

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

July 26, 2005

**FINAL RECORD PLATS:** Parcel BQ, Block M, Plat Seventy-Seven, King Farm:  
Irvington Centre.

**APPLICATION NUMBERS:** PLT2005-00448

**APPLICANT:** King Farm Associates  
8330 Boone Boulevard  
Suite 460  
Vienna, Virginia 22182-2624

**DATE FILED:** May 24, 2005

**DESCRIPTION OF PROPERTY:**

**Size:** 503,018 square feet or 11.5477 acres  
**Location:** King Farm: Irvington Centre  
**Zone:** O-3 (with CPD95-00002 Special Development Procedure)  
**Present Use:** Vacant  
**Comments:** A senior housing complex is proposed on the property.

**PREVIOUS RELATED ACTION:** The Mayor and Council reviewed and approved Comprehensive Planned Development Concept Application CPD95-0002 covering development on the King Farm site on July 18, 1996. On March 14, 2005, the Mayor and Council approved an amendment to the Concept Plan allowing for designated senior housing type uses in lieu of 1.25 million square feet of office use. Comprehensive Planned Development Detailed Application CPD2005-002AL is being reviewed immediately prior to review and action being taken on this application.

**STAFF COMMENTS:** The plat proposes to create a single record lot to accommodate the senior housing units proposed in Comprehensive Planned Development Detailed Application CPD2005-002AL. Initially, the final record plat proposed to divide the property into three record lots but the lots proposed were determined to be compatible with an Ownership Plat rather than a record plat. As a result, the application was changed to reflect a single record lot. An Ownership Plat will be submitted at a later date. At that time, the proposal will include three ownership lots that facilitate financing of the project. Review of the CPD Detailed Application will immediately precede to review of this application.

**Staff Report:** PLT2005-00448

**Date:** July 26, 2005

**Page:** two

**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.