



City of Rockville

MEMORANDUM

February 12, 2015

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application TXT2015-00240, Mayor and Council of Rockville, applicant

At its meeting on February 11, 2015 the Planning Commission reviewed and discussed Text Amendment Application TXT2015-00240. The Commission received a presentation from Planning and Zoning Division staff. There were no other speakers at the meeting.

The proposed amendment will allow the Historic District Commission to authorize the filing of a Sectional Map Amendment where it finds that a property meets the criteria for historic designation. After discussion and deliberation on the aspects and intent of the proposed amendment, the Planning Commission voted to recommend approval of the text amendment, with the modification recommended by the staff.

The staff recommendation proposes to delete subparagraph (b) of Sec. 25.14.01.d.5 to be consistent with the intent of the text amendment. The Commission endorses this modification.

In moving to approve, Commissioner Littlefield expressed his desire not to short-circuit the review process, and for keeping the public process in place. In supporting the motion, Commissioner Hill added that the Commission may propose more code changes later once they have had a chance to further review the overall historic designation process.

In voting against the motion, Commissioner Trahan stated that the existing process should be kept in place. The Mayor and Council should be held responsible if they decide not to authorize the filing of a map amendment that has been recommended by the Historic District Commission.

Therefore, on a motion by Commissioner Littlefield, seconded by Commissioner Goodman, with Commissioners Littlefield, Goodman, Leiderman, Hill and Hadley voting in favor the motion, and with Commissioner Trahan voting against the motion and with Commissioner Tyner absent, the Commission recommends approval of Text Amendment TXT2015-00240 with the modifications recommended by the staff as shown on the attached revised text language.

February 12, 2015

RECOMMENDED REVISION TO
TXT2015-00240

Applicant: Mayor and Council of the City of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, by inserting and replacing the following text (underlining indicates text to be added; [brackets] indicate text to be deleted; * * * indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 6, "Procedures for Map and Zoning Text Amendment, Variances, and Administrative Actions", as follows:

25.06.01 – Zoning Map Amendments

* * *

c. Applications

1. Authority to File

* * *

- (b) *Sectional and Comprehensive Amendment* – Except as otherwise set forth in this subsection, [A]an application for a sectional or comprehensive map amendment may be filed only by the Planning Commission or the Mayor and Council. An application for a sectional map amendment may be filed by the Historic District Commission in the case of a proposed designation of property as historic under the provisions of Section 25.14.01.

Amend Article 14, "Special Zones", as follows:

25.14.01 – Historic District Zones

* * *

d. Designation of Properties

* * *

3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it may initiate the filing of a Sectional Map Amendment to place the property in the historic district zone that includes a written recommendation explaining its findings as to why the Mayor and Council should rezone the property to the Historic District Zone.
4. *[Mayor and Council Authorization* – Upon receipt of the Historic District Commission’s recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.]
- [5.] *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
- (a) The determination of the Historic District Commission[,] that the property does not meet the criteria for historic designation; or
 - (b) [The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;]
 - [(c)] The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.

Subsection 6 to be renumbered to 5.