



City of
Rockville
Get Into It

Planning Commission

Annual Report 2013

May 2014



2011-2013 MAYOR AND COUNCIL

Phyllis Marcuccio, Mayor (until November 2013)
Bridget Donnell Newton, Mayor (November 2013 to present)
John Hall (until November 2013)
Tom Moore
Mark Pierzchala (until November 2013)
Julie Palakovich Carr (beginning November 2013)
Beryl Feinberg (beginning November 2013)
Virginia Onley (beginning November 2013)

2013 PLANNING COMMISSION

Jerry Callistein, Chair (until July 2013)
Don Hadley, Chair (July – December 2013)
Anne Goodman (beginning August 2013)
David Hill
Jack Leiderman
Charles Littlefield (beginning August 2013)
Kate Ostell (until July 2013)
Dion Trahan
John Tyner

CITY MANAGER

Barbara B. Matthews

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

Susan Swift, AICP

ASSISTANT DIRECTOR

Andrew Gunning

CHIEF OF PLANNING

Jim Wasilak, AICP

CHIEF OF LONG RANGE PLANNING AND REDEVELOPMENT

David Levy, AICP

PLANNING STAFF

Deane Mellander, Principal Planner/Zoning Administrator
Bobby Ray, AICP, Principal Planner
Castor Chasten, Planner III
Margaret Hall, Planner II
Jeremy Hurlbutt, AICP, Planner III
Cynthia Kebba, Planner III
Ann Wallas, Planner III
Clark Larson, AICP, Planning GIS Specialist
Manisha Tewari, AICP, Planner II
Nicole Walters, Planner II
Robin Ziek, Planner II
Punam Thukral, Permit Technician
Sandra Driver, Secretary III

TABLE OF CONTENTS

INTRODUCTION.....	4
PLANNING IN ROCKVILLE	5
Legal Authority.....	5
Planning Commission.....	6
PLANNING COMMISSION ACTIVITIES	7
Zoning Ordinance and Map	7
Development Review	7
Comprehensive Plan Development and Implementation	8
DEVELOPMENT PATTERN CHANGES IN 2013.....	9
DEVELOPMENT CAPACITY ANALYSIS	9
ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)	10
DEVELOPMENT ACTIONS BY PLANNING COMMISSION.....	13
Mandatory Referral.....	13
Map Amendment.....	13
Other Recommendation	13
Plats - Subdivision	14
Preliminary Subdivision Plans	14
Site Plans.....	15
Special Exceptions.....	15
Text Amendments.....	16
Time Extensions	16
Waivers	16
PROJECTED PLANNING COMMISSION WORK PROGRAM – 2014.....	17
COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2013	17
MAP OF CITY OF ROCKVILLE 2013 DEVELOPMENT ACTIONS	19
MAP OF CITY OF ROCKVILLE HERITAGE AREA MASTER PLAN AMENDMENT	20
MAP OF CITY OF ROCKVILLE APFO/APFS ELEMENTARY SCHOOL CAPACITY RESTRICTIONS	21
MAP OF CITY OF ROCKVILLE APFO/APFS MIDDLE SCHOOL CAPACITY RESTRICTIONS	22
MAP OF CITY OF ROCKVILLE PLAN MARYLAND AND MARYLAND SUSTAINABLE COMMUNITIES.....	23

APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE	24
APPENDIX B – 2013 MEMBERS OF THE PLANNING COMMISSION	26
APPENDIX C – ORDINANCE LIST 2013	27
APPENDIX D – RESOLUTION LIST 2013	28

CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2013

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. The Report highlights 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 biennial report on the City's Adequate Public Facilities Ordinance (APFO). The requirement for a biennial report was introduced in the 2011 Report, with an update in the 2012 Report, regarding significant actions that occurred with respect to the APFO that 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 15 residential building permits in 2013 and is therefore not required to report on these measures.

We note, however, that while 13 of the building permits were for single family dwellings (with a yield of 13 dwelling units), the bulk of population expansion came from 2 building permits for multi-family buildings (with a yield of 680 dwelling units). All of the dwelling units represented infill or redevelopment; none involved land area expansion. 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 land use initiatives in 2013 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), 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), 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 planning and zoning 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). 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.

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.

Planning Commission

The Planning Commission is the only one of the five official bodies with land use authority directly that is 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

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 via video “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 (Plan, also called Master Plan or Comprehensive Master Plan), 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 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 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.

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, followed by further updates in 2011 based on recommendations by the Communications Task Force in 2010. Subsequent to the 2009 Zoning Ordinance, the City has adopted a number of Text Amendments to clarify issues such as nonconforming uses, signs and the development review process. In 2013, the Planning Commission reviewed and made a recommendation to the Mayor and Council on one text amendment which involved multiple clarifications and corrections throughout the ordinance. A list of all the Planning Commission actions in 2013 appears on pages 13 - 16, with a map on page 19 that locates each parcel that was the subject of an action.

Development Review

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 2013 provides a complete picture of changes in use of land within the City for that year. The changes that were 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.

Three (3) projects were submitted for review and approval by the Planning Commission in 2013 through the site plan process. The most significant was for redevelopment at 1592 Rockville Pike where an overall project plan (a plan involving multiple contiguous sites) was approved in 2012 for the applicant, Twinbrook Partners. The subsequent site plan approved for this project last year included 407 multi-family residential units, 19,000 square feet of retail, 9,000 square feet of restaurant space, and 140,000 square feet of office space. The overall project will ultimately include a total of 792 residential units, 39,000 sq. ft. of retail, a 190 room hotel and 162,000 sq. ft. of office space in five buildings. The project is one of several that have recently been approved (and are now under construction) 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 all are located within the Walter Johnson High School cluster which had sufficient school capacity, as defined by City standards, to allow their approval.

Comprehensive Plan Development and Implementation

The City of Rockville Comprehensive Master Plan (CMP) was adopted in November 2002.

