

Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
<b>Testimony on the Proposed Zoning Map</b>					
Planning Commission	5/21/08	–	Zoning Changes/Corrections	<p><b>Zoning Map.</b> Recommended zoning changes as set forth in transmittal memo to Mayor and Council (p.11):</p> <ol style="list-style-type: none"> <li>1. Rocklin Apartments – R-20 Zone to RMD-25 Zone.</li> <li>2. East side of North Stonestreet Avenue – I-1 Zone to MXB Zone.</li> <li>3. Correct zoning depiction for PD-DB Zone. Current zone is TC-4.</li> <li>4. Place I-1 properties on west side of S. Stonestreet in MXB Zone.</li> <li>5. Place C-1 site at S. Stonestreet &amp; Reading in the R-60 Zone.</li> <li>6. Burgundy Park Center – C-1 Zone to MXC Zone.</li> <li>7. Correct SHA property on sheet E-2 – Place in R-150 Zone.</li> <li>8. Former Hungerford Elementary School site – Retain in R-60 Zone.</li> <li>9. Avalon Bay properties on Halpine Road – I-1 Zone to the MXB Zone</li> <li>10. Remove zoning indication from Metro/CSX right-of-way.</li> <li>11. Property immediately north of Halpine Road on west side of Metro/CSX – RPC Zone to MXTD Zone.</li> <li>12. Replace the C Zone with MXC where applicable.</li> </ol>	<p>Agree</p> <p>Agree</p> <p>Agree</p> <p>Agree</p> <p>E. Rockville issue</p> <p>E. Rockville issue</p> <p>Agree</p> <p>No Park Zone on school sites</p> <p>Agree</p> <p>Agree</p> <p>Agree</p> <p>Depends on outcome of E. Rockville commercial zoning issues</p>
Letter from Steve Orens	7/29/08	71	S. Stonestreet Convenience Store	<p><b>Zoning Map.</b> Opposes downzoning from C-1 to R-60. Not in conformity with recommendations of East Rockville Master Plan. Plan encourages limited commercial but comply with property maintenance code.</p>	<p>Council to resolve zoning issues re: East Rockville local commercial sites</p>

Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
Letter from Steve Orens	7/30/08	72	S. Stonestreet Convenience Store	<b>Zoning Map.</b> Reiterates the opposition to rezoning. Not legally defensible without careful study and consideration. Insufficient notice given to owner.	Council to resolve zoning issues re: East Rockville local commercial sites
Anne Marie Vassallo	7/11/2008	39	S. Stonestreet Convenience Store	<b>Zoning Map.</b> Objects to proposed rezoning of convenience store on S. Stonestreet from C-1 to R-60. Goes contrary to desire for desirable and complete neighborhoods with convenient retail uses.	
Daniel Choi	7/16/08	56	Rezoning of Maryvale shopping center	<b>Zoning Map.</b> Owner objects to rezoning of Maryvale Shopping Center from C-1 to R-60. Should retain existing zoning.	
Prosper Osei-Wusu	6/30/2008	18	RMD in Lincoln Park	<b>Zoning Map.</b> Owner of 219 Frederick Ave. Requests that property is rezoned from R-60 to RMD-10 (later revised to R-40) in order to build two semi-detached units on double lot.	Do not rezone
Joseph Lavorgna MCPS	6/30/2008	13	Zoning Map / MCPS Properties	<b>Zoning Map.</b> Carver Educational Center - 850 Hungerford Drive. The R-200 zone has been proposed to replace the Residential -Suburban Zone. Redevelopment options are limiting and inconsistent with densities in the adjacent neighborhood. Board requests that the portion of the property fronting on Hungerford Drive be reconsidered for rezoning from R-200 to a higher density such as MXCD. This zone would allow office and service retail along the property's MD 355 frontage.	Retain R-200 Zone with allowance to increase height up to 75 feet.
Isaiah Leggett Montgomery County	7/1/2008	32	Zoning Map MCPS property	<b>Zoning Map.</b> Objects to 580 N. Stonestreet having the designation of R-60 zoning	Retain R-60; Need to consult with MCPS about alternatives for their sites
Joseph Lavorgna MCPS	6/30/2008	13	Zoning Map / MCPS Properties	<b>Zoning Map.</b> Lincoln Center -- 580 N. Stonestreet Avenue The Board recommends that the property be rezoned from R-60 to the MXT zone. The MXT zone would be consistent with the East Rockville Plan. The Board believe that higher densities should be located adjacent to the rail right-of-way and lower densities where the property abuts existing single-family homes. Supports smart growth close to the Rockville METRO Station.	

## Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&amp;C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
Kurt Meeske Combined Properties	6/30/2008	12	College Plaza	<b>Zoning Map.</b> Because of similarity to Congressional Plaza, College Plaza should be in the MXCD zone instead of the MXNC zone and take advantage of the option for additional height. Current zone is C-2.	Rezone to MXCD
Kurt Meeske Combined Properties	7/9/2008	38	College Plaza	<b>Zoning Map.</b> Owner of College Plaza. Requests that College Plaza be rezoned to MXCD (Mixed Use Corridor District) from C-2. The current designation of MXNC (Mixed Use Neighborhood Commercial) would not allow College Plaza to redevelop into a first class mixed use development.	Rezone to MXCD
Rec. & Park Advisory Board	7/24/08	69	Park Zone and public schools	<b>Zoning Map.</b> Rec. and Park Advisory Board recommends applying the Park Zone to all current and future school sites.	Do not apply Park Zone to school sites.
Joseph Lavorgna MCPS	6/30/2008	13	Park Zone / MCPS School Sites	<b>Zoning Map.</b> Limits the redevelopment value for alternative uses of any schools that might be declared surplus in the future. Placing an overlay zone on all MCPS school sites to preserve future recreational use raises concerns about a question of taking the value of County property without compensation.	
Isaiah Leggett Montgomery County	7/1/2008	32	Park Zone MCPS property	<b>Zoning Map.</b> Concerned that the new Park zone overlay on all city parks and public school sites reduces the flexibility and land value of Board of Education properties and would have an adverse effect on the County's interests.	
Bill Kominers, Holland & Knight	7/18/08	60	Mapping of Park Zone within PDs	<b>Zoning Map.</b> Do not map the Park Zone within the PD zones.	(Staff) Do not show Park zone on PD areas; All parks to be shown on City land use map
Jim Reschovsky Woodley Gardens Civic Association	6/30/2008	16	Zoning Map	<b>Zoning Map.</b> Woodley Gardens Shopping Center will be zoned from C-1 to MXNC (Mixed Use, Neighborhood Commercial). Requesting that it will be zoned MXC (Mixed Use Commercial)	Need to resolve zoning issue in context of the East Rockville commercial sites. MXC essentially equivalent to C-1
Drew Powell	8/4/08	86	Zoning Map	<b>Zoning Map.</b> Supports the MXC Zone for the Woodley Gardens Shopping Center	Need to resolve zoning issue in context of the East Rockville commercial sites. MXC essentially equivalent to C-1

## Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&amp;C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
Scott Norwitz The Scott Group	6/30/2008	20	110 N. Washington Street	<b>Zoning Map.</b> Requests that the zoning category for 110 N. Washington Street be changed from MXNC (Mixed Use Neighborhood Commercial) to MXB (Mixed Use Business). Current zone is TC-1.	(Staff) Retain MXNC, but include grandfather language in the zone to allow 100% offices if in already in existence
Sally Stinner	6/30/08	Public Hearing	S. Washington Street Zoning	<b>Zoning Map.</b> Current plan for MXT on east side of S. Washington Street (City Hall site, currently zoned O-1 and R-90) treats City property different than properties on west side (retaining R-90). Don't rezone the City Hall property.	MXNC and MXT for City Hall property along MD. Ave. & Vinson. Retain R-90 on Bouic site.
Miller, Miller, & Canby representing Mr. Leo Rocca	6/27/2008	37	Rezoning of 1586-1610 Rockville Pike to MXTD instead of MXCD	<b>Zoning Map.</b> Support for the Planning Commissions recommendation in its May 21, 2008 Memorandum to the Mayor & Council) to rezone "the properties immediately north of Halpine Road...in the MXTD Zone instead of the MXCD Zone due to their proximity to the Twinbrook Metro Station." (Page 11). Current zone is RPC.	Agree
Pat Harris, Holland & Knight	7/18/08	59	1500 Rockville Pike	<b>Zoning Map.</b> Property should be MXTD; qualified support of rezoning on Pike until after Plan completed so long as sites remain viable in the interim. Current zone is RPC.	Rezone to MXTD
Kimberley Nordheimer Fordham Development Company	6/30/2008	21	Zoning Map	<b>Zoning Map.</b> Represents Wintergreen Plaza Shopping Center owners, Rockville Pike Joint Venture, L.P. Supports the proposed designation of MXCD zone for the shopping center. Current zone is RPC.	Retain MXCD
Jacque Kubin	7/16/08	52	Industrial zoning	<b>Zoning Map.</b> Be careful about zoning away industrial land	(Staff) Master plan issue
Staff			Zoning Map	<b>Zoning Map.</b> Rezone properties along Taft Court east of Gude from the I-4 Zone to MXB instead of I-L to allow 100% office use.	Agree w/MXB

## Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&amp;C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
JoAnne Riley Barron	8/24/2008	89	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Lilliam M. Butler	8/24/2008	89a	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Nancy Regelin; Shulman, Rogers, Gandal, Pordy & Ecker	8/25/2008	90	Burgundy Park Shopping Center	<b>Zoning.</b> Represents Tia Ochi, which holds a license for off-premises sale of beer & wine. Does not want to become non-conforming as a result of the rezoning.	
Jim Reschovsky; Woodley Gardens Civic Assn.	8/27/2008	91	Woodley Gardens Shopping Center	<b>Zoning.</b> Association opposes application of the MXNC Zone; supports application of the MXC Zone or the C Zone if available.	
Ellen Wicker	9/2/2008	92	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Frank Connolly	9/8/2008	93	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes application of the MXNC Zone; supports application of the MXC Zone.	
Maritsa George	9/8/2008	94	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Christopher Hunton	9/8/2008	95	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center.	
JoAnne Riley Barron	8/24/2008	89	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Lilliam M. Butler	8/24/2008	89a	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Nancy Regelin; Shulman, Rogers, Gandal, Pordy & Ecker	8/25/2008	90	Burgundy Park Shopping Center	<b>Zoning.</b> Represents Tia Ochi, which holds a license for off-premises sale of beer & wine. Does not want to become non-conforming as a result of the rezoning.	

## Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&amp;C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
Jim Reschovsky; Woodley Gardens Civic Assn.	8/27/2008	91	Woodley Gardens Shopping Center	<b>Zoning.</b> Association opposes application of the MXNC Zone; supports application of the MXC Zone or the C Zone if available.	
Ellen Wicker	9/2/2008	92	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Frank Connolly	9/8/2008	93	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes application of the MXNC Zone; supports application of the MXC Zone.	
Maritsa George	9/8/2008	94	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Christopher Hunton	9/8/2008	95	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center.	
Drew Powell	9/8/2008	96	Woodley Gardens Shopping Center	<b>Zoning.</b> Concerned about lack of notice to neighborhood on zoning changes. Leave the shopping center as it is.	
Nancy Regelin; Shulman, Rogers, Gandal, Pordy & Ecker	8/25/2008	90	Burgundy Park Shopping Center	<b>Zoning.</b> Represents Tia Ochi, which holds a license for off-premises sale of beer & wine. Does not want to become non-conforming as a result of the rezoning.	
Jim Reschovsky; Woodley Gardens Civic Assn.	8/27/2008	91	Woodley Gardens Shopping Center	<b>Zoning.</b> Association opposes application of the MXNC Zone; supports application of the MXC Zone or the C Zone if available.	
Ellen Wicker	9/2/2008	92	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	
Frank Connolly	9/8/2008	93	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes application of the MXNC Zone; supports application of the MXC Zone.	
Maritsa George	9/8/2008	94	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center. Too much height; should not have residential. Retain C-1.	

## Summary of Testimony Received June 16 – August 4 on Outstanding Issues and M&amp;C Responses

Source	Date	Exhibit	Issue/Topic	Comment	Council Decision
Christopher Hunton	9/8/2008	95	Woodley Gardens Shopping Center	<b>Zoning.</b> Opposes MXNC Zone on the center.	
Drew Powell	9/8/2008	96	Woodley Gardens Shopping Center	<b>Zoning.</b> Concerned about lack of notice to neighborhood on zoning changes. Leave the shopping center as it is.	
Lily Butler	9/10/2008	97	Woodley Gardens Shopping Center	<b>Zoning.</b> Reiterates opposition to rezoning of center.	
Jim Reschovsky	9/15/2008	106	Woodley Gardens Shopping Center	<b>Zoning.</b> Notes that appearances regarding the zoning of the center were not organized by the Woodley Gardens Civic Association.	
David Freishtat; Shulman, Rogers, Gandal, Pordy & Ecker	9/11/2008	105	Potomac Woods Shopping Center	<b>Zoning.</b> Requests consideration for MXCD Zone instead of MXNC Zone on shopping center. Would be consistent with the recommendation for the property to the north. Would be compatible with the Parc Potomac development adjoining on the south. Also would like consideration for additional height in the MXCD Zone.	
David Freishstat; Shulman, Rogers, Gandal. Pordy & Ecker	10/3/2008	119	Potomac Woods Shopping Center	<b>Zoning Map.</b> Reiterates comments from Ex. 105.	