

Submitted January 14, 2026

Approved January 14, 2026

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 16-2025
Wednesday, December 10, 2025**

The City of Rockville Planning Commission convened in regular session at City Hall and virtually via WebEx at 7:00 p.m.
Wednesday, December 10, 2025

PRESENT

Eric Fulton Suzan Pitman
Shayan Salahuddin Meng Sun

Absent: Jaime Espinosa, Chair

Present: Nicholas Dumais, Senior Assistant City Attorney
Jim Wasilak, Chief of Zoning
Holly Simmons, Deputy Zoning Manager
John Foreman, Development Review Manager
Kimia Zolfagharian, Principal Planner
Christopher Davis, Senior Planner

Commissioner Salahuddin announced that he has been designated Acting Chair for the meeting by Chair Espinosa, who is absent from the meeting. He opened the meeting at 7:00 p.m., introducing the members of the Planning Commission and outlining the agenda for the meeting.

I. RECOMMENDATION TO THE MAYOR AND COUNCIL

A. Final Record Plat Application PLT2025-00642, to Resubdivide Parcel A of the Halpine Baptist Church Subdivision into Lots 1, 2 and Parcel A-1 to Allow for Redevelopment and Dedication of Public Right-of-Way, located in the RF-FZ (Residential Flexible - Floating Zone) at 5906 Halpine Road; Pulte Home Company LLC, Applicant

Mr. Wasilak swore in Chris Davis, who presented the staff report and recommendation of approval, subject to conditions, based on compliance with requirements. He noted that the application will subdivide the property that has been previously approved by the Mayor and Council for redevelopment.

Patricia Harris of the law firm of Lerch Early stated that the applicant has no presentation and is pleased to be at this stage of the process.

Acting Chair Salahuddin asked if anyone wished to provide testimony on the application, and no one came forward.

Commissioner Fulton moved, seconded by Commissioner Pitman, to approve Final Record Plat Application PLT2025-00642, to resubdivide Parcel A of the Halpine Baptist Church subdivision into Lots 1 and 2 and Parcel A-1 and dedication of public right-of-way, subject to recommended conditions in the staff report. The motion was approved unanimously.

B. Level 2 Site Plan Application STP2024-00482, To Permit Construction of three new Research and Development buildings with 645,000 square feet of total Gross Floor Area, and a new structured parking facility at 2097, 2099, and 2101 Gaither Road. Park Plaza Property Owner, LLC; Applicant.

Mr. Wasilak swore in Kimia Zolfagharian, who made the staff recommendation, which is for approval, based on staff findings and subject to recommended conditions of approval.

Mr. Wasilak swore in Pat Harris of the law firm Lerch Early & Brewer, who spoke on behalf of the applicant. She noted that the applicant supports the conditions of approval. She described the phases of the project in detail, including how the project complies with development requirements.

Commissioner Pitman asked about the amount of parking, which seems excessive. Ms. Harris responded that the applicant based the amount of parking on what the market indicates would be required for a hybrid office and research and development project.

No members of the public addressed the Commission on this agenda item.

Commissioner Pitman moved, seconded by Commissioner Fulton, to approve Site Plan Application STP2024-00482, to permit construction of three new Research and Development buildings with 645,000 square feet of total Gross Floor Area, and a new structured parking facility at 2097, 2099, and 2101 Gaither Road, based on the findings and subject to the recommended conditions in the staff report. The motion was approved unanimously.

II. BRIEFING

A. Zoning Text Amendment for the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA)

Mr. Wasilak asked the Commission to let staff know of topic areas that the Commission would like to discuss.

Mr. Wasilak outlined the review process for the ZOR and CMA that were authorized for filing by the Mayor and Council on December 1. The Commission's role is to provide a recommendation to the Mayor and Council in time for their public hearings beginning on April 13. He noted that the prior Commission made over 100 text changes to the draft Zoning Ordinance when the code was rewritten in 2008. He outlined the adoption schedule for the Commission and Mayor and Council, provided that the Commission agree on this schedule.

