, open area and public use space, and parking requirements have been met. Additionally, the Applicant complied with the landscaping requirements of the ordinance.

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

A determination of Adequate Public Facilities was made with the Tower Preserve 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**

- Comprehensive Planned Development Application CPD-1-85 was approved by Mayor and Council on October 12, 1987. The subject property is within Development Area 4 of the approved concept plan. Development Area 4 was authorized for 400,000 gross square feet (gsf) of office, a 300-room hotel, and 75,000 gsf of health and recreation facilities.
- On March 7, 1990, the Planning Commission approved a density transfer of the office use within the Tower Oaks development. In Development Area 4, office density was reduced from 400,000 gsf to 285,000 gsf. The hotel and health and recreation facilities densities remained the same.
- On December 14, 2005, the Planning Commission approved Comprehensive Planned Development application CPD2005-0001M to construct a 9-story, 198,000 square foot office building, a 300 unit hotel (200 traditional guest rooms and 100 hotel residences) and a 75,000 square foot fitness center.

- The Planning Commission approved Detailed Application Amendment CPD2005-001M1 on June 11, 2008. The request was for the reconfiguration of the parking garage to serve the hotel and fitness center to be built at 2200 Tower Oaks Boulevard.
- Minor Site Plan Amendment STP2012-00102 was approved in October 2011. The approval authorized an alternate phasing plan pertaining to the construction of a temporary parking lot #2.
- Minor Site Plan Amendment STP2015-00243 was approved in March 2015 to allow restaurant use to locate in the office building located at 2000 Tower Oaks Boulevard.
- The Mayor and Council approved Project Plan Application PJT2023-00015 amending the Tower Oaks Planned Development to allow the development of 82 townhouses, including a minimum of 15% MPDUs on 2200 Tower Oaks Boulevard and authorizing an 18% parking reduction for the existing office building located at 2000 Tower Oaks Boulevard. The Mayor and Council also approved a road code waiver for proposed Public Streets A, B, and C.
- On July 24, 2024, the Planning Commission approved Level 2 Site Plan Application STP2024-00473. The Level 2 Site Plan Application was submitted as required by the Zoning Ordinance to implement Project Plan Application PJT2023-00015. The Applicant also requested to waive the equivalent zone standards for building setbacks in the MXE zone. The waiver request 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 Tower Preserve development project has been the subject of various public hearings before the Planning Commission and Mayor and Council as outlined in the ‘Previous Related Actions’ section of this report. 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 PLT2025-00627, PLT2025-00628, PLT2025-00629 and PLT2025-00630 meet the conditions of approval as defined in Section 25.21.02 – Final Record Plats of the City of Rockville Zoning Ordinance.

Staff note that the street names for the dedicated public streets are approved by the approval of the Final Record Plat applications.

Staff recommend approval of Final Record Plat Applications PLT2025-00627, PLT2025-00628,

PLT2025-00629, and PLT2025-00630, subject to the conditions articulated 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 STP2024-00473 must be approved prior to recordation of the subject plats.

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

4. 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.
5. 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 as necessary for the construction of the development, including all easements located in proposed rights-of-way. Termination or abandonment of such easements 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.
6. 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.
7. 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 and submitted 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.
8. The existing private access drive (proposed Towler Street) shall be conveyed to the City through right-of-way dedication on a Final Record Plat. Prior to City acceptance for maintenance, the Applicant shall identify all existing improvements as either to be conveyed to the City for public ownership and maintenance, to be abandoned and removed, or to

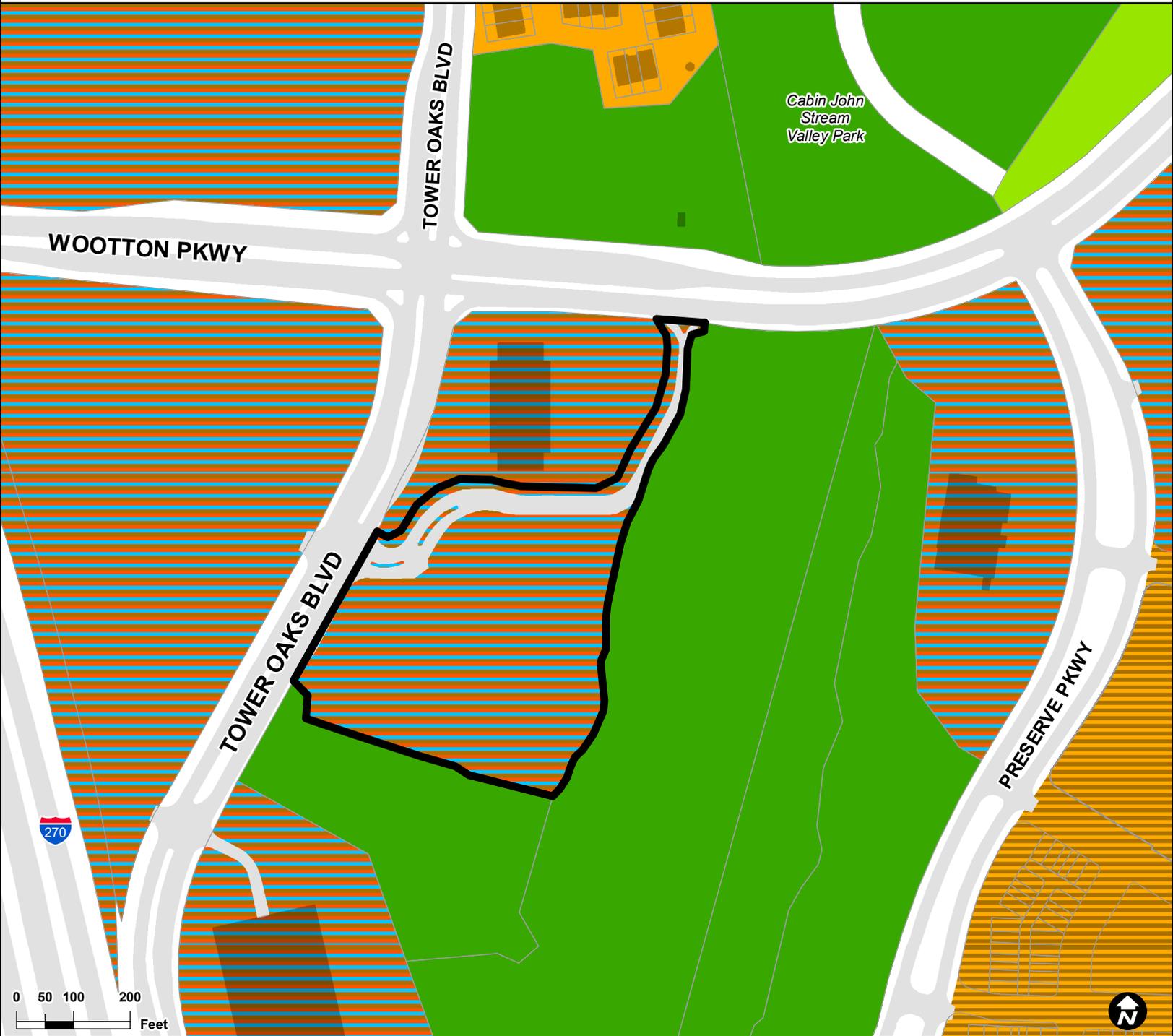
remain under private ownership and maintenance. The right-of-way and improvements to be conveyed to the City must be inspected, as-built surveyed and their condition evaluated to ensure they meet City standards and specifications. If, at the sole discretion of the Director of Public Works, the improvements to be conveyed to the City are deemed substandard, they must be mitigated or replaced before the improvements (and the corresponding ROW) are accepted for public maintenance and use.

9. Applicant shall execute a Revocable Right-of-Way Agreement for the private maintenance of existing private improvements that will remain within the dedicated Towler Street public right-of-way. The agreement must be executed by the property owner and other parties of interest and submitted for review and approval by DPW and the Office of the City Attorney. The Revocable Right-of-Way Agreement must be authorized by the Mayor and Council and must be recorded in the Montgomery County Land Records with the abutting land associated with the private improvements prior to DPW issuance of a Public Works Permit for the Towler Street right-of-way.
10. Applicant must grant a Public Access Easement (PAE) across the entire width of the privately maintained alleys and grant a minimum 1' Public Improvement Easement (PIE) adjacent to public rights-of-way for maintenance of public sidewalks. 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.
11. 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.
12. The Final Record Plat must include:
  - Dedication of rights-of-way and easements per the approved street sections;
  - All necessary easements and abandonments.
13. No DPW permits will be issued prior to the recordation of the plats dedicating all necessary right-of-way to the City.

