



City of
Rockville
Get Into It

Planning Commission

Annual Report 2012

April 2013



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CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2012

INTRODUCTION

The Annual Report of the Planning Commission is the document by which the Commission reviews its accomplishments during the year by presenting the zoning and development activities that occurred during the previous calendar year. The Report also highlights the major planning projects and issues considered by the Commission.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO). This biennial reporting requirement was included in the 2011 Report, and therefore is not technically required of the City for 2012. However, a number of significant actions with respect to the APFO took place during 2012 and the decision was taken to include this information for reference.

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 23 residential building permits in 2012 and is therefore not required to report on these measures.

However, 20 of the building permits were for single family dwellings – with a yield of 20 dwelling units, while 3 building permits were for multi-family buildings, with a yield of 362 dwelling units. All of the dwelling units were built as infill or redevelopment. So, using the building permit as the metric for measuring growth means that Rockville's future growth, which will be by population, not land area, may go under counted. Using dwelling units, rather than building permits, as the metric would reflect Rockville's future growth patterns more closely, especially if the report was broken down by unit type. This type of metric would allow the State to monitor growth by land area, as is the case now, and also by the location of its population growth. *Where* people live is a critical factor in infrastructure planning at both the local and State levels.

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 initiatives in 2012 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 and is the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick.¹ Rockville is located seven miles outside of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), three Metrorail stations (Twinbrook, Rockville and Shady Grove), four state highways (Routes 355, 28, 586 and 189), MARC commuter-rail service and AMTRAK passenger service, in addition to local and regional bus service.

Rockville serves as the county seat for Montgomery County. The County Council and County Executive Offices are across the street from 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 has its own zoning and planning authority, water and sewer services, police and public works departments, and recreation programs and facilities. Montgomery County provides schools, fire protection, courts, additional police protection, transportation, health and other services.

Legal 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 five official bodies: The Mayor and Council, the Planning Commission, the Board of Appeals, the Historic District Commission and the Sign Review Board. 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). Included are 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.

¹ U.S. Census, 2010.

The Sign Review Board is comprised of three members and one alternate appointed for three-year terms. The Board reviews applications for sign permits and may grant modifications from sign regulations where applicable.

The Planning Commission, however, is the only one of the five bodies directly involved in all phases of the planning process. It has specific duties, as the Approving Authority for subdivisions and site plans, as well as advisory responsibilities to the Mayor and Council and Board of Appeals.

Planning Commission

The Planning Commission is made up of seven members who are appointed by the Mayor and Council for staggered five-year terms. The Commission elects a Chairperson from its membership each year. The Planning Commission typically meets twice a month, on the second and fourth Wednesdays at 7:00 p.m., in the Mayor and Council Chambers at City Hall. All meetings are televised and are available “on-demand” the following day through the City’s website. All agendas and supporting documentation are posted on the website the week before the meeting.

Certain powers and duties of the Planning Commission are mandated by the State Land Use Article. The Commission is required to approve a plan for the physical development of the City, which is recommended to the Mayor and Council for adoption. 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.

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 non-residential Variances and 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 compliance 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.

Communications Task Force (CTF) and Citizens Implementation Committee (CIC)

In 2010 the Mayor and Council appointed the CTF to look into ways of improving communications between the City and its residents. One of the recommendations that emerged from the CTF was that a CIC should be formed to identify ways to improve engagement of citizens as active stakeholders in key planning initiatives. In addition the CIC was asked to evaluate the need for the addition of an Alternative Dispute Resolution (ADR) process in the development review process. The CIC, which included Commission representation, presented their findings to the Mayor and Council on March 5, 2012. The CIC made a number of recommendations aimed at increasing public awareness of development and planning activity and City staff have begun implementation of these proposals.

PLANNING COMMISSION ACTIVITIES

Zoning Ordinance and Map

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. During 2012, the Planning Commission reviewed and made a recommendation on four Text Amendment applications to the Zoning Ordinance. Three of the Text Amendments were initiated by the Mayor and Council to address issues such as nonconforming uses, signs and the development review process. The fourth text amendment was filed by the developer to provide more flexibility for signage in the Rockville Town Square project. A list of Planning Commission Actions begins on page 10, with a map on page 17.

Development Review

While the economic downturn, and school capacity issues, continue to have an impact on development activities in Rockville there were signs of recovery during 2012. One significant sign of recovery was the resumption of development activity in the City's Town Center area. The Rockville Metro Plaza project, a previously approved 3-building office and retail project with a total of 620,000 square feet, began construction of the Phase 2 building in 2011 and work continued throughout 2012. The building has been leased to Choice Hotels International who will move their corporate headquarters to Rockville. The site is adjacent to Rockville Metro and across the street from the Duball project. After completion of a final record plat for re-subdivision of two existing parcels into two new record lots – and the dedication of public right of way between the new lots – the Duball project broke ground on their first phase during 2012. Phase 1 will contain a 140 room Cambria Suites hotel – to serve the adjacent Choice Hotels corporate headquarters – together with 263 multifamily residential units, retail and restaurant space in one high rise structure.

