



Application for

# Project Plan Application/Amendment

Community Planning &  
Development Services  
Received  
11/28/2022

**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 2000 and 2200 Tower Oaks Boulevard

Subdivision Parcel C, D, E and F Lot (S) \_\_\_\_\_ Block Block D

Zoning PD-TO Tax Account (S) 03580382, 03580371, \_\_\_\_\_

### Applicant Information:

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

Applicant Michael Harris Properties, LLC. ATTN: Harris Schwalb 6345 Executive Blvd 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 KTGY Attn: Kit Thackrey 8609 Westwood Center Drive, Suite 600, Tysons, VA 22182 (703)-992-6116 kthackrey@ktgy.com>

Engineer VIKA 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

Project Name Tower Preserve

Project Description Residential Townhouse development with a mix of front load and rear load units. On-street parking and large central public open space.

Application includes parking waiver for existing 2000 Tower Oaks Boulevard Office Building

### STAFF USE ONLY

#### Application Acceptance:

Application # PJT2023-00015  
Pre-Application \_\_\_\_\_  
Date Accepted \_\_\_\_\_  
Staff Contact \_\_\_\_\_

OR

#### Application Intake:

Date Received 11/28/2022  
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 8.83 acres, # Dwelling Units Total 83 (1.70ac) Square Footage of Non-Residential 0  
on 6.10 acre tract  
Residential Area Impact 19.2 %

Traffic/ Impact/trips 39AM / 48PM

Note: Trip generated by the proposed use; the site is approved for 241AM / 453PM trips

**Proposed Development:**

Retail <u>0</u> Sq. Footage	Detached Unit <u>0</u>	Parking Spaces <u>195</u>
Office <u>0</u> Sq. Footage	Duplex <u>0</u>	Handicapped <u>0</u>
Restaurant <u>0</u> Sq. Footage	Townhouse <u>83</u>	# of Long Term <u>0</u>
Other <u>0</u> Sq. Footage	Attached <u>0</u>	# of Short Term <u>0</u>
	Multi-Family <u>0</u>	
	Live <u>0</u>	
	MPDU <u>13</u>	

\* Existing approximately 195,925 SF of office building on Parcel C to remain.

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) Existing office building and temporary surface parking for existing office 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 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 Proposed reduction	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
<b>Points Total*</b>					<b>11</b>
<b>The total of the points determine the level of notification and the approving authority .</b>					

**Based on The Impact Total Your Project will be:**

- ☐ Project Plan Amendment  
☒ Project Plan Amendment (major)  
☐ Project Plan Amendment (Minor)

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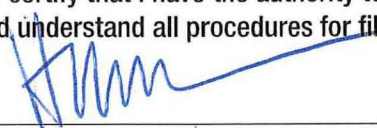
**Previous Approvals: (if any)**

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

  
HARRIS SCHWALB  
MANAGING MEMBER

## 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 PAM2023-00140 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date 11/30/2022 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)
- ☒ Water and Sewer Authorization Application
- ☒ 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

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## Comments on Submittal: (For Staff Use Only)

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