



City of
Rockville
Get Into It

Planning Commission

Annual Report 2016

Prepared June 2017



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CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2016

INTRODUCTION

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

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO) and Standards (APFS). The requirement for a biennial report was introduced in 2011, yet the Commission provides updated reports each year, covering significant actions and restrictions that occurred with respect to the APFO and APFS during each reporting year.

The Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions legislation (Senate Bill 276 and House Bill 295 [SB276/HB295]) requires jurisdictions that issue 50 or more building permits per year to report specified smart growth measures and indicators. The City of Rockville issued thirteen (13) residential building permits, including a multi-unit apartment project and multi-unit assisted living project in 2016, and is therefore not required to report on these measures.

While eleven (11) of the total building permits issued in 2016 were for single-family dwellings (both new and replacement dwellings), the bulk of population increase is expected from the multi-unit apartment and assisted living projects, 275 and 195 units, respectively. Both multi-unit projects are in downtown Rockville, within walking distance of the Rockville Metro station, and did not involve land area expansion per the State guidelines. As urban infill projects, these projects may be under-represented in the state's building permit metric for measuring growth. As the City has previously stated, using dwelling units, rather than building permits, as a metric for growth would more appropriately reflect Rockville's expected growth patterns, 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 by the location of its population growth. The City of Rockville maintains that *where* people live is as important a factor in infrastructure planning at both the local and State levels as how many people live in a place.

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 2016 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 an estimated 66,940 residents in 2016 (according to the US Census Bureau 2016 Population Estimates), making Rockville the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick.¹ Rockville is about seven miles north of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), two Metrorail stations within the City boundaries (Twinbrook and Rockville) and one just outside (Shady Grove), four state highways (Routes 355, 28, 586 and 189), a MARC and AMTRAK rail station (Rockville), in addition to local 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 Rockville City Hall, as are the Circuit Court for Montgomery County and the District Court of Maryland.

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

Municipal Authority

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

Land use planning in Rockville is the responsibility of five official bodies: The Mayor and Council, Planning Commission, Board of Appeals, Historic District Commission and 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 City population comparison based on U.S. Census, 2016 Population Estimates.

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

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

Certain powers and duties of the Planning Commission are mandated by the State Land Use Article. The Commission is required to prepare a plan for the physical development of the City (Plan, also called Master Plan or Comprehensive Master Plan), which is recommended to the Mayor and Council for approval, including with modifications². 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 consistency with the Master Plan. Finally, the

² An amendment to Maryland’s Land Use Article was enacted in 2015 which specifically allows the governing body to make modifications to recommended plans prior to adoption. The governing body may also approve, remand or disapprove the plan.

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 Changes

The City adopted a new Zoning Ordinance on December 15, 2008, with an effective date of March 16, 2009. A new Development Review Procedures Manual was published in July 2009, followed by further updates in 2011 based on recommendations by the Communications Task Force in 2010. After the 2009 Zoning Ordinance, the City adopted several Text Amendments to clarify issues such as nonconforming uses, signs and the development review process. In 2016, an application for one text amendment was received to clarify the definition of small cell wireless antennas and allow them in all zones. The Planning Commission made a recommendation of approval to the Mayor and Council in June 2016 after tabling the application twice during the year to coordinate with area jurisdictions and ask for modifications to the applicant's requested language.

A zoning map amendment was also considered by the Commission that involved a request to rezone several the properties as corrections from previously mis-applied zones; the Commission recommended approval and the amendment was ultimately approved by the Mayor and Council.

Development Review Activities

Changes in development patterns in the City of Rockville, whether originating in the public or private sector, require the approval of one or more types of development applications. A review of all such applications acted on in 2016 provides a snapshot of current (or future) changes in use of land within the city for that year. The approved development changes are consistent with all components of the adopted Comprehensive Master Plan, neighborhood plans, Zoning Ordinance regulations, and related City requirements, as well as with plans in adjoining jurisdictions.

Two Project Plan applications were considered by the Planning Commission in 2016, one recommended to the Mayor and Council for approval and the second for denial. The favorably recommended Project Plan was a proposal to amend an existing Planned Development approval to allow for residential use rather than office on approximately 40.74 acres of undeveloped land on the east side of Preserve Parkway in the city's Tower Oaks office commercial district. The Mayor and Council approved the Project Plan in 2016 and the applicant will return with a more detailed Site Plan application for the expected 375 residential units (distributed among townhomes, apartments, and single-family homes).

