

**City of Rockville Report – REDI Board of Directors Meeting
June 27, 2024**

May 20, 2024 Mayor and Council Meeting

Adoption of a Resolution to Approve the Project Plan Application PJT2024-00017, Rockshire Village Center

The Mayor and Council adopted the resolution to approve the project plan application for the Rockshire Village Center. This approval amends the Rockshire Planned Development to permit construction of 60 residences (31 single unit detached dwellings and 29 townhouses), up to 5,200 square feet of commercial and office use, and a neighborhood park at 2401 Wootton Parkway.

Adoption of an Ordinance to Retitle and Amend Chapter 5 of the Rockville City Code Entitled “Buildings and Building Regulations,” by Adopting with Certain Additions, Deletions and Amendments the ICC International Building Code

The Mayor and Council adopted the ordinance that amends and retitles Chapter 5 of the Rockville City Code, “Buildings and Building Regulations.” Included in the approved amendments are some substantial items, including expanding some residential permit exemptions, streamlining and enhancing accessibility requirements, enhancing energy conservation requirements to meet goals of the Climate Action Plan, and modernizing the City’s Property Maintenance Code. Many of these local amendments will become effective on May 29, 2024, aligning with the effective date of the 2021 I-Codes at the State level; however certain amendments may have a delayed effective date to provide ample time for the public to begin incorporating new requirements in design and construction.

Public Hearing for Sectional Map Amendment MAP 2024-00125, An Application to Rezone Property at 4 Courthouse Square from MXTD to MXTD-HD (Historic District)

The Mayor and Council held a public hearing on a Sectional Map Amendment application that would locally designate 4 Courthouse Square into the historic district zone. The property is currently within a National Register of Historic Places historic district, but it is not locally designated by Rockville. Designation of the property would add an additional level of regulatory review to any alterations to the exterior of the site to maintain the historic character of the property. During the public hearing, nine individuals testified; eight individuals spoke in favor of designation and one individual spoke against designation. The Mayor and Council kept the public record comment period open through June 3. A total of 27 pieces of written testimony were submitted during this period, all of which supported designation.

June 3, 2024 Mayor and Council Meeting

Affordable Housing Presentation, Discussion and Possible Approval

Staff provided the Mayor and Council with a primer on affordable housing, including background on the national and regional housing crisis, the economic impact, and Rockville data points. The Mayor and Council discussed the report, asked questions, and approved moving forward with a series of worksessions based on the emerging best practice entitled the three-legged stool housing policy strategy, which includes supply, stability, and subsidy. The Mayor and Council also requested that a future worksession be held on Moderately Priced Dwelling Units. More information to come as the worksession scheduling and details are developed.

Public Hearing on Zoning Text Amendment TXT2019-00255, To Amend the Zoning Ordinance to Permit Detached Accessory Dwelling Units (ADUs) in Residential Zones

A public hearing was held on the ZTA to allow accessory dwelling units (ADUs) within a detached accessory building, subject to certain conditions. Such units are not currently permitted in the City. One person addressed

the Mayor and Council, generally in support of the housing type but concerned about implementation and enforcement of requirements. The Mayor and Council will hold a Discussion and Instructions session on this ZTA on Monday, July 8. The Planning Commission previously recommended approval of the ZTA.

Adoption of a Resolution to (i) Appoint a New City Manager, and (ii) Approve an Employment Contract for the New City Manager

The Mayor and Council unanimously approved the resolution to appoint Jeffery J. Mihelich as Rockville's next City Manager. He is an International City/County Management Association credentialed manager with more than 30 years of experience in all areas in City management and community planning, including 13 years of executive-level management working directly with elected officials. He will begin his new role on July 15. For more information, please click on the attached link. <https://www.rockvillemd.gov/CivicAlerts.aspx?AID=2124>

June 10, 2024 Mayor and Council Meeting

Discussion and Instruction and Possible Introduction and Possible Adoption of an Ordinance Granting Sectional Map Amendment Application MAP2024-00125, to Designate 4 Courthouse Square Within the Courthouse Square Historic District

Following the May 20 public hearing on the topic, on June 10 the Mayor and Council held a discussion and introduced the ordinance that would allow for the rezoning of 4 Courthouse Square into the locally designated Courthouse Square Historic District. While the ordinance was introduced, it was not adopted at that meeting. The ordinance will come back before the Mayor and Council, likely in September, for adoption. Following adoption of the ordinance, if that is the pleasure of the Mayor and Council, the property would be formally rezoned from the MXTD zone to the MXTD-HD zone and would be incorporated into the Courthouse Square Historic District.

Public Hearing for TXT2024-00265, a Zoning Text Amendment to Regulate Vape and Tobacco (Smoke) Shops; Mayor and Council of Rockville, Applicants

A public hearing was held on the proposed ZTA that would regulate smoke shops as a conditional use in the Mixed Use and Light Industrial zones. Several options to accomplish restricting the proposed use in or near residential neighborhoods were presented. Three persons spoke in support of regulations that would restrict the use from neighborhood centers such as the Woodley Gardens Shopping Center. The Planning Commission does not recommend approval of the ZTA, and recommends that the Mayor and Council reconsider the intent of the amendment. The Mayor and Council will hold a Discussion and Instructions session on Monday, July 8.

Approval of the Twelfth Amendment to the Interim Management Agreement and Authorization of the Acting City Manager to Execute the Agreement

The Mayor and Council provided approval for the the Acting City Manager to execute the agreement with Morguard to manage certain town square amenities and related activities based on input provided by the governing body.

Approval and Authorization of the Acting City Manager to Execute the REDI Funding Agreement for Fiscal Years 2025-2027

The Mayor and Council approved the agreement, and provided authority for staff to work with REDI to make modifications requested by REDI and execute the three-year agreement.

Please see attachment A for information on the upcoming Mayor and Council meeting.

Attachment A

Upcoming Mayor and Council Meeting:

July 8, 2024 Mayor and Council Meeting

- Presentation and Discussion on Rent Stabilization
- Discussion and Instructions to Staff on Zoning Text Amendment TXT2024-00265, to Regulate Smoke Shops
- Introduction and Possible Adoption of an Ordinance to Approve Zoning Text Amendment TXT2019-00255, to Amend the Zoning Ordinance to Allow Detached Accessory Dwelling Units (ADUs) in Residential Zones; Mayor and Council of Rockville, Applicants