Three transit-oriented mixed-use projects at the Twinbrook Metro station were approved during 2012. These approvals allow for a total of 1,810 multifamily units, as well as office and hotel space with ground

floor retail. This part of the City is available for residential development as the schools serving this area had sufficient capacity per the City's APFO.

An inventory of all 2012 development activity approval in Rockville begins on page 10, with a map on page 17.

Long Range Planning

Planning Commission Work Sessions on the Draft Rockville Pike Plan – (Rockville's Pike – Envision a Great Place)

The Draft Rockville Pike Plan, Rockville's Pike – Envision a Great Place was released to the public in December 2010. Public Hearings were held in March 2011 and the public record was closed in September 2011. The Planning Commission continued work sessions on all aspects of the plan throughout 2012, paying particular attention to transportation, street connectivity and land use issues. A revised draft was released in early 2013.

Comprehensive Master Plan (CMP) Initiative:

A review of the 2002 Comprehensive Master Plan was conducted during 2008-9 and in October 2009 the Mayor and Council decided that the CMP should be revised using a two-phase process. Phase 1 began in 2009 and continued through 2012. Work has included the above-mentioned Rockville Pike plan and the completion of an amendment to the Historic Preservation Element to allow the City to participate in the State Heritage program by joining the Montgomery Heritage Area. Data/information development in support of a broader revision of the plan continued in 2012, with reports on demographic and housing issues being released.

The Rockville Summit

The first Rockville Summit was held in October 2011 and brought together nearly 200 members of Rockville's residential, business, government and non-profit communities to begin a dialogue about the City, the regional economy and Rockville's future. The Summit was well received, and the Mayor and Council decided to build on its success by inviting participants to join one of a series of working groups that would examine the issues raised, and make recommendations for future action. Residents and representatives of the business, nonprofit, government and education sectors volunteered to serve on a group to help shape the future of the City. Six working groups were convened: Job Growth and Residential Workforce; Housing; Preservation of Rockville's Character; Education and School Capacity; Transportation and Traffic and City Services and Budget. The six groups, supported by City staff, worked throughout the spring, summer and early fall before presenting their findings at the second Rockville Summit on November 3, 2012. The results of the Summit will be used to inform the revision of the City's Comprehensive Master Plan.

DEVELOPMENT PATTERN CHANGES IN 2012

Changes in development patterns, 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 2012 provides a complete picture of changes in use of land within the City. The changes approved are basically consistent with each other, with the adopted Comprehensive Master Plan and all adopted components of the Master Plan, such as neighborhood plans, and the Zoning Ordinance.

The development pattern actually changes when approved projects are constructed. Several notable projects that continued during 2012 further this progression. Two of the most significant development projects approved by the Planning Commission in 2012 were Site Plans for the Twinbrook Square mixed use redevelopment project at 1800 Rockville Pike and an additional mixed use development at 1900 Chapman Avenue. These two projects will yield 1018 dwelling units and a Safeway grocery store, as well as retail and office space. In addition, Twinbrook Partners received Project Plan approval to develop 792 residential units, 39,000 sq. ft. of retail, a 190 room hotel and 162,000 sq. ft. of office space in five buildings at 1592 Rockville Pike. Each of these developments is located in the southern portion of the City, within walking distance of the Twinbrook Metro Station, and will represent redevelopment of shopping centers and big-box retail into transit-oriented developments. They are also all located within the Walter Johnson High School cluster which had sufficient school capacity, as defined by City standards, to allow their approval.

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

Projects in Rockville are subject to the City's Adequate Public Facilities Ordinance (APFO), implemented through Article 20 of the Zoning Ordinance by the Adequate Public Facilities Standards (APFS). The APFS requires that public facilities be adequate to serve new development or redevelopment. The following "public facilities" are evaluated for compliance: Traffic and Transportation; Schools; Fire and Emergency Service Protection; Water Supply and Sewer Service.

APFO Status for Avalon Bay Apartments (STP2009-00008)

A site plan application was submitted for the "Avalon Twinbrook Station" proposal on June 26, 2009. The project, located at 12720 Twinbrook Parkway near the Twinbrook Metro station, proposes the development of a 240-unit apartment complex incorporating structured parking. The project is subject to review and action by the Planning Commission.