Amendments have been made as follows:

- East Rockville Neighborhood Plan (2004)
- Bicycle Master 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)
- Work continues on the Rockville's Pike Neighborhood Plan, which is projected for Planning Commission recommendation to the Mayor and Council in spring 2014.

Comprehensive Master Plan (CMP) Update Initiative:

The Comprehensive Master Plan was reviewed in 2008-09 and the results of the review were 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 (on-going). Phase two involves a rewrite of the remaining portions of the Plan. Data/information development in support of a broader revision of the Plan continued in 2013.

A new Comprehensive Master Plan element was adopted by Rockville's Mayor and Council in January 2013, comprised of two related ordinances. One was an amendment to the Rockville Plan to coincide with inclusion of a Rockville chapter in the Montgomery County Heritage Area Management Plan. The second was an amendment to the Rockville Plan to adopt by reference the entire Montgomery County Heritage Area Management Plan. The map on page 20 depicts the areas within Rockville that are now part of the designated Heritage Area.

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 and a second public hearing process was conducted in the spring of 2013. The Commission conducted work sessions throughout 2013 to evaluate public testimony provided, and to continue updating their draft version of the Rockville Pike Plan for delivery to the Mayor and Council in 2014.

DEVELOPMENT PATTERN CHANGES IN 2013

While the economic downturn, and school capacity issues, continued to have an impact on development activities, generally, in Rockville there were on-going signs of recovery during 2013. Development activity was brisk in the City's Town Center area. The Rockville Metro Plaza project, a previously-approved office and retail project to be built in three-phases with a total of 620,000 square feet, completed construction of the Phase 2 building in 2013. It now is home to the corporate headquarters for Choice Hotels International. The site is adjacent to Rockville Metro and across the street from the Duball project. The mixed-use Duball project started construction in early 2013 on a Phase One which 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. A third project that will produce 24,000 square foot of mixed-use began construction at 275 N. Washington Street, with bank, office, retail and restaurant space. In total, the commercial projects permitted in 2013 included a total of about 125,000 square feet (and two new 'commercial' lots were approved via the subdivision process). In addition to these Town Center projects, a large apartment complex began construction near the Shady Grove Metro Station with 417 units (the Bainbridge Apartments).

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 8.1 process in 2012 and will participate in Round 9.0 at the end of 2013, should it be scheduled. The Round 8.1 process projected the following for the year 2040:

MWCoG Round 8.1 Projections (2012) – City of Rockville			
	2010	2040	% Change
Population	61,209	82,414	34.6
Households	25,199	35,206	23.9
Jobs	76,400	105,647	41.7

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. The standards where restrictions exist are described below.

School Standards

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

Staff informed the applicant that there is an APFO issue with regard 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 program capacity for each school as defined by the Montgomery County Public Schools (MCPS), with 110% utilization in the first two years representing the capacity maximum. The enrollment forecast for FY 14 through FY 19 provided by MCPS projected that Twinbrook Elementary would be at 112% and 113% utilization and Julius West Middle would be at 121% and 128% utilization within two years. The maps on pages 21 and 22 identify the areas of the City where elementary school and middle school capacity restrict new development from moving forward for those proposed uses where school age children would be generated.

City staff cannot recommend approval of the Avalon Twinbrook Station 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 the "conditional" action and the application has not moved forward in the review process to date. The County has programmed an expansion of Julius West Middle school to come on-line for the 2016-2017 school year. This expansion will reduce the utilization rate to 90% of program capacity.

MCPS is also conducting a feasibility study for a possible expansion of Twinbrook Elementary school, but no construction is programmed in the current Capital Improvements Program (CIP). A new elementary school is programmed for construction within the Richard Montgomery High School cluster which will be available for the 2017-18 school year. This new school will result in a redistribution of student assignments and is expected to relieve the over-utilization of other elementary schools in the Richard Montgomery Cluster. However, because of the feasibility study for Twinbrook Elementary school, it will not be included in the reallocation. The elementary school districts will be revised in FY 16, at which

time the reallocations will be determined and the projected utilization rates revised accordingly. The new school is expected to provide capacity for all of the other elementary schools except Twinbrook.

Water Supply and Sewer Service Standards

Rockville Mayor and Council adopted an Adequate Public Facilities Ordinance (APFO) and Adequate Public Facility Standards (APFS) in 2005. Water and sewer service is delivered to Rockville by two providers: Rockville and the Washington Suburban Sanitary Commission (WSSC). This report only provides information for properties that receive water and sewer service from Rockville. This is DPW's first report for water and sewer APFO Restrictions.

Rockville withdraws water from the Potomac River, treats the water and delivers it to the Rockville city limits for customer consumption. There are three sewer sheds 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).

No restrictions have been identified for Rockville to treat and supply water from its Water Treatment Plant nor within the water distribution system. No restrictions have been identified based on wastewater treatment capacity at Blue Plains. Eleven restrictions within Rockville's wastewater collection system have been identified based on existing wastewater flow and that from developments that have been approved but not yet built.

The 11 sewer restrictions that have been identified are located at the following locations: North Horners Lane between Dover Road and Pinewood Road; Crabb Avenue between Charles Street and Longwood Drive; Longwood Drive between Pinewood Road and Maryvale Park; Monroe Street between Truck Street and E. Jefferson Street; Cabin John Parkway between Elwood Smith Park and Wootton Parkway; Loree Drive between Rollins Avenue and Wilmart Street; east end of Highland Avenue to the north end of Taylor Avenue; Crawford Drive east of Atlantic Avenue; Congressional Lane west of Rockville Pike; north of Chapman Avenue at Bouic Avenue; and Ardennes Avenue to the intersection of Alsace Lane and Halpine Road. These restrictions are a result of inadequate transmission capacity of the existing sewer pipes to convey wastewater flow.

