

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future. PREPARED FOR:

> KIMCO REALITY CORPORATION 2080 YORK ROAD SUITE 285

ATTN: ABBEY OKLAK

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**DESIGN CONSULTANTS:** 

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ENVIRONMENTAL PLANNER

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ARCHITECT & LANDSCAPE ARCHITECT HORD COPLAN MACHT

VICINITY MAP SCALE: 1" = 2000'

FLOATING ZONE PLAN DEVELOPMENT TABULATIONS 12101 Rockville Pike, Rockville, MD 20852 Parcel B Washington-Rockville Industrial Park Plat No. 6708 CR-2.0, C-0.75, R-1.5, H-200' CRF-2.5, C-0.75, R-2.25, H-200' Existing Site Area to be rezoned 358,752 SF 8.24 AC AREA TO BE RE-ZONED TO CRF 358,752 SF 8.24 AC 1.52 AC Previous R.O.W. Dedications 66,312 SF 0.44 AC Proposed R.O.W. Dedications 19,085 SF 273,355 SF 6.28 AC 760 du Multifamily - Residential 115 du 90,000 SF **DEVELOPMENT STANDARD** Permitted / Required Provided FAR (CRF-2.5, C-0.75, R-2.25, H-200') 0.75 269,064 SF 0.25 90,000 SF 2.25 807,192 SF 2.25 806,880 SF Principal Building Setbacks From Site Boundary - Rockville Pike Est. by FZP From Site Boundary - Bou Avenue Est. by FZP and Chapman Avenue 90' Bldg A/200' Bldg B Maximum Building Height Est. by Site Plan Est. by Site Plan Minimum Public Open Space 27,336 SF 51,000 SF Including 1/2 acre park Provided Baseline

\* Density is calculated in the CRF zone based on tract area.

\*\*\*MPDUs will be provided and distributed among the units and floors, at 15% of those

Minimum Maximum

246 Spaces | 2.137 Spaces | 1.274 Spaces

Site Area | Required | Proposed Public Open Space (10% Required) 273,355 27,336 51,000

Proposed Property Limits Proposed Sidewalk

Proposed Bike Lane

PIKE CENTER 4TH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND WSSC GRID: 216NW06 TAX MAP:GQ63

FLOATING **ZONE PLAN** 

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.

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ENGINEER'S NAME: <u>JEFFREY AMATEAU, P.E.</u> LICENSE No.: 20510 EXPIRATION DATE: JULY 14, 2026

PROFESSIONAL SEAL

PROPOSED BINDING ELEMENTS: 1. THE APPLICANT COMMITS THAT THE MAXIMUM BUILDING HEIGHT ON THE PROPERTY WILL BE 200 FEET, BUT THAT THE MAXIMUM BUILDING HEIGHT OF THE PROPOSED NEW BUILDING A WILL NOT EXCEED 90 FEET AND PROPOSED NEW BUILDING B WILL NOT EXCEED 200 FEET.

- 2. THE APPLICANT COMMITS THAT THE NUMBER OF MULTI-FAMILY RESIDENTIAL UNITS ON THE PROPERTY WILL NOT EXCEED 760.
- 3. THE APPLICANT COMMITS THAT THE SQUARE FOOTAGE OF NON-RESIDENTIAL USES ON THE PROPERTY WILL NOT EXCEED 90,000 SQUARE FEET.
- 4. THE APPLICANT COMMITS TO PROVIDING THE HALF-ACRE NEIGHBORHOOD GREEN IDENTIFIED FOR THE SITE BY THE SECTOR PLAN, WITH THIS SPACE TO BE PROVIDED AS PUBLIC OPEN SPACE. SPECIFIC LOCATION AND DESIGN FEATURES WILL BE SPECIFIED AT THE TIME OF FUTURE SITE PLAN APPLICATION(S).

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATIONS THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER \_\_\_\_\_) APPROVED BY THE DISTRICT COUNCIL

DRAWN BY: <u>IPD/NT</u>

DESIGNED BY: IPD DATE ISSUED: <u>07/19/2024</u> PROJECT VM50594B

FZP-2

SHEET NO.

HEARING EXAMINER'S NAME PRINTED