



Application for

Map Amendment

MAP

10/23

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 • Web site: www.rockvillemd.gov

Application Information:

Type of Amendment : ☐ Local Amendment ☐ Sectional Map Amendment ☐ Comprehensive Map Amendment
☒ Floating Zone Map Amendment

Please Print Clearly or Type

Property Address information 5906 Halpine Road

Project Description The Applicant is proposing the development of 36 2-over-2 ownership (condominiums) on the Property

Applicant Information:

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

Applicant Pulte Home Company, LLC 9302 Lee Highway Suite 1000 Fairfax, VA 22031 David DeMarco david.demarco@pultegroup.com

Property Owner(s) Twinbrook Community Church- 5906 Halpine Road, Rockville MD 20851 Attn: Pastor John Bayles

Engineer VIKA MD, 20251 Century Boulevard Suite 400, Germantown MD Mike Goodman goodman@vika.com

Attorney Lerch, Early, & Brewer 7600 Wisconsin Avenue Suite 700, Bethesda MD 20814 Patricia Harris pharris@learcheary.com

STAFF USE ONLY

Application Acceptance:

Application # MAP2024-00120

OR

Application Intake:

Date Received October 23, 2023

Date Accepted

Size 1.51 Acres

(SQUARE FEET IF LESS THAN ONE ACRE, OR ACRES IF ONE ACRE OR MORE)

From the R-60 Zone to the MXNC Zone
(PRESENT CLASSIFICATION) (REQUESTED CLASSIFICATION)

or the _____ Zone.
(ALTERNATE REQUESTED CLASSIFICATION)

Application is hereby made with the Rockville Mayor and Council of Rockville for approval of the reclassification of property located in Rockville, Maryland and known as:

LOT(s) _____ BLOCK _____ SUBDIVISION 0504 if boundaries conform to lot boundaries with a subdivision for which a plat is recorded among the Land Records of Montgomery County. If not, attach a description by metes and bounds, courses and distances and plat reference.

Also furnish the following information from the tax bill for the land (s) to be zoned:

District	Subdivision	Name Code*	Lot	Block	Acre/Ft	Subdivision or Tract Name
	<u>0504</u>	<u>00146900</u>			<u>1.51</u>	

*The account number as recorded on the tax docket (Mont. Co.) Assessment Office

Previous Approvals: (If Any)

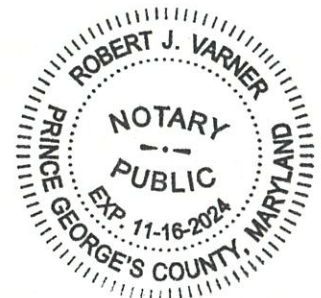
Application Number	Date	Action Taken
_____	_____	_____
_____	_____	_____
_____	_____	_____

☞ A letter of authorization from the owner must be submitted if this application is going to be 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 I have read and understand all procedures for filing this application.

By [Signature]
(Signature of Applicant)

Subscribed and sworn before this 23rd day of October, 2023

My Commission Expires 11/16/2023 [Signature]
Notary Public



The Following Documents Are Furnished As Part Of The Application:

- ☒ A Complete Application
- ☒ Filing Fee (to include sign fee)*
- ☒ A concise statement of the facts and circumstances upon which the Applicant relies to justify the reason(s) for this reclassification (example: change in character of the neighborhood, mistake in the original zoning, other reasons).
- ☒ An identification plat prepared by a civil engineer or surveyor certified by him to be correct, showing metes and bounds, courses and distances the land proposed to be reclassified, or if the boundaries conform to lot boundaries within a subdivision for which a plat is recorded in the Land Records of Montgomery County, then a copy of such a plat, the land proposed to be reclassified appearing in a color distinctive from that of other land shown on the plat.
- ☒ A vicinity map shall be furnished by the petitioner covering the area within 1,000 feet of the boundaries of the land covered by this application showing the existing zoning classification of such land as it appears on the official zoning map in the office of the Mayor and Council at the scale of 1 inch equals 200 feet.
- ☒ The scale of the identification plat shall be noted thereon and shall be not less than 100 feet to the inch if the land proposed to be reclassified is of an area ten acres or less and not less than 200 feet to the inch of an area more than ten (10) acres. A north direction arrow shall appear on such a plat and map.

Are you filing a Floating Zone Map Amendment Application?

- ☒ Yes (if yes, continue with questions below) ☐ No (If no, stop here)

For a Floating Zone Map Amendment, the Application must include the following (in addition to the items stated above):

- ☒ Indication of the Current and Proposed Zone (see page 2 above)
- ☒ A statement explaining how the proposed development, including the proposed zone, satisfies the criteria to grant the application under Section 25.06.01.e.2. Such criteria includes that the proposal:
 1. Is consistent with the Plan and implements the Land Use Policy Map and applicable description of the land use category found in the Rockville 2040 Comprehensive Plan as adopted by the Mayor and Council on August 2, 2021.
 2. Satisfies the intent and standards of the proposed zone and meets all other applicable requirements of this Chapter.
 3. Provides one or more public benefits that enhance or contribute to the objectives of the Plan and are proportionate to the scale of the proposed development.
 4. Is compatible with existing and approved adjacent development.
- ☒ Submittal of a Project Plan application in accordance with Section 25.07.01

*Once a completed application is accepted and processed, the applicant will receive an invoice email with instructions for electronic payment of the application fee.

Comments on Submittal: (For Staff Use Only)
