



Heather Dlhopsky  
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301-263-6275

February 10, 2025

Via First Class Mail

Re: Site Plan Application No. STP2022-00436 (the “Application”) for Redevelopment of 1800 and 1818 Chapman Avenue, and a Portion of 1700 Chapman Avenue, City of Rockville (the “Property”) – Notification of Planning Commission Public Hearing

Dear Property Owner or Resident:

Please be advised that Site Plan Application No. STP2022-00436 (the “Application”) has been submitted to the City of Rockville by Hines (the “Applicant”), seeking approval of a Site Plan for the above-referenced property. The Applicant proposes to assemble 1800 and 1818 Chapman Avenue and a portion of 1700 Chapman Avenue owned by the Washington Metropolitan Area Transit Authority (“WMATA”) in order to construct a 437-unit multifamily residential project with approximately 5,075 square feet of ground floor retail, as well as a new bus access point into the Twinbrook Metro Station (the “Project”).

Currently, Hines is the contract purchaser of the 1800 and 1818 Chapman Avenue parcels (collectively, the “1800 Chapman Assemblage”), comprised of approximately 45,796 net square feet<sup>1</sup> of area (after required right-of-way dedication), identified as Lots 2, 3, 4, 5, and 6, Block 4 of the Halpine subdivision recorded in Plat Book B, Page 28 of the Land Records of Montgomery County, Maryland (the “Land Records”). 1700 Chapman Avenue (“1700 Chapman”) is identified as Lot 1, Block B of the Twinbrook Station subdivision on a record plat recorded in the Land Records at Plat No. 23781. While 1700 Chapman is approximately 359,010 square feet in size, the portion of 1700 Chapman included in this Site Plan (the “WMATA Site”) is comprised of approximately 125,541 square feet. Collectively, the 1800 Chapman Assemblage and the WMATA Site are referred to as the “Property” that is the subject of this Site Plan application.

The Applicant proposes to unify the currently disparate pieces of the 1800 Chapman Assemblage and the WMATA Site – a single-story vacant building, a vacant auto body shop, and a stormwater management pond – into an activated, mixed-use project that makes the highest and best use of this site directly adjacent to the Twinbrook Metro Station. As such, the site has direct connection to transit (Metro and bus), vehicular, and pedestrian access connecting the Property to the rest of the region.

Notably, the Project proposes a new access point into the bus facilities at Twinbrook Metro Station in anticipation of a possible future reconfiguration of the bus loop. This one-way, bus-only loop would be accessed from Thompson Avenue where buses would proceed into the Twinbrook Metro Station and then exit onto Chapman Avenue. In order to accommodate this, the Applicant will be replacing the existing stormwater management pond on the WMATA Site with an underground

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<sup>1</sup> This is a net square footage figure, after approximately 3,817 square feet of right-of-way dedication along Chapman Avenue.



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vault located to an area just north of the Property which was reclassified to “Transit Facilities & Open Space” by the previously approved Project Plan. This proposal, coordinated closely with WMATA, will vastly improve the functioning of the Twinbrook Metro Station as a whole, and the bus access point in particular, while accommodating a variety of needs and uses on the site in a creative, cooperative manner.

The Project then proposes a building with a maximum height of 120 feet, comprised of approximately 5,075 square feet of ground-floor retail, 437 multi-family dwelling units (including 15% moderately priced dwelling units or “MPDUs”), and 437 parking spaces.

In compliance with the City’s Zoning Ordinance, the Applicant is providing the following notification:

**Notice of Public Hearing before the Planning Commission**

Date: Wednesday, February 26, 2025  
Time: 7:00 pm  
Location: Please visit <https://www.rockvillemd.gov/112/Planning-Commission> for meeting and access details on the agenda

Webinar topic: Planning Commission Meeting - February 26, 2025

Date and time: Wednesday, February 26, 2025 7:00 PM | (UTC-05:00) Eastern Time (US & Canada)

Join link:  
<https://rockvillemd.webex.com/rockvillemd/j.php?MTID=m9a897df5990f8d35981db76dfac08710>

Webinar number: 2861 306 7570  
Webinar password: HcuG7dxAJ52 (42847392 when dialing from a video system)

Join by phone:  
+1-408-418-9388 United States Toll  
Access code: 286 130 67570

Should you have any questions prior to the meetings, please contact Nelson Ortiz at (240) 314-8227 or nortiz@rockvillemd.gov.

