



City of
Rockville
Get Into It

Planning Commission

Annual Report 2011

May 2012



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Tom Moore (elected November 2011)
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Punam Thukral, Administrative Assistant I
Sandra Driver, Secretary I

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CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2011

INTRODUCTION

The Annual Report of the Planning Commission is the document by which the Commission reviews its accomplishments during the year by presenting the zoning and development activities that occurred during the previous calendar year. The Report also highlights the major planning projects and issues considered by the Commission.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO). This biennial reporting requirement was included in the 2010 Report, and therefore is not technically required of the City for 2011. However, a number of significant actions with respect to the APFO took place during 2011 and the decision was taken to include this information for reference.

The Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions legislation (Senate Bill 276 and House Bill 295 (SB276/HB295)) requires jurisdictions that issue 50 or more building permits per year to report specified smart growth measures and indicators. The City of Rockville issued 13 residential building permits in 2011 and is therefore not required to report on these measures.

Using the building permit as the metric for measuring growth means that Rockville's future growth, which will be by population, not land area, may go under counted. One building permit is issued for each single family home or for one multi-family residential block – which may contain 300 or 400 units. Using dwelling units, rather than building permits, as the metric would reflect Rockville's future growth patterns more closely, especially if the report was broken down by unit type. This type of metric would allow the State to monitor growth by land area, as is the case now, and also by the location of its population growth. *Where* people live is a critical factor in infrastructure planning.

SB276/HB295 also requires jurisdictions to establish a land use goal aimed at increasing the percentage of growth within their Priority Funding Area (PFA) and decreasing the percentage of growth outside their PFA. However, like all municipalities in the State, all land within the city limits is within the PFA and the City is therefore not required to establish a local land use goal.

Each of the City's initiatives in 2011 worked towards implementing the State Visions for sustainable communities that protects the natural environment, directs growth, maintains and improves infrastructure and involves citizens in all stages of the process.

PLANNING IN ROCKVILLE

The City of Rockville had a population of 61,209 in 2010 and is the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick.¹ Rockville is located seven miles outside of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), three Metrorail stations (Twinbrook, Rockville and Shady Grove), four state highways, MARC commuter-rail service and AMTRAK passenger service, in addition to local and regional bus service.

Rockville serves as the county seat for Montgomery County. The County Council and County Executive Offices are across the street from City Hall, as are the Circuit Court for Montgomery County and the District Court of Maryland. A new District Courthouse close to City Hall opened to the public in summer 2011.

The City of Rockville functions as an independent municipality, supplying many services for its citizens. The City has its own zoning and planning authority, water and sewer services, police and public works departments, and recreation programs and facilities. Montgomery County provides schools, fire protection, courts, additional police protection, transportation, health and other services.

Legal Authority

The authority to plan for the City's development and to enact and enforce laws relating to land planning and zoning is derived from Article 66B of the Annotated Code of Maryland entitled, "Zoning and Planning."

Land use planning in Rockville is the responsibility of five official bodies: The Mayor and Council, the Planning Commission, the Board of Appeals, the Historic District Commission and the Sign Review Board. The Mayor and Council adopts the Master Plan (Plan), enacts legislation to ensure compliance with the Plan, adopts amendments to the Zoning Ordinance and the Zoning Map, and funds capital improvements necessary to implement the Plan.

The Board of Appeals considers applications for Special Exception uses, Variances from the Zoning Ordinance requirements and Appeals from administrative decisions related to planning and zoning.

The City's Zoning Ordinance, along with Article 66B, states the powers and duties of the Historic District Commission (HDC). Included are identifying and recommending properties deemed eligible for historic designation, reviewing and acting on applications for Certificates of Approval for work within designated historic districts, and providing courtesy review to the Planning Commission and Mayor and Council for projects within or adjacent to historic districts.

¹ U.S. Census, 2010.

The Sign Review Board is comprised of three members and one alternate appointed for three-year terms. The Board reviews applications for sign permits and may grant modifications from sign regulations where applicable.

The Planning Commission, however, is the only one of the five bodies directly involved in all phases of the planning process. It has specific duties, as the Approving Authority for subdivisions and site plans, as well as advisory responsibilities to the Mayor and Council and Board of Appeals.

Planning Commission

The Planning Commission is made up of seven members who are appointed by the Mayor and Council for staggered five-year terms. The Commission elects a Chairperson from its membership each December. The Planning Commission typically meets twice a month, on Wednesdays at 7:00 p.m., in the Mayor and Council Chambers at City Hall. All meetings are televised and are available “on-demand” the following day through the City’s website. All agendas and supporting documentation are posted on the website the week before the meeting.

Certain powers and duties of the Planning Commission are mandated by Article 66B. The Commission is required to approve a plan for the physical development of the City, which is recommended to the Mayor and Council for adoption. The Commission also makes recommendations concerning public structures, improvements and land acquisition necessary for the execution of the Plan; recommends district boundaries for comprehensive zone classification of land; approves all subdivision of land; and consults with and advises public officials, agencies, civic, educational, professional and other organizations and citizens with respect to the protection or execution of the Plan.

Certain duties of the Planning Commission stem from its function as the originator of the Plan. The Commission reviews site plans for all proposed development, except for single-family or semi-detached residential development, for compliance with applicable regulations. For most other projects, the Commission approves a Site Plan, and subdivision plat if necessary, as prerequisites to the issuance of a Building Permit.

