



City of
Rockville
Get Into It

Planning Commission

Annual Report 2014

May 2015



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CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2014

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 and 2013 Reports as well, 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 19 residential building permits in 2014 and is therefore not required to report on these measures.

We note, however, that while 16 of the building permits were for single family dwellings (with a yield of 16 dwelling units), the bulk of population expansion came from 3 building permits for multi-family and mixed use buildings (with a yield of 562 dwelling units). All of the dwelling units from those 3 multi-family and mixed projects represented infill or redevelopment around the Twinbrook Metro station; 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 2014 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 2014, the Planning Commission reviewed and made recommendations to the Mayor and Council on three text amendments to the ordinance. Two of the proposed amendments were recommended for approval. Those were to create a separate parking requirement for self-storage warehouses, and to allow drive-through restaurants in connection with an existing hotel in the MXE zone and along certain roads. The third proposed amendment, for self-storage warehouses to be conditional uses in certain zones when located within 250 feet of a public school, was recommended by the Commission for denial but was ultimately approved by the Mayor and Council. A list of all the Planning Commission actions in 2014 appears on pages 14-20, with a map on page 23 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 2014 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.

Six projects were submitted for review and approval by the Planning Commission in 2014 through the site plan process. Two projects were located in the Town Center area north of Beale Avenue, and will result in 470 multi-family residential units (in the Kettler/KSI project at 255 N. Washington, and in the Shelter/Brightview project at 285 N. Washington). Another residential project will result in 129 townhouse units in King Farm on an area that was initially identified for office and other non-residential uses. The final residential project was for 49 multi-family units along E. Jefferson Street (Crest II) in the Rockville Pike neighborhood planning area. The other two site plans involved commercial activity. One was for a self-storage warehouse facility at Taft and First streets in the Southlawn Industrial Area (which was reviewed twice due to an approved request for reconsideration), and the other was an addition of a carwash facility in conjunction with a car rental use on Rockville Pike.

Two project plan amendment applications were also considered for a recommendation by the Commission in 2014. Project plans are typically larger scale, multi-phase projects, and they require

Mayor and Council approval following a Commission recommendation. One amendment was to the Upper Rock project to allow commercial development in lieu of residential live/work units and restaurant uses that were initially approved with the project development plan. The other amendment was for 178 additional multi-family residential units within the Duball project plan for their next phase of development (in addition to 222 units already approved, for a total of 400 in that phase).

In total, with the site plan approvals and project plan amendments, 826 new residential units were approved in 2014, with the majority occurring within the Town Center area. A total of 648 multi-family residential units were approved in Town Center. The other units were in King Farm (129 townhouses) and in the Rockville Pike planning area (49 multi-family units along E. Jefferson).

Related to site plans and project plans, applicants occasionally request waivers from zoning ordinance requirements, and several such requests were considered by the Commission last year. Two waiver requests to reduce the maximum amount of required off-street parking were considered in the Town Center area. One request was for an 18% parking reduction for a commercial development project at 275 N. Washington which was approved by the Commission (an initial request for a 41% reduction was deferred). The other parking waiver request was with the above mentioned Duball project plan amendment, and involved a request for a 25% reduction in off-street parking. The recommendation was not endorsed by the Commission, but was ultimately approved by the Mayor and Council for a modified 15% reduction.

Last year, the Commission also reviewed and approved two applications from public sector agencies that are submitted to the City for “mandatory review” under the state’s land use article. They included a request by Montgomery College to construct a new parking garage, and a request by Montgomery County Public Schools to expand the capacity of Julius West Middle School.

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. The Planning Commission completed their work in the summer of 2014. The plan was conveyed to the Mayor and Council for comment without a formal recommendation.

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 2014.

In October 2014 the Planning Commission began discussion of a Scope of Work that will lay out a process for revising the Comprehensive Master Plan. The project is expected to kick-off in the spring of 2015.

DEVELOPMENT PATTERN CHANGES IN 2014

The City's planning area that covers Rockville Pike (MD 355) continued to see significant development activity with three new construction projects getting underway that were previously approved by the Commission. One project, at 1800 Rockville Pike, began construction for 356 multi-family residential units and 124,000 square feet of retail space (including a grocery store). Another project at 5700 Fishers Lane (Twinbrook Station) near the Twinbrook Metro station will result in 206 multi-family units. The third project is an urgent care center at 750 Rockville Pike.

Several new construction projects were completed and occupied in 2014, and the primary ones were all non-residential in use. An office building with 114,515 square feet of space was constructed at 14995

Shady Grove Road in Falls Grove, a new bank was built at 369 Hungerford Road, and the Montgomery County courthouse building was completed at 50 Maryland Avenue with 209,000 square feet.

Several more projects continued with construction in 2014, and will be finished in 2015. Those include the Bainbridge (Silverwood) apartments with 417 multi-family units on MD 355 by the Shady Grove Metro station. In Town Center, the first phase of the Duball project, with 263 multi-family units and a 140-room hotel, will be complete. Another Town Center project will also be finished in 2015, at 275 N. Washington with the 25,000 square feet of commercial development.

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. The City anticipates participating in Round 9.0 once it is 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 school serving the site (Twinbrook Elementary) 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 15 through FY 20 provided by MCPS projected that Twinbrook Elementary would be at 108% and 110% utilization within two years. The maps on pages 25 through 27 identify the areas of the City where elementary school, middle and high 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 88% 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 2018-19 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 17, 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

The 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: the City of Rockville and the Washington Suburban Sanitary Commission (WSSC). This report provides information for properties that receive water and sewer service from Rockville. This is second report by the Department of Public Works for water and sewer APFO restrictions identified through development activity requiring Planning Commission approval.

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. One site-specific deficiency for the water distribution system was identified in CY2014 based on the distance of a fire hydrant to provide adequate flow to the development. No restrictions have been identified based on wastewater treatment capacity at Blue Plains. Thirteen restrictions within Rockville's wastewater collection system were identified in CY2014 based on existing wastewater flow and approved, but not yet built development's wastewater flow. Water and sewer deficiencies are located on the attached map on page 28.

The one water system deficiency is located at 285 N. Washington Street. This system deficiency can be resolved by installing a fire hydrant within 500 feet of the proposed development. The developer is required to mitigate this deficiency through a Public Works permit to construct a fire hydrant, which must be installed before the development may be occupied.