The second Project Plan, recommended for denial, was for a proposal to amend a previous Planned Residential Unit approval (PRU2005-00022) to allow for six townhouse units instead of the previously allowed seven multi-family units along with approval of a height waiver for certain tower elements. After the review and public input process, the Planning Commission decided to recommend that the Mayor and Council not approve the application. The Mayor and Council have since moved forward with negotiations for the purchase of the property in question, which is ongoing as of the date of this report.

Seven Site Plans were approved in 2016 for a variety of projects. From a final retail component in a multi-phase residential-office-commercial development and infill of two office buildings, a café and structured parking at an existing office park to a new 405-unit apartment building and expansion of an existing high-rise continuing care facility, Rockville will continue to see infill development in its transit-oriented and office park districts as these site plans seek permits for construction. One approved project of note is a change from a previously approved 339-unit apartment building to 61 residential townhouses within walking distance of the Twinbrook Metrorail station.

Other applications approved by the Planning Commission consist of two time extensions, seven subdivision and ownership plats on a variety of properties, and two recommendations to the Board of Appeals for a special exception of a temporary cell tower and special exception and variance to allow two four-story residential buildings to replace 9 existing triplexes at an independent living community.

A list of all the Planning Commission actions in 2016, including those mentioned above, appears on pages 12-15, with a map on page 16 locating each property that was the subject of an action.

Comprehensive Plan Development and Implementation

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

Amendments to the CMP have been made since then as follows:

- East Rockville Neighborhood Plan (2004)
- 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)
- Rockville Pike Neighborhood Plan (2016)

Comprehensive Master Plan (CMP) Update Initiative:

The Comprehensive Master Plan was reviewed in 2008-09 with the results conveyed to the State in October 2009. The review recommended that the Plan be revised using a two-part process with the first part being completion and adoption of the Municipal Growth Element (2010), Water Resources Element (2010), Heritage Area amendment (2013), and the Rockville Pike Plan (2016). Phase two involves a rewrite of the remaining portions of the Plan and is currently ongoing.

In February 2015, the Planning Commission endorsed the scope of work to initiate the overall master plan update process. The City held a community wide kick-off meeting for the update initiative, *Rockville 2040*, in May 2015 to introduce the initiative to the Rockville community and gather initial input on a citywide vision and policy principles. Through the fall and winter of 2015-16, Listening Sessions were held in each of Rockville's 18 planning areas and with special focus groups (e.g., high school students, seniors, Latino and African American communities, and Rockville business groups). The results from these listening sessions were used as a basis for four citywide forums that were held in spring 2016.

Parallel to the listening sessions held in 2015-16, the Community Planning and Development Services Department released a series of Trends Reports covering community facilities, the economy, the environment, historic preservation, housing, land use and transportation for use as background to the Master Plan update. Staff spent the balance of 2016 researching the issues raised and began the process of presenting proposed plan concepts to the Planning Commission. All meeting materials and reports can be found on the City's Master Plan update website at www.rockvillemd.gov/masterplanupdate.

Rockville Pike Neighborhood Plan Adoption

The Rockville Pike Neighborhood Plan, adopted in 2016, is an update to the City's 2002 Comprehensive Master Plan (CMP) and replaces the previous 1989 Rockville Pike Neighborhood Corridor Plan. The plan's focus is the creation of a vibrant and comfortable mixed-use environment, more dense than existing suburban development, supported by high-quality public amenities and facilities, and complemented by a transportation network that will better support pedestrians, bicyclists, drivers, and transit riders. It takes advantage of Rockville's position as Montgomery County's seat of government and its role as a population and jobs center within the county and the region, but retains a distinctive identity for Rockville.

In addition to envisioning an expanded and more 'complete' roadway network, the Rockville Pike Neighborhood Plan refocuses the planned land use pattern with greater intensity and walkability around the Twinbrook Metro Station and a more urban development pattern in the plan area generally. The overall development potential is not significantly increased from the land use policies of the previous 1989 plan, though the relationship of the private realm to public streets, provision of public and private amenities as part of development projects, and environmental performance of future development received more attention in the 2016 Rockville Pike Plan.

DEVELOPMENT PATTERN CHANGES IN 2016

Last year, four major construction projects with a residential component were completed, totaling 1,084 multi-family residential units, in addition to a new bank building. The remainder of building permit activity in 2016 was primarily smaller scale projects, such as alterations and additions to existing structures and commercial tenant improvements, though it is interesting to note that about 230 of the 711 finalized building permits (about one-third) were for new solar photovoltaic systems in the city.

