



111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000
www.rockvillemd.gov

Development Review Comments

April 9, 2024

PAM2024-00154

1st Submission Review Comments

205 Park Road

The following are Development Review comments from City of Rockville staff related to the project submission.

Reviewing Staff

Planning & Development Services (PDS)

Project Manager:

Kimia Zolfagharian (KZ), Principal Planner
kzolfagharian@rockvillemd.gov

Comprehensive Planning:

Katie Gerbes (KG), Comprehensive Planning Manager
kgerbes@rockvillemd.gov

Forestry Reviewer:

Shaun Ryan (SR), Development Review Supervisor
sryan@rockvillemd.gov

Fire Reviewer:

Charles Biggus (CB), Fire Plans Examiner
cbiggus@rockvillemd.gov

Building Reviewer:

Chris Dempwolf (CD), Buildings Plan Examiner Supervisor
cdempwolf@rockvillemd.gov

Dept. of Public Works (DPW)

Engineering Reviewer:

Dave Waterman (DW), Senior Civil Engineer
dwaterman@rockvillemd.gov

Traffic and Transportation Reviewers:

Andrew Luetkemeier (AWL), Principal Transportation Engineer
aluetkemier@rockvillemd.gov

Faramarz Mokhtari (FM), Senior Transportation Planner
fmokhtari@rockvillemd.gov

April 9, 2024

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**Housing and Community
Development (HCD)**

Housing Reviewer:

Punam Thukral (PT), Housing Specialist

pthukral@rockvillemd.gov

Recreation and Parks (RPD)

Parks Reviewer:

Christine Henry (CH), Deputy Director

chenry@rockvillemd.gov

Publicly Accessible Art in Private

Development (AIPD) Reviewer:

Karyn Miller (KM), Arts, Culture, and History Program Manager

kmiller@rockvillemd.gov

PDS Comments

Development & Zoning (KZ)

1. The purpose of a Pre-Application Meeting (PAM) with the Development Review Committee (DRC) is not to approve/disapprove aspects of a development plan. It is a meeting that provides an early opportunity for City Staff to give general advice to an applicant in the preparation of a site plan, project plan, or special exception, to discuss the application process and schedule going forward, and to address any concerns raised by the community. Staff strives to identify major issues but does not perform a full and complete review for compliance with all aspects of the code, which is done at the application phase.
 - a. The subject site is currently designated as RA – Residential Attached land use by the Comprehensive Plan and is zoned Residential Medium Density (RMD)-Infill.
 - b. The existing property is located within the East Rockville Neighborhood.
 - c. Eight (8) Rowhouse Dwelling units are proposed.
 - d. A subdivision into two lots “Lot 1” and “Lot 2” are proposed.
 - e. Per Sec. 25.11.03 (Land use Tables), “Dwelling, Rowhouse” is a conditional use in the RMD-Infill zone, subject to the development standards in Section 25.11.05.
2. Per Sec. 25.07.02, the proposed development appears to have a point valuation of 7, as shown below:
 - a. Tract size of 1.1 to 2.5 acres = 1
 - b. 6 to 50 dwelling units = 2
 - c. No non-residential space = 0
 - d. Residential Impact Area = 3
 - e. Traffic Impact of fewer than 30 trips = 1
 - f. Points Total = 7
3. Land Use Planning Process:
 - a. A Level 2 Site Plan application, per Sec. 25.14.07.f (Site Plan Required) and Article 7 (Procedures for Site Plans) is required following finalization of PAM2024-00154. This application requires the following:
 - i. A valid approved Natural Resources Inventory (NRI) and Forest Stand Delineation (FSD) plan as set forth in the City's Environmental Guidelines.
 - b. Following approval of the Level 2 Site Plan application, a “signature set” will be required for final approval.
 - c. Any site which contemplates demolition of an existing building(s) must first file and received approval of an Evaluation of Significance application with Historic District Commission (HDC) prior to any demolition occurring.
4. Land Use Review Timelines:

- a. Level 2 Site Plan: initial submittal review is 6 weeks; subsequent reviews are 3-4 weeks; final submittal due 5 weeks before the initial Planning Commission hearing.
 - b. Level 2 Site Plan Signature Set: initial submittal review is 2 weeks; subsequent reviews are 1-2 weeks.
 - c. Total typical review timeline is highly variable depending on applicant submittal timelines and responsiveness to City comments and requests.
5. The Zoning Ordinance Rewrite (ZOR) project is underway and is anticipated to be adopted and become effective in Fall 2025. This project is expected to revise a number of zoning and use standards across the city.
6. 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.
7. Per Section 25.11.02 a maximum of four dwelling units per lot are permitted.
8. Per Section 25.11.10.5 Not more than eight (8) surface parking spaces are allowed in a single row unless planted separator islands or swales are provided.
9. Per Section 25.11.10.6 Where surface parking of between three (3) and six (6) contiguous parking spaces is provided, screening must be provided around the entire perimeter of the surface parking area. The screening must be evergreen hedges or evergreen trees that are thickly planted and maintained, and at least forty-two (42) inches in height when planted. For parking facilities, the landscaping standards of Section 4.d of the Landscaping, Screening, and Lighting Manual apply.
10. Parking for each unit must be provided on the same lot.
11. Provide an outline of how guest parking will be accommodated with the proposed development.
12. Provide the percentage of impervious surface located in the front yard area of the subject property.
13. Provide elevations, rendered site plans, and additional rendered exhibits depicting the proposed design of the rowhouses, how they consider the East Rockville Neighborhood Design Guidelines and the architectural character of the surrounding area.
14. See plan markups for additional comments.

Comprehensive Planning (KG)

1. Per Section 25.14.01.c of the Rockville Zoning Ordinance, any structure in Rockville proposed for demolition must undergo an Evaluation of Significance by the Historic District Commission prior to demolition taking place. Typically, the Historic District Commission meets once per month, on the third Thursday of the month. Please contact history@rockvillemd.gov for any questions about the

Evaluation of Significance process, or to receive/submit an application for review by the Historic District Commission.

2. This application is generally compliant with the City's Comprehensive Plan. The application is located within Planning Area 2 and is further identified as Focus Area 8. The following statements within the Planning Area 2 chapter of the Comprehensive Plan are consistent with the project application:

- *"Rezone the properties from R-60 (Single Unit Detached Dwelling) to a zone that promotes a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, fourplexes, and townhouses/row houses. Multiplexes of greater than four units are not appropriate in this area."* - page 273. Though this application is not rezoning the property, the proposed use is consistent with the vision of the Comprehensive Plan.
- *"New buildings should blend well with the surrounding residential detached neighborhood, transition well in scale, mass, and height to surrounding homes, provide enhanced connections to the Rockville Metro Station, and limit curb cuts on Park Road so as to focus vehicular access and parking to the rear of the building."* - page 273. Townhouses will likely blend in terms of scale, mass and height to the existing neighborhood, and the application does not propose any additional curb cuts.
- *"In general, parking areas should be set back behind front building lines, away from the public realm and screened from public view. For attached dwellings, rear garage access is preferred, whether the garage is integrated into the primary structure or whether it is a separate structure. Avoid front-loaded garages whenever possible. For multiunit dwellings, parking requirements should take into account the area's transit proximity."* - page 273. This application proposing locating parking at the rear of the lot, away from the public realm and front building lined. From loaded garages are not being proposed.

3. In addition to the consistencies already noted, there are some urban design recommendations within the Comprehensive Plan that this application does not currently provide details on. Staff encourage the applicant to consider the following design elements to their plan when moving beyond the Pre-Application Meeting phase:

- *"Exterior lighting for new buildings should utilize a cutoff design to minimize light spillover onto surrounding properties."* - page 273.
- *"Encourage an architecturally enhanced feature at the corner of North Stonestreet Avenue and Park Road by focusing new development at that intersection, incorporating high-quality design components, and improved public realm."* - page 273.
- *"Explore burying utility lines at the time of new development and/or street and sidewalk reconstruction."* - page 273.
- *"Incorporate community use space, including plazas and outdoor green space, into the overall redevelopment concept."* - page 273.

- *“Provide upgraded pedestrian and bicycle connections to the surrounding neighborhoods and to the Rockville Transit Station.” - page 273.*

Forestry (SR)

1. See plan mark-up for comments.

Fire (CB)

1. See plan mark-up for comments.

Building (CD)

1. See plan mark-up for comments.

DPW Comments

Engineering (DW)

1. See plan mark-up for comments.

Traffic and Transportation (AWL/FM)

1. Please see site plan markup for comments
2. Please provide turning templates and turn around for loading and to the proposed trash area. The submitted on-site report does not include this information.
3. Please make sure the submitted plan to include cross sections for existing frontage roads.
4. Fees for the scoping intake and on-site report of \$200 and \$1000, respectively are due for to this application.

