



PLANNING COMMISSION

Wednesday, July 8, 2020

7:00 PM

Meeting No. 13-2020

AGENDA

Charles Littlefield, Chair

Anne Goodman
Sarah Miller
John Tyner, II

Don Hadley
Suzan Pitman
Rev. Jane E. Wood

Jim Wasilak, Staff Liaison
Nicholas Dumais, Assistant City Attorney

Rockville City Hall will be closed until further notice due to the recent state directives for slowing down the spread of the coronavirus COVID-19 and social distancing.

The Planning Commission is not conducting meetings in person. If you wish to submit comments in writing for an agenda item, please email them to planning.commission@rockvillemd.gov by **2:00 p.m. on the day of the meeting.**

All comments will be acknowledged by the Planning Commission at the meeting.

- 1. Review and Approval**
 - A. Presentation, Discussion and Approval of the 2019 Planning Commission Annual Report**

 - 2. Commission Items**
 - A. Staff Liaison Report**

 - B. Old Business**

 - C. New Business**
-

D. FYI/Correspondence

3. 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
- 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.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: 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.

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:	July 8, 2020
Responsible Staff:	Jim Wasilak

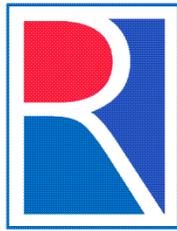
SUBJECT:

Presentation, Discussion and Approval of the 2019 Planning Commission Annual Report

RECOMMENDATION

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

Receive a staff presentation on the 2019 Planning Commission Annual Report and approve its submission to the Maryland State Department of Planning.



City of
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Planning Commission Staff Report

MEETING DATE: July 8, 2020

REPORT DATE: July 1, 2020

FROM: Jim Wasilak, AICP, Chief of Zoning

SUBJECT: Discussion and Approval of the Planning Commission's 2019 Annual Report

SUMMARY: The State of Maryland Land Use Article requires local jurisdictions to submit an annual report to the Maryland Department of Planning, covering the previous calendar year of activity by the Planning Commission.

DISCUSSION:

The Annual Report of the Planning Commission is the document by which the Commission reviews its performance during the preceding year, with focus on its zoning and development activities during that period and the major planning projects and issues considered by the Commission. The Report is submitted to the Maryland Department of Planning, in compliance with the State's Land Use Article annual reporting requirements for local jurisdictions.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO) and Standards (APFS) but does not include a 5-year Mid-Cycle Planning Implementation and Development Process Report, which was submitted as part of the 2017 report. The requirement for a biennial APFO report was introduced in 2011; however, the Commission provides this information each year, covering significant actions and restrictions that occurred with respect to the APFO and APFS during each reporting year.

Summary of 2019 Planning Commission Actions

The 2019 Annual Report describes actions taken by the Planning Commission from development applications to zoning text amendments. Several development applications were

reviewed and approved by the Planning Commission in 2019 and are described and mapped in the full Annual Report. These applications were generally located along the city's commercial and transit corridors as significant residential or mixed-use projects on vacant and urban infill sites.

Long Range Planning initiatives described in the Annual Report include the city's progress with the Rockville 2040 Comprehensive Plan update. The Planning Commission also a Comprehensive Master Plan Amendment that originated in the Stonestreet Corridor Study that will begin the transformation of that corridor to a mixed-use environment.

The Annual Report also details modifications to the city's Adequate Public Facilities Ordinance and Standards in 2019 that affect development capacity and provision of public services in Rockville.

Finally, the anticipated workplan for the Planning Commission in 2020 is described as a conclusion to the Annual Report, highlighting the work staff expects the Planning Commission to accomplish by the end of the calendar year.

Staff Recommendation:

Staff recommends that the Planning Commission approve the 2019 Annual Report for submission to the Maryland Department of Planning. It is customary for the chair to present the approved Annual Report to the Mayor and Council.

Attachments

- Attachment 1.A.a: PC annual report cover letter 2019 DRAFT (PDF)
- Attachment 1.A.b: PC Annual Report 2019 Draft (PDF)

July 10, 2020

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

Re: City of Rockville Planning Commission Annual Report for 2019

Dear Mr. Dahlstrom,

We are pleased to submit to you the 2019 Planning Commission Annual Report for the City of Rockville, prepared pursuant to section §1-207(b) of the Land Use Article of the Annotated Code of Maryland. It was discussed and approved by the Planning Commission on July 8, 2020 and thereafter filed with the local legislative body, the Mayor and Council of Rockville. In addition to the attached annual report, responses to the annual report short form for municipalities are included below:

- 1. Number of new Residential Permits Issued inside the Priority Funding Area (PFA):

Residential – Calendar Year 2019	PFA	Non - PFA	Total
# New Residential Permits Issued	90	0	90

- 2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article? If yes, please submit the 5-Year Report as an attachment. Y N
- 3. Were there any growth related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezoning, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map. Y N

The attached annual report includes all development-related actions taken by the Planning Commission in 2019. The following are the growth-related actions included in the report:

- **The Mayor and Council adopted modifications to the City’s Adequate Public Facilities Standards (APFS) to allow for a waiver of school capacity standards for certain development projects known as “Champion Projects.”** Champion projects by definition are located in close proximity to a WMATA Metro station, and implement Master Plan recommendations for high density development to be constructed over an extended period. The Mayor and Council applied this waiver to the Twinbrook Quarter project, which was approved in April 2019 and allows for up to 1,865 multifamily units, retail, office and hotel use at the Twinbrook Metro station.

Attachment 1.A.a: PC annual report cover letter 2019 DRAFT (3202 : PC Annual Report for 2019)

- 4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list. Y N

Rockville has continued to implement the recommended changes to the City’s development review process, known as FAST (Faster, Accountable, Smarter, and Transparent). Rockville’s Mayor and Council approved the project charter on October 29, 2018. The Charter includes a series of action items for which a staff team will make recommendations on implementation. These include providing a “one stop” customer service center; publishing and enforcing reliable review schedules; and clarifying, streamlining and eliminating various aspects of the development review process. The FAST team has implemented several of the short-term recommendations during 2019, with additional changes, including code changes, to be implemented during 2020 and 2021.

