

ORDINANCE: To adopt the 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, 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; and November 12, 2002 (hereinafter referred to as “the 2002 Plan”); and

WHEREAS, on December 19, 1984, the Commission did approve, and on April 8, 1985, the Mayor and Council did adopt the Planning Area 12 Neighborhood Plan (the “1985 Planning Area 12 Neighborhood Plan”) and subsequently adopted said plan by reference in the 2002 Comprehensive Master Plan; and

WHEREAS, on January 16, 1985, the Commission did approve, and on April 8, 1985, the Mayor and Council did adopt the Planning Area 3 Neighborhood Plan (the “1985 Planning Area 3 Neighborhood Plan”) and subsequently adopted said plan by reference in the 2002 Comprehensive Master Plan; and

WHEREAS, on June 28, 1989, the Commission did approve, and on September 11, 1989, the Mayor and Council did adopt the West End - Woodley Gardens East/West Neighborhood Plan (the “1989 West End - Woodley Gardens East/West Neighborhood Plan”) and subsequently adopted said plan by reference in the 2002 Comprehensive Master Plan; and

WHEREAS, on August 1, 2001, the Commission did approve, and on October 22, 2001,

the Mayor and Council did adopt the Town Center Master Plan (the “2001 Town Center Master Plan”) and subsequently adopted said plan by reference in the 2002 Comprehensive Master Plan; and

WHEREAS, on December 17, 2003, the Commission did approve, and on March 8, 2004, the Mayor and Council did adopt the East Rockville Neighborhood Plan (the “2004 East Rockville Neighborhood Plan”) as an amendment to the 2002 Comprehensive Master Plan; and

WHEREAS, on July 12, 2006, the Commission did approve, and on February 26, 2007, the Mayor and Council did adopt the Lincoln Park Neighborhood Plan (the “2007 Lincoln Park Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on June 11, 2008, the Commission did approve, and on April 27, 2009, the Mayor and Council did adopt the Twinbrook Neighborhood Plan (the “2009 Twinbrook Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on July 28, 2010, the Commission did approve, and on December 13, 2010, the Mayor and Council did adopt the Municipal Growth Element (the “2010 Municipal Growth Element”) and the Water Resources Element (the “2010 Water Resources Element”) as amendments to the 2002 Comprehensive Plan; and

WHEREAS, on November 14, 2012, the Commission did approve, and on January 28, 2013, the Mayor and Council did adopt the Montgomery County Heritage Area Management Plan (the “2013 Heritage Area Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on March 9, 2016, the Commission did approve, and on August 1, 2016, the Mayor and Council did adopt the Rockville Pike Neighborhood Plan (the “2016 Rockville Pike Neighborhood Plan”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on September 28, 2016, the Commission did approve, and on April 3, 2017, the Mayor and Council did adopt the Bikeway Master Plan (the “2017 Bikeway Master Plan”) as

an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on December 12, 2018, the Commission did approve, and on March 25, 2019, the Mayor and Council did adopt the North Stonestreet Avenue Plan Amendment (the “2019 Plan Amendment”) as an amendment to the 2002 Comprehensive Plan; and

WHEREAS, on February 12, 2020, the Commission did approve, and on June 13, 2020 the Mayor and Council did adopt the Park Road and North/South Stonestreet Avenue Area Plan Amendment (the “2020 Plan Amendment”) as an amendment to the 2002 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 2002 Comprehensive Master Plan (hereinafter referred to as “the 2002 Plan”); and

WHEREAS, in preparation of said plan update (hereinafter referred to as “the Plan”) 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 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 Plan complements the visions as provided in Section 1-201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, after the preparation of the Plan the Commission gave notice of the time and place of two (2) separate public hearings to be held on the 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 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 Plan at least sixty (60) days prior to the public hearings; and

WHEREAS, the Commission held a public hearing on the Plan in the Council Chambers at City Hall in Rockville, Maryland, over the course of two meetings, on May 15 and June 4, 2019; and

WHEREAS, the Commission held a second public hearing on the Plan in the Council Chambers at City Hall in Rockville, Maryland, over the course of two meetings, on September 9 and September 23, 2020; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearings and in the written public record and made modifications to the Plan; and

WHEREAS, pursuant to Section 3-202 of the Land Use Article of the Annotated Code of Maryland, the Commission, by Resolution No. 1-21 adopted February 24, 2021, approved and recommended for adoption by the Mayor and Council the Plan; and

WHEREAS, the Commission certified an attested copy of the recommended Plan and transmitted a certified attested copy of said plan to the Mayor and Council on March 10, 2021; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated Code of Maryland, the Mayor and Council must approve, modify, remand, or disapprove a recommended plan within 90 days after the date that the Commission certifies an attested copy of the recommended plan to the legislative body or the recommended plan is considered approved; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated code of Maryland, if the Mayor and Council determines that there are exigent circumstances so that is unable to act within the 90 days, the Mayor and Council may extend the deadline for no more than one 60-day extension; and

WHEREAS, the Mayor and Council determined that there were exigent circumstances so that it was unable to act within 90 days; and

WHEREAS, the Mayor and Council did extend the deadline to approve, modify, remand or disapprove the recommended plan by 60 days to August 7, 2021 by Resolution No. 9-21, adopted on May 17, 2021; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article of the Annotated Code of Maryland, 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 Plan on April 12, 2021, via a virtual public hearing, 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 public hearing would also be held on the Plan by the Mayor and Council on June 14, 2021, via a virtual public hearing, 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 a public hearing on the Commission's recommended plan at the times provided for in said advertisements; and

WHEREAS, the Mayor and Council held work sessions on April 19, May 3, May 17, May 24, June 1, June 7, June 10, June 14, June 21, July 1, July 6, July 12, and July 19, 2021, 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 "Comprehensive Plan of the City of Rockville" dated August 2, 2021, consisting of a narrative text and accompanying maps including the Land Use Policy Map, be and the same are hereby adopted as the Plan for the City of Rockville, which Plan supersedes and replaces the 1985 Planning Area 12 Neighborhood Plan, the 1985 Planning Area 3 Neighborhood Plan, the 1989 West End - Woodley Gardens East/West Neighborhood Plan, the 2010 Municipal Growth Element, the 2010 Water Resources Element, the 2019 Plan Amendment, and the 2020 Plan Amendment; and which Plan also adopts by reference, and supersedes where in conflict with, the 2001 Town Center Master Plan, the 2004 East Rockville Neighborhood Plan, the 2007 Lincoln Park Neighborhood Plan, the 2009 Twinbrook Neighborhood Plan, the 2013 Heritage Area Plan, the 2016 Rockville Pike Neighborhood Plan, and the 2017 Bikeway Master Plan.

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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 at its meeting of August 2, 2021.


Sara Taylor-Ferrell
City Clerk/Director of Council Operations