



Application for

Pre-Application Meeting

Community Planning & Development Services

Received

April 28, 2023

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: 414-416 Hungerford Drive

Subdivision City Center Lot(s) 8, 12 Block

Zoning MXCD Tax Account(s) 00145142, 00145153,

Applicant Information:

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

Applicant Rockville Plaza, LLC, c/o LaTerra Homes, LLC, 59 Franklin St., Annapolis, MD 21042

Attention: Thomas Baum, LaTerra Homes, tbaum@laterrahomes.com; 301-758-4541

Property Owner Rockville Plaza LLC, 5602 Baltimore National Pike #400, Baltimore, MD 21228

Attention: Emily Brophy, ebrophy@tanassociatesinc.com; 240-856-7034

Architect WDG Architecture, 1025 Connecticut Avenue NW #300, Washington, DC 20036

Joanne Trumbo, Joanne.Trumbo@wdgarch.com, 202-530-1397;

Engineer Macris Hendricks Glasscock, PA, 9220 Wightman Road #120, Montgomery Village, MD

20886, Patrick La Vay, PE, plavay@mhgpa.com; 301-670-0840 x 1002

Attorney Shulman Rogers, 12505 Park Potomac Avenue #600, Potomac, MD 20854

Nancy Regelin, Esq, nregelin@shulmanrogers.com; 301-230-5224

LEED AP WDG Architecture, 1025 Connecticut Avenue NW #300, Washington, DC 20036

; Sean Stadler, sstadler@wdgarch.com; (202) 530-1387

Project Name: City Center

Project Description: Multi-family 345 du residential project with amenities, structured parking, open space and dedication of Maryland Avenue extended and Rt 355 Shared Use Path

STAFF USE ONLY

Application Acceptance

Application # PAM2023-00149

Pre-Application:

Date Accepted:

Staff Contact:

Application Intake

OR Date Received: 28 April 2023

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 3.36 acres, # Dwelling Units Total 345 Other _____

Square Footage of Non-Residential _____

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

Traffic Impact (net new peak hour trips) less than 30

Proposed:

Retail: _____ Sq. Footage	Detached Unit: _____	Parking Spaces: <u>+/- 334</u>
Office: _____ Sq. Footage	Duplex: _____	Handicapped: _____
Restaurant: _____ Sq. Footage	Townhouse: _____	Bicycle Parking: _____
Other: _____ Sq. Footage	Attached: _____	# of Long Term: <u>+/- 7</u>
	Multi-Family: <u>345</u>	# of Short Term: <u>+/-107</u>
	Live/work: _____	Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)
	MPDU: <u>15%</u>	

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) Mixed use commercial - office, retail and service uses

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	4
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	1
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*					10
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
USE1969-00453		Approved
ISE70-00478, USA90-00460, USA90-00460A		Approved

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.

Rockville Plaza, LLC By: _____ 3/15/23

Please sign and date Emily Brophy, Authorized Signatory

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.