Staff has informed the applicant that there is an APFO issue with regards to the capacity of the elementary and middle schools serving the site (Twinbrook Elementary and Julius West Middle) and that the application cannot be approved. The APFO test for schools is based on the program capacity for each school as defined by the Montgomery County Public Schools (MCPS), with 110% utilization within two years representing the capacity maximum. The enrollment forecast provided by MCPS projected

that both Twinbrook Elementary and Julius West Middle Schools would be at or above 113% utilization in the test years, exceeding the 110% cap established by the APFO.

City staff cannot recommend approval of the application due to its noncompliance with the APFO schools test. The City's Zoning Ordinance allows for a "conditional" approval, for an initial period of two (2) years, pending future availability of the necessary public facility. The applicant has not pursued this "conditional" action, and the application has not moved forward in the review process to date. MCPS has conducted feasibility analyses for a potential addition at Julius West Middle School, as well as for a potential new elementary school in the cluster, which would add capacity if constructed. The adopted MCPS Capital Improvements Program (CIP) includes recommended capital funds beginning in FY2014 for construction of the middle school addition, as well as recommended funds in FY2015 for construction of the new elementary school. The schools would be available for occupancy in FY2016 and FY2017 respectively, which potentially could allow a conditional approval to be granted.

Adequate Public Facilities Ordinance Advisory Committee

On December 15, 2010, the Planning Commission appointed an Advisory Committee to examine the current APFO and standards. The committee met weekly beginning in January 2011. After considerable fact-finding and deliberations, the Committee issued its report, containing 24 recommendations, in November 2011.

During 2012 the Planning Commission reviewed these recommendations in order to make their own recommendations to the Mayor and Council. The Commission conducted several work sessions and ultimately forwarded the Committee's recommendations to the Mayor and Council in their entirety, with associated Planning Commission recommendations, in March 2012. The Planning Commission also considered the schools test in more detail, and forwarded a set of related recommendations to the Mayor and Council in October 2012. The Commission then also considered the traffic and transportation test in more detail, and is expected to forward recommendations in that area in early 2013.

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2012. Please also see Appendices for an outline of City Ordinances and Resolutions on planning-related and environmental issues that were adopted during 2012.

Mandatory Referral

PRJ2012-11702	Montgomery College. For a proposal to renovate, modernize, and expand existing Science West Classroom Building located on the Rockville Campus of Montgomery College in the R-200 zone at 51 Mannakee Street.	Approved by Planning Commission 8/8/12
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Plats - Subdivision

Application Number	Applicant, Request and Location	Action/Date
PLT2012-00515	Matan Development. Ownership Plat for 3 Lots, 1-A, 2-B, 1-C zoned Mixed Use Employment (MXE) at 45 West Gude Drive in the College Gardens subdivision.	Approved by Planning Commission 3/28/12
PLT2012-00516	Kermit Brown Mohn Revocable Trust. For the recordation of an existing single unit detached dwelling, residential property in the R-60 zone at 201 Upton Street.	Approved by Planning Commission 4/25/12
PLT2012-00514	Robert A. Pumphrey Funeral Home. To consolidate the existing property at 300 and 304 West Montgomery Avenue into a single record lot in the R-90 zone.	Denied by Planning Commission 5/23/12
PLT2012-00517	J.G. and M.K. Fegan. For the resubdivision of the existing deeded lot into two record lots in the R-90 Zone at 104 West Jefferson Street.	Approved by Planning Commission 7/11/12
PLT2012-00518	369 LLC. To create a record lot containing 25,514 sq. ft. from the existing deeded lot located in the Mixed Used Corridor District (MXCD) zone at 369 Hungerford Drive.	Approved by Planning Commission 8/8/12
PLT2013-00519	Duball Rockville LLC. For a Final Record Plat for a re-subdivision of two existing parcels of 136,564 sq. ft. or 3.13 acres, to create two new record lots and dedication of public right-of-way to accommodate the proposed new Renaissance Street in the PD-RCI zone at 196 and 198 East Montgomery Avenue.	Approved by Planning Commission 9/19/12
PLT2013-00521	Silverwood/Shady Grove LLC. For a Final Record Plat to create final record lot containing 190,519 sq.ft. or 4.37 acres by consolidating two lots into one lot in the Mixed Use Transit District (MXTD) Zone at 15955 Frederick Avenue.	Approved by Planning Commission 9/19/12
PLT2013-00520	D. and S. Cromwell. To re-subdivide an existing single record lot into two record lots containing 87,120 sq.ft. and 87,121 sq. ft. to be known as Lots 39 and 40, Block A, of the Falls Bend subdivision in the R-150 zone at 8307 Hectic Hill Lane.	Approved by Planning Commission 10/10/12
PLT2013-00523	H.P. and C.E. Hashmall. For the recordation of an existing single unit detached dwelling residential unit property consisting of 11,410 sq.ft. of land in the R-60 zone at 337 Seth Place.	Approved by Planning Commission 11/14/12

