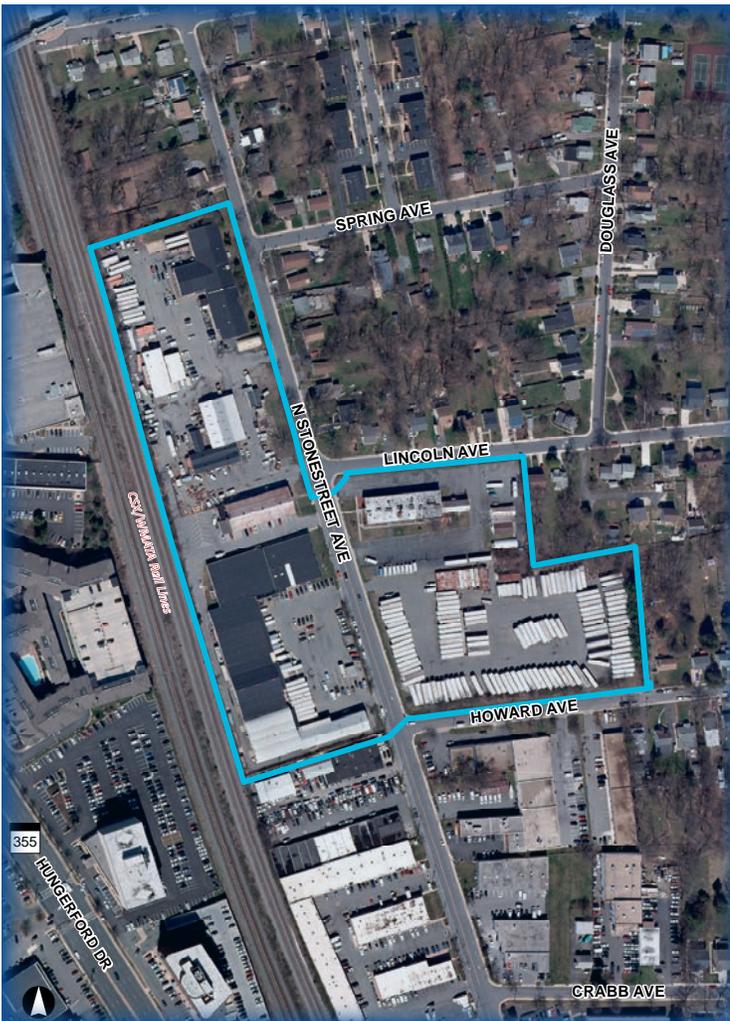




City of  
**Rockville**  
Get Into It

# Approved and Adoped NORTH STONESTREET AVENUE Comprehensive Master Plan Amendment



MARCH 25, 2019



CITY OF ROCKVILLE  
MARYLAND

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Virginia D. Onley

Mark Pierzchala

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## 1.1 SUMMARY

The purpose of this amendment to the Comprehensive Master Plan is to change the Planned Land Use for a specific set of properties along N. Stonestreet Avenue and provide additional design guidance for redevelopment.

Through the Stonestreet Corridor Study public engagement process and planning analysis, key issues were identified and confirmed. As in previous plans, this area was recognized as a priority area, and a more walkable and neighborhood-oriented place was imagined. A shift from the prior plans, however, was general support for a more diverse set of land use options including, multi-unit residences, duplexes, rowhouses, townhouses, retail, services, and a science center. The land use designations from prior plans have not supported this type of development. 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 designated for primarily single-family detached, with some residential attached, development to designations that promote a mix of residential and commercial uses (pages 7-8).
- Provides additional design guidance that includes placing the more intense development furthest from existing single-family detached residential and appropriately scaling new development nearest the existing residential areas (pages 8-9).

## 1.2 BACKGROUND

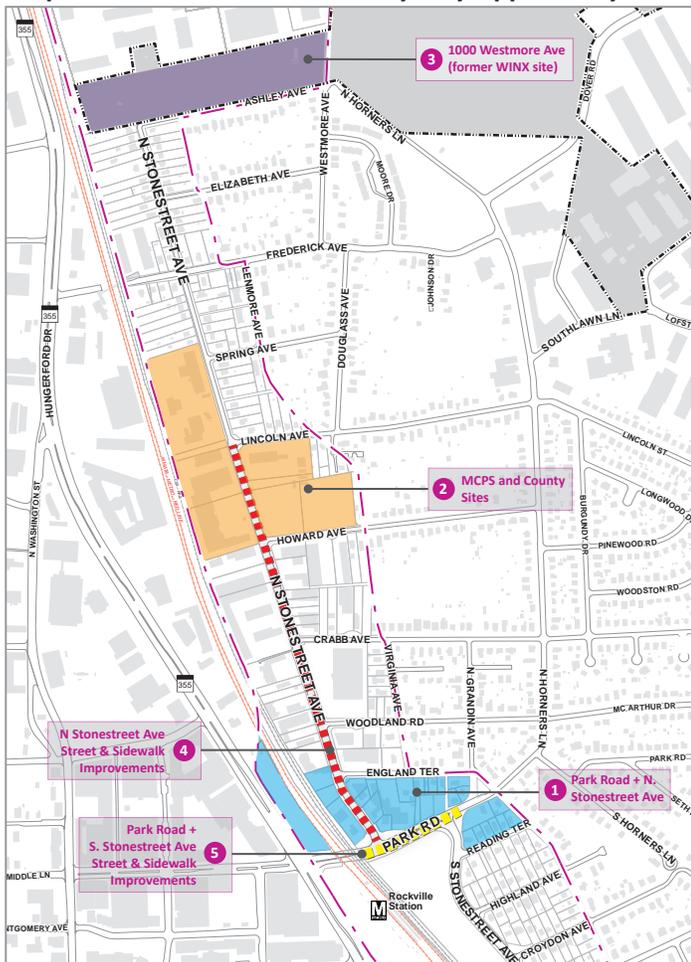
On February 6, 2017, the Mayor and Council approved a Scope of Work for the Stonestreet Corridor Study. The Study area included approximately 145 acres of land, generally encompassing the east and west sides of North and South Stonestreet Avenues, from the northern boundary of Westmore Road to where South Stonestreet Avenue terminates to the south. The process for the 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 Stonestreet Corridor Study (see Map 1, Area 2). On August 1, 2018, the Mayor and Council prioritized this key opportunity area, and directed staff to initiate an amendment to the City's Comprehensive Master Plan, and associated Neighborhood Plans, as one of the first steps toward implementing the recommendations outlined in the 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 (ENRP); the 2007 Lincoln Park

