



Application for

Project Plan Application/Amendment

PJT
6/15

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 • 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 900 ROCKVILLE PIKE

Subdivision ST. MARY'S Lot (S) PARCEL 214 Block _____

Zoning PD-CB Tax Account (S) 04-02406134 , _____ , _____

Applicant Information:

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

Applicant J DANSHES, LLC (Joel Danshes) 201-919-2036

9213 WINTERSET DR POTOMAC, MD 20854 jdanshes@yahoo.com

Property Owner Same as applicant

Architect GTM ARCHITECTS (JEFF WHITMAN, RA) 240-333-2067

7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD, 20814 jwhitman@gtmarchitects.com

Engineer Macris, Hendricks, & Glascock, PA (Brian Donnelly) 301-670-0840

9220 Wightman Road, Suite 120, Montgomery Village, MD 20886 bdonnelly@mhgpa.com

Attorney MILLER, MILLER & CANBY (Jody Kline) 301-738-2051

200-B MONROE STREET ROCKVILLE, MD jskline@mmcanby.com

Project Name DANSHES CENTER ON THE PIKE

Project Description Construct a 4,400 sf retail building with associated parking, landscaping, and frontage improvements

STAFF USE ONLY

Application Acceptance:

Application # _____

Pre-Application _____

Date Accepted _____

Staff Contact _____

OR

Application Intake:

Date Received _____

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 0.59 acres, # Dwelling Units Total 0 Square Footage of Non-Residential 4,400 sf
 Residential Area Impact +/-50 %
 Traffic/ Impact/trips _____

Proposed Development:

Retail 4400 Sq. Footage Detached Unit 0 Parking Spaces 25
 Office _____ Sq. Footage Duplex 0 Handicapped 1
 Restaurant _____ Sq. Footage Townhouse 0 # of Long Term 1
 Other _____ Sq. Footage Attached 0 # of Short Term 4
 Multi-Family 0
 Live 0
 MPDU 0

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

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	1
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	1
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.	3
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	1
Points Total*					6
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
PJT2018-00010		Withdrawn
USE 2006-0702	07/25/2008	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.


Please sign and date

4-3-2023

Application Checklist:

The following items are to be furnished as part of this application:

- ☒ Completed Application
- ☒ Filing Fee (to include Sign Fee) Fee Waived by city
- ☒ Pre-Application Meeting Number **PAM 2017-00105** and Documentation (Development Review Committee Mtg. notes)
- ☐ Proposed Area Meeting Date _____ including location _____
- ☒ 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)