Applications for Project Plan applications, Map Amendments, Text Amendments, Annexations, and other City policy statements are forwarded to the Mayor and Council with the Commission’s recommendations. Similarly, the Commission reviews all applications for non-residential Variances and for Special Exception uses for compliance with the Master Plan, and makes appropriate recommendations to the Board of Appeals. The Commission reviews sectional map amendments to designate historic districts and makes recommendations to the Mayor and Council for compliance with the Master Plan. Finally, the Commission must file an Annual Report on its activities with the Mayor and Council and the Maryland Secretary of Planning. This report fulfills that requirement.

Communications Task Force (CTF) and Citizens Implementation Committee (CIC)

In 2010 the Mayor and Council appointed the CTF to look into ways of improving communications between the City and its residents. One of the recommendations that emerged from the CTF was that a CIC should be formed to identify ways to improve engagement of citizens as active stakeholders in key planning initiatives. In addition the CIC was asked to evaluate the need for the addition of an Alternative Dispute Resolution (ADR) process in the development review process. The CIC, which included Commission representation, was formed and worked throughout the fall and winter of 2011 with the goal of presenting their findings to the Mayor and Council in March 2012.

PLANNING COMMISSION ACTIVITIES

Zoning Ordinance and Map

The City adopted a new Zoning Ordinance on December 15, 2008, with an effective date of March 16, 2009. A new Development Review Procedures Manual was published in July 2009. During 2011, the Planning Commission reviewed Text Amendment applications to the Zoning Ordinance that were follow-up actions to the Zoning Ordinance adoption. The Commission also reviewed Map Amendment applications for historic designation, and recommended approval to the Mayor and Council. A list of Planning Commission Actions can be found on Page 10.

Development Review

The Zoning Ordinance revision, which became effective in 2009, and the lifting of the related development moratorium has not resulted in a significant increase in the amount of development applications considered by the Commission during 2011. This indicates that the economic downturn, and school capacity issues, continue to have a significant impact on the amount of development activities in Rockville. During this period, the City has continued to refine its new development review process, resulting in a text amendment that clarifies aspects of the process for citizens and applicants alike.

An inventory of 2011 development activity in Rockville begins on page 10, with a map on page 16. The most significant development project approved by the Planning Commission in 2011 was the site plan for the Silverwood/Shady Grove project for a 417 unit multi-family residential building with structured parking at 15955 Frederick Road. The site is within easy walking distance of the Shady Grove Metro Station and across the road from the King Farm community. During the second half of 2011, the City received development applications totaling 1815 multifamily units adjacent to the Twinbrook Metro station. These applications will be reviewed and acted on in 2012.

Development Review/Board of Appeals

The Board of Appeals handled seven waiver requests from Crown Castle to install eight foot tall telecommunications antennas, rather than the six foot tall antennas permitted under Section 25.09.08 of the Zoning Ordinance. The Board of Appeals found that there were virtually no adverse impacts from eight foot antennas, and that they provided better and new service to the public. The Mayor and Council may wish to review Section 25.09.08 of the Zoning Ordinance to determine if its permitted provisions are in line with current technology.

Long Range Planning

Public Hearings and Planning Commission Worksessions on the Draft Rockville Pike Plan – (Rockville’s Pike – Envision a Great Place)

The Draft Rockville Pike Plan, Rockville’s Pike – Envision a Great Place was released to the public in December 2010. Two Planning Commission Public Hearings were held in March 2011 and the public record was closed on September 30. The Planning Commission has subsequently held regular worksessions to work through issues identified during the Public Hearing process. The draft plan is available online at: <http://www.rockvillemd.gov/rockvillespike/2010DraftPlan/>

Comprehensive Master Plan (CMP) Initiative:

A review of the 2002 Comprehensive Master Plan was conducted during 2008-9 and in October 2009 the Mayor and Council decided that the CMP should be revised using a two-phase process. Phase 1 began in 2009 and continued through 2011. Work has included the above-mentioned Rockville Pike plan, preliminary work on revisions to the Historic Preservation Element and data/information development in support of broader revisions.

DEVELOPMENT PATTERN CHANGES IN 2011

Changes in development patterns, whether originating in the public or private sector, require the approval of one or more types of development applications. A review of all such applications acted on in 2011 provides a complete picture of changes in use of land within the City. The changes approved are basically consistent with each other, with the adopted Comprehensive Master Plan and all adopted components of the Master Plan, such as neighborhood plans, and the Zoning Ordinance.

The development pattern actually changes when approved projects are constructed. Several notable projects that continued during 2011 further this progression. The Rockville Metro Plaza project, a 3-building office and retail project with a total of 620,000 square feet, began construction of the Phase 2 building. The project is located between the Rockville Metro station and the Town Square

redevelopment, and continues the evolution of Rockville Town Center to an urban mixed-use environment. The building will contain the corporate headquarters of Choice Hotels International. Similarly, the Upper Rock Development, on Choke Cherry Road in the King Farm/Shady Grove area of the City, is also undergoing redevelopment into an urban mixed-use community from a campus-style office and research building development pattern. Approval of the previously mentioned Silverwood/Shady Grove project will, once constructed, bring residences and retail to what is now a retail-only site.

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

Projects in Rockville are subject to the City's Adequate Public Facilities Ordinance (APFO), implemented through Article 20 of the Zoning Ordinance by the Adequate Public Facilities Standards (APFS). The APFS requires that public facilities be adequate to serve new development or redevelopment. The following "public facilities" are evaluated for compliance: Traffic and Transportation; Schools; Fire and Emergency Service Protection; Water Supply and Sewer Service.

