



## PLANNING COMMISSION

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**Wednesday, January 8, 2020**

**7:00 PM**

**Rockville City Hall**

**Mayor and Council Chambers**

**Meeting No. 01-2020**

### AGENDA

Charles Littlefield, Chair

Anne Goodman

Don Hadley

Sarah Miller

Suzan Pitman

John Tyner, II

Rev. Jane E. Wood

Jim Wasilak, Staff Liaison

Nicholas Dumais, Assistant City Attorney

**1. Consent**

- A. Final Record Plat PLT2020-00585, for the Combining of Lots 1, 2, 3 and 4 of Block N in the Croydon Park Subdivision into Two Record Lots in the R-60 Zone at 200 Woodland Road; Yan Wang, Applicant**

**2. Public Hearing**

- A. Public Hearing for the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment**

**3. Discussion**

- A. Rockville 2040 Comprehensive Plan Update, Volume II - Planning Areas Initial Staff Draft: Review of Planning Areas 1 (Town Center), 7 (Montgomery College Area), 9 (Rockville Pike), and 11 (Woodmont)**

**4. Commission Items**

- A. Staff Liaison Report**
-

**B. Old Business**

**C. New Business**

**D. Minutes Approval**

**December 11, 2019**

**E. FYI/Correspondence**

**5. Adjourn**

**HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS**

**I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

The Commission may ask questions of any party at any time during the proceedings.

**II. PLANNING COMMISSION BROADCAST**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Channel 11:
  - Wednesdays at 7:00 pm (if no live meeting)
  - Sundays at 7:00 pm
  - Mondays, Thursdays and Saturdays at 1:00 pm
  - Saturdays and Sundays at 12:00 am (midnight)
- Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

**III. NEW DEVELOPMENT APPLICATIONS**

- For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

**VI. ADDITIONAL INFORMATION RESOURCES**

- Additional resources are available to anyone who would like more information about the planning and development review process on the City’s web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds).

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.



Agenda Item #:	A
Meeting Date:	January 8, 2020
Responsible Staff:	Nicole Walters

**SUBJECT:**

Final Record Plat PLT2020-00585, for the Combining of Lots 1, 2, 3 and 4 of Block N in the Croydon Park Subdivision into Two Record Lots in the R-60 Zone at 200 Woodland Road; Yan Wang, Applicant

**RECOMMENDATION**

(Include change in law or Policy if appropriate in this section):

Staff recommends approval, based on compliance with the required criteria of Sec.25.21.10 of the Zoning Ordinance for a final record plat.



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## Overview

**Case:** Final Record Plat Application PLT2020-00585

**Location:** 200 Woodland Road

**Staff:** Nicole Walters, Senior Planner  
Planning and Development Services  
240-314-8215  
nwalters@rockvillemd.gov

**Applicant:** Yan Wang on behalf of the owner Wing K. Mak  
6 Quelway Court  
North Potomac, Maryland 20878

**Filing Date:** November 21, 2019

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## Executive Summary

The applicant proposes to combine Lots 1, 2, 3 and 4 of Block N of the Croydon Park subdivision into two new record lots, to be known as Lots 39 and 40 of Block N, containing 6,088 and 6,269 square feet respectively. The proposed creation of the two new record lots is to allow for the construction of two new single unit detached dwellings.

**Site Description**

Master Plan Land Use: Detached Residential (High Density)  
 Zoning District: R-60 (Single Family Residential)  
 Existing Use: Single Unit Detached Dwelling  
 Parcel Area: 12,350 square feet  
 Subdivision: Croydon Park  
 Building Floor Area: n/a  
 Dwelling Units: 2  
 Building Height: n/a  
 Parking: 2-off-street parking spaces required per dwelling

**Project Vicinity**

**Surrounding Land Use and Zoning**

	<b>Zoning</b>	<b>Planned Land Use</b>	<b>Existing Use</b>
<b>North</b>	R-60 Single Family Detached Dwelling Residential	Detached Residential	Single Unit Detached Residential
<b>East</b>	R-60 Single Family Detached Dwelling Residential	Detached Residential	Single Unit Detached Residential
<b>South</b>	R-60 Single Family Detached Dwelling Residential	Detached Residential	Single Unit Detached Residential
<b>West</b>	R-60 Single Family Detached Dwelling Residential	Detached Residential	Single Unit Detached Residential

**Previous Related Actions**

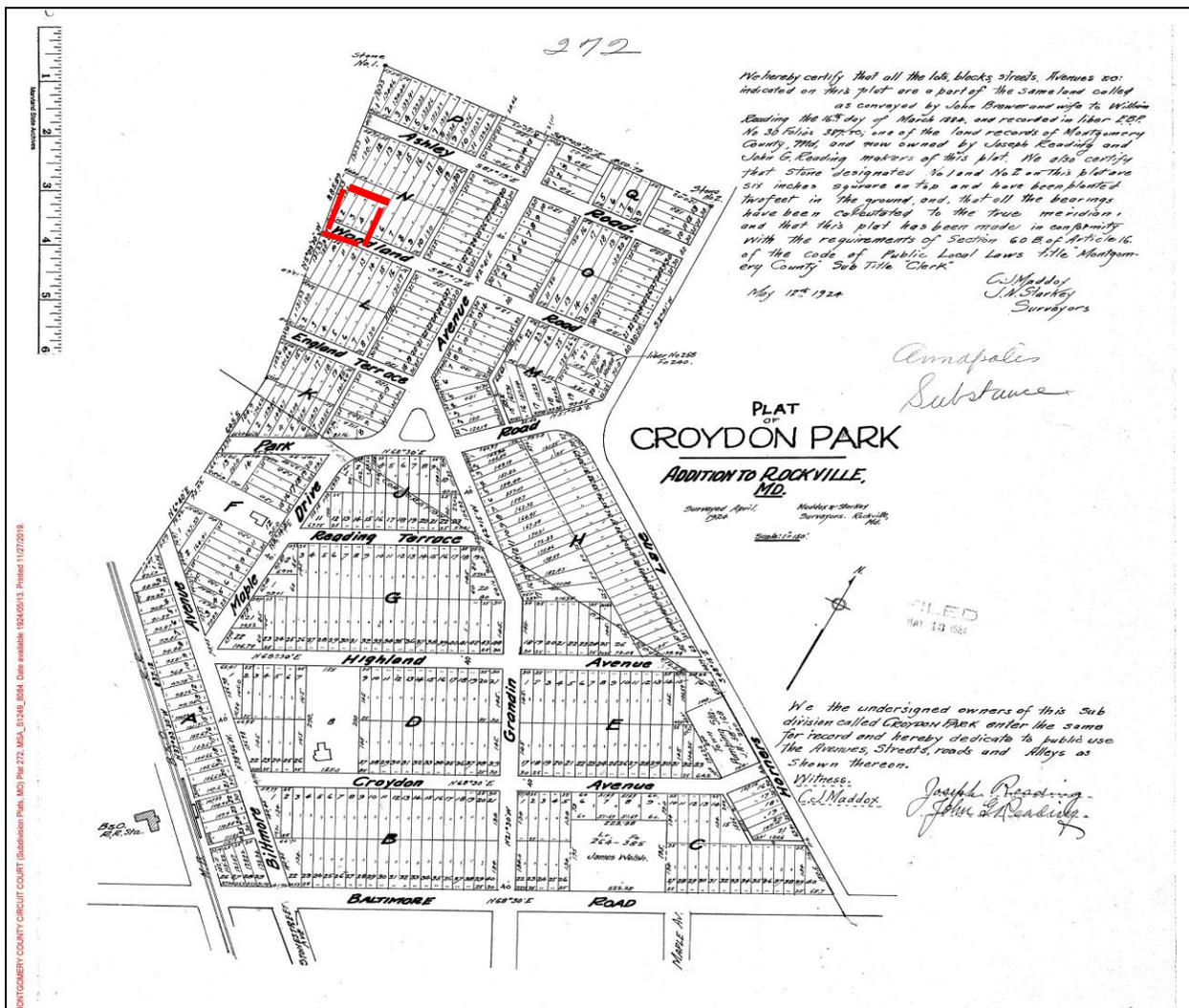
Historic District Commission HDC2020-00962, 200 Woodland Road, a request for an evaluation of historic significance for demolition of the existing house. The HDC found that the property did not meet any of the criteria for historic designation at their meeting of October 17, 2019.

**Proposal**

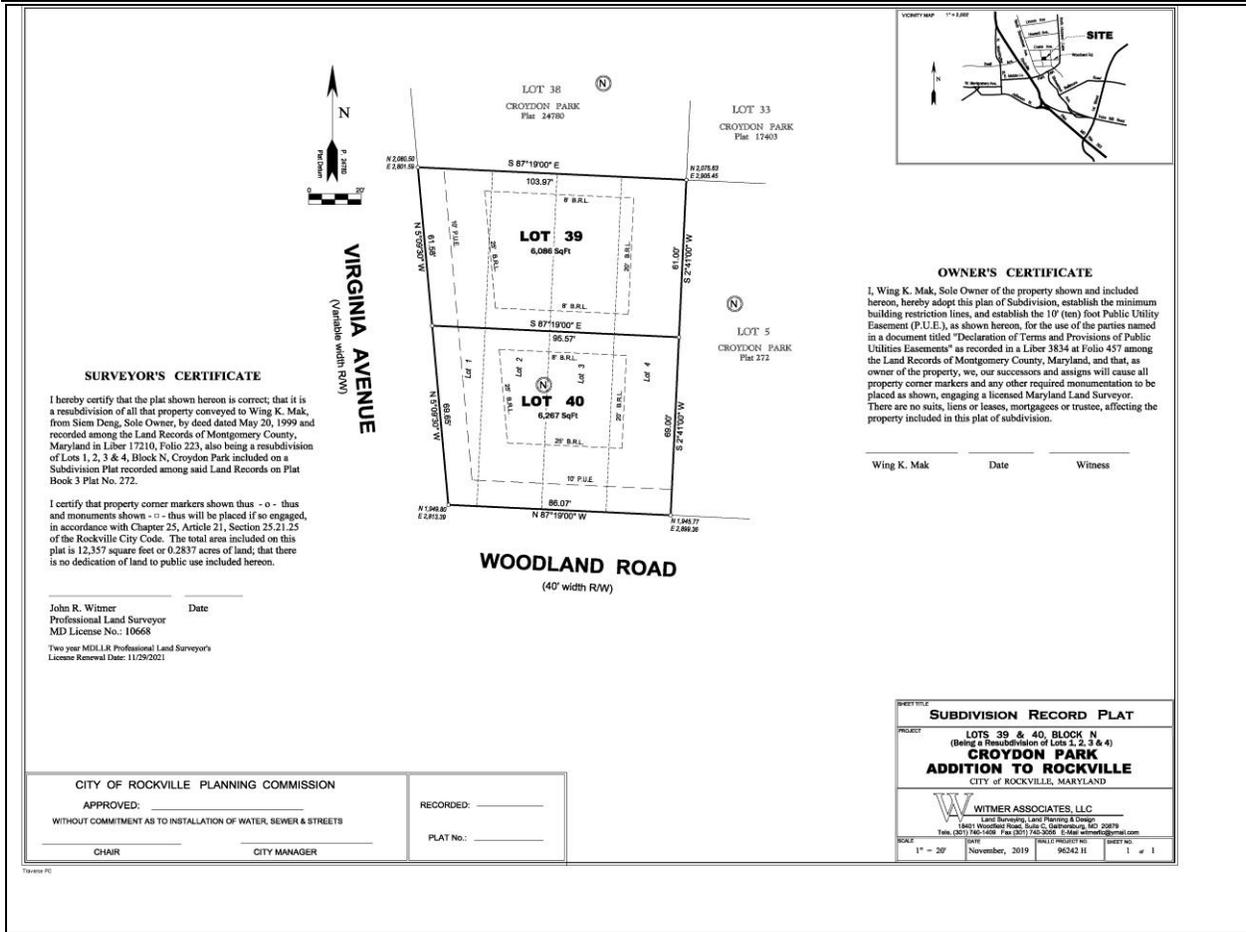
The applicant proposes to combine Lots 1, 2, 3 and 4 in order to create two (2) new record lots in Block N of the Croydon Park subdivision. New record Lot 39 will contain 6,088 square feet, while the other proposed new Lot 40, which will contain 6,269 square feet. Approval and recordation of the subject Final Record Plat will create two new record lots that will allow for the construction of two new single unit detached dwellings.

### Property Description

The subject property contains Lots 1, 2, 3 and 4 of Block N of the Croydon Park subdivision, which was recorded in 1924. The record lots have been combined into a deeded lot containing approximately 12,357 square feet. The property is a corner lot with frontage on Virginia Avenue and Woodland Road. The property is currently developed with a single-family home and garage, which was built in 1928.



Original Plat 1924



Proposed Plat

**Project Analysis**

**Master Plan**

According to the East Rockville Neighborhood Plan (2004):

“new residences within the neighborhood are expected to be limited to those that can be built on existing lots, or on lots that can be subdivided in a manner that fits with the neighborhood lot pattern. Incompatible resubdivisions can impair neighborhood character, especially when new homes can be built on lots that do not have traditional frontage on a public street.”

Plan recommendations include the following:

- Maintain the single-family residential character of the community at the density allowed by existing zoning.
- Retain the R-60 and R-75 Zones for residential property in the Planning Area, with no overlay zoning.
- Ensure resubdivisions are compatible with the existing lot pattern in the neighborhood. Discourage pipestem lots.

The proposed subdivision is not in conflict with the East Rockville Neighborhood Plan or the Comprehensive Plan. Staff encourages the property owner (and his/her architect or builder, if

applicable) to review the draft East Rockville Design Guidelines and Standards at <https://www.rockvillemd.gov/DocumentCenter/View/36928/East-Rockville-Design-Guidelines-and-Standards-Final-Draft> prior to starting design work for the two new single-unit detached houses. Staff is available to meet with the property owner and his/her representatives to discuss the guidelines.

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### **Historic Resources**

The existing house was evaluated for historic significance by the Historic District Commission (HDC) on October 17, 2019 and was found to not meet the criteria for historic designation. The property owner's intention to demolish the existing house and subdivide the lot into two residential lots was included with the application materials.

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### **Forest Conservation**

The properties that make up the plat are subject to the Forest and Tree Preservation Ordinance (FTPO). A condition of approval has been recommended to require approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) Plan prior to plat recordation. A Tree Save Plan for each lot will be required in coordination with permitting for construction. Staff has recommended a condition of approval that compliance with Zoning Ordinance Section 25.21.21 (Tree Planting) be evaluated at the time of the Tree Save Plan review. This section requires the planting of street trees as well as three trees per lot (one tree in the front yard and two trees in the rear yard).

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### **Adequate Public Facilities**

The application is subject to the requirements of the Adequate Public Facilities Ordinance (APFO) and Adequate Public Facilities Standards (APFS). Section I.C.A of the APFS lists uses that are exempt from the school capacity and transportation tests, as these uses have been predetermined to have little or no impact on public facilities. This list includes "up to 3 housing units;" therefore the subject application is exempt from both tests.

The proposal is not exempt from the final adequacy check for water and sewer capacity. Consultation with the Department of Public Works staff indicates that there are no impacts to water and sewer service in the area as a result of the resubdivision, and therefore no mitigation will be required.

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### **Zoning Compliance**

As per Sec. 25.21.04 of the Ordinance "a person cannot subdivide or resubdivide land within the city without the approval of the Planning Commission and the recording of a Final Record Plat among the land records of the County in accordance with the provisions of this Article." Lots created by a Final Record Plat are evaluated by the applicable development standards for the zone in which they are located.

The application proposes to resubdivide four existing 25-foot wide lots and create two new conforming record lots. Within the R-60 zone, new lots must be a minimum of 60 feet in width at the front setback line and contain a minimum of 6,000 square feet of land. Both proposed

lots meet these requirements.

The Final Record Plat proposes resubdivision of existing record lots, and is therefore subject to Zoning Ordinance Section 25.21.22.b, which states that, "In any subdivision of developed or undeveloped lots within an existing residential area, the plat must maintain, to the extent feasible, the average area and frontage of existing lots within 500 feet of the proposed resubdivision. This requirement supersedes the minimum lot size and frontage requirements of the applicable zone, except where the average lot size or frontage requirements is smaller than the minimum requirements of the zone, in which case the minimum requirements of the zone apply."

The applicant has provided an assessment of properties located within 500 feet of the subject property (see Attachment B). Of the 103 lots assessed, 33 are corner lots and four lots have street frontages on three streets. These lots are generally larger in area and have at least one longer street frontage. The assessment also indicates that the neighborhood is made up of lots that have a wide variation in lot frontages, ranging from 37.5 feet to 60 feet and wider. Similarly, the lot areas in the surrounding neighborhood vary from slightly under the undersized minimum lot standard of 5,000 square feet to much larger.

The results of the assessment show that the average frontage of residential lots within 500 feet is 71.50 feet, and that the average lot area of residential lots within 500 feet is 6,508 square feet. This compares with Lot 39, which has frontage of 61.58 feet and a lot area of 6,088 square feet and Lot 40, a corner lot which has frontage on Virginia Avenue of 69.68 feet and a lot area of 6,269 square feet.

Although the original plat for Croydon Park consisted of 25-foot wide lots, lot purchasers could buy any number of lots on which to build a house. This has resulted in the variety of lot frontages and lot areas, with no predominant lot frontage or area that establishes a consistent lot pattern.

In a two-lot subdivision in this configuration, the only adjustment that could be made is the placement of the lot line that separates the two new lots. While additional frontage along Virginia Avenue could be added to Lot 40, there is only 1.58 feet of available on Lot 39, as it must maintain a minimum of 60 feet. In addition, there is only 88 square feet of lot area available on Lot 39 above the minimum of 6,000 square feet. Therefore, in attempting to have one of the lots maintain the average frontage of surrounding lots (71.5 feet), the lot frontage on the other lot is reduced to the minimum and further away from the average lot frontage. Staff also notes that dividing the frontage along Virginia Avenue into two equal segments would reduce the lot frontage of the corner lot, thereby further reducing the buildable area already impacted by the front yard setbacks that apply to both street frontages. Further, staff notes that the proposed lots are much closer to meeting the average lot frontage and lot area than the existing single lot, which has a frontage of 131.23 feet and an area of 12,350 square feet. Therefore, it is staff's opinion that the proposed lots meet the average lot frontage and lot area

to the extent feasible, and are comparable to and compatible with the lots in the surrounding neighborhood.

