



City of
Rockville
Get Into It

Planning Commission

Annual Report 2023

Prepared July 2024



2023 MAYOR AND COUNCIL

Bridget Donnell Newton, Mayor
Monique Ashton
Beryl Feinberg
David Myles
Mark Pierzchala

2023 PLANNING COMMISSION

Eric Fulton, Chair
Andrea Nunez, Former Chair
Jaime Espinosa
Sam Pearson
Suzan Pitman
Shayan Salahuddin
John Tyner II

CITY MANAGER

Craig Simoneau (Acting)
Robert DiSpirito (Former)

DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

Ricky Barker, AICP

ASSISTANT DIRECTOR

Jenny Snapp

CHIEF OF ZONING/STAFF LIAISON

Jim Wasilak, AICP

PLANNING STAFF

Li Alligood, AICP, Deputy Zoning Manager
Sheila Bashiri, Historic Preservation Planner
Christopher Davis, Senior Planner
Mercedes Delgado, Planner I
John Foreman, Development Services Manager
Katie Gerbes, AICP, Comprehensive Planning Manager
Christopher Meyers, Principal Planner
Shayda Musavi, Principal Planner
Nelson Ortiz, AICP, Principal Planner
Shaun Ryan, Development Review Supervisor
Jace Swain-Crowley, GIS Specialist
Manisha Tewari, AICP, Research Manager
Nicole Walters, Development Services Supervisor
Kimia Zolfagharian, Principal Planner

TABLE OF CONTENTS

INTRODUCTION	2
PLANNING IN ROCKVILLE.....	2
Municipal Authority	3
Planning Commission	3
PLANNING COMMISSION ACTIVITIES IN 2023	4
Zoning Ordinance and Map Changes	4
Development Review Activities	4
Comprehensive Plan Development and Implementation	5
DEVELOPMENT ACTIVITY IN 2023	5
DEVELOPMENT CAPACITY ANALYSIS.....	5
ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)	6
School Capacity Standards	6
Water and Sewer Standards	7
Water and Wastewater System Restrictions Map.....	9
DEVELOPMENT ACTIONS BY PLANNING COMMISSION	8
Map Amendments	9
Plats - Subdivision	9
Project Plans	9
Site Plans	10
Zoning Text Amendments	10
2023 Planning Commission Actions Map.....	12
PLANNING COMMISSION WORK PROGRAM FOR 2024	12
APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE (2017)	14
APPENDIX B – 2023 MEMBERS OF THE PLANNING COMMISSION.....	16

CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2023

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) but not a 5-year Mid-Cycle Planning Implementation and Development Process Report. The requirement for a biennial APFO report was introduced in 2011, yet the Commission provides this information 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 35 single family residential building permits in 2023, and is therefore not required to report on these measures.

Each of the City's land use initiatives in 2023 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 67,139 in 2020 (US Census Bureau, Decennial Census), making Rockville the fourth largest incorporated municipality in Maryland, behind the cities of Baltimore, Frederick and Gaithersburg. 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 (RideOn) and regional (WMATA) 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 four official bodies: The Mayor and Council, Planning Commission, Board of Appeals, and Historic District Commission. 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 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.

Planning Commission

The Planning Commission is the only one of the four 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. The Commission conducts meetings in person and virtually via Webex.

Certain powers and duties of the Planning Commission are mandated by the Land Use Article. The Commission is required to prepare a plan for the physical development of the City (Plan, also called Comprehensive Plan), which is recommended to the Mayor and Council for approval, including with modifications¹. 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

¹ 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.

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 for construction. 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 Comprehensive 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 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 IN 2023

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 a city Communications Task Force in 2010, and in 2013. The city has since adopted text and map amendments to clarify issues and to ensure the Zoning Ordinance addresses current planning and zoning issues facing the City.

