



Agenda for Meeting 01-2017

CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley Gail Sherman
Charles Littlefield John Tyner, II

Wednesday, January 11, 2017
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

- A. [Time Extension for STP2014-00216](#), King Farm Associates, LLC / Streetscape Partners, the first of two (2) extensions for a proposed 76-unit townhouse development located at 901 King Farm Boulevard in the PD-KF (Planned Development – King Farm) zone. Planner: Bobby Ray, AICP, 240-314-8228.

II. [WORK SESSION](#) - the Commission will discuss provisions in the zoning ordinance, including:

- A. Places of worship – the zones where they are permitted and associated standards.
- B. Restrictions concerning “pipe-stem” lots and public street frontage requirements for new residential lots.

III. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes – November 9, 2016; November 30, 2016; and December 14, 2016 meetings
- E. FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

January 25, 2017
February 8, 2017

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since December 7, 2016:

- STP2017-00304, proposed bank with drive-thru, 15190 Frederick Road
- STP2017-00305, proposed for the conversion of 13,600 square feet of office use into private school, 275 North Washington Street

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.