## **Attachments**

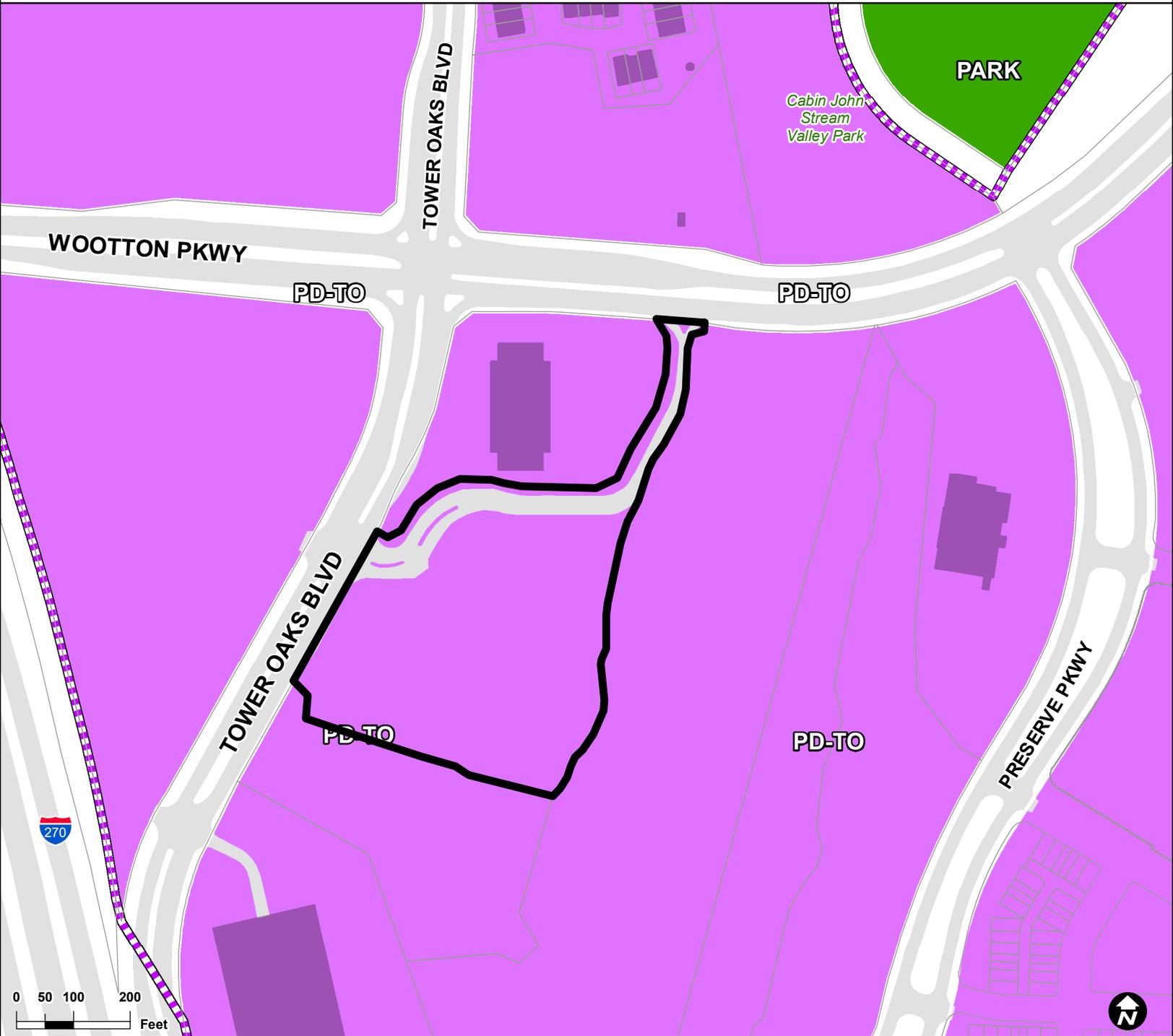
Aerial Map, Land Use Map, Zoning Map, PLT2025-00627 Application, PLT2025-00627 Plat, PLT2025-00628 Application, PLT2025-00628 Plat, PLT2025-00629 Application, PLT2025-00629 Plat, PLT2025-00630 Application, PLT2025-00630 Plat





**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  
**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 2200 TOWER OAKS BLVD ROCKVILLE, MD 20850

Property Size (Sq. Ft.) 58,172 Lot(s) 8

Zoning PD - PLANNED DE Tax Account(s) 04-03580382

Proposed Subdivision TOWER PRESERVE Lot 1-8, PARCEL E & F Block A AND B

**Applicant Information:**

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

Applicant Harris Schwalb - Streetscape Partners/Michael Harris Development  
6345 Executive Boulevard Rockville, MD 20852

Property Owner 2250 Tower Oaks Boulevard, LLC  
C/O Tower Companies, 2000 Tower Oaks BLVD FL9 Rockville, MD 20852

Architect \_\_\_\_\_

Engineer VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00627

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

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

**Application Intake:**

Date Received October 11, 2024

Reviewed by Fee: \$1,202.00

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

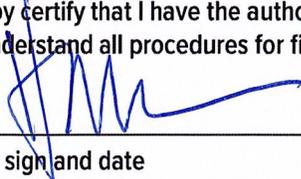
Deemed Complete: Yes  No

Project Identification STP2024-00473

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.



10/11/24

\_\_\_\_\_  
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 feet 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.
- b. Final plat to be accompanied by digital submission (DWG or DXF format).

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

NO.	BEARING	LENGTH
P1	N70°40'23"E	15.28'
P2	N19°19'37"W	13.16'

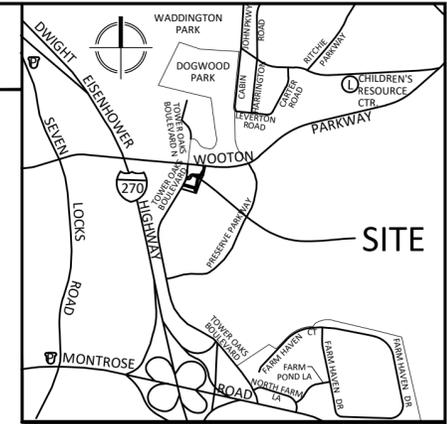
NO.	BEARING	LENGTH
L1	CB: S16°20'51"W CD: 11.96'	
L2	R: 74.72' L: 11.97'	
L3	CB: S10°05'43"W CD: 53.78'	
L4	R: 254.88' L: 53.89'	
L5	CB: S20°52'32"W CD: 37.01'	
L6	R: 261.90' L: 37.04'	
L7	CB: S31°24'54"W CD: 36.42'	
L8	R: 1310.18' L: 36.42'	
L9	CB: S22°28'51"W CD: 50.24'	
L10	R: 175.63' L: 50.41'	
L11	CB: S16°28'09"W L: 3.53'	
L12	CB: S68°37'16"W CD: 62.30'	
L13	R: 129.97' L: 62.91'	
L14	CB: S22°03'10"W CD: 39.57'	
L15	R: 278.08' L: 39.61'	
L16	CB: S32°05'35"W L: 19.08'	
L17	CB: S68°37'16"W CD: 62.30'	
L18	R: 129.97' L: 62.91'	
L19	CB: S22°03'10"W CD: 39.57'	
L20	R: 278.08' L: 39.61'	
L21	CB: S32°05'35"W L: 19.08'	
L22	CB: S68°37'16"W CD: 62.30'	
L23	R: 129.97' L: 62.91'	
L24	CB: S22°03'10"W CD: 39.57'	
L25	R: 278.08' L: 39.61'	