HCD Comments

Housing (PT)

The applicant is proposing for the redevelopment of the site for the construction of eight (8) townhouse dwelling units, proposing less than 50 units, so this project doesn't require to comply with MPDU regulations chapter 13.5 of city code.

RPD Comments

Recreation and Parks

1. During construction make sure artwork is protected. See below location of artwork.



Publicly Accessible Art in Private Development (KM)

1. New residential construction projects consisting of a total of less than ten (10) dwelling units are exempt from the Publicly Accessible Art in Private Development requirement.

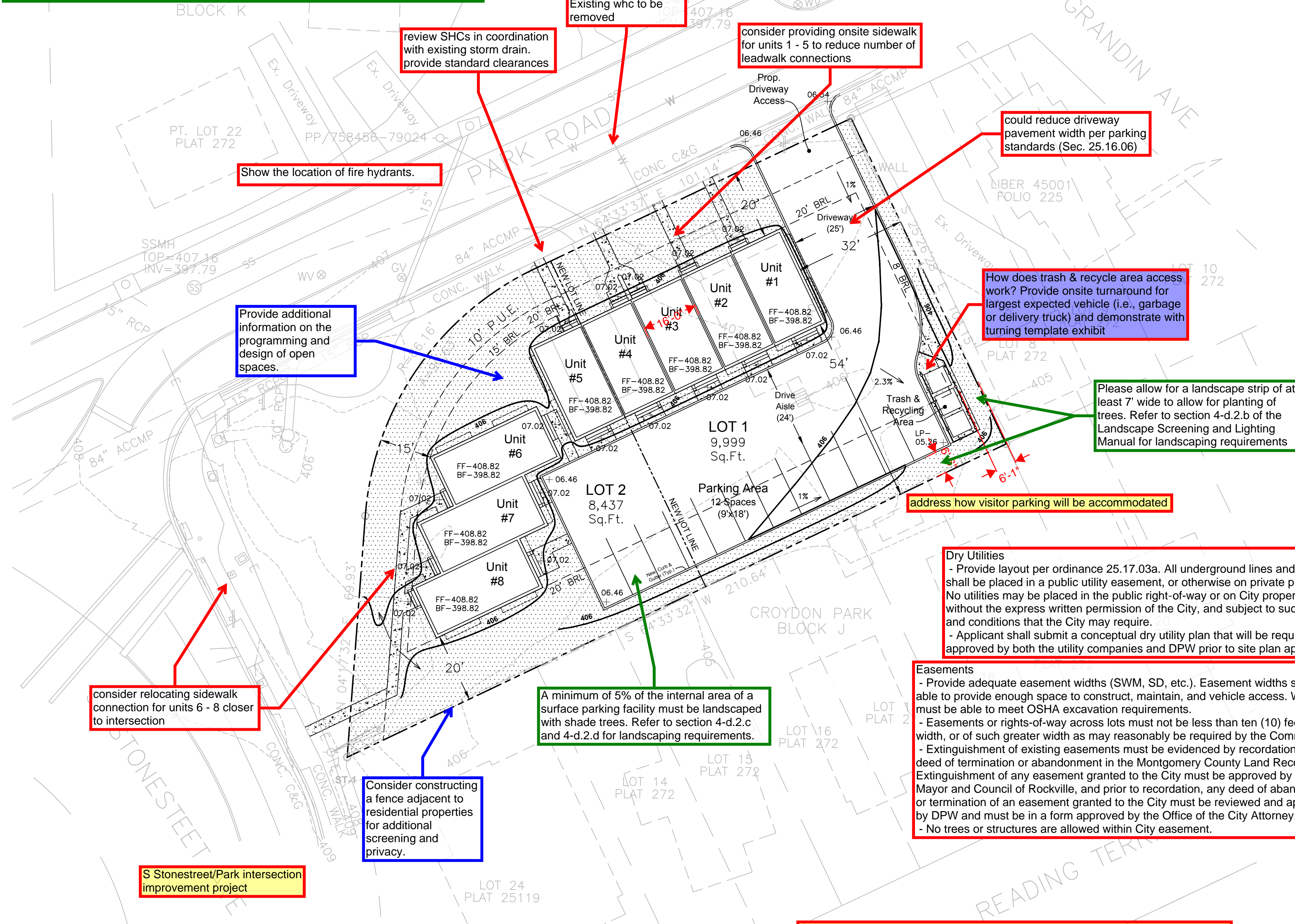
Note: At the time of the next submittal, the applicant will need to provide a point- by-point response letter noting how the staff review comments have been addressed. Comments provided in letter format can be addressed letter format. Comments provided in the plans should be addressed via plan markups rather than letter format. See attached example.