- 5. Are there any issues that Planning can assist you with in 2020? If yes, please list. Y N

Provide guidance on local government compliance with state regulations, both through online publications and with individual jurisdictions.

- 6. Have all members of the Planning Commission and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article? Y N

Please feel free to contact me at 240-314-8211 or jwasilak@rockvillemd.gov if you have any questions.

Regards,

R. James Wasilak, AICP
Chief of Zoning/Planning Commission Staff Liaison

Attachments (1): Attachment 1 – Rockville Planning Commission 2019 Annual Report



City of
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Planning Commission

Annual Report 2019

Prepared June 2020

2019 MAYOR AND COUNCIL

Bridget Donnell Newton, Mayor
 Monique Ashton (beginning November 2019)
 Beryl Feinberg
 David Myles (beginning November 2019)
 Virginia Onley (until November 2019)
 Mark Pierzchala

2019 PLANNING COMMISSION

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

CITY MANAGER

Robert DiSpirito

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

Ricky Barker, AICP

ASSISTANT DIRECTOR

David Levy, AICP

MANAGER OF ZONING AND DEVELOPMENT/STAFF LIAISON

Jim Wasilak, AICP

PLANNING STAFF

Sheila Bashiri, Historic Preservation Planner
 Castor Chasten, Principal Planner
 John Foreman, Development Services Manager
 Andrea Gilles, Principal Planner
 Barry Gore, AICP, Principal Planner
 Margaret Hall, Senior Planner
 Cynthia Kebba, Principal Planner
 Larissa Klevan, Principal Planner
 Clark Larson, AICP, Principal Planner
 Deane Mellander, Planning Supervisor
 Bobby Ray, AICP, Planning Supervisor
 Manisha Tewari, AICP, Principal Planner
 Punam Thukral, Planning Technician
 Nicole Walters, Senior Planner
 Brian Wilson, AICP, Principal Planner

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Attachment 1.A.b: PC Annual Report 2019 Draft (3202 : PC Annual Report for 2019)

CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2019

INTRODUCTION

The Annual Report of the Planning Commission is the document by which the Commission reviews its performance during the preceding year, with focus on its zoning and development activities during that period and the major planning projects and issues considered by the Commission. The Report is submitted to the Maryland Department of Planning in compliance with the State's Land Use Article annual reporting requirements for local jurisdictions.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO) and Standards (APFS) but not a 5-year Mid-Cycle Planning Implementation and Development Process Report, which was submitted with the 2017 Annual Report. The requirement for a biennial APFO report was introduced in 2011, yet the Commission provides this information each year, covering significant actions and restrictions that occurred with respect to the APFO and APFS during each reporting year.

The Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions legislation (Senate Bill 276 and House Bill 295 [SB276/HB295]) requires jurisdictions that issue 50 or more building permits per year to report specified smart growth measures and indicators. The City of Rockville issued twenty-two (90) residential building permits in 2019, including 16 single family detached permits and 74 single family attached permits, and is therefore required to report on these measures.

SB276/HB295 also requires jurisdictions to establish a land use goal aimed at increasing the percentage of growth within their Priority Funding Area (PFA) and decreasing the percentage of growth outside their PFA. However, like all municipalities in the State, all land within the city limits is within the PFA and the City is therefore not required to establish a local land use goal.

Each of the City's land use initiatives in 2019 worked towards implementing the State Visions for sustainable communities that protects the natural environment, directs growth, maintains and improves infrastructure and involves citizens in all stages of the process.

PLANNING IN ROCKVILLE

The City of Rockville had a population of 61,209 in 2010 (US Census Bureau, Decennial Census), and an estimated 68,079 residents in 2019 (US Census Bureau, 2019 Population Estimates), making Rockville the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick. Rockville is about seven miles north of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), two Metrorail stations within the City boundaries (Twinbrook and Rockville) and one just outside (Shady Grove), four state highways (Routes 355, 28, 586 and 189), a MARC and AMTRAK rail station (Rockville), in addition to local (RideOn) and regional (WMATA) bus service.

Rockville serves as the county seat for Montgomery County. The County Council and County Executive Offices are across the street from Rockville City Hall, as are the Circuit Court for Montgomery County and the District Court of Maryland.

The City of Rockville functions as an independent municipality, supplying many services for its citizens. The City controls its own planning and zoning authority, water and sewer services (serving much of the City, with WSSC serving some areas), police and public works departments, and recreation programs and facilities. The Montgomery County government provides services to Rockville residents for public schools, fire protection, local circuit court, additional police protection, transportation, health and other services.

Municipal Authority

The authority to plan for the City's development and to enact and enforce laws relating to land planning and zoning is derived from the Land Use Article of the Annotated Code of Maryland.

Land use planning in Rockville is the responsibility of four official bodies: The Mayor and Council, Planning Commission, Board of Appeals, and Historic District Commission. The Mayor and Council adopts the Master Plan (Plan), enacts legislation to ensure compliance with the Plan, adopts amendments to the Zoning Ordinance and the Zoning Map, and funds capital improvements necessary to implement the Plan. The Board of Appeals considers applications for Special Exception uses, Variances from the Zoning Ordinance requirements and Appeals from administrative decisions related to planning and zoning.

The City's Zoning Ordinance, along with the State Land Use Article, states the powers and duties of the Historic District Commission (HDC). They include identifying and recommending properties deemed eligible for historic designation, reviewing and acting on applications for Certificates of Approval for work within designated historic districts, and providing courtesy review to the Planning Commission and Mayor and Council for projects within or adjacent to historic districts.

