



Application for

Pre-Application Meeting

PAM

1/15

City of Rockville

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: cpds@rockvillemd.gov • Website: www.rockvillemd.gov

Please Print Clearly or Type

Property Address information: 41 Maryland Avenue/44 Maryland Avenue

Subdivision Rockville Town Center Lot(s) Par 2-H, Par 2-M - Residential Unit Block _____

Zoning PD-RCI Tax Account(s) 03198603 , 03753453 , _____

Applicant Information:

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

Applicant SCG Development Holdings, LLC/Comstock 41 Maryland, LLC/ Comstock 44 Maryland, LLC

c/o SCG Development Partners, 8245 Boone Blvd #640, Vienna, VA 22182 attn: Kirk Salpini, 703-942-6610 x 200, kas@scgdevelopment.com

Property Owner Comstock 41 Maryland, LLC/Comstock 44 Maryland, LLC

c/o Comstock, 1900 Reston Metro Plaza 10th Floor, Reston, VA 20190, Attn: Robert Demchak, 703-230-1985, rdemchak@comstock.com

Architect Davis Carter Scott Ltd Design

8614 Westwood Center Drive #800, Tysons, VA 22182 Attn: Douglas Carter, AIA, 703-556-9275, dcarter@dcsdesign.com

Engineer Macris Hendricks Glascock

9220 Wightman Road, Montgomery Village, MD 20886, Attn: Kyle Hughes, 301-67-0840, khughes@mhgpa.com

Attorney Shulman Rogers PA

12505 Park Potomac Avenue #600, Potomac, MD 20854, Attn: Nancy Regelin, Esquire, 301-230-5224, nregelin@shulmanrogers.com

LEED AP _____

Project Name: Momentum at Rockville Station

Project Description: Up to 147 DU Multi-family residential affordable mixed income housing project and amendment to PDP1994-00001E/PJT2014-003 with respect to 44 Maryland Avenue/Par 2-M Residential Unit

STAFF USE ONLY

Application Acceptance

Application # PAM2025-00156

Pre-Application: _____

Date Accepted: _____

Staff Contact: _____

Application Intake

OR Date Received: December 30, 2024

Reviewed by: Fee: \$513.00

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 0.42 + 1.45 acres, # Dwelling Units Total 147 Other zero

Square Footage of Non-Residential zero

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

Traffic Impact (net new peak hour trips) _____

Proposed:

Retail: _____ Sq. Footage Detached Unit: _____ Parking Spaces: zero

Office: _____ Sq. Footage Duplex: _____ Handicapped: _____

Restaurant: _____ Sq. Footage Townhouse: _____ Bicycle Parking: _____

Other: _____ Sq. Footage Attached: _____ # of Long Term: TBD

Multi-Family: 147 # of Short Term: TBD

Live/work: _____ Estimated LEED or LEED-equivalent

MPDU: 15% points. (As provided on LEED checklist.)

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) Surface Parking Lot 41 Maryland/
Existing Multi-family 44 Maryland

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	3
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
Points Total*					8
The total of the points determine the level of notification and the approving authority .					

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
PDP1994-0001E/ PJT2014-0003	2005, 2014	
STP2012-00105	2012	

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.

SCG Development Holdings, LLC By: _____

Kirk Salpini

Please sign and date Authorized Signatory
Property Owner Consent attached

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
- ☒ 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

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.