

Summary of Testimony Received June 16 – July 30 on Outstanding Issues					
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>No Park Zone on school sites</p> <p>Agree</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>	
Letter from Steve Orens	7/30/08	72	S. Stonestreet Convenience Store	<p><b>Zoning Map.</b> Reiterates the opposition to rezoning. Not legally defensible without careful study and consideration. Insufficient notice given to owner.</p>	

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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 in order to build two semi-detached units on double lot.	
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.	
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
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.	Retain R-60
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.	

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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.	
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 Lavorogna 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.	
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)	
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.	
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.	

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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.	
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.	
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.	
Jacque Kubin	7/16/08	52	Industrial zoning	<b>Zoning Map.</b> Be careful about zoning away industrial land	
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.	
<b>General Planning and Zoning Issue Testimony</b>					
Stuart Barr Niemeyer-Trail, LLC Lerch, early, & Brewer, Chtd.	6/30/2008	14	Moratorium	Represents the owners of 702 Rockville Pike and wishes to redevelop. Opposes extension of development moratorium beyond September 30 until completion of Rockville Pike Plan because of time constraints and limiting of redevelopment of property.	
Thomas J. Doerr	6/30/2008	5	Bicycling	Specify an infrastructure that balances the needs of pedestrians, off-road cyclists, on-road cyclists and automobiles. Biking needs to be explicit in the new zoning language	Many of the recommendations regarding bicycles have been included. The Bike Master Plan provides guidance on location and design of bikeways in the city.
Thomas J. Doerr	6/30/2008	5	Bicycling	Only part of the language that Rockville Bike Advisory Committee recommended was included in the current version and that language has limited coverage.	These guidelines provide the direction needed during

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Thomas J. Doerr	6/30/2008	5	Bicycling	Requesting language that will cover all kinds of development in order to add to the zoning regulations what is already specified in the Bike Master Plan.	development plan review to insure inclusion of the plan recommendations at the time of development or redevelopment.
Thomas J. Doerr	6/30/2008	5	Bicycling	Explicit language is needed for Rockville to guide developers in helping to resolve congestion and safety issues from car traffic by shifting toward multi-modal transportation in the future.	
Thomas J. Doerr	6/30/2008	5	Bicycling	Insure the inclusion of the bicycle as a means of transport by the creation of adequate and unique bicycle structures suitable for the use of people of all ages and abilities.	
Thomas J. Doerr	6/30/2008	5	Bicycling	A separate dedicated bike way lane on a roadway is preferred instead of shared use with cars.	
Jacque Kubin	6/30/2008	6	Environmental Guidelines	Include a strong emphasis on using green building practices such as alternative energy designs, green roofs, green walls, particularly in commercial buildings and parking structures	A number of environment-related items have been added to the proposed ordinance. Other items not directly related to zoning will be considered as part of the Sustainable Rockville initiative.
Jacque Kubin	6/30/2008	6	Environmental Guidelines	Commercial builders should be given incentives to use renewable and/or recyclable materials. Building design standards must require a developer to incorporate energy efficient and environmental technology features in every building design; Commercial design standards should extend to environmental sustainability, possibly adopting LEED criteria. Provide a clear focus on development in a manner that minimizes impact. Include the preservation of existing trees, topography and green spaces. Use pervious materials to enhance stormwater management.	
Jacque Kubin	6/30/2008	6	Environmental Guidelines	Include a fee to commercial development to assist in further education of homeowners, and to help subsidize homeowners that wish to make green building decisions or adaptations to their present home, including solar power, water management and neighborhood composting stations.	

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Christina Ginsberg	6/30/2008	26	Green Building Program	Submitted a copy of the Los Angeles Municipal Code Sections 16.10 and 16.11 establishing the Green Building Program	
Jacque Kubin	7/16/08	52	Environmental framework	DZO must include an environmental structure for the future; support for green policies and requirements	
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.	
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	
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.	
Michael S. Callahan	6/30/2008	19	Churches	Request that the following be allowed by Special Exception: Churches, A "major" home based business enterprise, Private educational institutions, Child care for over 9 (in some cases) or 12 (in all cases) children, Adult day care, Charitable or Philanthropic institutions, and Private clubs (permitted on only the largest lots/lowest density zones).	
Patricia Woodward West End Citizen's Association	6/30/2008	19	Churches	Board supports the request that the following be allowed by Special Exception: Churches, A "major" home based business enterprise, Private educational institutions, Child care for over 9 (in some cases) or 12 (in all cases) children, Adult day care, Charitable or Philanthropic institutions, and Private clubs (permitted on only the largest lots/lowest density zones).	
Drew Powell		27	Density	Recommends that the density that RORZOR proposes be reduced.	

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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.	
Robert E. Reiver	7/7/2008	33	WINX property	Requested that the Mayor and Council discuss how the WINX Property should be developed. A final response has not been received from the city regarding the request for additional sewer and water service.	
Joseph Bradley	7/3/2008	35	Additional Hearings & Notification	Requested that the community provide input in the redevelopment of small shopping areas, that additional time be allotted for consideration of the Draft Zoning Ordinance. City staff should be getting the word out about how this ordinance will ultimately impact their neighborhoods and communities. Requested that additional public hearings be provided and advertised in the Gazette and Rockville Reports.	
Larry A. Gordon Shulman, Rogers, Gandal, Pordy, & Ecker, P.A		36	Motor Vehicle Sales	5. Pending Rockville Pike Sector Plan a) Interim and Future Zoning 1) <u>Recommendation</u> : Create a new Zone or an Overlay Zone to apply to this geographic area to implement the Sector Plan recommendations for existing motor vehicle sales uses, future freestanding dealerships, and dealerships incorporated into a mixed use development.	
Larry A. Gordon Shulman, Rogers, Gandal, Pordy, & Ecker, P.A		36	Motor Vehicle Sales	6. The Montgomery County Alternative a) Separate Development Standards for Motor Vehicle Sales Uses 1) <u>Recommendation</u> : Consider establishing a completely separate set of development standards for motor vehicle sales uses in the MXCD Zone.	

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Marianne & Arthur Hamlin	6/27/2008	3	Rockville Pike Planning Process	The Rockville Dept. of Community Planning and Development Services group's efforts to provide intelligent development of the Rockville Pike area are to be applauded. The charettes were most helpful in explaining the process and goals. More than ever, with the high cost of vehicle fuel and overly congested roads, it is so important to make the best use of areas near public transportation hubs. Housing, office space, and access to goods and services need to be within easy reach of public transportation. Energy efficient bus routes and the Metro linking residential and commercial areas need to be available and encouraged. It is the "green way" to go!	