Project Plans

Application Number	Applicant, Request and Location	Action/Date
PJT2012-00002	Twinbrook Partners LLC. Redevelopment of existing 99,000 sq. ft. of shopping center into a transit oriented development with 792 residential units, 39,000 sq. ft. retail space, a 190 room hotel and 162,000 sq. ft. of office space in five buildings, located in the Mixed Use Transit District (MXTD) zone at 1592 Rockville Pike.	Recommended by Planning Commission 1/25/12; approved by Mayor and Council 6/4/12

Site Plans

Application Number	Applicant, Request and Location	Action/Date
STP2012-0011	Erie Trade c/o Walgreens. To retrofit the ground level of the existing two story building for use as a one story drug store containing 13,878 sq. ft. Minor site improvements to meet the Americans with Disabilities Act (ADA) as well as to improve site circulation located in the Mixed Use Corridor District (MXCD) at 430 Hungerford Drive	Approved by Planning Commission 3/14/12
STP2012-00101	JBG/Twinbrook Square, LLC. For a mixed use redevelopment project for the construction of retail, including 60,952 sq. ft. for a Safeway Grocery store; 30,173 sq. ft. of retail and restaurants; and 360 residential units on 3.86 acres in the Mixed Use Transit District (MXTD) zone at 1800 Rockville Pike.	Approved by Planning Commission 3/28/12
STP2012-00112	1900 Chapman Project Owner, LLC. For the redevelopment of the former 2-story 70,000 sq.ft. retail property into two residential buildings including 658 residential units, 5,152 sq.ft. office space and 790 parking spaces in the Mixed Use Transit District (MXTD) zone at 1900 Chapman Avenue.	Approved by Planning Commission 8/8/12

Special Exceptions

Application Number	Applicant, Request and Location	Action/Date
SPX2012-00384	C. Moloney. To allow the establishment of a two bedroom two story accessory apartment on an 18,00 sq.ft. lot in the R-60 zone at 520 Anderson Avenue.	Recommended by Planning Commission 1/11/12; approved by Board of Appeals 2/11/12

Text Amendments

Application Number	Applicant, Request and Location	Action/Date
TXT2012-00232	Federal Realty Investment Trust. To amend the sign regulations (Article 18 of the Zoning Ordinance) to allow off-premises signs and roof-top signs in certain Planned Development zones in the Town Center.	Denied approval of amendment as a whole by Planning Commission 5/9/12; approved in part by Mayor and Council 9/24/12
TXT2012-00233	Mayor and Council of Rockville. To delete Section 25.08.05.d of the Zoning Ordinance which allows for the expansion of off-street parking in connection with a nonconforming use (Pumphrey's Funeral Home) at 300 West Montgomery Avenue.	Recommended by Planning Commission 2/22/12; adopted by Mayor and Council 5/7/12
TXT2012-00234	Mayor and Council of Rockville. To revise the sign regulations (Article 18 of the Zoning Ordinance) to allow additional flexibility in the design and location of signs.	Recommended by Planning Commission 4/25/12; adopted by Mayor and Council 7/30/12
TXT2013-00235	Mayor and Council of Rockville. To require all site plan applications within the Town Center Performance District to be processed at least as a Level 2 site plan, and to require notice to be provided of applications for all site plans of Level 2 or greater to all civic and homeowner's associations in the City.	Recommended by Planning Commission 12/12/12

Time Extensions

Application Number	Applicant, Request and Location	Action/Date
USE2006-00702	KAMB Limited. For a one-year time extension to extend the implementation period of the approved Use Permit allowing a 12,574 sq. ft. retail furniture sales building from July 25, 2012 to July 25, 2013 in the PD-CB zone at 900 Rockville Pike.	Approved by Planning Commission 7/11/12
CPD2007-004AC	J2 Holdings LLC. For a one-year time extension for approval of one 44,258 sq.ft. three-story office building, two 45,154 sq.ft. four-story medical office buildings and surface and structured parking in the Falls Grove Comprehensive Planned Development, PD-FG Zone at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue.	Approved by Planning Commission 12/12/12

PROJECTED PLANNING COMMISSION WORK PROGRAM – 2013

The Planning Commission's work plan for 2013, in addition to development review applications, contains several long-range planning projects, including the Rockville's Pike Plan. Public hearings were held for the Rockville Pike Plan (an element of the City's Master Plan (CMP) over two meetings in March 2011. The record closed on September 30, 2011 and the Commission conducted work sessions throughout 2012. It anticipates giving instructions to staff on the preparation of a first Planning Commission Draft in early 2013 before holding additional public hearings, and subsequently work sessions, on the revised draft plan. Once their work on the Pike Plan is completed the Commission will make its recommendation to the Mayor and Council.