The 13 sewer restrictions are at the following locations: North Horners Lane (between Dover Road and Pinewood Road); Crabb Avenue (between Charles Street and Longwood Drive); Monroe Street (between Truck Street and E. Jefferson Street); Cabin John Parkway (between Elwood Smith Park and Wootton Parkway); East Rockville (east end of Highland Avenue to the north end of Taylor Avenue); Congressional Lane (west of Rockville Pike); Chapman Avenue (northwest of Bouic Avenue); Ardennes Avenue (from intersection with Alsace Lane to Halpine Road); Lorraine Drive (Loree Drive between Rollins Avenue and Wilmart Street); Atlantic (Crawford Drive east of Atlantic Avenue); Glenora; Lakewood; and Woodley Gardens. 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 the sewer restrictions: capacity upgrades through Rockville's Capital Improvement Program; and capacity upgrades by developers through permits issued by the Department of Public Works. Capacity upgrades typically are accomplished by increasing the diameter of the sewer pipe. Rockville's FY2015 Capital Improvement Program, which was adopted by the Mayor and Council in May, 2014, includes construction funding in FY2015 to resolve five sewer restrictions: North Horners Lane; Crabb Avenue; Monroe Street; Cabin John Parkway; and East Rockville. Development approvals through December 31, 2014 require mitigating five sewer restrictions: Monroe Street, Cabin John Parkway, Congressional Lane, Ardennes Avenue, and Chapman Avenue. The schedule of the sewer upgrade is determined by the development; however the capacity upgrade must be completed before the development can be occupied. There are five sewer restrictions which are not programmed to be improved: Lorraine Drive; Atlantic Avenue; Glenora; Lakewood; and Woodley Gardens.

Consideration of Changes to the Adequate Public Facilities Standards in 2014

At the end of 2014, the Mayor and Council discussed the possibility of amending the APFS regarding school capacity, and public hearings were scheduled to receive input regarding possible revisions that would align the City's school standards with those administered by the County. That hearing and review process continued into 2015. No other changes were considered in 2014.

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2014. Please also see Appendices for an outline of City Ordinances and Resolutions on planning-related and environmental issues that were adopted during 2014.

Mandatory Referral

Application Number	Applicant, Request and Location	Action/Date
STP2014-00221	Mandatory Referral, Montgomery County Public Schools, To construct 18,359 square foot school addition, entrance relocation, parking and bus loop renovation, new athletic courts, and pedestrian access and sidewalk improvements at 651 Great Falls Road (Julius West Middle School).	Approved by Planning Commission 09/17/14
STP2015-00222	Mandatory Referral, Montgomery College. To construct a free standing parking garage on a section of existing surface parking Lot #4, located in the northern area of the Rockville campus, to accommodate student, faculty, and visitor parking.	Approved by Planning Commission 09/10/14

Other Recommendation

Application Number	Applicant, Request and Location	Action/Date
Street Renaming	Street Renaming, Fran Hawkins, Lincoln Park Civic Association, Applicant - Action is requested to change the spelling of Douglas Avenue to Douglass Avenue, with two s's.	Approved by Planning Commission 05/28/14

Plats - Subdivision

Application Number	Applicant, Request and Location	Action/Date
PLT2014-00530	Final Record Plat - To create a record lot containing 30,423 square feet from the deeded property located at 750 Rockville Pike in the MXCD Zone.	Approved by Planning Commission 02/10/14
PLT2014-00532	Final Record Plat - For the resubdivision of an existing single-unit detached residential lot and an adjoining property into a single record lot at 1032 Willowleaf Way.	Approved by Planning Commission 02/10/14
PLT2014-00533	Final Record Plat , RCG Development LLC, 209 and 211 Virginia Avenue - A Final Record Plat Application for the recordation of two existing, single unit detached dwelling residential properties. Proposed Lot 37 will contain 7,633 square feet of land and proposed Lot 38 will contain 7,042 square feet. The property is located in the R-60, Single Unit Detached Dwelling Residential Zone.	Approved by Planning Commission 04/23/14
PLT2014-00534	Final Record Plat , Jeff Van Stone, Lakestone Homes of 310 Carr Avenue - A Final Record Plat Application for the resubdivision an existing property made up of Part Lot 17 and Lot 18, Block 12, in the West End Park subdivision. Proposed Lot 26 will contain 13,500 square feet of land and be 75 feet wide. The property is located in the R-60, Single Unit Detached Dwelling Residential Zone.	Approved by Planning Commission 05/28/14
PLT2014-00535	Final Record Plat , 1175 Taft Street, EZ Storage Site Plan, Rockville North Land, LLC, 8211 Snowden River Parkway, Columbia, Maryland, 21045 - A Final Record Plat Application for the resubdivision of an existing property made up of Part Lot 15, Block 4, in the Southlawn Office & Industrial Center subdivision. Proposed Lot 20 will contain 60,657 square feet of land. The property is located in the I-L, Light Industrial Zone.	Approved by Planning Commission 09/10/14
PLT2014-00536 PLT2014-00537	Final Record Plat , King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an	Approved by Planning Commission 12/10/14

	existing property made up of Parcel BN, King Farm, Irvington Centre containing 3.73 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone.	
PLT2014-00538 PLT2014-00539 PLT2014-00540	Final Record Plats , King Farm Associates, LLC - A Final Record Plat Application for the resubdivision of an existing property made up of Parcel BQ, King Farm, Irvington Centre containing 3.41 acres of land. The property is located in the PD-KF (Planned Development - King Farm) Zone.	Approved by Planning Commission 12/10/14

Project Plan Recommendations

Application Number	Applicant, Request and Location	Action/Date
PJT2014-00003	Project Plan Application , Duball Rockville, LLC - A proposal to amend previously approved Preliminary Development Plan PDP94-0001E as follows: 1) increase the number of dwelling units approved for Block 2 of the PDP from 222 to 400 units, 2) conditional approval from the schools capacity limits of the APFO allowing an additional 178 dwelling units, and 3) a 25% parking reduction waiver from the minimum number of residential parking spaces required for the 400 dwelling units proposed. The property is located at 198 East Montgomery Avenue and zoned PD-RCI (Planned Development – Rockville Center, Inc.).	Recommended by Planning Commission on 10/08/14 to not be approved as proposed Approved by the Mayor and Council on 12/8/14 (with a modified parking reduction of 15%)
PJT2014-00004	Project Plan Application , JBG/5 Choke Cherry, LLC & JBG/Market Square II, LLC - a proposal to amend Preliminary Development Plan PDP2004-00007, to allow commercial development of Phase III (Blocks B and C) of the Upper Rock District, in lieu of the residential/live work units and restaurant uses that were initially approved under the previously approved PDP.	Recommended for approval by Planning Commission 09/10/14 Approved by the Mayor and Council on 12/8/14

