

Ordinance No. 07-18

ORDINANCE:

To grant Text Amendment
Application No. TXT2018-
00248, Mayor and Council of
Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville, 111 Maryland Avenue, Rockville, Maryland, filed Text Amendment Application TXT2018-00248 for the purpose of amending Chapter 25 of the Rockville City Code, "Zoning," so as to revise Chapter 25 for the purpose of amending Article 20 to allow for a single retail tenant to occupy up to 100,000 square feet of floor area within a Champion Project; and

WHEREAS, the Planning Commission reviewed the proposed text amendment at its meeting of February 14, 2018, and provided comments and recommendations to the Mayor and Council; and

WHEREAS, pursuant to the Land Use Article of the Annotated Code of Maryland, the Mayor and Council of Rockville gave notice that a hearing on said application would be held by the Mayor and Council in the Council Chambers at Rockville City Hall on February 26, at 7:00 p.m., or as soon thereafter as it may be heard; and

WHEREAS, on February 26, said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council, having considered the text amendment application and the entire file pertaining thereto, said Mayor and Council have decided that the granting of this application, in the form set forth below, would promote the health, safety and welfare of the citizens of the City of Rockville.

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

Amend Article 13, "Mixed-Use Zones", as follows:

25.13.05 Development Standards

* * *

c. Other Standards and Requirements for New Development or Redevelopment

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6. Floor Area Limitation —:

(a) Except as provided in subsection (b) below, ~~R~~etail commercial uses by a single tenant cannot occupy more than 65,000 square feet of floor area at the ground level. This limit only applies to the ground area footprint, and does not limit additional floors devoted to the single tenant so long as each of the additional floors does not exceed 65,000 square feet.

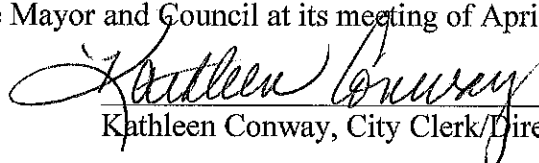
(b) For a Champion Project, the Mayor and Council may allow the floor area limit for a single retail tenant within the project to increase to no more than 100,000 square feet of floor area at the ground level and at each additional floor. As a condition of approval of the Champion Project, the following applies:

i. Each of the exterior walls at the ground level, along any public street or way, must be activated with points of access for street-fronting retail, restaurants and/or service establishments that contribute to a vibrant walkable environment; and

ii. The building design must be consistent with the additional design guidelines set forth in Section 25.13.06.

NOTE: ~~Strikethroughs~~ indicate material deleted
Underlining indicates material added
Asterisks * * * indicate material unchanged by this ordinance

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 April 9, 2018.


Kathleen Conway, City Clerk/Director of Council Operations