In 2023, the Planning Commission reviewed two applications for Zoning Map Amendments (MAPs), both historic district map amendments. The review of one Zoning Text Amendment (TXT) was begun and recommended for approval in 2023, which would permit floating zones to help implement the land use recommendations of the adopted Rockville 2040 Plan.

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 2022 provides a snapshot of future changes in the 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.

Several subdivision plats were approved by the Rockville Planning Commission in 2023. These included an infill subdivision in the Lincoln Park neighborhood, as well as record and ownership plats necessary for previously-approved development projects. Site Plan approvals by the Planning Commission in 2023

included a mixed residential unit type development known as the King Buick property on MD 355 near the Shady Grove Metro station. The project will include a mix of townhouses and two-over-two multifamily units.

A list of all the Planning Commission actions in 2023, including those mentioned above, appears on pages 11-12, with a map on page 13 locating each property that was the subject of an action.

Comprehensive Plan Development and Implementation

The City of Rockville Comprehensive Master Plan (CMP), known as Rockville 2040, was adopted in August 2021. Amendments to the prior CMP that are still in effect include:

- Town Center Master Plan (2001)
- East Rockville Neighborhood Plan (2004)
- Lincoln Park Neighborhood Plan and Conservation District Plan (2007)
- Twinbrook Neighborhood Plan (2009)
- Rockville Pike Neighborhood Plan (2016)
- Bicycle Master Plan (2017)
- Pedestrian Master Plan (2023)

Rockville 2040 Comprehensive Plan:

The Comprehensive Plan update initiative involved a rewrite of the 2002 Plan, culminating with the Planning Commission approving the new Plan in February 2021, and the Mayor and Council adopting the Plan in August 2021. The Commission had agreed to a draft of the Elements section in 2020, and pivoted to the Planning Areas draft. The Commission received a significant amount of testimony and conducted a series of work sessions on the Planning Areas draft between October, 2020 and February, 2021 to finalize the recommended planning areas draft of the Comprehensive Plan. This draft was recommended to the Mayor and Council in February, 2021 and represents a comprehensive blueprint for Rockville's future to 2040. The Mayor and Council subsequently held public hearings on the combined Elements and Planning Areas draft as the replacement for the City's 2002 Comprehensive Master Plan. The Plan contains a table of implementation steps for its recommendations, which include an update to the Town Center Master Plan and a rewrite of the City's Zoning Ordinance, both of which were initiated in 2023. In addition, the Commission reviewed the draft Pedestrian Master Plan and forwarded a positive recommendation to the Mayor and Council in September 2023.

DEVELOPMENT ACTIVITY IN 2023

Several major residential developments began construction in 2023, including major developments near King Farm and Potomac Woods.

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 9.1 process in 2017. Round 9.1 projected the following for the year 2045:

MWCoG Round 9.1 Projections (2017) – City of Rockville			
	2020	2045	Percent Change
Population	72,213	96,073	33.04%
Households	28,830	39,389	36.62%
Jobs	78,372	96,403	23.00%

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 standards for public facilities and services such as transportation (roads, transit, pedestrian facilities, bicycle facilities), schools, water, and sewer. 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. The City's APFO can be found in Article 20 of the Rockville Zoning Ordinance.

Comprehensive Transportation Review

The transportation test of the City's APFO is the Comprehensive Transportation Review (CTR). The CTR evaluates the overall transportation system from a multimodal perspective. Transportation goals from the Master Plan form the basis for the methodology, standards and impact thresholds outlined in the CTR requirements. Each development application that generates more than 30 vehicle trips is required to include a Transportation Report that analyzes all components, including vehicle trip generation and distribution, intersection capacity analysis, and on-site transportation analysis and proposed mitigation of impacts on roads, bicycle and pedestrian facilities and transit systems. It is anticipated that the standards of the CTR may be modified as a result of the updated Zoning Ordinance for the City.

School Capacity Standards

The City's school adequacy test, the point at which a school attendance area goes into moratorium for new residential development, 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.

