1. Review and Action

   A. Final Record Plat PLT2022-00611, for the Resubdivision of Three Properties and Two Residual Parcels to Consolidate Lots, Adjust Property Lines and Create Lot 5, Block L and Lots 23 and 24 of Block N in the Rockville Estates Subdivision, Located in the R-90 Zone at 1040-1044 Carnation Drive; Chad Conway of Macris, Hendricks & Glascock, P.A., Applicant

   B. Final Record Plat PLT2023-00612, to Resubdivide Parcel B, Block A, Plat One of King Farm: Watkins Pond and to Dedicate 6,303 Square Feet as Public Right-Of-Way, in the PD-KF (Planned Development - King Farm) Zone at 200 Watkins Overlook; City of Rockville, Applicant

2. Discussion

   A. Presentation on the Comprehensive Transportation Review (CTR) Process for Development Applications
3. Commission Items

   A. Staff Liaison Report

   B. Old Business

   C. New Business

   D. Minutes Approval

       1. July 27, 2022

   E. FYI/Correspondence

4. Adjourn
HYBRID MEETING AND PUBLIC HEARING

PROCEDURE

The Planning Commission will be meeting in person in the Mayor and Council Chamber at Rockville City Hall. The public is invited to participate in person or virtually via Webex. Anyone wishing to participate virtually may do so per the instructions below.

PLANNING COMMISSION ONLINE MEETING and PUBLIC HEARING PROCEDURES

I. Meeting Platform: Webex

   A. Applicant Access: Provided by Planning and Development Services/IT

   B. Access for Oral Testimony and Comment: Provided by PDS/IT (see below)

II. Pre-Meting 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, or by mail to:

      Suzan Pitman, Chair
      Rockville Planning Commission
      111 Maryland Avenue
      Rockville, MD 20850

      and 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 e-mail.

   B. Webex Orientation for Applicants

      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. The list must be provided to the PDS Staff project 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 to the Planning Commission Jim Wasilak (by email at 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.

III. Conduct of Online Meeting and Public Hearing:

A. Rules of Procedure –

The Meeting and Public Hearing will be held in accord 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?bidId=

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 or by text at (202) 839-0305 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

I. 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.

II. PLANNING COMMISSION BROADCAST
   • Watch LIVE on Comcast Cable Rockville Channel 11 and online at: 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.

III. NEW DEVELOPMENT APPLICATIONS
   • For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. 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.

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.
SUBJECT: Final Record Plat PLT2022-00611, for the for the Resubdivision of Three Properties and Two Residual Parcels to Consolidate Lots, Adjust Property Lines and Create Lot 5, Block L and Lots 23 and 24 of Block N in the Rockville Estates Subdivision, Located in the R-90 Zone at 1040-1044 Carnation Drive; Chad Conway of Macris, Hendricks & Glascock, P.A., Applicant

RECOMMENDATION (Include change in law or Policy if appropriate in this section): Staff recommends approval of Final Record Plat application PLT2022-00611, subject to the conditions in this report.
Overview

Case: Final Record Plat Application PLT2022-00611

Location: 1040-1044 Carnation Drive

Staff: Christopher Davis, Senior Planner
Community Planning and Development Services
240-314-8201
cdavis@rockvillemd.gov

Applicant: Chad Conway, Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Filing Date: August 27, 2022

Meeting Date: September 14, 2022

Executive Summary

The applicant proposes to resubdivide Lot 1 and Outlot C of Block L and Lots 21 and 22 of Block N, as well as a separate deeded division of Lot 22 of Block N of the Rockville Estates subdivision into 3 new record lots. The new lots will be designated Lot 5 of Block L and Lots 23 and 24 of Block N and will support three existing single-family detached dwellings which are proposed to remain. The proposed resubdivision is to allow for the adjustment of property lines for the purpose of consolidating adjacent residue parcels and to resolve encroachment of an existing fence to make the property lines align more consistently with the fence line.
**Site Description**

Master Plan Land Use: Detached Residential (High Density)
Zoning District: R-90 (Single Unit Detached Dwelling, Restricted Residential)
Existing Use: Single Unit Detached Dwellings
Site Area: 55,731 square feet
Subdivision: Rockville Estates
Building Floor Area: n/a
Dwelling Units: 3
Building Height: n/a
Parking: 2-off street parking spaces required per dwelling

