



June 9, 2025

Maryland Department of Planning
Planning Best Practices
Attn: David Dahlstrom, AICP

Re: City of Rockville Planning Commission Annual Report for 2025

Dear Mr. Dahlstrom:

The City of Rockville Planning Commission approved the following annual report for the reporting year prepared pursuant to section §1-207(b) of the Land Use Article of the Annotated Code of Maryland on May 27, 2026 and thereafter filed with the local legislative body, the Mayor and Council of Rockville. In addition to the attached annual report, responses to the annual report short form for municipalities are included below:

1. Number of new Residential Permits Issued inside the Priority Funding Area (PFA):

Residential – Calendar Year 2025	PFA	Non - PFA	Total
# New Residential Permits Issued	161	0	161

2. Is your jurisdiction scheduled to complete and submit to Planning a 5-Year Mid-Cycle comprehensive plan implementation review report this year, as required under §1-207(c)(6) of the Land Use Article? If yes, please submit the 5-Year Report as an attachment.

Y N

3. Were there any growth related changes, including Land Use Changes, Annexations, Zoning Ordinance Changes, Rezoning, New Schools, Changes in Water or Sewer Service Area, etc., pursuant to §1-207(c)(1) of the Land Use Article? If yes, please list or map.

Y N

The attached annual report includes all growth-related actions taken by the Planning Commission in 2025. The Rockville Mayor and Council adopted a new Comprehensive Plan that is the blueprint for Rockville's future growth to 2040 and directed that the city Zoning Ordinance be rewritten to implement the Plan and streamline the development review process. An initial staff draft of the Zoning Ordinance was authorized for filing as a Zoning Text Amendment by the Mayor and Council on December 1, 2025. This is ongoing with adoption expected in 2026. A new plan for Rockville Town Center was developed during 2024 and adopted in January 2025. It provides for significant increases in mixed-use density in the area.

4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, please list.

Y N

Rockville has continued to implement the recommended changes to the City's development review process, known as FAST (Faster, Accountable, Smarter, and Transparent). The Mayor and Council have provided direction on this initiative in a series of work sessions, with that direction incorporated into the new Zoning Ordinance to implement the code-related recommendations.

5. Are there any issues that Planning can assist you with in 2026? If yes, please list. Y
N

None noted.

6. Have all members of the Planning Commission and Board of Appeals completed an educational training course as required under §1-206(a)(2) of the Land Use Article?
Y N

Please feel free to contact me at 240-314-8211 or jwasilak@rockvillemd.gov if you have any questions.

Regards,



R. James Wasilak, AICP
Chief of Zoning/Planning Commission Staff Liaison

Attachments: Rockville Planning Commission 2025 Annual Report