Montgomery County Council

Committee: Directly to Council
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: Final action – vote expected
Keywords: #M-NCPPC, SMA, Germantown, Town Sector, zoning

AGENDA ITEM #2C
October 19, 2021
Action

SUBJECT

Sectional Map Amendment (SMA) H-139, filed by the Maryland-National Capital Park and Planning Commission, is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Germantown Plan for the Town Sector Zone.

EXPECTED ATTENDEES

Casey Anderson, Chair, Montgomery County Planning Board
Gwen Wright, Director, Montgomery Planning Department
Patrick Butler, Chief, Up-County Planning, Planning Department
Phillip Estes, Planner Coordinator, Up-County Planning
Jamey Pratt, Senior Planner, Up-County Planning

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

Action on Sectional Map Amendment (SMA) H-139, a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Germantown Plan for the Town Sector Zone.

DESCRIPTION/ISSUE

The SMA was filed on March 18, 2021 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Germantown Plan for the Town Sector Zone. The Council held a public hearing on Sectional Map Amendment H-139 on July 27, 2021. There was no oral testimony offered at the public hearing. The record remained open until close of business on July 30, 2021.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers approximately 1,270 acres under the Town Sector zone in the Germantown Plan area, of which all land and water are proposed for a change in zoning classification.

- The District Council approved the Germantown Plan for the Town Sector Zone on July 21, 2020. The Sector Plan sets forth the specific land use and zoning objectives for the reclassification of land from the Town Sector zone in the Germantown Plan area and was subject to extensive and detailed review by the District Council.

- The District Council held a public hearing on the Draft Plan on February 4, 2020, wherein testimony was received from interested parties, and the Director of the Montgomery County

Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Germantown Plan for the Town Sector Zone on July 16, 2020.

This report contains:

Montgomery County Planning Board Transmittal of SMA H-139	© 1-32
Germantown Plan for the Town Sector Zone SMA H-139 Opinion	© 33-66

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MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 18, 2021

The Honorable Tom Hucker
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Dear Council President Hucker:

On behalf of the Montgomery County Planning Board, I am pleased to transmit the accompanying application for a Sectional Map Amendment (H-139) to implement the recommendations contained in the approved and adopted 2020 Germantown Plan for the Town Sector Zone.

The County Council, sitting as the District Council, approved the Germantown Plan for the Town Sector Zone on July 21, 2020, (Council Resolution No. 19-543) and the Maryland-National Capital Park and Planning Commission adopted the Germantown Plan for the Town Sector Zone on July 30, 2020 (MCPB Resolution Number 20-81; M-NCPPC Resolution Number 20-019).

At its regular meeting on March 11, 2021, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) and approved the content of the application, which will implement the zoning recommendations in the approved and adopted Germantown Plan for the Town Sector Zone. Enclosed please find the application to file the SMA, certification, and maps that show the existing zoning and proposed zoning reclassifications, with parcel acreages.

We look forward to working with the County Council to complete this project.

Sincerely,

Casey Anderson
Chair

Enclosures

cc: Pamela Dunn

Application Number: H-139

Date Filed:

Hearing Date:

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE "ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND" FILED IN ACCORDANCE WITH THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes an application with the County Council, sitting as the District Council, for a portion of the Maryland-Washington Regional District within Montgomery County, for Sectional Map Amendment No. H-139 to implement the approved and adopted 2020 Germantown Plan for the Town Sector Zone.

The County Council, sitting as the District Council, approved the Germantown Plan for the Town Sector Zone on July 21, 2020, (Council Resolution No. 19-543) and the Maryland-National Capital Park and Planning Commission adopted the Germantown Plan for the Town Sector Zone on July 30, 2020 (MCPB Resolution Number 20-81; M-NCPPC Resolution Number 20-019).

The proposed classifications are combined in one volume keyed to the county zoning atlas. The Germantown Plan for the Town Sector Zone implemented by this Sectional Map Amendment, being also an amendment to the 1989 Germantown Master Plan, as amended, the 1985 Boyds Master Plan, as amended, the 1994 Clarksburg Master Plan, as amended, and the 2009 Germantown Employment Area Sector Plan, as amended. When adopted, the Germantown Plan for the Town Sector Zone also amended The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the Germantown Plan for the Town Sector Zone is approximately 1,270 acres of which all land and water are proposed for a change in zoning classification, as indicated in the accompanying maps.