**Project Vicinity**

**Surrounding Land Use and Zoning**

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Planned Land Use</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-90 Single Family Detached Dwelling, Restricted Residential</td>
<td>Detached Residential</td>
<td>Single Unit Detached Residential</td>
</tr>
<tr>
<td>East</td>
<td>R-90 Single Family Detached Dwelling, Restricted Residential</td>
<td>Detached Residential</td>
<td>Single Unit Detached Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-90 Single Family Detached Dwelling, Restricted Residential</td>
<td>Detached Residential</td>
<td>Single Unit Detached Residential</td>
</tr>
<tr>
<td>West</td>
<td>R-90 Single Family Detached Dwelling, Restricted Residential</td>
<td>Detached Residential, Park</td>
<td>Single Unit Detached Residential, Public Park</td>
</tr>
</tbody>
</table>

**Previous Related Actions**

Plat Six of Rockville Estates, including the subject Lot 1 and Outlot C of Block L, was approved by the Planning Commission on April 7, 1960. Such plat was recorded in the Land Records of Montgomery County, Maryland as Plat No. 5900. The properties appear to have remained in the same configuration since such approval.

Plat 10 of Rockville Estates, including the subject Lots 21 and 22, was approved by the Planning Commission on October 18, 1979. The plat was recorded in the Land Records of Montgomery County, Maryland as Plat No. 12908. The properties appear to have maintained the same overall configuration since such approval.

**Proposal**

The applicant proposes to resubdivide existing Lots 21 and 22 of Block N, a deeded part of Lot 22 of Block N and Lot 1 and Outlot C of Block L of the Rockville Estates subdivision into
three (3) new record lots, to be known as Lots 23 and 24 of Block N and Lot 5 of Block L respectively. New record Lot 23 and 24 will contain 14,129 and 23,039 square feet respectively. The new Lot 5 will contain 14,563 square feet. Approval and recordation of the subject Final Record Plat will achieve multiple objectives including 1) consolidating currently existing substandard residual parcels (a deeded division part of Lot 22 and Outlot C) into adjacent properties to create complete record lots and 2) modifying property lines so that they align with an existing fence which will be incorporated onto the new Lot 5 of Block L. No new additional lots are proposed with this application.

**Property Description**

The subject site contains Lot 21 of Block N which corresponds with 1040 Carnation Drive and is improved with a single-family detached dwelling constructed in 1981. Abutting Lot 22 of Block N corresponds with 1042 Carnation Drive and is improved with a single-family attached dwelling also constructed in 1981. The other adjacent Lot 1 and Outlot C of Block L corresponds with 1044 Carnation Drive, which is improved with a single-family detached dwelling built in 1969.

![Existing Plat for Lots 21 & 22, Block N of Rockville Estates](image)
Existing Plat for Lot 1 & Outlot C, Block L of Rockville Estates

These three adjacent properties are located on the northwest side of Carnation Drive and abut the south side of West Gude Drive. The three lots exhibit sizable yards on all sides and are accompanied by a variety of shrubs, maturing trees and buffering vegetation which assist in screening the lots from adjacent properties and from West Gude Drive and beyond. Each lot is proposed to maintain its access to Carnation Drive, including 1040 Carnation Drive which will continue to be ensured vehicular access via an existing ingress/egress easement shared with the neighboring property at 1038 Carnation Drive. No new development is anticipated on this site and the existing single-family dwellings are expected to remain.
**Project Analysis**

**Master Plan**

The Comprehensive Plan designated the subject site to be within Planning Area 5 (Woodley Gardens and College Gardens). As part of the land use and urban design policy goals for Planning Area 5, the Comprehensive Plan recommends that the residential character of the planning area be maintained (Pg. 316).

The proposed resubdivision is not in conflict with the Comprehensive Plan, but in fact supports the recommendations of the Comprehensive Plan because the proposed resubdivision will continue to support the residential dwellings which have existed in the neighborhood for several decades. The applicant seeks to consolidate abutting lots and adjust property lines to rectify current encroachment issues. This will allow the current property owners to continue to enjoy and further utilize their properties in a residential manner.

**Zoning Ordinance Compliance**

As per Sec. 25.21.04 of the Ordinance “a person cannot subdivide or resubdivide land within the city without the approval of the Planning Commission and the recording of a Final Record Plat among the land records of the County in accordance with the provisions of this Article.” Lots created by a Final Record Plat are evaluated by the applicable development standards for the zone in which they are located.