In 2019, the Mayor and Council adopted a Zoning Text Amendment to the City's sign regulations in order to provide more flexibility and stimulate creativity in sign design. In addition, the text amendment eliminated the Sign Review Board, which was comprised of three members and one alternate for the purpose of reviewing applications for modifications from sign regulations where applicable. Per the revised regulations, such deviations may be reviewed by staff.

Planning Commission

The Planning Commission is the only one of the four official bodies with direct land use authority that is involved in all phases of the planning process. It has specific duties, such as the Approving Authority for subdivisions and site plans, as well as advisory responsibilities to the Mayor and Council and Board of Appeals.

The Planning Commission is made up of seven members with staggered five-year terms. Members are nominated by the Mayor and approved by the full body of the Mayor and Council. The Commission elects a Chairperson from its membership each year. The Planning Commission typically meets twice a month, on the second and fourth Wednesdays starting at 7:00 p.m., in the Mayor and Council Chambers of Rockville City Hall. All meetings are televised and streamed live online and available online via "on-

demand” the following day through the City’s website. All agendas and supporting documentation are posted on the website one week before each meeting.

Certain powers and duties of the Planning Commission are mandated by the State Land Use Article. The Commission is required to prepare a plan for the physical development of the City (Plan, also called Master Plan or Comprehensive Master Plan), which is recommended to the Mayor and Council for approval, including with modifications¹. The Commission also makes recommendations concerning public structures, improvements and land acquisition necessary for the execution of the Plan; recommends district boundaries for comprehensive zone classification of land; approves all subdivision of land; and consults with and advises public officials, agencies, civic, educational, professional and other organizations and citizens with respect to the protection or execution of the Plan.

Certain duties of the Planning Commission stem from its function as the originator of the Plan. The Commission reviews site plans for all proposed development, except for single-family or semi-detached residential development, for compliance with applicable regulations. For most other projects, the Commission approves a site plan, and subdivision plat if necessary, as prerequisites to the issuance of a Building Permit for construction. Applications filed pursuant to Mandatory Referral by public entities are also reviewed by the Commission.

Applications for Project Plan applications, Map Amendments, Text Amendments, Annexations, and other City policy statements are forwarded to the Mayor and Council with the Commission’s recommendations. Similarly, the Commission reviews all applications for special exception uses for compliance with the Master Plan, and makes appropriate recommendations to the Board of Appeals. The Commission reviews sectional map amendments to designate historic districts and makes recommendations to the Mayor and Council for consistency with the Master Plan. Finally, the Commission must file an Annual Report on its activities with the Mayor and Council and the Maryland Secretary of Planning. This report fulfills that requirement.

PLANNING COMMISSION ACTIVITIES IN 2019

Zoning Ordinance and Map Changes

The City adopted a new Zoning Ordinance on December 15, 2008 with an effective date of March 16, 2009. A new Development Review Procedures Manual was published in July 2009, followed by further updates in 2011, based on recommendations by a city Communications Task Force in 2010, and 2013. The city has since adopted several text and map amendments to clarify issues such as nonconforming uses, signs and the development review process.

In 2019, the Planning Commission did not review any applications for a Zoning Map Amendment (MAP), but several Zoning Text Amendments (TXT) were considered by the Planning Commission in 2019. One proposed modifications to the development standards for accessory buildings in residential zones to provide more flexibility in the height and area requirements for these structures. A second text

¹ An amendment to Maryland’s Land Use Article was enacted in 2015 which specifically allows the governing body to make modifications to recommended plans prior to adoption. The governing body may also approve, remand or disapprove the plan.

amendment proposed an extensive recodification of the City's sign regulations to provide more flexibility and address constitutional issues raised in recent Supreme Court rulings. A third text amendment proposed new regulations for the installation of small cell antennas on private property in accordance with the Federal Communications Commission (FCC) order issued in late 2018. A fourth text amendment proposed modifications to the permitted uses in the MXE (Mixed-Use Employment) Zone, and the last text amendment provided clarification to the Adequate Public Facilities chapter regarding sewer and water service. The Commission recommended approval of each of these, with modifications, to the Mayor and Council. To date, the text amendments for small cell antennas and accessory buildings have not been adopted by the Mayor and Council.

Development Review Activities

Changes in development patterns in the City of Rockville, whether originating in the public or private sector, require the approval of one or more types of development applications. A review of all such applications acted on in 2019 provides a snapshot of future changes in use of land within the city for that year. The approved development changes are consistent with all components of the adopted Comprehensive Master Plan, neighborhood plans, Zoning Ordinance regulations, and related City requirements.

Several subdivision plats were approved by the Rockville Planning Commission in 2019. These included plats created buildable lots for projects previously approved or for future development, but did not authorize future development.

Site Plan approvals by the Planning Commission in 2019 were limited, and included a new self-storage building and site improvements in a predominantly retail and service industrial property along East Gude Drive, which represents new investment in this center, as well as an addition to an existing place of worship.

While these projects give some indication of the diversity of Rockville's current development trends, a better indicator was the consideration of Project Plan applications, which are for larger development projects and are approved by the Mayor and Council. A major redevelopment project was under review during 2019, known as Twinbrook Quarter, an 18-acre project proposing up to 1,865 multifamily dwelling units, as well as office and retail at the Twinbrook Metro Station. This project represents a new development pattern and density for the area, in accordance with the 2016 Rockville Pike Master Plan. In addition, the project at 900 Rockville Pike, a small retail project was reviewed to allow for a new development plan to allow reconfiguration to a retail and office project.

A list of all the Planning Commission actions in 2019, including those mentioned above, appears on pages 12-15, with a map on page 16 locating each property that was the subject of an action.

