

Ordinance No.

ORDINANCE: To adopt the Lincoln Park Neighborhood Conservation District Plan Amendment as an amendment to the Adopted and Approved Comprehensive Plan for the City of Rockville, Maryland.

WHEREAS, the City of Rockville Planning Commission (hereinafter referred to as the “**Commission**”), under the provisions of Section 3-202 of the Land Use Article of the Annotated Code of Maryland (hereinafter referred to as the “**Land Use Article**”), may make and approve a plan or amendments thereto and recommend the same to the local legislative body for adoption; and

WHEREAS, on February 24, 2021, the Commission did approve, and on August 2, 2021 the Mayor and Council adopted a Master Plan for the City of Rockville Maryland (the “**2040 Comprehensive Plan**”); and

WHEREAS, at the request of the Mayor and Council of Rockville (hereinafter referred to as the “**Mayor and Council**”) and consistent with the 2040 Comprehensive Plan, Rockville the Commission and City staff prepared, consistent with Section 3-201 *et.seq.* of the Land Use Article, an amendment to the Lincoln Park Neighborhood Conservation District Plan (the “**District Plan Amendment**”); and

WHEREAS, in connection with the preparation of the District Plan Amendment, the Commission and City staff did carefully and comprehensively survey and study conditions to formulate revised development standards and design requirements for buildings in the Lincoln Park neighborhood; and

WHEREAS, the District Plan Amendment has been prepared for the purpose of conserving and strengthening the unique identity and sense of place that exists among

residents in the neighborhood, promoting complementary and context-sensitive development between new and existing structures while allowing creative design and maintaining and enhancing a walkable and pedestrian friendly environment; and

WHEREAS, the District Plan Amendment complements the visions as provided in Section 1-201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, after the preparation of the District Plan Amendment, the Commission gave notice of the time and place of a public hearing to be held on said amendment by giving notice in a newspaper of general circulation in the City; and

WHEREAS, the Commission did refer copies of the District Plan Amendment to all adjoining planning jurisdictions and to all state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the District Plan Amendment at least sixty (60) days prior to the public hearing; and

WHEREAS, the Commission held a public hearing on the District Plan Amendment on September 25, 2024; and

WHEREAS, the Commission took into consideration the testimony presented at said public hearing and in the written public record for the District Plan Amendment; and

WHEREAS, pursuant to Section 3-202 of the Land Use Article, the Commission, by resolution adopted on October 23, 2024, approved and recommended for adoption by the Mayor and Council District Plan Amendment as amendment to the 2040 Comprehensive Plan; and

WHEREAS, the Commission certified an attested copy of the recommended District Plan Amendment to the Mayor and Council on November 13, 2024; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article, the Mayor and

Council, as the legislative body, may adopt, modify, remand, or disapprove the District Plan Amendment; and

WHEREAS, pursuant to Section 3-204 of the Land Use Article, the Mayor and Council shall hold a public hearing before adopting or modifying the District Plan Amendment; and

WHEREAS, the Mayor and Council gave notice that a public hearing would be held on the recommended District Plan Amendment on November 18, 2024, said notice having been published once a week for two consecutive weeks and at least ten days prior to the public hearing, in a newspaper of general circulation in the City of Rockville; and

WHEREAS, the Mayor and Council did hold a public hearing on the Planning Commission's recommended District Plan Amendment on November 18, 2024; and

WHEREAS, it is the desire of the Mayor and Council to approve the recommended amendment to the District Plan, with certain modifications.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the District Plan Amendment, as attached hereto, be, and the same is hereby, adopted as an amendment to the 2040 Comprehensive Plan for the City of Rockville, Maryland, as previously amended, and an amendment to the 2007 Lincoln Park Neighborhood Conservation District Plan.

\* \* \* \* \*

I certify that the above is a true and correct copy of a  
an Ordinance adopted by the Mayor and Council of  
Rockville at its meeting of January 27, 2025.

---

Sara Taylor-Ferrell  
City Clerk/Director of Council Operations