The application proposes to resubdivide three existing lots to consolidate residual substandard parcels and adjust lot lines to create three new whole conforming record lots. Within the R-90 zone, new lots must be a minimum of 80 feet in width at the front setback line, 25 feet at the front lot line and contain a minimum of 9,000 square feet of land. The three proposed lots will meet these requirements.

**Community Outreach**

Public Notification of the Final Record Plat application was provided pursuant to the requirements of Section 25.21.11.d of the Zoning Ordinance. Mailed notification was provided by the applicant to all residents and property owners within the required 750-foot radius. Per Section 25.21.11, all interested parties are given 15 days from the date of the letter (August 25, 2022) to provide comments. No posting of signs on the property is required. At the time the staff report was prepared (September 7, 2022), no written or verbal public comments have been received regarding this application.

**Recommendation**

Staff recommends approval of Final Record Plat PLT2022-00611, subject to the conditions provided herein.
Conditions

1. That the plat be revised to make modifications or additions, as may be identified by the Planning Commission.

2. That the Final Record Plat be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the Zoning Ordinance.

Attachments
Attachment 1.A.a: Aerial Map (PDF)
Attachment 1.A.b: Land Use Map (PDF)
Attachment 1.A.c: Zoning Map (PDF)
Attachment 1.A.d: Application Materials (PDF)
City of Rockville
Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: pds@rockvillemd.gov • Web site: www.rockvillemd.gov

Type of Application: Record Plat

Preliminary Plan: Ownership Plat: Final Record Plat: Cluster Development: 

Please Print Clearly or Type

Property Address Information: 1030, 1040, 1042 & 1044 CARNATION DRIVE

Property Size (square feet): 55,731
Lot (S): Subdivision of LOT 1 & OUTLOT C, BLOCK L & LOTS 21 & 22, BLOCK N

Zoning: R-200
Tax Account (S): 01981706, 01981694, 00204071, & 01981683

Proposed Subdivision: Rockville Estates
Lot 5, 23 & 24, Outlot C Block Block L & N

Applicant Information:
Please supply Name, Address, Phone Number and E-mail Address

Applicant: Macris, Hendricks & Glascock, PA.

Property Owner: Paul G. Murray & Stacey L. Murray, Eric K. Reed & Kristien D. Coppels, & Joseph A. Miller & Donna M. Miller

Architect: 

Engineer: Macris, Hendricks & Glascock, PA. (Point of Contact - Chad Conway)

Attorney: 

Application Intake:
Date Received: 7/14/2022
Reviewed by: 
Date of Checklist Review: 
Deemed Complete: Yes ☐ No ☐
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 understood all procedures for filing this application.

Please sign here  
[Signature]

Comments on Submittal: (For Staff Use Only):
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 PEUs 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).
June 2, 2022

City of Rockville  
Community Planning and Development Services  
111 Maryland Avenue  
Rockville, MD 20850

Re: Christopher Davis, Senior Planner / Letter of Authorization

To whom it may concern,

We are writing this letter as part of the City of Rockville’s requirement for plat review/approval that states that we, the owners of the subject properties, have agreed that Macris, Hendricks & Glascock, P.A. has the authority to submit the Plat of Subdivision entitled “ROCKVILLE ESTATES” prepared by their office at our request.

We the undersign hereby grant the authority for Macris, Hendricks & Glascock, P.A. to submit a Plat of Subdivision to The City of Rockville for the review and approval of said plat on our behalf.

Kristien Coppels  
kcoppels@gmail.com  
504-250-1281

Paul and Stacy Murray  
paulgmurray@verizon.net  
301-529-8772

Donna Miller  
dmmiller0724@gmail.com  
301-424-4785

Thanks,
July 19, 2022

City of Rockville, Community Planning and Development Services
111 Maryland Avenue
Rockville, MD 20850

Re: PLT2022-00611
1040-1044 Carnation Drive
Rockville Estates - Final Record Plat

Dear Sir/Madam,

This letter is to serve as a waiver for the 30 day review /action deadline for the above referenced subdivision plat application.

If you have any questions or need additional information, please contact me at 410-790-6518 or cconway@mhgpa.com

Sincerely,

Chad Conway
Correct! The Plat is only Lot 1 & Outlot C, Block L & Lots 21 & 22, Block N...

