

## **PRE-APPLICATION MEETING PROJECT DESCRIPTION**

### **Flagship Carwash at 975 Rollins Avenue Level 2 Site Plan for Non-Conforming Use**

On behalf of Flagship Maryland Propco, LLC (“Applicant”), please accept this Application for Pre-Application Meeting (“PAM”) in connection with the forthcoming Level 2 Site Plan for revisions to the legal non-conforming carwash use located at 975 Rollins Avenue in the City of Rockville (“Property”).

### **The Property**

The Property is generally located in the northeast quadrant of the intersection of Chapman Avenue and Bou Avenue. The Property consists of approximately 2.2 net acres (96,086 square feet) of land and is more particularly described as Parcels D and E, Washington-Rockville Industrial Park, as shown on Plat No. 22066 recorded among the Land Records of Montgomery County, Maryland on December 21, 2021 (the “Record Plat”). Parcels D and E are separated by Rollins Avenue which bisects the Property.

The Property is within the MXTD (Mixed-Use Transit District) zone. It is subject to the recommendations of the *2016 Rockville Pike Neighborhood Plan* (the “Pike Plan”) and *Rockville 2040: Comprehensive Plan of the City of Rockville, Maryland* (“2040 Plan”).

The Property is improved with a carwash use. The existing improvements on the Property consist of both a mechanical carwash facility and a self-service carwash facility. Both of these facilities are located on the “Parcel E” portion of the Property. The “Parcel D” portion of the Property is unimproved and partially covered with a swath of trees.

### **Surrounding Area**

The Property sits just north and east of the boundary line between the City of Rockville and Montgomery County, such that the land to its south and west are within Montgomery County. To the Property’s immediate southeast is a vacant parcel of land within Montgomery County’s CR-2.0 C-0.5 R-1.5 H-200 zone. Confronting the Property across Bou Avenue to the southeast is a multifamily building within Montgomery County’s CR-2.0 C-0.5 R-1.5 H-200 zone. The adjacent properties to the north are within the City of Rockville and are zoned MXTD. These properties are occupied by retail and office uses.

### **Previous Approvals**

The previous approvals for the Property are as follows:

- Special Exception SPX1998-00269 (the “Special Exception”): The Special Exception was approved with conditions by the City of Rockville Board of Appeals on June 5, 1999.
- Use Permit USE1999-00603 (the “Use Permit”): The Use Permit was approved by the City of Rockville Planning Commission on March 22, 2000.

The Special Exception and the Use Permit both allow for the construction of a mechanical and self-service carwash facility on the Property. At the time of these approvals, the Property was located within the RPC (Rockville Pike Commercial) zone. As noted in the letter from the Board of Appeals approving the Special Exception, carwashes were permitted as special exceptions in the RPC zone. Subsequently, the Property was rezoned to the MXTD zone. While a mechanical carwash is not a permitted use in the MXTD zone, the Zoning Ordinance allows for extant nonconforming uses to continue. *See* Sec. 25.08.05.c of the Zoning Ordinance.

### **Non-Conforming Use Status**

The mechanical and self-service carwashes use are legal non-conforming uses. Specifically, as noted above, the use and existing improvements on the Property were approved via the Special Exception and the Use Permit at a time when the Property was within the RPC zone. Subsequent to these approvals, the Property was rezoned to the MXTD zone rendering the mechanical and self-service carwash uses on the Property nonconforming. The nonconforming status of the mechanical and self-service carwash uses has been acknowledged by the City in a letter from the City's Chief of Zoning, R. James Wasilak, AICP, to Jamie N. Miller of Miles & Stockbridge P.C. dated October 18, 2021 regarding Zoning Confirmation for 975 Rollins Avenue, Rockville, Maryland 20852 ([Attachment 1](#)).

### **Project Description**

The Applicant proposes to make revisions to the existing carwash use on the Property that will improve its functionality and appearance. First, the Applicant plans to demolish the existing self-service carwash bays. The Applicant will replace these with a vacuum area with 25 total vacuum spaces, as well as full service finishing spaces. Within the vacuum area, there will be a seating area for customers. The Applicant proposes to retain the existing 11,581-square-foot mechanical carwash tunnel on the Property.

Additionally, the Applicant intends to revise the configuration of the site to improve access and circulation. As with the current configuration, vehicles will enter the site via a driveway off Rollins Avenue. Vehicles will then be channelized into a single lane. This single lane will subsequently be divided into three stacking lanes as shown on the preliminary site plan. Vehicles will be directed to exit these stacking lanes to circulate through a roundabout and then enter into one of the lanes within the wash tunnel. Upon exiting the wash tunnel, vehicles will either exit the Property onto Rollins Avenue or turn right and enter the vacuum area.

### **Traffic**

Included with the Application is a CTR scoping form. The CTR scoping form indicates that the Project will result in net negative trips due to the demolition of the self-service carwash bays.