Near the Twinbrook Metro station, two major projects were completed in 2016. One is a five-story mixed use project at 1800 Rockville Pike, with 356 multi-family residential and about 100,000 square feet of new restaurant and retail space (including a Safeway grocery store). The other is a smaller multi-family residential building at 1626 East Jefferson Street with 48 rental units.

By the Shady Grove Metro station on MD 355, the 6-story Bainbridge Shady Grove apartments with 417 multi-family units was completed at 15955 Frederick Road. The new retail bank building was also completed in this area of Rockville, a new M&T Bank at 15190 Frederick Road.

In the Rockville Town Center area, next to the Rockville Metro Station, the first phase of the mixed use Duball Rockville project was completed and ready for occupancy in 2016. The 15-story project contains 263 multi-family units and a 140-room Cambria Suites Hotel (across the street from their corporate headquarters for Choice Hotels). It includes approximately 17,000 square feet of retail and restaurant space.

DEVELOPMENT CAPACITY ANALYSIS

The City of Rockville participates in the Metropolitan Washington Council of Governments (MWCoG) growth forecasting process and has used the projections derived through that process in lieu of conducting a separate Development Capacity Analysis. All of the projections are based upon the current municipal boundaries and are therefore all located within a Priority Funding Area. The City participated in the MWCoG Round 9 process in 2015. Round 9 projected the following for the year 2045:

MWCoG Round 9 Projections (2015) – City of Rockville			
	2015	2045	Percent Change
Population	66,296	89,893	35.59%
Households	26,448	36,767	39.02%
Jobs	76,943	96,774	25.77%

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

As part of the Mayor and Council's initiative for improved mobility and public services, the City has adopted an Adequate Public Facilities Ordinance (APFO) and Adequate Public Facilities Standards (APFS) to establish minimum service standards for public facilities such as transportation (roads, transit, pedestrian facilities, bicycle facilities), schools, water, sewer and fire protection. New developments are required to perform studies to evaluate their impact on public facilities and mitigate unacceptable impacts prior to approval. The ordinance was first adopted November 1, 2005 and last amended June 6, 2011. The City's APFO can be found in Article 20 of the Rockville Zoning Ordinance.

Fire Station Response Standards

On June 28, 2016 the County adopted a new *Fire, Rescue, Emergency Medical Services and Community Risk Reduction Master Plan*. In developing the response times goals for emergency response, Montgomery County Fire and Rescue Service (MCFRS) recognized that an additional one and one-half minute turnout time was needed between the time the call came in and the time the equipment was dispatched. The result of this added turnout time for the City was that several areas that had formerly met the APFS standard of response from two stations within 10 minutes no longer met that standard. The Mayor and Council will be examining this issue in May 2017 as part of an overall review of the APFS Manual.

School Capacity Standards

On June 1, 2015 the Mayor and Council adopted revisions to the APFS test for school program capacity. The decision was made to utilize the same methodology and standards for program capacity determination as that applied by Montgomery County. In summary, the school test is now performed with a five-year horizon (instead of one and two years), and by averaging within the school cluster at each school level (instead of evaluating available capacity at each individual school serving the proposed development).

On November 15, 2016, the Montgomery County Council adopted a new Subdivision Staging Policy (SSP), effective on January 1, 2017. The new SSP takes a step closer to where the city had been regarding the assessment of school capacity by now making the test apply to individual schools, not just the overall cluster. As part of this individual school test, the point at which a school goes into moratorium is a combination of exceeding the program capacity by 120% and exceeding a specified seat count. The seat deficit is 110 seats at the elementary level and 180 seats at the middle school level. Also, some changes have been made to the development review process and the student generation rates.

One elementary school serving Rockville residents, Rosemont, is shown to be in moratorium under the revised school capacity test. Rosemont Elementary School serves an area of the City bounded by Redland Boulevard, Frederick Road, Shady Grove Road and Key West Highway and includes a portion of the King Farm and the Upper Rock development areas.

Two other elementary schools, College Gardens and Ritchie Park, would be over capacity except that they are covered by the placeholder for the new Richard Montgomery Elementary School #5 currently under construction. The new school is scheduled to come on line in Fall 2018. The City expects the Board of Education to issue the proposed cluster boundary changes in the second half of 2017. Under the County's projections, the overall 2020 utilization rate for elementary schools in the Richard Montgomery cluster will be 94.5%.