From: Chad Conway
To: Christopher Davis
Cc: Mercedes Delgado
Subject: RE: Rockville Estates- Plat Application and Submission
Date: Thursday, July 14, 2022 10:35:52 AM
Attachments: image003.png
image004.png
image005.png

From: Christopher Davis <cdavis@rockvillemd.gov>
Sent: Thursday, July 14, 2022 9:32 AM
To: Chad Conway <cconway@mhgpa.com>
Cc: Mercedes Delgado <mdelgado@rockvillemd.gov>
Subject: RE: Rockville Estates- Plat Application and Submission

Thanks Chad! Received. Just to confirm, 1038 Carnation Drive (Lot 20 of Block N) is not included in your application, correct? I believe we spoke about that via phone but just wanted to make sure since I saw that address included in your application. Thanks, Chris

Christopher Davis
Senior Planner
Community Planning and Development Services
cdavis@rockvillemd.gov
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850
240.314.8201 ** Direct
240.314.8330 ** Code Enforcement Main Line
240.314.8329 ** Code Enforcement Fax
240.314.8200 ** Planning & Development Services Main Line
240.314.8240 ** Permitting & Inspection Services Main Line

www.rockvillemd.gov
SUBJECT: Final Record Plat PLT2023-00612, to Resubdivide Parcel B, Block A, Plat One of King Farm: Watkins Pond and to Dedicate 6,303 Square Feet as Public Right-Of-Way, in the PD-KF (Planned Development - King Farm) Zone at 200 Watkins Overlook; City of Rockville, Applicant

RECOMMENDATION
(Include change in law or Policy if appropriate in this section):

Staff recommends approval of the Final Record Plat application, subject to the conditions outlined within this report.
Overview

Case: Final Record Plat Application PLT2023-00612

Location: 200 Watkins Overlook

Staff: Nelson Ortiz, Principal Planner
Community Planning and Development Services
240.314.8227
nortiz@rockvillemd.gov

Applicant: City of Rockville, Maryland
111 Maryland Avenue
Rockville, MD 20850

Filing Date: July 18, 2022

Meeting Date: September 14, 2022

Executive Summary

The City of Rockville (the “Applicant”) seeks approval of Final Record Plat Application PLT2023-00612 to resubdivide Parcel B, Block A, Plat One King Farm: Watkins Pond portion of the King Farm Stream Valley Park, to accommodate dedication of public right-of-way. The proposed right-of-way is the subject of an ongoing Capital Improvement Program (CIP)
project managed by the City of Rockville’s Department of Public Works to construct a sidewalk on the north side of the West Gude Drive right-of-way, between MD 355 and Watkins Pond Boulevard. No other improvements are proposed within the remainder of Parcel B, Block A.

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 dedicates the right-of-way for public use and creates record lots, which are then deemed buildable lots per the Zoning Ordinance. Recordation of this lot and the addition dedication of right-of-way is required prior to commencement of construction on the property to be dedicated.

**Project Description**

The Final Record Plat application (PLT2023-00612) will resubdivide existing Parcel B, Block A, Plat One King Farm: Watkins Pond in its entirety. Parcel B, Block A is a 4.4718-acre portion of King Farm Stream Valley Park. The property is bounded by Watkins Overlook to the north, Watkins Pond Blvd. to the west, West Gude Drive to the south, and private property, an assisted living and memory care facility, to the east. The total lot/parcel frontage along West Gude Drive is approximately 395 feet and the public dedication is proposed along this frontage. The right-of-way dedication area is .1447 acre (6,303 square feet) and measures 340.8 feet in length along the West Gude Drive frontage, by approximately 18 feet in depth. As mentioned above, sidewalk improvements will be made within this portion to be dedicated for public use and no other improvements are proposed on the remaining 4.6165 acres (or 201,097 square feet) of the subject property.

