



City of Rockville

M E M O R A N D U M

March 31, 2011

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application
TXT2011-00230

At its meetings on March 23 and March 30, 2011 the Planning Commission reviewed and discussed Text Amendment Application TXT2011-00230. The Commission received a presentation from Planning and Zoning Division staff. After discussion and deliberation on the aspects and intent of the proposed revisions, the Planning Commission voted to approve the text amendment with several modifications.

In the opinion of the Commission, the proposed revisions to Section 25.07.02 regarding the deletion of the Level 3 site plan review process and the revisions to the project implementation points table should not be approved. The Commission believes that there has not been sufficient experience with project reviews to date to make these changes to the review process. By extension, any of the other text revisions where deletion of the Level 3 site plan is proposed should not be implemented.

The Commission does recommend approval of the additional provisions recommended by the staff for regulating signs in PD zones and instituting an implementation period for ownership plats.

On a motion by Commissioner Hill, seconded by Commissioner Hadley, the Commission unanimously recommends approval of text amendment TXT2011-00230 with these revisions.