Sincerely,

Wire Gill LLP

Heather Dlhopsky



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Enclosures:

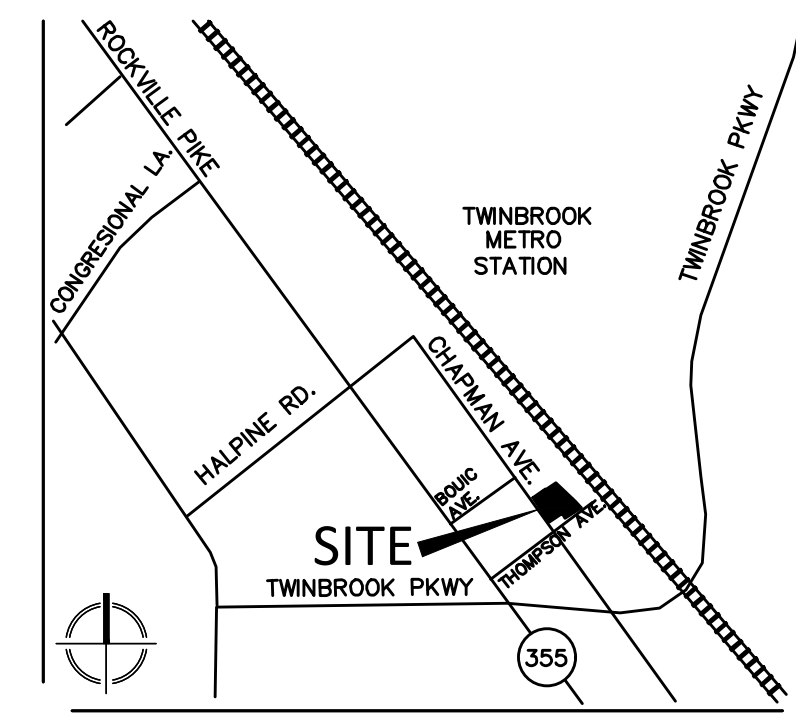
Location Map (included on enclosed Site Plan)

Proposed Site Plan

A copy of “A Citizen’s Guide to Development Review in Rockville”

# TWINBROOK HINES

## LEVEL 2 SITE PLAN APPLICATION



**VKA**  
**VKA MARYLAND, LLC**  
 20251 Century Blvd., Suite 400  
 Germantown, MD 20874  
 301.916.4100 | vka.com  
 Our Site Set on the Future.

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 CAMERON CHRISTIAN  
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**DESIGN WORKSHOP**  
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 RALEIGH, NC 27603  
 919.973.6254  
 CONTACT: BENJAMIN BOYD

### DEVELOPMENT TABULATIONS

Parcel Information	SF	ACRES
Zoning	MXTD & PD-TC	
Lot Reference: Lots 2,3,4,5,6 Block 4, Halpine & Part of Lot 1 Block 8, Twinbrook Station		
Existing 1800-1818 Chapman Property		
Lots 2 & 3	20,378	0.47
Lots 4, 5 & 6	28,890	0.66
Total	49,268	1.13
Lot 1, Block B- WMATA Parcel (Includes area of Transit Facilities and Open Space)	359,010	8.24
Part of Lot 1 Block B to be part of multi-family lot	52,118	1.20
Part of Lot 1 Block B Bus Loop Area	38,504	0.88
Part of Lot 1 Block B in Kiss and Ride LOD	34,919	0.80
Part of Lot 1 Block B in Level 2 Site Plan	125,541	2.88
Remaining WMATA Parcel (not included in application)	233,969	5.36
<b>Proposed Development</b>	<b>SF</b>	<b>ACRES</b>
Proposed Lot Multi-Family Building	97,480	2.24
Market Rate Units	371	
MPDU 15%	66	
Total Residential Units	437	
Non-Residential Use SF - Retail	5,079	
<b>Proposed Dedications</b>		
Thompson Avenue	435	0.01
Chapman Avenue	3,827	0.09
Total Dedications	4,262	0.10
Part of Lot 1 Block B Bus Loop Area	38,504	0.88
Part of Lot 1 Block B (Portion of Transit Facilities and Open Space on PD2022-00016) within LOD	34,919	0.80
<b>Total Proposed Level 2 Site Plan Area</b>	<b>174,720</b>	<b>4.01</b>

Building Height Sec. 25.13.05	Maximum Allowed	Proposed
Multi-family Residential	120'	120'

Open Area Sec. 25.13.05	Required	Proposed
Open Area (% of Net Lot Area of 2.24)	15%	15%
Open Area/Public Use Space SF	14,622	14,800

Setbacks Sec. 25.13.05	Minimum Required	Minimum Proposed
From Yards (abutting public R/W or other lot line)	0'	0'
Side/Rear Yards (abutting non-residential property)	0'	0'

