Resolution No. 14-26

RESOLUTION: To allocate 143 residential units within the King Farm Planned Development to the property located at 920 King Farm Boulevard

WHEREAS, on July 8, 1996, the Mayor and Council approved Resolution No.10-96 approving CPD 1995-0002 ("Concept Plan Application") for a comprehensive planned development on 430.63 acres, more or less, called the "King Farm," located east of Interstate 270, north of Gude Drive, south of Shady Grove Road, and west of Frederick Road (MD 355) in accordance with the plans submitted under the 0-3 zoned Comprehensive Planned Development Special Development Procedure Provisions of the City of Rockville Zoning and Planning Ordinance (the "**Approved Concept Plan**"); and

WHEREAS, Resolution No. 10-96 approved, *inter alia,* 3,100,700 square feet of office space and 3,200 residential units with the provision that the 3,200 residential units may be increased to 3,600 residential units subject to the approval of the Mayor and Council; and

WHEREAS, King Farm was annexed into the City of Rockville from Montgomery County, effective September 22, 1995, and an annexation agreement was signed on August 7, 1995, by Helios/Towle LLC, now known as King Farm Associates, and the Mayor and Council of Rockville to outline issues related to the future development of the property ("**Annexation Agreement**"); and

WHEREAS, the Annexation Agreement provides that the King Farm will, *inter alia,* be developed with 3,200 dwelling units and that King Farm Associates as owner may increase the number of residential dwelling units to be constructed at King Farm to 3,600 dwelling units, subject to the reasonable approval of the Mayor and Council of Rockville; and

WHEREAS, the additional 400 dwelling units allowed by Resolution 10-96 and the Annexation Agreement were included at the time the Comprehensive Planned Development was reviewed by the Mayor and Council and were found to meet the required findings of the Zoning and Planning Ordinance for approval, including the availability of adequate public facilities; and

WHEREAS, the Approved Concept Plan consists of Resolution No. 10-96 and all exhibits in Resolution No. 10-96 listed in Paragraph I thereof, including Exhibit 2A-D, entitled "**Land Use Plan**"; and

WHEREAS, the Land Use Plan approved as part of the Approved Concept Plan designates Irvington Centre, which includes Parcel F-7 and Parcel F-8, and provides that 300 residential units may be located in the Office Designated Area; and

WHEREAS, on August 4, 2003, the Mayor and Council approved Resolution No. 25-03, approving Concept Plan Application CPD 1995-0002A ("**First Amended Concept Plan Application**"), to allow a maximum square footage of 175,000 square feet of hotel use, including ancillary uses, as an alternative use to an equivalent amount of approved office space in one of three undeveloped areas; and

WHEREAS, on March 14, 2005, the Mayor and Council adopted Resolution No. 6-05 approving Amended Concept Plan Application CPD 1995-0002A ("**Second Amended Concept Plan Application**") to allow a maximum of 1,200,000 square feet of independent living, assisted living, and/or nursing home uses, and related recreation and commercial use facilities, as an alternative use to an equivalent amount of approved office space in an undeveloped area (collectively, the Approved Concept Plan, First Amended Concept Plan and Second Amended Concept Plan hereinafter called the "Concept Plan"); and

WHEREAS, on September 9, 2013, the Mayor and Council adopted Resolution No. 9-13 approving a request to allow for 144 townhouse units on King Farm parcels F-5 and F-6 Irvington Centre; and

WHEREAS, on June 27, 2017, King Farm Associates filed a letter submission with the Mayor and Council pursuant to the Annexation Agreement and Concept Plan requesting approval of 162 residential units on two sites located in the Irvington Centre office area of King Farm, identified as Parcels F-7 and F-8; and

WHEREAS, on October 16, 2017, the Mayor and Council adopted Resolution No. 8-17 approving the request for an additional 162 residential units; and

WHEREAS, on January 19, 2018, King Farm Associates submitted a request to amend Resolution No. 8-17 by amending the number and type of residential units approved for Parcels F-7 and F-8 from 162 multi-family dwelling units to 65 townhouse dwelling units; and

WHEREAS, on April 30, 2018, the Mayor and Council adopted Resolution No. 05-18, amending Resolution No. 8-17 to reduce the total number of dwelling units from 162 to 65 units on Parcels F-7 and F-8; and

WHEREAS, on June 29, 2026, ORI Real Estate Acquisitions, LLC, filed an application to allocate 143 multifamily residential units to the existing Sheraton Hotel at 920 King Farm Boulevard, including 16 density transfer units to the Irvington Center office area within the King Farm Planned Development ("**2026 Density Allocation**"); and

WHEREAS, on September 9, 2026, the Planning Commission reviewed the proposed Density Allocation, approved the shift of 16 density transfer units, and recommended that the Mayor and Council approve the allocation of 143 residential units within the King Farm

Planned Development, including the 16 density shift units, to the Irvington Center office-designated area; and

WHEREAS, notice was given that a public hearing on the 2026 Density Allocation would be held by the Mayor and Council of Rockville on October 12, 2026; and

WHEREAS, on October 12, 2026, the 2026 Density Allocation came up for hearing before the Mayor and Council; and

WHEREAS, the matter having been fully considered by the Mayor and Council, the Mayor and Council having decided that approval of ORI Real Estate Acquisitions, LLC's request for 143 residential units located in the Irvington Center office-designated area would promote the health, safety and general welfare of the citizens of Rockville, the Mayor and Council further finding pursuant to the Annexation Agreement, Concept Plan, the Planning Commission recommendation from its meeting of September 9, 2026, and the public hearing of October 12, 2026 as well as the remaining matters contained in the Record, that the development proposed by ORI Real Estate Acquisitions, LLC, subject to the conditions, limitations, additions and modifications set forth herein, maintains the findings made at the time of approval of the Approved Concept Plan for the entire King Farm.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that 143 multifamily dwelling units are allocated to the Irvington Center office-designated area within the King Farm Planned Development as requested by ORI Real Estate Acquisitions, LLC, in its application filed on June 29, 2026, for use at property located at 920 King Farm Boulevard.

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Resolution No. 14-26

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council of Rockville at its meeting of October 12, 2026.

Sara Taylor-Ferrell, City Clerk/Director of Council Operations