

ORDINANCE: To adopt the Town Center Master Plan as an amendment to the adopted 2021 Comprehensive Plan for the City of Rockville, pursuant to Section 3-101 of the Land Use Article of the Annotated Code of Maryland.

WHEREAS, the City of Rockville Planning Commission (hereinafter referred to as the “**Commission**”), under the provisions of Section 3-202 of the Land Use Article of the Annotated Code of Maryland (hereinafter referred to as the “**Land Use Article**”), may make and approve a plan or amendments thereto and recommend the same to the local legislative body for adoption; and

WHEREAS, the Commission previously approved and the Mayor and Council of Rockville (hereinafter referred to as the “**Mayor and Council**”) did previously adopt comprehensive plans for the City on September 22, 1960; July 29, 1970; June 16, 1993; November 12, 2002; and August 2, 2021 (hereinafter referred to as the “**2021 Comprehensive Plan**”); and

WHEREAS, on September 27, 2023, the Commission did approve, and on October 30, 2023, the Mayor and Council did adopt the City of Rockville Pedestrian Master Plan as an amendment to the 2021 Comprehensive Plan; and

WHEREAS, the Mayor and Council did instruct the Commission to make and approve, and recommend to the Mayor and Council, an update to the 2021 Comprehensive Plan, consisting of a Town Center Master Plan; and

WHEREAS, in preparation of said plan update, the Commission made careful and comprehensive surveys and studies of present conditions and future growth of the City with due regard to its relation to neighboring jurisdictions; and

WHEREAS, the Commission has prepared the Town Center Master Plan with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provisions for transportation, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and with adequate provision of public utilities and other public requirements; and

WHEREAS, the Town Center Master Plan complements the visions as provided in Section 1-201 of the Land Use Article; and

WHEREAS, after the preparation of the Town Center Master Plan, the Commission gave notice of the time and place of a public hearing to be held on the Town Center Master Plan, said notice having been published once a week for two successive weeks at least ten days prior to the public hearing, in a newspaper of general circulation in the City of Rockville; and

WHEREAS, the Commission did refer copies of the Town Center Master Plan to all adjoining planning jurisdictions, and to all State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the Town Center Master Plan at least sixty (60) days prior to the public hearings; and

WHEREAS, the Commission held a public hearing on the Town Center Master Plan in the Council Chambers at City Hall in Rockville, Maryland, on July 10, 2024; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearing and in the written public record and made modifications to the Town Center

Master Plan; and

WHEREAS, pursuant to Section 3-202 of the Land Use Article, the Commission, by Resolution No. 1-2024, adopted September 25, 2024, approved and recommended for adoption by the Mayor and Council the Town Center Master Plan; and

WHEREAS, the Commission certified an attested copy of the recommended Town Center Master Plan and transmitted a certified attested copy of said plan to the Mayor and Council on October 18, 2024; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article, the Mayor and Council shall hold a public hearing before adopting or modifying a plan; and

WHEREAS, the Mayor and Council gave notice that a public hearing would be held on the Town Center Master Plan on October 28, 2024, in the Council Chambers at City Hall in Rockville, Maryland, said notice having been published once a week for two successive weeks at least ten days prior to the public hearing, in a newspaper of general circulation in the City of Rockville; and

WHEREAS, the Mayor and Council of Rockville gave notice that a second public hearing would also be held on the Town Center Master Plan by the Mayor and Council on December 9, 2024, in the Council Chambers at City Hall in Rockville, Maryland, said notice having been published once a week for two successive weeks at least ten days prior to the public hearing, in a newspaper of general circulation in the City of Rockville; and

WHEREAS, the Mayor and Council did hold public hearings on the Commission's recommended plan at the times provided for in said advertisements; and

WHEREAS, the Mayor and Council held work sessions on December 9, 2024; December 16, 2024; January 6, 2025; and January 13, 2025 to review, discuss, and consider revisions to the Planning Commission's recommended plan; and

WHEREAS, it is the desire of the Mayor and Council to approve the Commission's recommended plan with certain modifications.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the publication entitled "2025 Rockville Town Center Master Plan," dated January 27, 2025, consisting of a narrative text and accompanying maps including the Land Use Policy Map, be and the same are hereby adopted as the Rockville Town Center Master Plan, which Plan amends the 2021 Comprehensive Plan, as previously amended.

* * * * *

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of January 27, 2025.


Sara Taylor-Ferrell
City Clerk/Director of Council Operations