**Site Description**

<table>
<thead>
<tr>
<th>Location:</th>
<th>200 Watkins Overlook</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Designation:</td>
<td>Public Park</td>
</tr>
<tr>
<td>Zoning District:</td>
<td>PD-KF (Planned Development-King Farm)</td>
</tr>
<tr>
<td>Plat Area:</td>
<td>4.4718 Acres or 194,794 Square Feet</td>
</tr>
<tr>
<td>Current Use:</td>
<td>Public Park – King Farm Stream Valley</td>
</tr>
<tr>
<td>Proposed Use:</td>
<td>Public Park – King Farm Stream Valley</td>
</tr>
</tbody>
</table>
## Zoning Compliance

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Planned Land Use</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>PD-KF</td>
<td>Residential Detached</td>
<td>Single-Family Detached Development</td>
</tr>
<tr>
<td>East</td>
<td>PD-KF</td>
<td>Office Commercial Residential Mix</td>
<td>Assisted Living Facility</td>
</tr>
<tr>
<td>South</td>
<td>PD-KF</td>
<td>Residential Detached</td>
<td>Single-Family Detached Development</td>
</tr>
<tr>
<td>West</td>
<td>PD-KF</td>
<td>Public Park</td>
<td>Public Park</td>
</tr>
</tbody>
</table>

### Previous Related Applications

The original plat, Plat One of King Farm: Watkins Pond, was approved by the Planning Commission on February 12, 1997 and recorded on March 18, 1997. The plat included Parcels A and B which were expected to be conveyed by future deed to the City of Rockville. The parcels were subsequently conveyed to the City by deed on March 25, 2008.

### Project Analysis

**Comprehensive Plan**

The subject property is in Planning Area 16, King Farm and Shady Grove. Said planning area chapter of the Plan classifies the subject property as a Public Park (King Farm Stream Valley Park). While the proposal results in a slight reduction in the amount of parkland associated with the King Farm development, the public clearly benefits from the public sidewalk to be constructed adjacent to the right-of-way. The proposal to construct a sidewalk/pedestrian walkway within the proposed right-of-way to be dedicated, and adjacent to the public park, is consistent with improvements typically found in and around public parks. The Comprehensive Plan encourages pedestrian walkways adjacent to public streets and within public parks.

**Zoning Compliance**

The site is zoned PD-KF (Planned Development – King Farm) and the existing park use will not change on the remaining parcel. The sidewalk improvements proposed within the right-of-way are consistent with code requirements which require sidewalks on both sides of roadways. Currently, there is no sidewalk on this side of the roadway and the proposal will remedy this issue. Furthermore, the Final Record Plat meets the conditions of approval as defined in Sections 25.21.02 and 25.21.11 of the Rockville Zoning Ordinance.

### Community Outreach

Public notification of the Final Record Plat application was made pursuant to the requirements of Sections 25.21.11.d and 25.05.03.c to all property owners within 750 feet from the boundary of the subject property. At the time of this report, no comment has been received regarding the application.
**Findings and Recommendations**

There are no associated findings related to Final Record Plats that are part of the approval. The plat has been reviewed against all relevant requirements in the Zoning Ordinance and has been deemed to be consistent and in compliance with the Zoning Ordinance. Staff recommends approval of Final Record Plat application PLT2023-00612, subject to the conditions included in this report.

**Conditions**

1. The Final Record Plat submission should include the original mylar plat, five mylar copies and two paper copies.
2. The Final Record Plat must be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the City of Rockville Zoning Ordinance.
3. The right-of-way improvements should be constructed consistent with the 100% Construction Documents set.
4. 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 the satisfaction of the Department of Public Works that the applicant has the authority to undertake such work prior.

**Attachments**

Attachment 1.B.a: Aerial Map (PDF)
Attachment 1.B.b: Land Use Map (PDF)
Attachment 1.B.c: Zoning Map (PDF)
Attachment 1.B.d: Plat (PLT2023-00612) (PDF)
Attachment 1.B.e: Construction Documents (100% set) (PDF)

---

Jim Wasilak
Zoning and Development Manager
9/7/2022
OWNER'S DEDICATION

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicating the area shown for public right of way.

As owners of this subdivision, we, our successors, assigns and assigns will cause corner markers and any other required monumentation to be set by a registered Maryland Surveyor.

There are no recorded suits action at law, liens, leases, mortgages or trusts affecting the property as currently included in the plat of subdivision, except contain deeds of trust, and all parties in interest, thereof have below indicated their assent.

The forest conservation easement shown herein was granted by plat 20358.

We hereby assent to this plat of subdivision

Dated L 04680 F 420

Robert DiPietro, City Manager
Witness

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION
ROCKVILLE, MARYLAND

APPROVED -

RECORDED -

PLAT BOOK -

PLAT

PLAT NO.

