

Summary of Additional Testimony Received July 16-July 25, 2008				
Source	Date	Exhibit	Issue/Topic	Comment
Peerless Rockville	7/15/2008	48	HDC Provisions	Article 1 et seq. Art. 1 – Revise language of purpose clause. Art. 3 – Correct typo in definition of Interim Historic Review; Revise reference to historic and archaeological resources in Site Plan definition; Art. 4 – Supports added language in 25.04.04.b with minor language change; Art. 7 – Supports revisions in 25.07.12.a with additional language requested; Art. 14 – Supports draft language with minor modification in 25.14.01.a.5. Supports deletion of “50-year rule”. Suggests revision in SMA process for designation.
Mark Pierzchala	7/22/08	62	Definitions	Article 3. Should add definitions for boarding, cooking facility, single housekeeping unit and accessory apartment
Barbara Sears	7/24/08	64	Project Plan/Site Plan	Article 7. Should consolidate project plan and site plan reviews when the project is consistent with the master plan.
John McKee	7/11/2008	41	Grandfathering	Article 8. Need a better grandfather clause for single-family houses. Current nonconformity provisions don't allow full replacement in kind.
Barbara Sears, Linowes & Blocher	7/24/08	65	Validity period	Article 8. Clarify that developments covered by Article 14 may have alternate validity periods
Jacque Kubin	7/16/08	52	HBBEs	Article 9. Definition of HBBEs must be clear and not include individuals working at home that truly have no impact
Montgomery College	7/14/2008	46	Public building development standards	Article 10. Requests consideration for allowing building height up to 75 feet in R-200 Zone for public buildings to avoid necessity for variances. Also requests revisions to setback requirements from internal private streets and for rear yard. Suggest clarifications to building height definition for rooftop installations and for choice of which is front yard on corner lot.
Jacque Kubin	7/16/08	52	Residential development standards	Article 10. Do not limit neighborhoods like Twinbrook with the new standards that do not let residents improve their homes
Cindy Bar for Shellhorn Rockville, LLC	6/30/2008	42	1488 Rockville Pike – Chesapeake Plaza	Article 13. Provisions of MXCD zone need to be revised – eliminate the layback slope next to RR/Metro tracks; Add height flexibility where recommended by the master plan, and have the façade height requirements be guidelines. The “Additional Design Guidelines” should be clearly labeled as guidelines, not standards. Building location and uses by floor should be waivable.

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Peter Mork	7/16/08	57	Burgundy Center	Article 13. Objects to possibility of mixed-use development for the Burgundy Center under the MXC Zone. Insufficient traffic and transit capacity does not exist here.
Gerard Murphy, WANADA	7/18/08	58	Development standards for auto dealers	Article 13. Auto dealers should be by-right use in non-neighborhood mixed-use zones; maximum 10 percent of property should be green space not public open space along with fee-in lieu-approach; support additional height for properties containing dealerships; strong grandfather provision required; outdoor sales not counted toward FAR; storage of vehicles, including temporary, should be permitted; no distinction between indoor and outdoor sales
Pat Harris, Holland & Knight	7/18/08	59	Uses and standards in mixed-use zones	Article 13. Add model homes, nonmedical research labs and indoor rec facilities as permitted; modifications to design guidelines and regulations
Bill Kominers, Holland & Knight	7/18/08	60	Uses and standards in mixed-use zones	Article 13. Related to 1500 Rockville Pike, additional flexibility in MXCD height to retain 75 ft for commercial and 110 ft for residential projects to be carried forward from RPC zone. Additional flexibility in landscaping and parking, and public use space requirements needed. Grandfathering should be clarified.
Bill Kominers, Holland & Knight	7/16/08	55	255 Rockville Pike	Article 14. Ordinance should protect development rights granted by PDP94-0001 (Rockville Center) for this parcel.
Bill Kominers, Holland & Knight	7/18/08	61	Tower Oaks	Article 14. Existing Special Development procedure approval should be preserved; PD Zone definition of resolution of approval must incorporate previous ordinance. Applicable development standards should be applied; do not apply an equivalent zone; retain good cause as the standards for waiving the equivalent zone standards
Bill Kominers, Holland & Knight	7/22/08	63	255 Rockville Pike	Article 14. Existing Special Development procedure approval should be preserved; PD Zone definition of resolution of approval must incorporate previous ordinance. Applicable development standards should be applied; do not apply an equivalent zone; retain good cause as the standards for waiving the equivalent zone standards
Barbara Sears, Linowes & Blocher	7/24/08	65	PD zone	Article 14. Clarify purpose of PD zones and applicable standards and propose changes to process for amending a PD project
Erica Leatham, Stark Meyers Eisler Leatham	7/25/08	67	PD zone	Article 14. Equivalent zone as applied to Falls Grove would harm the design envisioned in the concept plan; support language proposed by Bill Kominers related to equivalent zones and PDs; recommend revision to site plan approval process within PDs should be Level 2.
Jeff Zyontz	7/12/2008	44	National Lutheran Home	Article 15. Objects to request to allow building height above 50 feet.