Student generation rates were updated by the County in 2022 as part of the County's updated Growth Policy. The generation rates are more accurate since the location and housing type of virtually every MCPS student could be identified.

No school that serves students living in the City is in moratorium. Capacity at the high school level in the Walter Johnson HS cluster is over capacity, with the projected capacity over 120%; however, the project to reopen the former Charles W. Woodward HS within the City's test period relieves that capacity deficit.

Similarly, the Richard Montgomery HS cluster continues to exceed capacity limits at the high school level. With the capacity from the new high school to be built at the Crown development in Gaithersburg available in 2027, the capacity deficit is relieved.

Water and Sewer Standards

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

Calendar Year 2023 Restrictions

The following restrictions were identified for projects approved during calendar year 2023:

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

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. These restrictions may place limits on development if they are not mitigated through capacity upgrades.

The Water and Wastewater deficiencies are shown in the map exhibit found on the following page. The exhibit also identifies when the deficiencies are expected to be mitigated based on the adopted fiscal year 2024 Capital Improvements Program (CIP).

Water System

No water system deficiencies were resolved in 2023 by developers and there are currently no identified water system deficiencies; however, fire flow capacity is evaluated for each proposed development so future development may require the mitigation of a water system deficiency that has not been identified.

Wastewater System

There are six (6) deficient areas that have flow restrictions. These restrictions are a result of inadequate capacity of the existing sewer pipes to convey peak wastewater flow.

There are two primary means to resolve the sewer capacity restrictions in Rockville: (1) capacity upgrades through Rockville's Capital Improvement Program and (2) 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. The mitigation of the Lakewood deficiency (Wastewater Restriction Area #1 shown on the map) was completed through a combination of a City CIP project and developer funding in FY2022. Rockville's FY2024 Capital Improvement Program, adopted by the Mayor and Council in May of 2023, includes construction funding to resolve two (2) deficient areas: Atlantic Avenue and Glenora. The Atlantic Avenue deficiency is scheduled to be resolved in FY2028 and the Glenora deficiency is scheduled to be resolved in FY2029. The Lorraine Drive sewer deficiency area is programmed to be mitigated by a capital improvement project in FY2030.

Cumulative development approvals through December 31, 2023 require mitigating the Congressional, Halpine and Twinbrook Metro deficiency areas in the Rock Creek sewer shed. The mitigation of Congressional and Halpine deficiency areas are planned to be completed by the developer with the implementation of Phase 1 of the Twinbrook Quarter development scheduled for completion in FY2024. The mitigation of the Twinbrook Metro deficiency area is subject to the terms of a Development Rights and Responsibilities Agreement (DRRA) and a pending implementation agreement between the City and the Twinbrook Quarter developer. The DRRA specifies that the mitigation of the Twinbrook Metro deficiency area will be implemented at the cost of the developer within ten (10) years of Twinbrook Quarter's Project Plan approval, or at ten (10) years, the developer must either fund the mitigation of the deficiency or forfeit the remaining reserved capacity of the Project Plan.

Water and Wastewater System Restrictions

***Note:** System restrictions are included for the Rockville Water and Sewer Service area only, which is located within the green dotted line in the map below. The areas outside the green dotted line are within the Washington Suburban Sanitary Commission (WSSC) service area.*

Wastewater Restriction Map Number	Area Name	Date of Planned Mitigation	How Mitigated
2	Atlantic Avenue	FY2028	Rockville CIP
3	Lorraine Drive	FY2030	Rockville CIP
4	Glenora	FY2029	Rockville CIP
5	Congressional	FY2024	Developer
6	Halpine	FY2024	Developer
7	Twinbrook Metro	FY2030	Developer or Rockville CIP

Water Restriction Map Number	Location	Date of Planned Mitigation	How Mitigated
None			

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2023. A map of these actions is included below showing the location of each application, where applicable.

