



Agenda for Meeting 05-2017

CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley Gail Sherman
Charles Littlefield John Tyner, II

Wednesday, March 8, 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. [Final Record Plats PLT2017-00556 - 558, 901 King Farm Boulevard](#) – A resubdivision proposal to divide Parcel BN, Block R, in the King Farm: Irvington Centre subdivision into 76 residential townhouse lots, 2 homeowners association parcels and a private street. The residential townhouses were reviewed with Site Plan Application STP2014-00216, approved on December 10, 2014. The approval period for the Site Plan was extended when a Time Extension granted on January 11, 2017. The property is zoned PD-KF, Planned Development – King Farm. Planner: Margaret Hall, 240-314-8226.

II. PROJECT PLAN BRIEFING

- A. [Briefing – Project Plan Briefing PJT2017-00007, Lantian/1788 Shady Grove 31, II LLC](#) – A briefing on a Project Plan application proposing a mixed use development consisting of multi-family residential, townhouse residential and various commercial uses on 31.1 acres of land located on the east side of Shady Grove Road between Gaither Road and Choke Cherry Road. The property is zoned MXE (Mixed – Use Employment). Planner: Brian Wilson, 240-314-8227.

III. COMMISSION ITEMS

- A. Staff Liaison Report

- B.** Old Business
- C.** New Business
- D.** Minutes
- 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

March 22, 2017
April 12, 2017

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since February 8, 2017:

- PLT2017-00560, 12 Wall St., to combine parts of lots into one recorded lot
- STP2017-00560, 701 King Farm Blvd., minor site plan amendment to revise entrance to New Memory Care building

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.