The Mayor and Council adopted two modifications to the APFS in 2011. The first exempted portable classrooms from the City's APFO, and was adopted on February 28, 2011. The second established new standards for the schools test related to a pending annexation and associated residential development. The new standard allows the Mayor and Council to accept a determination by MCPS that a moratorium will not be created under the County's test. The affected schools must be outside the City, with less than ten percent of students attending from the City.

APFO Status for Avalon Bay Apartments (STP2009-00008)

A site plan application was submitted for the "Avalon Twinbrook Station" proposal on June 26, 2009. The project, located at 12720 Twinbrook Parkway near the Twinbrook Metro station, proposes the development of a 240-unit apartment complex incorporating structured parking. The project is subject to review and action by the Planning Commission.

Staff has informed the applicant that there is an APFO issue with regards to the capacity of the elementary and middle schools serving the site (Twinbrook Elementary and Julius West Middle) and that the application cannot be approved. The APFO test for schools is based on the program capacity for each school as defined by the Montgomery County Public Schools (MCPS), with 110% utilization within two years representing the capacity maximum. The enrollment forecast provided by MCPS projected that both Twinbrook Elementary and Julius West Middle Schools would be at or above 113% utilization in the test years, exceeding the 110% cap established by the APFO.

City staff cannot recommend approval of the application due to its noncompliance with the APFO schools test. The City's Zoning Ordinance allows for a "conditional" approval, for an initial period of two (2) years, pending future availability of the necessary public facility. The applicant has not pursued this "conditional" action, and the application has not moved forward in the review process. As of now, Twinbrook Elementary School is projected to be at or exceed 110% of program capacity for the next five

years. MCPS conducted feasibility analyses for a potential addition at Twinbrook Elementary and Julius West Middle Schools, as well as for a potential new elementary school in the cluster, which could add capacity if approved for design and construction funding by the County Council. This decision is expected in May 2012.

Montgomery County Public Schools (MCPS)

In 2010 a Site Plan Amendment application to add two portable classrooms to the College Gardens Elementary School (STP2011-00054) was not approved by the Planning Commission because the project could not meet the APF standard for fire and rescue services. The school is located within an area of the City where a response could not be achieved by three stations within ten minutes for certain assembly uses such as schools. This outcome caused Montgomery County Public Schools (MCPS) to propose state legislation to allow MCPS to bypass the City's land use authority regarding school construction. The legislation was withdrawn, as the Mayor and Council modified the APFS to exempt portable classrooms from the City's APFO.

Adequate Public Facilities Ordinance Advisory Committee

On December 15, 2010, the Planning Commission appointed an Advisory Committee to examine the current APFO and standards. The committee met weekly beginning in January 2011. After considerable fact-finding and deliberations, the Committee issued its report, containing 24 recommendations, in November 2011. During 2012 the Planning Commission will review these and make further recommendations to the Mayor and Council.

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2011. Please also see Appendices for an outline of City Ordinances and Resolutions on planning-related and environmental issues that were adopted during 2011.

Annexations

Application Number	Applicant, Request and Location	Action/Date
ANX2010-00139	Silverwood/Shady Grove LLC to annex 4.37 acres at 15955 Frederick Road and place in the MXTD zone.	Recommended by Planning Commission 6/8/11. Approved by Mayor and Council 10/10/11.
ANX2011-00140	BP Associates Limited Partnership to annex 3.12899 acres at 1300-1314 East Gude Drive and 14803, 14805, 14809 Southlawn Lane, to be placed in the MXE zone.	Recommended by Planning Commission 5/11/11. Approved by Mayor and Council 10/17/11.
ANX2011-00141	Mayor and Council of City of Rockville to annex ten parcels at 5620, 5622, 5624, 5627 and 5629 Pier Drive and 12900, 12904 and 12906 Twinbrook Parkway to be placed in the R-60 zone.	Recommended by Planning Commission 4/13/11. Approved by Mayor and Council 6/20/11.
ANX2011-00142	Arnold W. and Arcadia M. Anderson to annex 46,960 (1.08 acres) at 9608 Veirs Drive to be placed in the R-400 zone.	Recommended by Planning Commission 11/30/11.

Map Amendments

Application Number	Applicant, Request and Location	Action/Date
MAP2011-00109	Mark and D.P. Howland for historic designation through rezoning of 540 Beall Avenue from the R-60 to the R-60 (HD) zone.	Recommended by Planning Commission 2/28/11. Approved by Mayor and Council 3/28/11.
MAP2011-00110	Mayor and Council of City of Rockville for historic designation through rezoning of Glenview, 603 Edmonston Road from the Park to the Park (HD) zone.	Recommended by Planning Commission 9/14/11. Approved by the Mayor and Council 10/24/11.
MAP2011-00111	B.P. Associates Limited Partnership to rezone 2.80 acres at 1300-1308, 1312-14 and 1322-1334 East Gude Drive at Southlawn Lane from the I-L zone to the MXE zone.	Recommended by Planning Commission 6/22/11. Approved by Mayor and Council 10/24/11.