Map 1: Stonestreet Corridor Study: Key Opportunity Areas



Neighborhood Plan (LPNP); and the 2002 Comprehensive Master Plan. Both the 2004 ERNP and the 2007 LPNP called for changes to N. Stonestreet Avenue in general, and the subject properties in particular. They sought to add community-serving uses to the existing light industrial base, south of the Howard Avenue, and to improve the infrastructure for pedestrians, to establish greater compatibility with the adjacent neighborhoods. North of Howard Avenue, in the subject area, both plans called for primarily single-family detached homes, with the potential for some low-density townhouse and duplex development. An institutional classification was designated on the former Lincoln High School building property (see Map 3, page 8).

Although the Planned Land Use map and text from the LPNP and the ERNP provide guidance about the inclusion of potential townhouse and duplex units, at "the maximum theoretical density afforded in the R-60 Zone" (Lincoln Park Neighborhood Plan, page 19), all of the subject properties are currently zoned R-60, which only permits single-unit detached developments. This development pattern is further promoted through the Lincoln Park Conservation District, which currently includes the subject area, and includes additional regulations geared toward single-family detached residences.

**Map 2: Aerial of the Subject Area + Surrounding Land Uses**



## 1.4 AREA AND CONTEXT

### A. Description of the Subject Area

The subject area consists of approximately 14.10 acres of land, generally located along N. Stonestreet Avenue between Howard Avenue to the south and Spring Avenue to the north (see Map 2). The Montgomery County Public Schools (MCPS) Department of Materials Management offices, warehouses, and storage trailers are located on roughly 12.5 acres on the west side of N. Stonestreet Ave, adjacent to the rail lines, except for the overflow storage trailers on the east side of the street along Howard Avenue.

The other nearly 2 acres, is the site of the former Lincoln High School building at the corner of N. Stonestreet and Lincoln Avenues. Both the building and the property, owned by Montgomery County, were designated as a local historic district by the City of Rockville in 1989. The building is currently home to the Crusader Baptist Church.



*Images of the plan amendment area.*

Historically, some form of MCPS facilities has existed at this location since the 1930s. As the MCPS system grew throughout the years, so did demand for services at this location, but facility upgrades did not keep pace. One of the most notable examples of this is the lot full of semi-trailers, utilized for storage, at the northeast corner of N. Stonestreet and Howard Avenues. The storage trailers are immediately adjacent to the single-family neighborhood to the east and are not compatible with the residential context.

## B. Surrounding Land Uses

The land uses that surround the subject area include warehouse buildings, auto body shops, offices, and a few creative/artist spaces along N. Stonestreet Ave to the south; the East Rockville and Lincoln Park neighborhoods to the east and southeast; the Lincoln Park neighborhood to the north; and the CSX and WMATA rail lines to the west. Some of the strongest feedback from the surrounding businesses and residents regarding the plan amendment area, if it were to redevelop, was the desire to allow the existing businesses south of Howard Avenue to continue, and to ensure that new development was neighborhood-serving, well-integrated into the existing fabric, and was sensitive in scale with adjacent residences.



*Surrounding Land Uses*

## C. Connectivity

A recurring theme from past plans, as well as the Stonestreet Corridor Study process, is the need for an improved pedestrian environment. The intersection of N. Stonestreet and Howard Avenues is 1/2 mile from the Rockville Metro Station, a manageable walking and biking distance to multiple local and regional transit options. Currently, however, pedestrian infrastructure is limited and N. Stonestreet Avenue has been built almost exclusively for the passage of cars and trucks.