Comprehensive Plan Development and Implementation

The City of Rockville Comprehensive Master Plan (CMP) was last adopted in November 2002. Amendments to the CMP have been made since then as follows:

- East Rockville Neighborhood Plan (2004)

- Lincoln Park Neighborhood Plan and Conservation District Plan (2007)
- Twinbrook Neighborhood Plan (2009)
- Municipal Growth Element (MGE) (2010)
- Water Resources Element (WRE) (2010)
- Amendment to enable the City to join Montgomery Heritage Area, and adoption by reference of the Rockville chapter of the Montgomery County Heritage Area Management Plan (2013)
- Rockville Pike Neighborhood Plan (2016)
- Bicycle Master Plan (2017)

Comprehensive Master Plan (CMP) Update Initiative:

The Comprehensive Master Plan was reviewed in 2008-09 with the results conveyed to the State in October 2009. The review recommended that the Plan be revised using a two-part process with the first part being completion and adoption of the Municipal Growth Element (2010), Water Resources Element (2010), Heritage Area amendment (2013), and the Rockville Pike Plan (2016). Phase two involves a rewrite of the remaining portions of the Plan and is currently ongoing. The staff draft of the Master Plan policy document was developed during 2018 and provided to the Planning Commission in December of that year. Worksessions to approve a Planning Commission draft for public hearing began in January 2019, resulting a public hearing draft. Planning Commission public hearings were held in May and June 2019. A series of worksessions were held on the policy document in the summer and fall 2019 to address issues raised in the public hearings. The next step in the plan development process is for the Commission to develop plan recommendations for the City's planning areas, which has been ongoing through the winter and spring of 2020, with public hearings expected in September 2020.

Stonestreet Corridor Implementation

The recommendations of the Stonestreet Corridor Study for a portion of the study area, comprised of properties owned by Montgomery County Public Schools (MCPS) and Montgomery County were incorporated into a Comprehensive Master Plan amendment in 2018. The Plan Amendment recommended land use changes, including mixed use on a portion, and a mix of residential unit types on property adjacent to the single-family neighborhoods. An additional plan amendment resulting from the corridor study was initiated in 2019 for the properties near the Rockville Metro station. The plan amendment recommends additional residential density on the form of townhouses, duplexes and quadplexes in an area currently zoned for single family homes.

DEVELOPMENT ACTIVITY IN 2018

Several major mixed-use and commercial developments were under construction in 2019, including major mixed use development in Rockville Town Center and development of the residential component at Tower Oaks.

Sixteen new single-family detached homes were completed in 2019, several of which replaced existing homes in established neighborhoods rather than being built as new homes on vacant lots, although several were within the Tower Oaks community. A total of 74 townhouse permits were issued within Tower Oaks and the King Farm.

DEVELOPMENT CAPACITY ANALYSIS

The City of Rockville participates in the Metropolitan Washington Council of Governments (MWCog) growth forecasting process and has used the projections derived through that process in lieu of conducting a separate Development Capacity Analysis. All of the projections are based upon the current municipal boundaries and are therefore all located within a Priority Funding Area. The City participated in the MWCog Round 9.1 process in 2017. Round 9.1 projected the following for the year 2045:

MWCog Round 9.1 Projections (2017) – City of Rockville			
	2020	2045	Percent Change
Population	72,213	96,073	33.04%
Households	28,830	39,389	36.62%
Jobs	78,372	96,403	23.00%

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

As part of the Mayor and Council's initiative for improved mobility and public services, the City has adopted an Adequate Public Facilities Ordinance (APFO) and Adequate Public Facilities Standards (APFS) to establish minimum standards for public facilities and services such as transportation (roads, transit, pedestrian facilities, bicycle facilities), schools, water, and sewer. New developments are required to perform studies to evaluate their impact on public facilities and mitigate unacceptable impacts prior to approval. The ordinance was first adopted November 1, 2005. The City's APFO can be found in Article 20 of the Rockville Zoning Ordinance. In early 2019, the Mayor and Council adopted modifications to the APFS to allow for a waiver of the school capacity standards for certain "Champion" projects. This resulted from a working group to look at school capacity concerns.

Comprehensive Transportation Review

The transportation test of the City's APFO is the Comprehensive Transportation Review (CTR). The CTR evaluates the overall transportation system from a multimodal perspective. Transportation goals from the Master Plan form the basis for the methodology, standards and impact thresholds outlined in the CTR requirements. Each development application that generates more than 30 vehicle trips is required to include a Transportation Report that analyzes all components, including vehicle trip generation and distribution, intersection capacity analysis, and on-site transportation analysis and proposed mitigation of impacts on roads, bicycle and pedestrian facilities and transit systems. It is anticipated that the standards of the CTR may be modified as a result of the updated Master Plan for the City.

School Capacity Standards

The Montgomery County Council adopted a new Subdivision Staging Policy (SSP) in 2016, which became effective on January 1, 2017. The new SSP is more aligned with the city's school capacity standard regarding the assessment of school capacity by applying the test to individual schools rather than an overall high school cluster. As part of this individual school test, the point at which a school goes into

moratorium is a combination of exceeding the program capacity by 120% and exceeding a specified seat count. The seat deficit is 110 seats at the elementary level and 180 seats at the middle school level.

Student generation rates were also updated by the County in 2019. The 2019 generation rates are more accurate since the location and housing type of virtually every MCPS student could be identified.

One elementary school that serves students living in the City, Farmland ES, continues to be shown in moratorium. This school serves the southern portion of the City east of I-270, included a portion of the Rockville Pike corridor. Capacity at the high school level in that cluster (Walter Johnson) is over capacity, with the projected capacity over 120 %; however, the project to reopen the former Charles W. Woodward HS relieves that capacity.

School projections issued by Montgomery County Public Schools in late 2019 have shown potential capacity issues in the Richard Montgomery cluster at the high school level, and in the Walter Johnson HS cluster at both the high school and elementary school level, for the upcoming school year.

Water and Sewer Standards

Water and sewer service is delivered to Rockville by two providers: the City of Rockville and the Washington Suburban Sanitary Commission (WSSC). This portion of the report provides information for properties that receive water and sewer service from the City of Rockville.

