



City of Rockville

MEMORANDUM

February 25, 2026

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Map Amendment Application MAP2026-00126, Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS

This memorandum summarizes the recommendations made by the Planning Commission on topics of Map Amendment Application MAP2026-00126, the Comprehensive Map Amendment. Please note, the Planning Commission did not endeavor to review all aspects of the Staff Draft Comprehensive Map Amendment. Instead, topics for work sessions were identified by Planning Commissioners, the Mayor and Council, and staff. The Planning Commission considered identified topics at two work sessions held on January 14 and February 4, 2026.

The Planning Commission's recommendations as contained in this memo are based solely on the Staff Draft Comprehensive Map Amendment authorized for filing on December 1, 2025. The Commission has not reviewed and is not making recommendations on the forthcoming Revised Staff Draft Comprehensive Map Amendment, which will be prepared by City staff for the Mayor and Council's review after the date of this memo.

The following is a summary of the substantive issues discussed by the Planning Commission:

General

The City's official zoning map is currently adopted as a set of static maps which are based on the countywide tax map grid as all prior zoning maps have been based. The city also maintains an interactive online zoning map accessible to the public. Commissioner Zyontz expressed interest in adopting the interactive map as the City's official zoning map rather than the static version, noting that Montgomery County and Prince George's County have done so and suggesting that certain ordinance language could potentially be streamlined as a result.

The City Attorney's Office advised that the language of the Staff Draft Zoning Ordinance would not change based on whether the official map is static or interactive. Staff further noted that the interactive map would continue to be maintained and updated regardless of which format is formally adopted. Commissioner Salahuddin raised concerns about the potential vulnerability of an official web-based map to hacking.

The Planning Commission did not take a position on this issue.

Proposed Rezoning

The Planning Commission addressed the following proposed rezonings in Planning Area 10 (Montrose and North Farm) and Planning Area 12 (Tower Oaks).

Planning Area 10 (Montrose and North Farm)

The Staff Draft CMA proposes rezoning a portion of Planning Area 10 (Montrose and North Farm), including the Rollins Park Apartments and Congressional Towers, to a "new, higher-density residential zone," consistent with the Rockville 2040 Comprehensive Plan. The Planning Commission discussed the proposed rezoning at its January 14 and February 4 work sessions.

On January 14, staff presented an alternative proposal developed after the release of the Staff Draft CMA in response to the property owner's testimony that the originally recommended RHD zone would not support redevelopment consistent with the Plan's objectives. The alternative reflected subsequent coordination with the property owner and consideration of community input, though it had not yet been presented to the Montrose community. The proposal refined the boundaries of the new Residential High Density (RHD) zone, and at the same time increased the zone's allowable height and density standard, as follows:

- Max. Density: 100 dwelling units/acre
- Max. Height: 150 feet

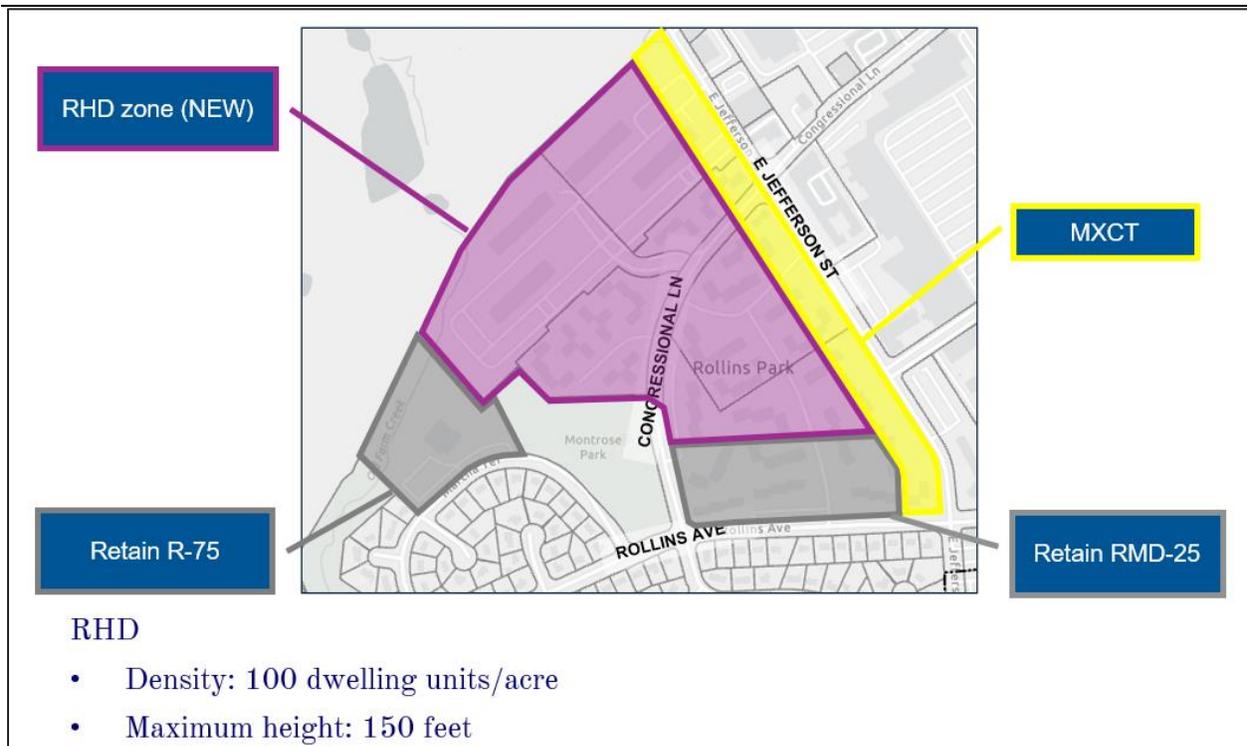
At the meeting, a representative of the Montrose Civic Association and the property owner expressed support for staff's proposal. The Commission discussed the alternative, requested a minor zone boundary adjustment, and concluded by requesting that staff coordinate further with the Montrose community and return with a final recommendation.

On February 4, staff reported that representatives of the Montrose community had reached consensus in support of the alternative proposal. Although the property owner requested additional zone boundary modifications at both work sessions, those modifications were not supported by staff or the Montrose community.

Noting the Montrose community's support, the Planning Commission supported staff's recommendations, as follows:

- *The proposed rezoning as depicted in Figure 1; and*
- *Revising the RHD zone standards through the Zoning Ordinance Rewrite, as follows:*
 - *Increase the height maximum to 150 feet.*
 - *Increase the maximum density to 100 dwelling units per acre.*

FIGURE 1. PLANNING COMMISSION RECOMMENDED REZONING: PLANNING AREA 10



Planning Area 12 (Tower Oaks)

As recommended by the Rockville 2040 Plan, the Staff Draft CMA proposes rezoning of the 9.75-acre parcel adjacent to Don Mills Court in the New Mark Commons community from R-90 (Single Unit Detached Restricted Residential) to RMD-25 (Residential Medium Density), which allows for a variety of dwelling types at a density up to 25 units per acre and 75 feet in height. The Planning Commission discussed the proposed rezoning at its January 14 and February 4 work sessions. Testimony from a large portion of the adjacent New Mark Commons and Markwood communities identified a number of concerns, including building height, density, existing environmental features, and traffic impacts, with many requesting that the rezoning not occur.

At the January 14 work session, the Commission discussed and generally supported the proposed rezoning to RMD-25 and considered adding a limitation to the zone to address some of the neighborhood concerns. Specifically, Commissioner Zyontz suggested that the RMD-25 zone density be limited to 10 dwelling units per acre if access to a proposed development is proposed from an existing residential street. If a property is not accessed via an existing residential street, residential density of up to 25 dwellings per acre would be permitted. This would have the impact of limiting density if access to the site were gained from Don Mills Court, instead of from property to the south that is owned by the same property owner. The Commission agreed that this approach had merit, and asked staff to bring back proposed text for consideration.