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 Metro station along S. Stonestreet Ave. A Capital Bikeshare station was installed at the Lincoln Park Community Center, adding to the locations at the Rockville Metro Station. Both travel lanes on N. 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, along with the authorization of this plan amendment, the Mayor and Council also directed staff to include, as part of the proposed FY2020 Capital Improvements Program (or earlier, if possible), design for improvements to N. Stonestreet Avenue. Proposed improvements include enhanced sidewalks on both sides of the street, improved street lighting, landscaping, and improved bicycle infrastructure. These proposals, when constructed, would provide a much needed shift on N. Stonestreet Avenue toward better accommodating walkers and bikers, along with vehicles.

## **D. Parks and Community Facilities**

There are several parks and community facilities within walking distance of the plan amendment area. Within a half mile is Isreal Park, with 6.7 acres that include tennis and basketball courts, a softball field, park shelters, and playground equipment. Isreal Park is adjacent to the Lincoln Park Community Center at Frederick Avenue and N. Horners Lane. On a smaller scale, the Pump House community space and adjacent Croyden Park is within a mile on S. Horners Lane in East Rockville. Town Center, which includes the Rockville Memorial Library and Town Square Park is accessible on foot or bicycle. Other nearby facilities include the Rockville Swim and Fitness Center, Welsh Park, Maryvale Elementary School, and Montgomery College.

If the subject area is redeveloped and new residential units are built, additional public open space and community facilities should be incorporated to meet the recreational needs of a growing community. One opportunity area for additional park and open space within the plan amendment area is the grounds of the former Lincoln High School, a local Historic District. The historic building, currently home to the Crusader Baptist Church, sits on just under 2 acres of land. The concept for the subject area that was prepared as part of the Stonestreet Corridor Study illustrates a potential configuration for this property, as well as how park and open spaces could be incorporated into other areas as well (see Figure 1, page 6). Connecting new spaces with the existing community use space network should be a priority in order to enhance these amenities for both new and future residents.

## **1.5 COMMUNITY ENGAGEMENT**

The 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:

- Addressing the MCPS storage trailers on N. Stonestreet Avenue;
- Preserving the former Lincoln High School building, currently home to the Crusader Baptist Church, while recognizing the importance of the congregation itself;
- Promoting more mixed-use development, including both housing and local-serving retail;
- Interest in a science center; and
- Addressing connectivity and pedestrian access.

The subject area was the sole topic of the second meeting at which current uses were discussed and future land uses were brainstormed. Staff from MCPS presented at that meeting and acknowledged the shortcomings of their current facilities and the location and being open to a new location should the opportunity arise. They also emphasized the challenge of relocating their operations given the competing needs of overcrowded school buildings. At the community meeting on December 5, 2017, based on input up to that point, a redevelopment concept was presented and discussed for the subject area (see Figure 1, page 6). The concepts were presented again as components of the draft recommendations at the final public meeting. The public process resulted in generally strong support for setting a framework for a mixed-use concept with moderate intensity development.

## 1.6 PROPOSED COMPREHENSIVE MASTER PLAN CHANGES

### A. Area Goals

The public process for the 2018 Stonestreet Corridor Study resulted in generally strong support for setting a framework for redevelopment that promoted a mixed-use concept with moderate density potential. Meeting participants were in general agreement that single-family detached residential as a primary use was not the most appropriate development for the area, particularly on the properties abutting the rail lines.

There was general acceptance for a mix of walkable, neighborhood-serving uses geared toward the corner of N. Stonestreet Ave and Howard Ave, with the more intense development occurring on the rail side and scaling down on the east side of N. Stonestreet Ave. For properties immediately adjacent to existing single-family homes, feedback was strong about ensuring that new housing would be compatible in scale, and well-integrated with the existing neighborhoods. There was also a desire to permit the businesses south of Howard Avenue to be able to remain in business at their current locations. Comments about the historic Lincoln High School building and property, currently utilized by the Crusader Baptist Church, included that the property should provide community-serving uses (consistent with the Lincoln Park Neighborhood Plan, page 24), the historic building should be preserved, and the church should be better recognized as the current user of the building.