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### **Community Outreach**

Public Notification of the Final Record Plat application was provided pursuant to the requirements of Section 25.21.11.d of the Zoning Ordinance. Mailed notification was provided by the applicant to all residents and property owners within the required 750-foot radius. Per Section 25.21.11 all interested parties are given 15 days from the date of the letter (November 25, 2019) to provide comments. Additionally, mailed notification was made to the East Rockville Civic Association and the Charles Walk Homeowners Association. No posting of signs on the property is required. At the time the staff report was prepared (December 30, 2019), no written or verbal public comments have been received regarding this application.

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### **Recommendation**

Staff recommends approval of Final Record Plat PLT2020-00585, for the combination of the properties described thereon and creating two (2) new lots (Lots 39 and 40 of Block N of the Croydon Park subdivision), be approved subject to the conditions noted below.

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### **Conditions**

1. That the plat be revised to make modifications or additions, as may be identified by the Planning Commission.
2. That the Final Record Plat be submitted in an appropriate electronic format as specified in Section 25.21.10.d of the Zoning Ordinance.
3. The applicant must prepare and submit a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for the site prior to plat recordation. During the permitting phase, the applicant is required to submit a Tree Save Plan for review and approval for each lot. The Tree Save Plan must also demonstrate compliance with Sec. 25.21.21 of the Zoning Ordinance regarding street trees and tree planting on each newly subdivided lot. Existing trees may count toward these requirements.
4. That the applicant secure performance bonds, or an alternative, for installation of public facilities as may be required, prior to plat recordation.

Exhibit 1



Case Number: **PLT2020-00585**

Address: **200 Woodland Road**

Project Name: **Combine lots 1, 2, 3, 4 into two lots**

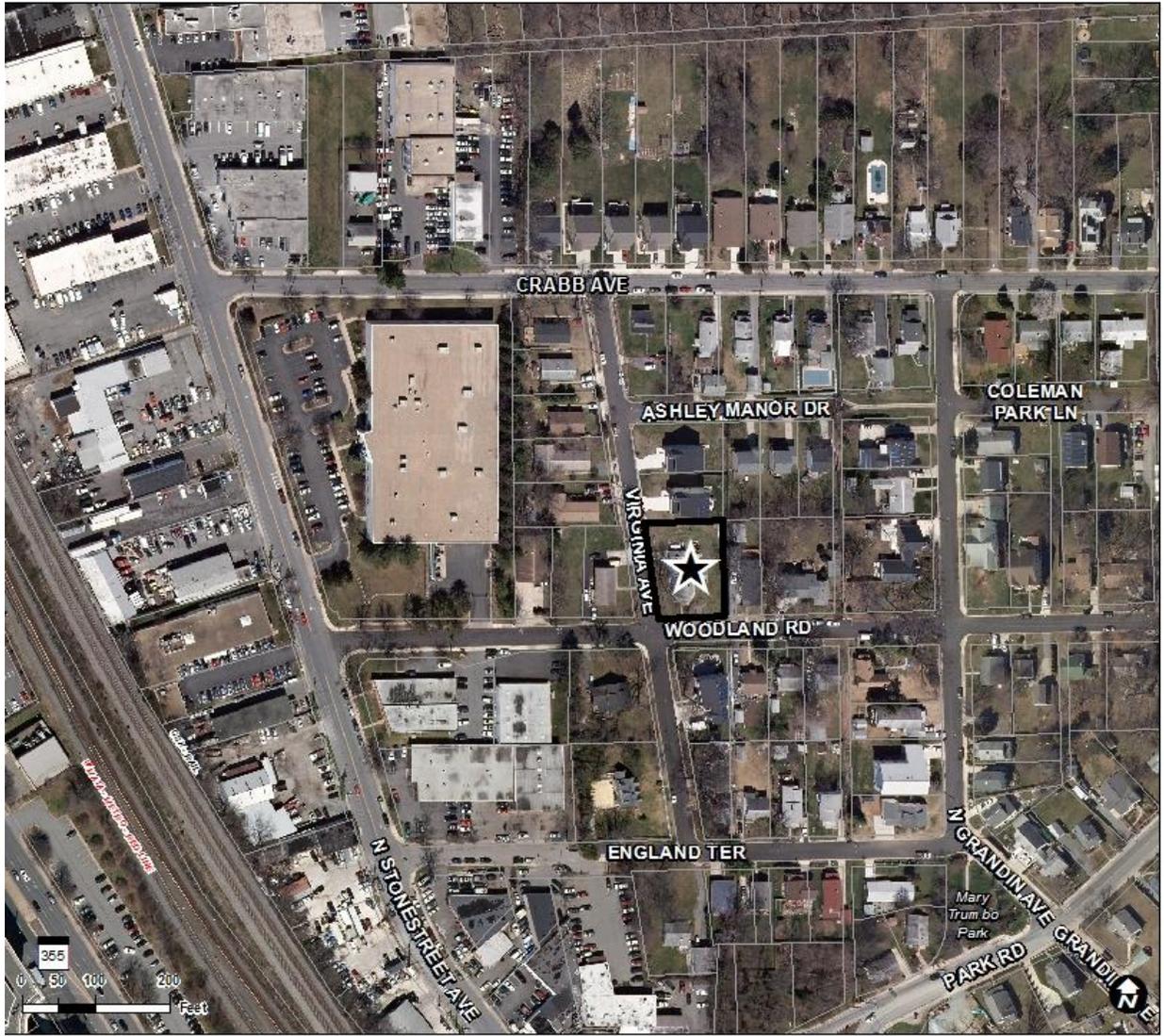


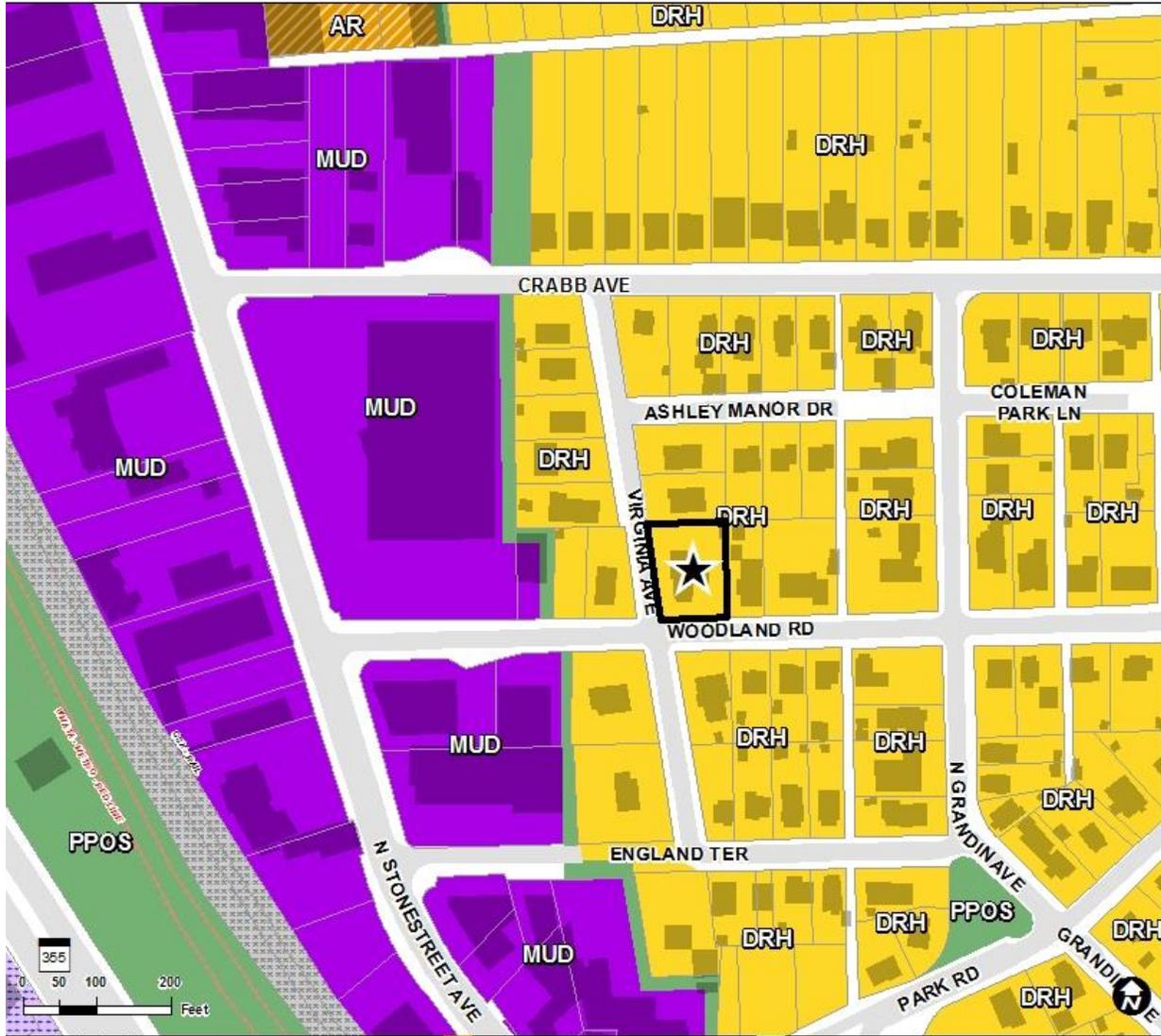
Exhibit 2



Case Number: **PLT2020-00585**

Address: **200 Woodland Road**

Project Name: **Combine lots 1, 2, 3, 4 into two lots**



Master Plan Land Uses

- |  |   |  |
|--|---|--|
| DRL - Detached Residential (Low Density)                     | PC - Preferred Commercial               | PRCA - Private Recreational and Conservation Area      |
| DRM - Detached Residential (Medium Density)                  | POLW - Preferred Office/Live Work Space | PPOS - Public Park and Open Space                      |
| DRH - Detached Residential (High Density)                    | PO - Preferred Office                   | RPCMUD - Rockville Pike Corridor Mixed-Use Development |
| GA - Garden Apartments                                       | MUPO - Mixed-Use Preferred Office       | RP-N - Rockville Pike Neighborhood                     |
| AR - Attached Residential                                    | MUPR - Mixed-Use Preferred Residential  | RP-CD - Rockville Pike Corridor                        |
| HRA - High Rise Apartments                                   | MR - Mixed Residential                  | RP-CE - Rockville Pike Center                          |
| NC - Neighborhood Commercial                                 | MUC - Mixed Use Commercial              | RP-CR - Rockville Pike Core                            |
| GC - General Commercial                                      | MUD - Mixed Use Development             | CPD - Comprehensive Planned Development                |
| EC - Entertainment Corridor                                  | MUI - Mixed Use Industrial              | RIOP - Restricted Industrial / Office Park             |
| PRSFD - Preferred Residential - Single-family Detached       | PBF - Public Buildings and Facilities   | SI - Service Industrial                                |
| PRSFA - Preferred Residential - Single-family Attached       | PI - Public and Institutional           | RRW - Rail Right-of-Way                                |
| PRSFAD - Preferred Residential - Single-family Attach/Detach | I - Institutional                       |  |

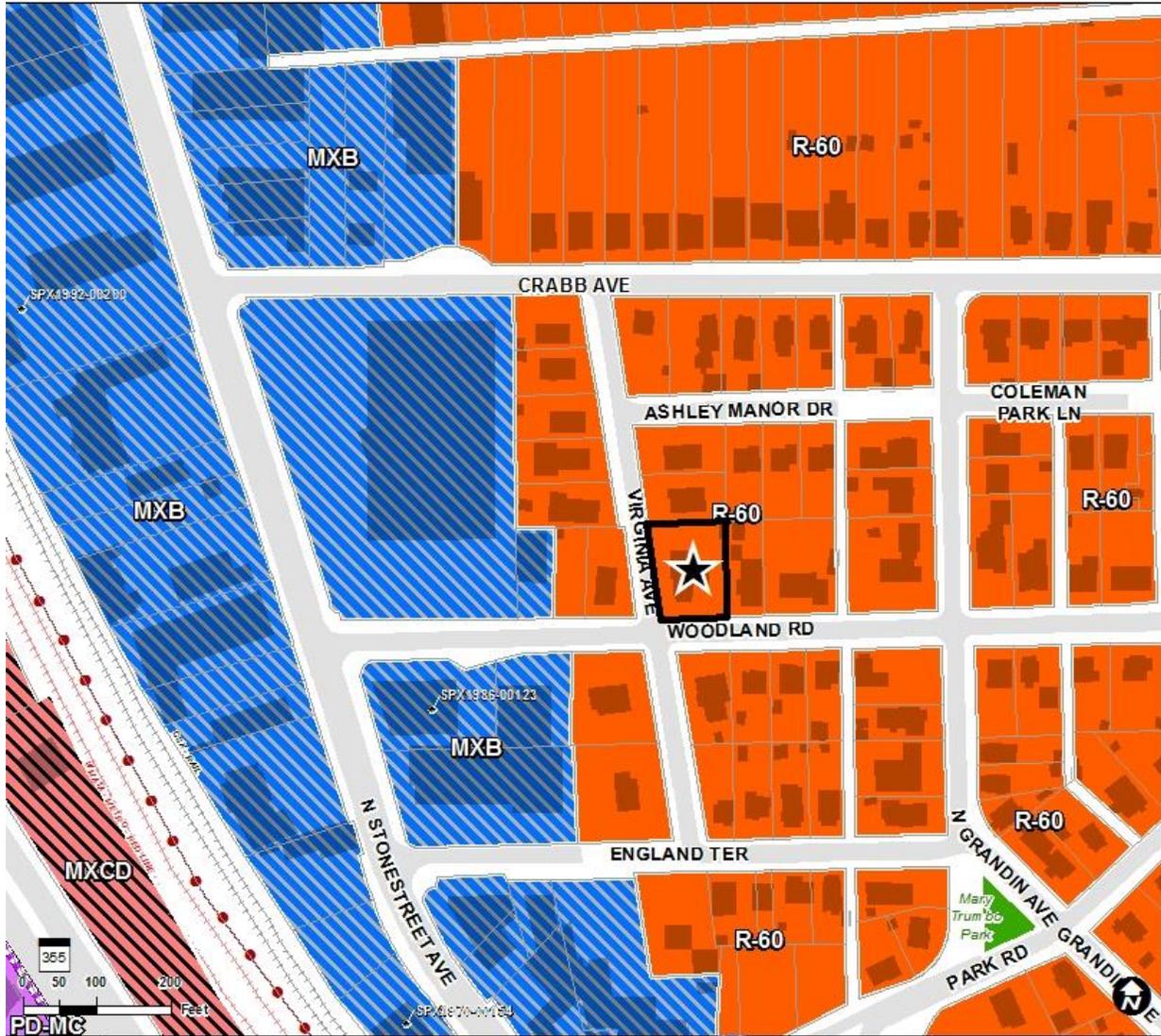
Exhibit 3



Case Number: **PLT2020-00585**

Address: **200 Woodland Road**

Project Name: **Combine lots 1, 2, 3, 4 into two lots**



PD-MC		MXB - Mixed-Use Business
Town Center Performance District	R-400 - Residential Estate	MXC - Mixed-Use Commercial
South Pike	R-200 - Suburban Residential	MXCT - Mixed-Use Corridor Transition
Rockville Pike Core	R-150 - Low Density Residential	MXCD - Mixed-Use Corridor District
Twinbrook Metro Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXE - Mixed-Use Employment
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXT - Mixed-Use Transition
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXTD - Mixed-Use Transit District
Local Historic Districts	RMD-10 - Residential Medium Density	PARK - Park Zone
* Special Exceptions	RMD-15 - Residential Medium Density	IL - Light Industrial
	RMD-25 - Residential Medium Density	PD - Planned Development

**Attachments**

Attachment 1.A.a: Application Materials (PDF)

Attachment 1.A.b: Assessment of Lots Within 500 Feet (PDF)

**Jim Wasilak**  
Jim Wasilak, Zoning and Development Manager 12/30/2019



Application for **Subdivision Plan**

Planning & Development Services Dept.  
Received  
NOV 21 2019

**PLT**  
2/09

**City of Rockville**  
Department of Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850  
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: pds@rockvillemd.gov • Web site:  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

Type of Application Resubdivision

Preliminary Plan \_\_\_\_\_ Ownership Plat \_\_\_\_\_ Final Record Plat X Cluster Development \_\_\_\_\_

**Please Print Clearly or Type**

Property Address Information 200 WOODLAND RD, ROCKVILLE, MD 20850

Property Size (square feet) 12,357 Lot (S) 1,2,3 & 4 Block N

Zoning R60 Tax Account (S) 04-00167161 , \_\_\_\_\_ , \_\_\_\_\_

Proposed Subdivision Croyden Park Lot 39 & 40 Block N

**Applicant Information:**

*Please supply Name, Address, Phone Number and E-mail Address*

Applicant YAN WANG

6 QUELWAY CT, NORTH POTOMAC, MD 20878. (301) 309 8957. YANWANG30@GMAIL.COM

Property Owner WING K. MAK

200 WOODLAND RD, ROCKVILLE, MD 20850. (301)943 2878, kinmak2015@gmail.com

Architect YAN WANG

6 QUELWAY CT, NORTH POTOMAC, MD 20878. (301) 309 8957. YANWANG30@GMAIL.COM

Engineer WITMER ASSOCIATES,LLC - 18401 WOODFIELD RD, SUITE C,GAITHERBURG, 20879.