There are two primary means to resolve these restrictions: capacity improvements through Rockville's Capital Improvement Program; and capacity improvements by developers through permits issued by the Department of Public Works. Capacity improvements typically are accomplished by increasing the diameter of the sewer pipe. Rockville's FY2014 Capital Improvement Program, which was adopted by the Mayor and Council in May, 2013, includes construction funding to resolve three sewer restrictions: North Horners Lane (funded in FY2015); Crabb Avenue (funded in FY2015); and Cabin John Parkway (funded in FY2017). Four development projects have been approved for development based on mitigating three sewer restrictions: Congressional Lane west of Rockville Pike; north of Chapman Avenue

at Bouic Avenue; and Ardennes Avenue to the intersection of Alsace Lane and Halpine Avenue. The timing will be determined by the development; however the first permit for a capacity improvement will be issued in FY2015 with construction anticipated in FY2016. The remaining five sewer restrictions are not programmed: Longwood Drive; Monroe Street; Loree Drive; Highland Avenue to Taylor Avenue; and Crawford Drive.

Changes to the APFS in 2013

The Mayor and Council approved several revisions to the APFS in 2013. The revisions included exempting certain uses from the schools test: Accessory apartments; Personal Living Quarters; Wireless communications facilities; MCPS schools and portable classrooms; minor subdivisions (up to 3 lots). The Fire and Emergency Service Protection requirement was revised to only require a response time of 10 minutes from two Fire and Rescue Service stations instead of three stations.

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2013. Please also see Appendices for an outline of City Ordinances and Resolutions on planning-related and environmental issues that were adopted during 2013.

Mandatory Referral

Application Number	Applicant, Request and Location	Action/Date
STP2013-00154	Mandatory Referral Review. For a 112' tall elevated water tank (WSSC) to be located on the east side of Shady Grove Road south of Pleasant Road. Pursuant to Section 3-205 of the State Land Use Article, the Commission's review is a determination of consistency with the Comprehensive Plan relative to the location, character and extent of the proposed tank.	Approved by Planning Commission 05/08/13

Map Amendment

Application Number	Applicant, Request and Location	Action/Date
MAP2013-00112	Map Amendment, 628 Great Falls Road Recommendation to the Mayor and Council regarding conformance with the associated master plans and conformance with the purpose of the Historic District Overlay Zone at 628 Great Falls Road, to change the zoning from R-90 to R-90 HD.	Recommended for approval by Planning Commission 07/24/13. Approved by Mayor and Council 10/28/13

Other Recommendation

Application Number	Applicant, Request and Location	Action/Date
CPD1995-00002	Recommendation to Mayor and Council regarding a request for consent to add 144 additional townhouse dwelling units at King Farm, sections F5 and F6.	Recommended for approval by Planning Commission 07/10/13. Approved by Mayor and Council 9/9/13

Plats - Subdivision

Application Number	Applicant, Request and Location	Action/Date
PLT2013-00524	Final Record Plat, to create two (2) new lots from an existing single recorded lot, located at 275 N. Washington Street. The proposed final record plat is submitted in accordance with PLT2013-00522, i.e., creating Lot 24, 30,956 sq.ft. in size, and Lot 25, 93,717 sq.ft. in size.	Approved by Planning Commission 01/09/13
PLT2013-00526	Final Record Plat, to replat an existing part lot as a single record lot, located on north side of Monument Street near Great Falls Road. The property contains 13,147 square feet of land located in the R-90 Zone.	Approved by Planning Commission 04/24/13
PLT2013-00527	Final Record Plat, to re-subdivide the existing nonconforming property into a single 12,145 square foot record lot, located at 209 Forest Avenue.	Approved by Planning Commission 06/12/13
PLT2013-00528	Ownership Plat, to divide the existing 5.2935 acre record lot into two Ownership Lots in order to facilitate separate financing and ownership, located at 1900 Chapman Avenue.	Approved by Planning Commission 06/12/13
PLT2013-00525	Final Record Plat, to record the existing property at 213 Highland Avenue into a single 7,250 square foot record lot located in the R-60 Zone.	Approved by Planning Commission 11/13/13

Preliminary Subdivision Plans

Application Number	Applicant, Request and Location	Action/Date
PLT2013-00522	Preliminary Subdivision Plan, to create two (2) new lots from an existing single recorded lot, located at 275 N. Washington Street. The applicant proposes to redevelop a portion of the 3.14 acre site with a mixed use development containing commercial, retail and office uses.	Approved by Planning Commission 01/09/13

Site Plans

Application Number	Applicant, Request and Location	Action/Date
STP2013-00146	Site Plan Application to place an award winning green development house, solar vehicle charging station and an exhibit lab/restroom building (totaling 1730 square feet) on the 40.6646 acre PEPCO Service center at 201 W. Gude Drive.	Approved by Planning Commission 02/27/13.
STP2013-00140	Site Plan, Twinbrook Partners, LLC, for the redevelopment of 4.20 acres of the 6.75 acres site for construction of Phase I, which proposes 407 multi-family residential units, 19,000 square feet of retail, 9,000 square feet of restaurant, 44,000 square feet of health club, and 140,000 square feet of office, in the MXTD Zone, at 1592 Rockville Pike (the current site of Fuddruckers, Radio Shack, Duron, Pier One, Just Tires and others).	Approved by Planning Commission 03/13/13.
STP2013-00162	Major Site Plan Amendment, 718 Rockville Pike, Finmarc Management, Inc. - for the demolition of one of the buildings located in the MXCD zone at 718 Rockville Pike and for the rearrangement of the mix-of-uses within the other building. The application proposes the demolition of the 10,984 square foot automobile sales and service building and in its place a 7,335 square foot medical clinic building. The retail tenant spaces in the front of the building being retained are proposed to be changed to restaurant type uses. A parking reduction and a waiver from the requirement that a planting strip be placed along the rear property line are also requested.	Approved by Planning Commission 09/11/13