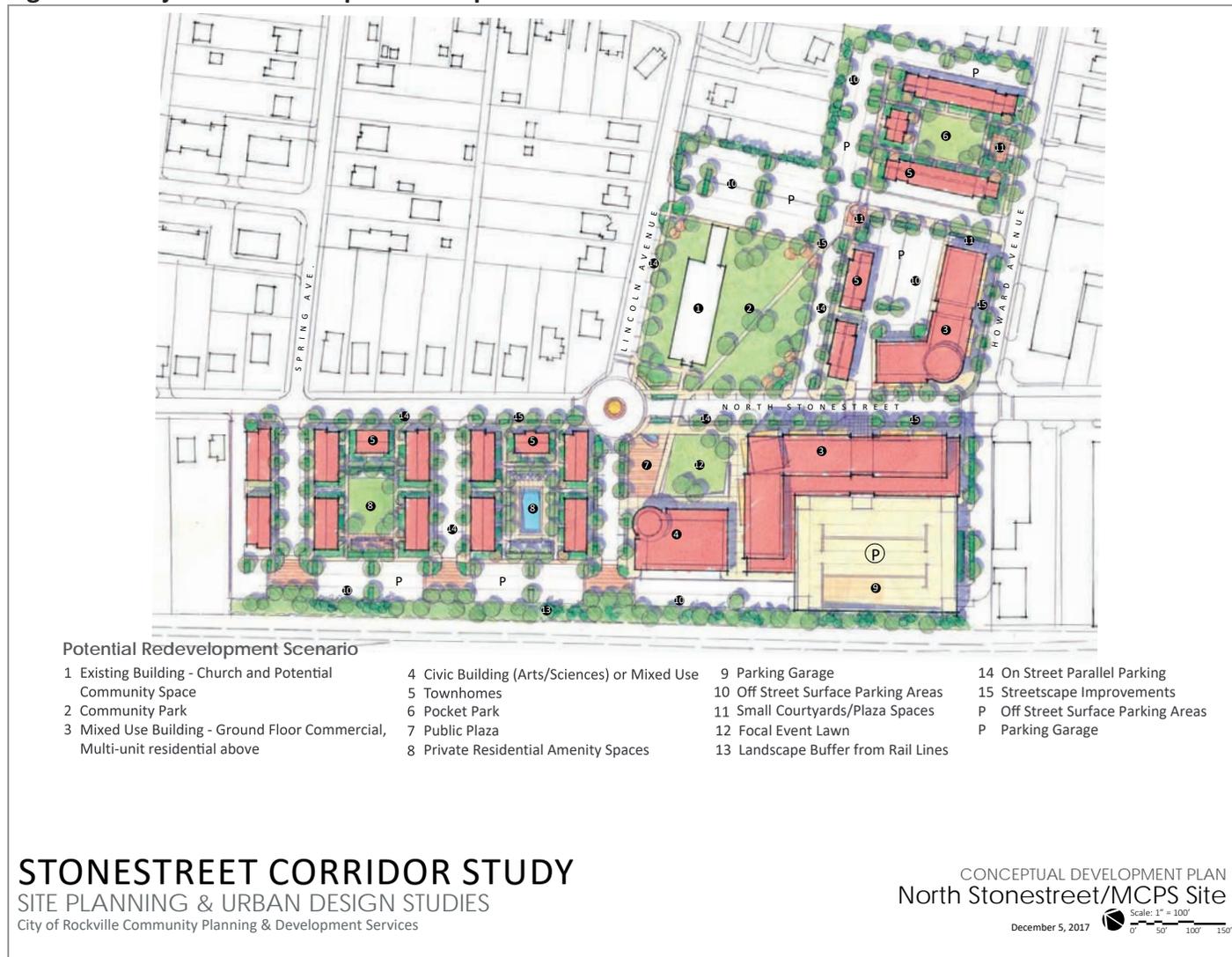
In the event that the subject properties become available for redevelopment, they should include:

- A mix of local-serving commercial, creative and maker spaces, community facilities, and diverse housing opportunities, which are well integrated with the Lincoln Park and East Rockville neighborhoods and take advantage of transit proximity.
- A range of new, well-designed housing types, ensuring compatibility in scale with adjacent single-family residential homes in Lincoln Park and East Rockville. New housing should be diverse and build upon the eclectic nature and history of the housing stock of the neighborhoods to the east.
- A balanced mix of housing, which should include market-rate, moderately priced, and lower-priced units. New housing and other non-residential development should strengthen the surrounding neighborhoods. The housing should be accessible to existing residents as well as to new buyers or renters.
- Consideration about affordability for long-term residents in the adjacent neighborhoods. Current residents raised concerns about new development over-gentrifying the area. Given that the subject properties are publicly owned, prior to redevelopment, the city and the county should explore approaches to minimize potential pressures.
- An upgraded pedestrian environment including enhanced sidewalks on both sides of N. Stonestreet Avenue, landscaping, street trees, and pedestrian-scale lighting. Underground utilities are preferred.
- Preservation of the historic structure that was the Lincoln High School, and is currently utilized by the Crusader Baptist Church.
- New, well-connected and publicly accessible community gathering and civic spaces.

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

Figure 1 below is a concept of one potential development scenario that graphically represents ideas and written input received during the 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.*

## B. Land Use

If the following land uses as proposed on Map 4 and described below are approved, they will be the new policy for the subject area. 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 proposed land use changes 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**

Rowhouses, stacked flats/2x2, fourplex, triplex, duplex; inclusive of residential detached.

### **RF: Residential Flexible**

A combination of attached and multi unit, with an option for detached as smaller portion. Limited commercial allowed on street frontage.

Provides flexibility for large tracts with a mix to be defined during the development approval process.

### **ORRM: Office, Residential, Retail Mix**

Office and/or residential, vertical or horizontal mix; retail allowed, required only if specified.

