



May 8, 2026

The City of Rockville's (City) Department of Public Works wishes to notify you of a Mandatory Referral application which has been filed with the City affecting your neighborhood.

Application: Rockville Senior Center Mandatory Referral Application 2026-305-MRF

Location: 1150 Carnation Drive, Rockville, MD 20850

Applicant: City of Rockville, MD

Proposal: The City is proposing a new entrance to the Senior Center parking lot from the intersection of W. Gude Drive/Piccard Drive, along with associated modification to the traffic signal in order to add this new entrance to the intersection.

Planning Commission: The Planning Commission will consider this application at a hybrid public hearing scheduled for Wednesday, May 27, 2026, at 7:00 p.m. in the Mayor and Council Chambers at City Hall, 111 Maryland Avenue, Rockville, MD 20850; and online via WebEx.

Join Link:

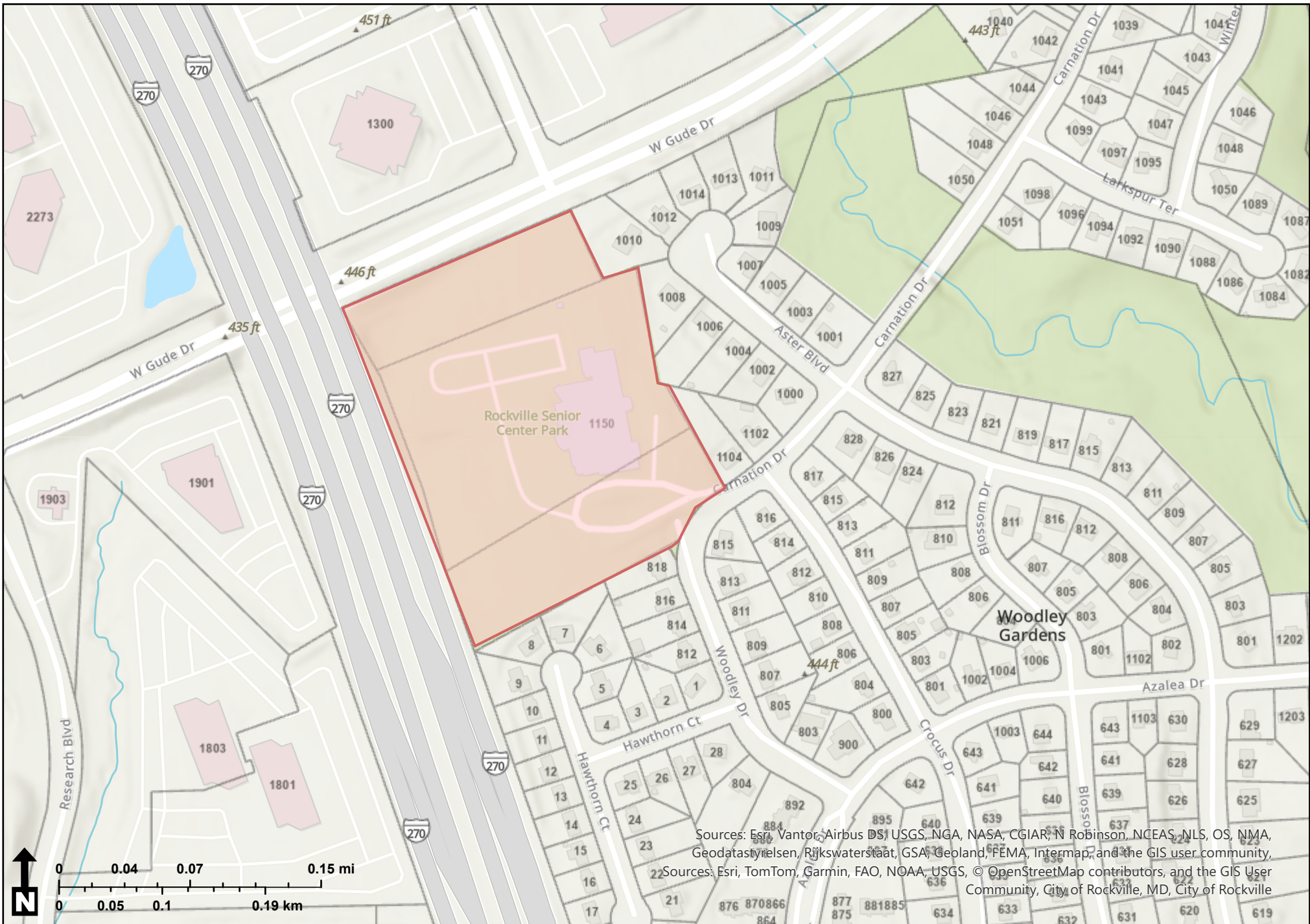
<https://rockvillemd.webex.com/rockvillemd/j.php?MTID=m216fcf4c408730d221dfac880f236257>

Webinar Number	Webinar Password	Join by Phone	Access Code
2632 117 6769	Rockville (76258456 when dialing from a video system)	+1-408-418-9388 United States Toll	263 211 76769

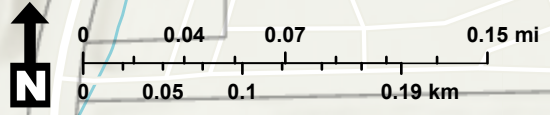
For additional information, visit the City's Department of Community Planning and Development Services in City Hall, on the web at www.rockvillemd.gov, or call Principal Planner Nelson Ortiz at 240-314-8227.