Student generation rates were also recently updated. The December 2013 generation rates were used as part of the former SSP. Under that provision the County divided the school generation rates into four regions – North, Southwest (which includes Rockville), East, and County-wide. As part of the new SSP, the Planning Board revised the generation rates based on the most recent enrollment data. These rates are promulgated County-wide, rather than by region. The County Planning Board and Montgomery County Public Schools (MCPS) have developed more accurate generation rates since the location and housing type of virtually every MCPS student can now be identified.

Water and Sewer Standards

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

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

Calendar Year 2016 Restrictions

The following restrictions were identified for projects approved during calendar year 2016:

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

Cumulative Restrictions

The following is a cumulative list of restrictions, which have not yet been mitigated, identified since Rockville adopted an APFO and began tracking water and sewer deficiencies.

Water System

Two water system deficiencies were resolved in 2016 by developers working under permits issued by the Department of Public Works (DPW). Permit PWK2015-00055 allowed the construction of the water main upgrade on Chapman Avenue. Permit PWK2015-00027 allowed the construction of the water main extension and fire hydrant on Dawson Avenue. By the construction of these two projects all identified water system deficiencies were resolved in 2016. Therefore, there are no water system deficiencies related to the provision of adequate public facilities.

Wastewater System

There are seven deficient areas with 34 identified sewer segments that have flow restrictions. These restrictions are a result of inadequate capacity of the existing sewer pipes to convey peak wastewater flow.

The Water and Wastewater deficiencies are shown in the map exhibit found on page 12 of this report. The exhibit also identifies when the deficiencies are expected to be mitigated based on the adopted fiscal year 2018 Capital Improvements Program.

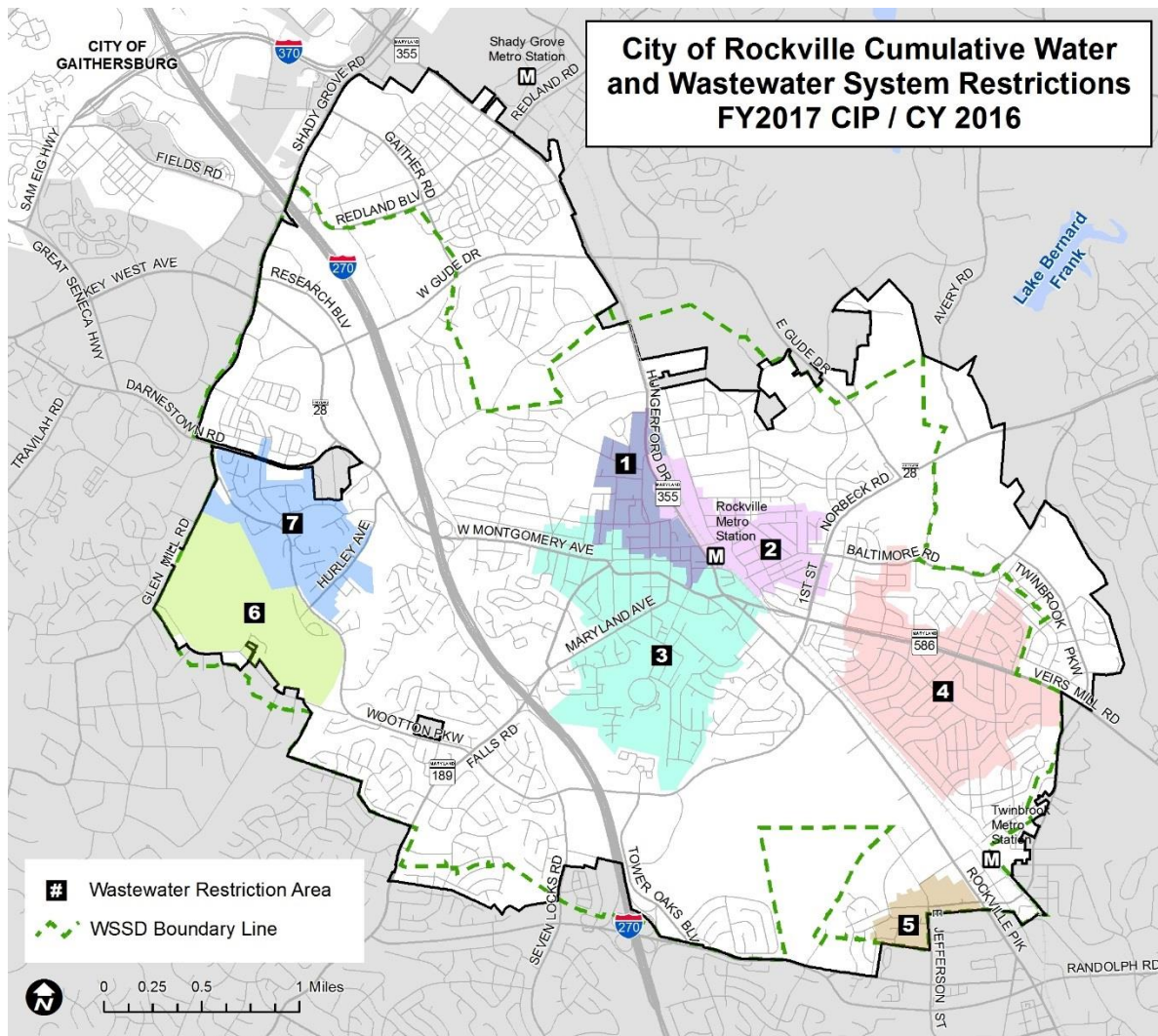
During 2016, the North Horners Lane sewer deficiency was mitigated by a city CIP project. This deficiency area was reported in the 2015 Annual Report, but removed from the CY2016 map in this report. One development, The Villages at Rockville, which received Special Exception approval (SPX2016-00390) will require mitigation of a sewer deficiency located in the Lakewood area.