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	20.00'	6.68'	3.37'	N69°39'08"W	6.65'	19°07'41"
C2	82.00'	12.55'	6.29'	S34°18'48"W	12.53'	08°45'58"
C3	63.01'	58.05'	31.27'	S56°19'23"W	56.02'	52°47'07"
C4	211.21'	52.16'	26.21'	S89°47'42"W	52.03'	14°08'56"
C5	129.61'	2.43'	1.22'	S84°18'44"W	2.43'	01°04'35"
C6	252.88'	53.46'	26.83'	S10°05'14"W	53.36'	12°06'43"
C7	259.90'	49.09'	24.62'	S22°13'51"W	49.02'	10°49'17"
C8	1308.18'	41.00'	20.50'	S31°18'32"W	41.00'	01°47'45"
C9	177.63'	50.98'	25.66'	S22°29'04"W	50.80'	16°26'34"
C10	276.08'	48.49'	24.31'	S21°08'17"W	48.42'	10°03'46"
C11	129.61'	67.69'	34.64'	S69°53'18"W	66.93'	29°55'26"
C12	175.00'	37.97'	19.06'	N83°38'32"W	37.90'	12°25'56"
C13	82.00'	103.96'	60.28'	S66°15'08"W	97.14'	72°38'56"
C14	25.00'	39.21'	24.94'	S49°23'51"W	35.31'	89°51'33"
C15	21.19'	20.65'	11.23'	S79°18'02"E	19.84'	55°50'03"
C16	24.88'	7.28'	3.67'	N64°23'58"E	7.25'	16°45'56"
C17	13.77'	6.59'	3.36'	N46°25'52"E	6.53'	27°25'53"
C18	116.99'	24.87'	12.48'	N40°49'20"E	24.82'	12°10'49"
C19	200.51'	24.85'	12.44'	N50°31'35"E	24.83'	07°06'02"
C20	89.36'	36.17'	18.34'	N65°40'43"E	35.92'	23°11'28"
C21	189.76'	41.89'	21.03'	N84°37'22"E	41.81'	12°38'57"
C22	117.77'	19.94'	10.00'	S87°18'22"E	19.92'	09°42'08"
C23	265.55'	19.56'	9.79'	S79°11'47"E	19.56'	04°31'17"
C24	263.09'	9.86'	4.93'	S75°53'48"E	9.86'	02°08'50"
C25	142.12'	39.03'	19.64'	S82°31'43"E	38.90'	15°44'00"
C26	123.41'	15.21'	7.62'	N80°17'57"E	15.20'	07°03'49"
C27	60.63'	38.71'	20.04'	N58°18'26"E	38.06'	36°34'49"
C28	109.16'	45.10'	22.88'	N16°37'42"E	44.78'	23°40'20"
C29	39.65'	18.18'	9.25'	N08°29'02"W	18.02'	26°16'23"
C30	51.84'	13.36'	6.72'	N37°53'43"W	13.33'	14°46'15"

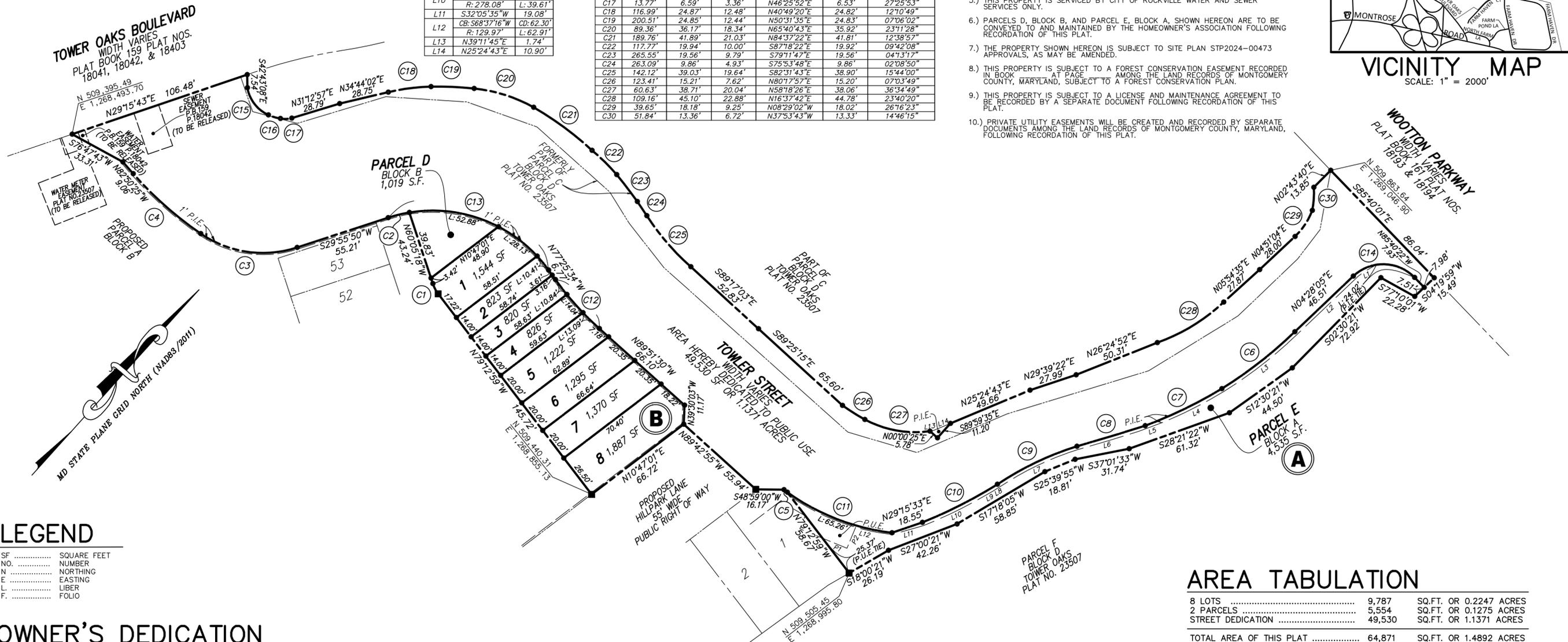
PLAT NO.

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ343 WITH THE TAX ACCOUNT NO. 04-03580382.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-TO - PLANNED DEVELOPMENT - TOWER OAKS" 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 D, BLOCK B, AND PARCEL E, BLOCK A, 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 STP2024-00473 APPROVALS, AS MAY BE AMENDED.
- 8.) THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO A FOREST CONSERVATION PLAN.
- 9.) THIS PROPERTY IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.



VICINITY MAP  
SCALE: 1" = 2000'



AREA TABULATION

8 LOTS	9,787	SQ.FT. OR 0.2247 ACRES
2 PARCELS	5,554	SQ.FT. OR 0.1275 ACRES
STREET DEDICATION	49,530	SQ.FT. OR 1.1371 ACRES
TOTAL AREA OF THIS PLAT	64,871	SQ.FT. OR 1.4892 ACRES

LEGEND

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

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN.

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

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

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

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

WITNESS: \_\_\_\_\_

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

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

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

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 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM 2400 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 1, 2022 AND RECORDED IN BOOK 66096 AT PAGE 447, AND PART OF THE PROPERTY ACQUIRED BY 2000 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, FROM TOWER-DAWSON, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED DECEMBER 20, 2006 AND RECORDED IN LIBER 33515 AT FOLIO 491, AND BEING PART OF PARCELS C AND D, BLOCK D, TOWER OAKS, RECORDED AS PLAT NO. 23507, 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 64,871 SQUARE FEET OR 1.4892 ACRES OF LAND, OF WHICH 49,530 SQUARE FEET OR 1.1371 ACRES IS DEDICATED TO PUBLIC USE.

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

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

**TOWER PRESERVE**

LOTS 1-8, PARCEL E, BLOCK A,  
PARCEL D, BLOCK B,  
& STREET DEDICATION-  
TOWER STREET

(BEING A RESUBDIVISION OF PART OF PARCEL D,  
BLOCK D, TOWER OAKS, PLAT NO 23507)  
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' DATE: JANUARY 2025

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

PLT2025-00627



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 2200 TOWER OAKS BLVD ROCKVILLE, MD 20850

Property Size (Sq. Ft.) 92,925 Lot(s) 45

Zoning PD - PLANNED DE Tax Account(s) 04-03580382

Proposed Subdivision TOWER PRESERVE Lot 9-53, PARCELS A-D Block B

**Applicant Information:**

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

Applicant Harris Schwalb - Streetscape Partners/Michael Harris Development  
6345 Executive Boulevard Rockville, MD 20852

Property Owner 2250 Tower Oaks Boulevard, LLC  
C/O Tower Companies, 2000 Tower Oaks BLVD FL9 Rockville, MD 20852

Architect \_\_\_\_\_

Engineer VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT 2025-00628

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

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

OR

**Application Intake:**

Date Received October 11, 2024

Reviewed by Fee: \$3,107.50

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

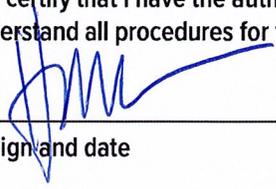
Deemed Complete: Yes  No

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.