AREA TABULATION

PARCEL B

STREETDEDICATION

201,097 SQ. FT. OR 4.6165 ACRES

6,303 SQ. FT. OR 0.1447 ACRES

TOTAL AREA OF PLAT

194,794 SQ. FT. OR 4.4718 ACRES

SUBDIVISION NOTES:

1. The purpose of the plat is to reallocate Parcel B, Block A, Plat One - King Farm, Watkins Pond as recorded in Montgomery County as Plat No. 20358, for the Street Dedication of 6,303 sq.ft. or 0.1447 acres of land for Public Right of Way.

2. The property is located on tax assessment map grid OS21. The property is zoned PD-NHF (Planned Development - King Farm). Development is in accordance with the approved Concept Plan CPD-00-2002 and approved Detailed Application CPD-002004-01.

3. The horizontal survey datum is NAD 8350 NAVD 88. NGS OPUS solutions using GNSS data are:

   PDD-WM106  N 525651.86700  E 1284985.52000  ELLEV 441.011 RC
   PDD-WM107  N 525641.18800  E 1284975.47300  ELLEV 438.133 RC

4. This subdivision 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. 100 Year Flood Plain was taken from Stormwater Management Plans and a Flood Plain Study by Leidemeyer Associates, Inc. and approved by the City of Rockville on January 28, 1997.

6. No building permit or other permit for public improvements identified in Section 25.21.15 of the Rockville Zoning Ordinance will be issued for development on the property covered by this plat until all necessary performance bonds required by the City are posted. The provisions of this paragraph are not intended to waive or modify any other City requirement applicable to the development of the property covered by this plat.

7. The property is not served by public water and sewer systems.

SURVEYOR’S CERTIFICATE

I hereby certify that the information shown herein is true to the best of my knowledge and belief that it is a Subdivision Plat of Parcel B, Block A - King Farm: Watkins Pond as shown on previously recorded Plat No. 20358.

Once engaged as described in the owners dedication herein, all responsible parties shall be set as delineated herein.

Establish the pipes and monuments as set forth in this plat, in accordance with Chapter 25, Article 21, Section 25.21.29 of the Rockville City Code.

The Street Dedication by this plat is 6,303 sq.ft. or 0.1447 acres of land. The remaining Total Acres of Parcel B, Block A is 201,097 sq.ft. or 4.6165 acres of land.

Date: August 19, 2022
1. **Notice**: All shall be kept in place.
2. **Notice**: All shall be in place.
3. **Notice**: All shall be in place.

**Notes:**
1. **Notice**: All shall be in place.
2. **Notice**: All shall be in place.
3. **Notice**: All shall be in place.

**Plan**

**Scale:** 1/4" = 1'-0"
THE MINIMUM MORTON MATERIALS ARE AS FOLLOWS:

- **Concrete:** 3" concrete on 12" strips.
- **Soil:** 18" of fill or 12" of native soil.
- **Native Soil:** 6" of native soil or 12" of fill.

**Mechanical:**
- **Water:** 6" of native soil or 12" of fill.
- **Elevatedacea:** 6" of native soil or 12" of fill.
- **Stabilized:** 6" of native soil or 12" of fill.

**Utility:**
- **Telephone:** 3" concrete on 12" strips.
- **Gas:** 12" of native soil.
- **Electric:** 10" of native soil or 12" of fill.

**Foundation:**
- **Concrete:** 8" of concrete.
- **Reinforcement:**
  - 2" diameter bars at 12" spacing.
  - 6" diameter bars at 60" spacing.
  - Concrete cover: 4".

** Typical Sheet Light Foundation**

*Rockville Details Map*
SITE DATA TABLE

EXISTING ZONING: M1E
EXISTING TRACT AREA (LIMITS OF DISTURBANCE): 0.84
FOREST AREA: 0
PROPOSED AREA OF FOREST & TREE RETENTION: 0
PROPOSED AREA OF FOREST & TREE REMOVAL: 0
PROPOSED AREA OF AFFORESTATION: NA

MINIMAL TREE COVER TABLE

AFFORESTATION THRESHOLD: 15% 0.13
REFORESTATION THRESHOLD: 15% 0.13

AFFORESTATION NOTE

AFFORESTATION IS NOT REQUIRED FOR A LINEAR PROJECT, PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN FOREST CLEARING IN EXCESS OF 40,000 SQUARE FEET

