

Notice Planning Commission Hearing 41 Maryland – Momentum Project
Notice Mayor & Council Hearing and Public Meeting
Project Plan PJT2025-0023

Dear Neighbor:

October 6, 2025

SCG Development Holdings, LLC (“Applicant”) with Comstock 44 Maryland, LLC has filed a Project Plan Application to amend existing PDP approvals for the proposed “Momentum at Rockville Station” a 12-story, 147 unit affordable residential development at 41 Maryland Avenue including requests for a 20 foot height increase which is within the allowable height limit for the zone, waiver of required parking as allowed by code, as well as modifications to the MPDU Declaration of Covenants encumbering 44 Maryland Avenue as a key element of the affordable housing capital stack for 41 Maryland Avenue. SCG develops, owns and operates high-quality affordable housing communities throughout the United States, including the nearby Momentum at Shady Grove Station. Comstock is the property owner of 41 and 44 Maryland Avenue collaborating with SCG to bring an affordable housing project to Rockville Town Center.

As part of the process for Project Plan review of the Project, a public hearing before the Planning Commission for a recommendation and a public hearing before the Mayor and Council for approval are scheduled. This serves as notice of upcoming dates. A location map, project description with timeline, and plan are enclosed. The notice of an opportunity to provide comments to the approving bodies. These are the last steps in a multi-step public process to approve the Project Plan.

NOTICE OF PLANNING COMMISSION PUBLIC HEARING/PUBLIC MEETING

DATE: Wednesday October 22, 2025 **TIME:** 7:00 PM Meeting Start

Watch LIVE on Comcast Cable Rockville Channel 11 and online at <https://www.rockvillemd.gov>

ATTEND IN-PERSON: City Hall, Council Chamber, 111 Maryland Avenue

VIRTUAL ATTENDANCE: Please visit the City website agenda center for details.

<https://www.rockvillemd.gov/112/Planning-Commission> and

https://www.rockvillemd.gov/DocumentCenter/View/39008/Public-Hearing-Procedures_PC_FINAL-002

NOTICE OF MAYOR AND COUNCIL PUBLIC HEARING/PUBLIC MEETING

DATE: Monday November 17, 2025 **TIME:** 6:30 PM Meeting Start

WATCH LIVE: Rockville 11, Comcast, Verizon cable channel 11, livestreamed at www.rockvillemd.gov/rockville11

ATTEND IN-PERSON: City Hall, Council Chamber, 111 Maryland Avenue

VIRTUAL ATTENDANCE: Please visit the City website agenda center for details and to confirm scheduling.

<https://www.rockvillemd.gov/424/Mayor-Council>

Agendas for Planning Commission and Mayor and Council are posted approximately a week before the meeting on the agenda center (<https://www.rockvillemd.gov/agendacenter>). Please refer to the specific meeting agenda for details on how to participate and provide testimony during the meetings.

“A Citizen’s Guide to Development Review in Rockville” is enclosed. You may track the status on the City’s website on its Development Watch page. Should you have questions or would like to submit comments please contact: Community Planning and Development, Senior Planner Christopher Davis, 240-314-8201. cdavis@rockvillemd.gov. You are welcome to reach out to Applicant’s counsel, Nancy Regelin at 301-230-5224, nregelin@shulmanrogers.com

These applications are subject to a prohibition on ex parte communications. Outside of the public hearings on this application, please do not communicate with a member of the deciding body about this application, either directly or indirectly, such as copying members of the body on e-mails about the application. You are welcome to communicate directly with the City staff, who can answer questions on the application or ensure that your written comments on the application are considered by the deciding body as part of the public hearing on the application. The Mayor & Council is deciding body on the Project Plan; the Planning Commission on Site Plan.

Project Description
Project Plan Amendment PJT2025-0023
41 Maryland Avenue

The Momentum at Rockville Station at 41 Maryland Avenue is intended to be developed at the corner of Maryland Avenue at Middle Lane on the site of an existing small surface parking lot. Envisioned as a 12-story apartment building, with up to 147 dwelling units, of studios through three-bedrooms, with on-site resident amenities, the Momentum is proposed to be affordable at a range of income levels under federal and local housing financing programs. The site has direct walking access the two blocks to the Rockville Metro Redline Station as well as convenient access to multiple public parking garages and on-street parking. No on-site parking is proposed and a parking waiver will be sought as recommended in the Town Center Master Plan and as permitted by the Zoning Ordinance.

The proposed site is one block of a comprehensive planned development approved in 1994 (PDP1994-0001) of 5 blocks encompassing 255 Rockville Pike, the Regal Row retail center, the BLVD 44, BLVD Ansel, and this site. The site was approved in 1994 for a minimum of 117 dwelling units, a limited area of retail, with a height of 100 feet over the 448' elevation. As a planned development, a Project Plan is considered by the Mayor and Council to amend the original entitlements to increase the number of dwelling units from 117 to 147, waive parking, eliminate ground floor retail, modify the massing to increase the allowable height by 20 feet (which is significantly lower than the 200 feet of height allowed under current zoning), as well as amend the overall mix of dwelling units at BLVD 44 related to MPDUs, among other minor amendments. A Site Plan for the final building improvements to implement the approved Project Plan will thereafter be filed to be considered by the Planning Commission.

The intended development is consistent with the adopted 2025 Town Center Master Plan, including the specific recommendations for this site, which recommend increases in density and residents in Town Center to support the existing retail district, a parking waiver for zero onsite parking, and a goal for more affordable housing choices. The Project amendments are also consistent with recent zoning ordinance amendments for Town Center that eliminated parking and ground floor retail requirements, and increased allowable height to 200 feet with an additional 100 feet for affordable housing. This proposal is an innovative collaboration between an affordable housing developer/operator and the property owner to deliver more affordable housing choices to Rockville Town Center in a key location walkable for its residents to services, the Rockville Redline Metro Station, and other public transportation to make regional jobs and opportunities accessible.

