MAYOR AND COUNCIL AGENDA

NO. 13 DEPT.: Community Planning and Development Services DATE: December 15, 2004
Contact: Scott E. Parker, AICP, Planner III

ACTION: Public Hearing on Sectional Map Amendment MAP2004-00090 to rezone the 26-acre Twinbrook Metro Station to the RPC (Rockville Pike Commercial) zone.

ACTION STATUS:

FOR THE MEETING OF: 01/10/05

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Conduct Public Hearing and hold the record open for a period of two weeks until 5:00 pm, January 24.

IMPACT: ☐ Environmental ☒ Fiscal ☒ Neighborhood ☐ Other:

Annexation and rezoning of this area would increase the area of the City by approximately 16.95 acres, and help facilitate the development of the Twinbrook Metro Station site. Approval would also rezone the adjacent 1.77-acre Suburban Propane property (that is currently in the City) from I-2 to RPC, and would reaffirm the RPC zoning of the property associated with Twinbrook Commons along Chapman Avenue that is within the City limits.

BACKGROUND: Twinbrook Commons L.L.C. and WMATA have entered into a joint development agreement to develop the 26-acre WMATA owned property at the Twinbrook Metro Station. The applicant is proposing a mixed-use residential, office, and retail transit oriented development. Currently, 16.95 acres of the project are in Montgomery County (including a portion of Ardennes Avenue), which is the subject of a related annexation petition (ANX2004-00136). The portion of the proposed development within the City is 10.3 acres, with all but 1.77 acres of the City portion on the west side of the CSX and Metro tracks. The 1.77-acre piece within the City of Rockville on the east side of the tracks is commonly referred to as the Suburban Propane site.

Further detailed information regarding the Map Amendment is attached in the form of a Memo to the Planning Commission (Attachment 2).

The applicant proposes a total development of 1,700 residences, 220,000 square feet of retail, 325,000 square feet of office, and 1,151 Metro parking spaces on approximately 26 acres.

It should be noted that Montgomery County has approved a Preliminary Plan and a Site Plan for the development in the TSR Zone within Montgomery County.

The Planning Commission considered this application at their meeting of December 14, 2004, and their recommendation is attached (Attachment 3).

PREPARED BY:

Scott Parker, AICP, Planner III — Date 12/21/04

APPROVE:

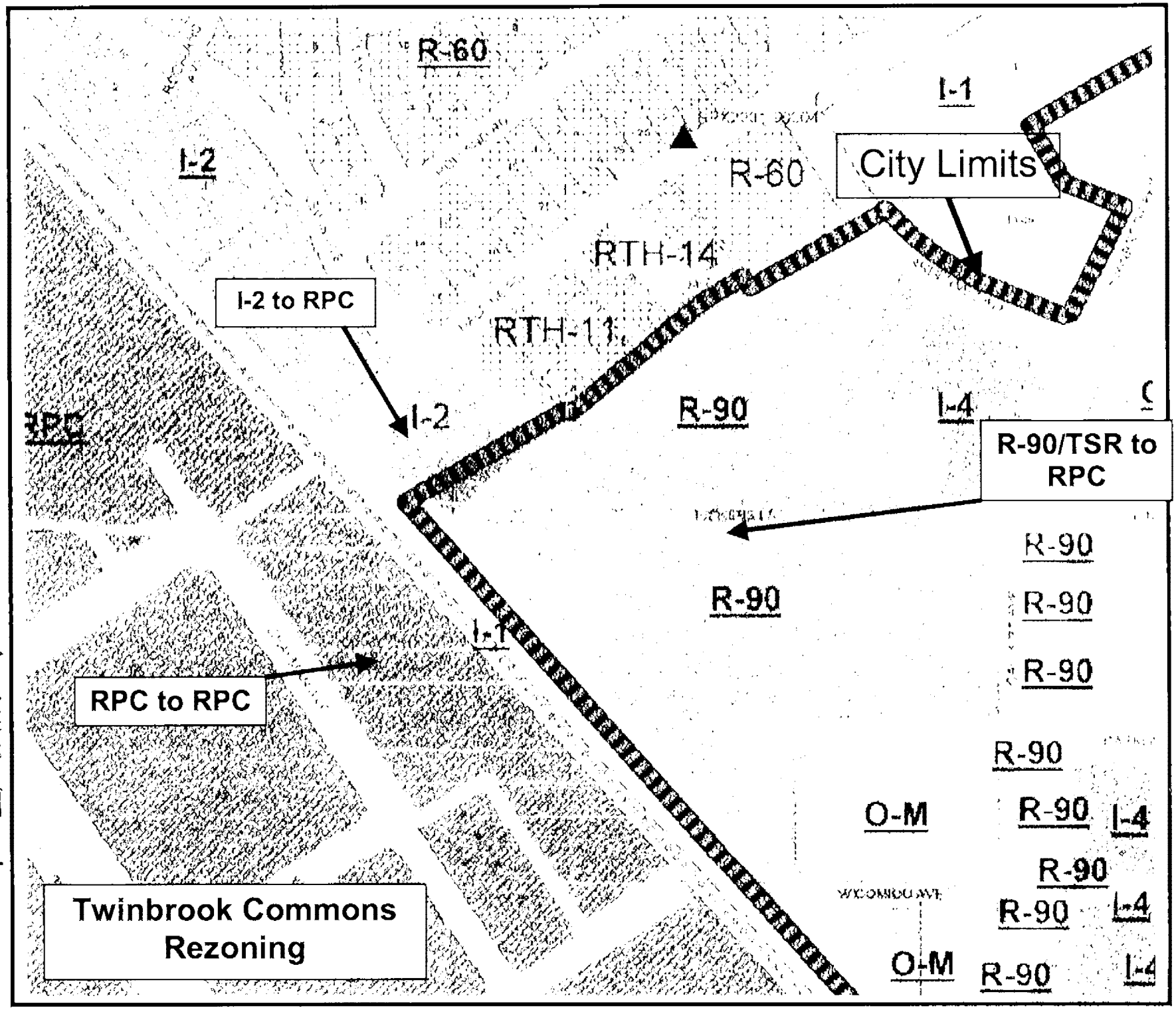
for Robert J. Spalding, AICP, Chief of Planning — Date 12/23/04

Arthur D. Chambers, AICP, Director of CPDS — Date 12/21/04

Scott Ullery, City Manager — Date 1/01/05

LIST OF ATTACHMENTS:

1. Site Map
2. Staff Memo for MAP2004-00090
3. Planning Commission Recommendation Memo



ATTACHMENT 1

CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT

December 8, 2004

ATTACHMENT 2

SUBJECT:

Map Amendment Application MAP2004-00090

Applicant: Mayor and Council of Rockville
111 Maryland Avenue
Rockville, MD 20850

Planning Commission Review Date: December 15, 2004
Mayor and Council Public Hearing: January 10, 2005

REQUEST:

This application is a Sectional Map Amendment that is intended to rezone and reaffirm zoning on approximately 26 acres of land, more or less, adjacent to the Twinbrook Metro station within the southern part of the City. The map amendment is associated with an annexation petition for the property, which is currently under the jurisdiction of Montgomery County, and will be part of the proposed Twinbrook Commons development.

In addition, a 1.77-acre piece of property within City of Rockville jurisdiction adjacent to the annexation proposal is also a part of this map amendment request. This piece of property, commonly referred to as the Suburban Propane property, is owned by WMATA and will be a part of the proposed Twinbrook Commons project, as well. The Map Amendment will also reaffirm the RPC zoning on the portion of the proposed Twinbrook Commons development along Chapman Avenue that is currently, located within the boundaries of the City of Rockville. The current zoning for this property is currently RPC.

The proposed zoning of all of the property that is the subject of this Map Amendment is RPC, Rockville Pike Commercial, and is consistent with the recommendations in the Citywide Master Plan and the Rockville Pike Corridor Neighborhood Plan.

BACKGROUND:

The Mayor and Council adopted the City Wide Master Plan on November 12, 2002. Within that document, several recommended changes to the Zoning Map were included in order for the

Plan's recommendations to be realized. The processing and adoption of a Comprehensive Map Amendment application to change the zones will implement those recommendations.

The 1.77-acre Suburban Propane property that was referenced above was one of the properties associated with the Comprehensive Map Amendment (MAP2004-00087), with a recommended change of zoning to the RPC from I1. The Mayor and Council removed this parcel form the Map Amendment, however, in the absence of an overall development plan for the area.

