



Application for

Project Plan Application/Amendment

Planning & Development Services

Received

May 3, 2021

PJT
6/15

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 • Web site: www.rockvillemd.gov

Type of Application:

☐ Project Plan

☐ Project Plan Amendment (major)

☐ Project Plan Amendment (minor)

Please Print Clearly or Type

Property Address information 16200 Frederick Road

Subdivision _____ Lot (S) _____ Block _____

Zoning MXCD Tax Account (S) 09-00772335 , 04-03126715 , _____

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant Wyndham Robertson - EYA Development, LLC

4800 Hampden Lane #300 Bethesda, MD 20817 3012737042 wyndhamr@eya.com

Property Owner Frederick Road Limited Partnership / Victor, Inc.

16200 Frederick Road Gaithersburg, MD. 20898

Architect _____

Engineer VIKA Maryland Attn: Logan Kelso, P.E.

20251 Century Boulevard, Suite 400 Germantown, MD. 20874

Attorney Miles and Stockbridge Attn: Barbara Sears

11 N. Washington Street Suite 700 Rockville, MD 20850

Project Name King Buick

Project Description Residential development with townhomes and stacked condominium townhomes

STAFF USE ONLY

Application Acceptance:

Application # PTJ2021-00013

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received 03 May 2021

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐

Application Information:**Level of review and project impact:**

This information will be used to determine your projects impact, per section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 20.5 acres, # Dwelling Units Total 371 Square Footage of Non-Residential 2000
 Residential Area Impact 35-64 %
 Traffic/ Impact/trips 67 net

Proposed Development:

Retail <u>n/a</u>	Sq. Footage	Detached Unit <u>0</u>	Parking Spaces <u>980</u>
Office <u>n/a</u>	Sq. Footage	Duplex <u>0</u>	Handicapped <u>6</u>
Restaurant <u>n/a</u>	Sq. Footage	Townhouse <u>253</u>	# of Long Term <u>0</u>
Other <u>n/a</u>	Sq. Footage	Attached <u>0</u>	# of Short Term <u>2</u>
		Multi-Family <u>118</u>	
		Live _____	
		MPDU <u>56 (15%)</u>	

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Commercial (car dealership)
 and undeveloped land

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	4
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	4
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	1
Residential Area Impact	No residential development in a residential zone within 1/4 mile of the project	35% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	65% 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.	2
Traffic Impact - Net new peak hour trips 67	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	2
Points Total*					13
The total of the points determine the level of notification and the approving authority .					

☐ Project Plan Amendment (major)

☐ Project Plan Amendment (Minor)

Previous Approvals: (if any)

Application Number	Date	Action Taken
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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.


Please sign and date

4/30/21

Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Meeting Number 2021-00129 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date 5/30/2021 including location virtual
- ☒ Concept Site development plan, prepared and certified by a professional engineer. (Twelve (12) copies - Fifteen (15) if on a state highway: (size 24 x 36)(folded to 8 1/2 X 11)
- ☒ Approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation Plan)
- ☒ Conceptual Building Elevations & Floor Plan (3 copies)
- ☒ CTR (Comprehensive Transportation Review) Report –with fee acceptable to Public Works (copy to CPDS).
- ☒ Concept Landscape Plan (6 copies) (size 24" X 36") (folded to 8 1/2" X 11").
- ☒ Preliminary Forest Conservation Plan (FCP)
- ☐ Pre-Application Storm Water Management Concept Package with Fee via Separate Check (Unless Previously Submitted with the Pre-application Materials) PREVIOUSLY SUBMITTED WITH PAM APPLICATION
- ☐ Water and Sewer Authorization Application PROJECT IS WITHIN WSSC SERVICE AREA
- ☒ Project narrative to include statement of justification that addresses compliance with all relevant Sections of the Zoning Ordinance, including but not limited to:
 - Comprehensive Master Plan and other plan regulations
 - Master Plan other Plans and Regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscape, Screening and Lighting Manual
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public use space (Section 25.17)
- ☐ Additional information as requested by staff
- ☒ Electronic Version of all materials (pdf format acceptable)
- ☒ Fire protection site plan

Comments on Submittal: (For Staff Use Only)