Plats - Subdivision

Application Number	Applicant, Request and Location	Action/Date
PLT2009-00494	JBG/Market Square II for a 6-month extension for recording the ownership plat at 1,3 and 5 Choke Cherry Road in the PD-UR (Planned Development Upper Rock) zone.	Approved by Planning Commission and amended to a 12-month extension 5/11/11.
PLT2011-00507	Xinghu Liu to combine 3 existing lots at 102 Grandin Avenue into a 9,000 square feet single record lot in the R-60 zone.	Approved by the Planning Commission 1/12/11.
PLT2011-00508	Guttschick, Little and Weber to create a record lot of 114,744 sq. ft. (2.6342 acres) and an outlot of 1,650 sq. ft. (.0379) at 718 Rockville Pike in the MXCD zone.	Approved by the Planning Commission 2/23/11.
PLT2011-00509	Shelter Development LLC to consolidate two deeded lots into a single record lot of 147,252 sq. ft. (3.380 acres) with 12,348 sq. ft. dedicated to public use at 9200 Darnestown Road in the R-90 zone.	Approved by Planning Commission 5/25/11.
PLT2011-00510	Foulger-Pratt Companies to create two ownership lots. Lot 16C (approx. 1.34 acres) and Lot 16-D (approx. 1.09 acres) at 111 Rockville Pike in the PD-MC (Planned Development Metro Center) zone.	Approved by Planning Commission 4/27/11.
PLT2011-00512	Mohan Wadhvani to consolidate the property, currently a buildable part lot and two adjacent unbuildable lots, into a single record lot of 18,885 sq. ft. at Monument Street in the R-90 zone.	Approved by Planning Commission 11/9/11.
PLT2011-00513	Rob Borriss 1& 2 Taft Court LLC, to divide the existing record lot of 121,235 sq. ft. (2.783 acres) into two ownership lots Lot 4A, 63,800 sq. ft. (1.46 acres) and Lot 4B 57,435 sq. ft.(1.318) for separate ownership and/or financing at 1 and 2 Taft Court in the MXB zone.	Approved by Planning Commission 11/9/11.

Site Plans

Application Number	Applicant, Request and Location	Action/Date
STP2010-00037	First Baptist Church of Rockville to construct a 34,414 sq. ft. two story building addition at 55 Adclare Road in the R-200 zone.	Approved by Planning Commission 4/13/11.
STP2010-00045	Fireside Park Apartments for construction of a two-story leasing office and community building in the existing Fireside Park community at 701 Monroe Street in the RMD-25 zone.	Approved by Planning Commission 2/23/11.
STP2011-00066	Brightview of Rockville for a 90-unit assisted living facility, previously approved by SPX2010-00381 at 9200 Darnestown Road in the R-90 zone.	Approved by Planning Commission 2/9/11.
STP2011-00085	Drainan 7 Properties LLC for approval to develop a 9,272 sq. ft. 1-story commercial building at 1807 Rockville Pike in the MXCD zone.	Approved by Planning Commission 11/9/11.
STP2011-00091	Silverwood/Shady Grove for a 417 unit multi-family residential building with structured parking at 15955 Frederick Road in the MXTD zone.	Approved by Planning Commission 10/26/11.

Text Amendments

Application Number	Applicant, Request and Location	Action/Date
TXT2011-00230	Mayor and Council of City of Rockville to address certain clarifications and policy issues raised by the Mayor and Council and the Communications Task Force, including revising definitions, allowable uses and the site plan process, and Special Exception provisions in certain zones.	Recommended by Planning Commission 3/30/11. Approved by Mayor and Council 6/6/11.

PROJECTED PLANNING COMMISSION WORK PROGRAM – 2012

The Planning Commission's work plan for 2012, in addition to development review applications, contains several long-range planning projects, including the Rockville's Pike Plan. Two public hearings were held for the Rockville Pike Plan (an element of the City's Master Plan (CMP)) in March 2011. The record closed on September 30, 2011. The Commission anticipates conducting worksessions through the winter and spring of 2012 before giving instructions to staff on the preparation of a first Planning Commission Draft. The Commission then plans to hold additional public hearings, and subsequently worksessions, on the new draft plan. Once work on the Pike Plan is completed the Commission will make its recommendation to the Mayor and Council.

A draft of the Historic Element of the CMP will come before the Commission during 2012, together with an application for the City to join the Montgomery Heritage Area, part of the State Heritage program. Work will continue on revising the CMP, with public input from a program driven by the Mayor and Council informing the revision, in combination with other outreach and analysis.

The APFO Advisory Committee worked throughout 2011 and presented its final report to the Planning Commission in November, 2011. The Commission will review and discuss these recommendations during 2012, before making recommendations to the Mayor and Council on potential changes to the APFO and APFS.

The Commission will continue to invite other City commissions to joint sessions to discuss issues of mutual interest. These commissions include the Traffic and Transportation Commission, Cultural Arts Commission and the Recreation and Parks Advisory Board, as well as bodies external to the City, such as the Montgomery County Planning Board and Gaithersburg Planning Commission.

The Planning Commission monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the north western boundary, as well as the White Flint I plan, which covers the area immediately surround White Flint metro station. The County intends to launch the White Flint II plan in 2012. This plan will address the area between the City's southern boundary and the White Flint metro area and will be of keen interest to the citizens of Rockville.

Planning staff, in conjunction with other City staff, monitors other relevant Montgomery County initiatives and plans. Of particular note is the County Executive's Rapid Transit Task Force, which is studying the potential for a Bus Rapid system throughout the County, including several lines that are projected to pass through Rockville.

COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2011

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2011:

City of Rockville Police Station

Work began on a new City Police Department in 2011 and is expected to be completed by summer 2012. The City Police Department is currently located in the basement of City Hall in space it outgrew many years ago. The new station will be located in the Old Post Office building in downtown Rockville. The \$6.4 million project includes a new annex building that will accommodate the department's current workforce and allow for 10 percent growth. Key portions of the Post Office exterior and lobby will be preserved and enhanced.

The Old Post Office is an 11,415-square-foot historic building. The reuse plan, including the 14,538-square-foot annex, was approved by the Maryland Historic Trust (MHT) and the City's Historic District Commission. The 1939 Post Office building and site was deeded at no cost to the City by the federal government with the stipulation that the building would be permanently used for a Homeland Security-related purpose.

The City received a \$224,000 grant from the Federal Emergency Management Agency to cover the cost of an emergency generator to provide electricity to the police station in the event of an outage.

Stream Restoration Projects

The Watts Branch watershed is an approximately 22-square-mile tributary to the Potomac River. The Upper Watts Branch Forest Preserve environmental restoration project was launched in 2011. A consultant has been selected and a citizen taskforce will help guide the project.

The City has committed to designing and constructing repairs along three storm drain outfall channels located near Princeton Place, Aster Boulevard and Azalea Drive. The main stream channel is only being studied at this point. This project also will consider new stormwater management (SWM) opportunities and evaluate the functioning and potential modifications of existing SWM facilities, which affect the Watts Branch Stream as it passes through the forest preserve, and stream restoration to address erosion in storm outflows and the Watts Branch stream. The project is expected to be completed by December 2015.

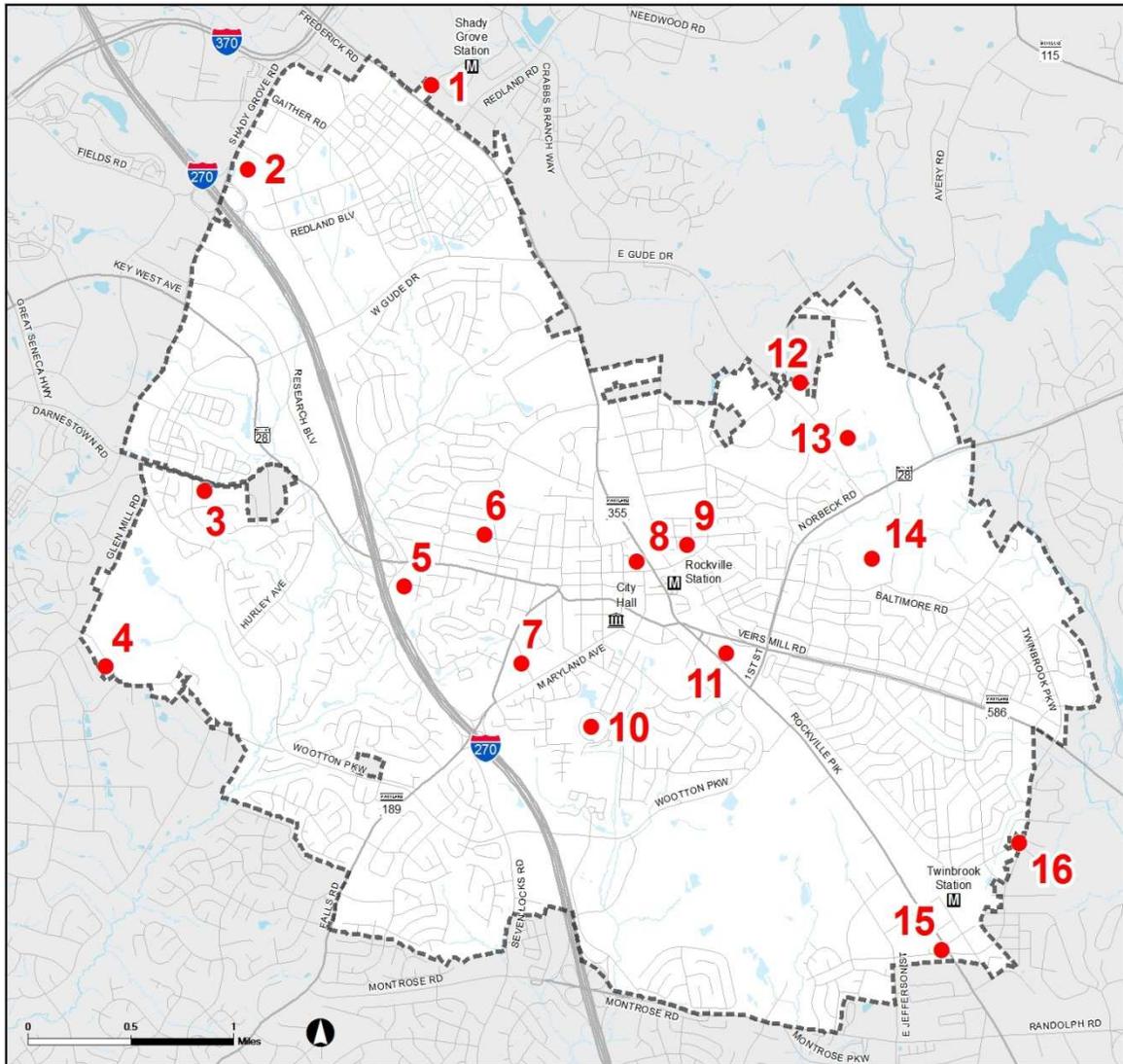
Water Pipe System Upgrade

During 2011 the City continued work on a \$76 million 20-year plan to replace an aging water pipe system and ensure clean and reliable water to the nearly 50,000 customers served by the City's water system. The project began in 2009.

