

Submitted November 12, 2025

Approved November 12, 2025

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 1-2025  
Wednesday, February 19, 2025**

The City of Rockville Planning Commission convened in regular session at City Hall and virtually via WebEx at 7:00 p.m.  
Wednesday, February 19, 2025

**PRESENT**

Jaime Espinosa - Chair

Eric Fulton                      Suzan Pitman  
Shayan Salahuddin              Meng Sun

**Present:** Nicholas Dumais, Senior Assistant City Attorney  
Jim Wasilak, Chief of Zoning  
Jenny Snapp, Deputy Director of Community Planning and Development Services  
John Foreman, Development Review Manager  
Nelson Ortiz, Principal Planner  
Christopher Davis, Senior Planner  
Sean Murphy, Principal Civil Engineer

Chair Espinosa opened the meeting at 7:00 p.m. and introduced the members of the Planning Commission. He outlined the agenda for the meeting. Commissioner Pitman asked if the last agenda item could be moved to first, as there will be public testimony. Chair Espinosa polled the audience as to who would be speaking on that item, and he determined that there were not enough persons wishing to testify to warrant changing the agenda.

**1. REVIEW AND ACTION**

**A. Final Record Plan PLT2025-00626, to Resubdivide Record Lot 6, Block A of the Victory Court subdivision, located in the MXT (Mixed Use Transition) Zone and the Rockville heights Historic District at 107 Fleet Street; Habitat for Humanity Metro Maryland, Applicant.**

Mr. Wasilak swore in Nelson Ortiz, who made the staff presentation and recommendation on the application, which is for approval based on the staff conditions.

Patricia Harris of Lerch Early and Brewer, testified on behalf of the applicant. She thanked staff for their support of the project to bring two affordable for-sale residential units to the city, and noted that the project team is available to answer questions.

Chair Espinosa asked if any member of the public wished to testify, and no one came forward.

Commissioner Salahuddin moved, seconded by Commissioner Fulton, to approve Final Record Plan Application PLT2025-00626, to resubdivide Lot 6, Block A of the Victory Court subdivision, subject to the conditions in the staff report. The motion passed unanimously.

**B. Final Record Plat PLT2025-00631, to resubdivide a part of Record Lot 23, Block A of the Wheel of Fortune subdivision into Lot 127 and located in the MXCD Zone at 11511 Fortune Terrace; PW Jones Associates LLC, Applicant**

Nelson Ortiz presented the staff report and recommendation on the application, which is for approval based on conditions recommended by staff. He noted that this application is for a portion of the Potomac Woods development, previously approved for senior housing and recently approved for a condominium building.

Jason Sereno of the applicant stated that he did not have a presentation but was available to answer questions.

Commissioner Sun moved, seconded by Commissioner Pitman, to approve Final Record Plat PLT2025-00631, to resubdivide Lot 23, Block A of the Wheel of Fortune subdivision into Lot 127. The motion passed unanimously.

**C. Time Extension Request EXT2025-00003, for a one-year time extension to fully implement approved Site Plan STP2016-00283 at 520 through 570 Gaither Road; FP 540 Gaither LLC and FP Redland Technology Center LP, Applicants.**

Mr. Wasilak noted that the application is not typical for the Commission to consider, and that it involves extending the time by which a multiple-building site plan must be implemented. He swore in Senior Planner Chris Davis, who presented the staff recommendation for approval.

Mr. Davis noted that the original 2016 approval was for a restaurant pavilion and two office buildings, the latter of which have not been constructed. The time extension would allow for an additional one-year period by which construction must begin.

Mr. Wasilak swore in Christopher Ruhlen of Lerch Early and Brewer, who spoke on behalf of the applicant. He explained that the applicant requests the additional time so that they can secure tenants for the buildings.

Commissioner Pitman moved, seconded by Commissioner Salahuddin, to approve Time Extension EXT2025-00003, for a one-year time extension to fully implement approved Site Plan STP2016-00283 at 520-570 Gaither Road. The motion passed unanimously.

**D. Level 2 Site Plan STP2024-00490, to permit construction of 48 two-over-two residential condominium units at 622 Hungerford Drive in the MXNC Zone; Toll Mid-Atlantic LP Company Inc., Applicant**

Mr. Davis presented the staff report and recommendation, which is for approval. The application proposes to redevelop an existing office condominium development with 48 residential condominium units. Mr. Davis reviewed how the application meets all of the findings required for site plan approval.

Commissioner Fulton noted that the proposed height of the buildings is 56 feet and asked how close the height is to the maximum permitted in the zone. Mr. Davis responded that the maximum height permitted is 65 feet.

Mr. Wasilak swore in Pat Harris of Lerch Early and Brewer, who spoke representing the applicant. She noted that the development team is present at the meeting.

Mr. Wasilak swore in Randal Renfroe of Rodgers Consulting, who presented the project in detail, and Ms. Harris noted that the project brings residents to Town Center. She also stated that the applicant worked with the College Square community to address their concerns.

