



Rockville Town Center Floating Zones Authorization to File Zoning Text Amendment (ZTA)

Mayor and Council
February 24, 2025

Presentation Outline

- Zoning Text Amendment Background
- Proposed Zoning Text Amendment
- Connection with City Goals & Initiatives
- Text Amendment Process
- Recommendation

ZTA Background

- Town Center Master Plan (TCMP) adopted January 27, 2025.
- Zoning Ordinance Rewrite (ZOR) & Comprehensive Map Amendment (CMA) ongoing.
- Interim floating zones proposed to address some of the TCMP goals and vision now, ahead of ZOR/CMA, by allowing zoning changes to move forward. KG0

Slide 3

KG0

I think we cut this here - we talk about it on the proposed ZTA slide, which seems to be the more appropriate place to have it, rather than in background.

Katie Gerbes, 2025-02-14T15:42:10.630

Proposed ZTA

- Optional map amendment process established in 2023.
- Establishes 3 new floating zones:

Character Area/Floating zone	Base Height	Bonus Height
MD-355 Corridor (Corridor-FZ)	235 feet	100 feet
Core (CCA-FZ)	200 feet	100 feet
Edge (ECA-FZ)	85 feet	50 feet

- Eliminates minimum off street parking requirements for much of Town Center. Requires accessible spaces to be provided.
- Eliminates requirement for ground-floor retail.

Connection with Town Center Master Plan

- Floating zone base heights.
 - ➡ Land Use Action 1.1.1
- Floating zone bonus heights.
 - ➡ Land Use Action 1.1.2
- Elimination of minimum parking requirements.
 - ➡ Land Use Action 2.1.1
- Elimination of ground floor retail requirements.
 - ➡ Land Use Action 1.1.1

Connection with City Goals & Initiatives



Economic Development:

Mayor and Council have an expressed priority of fostering economic development within the City and increasing competitiveness within the region.



Housing Production and Affordability:

Citywide, the Comprehensive Plan calls for 8,000 more housing units by 2040. The Town Center Master Plan calls for 3,000 new housing units within Planning Area 1.



Climate Action Plan:

Recommends steering densest development to mixed-use, transit-served locations and reducing vehicle miles traveled.

Slide 6

- HS0** [@Katie Gerbes] I'm not sure this is necessary, but in case you think it is - could you confirm housing goal numbers for TC, and whether you think the racial/social justice portion is applicable?
Holly Simmons, 2025-02-13T21:05:04.741
- KG0 0** I tweaked the housing item a little bit. I could go either way on the racial justice - I am slightly leaning towards taking it out, because its hard (IMO) to make the case that this specific ZTA addresses it. We could replace it with something tied to sustainability/climate action plan given the parking reductions and denser development.
Katie Gerbes, 2025-02-14T15:40:01.302
- HS0 1** Oh, agreed - I like the idea of subbing in sustainability instead
Holly Simmons, 2025-02-14T18:20:25.357
- HS0 2** [@Katie Gerbes] , what do you think of the reviison?
Holly Simmons, 2025-02-14T18:30:02.905
- KG0 3** Revision looks excellent!
Katie Gerbes, 2025-02-14T19:05:19.850

Text Amendment Process

KGO

**Mayor and Council
Authorize Filing &
Refer to Planning
Commission**

**Planning
Commission
Public Hearing &
Recommendation**

**Mayor and
Council Public
Hearing**

**Mayor and
Council Action**

Slide 7

KG0

Added this in because I think it would be a helpful remind to M&C what the ZTA process looks like. I tried to fill it in, but much of this could be wrong/could use review.

Katie Gerbes, 2025-02-14T15:45:50.332

HS0 0

Yes, this makes a lot of sense. I made one small addition, and this looks correct to me. [@Jim Wasilak], could you confirm?

Holly Simmons, 2025-02-14T18:22:23.504

Recommendation

The Mayor and Council authorize the filing of proposed ZTA to implement the floating zone recommendations of the 2025 *Rockville Town Center Master Plan* and refer the proposed text amendment to the Planning Commission for recommendation.

KG0

Slide 8

- KG0** Do we have a ZTA #? If so, we should put that in here rather than "Text amendment"
Katie Gerbes, 2025-02-14T15:44:47.426
- HS0 0** [@Jim Wasilak] , can you fill this in?
Holly Simmons, 2025-02-14T18:23:19.582
- JW0 1** Should be TXT2025-00270. but technically we don't get it until we file so I usually don't use it at authorization
Jim Wasilak, 2025-02-19T11:26:40.323