



April 4, 2023

City of Rockville
Department of Community Planning and Development Services
111 Maryland Avenue, Rockville, MD 20850
cpds@rockvillemd.gov

Re: **Mandatory Referral - Project Narrative and Statement of Justification**
CASA, Inc. –Site and Building Improvements
AMT File No.: 22-0785.001

Introduction and Project Description

The applicant seeks to obtain an approved site plan for the property located at 14645 Rothgeb Drive, Rockville, MD 20850. In summary, building improvements are proposed for both interior and exterior parts of the existing building, all without modifying the footprint. Site improvements include solar panel arrays to be included on the existing build roof and in the parking lots, as shown on the site plan. The office building is located within the I-L Light Industrial Zone.

The rehabilitation and renovation will consist of 6,791 SF of the total 13,993 SF existing building for a worker's training center. Work will include new partitions, finishes, and mechanical, electrical and plumbing systems for classrooms and training areas. The renovated space will include energy-efficient insulation, windows and HVAC units, and ADA accessibility improvements. The renovation includes removing some existing exterior mechanical equipment, impervious concrete surfaces, and installing new windows.

Utility Improvements will consist of any necessary electrical feeds for the proposed solar arrays on the site.

In accordance with Chapter 19-12 of the City of Rockville Code, stormwater management will be provided via a fee-in-lieu, approved by the City.

Compliance with Comprehensive Master Plan

The minor amendment to the approved site plan is consistent with the city's comprehensive master plan. The existing building is located in zone I-L (Light Industrial) and the use will not change.

Compliance with Landscaping, Screening and Lighting Manual

The project will comply with the requirements of the Landscaping, Screening and Lighting Manual (Resolution 14-09). All proposed landscaping and screening are in accordance with the provisions of the forest and tree protection ordinance. Large existing trees within the property will be maintained to the extent practicable.

A Natural Resource Inventory is currently under review by the City of Rockville to demonstrate the project will meet the City of Rockville Forest Conservation requirements.

Adequate Public Facilities

There are adequate public facilities with respect to transportation, fire and rescue and sewer capacity to accommodate the proposed Project. The project will not impact any of the surrounding intersections and intersections will continue to operate at current congestion standards.

Public water and sewer are presently available and provided by the City of Rockville and the existing water and sewer services will remain for the proposed use.

Stormwater Management

Any required stormwater management will be addressed via a fee in lieu per the Rockville City Code, Division 3. - Stormwater Management Alternatives, Sec. 19-50. – SWM alternatives.b.5.

Parking

On-site parking is adequate for the applicant's use of the property; however, does not comply with the standards and requirements of Article 16. Calculation of required and provided parking is set forth in the notes of the site plan. No off-site vehicular traffic increase is expected per the provided CTR Scoping Intake Form. Existing occupants currently have adequate allotted parking spaces. Consequently, no additional parking spaces are believed to be necessary for the proposed use.

Signage

The project will utilize the existing signage located at the driveway entrance on Rothgeb Drive. All necessary signage will comply with applicable requirements of Article 18 of the zoning ordinance.

Public Use Space

No public use space is provided since the site is improved with existing buildings for which no expansion is proposed (Section 25.17.01.b.1).

Green Building Requirements

Renovation of the existing building will occur in a manner that is both environmentally sensitive and is in conformance with applicable City laws for "green buildings".