The Commission proposes to take up the Municipal Growth Element of the CMP in 2013, as well as discuss the results of staff research on the remaining plan elements. Staff work will cover, at minimum, Environment, Transportation, Historic Preservation and Community Facilities.

The APFO Advisory Committee worked throughout 2011 and presented its final report to the Planning Commission in November, 2011. The Commission reviewed these recommendations during 2012, before making recommendations to the Mayor and Council on potential changes to the schools test. Recommendations on the traffic and transportation test are expected to be forwarded to the Mayor and Council in 2013.

The Commission will continue to invite other City commissions to joint sessions to discuss issues of mutual interest. These commissions include the Traffic and Transportation Commission, Cultural Arts Commission and the Recreation and Parks Advisory Board, as well as bodies external to the City, such as the Montgomery County Planning Board and Gaithersburg Planning Commission.

The Planning Commission 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 plan, which covers the area immediately surrounding White Flint metro station. Staff will also monitor the White Flint II planning process as it develops in 2013.

Planning staff, in conjunction with other City staff, monitors other relevant Montgomery County initiatives and plans. Of particular note is the County Executive's Rapid Transit Task Force, which is studying the potential for a Bus Rapid system throughout the County, including several lines that are projected to pass through Rockville.

COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2012

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2012:

City of Rockville Police Station

Work began on a new City Police Department in 2011 and was completed in summer 2012. The new station is located in the Old Post Office building in downtown Rockville. The \$6.4 million project includes a new annex building that accommodates the department's current workforce and allows for 10 percent growth. Key portions of the Post Office exterior and lobby have been preserved and enhanced.

The Old Post Office is an 11,415-square-foot historic building. The reuse plan, including the 14,538-square-foot annex, was approved by the Maryland Historic Trust (MHT) and the City's Historic District Commission. The 1939 Post Office building and site was deeded at no cost to the City by the Federal Government with the stipulation that the building would be permanently used for a Homeland Security-related purpose. The City received a \$224,000 grant from the Federal Emergency Management Agency to cover the cost of an emergency generator that can provide electricity to the police station in the event of an outage.

In November 2012 the City received an award from Montgomery County for the adaption and reuse of an historic resource for its work on the Old Post Office.

Environment and Building Codes Update

The City's governing codes were brought into compliance with state regulations and updated to include requirements for environmental elements in new construction.

Fireside Park Apartments

The City of Rockville made available \$2.0 million in loans and grants to Rockville Housing Enterprises (RHE) so the City's housing authority could purchase the Fireside Park Apartments. The goal is to maintain the complex as mixed-income housing, affordable to a range of household income levels. Fireside Park Apartments are located adjacent to the Town Center, within walking distance of the Rockville Metro station and town center amenities.

Senior Center

The City completed a major renovation and expansion of the Senior Center, including the construction of new fitness and exercise rooms.

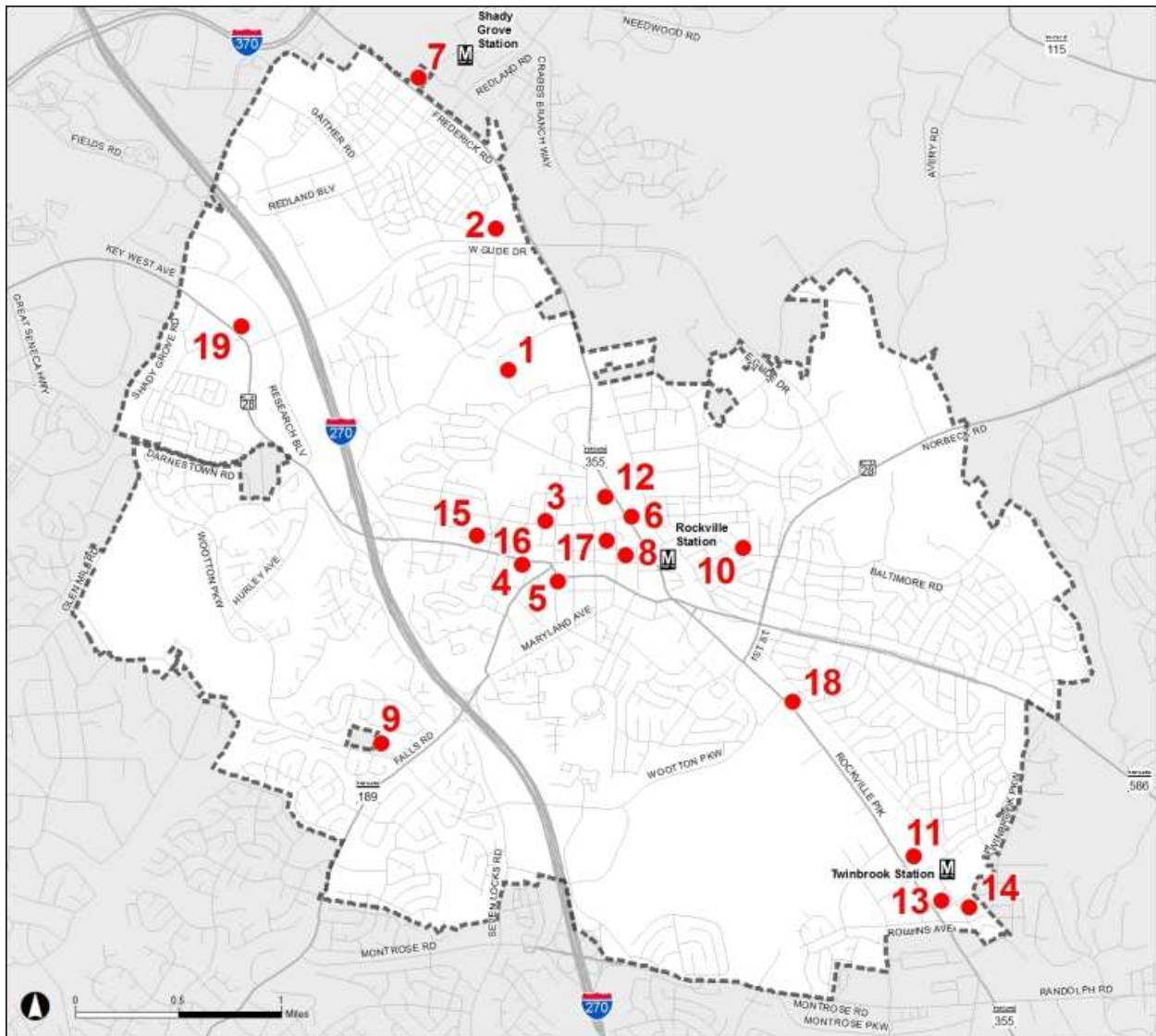
Stream Restoration Projects – Horizon Hill Storm Water Management Project