Special Exceptions

Application Number	Applicant, Request and Location	Action/Date
SPX2013-00387	Special Exception Application Recommendation to the Board of Appeals to allow for the expansion of the existing day care from 8 children to 12 children in the R-60 zone located at 731 W. Montgomery Avenue.	Recommended for denial by Planning Commission 6/26/13 Request for Continuance of Reconsideration Approved by Board of Appeals 11/21/13

Text Amendments

Application Number	Applicant, Request and Location	Action/Date
TXT2014-00236	Zoning Text Amendment, to make revisions, corrections and clarifications throughout the code. Authorized for filing by the Mayor and Council at its meeting on September 9, 2013.	Recommended for approval by Planning Commission 11/13/13

Time Extensions

Application Number	Applicant, Request and Location	Action/Date
STP2010-00037	Time Extension for Site Plan First Baptist Church - for a six (6) month time extension from April 14, 2013, for the construction of 34,414 square foot, two (2) story addition to the west side of the existing building at 55 Adclare Road.	Approved by Planning Commission 03/20/13.
USE2006-00702	Time Extension for a second one year Time Extension to the Use Permit to extend the implementation period from July 25, 2013 to July 25, 2014 for a 12,574 square foot retail furniture building at 900 Rockville Pike.	Approved by Planning Commission 07/10/13.

Waivers

Application Number	Applicant, Request and Location	Action/Date
WAV2014-00001	1451 Rockville Pike, Parking Waiver to reduce the total required parking by 76 parking spaces or 19.9%	Approved by Planning Commission 10/09/13
STP2013-00162	718 Rockville Pike, Finmarc Management, Inc. for a Major Site Plan Amendment for the demolition of one of the buildings located at 718 Rockville Pike and for the rearrangement of the mix-of-uses within the other building. A parking reduction and a waiver from the requirement that a planting strip be placed along the rear property line are also requested.	Approved by Planning Commission 09/11/13

PROJECTED PLANNING COMMISSION WORK PROGRAM – 2014

The Planning Commission's work plan for 2014, in addition to considering development review applications, contains several long-range planning projects, including completion of Rockville's Pike Plan. Public hearings were held for the Rockville Pike Plan (an element of the City's Master Plan) over three meetings from March to May 2013. The Commission then conducted follow up work sessions throughout 2013. It anticipates giving instructions to staff on the preparation of a Planning Commission Draft in early 2014. 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 2014, 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.

Staff for 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.

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 Steering Committee, which is studying the potential for a Bus Rapid Transit (BRT) system throughout the County, including three lines that are projected to pass through Rockville: MD 586/Veirs Mill Road; MD 355 from the Rockville Metro Station to the north; and MD 355 from the Rockville Metro Station to the south. A Countywide Functional Master Plan Amendment was adopted by the Montgomery County Council in November 2013 that identifies the ten (10) possible corridors where BRT improvements may occur. Additional planning studies are underway along several of these corridors, and City staff continues to monitor those efforts. Opportunities for public involvement and further coordination are expected to occur in 2014.

COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2013

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2013:

Watershed Assessments

The City of Rockville lies within three watersheds: Watts Branch, Rock Creek and Cabin John. In 2013 work was completed on a new Rock Creek Watershed Assessment and Management Plan and began work on a Watts Branch Watershed Assessment and Management Plan

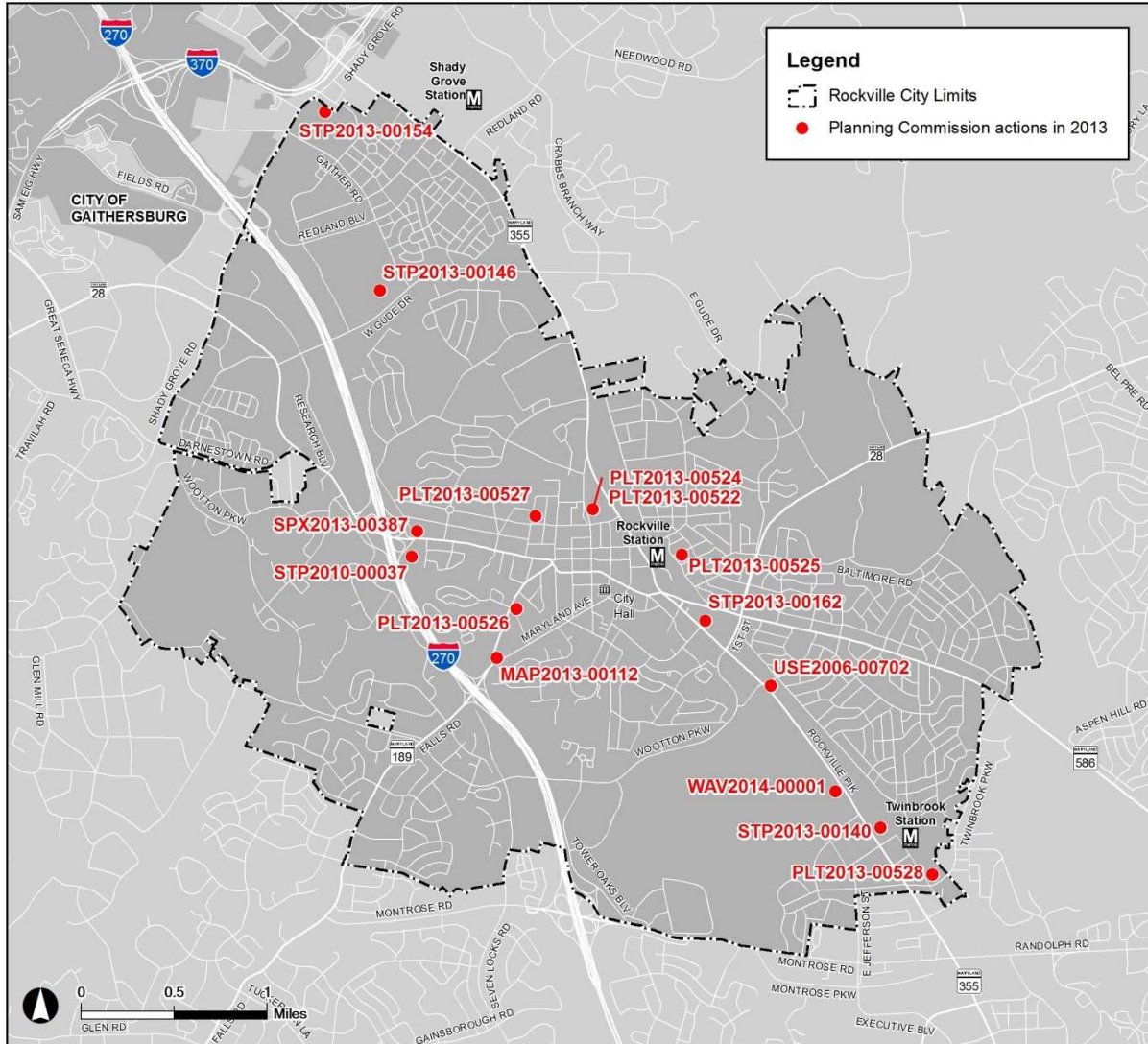
New Bath House at Rockville Swim and Fitness Center

