



Application for

# Pre-Application Meeting

Community Planning and  
Development Services

Received  
8/5/2022

# PAM

1/15

## 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 • Website: www.rockvillemd.gov

### Please Print Clearly or Type

Property Address information: 2200 Tower Oaks Boulevard

Subdivision 0201 Lot(s) Block D

Zoning PD-TO Tax Account(s) 04-03580382 , ,

### Applicant Information:

Please supply name, address, phone number and e-mail Address for each.

Applicant Michael Harris Properties, LLC ATTN: Harris Schwalb

One Preserve Parkway Suite 750 Rockville, MD 20852 (703)-298-3100 hschwalb@streetscapepartners.com

Property Owner 2250 Tower Oaks Boulevard, LLC c/o Tower Companies

2000 Tower Oaks Boulevard, Rockville, MD 20850 (301)-984-7000 eric.posner@towercompanies.com

Architect

Engineer VIKI Maryland Attn: Michael Goodman, P.E.

20251 Century Boulevard, Suite 400 Germantown, MD. 20874 (301)-916-4100 goodman@vika.com

Attorney Miles & Stockbridge Attn: Erin Girard

11 N. Washington Street, Suite 700, Rockville, MD 20850 (301) 517-4804 egirard@milesstockbridge.com

LEED AP

Project Name: Streetscape at Tower Oaks

Project Description: Development consisting of 33 front load and 52 rear load town homes

with public open space and on-street parking

### STAFF USE ONLY

#### Application Acceptance

Application # PAM2023-00140

Pre-Application:

Date Accepted:

Staff Contact:

OR

#### Application Intake

Date Received: 8/5/2022

Reviewed by:

Date of Checklist Review:

Deemed Complete: Yes ☐ No ☐

**Level of review and project impact**

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area. (see table below)

Tract Size 6.10 acres, # Dwelling Units Total #85 Other \_\_\_\_\_

Square Footage of Non-Residential none proposed

Percentage of Single-family homes within Residential Area Impact (1/4 mile) #<10%

Traffic Impact (net new peak hour trips) #-607

Total AM/PM compared to previous approved use \_\_\_\_\_

**Proposed:**

Retail: <u>n/a</u>	Sq. Footage	Detached Unit: <u>n/a</u>	Parking Spaces: <u>#258</u>
Office: <u>n/a</u>	Sq. Footage	Duplex: <u>n/a</u>	Handicapped: <u>#</u>
Restaurant: <u>n/a</u>	Sq. Footage	Townhouse: <u>#85</u>	Bicycle Parking:
Other: <u>n/a</u>	Sq. Footage	Attached: <u>n/a</u>	# of Long Term: <u>#0</u>
		Multi-Family: <u>n/a</u>	# of Short Term: <u>#0</u>
		Live/work: <u>n/a</u>	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
		MPDU: <u>#13</u>	

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) Surface parking lot for existing Lerner Enterprise building

**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	3
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	0
Residential Area Impact	Up to 10% residential development in a residential zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single-unit detached residential units	Up to 75% 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	1
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
<b>Points Total*</b>					<b>9</b>
<b>The total of the points determine the level of notification and the approving authority .</b>					

**Example:**

If your tract size is **2 acres = 2 pts**

If you will have **45 dwelling units = 2 pts**

If your square footage of non-residential space is **5,006 square feet = 2 pts**

If your residential area impact is within a single unit detached area = **4 pts**

If your traffic impact/net new peak hour trips is **32 trips = 2 pts**

**Projected Impact Total = 12**

*\* Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories.*

---

**Estimated Application Type: (please check box that applies)**

- ☐ Project Plan (16 pts or more)
- ☐ Project Plan Amendment
- ☐ Site Plan Level 1 (6 or fewer pts)
- ☒ Site Plan Level 2 (7-15 pts)
- ☐ Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority)
- ☐ Site Plan Amendment Minor (notification not required)
- ☐ Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)
- ☐ Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)
- ☐ Special Exception Modification-Minor (Notification Radius-750 feet)
- ☐ Other \_\_\_\_\_

---

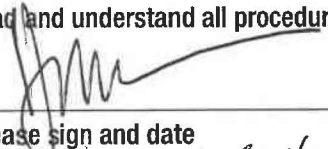
**Previous Approvals: (if any)**

Application Number	Date	Action Taken
_____	_____	_____
_____	_____	_____

**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

  
**HARRIS SCHWAB**  
**MANAGING MEMBER**

**8/1/22**



**PRE-APPLICATION SUBMITTAL REQUIREMENTS:** (Submit and check what is applicable to your project type).

**Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.**

**Level 1 Site Plan Application Submittal Requirements**

- ☐ Completed application
- ☐ Application Filing Fee
- ☐ A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
- ☐ Project description and scope of work narrative (12 copies)
- ☐ Transportation Scoping Intake Form (12 copies) with fee via separate check
- ☐ Pre-Application Stormwater Management Concept package with fee via separate check. 2 copies of the package are required unless submitted directly to the Department of Public Works
- ☐ NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check

**Project Plan or Site Plan: (Level 2) Application Submittal Requirements**

- ☒ Completed application
- ☐ Application Filing Fee **Will provide when invoiced**
- ☒ A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
- ☒ Project description and scope of work narrative (12 copies)
- ☒ Transportation Scoping Intake Form (12 copies) with fee via separate check
- ☒ Pre-Application Stormwater Management concept package with fee via separate check. 2 copies of the package are required unless submitted directly to the Department of Public Works. Not required for project plan-PAM submittal
- ☐ NRI/FSD per FTPO as submitted to Forestry with fee via separate check **Not required per discussion with Shaun Ryan (email dated 08-03-2022)**

**Special Exception Pre-Application Submittal Requirements:**

- ☐ Completed application
- ☐ Application Filing Fee
- ☐ A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
- ☐ Project description and scope of work narrative (12 copies)
- ☐ Transportation Scoping Intake Form (12 copies) with fee via separate check
- ☐ NRI/FSD per FTPO (12 copies) with fee via separate check
- ☐ Pre-Application Stormwater Management Concept package with fee via separate check. 2 copies of the package are required unless submitted directly to the Department of Public Works

**Pre-Application Meeting Date:**

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.