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David & Karen Modell	7/14/2008	43	National Lutheran Home	Article 15. Concur with letter from J. Zyontz (Ex. 44)
Marc Shepard	7/16/2008	50	National Lutheran Home	Article 15. Reflects comments of Zyontz letter (Ex. 44) in objecting to height up to 70 feet.
Tom Doerr	7/16/08	54	Access to bicycle parking	Article 16. ZO should include language requiring bicycle parking to and from bicycle parking and other facilities as the City redevelops
Bill Kominers, Holland & Knight	7/18/08	61	Reduction of office parking standard	Article 16. Parking standards for office use should be reduced.
Dave Celeste	7/25/08	66	Signs	Article 18. Change standards for election signs
Anne Marie Vassallo	7/11/2008	39	Zoning	Zoning Map. Objects to proposed rezoning of convenience store on S. Stonestreet to R-60. Goes contrary to desire for desirable and complete neighborhoods with convenient retail uses.
Jacque Kubin	7/16/08	52	Industrial zoning	Zoning Map. Be careful about zoning away industrial land
Daniel Choi	7/16/08	56	Rezoning of C-1 shopping center	Zoning Map. Objects to rezoning of Maryvale Shopping Center from C-1 to R-60. Should retain existing zoning.
Pat Harris, Holland & Knight	7/18/08	59	1500 Rockville Pike	Zoning Map. Property should be MXTD; qualified support of rezoning on Pike until after Plan completed so long as sites remain viable in the interim
Bill Kominers, Holland & Knight	7/18/08	60	Mapping of Park Zone within PDs	Zoning Map. Do not map the Park Zone within the PD zones.
John Wooditch	7/14/2008	40	Large vehicle parking	Want regulations on the parking of large trucks and other vehicles in residential neighborhoods. Cites noise, loss of on-street parking, vibration.

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Virginia Quesada	7/11/2008	45	Mixed Uses	Concerned that emphasis on mixed uses results in higher costs. Also concerned about impact of higher densities on quality of life and lack of control over allowable densities.
Stanley Klein	7/14/2008	47	Hybrid vehicles	Zoning ordinance should address the issue of providing infrastructure for pluggable hybrid electric vehicles (PHEVs). This would include climate-protected charging stations and charging facilities in all parking lots.
William Neil	7/15/2008	49, 51	Densities and mixed use policies	Development should not be planned based on assumptions of continuing future growth. Oil and gas price increases and possible overall change in markets, we should pause in making any new development decisions until we see how the future look.
Jacque Kubin	7/16/08	52	Environmental framework	DZO must include an environmental structure for the future; support for green policies and requirements
Jacque Kubin	7/16/08	53	Traffic/Large vehicle parking	Commercial vehicles should not be allowed to park in the Veirs Mill Road service drives. Contributes to overall traffic concerns in the neighborhood

Summary of Comments Received July 28-29

Morton Levine	7/25/08	70	Home-Based Business Enterprise	Article 9. Requests straw vote on use of accessory buildings for HBBE's.
William Kominers	7/25/08	68	Parking in MXTD and MXCD zones	Articles 13 and 16. Conflict between 25.16.02.b.3 restriction on parking in front of buildings and revisions to 25.13.07.a.6 allowing parking in conjunction with ground floor retail. Clarify that the parking standards in 25.16.03.e act as maximums but not minimums.
Rec. & Park Advisory Board	7/24/08	69	Park Zone and public schools	Zoning Map. Rec. and Park Advisory Board recommends applying the Park Zone to all current and future school sites.