Mike Witmer - (301)740-1409 EXT 15. MIKWIT@YMAIL.COM

Attorney Eastern Title & Settlement

1335 Rockville Pike # 340, Rockville, MD 20852, (240) 403-1285

**STAFF USE ONLY**

**Application Acceptance:**

Application # PLT 2020-00585

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received 11/21/19

Reviewed by \_\_\_\_\_

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes  No

Attachment 1.A.a: Application Materials (2874 : Final Record Plat2020-00585)

Project Identification \_\_\_\_\_

Application is hereby made with the City of Rockville Planning Commission for appeal of a Subdivision Plan for the property described on page 1.

**A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.** I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understood all procedures for filing this application.

Please sign here Jan Wang

**Comments on Submittal: (For Staff Use Only):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachment 1.A.a: Application Materials (2874 : Final Record Plat2020-00585)

Attached hereto and made a part of this application, I submit the necessary plans, specifications and other data or explanatory material as required by the Subdivision Regulation (Chapter 25, Article XV). All applications must include the original mylar and six (6) prints, showing the following:

- 1. Surveyor's Certificate**
- Show all recordation of conveyance with dates.
  - Establish pipes and monuments.
  - Give area of street dedication in square feet and acreage.
  - Plan is certified correct and is sealed by a Maryland registered surveyor.
- 2. Owner's Dedication**
- Owner adopts plan of subdivision.
  - Dedicate all streets to public use and/or to public use and private maintenance.
  - Grant land as shown on the subdivision plan to proper HOA entity, Mayor and Council, etc.
  - Establish minimum building restriction lines.
  - All necessary easements to be established by plat including PUE's, (with PUE recordation information), grading and slope easements, sidewalk/bike path/pedestrian easements, utility easements, ingress/egress easements, etc.

**Note:** SWM easements to be shown on subdivision plan and locations verified with maintenance agreement location sketch. Forest Conservation easements are also established by a separate document but location should be shown on plat.

- 3. Easements and Rights of Way**
- Show all existing easements.
  - Abandon all unnecessary easements, rights of way by separate document, and reference on plat.
  - Locations of new utilities or other public improvements outside of rights-of-way match locations of new easements being established or shown as future/recorded on plat.
  - Establish 10 PEUs along all public roadways.
- 4. Datum and North Arrow**
- Datum to be NAD 83/91 for new subdivisions, WSSC, original plat datum or other approved datum.
  - North Arrow is shown on plat with datum and scale (maximum scale is 1" = 100').
  - Show three (3) property corner coordinate values per plat.
  - Minimum of two (2) monuments per block.
- 5. Adjacent Parcels**
- Show all adjacent plat/deed and owner information.
- 6. General Plat Information**
- Show all proposed or previously dedicated street names, and right-of-way widths. Give recordation information if applicable.
  - Show all curve and line data.
  - Show all lot numbers, blocks, and lot areas.
  - Show all parcel letters, blocks, and parcel areas.
  - All information shown on title block is correct and consistent with any predetermined subdivision name.
  - Certification block for Planning Commission and City Manager.
- 7. Plat of Corrections**
- For correction plats, all previous information to be corrected should be clearly identified as such (with the use of dashed lines, stippled numbers, etc.), and all new information to be established uses heavier line weights or other methods to clarify its intent.
  - Final plat to be accompanied by digital submission (DWG or DXF format).

# Affidavit of Mail Notice

Planning & Development Services Dept.  
Received

DEC - 3 2019

City of Rockville  
Department of Community Planning and Development Services

## AFFIDAVIT OF PUBLIC NOTICE

I hereby certify and affirm that, pursuant to the City of Rockville Zoning Ordinance No. 19-08, I did give notice by mail of the subject application for development approval to the owners and residents of property that may be affected by the application as reflected on the attached mailing list. The names and mailing addresses of the property owners were obtained from the most current tax assessment records.

I further affirm that the said notice contains the address and/or other readily identifiable description of the property location of the proposed development and the date, time and place of the meeting to be held on the proposed development.

Yan Wang . 11/29/2019  
Application #: PLT2020-00585 Applicant: Yan Wang

Subscribed and sworn to before me, a Notary Public in and for the  
State of MARYLAND, County of MONTGOMERY,  
on this 29th day of November, 2019  
COMLAN DJIFA AKITANI  
Notary Public

My Commission Expires: 04/06/2020

COMLAN DJIFA AKITANI  
NOTARY PUBLIC  
FREDERICK COUNTY  
MARYLAND  
My Commission Expires 4-6-2020

Attachment 1.A.a: Application Materials (2874 : Final Record Plat2020-00585)

6 Quelway Ct  
 North Potomac, MD 20878  
 Phone: (301) 309 8957  
 yanwang30@gmail.com

Date: 11/25/2019

Dear Property Owner or Resident:

Please be advised that application PLT2020-00585 has been submitted to the City of Rockville seeking approval of a Resubdivision for the following property: 200 Woodland Road, Rockville, MD 20850 (The Property).

Description of the project: the re-subdivision project is to subdivide existing parcel at The Property, which includes lot 1, 2, 3 & 4 of Block N, into 2 lots, lot 39 & 40. The proposed subdivision plat is attached.

In compliance with the City's Zoning Ordinance, the applicant is providing the following notification. Interested parties have 15 days from the date of this letter to comment:

Notice of Public Hearing/Meeting before the Planning Commission

**Date:** January 8, 2020

**Time:** 7:00 PM

**Location:** Mayor and Council Chambers, Rockville City Hall

**Address:** 111 Maryland Avenue  
 Rockville, MD 20850

Should you have any questions prior to the meeting, please contact:

*Nicole Walters*

*Senior Planner*

*Planning and Development Services, 2<sup>nd</sup> floor*

*111 Maryland Avenue*

*Rockville, Maryland 20850*

*240-314-8215 (direct)*

*240-314-8200 (CPDS main)*

Sincerely,



Yan Wang

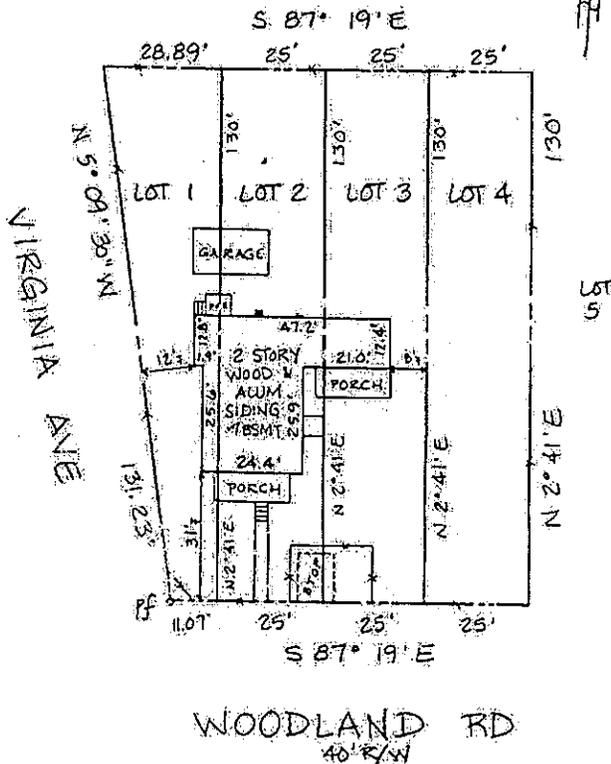
(Applicant/Authorized Agent)

Enclosures:

- A copy of existing house survey
- A copy of proposed subdivision plat
- A copy of "A Citizen's Guide to Development Review in Rockville"

Existing House Survey

RH9945-4 200 WOODLAND RD ROCKVILLE MONT 4/9/99 REALT Case#RT-0185  
 Fema Panel: 240051 0001B  
 Flood Zone: C  
 LOTS 1-4 BLK N  
 CROYDEN PARK  
 Book: 3  
 Folio: 272  
 Dist: 4  
 Co: MONTGOMERY  
 MD  
 Scale 1"= 30'



*DM*



EMAIL: SURVEYASSOCIATES@EROLS.COM

LOCATION MORTGAGE SURVEY

Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.

**LEGEND**  
 Shed (unsurveyed) [S]  
 Blacktop Drive -----  
 Gravel Drive =====  
 Concrete - - - - -  
 This is an improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. *Not to be used for construction purposes or permits of any kind whatsoever.*

**SURVEY ASSOCIATES OF MARYLAND INC**

9418 ANNAPOLIS ROAD SUITE #103 LANHAM MD 20706 TEL 301 459 2760 FAX 301 459 4409	7221 BALT/ANNAP BLVD SUITE #100 GLEN BURNIE MD 21061 TEL 410 768 8802 FAX 410 768 8808	32 LEE STREET P.O. BOX 6599 ANNAPOLIS MD 21401-0599 TEL 410 266 7311 FAX 410 266 0918
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Attachment 1.A.a: Application Materials (2874 : Final Record Plat2020-00585)

## Owner Addresses with Property A

Property Address	Owner Name	Owner Address	City State ZIP	Owners-address-from-tax-record
305 WOODLAND RD	CERNIGLIA JOHN CHRISTIAN ET AL TR	518 S HORNERS LN	ROCKVILLE, MD 20850-1558	checked ok
100 HORNERS LN	SOU M DARA V	100 N HORNERS LN	ROCKVILLE, MD 20850-1646	checked ok
304 PARK RD	ZAVALA JOSE O &	304 PARK ROAD	ROCKVILLE, MD 20850-1533	checked ok
306 PARK RD	LIZANA DANIEL	306 PARK RD	ROCKVILLE, MD 20850-1533	checked ok
302 PARK RD	MCGUCKIAN EMILY C	13201 FOXDEN DR	ROCKVILLE, MD 20850-3407	checked ok
309 CRABB AVE	ROWHANI-ARANI SHAHRZAD	309 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
307 CRABB AVE	NELSON DAVID C	307 CROYDON AVE	ROCKVILLE, MD 20850-1538	
212 HORNERS LN	CROWE BRIAN	212 N HORNERS LN	ROCKVILLE, MD 20850-1648	checked ok
311 CRABB AVE	YARNELL IVADENE R TR	311 CRABB AVE	ROCKVILLE, MD 20850-1629	checked ok
210 HORNERS LN	MENDOZA JUANITA M	210 N HORNERS LA	ROCKVILLE, MD 20850-0	checked ok
305 GRANDIN AVE	TSING CHI CHANG TRUST	PO BOX 5595	DERWOOD, MD 20855-595	checked ok
328 STONESTREET AVE	FC STONESTREET LLC C/O FINMARC MANAGEMENT INC	7200 WISCONSIN AVE SUITE 111	BETHESDA, MD 20814-	checked ok
216 VIRGINIA AVE	BLACKWELL MICHAEL	11009 DEL REY AVE NE	ALBUQUERQUE, NM 87122-1	checked ok
214 VIRGINIA AVE	CRUZ GERVACIO ET AL	214 VIRGINIA AVE	ROCKVILLE, MD 20850-1660	checked ok
194 WOODLAND AVE	BEETAN RAMNARINE & DHANPATYIE BITTAN	200 VIRGINIA AVE	ROCKVILLE, MD 20850-0	checked ok
212 VIRGINIA AVE	MUWASWAS FADIA	212 VIRGINIA AVE	ROCKVILLE, MD 20850-1660	checked ok

## Owner Addresses with Property A

301 STONESTREET AVE	NORTH STONESTREET LLC C/O THE GRANITE PALACE	358 BROADWAY ST E403	SARATOGA SPRINGS, NY 128	checked ok
208 VIRGINIA AVE	BRYANT HARVEY W JR & B L	208 VIRGINIA AVENUE	ROCKVILLE, MD 20850-0	checked ok
210 VIRGINIA AVE	DUH JEN CHOW	210 VIRGINIA AVE	ROCKVILLE, MD 20850-	checked ok
200 VIRGINIA AVE	BEETAN RAMNARINE & D	200 VIRGINIA AVE	ROCKVILLE, MD 20850-0	checked ok
255 STONESTREET AVE	STRUNK FRANK C LIV TR	11125 PARK BLVD STE 104-350	SEMINOLE, FL 33772-4757	checked ok
100 VIRGINIA AVE	YANG JIAN HUA	100 VIRGINIA AVE	ROCKVILLE, MD 20850-1659	checked ok
109 STONESTREET AVE	STONESTREET PROPERTIES LLC C/O LINDA SAWCZYN	8585 NORTH BEND RD	EASTON, MD 21601-	checked ok
209 ENGLAND TER	CASAS LEONARDO & RIMA	4920 REDFORD RD	BETHESDA, MD 20816-	checked ok
205 ENGLAND TER	HAMLIN ERIC	205 ENGLAND TER	ROCKVILLE, MD 20850-1633	checked ok
207 ENGLAND TER	BACHRAQUI OUSSAMA	207 ENGLAND TER	ROCKVILLE, MD 20850-0	checked ok
201 ENGLAND TER	PITMAN DAVID WILLIAM	201 ENGLAND TER	ROCKVILLE, MD 20850-	checked ok
107 STONESTREET AVE	SCHNEIDER JACOB & D H	107 N STONESTREET AVE	ROCKVILLE, MD 20850-1610	checked ok
203 ENGLAND TER	HAWVERMALE DANIEL	1342 EXCALIBUR LN	SANDY SPRING, MO 20860-1	checked ok
213 CRABB AVE	HENLEY MYRTLE R TR	213 CRABB AVE	ROCKVILLE, MD 20850-0	checked ok
215 CRABB AVE	ZHENG REN HUI	215 CRABB AVE	ROCKVILLE, MD 20850-1627	checked ok
211 CRABB AVE	ZILLIOX NICOLE M	211 CRABB AVENUE	ROCKVILLE, MD 20850-1627	checked ok
209 CRABB AVE	CARTER ROBERT L & B L	209 CRABB AVE	ROCKVILLE, MD 20850-0	checked ok
207 CRABB AVE	RESIDENCE BY C LIN LLC	6204 HOLLINS DR	BETHESDA, MD 20817-	checked ok

## Owner Addresses with Property A

201 CRABB AVE	EDWIN SAMUEL S & KIM H	201 CRABB AVE	ROCKVILLE, MD 20850-1627	checked ok
205 CRABB AVE	LITCHFIELD GARY W	205 CRABB AVE	ROCKVILLE, MD 20850-1627	checked ok
306 WOODLAND RD	PAWLOWSKI MARK A ET AL	306 WOODLAND RD	ROCKVILLE, MD 20850-0	checked ok
207 GRANDIN AVE	SHEN JING XIAN	207 GRANDIN AVE	ROCKVILLE, MD 20850-	checked ok
101 COLEMAN PARK LN	DONA RONNIE C & M B	101 COLEMAN PARK LA	ROCKVILLE, MD 20850-0	checked ok
302 WOODLAND RD	FREEMAN SHARON TYLENE	302 WOODLAND RD	ROCKVILLE, MD 20850-1666	checked ok
200 HORNERS LN	REYES ANDRES & H	200 N HORNERS LA	ROCKVILLE, MD 20850-0	checked ok
300 WOODLAND RD	SHAH TIMOTHY S & REBECCA	300 WOODLAND RD	ROCKVILLE, MD 20850-1666	checked ok
304 WOODLAND DR	BARIZO TEOFILO S JR & S B	304 WOODLAND RD	ROCKVILLE, MD 20850-1666	checked ok
206 HORNERS LN	MALDONADO PETRONILA S	206 N HORNERS LN	ROCKVILLE, MD 20850-1648	checked ok
202 HORNERS LN	ROCKVILLE HOUSING ENTERPRISES	621 SOUTHLAWN LN STE A	ROCKVILLE, MD 20850-1456	checked ok
103 COLEMAN PARK LN	WU WEN YI	103 COLEMAN PARK LN	ROCKVILLE, MD 20850-1611	checked ok
335 HOWARD AVE	GUANDIQUE DOUGLAS ET AL	335 HOWARD AVE	ROCKVILLE, MD 20850-1635	checked ok
333 HOWARD AVE	WELSH JACK D 3RD	333 HOWARD AVE	ROCKVILLE, MD 20850-	checked ok
337 HOWARD AVE	DELFIERRO PAOLA A ET AL	337 HOWARD AVE	ROCKVILLE, MD 20850-0	checked ok
323 HOWARD AVE	THOME JACK	323 HOWARD AVE	ROCKVILLE, MD 20850-1635	checked ok
325 HOWARD AVE	JIANG JUAN	858 COLLEGE PKWY #201	ROCKVILLE, MD 20850-	checked ok
304 CRABB AVE	YANG JIAN QING XU	8611 WILD OLIVE DR	POTOMAC, MD 20854-3439	checked ok
327 HOWARD AVE	HARVEY NORMAN L & C H	2314 ARCOLA AVE	SILVER SPRING, MD 20902-	checked ok
329 HOWARD AVE	VELIZ RICARDO & B	329 HOWARD AVE	ROCKVILLE, MD 20850-1635	checked ok
331 HOWARD AVE	KUSHAWAHA VIJAY B	11313 CLASSICAL LN	SILVER SPRING, MD 20901-5	checked ok