A new 5,000 square foot bath house at the Rockville Swim and Fitness Center was dedicated in May 2012. The project cost \$1.1 million, which was funded mostly through the City's Capital Improvements Program, and included a \$200,000 grant from the State of Maryland.

Portions of the City became a Sustainable Community in November 2013 (See Map on Page 23 for details)

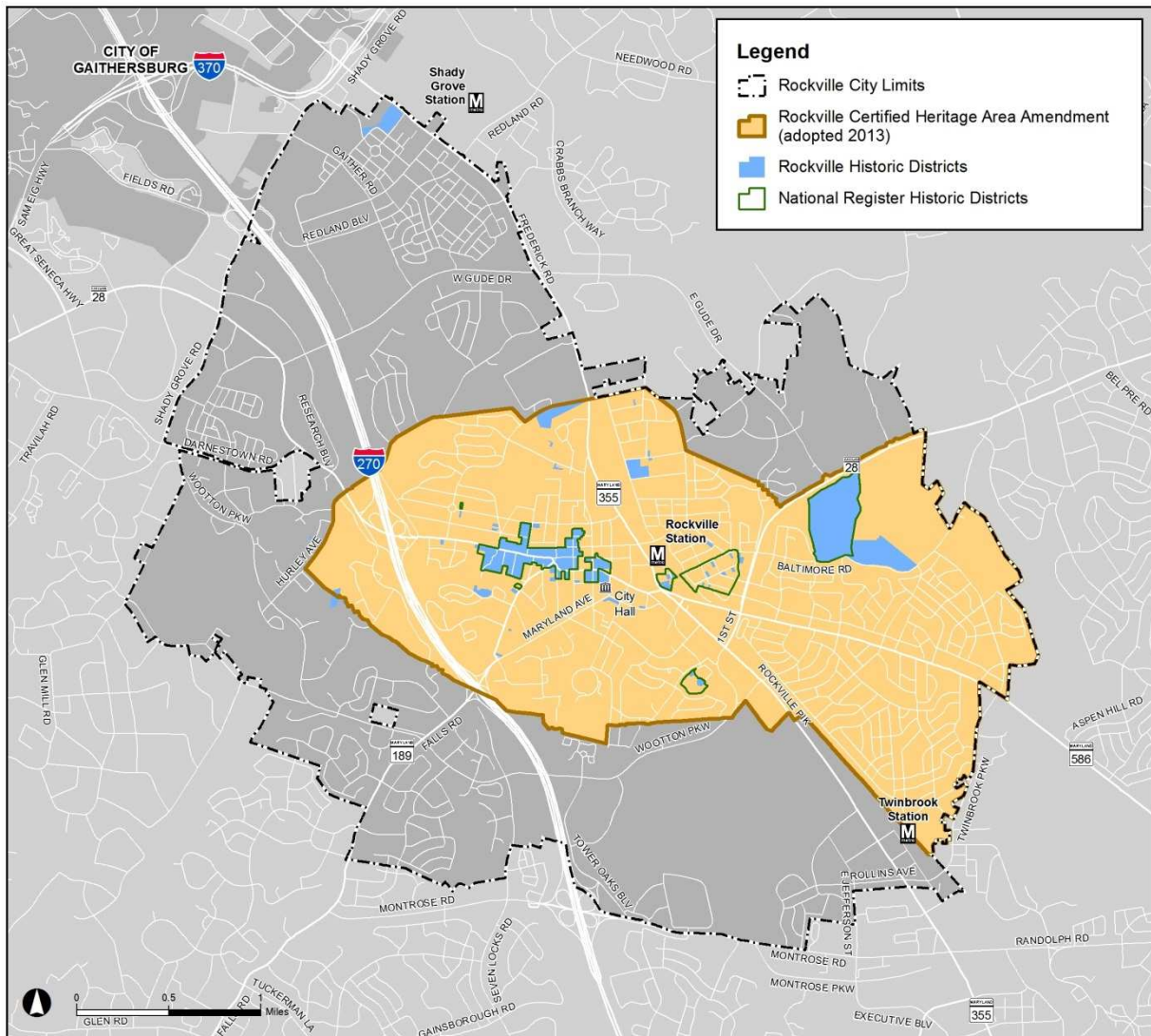
The City coordinated with Montgomery County, and other municipalities in the County, in submitting a joint application for designation as a Sustainable Community. The application was approved by the State Smart Growth Subcabinet on November 20, 2013 and the City will be able to apply for a number of benefits, such as the Community Legacy and Neighborhood BusinessWorks programs, for properties located within the designated areas. In addition designated Sustainable Communities are automatically recognized as areas targeted for growth and revitalization in PlanMaryland.