Casey Anderson, Chair
Montgomery County Planning Board

Attachment 1 - Map 1

SECTIONAL MAP AMENDMENT H-139
for the
GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

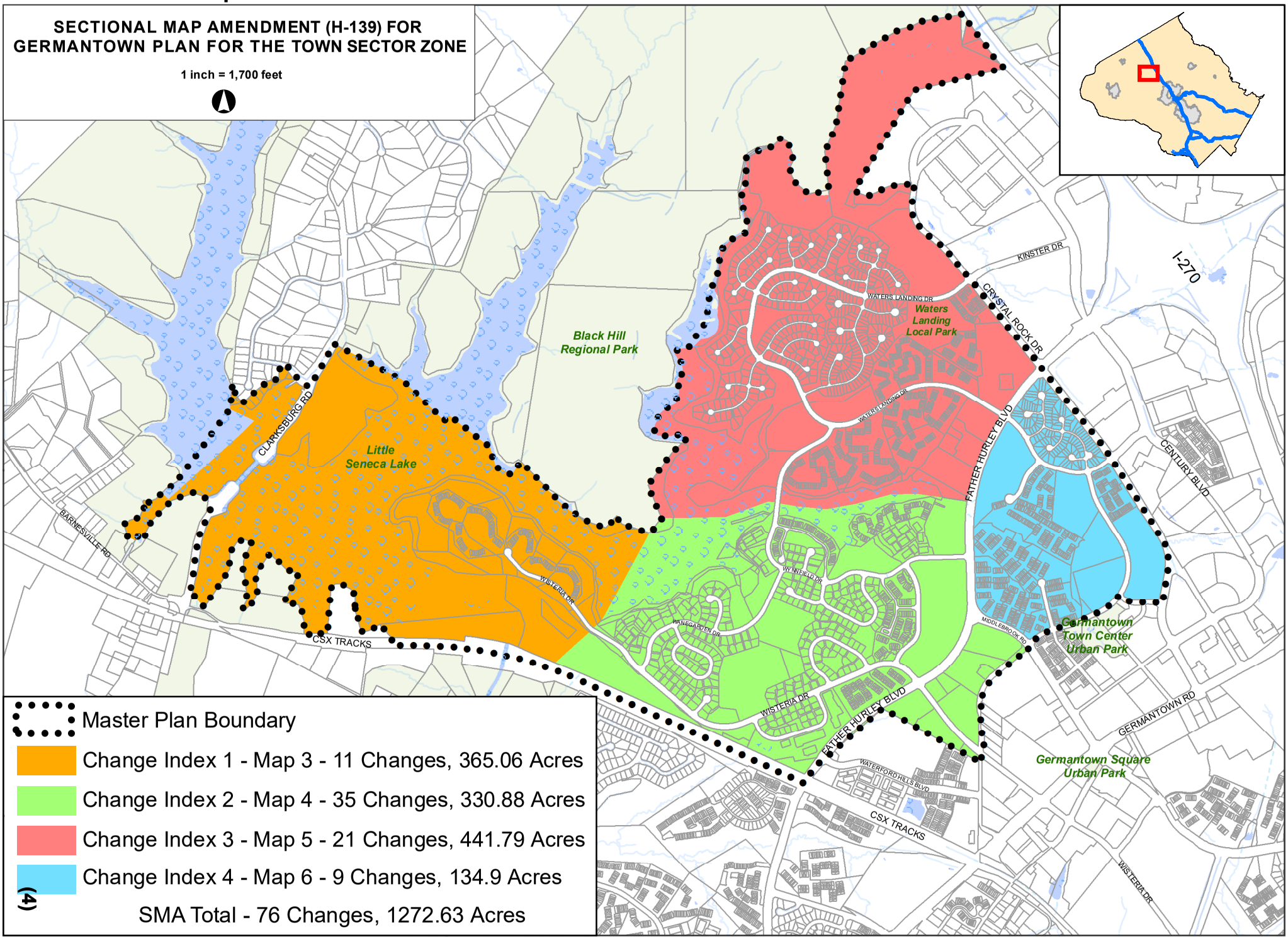
1/27/2021

Date

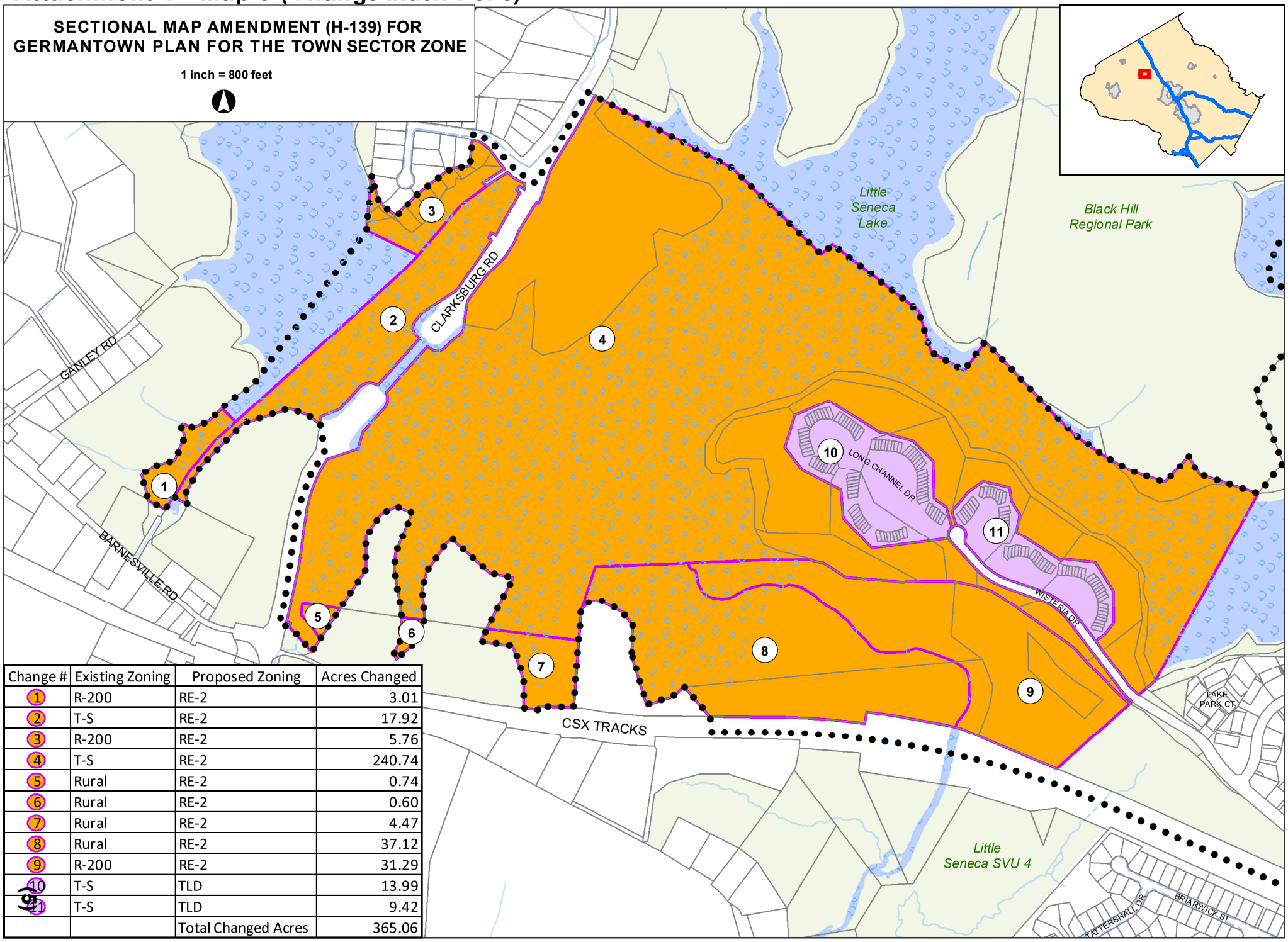
Patrick Butler

Patrick Butler
Chief
Upcounty Planning Division

Attachment 1 - Map 2