An NRI/FSD for this development was approved by CPDS on November 4, 2022. A Forest Conservation Plan (FCP) will be required to authorize removal and impacts to existing significant trees. All forest conservation, significant tree replacement, and minimum tree cover requirements will need to be met in the FCP per Chapter 10.5 of the City Code.

Staff would like to inform the applicant that due to recently adopted State legislation (SB0526), the City of Rockville is in the process of amending Chapter 10.5 Forest and Tree Preservation Ordinance (FTPO) of the City Code. Please note that after the FTPO is amended, forestry requirements may change.

This development must also comply with the City Landscape Screening and Lighting Manual. Refer to Section 4.d.b.4.b.d for landscape requirements.

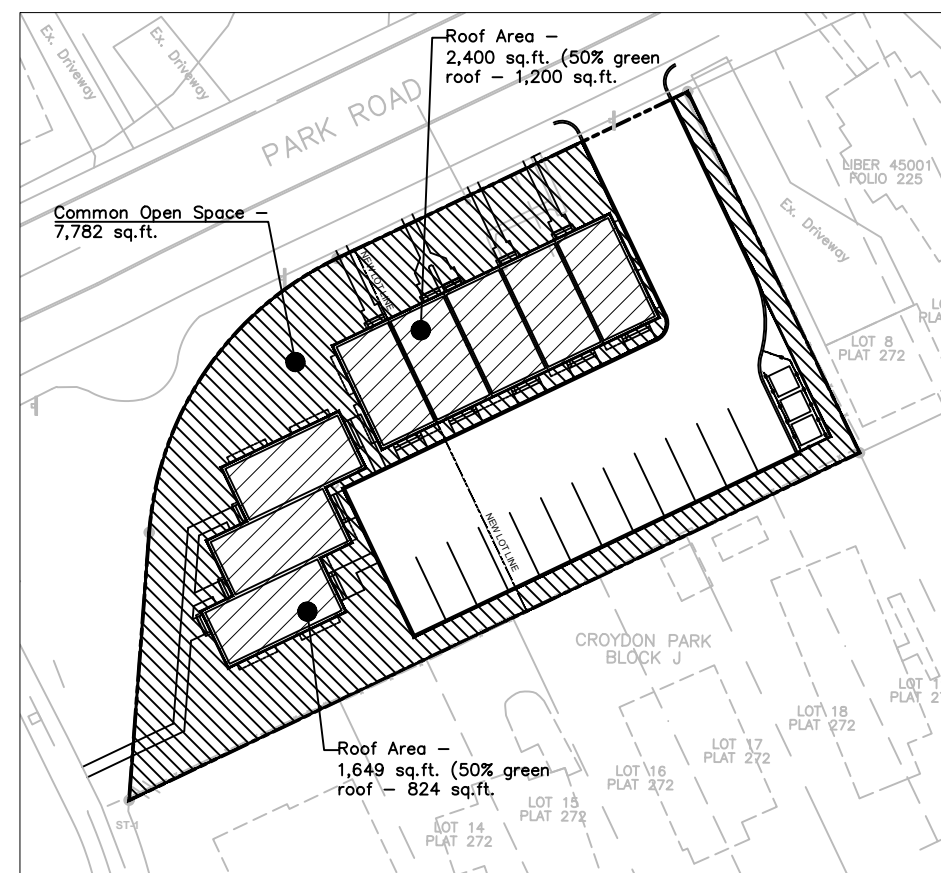
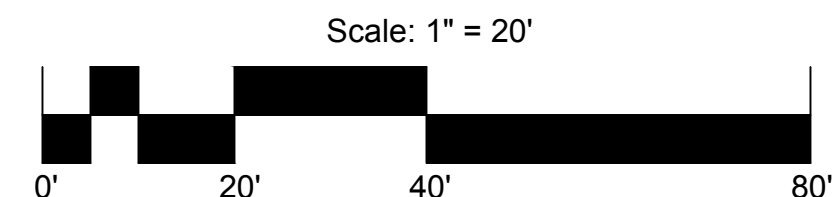
Community Planning & Development Services
Received
February 28, 2024