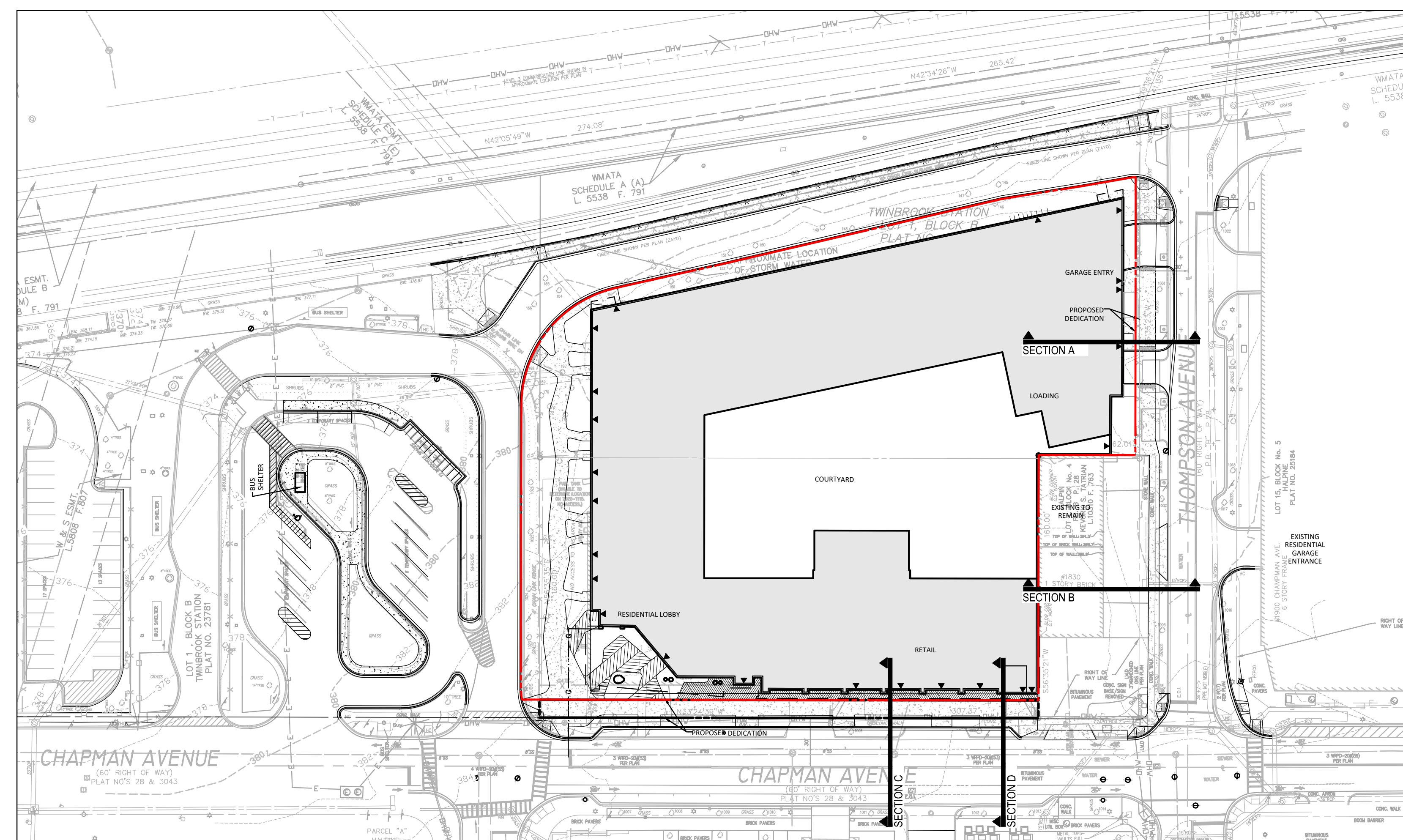
Parking 25.16.03	Rate	Metric	Count	Code Requirement	Parking Req'd per 225 sq. ft.	Total Provided**
437 Multi-Family Units	1.0/1.5*	unit	437	524	378	411
Retail	1 per 200	square feet	5075	26	20	26
<b>Total</b>				550	398	437

\* Studio and 1 bedroom require 1.0 space per dwelling unit. Two or more bedrooms require 1.5 spaces per dwelling unit. Current unit mix to calculate parking is approximately 48 studio, 217 1 bedroom, 157 2 bedroom and 15 3 bedroom.

\*\* Total provided parking includes 10 EV Charging Station spaces, 24 EV Ready spaces and 9 accessible spaces.