Owner Addresses with Property A

403 STONESTREET AVE	401 STONESTREET LLC C/O FINMARC MGNMT INC	7200 WISCONSIN AVE#1100	BETHESDA, MD 20814-	checked ok
210 CRABB AVE	CHILCA FLOR L R	210 CRABB AVE	ROCKVILLE, MD 20850-1626	checked ok
216 CRABB AVE	YU XIAOYING	2459 CYPRESS GREEN LN	OAK HILL, VA 20171-	checked ok
103 CRABB AVE	MOUNT RUN INC	102 CRABB AVE	ROCKVILLE, MD 20850-0	checked ok
306 CRABB AVE	CORNWELL KAY A	306 CRABB AVE	ROCKVILLE, MD 20850-1628	checked ok
308 CRABB AVE	MILLS DANIEL P	308 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
317 HOWARD AVE	PINNIS INA	317 HOWARD AVE	ROCKVILLE, MD 20850-0	checked ok
319 HOWARD AVE	SORTO CARLOS A	319 HOWARD AVE	ROCKVILLE, MD 20850-1635	checked ok
321 HOWARD AVE	LAZO PEDRO & DORA A	321 HOWARD AVE	ROCKVILLE, MD 20850-1635	checked ok
214 CRABB AVE	FOSTER EDWARD A & V	214 CRABB AVE	ROCKVILLE, MD 20850-0	checked ok
300 CRABB AVE	VONKAENEL MICHAEL P & M W	9212 ORCHARD BROOK DR	POTOMAC, MD 20854-0	checked ok
110 CRABB AVE	KSMC LLC	110 CRABB AVE	ROCKVILLE, MD 20850-1624	checked ok
212 CRABB AVE	BASSO GEMMA	212 CRABB AVE	ROCKVILLE, MD 20850-1626	checked ok
401 STONESTREET AVE	EDISON 401 STONESTREET LLC C/O FINMARC MANAGEMENT INC	7200 WISCONSIN AVE SUITE 111	BETHESDA, MD 20814-	checked ok
CRABB AVE	COTLER SANDRA REV TR	6931 ARLINGTON RD #480	BETHESDA, MD 20814-	checked ok
310 CRABB AVE	PAN XIAOLEI	10416 NOLAN DRIVE	ROCKVILLE, MD 20850-	checked ok
405 STONESTREET AVE	401 STONESTREET LLC C/O FINMARC MAGNMT INC	7200 WISCONSIN AVE#1100	BETHESDA, MD 20814-	checked ok
CRABB AVE	VONKAENEL MICHAEL P & M W	9212 ORCHARD BROOK DR	POTOMAC, MD 20854-0	checked ok

## Owner Addresses with Property A

114 CRABB AVE	MAY CARL FREDERICK	114 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
116 CRABB AVE	SINGH DIPTI	2025 DEER TREE LANE	ROCKVILLE, MD 20851-0	checked ok
202 CRABB AVE	STRAKA MILLAN	202 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
204 CRABB AVE	HATA TOMMIE SHINTARO	204 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
206 CRABB AVE	BAXTRESSER DEAN W	206 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
108 CRABB AVE	108 CRABB AVENUE LLC	6809 FLORIDA ST	CHEVY CHASE, MD 20815-0	checked ok
110 CRABB AVE	KSMC LLC	110 CRABB AVE	ROCKVILLE, MD 20850-1624	checked ok
208 CRABB AVE	SOLORZANO-LOWELL DAVID	4521 36TH ST NW	WASHINGTON, DC 20008-	checked ok
200 CRABB AVE	VANPOUILLE CHRISTOPHE	200 CRABB AVE	ROCKVILLE, MD 20850-	checked ok
301 PARK RD	ASAKA JOSHUA M & JANICE JULING	301 PARK RD	ROCKVILLE, MD 20850-1534	checked ok
209 ASHLEY MANOR DR	HINDS BRIAN K & JUDITH L	209 ASHLEY MANOR DR	ROCKVILLE, MD 20850-1608	checked ok
220 GRANDIN AVE	WARMACK THOMAS M & F I	220 NORTH GRANDIN AVE	ROCKVILLE, MD 20850-0	checked ok
211 VIRGINIA AVE	RAFFERTY MATTHEW J	211 VIRGINIA AVE	ROCKVILLE, MD 20850-1602	checked ok
207 ASHLEY MANOR DR	TSIRIGOTIS ALEXANDER	207 ASHLEY MANOR DR	ROCKVILLE, MD 20850-1608	checked ok
200 WOODLAND RD	MAK WING K	200 WOODLAND RD	ROCKVILLE, MD 20850-1664	checked ok
210 WOODLAND RD	ALONSO MORENO GUSTAVO J &	210 WOODLAND RD	ROCKVILLE, MD 20850-1664	checked ok
209 VIRGINIA AVE	LIN JEFFREY PATRICK	209 VIRGINIA AVE	ROCKVILLE, MD 20850-0	checked ok
205 ASHLEY MANOR DR	TANG YONG-JIAN &	205 ASHLEY MANOR DR	ROCKVILLE, MD 20850-1608	checked ok
208 WOODLAND RD	CREITZ BENJAMIN ET AL	208 WOODLAND RD	ROCKVILLE, MD 20850-1664	checked ok
207 WOODLAND RD	MADISON SCOTT	207 WOODLAND RD	ROCKVILLE, MD 20850-0	checked ok

## Owner Addresses with Property A

211 WOODLAND RD	BIGGS JULIA R	211 WOODLAND RD	ROCKVILLE, MD 20850-0	checked ok
202 ENGLAND TER	202 ENGLAND TERRACE LLC	6312 GOLDEN HARVEST CT	CLARKSVILLE, MD 21029-11	checked ok
204 ENGLAND TER	TAYLOR NANCY M	204 ENGLAND TER	ROCKVILLE, MD 20850-1632	checked ok
104 GRANDIN AVE	BOCOOK DAVID LEE ET AL TR	104 N GRANDIN AVE	ROCKVILLE, MD 20850-1638	checked ok
206 ENGLAND TER	BROWN JEFFREY A & SVETLANA Z	770 PRINCETON PL	ROCKVILLE, MD 20850-1102	checked ok
107 VIRGINIA AVE	LAYTON BRETT E	107 VIRGINIA AVE	ROCKVILLE, MD 20850-	checked ok
205 WOODLAND RD	DANIELS ROBERT C JR	205 WOODLAND RD	ROCKVILLE, MD 20850-1665	checked ok
205 PARK RD	ARCON LIMITED	205 PARK RD	ROCKVILLE, MD 20850-	
105 GRANDIN AVE	ORTIZ MIGUEL A & A	105 N GRANDIN AVE	ROCKVILLE, MD 20850-1639	checked ok
300 PARK RD	MILLS TIMOTHY J	300 PARK RD	ROCKVILLE, MD 20850-1533	checked ok
103 GRANDIN AVE	KRAFT FELICIA	103 N GRANDIN AVE	ROCKVILLE, MD 20850-1639	checked ok
101 GRANDIN AVE	REGOTTI KENNETH G	101 N GRANDIN AVE	ROCKVILLE, MD 20850-1639	checked ok
310 STONESTREET AVE	BURMA MOTORS INC	310 N STONESTREET AVE	ROCKVILLE, MD 20850-1655	checked ok
190 WOODLAND RD	SECAN JOHN J JR & KRISTIN E	25 HAVILAND MILL RD	BROOKEVILLE, MD 20833-23	checked ok
102 VIRGINIA AVE	SHELTON WILLIAM E	102 VIRGINIA AVE	ROCKVILLE, MD 20850-0	checked ok
155 WOODLAND RD	KING MARY A & ROBERT H REV TR	331 LAKE BLUFF DR	BLUFFTON, SC 29910-7978	checked ok
110 ENGLAND TER	RCMR LLC	100 ENGLAND TER	ROCKVILLE, MD 20850-1630	
202 PARK RD	NAHR FREDERICK L	10518 EDWARDIAN LN	NEW MARKET, MD 21774-62	checked ok
200 PARK RD	T & Y PROPERTIES LLC	12637 HIGH MEADOW RD	NORTH POTOMAC, MD 2087	checked ok
206 PARK RD	CLARENDON BETHESDA DEV CO c/ o CASEY MGMT INC	16803 CRABBS BRANCH WAY	ROCKVILLE, MD 20855-	checked ok

## Owner Addresses with Property A

111 ENGLAND TER	BATMANGLICH SHAHIN	111 ENGLAND TER	ROCKVILLE, MD 20850-1631	checked ok
125 ENGLAND TER	WOLPOFF CHARLOTTE R ET AL	7200 WISCONSIN AVE STE 1100	BETHESDA, MD 20814-	checked ok
103 STONESTREET AVE	SCHAEFFER FREDERICK E C/O SCHAEFFERS PIANO CO	103-105 N STONESTREET AVE	ROCKVILLE, MD 20850-1610	checked ok
209 GRANDIN AVE	CARELLI PATRICK M ET AL	209 N GRANDIN AVE	ROCKVILLE, MD 20850-1641	checked ok
204 HORNERS LN	KELLY JO ANNE B	204 N HORNERS LA	ROCKVILLE, MD 20850-0	checked ok
204 WOODLAND RD	CHINGLAN LIN FAMILY IRREV TRUST	6204 HOLLINS DR	BETHESDA, MD 20817-	checked ok
222 GRANDIN AVE	NGUYEN THO V &	771 HUNGERFORD DR	ROCKVILLE, MD 20850-1725	checked ok
200 ENGLAND TER	FRANCO JACHSON R	200 ENGLAND TER	ROCKVILLE, MD 20850-	
203 WOODLAND RD	LANE ROBERT E	203 WOODLAND RD	ROCKVILLE, MD 20850-1665	checked ok
100 GRANDIN AVE	HUPPMANN CHARLES J &	100 GRANDIN AVE	ROCKVILLE, MD 20850-1638	checked ok
207 PARK RD	GRANADOS MAURA	207 PARK RD	ROCKVILLE, MD 20850-4135	checked ok
303 WOODLAND RD	SANBORN MAXWELL BURCH	303 WOODLAND RD	ROCKVILLE, MD 20850-1626	
304 PARK RD	ZAVALA JOSE O &	304 PARK RD	ROCKVILLE, MD 20850-1533	checked ok
109 GRANDIN AVE	PATI VINCENT A JR	109 N GRANDIN AVE	ROCKVILLE, MD 20850-1639	checked ok
102 HORNERS LN	COUTTS DAREL J & JILL S	102 N HORNERS LN	ROCKVILLE, MD 20850-1646	checked ok
307 WOODLAND RD	ROCKE MICHAEL L &	307 WOODLAND RD	ROCKVILLE, MD 20850-1601	checked ok
100 STONESTREET AVE	JONY REALTY OF MARYLAND LLC	200 N STONESTREET AVE	ROCKVILLE, MD 20850-	checked ok

## Owner Addresses with Property A

216 PARK RD	SOLEIMANZADEH JOSEPH	216 PARK RD	ROCKVILLE, MD 20850-4108	checked ok
218 PARK RD	WANG DAVID Y & I S	11504 PARSIPPANY TER	NORTH POTOMAC, MD 20871	checked ok
200 STONESTREET AVE	VASSILAS ANASTASIOS E &	200 N STONESTREET AVE	ROCKVILLE, MD 20850-1653	checked ok
308 STONESTREET AVE	MORRISON PARTNERS LLC C/O JOANNE MORRISON	388 NE SPANISH CT	BOCA RATON, FL 33432-	checked ok
200 STONESTREET AVE	VASSILAS ANASTASIOS	200 N STONESTREET AVE	ROCKVILLE, MD 20850-	checked ok
316 STONESTREET AVE	FC STONESTREET LLC	7200 WISCONSIN AVE STE 1100	BETHESDA, MD 20814-	checked ok
300 STONESTREET AVE	LOWE VENTURES LLC	300 N STONESTREET AVE	ROCKVILLE, MD 20850-1655	checked ok
304 STONESTREET AVE	MORRISON PARTNERS LLC C/O JOANNE MORRISON	388 NE SPANISHCT	BOCA RATON, FL 33432-	checked ok
204 STONESTREET AVE	204 N STONESTREET PROPERTIES LLC	2711 MOORES VALLEY DR	BALTIMORE, MD 21209-	checked ok
210 STONESTREET AVE	WALKER LINDA L TR	12051 PRICES DISTILLERY RD	DAMASCUS, MD 20872-1568	checked ok
102 GRANDIN AVE	LIU XINGZHU &	6432 BANNOCKBURN DR	BETHESDA, MD 20817-5472	checked ok
RAILROAD TRACKS	CSX TRANSPORTATION INC	500 WATER ST	JACKSONVILLE, FL 32202-0	checked ok
208 HORNERS LN	KUSHAWAHA VIKRAM & VIJAY	11313 CLASSICAL LN	SILVER SPRING, MD 20901-5	checked ok
HORNERS LN	SEC OF VETERANS AFFAIRS	210 FRANKLIN RD SW	ROANOKE, VA 24011-2204	checked ok

Tenant Addresses with Property A

Property_Address	Current_Resident	City_State_Zip2
305 WOODLAND RD	Current Resident or Property Owner	Rockville, MD 20850
302 PARK RD	Current Resident or Property Owner	Rockville, MD 20850
305 GRANDIN AVE	Current Resident or Property Owner	Rockville, MD 20850
328 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
216 VIRGINIA AVE	Current Resident or Property Owner	Rockville, MD 20850
194 WOODLAND AVE	Current Resident or Property Owner	Rockville, MD 20850
301 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
255 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
109 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
209 ENGLAND TER	Current Resident or Property Owner	Rockville, MD 20850
203 ENGLAND TER	Current Resident or Property Owner	Rockville, MD 20850
207 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
202 HORNERS LN	Current Resident or Property Owner	Rockville, MD 20850
325 HOWARD AVE	Current Resident or Property Owner	Rockville, MD 20850
304 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
327 HOWARD AVE	Current Resident or Property Owner	Rockville, MD 20850
331 HOWARD AVE	Current Resident or Property Owner	Rockville, MD 20850
403 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
216 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
103 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
300 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
401 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
405 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
116 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
108 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
208 CRABB AVE	Current Resident or Property Owner	Rockville, MD 20850
202 ENGLAND TER	Current Resident or Property Owner	Rockville, MD 20850
206 ENGLAND TER	Current Resident or Property Owner	Rockville, MD 20850
190 WOODLAND RD	Current Resident or Property Owner	Rockville, MD 20850
155 WOODLAND RD	Current Resident or Property Owner	Rockville, MD 20850
202 PARK RD	Current Resident or Property Owner	Rockville, MD 20850

Tenant Addresses with Property A

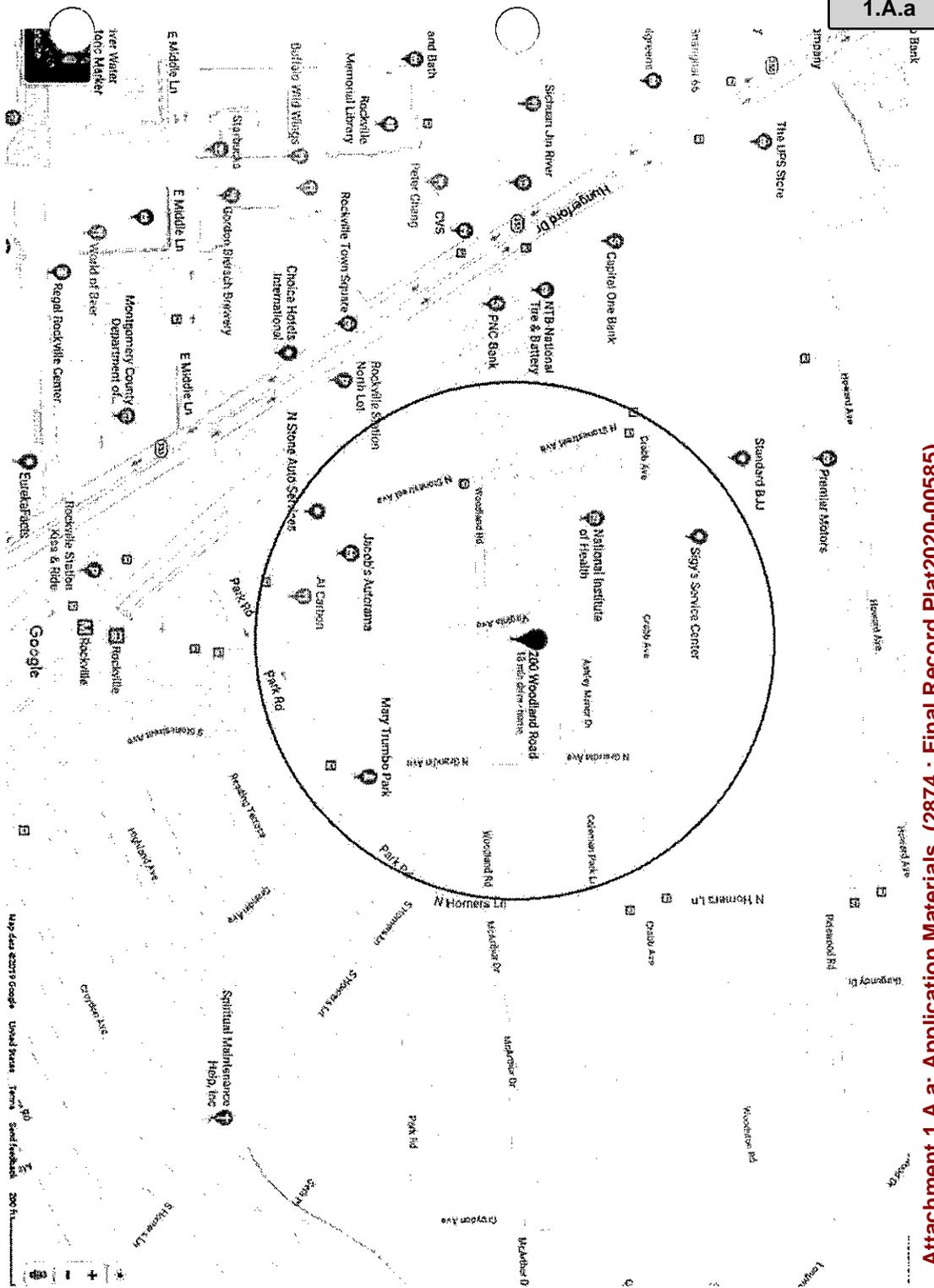
200 PARK RD	Current Resident or Property Owner	Rockville, MD 20850
206 PARK RD	Current Resident or Property Owner	Rockville, MD 20850
125 ENGLAND TER	Current Resident or Property Owner	Rockville, MD 20850
204 WOODLAND RD	Current Resident or Property Owner	Rockville, MD 20850
222 GRANDIN AVE	Current Resident or Property Owner	Rockville, MD 20850
100 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
218 PARK RD	Current Resident or Property Owner	Rockville, MD 20850
308 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
316 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
304 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
204 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
210 STONESTREET AVE	Current Resident or Property Owner	Rockville, MD 20850
102 GRANDIN AVE	Current Resident or Property Owner	Rockville, MD 20850
208 HORNERS LN	Current Resident or Property Owner	Rockville, MD 20850

HOA or Civic Associations

Contact Name	Organization	Email
Sophia Diaz	Charles Walk Community Association	sofiad38@comcast.net
Deborah Landau	East Rockville Civic Association	president.erca@gmail.com

Miss-match-tax-record

Property Address	Owner Name	Owner Address	City_State_Zip
307 CRABB AVE	NELSON DAVID C	8714 RIVER RD	Richmond, VA 23229
212 CRABB AVE	BASSO GEMMA	939 W NORTH AVE STE 830	CHICAGO, IL 60642
310 CRABB AVE	Current Resident or Property owner	310 CRABB AVE	ROCKVILLE, MD 20850
205 PARK RD	ARCON LIMITED	4711 ROSEDALE AVE	BETHESDA, MD 20814-3729
200 ENGLAND TER	FRANCO JACHSON R	4631 ARABY CHURCH ROAD	FREDERICK, MD 21704



Attachment 1.A.a: Application Materials (2874 : Final Record Plat2020-005885)

**From:** Wing K. Mak  
200 Woodland Rd  
Rockville MD 20850

**Date:** 09/09/2019

**Subject:** Authorization to file applications for HDC review and subdivision

To who it may concern,

I, Wing K. Mak, am the owner of property at 200 Woodland Rd, Rockville MD (The Property), authorize Yan Wang of 6 Quelway Ct, North Potomac, MD 20878, to file application for Historic District Commission (HDC) Review, with City of Rockville.