MAP OF CITY OF ROCKVILLE 2013 DEVELOPMENT ACTIONS

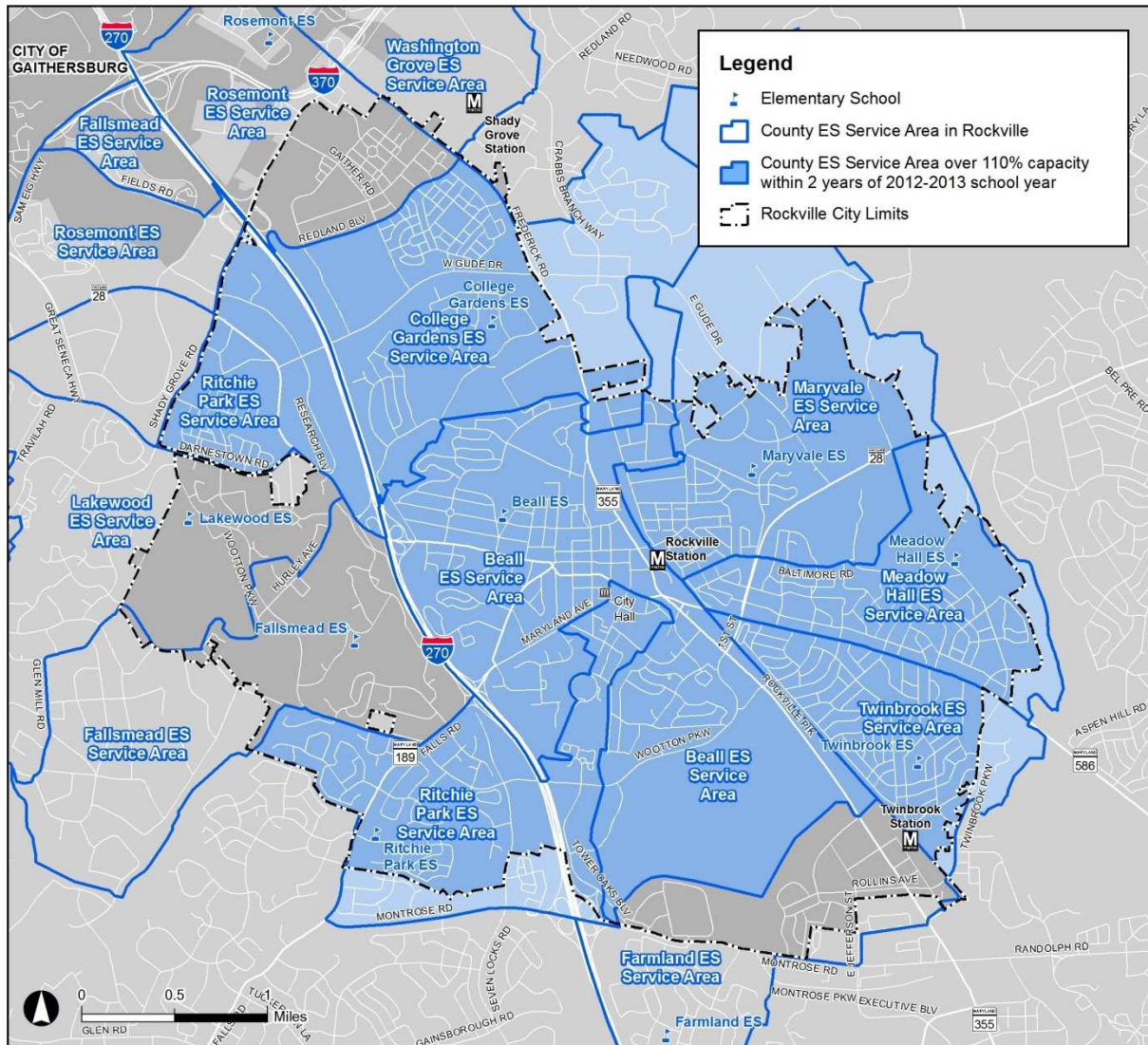


Case Number	Project Address	Application Type
MAP2013-00112	628 Great Falls Road	Map Amendment
PLT2013-00522	275 N. Washington Street	Plat - Preliminary Subdivision Plan
PLT2013-00524	275 N. Washington Street	Plat - Subdivision
PLT2013-00525	213 Highland Avenue	Plat - Subdivision
PLT2013-00526	Monument Street	Plat - Subdivision
PLT2013-00527	209 Forest Avenue	Plat - Subdivision
PLT2013-00528	1900 Chapman Avenue	Plat - Subdivision
SPX2013-00387	731 W. Montgomery Avenue	Special Exception
STP2010-00037	55 Adclare Raod	Time Extension
STP2013-00140	1592 Rockville Pike	Site Plan
STP2013-00146	201 W Gude Drive	Site Plan
STP2013-00154	Shady Grove Road	Mandatory Referral
STP2013-00162	718 Rockville Pike	Site Plan and Waiver (Parking and Buffer)
USE2006-00702	900 Rockville Pike	Time Extension
WAV2014-00001	1451 Rockville Pike	Waiver (Parking)

