



City of Rockville

MEMORANDUM

July 23, 2010

TO: Planning Commission

FROM: *MT* Manisha Tewari, Planner

VIA: *DL* David B. Levy, Chief of Long Range Planning

SUBJECT: Planning Commission Draft of the City of Rockville's
Municipal Growth Element (MGE) and Water Resources Element (WRE)
Comprehensive Master Plan
Discussion and Recommendation to Mayor and Council

Attached to this memo is a revised draft of the Municipal Growth Element (MGE) of the City of Rockville's Comprehensive Master Plan. This document incorporates direction from the Planning Commission provided on June 23 and July 14. At the July 14 meeting, the Planning Commission also provided staff with a deadline of July 23 for submitting the revised version, for review and potential approval at the July 28 meeting.

Also attached is a recommended Resolution, by which the Planning Commission may formally approve the MGE, and recommend it to the Mayor and Council for review and adoption.

Staff has also recognized that a Resolution is also necessary for the Water Resources Element (WRE), which was approved by the Planning Commission on June 23 and recommended to the Mayor and Council for its review. Staff has therefore included a resolution regarding the WRE in this packet. Also included, for your information, is the revised draft of the WRE, which Rockville Environmental Management staff is forwarding to the Mayor and Council for a presentation on August 2.

The overall schedule and next steps for adoption of the Municipal Growth Element and the Water Resources Element are outlined below:

Resolution No. _____

Resolution: To approve and recommend adoption of the Municipal Growth Element, as an amendment to the Adopted and Approved Plan for the City of Rockville, Maryland

WHEREAS, Section 3.05 of Article 66B of the Annotated Code of Maryland sets forth the function and duty of the City of Rockville Planning Commission (hereinafter referred to as the "Commission"), to make and approve a general plan or amendments thereto and recommend the same to the local legislative body for adoption, to serve as a guide to public hearing and private actions and decisions to ensure the logical development of public and private property in appropriate relationships; and

WHEREAS, as codified in Article 66B of the Annotated Code of Maryland, the General Plan, at minimum, is required to contain goals, objectives, principles, policies, and standards, which shall serve as a guide for the development and economic and social well being of the entire jurisdiction; and

WHEREAS, Section 3.05 (a)(4)(x) of Article 66B of the Annotated Code of Maryland sets forth that the General Plan must have a municipal growth element; and

WHEREAS, the Mayor and Council at its meeting on October 12, 2009, during the review of the Comprehensive Master Plan (CMP) did instruct the Commission to make and approve, and recommend to the Mayor and Council a Plan for the Municipal Growth element; and

WHEREAS, the Commission did refer copies of said Municipal Growth Element to all adjoining planning jurisdictions and to all state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the Municipal Growth Element at least sixty (60) days prior to the public hearing; and

Resolution No.

WHEREAS, after the preparation of said Municipal Growth Element as a proposed amendment to the Master Plan for the City, the Commission gave notice of the time and place of the public hearing to be held on said Plan by giving notice in a newspaper of general circulation in the City; and

WHEREAS, the said Municipal Growth Element was the subject of a Planning Commission presentation on May 12, 2010 and Planning Commission Public Hearing on June 9, 2010 and work sessions on June 23, July 14, and July 28 2010 held in the Council Chamber at City Hall, 111 Maryland Avenue, Rockville, Maryland; and

WHEREAS, the Planning Commission has revised and amended the Municipal Growth Element taking into account the testimony presented at the aforementioned public hearings and in the written public record and now desires to present its recommendations for an amendment to the Plan for the City of Rockville, Maryland; and

WHEREAS, the said Municipal Growth Element is consistent with the principles of the Master Plan for the City of Rockville, Maryland;

NOW, THEREFORE, BE IT RESOLVED by the City of Rockville Planning Commission that the Municipal Growth Element is hereby approved and recommended for adoption by the Mayor and Council of Rockville, Maryland pursuant to Article 66B, Section 3.08 of the Annotated Code of Maryland as an amendment to the 2002 Master Plan for the City of Rockville, Maryland. The Municipal Growth Element consists of:

Municipal Growth Element – Planning Commission Draft and Recommendation to the Mayor and Council, dated August 2010.

Resolution No.

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I certify that the above is a true and correct copy of
a Resolution adopted by the Planning Commission
of the City of Rockville, Maryland, at its meeting of
July 28, 2010.

R. James Wasilak, AICP
Chief of Planning