Since the parcel is now part of a Map Amendment and a Preliminary Plan Development (PDP), it is being proposed for RPC zoning as part of the Sectional Map Amendment and the Annexation.

The 16.95 acre piece that is within Montgomery County jurisdiction is within the City's Urban Growth Boundary, and is recommended for annexation as well as an RPC zoning, by the adopted City's Comprehensive Master Plan.

DISCUSSION:

The west side of the proposed Twinbrook Commons development along Chapman Avenue is currently zoned RPC in its entirety. The Map Amendment as proposed would unify the entire proposed Twinbrook Commons development area, including the area subject to the Annexation petition and the Suburban Propane property, within an RPC zoning category, as recommended by the Master Plan.

A zoning category of RPC is consistent and compatible with adjacent properties within the City as well as the properties within the County proposed for annexation. Further information has been provided in the form of the Preliminary Report (Attachment 1), which is required as part of the annexation petition.

Notification

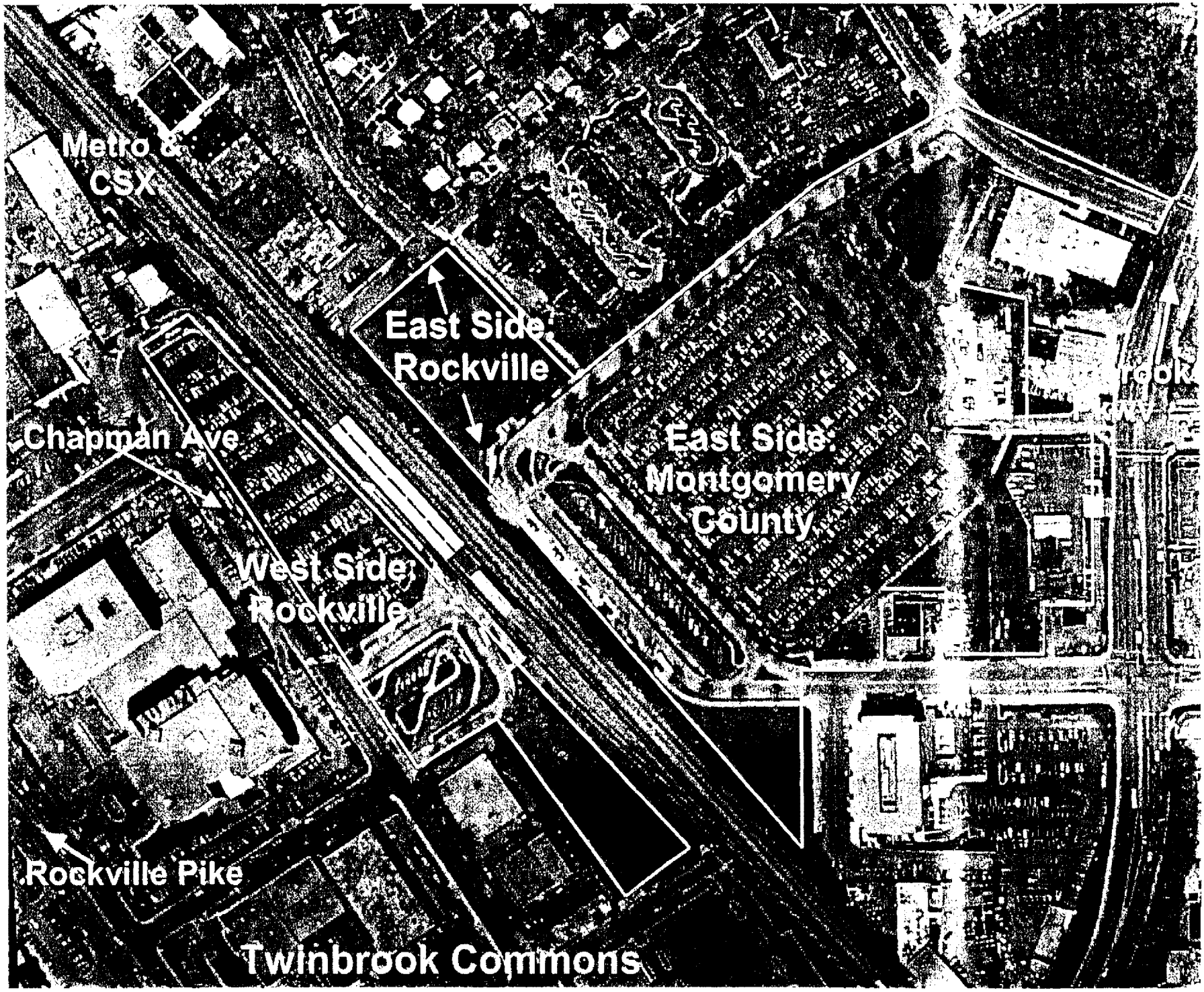
Property owner notification is required for the public hearing of a sectional map amendment. Letters were sent to all property owners that own property within the amendment area and adjacent property owners. In addition, letters were sent to surrounding civic associations.