Site Plans

Application Number	Applicant, Request and Location	Action/Date
STP2014-00184	Site Plan Application , Enterprise Rent-A-Car - to construct a 1,356 square foot car wash building behind the existing building. The existing building 1,108 square feet will be renovated/remodeled and used as office space for the business. Minor site improvements to meet Americans with Disabilities Act (ADA) and better pedestrian and vehicular access.	Approved by Planning Commission 07/23/14
STP2014-00189	Site Plan Application , Shelter Development, LLC - a development proposal to construct a seven (7) story multi-family building, with dwelling units, designed to accommodate senior adults and persons with disabilities on the property located at 285 N. Washington Street.	Approved by Planning Commission 07/23/14
STP2014-00196	Site Plan Application , 1626 E. Jefferson Street, Crest II Site Plan, Congressional Plaza Associates, LLC, 1626 East Jefferson Street - For the development of a portion of the property with a 77,250 square foot multi-family residential building containing 49 dwelling units and 26 parking spaces. The property is located in the MXCD, Mixed-Use Corridor District.	Approved by Planning Commission 08/06/14
STP2014-00208	Site Plan Application , 1175 Taft Street, EZ Storage Site Plan, Rockville North Land, LLC, 8211 Snowden River Parkway, Columbia, Maryland, 21045- For the development of a 36 foot tall, 4-level self-storage warehouse building with: 900 storage units; a dwelling unit for a resident manager; and, 17 surface parking spaces. The property is located in the I-L, Light Industrial.	Approved by Planning Commission 09/10/14 Reconsideration request approved by Planning Commission 10/08/14 Approved by Planning Commission 11/12/14
STP2014-00214	Site Plan Application -Rockville Town Center, LLC - A Level 2 site plan application proposing the development of a 6-story mixed-use project comprised of 275 multi-family dwelling units and approximately 6,000 square feet of ground floor commercial. The property is located at 255 North Washington Street and is zoned PD-KSI (Planned Development - KSI	Approved by Planning Commission 10/22/14

	Apartments).	
STP2014-00216 STP 2014-00217	Site Plan Applications , King Farm Associates, LLC - A Level 2 site plan application proposing a townhouse development consisting of 76 units on 3.73 acres (STP2014-00216) and 53 units on 3.41 acres (STP2014-00217). The properties are located at 900 and 901 King Farm Boulevard and are zoned PD-KF (Planned Development - King Farm).	Approved by Planning Commission 12/10/14

Time Extensions

Application Number	Applicant, Request and Location	Action/Date
CPD2007-004AC	Time Extension for Detailed Application CPD2007-004AC, Falls Grove North, J2 Holdings, LLC—for a second one-year time extension for approval of one 44,258 square foot, three-story office building, two 45,154 square foot, four-story medical office buildings, and surface and structured parking in the Falls Grove Comprehensive Planned Development, at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue in the PD-FG Zone.	Approved by Planning Commission 01/22/14
STP2012-00112	Time Extension for Site Plan Application , 1900 Chapman Project Owner, LLC, 1900 Chapman Avenue - A request for both remaining 6-month Time Extensions for the application that request for the Site Plan application that was granted on August 8, 2012 for two, six-story building containing a total of 660,373 square feet of gross floor area. The approved mix-of-uses includes 658 multiple-unit residential apartments, 3,731 square feet of amenity space, a 1,443 square foot leasing office and 5,152 square feet of office tenant space. The property is located in the MXTD, Mixed-Use Transit District.	Approved by Planning Commission 04/23/14
STP2012-00112	Time Extension for Site Plan Application STP2012-00112 , 1900 Chapman Project Owner, LLC, 1900 Chapman Avenue - A request for the second 6-month Time Extension for the Site Plan application that was granted on August 8, 2012 for two, six-story buildings	Approved by Planning Commission 08/06/14

	containing a total of 660,373 square feet of gross floor area. The approved mix-of-uses includes 658 multiple-unit residential apartments, 3,731 square feet of amenity space, a 1,443 square foot leasing office and 5,152 square feet of office tenant space. The property is located in the MXTD, Mixed-Use Transit District.	
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Waivers

Application Number	Applicant, Request and Location	Action/Date
WAV2014-00005	Wavier Application , Hungerford Retail II, LLC c/o Tony Greenburg - A request to reduce the number of required vehicular parking spaces for a mixed used development containing commercial, restaurant, and office uses, approved under Level 1 Site Plan STP2013-00145. The subject property is located at 275 North Washington Street and zoned MXCD.	Approved by Planning Commission 07/23/14
WAV2014-00006 WAV2014-00007 (STP2014-00189)	Site Plan Application , Shelter Development, LLC - A development proposal to construct a seven (7) story multi-family building, with dwelling units, designed to accommodate senior adults and persons with disabilities on the property located at 285 N. Washington Street. Applicant also requests approval of the following waivers: a) Waiver Request WAV2014-00006 - a request to allow a roof top structure which is exempt from the building height limits of the MXCD zone, to extend beyond the exterior wall of the roof of the building, b) Waiver Request WAV2014-00007 - a request to install two (2) electrical transformers above ground on the south side of the building, and c) A waiver from the school capacity standard of the Adequate Public Facilities Ordinance.	Approved by Planning Commission 07/23/14
PJT2014-00003	Project Plan Application , Duball Rockville, LLC - A proposal to amend previously approved Preliminary Development Plan PDP94-0001E as follows: 1) increase the number of dwelling units approved for Block 2 of the PDP from 222 to 400 units, 2) conditional approval from the schools capacity limits	Recommended by Planning Commission on 10/08/14 to not be approved as proposed (including the parking waiver)

	of the APFO allowing an additional 178 dwelling units, and 3) a 25% parking reduction waiver from the minimum number of residential parking spaces required for the 400 dwelling units proposed. The property is located at 198 East Montgomery Avenue and zoned PD-RCI (Planned Development – Rockville Center, Inc.).	Approved by the Mayor and Council on 12/8/14 with a modified parking reduction of 15%
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Zoning Text Amendments