Rockville withdraws water from the Potomac River, treats the water and delivers it to the Rockville city limits for customer consumption. There are three sewersheds in Rockville: Watts Branch, Cabin John and Rock Creek. Rockville collects wastewater from customers using Rockville’s sewer pipes and discharges the wastewater into WSSC sewer pipes, which in turn discharge into District of Columbia Water and Sewer Authority (DC Water) sewer pipes for treatment at DC Water’s Blue Plains Advanced Waste Water Treatment Facility (Blue Plains).

Calendar Year 2019 Restrictions

The following restrictions were identified for projects approved during calendar year 2019:

- Capacity to treat and supply water from the Rockville Water Treatment Plant: None
- Capacity of the water transmission system to provide adequate fire flow: None
- Capacity to treat wastewater at Blue Plains: None
- Capacity of the sanitary sewer collection system to transmit wastewater flow: None

Cumulative Restrictions

The following is a cumulative list of restrictions, which have not yet been mitigated, identified since Rockville adopted an APFO and began tracking water and sewer deficiencies. These restrictions may place limits on development if they are not mitigated through capacity upgrades.

Water System

No water system deficiencies were resolved in 2018 by developers and there are currently no identified water system deficiencies; however, fire flow capacity is evaluated for each proposed development so future development may require the mitigation of a water system deficiency that has not been identified.

Wastewater System

There are four (4) deficient areas with 15 identified sewer segments that have flow restrictions. These restrictions are a result of inadequate capacity of the existing sewer pipes to convey peak wastewater flow.

The Water and Wastewater deficiencies are shown in the map exhibit found on the following page. The exhibit also identifies when the deficiencies are expected to be mitigated based on the adopted fiscal year 2019 Capital Improvements Program.

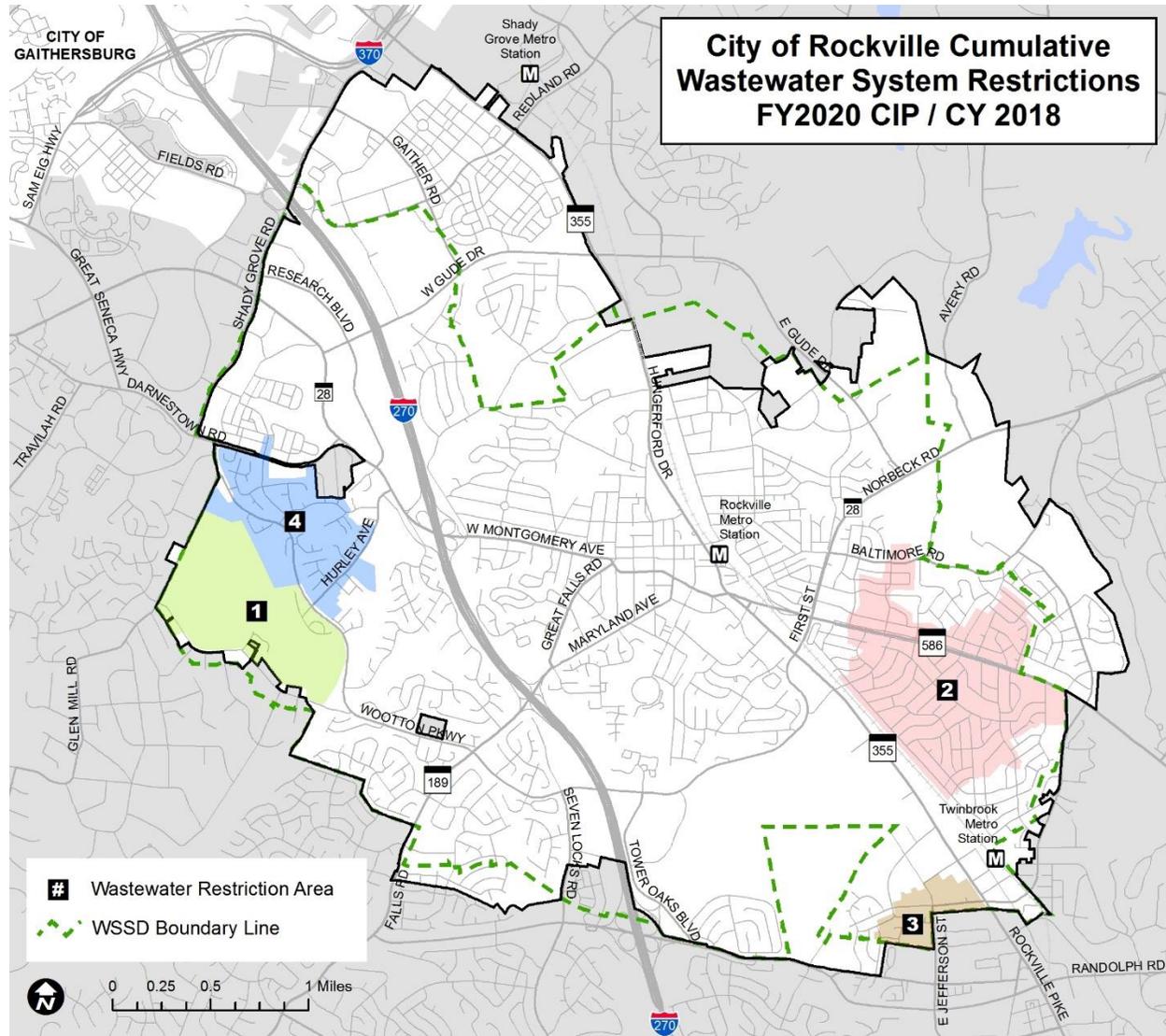
There are two primary means to resolve the sewer capacity restrictions in Rockville: (1) capacity upgrades through Rockville's Capital Improvement Program and (2) capacity upgrades by developers through permits issued by DPW. Capacity upgrades typically are accomplished by increasing the diameter of the sewer pipe, however alternate methods are considered when feasible. Rockville's FY2020 Capital Improvement Program, adopted by the Mayor and Council in May of 2019, includes construction funding to resolve three (3) deficient areas: Lakewood, Atlantic Avenue and Lorraine Drive. The Lakewood deficiency area (containing four segments) is scheduled to be resolved in FY2020, the Atlantic Avenue deficiency (one segment) is scheduled to be resolved in FY2023 and the Lorraine Drive deficiency (containing six segments) is scheduled to be resolved in FY2024. New developments in these areas could not be connected to the system until the mitigation takes place.