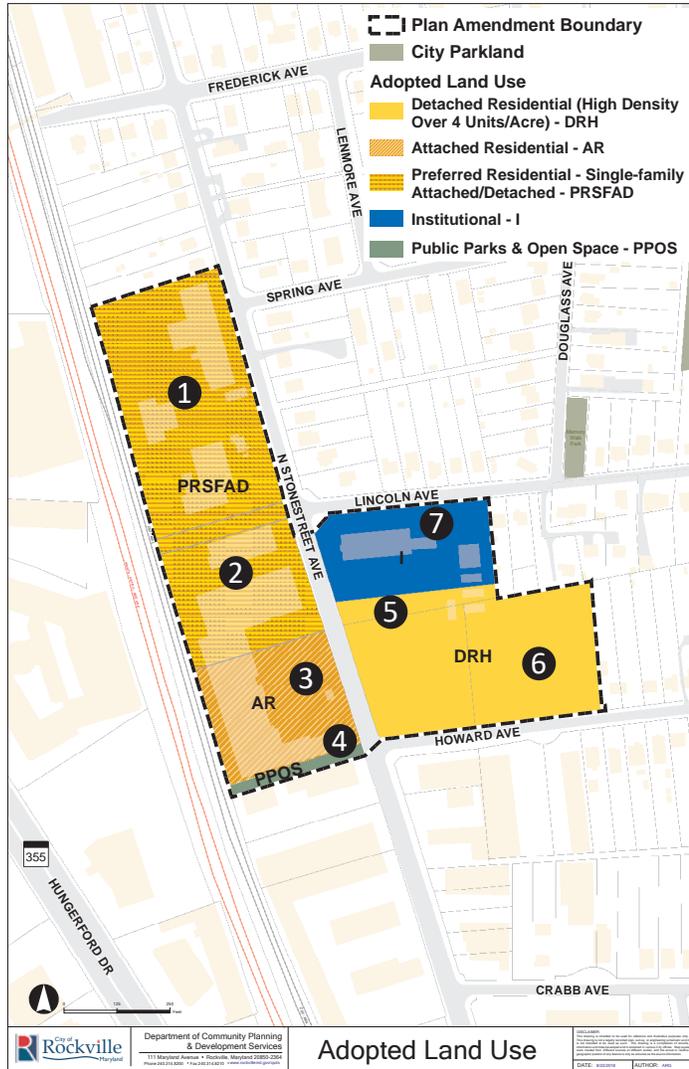
### **C: Civic**

Schools, courts, city/county/state facilities, Montgomery College.

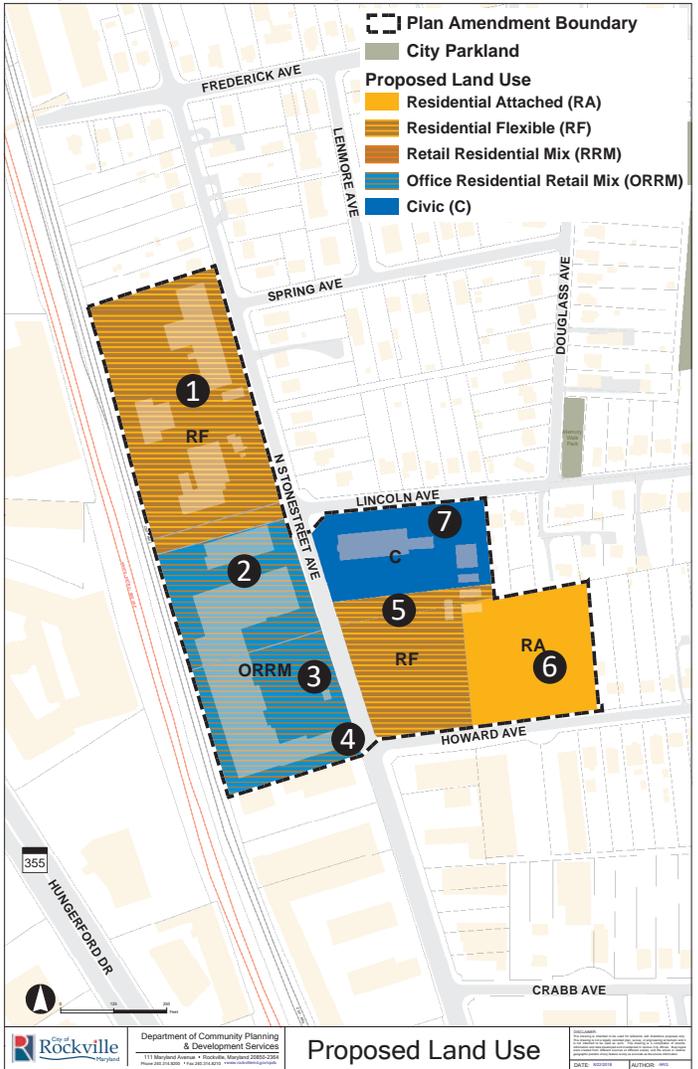
The numbers to follow correspond to the numbers on Maps 3 and 4 on the next page.

- ① Amend the Land Use from **Preferred Residential - Single-family Attached/Detached (PRSFAD)** to **Residential Flexible (RF)** to promote a mix of housing types, compatible in scale with the single-family homes to the north and east, including townhouses, rowhouses, and small multi-unit development.
- ② Amend the Land Use from **Preferred Residential - Single-family Attached/Detached** to **Office Residential Retail Mix** to promote a mix of uses, including multi-unit residential, commercial, spaces for artists and makers, and community facilities.
- ③ + ④ Amend the Land Use from **Attached Residential (AR)** and **Public Parks and Open Space (PPOS)** to **Office Residential Retail Mix (ORRM)** to promote a mix of uses, including multi-unit residential, commercial, spaces for artists and makers, and community facilities.
- ⑤ Amend the Land Use from **Detached Residential - High Density Over 4 Units Per Acre (DRH)** to **Residential Flexible (RF)** to allow for a mix of residential densities, including smaller-scale multi-unit residential, townhouses, rowhouses, and limited commercial.
- ⑥ 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 the single-family homes to the east, including duplexes, triplexes, townhouses, rowhouses, and stacked flats.
- ⑦ Amend the Land Use from **Institutional (I)** to **Civic (C)**.
  - This is only a change to the land use classification name, not to the use itself.