Chair Espinosa asked how many unique interactions the applicant had with neighbors, and Ms. Harris responded that the required area meetings were by Zoom so she was not sure how many persons participated. She also had conversations with the property management company for College Square.

Commissioner Sun asked about the intersection levels of service included in the transportation analysis for the project, and Robert Anjul of the Traffic Group responded. He noted that the scope of the traffic study was discussed with staff, and that the trips generated would be less with the redevelopment. He did study several intersections even though it was not required, and found that the intersections studied were either Level of Service A or B.

Commissioner Pitman asked if the impervious surface would be reduced with the new development, and Ms. Harris confirmed this. She asked about lighting along the units that front Hungerford Drive. Mr. Renfroe responded that the area would be lit by street lights and porch lights.

Commissioner Salahuddin asked about the code requirement for MPDUs, which has recently changed, and why does the applicant not have to provide them. Mr. Davis responded that the application has been reviewed based on the requirements that were in place when the application was submitted.

Commissioner Sun asked if the roof decks will exceed the maximum height, and Mr. Renfroe answered that they will not exceed the height limit.

Prior to public testimony, the Chair outlined the procedures for providing testimony.

Sherry Hite-Keough of 823 Ivy League Lane was sworn in by Mr. Wasilak and testified on behalf of the College Square Condominium Association. She noted that the association looks forward to future communication with the applicant as the development proceeds, and that they remain concerned about parking on the private street in their community. She asked about the monetary

contribution to be provided for storm water management and the Chair stated that a response would be forthcoming. On behalf of College Square she noted that she appreciates the communication to date and looks forward to the future.

Sean Murphy was sworn in and noted that the monetary contribution for onsite quantity requirement is allowed to be per the city code, while the quality requirement is provided onsite. Staff evaluated the proposal for both and found them to be appropriate. Mr. Murphy that storm water management would require a connection to the public storm drain system.

Nancy Breen of 713 Ivy League Lane generally supports the application but has concerns about flooding on the east side of their community. She noted that the chosen tree types are appropriate as the community has planted them as well. She spoke in support of the use of impervious materials for paved surfaces in the new community, which would be consistent with the Climate Action Plan.

Henriette Angoulvant of 658 Ivy League Lane was sworn in and noted that she is also part of the conversation.

Commissioner Fulton moved, seconded by Commissioner Salahuddin, to approve Level 2 Site Plan STP2024-00490, for 48 two-over-two residential condominium units at 622 Hungerford Drive subject to the findings and conditions in the staff report. The motion passed unanimously.

## **II. RECOMMENDATION TO THE MAYOR AND COUNCIL**

### **A. Zoning Text Amendment TXT2025-00268, to modify the parking requirement for certain residential dwellings; Mayor and Council of Rockville, Applicants.**

Mr. Wasilak presented the staff report and recommendation. He noted that the text amendment would reduce the parking requirements for townhouse dwellings within Planned Developments from two spaces to one space. This amendment is intended to address an issue that arose in the Reserve at Tower Oaks community, in which one of the two parking spaces in the MPDU townhouses did not have sufficient width, based on Zoning Ordinance requirements. He noted that the city worked with the homeowners and the builder (EYA) to develop solutions to the issue. The conditions that must be present for the reduced parking requirement include that there exist .5 spaces per townhouse unit in the public right-of-way and that pedestrian access to a transit station, bus stop or public parking facility must exist within 7/10 mile. Adoption of the text amendment would allow for the currently noncompliant units to become compliant.

Mr. Wasilak noted that the Mayor and Council's public hearing has been scheduled for March 3, with a decision following shortly thereafter.

Commissioner Fulton asked for confirmation that the improvements to fix the problem would be free of charge, and also if the area where the noncompliant spaces are located could be repurposed, and Mr. Wasilak confirmed both statements.

Commissioner Salahuddin asked why an exception could not be carved out for the noncompliant dwellings rather than using a ZTA, which could impact other developments in the future. Nick Dumais responded that Maryland law requires that zones be uniform such that properties may not be excepted from the code.

Commissioner Pitman asked for confirmation that the amendment would allow MPDU townhouses to have different parking requirements than other townhouses, and Mr. Wasilak responded affirmatively. Commissioner Pitman then questioned how establishing these requirements meets the zoning uniformity requirement described by Mr. Dumais. Mr. Dumais answered that the reality of the situation is that most townhouse MPDUs have the tandem parking design. Mr. Wasilak added that this is the first time that a proposal to modify parking requirements for MPDUs has been proposed in Rockville, and that having different requirements is typical in other jurisdictions. Commissioners Pitman and Salahuddin expressed concern about this aspect of the proposal. Mr. Wasilak added that the MPDU ordinance itself would ensure that MPDUs are not markedly different from market rate units.

Commissioner Sun asked for clarification on the .5 space requirement. Mr. Wasilak responded that the onsite parking requirement would be 1 space per unit, permitted when there are .5 spaces per unit available in the surrounding public streets.

Chair Espinosa asked about the transit availability requirement, and Mr. Wasilak answered that the requirement was added so that auto and therefore parking demand would be lessened within the development. He added that Ride-On buses function as feeder buses to rail stations in most instances.