Cumulative development approvals through December 31, 2018 require mitigating the Lakewood sewer restriction area. The mitigation of the Lakewood deficiency is planned to be completed through a combination of a City CIP project and developer funding.

There is one (1) deficient area with restrictions that are not programmed to be improved by a capital improvement project in the next five (5) years (FY20-FY24): Glenora.

Water and Wastewater System Restrictions Map

Note: System restrictions are included for the Rockville Water and Sewer Service area only, which is beyond the Washington Suburban Sanitary Commission (WSSC) service area, the green dashed line in the map below.



Wastewater Restriction Map Number	Area Name	Date of Planned Mitigation	How Mitigated
1	Lakewood	FY2020	Rockville CIP*
2	Atlantic Avenue	FY2023	Rockville CIP
3	Lorraine Drive	FY2024	Rockville CIP
4	Glenora	After FY2024	Rockville CIP

Water Restriction Map Number	Location	Date of Planned Mitigation	How Mitigated
None			

* Joint funding between Rockville and Developers

Attachment 1.A.b: PC Annual Report 2019 Draft (3202 : PC Annual Report for 2019)

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2019. A map of these actions is included below showing the location of each application, where applicable. See also Appendices C and D for a list of planning-related ordinances and resolutions adopted in 2018.

Map Amendments

Application #	Applicant, Request and Location	Action/Date
None		

Plats - Subdivision

Application #	Applicant, Request and Location	Action/Date
PLT2019-00581	Ownership Plat Application by Silverstone Rockville LP for Three Ownership Lots in the Vitro Addition to College Gardens subdivision	Approved by the Planning Commission on 1/23/19
PLT2019-00582	Final Record Plat Application by Poverni Sheikh Group to create a single record lot In England’s Second Addition to Rockville subdivision, located at 204 North Stonestreet Avenue.	Approved by the Planning Commission on 6/12/19
PLT2018-00583	Final Record Plat Application by Preserve at Tower Oaks Investment Partners for a resubdivision of three townhouse lots in Block G of the Reserve at Tower Oaks subdivision at 3718-3722 Blue Lobelia Way.	Approved by the Planning Commission on 4/24/19
PLT2020-00584	Final Record Plat Application by Maddox Engineers and Surveyors for a single record lot containing 11,192 square feet in Block 5 of the Roxboro subdivision at 101 Aberdeen Road.	Approved by the Planning Commission on 9/11/19

Project Plans

Application #	Applicant, Request and Location	Action/Date
PJT2018-00010	Project Plan Amendment by Joel Danshes to allow for a 6,064 square foot retail and office center in lieu of the approved but unbuilt billiards store at 900 Rockville Pike	Recommended by the Planning Commission on 2/27/19 for approval
PJT2018-00011	Project Plan application by Saul Holdings LP to redevelop properties at 1500-1616 Rockville Pike as Twinbrook Quarter, allowing up to 1,865 multifamily units, retail, office and hotel use	Recommended by the Planning Commission on 2/27/19 for approval

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PJT2018-00008	Project Plan application to amend the existing Planned Development known as Rockville Metro Plaza to allow the third and final building to contain 240 multifamily units and retail, in lieu of office use. Developer has option to construct either multifamily or office.	Recommended by the Planning Commission on 7/11/18; Resolution adopted by the Mayor and Council on 1/7/19
PJT2017-00007	Project Plan application by Lantian/1788/Shady Grove 31 LLC to redevelop an office park with up to 330 townhouses, 1,336 multiunit dwellings, up to 390,000 square feet of office, hotel or institutional uses, and up to 170,000 square feet of retail uses.	Recommended by the Planning Commission on 12/12/18; Resolution adopted by the Mayor and Council on April 29, 2019

Site Plans

Application #	Applicant, Request and Location	Action/Date
STP2019-00362	Major Site Plan Amendment by First Baptist Church of Rockville to permit the construction of a 5,062 square foot multi-purpose room at 55 Adclare Road	Approved by the Planning Commission on 2/13/19
STP2019-00368	Site Plan Application by BP Associates LP to construct a new 95,281 self-storage warehouse at 1300 East Gude Drive	Approved by the Planning Commission on 10/23/19
STP2018-00343	Mandatory Referral Site Plan by Montgomery County Public Schools to construct a new elementary school at 1000 First Street to replace Maryvale ES.	Approved by the Planning Commission on 5/17/18