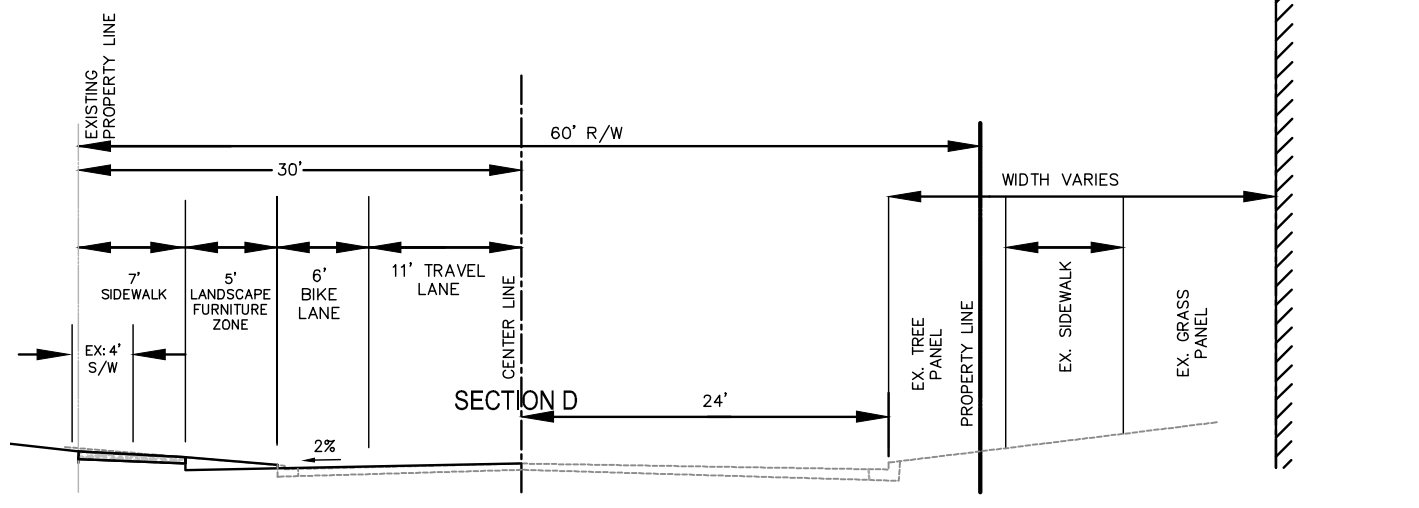
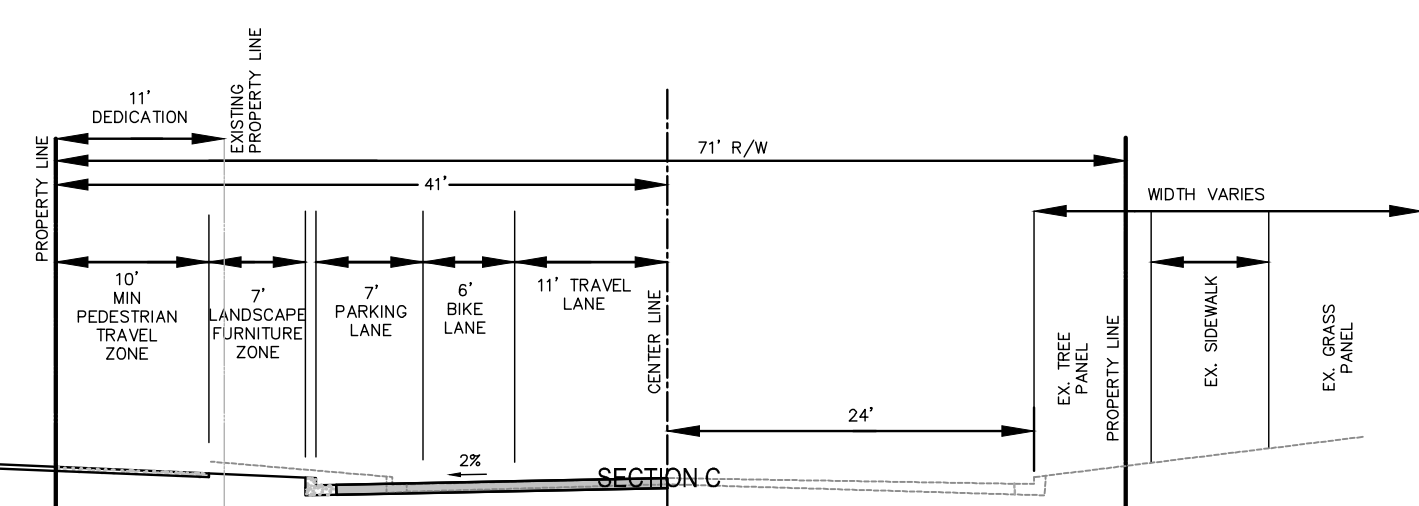
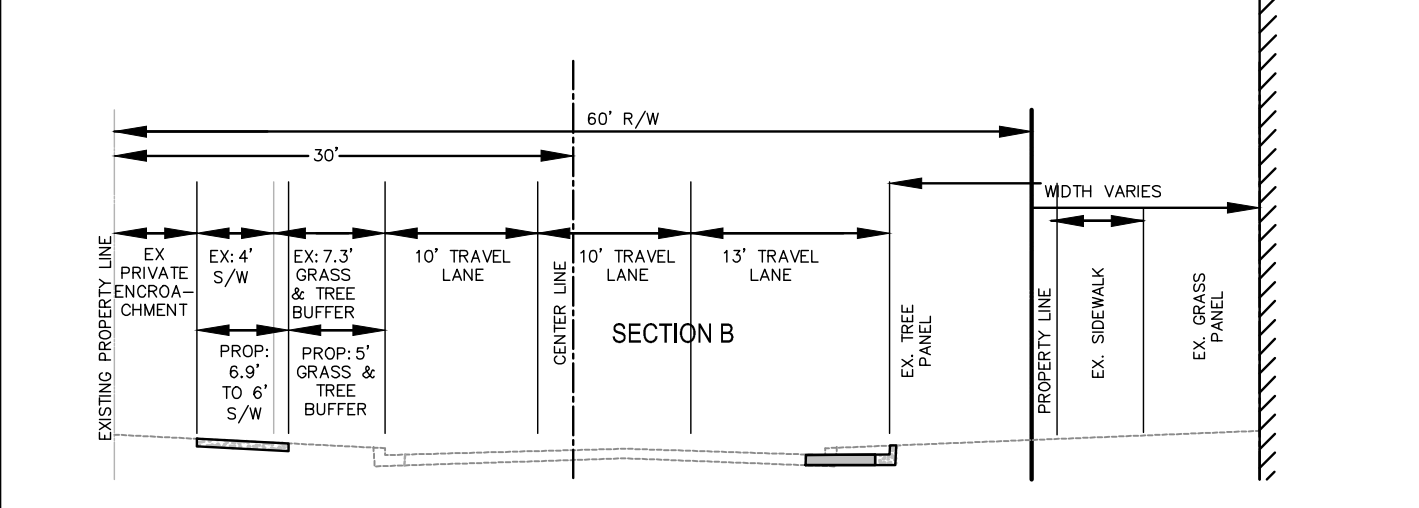
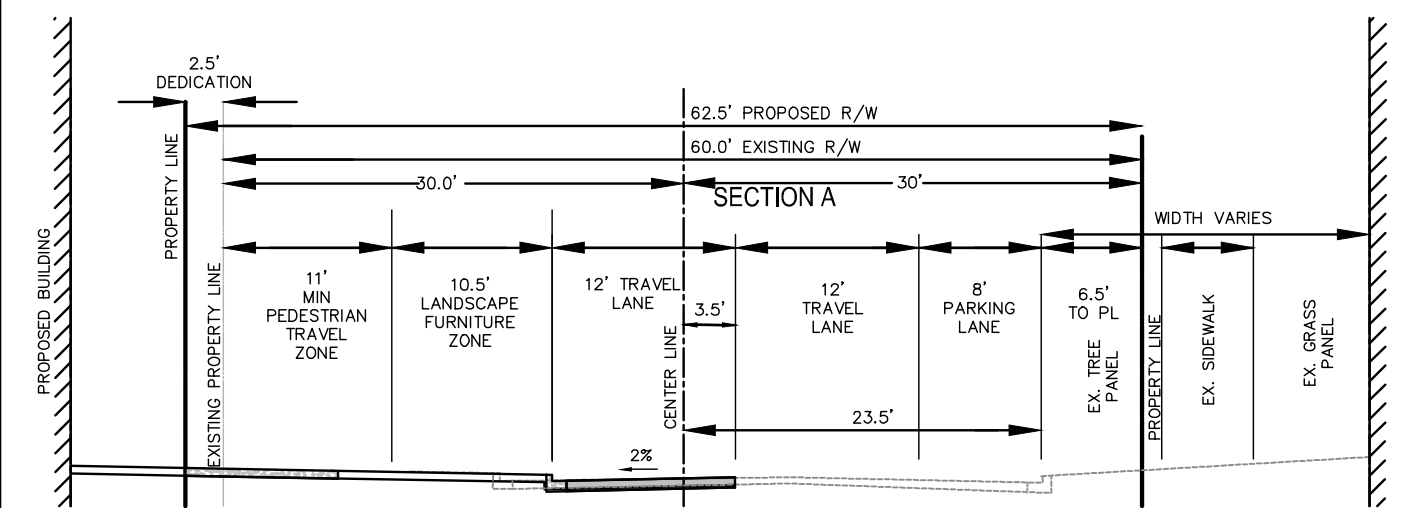
Bicycle Parking Sec. 25.16.03	Minimum Required	Provided
Multi-Family Residential		
Short Term @ 1/50 du	9	9
Long Term @ 1/3 du	146	147
Retail		
Short Term @ 2/5000 SF	3	3
Long Term @ 2/12000 SF	12	12
Short Term Total	147	147
Long Term Total		

