

Submitted January 17, 2019
Approved January 23, 2019
Date

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 2-2019
Wednesday, January 9, 2019**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, January 9, 2019

PRESENT

Gail Sherman – Chair

Anne Goodman Charles Littlefield
Don Hadley Sarah Miller
Rev. Jane Wood

Absent: John Tyner II

Present: Ricky Barker, Director of Community Planning and Development Services
Cynthia Walters, Deputy City Attorney
Jim Wasilak, Chief of Zoning
David Levy, Chief of Long Range Planning
Bobby Ray, Planning Supervisor
Andrea Gilles, Principal Planner
Brian Wilson, Principal Planner
Barry Gore, Principal Planner

I. REVIEW AND ACTION

- A. Parking Waiver Request WAV2019-00015 – for a 13 percent reduction in the number of required parking spaces at 1401, 1403 and 1405 Research Boulevard in the MXE (Mixed-Use Employment) Zone, FP Research Boulevard LLC, applicant**

Brian Wilson presented the staff report and recommendation, which was for approval.

Phillip Hummell of Linowes and Blocher, attorney representing the applicant, introduced the request. Brigg Bunker of the applicant presented the rationale for the request, and Erwin Andres of Gorove/Slade, Transportation Planners and Engineers, explained how the request met the criteria for the reduction and answered questions from the Commission.

Commissioner Hadley moved, seconded by Commissioner Littlefield, to approve WAV2019-00015, concurring with the findings and subject to the conditions in the staff report, as well as finding good cause in consistency with the precepts of the initial draft Rockville 2040 Master Plan, showing that there is significant support for pedestrian traffic and the difference in parking requirements between a lab office building and a general office building. The motion passed 5-1, with Commissioner Wood abstaining and Commissioner Tyner absent.

II. RECOMMENDATION TO THE MAYOR AND COUNCIL

A. Potential Amendments to the School Capacity Test of the Adequate Public Facilities Ordinance (APFS).

Jim Wasilak presented the staff report, which outlined the current situation with the City's school capacity test and the potential for a residential development moratorium in the Richard Montgomery and Walter Johnson clusters, and that the Mayor and Council had requested that the Planning Commission provide a recommendation.

While options were discussed, the commission felt there was insufficient time and information upon which to base a formal recommendation. Instead, the Commission decided to provide its comments to the Mayor and Council. There comments included:

- Greater advocacy by the City with the County Council and the new County Executive regarding school needs;
- The quality of education for students in Rockville must not be compromised;
- A waiver provision would be appropriate in certain locations and subject to certain conditions;
- Testing school capacity at the site plan level was appropriate;
- Concern about the fairness of having changes only apply to certain areas of the City;
- Raising the capacity standard as high as 150 % was not appropriate; and
- Possibly provide a provision for the waiver to have a "sunset" clause (i.e, have the provision for a waiver fo the APFS for schools expire one to two years after adoption).

III. APPROVAL

A. Adoption of a Resolution to Approve the North Stonestreet Avenue Comprehensive Master Plan Amendment

Andrea Gilles explained that the proposed resolution will attest to the Planning Commission's approval of the draft Plan Amendment to the Mayor and Council. She answered questions from the Commission.

Commissioner Littlefield stated that he would abstain from the approval because he was absent from the prior meeting, but that he had supported the resolution.

Commissioner Wood moved, seconded by Commissioner Goodman, to approve the resolution to approve and recommend adoption of the North Stonestreet Avenue Master Plan Amendment as an amendment to the City's Master Plan. The motion passed 5-0-1, with Commissioner Littlefield abstaining and Commissioner Tyner absent.

IV. DISCUSSION

A. Rockville 2040 Rockville 2040: Comprehensive Plan Review of Initial Staff Draft

The Commission continued the discussion of the Rockville 2040 Comprehensive Plan with review of the Proposed Land Use Map. The following comments were made:

- The definition of the SRM category in the plan doesn't necessarily meet the assumed intent but implies either service or residential.
- In the Research Boulevard/Piccard Drive areas, concern was expressed about whether "office" is the right term for the long-term trajectory of the plan.
- Certain areas should be reserved for office and industrial land use categories.
- Land use category RRM is acceptable for the Rockshire Village Center site.
- Residential Flexible (RF) category may not be appropriate on Tower Oaks as it does not meet smart growth principles but may be acceptable with more context.
- Commission agrees to remove the RF strip on Tower Oaks along Wootton Parkway, and keep it OSP.
- The draft plan doesn't really identify where more parks should go. Staff responded that the Land Use plan will be brought back after the parks element discussion so discussion may occur on where some parkland may be located.
- A concern about whether locations for pedestrian overpasses across the rail lines should be identified, and staff offers to bring up the issue with the transportation element.

The Commission decided to continue discussion of the map at the next meeting.

V. COMMISSION ITEMS

- A. Staff Liaison Report – Jim Wasilak reported that the next meeting would be on January 23 when an Ownership Plat application at 45 West Gude Drive and the Master Plan items previously discussed will be covered.
- B. Old Business – None.
- C. New Business - None.
 - D. Minutes – None.
- E. FYI Correspondence – None.

VI. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Littlefield moved, seconded by Commissioner Wood, to adjourn the meeting at 10:44 p.m. The motion was approved unanimously.

Respectfully Submitted,

R. James Wasilak

Commission Liaison