Special Exceptions

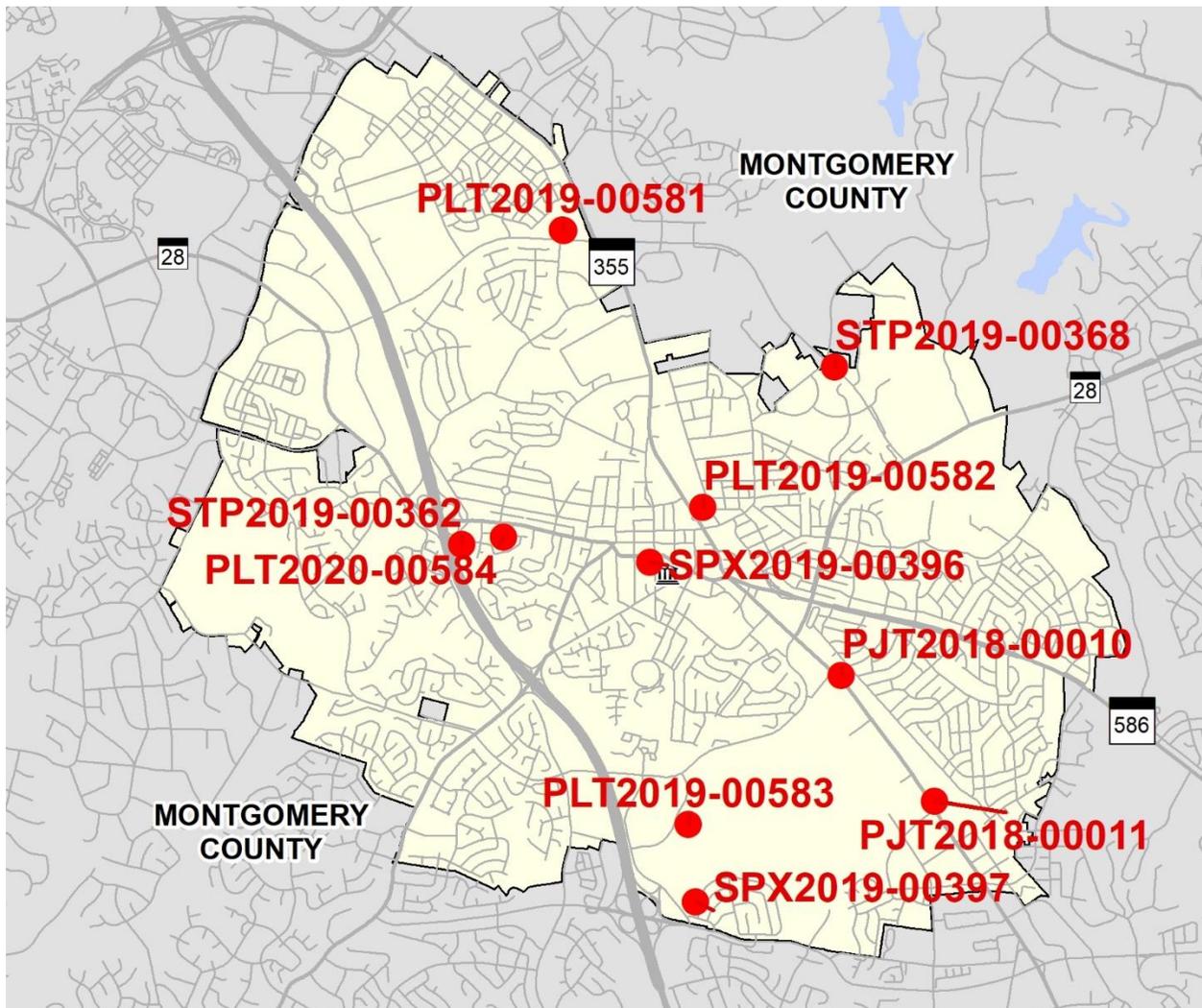
Application #	Applicant, Request and Location	Action/Date
SPX2019-00396	Special Exception for a new school building at Christ Episcopal School, 107 South Washington Street	Recommended approval on 10/16/19
SPX2019-00397	Special Exception by Shannon Lipp and Ariel Rosenstein for an accessory apartment at 24 Farm Haven Drive	Recommended approval on 8/7/19

Zoning Text Amendments

Application #	Applicant, Request and Location	Action/Date
TXT2019-00250	Zoning Text Amendment by the Rockville Mayor and Council for comprehensive revisions to Chapter 18 of the Zoning Ordinance, Signs	Recommended for approval by the Planning Commission on 4/24/19

<p>TXT2019-00251</p>	<p>Zoning Text Amendment by the Rockville Mayor and Council to provide regulations for small cell antennas</p>	<p>Recommended by the Planning Commission on 7/24/19</p>
<p>TXT2019-00252</p>	<p>Zoning Text Amendment by the Mayor and Council to modify Chapter 20 of the Zoning Ordinance to provide for a reference to sewer and water standards found in Chapters 21 and 24 of City code.</p>	<p>Recommended by the Planning Commission on 5/8/19</p>
<p>TXT2019-00253</p>	<p>Zoning Text Amendment by the Mayor and Council of Rockville to modify the mix of uses in the Mixed-Use Employment (MXE) Zone</p>	<p>Recommended by the Planning Commission on 5/22/19</p>
<p>TXT2019-00254</p>	<p>Zoning Text Amendment by the Mayor and Council to modify the development standards for accessory buildings in residential zones</p>	<p>Recommended by the Planning Commission on 7/10/19</p>

2019 Planning Commission Actions Map



Note: This map includes actions with a spatial location only, excluding zoning ordinance and general map amendments, for example

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PLANNING COMMISSION WORK PROGRAM FOR 2020

The Planning Commission's work plan for 2020, in addition to considering development review applications and providing recommendations on zoning text and map amendments and special exceptions, comprises primarily of significant work on the citywide Comprehensive Master Plan update, *Rockville 2040*, which has been divided into two parts for the Planning Commission's review. The Commission will provide feedback to staff on the staff draft of the planning area element of the Plan in early 2020, so that a Planning Commission draft may be released for public hearing. It is expected that the policy and planning area elements will be combined into a single Master Plan document for the Mayor and Council consideration in 2021.

Staff for the Commission also monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the north-western boundary, as well as the White Flint I and White Flint II plans, which cover the area immediately south of the City and surrounding the White Flint metro station. In addition, staff monitors other County projects that will impact Rockville, such as the Bus Rapid Transit (BRT) planned for the Rockville Pike (MD 355) and Veirs Mill Road (MD 586) corridors.

APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE (2017)

LAND USE
DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.
TITLE 1. DEFINITIONS; GENERAL PROVISIONS.
SUBTITLE 2. GENERAL PROVISIONS.

Md. LAND USE Code Ann. § 1-207 (2017)

§ 1-207. Annual report -- In general

(a) "Planning commission" defined. -- In this section, "planning commission" includes a planning commission or board established under:

- (1) Title 2 of this article;
- (2) Division II of this article; or
- (3) Title 10 of the Local Government Article.