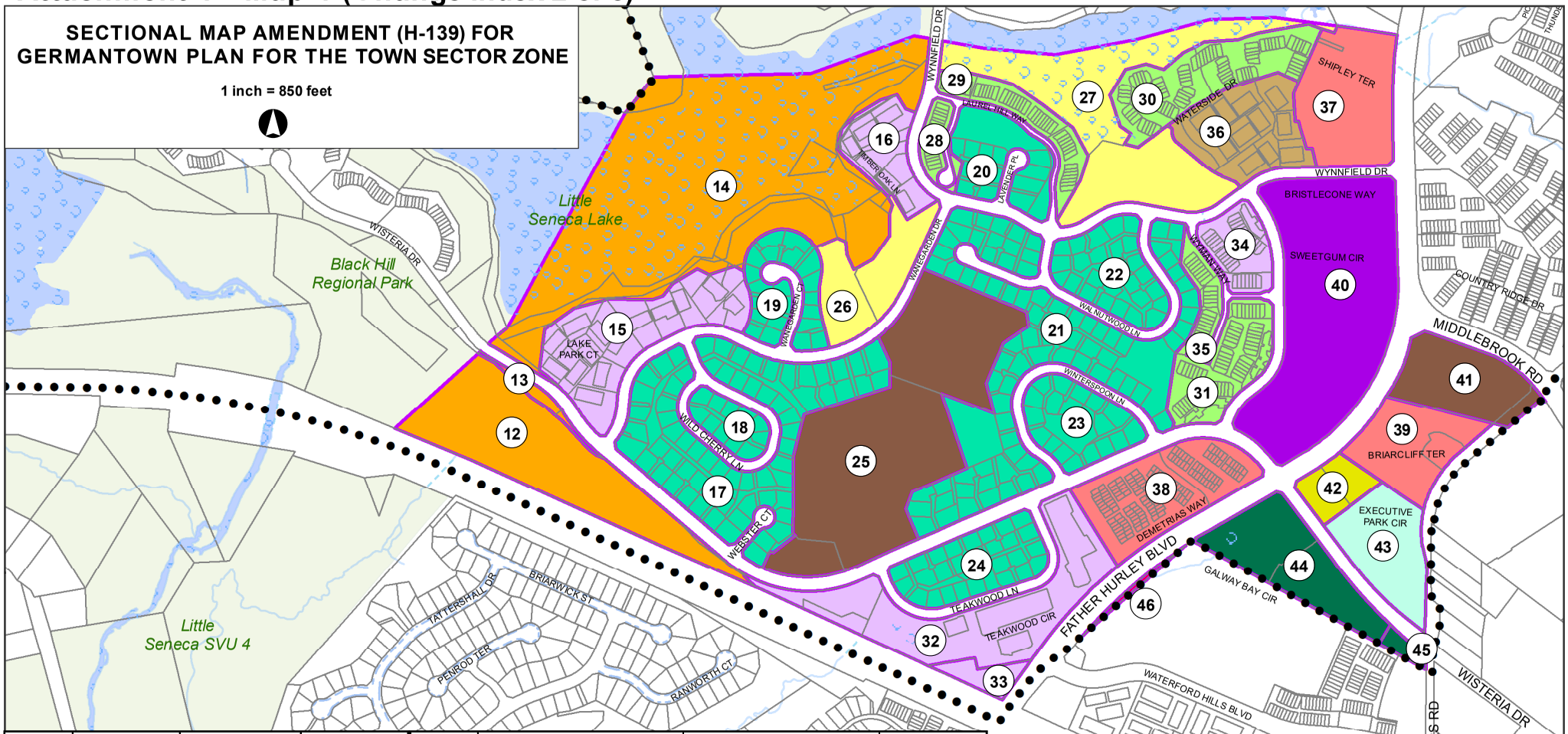


Attachment 1 - Map 3 (Change Index 1 of 5)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
		Total Changed Acres	365.06

