



Application for

Pre-Application Meeting

Community Planning &
Development Services
Received
03/22/2023

PAM

1/15

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 • Website: www.rockvillemd.gov

Please Print Clearly or Type

Property Address information: 14225 Glen Mill Road, Rockville, MD 20850

Subdivision Glen Hills Lot(s) _____ Block Pt. Parcel A

Zoning R-400 Tax Account(s) 04-00154751 , _____ , _____

Applicant Information:

Please supply name, address, phone number and e-mail Address for each.

Applicant Parallel Hope Schools, Inc, 14225 Glen Mill Road, Rockville, MD 20850; 240.514.4475 (Annette Laguerre)
alaguerre@parallelhope.com

Property Owner Rockville Assembly of God; 14225 Glen Mill Road, Rockville, MD 20850
301.279.0505; office@rockvilleag.com

Architect Not Applicable

Engineer Not Applicable

Attorney Jody S. Kline, Miller, Miller & Canby, 200-B Monroe Street, Rockville, MD 20850
301.762.5212; jskline@mmcanby.com

LEED AP Not Applicable

Project Name: Parallel Hope School

Project Description: Private Educational Institution to be based in a church building. Enrollment of up to 75 students.

STAFF USE ONLY

Application Acceptance

Application # _____
Pre-Application: _____
Date Accepted: _____
Staff Contact: _____

OR

Application Intake

Date Received: _____
Reviewed by: _____
Date of Checklist Review: _____
Deemed Complete: Yes ☐ No ☐

Level of review and project impact

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 2.88 acres, # Dwelling Units Total 0 Other _____

Square Footage of Non-Residential 18,400 *Per SDAT Form; No new construction planned.

Percentage of Single-family homes within Residential Area Impact (1/4 mile) _____

Traffic Impact (net new peak hour trips) _____

Proposed:

Retail: <u>0</u>	Sq. Footage	Detached Unit: <u>0</u>	Parking Spaces: <u>85</u>
Office: <u>0</u>	Sq. Footage	Duplex: <u>0</u>	Handicapped: <u>2</u>
Restaurant: <u>0</u>	Sq. Footage	Townhouse: <u>0</u>	Bicycle Parking:
Other: <u>Approx. 1500 +/- SF within building containing 18,400 SF</u>	Sq. Footage	Attached: <u>0</u>	# of Long Term: <u>0</u>
		Multi-Family: <u>0</u>	# of Short Term: <u>0</u>
		Live/work: <u>0</u>	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
		MPDU: <u>0</u>	<u>0</u>

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) Religious institution

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	3
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	1
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	1
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area	3
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	2
Points Total*	2	2	6	0	10
The total of the points determine the level of notification and the approving authority .					

Example:

If your tract size is **2 acres = 2 pts**

If you will have **45 dwelling units = 2 pts**

If your square footage of non-residential space is **5,006 square feet = 2 pts**

If your residential area impact is within a single unit detached area = **4 pts**

If your traffic impact/net new peak hour trips is **32 trips = 2 pts**

Projected Impact Total = 12

** Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

Estimated Application Type: (please check box that applies)

- ☐ Project Plan (16 pts or more)
- ☐ Project Plan Amendment
- ☐ Site Plan Level 1 (6 or fewer pts)
- ☐ Site Plan Level 2 (7-15 pts)
- ☐ Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- ☐ Site Plan Amendment Minor (notification not required)
- ☒ Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- ☐ Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- ☐ Special Exception Modification-Minor (Notification Radius-750 feet)
- ☐ Other _____

Previous Approvals: (if any)

Application Number	Date	Action Taken
None		

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 understand all procedures for filing this application.

Parallel Hope Schools, Inc.

BY:

Please sign and date Annette Laguerre

(Letter of Authorization attached)

PAM