I also authorize Yan Wang to submit any applications related subdivision of lots located at The Property.

I can be reached at (301) 943 2878 if you have any questions.

Regards,



Wing K. Mak.

### How can I get involved?

- Check the City's Website at [www.rockvillemd.gov](http://www.rockvillemd.gov) 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 (DRC), however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the City's Web site.

### How can I learn more?

Community Planning and Development Services Department  
City Hall, second floor, 111 Maryland Avenue, Rockville, MD 20850

Phone: 240-314-8200  
E-mail: [cpds@rockvillemd.gov](mailto:cpds@rockvillemd.gov)  
Website: [www.rockvillemd.gov](http://www.rockvillemd.gov)

Refer to: Rockville City Code, Chapter 25-  
Rockville Zoning Ordinance  
[www.rockvillemd.gov/zoning](http://www.rockvillemd.gov/zoning)

Rockville Development Review  
Procedures Manual

Citizen's Planning Academy Video  
available on the City's Web site

Refer to: Rockville City Code-

Chapter 25 - Rockville 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

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



OWNERS_NAME	PREMISE ADDRESS	CITY	STATE	ZIP	SQUARE FOOTAGE	FRONTAGE WIDTH (FEET)
SHELTON WILLIAM E	102 VIRGINIA AVE WOODLAND	ROCKVILLE	MD	20850	14,002	128.89
JIAN HUA YANG	100 VIRGINIA AVE ENGLAND	ROCKVILLE	MD	20850	*	100
BATMANGLICH SHAHIN	111 ENGLAND TER	ROCKVILLE	MD	20850	11,209	128.85
PITMAN DAVID	201 ENGLAND TER	ROCKVILLE	MD	20850	*	120.94
HAMLIN ERIC	203 ENGLAND TER	ROCKVILLE	MD	20850	13,915	100
BACHRAOUI OUSSAMA	205 ENGLAND TER	ROCKVILLE	MD	20850	3,690	39.27
CASAS LEONARDO	207 ENGLAND TER	ROCKVILLE	MD	20850	5,000	50
WANG DAVID	209 ENGLAND TER MAPLE	ROCKVILLE	MD	20850	5,000	50
SOLEIMANZADEH JOSEPH	218 PARK RD	ROCKVILLE	MD	20850	5,000	50
LAYTON BRETT E	216 PARK RD	ROCKVILLE	MD	20850	7,418	120
LANE ROBERT E	107 VIRGINIA AVE WOODLAND	ROCKVILLE	MD	20850	*	51.25
DANIELS ROBERT C JR	203 WOODLAND RD	ROCKVILLE	MD	20850	5,976	116.59
MADISON SCOTT	205 WOODLAND RD	ROCKVILLE	MD	20850	5,225	104.11
BIGGS JULIA R	207 WOODLAND RD	ROCKVILLE	MD	20850	8,750	131.23
BOCOOK DAVID LEE ET AL TR	211 WOODLAND RD GRANDIN	ROCKVILLE	MD	20850	*	80.58
LIU XINGZHU	102 GRANDIN AVE	ROCKVILLE	MD	20850	6,250	50
HUPPMANN CHARLES J &	100 N GRANDIN AVE ENGLAND	ROCKVILLE	MD	20850	6,250	50
BRWON JEFFREY A	206 ENGLAND TER	ROCKVILLE	MD	20850	6,250	50
TAYLOR NANCY M	204 ENGLAND TER	ROCKVILLE	MD	20850	8,625	120
202 ENGLAND TERACE LLC	202 ENGLAND TER	ROCKVILLE	MD	20850	5,750	50
FRANCO JACHSON R	200 ENGLAND TERR	ROCKVILLE	MD	20850	9,000	75
MILLS TIMOTHY J	300 PARK RD GRANDIN	ROCKVILLE	MD	20850	6,000	55
REGOTTI KENNETH G	101 GRANDIN AVE	ROCKVILLE	MD	20850	*	120
KRAFT FELICIA	103 N GRANDIN AVE	ROCKVILLE	MD	20850	6,500	50
ORTIZ MIGUEL A & A	105 N GRANDIN AVE	ROCKVILLE	MD	20850	6,500	50
PATI VINCENT A JR	109 N GRANDIN AVE WOODLAND	ROCKVILLE	MD	20850	6,500	44.78
SANBORN MAXWELL BURCH	303 WOODLAND RD	ROCKVILLE	MD	20850	7,800	120.19
					*	133.57
					3,600	62.92
					4,478	47.32
					4,500	37.5
					7,800	130
					*	60
					7,800	60

200 WOODLAND 500 FEET CHART

Attachment 1.A.b: Assessment of Lots Within 500 Feet (2874 : Final Record Plat2020-00585)

CERNIGLIA JOHN	305 WOODLAND RD	ROCKVILLE	MD	20850	6,875	55
BARIZO TEOFILO S JR & S B	304 WOODLAND RD	ROCKVILLE	MD	20850	6,500	50
FREEMAN SHARON TYLENE	302 WOODLAND RD	ROCKVILLE	MD	20850	9,300	60
SHAH TIMOTHY S & REBECCA	300 WOODLAND RD	ROCKVILLE	MD	20850	9,300	60
	GRANDIN			*	*	155
SHEN JING XIAN	207 GRANDIN AVE	ROCKVILLE	MD	20850	6,000	50
CARELLI PATRICK M ET AL	209 N GRANDIN AVE	ROCKVILLE	MD	20850	6,000	55
DONA RONNIE C & M B	101 COLEMAN PARK LA	ROCKVILLE	MD	20850	6,500	50
FORTIS RODRIGUEZ	307 CRABB AVE	ROCKVILLE	MD	20850	7,438	60.01
	ASHLEY			*	*	60
TSING CHI CHANG TRUST	305 GRANDIN AVE	ROCKVILLE	MD	20850	8,571	100.6
	CRABB			*	*	44
	ASHLEY			**	**	69.5
VONKAENEL MICHAEL P	CRABB AVE	ROCKVILLE	MD	20850	16,250	50
VONKAENEL MICHAEL P	300 CRABB AVE	ROCKVILLE	MD	20850	16,409	50
YU XIAOYING	216 CRABB AVE	ROCKVILLE	MD	20850	15,681	50
FOSTER EDWARD A	214 CRABB AVE	ROCKVILLE	MD	20850	16,034	50
AL CZERVIK LLC	212 CRABB AVE	ROCKVILLE	MD	20850	15,246	50
CHILCA FLOR L R	210 CRABB AVE	ROCKVILLE	MD	20850	15,892	50
SOLORZANO-LOWELL DAVID	208 CRABB AVE	ROCKVILLE	MD	20850	15,600	50
BAXTRESSER DEAN W	206 CRABB AVE	ROCKVILLE	MD	20850	15,436	50
HATA TOMMIE SHINTARO	204 CRABB AVE	ROCKVILLE	MD	20850	15,287	50
STRAKA MILLIAN	202 CRABB AVE	ROCKVILLE	MD	20850	15,140	50
VANPOUILLE CHRISTOPHER	200 CRABB AVE	ROCKVILLE	MD	20850	14,987	50
SINGH DIPTI	116 CRABB AVE	ROCKVILLE	MD	20850	14,838	50
MAY CARL FREDERICK	114 CRABB AVE	ROCKVILLE	MD	20850	14,698	50
BLACKWELL MICHAEL	216 VIRGINIA AVE	ROCKVILLE	MD	20850	6,727	69.27
	CRABB			*	*	92.91
CRUZ GERVACIO ET AL	214 VIRGINIA AVE	ROCKVILLE	MD	20850	6,510	60.75
MUWASWAS FADIA	212 VIRGINIA AVE	ROCKVILLE	MD	20850	7,080	60.75
DUH JEN CHOW	210 VIRGINIA AVE	ROCKVILLE	MD	20850	7,650	60.74
BRYANT HARVEY W JR & B L	208 VIRGINIA AVENUE	ROCKVILLE	MD	20850	8,221	60.75
BEETAN RAMNARINE & D	200 VIRGINIA AVE	ROCKVILLE	MD	20850	7,694	131.62
	WOODLAND			*	*	69.48
BEETAN RAMNARINE & D	194 WOODLAND AVE	ROCKVILLE	MD	20850	6,500	50.18
SECAN JOHN J JR	190 WOODLAND AVE	ROCKVILLE	MD	20850	6,182	50
EDWIN SAMUEL S & KIM H	201 CRABB AVE	ROCKVILLE	MD	20850	9,800	70.63

200 WOODLAND 500 FEET CHART





Agenda Item #:	A
Meeting Date:	January 8, 2020
Responsible Staff:	Andrea Gilles

**SUBJECT:**

Public Hearing for the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment

**RECOMMENDATION**

(Include change in law or Policy if appropriate in this section):

Receive public testimony on the Public Hearing Draft of the Park Road and North/South Stonestreet Avenue Area Plan Amendment. Establish January 15, at close of business, as the close of public testimony.



## Planning Commission Staff Report

**MEETING DATE:** January 8, 2020

**REPORT DATE:** December 30, 2019

**RESPONSIBLE STAFF:** Andrea Gilles, AICP, Principal Planner  
Comprehensive Planning, 240.314.8272  
agilles@rockvillemd.gov

**SUBJECT:** Public Hearing for the Park Road and  
North/South Stonestreet Avenue Area  
Comprehensive Master Plan Amendment

### DISCUSSION:

At its meeting on January 8, 2020, the Planning Commission will hold a public hearing to receive testimony on the Park Road and North/South Stonestreet Avenue Area Comprehensive Master Plan Amendment (Attachment A). The draft Plan Amendment proposes changes to the Planned Land Use Map for the subject properties and adds design guidance, both of which would apply to redevelopment activity on the sites. This language would replace any conflicting text from the 2001 Town Center Master Plan, the 2002 Comprehensive Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan.

### Background

This proposed plan amendment addresses one of the five key opportunity areas identified in the 2018 Stonestreet Corridor Study, which can be viewed on the City's website at

<http://www.rockvillemd.gov/2004/Stonestreet-Corridor>. The subject area, which is Opportunity Area #1 in the Study, is comprised of approximately six acres and is generally located around the intersection of Park Road and North Stonestreet Avenue, between the rail lines to the west and North Grandin Avenue to the east. The properties north of Park Road are bound on the west by the rail lines and on the east by North Grandin Avenue, extending north to England Terrace. The properties south of Park Road are bound by South Stonestreet Avenue on the west and North Grandin Avenue on the east, extending south to Reading Terrace. Maps of the subject area can be found in Attachment A.

The Planned Land Use map from the 2004 East Rockville Neighborhood Plan designated the properties fronting North Stonestreet Avenue, and at the corner of North Stonestreet and Park Road, for mixed-use development. The remaining properties in the subject area were designated for detached housing, which, along with the accompanying single-family residential zoning, prohibits a mix of housing types that would better maximize the area's adjacency to transit and address some of the housing demand pressures that the east side of the city is currently experiencing.

Input for this area from the public process for the Stonestreet Corridor Study revealed general support for setting a framework for redevelopment that would promote a mixed-use concept with a mix of housing types, more neighborhood- and commuter-serving retail and gathering places, and improved pedestrian and open space connections. This plan amendment reflects the updated vision for the subject area.

### **Staff Recommendation**

Staff recommends that the Planning Commission:

- 1) Hold the public hearing on January 8;
- 2) Keep the public record open until close of business on January 15, one week after the public hearing; and
- 3) Plan to hold a work session on February 12 to review public testimony, evaluate any of staff's recommended changes based upon the public feedback, and direct staff to make any other changes to the amendment for the development of the Commission's recommendation.

### **PUBLIC OUTREACH:**

Development of the Stonestreet Corridor Study was a community-focused process. The recommendations in the Study, including those presented in this draft plan amendment, were developed during that process through community participation, and were reviewed multiple times by participants. In addition, staff visited neighborhood association meetings with East Rockville and Lincoln Park, and conducted direct outreach to businesses in the Stonestreet corridor, to ensure that the residential and business community was aware of the process and that the city sought their participation.

In addition to the Stonestreet Corridor Study, the land use changes were discussed with the community as part of the Rockville 2040 Comprehensive Plan engagement process. Staff attended neighborhood association meetings to provide updates on recommendations included in both the city-wide Land Use Element and the neighborhood-specific Planning Area.

The draft plan amendment was submitted to the Maryland State Clearinghouse for review on October 30, 2019 which meets the State requirement of submitting draft plans at least 60 days prior to the Planning Commission scheduled public hearing. On that same day, the draft document was circulated to representatives from surrounding jurisdictions, Montgomery County Public Schools (MCPS), the Washington Metropolitan Area Transit Authority (WMATA), and Rockville Economic Development, Inc. (REDI). The document, along with the ways in which to provide testimony, was also sent to representatives of the East Rockville and Lincoln Park civic associations and community members involved in the Stonestreet Corridor Study process. A Notice of Public Hearing was published in the Washington Post on December 18, 2019. The December 2019 edition of Rockville Reports also included an article about the upcoming public hearing.

### **NEXT STEPS:**

The next steps in the plan amendment process are as follows:

1. The Planning Commission will receive public testimony through the end of the public comment period;
2. Staff will provide all public testimony to the Planning Commission, and both organize and summarize it for discussion at the Planning Commission work session;
3. The Planning Commission will hold a work session on February 12, 2020 to review testimony and make any final revisions to the draft plan amendment; and
4. The Planning Commission will approve its recommended amendment and transmit it to the Mayor and Council, who will then begin its review and decision process.

### **Attachments**

Attachment 2.A.a: Park Road and North/South Stonestreet Avenue Area Plan Amendment Draft (PDF)

**Jim Wasilak**

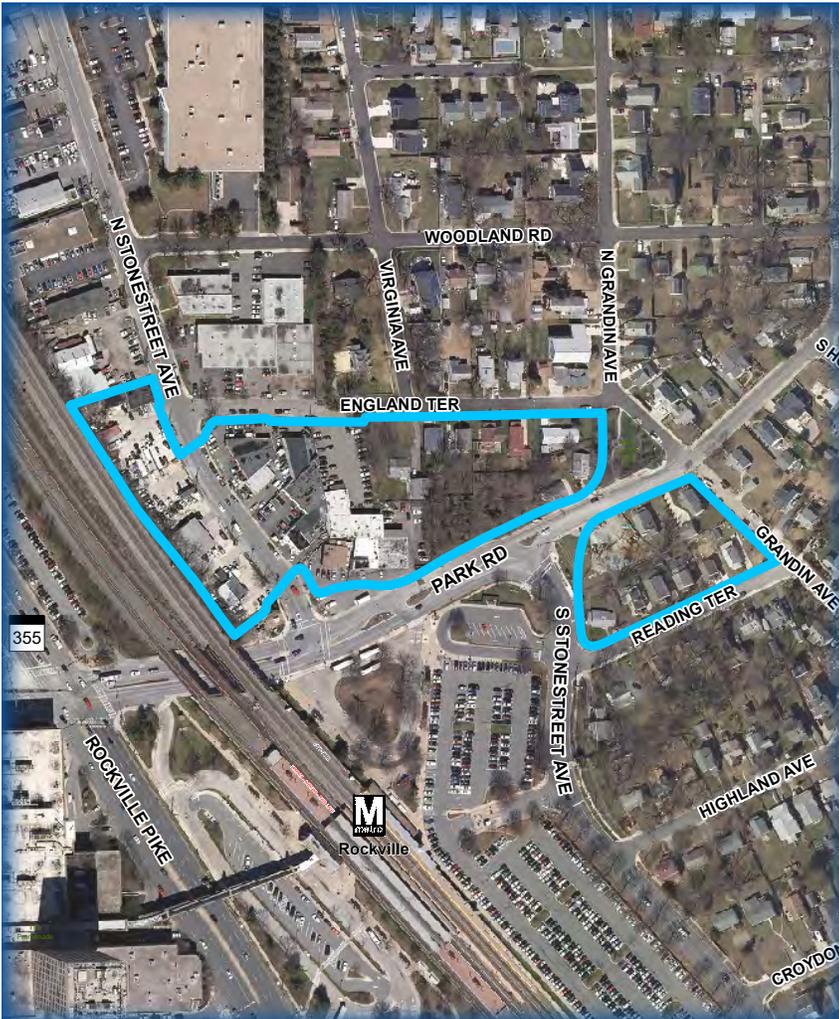
Jim Wasilak, Zoning and Development Manager 12/30/2019



City of **Rockville**  
Get Into It

# PARK ROAD AND NORTH/SOUTH STONESTREET AVENUE AREA

## Comprehensive Master Plan Amendment Public Hearing Draft



October 28, 2019



CITY OF ROCKVILLE  
MARYLAND

Attachment 2.A.a: Park Road and North/South Stonestreet Avenue Area Plan Amendment Draft (2860 : Park Road and North/South Stonestreet

## CITY OF ROCKVILLE

### ELECTED AND APPOINTED OFFICIALS

#### Mayor and Council

Bridget Donnell Newton, Mayor  
 Beryl L. Feinberg  
 Virginia D. Onley  
 Mark Pierzchala

#### Planning Commission

Gail Sherman, Chair  
 Anne Goodman  
 Don Hadley  
 Charles Littlefield  
 Sarah Miller  
 John Tyner, II  
 Jane E. Wood

### PLANNING AND DEVELOPMENT SERVICES STAFF

Ricky Barker, Director  
 David B. Levy, Assistant Director  
 Jim Wasilak, Zoning Manager, Planning Commission Liaison  
 Cynthia Kebba, Comprehensive Planning Manager  
 Andrea Gilles, Project Lead  
 Clark Larson, Senior Planner  
 Sheila Bashiri, Principal Planner  
 Manisha Tewari, Principal Planner

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## 1.1 SUMMARY

The purpose of this amendment to the 2002 Comprehensive Master Plan for the City of Rockville is to change the Planned Land Use for a specific set of properties around the intersection of Park Road and North Stonestreet Avenue, between the rail lines to the west and North Grandin Avenue to the east (see Map 1), and provide additional design guidance for redevelopment. The properties north of Park Road are bound on the west by the rail lines and on the east by North Grandin Avenue, extending north to England Terrace. The properties south of Park Road are bound by South Stonestreet Avenue on the west and North Grandin Avenue on the east, extending south to Reading Terrace.