10/11/24

\_\_\_\_\_  
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 feet 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.

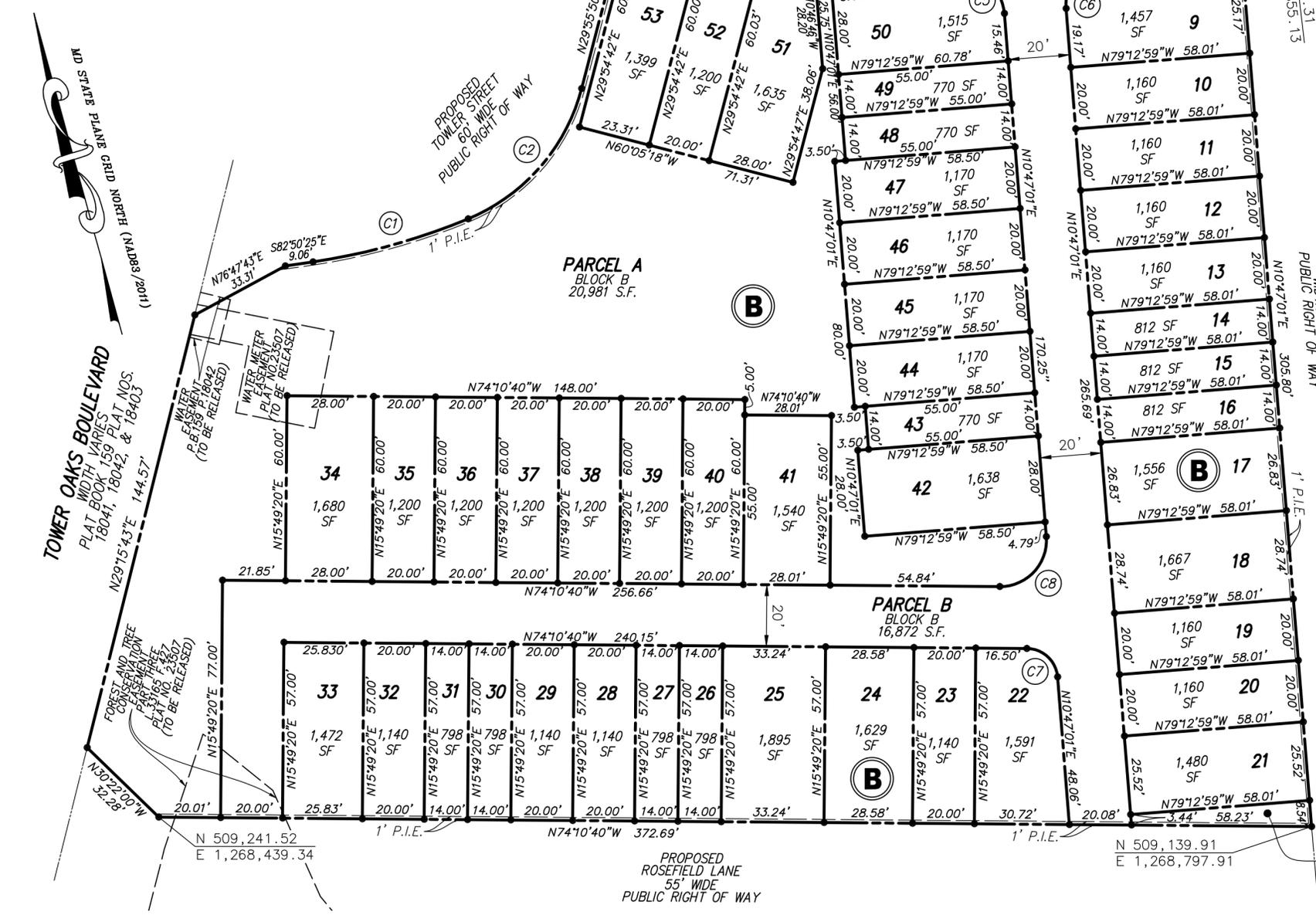
**6. General Plat Information**

- 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.
- b. Final plat to be accompanied by digital submission (DWG or DXF format).

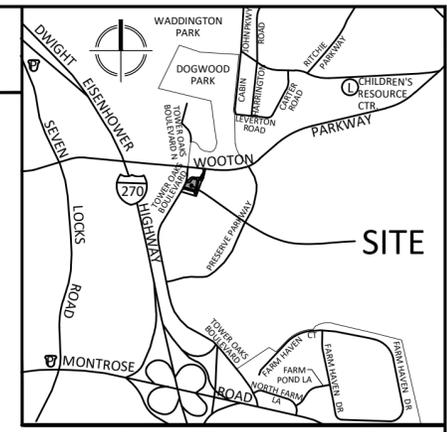
CURVE TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	211.21'	52.16'	26.21'	N89°47'42"E	52.03'	14°08'56"
C2	63.01'	58.05'	31.27'	N56°19'23"E	56.02'	52°47'07"
C3	82.00'	12.55'	6.29'	N34°18'48"E	12.53'	08°45'58"
C4	20.00'	6.68'	3.37'	S69°39'08"E	6.65'	19°07'41"
C5	15.00'	14.86'	8.10'	N17°35'17"W	14.26'	56°44'37"
C6	15.01'	6.17'	3.13'	N22°34'37"E	6.13'	23°34'00"
C7	10.00'	14.87'	9.19'	N31°48'44"W	13.54'	85°11'27"
C8	15.00'	24.88'	16.38'	N58°18'10"E	22.13'	95°02'19"
C9	40.00'	13.35'	6.74'	N69°39'08"W	13.29'	19°07'41"



PLAT NO.

LEGEND

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



VICINITY MAP  
SCALE: 1" = 2000'

NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ343 WITH THE TAX ACCOUNT NO. 04-03580382.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-- TO -- PLANNED DEVELOPMENT -- TOWER OAKS" 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 DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
- 6.) PARCELS A, B, AND C, 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 STP2024-00473 APPROVALS, AS MAY BE AMENDED.
- 8.) THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO A FOREST CONSERVATION PLAN.
- 9.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) PARCELS 21, 25, 41, AND 42, PARCELS A AND C, BLOCK B, 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.
- 11.) PARCEL B, BLOCK B IS SUBJECT TO A PUBLIC ACCESS EASEMENT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 12.) PARCEL A, BLOCK B IS SUBJECT TO A WATER AND SEWER EASEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 13.) PARCEL A, BLOCK B IS 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.

AREA TABULATION

45 LOTS .....	54,692	SQ.FT. OR 1.2555 ACRES
3 PARCELS .....	38,201	SQ.FT. OR 0.8770 ACRES
TOTAL AREA OF THIS PLAT .....	92,893	SQ.FT. OR 2.1325 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN. 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 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM 2400 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 1, 2022 AND RECORDED IN BOOK 86096 AT PAGE 447 AND BEING PART OF PARCEL D, BLOCK D, TOWER OAKS, RECORDED AS PLAT NO. 23507, 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 92,893 SQUARE FEET OR 2.1325 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

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE, MARYLAND

APPROVED \_\_\_\_\_

WITHOUT COMMITMENT TO THE INSTALLATION OF WATER, SEWER AND STREETS

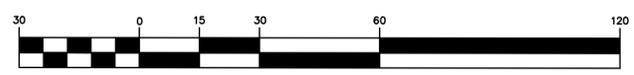
CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_

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

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

Community Planning & Development Services  
Received  
February 4, 2025

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

SUBDIVISION PLAT

**TOWER PRESERVE**

LOTS 9-53 AND  
PARCELS A, B, & C, BLOCK B

(BEING A RESUBDIVISION OF PART OF PARCEL D,  
BLOCK D, TOWER OAKS, PLAT NO 23507)

CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 30' DATE: JANUARY 2025

VIKA MARYLAND, LLC  
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Our Site Set on the Future.