(b) Required. -- On or before July 1 of each year, a planning commission shall prepare, adopt, and file an annual report for the previous calendar year with the legislative body.

(c) Contents. -- The annual report shall:

(1) index and locate on a map any changes in development patterns that occurred during the period covered by the report, including:

- (i) land use;
- (ii) transportation;
- (iii) community facilities patterns;
- (iv) zoning map amendments; and
- (v) subdivision plats;

(2) state whether the changes under item (1) of this subsection are consistent with:

- (i) each other;
- (ii) the recommendations of the last annual report;
- (iii) the approved plans of the local jurisdiction;
- (iv) the approved plans of all adjoining local jurisdictions; and

- (v) the approved plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan;
- (3) contain statements and recommendations for improving the planning and development process within the local jurisdiction;
- (4) state which local laws or regulations have been adopted or changed to implement the visions in § 1-201 of this subtitle as required under § 1-417 of this title or § 3-303 of this article;
- (5) contain the measures and indicators required under § 1-208(c) of this subtitle; and
- (6) at least once within the 5-year period after the adoption or review by the local jurisdiction of a comprehensive plan under Part II of Subtitle 4 of this title or under Title 3 of this article, contain a narrative on the implementation status of the comprehensive plan, including:
 - (i) a summary of the development trends contained in the previous annual reports filed during the period covered by the narrative;
 - (ii) the status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;
 - (iii) identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;
 - (iv) identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;
 - (v) future land use challenges and issues; and
 - (vi) a summary of any potential updates to the comprehensive plan.
- (d) Review. -- The legislative body shall review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to ensure the continuation of a viable planning and development process.
- (e) Public availability. -- The local jurisdiction shall make the annual report available for public inspection.
- (f) Department of Planning. --
 - (1) The local jurisdiction shall mail a copy of the report to the Secretary of Planning.
 - (2) The Department of Planning may comment on the report.

HISTORY: An. Code 1957, art. 66B, § 3.09; 2012, ch. 426, § 2; 2013, chs. 136, 520, 521, 674.

APPENDIX B – 2019 MEMBERS OF THE PLANNING COMMISSION

Anne Goodman

Address: 1109 Clagett Drive
 Term: Appointed 2013, Reappointed 2018; Expires 2023
 Personal: Retired, USDA and FDA
 Education: Ph.D., Biomedical Science, University of Tennessee, Oak Ridge Graduate School
 M.S., Microbiology, University of Georgia

Don Hadley

Address: 215 Harrison Street
 Term: Appointed 2010, expired 2015
 Personal: Attorney, Donald H. Hadley, LLC
 Education: LL.B., George Washington University Law School
 B.A., Political Science, George Washington University

Charles Littlefield

Address: 316 South Horners Lane
 Term: Appointed 2013, reappointed 2018, expires 2023
 Personal: Senior Pricing and Data Analyst, Plan International USA
 Education: M.P.S., Applied Economics, University of Maryland, College Park
 M.A., International Affairs, George Washington University
 B.A., Geological Science, Northwestern University

Gail Sherman

Address: 803 Reserve Champion Drive, #401
 Term: Appointed 2015, expires 2020
 Personal: Retired, CDC, FDA and Parenteral Drug Association
 Education: B.A., University of Maryland, College Park

John Tyner, II

Address: 5911 Halpine Road
 Term: Appointed 2007, reappointed 2011 and 2016, expires 2021
 Personal: President, Taliesan Associates
 Education: Master of Public Administration, University of Southern California
 B.A., History, Ashland University

Rev. Jane Wood

Address: 23 Martins Lane
 Term: Appointed 2017, expires 2021
 Personal: Pastor, Locust United Methodist Church
 Education: M.A., Wesley Theological Seminary
 B.S., University of Maryland University College

Sarah Miller

Address: 1108 Oak Knoll Terrace
 Term: Appointed 2017, expires 2021
 Personal: Director of Strategic Initiatives, Montgomery County Economic Development Corp.
 Education: M.S., Public Policy and Management, Carnegie Mellon University
 B.S., Community Health, Ohio University

APPENDIX C – LIST OF 2019 ORDINANCES

Mayor and Council Ordinance List
(Includes only items pertinent to the Planning Commission)

ORDINANCE NO.	DESCRIPTION	DATE
Ordinance No. 01-18	Ordinance to grant Text Amendment TXT2018-00247, to implement the zoning text recommendations of the Rockville Pike Neighborhood Plan	1/22/18
Ordinance No. 02-18	Ordinance to adopt Map Amendment MAP2018-00116, to implement the zoning map recommendations of the Rockville Pike Neighborhood Plan	1/22/18
Ordinance No. 07-18	Ordinance to grant Text Amendment TXT2018-00248, to permit a single retail tenant to occupy up to 100,000 square feet at the ground level if located within a Champion Project	4/9/18
Ordinance No. 12-18	Ordinance to grant Map Amendment MAP2017-00117, to rezone 6.39 acres from the PD-CL (Planned Development – Chestnut Lodge) Zone to the Park Zone	6/18/18
Ordinance No. 24-18	Ordinance to grant Map Amendment MAP2018-00118, to rezone property at 214 Frederick Avenue from the R-60 Zone to the R-60 and HD (Historic District) Overlay Zone.	12/10/18

APPENDIX D – LIST OF 2019 RESOLUTIONS

Mayor and Council Resolution List
(Includes only items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	DATE
Resolution No. 05-18	To amend Resolution No. 8-17 to allow 65 townhouse units in lieu of 162 multifamily units on Parcels F-7 and F-8 within the King Farm Planned Development.	4/30/18
Resolution No. 12-18	To approve Project Plan PJT2018-00009, an amendment to Planned Residential Unit PRU2005-00022, to remove 6.39 acres from the Chestnut Lodge Planned Development.	6/18/18