Through the 2018 Stonestreet Corridor Study (2018 Study) public engagement process and planning analysis, key issues along the corridor were identified and confirmed. Park Road near its intersection with North Stonestreet Avenue is the first introduction to the east side after passing under the railroad overpass from the west. The Rockville Metro station is located on the south side of Park Road, a significant advantage for any future east side transit-oriented development. As in previous plans, the 2018 Study recognized this area as a priority for a transition to a more walkable and neighborhood-oriented place. This plan amendment reflects an updated vision for the subject area.

Specifically, this amendment:

- Changes the Planned Land Use classifications for a set of properties that have been, until now, designated for a mix of commercial and service industrial uses as well as detached residential to designations that promote a walkable, transit-oriented mix of residential and commercial development (page 7).
- Provides additional design guidance that includes placing the more intense development nearest the Rockville Metro Station and appropriately scaling down new development that would be adjacent to the existing residential areas (page 8).

**Map 1: Subject Area Aerial + Existing Land Uses**



## 1.2 BACKGROUND

On February 6, 2017, the Mayor and Council approved a Scope of Work for the Stonestreet Corridor Study, which was completed in July 2018. The 2018 Study area included approximately 145 acres of land, generally encompassing the east and west sides of North and South Stonestreet Avenues, from the northern boundary at Westmore Road, south to where South Stonestreet Avenue terminates. The process for the 2018 Study was community-driven and resulted in recommendations for land use, zoning, and infrastructure in five key opportunity areas within the Corridor.

This plan amendment area (subject area) was one of the five key opportunity areas identified by the 2018 Study (see Map 2, Area 1). On August 1, 2018, the Mayor and Council directed staff to expedite three of the five opportunity areas: the MCPS and County sites (Area 2); the North Stonestreet Avenue infrastructure improvements (Area 4); and the Park Road and South Stonestreet Avenue infrastructure improvements (Area 5). At that time, it was also

decided that the remaining two opportunity areas, 1000 Westmore Avenue (Area 3) and Park Road and North Stonestreet Avenue (Area 1) would be addressed as part of the Rockville 2040 Comprehensive Plan Update.

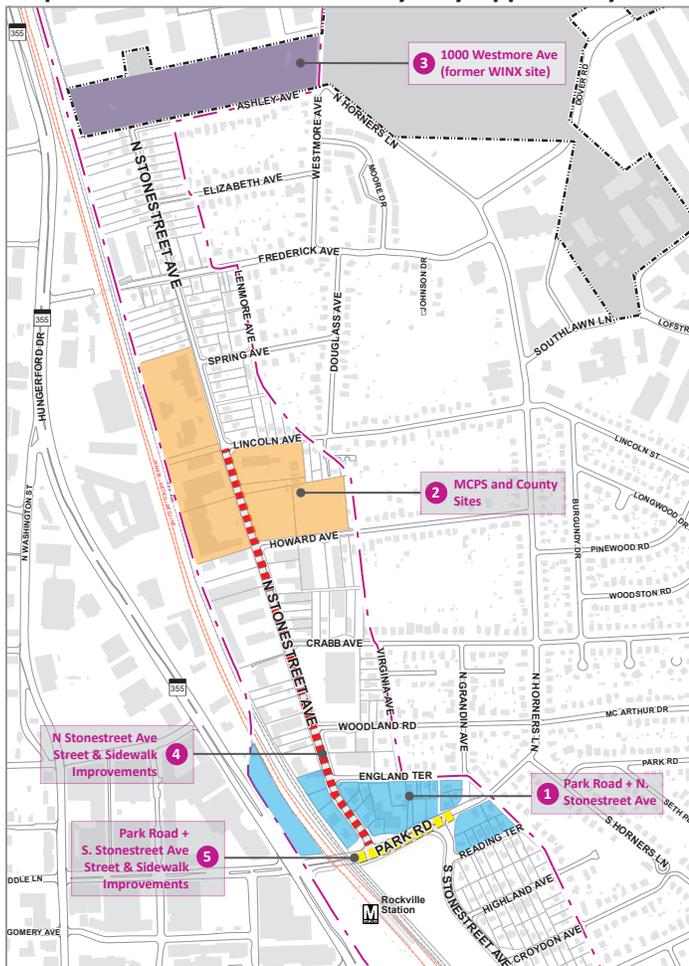
Shortly after receiving Mayor and Council direction, Planning staff submitted the Comprehensive Master Plan Amendment for the MCPS and County properties to Planning Commission for their review and approval. On March 25, 2019, after following the formal process, the Mayor and Council adopted the plan amendment, which laid a foundation for a future rezoning to allow a mix of uses, should the properties become available for redevelopment. In addition to the plan changes, progress has also been made on the recommended infrastructure improvements for North and South Stonestreet Avenues and Park Road. On May 6, 2019, the Mayor and Council adopted the FY 2020 budget, which includes capital improvement funds for the design of the North Stonestreet Avenue streetscape project and the reconfiguration of the intersection at Park Road and South Stonestreet Avenue.

In early summer 2019, representatives from the East Rockville Civic Association expressed concern at a Mayor and Council Community Forum about the timing of the Park Road and North Stonestreet Avenue area land use recommendations. In response, at their meeting on July 8, Mayor and Council directed staff to initiate the plan amendment process for this key opportunity area from the Stonestreet Corridor Study.

### 1.3 PLANNING FRAMEWORK

Recommendations for the subject area have been a component of several plans, including the 2001 Town Center Master Plan; the 2004 East Rockville Neighborhood Plan (2004 ERNP); the 2007 Lincoln Park Neighborhood Plan (2007 LPNP); and the 2002 Comprehensive Master Plan. Both the 2004 ERNP and the 2007 LPNP

Map 2: Stonestreet Corridor Study: Key Opportunity Areas



called for changes to the North Stonestreet Avenue corridor. They sought to add community-serving uses to the existing light industrial base, south of Howard Avenue, and to improve the infrastructure for pedestrians to establish greater compatibility with the adjacent neighborhoods.

The 2004 ERNP described in detail a redevelopment concept for North Stonestreet Avenue that was "to transform the corridor into a mixed-use area of neighborhood serving retail, residential and small-scale office uses" (pages 17-19). It also included guidance about new development taking advantage of the area's location next to a transit stop (page 24). The 2004 ERNP was frank about the contrast between the vision for the corridor and its existing conditions. The plan stated that the preferred approach for the existing service industrial businesses was that they be grandfathered and not displaced, and that certain incentives should be considered to motivate upgrades to service industrial properties that would be in line with plan objectives (page 19).

The Planned Land Use map from the 2004 ERNP designated the properties fronting North Stonestreet Avenue, and at the corner of North Stonestreet and Park Road, for mixed-use development. The remaining properties in the

subject area were designated for detached residential housing, which, along with the accompanying single-family residential zoning, prohibits a mix of housing types that would better maximize the area's adjacency to transit and meet some of the housing demand pressures that the east side of the city is currently experiencing.

#### 1.4 AREA AND CONTEXT

Park Road is a critical, and one of only a few, east/west connections within the city. The area is busy not only with cars, trucks, and buses utilizing Park Road, but also with walkers and bikers traveling to and from the Rockville Metro Station. There are crosswalks at the intersection, but the sidewalk that exists on the west (rail) side of North Stonestreet Avenue discontinues after less than 100 feet north of Park Road. People often walk in the street on the west side of North Stonestreet Avenue. Although there is a sidewalk on the east side, it is sub-par and often crowded by vehicles from the auto repair shops.

Also on the north side of Park Road, is a mix of one-story buildings set back from the street, overgrown vacant properties, and single-family homes. The commercial uses include a convenience store, a restaurant, multiple auto repair and body shops, and retail sales businesses. There is no open public use or gathering space within the commercial area, and access is vehicle-oriented. The closest green space is Mary Trumbo Park at the corner of Park Road and North Grandin Avenue. It is passive, landscaped space geared toward the residential neighborhood.

To the east of the Rockville Metro Station and South Stonestreet Avenue is the East Rockville neighborhood, predominantly comprised of single-family detached homes. Due in part to its proximity to transit, East Rockville has experienced increased development pressure over the past decade to accommodate new residents seeking relatively affordable housing near transit. Small homes have been demolished and have been replaced by large houses, some of which are used as rentals for multiple occupants.

Service industrial is the predominant existing land use on North Stonestreet Avenue, south of England Terrace. The properties are smaller in size and the lots are often maximized with parked vehicles, which



*Park Road at N. Stonestreet Ave*



*N. Stonestreet Ave near the Park Road intersection*



*Park Road viewing west, near S. Stonestreet Ave*

at times spill onto the street. This area is in need of up-grades to ensure that walking and biking are viable modes of travel on their own, as well as safe and comfortable connections to transit.

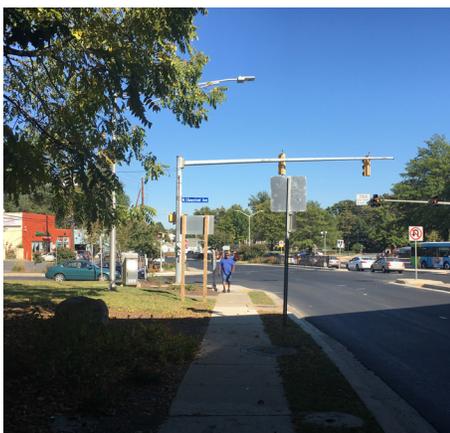
Progress has been made in recent years to improve pedestrian and bicycle infrastructure in the area. A new sidewalk and bicycle lane was recently installed adjacent to the Rockville Metro Station along South Stonestreet Avenue. Both travel lanes on North Stonestreet Avenue include painted "sharrows" (share-the-road painted bike and arrow markings) to indicate a shared road with bicyclists. On a more transformative level, the adopted FY2020 Capital Improvements Program includes the design of the North Stonestreet Avenue streetscape project and the reconfiguration of the intersection at Park Road and South Stonestreet Avenue, as recommended in the Stonestreet Corridor Study. Proposed improvements include enhanced sidewalks on both sides of the street, improved street lighting, landscaping, and improved bicycle infrastructure. These proposals, when constructed, will provide a much needed shift on North and South Stonestreet Avenues and Park Road toward better accommodating walkers and bikers, along with vehicles.

### 1.5 COMMUNITY ENGAGEMENT

The 2018 Stonestreet Corridor Study, the precursor planning process that led to this amendment, included five well-attended community meetings and several small group and civic association meetings in 2017 and 2018. The subject area was identified as a priority area for action at the first meeting. Some of the comments expressed about the area included:

- Improve pedestrian security on N. Stonestreet Avenue from the Rockville Metro Station to the neighborhoods, especially at night--- better lighting, complete sidewalks, better crosswalks;
- Encourage upgrades to existing businesses. Park Road at N. Stonestreet is the gateway to the east side;
- Add more housing options and vibrancy closest to the Metro with improved access to the station;
- Allow businesses to stay where they are;
- Improve safety for bicyclists and walkers on N. Stonestreet Avenue and at the Park Road and S. Stonestreet Avenue intersection;
- Construct sidewalks on both sides of N. Stonestreet Avenue;
- Address traffic management and congestion that may result with new development;
- Redesign intersections near Rockville Metro Station to protect and encourage pedestrian access.

The subject area was one of the primary topics of the third meeting at which street improvement preferences were discussed for both North Stonestreet Avenue and Park Road, in particular its intersection with South Stonestreet Avenue. At the fourth community meeting on December 5, 2017, based on input up to that point, an example redevelopment concept was presented and discussed for the subject area that included a mix of housing types, mixed-use buildings with ground floor commercial, and improved pedestrian and



Park Road viewing east



Crowded sidewalk on N. Stonestreet Ave

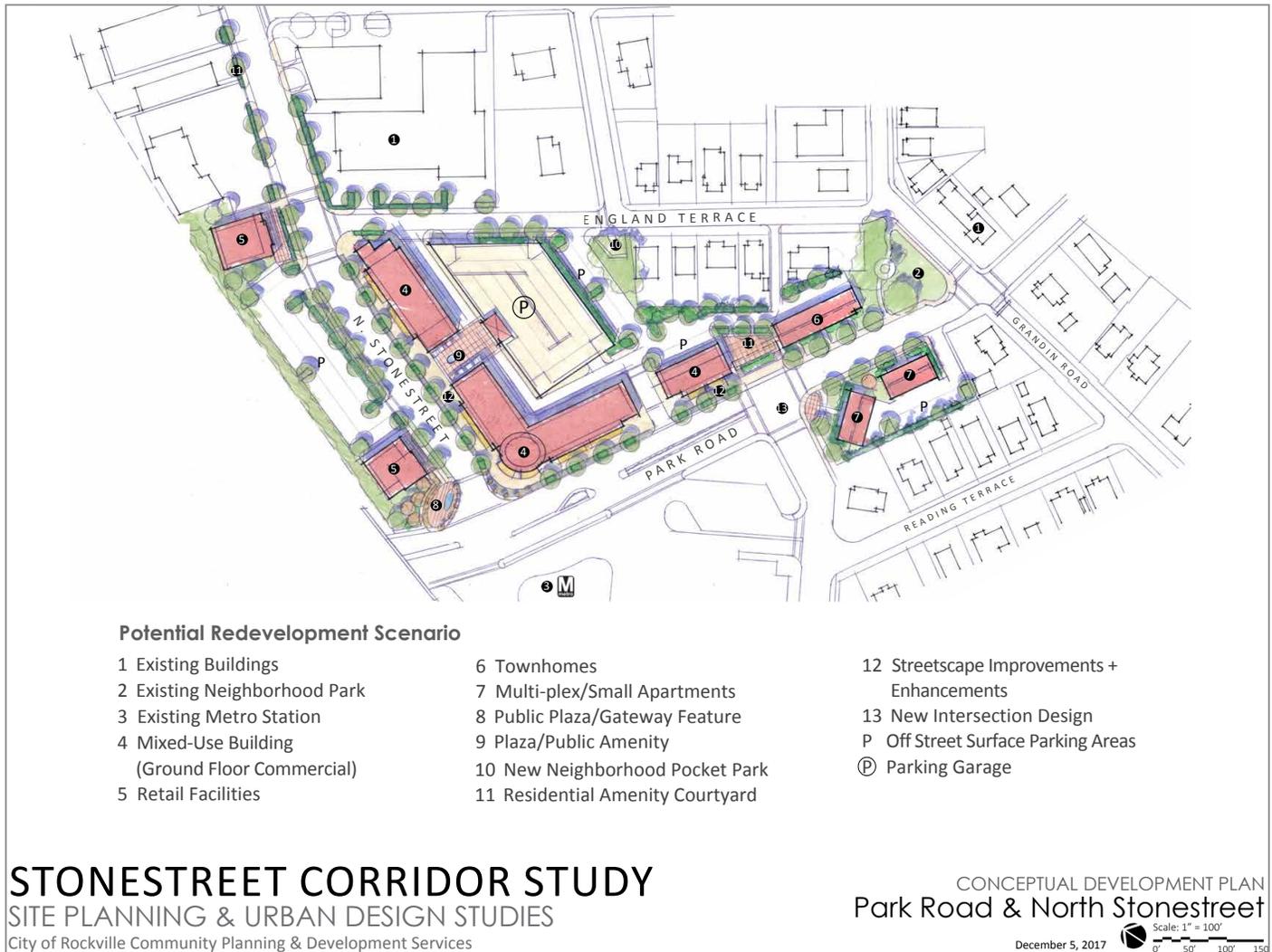


Improvements on S. Stonestreet Ave near Metro

open space connections (see Figure 1). The concept was presented again as a component of the draft recommendations at the final public meeting. Feedback about the illustrative concept was generally enthusiastic. Some of the responses from the meetings included: appreciation for the pedestrian-friendly concept; more housing and more housing types made sense so close to transit; and liking the idea that there would be more places and activities within walking distance. Some of the concerns were about parking, additional traffic, and what certain infrastructure improvements or redevelopment could mean for existing businesses.

The figure below is a concept of one potential development scenario that graphically represents ideas and written input received during the 2018 Stonestreet Corridor Study process. It also illustrates a general feasibility, given certain assumptions, for this alternative. The figure is conceptual and is for illustrative purposes only. At the time of this amendment, there was no proposed development project. Actual development will be required to comply with all applicable plan guidance, development regulations, and site constraints and will most likely result in a different build-out configuration. The concept was generally well received by the community when presented at two different public meetings, as it helped the public to understand visually the ideas that had been discussed.