As part of the City of Rockville's Capital Improvements Program, the City has undertaken a storm water management project for environmental improvements to three storm water management facilities, stream stabilization measures and associated storm drain outfalls in the Horizon Hill Park Stream Valley. The improvements are the result of recommendations in the Watts Branch Watershed Study that was completed in August 2001 and later approved by the Mayor and Council. The goals for this project include restoration and protection of the stream valley, enhanced water quality and storm water management, erosion repair and prevention, and protection of park amenities.

Water Pipe System Upgrade

During 2012 the City continued work on a \$76 million 20-year plan to replace an aging water pipe system and ensure clean and reliable water to the nearly 50,000 customers served by the City's water system. The project began in 2009.

MAP OF CITY OF ROCKVILLE 2012 DEVELOPMENT ACTIONS



Map ID	Project Address	Application Type	Application Number
1	51 Mannakee Street	Mandatory Referral	PRJ2012-11702
2	45 West Gude Drive	Plat - Subdivision	PLT2012-00515
3	201 Upton Street	Plat - Subdivision	PLT2012-00516
4	300 & 304 West Montgomery Avenue	Plat - Subdivision	PLT2012-00514
5	104 West Jefferson Street	Plat - Subdivision	PLT2012-00517
6	369 Hungerford Drive	Plat - Subdivision	PLT2012-00518
7	15955 Frederick Avenue	Plat - Subdivision	PLT2013-00521
8	196 & 198 East Montgomery Avenue	Plat - Subdivision	PLT2013-00519
9	8307 Hectic Hill Lane	Plat - Subdivision	PLT2013-00520
10	337 Seth Place	Plat - Subdivision	PLT2013-00523
11	1592 Rockville Pike	Project Plan	PJT2012-00002
12	430 Hungerford Drive	Site Plan	STP2012-00111
13	1800 Rockville Pike	Site Plan	STP2012-00101
14	1900 Chapman Avenue	Site Plan	STP2012-00112
15	520 Anderson Avenue	Special Exception	SPX2012-00384
16	300 & 304 West Montgomery Avenue	Text Amendment	TXT2012-00233
17	Rockville Zoning Ordinance	Text Amendment	TXT2012-00232
18	900 Rockville Pike	Time Extension	USE2006-00702
19	West Gude Drive and West Montgomery Avenue	Time Extension	CPD2007-004AC

APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE

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 (2012)

§ 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) Article 25A of the Code.

(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 adopted plans of the local jurisdiction;
- (iv) the adopted plans of all adjoining local jurisdictions; and

(v) the adopted 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; and

(5) contain the measures and indicators required under § 1-208(c) of this subtitle.

(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.