There are two primary means to resolve the sewer capacity restrictions in Rockville: capacity upgrades through Rockville's Capital Improvement Program and capacity upgrades by developers through permits issued by DPW. Capacity upgrades typically are accomplished by increasing the diameter of the sewer pipe, however alternate methods are considered when feasible. Rockville's FY2018 Capital Improvement Program, which was adopted by the Mayor and Council in May, 2017, includes construction funding in

FY2020 to resolve one (1) deficient area; Lakewood (four segments). Development approvals through December 31, 2016 require mitigating one sewer restriction area: Lakewood. The mitigation of the Lakewood deficiency is planned to be completed through a combination of a City CIP project and developer funding. The schedule of the improvement is subject to the City receiving developer funding. There are three (3) deficient areas with restrictions which are not programmed to be improved by a capital improvement project in the next five (5) years (FY18-FY22): Atlantic Avenue, Lorraine Drive, and Glenora.

WATER AND WASTEWATER SYSTEM RESTRICTIONS MAP

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



Wastewater Restriction Map Number	Area Name	Date of Planned Mitigation	How Mitigated
1	Town Center	FY2017	Rockville CIP ¹
2	Frog Run	FY2017	Rockville CIP ¹
3	Cabin John	FY2017	Rockville CIP ¹
4	Atlantic Avenue	After FY2020	Rockville CIP
5	Lorraine Drive	After FY2020	Rockville CIP
6	Lakewood	After FY2020	Rockville CIP
7	Glenora	After FY2020	Rockville CIP

Water Restriction Map Number	Location	Date of Planned Mitigation	How Mitigated
1	Dawson Avenue	FY2017	Developer
2	Chapman Avenue	FY2017	Developer

¹ Joint funding between Rockville and Developers

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2016. A map of these actions is included below showing the location of each application, where applicable. See also Appendices C and D for a list of planning-related ordinances and resolutions adopted in 2016.

Map Amendments

Application #	Applicant, Request and Location	Action/Date
Not numbered	Sectional Map Amendment , Proposal to authorize the filing of a Sectional Map Amendment to correct certain mistakes in the application of the Park Zone, the R-200 Zone, and the R-60 Zone on the zoning map.	Approved by Planning Commission 2/10/16