EPA Green Power Community Challenge

The Rockville Mayor and Council issued a challenge in February 2011 to the community to use green power, after signing on with the EPA to become a Green Power Community. The Green Power Community Challenge is part of a national campaign that encourages communities to use green power and promote environmental sustainability, energy innovation, and a reduction in carbon emissions. In September 2011 the EPA ranked Rockville as the 10th largest Green Power Community in the country, because more than 67 million kilowatt-hours of green power (e.g., solar and wind energy) are being used by Rockville residents, businesses, institutions and government entities.

MAP OF CITY OF ROCKVILLE 2011 DEVELOPMENT ACTIONS



Map ID	Project Address	Application Type	Application Number
1	15955 Frederick Road	Annexation / Site Plan	ANX2010-00139 / STP2011-00091
2	1, 3 & 5 Choke Cherry Road	Plat - Subdivision	PLT2009-00494
3	9200 Darnestown Road	Site Plan / Plat - Subdivision	STP2011-00066 / PLT2011-00509
4	9608 Veirs Drive	Annexation	ANX2011-00142
5	55 Adclare Road	Site Plan	STP2010-00037
6	540 Beall Avenue	Map Amendment	MAP2011-00109
7	Monument Street	Plat - Subdivision	PLT2011-00512
8	111 Rockville Pike	Plat - Subdivision	PLT2011-00510
9	102 Grandin Avenue	Plat - Subdivision	PLT2011-00507
10	701 Monroe Street	Site Plan	STP2010-00045
11	718 Rockville Pike	Plat - Subdivision	PLT2011-00508
12	1300-1334 East Gude Dr & 14803-14809 Southlawn Dr	Map Amendment / Annexation	MAP2011-00111 / ANX2011-00140
13	1 & 2 Taft Court	Plat - Subdivision	PLT2011-00513
14	603 Edmonston Drive	Map Amendment	MAP2011-00110
15	1807 Rockville Pike	Site Plan	STP2011-00085
16	5620-5629 Peir Dr & 12900-12906 Twinbrook Parkway	Annexation	ANX2011-00141

APPENDIX A – EXCERPT FROM ARTICLE 66B

Annotated Code of Maryland

Regarding Planning Commission’s Annual Report

§3.09.

(a) In this section, “planning commission” includes a planning commission or board established under Article 25A or Article 28 of the Code.

(b) A planning commission shall prepare, adopt, and file an annual report, on or before July 1 of each year for the previous calendar year, with the local legislative body.

(c) The annual report shall:

(1) Index and locate on a map all changes in development patterns which occurred during the period covered by the report, including land use, transportation, community facilities patterns, zoning map amendments, and subdivision plats;

(2) State whether these changes are or are not consistent with:

(i) Each other;

(ii) The recommendations of the last annual report;

(iii) The adopted plans of the local jurisdiction;

(iv) The adopted plans of all adjoining local jurisdictions; and

(v) The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction’s plan;

(3) Contain statements and recommendations for improving the planning and development process within the local jurisdiction; and

(4) State which ordinances or regulations have been adopted or changed to implement the visions in § 1.01 of this article as required under § 1.04(f) or § 4.09 of this article.

(d) The local legislative body shall review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to insure the continuation of a viable planning and development process.

(e) (1) The annual report shall be made available for public inspection.

(2) A copy of the report shall be mailed to the Secretary of the Department of Planning.

(3) The Department of Planning may submit comments on the report.

APPENDIX B – 2011 MEMBERS OF THE PLANNING COMMISSION

Jerry Callistein

Address: 6 Duke Court **Term:** Appointed 2010, expires 2013. **Personal:** Software and Systems Architect **Education** – B.S. Management, Syracuse University

Kathleen M. Cook (KC)

Address: 554 Azalea Drive. **Term:** Appointed 2011, expires 2016. **Personal:** Senior Marketing Consultant. **Education** – B.A. English Literature, West Chester University

Don Hadley

Address: 215 Harrison Street. **Term:** Appointed 2010, expires 2015. **Personal:** Attorney, Donald H. Hadley, LLC. **Education** – LL.B, George Washington University Law School; B. A. Political Science, George Washington University

David Hill

Address: 340 W. Edmonston Drive. **Term:** Appointed 2006, reappointed 2011. **Personal:** Systems Analyst, Westat **Education** – B.A. History, Colby College

Catherine (Kate) Ostell

Address: 128 Calvert Road. **Term:** Appointed 2002, expires 2012. **Personal:** Staff Psychiatrist 1998-2001, Chestnut Lodge Hospital (later CPC Health), Psychiatrist, private practice 1998-present. **Education** - M.D. University of Massachusetts Medical School, M.S., University of Massachusetts, B.A. Anthropology, Grinnell College.