Map Amendments

Application #	Applicant, Request and Location	Action/Date
None		

Plats - Subdivision

Application #	Applicant, Request and Location	Action/Date
PLT2022-00595	Final Record Plat Application to dedicate the rights-of-way for public streets in the previously approved site plan area for redevelopment of property in the MXCD Zone at 11511 Fortune Terrace.	Approved by the Planning Commission on February 8, 2023
PLT2022-00593	Final Record Plat Application one record lot and street dedication for the Chase Ban branch at 460 Hungerford Drive in the MXCD Zone.	Approved by the Planning Commission on April 12, 2023
PLT2023-00616	Final Record Plat Application to consolidate two record lots into a single record lot in the R-60 Zone at 203 Forest Avenue.	Approved by the Planning Commission on April 26, 2023
PLT2023-00617	Final Record Plat Application for consolidation of record lots into a single record lot to allow for the approved development at 22 West Jefferson Street	Approved by the Planning Commission on July 26, 2023
PLT2024-00618	Final Record Plat Application for the additional record lots in the Potomac Woods development at 11511 Fortune Terrace	Approved by the Planning Commission on September 13, 2023

Project Plans

Application #	Applicant, Request and Location	Action/Date
PJT2023-00015	Project Plan application to amend the Tower Oaks Planned Development by adding up to 82 Single family attached units at 2200 Tower Oaks Boulevard	Recommended by the Planning Commission on July 26, 2023
PJT2023-00016	Project Plan application to modify the Champion Billiards Planned Development to reduce the permitted amount of retail space at 900 Rockville Pike	Recommended by the Planning Commission in 2024

PJT2024-00017	Project Plan application to modify the Rockshire Planned Development and allow redevelopment of the Village Center with 60 dwelling units and 5,500 square feet of retail	Recommended by the Planning Commission in 2024
----------------------	--	--

Site Plans

Application #	Applicant, Request and Location	Action/Date
STP2022-00449	Level 2 Site Plan by to permit the construction of 17 townhouse units and 12 multifamily units in an existing office building in the MXT Zone and 22 West Jefferson Street	Approved by the Planning Commission on April 12, 2023
STP2023-00454	Level 2 Site Plan to permit construction of a 200,000 square foot life science/research and development building at 2 Research Court in the MXE Zone	Approved by the Planning Commission on June 28, 2023
STP2023-00458	Mandatory Referral by Casa Inc. to change the use of an existing building to a training facility at 14645 Rothgeb Drive	Approved by the Planning Commission on June 14, 2023
STP2022-00434	Level 2 Site Plan by Lidl US Operation LLC, to allow for construction of a 30,000 square foot grocery store and 191 multifamily units in the MXTD Zone at 15931 Frederick Road	Approved by the Planning Commission on June 15, 2022

Special Exceptions

Application #	Applicant, Request and Location	Action/Date
SPX2023-00406	Special Exception application to allow for an accessory apartment at 2012 Henry Road	Recommended for approval to the Board of Appeals on February 8, 2023