APPENDIX B – 2012 MEMBERS OF THE PLANNING COMMISSION

Jerry Callistein

Address: 6 Duke Court **Term:** Appointed 2010, expires 2013. **Personal:** Software and Systems Architect.
Education – B.S. Management, Syracuse University

Kathleen M. Cook (KC)

(Resigned May 2012)

Address: 554 Azalea Drive. **Term:** Appointed 2011, expires 2016. **Personal:** Senior Marketing Consultant.
Education – B.A. English Literature, West Chester University

Don Hadley

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

David Hill

Address: 340 W. Edmonston Drive. **Term:** Appointed 2006, reappointed 2011. **Personal:** Systems Analyst, Westat
Education – B.A. History, Colby College

Jack Leiderman

Address: 100 North Street. **Term:** Appointed June 2012, expires 2016. **Personal:** Psychotherapist. **Education** –
M.S.W. University of Maryland, Baltimore; B.A. American Studies, University of Maryland, College Park

Catherine (Kate) Ostell

Address: 128 Calvert Road. **Term:** Appointed 2002, expires 2012. **Personal:** Staff Psychiatrist 1998-2001, Chestnut
Lodge Hospital (later CPC Health), Psychiatrist, private practice 1998-present. **Education** - M.D. University of
Massachusetts Medical School; M.S., University of Massachusetts; B.A. Anthropology, Grinnell College.

Dion Trahan

Address: 135 Moore Drive. **Term:** Appointed 2010, expires 2015. **Education** – LL.M, American University Law
School; J.D. and Bachelor of Civil Law, Louisiana State University; B.A. Political Science, The Citadel

John Tyner

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

APPENDIX C – ORDINANCE LIST 2012

Mayor and Council Ordinance List – 2012

(Includes items pertinent to the Planning Commission)

Ordinance No.	Description	Meeting No.	Date
01-12	Adoption of ordinance to approve Zoning Text Amendment TXT2012-00231 - Clarification of the definition of "family"; Mayor and Council of Rockville, applicants	04-12	01/30/12
02-12	Adoption of ordinance to amend Chapter 5 of the City Code entitled "Buildings and Building Regulations," Article XII, entitled "Property Maintenance Code" so as to amend the definition of "Family" and to make other technical corrections	04-12	01/30/12
03-12	Adoption on of Ordinance to amend the Zoning Map by adding 46,960 square feet of land, more or less, and placing said property in the R-400, Residential Estate Zone; Said property is identified as Lot 9, Block A, Section One of Glen Hills Club Estates located at 9608 Veirs Drive, pursuant to Annexation Petition ANX2011-00142	09-12	03/05/12
05-12	Adoption of an Ordinance to Revise Rockville City Code Chapter 22, "Taxation" to add a new Article IX, "High Performance Building Tax Credit for Existing Buildings."	17-12	04/30/12
06-12	Adoption of ordinance to approve zoning text amendment TXT2012-00233 - To delete Sec. 25.08.05.d of the Zoning Ordinance, the provision allowing the expansion of off-street parking in connection with a nonconforming use; Mayor and Council of Rockville, applicants.	18-12	05/07/12
07-12	Adoption of an ordinance to approve SCA2012-00100 - Application to permanently close and abandon an unimproved right-of-way between Anderson Avenue and Beall Avenue.	20-12	05/21/12
08-12	Adoption of an ordinance to approve SCA2012-00101 - Application to permanently close and abandon an improved public right-of-way, Pleasant Drive, between Piccard Drive and the northern City limit.	20-12	05/21/12
10-12	Adoption of an Ordinance to amend Chapter 24 entitled "Water, sewers and sewage disposal," Article III, "Rates and Charges" to establish water and sewer rates for each fiscal year from FY 2013 through FY 2015.	20-12	05/02/12