Application Number	Applicant, Request and Location	Action/Date
TXT2014-00237	Zoning Text Amendment , to add a separate parking requirement for self-storage warehouses by amending Section 25.16.03 of the zoning ordinance; Siena Corporation, applicant.	Recommended for approval by Planning Commission 01/08/14 Approved by the Mayor and Council on 2/10/14
TXT2014-00238	Zoning Text Amendment to allow a drive-through restaurant in connection with an existing hotel in the MXE Zone when located on a major highway. Filed May 22, 2014.	Recommended for approval by Planning Commission 08/06/14 Approved by the Mayor and Council on 10/13/14
TXT2015-00239	Zoning Text Amendment , to insert Self-Storage Warehouse as a separate use in the land use tables (Sec. 25.12.03 and Sec. 25.13.03) and allow this as a conditional use in the I-L, I-H, MXE and MXB zones. The condition is that the use cannot be allowed within 250 feet of a public school. In addition, self-storage warehouse is to be deleted from the list of permitted uses in the definition of Service Industrial, Sec. 25.03.02. Authorized for filing by the Mayor and Council on November 10, 2014.	Recommended for denial by Planning Commission 12/10/14 Approved by the Mayor and Council on 2/2/15

PROJECTED PLANNING COMMISSION WORK PROGRAM – 2015

The Planning Commission's work plan for 2015, in addition to considering development review applications, contains several long-range planning projects, including completion of Rockville's Pike Plan. In response to comments provided by the Mayor and Council regarding the Commission's June 2014 draft plan, the Commission will conduct additional work sessions in 2015, and is projected to make a final draft plan recommendation in mid-2015.

The Commission will also begin a major update to the City's Comprehensive Master Plan. A kickoff event is planned for May 9, 2015, and will be followed by listening sessions and other public engagement opportunities in 2015. The Commission will begin with a review of the goals and objectives for the updated plan, and will discuss scan documents that have been prepared by City staff in the areas of land use, transportation, the environment, community facilities, historic preservation, housing and the economy.

Staff for the Planning Commission also monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the north western boundary, as well as the White Flint I plan, which covers the area immediately surrounding White Flint metro station. The county is also expected to initiate an update to the White Flint II plan in 2015, which immediately adjoins Rockville, so staff will engage with the county on that effort.

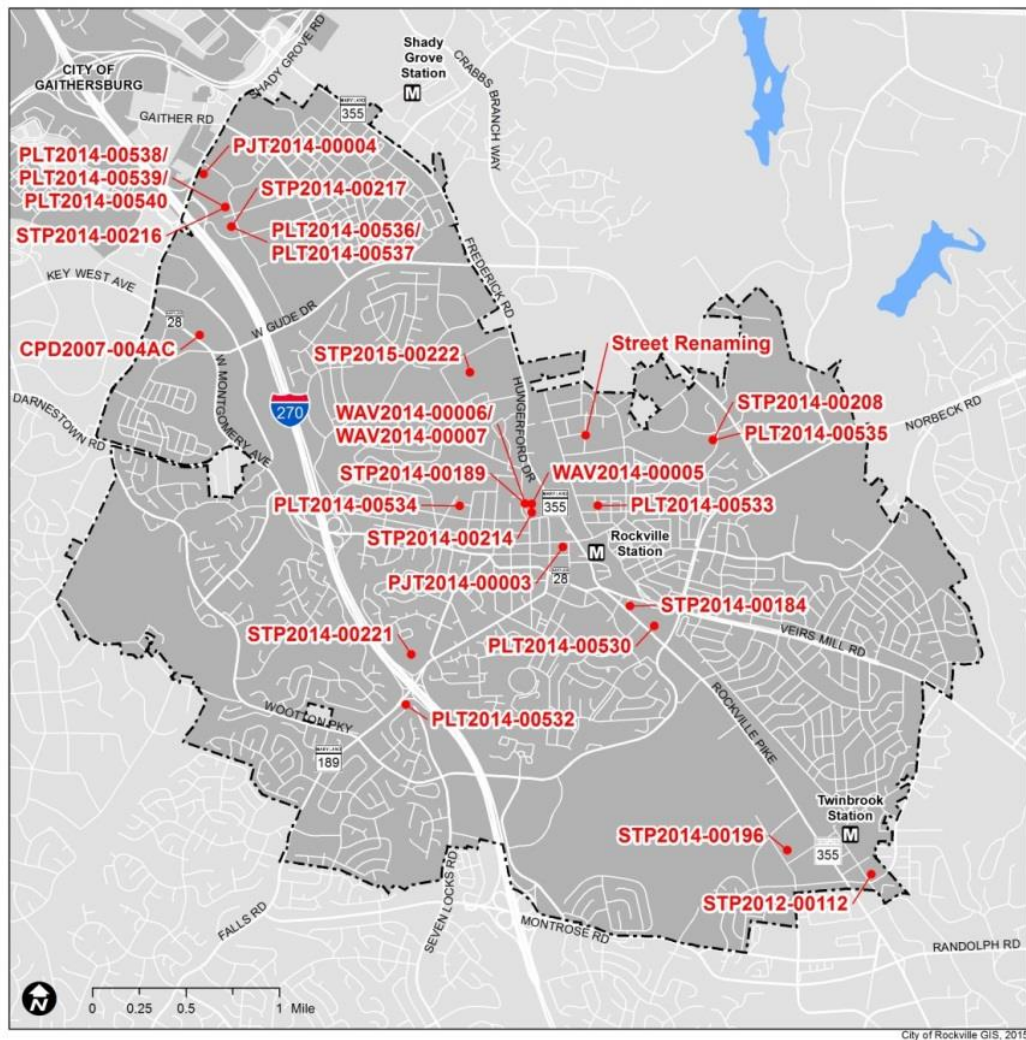
Planning staff, in conjunction with other City staff, monitors other relevant Montgomery County initiatives and plans. Of particular note is the County Executive's Rapid Transit Steering Committee, which is studying the potential for a Bus Rapid Transit (BRT) system throughout the County, including three 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 2015.

COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2014

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2014:

- Secured two Chesapeake Bay Trust Fund grants from the Maryland Department of Natural Resources totaling \$1.5 million for storm water facility improvements and stream restoration projects.
- Completed a \$400,000 Hunting Hill aeration/mixing project to bring water quality into compliance with EPA regulations.
- Obtained two Maryland Smart Energy Community grants from the Maryland Energy Administration totaling \$211,000 for energy efficiency improvements.
- Earned 13th ranking in the nation in the EPA's Green Power Community Challenge (3.9 percent of the total power consumed in the City is from alternative or "green" sources).
- Was named to the EPA's 2014 Green Power Leadership Club for exemplary green power procurement.
- Won a \$30,000 grant from the National Recreational Trails program to repave sections of the multi-use path through the King Farm community
- Won a \$20,000 grant from the Maryland State Arts Council for arts programming.

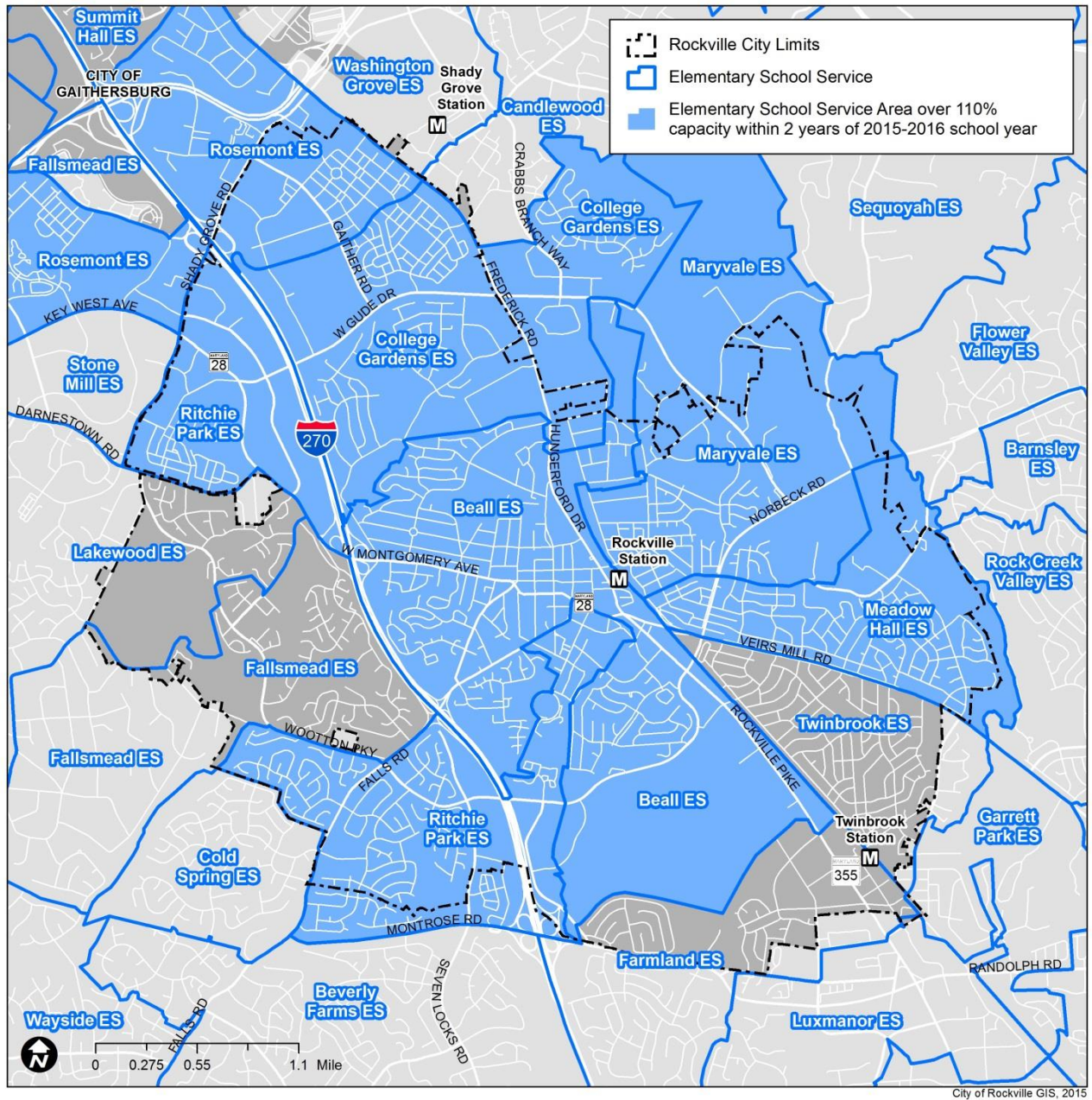
MAP OF CITY OF ROCKVILLE 2014 DEVELOPMENT ACTIONS



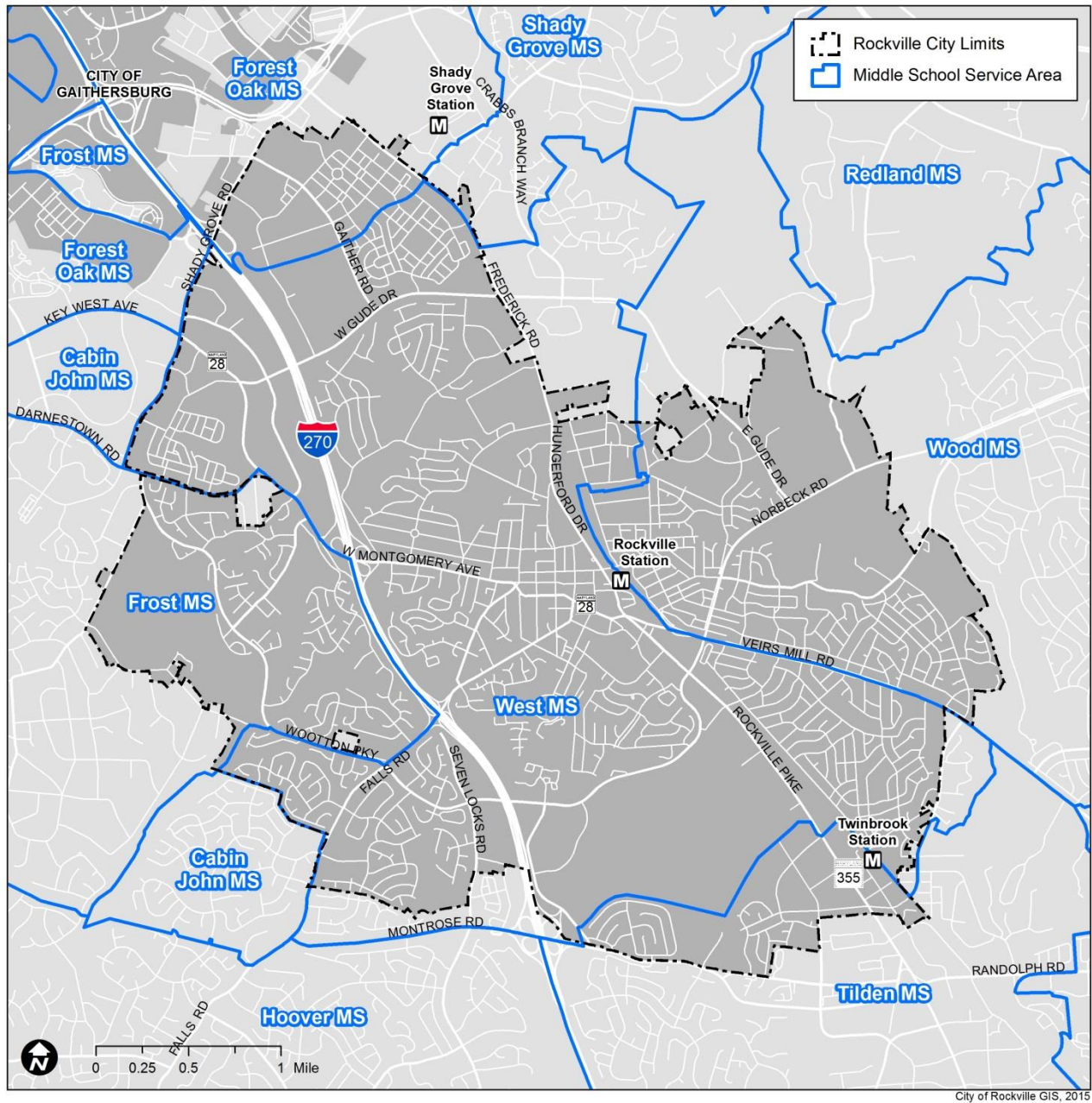