**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 and Lincoln Park. 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 N. 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 Stonestreet Corridor Study.
  - Consider additional street connections and pathway crossings to break up block sizes between Howard Avenue and Lincoln Avenue and between the east and west sides of North Stonestreet Avenue to create greater ease of access and pedestrian safety within the area. Any new street connections or pathways should be well-landscaped and designed for pedestrian safety.
  - Study the feasibility of a neighborhood-scale roundabout at the intersection of N. Stonestreet Ave and Lincoln Ave to calm traffic and provide a transition to the Lincoln Park neighborhood.
  - Burying utility lines should be explored 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.
- d. Facade Articulation:** Create an architectural feature at the corner of N. Stonestreet Ave and Howard Ave by focusing new development at that intersection, incorporating high-quality design features, 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. In addition to connected and accessible open space within private developments, opening and enhancing public green and community space on the grounds of the former Lincoln High School/current church would provide a central gathering area for existing and future residents.
- 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.
- 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 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:

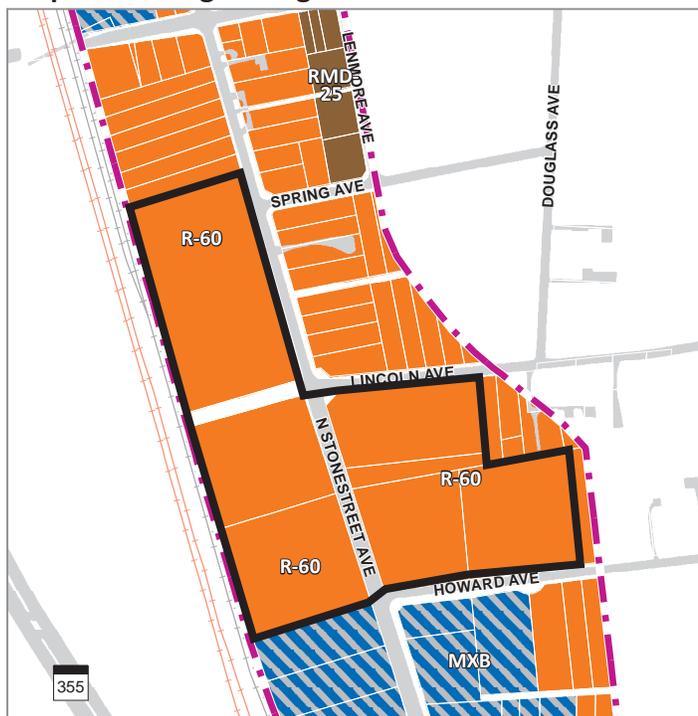
### *In General:*

- Amend the Lincoln Park Neighborhood Conservation District boundaries to remove the subject area from the District.
- The Conservation District includes regulations that are geared toward single-family detached development on individual lots and not large-lot, non-residential parcels.

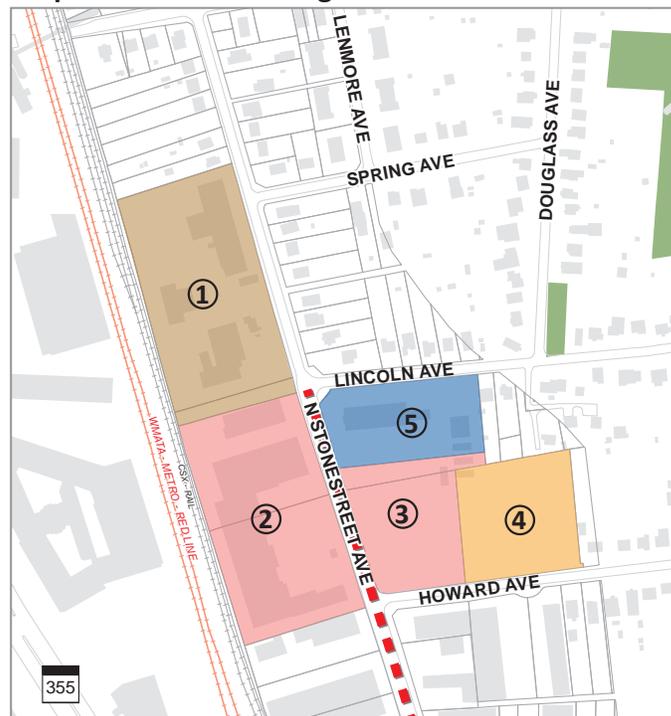
**Property Specific** (the numbers below correspond to the numbers on Map 6:

1. Rezone the property from Single-Family Residential (R-60) to a new zone specifically designed for infill residential.
2. Rezone the property from Single-Family Residential (R-60) to a mixed use zone that allows for uses including multi-unit residential, spaces for artists and makers, and community facilities.
3. Rezone the property from Single-Family Residential (R-60) to a neighborhood-scale mixed use zone that allows a mix of residential and limited commercial.
4. Rezone the property from Single-Family Residential (R-60) to a zone specifically designed for infill residential.
5. No zoning changes would be recommended for this property.

