



Application for

Site Plan Application

Planning and Development Services

Received

8/17/2021

STP

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

Type of Application:

☐ Site Plan Level 1 ☒ Site Plan Level 2 ☐ Site Plan Amendment (major) ☐ Site 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 for each.

Applicant Wyndham Robertson - EYA Development, LLC 301.273.7042 wyndhamr@eya.com

4800 Hampden Lane #300 Bethesda, MD 20817

Property Owner Frederick Road Limited Partnership / Victor, Inc. Attn: Gerry Ceresini 301.948.9111 ext. 246 no email available.

16200 Frederick Road Gaithersburg, MD. 20898

Architect _____

Engineer VIKI Maryland Attn: Logan Kelso, P.E. 410.916.4100 kelso@vika.com

20251 Century Boulevard, Suite 400 Germantown, MD. 20874

Attorney Miles and Stockbridge Attn: Barbara Sears 301.517.4812 bsears@milesstockbridge.com

11 N. Washington Street Suite 700 Rockville, MD 20850

LEED AP _____

Project Name King Buick

Project Description Residential development with townhomes and stacked condominium townhomes

STAFF USE ONLY

Application Acceptance:

Application # STP2022-00433

Pre-Application _____

Date Accepted _____

Staff Contact _____

3/4/2020

OR

Application Intake:

Date Received 8/17/2021

Reviewed by _____

Date of Checklist Review _____

Deemed Complete: Yes ☐ No ☐

Proposed Post Submission Area Meeting Date 8/31/21

Location virtual. 7 pm. details to be included in notification mailing

Traffic/ Impact/trips 67 net

BASED ON THE POINTS TOTAL YOUR PROJECT WILL BE:

☐ Site Plan Level 1 (6 or fewer pts) ☒ Site Plan Level 2 (7-15 pts)


Retail	<u>n/a</u>	Sq. Footage	Detached Unit	<u>0</u>	MPDU	<u>56</u>
Office	<u>n/a</u>	Sq. Footage	Duplex	<u>0</u>	Parking Spaces	<u>973</u>
Restaurant	<u>n/a</u>	Sq. Footage	Townhouse	<u>252</u>	Handicapped	<u>6</u>
Other	<u></u>	Sq. Footage	Attached	<u>0</u>	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)	<u>0</u>
			Multi-Family	<u>118</u>		
			Live-work	<u>0</u>		
Bicycle Parking:	# Long Term	<u>0</u>	# Short Term	<u>2</u>	Total # Provided	<u>2</u>

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

Previous Approvals: (if any)

Application Number	Date	Action Taken
PJT-2021-00013		APPROVAL PENDING

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.

 8/17/21
Please sign and date

Application Checklist:

Submitted:

- ☒ Completed Application
- ☒ Application Filing fee (to include sign fee)
- ☒ Pre-Application Area meeting number 2021-00129 documentation (Notes From Area Meeting)
- ☒ Proposed Post Application area meeting date 8/31/21 including location 7pm virtual.
- ☒ A detailed site development plan prepared and certified by a professional engineer. (12) copies - (15) if on a state highway: Plan sheet size maximum 24" x 36" folded to 8 1/2" X 11"
- ☒ Preliminary building elevations and floor plans (3 copies), plan sheet size maximum 24" X 36" folded to 8 1/2" X 11"
- ☐ CTR (Comprehensive Transportation Review) report with fee via separate check (one copy to CPDS and one copy to DPW with fee) **PREVIOUSLY SUBMITTED AND UNDER REVIEW. UPDATES TO BE TRANSMITTED UNDER SEPARATE COVER.**
- ☒ Landscape plan (6 copies, Plan Sheet size maximum 24" X 36" folded to 8 1/2" X 11")
- ☐ Preliminary Forest Conservation Plan (FCP) **Approved with PJT application. PFCP can provide update pending meeting with Forestry on 8/17/21**
- ☒ Copy of approved Pre-application stormwater management concept letter
- ☒ Development Stormwater Management Concept Package with fee via separate check
- ☒ Preliminary Sediment Control Plan with Fee via Separate Check
- ☐ Water and Sewer Authorization Application **PROJECT IS WITHIN WSSC SERVICE AREA**
- ☒ Copy of approved NRI/FSD (Natural Resources Inventory/Forest Stand Delineation) Plan. Approval is from the City Forestry Department)
- ☒ Project narrative to include a statement of justification that addresses compliance with:
 - Comprehensive Master Plan and other plan regulations
 - Mixed Use Development Standards, including Layback slope and shadow study (Section 25.13)
 - Landscaping, Screening and Lighting manual (Resolution No. 14-09)
 - Adequate Public Facilities (Section 25.20)
 - Parking (Section 25.16)
 - Signs (Section 25.18)
 - Public Use Space (Section 25.17.01)
 - Green Building Regulations (Chapter 5 of the City Code: Building & Building Regulations, Article XIV)
- ☒ Fire Protection Site Plan
- ☐ HDC Review and Action (if demolition is proposed) 240-314-8220
- ☐ Additional Information as requested by Planning Staff/Project Manager
- ☐ One CD of Application Materials (PDF)
- ☐ ELEED or LEED-equivalent credit checklist and supporting documentation.

Comments on Submittal: (For Staff Use Only)
