

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT AND RECOMMENDATION**

July 21, 2005

FINAL RECORD PLATS: Lots 1 through 27 and Parcels A and B, Block A,
Lots 1 through 33 and Parcels C, D and E, Block B,
Lincoln Terrace

APPLICATION NUMBERS: PLT2005-00445, PLT2005-00446 and PLT2005-00447

APPLICANT: Anthony Wardell
Lincoln Terrace MCU LLC
8403 Colesville Road.
Silver Spring, Maryland 20910

DATE FILED: April 20, 2005

DESCRIPTION OF PROPERTY:

Size: PLT2005-00445 – 93,757 square feet or 2.1524 acres
PLT2005-00446 – 99,636 square feet or 2.2873 acres
PLT2005-00447 – 69,703 square feet or 1.6002 acres

Location: On Moore Drive in the Lincoln Park neighborhood

Zone: R-60, One-Family Detached Residential with Planned Residential Unit
Development Application PRU2004-0021A

Present Use: The property contains 60 residential units within ten, two-story multi-family
buildings.

PREVIOUS RELATED ACTION: Planned Residential Unit Exploratory Application
PRU2004-00021 was approved by the Mayor and Council on January 10, 2005. On March 9,
2005, the Planning Commission approved Planned Residential Unit Detailed Application
PRU2004-0021A, allowing for development of the site with fifty-three townhouses and seven
single-family homes.

STAFF COMMENTS

The plats reflect the lots as approved with the Planned Residential Unit Detailed Application and
dedicate right-of-way on North Horners Lane and Moore Drive.

STAFF RECOMMENDATION: Approval, subject to the conditions noted below:

1. That the plat be revised to make modifications/additions as identified on Planning
Commission Exhibit "A" (in the Planning Division file) and resubmitted to the

- Planning Division for recordation. The final plat submission should include the original mylar plat, five mylar copies and two paper copies; and
2. That the final corrected Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the Rockville Zoning Ordinance.

ATTACHMENTS

1. Plats as submitted