Tracy Pakulniewicz

(Retired January 2011)

Address: 5934 Halpine Road. **Term:** Appointed 2008, expires 2011. **Personal:** Public Relations Consultant. **Education** B.A. International Relations, University of Delaware

Dion Trahan

Address: 135 Moore Drive. **Term:** Appointed 2010, expires 2014. **Education** – LL.M, American University Law School; J.D. and Bachelor of Civil Law, Louisiana State University; B.A. Political Science, The Citadel

John Tyner

Address: 5911 Halpine Road. **Term:** Appointed 2007, reappointed 2011. **Personal:** President, Taliesan Associates. **Education** – Master of Public Administration, University of Southern California; B.A. History, Ashland University

APPENDIX C – ORDINANCE LIST 2011

Mayor and Council Ordinance List – 2011

(Includes items pertinent to the Planning Commission)

Ordinance No.	Description	Meeting No.	Date
1-11	Introduction and Adoption of ordinance to amend Chapter 10.5 of the Rockville City Code, entitled "Forest and Tree Preservation," by amending Section 10.5-11 entitled "General Requirements" so as to provide that certain developments are exempt from forest and tree preservation requirements under certain circumstances.	5-11	2/14/11
3-11	Adoption - Ordinance to grant Sectional Map Amendment MAP2011-00109, to change zoning from R-60 to R-60 (HD) at 540 Beall Avenue, Mayor and Council of Rockville, applicants.	10-11	3/28/11
5-11	Adoption of Ordinance to Amend Adopted Ordinance 30-09: To Grant Street Closing and Abandonment Application No. SCA2006-00097, Montgomery County Government, Applicant.	14-11	5/2/11
6-11	Adoption of Ordinance to Appropriate Funds and Levy Taxes for Fiscal Year 2012.	17-11	5/23/11
7-11	Adoption - Ordinance to adopt Zoning Text Amendment TXT2011-00230, a proposed text amendment to revise certain definitions, revise or delete certain special exception uses in the residential zones, revise the procedures for pre-application and application review, and make certain corrections and clarifications to the zoning text; Mayor and Council of Rockville, applicants.	18-11	6/6/11
8-11	Adoption - Ordinance to Amend the Property Maintenance Code to conform the definition of "Family" with the definition in the Zoning Ordinance, being a part of Chapter 5 of the City Code.	18-11	6/6/11
10-11	Adoption - Ordinance to amend Chapter 5 of the Rockville City Code entitled "Buildings and Building Regulations" by amending Article VII "Electrical Code" and Article XI "Plumbing" so as to modify the term of licenses for electricians and plumbers.	21-11	6/20/11

11-11	Adoption - Ordinance to Revise Chapter 21 of the Rockville City Code, "Streets and Public Improvements," so as to include provisions to require permits for blocking pedestrian or vehicular traffic and to protect and/or repair existing improvements within a City right-of-way or easement; increase the validity period of construction permits from six months to two years; establish a validity period for engineering plan approval of six months; establish fees for plan review and right-of-way protection; and change approval authority from the Mayor and Council to the Director of Public Works for permit extensions.	21-11	6/20/11
12-11	Adoption - Ordinance to Revise Chapter 24 Entitled "Water, Sewers and Sewage Disposal" by Amending Section 24-26, "Adequate Water and Sewer Connections Required" so as to Require a Water and Sewer Capacity and System Integrity Analysis in Certain Circumstances.	21-11	6/20/11
16-11	Adoption - Ordinance to amend the zoning map to include portions of 10 parcels of land and a portion of right-of-way, approximately 1.3048 acres, in the vicinity of Pier Drive and Twinbrook Parkway (ANX 2011-00141).	23-11	7/18/11
18-11	Adoption of Ordinance to approve Sectional Map Amendment MAP2011-00110, to change zoning from Park to Park-HD (Historic District) at 603 Edmonston Drive, known as Glenview at Rockville Civic Center.	31-11	10/24/11
19-11	Adoption of Ordinance to grant Local Map Amendment MAP2011-00111 to rezone 2.81 acres of land in the Light Industrial (I-L) Zone at 1300-1338 East Gude Drive and 14801 Southlawn Lane, also known as Part of Lot 12, Block B, Burgundy Park Subdivision, to be placed in the Mixed-Use Employment (MXE) Zone; BP Associates Limited Partnership, applicant (see Attachment A).	31-11	10/24/11
20-11	Adoption of ordinance to amend the Zoning Map by adding 3.12 acres of land, more or less, known as Part of Lot 12, Block B, Burgundy Park, and placing said property in the MXE, Mixed Use Employment Zone related to Annexation petition ANX2011-00140; BP Associates Limited Partnership, petitioner.	31-11	10/24/11

21-11	Adoption of Ordinance to amend the zoning map by adding 4.37 acres of land, more or less, known as Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road, and placing said property in the MXTD (Mixed Use Transit District), Zone related to Annexation petition ANX2010-00139; Silverwood/Shady Grove, LLC, applicant.	31-11	10/24/11
23-11	Adoption of Ordinance to approve SCA2011-00099 - Application to permanently close and abandon an unimproved public right-of-way, adjacent to 210 Woodland Road, between Woodland Road and Ashley Manor Drive.	34-11	12/12/11

APPENDIX D – RESOLUTION LIST 2011

Mayor and Council Resolution List – 2011

(Includes items pertinent to the Planning Commission)

