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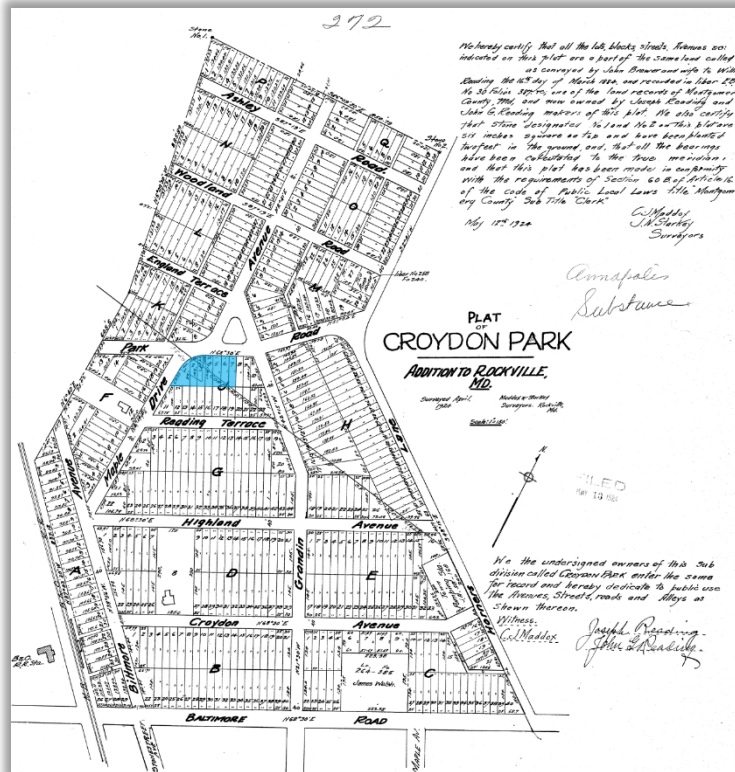
205 PARK ROAD  
Application for Pre-Application Meeting (PAM) – Project Narrative  
Level 2 Site Plan

**I. Brief Description of Applications and Development Proposal**

On behalf of the Applicant, ARCON Limited, the owner of property located at 205 Park Road (the “Property”), this Project Narrative is submitted in furtherance of a Pre-Application Meeting (PAM) for a Level 2 Site Plan application that will seek approvals to replace the existing single-family dwelling on site with an 8-unit rowhouse infill development project.

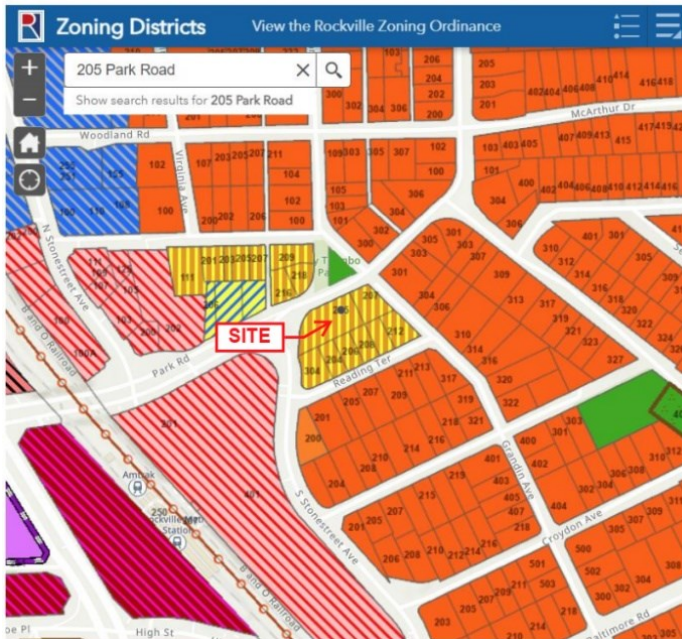
**II. Subject Property**

205 Park Road (tax account no. 04-00164590) is located on the south side of Park Road, at its intersection with S. Stonestreet to the west, in the East Rockville/Stonestreet neighborhood of the City, across the street from the Rockville Transit Station parking lot. The Property contains 18,018 square feet (0.4136 acres) of net tract area and is comprised of Lots 1-7, Block J of the Croydon Park subdivision, as reflected on Plat No. 272 (below).



The Property is currently improved with a single-family detached dwelling constructed in 1941. The existing driveway is located off the Property's Park Road frontage.

The Property is classified in the Residential Medium Density (RMD)-Infill Zone.