PLT2025-00628



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 2200 TOWER OAKS BLVD ROCKVILLE, MD 20850

Property Size (Sq. Ft.) 48,453 Lot(s) 12

Zoning PD - PLANNED DEV Tax Account(s) 04-03580382

Proposed Subdivision TOWER PRESERVE Lot 18-29, PARCELS A & B Block A

**Applicant Information:**

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

Applicant Harris Schwalb - Streetscape Partners/Michael Harris Development  
6345 Executive Boulevard Rockville, MD 20852

Property Owner 2250 Tower Oaks Boulevard, LLC  
C/O Tower Companies, 2000 Tower Oaks BLVD FL9 Rockville, MD 20852

Architect \_\_\_\_\_

Engineer VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT 2025-00629

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

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

OR

**Application Intake:**

Date Received October 11, 2024

Reviewed by Fee: \$1,408.00

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

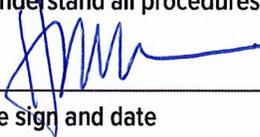
Deemed Complete: Yes  No

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10/11/24

\_\_\_\_\_  
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:

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- 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.
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**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').
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**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.
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- f. Certification block for Planning Commission and City Manager.

**7. Plat of Corrections**

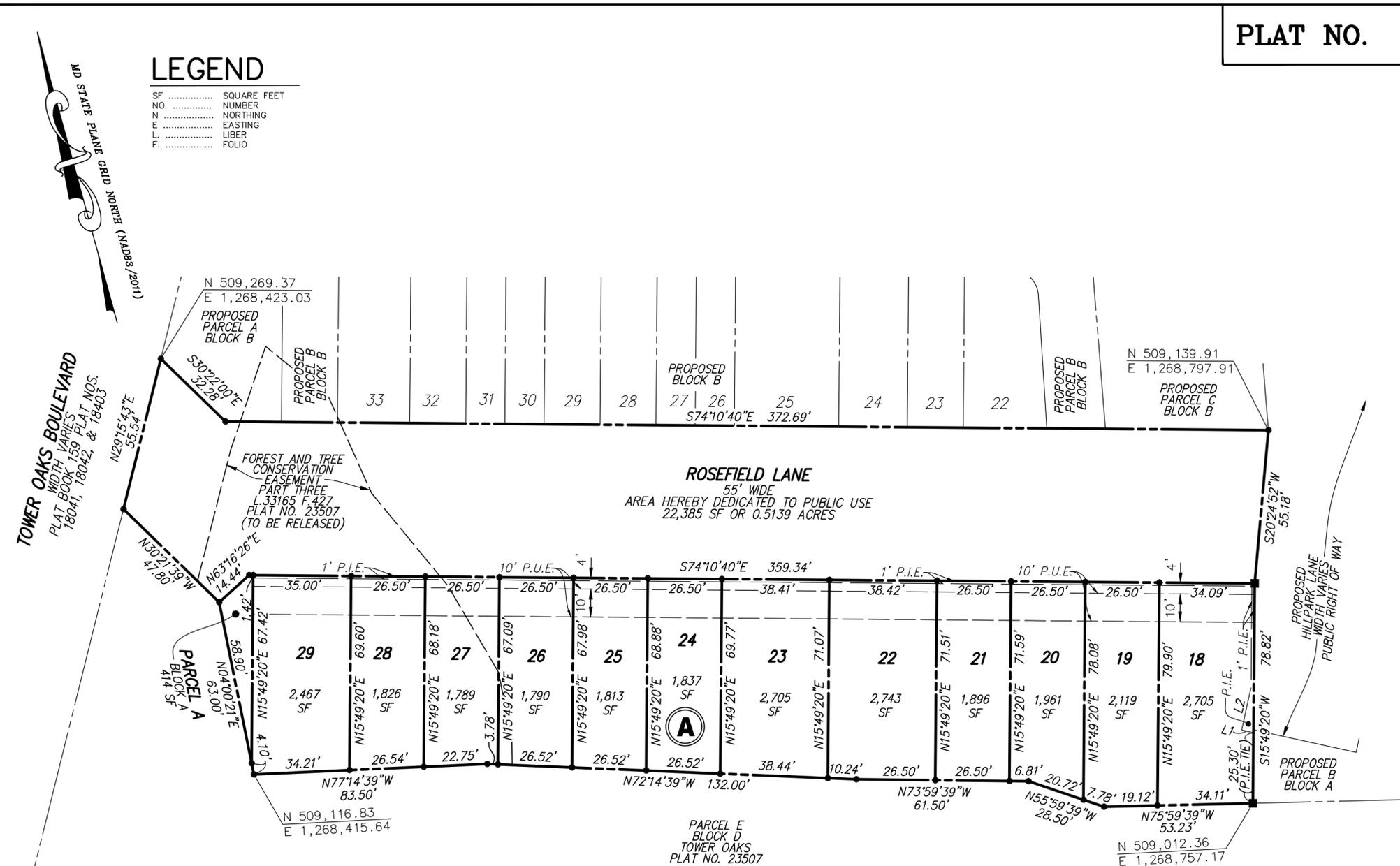
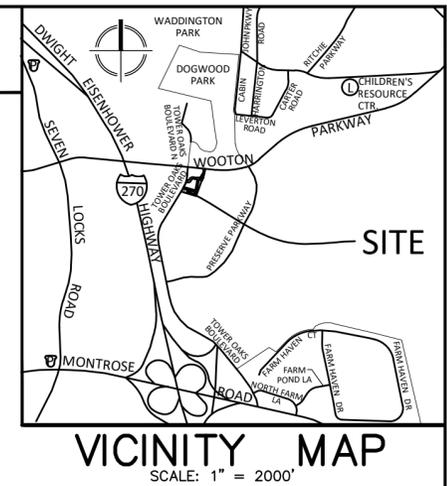
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- b. Final plat to be accompanied by digital submission (DWG or DXF format).

PLAT NO.

LEGEND

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

LINE TABLE
NO. BEARING LENGTH
L1 N62°13'20"W 4.35'
L2 N27°46'40"E 15.76'



NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ343 WITH THE TAX ACCOUNT NO. 04-03580382.
2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-TO - PLANNED DEVELOPMENT - TOWER OAKS" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
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5.) THIS PROPERTY IS SERVICED BY CITY OF ROCKVILLE WATER AND SEWER SERVICES ONLY.
6.) PARCEL A, BLOCK A, SHOWN HEREON IS 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 STP2024-00473 APPROVALS, AS MAY BE AMENDED.
8.) THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO A FOREST CONSERVATION PLAN.
9.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
10.) LOTS 22 AND 23, BLOCK A, 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.
11.) LOTS 18-29, BLOCK A 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.) THIS PROPERTY IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLAT.

AREA TABULATION

Table with 3 columns: Description, Area (SQ.FT.), and Area (ACRES). Includes rows for 12 LOTS, 1 PARCEL, STREET DEDICATION, and TOTAL AREA OF THIS PLAT.

OWNER'S DEDICATION

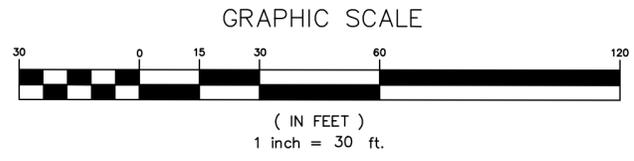
WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "PUE.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

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 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM 2400 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 1, 2022 AND RECORDED IN BOOK 86096 AT PAGE 447 AND BEING PART OF PARCEL D, BLOCK D, TOWER OAKS, RECORDED AS PLAT NO. 23507, 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 [symbol] AND MONUMENTS SHOWN THUS [symbol] 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 48,450 SQUARE FEET OR 1.1123 ACRES OF LAND, OF WHICH 22,385 SQUARE FEET OR 0.5139 ACRES IS DEDICATED TO PUBLIC USE.