NOTE

SECTION B. RETENTION, REFORESTATION, AFFORESTATION AND MINIMUM TREE COVER - TREE REPLACEMENT OF ALL SIGNIFICANT TREES REMOVED IS AS FOLLOWS:

12 - 18" D.B.H.: 1 TREE
GREATER THAN 18" - 24" D.B.H.: 2 TREES
GREATER THAN 24" - D.B.H.: 3 TREES

2-1/2" CALIPER MINIMUM TREE REPLACEMENT FOR SIGNIFICANT TREE REMOVED

A TOTAL OF (81) TREES TO BE REMOVED, (7) ARE SIGNIFICANT TREES, ALL BELOW 18" DBH, WITH A REPLACEMENT VALUE OF (7) TREES

SEE LANDSCAPE PLAN FOR REPLACEMENT TREE LOCATIONS, DETAILS & NOTES

LEGEND

PROPERTY LINE
PUBLIC IMPROVEMENT EASEMENT
STORM WATER MANAGEMENT EASEMENT
TRANSIT RIGHT OF WAY
EXISTING TREE CONSERVATION EASEMENT
EXISTING TREES LINE
INDIVIDUAL TREE SURVEY
CRITICAL ROOT ZONE
LIMITS OF DISTURBANCE
TREE PROTECTION FENCING
INDIVIDUAL TREE REMOVED
TRANSCO RIGHT OF WAY
EXISTING TREE CONSERVATION EASEMENT
EXISTING TREE LINE
INDIVIDUAL TREE SURVEY
CRITICAL ROOT ZONE
LIMITS OF DISTURBANCE
TREE PROTECTION FENCING
INDIVIDUAL TREE REMOVED

SITE VICINITY MAP
SCALE 1" = 2000'
MARYLAND GRID NORTH (NAD 83/91)

GUDE DRIVE
FREDERICK ROAD
COLLEGE PKWY
KING FARM BLVD
REDLAND RD
GAITHER ROAD
WATKINSPONDBLVD
PROJECT SITE
MD 355 WAY
BRANCH CRABBS I-370 ROAD
SHADY GROVE
REDLAND RD
NEDWOOD RD

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885  Phone
(410) 825-3887  Fax

PLAN PREPARED BY
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the state of Maryland.

License No.: 3693
Expiration Date: 09-16-2022

QUALIFIED PROFESSIONAL CERTIFICATION
THIS PLAN WAS PREPARED BY ERIC VANGRIN - CERTIFIED ARBORIST - MA-5827A

SIGNED:
DATE: 03/07/2022

DEVIN LEARY - HUMAN & ROHDE, INC.
410.825.3885
DEVIN@HUMANANDROHDE.COM

# TREE SAVE PLAN
Packet Pg. 60
Attachment 1.B.e: Construction Documents (100% set)  (4321 : PLT2023-00612 - W Gude Drive Right-Of-Way Dedication Plat)
HARBORCHASE OF ROCKVILLE

TREE PROTECTION FENCE
(SHOWN OFFSET FROM LOD
FOR GRAPHICAL CLARITY)
NOTE: FENCE TO BE LOCATED
JUST OUTSIDE THE ADJACENT
HARBORCHASE FCE

WEST GUDE DRIVE

PRIVATE TREE INVENTORY

1. Packet Pg. 62
2. Attachment 1.B.e: Construction Documents (100% set)  (4321 : PLT2023-00612 - W Gude Drive Right-Of-Way Dedication Plat)
### TREE PROTECTION FENCE
(TREE PROTECTION FENCE (SHOWN OFFSET FROM LOD FOR GRAPHICAL CLARITY))

### PRIVATE TREE INVENTORY

<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>Common Name</th>
<th>Diameter</th>
<th>Health</th>
<th>Space</th>
<th>notes</th>
<th>Tree Identification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Acer saccharinum</td>
<td>Sugar Maple</td>
<td>10</td>
<td>Good</td>
<td>15</td>
<td></td>
<td>100001</td>
</tr>
<tr>
<td>2</td>
<td>Quercus rubra</td>
<td>Red Oak</td>
<td>12</td>
<td>Fair</td>
<td>20</td>
<td></td>
<td>200001</td>
</tr>
<tr>
<td>3</td>
<td>Fraxinus americana</td>
<td>American</td>
<td>14</td>
<td>Poor</td>
<td>30</td>
<td></td>
<td>300001</td>
</tr>
<tr>
<td>4</td>
<td>Ulmus americana</td>
<td>American Elm</td>
<td>16</td>
<td>Fair</td>
<td>40</td>
<td></td>
<td>400001</td>
</tr>
</tbody>
</table>