Case Number	Project Type	Project Address
STP2014-00221	Mandatory Referral	651 Great Falls Road
STP2015-00222	Mandatory Referral	51 Mannakee Road
PLT2014-00530	Final Record Plat	750 Rockville Pike
PLT2014-00532	Final Record Plat	1032 Willowleaf Way
PLT2014-00533	Final Record Plat	209 Virginia Avenue
PLT2014-00534	Final Record Plat	310 Carr Avenue
PLT2014-00535	Final Record Plat	1175 Taft Street
PLT2014-00536/PLT2014-00537	Final Record Plat	900 King Farm Boulevard

PLT2014-00538/PLT2014-00539/PLT2014-00540	Final Record Plat	901 King Farm Boulevard
PJT2014-00003	Project Plan	198 East Montgomery Ave
PJT2014-00004	Project Plan	5 Choke Cherry Road
STP2014-00184	Site Plan	702 Rockville Pike
STP2014-00189	Site Plan	285 North Washington Street
STP2014-00196	Site Plan	1626 East Jefferson Street
STP2014-00208	Site Plan	1175 Taft Street
STP2014-00214	Site Plan	255 North Washington Street
STP2014-00216	Site Plan	901 King Farm Boulevard
STP2014-00217	Site Plan	900 King Farm Boulevard
Street Renaming	Street Renaming	Douglass Avenue
CPD2007-004AC	Time Extension	9400 West Montgomery Avenue
STP2012-00112	Time Extension	1900 Chapman Avenue
WAV2014-00005	Waivers	275 North Washington Street
WAV2014-00006/WAV2014-00007	Waivers	285 North Washington Street

