

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

February 23, 2007

**FINAL RECORD PLAT:** Plat 1, Street Dedication: Bullard Circle, Lots 1 thru 7 and 26 thru 28, Parcels A-C, Block A, Chestnut Lodge.  
Plat 2, Street Dedication: Bullard Circle, Lots 8 thru 25 and Parcels D and E, Block A, and Lots 1 thru 10 and Parcel A, Block B, Chestnut Lodge.

**APPLICATION NUMBER:** PLT2007-00474 (Plat 1) and PLT2007-00475 (Plat 2)

**APPLICANT:** Morton H. Levine  
7979 Old Georgetown Road  
Bethesda, Maryland 20814

**DATE FILED:** January 18, 2007

**DESCRIPTION OF PROPERTY:**

**Size:** Plat 1 – 459,874 square feet or 10.5573 acres  
Plat 2 – 429,763 square feet or 9.8660 acres  
**Location:** 500 West Montgomery Avenue  
**Zone:** R-S, Suburban Residential  
**Present Use:** Unoccupied – former psychiatric hospital

**PREVIOUS RELATED ACTION:** The Mayor and Council reviewed and approved Planned Residential Unit Exploratory Application PRU2005-00022 covering development on the remaining portion of the former Chestnut Lodge psychiatric facility on February 6, 2006. Planned Residential Unit Detailed Application PRU2006-0022A was approved by the Planning Commission on October 25, 2006, allowing for the conversion of the historic Chestnut Lodge building to seven residential condominiums, the retention of two single family homes on the property, the retention/reconstruction of the ice house, stable and barn and development of the remaining portion of the property with thirty six new single family dwellings.

**STAFF COMMENTS:** A Preliminary Subdivision Plan is required for any proposed subdivision that includes more than three lots. This requirement is satisfied for a Planned Residential Unit Detailed Application by an approved site plan. The lots included on these plats are consistent with the approved site plan for application PRU2006-0022A.

Included in the application is a request to waive the requirement that bonds be posted and permits obtained prior to the recordation of the plat. This out-of-order processing was anticipated and included as Condition 10 of the approval letter for the Detailed Application.

**Staff Report:** PLT2007-00474 and PLT2007-00475

**Date:** February 23, 2007

**Page:** 2

**STAFF RECOMMENDATION:** Approval of the plats and the waiver request, 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
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.
2. Waiver request.
3. Approval letter, PRU2006-0022A.