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



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. \_\_\_\_\_

Community Planning & Development Services
Received
February 4, 2025

SUBDIVISION PLAT
TOWER PRESERVE
LOTS 18-29,
PARCEL A, BLOCK A
& STREET DEDICATION-
ROSEFIELD LANE
(BEING A RESUBDIVISION OF PART OF PARCEL D,
BLOCK D, TOWER OAKS, PLAT NO 23507)
CITY OF ROCKVILLE - 4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: DECEMBER 2024
VIKA MARYLAND, LLC
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301.916.4100 | vika.com
Our Site Set on the Future.
PLT2025-00629



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 2200 TOWER OAKS BLVD ROCKVILLE, MD 20850  
Property Size (Sq. Ft.) 66,199 Lot(s) 17  
Zoning PD - PLANNED DEVELOPMENT Tax Account(s) 04-03580382, \_\_\_\_\_, \_\_\_\_\_

Proposed Subdivision TOWER PRESERVE Lot 1-17, PARCELS C-E Block A

**Applicant Information:**

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

Applicant Harris Schwalb - Streetscape Partners/Michael Harris Development  
6345 Executive Boulevard Rockville, MD 20852

Property Owner 2250 Tower Oaks Boulevard, LLC  
C/O Tower Companies, 2000 Tower Oaks BLVD FL9 Rockville, MD 20852

Architect \_\_\_\_\_

Engineer VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400, Germantown, MD 20874

Attorney \_\_\_\_\_

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT2025-00630  
Date Accepted \_\_\_\_\_  
Staff Contact \_\_\_\_\_

OR

**Application Intake:**

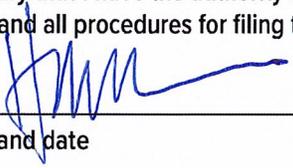
Date Received October 11, 2024  
Reviewed by Fee: \$1,665.50  
Date of Checklist Review \_\_\_\_\_  
Deemed Complete: Yes  No

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.



10/11/24

\_\_\_\_\_  
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 feet 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.
- b. Final plat to be accompanied by digital submission (DWG or DXF format).

# NOTES

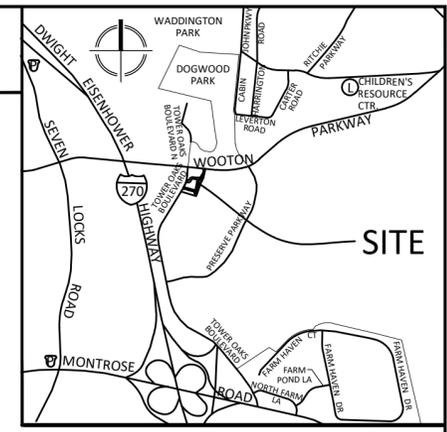
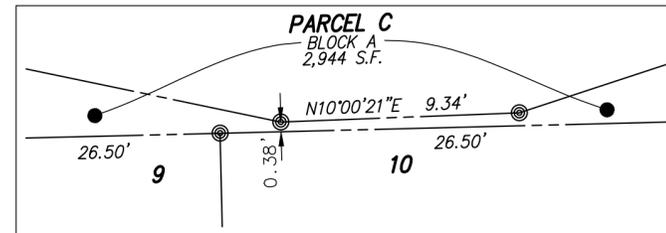
- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. GQ343 WITH THE TAX ACCOUNT NO. 04-03580382.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "PD-TO - PLANNED DEVELOPMENT - TOWER OAKS" PER THE CITY OF ROCKVILLE GIS ZONING MAP.
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/2011).
- 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 B, C, AND D, BLOCK A, 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 STP2024-00473 APPROVALS, AS MAY BE AMENDED.
- 8.) THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SUBJECT TO A FOREST CONSERVATION PLAN.
- 9.) PRIVATE UTILITY EASEMENTS WILL BE CREATED AND RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 10.) LOT 13, BLOCK A, IS 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.
- 11.) PARCELS C AND D, BLOCK A ARE SUBJECT TO A SEWER EASEMENT EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED BY SEPARATE DOCUMENTS AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, FOLLOWING RECORDATION OF THIS PLAT.
- 12.) PARCEL B, BLOCK A IS 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.
- 13.) THIS PROPERTY IS SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT TO BE RECORDED BY A SEPARATE DOCUMENT FOLLOWING RECORDATION OF THIS PLAT.

# AREA TABULATION

17 LOTS .....	34,906	SQ.FT. OR 0.8013 ACRES
3 PARCELS .....	5,134	SQ.FT. OR 0.1179 ACRES
STREET DEDICATION .....	26,241	SQ.FT. OR 0.6024 ACRES
<b>TOTAL AREA OF THIS PLAT .....</b>	<b>66,281</b>	<b>SQ.FT. OR 1.5216 ACRES</b>

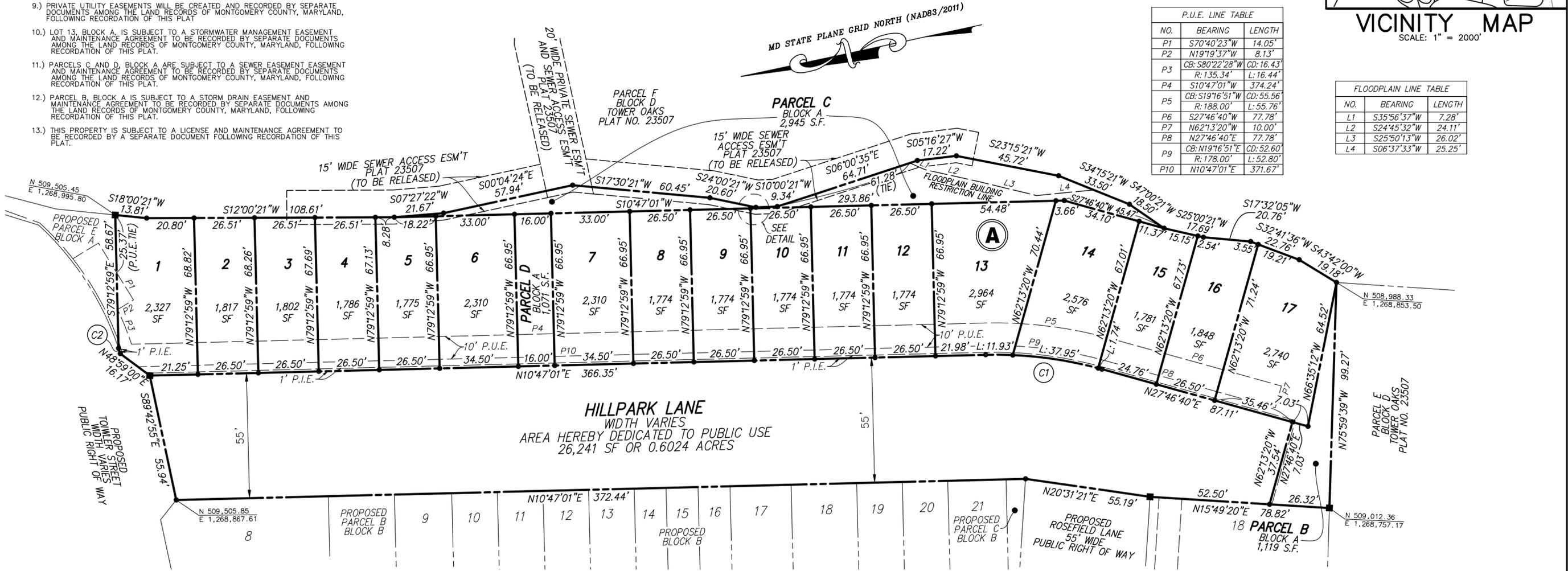
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	174.00'	51.61'	26.00'	N19°16'51"E	51.42'	16°59'39"
C2	129.61'	2.43'	1.22'	N84°18'44"E	2.43'	01°04'35"

# PLAT NO.



NO.	BEARING	LENGTH
P1	S70°40'23"W	14.05'
P2	N19°19'37"W	8.13'
P3	CB: S80°22'28"W CD: 16.43'	
P4	S10°47'01"W	374.24'
P5	CB: S19°16'51"W CD: 55.56'	
P6	S27°46'40"W	77.78'
P7	N62°13'20"W	10.00'
P8	N27°46'40"E	77.78'
P9	CB: N19°16'51"E CD: 52.60'	
P10	N10°47'01"E	371.67'

NO.	BEARING	LENGTH
L1	S35°56'37"W	7.28'
L2	S24°45'32"W	24.11'
L3	S25°50'13"W	26.02'
L4	S06°37'33"W	25.25'



# OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. FURTHERMORE, WE GRANT TO PEPCO, WASHINGTON GAS AND LIGHT COMPANY, AND VERIZON, AND TO THEIR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITIES EASEMENT, DESIGNATED HEREON AS "P.U.E.", WITH SAID TERMS AND PROVISIONS OF SUCH A GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT "DECLARATION OF PUBLIC UTILITIES EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. SAID TERMS BEING INCORPORATED HEREIN BY THIS REFERENCE.