Resolution No.	Description	Meeting No.	Date
1-11	Adoption of resolution to set the Mayor and Council public hearing for the Twinbrook Properties Annexation ANX2011-00141.	5-11	2/14/11
2-11	Adoption - Resolution to amend the Adequate Public Facilities Standards (APFS) Manual for the purpose of making technical revisions, and exempting portable public school classrooms from the provisions of the Adequate Public.	6-11	2/28/11
3-11	Adoption - Resolution to amend the Comprehensive Transportation Review (CTR) Methodology for the purpose of making technical revisions, and exempting portable public school classrooms from the CTR requirements, or alternatively, exempting the County's public schools in general from these requirements.	6-11	2/28/11
4-11	Adoption of a Resolution to Become an U.S. Environmental Protection Agency Green Power Community and Launch Rockville's Green Power Community Challenge.	6-11	2/28/11
5-11	Adoption - Resolution to Adopt the Transportation Demand Management Plan, Five Year Plan (FY 2012 - FY 2016), Dated March 2011, as the Transportation Demand Management Plan for the City of Rockville.	9-11	3/21/11
6-11	Adoption - Resolution to Adopt the Comprehensive Transportation Review, Dated March 21, 2011, as the Method for Reviewing Traffic and Transportation Impacts for Proposed Development Activity for the City of Rockville.	9-11	3/21/11
7-11	Adoption - Resolution to set the Mayor and Council public hearing for Annexation ANX2011-00140, a request to annex a portion of Lot 12, Block B of the Burgundy Park subdivision (1300-1314 East Gude Drive and 14803, 14805, 14809 Southlawn Lane); BP Associates, applicant.	10-11	3/28/11
10-11	ANX2011-00141. Adoption of resolution to provide for public hearing in connection with the annexation of 1.3048 acres of land, Mayor and Council of Rockville.	14-11	5/2/11

Resolution No.	Description	Meeting No.	Date
11-11	ANX2010-00139. Adoption of resolution to provide for public hearing in connection with the annexation of 4.37372 acres of land, Reed Brothers Inc.	15-11	5/9/11
15-11	Adoption - Resolution to amend the Adequate Public Facilities Standards (APFS) to allow properties subject to an annexation request to utilize Montgomery County's Growth Policy standards for schools in lieu of the City's standards, under certain circumstances.	18-11	6/6/11
16-11	Adoption - Resolution to establish a revised public hearing date for Annexation ANX2011-00140, a request to annex a portion of Lot 12, Block B of the Burgundy Park subdivision (1300-1314 East Gude Drive and 14803, 14805, 14809 Southlawn Lane); BP Associates, applicant.	18-11	6/6/11
16(a)-11	Adoption of a resolution to support a "school only" design option for the proposed new Richard Montgomery Elementary School #5.	19-11	6/13/11
17-11	Adoption of Resolution to enlarge the corporate boundaries of the City of Rockville to include 1.3048 acres of land, more or less, Mayor and Council of Rockville (Halpine/Twinbrook Village).	21-11	6/20/11
18-11	Adoption of Resolution to revise, reorganize and establish various user and regulatory fees for the City of Rockville.	21-11	6/20/11
19-11	Adoption - Resolution to establish September 12, 2011 as the new public hearing date for Annexation ANX2010-00139, a request to annex a two parcels, Parcel A and Parcel 137, Derwood, Reeds Addition (15955 Frederick Road); Silverwood/Shady Grove, LLC, applicant.	23-11	7/18/11
27-11	Adoption of resolution to enlarge the corporate boundaries of the City of Rockville to include 4.37372 acres of land of Reed Brothers, Inc., and Mary J. Gartner, Trustee for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC, applicant.	29-11	10/10/11
28-11	Adoption of resolution to approve the Annexation Agreement (see Attachment A) for Annexation Petition ANX2010-00139, a request to annex two parcels, Parcel A and Parcel 137, Reeds Addition to	29-11	10/10/11

Resolution No.	Description	Meeting No.	Date
	Derwood, located at 15955 Frederick Road; Silverwood/Shady Grove, LLC.		
29-11	Adoption of resolution to establish the Mayor and Council public hearing date for Annexation Petition ANX2011-00142, to annex 46,960 square feet of land known as Lot 9, Block A, Section One of Glen Hills Club Estates, located at 9608 Veirs Drive into the City of Rockville; Arnold W. & Arcadia M. Anderson, applicants (See Attachments A and B).	30-11	10/17/11
30-11	Adoption of resolution to enlarge the corporate boundaries of Rockville in order to annex 3.12 acres of land, more or less, known as Part of Lot 12, Block B, Burgundy Park, pursuant to Annexation Petition ANX2011-00140 (See Attachment A); BP Associates Limited Partnership, petitioner.	30-11	10/17/11
31-11	Adoption of resolution to approve the annexation agreement for Annexation petition ANX2011-00140, to annex 3.12 acres of land, more or less, known as Part of Lot 12, Block B, Burgundy Park (See Attachment A); BP Associates Limited Partnership, petitioner.	30-11	10/17/11
32-11	Resolution Supporting Rockville's Participation in the Sustainable Maryland Certified Municipal Certification Program.		
33(A)-11	To extend time for decision, Street Closing and Abandonment Application No. SCA2011-00099, Mr. Gustavo Alonso Moreno, applicant.	31-11	10/24/11
40-11	Adoption of Resolution Authorizing the Designation of Rockville as a Sustainable Community by the Maryland Department of Housing and Community Development and Application for Such Designation.	34-11	12/12/11
41-11	Adoption of Resolution to approve the Economic Development Revenue Bond Financing for National Lutheran Home and Village at 9701 Veirs Drive, Rockville.	34-11	12/12/11