**Map 5: Existing Zoning**



**Map 6: Potential Zoning Recommendations**



# PLANNING COMMISSION RESOLUTION AND MAYOR AND COUNCIL ORDINANCE

Resolution No. 1-19

RESOLUTION: To approve and recommend adoption of the North Stonestreet Avenue Comprehensive Master Plan Amendment as an amendment to the Adopted and Approved Comprehensive Master Plan for the City of Rockville, Maryland.

WHEREAS, the Planning Commission for the City of Rockville (hereinafter referred to as the “Commission”), under the provisions of Sections 3-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland, may make and approve a plan or amendments thereto and recommend the same to be adopted by the local legislative body; and

WHEREAS, on December 19, 2001 the Planning Commission did approve, and on November 12, 2002 the Mayor and Council did adopt a Comprehensive Master Plan for the City of Rockville, Maryland (the “2002 Comprehensive Plan”); and

WHEREAS, on August 1, 2001, the Planning Commission did approve, and on October 22, 2001, the Mayor and Council did adopt a Town Center Master Plan (the “2001 Town Center Master Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on December 17, 2003, the Planning Commission did approve, and on March 8, 2004, the Mayor and Council did adopt an East Rockville Neighborhood Plan (the “2004 East Rockville Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on July 12, 2006, the Planning Commission did approve, and on February 26, 2007, the Mayor and Council did adopt a Lincoln Park Neighborhood Plan (the “2007 Lincoln Park Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, the Mayor and Council did instruct the Commission to make and approve, and recommend to the Mayor and Council an amendment to the 2002 Comprehensive Plan,

including the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan (collectively referred to herein as the “Plan”) for the North Stonestreet Avenue area of the Plan; and

WHEREAS, the City staff prepared, consistent with Sections 3-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland, an amendment to the Plan for the North Stonestreet area; and

WHEREAS, in connection with the preparation of the amendment to the Plan for the North Stonestreet Avenue area, the Commission and City staff did carefully and comprehensively survey and study present conditions and projections of future growth; and the relation of the North Stonestreet Avenue plan amendment area to neighboring jurisdictions; and

WHEREAS, the amendment to the Plan for the North Stonestreet Avenue area has been prepared for the purpose of guiding and accomplishing coordinated, adjusted and harmonious development of the City; and

WHEREAS, the amendment to the Plan for the North Stonestreet Avenue area complements the visions as provided in Section 1-201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, after the preparation of said amendment to the Plan for the North Stonestreet Avenue area, the Commission gave notice of the time and place of the public hearing to be held on said amendment to the Plan by giving notice in a newspaper of general circulation in the City; and

WHEREAS, the Commission did refer copies of said amendment to the Plan for the North Stonestreet Avenue area to all adjoining planning jurisdictions and to all state and local jurisdictions that have responsibility for financing or constructing public improvements

necessary to implement the amendment to the Plan for the North Stonestreet Avenue area at least sixty (60) days prior to the public hearing; and

WHEREAS, the Commission held a public hearing on said amendment to the Plan for the North Stonestreet Avenue area in the Council Chamber at City Hall, Rockville, Maryland on November 14, 2018; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearing and in the written public record and now desires to present its recommendations for an amendment to the Plan for the City of Rockville, Maryland; and

WHEREAS, the planning and development policies recommended in the amendment to the Plan for the North Stonestreet Avenue area have been closely coordinated with and represent an extension of planning policy contained in the Comprehensive Master Plan for the City of Rockville, Maryland.

NOW, THEREFORE, BE IT RESOLVED by the Commission, as follows:

The amendment to the Plan for the North Stonestreet Avenue area is hereby approved and recommended for adoption by the Mayor and Council of Rockville, Maryland pursuant to Section 3-202, Land Use Article of the Annotated Code of Maryland as an amendment to the 2002 Comprehensive Master Plan for the City of Rockville, Maryland, the amendments to the 2002 Comprehensive Master Plan entitled "Town Center Master Plan," dated October 22, 2001; "East Rockville Neighborhood Plan," dated March 8, 2004; and "Lincoln Park Neighborhood Plan," dated February 26, 2007.

\* \* \* \* \*

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I certify that the above is a true and correct copy of  
a Resolution adopted by the Planning Commission  
of the City of Rockville, Maryland, at its meeting of  
January 9, 2019.

  
\_\_\_\_\_  
Gail Sherman  
Chair, Planning Commission

Ordinance No. 7-19

ORDINANCE: To adopt the North Stonestreet Avenue Comprehensive Master Plan Amendment as an amendment to the Adopted and Approved Comprehensive Master Plan for the City of Rockville, Maryland.