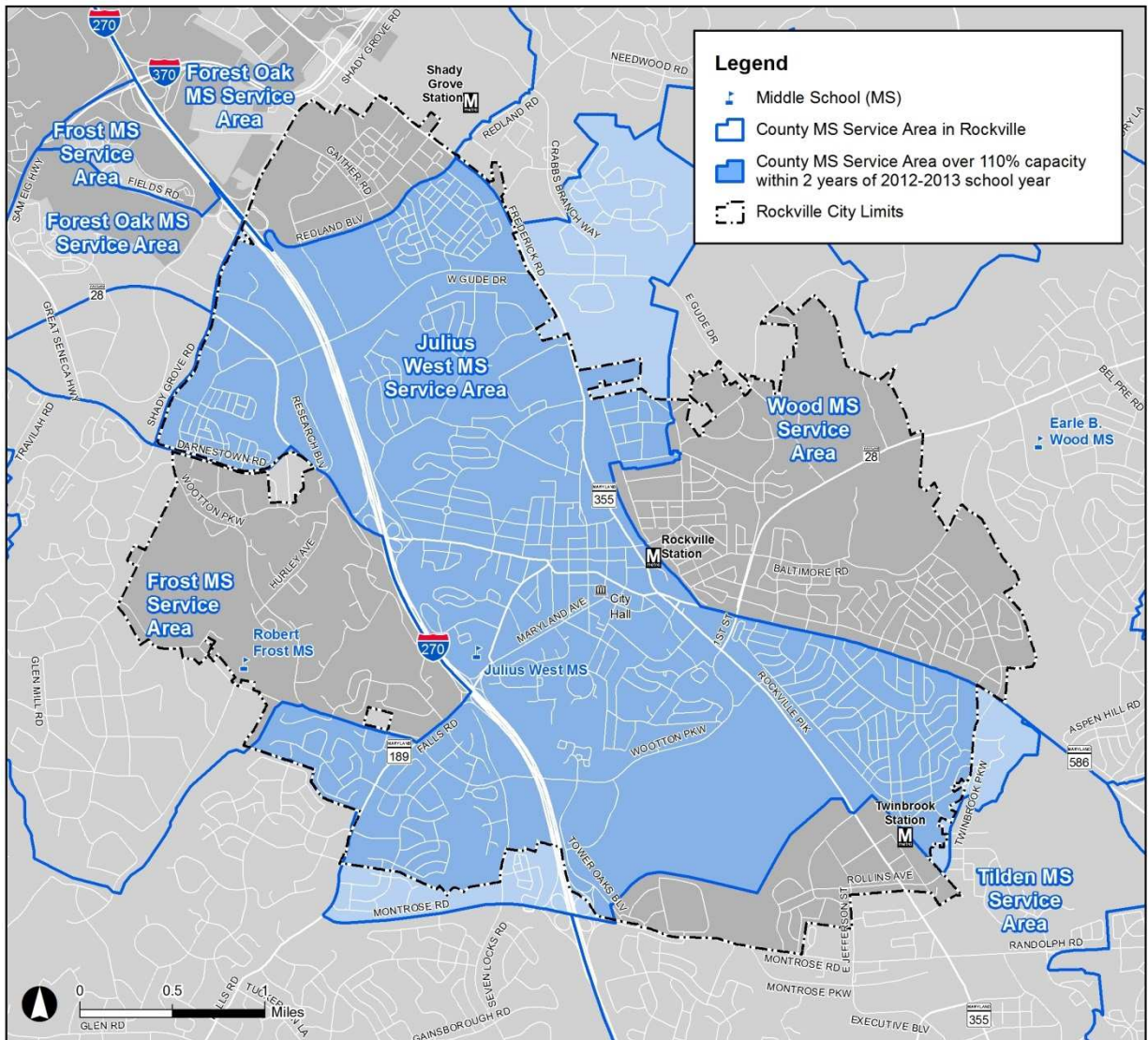
MAP OF CITY OF ROCKVILLE HERITAGE AREA MASTER PLAN AMENDMENT



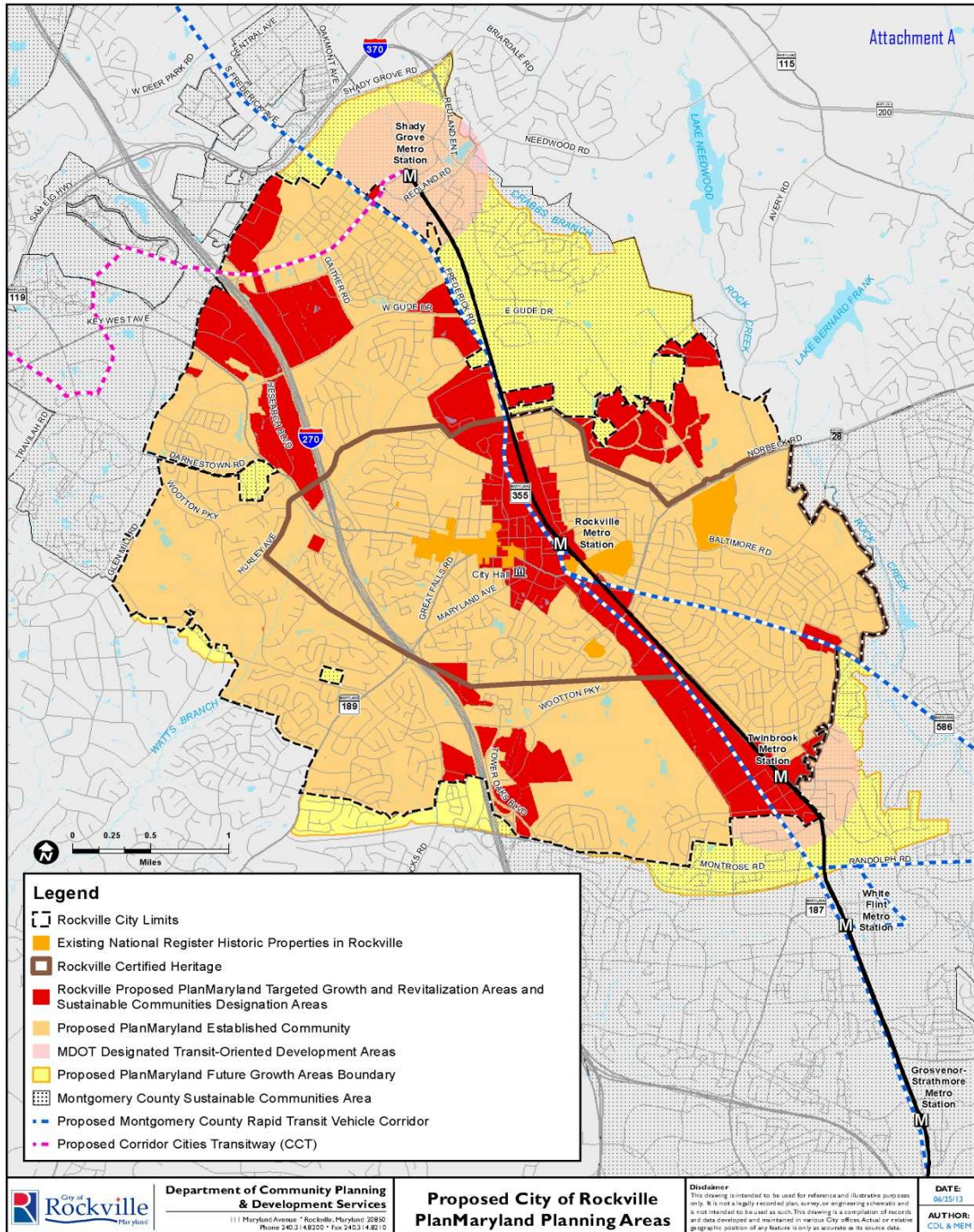
MAP OF CITY OF ROCKVILLE APFO/APFS ELEMENTARY SCHOOL CAPACITY RESTRICTIONS



MAP OF CITY OF ROCKVILLE APFO/APFS MIDDLE SCHOOL CAPACITY RESTRICTIONS



MAP OF CITY OF ROCKVILLE PLAN MARYLAND AND MARYLAND SUSTAINABLE COMMUNITIES



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 – 2013 MEMBERS OF THE PLANNING COMMISSION

Jerry Callistein (until July 2013)

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

Anne Goodman (beginning July 2013)

Address: 1109 Clagett Drive. **Term:** Appointed 2013, expires 2018. **Personal:** Retired, USDA and FDA. **Education:** PhD. in Biomedical Science, Univ. of Tenn. Oak Ridge Graduate School; M.S. Microbiology, Univ. of Georgia

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

Charles Littlefield (beginning July 2013)

Address: 316 S. Horners Lane. **Term:** Appointed 2013, expires 2018. **Personal:** Program Officer. **Education:** M.A. International Affairs, George Washington University; B.A. Northwestern Univ., Geological Science

Catherine (Kate) Ostell (until July 2013)

Address: 128 Calvert Road. **Term:** Appointed 2002. **Personal:** Psychiatrist, private practice. **Education:** M.D. University of Massachusetts Medical School; M.S., University of Mass.; 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, exp. 2016. **Personal:** President, Taliesan Associates. **Education:** Master of Public Administration, Univ. of Southern Calif.; B.A. History, Ashland University

APPENDIX C – ORDINANCE LIST 2013

Mayor and Council Ordinance List – 2013

(Includes items pertinent to the Planning Commission)

ORDINANCE NO.	DESCRIPTION	MEETING NO.	DATE
2-13	To adopt an amendment to the adopted Comprehensive Master Plan for the City of Rockville, Maryland to adopt by reference the entire Montgomery County Heritage Area Management Plan.	04-13	1/28/13
3-13	To adopt an amendment to the adopted Comprehensive Master Plan for the City of Rockville by amending the Montgomery County Heritage Area Management Plan to include a Rockville chapter.	04-13	1/28/13