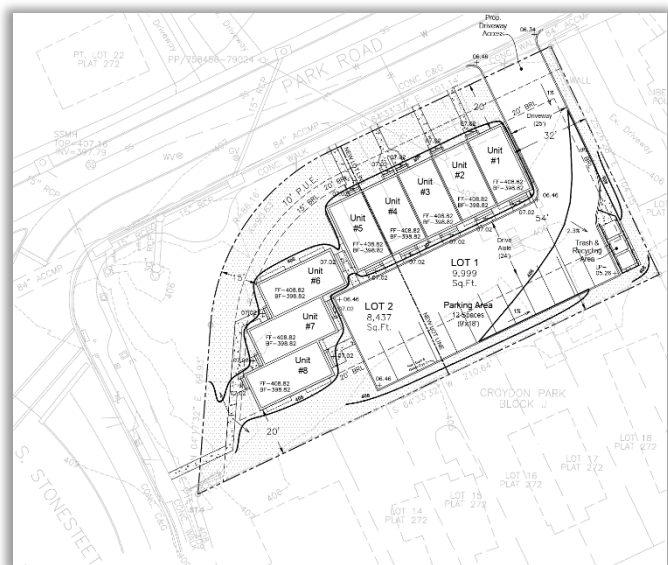


### III. Project Description

The Applicant is proposing the development of a total of eight (8) rowhouse dwelling units on the Property, configured into two rows – 5 units running parallel to Park Road and 3 units staggered along the property's S. Stonestreet Avenue frontage – with associated surface parking in the rear (the "Project").

The proposed rowhouse use is allowed as a "conditional use" in the RMD-Infill Zone subject to the development standards in Section 25.11.04 and 25.11.05 of the Zoning Ordinance.

The number of required parking spaces for rowhouses is 1.5 per dwelling unit or 12 total for the 8 units proposed.



#### IV. Surrounding Area

The Property is surrounded by residential uses to the north, south and east. Immediately to the west, across S. Stonestreet Ave. is the Rockville Transit Station parking lot, with service industrial to the northwest along N. Stonestreet Ave.



#### V. Trip Generation

The proposed redevelopment consists of razing the existing single-family dwelling and constructing eight (8) rowhouse units. As shown by the On-Site Transportation Review provided with this application, the Project will result in an increase of 3 AM peak hour trips and 4 PM peak hour trips. Vehicular site access for all eight units will be via a new driveway along Park Road. The existing driveway for the existing single-family dwelling will be removed.

#### VI. Civil Engineering

An NRI/FSD for the Property was approved on November 4, 2022. A preliminary stormwater management concept plan has been submitted simultaneously with this PAM application.

#### VII. City of Rockville 2040 Comprehensive Master Plan

The Property is located in Area 8 of Planning Area 2 – East Rockville of the 2040 Comprehensive Master Plan (“2040 Plan”), which is an established, predominantly single-unit residential neighborhood located just east of Rockville Town Center and the Rockville Transit Station.

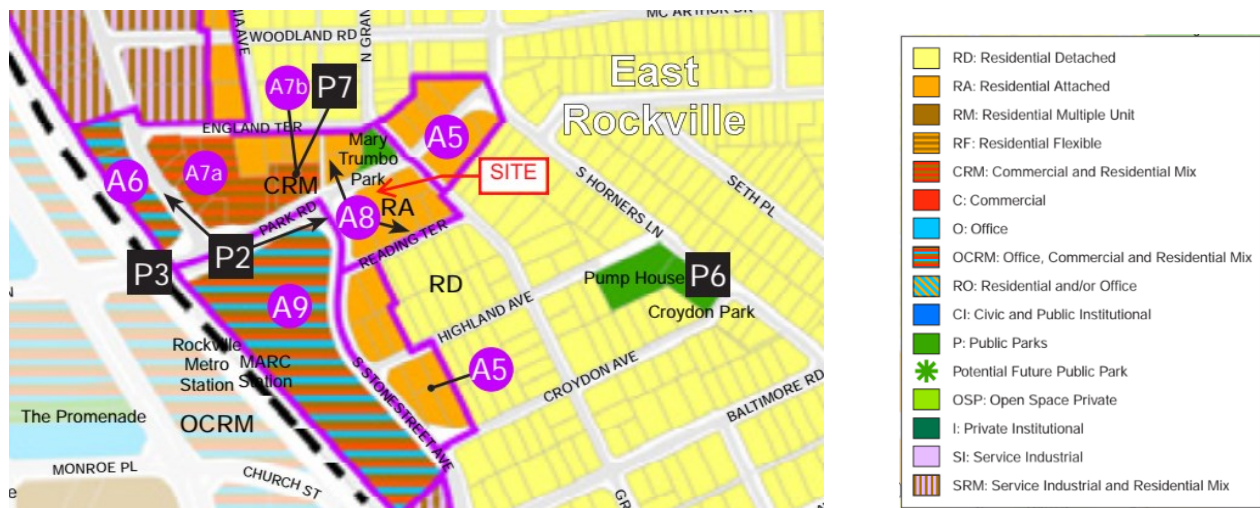
The Plan describes Park Road as “a critical east/west connection with the city.” This area was part of the *2018 Stonestreet Corridor Study*, which was the impetus for the Park Road / North Stonestreet Avenue Comprehensive Master Plan Amendment, adopted in July 13, 2020, that changed the land use of



those properties as well as provided design guidance and zoning recommendations. The goals and land use recommendations previously adopted by the 2020 Plan Amendment were incorporated into the 2040 Plan (at p. 272) as follows:

- *A revitalized area and focal point at the corner of Park Road and North Stonestreet Ave., establishing an anchored entrance to Rockville's east side, integrating such elements as building form and design, public art, landscaped open spaces or plazas, and wayfinding.*
- *Redevelopment that takes advantage of transit proximity, is well-connected, and that transitions appropriately to the East Rockville neighborhood.*
- *An upgraded pedestrian environment, including enhanced sidewalks, landscaping, street trees, public/civic gathering spaces, and pedestrian-scale lighting.*
- *A mix of walkable, local serving commercial uses and multi-unit residential, and residential attached uses at the North Stonestreet Avenue and Park Road intersection.*
- *A range of new, high-quality residential attached housing types, designed to be compatible with the scale of adjacent detached residential homes.*

The 2040 Plan's Land Use Policy Map designated the Subject Property as appropriate for Residential Attached (RA) land use (see below).



## VIII. Compliance with RMD-Infill Zone Development Standards

The Project complies with the development standards set forth in Sections 25.11.04 and 25.11.05 of the Zoning Ordinance, as described below:

Table of Development Standards: RMD-Infill Zone			
	Required Standard	Provided for Lot 1 (4 DU)	Provided for Lot 2 (4 DU)
Density	Min. 2,000 sq.ft. per tract area per DU, no more than 4 units per lot	8,000 sq.ft. is required for 4 DU; 9,999 sq.ft. is provided	8,000 sq.ft. is required for 4 DU; 8,437 sq.ft. is provided
Minimum Area	Min. lot area of 4,000 sq.ft.	9,999 sq.ft.	8,437 sq.ft.
Minimum Lot Frontage	40 ft	96 ft	165.7 ft
Minimum Open Area (percent of site area)	40% for lots less than 6,000 sq.ft.; otherwise 50%	Combined Open Area is 9,806 sq.ft. (54%)	Combined Open Area is 9,806 sq.ft. (54%)
Minimum Front Setback	20 ft or the established setback, whichever is less	20 ft from Park Road	20 ft from Park Road
Minimum Side Setback*	8 ft	32 ft	N/A
Minimum Rear Setback	20 ft	54 ft	20 ft
Maximum Height	35 ft	35 ft	35 ft

\* per Sec. 25.11.04.c., townhouses, rowhouses or attached dwellings are not required to provide a side yard except that a minimum side yard of 8 ft is required where there is no shared party wall along the common lot line with a contiguous residentially zoned property

Special Provisions for Development in the RMD-Infill Zone (per Sec.25.11.05)			
	Requirement	Proposed on Plan for Lot 1	Proposed on Plan for Lot 2
Height	Building height must be measured as provided in Section 25.01.09.	Building height will comply with Section 25.01.09.	Building height will comply with Section 25.01.09.
Impervious Surface (Interior Lot)	A maximum of 40% impervious surface is permitted in the front yard.	Area of front yard is 1,920 sq.ft; area of impervious is 770 sq.ft. (40.0%).	N/A
Impervious Surface (Corner Lot)	The front yard impervious surface limits are a maximum of 20%.	N/A	Area of front yard is 3,442 sq.ft; area of impervious is 301 sq.ft. (8.7%).
Front Yard Setbacks for Corner Lots	The minimum front yard setback along a side street is reduced to 15 ft.	N/A	The front yard setback facing S. Stonesteet Avenue has been reduced to 15 ft.
Minimum Open Area	The minimum open area may be calculated across contiguous lots subject to the same site plan if such open space is provided as common open space.	Combined open area shown is 9,806 sq.ft. (54%) which includes 7,782 sq.ft. of common area and 2,204 sq.ft. of green roof	Combined open area shown is 9,806 sq.ft. (54%) which includes 7,782 sq.ft. of common area and 2,204 sq.ft. of green roof
Side Yard Setbacks	Side yard setbacks may be reduced from the normal requirement of 5 ft, provided that the sum of both side setbacks is a minimum of 10 ft.	32 ft & 0 ft	0 ft (only one side yard for corner lot; setback not required per 25.11.04.c)