



Application for

Project Plan Application/Amendment**PJT**
6/15**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 • 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 5906 Halpine Road

Subdivision 0504 Lot (S) Block

Zoning R-60 (MXNC Floating) Tax Account (S) 00146900 , ,

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 Twinbrook Community Church- 5906 Halpine Road, Rockville MD 20851, Attn: Pastor John Bayles

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

Engineer VIKI MD, 20251 Century Boulevard Suite 400 Germantown MD 20874 Mike Goodman goodman@vika.com

Attorney Lerch, Early, & Brewer 7600 Wisconsin Ave Suite 700 Bethesda MD 20814 Patricia Harris paharris@lerchearly.com

Project Name Halpine Road

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

STAFF USE ONLY**Application Acceptance:**

Application # PJT2024-00019

Pre-Application

Date Accepted

Staff Contact

OR

Application Intake:

Date Received October 23, 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 1.51 acres, # Dwelling Units Total 36 Square Footage of Non-Residential 0
 Residential Area Impact <50 %
 Traffic/ Impact/trips -45AM/-40PM

Proposed Development:

Retail _____ Sq. Footage Detached Unit _____ Parking Spaces 72
 Office _____ Sq. Footage Duplex _____ Handicapped _____
 Restaurant _____ Sq. Footage Townhouse _____ # of Long Term _____
 Other _____ Sq. Footage Attached 36 # of Short Term _____
 Multi-Family _____
 Live _____
 MPDU _____

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

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	2
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	2
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	0
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	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					7
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)

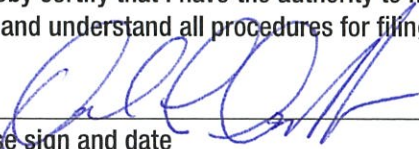
Previous Approvals: (if any)

Application Number	Date	Action Taken
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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



9/27/23

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 PAM2023-00150 and Documentation (Development Review Committee Mtg. notes)
- ☒ Proposed Area Meeting Date 07/25/23 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)