Figure 1: Subject Area Conceptual Example Scenario



Note: This figure is conceptual and for illustrative purposes only. It is an example used to demonstrate general feasibility and represents one possible example of how the site might be redeveloped. At the time of this amendment, there was no redevelopment proposal. Actual development will be required to comply with all applicable plan guidance and development regulations and will most likely result in a different build-out configuration.

## 1.6 PROPOSED COMPREHENSIVE MASTER PLAN CHANGES

### A. Area Goals

In the event that the subject properties become available for redevelopment, they should bring about:

- A revitalized area and focal point at the corner of Park Road and North Stonestreet Avenue, establishing an anchored entrance to Rockville's east side, integrating such elements as building form and design, public art, landscaped open spaces or plazas, and wayfinding.
- Redevelopment that takes advantage of transit proximity, is well-connected, and that transitions appropriately to the East Rockville neighborhood.
- An upgraded pedestrian environment, including enhanced sidewalks, landscaping, street trees, public/civic gathering spaces, and pedestrian-scale lighting.
- A mix of walkable, local-serving commercial uses and multi-unit residential, and residential attached uses at the North Stonestreet Avenue and Park Road intersection.
- A range of new, well-designed residential attached housing types, that complement, and not overwhelm, adjacent single-family housing.

The city should seek creative approaches to meeting these goals, including public/private partnerships, infrastructure investments, financing mechanisms, and/or others.

### B. Land Use

A new set of planned land uses for the subject area are proposed with Map 4. In addition, the text from the Area Goals, Design Guidance, and Implementation sections will also be adopted as components of the Comprehensive Master Plan.

The changes to the proposed land use, pursuant to this plan amendment include the new land use categories that have been proposed as part of the Rockville 2040 Comprehensive Plan process. The categories and descriptions are:

#### **RA: Residential Attached**

Allows a variety of house types that share party walls. Types of permitted construction include rowhouse, duplex, triplex, fourplex, and small apartment buildings with up to six units total in a single structure. Detached houses are also allowed.

#### **RRM: Retail Residential Mix**

Expresses the city's interest in retaining or introducing retail in specific locations mixed with multiple-unit residential and/or residential attached types. The mix can be horizontal, with stand-alone retail next to apartment buildings on a development site; or the mix can be vertical, with retail on the ground floor and apartments above. In some locations, the plan indicates where retail is strongly preferred along a street front.

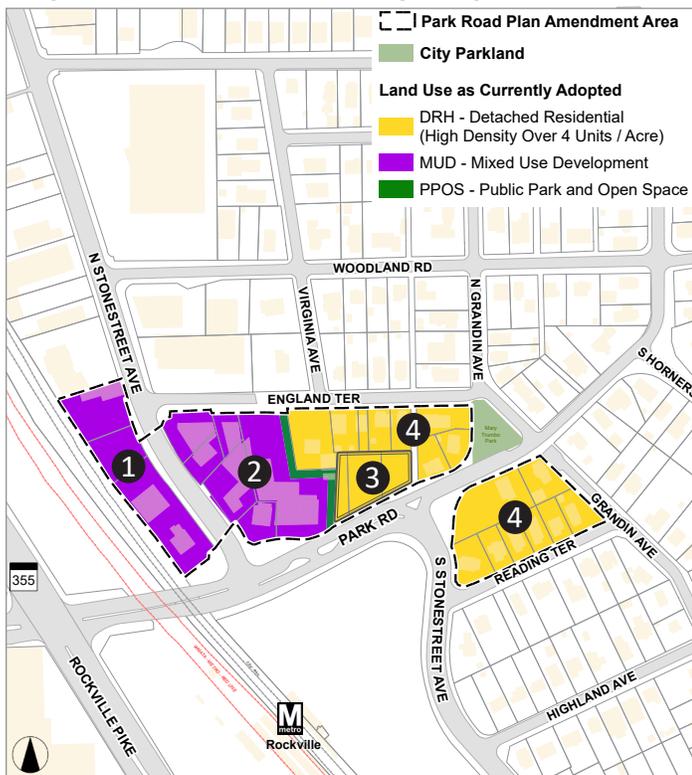
#### **OR: Office or Retail**

Allows either or both uses.

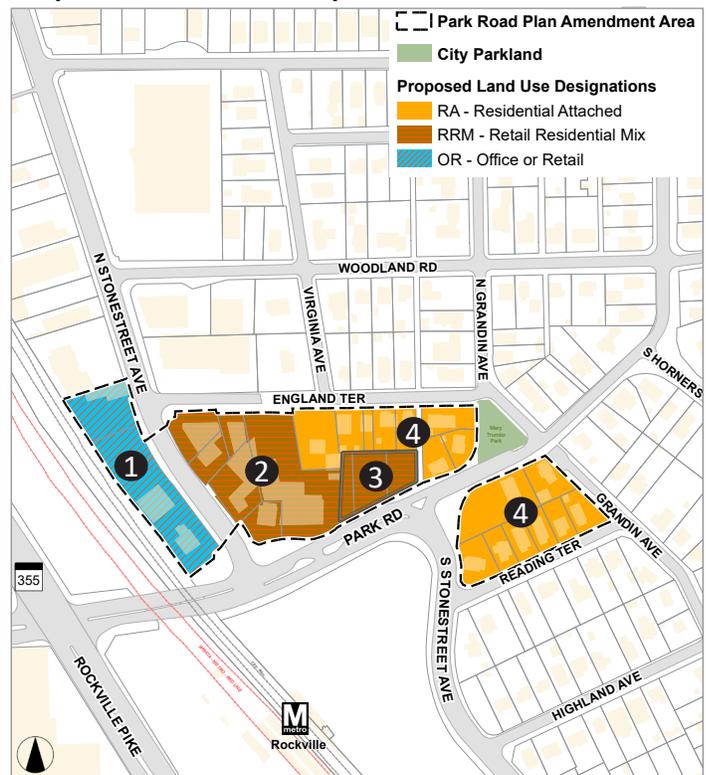
The numbers to follow correspond to the numbers on Maps 3 and 4 below.

- 1 Amend the Land Use from **Mixed Use Development (MUD)** to **Office or Retail (OR)** to promote walkable retail, office, and services uses.
  - In addition to office and retail, artisan and craft/maker spaces are also encouraged at this location.
  - Residential uses are not encouraged given site constraints due to shallow lot depths.
  - No new Service Industrial uses would be encouraged, but existing uses would be allowed to remain.
- 2 Amend the Land Use from **Mixed Use Development (MUD)** and **Public Parks and Open Space (PPOS)** to **Retail Residential Mix (RRM)** with building heights up to 4-5 stories (or 50-65 ft) to promote a mix of local retail and service uses and multi-unit residential across from the Rockville Metro Station.
  - No new Service Industrial uses would be encouraged, but existing uses would be allowed to remain.
- 3 Amend the Land Use from **Detached Residential - High Density Over 4 Units Per Acre (DRH)** to **Retail Residential Mix (RRM)** to promote a greater mix of uses, including smaller-scale multi-unit residential, rowhouses, and limited commercial at this transit node.
- 4 Amend the Land Use from **Detached Residential - High Density Over 4 Units Per Acre (DRH)** to **Residential Attached (RA)** to promote a mix of infill housing types, compatible in scale with single-family homes, including duplexes, triplexes, fourplexes, and rowhouses.
  - A small multiplex with up to 6 units may be appropriate at the southeast corner of Park Road and South Stonestreet Avenue and on the north side of Park Road if the building fronts on Park Road. The building should blend well with the surrounding residential detached neighborhood, transition well in scale, mass, and height to surrounding homes, provide enhanced connections to the Rockville Metro Station, and limit curb cuts on Park Road so as to focus vehicular access and parking to the rear of the building.
  - For all other areas, all housing types included in the RA category are recommended except the multiplex with up to 6 units.

Map 3: Land Uses as Currently Adopted



Map 4: Land Uses as Proposed



### C. Design Guidance

The recommendations in this section provide guidance for new development in both the private and public realms. They also promote compatibility with adjacent homes in East Rockville. Every effort should be made to integrate new development with the surrounding neighborhoods to further strengthen the existing community fabric.

- a. **Neighborhood Transitions:** Provide sensitively scaled transitions between new development and existing neighborhood homes.
  - Orient maximum building heights along Park Road and North Stonestreet Avenue, away from the existing single-family residential.
  - New buildings should taper down in height and scale toward existing single-family homes to establish a compatible relationship between buildings.
- b. **Public Realm Improvements:** Enhance pedestrian and bike connections to the Rockville Metro Station, to new open spaces, and to the surrounding neighborhoods through improved sidewalks, bike infrastructure, signage, landscaping, lighting, and public art.
  - Ensure that streetscape improvements that result from the redevelopment of individual properties are compatible with the overall street and sidewalk improvement recommendations from the 2018 Stonestreet Corridor Study.
  - Consider additional street connections and pathway crossings to break up block sizes and to create greater ease of access and pedestrian safety within the area. Re-connecting England Terrace with North Stonestreet Avenue and North Grandin Avenue with Park Road should be studied and considered as part of any redevelopment concept as a means to improve traffic flow, increase access points for pedestrians, and provide access to rear- or side-yard parking. Any new street connections or pathways should be well-landscaped and designed for pedestrian safety.
  - Consolidate and reduce the number of curb cuts where possible to minimize conflicts between vehicular access points and pedestrian and bicycle areas.
  - Explore burying utility lines at the time of new development and/or street and sidewalk reconstruction.
- c. **Building Orientation:** In general, orient the primary facades of buildings and front doors parallel to the street or to a public open space to frame the edges of streets, parks and open spaces, and to activate pedestrian areas. Establish building frontages along Park Road and North Stonestreet Avenue to include ground-floor retail, enhanced pedestrian areas and amenities, landscaping, and bicycle infrastructure.
- d. **Facade Articulation:** Create an architecturally enhanced feature at the corner of North Stonestreet Avenue and Park Road by focusing new development at that intersection, incorporating high-quality design components, and enhancing the public realm.
- e. **Parks and Open Space:** Incorporate accessible community use space, including parks and other contiguous outdoor green space into the overall redevelopment concept.
- f. **Parking:** In general, parking areas should be set back behind front building lines, away from the public realm and screened from public view. For attached dwellings, rear garage access is preferred, whether the garage is integrated into the primary structure or whether it is a separate structure. Avoid front loaded garages whenever possible. For multi-unit dwellings, parking requirements should take into account the area's transit proximity.
- g. **Rail Line Impact Mitigation:** Mitigate impacts on new development, particularly residential developments, related to the area being proximate to the rail line, in such areas as safety hazards, noise, vibrations and odors. The purpose is to safeguard residents, customers, and employees of these new buildings.

### D. Implementation: Zoning

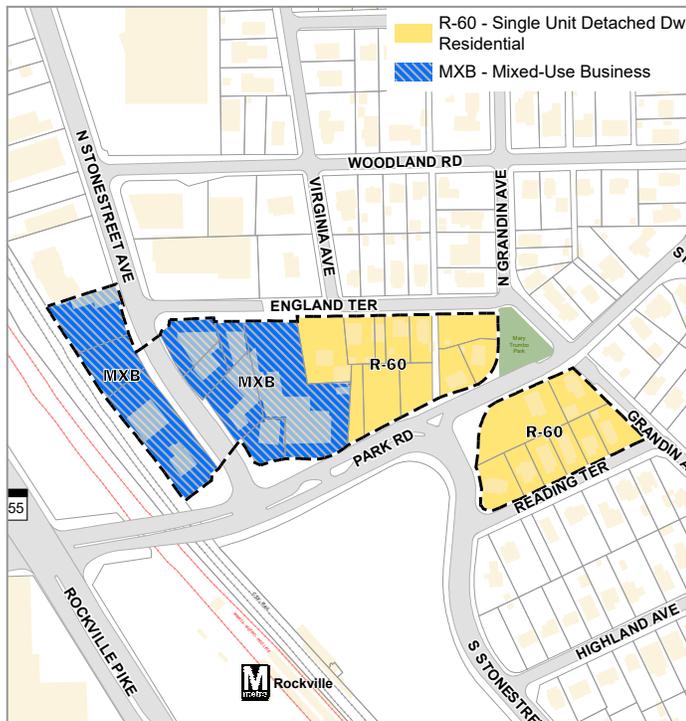
The land use plan amendment is one component of implementing the goals and recommendations from the 2018 Stonestreet Corridor Study for this area. If this plan amendment is approved by the Mayor and Council, the zoning will need to be updated, through a separate public process, to be consistent with the land use changes.

The potential zoning is as follows:

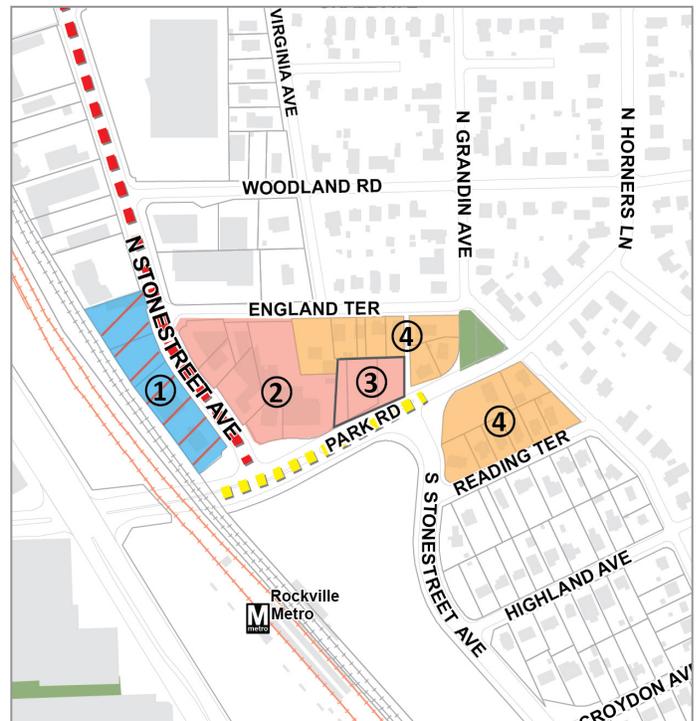
**Property Specific** (the numbers below correspond to the numbers on Map 6:

1. Rezone the properties from Mixed Use Business (MXB) to a mixed-use zone that allows for uses including retail, office, neighborhood services, and artisan/craft manufacturing.
  - Artisan and craft/maker manufacturing spaces are light-impact uses that have their operations generally enclosed within a building and produce little-to-no noise, vibrations or fumes outside of the building.
  - Residential uses are not encouraged given site constraints due to shallow lot depths.
  - No new Service Industrial uses should be permitted, but existing uses should be allowed to remain.
2. Rezone the properties from Mixed Use Business (MXB) to a mixed-use zone to promote a mix of local retail and service uses and multi-unit residential across from the Rockville Metro Station.
  - No new Service Industrial uses should be permitted, but existing uses should be allowed to remain.
3. Rezone the properties from Single-Family Residential (R-60) to a mixed-use zone to promote a greater mix of uses, including smaller-scale multi-unit residential, rowhouses, and limited commercial at this transit node.
4. Rezone the property from Single-Family Residential (R-60) to a zone specifically designed for infill residential attached development.

Map 5: Existing Zoning



Map 6: Potential Zoning Recommendations



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Park Road and North/South Stonestreet Avenue Area  
Comprehensive Master Plan Amendment  
Public Hearing Draft  
October 28, 2019



City of Rockville  
Maryland



Agenda Item #:	A
Meeting Date:	January 8, 2020
Responsible Staff:	Clark Larson

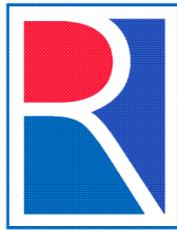
**SUBJECT:**

Rockville 2040 Comprehensive Plan Update, Volume II - Planning Areas Initial Staff Draft: Review of Planning Areas 1 (Town Center), 7 (Montgomery College Area), 9 (Rockville Pike), and 11 (Woodmont)

**RECOMMENDATION**

(Include change in law or Policy if appropriate in this section):

Staff recommends that the Planning Commission continue review of the Initial Staff Draft of the Comprehensive Plan, Volume II - Planning Areas, beginning with Planning Area 1 (Town Center) and continuing with Planning Area 7 (Montgomery College Area), 9 (Rockville Pike), and 11 (Woodmont) as time allows, instructing staff to make any modifications.



City of  
**Rockville**  
 Get Into It

## Planning Commission Staff Report

**MEETING DATE:** January 8, 2020

**REPORT DATE:** December 20, 2019

**RESPONSIBLE STAFF:** Clark Larson, AICP, Senior Planner  
 Comprehensive Planning, Planning and Development Services  
 240.314.8225      CLarson@rockvillemd.gov

**SUBJECT:** Rockville 2040: Initial Staff Draft of the Comprehensive Plan, Volume II - Planning Areas

### DISCUSSION

This memorandum presents the Initial Staff Draft for Volume II of the Comprehensive Plan update, covering the city's seventeen planning areas, and is a continuation of the review for Volume II from the Planning Commission meeting on December 11, 2019. Volume II is written as a supplement to Volume I, which is the broader citywide policy document comprised of the Plan elements. The Volume II draft is available for review as an attachment to the December 11, 2019 Planning Commission meeting agenda.

The purpose of this review is for the Planning Commission to reach a level of confidence that Volume II is ready to be released for oral and written public testimony. The Commission's direction for changes will result in a revised document, which will be the Planning Commission Public Hearing Draft for the Comprehensive Plan, Volume II.

As with Volume I of the Comprehensive Plan draft, Volume II is the result of extensive community input that was gathered over a multi-year period, through the Rockville 2040 process. Many hundreds of residents, business owners, employees and others participated in the process and helped to generate the policies and recommendations in Volume II. Rockville 2040 included 35 listening sessions that were held throughout the city (including at least one in every planning area), citywide meetings that brought more refinement to the plan, and many follow-up meetings with various neighborhoods and other stakeholders. The public engagement process is discussed in more detail in the Introduction to Volume I and described below for each planning area scheduled for discussion at this meeting.

