



## Agenda for Meeting 21-2017

### CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley                      Gail Sherman  
Charles Littlefield          John Tyner, II  
Sarah Miller                     Jane Wood

**Wednesday, December 13, 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 Plat PLT2018-2016-00548, 304 Frederick Avenue](#) – A proposal to create two R-60 zoned record lots from a 11,428-square foot deeded lot. The application includes a waiver request to allow the minimum lot area requirement to be reduced below 6,000 square feet, for the property at 304 Frederick Avenue. The property is zoned R-60. Planner: Margaret Hall 240-314-8226.
- B. [Site Plan Application STP2018-00326, 50 Monroe Place](#)- A proposal to allow for the development of a 70 unit 81-foot-high apartment building on 0.455 acres of land located on the south side of Monroe Place. The property is zoned MXTD. Planner: Brian Wilson 240-314-8227.

#### II. PROJECT PLAN BRIEFING

- A. [Project Plan Application PJT2018-00008, Rockville Metro Plaza Phase III](#) – An applicant briefing session to describe their proposal to amend an existing Planned Development to allow up to 240 apartment units, rather than the approved office use, on approximately 1.35 acres of land located at 220 East Middle Lane. The property is zoned PD-MC (Planned Development-Metro Center). Planner: Brian Wilson 240-314-8227.

#### II. COMMISSION ITEMS

- A. Staff Liaison Report

- B. Old Business**
- C. New Business** (a) approval of 2018 meeting dates, (b) election of a Chair for 2018
- D. Minutes**
- E. FYI Correspondence**

### **III. 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](http://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](http://www.rockvillemd.gov/VideoOnDemand).

##### **IV. FUTURE MEETING DATES**

January 10, 2018  
January 24, 2018

##### **V. NEW DEVELOPMENT APPLICATIONS**

For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

##### **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](http://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.