ADA Parking (ADA spaces included in total above)	Total Parking Provided	Minimum Required	Provided
Multi-Family Residential & Retail	437	9	9



### GENERAL NOTES

- THE PROPERTY IS 2.24 ACRES.
- THE PROPERTY IS ZONED **MXTD - Mixed-Use Transit District AND PD-TC, Twinbrook Commons.**
- THE SITE IS LOCATED ON WSSC MAP **216NE06.**
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. **GQ63**, WITH TAX ACCOUNT NO. **04-00153095.**
- BOUNDARY AND TOPOGRAPHIC DATA UPDATE BY VKA MARYLAND, LLC. IN 2021.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.



**1800 CHAPMAN**  
 SITE PLAN APPLICATION  
 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 WSSC GRID: 216NW06  
 TAX MAP: GQ63

### SITE PLAN COVER SHEET



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 NAME: LAURENT G. McDONALD  
 LICENSE NO.: 38749  
 EXPIRATION DATE: JANUARY 31, 2025

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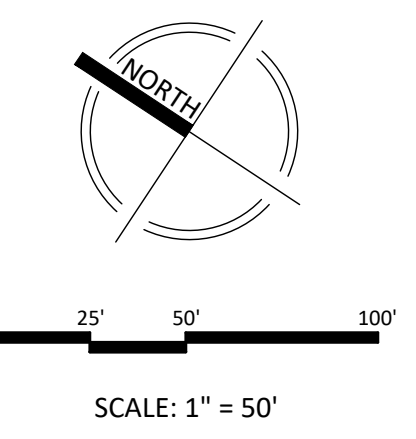
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 DESIGNED BY: JAE  
 DATE ISSUED: 11/12/2021  
 VKA PROJECT: VM50024  
 DRAWING NO.: SP-1  
 SHEET NO.:

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- SP-3 LEVEL 2 SITE PLAN
- SP-4 LEVEL 2 OPEN SPACE SITE PLAN
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- L-000 GENERAL NOTES
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- L-201 SITE DETAILS
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- L-601 LIGHTING DETAILS
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- A.101 FLOOR PLAN - LEVEL 01
- A.102 FLOOR PLAN - LEVEL 02
- A.103 FLOOR PLAN - LEVEL 03
- A.104 FLOOR PLAN - LEVEL 04
- A.105 FLOOR PLAN - TYPICAL (LEVELS 5 - 8)
- A.109 FLOOR PLAN - LEVEL 09

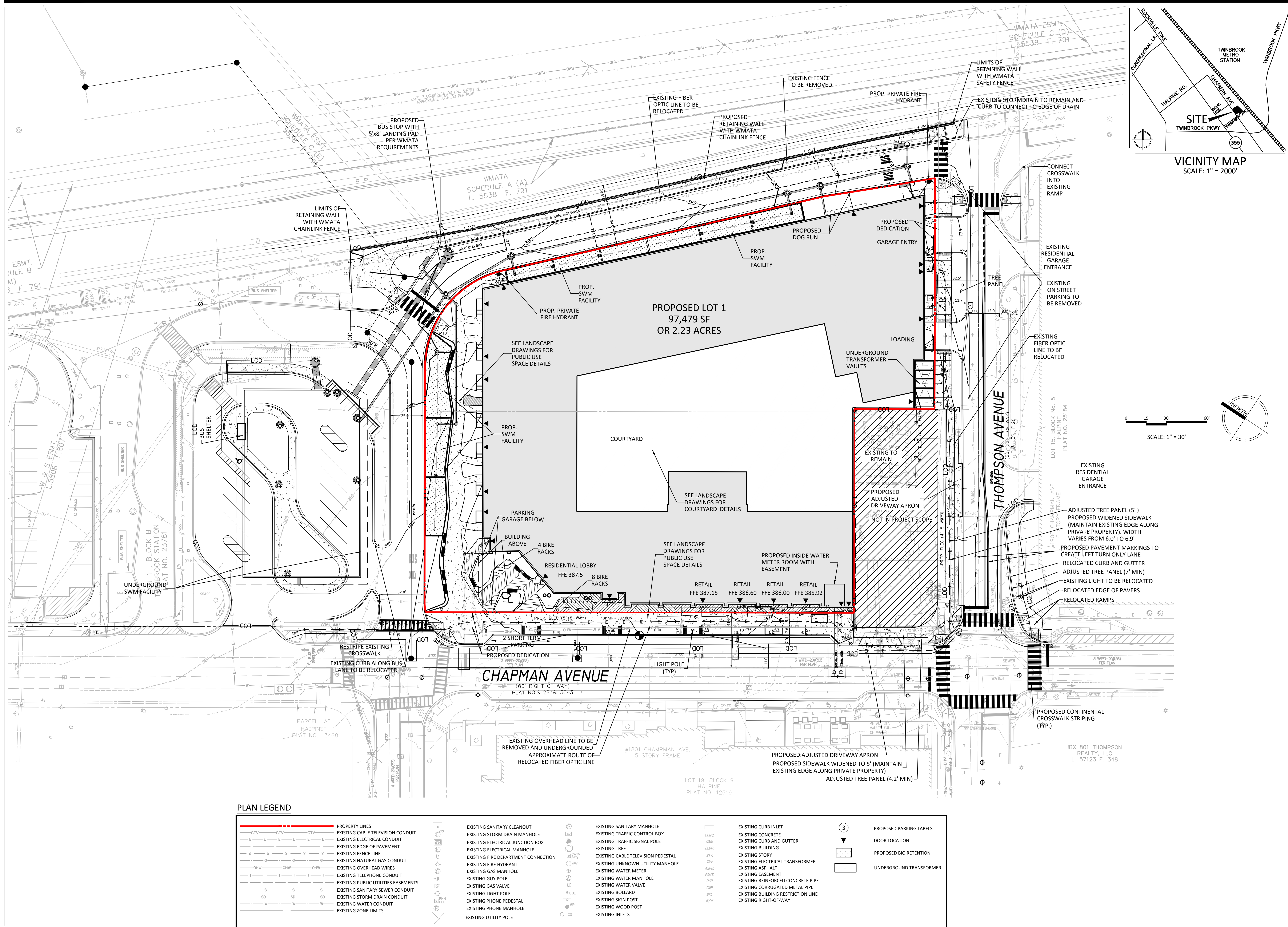
- A.110 FLOOR PLAN - LEVEL 10
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- A.112 MPDU DESIGNATION FLOOR PLANS
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- A.201 EXTERIOR ELEVATIONS
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- CSWM-1 CONCEPT STORMWATER MANAGEMENT COVER
- CSWM-2 CONCEPT STORMWATER MANAGEMENT DRAINAGE AREA
- CSWM-3 DEVELOPMENT CONCEPT STORMWATER MANAGEMENT 30 SCALE
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- PMS-1 PAVEMENT MARKING & SIGNAGE PLAN COVER SHEET
- PMS-2 PAVEMENT MARKING & SIGNAGE PLAN
- PMS-3 PAVEMENT MARKING & SIGNAGE DETAILS