Timeline of Project Plan process:

Post-Application Community Meeting: April 29, 2025

Planning Commission Briefing: May 14, 2025

Mayor & Council Briefing: May 19, 2025

Development Review Committee: May 29, 2025

City Staff review: Spring/ Summer 2025

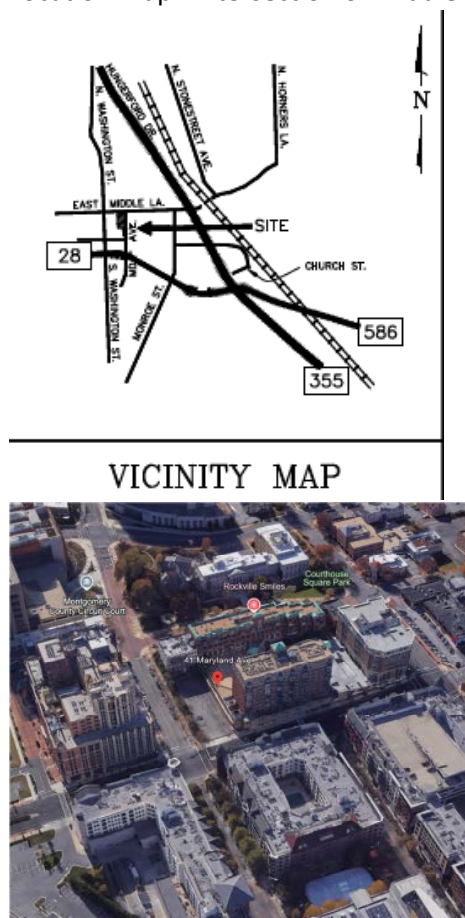
Planning Commission Public Hearing: October 22, 2025

Mayor & Council Public Hearing: November 17, 2025

Planning Commission Consideration Site Plan : 2026 TBD

Construction: TBD 2027/28

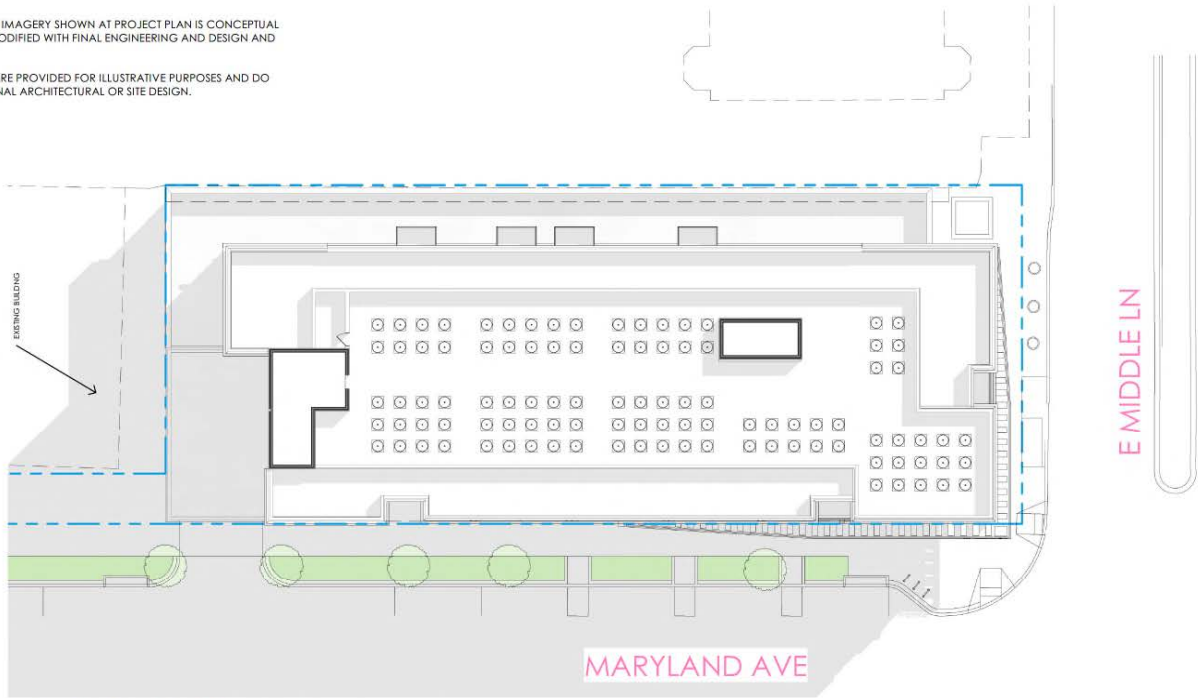
Location Map: Intersection of Middle Lane and Maryland Avenue, Rockville Town Center



NOTE:

THE PLAN AND IMAGERY SHOWN AT PROJECT PLAN IS CONCEPTUAL AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND CITY REVIEW.

RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL ARCHITECTURAL OR SITE DESIGN.



ARCHITECTURAL SITE PLAN SCALE: 1" = 20'-0"

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41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
A-02
8/13/2025 3:55:33 PM



41 MARYLAND AVE
ROCKVILLE, MD 20850

PROJECT PLAN CONCEPT

COVER
A-01
8/13/2025 3:55:22 PM



How can I get involved?

- Check the city's website at rockvillemd.gov/62/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. 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.

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

Website: rockvillemd.gov

Refer to:

Rockville City Code 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



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Rockville
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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.

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.

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.