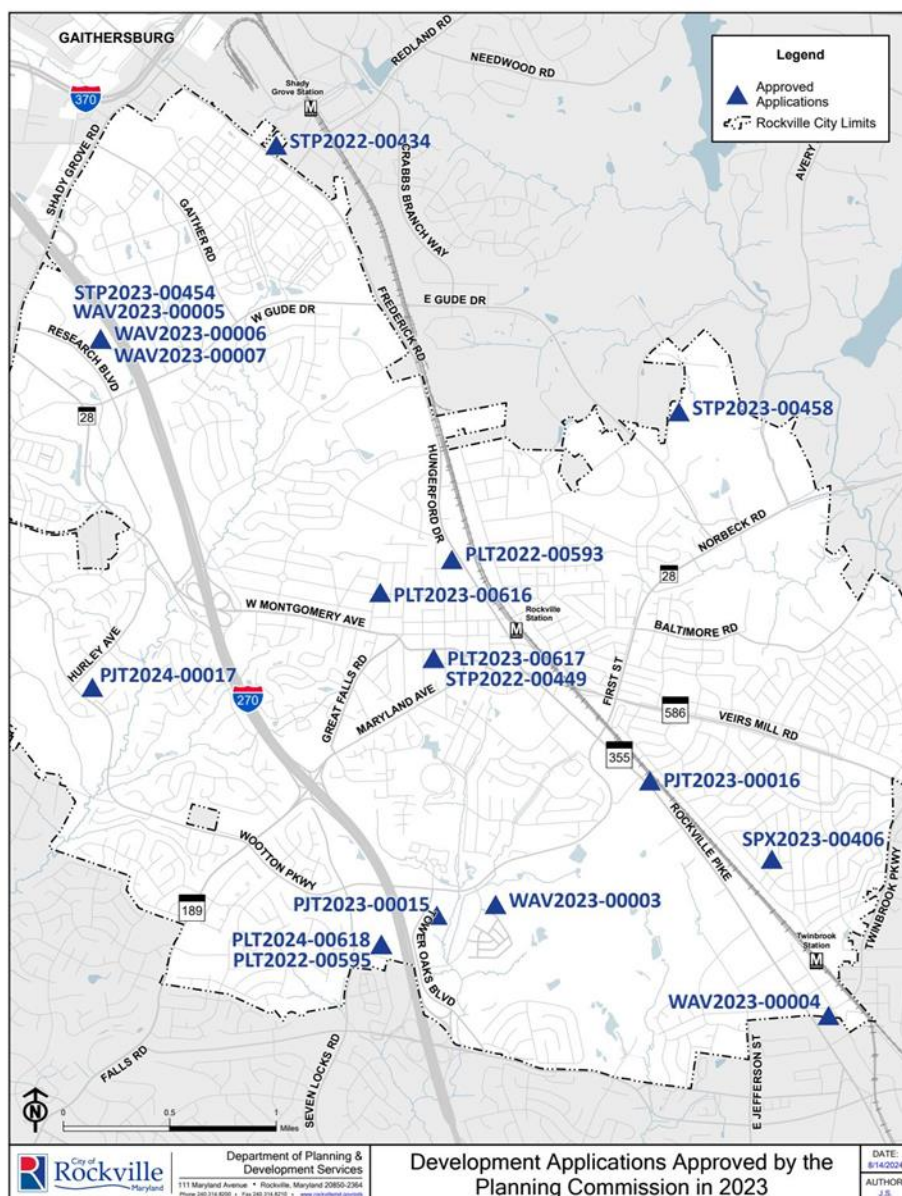
Waivers

Application #	Applicant, Request and Location	Action/Date
WAV2023-00003	Waiver application to allow for the rooftop coverage of mechanical equipment to exceed 25% of the rooftop area at 1 Preserve Parkway	Approved by the Planning Commission on January 25, 2023
WAV2023-00004	Waiver application to allow for a reduction in the amount of on-site parking required to serve the mix of uses in the MXTD Zone at 12303 Twinbrook Parkway	Approved by the Planning Commission on February 15, 2023
WAV2023-00005, 6 and 7	Waiver applications for rooftop equipment requirements and sidewalk widths at 2 Research Place	Approved by the Planning Commission on June 28, 2023