GENERAL NOTES:

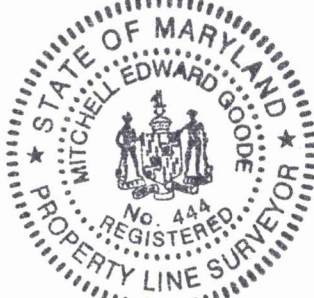
- Area of Property - 18,018 Square Feet
- Existing Zone - RMD-Infill
- Proposed Use - Dwelling, Rowhouse
- Rowhouse is allowed as a "conditional use" in the RMD-Infill zone subject to the development standards in Section 25.11.05.
- The number of proposed dwelling units (DU) is 8.
- The number of proposed lots is 2.
- Lot 2 is presented as a "corner lot" which fronts both Park Road and S. Stonestreet Avenue. The interior angle of the intersecting streets right-of-way lines is 120°.
- The number of required parking spaces for rowhouses is 1.5 per DU or 12 total for the 8 units proposed.

BOUNDARY & TOPOGRAPHIC DATA FROM A SURVEY BY:
Goode Surveys, LLC
P.O. Box 599
Damascus, Maryland 20872
301-368-3700



STONESTREET CORRIDOR:
-Enhance pedestrian and bike connections to the Rockville Metro Station, to new open spaces, and to the surrounding neighborhoods through improved sidewalks, bike infrastructure, signage, landscaping, lighting, and public art.
-Explore burying utility lines at the time of new development.
-Particular consideration should be given to how stormwater is managed for any new development on the south side of Park Road. The area is lower in elevation and residents have raised concerns about backyard flooding, under current conditions.
-Parking: In general, parking areas should be set back behind front building lines, away from the public realm and screened from public view. For attached dwellings, rear garage access is preferred, whether the garage is integrated into the primary structure or whether it is a separate structure. Avoid front loaded garages whenever possible. For multi-unit dwellings, parking requirements should take into account the area's transit proximity.

Surveyor's Certification:
I hereby certify that I am a duly licensed property line surveyor registered to practice in the State of Maryland. I hereby affirm the accuracy of boundary lines and other survey data shown on this plan.
Signature: *Matthew Good* Date: 12/5/23 Exp. Date: 12/10/24



Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.
Signature: *DW* Date: 11-30-2023 Exp. Date: 10-21-2024



Prepared for:
Arcon, Limited
c/o Ray Izadi
4711 Rosedale Avenue
Bethesda, Maryland 20814
(301)654-9299
rayizadi@gmail.com

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. Stonestreet 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)

LEGEND:

EX. OVERHEAD LINES

EXISTING BUILDING

EXISTING FENCE

INDEX CONTOUR (2' INTERVAL)

INTERMEDIATE CONTOUR

OVERHEAD UTILITIES

PROPERTY LINE (SUBJECT)

PROPERTY LINE

SEWER MANHOLE

UTILITY POLE

PROP. BUILDING

PROP. BUILDING RESTRICTION LINE

PROP. CONTOUR

PROP. GREEN SPACE

PROP. SPOT ELEVATION

PROP. WALKWAYS

Stormwater Management
- The Pre-App SWM Concept must be approved prior to submission of the Site Plan.
- The Pre-App SWM Approval letter will establish percent of ESD required and safe conveyance analysis.
- The Development Stormwater Management Concept must be approved prior to Site Plan approval.
- The SWM Construction Plans (Permit) cannot be submitted until the Site Plan is approved

Sediment Control
- Preliminary Sediment Control Plan must be approved prior to Site Plan approval.
- A Sediment Control Construction Plan cannot be submitted until the Site Plan is approved.
- A Sediment Control Construction Plan will not be approved until the corresponding Signature Set Site Plan is approved.
- Sediment Control Permit will not be issued and tree removal or Clearing cannot commence until the Forestry Permit, if required by Chapter 10.5 (Forest and Tree Preservation), is issued.

Safe Conveyance
- Safe Conveyance Study must be approved prior to site plan approval. The Pre-App SWM Approval letter will establish the study points of the safe conveyance analysis. However, this analysis may be concurrent with the Development SWM Concept.

