



**City of Rockville Report – Rockville Economic Development, Inc.
Board of Directors Meeting
October 23, 2025**

September 29, 2025, Mayor and Council Meeting

King Farm Farmstead Master Plan Worksession

On September 29th, the Department of Recreation and Parks presented a follow-up work session to review refined building use concepts, cost recovery analysis, and construction cost estimates. The Mayor and Council provided feedback regarding their preference for phasing implementation of the projects and requested the team provide additional parking options for review and consideration. On October 20th, the Department of Recreation and Parks will review the King Farm Farmstead Master Plan with the Mayor and Council and seek adoption of the plan.

For the past year, the City of Rockville has worked with the community to implement a master planning process to transform the site into a multipurpose community destination. The master plan envisions the farmstead as a hub for community life. It will provide multipurpose halls for performances, markets, and large gatherings; flexible rooms for arts, technology, and wellness; and specialized spaces for a teaching kitchen, makerspaces, and childcare. These spaces are designed to overlap and adapt so that the facility can accommodate a wide variety of activities over time. In addition to programming inside the buildings, the plan recognizes the importance of the farmstead's landscape. Gardens, open lawns, and its historic corridor will be preserved and integrated into the overall experience of the site, ensuring that the outdoor setting is as much a part of the community use as the indoor facilities.

Practical considerations have also been incorporated. Accessibility will be improved, and circulation will be enhanced with new connections to the surrounding neighborhood. These updates ensure the site can support contemporary community needs while remaining welcoming and inclusive. The conceptual design approach maintains the historic identity of the farmstead, and additions and modifications will be carefully designed to respect the original character of the buildings while providing the infrastructure necessary for modern use.

October 6, 2025, Mayor and Council Meeting

Fifth Worksession on the Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA)

On October 6, the Mayor and Council held their fifth work session on the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA) project. This work session focused on outstanding topics, including historic preservation, amenity space, nonconformities, and subdivision, among others. Staff presented recommendations, as follows:

- **Historic Preservation**
 - Allow for administrative approvals of certain exterior alterations in historic districts.

- Rework regulations for who can nominate a property for historic designation and how owner consent is factored into the designation process.
- Prohibit demolition by neglect.
- Create a delisting procedure.
- Limit which demolitions are required to come to the Historic District Commission for an Evaluation of Significance.
- **Amenity Space:** Restructure requirements from broadly defined “public use space” to narrowly defined “amenity space.”
- **Nonconformities**
 - Create strategic nonconformities in the Mixed-Use Transit District (MXTD) zones.
 - Simplify and reduce the regulations of nonconformities.
- **Subdivision and Plats**
 - Place the authority to accept land dedication with the Mayor and Council.
 - Allow record plats for minor subdivisions to be approved by the Chief of Zoning (subject to delegation from the Planning Commission).
 - Eliminate “cluster subdivision” provisions.
 - Permit pipestem lots.
- **Approval findings (Site plans, Project plans, and Preliminary Plans of Subdivision)**
 - Rework and simplify discretionary findings to be objective, accessible, consistent across application types, and strongly tied to the City’s Comprehensive Plan and regulations governing life safety, natural features, and public facilities, etc.
- **Neighborhood Conservation District Plans**
 - Eliminate the creation of new Neighborhood Conservation District plans (will not impact existing Neighborhood Conservation District plans).
- **Comprehensive Map Amendment**
 - Rezone additional properties near the Twinbrook Metro to MXTD-200 to create a height transition similar to Town Center.

The Mayor and Council supported all staff recommendations, while suggesting further refinements and specific ways in which the recommendations could be implemented.

While guidance was provided, no action was taken at this meeting. The release of the first draft of the Zoning Ordinance (as a Zoning Text Amendment) and zoning map (as a Comprehensive Map Amendment) is planned for December 2025, which will begin the formal adoption process. This will include public hearings before both the Planning Commission and the Mayor and Council, as well as additional work sessions, and an opportunity for public comment. Adoption is planned for late Spring 2026.

Upcoming Mayor and Council Meeting:

October 20, 2025

- King Farm Farmstead Master Plan Adoption