Plats - Subdivision

Application #	Applicant, Request and Location	Action/Date
PLT2016-00545	Final Record Plat , Four Research Place, LLC (c/o Washington Property Management LLC), for the resubdivision of part of an existing lot into two record lots at 4 Research Place. The plat contains a total area of 236,199 square feet.	Approved by Planning Commission 3/23/16
PLT2016-00547	Final Record Plat , for the recordation of an existing single unit detached dwelling residential lot at 304 South Stonestreet Avenue.	Approved by Planning Commission 3/9/16
PLT2016-00546	Final Record Plat , 1900 Chapman Project Owner, LLC, for the resubdivision of the existing record lot into two record lots along the same lot lines that were approved and recorded on an Ownership Plat recorded as Plat 24958 among the Land Records of Montgomery County, Maryland.	Approved by Planning Commission 3/23/16
PLT2016-00549	Ownership Plat , 1401 Research Boulevard, a proposal to create three ownership lots on approximately 13.35 acres of land located on the east side of Research Boulevard at the intersection with West Montgomery Avenue.	Approved by Planning Commission 6/8/16
PLT2017-00551	Ownership Plat , 1628 East Jefferson Street, a proposal to divide an existing 17.88 acre Ownership Lot into two Ownership Lots located on Rockville Pike and the corner of Halpine Road and East Jefferson Street. The property is zoned MXCD.	Approved by Planning Commission 9/14/16

PLT2017-00554	Final Record Plat , 5715 Crawford Drive, a proposal to combine an existing record lot and a portion of an abandoned right-of-way into a single record lot containing 11,764 square feet of land. The property is zoned R-60.	Approved by Planning Commission 9/28/16
PLT2016-00550	Final Record Plat , 17 Martins Lane, a subdivision proposal to divide the 73,908-square foot property into 3 buildable lots. Two of the lots will require a waiver from the requirement that lots contain street frontage. The need for the waiver is based on the existing, historically designated house being retained. The property is zoned R-60 (HD).	Approved by Planning Commission 11/30/16

Project Plans

Application #	Applicant, Request and Location	Action/Date
PJT2016-00006	Project Plan Application , EYA Tower Oaks, for a proposal to amend the existing Planned Development approval to allow for residential use rather than office on approximately 40.74 acres of land located on the east side of Preserve Parkway. The property is zoned PD-TO (Tower Oaks).	Recommended by Planning Commission that Mayor and Council approve 4/13/16
PJT2015-00005	Project Plan Application , JNP Chestnut Lodge, LLC, for a proposal to amend Plan Residential Unit PRU2005-00022, to allow for six (6) townhouse units instead of seven (7) multifamily units and approval of a height waiver from Section 25.14.07.d.4, to allow for the tower elements maximum height to not exceed 52 feet, where feet 40 feet is required in the equivalent zone (RMD-15), on the former Main Lodge property, Parcel "I".	Recommended by Planning Commission that Mayor and Council not approve 11/9/16

Site Plans

Application #	Applicant, Request and Location	Action/Date
STP2015-00238	Site Plan Application , 5 Choke Cherry, JBG/Market Square LLC, for a proposal to develop Blocks B and C, the final phase of the Upper Rock District with 34,700 square feet of retail and commercial services land uses, zoned PD-UR	Approved by Planning Commission 2/10/16
STP2016-00267	Site Plan Application , 15931 Frederick Road, for a proposal to construct a 405-unit apartment building on about 4 acres of land at the intersection of Frederick Road and Shady Grove Metro Access Drive (former CarMax site). The property is zoned MXTD (effective March 24, 2016).	Approved by Planning Commission 3/9/16

STP2015-00251	Major Site Plan Application , 1900 Chapman Project Owner, LLC, for a change in use of 339 multi-unit dwellings (apartments) to 61 residential townhouses at 1900 Chapman Avenue.	Approved by Planning Commission 3/23/16
STP2016-00276	Site Plan Application , 1401 Research Boulevard, for a proposal to build 4 commercial buildings on approximately 13.35 acres of land located on the east side of Research Boulevard at the intersection with West Montgomery Avenue. The property is zoned MXE.	Approved by Planning Commission 6/8/16
STP2016-00278	Site Plan Application , The Chabad Israeli Center of Rockville, for a proposal to amend approved Use Permit 2008-00712 to allow for an expansion of the operation and activities of the Chabad Israeli Center at 216 Rollins Avenue.	Approved by Planning Commission 10/26/16
STP2016-00285	Site Plan Applications , Ingleside at King Farm, for a proposal to construct the second phase of an existing continuing care facility at 701 King Farm Boulevard. The property is zones PD-KF.	Approved by Planning Commission 10/19/16
STP2016-00283	Site Plan Applications , Redland Tech Center, to allow for three phases of work: Phase One (550 Gaither Road) for a 2,500-square foot café pavilion, landscape plaza and façade improvements; and Phases Two and Three (560 & 570 Gaither Road) for up to 300,000 square feet of additional office use in 2 buildings with structured parking, along with associated site improvements.	Approved by Planning Commission 10/19/16

