

Ordinance No. 02-16

Ordinance:

To amend the Zoning Map by adding 4.032 acres of land, more or less, of 355 Partners, LLC, owners, and placing said property in the MXTD, Mixed Use Transit District Zone

WHEREAS, the Mayor and Council of Rockville, Maryland, on February 8, 2016, in accordance with the provisions of Subtitle IV of the Local Government Article of the Annotated Code of Maryland, as amended, enacted a Resolution enlarging and extending the boundaries of the City of Rockville so as to include a parcel of land owned by 355 Partners, LLC, totaling 4.032 acres of land, more or less, which parcel is located at 15931 Frederick Road, Rockville, Maryland; and;

WHEREAS, said Resolution is to become fully effective 45 days after adoption; and

WHEREAS, the City of Rockville Planning Commission, pursuant to the City of Rockville Zoning Ordinance has recommended to the Mayor and Council the boundaries of the various zoning districts for said area to be annexed; and

WHEREAS, the Mayor and Council of Rockville gave notice that a public hearing on the adoption of the Zoning Map for said area would be held by the Mayor and Council of Rockville in the Council Chamber, Rockville City Hall on November 16, 2015 at 7:00 p.m., or as soon thereafter as it may be held, at which parties in interest and citizens would have the opportunity to be heard, which notice was published once each week for two successive weeks in a newspaper of general circulation in the City of Rockville, with the first such publication appearing at least fifteen days prior to the hearing; and

WHEREAS, on the 16th day of November, the said hearing was held at the time and place provided for in said advertisement; and

WHEREAS, the subject property is currently zoned CRT (Commercial Residential Town), in Montgomery County and the Shady Grove Sector Plan for Montgomery County recommends the subject property for residential and commercial mixed use zoning; and

WHEREAS, the Annexation Petition requests that the City place the subject property in the City's MXTD (Mixed-Use Transit District) zone, which is consistent with the County's CRT zone; and

WHEREAS, by Resolution No. 18-337, the County Council for Montgomery County, approved City of Rockville Annexation Petition No. ANX2015-00145, and its rezoning from the County's CRT (Commercial Residential Town) zone to the City's MXTD (Mixed Use Transit District) zone; and

WHEREAS, the Mayor and Council of Rockville, having fully considered the matter, has determined to place the annexed property in the City's MXTD (Mixed Use Transit District) zone, so as to promote the health, security and general welfare of the community of the City of Rockville.

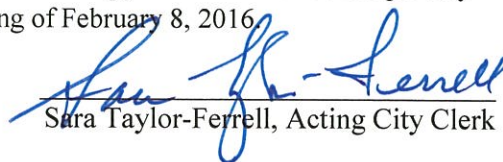
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

SECTION 1. That the map entitled "Zoning Map of the City of Rockville, Maryland" together with all amendments thereto; the said map as amended constituting the official Zoning Map of the City of Rockville, be and the same is hereby amended so as to incorporate as a part thereof the map entitled "Proposed Zoning Map –Annexation Petition No. ANX2015-00145," which map places said property in the MXTD, Mixed Use Transit District Zone, the annexation resolution for which tract was adopted on February 8, 2016, said map being dated February 8, 2016, and said map, sections or portions thereof, together with all notations, dimensions, designations, references and other data shown thereon are hereby adopted and made a part of the City of Rockville's Zoning Ordinance to the same extent as if the information set forth on said map were fully described and incorporated therein.

SECTION 2. That the effective date of this ordinance shall be the date on which the annexation of the 4.032 acres of land, more or less, as described, to the City of Rockville, becomes finally effective.

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I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council of Rockville at its meeting of February 8, 2016.


Sara Taylor-Ferrell, Acting City Clerk