WHEREAS, the City of Rockville Planning Commission (hereinafter referred to as the "Commission"), under the provisions of Section 3-202 of the Land Use Article of the Annotated Code of Maryland, may make and approve a plan or amendments thereto and recommend the same to the local legislative body for adoption; and

WHEREAS, previously, on December 19, 2001 the Commission did approve, and on November 12, 2002 the Mayor and Council adopted a Master Plan for the City of Rockville, Maryland (the "2002 Comprehensive Plan"); and

WHEREAS, on August 1, 2001, the Planning Commission did approve, and on October 22, 2001, the Mayor and Council did adopt a Town Center Master Plan (the "2001 Town Center Master Plan") and subsequently adopted the 2001 Town Center Master Plan by reference in the 2002 Comprehensive Plan; and

WHEREAS, on December 17, 2003, the Planning Commission did approve, and on March 8, 2004, the Mayor and Council did adopt an East Rockville Neighborhood Plan (the "2004 East Rockville Neighborhood Plan") as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on July 12, 2006, the Planning Commission did approve, and on February 26, 2007, the Mayor and Council did adopt a Lincoln Park Neighborhood Plan (the "2007 Lincoln Park Neighborhood Plan") as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, the Mayor and Council did instruct the Commission to make and approve, and recommend to the Mayor and Council an amendment to the 2002 Comprehensive Plan, including the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, and the 2007 Lincoln Park Neighborhood Plan (collectively referred to herein as the "Plan") for the North Stonestreet Avenue area of the Plan; and

WHEREAS, the City staff prepared, consistent with Section 3-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland, an amendment to the Plan for the North Stonestreet Avenue area; and

WHEREAS, in connection with the preparation of the amendment to the Plan for the North Stonestreet Avenue area, the Commission and City staff did carefully and comprehensively survey and study present conditions and projections of future growth; and the relation of the North Stonestreet Avenue plan amendment area to neighboring jurisdictions; and

WHEREAS, the amendment to the Plan for the North Stonestreet Avenue area has been prepared for the purpose of guiding and accomplishing coordinated, adjusted and harmonious development of the City; and

WHEREAS, the amendment to the Plan for the North Stonestreet Avenue area complements the visions as provided in Section 1-201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, after the preparation of said amendment to the Plan for the North Stonestreet Avenue area, the Commission gave notice of the time and place of the public hearing to be held on said amendment by giving notice in a newspaper of general circulation in the City; and

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

WHEREAS, the Commission held a public hearing on said amendment to the Plan for the North Stonestreet Avenue area on November 14, 2018; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearing and in the written public record and made modifications to the amendment to the Plan for the North Stonestreet Avenue area; and

WHEREAS, pursuant to Section 3-202 of the Land Use Article of the Annotated Code of Maryland, the Commission, by Resolution No. 1-19, adopted January 9, 2019, approved and recommended for adoption by the Mayor and Council the amendment to the Plan for the North Stonestreet Avenue area as an amendment to the 2002 Comprehensive Master Plan for the City of Rockville, Maryland, the amendments to the 2002 Comprehensive Master Plan entitled "Town Center Master Plan," dated October 22, 2001; "East Rockville Neighborhood Plan," dated March 8, 2004; and "Lincoln Park Neighborhood Plan," dated February 26, 2007; and

WHEREAS, the Commission certified an attested copy of the recommended amendment to the Plan for the North Stonestreet Avenue area to the Mayor and Council on January 9, 2019; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated Code of Maryland, the Mayor and Council, as the legislative body, may adopt, modify, remand, or disapprove an amendment to the Plan; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated Code of Maryland, the Mayor and Council shall hold a public hearing before adopting or modifying an amendment to the Plan; and

WHEREAS, the Mayor and Council gave notice that a public hearing would be held on the recommended amendment to the Plan for the North Stonestreet Avenue area on February 25, 2019, said notice having been published once a week for two consecutive weeks and at least ten days prior to the public hearing, in a newspaper of general circulation in the City of Rockville; and

WHEREAS, the Mayor and Council did hold a public hearing on the Planning Commission's recommended amendment to the Plan for the North Stonestreet Avenue area on February 25, 2019; and

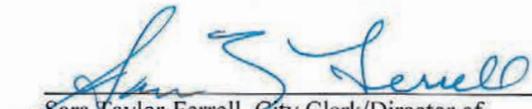
WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated Code of Maryland, the Mayor and Council must approve, modify, remand, or disapprove the recommended plan within 90 days after the date that the Planning Commission certifies an attested copy of the recommended plan to the legislative body or the recommended plan is considered approved; and

WHEREAS, it is the desire of the Mayor and Council to approve the recommended amendment to the Plan for the North Stonestreet Avenue area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the amendment to the Plan for the North Stonestreet Avenue area be, and the same is hereby, adopted as an amendment to the 2002 Comprehensive Master Plan for the City of Rockville, Maryland, the amendments to the 2002 Comprehensive Master Plan entitled "Town Center Master Plan," dated October 22, 2001; "East Rockville Neighborhood Plan," dated March 8, 2004; and "Lincoln Park Neighborhood Plan," dated February 26, 2007.

\* \* \* \* \*

I certify that the above is a true and correct copy of  
an Ordinance adopted by the Mayor and Council of  
Rockville at its meeting of March 25, 2019.

  
Sara Taylor-Ferrell, City Clerk/Director of  
Council Operations

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**North Stonestreet Avenue  
Comprehensive Master Plan Amendment  
Approved and Adopted  
March 25, 2019**



**City of Rockville  
Maryland**