- SUPPORT AUTOTURN MOVEMENTS
- STORMWATER FORESTRY OVERLAY
- SIGHT DISTANCE STUDIES



“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



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REVISIONS	DATE
Resubmission	9/30/2022
Resubmission	12/08/2022
Resubmission	09/08/2023
Resubmission	10/11/2024

**1800 CHAPMAN**  
 SITE PLAN  
 APPLICATION  
 4TH ELECTION DISTRICT  
 MONTGOMERY COUNTY,  
 MARYLAND  
 WSSC GRID: 216NW06  
 TAX MAP: GQ63

**LEVEL 2 SITE PLAN**

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 NAME: LAURENT G. MOUDOUFF  
 LICENSE NO.: 36749  
 EXPIRATION DATE: JANUARY 31, 2025

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 SHEET NO.:

**PLAN LEGEND**

	PROPERTY LINES		EXISTING SANITARY CLEANOUT		EXISTING SANITARY MANHOLE		EXISTING CURB INLET		PROPOSED PARKING LABELS
	EXISTING CABLE TELEVISION CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING WATER MANHOLE		EXISTING CONCRETE		DOOR LOCATION
	EXISTING ELECTRICAL CONDUIT		EXISTING ELECTRICAL JUNCTION BOX		EXISTING WATER METER		EXISTING CURB AND GUTTER		PROPOSED BIO RETENTION
	EXISTING EDGE OF PAVEMENT		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING WATER VALVE		EXISTING BUILDING		UNDERGROUND TRANSFORMER
	EXISTING FENCE LINE		EXISTING FIRE HYDRANT		EXISTING WATER VALVE		EXISTING STORY		
	EXISTING NATURAL GAS CONDUIT		EXISTING GAS MANHOLE		EXISTING WATER VALVE		EXISTING ELECTRICAL TRANSFORMER		
	EXISTING OVERHEAD WIRES		EXISTING GUY POLE		EXISTING WATER VALVE		EXISTING ASPHALT		
	EXISTING TELEPHONE CONDUIT		EXISTING LIGHT POLE		EXISTING WATER VALVE		EXISTING EASEMENT		
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING PHONE PEDESTAL		EXISTING WATER VALVE		EXISTING REINFORCED CONCRETE PIPE		
	EXISTING SANITARY SEWER CONDUIT		EXISTING PHONE MANHOLE		EXISTING WATER VALVE		EXISTING CORRUGATED METAL PIPE		
	EXISTING STORM DRAIN CONDUIT		EXISTING UTILITY POLE		EXISTING WATER VALVE		EXISTING BUILDING RESTRICTION LINE		
	EXISTING WATER CONDUIT				EXISTING WATER VALVE		EXISTING RIGHT-OF-WAY		
	EXISTING ZONE LIMITS				EXISTING WATER VALVE				

## How can I get involved?

- Check the city's website at [rockvillemd.gov/621/Development-Watch-Map](http://rockvillemd.gov/621/Development-Watch-Map) for status updates on development projects in your neighborhood and the city.
- Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.
- Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the [city's website](http://city's website). In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.
- Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the [city's website](http://city's website).