Time Extensions

Application #	Applicant, Request and Location	Action/Date
STP2014-00184	Time Extension for Site Plan Application , Enterprise RAC Company of Maryland LLC, the first of two (2) time extensions, to allow for the change of use of the existing building from a used car sales facility to an automobile rental facility and minor site improvements in the MXCD zone at 702 Rockville Pike.	Approved by Planning Commission 7/13/16
STP2014-00208	Time Extension for Site Plan Application , Rockville North Land LLP, c/o Siena Corporation, the first of two (2) time extensions for a Self-Storage Facility located at 1175 Taft Street in the I-L, Light Industrial zone.	One year extension approved by Planning Commission 11/30/16

Zoning Text Amendments

Application #	Applicant, Request and Location	Action/Date
TXT2016-00244	Zoning Text Amendment , further consideration and recommendation (tabled by the Commission on May 11, 2016; discussed further on June 22, 2016) – to allow the installation of small cell wireless antennas in all zones with a limitation on antenna size and with a minimum height of 15 feet. Verizon, dba Cellco, applicant. The Commission will make a recommendation to the Mayor and Council.	Recommended to the Mayor and Council for approval by Planning Commission 6/13/16

Special Exceptions / Variances

Application #	Applicant, Request and Location	Action/Date
SPX2016-00391	Special Exception Application , Smartlink LLC on behalf of AT&T, for a request to install a temporary 100-foot tall monopole, to accommodate the temporary relocation of existing cellular telecommunication antennas and associated support equipment now located on the existing city water storage tank at 13890 Glen Mill Road. The tank is scheduled for rehabilitation starting January 2017. The property is zone R-400 (Residential Estate). The Commission may make a recommendation to the Board of Appeals regarding compliance with the Master Plan.	Recommended to the Board of Appeals for approval by Planning Commission 10/26/16
SPX2017-00390 and VAR2016-0057	Special Exception Application and Variance Application , The Villages at Rockville, to remove 9 triplexes (27 units in total) and in their place, construct two four-story independent living buildings and a structured parking garage for 1232 cars in the R-400 Zone at 9701 Veirs Drive.	Recommend by Planning Commission to the Board of Appeals that the Commission finds the request is consistent with the master plan 11/9/16

[illegible]

COMMUNITY FACILITIES, PUBLIC AMENITIES, AND ACCOMPLISHMENTS

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2016:

- Ranked 15th in the nation by the U.S. EPA for community-wide green power usage
- Earned the Director Level Award from Partnership for Safe Water for the third year
- Became the 88th certified Community Wildlife Habitat in the nation
- Received the Local Government Insurance Trust (LGIT) Claims Award for the City's multi-layer sewer preventative maintenance program
- Awarded \$100,000 Bikeways Grant to install two bike share stations in Twinbrook
- Installed LED lighting upgrades at Lincoln Park Community Center through a \$12,345 Maryland Smart Energy Communities Grant
- Completed the Bikeway Master Plan update
- Reauthorized two-year delegation by the Maryland Department of the Environment to implement the City's Sediment and Erosion Control Inspection and Enforcement Program
- Coordinated with the non-profit Maryland Sun, Montgomery County, Takoma Park, and Poolesville to provide a second solar co-op opportunity for residents that resulted in 300 interested co-op participants
- Established an on-site transfer station for recycling materials and developed long term plans and contracts for recycling transportation and processing
- Completed the triennial citywide lead and copper sampling for water quality
- Completed design of Rockville Intermodal Access - Baltimore Road CIP project
- Completed design of Hungerford-Stoneridge SWM Facility Retrofit Project within SWM Facilities Improvement: FY16-FY20 CIP project
- Awarded construction and construction inspection services for rehabilitation of Hunting Hill and Carr Avenue water storage tanks within Water Tank Improvements CIP project
- Completed construction of the gravity thickener, air scour, and ferric chloride upgrades at the Water Treatment Plant through the Water System Facility Improvement CIP project
- Completed construction of the Stream Restoration: Dogwood CIP project
- Completed construction of the East Rockville Sanitary Sewer Improvement project within the Sewer Rehab & Improvements CIP project
- Completed construction of Phase 1 of the South Van Buren Sanitary Sewer Improvement project within the Sewer Rehab & Improvements CIP project
- Completed construction of the SCADA Improvement CIP project
- Completed construction of new sidewalk projects on Monroe Street, Laird Street, Ritchie Pkwy/Fleet Street, and Falls Road – West
- Completed construction of King Farm Watkins Pond SWM Facility Retrofit Project within SWM Facilities Improvement: FY16-FY20 CIP project
- Completed CSXT Construction Agreement for Edmonston Drive Bridge Rehab within the Bridge Rehabilitation: FY16-FY20 CIP project
- Completed installation of the last five traffic signals in the Accessible Pedestrian Signals CIP project

