



City of Rockville

MEMORANDUM

July 23, 2025

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on the Zoning Ordinance Rewrite Project, FAST 2 Process Improvements

At its meetings of April 23, 2025, and June 11, 2025, the Planning Commission reviewed and discussed several recommendations for changes to the development process to be implemented through the ongoing Zoning Ordinance Rewrite (ZOR). No public testimony was provided. No formal vote was taken, but Chair Espinosa polled individual members of the Commission for their questions, comments, and positions. Through the discussion and deliberation, the Planning Commission voiced unanimous support for the five recommendations, with the following comments.

SUMMARY OF PLANNING COMMISSION RECOMMENDATIONS

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

1. The need for improved processes

The Commission recognized the need to improve and streamline processes to address the housing crisis, facilitate economic development, and to be competitive for development with other jurisdictions. The Commission noted that they would continue to have a role in advising Mayor and Council on project plans and Planned Development (PD) amendments.

2. Support for administrative approvals while keeping the human element

The Commission expressed support for the two recommendations for additional administrative approvals of site plans, noting that these required quality policy, code, and

staff to implement. The Commission confirmed that public notification would still be required for cases eligible for administrative approval. Several Commissioners stated that the Planning Commission brings a human element to technical zoning requirements and expressed concern about losing that.

3. Support for the change to the points system

The Commission agreed that the proposed change to the residential impact section of the point table was more transparent and an improvement to the current language.