



Application for

Project Plan Application/Amendment

PJT
6/15

City of Rockville

Department of Planning and Development Services

Community Planning & Development Services

Received
July 11, 2023

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 2401 Wootton Parkway

Subdivision 240 Lot (S) _____ Block _____

Zoning PD-RS/MXNC Tax Account (S) 04-01779638 , _____ , _____

Parcel A

Applicant Information:

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

Applicant Jason Sereno - RK Homes Associates LLC c/o EYA Development, LLC 301.273.7042 jsereno@eya.com

4800 Hampden Lane #300 Bethesda, MD 20817

Property Owner Community Associates LLC c/o Douglas F. Erdman

11161 New Hampshire Avenue #200 Silver Spring MD 20904

Architect _____

Engineer VIKA Maryland Attn: Jeff Amateau, P.E. 301.916.4100 amateau@vika.com

20251 Century Boulevard, Suite 400 Germantown, MD. 20874

Attorney Lerch Early Brewer Attn: Chris M. Ruhlen 301.841.3834 cmruhlen@lercheearly.com

7600 Wisconsin Ave Suite 700 Bethesda, MD 20814

Project Name Rockshire

Project Description Mixed Use development with single unit dwellings, townhouse dwellings, and commercial uses.

STAFF USE ONLY

Application Acceptance:

Application # PJT2024-00017

Pre-Application _____

Date Accepted _____

Staff Contact _____

Application Intake:

OR Date Received 7/12/2023

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 7.32 acres, # Dwelling Units Total 60 Square Footage of Non-Residential 5500
 Residential Area Impact 100 %
 Traffic/ Impact/trips _____

Proposed Development:

Retail <u>up to 5,500 total</u>	Sq. Footage	Detached Unit <u>31</u>	Parking Spaces <u>208</u>
Office <u>0</u>	Sq. Footage	Duplex <u>0</u>	Handicapped <u>5</u>
Restaurant <u>up to 5,500 total</u>	Sq. Footage	Townhouse <u>29</u>	# of Long Term <u>use dependent, up to 2</u>
Other <u>0</u>	Sq. Footage	Attached <u>0</u>	# of Short Term <u>use dependent, up to 2</u>
		Multi-Family <u>0</u>	
		Live <u>0</u>	
		MPDU <u>9</u>	

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.) vacant commercial

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	2
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.	4
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	n/a
Points Total*					13
The total of the points determine the level of notification and the approving authority .					

Based on The Impact Total Your Project will be:

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

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 relating to this application.


Please sign and date



Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee) Will pay on-line or by check once fee is determined.
- ☒ Pre-Application Meeting Number PAM2023-00145 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date 8/2/23, subject to change 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

Comments on Submittal: (For Staff Use Only)