11-12	Adoption of an Ordinance to amend Chapter 22, "Taxation" of the Rockville City Code so as to amend Article III, "Local Supplement to the State Homeowners' Property Tax Credit," Section 22-21 "Definitions" by amending the definitions of 'Eligible homeowner' and 'Total eligible City real property tax' to modify the criteria for eligibility for the homeowners tax credit.	20-12	05/21/12
14-12	Adoption of Ordinance - To Revise and Amend Chapter 5 of the Rockville City Code Entitled "Buildings and Building Regulations," by Adopting with Certain Additions, Deletions and Amendments the ICC International Building Code, (2012 Edition), the ICC International Residential Code, (2012 Edition), the NFPA 70 National Electrical Code, (2011 Edition), the ICC International Energy Conservation Code, (2012 Edition), the ICC International Fuel Gas Code, (2012 Edition), the National Fire Protection Association Codes, 51, 54, and 58, the ICC International Mechanical Code, (2012 Edition), the ICC International Plumbing Code, (2012 Edition); the ICC International Existing Building Code, (2012 Edition), and Article XIV Entitled "Green Building Regulations" and by Making other Minor Technical Changes	23-12	06/18/12
15-12	Adoption of Ordinance to Approve Zoning Text Amendment TXT2012-00234, to Revise the Sign Regulations of Article 18 of the Zoning Ordinance to Allow Greater Flexibility in the Design and Location of Signs; Mayor and Council of Rockville, Applicants	27-12	7/30/12
16-12	Adoption of Ordinance to Grant Text Amendment Application No. TXT2012-00232, Federal Realty Investment Trust Applicant	30-12	9/24/12
17-12	An ordinance to repeal and reenact with amendments Chapter 9 of the Rockville City Code, entitled "Fire Safety Code" so as to adopt and incorporate by reference the State of Maryland Fire Prevention Code with amendments as the Fire Prevention Code of the City of Rockville	37-12	11/19/12
19-12	An ordinance to repeal and re-enact with amendments Chapter 19 of the Rockville City Code entitled "Sediment Control and Stormwater Management" so as to comply with requirements of the Code of Maryland Regulations (COMAR) 26.17.01 and the 2011 Maryland Standards and Specifications; providing for the establishment of specific policies and procedures that require the consideration of sediment control measures at the earliest stages in the planning process and the integration of sediment control and stormwater management measures into the development program and to further amend Chapter 19 by adding certain new definitions; and by generally reorganizing, revising and amending the provisions of Chapter 19 of the Rockville City Code.	40-12	12/17/12

APPENDIX D – RESOLUTION LIST 2012

Mayor and Council Resolution List – 2012

(Includes items pertinent to the Planning Commission)

Resolution No.	Description	Meeting No.	Date
1-12	Adoption of Resolution to enlarge the corporate boundaries of the City to include property owned by Arnold W. and Arcadia M. Anderson and located at 9608 Veirs Drive, as requested in Annexation Petition ANX2011-00142.	08-12	2/27/12
2-12	Adoption of resolution to approve Project Plan PJT2012-00002, to allow redevelopment of an existing retail center into a mixed-use development to be known as Twinbrook Metro Place at 1592 Rockville Pike; Twinbrook Partners LLC, applicant	15-12	4/16/12
7-12	Adoption of a Resolution to establish the service charge rate - Municipal Refuse Collection and to establish a charge for unreturned refuse and recycling carts pursuant to section 20-6 of the Rockville City Code.	20-12	5/21/12
8-12	Adoption of a Resolution to establish the Equivalent Residential Unit Rate to be used in calculating the Stormwater Management Utility Fee pursuant to Chapter 19 entitled "Sediment Control and Stormwater Management" of the Rockville City Code; and to establish a fee for application for a credit against the Stormwater Management Utility Fee for private stormwater management facilities.	20-12	5/21/12
9-12	Adoption of a Resolution to close completed Capital Improvements Program (CIP) Project Accounts for FY 2012.	20-12	5/21/12
10-12	Adoption of Resolution to Declare the Official Intent of the Mayor and Council to Bond Finance Certain Projects Under U.S. Treasury Income Tax Regulation Section 1.150-2.	20-12	5/21/12
11-12	Adoption of Resolution to Amend Resolution #2-12 in Order to Correct the Maximum Building Heights Shown for Buildings 2 and 3 of Project Plan Application PJT2012-00002, Twinbrook Metro Place	21-12	6/4/12
12-12	Adoption of Resolution to Reaffirm a Civic Center Subcommittee of the Recreation and Park Advisory Board	24-12	7/9/12

13-12	Adoption of Resolution to Establish the Mayor and Council Public Hearing Date for Annexation of a Portion of Shady Grove Road.	24-12	7/9/12
14-12	Adoption of Resolution Authorizing Rockville Housing Enterprises (RHE) to Exercise the County's Right of First Refusal to Purchase Fireside Park Apartments	28-12	8/6/12
15-12	Adoption of Resolution to amend Resolution 14-12 to approve the exercise of the Right of First Refusal by Montgomery County to purchase the Fireside Park Apartments	29-12	9/10/12
19-12	To authorize Rockville Housing Enterprises to acquire Fireside Park Apartments and undertake related actions necessary to complete the acquisition, including borrowing and accepting money to undertake a housing project, entering into a mortgage, and establishing a not-for-profit corporation to own Fireside Park Apartments	36-12	11/5/12
20-12	To approve a grant in the amount of \$200,000 and a loan in the amount of \$1,800,000 to Rockville Housing Enterprises for the purchase of Fireside Park Apartments for the preservation of mixed-income, affordable housing in the City of Rockville and to require RHE to seek an annual PILOT waiver	36-12	10/1/12
21-12	To approve amendments to the Sediment Control and Stormwater Management Regulations prepared by the Department of Public Work pursuant to Chapter 19 of the Rockville City Code	40-12	12/17/12