## How can I learn more?

### Community Planning and Development Services Department

City Hall, second floor  
111 Maryland Ave.  
Rockville, MD 20850

**Phone:** 240-314-8200

**Email:** [cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov)

**Website:** [rockvillemd.gov](http://rockvillemd.gov)

#### Refer to:

**Rockville City Code** [library.municode.com/md/rockville/codes/code\\_of\\_ordinances](http://library.municode.com/md/rockville/codes/code_of_ordinances)

Chapter 25 - *Zoning Ordinance*

Chapter 5 - *Building Code*

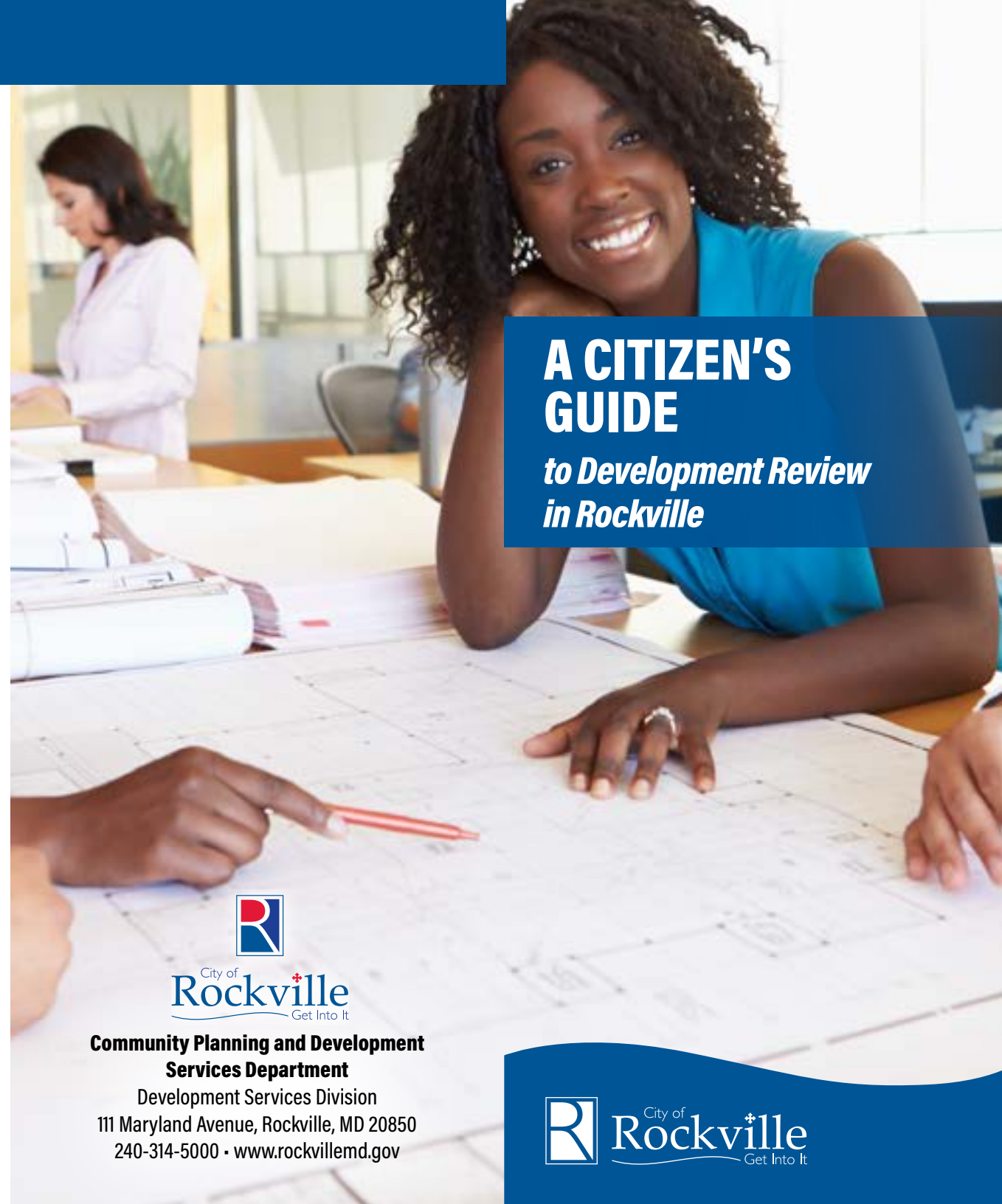
Chapter 10.5 - *Forest and Tree Preservation*

Chapter 19 - *Sediment Control and Stormwater Management*

Chapter 21 - *Streets and Roads*

[Rockville Development Review Procedures Manual](#)

**Note:** This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



# A CITIZEN'S GUIDE to Development Review in Rockville



City of  
**Rockville**  
Get Into It

### Community Planning and Development Services Department

Development Services Division  
111 Maryland Avenue, Rockville, MD 20850  
240-314-5000 • [www.rockvillemd.gov](http://www.rockvillemd.gov)



# Development Review in Rockville

## What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

## How is development reviewed?

Rockville's development review process includes four phases.

### Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

### Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

### Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

### Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

## Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact.

Depending on the number of points earned a project will require one of the following levels of review:

**Site Plan Level 1:** Review by the chief of zoning.

**Site Plan Level 2:** Review by the Planning Commission at one meeting.

**Project Plan:** Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both; one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

## Development Review at a Glance

### Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

### Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

### Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
  - a. Mayor and Council.
  - b. Planning Commission.
  - c. Board of Appeals.
  - d. Historic District Commission.
  - e. City staff, i.e., the chief of zoning.

### Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.