



Application for

SPECIAL EXCEPTION APPLICATION**SPX**
2/09**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:☐

Special Exception

☒

Special Exception Modification - Major

Private Educational Institution³⁵☐

Special Exception Modification - Minor

Please Print Clearly or TypeProperty Address information 850 Nelson Street, Rockville, Maryland 20850Subdivision Rockville Estates Lot (S) 6 Block DZoning R-90 Tax Account (S) 00157435 , ,**Applicant Information:***Please supply Name, Address, Phone Number and E-mail Address*Applicant Woodley Waves, LLC c/o Peter Cromwell, 1001 Apple Ridge Road, Montgomery Village, MD 20866, 240-271-4532, petercromwell@georgetownhill.comProperty Owner sameArchitect Project 308 Design, PLLC, Attn: Will Norton, 1737 King Street, Suite 308, Alexandria, Va 22314, (o) 571 458 7308 x102, will@project308design.comEngineer GLW Planning Engineering Surveying, Kevin Foster/ Tim Longfellow, 3909 National Drive, Suite 250, Burtonsville, MD 20866, 301-421-4024, kfoster@glwpa.com; tlongfellow@glwpa.comAttorney Shulman Rogers, PA, Nancy Regelin, Esq, 12505 Park Potomac Avenue #600, Potomac, MD 20854 301-230-5224, nregelin@shulmanrogers.comProject Name Georgetown Hill at Woodley GardensProject Description Private Educational Institution Replacement School for 198 student max occupancy**STAFF USE ONLY****Application Acceptance:**Application # SPX2024-00408

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:Date Received February 22, 2024

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 section 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only.

Tract Size 3.23 acres, # Dwelling Units Total n/a Square Footage of Non-Residential 13,450 School

Residential Area Impact 30-35% %

2,225 sf co-located Pool S-54-62

Traffic/ Impact/Trips AM 68 PM 69 ADT 356 Net New Trips

Total Building: 15,675 SF
of which 3,900 sf existing

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	0
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	3
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	3
Points Total*					11
The total of the points determine the level of notification and the approving authority .					

Based on the Impact Total Your Level of Notification Will Be:

- ☐ 0-6 pts. - mailed to 750 ft. of a project area
 ☐ 7-9 pts. - mailed to 1,000 ft. of project area
☒ 10-12 pts. - mailed to 1,250 ft. of project area
 ☐ 13+ pts. - mailed to 1,500 ft. of project area

Proposed Development:

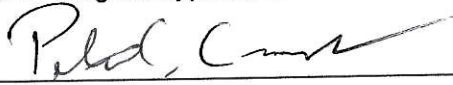
Retail n/a Sq. Footage # of Required Parking Spaces 79
 Office n/a Sq. Footage # of Provided Spaces 65 Deferral Req Site Plan
 Restaurant n/a Sq. Footage # of Required Handicap Parking Spaces 2
 Other 13,450 School Sq. Footage # of Provided Handicap Parking Spaces 2
 (9700 sf new, balance renovated)
 Bicycle Parking: # Long Term 7 # Short Term 23 Total # Provided 30

Existing Site Use(s) (to include office, industrial, residential, commercial, medical etc.)
Co-located Private Educational Institution and Community Pool, Non-Accessory

Previous Approvals: (if any)

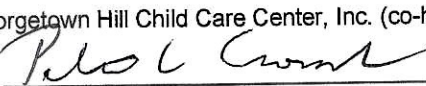
Application Number	Date	Action Taken
<u>SPX1998-0274/SPX73-197/SPX75-01/SPX79-058</u>	<u>U-29-76/USA76-29A/USA76-298</u>	<u>Approved all</u>
<u>SPX2000-286/SPX2000-296/SPX2005-363/</u>	<u>SPX2014-388/STP2014-207</u>	<u>Approved all</u>

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.

Woodley Waves, LLC  Date: 2/15/27

Please sign and date By Peter Cromwell, Authorized Signatory

Georgetown Hill Child Care Center, Inc. (co-holder)

By:  Date: 2/15/24
Peter Cromwell, Authorized Signatory

Application Checklist:

Submitted:

- ☒ Complete Application
- ☐ Filing Fee (to include Sign Fee)
- ☒ Pre-Application Number PAM2022-00137 Documentation (Development Review Committee Meeting Notes)
- ☒ Proposed Area Meeting Date week Mar 11 including location Virtual - City WEBEX
- ☒ A copy of the either a subdivision plat or an identification plat
- ☒ A copy of the official zoning map (should have purchased when PAM application was applied for.)
- ☒ An explanation of how this proposed use will meet the general requirements for granting a special exception and the special requirements, if any.
- ☒ A site plan that includes all existing and proposed site improvements.
- ☒ Plans and specifications for any signs that may be required in residential zones.
- ☒ A detailed site development plan prepared and certified by a professional engineer. (Eleven (12) copies- Fifteen (15) if on a state highway: (size 24' x 36")(folded to 8 1/2' X 11').
- ☒ Submittal of CTR (Comprehensive Transportation Review) Report- with Fee (copy to CPDS) (if applicable).
- ☒ Approved NRI/FSD (if required)
- ☒ Landscape Plan (if required) (6 copies)
- ☒ Approved Stormwater Concept Plan
- ☒ A preliminary schedule of development including time specific staging and phasing of:
 - Residential area to be developed in order of priority of type of dwelling unit
 - The construction of streets, utilities, and other improvements necessary to serve the project are;
 - The dedication of land to public use; and
 - The construction of nonresidential facilities
- ☒ Scope of work narrative to include statement of justification that address compliance with:
 - Mixed Use design Standards
 - Layback slope
 - LSL manual
 - APFO
 - Parking
 - Shadows
 - Signs
 - Public use per Zoning
 - Impervious surface
- ☒ Additional Information Required by Planning Staff
- ☒ Electronic Version (PDF format)

Comments on Submittal: (For Staff Use Only)