4-13	Adoption of Bond Ordinance to Authorize the Competitive Sale of Tax-Exempt 2013A General Obligation Bonds in an Amount not to Exceed \$20,000,000 for the Purpose of Financing the Construction of Water, Sewer, and Stormwater System Improvements as Reflected in the City's FY 2013 Capital Improvement Program (CIP) and Related Issuance Costs	05-13	2/4/13
6-13	Introduction and Adoption of Ordinance to Approve Zoning Ordinance Text Amendment TXT2013-00235, for the Purpose of Requiring all Site Plan Applications within the Town Center Performance District to be Processed as at Least a Level 2 Site Plan; and Also Require for any Level 2 or Project Plan Application that Notice be Provided to all Civic and Homeowner's Associations; Mayor and Council, Applicant	06-13	2/11/13
14-13	Adoption of Ordinance "Incorporation of Works of Art in Public Architecture	21-13	7/1/13
18-13	Adoption of an Ordinance to grant Zoning Map Amendment Application MAP2013-00112, Mayor and Council of Rockville, Applicant, to place the property at 628 Great Falls Road in the Historic District.	31-13	10/28/13

APPENDIX D – RESOLUTION LIST 2013

Mayor and Council Resolution List – 2013

(Includes items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	MEETING NO.	DATE
7-13	Adoption of resolution to endorse the application of Rebuilding Together Montgomery for the FY14 Community Investment Tax Credit Program that will support its Volunteer Home Repair Program.	22-13	07/15/13
8-13	Adoption of Resolution to adopt “Technical Guide #7, Landscaping and Trees” to replace “Technical Guide #7, Landscaping” contained in appendix D of the Historic Resources Management Plan.	24-13	08/05/13
9-13	Adoption of Resolution to Approve, with Conditions, a Request to Increase the Total Number of Dwelling Units from 3,200 Units to 3,344 Units within King Farm, which will allow 144 Additional Townhouse Dwelling Units in the Irvington Center Section at the Intersection of King Farm Boulevard and Piccard Drive.	25-13	09/09/13
12-13	Adoption of Resolution to Declare the City of Rockville’s Intent to Take a Leadership Role in Reducing Electricity Consumption and Generating Renewable Energy, to Partner with the Maryland Energy Administration and to Enroll as a Maryland Smart Energy Community.	31-13	10/28/13
13-13	Adoption of Resolution to Amend the Adequate Public Facilities Standards	31-13	10/28/13