Holly Simmons presented the documents that are available to the Commission and public on the ZOR and CMA on the Engage Rockville website. These include the Highlights document, which is an overview of the changes to the code as well as synopses of the Mayor and Council direction provided at work sessions, as well as the Staff Draft of the ZOR. The Highlights document is a good starting point to become familiar with the draft ZOR but is not comprehensive in including all proposed changes. Other documents available are a Table of Contents to the ZOR, which is helpful for review but will not ultimately be included in the adopted ZOR, and a Community Engagement summary.

Ms. Simmons listed the topics that the Mayor and Council would like to discuss during their work sessions, including rezonings in the Montrose and New Mark Commons neighborhoods, fencing, nonconformities, ADUs, notification requirements and several use requirements. Ms. Simmons pointed out that there are feedback forms for both the ZOR and CMA on the Engage Rockville site for the project.

Mr. Wasilak outlined the materials associated with the CMA, including the draft zoning map and a summary of existing and proposed zones. He also described the interactive zoning map that is posted on Engage Rockville, which allows for a comparison of the proposed and existing zoning map. He noted that most of the city will not be rezoned but will have the existing zone confirmed while others are recommended for rezoning to provide additional housing opportunities or take advantage of existing or proposed transit systems. The CMA does not include rezonings that the Mayor and Council did not support in work session, such as those properties recommended for downzoning. The CMA also does not include the upzoning recommended in Lincoln Park, as it would be contrary to the recently amended conservation district.

Ms. Simmons thanked the Commission and Mayor and Council as well as the staff team that participated in the development of the draft documents.

Commissioner Fulton would like to discuss parking minimums and the pedestrian and bike consolidated chapter. He hoped that the Rockville Bicycle Advisory Committee (RBAC) and Rockville Pedestrian Advocacy Committee (RPAC) would be involved in reviewing the draft.

Commissioner Pitman agreed with Commissioner Fulton's topics and would like to also discuss amenity space. She may wish to discuss historic preservation and will let staff know.

Commissioner Salahuddin will reserve his comments to a later date. He asked if he could communicate his topics to staff, and Mr. Dumais responded that he could send them to Mr. Wasilak as staff liaison.

Commissioner Sun commended staff on the work involved, in particular the interactive zoning map. She concurred with a discussion on parking, such as reducing requirements and compact spaces. She would like to discuss how to achieve the density bonuses available in the code, as well as how public outreach will occur with additional administrative approvals.

The following people addressed the Commission:

- Alex Belida of New Mark Esplanade supported revisiting the rezoning of property adjacent to New Mark Commons and opposes the rezoning. He asked that the Commission consider a rezoning that is compatible with the neighborhood.
- Sandra Crowe of New Mark Esplanade echoed the previous speaker's concerns. She noted that the proposed rezoning is out of alignment with the community and would interrupt the residential neighborhood. She invited the Commission to tour the property.
- Susan Knowles of Farsta Court pointed out that the community got a late start on participation but got about 2/3 of owners in New Mark to sign the petition opposing the rezoning. She noted that there is history associated with the property and invited commissioners to visit the property.
- Martin Reiss of Don Mills Court described the history of the property as part of the County Almshouse and was once a proposed school site. He is not aware of the reason for recommending the rezoning, which would not be compatible with the community.

Commissioners confirmed that they agree with the review schedule proposed by staff.

III. COMMISSION ITEMS

- A. Staff Liaison Report** – Mr. Wasilak noted that the next Commission meeting would be on January 14 meeting and there are no items other than the ZOR and CMA public hearings and work sessions for the next two meetings.
- B. Old Business** – None.
- C. New Business** – None.
- D. Minutes Approval** – None.
- E. FYI/Correspondence** – Correspondence was received on the ZOR and CMA since the last meeting.

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 8:03 p.m. The motion was approved unanimously.

Respectfully Submitted,



Commission Liaison