The following speakers were sworn in prior to giving testimony:

Riha Mirza, of the law firm Reece Broome representing the Reserve at Tower Oaks Homeowners Association, spoke in favor of the application. The association remains concerned about unauthorized construction within the noncompliant garages. The association supports the text amendment with several concerns, including that the HOA documents require that the garages be used exclusively for the parking of vehicles. The association would like the amendment to require that the remaining parking space be a minimum of twenty feet in length for each affected unit.

Irene Bowen of 3208 Royal Fern Place spoke on behalf of the HOA Storm Water Management Committee, which agrees with the intent of the ZTA but has concerns as a result of the use of bioswales adjacent to the public streets in the community and actual parking supply that exists. Access to the on-street spaces can be problematic due to the length required to travel, particularly in inclement weather. She provided an exhibit that shows where more parking could be provided to overcome these concerns.

Carla Galfano of 3329 Woodland Phlox Street and owner of an affected MPDU, spoke in favor of the amendment. The modifications proposed by EYA were not acceptable to owners, so the ZTA is the best solution. She stated that the concern about parking being inadequate is not the case as most MPDU owners are already utilizing the on street spaces and there are no parking issues.

Ahmad Totakhail of 3707 Blue Lobelia Way spoke in favor of the application, noting that the garage spaces in the MPDUs were not wide enough to be functional for parking a car.

Mohammad Totakhail of 3705 Blue Lobelia Way stated that most neighbors are only using one of the parking spaces, and that space is difficult to access. He pointed out that the units did not provide enough space for living, which is driving the need for conversion of the garage spaces to living space.

Commissioners Pitman and Fulton thanked residents for speaking this evening. Commissioner Fulton also expressed concerns about MPDUs having different parking requirements, and that the Commission cannot solve the problem with the swales. Commissioner Pitman noted that the city is currently rewriting the Zoning Ordinance so perhaps the amendment is a stopgap to solve the issue immediately, with the expectation that the parking requirements will be looked at comprehensively in the ZOR project.

Commissioner Sun wanted to be sure that the MPDU owners support the amendment.

Commissioner Salahuddin stated that he would like to see the unequal treatment aspect of the amendment addressed in the amendment. Chair Espinosa suggested that the comments should be included in the Commission's recommendation letter. Mr. Dumais responded that this would be appropriate, and that the Commission is not obligated to edit the ZTA text.

Commissioner Fulton asked about the schedule for the ZTA moving forward to which Mr. Wasilak responded that the public hearing is scheduled for March 3 with action potentially occurring at that meeting.

Commissioner Sun asked whether the marking of the parking spaces in the right-of-way could be included in the amendment, and Mr. Wasilak answered that a different chapter of the code regulates street design. Commissioner Pitman suggested that this could be included in the recommendation memo, agreeing with Commissioners Salahuddin and Sun.

Chair Espinosa summarized the discussion to be that a memo should be transmitted to the Mayor and Council outlining their concerns. Mr. Dumais reminded commissioners that a motion is still required to direct staff to draft the memo and include certain comments. Commissioner Pitman was comfortable with this, but that the Commission should receive a copy of the final version of the memo.

Commissioner Salahuddin moved, seconded by Commissioner Pitman, that the Commission affirmatively recommend that the amendment be approved, and that a memo be drafted by Mr. Wasilak that includes the highlights and concerns of the Commission including parking, bioswales and disparate treatment of MPDUs. The motion passed unanimously.

### **III. COMMISSION ITEMS**

- A. Staff Liaison Report** – Mr. Wasilak noted that the next Planning Commission meeting would be on February 26, with two items on that agenda including a site plan at Twinbrook Metro and a review of the annexation plan for the Shady Grove Metro station. Looking further ahead at the March 12 meeting, the Commission will have a project plan briefing on the proposal to convert ground floor retail at the Boulevard Ansel building to residential. He noted that the Zoning Ordinance Rewrite (ZOR) project is moving forward to the codification stage, which involves the drafting of the code, with the goal of having a draft by the end of the calendar year.
- B. Old Business** – Commissioner Pitman asked about the 900 Rockville Pike approval which has not moved forward, and Mr. Wasilak noted that the applicant will not be able to submit a site plan in time and so may be submitting an amendment to modify that timeline. Commissioner Fulton asked about the Mayor and Council action on the Town Center Master Plan, and Mr. Wasilak confirmed that the plan was adopted on January 27. He noted that a text amendment to implement the zoning recommendations in a floating zone scenario would be coming forward soon. Commissioner noted for all commissioners that the zoning recommendations differ from the version that the Commission sent to the Mayor and Council.
- C. New Business** – None.
- D. Minutes Approval** – None.
- E. FYI/Correspondence** – Mr. Wasilak noted that the only correspondence was for the applications on tonight’s agenda.

**IV. ADJOURN**

There being no further business to come before the Planning Commission, Commissioner Pitman moved, seconded by Commissioner Fulton, that the meeting be adjourned at 9:20 p.m. The motion was approved unanimously.

Respectfully Submitted,



Commission Liaison