

PRE-APPLICATION MEETING PROJECT DESCRIPTION

Rockshire Village Center 2401 Wootton Parkway, Rockville, Maryland Project Plan Amendment

February 15, 2023

On behalf of EYA, LLC (the "Applicant"), please accept this Application for Pre-Application Meeting ("PAM") in connection with a forthcoming Project Plan amendment application for the Rockshire Village Center property located at 2401 Wootton Parkway in Rockville, Maryland (the "Property").

The Property is an approximate 7.32 acre record lot located in the southeastern quadrant of the intersection of Wootton Parkway and Hurley Boulevard. The Property is currently zoned PD-RS (Rockshire) ("PD-RS"), with a designated equivalent zone of Mixed-Use Neighborhood Center ("MXNC"). The existing improvements on the premises include a retail shopping center that has been vacant for many years, beginning with the closure of the former Giant Food store anchor on the site in approximately 2012 and followed by the departure of the remaining retail tenants.

On August 2, 2021, the Mayor and Council approved the Rockville 2040: Comprehensive Plan Update ("Comprehensive Plan") for the City, which applies a "Residential Flexible" land use designation to the Property. In accordance with this recommendation, the Applicant filed an initial PAM application to review the potential redevelopment of the vacant shopping center for residential townhome use.

In response to comments received from the local community and from the City of Rockville, the Applicant withdrew its initial PAM application for the Property, in order to continue to study options for redevelopment in accordance with the Comprehensive Plan and to incorporate input received from stakeholders. Based on these efforts, the Applicant now has updated the Project Plan amendment to propose the redevelopment of the vacant shopping center with a mix of single-family residences, residential townhomes, and a building for neighborhood-serving retail uses, constituting a change in the land uses that are permitted on the premises under the Rockshire Planned Residential Unit Development ("PRU"). Although single-unit dwellings, townhomes and retail are conditional and permitted uses, respectively, in the MXNC zone under applicable provisions of the 2008 Zoning Ordinance, as amended ("Zoning Ordinance"), the Zoning Ordinance will require the Mayor and Council to approve the Project Plan amendment in order to amend the applicable Planned Development Governing Documents for the PRU. (See Zoning Ordinance Sections 25.14.07.e.1.c and 25.14.07.e.2.)

More specifically, the Project Plan amendment proposes approval for the following (collectively, the "Project"):

- Redevelopment of the Property with up to 31 single unit detached dwellings and 29 residential townhomes, each with private parking spaces and including 15 percent Moderately Priced Dwelling Units ("MPDU's"), along with a retail building with up to 5,300 square feet of gross floor area;
- Provision of new public open spaces including but not limited to a community gathering space in the vicinity of the proposed retail, to serve as an amenity for both the general public and residents. This space will include gathering areas, an open lawn area for passive and active recreation, and interpretive play areas worked in throughout the space;
- Additional common open space areas with elements including but not necessarily limited to landscaping, lighting, and sidewalks;
- Provision of additional on-site parking spaces, including 29 spaces for the adjacent Rockshire Community Pool, to replace existing swimming pool parking spaces that are provided on-site pursuant to a license agreement; and
- Public roads, private alleys, stormwater management facilities, on-street visitor parking spaces and other necessary infrastructure for residential development.

As the materials submitted with this PAM application demonstrate, the Project Plan amendment is anticipated to comply with the applicable development standards for the MXNC Zone set forth in Section 25.13.05.b.1 of the Zoning Ordinance and other applicable design standards and requirements:

Property Information		
Zoning (see footnote 1)	PD-RS/MXNC	
Tract Area (Parcel A)	318,968 SF	7.32 AC
Proposed Dedications	0 SF	0.00 AC
Site Area	318,968 SF	7.32 AC

Development Program		
Residential	up to	60
Dwelling, Single unit detached	up to	31
Dwelling, Townhouse	up to	29
Commercial and Office		
To be determined (permitted or conditional uses per table 25.13/13)	up to	5,300 sf

MPDUs	<i>UNITS</i>	<i>%</i>
Minimum Required	9.0	15.0%
Proposed	9	15.0%

Density	<i>SF</i>	<i>FAR</i>
Proposed Residential GFA	301,164	0.94
Proposed Non-Residential	5,300	0.017
Total	306,464	0.96

Building Height	<i>Maximum Allowed</i>	<i>Maximum Requested</i>
	45'	45'

Open Space	<i>Minimum Required</i>		<i>Proposed (minimum)</i>	
Open Area (includes public use space)	10%	31,897 SF	10.0%	31,897 SF
Public Use Space	5%	15,949 SF	5.0%	15,949 SF

Lot width at front lot line	<i>Minimum Required</i>		<i>Proposed (minimum)</i>	
	10		10	

Building Setbacks	<i>Minimum Required</i>		<i>Proposed</i>	
Abutting public right-of-way	0', 10' if provided		10' minimum	
Side				
Abutting residential land	25' or bldg. hgt. whichever is greater		N/A	
Non-Residential abutting land	0', 10' if provided		10' minimum	
Rear	0'			
Abutting residential land	25' or bldg. hgt. whichever is greater		N/A	
Non-Residential abutting land	0', 10' if provided		10' minimum	

Parking	<i>Minimum Required</i>	<i>Proposed</i>
Residential		
Dwelling, Single unit (2 per unit)	62	62
Dwelling, Townhouse (2 per unit)	58	58
On-street visitor parking	--	43
Total	120	163
Visitor Parking Ratio (minimum) (see footnote 2)		
Visitor parking ratio	--	0.71 space per unit
Commercial and Office (see footnote 3)		

Permitted and/or conditional use per Sec. 25.13.02	27	27
Rockshire Association Parking Allocation (see footnote 4)		
Surface parking lot	--	29
Total Parking	147	219

1. Pursuant to Sections 25.14.07(d)(3)(a) and 25.14.08(b)(1) of the Zoning Ordinance, the MXNC Zone is the designated equivalent zone that is applicable to the Property given its current designation as the commercial development area of the PRU.

2. Visitor parking ratio excludes spaces in lot adjacent to Rockshire Community Center. Potential maximum visitor parking ratio with the additional 35 spaces is 1.3 .

3. Minimum parking based on retail sales, trade, or merchandizing parking ratio of 1/200 sf GFA. Required parking spaces above the 21 provided are located in the parking lot adjacent to Rockshire Community Center.

4. Parking only available to association members during summer swimming season operating hours (including 1 hour before and 1 hour after) and when community room is in use. Parking is available to this development as visitor and commercial outside of these times.

Accessible Parking	<i>Minimum Required</i>	<i>Proposed</i>
On-Street Accessible Parking	2	2
Commercial and Office	1	1
Rockshire Association Lot	2	2

With the proposed redevelopment, the Project will address the significant changes that have occurred in the markets for residential and retail development in the PRU and the surrounding vicinity since construction of the original retail shopping center in the 1970's (*i.e.*, an increased demand for residential dwelling units and a diminished demand for larger retail spaces, given the emergence of other retail centers in the area over time). In this way, the Property will be able to be repurposed for more active, compatible, contemporary, and economically productive land uses – residential housing and neighborhood-serving retail – than is accomplished with the existing conditions.