



PLANNING COMMISSION

Saturday, January 5, 2019

9:00 AM

Rockville City Hall

Mayor and Council Chambers

Meeting No. 01-2019

Special Meeting

AGENDA

Gail Sherman, Chair

Don Hadley	Anne Goodman
Charles Littlefield	John Tyner, II
Sarah Miller	Rev. Jane E. Wood

Jim Wasilak, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

- 1. CONVENE**

 - 2. DISCUSSION**
 - A. Review of Initial Staff Draft of the Comprehensive Plan**

 - 3. Adjourn**
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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 an association)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

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

II. PLANNING COMMISSION BROADCAST

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable 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)
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

III. NEW DEVELOPMENT APPLICATIONS

- For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.

VI. ADDITIONAL INFORMATION RESOURCES

- Additional resources are available to anyone who would like more information about the planning and development review process on the City's web site at: www.rockvillemd.gov/cpds.

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.



Agenda Item #:	A
Meeting Date:	January 5, 2019
Responsible Staff:	Cynthia Kebba

SUBJECT:

Review of Initial Staff Draft of the Comprehensive Plan

RECOMMENDATION

(Include change in law or Policy if appropriate in this section):

Begin review of the Initial Staff Draft of the Comprehensive Plan and provide feedback.



City of
Rockville
Get Into It

Planning Commission Staff Report:

MEETING DATE: January 5, 2019

REPORT DATE: December 28, 2018

RESPONSIBLE STAFF: Cindy Kebba, Principal Planner
Long Range Planning
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SUBJECT: Comprehensive Plan: Review of
Initial Staff Draft by the Planning
Commission

DISCUSSION:

The Planning Commission will begin its review of the Initial Staff Draft for Planning Commission Review of the Comprehensive Plan at an extended meeting on Saturday, January 5th. Part 1 of the Draft Plan, which consists of the citywide components, was distributed to the Planning Commission at the December 12, 2018 meeting, and can be found on the Rockville 2040 Web site at <http://rockvillemd.gov/203/ROCKVILLE-2040-COMPREHENSIVE-PLAN-UPDATE>. Part 2 of

the Draft Plan, which covers the Planning Areas, will be delivered to the Planning Commission at a later date.

The citywide components include the Plan Vision and Principles (within the Introduction) and the “Elements.” The Vision and Principles set the stage for the policies contained in the “Elements.” The Elements include the following topics: Land Use, Transportation, Recreation and Parks, Community Facilities, Environment, Water Resources, Economic Development, Housing, Historic Preservation, and Municipal Growth. The policies contained in each Element result from the Rockville 2040 community engagement process described below, and from research that was compiled into seven “Trends Reports.” These reports were prepared by city staff and consultants early in the process and provide background data and analysis within the topic areas covered by the Elements. They are available at <http://rockvillemd.gov/2174/Topical-Trends-Reports>.

Included in the Planning Commission packet for this meeting is an enlarged printed copy of the Land Use Policy Plan that is on page 14 of the Initial Staff Draft. The large version will be useful for the Land Use Element discussion.

Staff Recommendation: Review for Public Hearing Sufficiency

Staff recommends that the outcome of the Planning Commission’s review of the Staff’s Initial Draft be a Commission’s Draft Comprehensive Plan that it supports being presented to the public for review. After public testimony has been received on the Commission’s Draft Plan, the Planning Commission will have the opportunity to conduct its more-detailed review and revisions, with the benefit of the community perspective on the draft.

Staff recommends that, at the January 5th meeting, the Planning Commission:

1. Discuss staff’s proposed process for reviewing the Initial Staff Draft prior to its public release and concur or make changes;
2. Provide preliminary positive and constructive feedback to the draft Vision and Principles (pages 1 and 2 of the Initial Staff Draft);
3. Review and provide feedback on the Elements - Focus on the policies of the Land Use, Municipal Growth, and Historic Preservation Elements; and
4. If time permits, review and provide feedback on the Housing and Economic Development Elements.

As part of its review of the Vision and Principles and each Element, the Planning Commission may direct staff to make any changes that the Planning Commission thinks are necessary prior to public release. In order to prepare for the above discussions, staff recommends that the Planning Commission read the Introduction (with a focus on the Vision and Principles); Land Use (pages 9-45); Municipal Growth (pages 211-225); and Historic Preservation (pages 195-209) Elements. A review of the Housing and Economic Development Elements is also recommended to be prepared for those discussions, should time permit. Planning Commissioners should bring their copies of the Initial Staff Draft to the meeting.

Sources of Plan Content

The values and policies reflected in the draft plan are the result from input received during the Rockville 2040 process and staff analysis/recommendations.

The Vision and Principles component of the Plan come from both direct questions to the community on this topic, as well as the rest of the intensive community-engagement process that has been at the core of plan development. The May 9, 2015 kick-off focused on this topic, during which participants reviewed the Vision statement and underlying Principles in the current (2002) Comprehensive Master Plan and provided input on which ideas should remain, which should change, and what new concepts should be added. The Planning Commission held a discussion on this topic on June 10, 2015, after the kick-off meeting. The public input from the kick-off was part of the Planning Commission briefing materials and can be found on the web page for Rockville 2040 that is devoted to the input received from public engagement, at <https://www.rockvillemd.gov/1757/Community-Meeting-Results>. During that discussion, the Planning Commission decided to defer decisions until the Rockville 2040 process had advanced further.