A side-by-side comparison of the boundaries from 2002 and the current draft, requested by the Planning Commission at the December 11 meeting, is included as Attachment A. For a more thorough overview of the draft Volume II: Planning Areas and the Planning Area boundaries, see Agenda Item 3.A of the December 11 staff report at: <https://www.rockvillemd.gov/AgendaCenter/ViewFile/Agenda/12112019-5763>.

### **Planning Areas to be Discussed at the January 8 Meeting**

As the Planning Commission did with its review of Volume I, the elements, staff recommends that the Commission review the planning areas in a series of meetings due to the large amount of content. The Commission began its review on December 11, 2018 by reviewing Planning Areas 3, 5 and 13.

Staff suggests that, at the January 8 meeting, the Planning Commission review the following portions of Volume II: Planning Area 1 (Town Center); and, as time allows, continue with Montgomery College Area (Planning Area 7); Rockville Pike (Planning Area 9); and Woodmont (Planning Area 11).

#### **Town Center (Planning Area 1)**

The Town Center Master Plan was adopted in 2001 and the 2002 Comprehensive Master Plan adopted the 2001 Town Center Master Plan and its recommendations by reference. This draft Volume II continues the practice of defining Town Center as Planning Area 1. It also adopts the 2001 Town Center Master Plan by reference, except that policies in the draft plan supersede any policies that conflict with those in the 2001 Town Center Master Plan. The Planning Area language also recommends that, as a key implementation step, adoption of the new Comprehensive Plan should be followed by an initiative and community engagement process to update the Town Center Master Plan.

#### ***Public Engagement for this Planning Area***

To obtain input for the draft update, two listening sessions for the entire Planning Area 1 (one during the day and one during the evening) were held on December 8, 2015; and an additional input session was held for Americana Centre residents on February 25, 2016. As an indication of Town Center's importance to the entire city, topics relating to Town Center were also raised by

residents in many of the other listening sessions that were held throughout Rockville, as well as at the citywide forums and open houses.

The community was also provided an opportunity to provide input at a Mayor and Council Town Hall meeting in October 2018. The Mayor and Council followed up that meeting by holding discussions, in November 2018 and March 2019; and then directing that staff bring in an Urban Land Institute (ULI) Technical Assistance Panel (TAP), to offer recommendations to address challenges. The TAP process included interviews with key Town Center residents, property owners, business owners, and cultural organizations. The July 2019 TAP presentation, and October 2019 final report, included recommendations for strengthening the market position of Town Center.

All the community engagement, public discussions, Mayor and Council discussions, staff analysis, and expert recommendations provided input to the draft for Planning Area 1 – Town Center.

*Policies Superseded by the Draft Comprehensive Plan*

The draft Planning Area 1 of Volume II does not include the detail that the Town Center Master Plan covers by way of background information, planning policies, regulatory recommendations, or implementation strategies. Some recommendations from the 2001 Master Plan have been accomplished and others have yet to come to fruition, yet much of the Plan remains relevant and is therefore adopted by reference, in Volume II, as the city policy for this planning area.

After considering public input from the Rockville 2040 public engagement process, and new understanding of Town Center’s current and future circumstances, staff recommends that the following policies in the 2001 Town Center Master Plan be superseded by the Planning Area 1 draft in Volume II:

- The concept of a linear green park between MD-355 and the Metrorail tracks, north of Park Road, from the 2001 Plan is no longer supported by the draft Comprehensive Plan. These properties, including a surface parking lot owned by WMATA and other small commercial parcels, are now recommended for commercial development under the OR (Office and/or Retail) land use designation. Continued use of the property for WMATA’s operational use, including parking or improvements to transit services, is not limited by the OR designation.
- As directed by the Planning Commission during the discussion of the Volume I Land Use Element, the properties identified as “Area A3” in Planning Area 1 are designated for a major civic green surrounded by mixed-use development. This concept would supersede the office and public land uses adopted in the 2001 Town Center Master Plan’s Proposed Land Use Map. Staff will wish to revisit the decision to designate the whole area in this manner during the January 8<sup>th</sup> meeting.
- The Land Use Policy Map of the draft Comprehensive Plan, shown in detail for Planning Area 1, supersedes the Proposed Land Use Map of the Town Center Master Plan in its entirety. However, except for those areas identified above, the changes are largely

those of terminology and map color rather than of allowable land uses or development intensities.

- All zoning map and zoning ordinance recommendations of the Town Center Master Plan are either already implemented, negated by subsequent zoning amendments, or are superseded by the Planning Area 1 draft of Volume II. Design Guideline Recommendations, however, should be considered as part of an update to the Town Center Master Plan, an effort recommended by the draft Comprehensive Plan.

#### *Changes to the Initial Staff Draft for Planning Commission Consideration*

The draft Land Use Policy Map for Planning Area 1 in the Initial Staff Draft of Volume II reflects the land use policies of the Land Use Element in Volume I. While drafting the planning areas for Volume II, and considering their policy implications since the Commission's last review of the Land Use Element, staff has developed a list of recommended changes to the Land Use Policy Map that the Planning Commission may consider. These changes include:

- Change the land use designation for the commercial properties on the east side of MD-355 (Hungerford Road), north of The Fitz condominiums, as well as the 'triangle' of properties south of the intersection of N. Washington Street and Hungerford Road, from R (Retail) to OR (Office and/or Retail). This change would allow more flexibility in the zoning district that would implement this land use designation and, therefore, a wider range of potential development options on these sites than was previously envisioned.
- Change the land use designation for the WMATA property on the west side of the Rockville Metro Station, as well as the two private properties across Church Street from the WMATA property, from O (Office) to ORRM (Office Residential Retail Mix). This change would allow more flexibility in the zoning district that would implement this designation and, therefore, a wider range of potential development options on these sites than was previously envisioned.
- Add a 'Potential Park' asterisk along the future extension to Maryland Avenue to make clear the city's policy to establish a small urban park in this portion of Town Center. The asterisk would also continue the recommendation for a small green space from the 2001 Town Center Master Plan, where it included a small green rectangle for "Urban Open Space" at the northern extent of the future extended Maryland Avenue.

#### Montgomery College Area (Planning Area 7)

There is no neighborhood plan for this newly formed planning area and the 2002 Comprehensive Master Plan includes only passing reference to this highly active area that was, at that time, part of Planning Area 5 (Woodley Gardens and College Gardens).

#### *Public Engagement for this Planning Area*

A listening session for Montgomery College faculty and staff was held in 2016. On the advice of staff, the "listening session" for the students was in the form of staffing a table at the student activities fair, where planning staff was able to engage with more than 50 students. This initial engagement was followed by numerous meetings with senior administrators and campus

planners for city staff to learn more about the needs of the college, including the need for more accessible affordable housing, improved transportation options, amenities that would complement the college functions, and better integration with the rest of the city, including Town Center. The language relating to the college in this planning area draft was discussed directly with key college staff. Staff also met with the Montgomery County Public Schools Real Estate team and owners of private properties within the planning area.

### Rockville Pike (Planning Area 9)

#### *Public Engagement for this Planning Area*

The Rockville Pike Neighborhood Plan was adopted in 2016. As this plan is so recent, the Volume II draft for Planning Area 9 adopts the 2016 Plan policies and recommendations by reference, with some changes based on input from stakeholders during the Rockville 2040 public engagement process as well as status changes to large development projects in the Pike corridor. A listening session was held for Planning Area 9 at City Hall on December 3, 2015.

#### *Changes to the Initial Staff Draft for Planning Commission Consideration*

The draft Land Use Policy Map for Planning Area 9 in the Initial Staff Draft of Volume II reflects the land use policies of the Land Use Element in Volume I. While drafting the planning areas for Volume II and considering their policy implications since the Commission's last review of the Land Use Element, staff has developed a list of potential changes to the Land Use Policy Map that the Planning Commission may consider. These changes include:

- Change the land use designation for all properties on the east side of MD-355 (Rockville Pike) shown in the Initial Staff Draft as R (Retail) to the OR (Office and/or Retail) land use designation. This change would allow more flexibility in the zoning district that would implement this designation and, therefore, a wider range of potential development options on these narrow sites than was previously envisioned. Staff believes that, while retail uses are most likely on these sites due to their narrow configuration, there is no reason to eliminate the possibility of office uses, especially since some sites are currently occupied by office uses now.
- Change the land use designation for the properties shown as P (Park), south of the Twinbrook Metro Station, to ORRM (Office Retail Residential Mix) and add a 'Potential Park' asterisk in its place. This change would signal the city's desire to establish a small urban park in this area as part of future redevelopment (and as recommended in the Rockville Pike Neighborhood Plan), under the ORRM land use designation and subsequent zoning, while not specifying any particular site, and thereby limiting redevelopment potential of any specific sites.
- Add a 'Potential Park' asterisk along the Congressional Lane right-of-way between Rockville Pike and East Jefferson Street to signal the city's intention to establish a small urban park somewhere in the area as part of future redevelopment of property on the north or south side of this block of Congressional Lane. This change would reflect the recommendation and approach adopted in the Rockville Pike Neighborhood Plan, which calls for a small park on the west side of MD 355, in the South Pike area.

### Woodmont (Planning Area 11)

There is no neighborhood plan for this newly formed planning area and the 2002 Comprehensive Master Plan includes only passing reference to this area that was then a part of Planning Area 11 (North Farm). Discussion of this site in the 2002 plan was in Chapter 2, the chapter on Land Use, which designated the Woodmont Country Club property as a Critical Site. The majority of Woodmont Country Club is now proposed as its own planning area, with the far eastern edge still in the Rockville Pike Planning Area (#9).

#### *Public Engagement for this Planning Area*

Staff held a listening session for Planning Area 11 during the initial community engagement process for the plan. North Farm neighbors attended, but no representatives from Woodmont County Club came. As such, staff met multiple times with club member representatives and the General Manager, as part of both the Rockville Pike Neighborhood Plan process and the Rockville 2040 process, to understand their views for both portions of the property.

### **STAFF RECOMMENDATION**

As indicated above, staff recommends that, at the January 8 meeting, the Planning Commission review the draft Planning Area 1 (Town Center) and, as time allows, continue with Planning Areas 7 (Montgomery College Area), 9 (Rockville Pike), and 11 (Woodmont), providing direction to staff on any modifications. These areas are well-suited to be discussed together due to their connectivity and geographic proximity along Maryland Route 355 (Rockville Pike/Hungerford Drive).

As a reminder, during review of the Initial Staff Draft of Volume II, the Planning Commission may direct staff to make any changes it deems necessary prior to its public release. Commissioners are encouraged to bring to the meeting on January 8 their copies of the Volume II Initial Staff Draft and the ULI Technical Assistance Panel Report, *Rockville Town Center: Strengthening Its Vitality*.

### **PUBLIC OUTREACH**

The Initial Staff Draft of the Comprehensive Plan, Volume II: Planning Areas is the result of extensive community input that was gathered over a multi-year period, through Rockville 2040. This overall public engagement process has been described more thoroughly in previous staff reports on the Volume I draft.

Many of the policy ideas for these planning areas stem from listening sessions held in each of the city's planning areas, as well as with specific stakeholder groups (e.g., high school students, Montgomery College, seniors, etc.). They also came from subsequent citywide meetings and follow-up neighborhood and stakeholder meetings. Information on public outreach and the planning process is available at <https://www.rockvillemd.gov/203/>. The public engagement

process for each of the planning areas to be reviewed at the January 8 meeting are described above, in the Discussion section of this report.

Outreach and public engagement will continue through the end of this process. It will include visits to community and neighborhood associations and electronic outreach in advance of public hearings. When the Planning Commission has completed its review of Volume II, staff will recommend that the Commission set a public hearing date (or dates), which will provide the community its next formal opportunity to provide input, this time directly to the Planning Commission.

## **BOARDS AND COMMISSIONS**

City boards and commissions participated in many of the meetings held during the Rockville 2040 process; and city staff have attended various meetings of boards, commissions and other organizations (e.g., Rockville Housing Enterprises, Rockville Chamber of Commerce, Rockville Asian Pacific Task Force, Rockville Senior Citizen Commission, Rockville Environment Commission, Rockville Economic Development, Inc., etc.) to share plan update progress and obtain input. The Planning Commission also invited Chairs of boards and commissions to work sessions during the review of Volume I, to participate in discussions of relevant elements.

## **NEXT STEPS**

Additional meetings will be held in January and February to review the remaining draft planning areas. Based on discussion with the Commission on December 11, 2019, the following dates were chosen for this preview, though are subject to change at the Planning Commission's discretion.

- Wednesday, January 8, 2020 (Regular Planning Commission Meeting) – this meeting
- Wednesday, January 15, 2020 (Special Meeting)
- Wednesday, January 22, 2020 (Regular Planning Commission Meeting)
- Wednesday, February 5, 2020 (Special Meeting)
- Wednesday, February 12, 2020 (Regular Planning Commission Meeting)

Staff anticipates that the outcome of the Planning Commission's review of Volume II, including the direction for revisions, will be the Planning Commission's Draft Volume II for Public Hearing. Consistent with State law, the Commission will set public hearing dates to take place at least 60 days after release of the document and submission of a draft to the State of Maryland and surrounding jurisdictions, and invite both oral and written testimony from the community.

After the Planning Commission has considered the testimony received on the public hearing draft and directed staff to make any desired changes, the planning areas of Volume II will be joined with the citywide elements of Volume I for a complete Planning Commission Recommended Draft Comprehensive Plan and then transmitted to the Mayor and Council for review and action.

The anticipated schedule following the release of the Draft Volume II for Planning Commission Public Hearing is outlined below:

- **February to April 2020** – 60-day state-mandated review period. Meetings with community and neighborhood associations and electronic outreach in advance of public hearings.
- **April to May 2020** – Public comment period and public hearings.
- **Early Summer 2020** – Planning Commission work sessions to review public testimony.
- **Summer 2020** – Staff finalizes edits to Volumes I and II based on Planning Commission direction; Planning Commission transmits its recommended Comprehensive Plan, Volumes I and II, to the Mayor and Council for its review and final action.

### Attachments

Attachment 3.A.a: Comparison of Planning Area Boundary Maps (PDF)

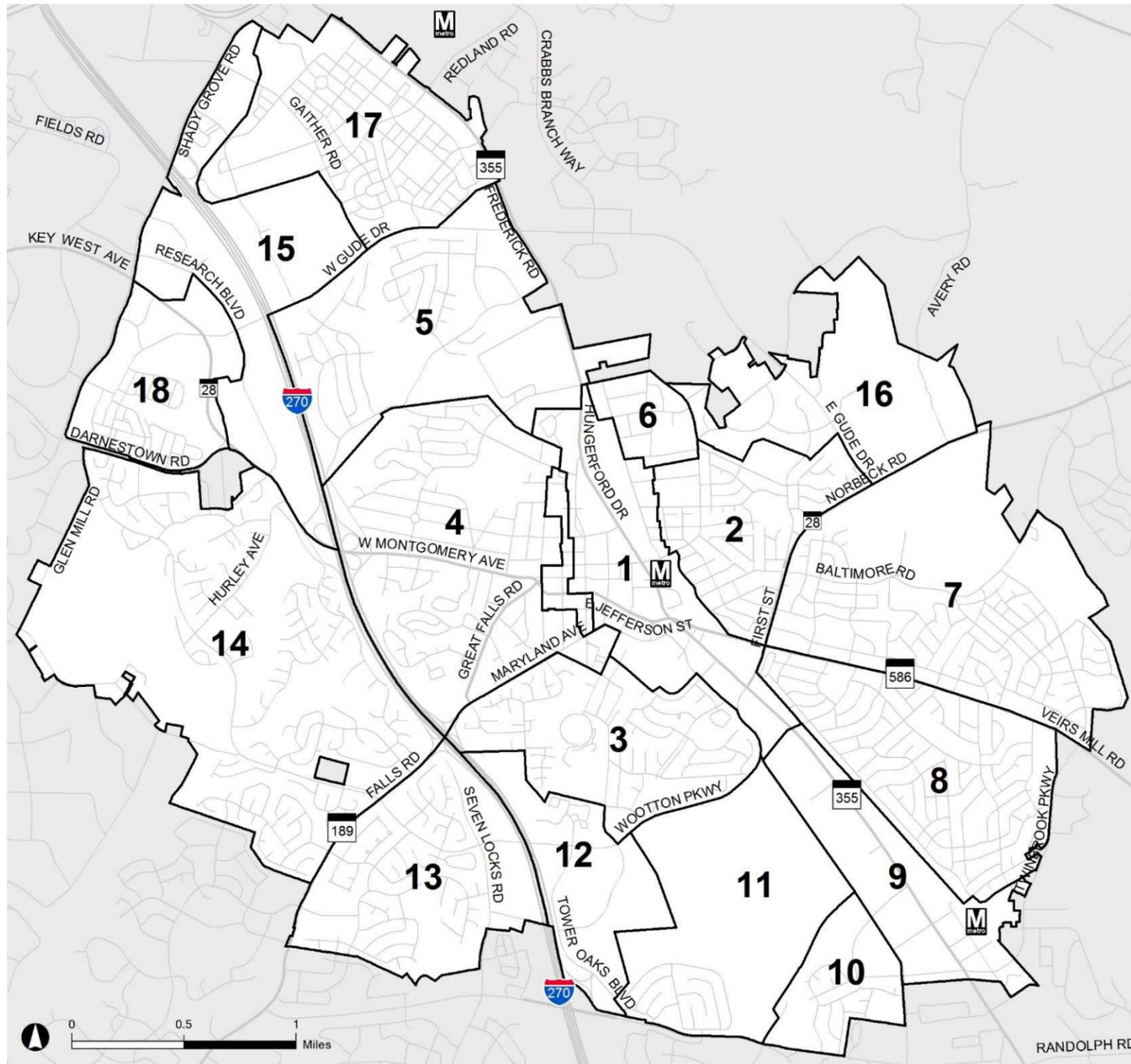
**Jim Wasilak**

Jim Wasilak, Zoning and Development Manager

12/30/2019

### Comparison of Planning Area Boundaries

Current Planning Areas from 2002 Comprehensive Master Plan



Planning Areas from Rockville 2040 Comprehensive Plan Update