---

**WEST GUDE DRIVE**

---

**TREE PROTECTION FENCE (SHOWN OFFSET FROM LOD FOR GRAPHICAL CLARITY)**

---

**PRIVATE TREE INVENTORY**

---

**WEST GUDE DRIVE**

---

**TREE PROTECTION FENCE (SHOWN OFFSET FROM LOD FOR GRAPHICAL CLARITY)**

---

**PRIVATE TREE INVENTORY**

---

**WEST GUDE DRIVE**

---

**TREE PROTECTION FENCE (SHOWN OFFSET FROM LOD FOR GRAPHICAL CLARITY)**

---

**PRIVATE TREE INVENTORY**
OVERALL PLANTING PLAN

SCALE: 1" = 80'-0"

ENLARGED PLANTING PLAN

SCALE: 1" = 30'-0"

HARBORCHASE OF ROCKVILLE

W. GUDE DRIVE

10' PUBLIC IMPROVEMENT EASEMENT

TREE REPLACEMENT NOTE

SECTION 6 RESTRICTIONS, RESTORATION, INFORMATION ENCLOSED FOR SITE PLANS - TREE REPLACEMENT OF ALL SIGNIFICANT TREES TO BE DEEMED SATISFIED OR PERMITTED UNDER THE SIGNIFICANCE OF THE CITY ARBORIST.

TRUNK DIAMETER OF 6" OR GREATER.

A TOTAL OF (7) TREES TO BE REMOVED, (1) TREE REPLACEMENT VALUE OF (7) TREES

TREE PLANTING NOTE

NO EXPANSION OF TIES TO BE MADE WITHIN CRITICAL DEER PROTECTION MEASURES ARE TO BE USED FOR ALL NEW TREE PLANTING.

ROOT ZONES OF TREES TO BE PROTECTED, UNDER THE SUPERVISION OF THE CITY ARBORIST.

SIGNIFICANCE NOTE

SIGNIFICANT TREES, ALL BELOW 18" dbh, WITH A CALCULATED REPLACEMENT VALUE OF (7) TREES

SIGNIFICANT TREE REMOVED

TREE REPLACEMENT OF ALL SIGNIFICANT TREES TO BE PROTECTED, UNDER THE SUPERVISION OF THE CITY ARBORIST.

FINAL PLANTING LOCATION NOTE

THE SIDES OF THE PROJECT HAVE BEEN PLANTED. AFTER THE SIDEWALK PROJECT HAS BEEN COMPLETED, ITS LOCATION MAY BE SUBJECT TO CHANGE.

PLANTING SCHEDULE
SUBJECT: Presentation on the Comprehensive Transportation Review (CTR) Process for Development Applications

RECOMMENDATION (Include change in law or Policy if appropriate in this section):

Staff recommends that the Planning Commission receive a presentation on the City's Comprehensive Transportation Review process, which is also the City's standard for transportation under the Adequate Public Facilities Ordinance (APFO) and Standards.
Planning Commission Memo

MEETING DATE: September 14, 2022

REPORT DATE: September 7, 2022

RESPONSIBLE STAFF: Faramarz Mokhtari
Senior Transportation Planner
Traffic and Transportation Division
Department of Public Works

SUBJECT: Comprehensive Transportation Review (CTR)

DISCUSSION:

The City’s Comprehensive Transportation Review (CTR) outlines the review procedures that Traffic and Transportation staff undertake to assess the impact of development applications submitted to the City. The CTR also contains the standards that function as the transportation test for the Adequate Public Facilities Standards (APFS).

Traffic and Transportation staff will present an overview of the CTR and how the transportation review of development applications occurs, resulting in recommendations in your staff reports.

Here is a link to the CTR document online if commissioners would like to review before the meeting. Comprehensive Transportation Review | Rockville, MD - Official Website (rockvillemd.gov)

Members of the Traffic and Transportation Commission are invited to the meeting.