Recommendation

The change proposed is consistent with the approved Master Plan and consistent with the proposed annexation of 16.95 acres of land currently within Montgomery County jurisdiction. Staff feels that the unification of all the property associated with the proposed Twinbrook Commons development is desirable, and staff recommends approval of the Map Amendment.

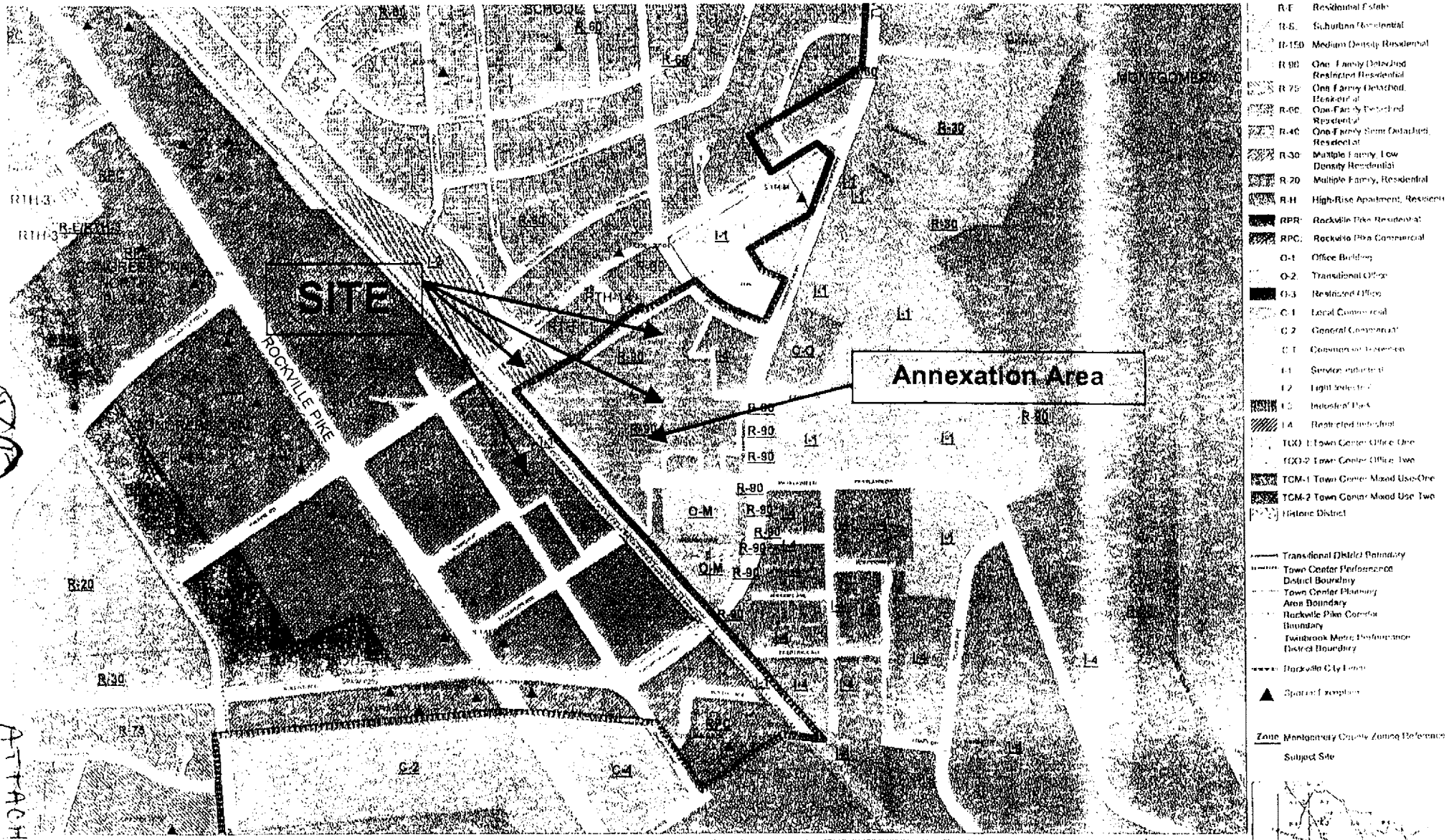
Attachments

1. Aerial Photograph
2. Rockville Zoning Map With Boundaries of Project



ATTACHMENT 1

(5)



CITY OF ROCKVILLE
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICES

ZONING MAP OF THE CITY OF ROCKVILLE, MARYLAND, DATED JANUARY 1, 1975, AS AMENDED BY COMPREHENSIVE MAP AMENDMENT AS OF AUGUST 4, 2003

SCALE 1" = 200'

F-4

ATTACHMENT 2

City of Rockville

MEMORANDUM

ATTACHMENT 3

December 16, 2004

TO: Mayor and Council

FROM: Planning Commission

VIA: Scott E. Parker, AICP, Planner III

SUBJECT: Planning Commission Recommendation Regarding Twinbrook Commons Applications: Annexation petition ANX2004-00136; Sectional Map Amendment MAP2004-00090; Text Amendment TXT2004-00213; Preliminary Development Plan PDP2004-00009

On December 15, 2004, the Planning Commission, at a regularly scheduled and advertised meeting, reviewed and provided recommendations to the Mayor and Council on the items referenced above, as provided in the Ordinance. The Planning Commission considered all of the applications referenced above together, and provided one comprehensive recommendation.

Concerning the first item referenced above, application ANX2004-00136, the Planning Commission conducted a public hearing regarding the annexation of 16.95-acres of property associated with the Twinbrook Commons development. These 16.95 acres are currently under the jurisdiction of Montgomery County. This public hearing item was conducted first, and five members of the public spoke to the application. The response was generally favorable.

The following items, which were considered together, were as follows:

> MAP2004-00090--A sectional Map amendment to change the zoning of the 16.95-acres of land to be annexed; to change the zoning of the 1.77-acre Suburban Propane property from I-2 to RPC; and to reaffirm existing RPC zoning on portions of the property adjacent to Chapman Avenue.
>
> TXT2004-00213--Text Amendment to amend Article 14, creating a new Section 25-710-28, creating an optional method of development for proposals near the Twinbrook Metro station.

PDP2004-00009- Preliminary Development Plan (PDP) for the development of the Metro site.

The Planning Commission voted 6-0 to recommend approval of all the applications of the proposal. Specific comments from the individual commissioners are noted below.

Commissioner Johnson started the deliberations, stating that the concept is terrific, and is looking forward to the use permits to look at the proposal's details.

Commissioner Holz echoed Mr. Johnson's comments, adding that he commended the applicant for its outreach efforts to the community. He also stated that everyone is worried about traffic, but that Smart Growth starts at the Metro.

Commissioner Mullican stated that she has always supported this project, and has been impressed with the support and reasonableness of the Twinbrook Citizens Association (TCA). She stated that traffic was going to increase no matter what, and that this was a good development.

Commissioner Ostell stated that she supported the proposals. She further stated that the Montrose (and perhaps other) neighborhoods should have more input. Although expressing some concern over the project, she did compliment the applicant on their design and environmentally sensitive features.

Commissioner Britton also complimented the applicant on its outreach efforts and stated that the field visit was very helpful. He further stated that cut-through traffic should be addressed.

Chairman Hilton commented last, stating that the proposal contained a lot of positives. He also stated that an awful lot of residential units are coming online, and that at some point the City will need to address the issue of adequacy of fire protection through any APFO discussions.

/sep