



Maryland Department of Planning

Sustainable _____ Attainable

April 8, 2013

Phyllis Marcuccio, Mayor
City of Rockville
Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850

Dear Mayor Marcuccio:

RE: MDP's review of adopted tier map; No comments

Thank you for providing the Department of Planning with a copy of the City of Rockville Growth Tier Map (dated December 7, 2012) administratively adopted by the City of Rockville on December 24, 2012. This action establishes growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LU") of the Annotated Code of Maryland for the City of Rockville.

LU §1-505 allows the Department to comment on growth tiers adopted by local jurisdictions. The Maryland Department of Planning is pleased to advise you that the map adopted by the City of Rockville satisfies the statutory requirements of LU §1-508 for designation of growth tiers. The Department therefore has no comments on the adopted map.

Please be advised that the law requires that the growth tiers are to be incorporated into the City's comprehensive plan or an element of the plan when the City conducts its six year review of the plan. If the growth tiers are not incorporated into the comprehensive plan or an element of the plan during the 6-year review, the law indicates that the growth tiers may not be considered as adopted and the restrictions on major subdivisions outside sewer areas shall apply.

Montgomery County adopted its growth tier map on September 18, 2012. Based on MDP's review, we identified two areas of conflicts between the County adopted map and the Town's adopted map; however, we understand that the City of Rockville has contacted Montgomery County and has identified a method for resolving this conflict. As indicated in the City's December 24, 2012 letter to MDP, Rockville will submit a list of parcels to Montgomery County with the appropriate tier revisions for reclassification by the County during the County's next Growth Tier plan amendment or subdivision regulation amendment.

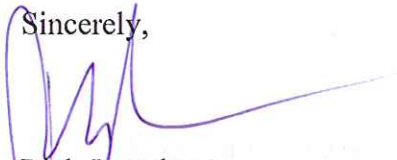
Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Richard Eberhart Hall, AICP, Secretary
Matthew J. Power, Deputy Secretary

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Also, we would like to note that the City of Rockville's Maximum Expansion Limit (MEL) appears to overlap with Gaithersburg's MEL where Shady Grove Road intersects with Route 355. Both jurisdictions have mapped this area as Tier I; however, we encourage the City of Rockville and the City of Gaithersburg to consider this overlap in the future when making changes to the Tier map and other planning decisions. Should you have any questions, please don't hesitate to contact us.

Sincerely,



Rich Josephson
Director of Planning Services

cc: Susan Swift, Director, Rockville Community Planning and Development Services
Erica Shingara, Sustainability Coordinator, City of Rockville
John Schlichting, Director, City of Gaithersburg Planning and Code Administration
Rob Robinson, City of Gaithersburg Planning and Code Administration
Mark Symborski, Environmental Planner Coordinator, Montgomery County Planning
Steve Allan, Central Maryland Regional Planner, MDP
Jay Sakai, Director, Water Management Administration, MDE
Jason Dubow, Director, Environmental Planning Division, MDP