FURTHER, WE GRANT TO THE CITY OF ROCKVILLE, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" DESIGNATED HEREON AS "P.I.E.", SAID EASEMENT BEING GRANTED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT(S)" RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SAID TERMS AND PROVISIONS BEING INCORPORATED THEREIN.

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 2250 TOWER OAKS BOULEVARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FROM 2400 TOWER OAKS BOULEVARD, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 1, 2022 AND RECORDED IN BOOK 66096 AT PAGE 447 AND BEING PART OF PARCEL D, BLOCK D, TOWER OAKS, RECORDED AS PLAT NO. 23507, 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 66,281 SQUARE FEET OR 1.5216 ACRES OF LAND, OF WHICH 26,241 SQUARE FEET OR 0.6024 ACRES IS DEDICATED TO PUBLIC USE.

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

THE CITY OF ROCKVILLE PLANNING COMMISSION  
 ROCKVILLE, MARYLAND

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

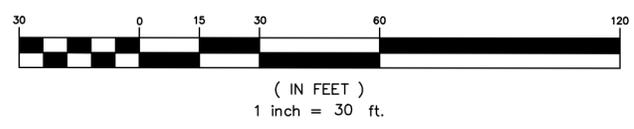
CHAIR \_\_\_\_\_ CITY MANAGER \_\_\_\_\_

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

# LEGEND

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

# GRAPHIC SCALE



## SUBDIVISION PLAT

# TOWER PRESERVE

### LOTS 1-17

### PARCELS B, C, & D, BLOCK A

### & STREET DEDICATION-

### HILLPARK LANE

(BEING A RESUBDIVISION OF PART OF PARCEL D, BLOCK D, TOWER OAKS, PLAT NO 23507)  
 CITY OF ROCKVILLE - 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: JANUARY 2025

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

PLT2025-00630



PLANNING COMMISSION Meeting Date: March 12, 2025  
Agenda Item Type: RECOMMENDATION TO MAYOR AND COUNCIL  
Department: CPDS - ZONING REVIEW & OTHER  
Responsible Staff: JIM WASILAK

## Planning Commission Memo

**MEETING DATE:** March 12, 2025

**REPORT DATE:** March 5, 2025

**RESPONSIBLE STAFF:** Jim Wasilak/Katie Gerbes

**SUBJECT:**

Recommendation to the Mayor and Council on Zoning Text Amendment TXT2025-00269, to Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Implementation of Floating Zones

**BACKGROUND:**

On January 27, 2025, the Mayor and Council adopted the *2025 Rockville Town Center Master Plan* (TCMP), as an amendment to the *Rockville 2040 Comprehensive Plan*. Although the city is currently pursuing a Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) to implement land use and zoning recommendations of the Comprehensive Plan, a zoning text amendment, TXT2025-00269, is proposed to allow development that is supported by the TCMP to move forward in advance of the ZOR and CMA adoptions scheduled for 2026.

By promptly implementing the zoning ordinance changes, the city has a greater opportunity to attract new residential developments to meet the goal of 3,000 new residential units by 2040. The recommendations included in the TCMP have been derived from a recent and extensive public process and the zoning text amendment (ZTA) is consistent with these recommendations. Specifically, the ZTA will provide for the increased building heights including the associated incentives, no minimum parking requirements, and clarifying that ground floor retail shall not be required in Town Center. These align with Actions 1.1.1, 1.1.2 and 2.1.1 from the TCMP.

Staff are following the same model for floating zones to implement a plan in the near term as was established in 2023 by the interim floating zone to implement the *Rockville 2040*

*Comprehensive Plan*, as adopted in August 2021. As such, there should be general support for the ZTA in implementing these recommendations.

**DISCUSSION:**

**Sec. 25.14.35 - Interim Comprehensive Plan Floating Zones**

Under this ZTA, proposed floating zones may be utilized through an optional map amendment process that was established in 2023. Under this process, an applicant may apply for a change in zoning and a development proposal in the form of a project plan that is consistent with the *Comprehensive Plan*. This combined process includes community input, as with all development projects, with the final decision by the Mayor and Council. The optional process requires the applicant to provide additional benefits to the City such as more open space, enhanced pedestrian facilities, wayfinding, affordable housing, or other positive aspects that exceed code requirements.

The TCMP amends the Land Use Policy Map for Planning Area 1 and includes land use recommendations for three “character areas” within the Town Center. To implement these recommendations, new zones are proposed in Planning Area 1 as part of the ZOR and CMA. Because the ZOR and CMA process is ongoing, this amendment will create floating zones that can be applied within Planning Area 1 in the near term, prior to the creation of the new and/or updated zones and adoption of the CMA, which will be required to fully implement the *Comprehensive Plan* and Town Center Master Plan. These floating zones would allow for a change in land use and redevelopment consistent with the recommendations of the Town Center Master Plan.

Creating floating zones is a two-step process. The first step is the development and adoption of floating zone regulations, which do not initially apply to any particular property, but allow for the zone to be applied to a property if requested. The second step is rezoning the property through a public review and a final decision by the Mayor and Council via the Floating Zone Map Amendment process. The implementation of a floating zone also includes the approval of a development project for the property in the form of a Project Plan application reviewed and acted on following the Floating Zone Map Amendment decision.

The ZTA proposes to create three new interim comprehensive plan floating zones that correspond to the three character areas identified in the TCMP: the MD-355 Corridor, the Core, and the Edge. The interim floating zones are named the MD-355 Corridor Character Area – Floating Zone (Corridor-FZ), the Core Character Area – Floating Zone (CCA-FZ), and the Edge Character Area – Floating Zone (ECA-FZ) accordingly. Since these proposed zones are only conceptual in describing the future land use goals and are not actual zoning districts with a complete description of uses, setbacks, and other such standards, an equivalent zoning category must be referenced. The equivalent zones are as follows:

Character Area / Floating Zone	Equivalent Zone
MD-355 Corridor Character Area (Corridor-FZ)	Mixed Use Transit District (MXTD)

Core Character Area (CCA-FZ)	Mixed Use Transit District (MXTD)
Edge Character Area (ECA-FZ)	Mixed Use Corridor District (MXCD)

The Mixed-Use Transit District (MXTD) Zone is proposed as the equivalent zone for both the MD-355 Corridor and Core character areas, as this zone is currently the city’s highest-density mixed-use zone and imposes standards tailored to transit-oriented development. The Mixed-Use Corridor District (MXCD) Zone is proposed for the Edge character area, as this zone is currently the city’s second-highest density mixed-use zone.

The ZTA and associated floating zones identify the heights that should be allowed in each character area, in alignment with the heights called for in the TCMP through Actions 1.1.1 and 1.1.2. The heights in the ZTA are as follows:

Character Area / Floating Zone	Base Height	Bonus Height
MD-355 Corridor Character Area (Corridor-FZ)	235 feet	100 feet
Core Character Area (CCA-FZ)	200 feet	100 feet
Edge Character Area (ECA-FZ)	85 feet	50 feet

Further aligning with the recommendations of the Town Center Master Plan, specifically Action 2.1.1, the ZTA modifies parking requirements for properties within the Town Center planning area. Per the TCMP, the ZTA says, “For any tract within 0.5 miles of the Rockville Metro Station or 0.25 miles of a planned BRT station, no minimum number of parking spaces is required.” The ZTA goes further and calls for the requirement of accessible parking spaces at a minimum rate of 1 accessible space for every 25 dwelling units on site or within 1,000 feet of an accessible entrance to a building. This is consistent with Montgomery County’s regulations on accessible parking spaces for projects that do not otherwise require parking.

In addition, the proposed ZTA clarifies that residential uses otherwise permitted by a project’s equivalent zone are permitted on the ground floor of any building in a Town Center interim comprehensive plan floating zone. This has the effect of not requiring ground floor retail for projects in a Town Center floating zone as recommended in the TCMP.

**PUBLIC OUTREACH:**

City staff have embarked on a public notification effort to ensure the public is fully aware of these proposed changes. The [Town Center Master Plan Engage Rockville page](#) is being utilized to spread the word about this ZTA and its associated opportunities for feedback. Staff have, and will continue to, provide regular project updates via the “News Flash” feature, send email newsletters to project subscribers, and update the “Key Dates” and “Reports and Documents” widgets on Engage Rockville. Staff will also work with the Public Information Office to ensure opportunities for input are shared via Rockville Reports, social media pages, and other citywide communication tools.