PLANNING COMMISSION WORK PROGRAM FOR 2017

The Planning Commission's work plan for 2017, in addition to considering development review applications and providing recommendations on zoning text amendments, comprises several long-range planning projects. This includes significant work on the citywide Comprehensive Master Plan update, *Rockville 2040*. Prior to drafting concepts to consider in the draft plan, the Commission will provide feedback to staff in the areas of land use, transportation, the environment, community facilities, historic preservation, housing and the economy. Communitywide forums will take place in the fall of 2017 for input regarding draft concepts. Based on feedback from the community and the Commission, staff will prepare a draft plan for public input in early 2018.

The other significant long-range planning project for 2017 is the Stonestreet Avenue Corridor Study. Staff is coordinating this study to attempt to find community agreement on the future vision of the corridor in terms of land uses and redevelopment opportunities, as well as corridor improvements that might be necessary. Significant community engagement with stakeholders along the corridor as well as the surrounding neighborhoods will be critical to the success of the effort. The Commission will also provide critical feedback for the study, as outcomes and recommendations are either incorporated into the master plan update, or recommended for more immediate action by the Mayor and Council.

The 2017 work of the Commission will also likely include recommendations on several zoning text amendments, including one to implement the adopted Rockville Pike Plan that was adopted in 2016.

Staff for the Commission also monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the north-western boundary, as well as the White Flint I plan, which covers the area immediately surrounding White Flint metro station. The county will also continue to update the White Flint II plan in 2016, which immediately adjoins Rockville, so staff will engage with the county on that effort.

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

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

Md. LAND USE Code Ann. § 1-207 (2017)

§ 1-207. Annual report -- In general

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

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

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

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

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

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

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

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

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

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

APPENDIX B – 2016 MEMBERS OF THE PLANNING COMMISSION

Anne Goodman

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

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

Gail Sherman (beginning May 2015)

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

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 – LIST OF 2016 ORDINANCES

Mayor and Council Ordinance List – 2016
(Includes items pertinent to the Planning Commission)

ORDINANCE NO.	DESCRIPTION	DATE
Ordinance 01-16	Granted Street Closing and Abandonment Application Number SCA2015-00104 along an unimproved 10-foot-wide public right-of-way.	11/3/15
Ordinance 02-16	Amended the Zoning Map by adding 4.032 acres of land and placing said property in the MXTD, Mixed Use Transit Zone	11/16/15
Ordinance 03-16	Granted Section Map Amendment MAP2016-00114 to correct errors in the zoning of certain properties to either the Park Zone or to the R-60 Zone, R-90 Zone, or the MXB Zone.	3/21/16
Ordinance 10-16	Adopted the Rockville Pike Neighborhood Plan as an amendment to the adopted Master Plan for Rockville	8/1/16

APPENDIX D – LIST OF 2016 RESOLUTIONS

Mayor and Council Resolution List – 2016
(Includes items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	DATE
Resolution 03-16	Enlarged the corporate boundaries of the City of Rockville to include 4.032 acres of land	11/16/15
Resolution 15-16	Extended the time for the Mayor and Council to approve, modify, remand, or disapprove the Planning Commission's March 2016 Rockville's Pike Neighborhood Plan for 60 days, until August 10, 2016	5/23/16
Resolution 20-16	Approved, with conditions, Project Plan Application PJT2016-00006, and amendment to the Tower Oaks Planned Development, to allow for up to 375 residential units instead of 755,000 square feet of office development on the east side of Preserve Parkway	8/1/2016
Resolution 20A-16	Approved a request for a waiver to the requirements of Chapter 21 of the "Rockville City Code" to reduce the required right-of-way width, and the required pavement width of a 'secondary residential road' for the Tower Oaks development	7/11/16