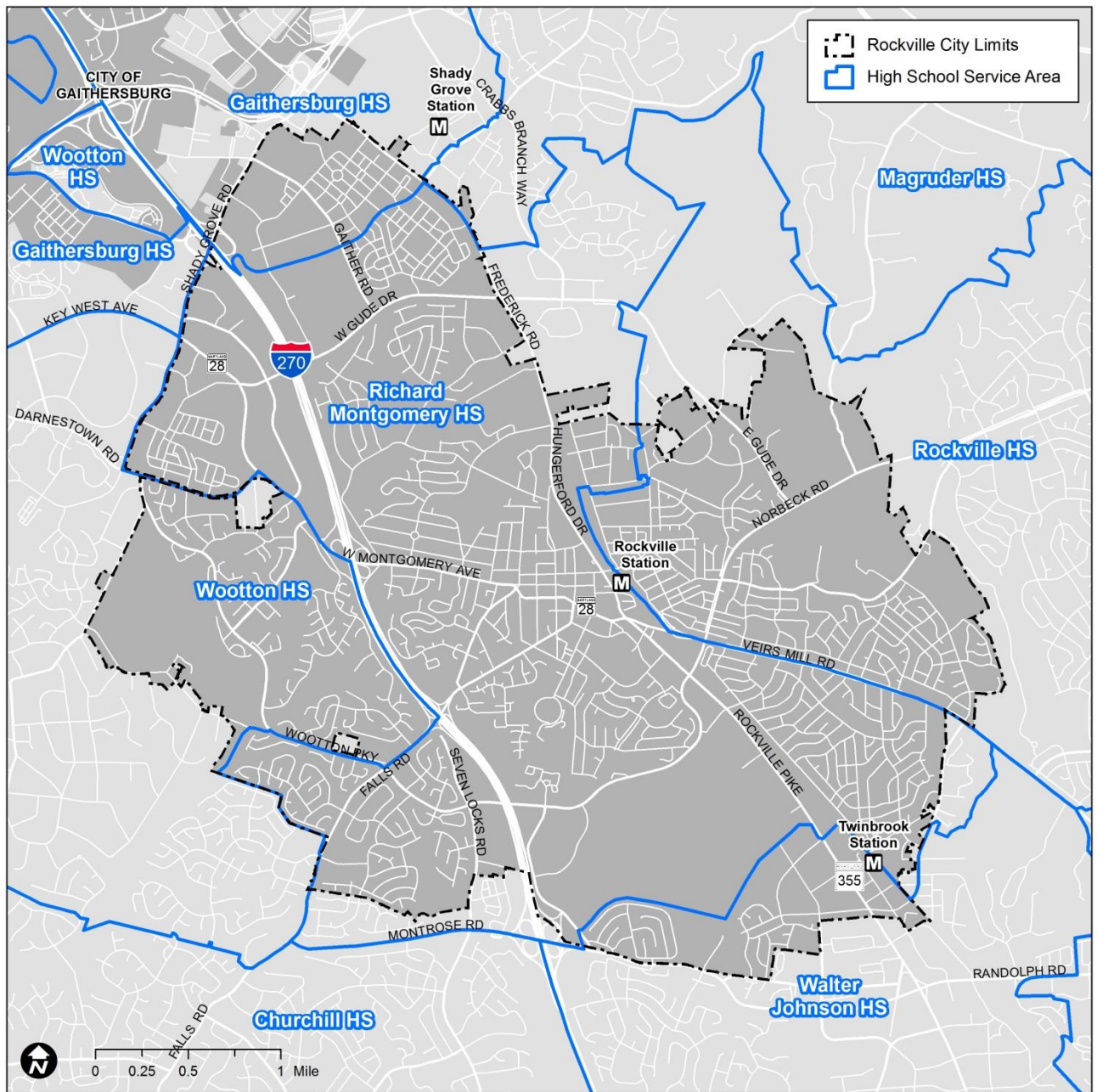
MAP OF CITY OF ROCKVILLE APFO/APFS ELEMENTARY SCHOOL CAPACITY RESTRICTIONS



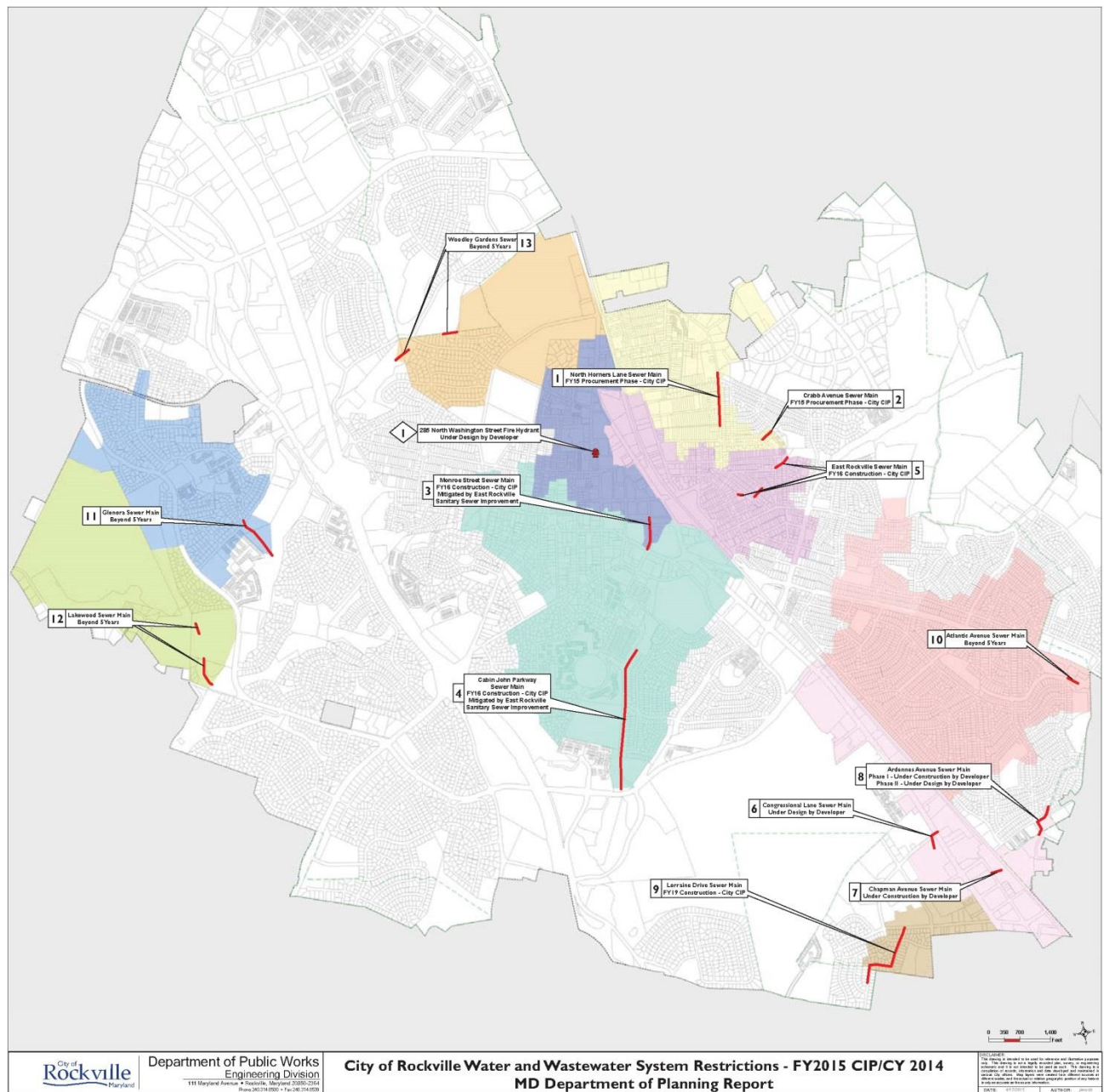
MAP OF CITY OF ROCKVILLE APFO/APFS MIDDLE SCHOOL CAPACITY RESTRICTIONS



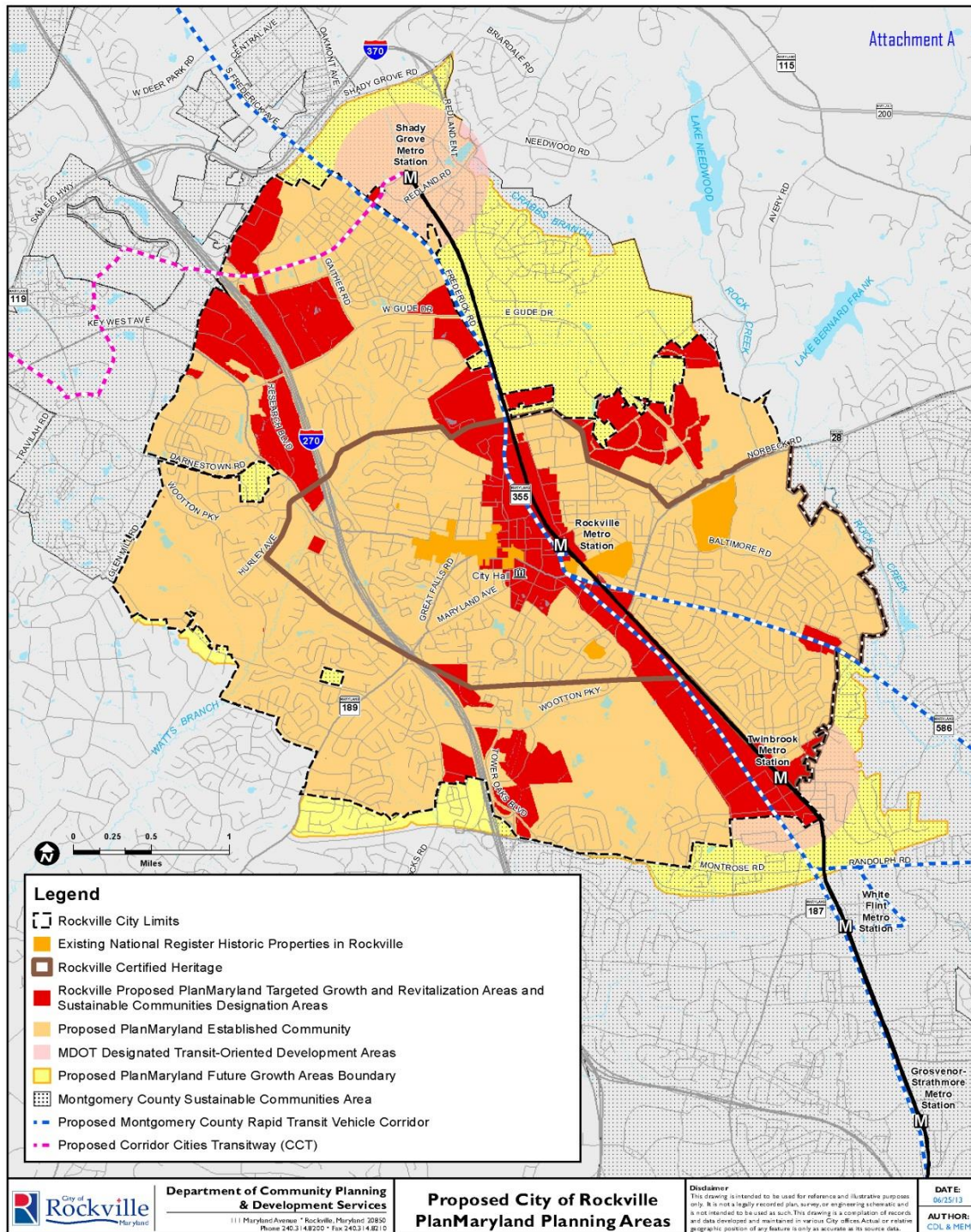
MAP OF CITY OF ROCKVILLE APFO/APFS HIGH SCHOOL CAPACITY RESTRICTIONS



MAP OF CITY OF ROCKVILLE SEWER 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 – 2014 MEMBERS OF THE PLANNING COMMISSION

Anne Goodman

Address: 1109 Claggett 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, expires 2016. **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

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

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, Univ. of Southern Calif.; B.A. History, Ashland University

APPENDIX C – ORDINANCE LIST 2014

Mayor and Council Ordinance List – 2014

(Includes items pertinent to the Planning Commission, and other ordinances)

ORDINANCE NO.	DESCRIPTION	MEETING NO.	DATE
03-14	Introduction and Adoption of Ordinance for Zoning Text Amendment TXT2014-00237, to Add a Separate Parking Standard for a Self-Storage Warehouse Facility; Siena Properties, applicant	05-14	02/10/14
05-14	Adoption of an Ordinance to Amend Chapter 13.5 entitled "Moderately Priced Housing" by Amending Section 13.5-3 so as to Add Two New Definitions ("Special Needs Housing with Services" and "Significantly More MPDUs") and by Amending Section 13.5-5 to Provide that the MPDU Requirements of a Special Needs Housing with Services Project may be Approved by an Alternative Agreement; to Provide that the Procedures for Considering and Implementing Alternative Offers shall be Established by the Mayor and Council in the MPDU Regulations; and to Make Other Technical Amendments	08-14	03/10/14