For more information on this proposal, please visit the project page online here:

<https://www.rockvillemd.gov/projects/rockville-senior-center-entrance-project/>



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, 22 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, City of Rockville, MD, City of Rockville



This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.

Rockville Senior Center Mandatory Referral

DATE:
May 5, 2026
AUTHOR:
Author

How can I get involved?

- Check the city's website at 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. 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*

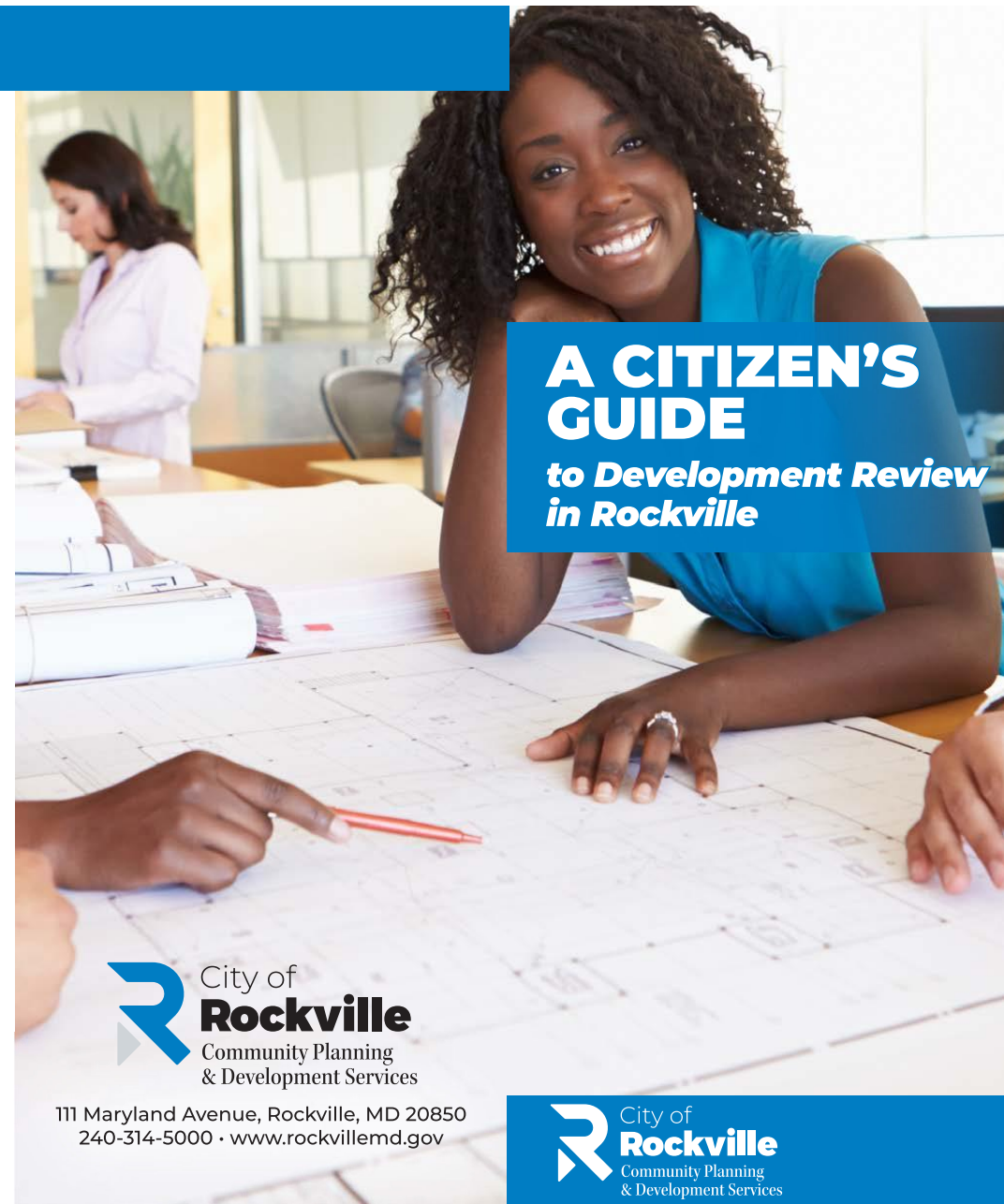
Chapter 10.5 - *Forest and Tree Preservation*

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
Community Planning
& Development Services

111 Maryland Avenue, Rockville, MD 20850
240-314-5000 • www.rockvillemd.gov

 City of
Rockville
Community Planning
& Development Services

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.

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.

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.

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.