Water and Sewer Authorization must be approved prior to site plan approval. WSA application has been received and is under review for deminimis increase.

Provide space for outside water meter. Provide space for sewer connections and cleanouts

Multiple condominiums located on a lot, ownership lot, or parcel of land which are configured as single-family dwelling units shall be served by separate City water and sewer service lines from the City main to each condominium, as approved by the Director and the Chief of ISD (Sec. 24-32(a)(4))

SCALE: 1" = 2,000'

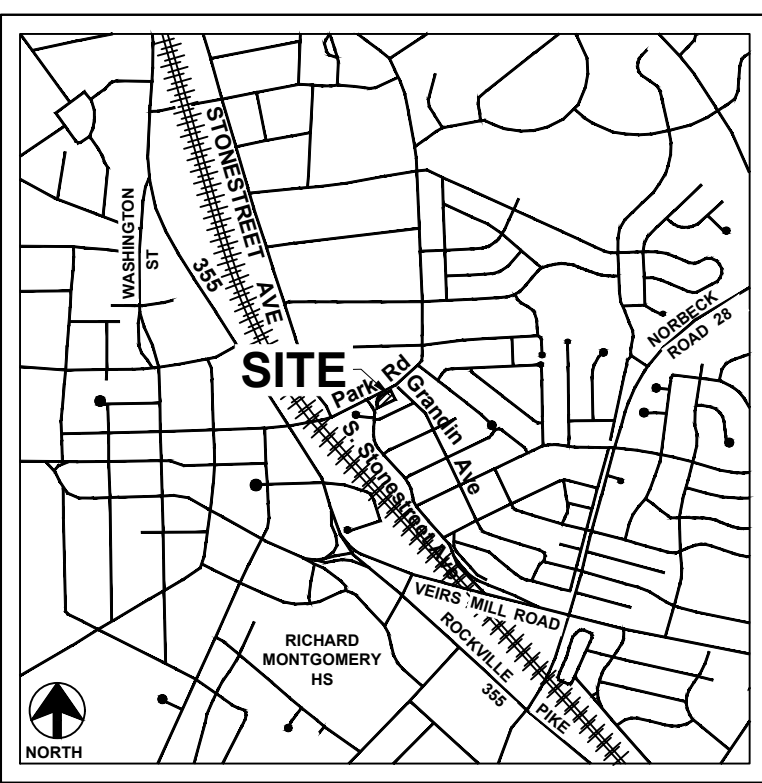
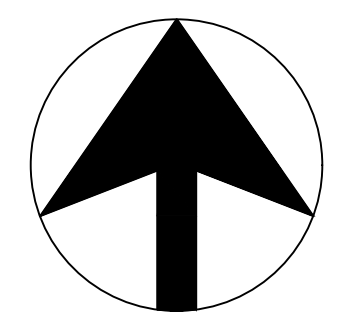


Table of Development Standards: RMD-Infill Zone			
	Required Standard	Provided for Lot 1 (4 DU)	Provided for Lot 2 (4 DU)
Density	Min. 2,000 sq.ft. per tract area per DU, no more than 4 units per lot	8,000 sq.ft. is required for 4 DU; 9,999 sq.ft. is provided	8,000 sq.ft. is required for 4 DU; 8,437 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

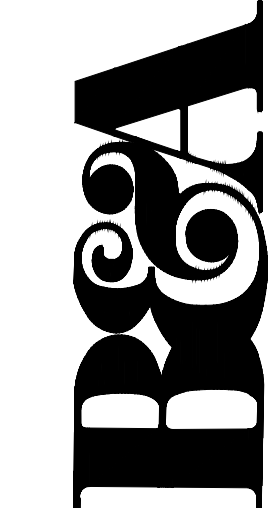
* per Sec. 25.11.04.c., townhouses, rowhouses or attached dwellings are not required to provide a side yard except that a minimum side yard of 8 ft is required where there is no shared party wall along the common lot line with a contiguous residentially zoned property

Revisions



date: 11-30-2023
scale: 1" = 20'

Beming & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



PRELIMINARY SITE PLAN
CROYDON PARK
LOTS 1-7, BLOCK J - 205 PARK ROAD
City of Rockville, Maryland

WSSC GRID 218NW07

TAX MAP: GR342

SHEET 1 OF 1