08-14	Adoption of Ordinance Approving Zoning Text Amendment TXT2014-00236, Making Certain Clarifying and Technical Revisions to the Zoning Ordinance (Chapter 25 of the City Code); Mayor and Council of Rockville, Applicants	13-14	04/21/14
12-14	Adoption of an Ordinance to Amend Article 4, "Approving Authorities," of Chapter 25, "Zoning" of the Rockville City Code by Amending Section 25.04.04 entitled "Historic District Commission," so as to allow for the Appointment by the Mayor and Council of an Alternate Member of the Historic District Commission; and by Amending Section 25.04.05.c entitled "Sign Review Board" so as to make a Technical Correction.	27-14	09/15/14
13-14	Introduction, and Possible Adoption, of an Ordinance to Approve Zoning Text Amendment TXT2014-00238, to Allow a Drive-through Restaurant as a Conditional Use in the Mixed Use Employment (MXE) Zone; Potomac Foods Group, applicant	35-14	10/13/14

APPENDIX D – RESOLUTION LIST 2014

Mayor and Council Resolution List – 2014

(Includes items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	MEETING NO.	DATE
20-14	Adoption of a Resolution to Approve, With Conditions, Project Plan Application PJT2014-00004, an Amendment to Preliminary Development Plan PDP2004-00007, for the Upper Rock Planned Development (JBG/Choke Cherry LLC and JBG/Market Square II LLC, applicant and owner)	44-14	12/08/14
21-14	Adoption of Resolution to Approve Project Plan Application PJT2014-00003, to Amend Preliminary Development Plan PDP1994-0001E as follows: A) Increase the Number of Dwelling units Approved for Parcel 2-L from 222 to 400 units; B) Allow Two-Year Conditional Approval from the School Capacity Limits of the APFO, Permitting the Additional 178 Dwelling Units; and C) Reduce by 25 Percent the Minimum Number of Vehicular Parking Spaces Required for Residential Units that will be Located on Parcel 2-L (Duball Rockville, LLC is the applicant and owner of the subject property located at 198 East Montgomery Avenue	44-14	12/08/14