The policies and actions within the Initial Staff Draft Elements also stem directly from the process. In addition to the Trends Reports produced by staff and consultants on these topics, Listening Sessions throughout the City provided direct community commentary on what is important. Subsequently, at the Rockville 2040 Citywide Forums, community-member discussion tables were held for the various Elements, including for those that will be discussed at the January 5th meeting. At those tables, participants worked with staff to develop draft policies. After further development, staff displayed the refined draft policies at the Rockville 2040 Open Houses, which were held in early 2018, where additional comments were received. The policies and actions presented in this Initial Staff Draft stem directly from that input, with additional refinement and text that provides context and necessary analysis.

When policies were potentially difficult or where there was not community consensus, staff has met with community members and other stakeholders to attempt to address concerns. On January 5th, staff will address areas where there are diverse points of view. Staff suggests that the Planning Commission decide whether to provide options or provide for a recommendation on the area as part of its draft plan for the public hearing process.

COMMUNITY ENGAGEMENT - ROCKVILLE 2040 COMMUNITY PROCESS:

The Initial Staff Draft for Planning Commission Review is the result of extensive community input that was gathered over a multi-year period, a process known as “Rockville 2040.” Community input actually began years before the official kick-off of the comprehensive plan process. Feedback provided by Citizen Survey results and the work accomplished during the 2011-2012 Rockville Summits, for instance, contributed early on toward the development of a shared community vision for Rockville. The summits included extensive research and discussion on topics related to the Comprehensive Plan, including transportation, housing, jobs, and the preservation of Rockville’s unique character. The process and, ultimately, material in this Initial

Staff Draft was also informed by recent planning decisions made by the Mayor and Council for the recently completed Rockville Pike Neighborhood Plan and the Bikeway Master Plan.

Thirty-five “Listening Sessions” were held in 2015-2016 in each of the city’s planning areas and with community groups, including students at three high schools, Montgomery College, the Senior Center, the business community, and several ethnic advocacy organizations. The results of the Listening Sessions were compiled into two reports: “What You Said” and “What You Wrote.” These reports were presented to the Planning Commission over several meetings in 2016, and are available for reading at <https://www.rockvillemd.gov/1757/Community-Meeting-Results>, and then scrolling down to Community Listening Sessions Meetings.

Four citywide forums were held in Spring 2016 with more than 120 community participants. Participants developed policy statements that helped guide Plan drafting. The results of the forums were discussed with the Planning Commission in July 2016.

Three open houses were held in January 2018 to present draft policy statements and plan concepts. More than 100 citizens interacted with staff, members of the Mayor and Council, members of the Planning Commission, and other boards and commissions. Citizens’ reactions to the policy statements and concepts were presented to the Planning Commission in February 2018.

Many additional meetings have been held with community groups, property owners, and other interested parties to gather input for the Plan and to explain the process of drafting, revising and eventually producing a Comprehensive Plan for adoption by the Mayor and Council. Such meetings continue, as necessary or requested. Comments received to date have provided valuable insight into what the Rockville community thinks are the significant issues facing the city today and what the issues will be over the next 20-25 years. A public comment period that will be part of the Planning Commission process will result in feedback and even more ideas for the Draft Plan that will be forwarded to the Mayor and Council.

In addition to the extensive community input, seven “Trends Reports” were prepared by city staff and consultants early in the process and were made available for use by the community during the engagement process. These reports provided background data and analysis within the topic areas covered by the Elements and are available at <http://rockvillemd.gov/2174/Topical-Trends-Reports>.

BOARDS AND COMMISSIONS:

City Boards and Commissions have participated in many of the public meetings held during the Rockville 2040 process. Staff has also attended various meetings of Boards and Commissions and other related organizations (e.g., Rockville Economic Development, Inc., Rockville Housing Enterprises, etc.) to receive input. After the Planning Commission has released the draft for the public hearing, staff will return to the relevant Boards and Commissions to help them

understand the contents of the draft, so that they are prepared to provide testimony. The Planning Commission may wish to include them in post-hearing work sessions, as appropriate.

NEXT STEPS:

The Planning Commission will continue its review of the Initial Staff Draft at the January 9th meeting.

Future meetings will be scheduled during normal Planning Commission meeting times but may also include specially scheduled meetings in order to complete the review in a timely manner and release the document for public comments. Future discussions will cover the Elements on Housing, Economic Development (if these two Elements are not reviewed as part of the January 5 meeting), Recreation and Parks, Community Facilities, Environment, Water Resources and Transportation. Staff will ensure that appropriate staff, from the Department of Public Works and the Department of Recreation and Parks, is in attendance for those meetings.

Staff recommends that, once the Planning Commission has completed its preliminary review of the Initial Staff Draft, a revised document, reflecting the Planning Commission's changes, will be released and public hearing dates set. There will also be opportunity for the public to provide written comments when the public record is open. Review and release of the Planning Areas section will come, subsequently, and will ultimately be joined with the citywide components for a complete Planning Commission Draft to be recommended to the Mayor and Council.

Jim Wasilak
Jim Wasilak, Chief of Zoning 12/28/2018