Zoning text amendments require a public hearing to be held before the Mayor and Council. Per the City's standard practice, notice of public hearings before the Mayor and Council will be advertised on the City's website and advertised in the Washington Post in accordance with the code.

**RECOMMENDATION:**

Staff recommend approval of TXT2025-00269.

**NEXT STEPS:**

The Mayor and Council will hold a public hearing following the Commission's recommendation. Following a discussion of the merits of the application and public testimony received, a decision will be made by the Mayor and Council. The public hearing and decision by the Mayor and Council are tentatively scheduled to take place on March 24, 2025.

## **Attachments**

Draft Town Center Floating Zone ZTA

ORDINANCE NO. \_\_\_\_\_

ORDINANCE: To amend City Code Chapter 25, titled “Zoning Ordinance,” to create the Town Center Interim Comprehensive Plan Floating Zone to implement the 2025 Town Center Master Plan before the planned zoning ordinance rewrite and comprehensive map amendment

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND** that Chapter 25 of the Rockville City Code entitled “Zoning Ordinance” be amended as follows:

**Chapter 25**  
**ZONING ORDINANCE**

\* \* \*

**ARTICLE 6. – PROCEDURES FOR MAP AND ZONING TEXT AMENDMENTS,  
VARIANCES, AND ADMINISTRATIVE ACTIONS**

**Sec. 25.06.01. Zoning map amendments.**

\* \* \*

e. *Floating zone map amendment applications.*

\* \* \*

2. *Required findings.* A floating zone map amendment application may be approved only if the Mayor and Council finds that the application:

- (a) Is consistent with the Plan and implements the Land Use Policy Map and applicable description of the land use category found in the Rockville 2040 Comprehensive Plan adopted by the Mayor and Council on August 2, 2021, as amended by the 2025 Town Center Master Plan adopted by the Mayor and Council on January 27, 2025;
- (b) Satisfies the intent and standards of the proposed zone and meets all other applicable requirements of this chapter;
- (c) Provides one or more public benefits that enhance or contribute to the objectives of the Plan and are proportionate to the scale of the proposed development; and
- (d) Is compatible with existing and approved adjacent development.

\* \* \*

## ARTICLE 14. – SPECIAL ZONES

\* \* \*

### Sec. 25.14.35. Interim comprehensive plan floating zones.

- a. *Purpose.* The purposes of the interim comprehensive plan floating zones are to:
1. Provide for alternative development options to the development standards under existing zones.
  2. Implement the land use recommendations of the Rockville 2040 Comprehensive Plan, as amended by the 2025 Town Center Master Plan, prior to full implementation of those plans through a zoning text amendment and comprehensive map amendment adoption of the Rockville 2040 Comprehensive Map Amendment.
  3. Enhance the economic, aesthetic, and environmental character of the City through unique developments that conform with the land use recommendations of the Rockville 2040 Comprehensive Plan, as amended by the 2025 Town Center Master Plan.
  4. Incentivize development that advances the recommendations of the Rockville 2040 Comprehensive Plan and 2025 Town Center Master Plan land use goals by providing a cohesive, participatory, and expedient development review process for designated comprehensive plan developments.
  5. Permit the implementation of the goals of the Rockville 2040 Comprehensive Plan, as amended by the 2025 Town Center Master Plan, consistent with adequate public facilities standards.
  6. Provide and allow for flexibility and creative residential and non-residential development of building placement and design, lot layout and size, and properties with physical site constraints that is compatible with the surrounding neighborhood.

\* \* \*

- e. Town Center interim comprehensive plan floating zones.
1. There are three (3) Town Center interim comprehensive plan floating zones, which correspond to the three character areas identified in the 2025 Town Center Master Plan:
    - (a) MD-355 Corridor Character Area—Floating Zone (Corridor-FZ)
    - (b) Core Character Area—Floating Zone (CCA-FZ)
    - (c) Edge Character Area—Floating Zone (ECA-FZ)
  2. Development standards.
    - (a) Except as modified in section 25.14.35.e.2, the use restrictions and development standards of the Town Center interim comprehensive plan floating zones shall be the same as their respective equivalent zones.
      - (i) The MD-355 Corridor Character Area—Floating Zone (Corridor-FZ) equivalent zone is MXTD.

(ii) The Core Character Area—Floating Zone (CCA-FZ) equivalent zone is MXTD.

(iii) The Edge Character Area—Floating Zone (ECA-FZ) equivalent zone is MXCD.

(b) Height.

(i) Maximum height in the Corridor-FZ is 235 feet, with an additional 100 feet permitted for a development providing twenty (20) percent or more on-site dwelling units as MPDUs or other deed restricted affordable housing.

(ii) Maximum height in the CCA-FZ is 200 feet, with an additional 100 feet permitted for a development providing twenty (20) percent or more on-site dwelling units as MPDUs or other deed restricted affordable housing.

(iii) Maximum height in the ECA-FZ is 85 feet, with an additional 50 feet permitted for a development providing twenty (20) percent or more on-site dwelling units as MPDUs or other deed restricted affordable housing.

(c) Parking. For any tract within 0.5 miles of the Rockville Metro Station or 0.25 miles of a planned BRT station, no minimum number of parking spaces is required. Notwithstanding the foregoing, an applicant must provide a minimum of one accessible parking space meeting State design standards for every twenty-five (25) dwelling units, or demonstrate that the requisite number of accessible parking spaces are available within 1,000 feet of an accessible entrance to the residential use. This subsection does not affect any requirements for the provision of loading areas under this Chapter or other applicable law.

(d) Ground floor residential. Residential uses otherwise permitted by a project's equivalent zone are permitted on the ground floor of any building in a Town Center interim comprehensive plan floating zone.

f. ~~Modification Waiver~~ of equivalent zone development standards. The Approving Authority for a project plan being reviewed with a floating zone map amendment application may ~~modify~~ ~~waive~~ one (1) or more of the development standards of the designated equivalent zone upon a finding that the applicant has shown good cause as to why the development standard should not apply to the project. In determining whether the burden of establishing good cause has been met, the Approving Authority must consider the following:

1. Whether the ~~modification waiver~~ of the development standard of the equivalent zone permits the application to meet the intent of the plan;
2. Whether the ~~modification 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; and
4. Such other factors as the Approving Authority reasonably deems appropriate.

fg. *Aesthetic standards.* Any development within an interim comprehensive plan floating zone must comply with the following aesthetic standards:

1. *Façades and massing.*

- (a) Buildings shall be designed in a way that avoids massive scale and uniform and impersonal appearance and provides visual interest consistent with the community's identity, character, and scale. Building design shall provide attractive, well-proportioned orientation to the public realm of streets, plazas, and parks. Building walls greater than one hundred (100) feet long must include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the façade along all sides of the building facing public streets.
- (b) Any façade facing a public street must include windows, arcades, awnings, or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. Architectural treatment, similar to that provided to the front façade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g., parking lots, walkways, etc.) on site.
- (c) Buildings must include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall along those sides fronting on public streets with color, texture change, wall offsets, reveals, or projecting ribs.

2. *Roofs.* Roof design must provide variations in rooflines where appropriate and add interest to, and reduce the massive scale of, large buildings. Roof features should complement the architectural and visual character of adjoining neighborhoods. Roofs should include two (2) or more roof planes. Parapet walls must be architecturally treated to avoid a plain, monotonous look. For energy-saving purposes, roof design should also include a light color surface or be planted with vegetation.

3. *Entryways.* Commercial building design must include design elements which clearly indicate to customers where the entrances are located, and which add aesthetically pleasing character to buildings by providing highly visible customer entrances.

gh. *Public benefits.*

- 1. Any development approved within an interim comprehensive plan floating zone must provide public benefits that enhance or contribute to the objectives of the Plan and that are proportionate to the scale of the proposed development. Public benefits may include, but are not limited to, providing Moderately Priced Dwelling Units (MPDUs) or public use space above the minimum required, streetscape improvements, wayfinding, and environmental building efficiency standards or other benefits that exceed code requirements.

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\* \* \* \* \*

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of \_\_\_\_\_, 2025.

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Sara Taylor-Ferrell,  
City Clerk/Director of Council Operations