

Local Map Amendment H-155, Heather Dlhopsky, counsel for the applicant, Pike Center Fee 1807, LLC, requests a rezoning from the CR-2.0, C-0.75, R-1.5, H-200' Zone to the CR-2.5, C-0.75, R-2.25, H-200' Zone.

The subject property is located at 12101-12151 Rockville Pike, Rockville, Maryland 20852, also known as Parcel B of the "Washington-Rockville Industrial Park," Plat 6708 (Tax Account 04-00134890).

Filed: October 7, 2024

EXHIBIT LIST

1. LMA Application
 - a. LMA Application Corrected
2. MNCPPC Checklist
3. ~~Draft Declaration of Covenants~~ *(replaced by Exhibit 47)*
4. Letter of Authorization
5. Financial Disclosure Statement
6. ~~Statement of Justification~~ *(replaced by Exhibit 6a)*
 - 6a. Statement of Justification
7. Adjoining/Confronting Property Owners
8. Certified Zoning Map
9. ID Plat
10. Plat Map
11. ~~Floating Zone Map~~ *(replaced by Exhibit 11a)*
 - 11a. ~~Floating Zone Map~~ *(replaced by Exhibit 48)*
12. ~~Floating Zone Map Page 2~~ *(replaced by Exhibit 12a)*
 - 12a. Floating Zone Map Page 2
13. Existing Conditions Plan
14. ~~Pike Center Surrounding Area~~ *(replaced by Exhibit 14a)*
 - 14a. Pike Center Surrounding Neighborhood Area (new as standalone exhibit)
15. ~~Local Area Transportation Report~~ *(replaced by Exhibit 15a-b)*
 - 15a. Local Area Transportation Report Part 1
 - 15b. Local Area Transportation Report Part 2
 - 15c. Local Area Transportation Report Part 3
 - 15d. Local Area Transportation Report Part 4
16. Land Use Report
17. ~~Circulation Plan~~ *(replaced by Exhibit 17a)*
 - 17a. Circulation Plan
18. ~~Grading & Utility Plan~~ *(replaced by Exhibit 18a)*
 - 18a. Grading & Utility Plan
19. ~~Public Use Space Plan~~ *(replaced by Exhibit 19a)*
 - 19a. Public Use Space Plan

20. ~~Recreation Exhibit~~ (replaced by Exhibit 20a)
20a. Recreation Exhibit
21. Road Sections Plan
22. ~~Fire Access Plan~~ (replaced by Exhibit 22a)
22a. Fire Access Plan
23. Concept Floor Plans
24. Concept Massing
25. Pike Center Concept Sections
26. Simplified NRI/FSD Composite
27. NRI/FSD Cover Sheet
28. ~~Preliminary Forest Conservation Plan Cover~~ (replaced by Exhibit 28a)
28a. Preliminary Forest Conservation Plan Cover
29. ~~FCP Blank Approval Sheet~~ (replaced by Exhibit 29a)
29a. Preliminary Forest Conservation Plan
30. ~~Preliminary Forest Conservation Plan Page 3~~ (replaced by Exhibit 30a)
30a. Preliminary Forest Conservation Plan Page 3
31. Resume - Abbey Oklak
32. Resume - Gregory Reed
33. Resume – Mark Morelock
34. Resume – Miguel Iraola
35. Resume – Matthew Fitzsimmons
36. Resume – Michael Workosky
37. Notice of Hearing
38. Pike Center Supplemental Analysis (2-10-25)
39. Preliminary FCP Page 4
40. Supplemental Traffic Analysis (12-5-24)
41. DRC Comment Response Letter
42. Civil Engineering & Environmental Report
43. Transmittal Letter from Planning Commission
44. Staff Report
45. Applicant's Prehearing Statement
46. Sign Posting Affidavit
47. Revised Declaration of Covenants
48. Revised Floating Zone Plan Page 1
49. Applicant's Post-Hearing Submission Cover Letter