Zoning Text Amendments

Application #	Applicant, Request and Location	Action/Date
TXT2019-00255	Zoning Text Amendment by the Mayor and Council to permit Accessory Dwelling Units (ADUs) in an accessory building in residential zones	Recommended for approval by the Planning Commission on June 28, 2023
TXT2023-00261	Zoning Text Amendment by the Rockville Mayor and Council to allow for floating zones to implement the Rockville 2040 Comprehensive Plan and proposed changes to administrative adjustments.	Recommended for approval by the Planning Commission on March 22, 2023
TXT2023-00262	Zoning Text Amendment by the Rockville Mayor and Council to require the dedication of public parkland at the time of development approval.	Recommended for approval by the Planning Commission on July 12, 2023
TXT2023-00263	Zoning Text Amendment by the Rockville Mayor and Council to permit Accessory Dwelling Units (ADUs) within or attached to an existing structure as a conditional use in residential zones.	Recommended for approval by the Planning Commission on March 22, 2023

2023 Planning Commission Actions Map



Note: This map includes actions with a spatial location only, excluding zoning ordinance and general map amendments, for example

PLANNING COMMISSION WORK PROGRAM FOR 2024

The Planning Commission's work plan for 2024 will consist primarily of considering development review applications and providing recommendations on zoning text and map amendments and special exceptions. The Commission expects to monitor implementation steps taken to implement the 2021 Rockville 2040 Comprehensive Plan as well as the Zoning Ordinance Rewrite project.

The Mayor and Council have approved funding for a consultant to assist in a comprehensive rewrite of the City's Zoning Ordinance that is intended to implement the recommendations of the Comprehensive Plan. The Commission will have a major role in that effort during the coming two years. In anticipation of

that effort, the Commission has reviewed online course material on the basis of zoning and had a virtual discussion with the instructor. The Commission expects to continue this through 2024.

The Commission continues to take public participation in all planning efforts very seriously. This has been reflected in the public participation in recent master planning initiatives. Public participation has become even more challenging since the COVID-19 pandemic, yet the Commission has carried forward with its work in as thorough and expeditious manner as possible in the circumstances.

Staff for the Commission also monitors Montgomery County plans adjacent to Rockville and reports the status of such items to the Commission, which maintains an active interest in such projects. 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 and White Flint II plans, which cover the area immediately south of the City and surrounding the White Flint metro station. In addition, staff monitors other County projects that will impact Rockville, such as the Bus Rapid Transit (BRT) planned for the Rockville Pike (MD 355) and Veirs Mill Road (MD 586) corridors as well as projects at Montgomery College.

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 – 2023 MEMBERS OF THE PLANNING COMMISSION

Jaime Espinosa

Address: 5717 Ridgway Avenue
Term: Appointed 2023, expires 2027
Personal: Debarment Specialist, Food and Drug Administration
Education: B.A., Political Science, University of Nevada – Las Vegas; J. D., University of St. Thomas;
Master of Public Administration, University of Baltimore

Eric Fulton

Address: 402 Beall Avenue
Term: Appointed 2022, expires 2027
Personal: National Program Manager, Customer Outreach and Communication, United States
General Services Administration
Education: B.A., Communications, University of Maryland

Andrea Nunez

Address: 701 West Edmonston Drive
Term: Appointed 2021, expires 2026
Personal: Manager, Office of Human Trafficking Prevention, Howard County Government
Education: B.A., Government and Politics, University of Maryland; J.D., University of Michigan

Sam Pearson

Address: 1585 Kimblewick Road
Term: Appointed 2021, expires 2026
Personal: Board of Election Judge, Montgomery County Government
Education: B.S., Christopher Newport College; J.D., Howard University

Suzan Pitman

Address: 822 Grandin Avenue
Term: Appointed 2019, expires 2024
Personal: Operations Director, American College of Dentists
Education: B.A., Psychology and American History, Incarnate Word College

Shayan Salahuddin

Address: 103 Bullard Circle
Term: Appointed 2023, expires 2028
Personal: Mortgage Operations and Capital Markets Consultant
Education: B.S., Finance, California State University – Long Beach

John Tyner, II

Address: 5911 Halpine Road
Term: Appointed 2007, reappointed 2011 and 2016, expires 2021
Personal: President, Taliesan Associates
Education: Master of Public Administration, University of Southern California
B.A., History, Ashland University