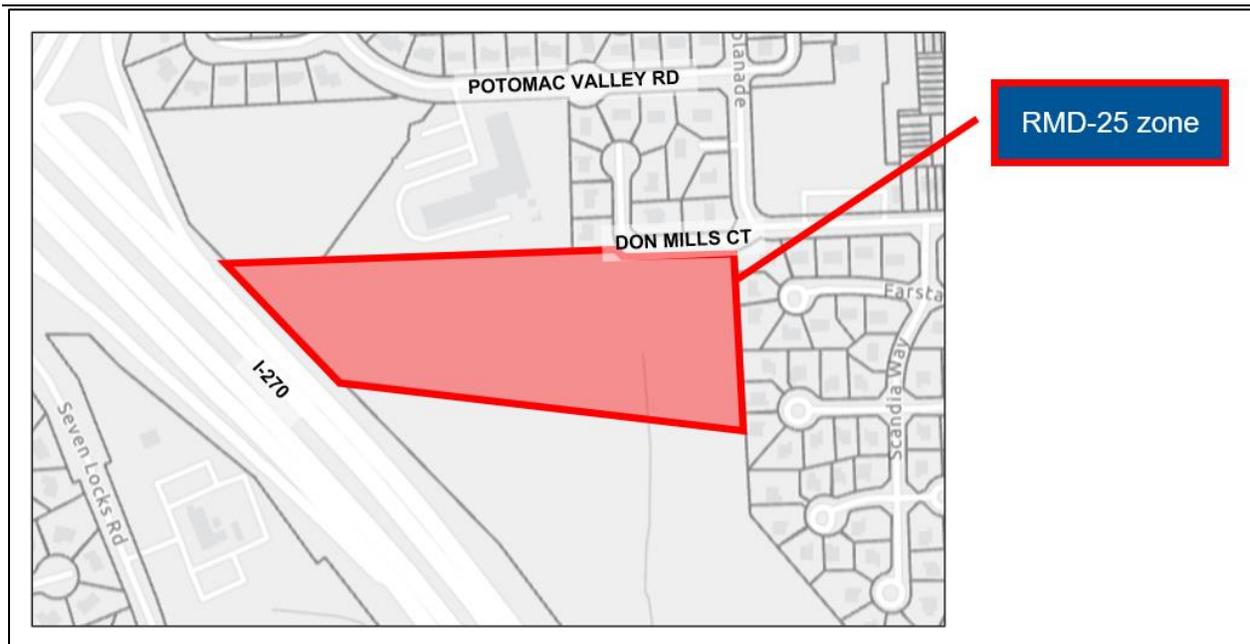
Ultimately, the Planning Commission recommended the following:

- *The proposed rezoning as depicted in Figure 2; and*

- Revising the RMD-25 zone density standard through the Zoning Ordinance Rewrite, by adding a footnote as follows:
 - If any vehicular access to a property is provided from a secondary residential street that ended in a cul-de-sac on [effective date], then the maximum development density is limited to 10 dwelling units per acre.

Commissioners noted agreement with applying the RMD-25 zone to the property. Commissioner Fulton noted the recommendation is consistent with the Comprehensive Plan and addresses housing issues and increased density. He also noted that any project that would be proposed on the site would be subject to a full development review. Chair Sun expressed that the Commission’s recommendation is a balanced compromise between the original proposal and the concerns of the nearby community. She also expressed a desire to include an approval finding related to compatibility. (Note: the Planning Commission ultimately recommended adding such a finding to the draft ordinance; this is reflected in the Planning Commission’s recommendation memo on the Zoning Ordinance Rewrite (TXT2026-00271).)

FIGURE 2. PLANNING COMMISSION RECOMMENDED REZONING: PLANNING AREA 12



Therefore, on a motion by Commissioner _____, seconded by Commissioner _____, the Commission voted to recommend approval of Map Amendment Application MAP2026-00126, the Comprehensive Map Amendment with the recommendations included in this memo.