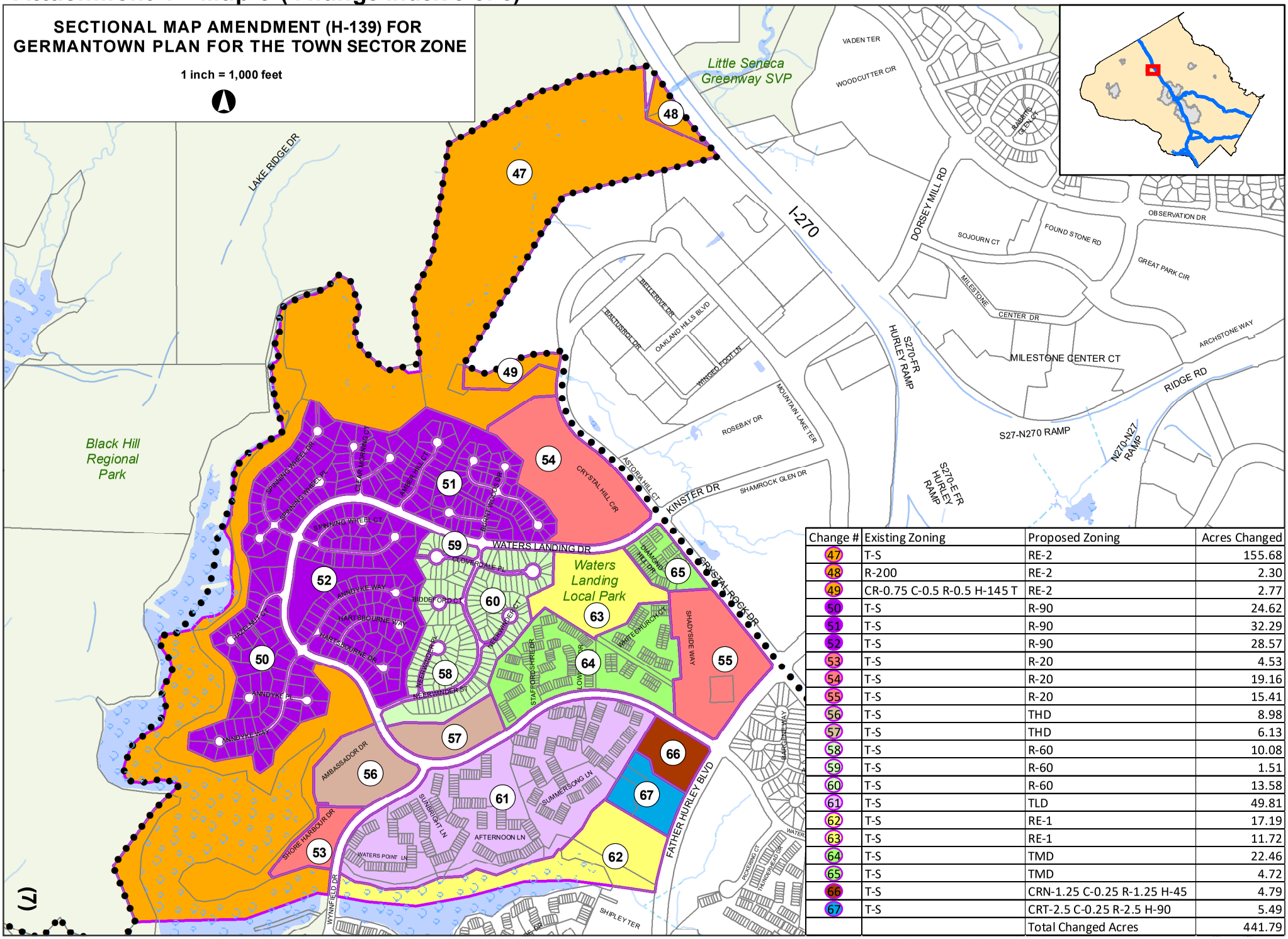
Attachment 1 - Map 4 (Change Index 2 of 5)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
12	R-200	RE-2	15.61
13	T-S	RE-2	0.78
14	T-S	RE-2	47.40
15	T-S	TLD	11.20
16	T-S	TLD	4.53
17	T-S	R-90	19.69
18	T-S	R-90	2.76
19	T-S	R-90	5.34
20	T-S	R-90	5.76
21	T-S	R-90	24.28
22	T-S	R-90	6.56
23	T-S	R-90	5.93
24	T-S	R-90	6.99
25	T-S	R-200	27.78
26	T-S	RE-1	6.40
27	T-S	RE-1	17.63
28	T-S	TMD	1.66
29	T-S	TMD	4.07

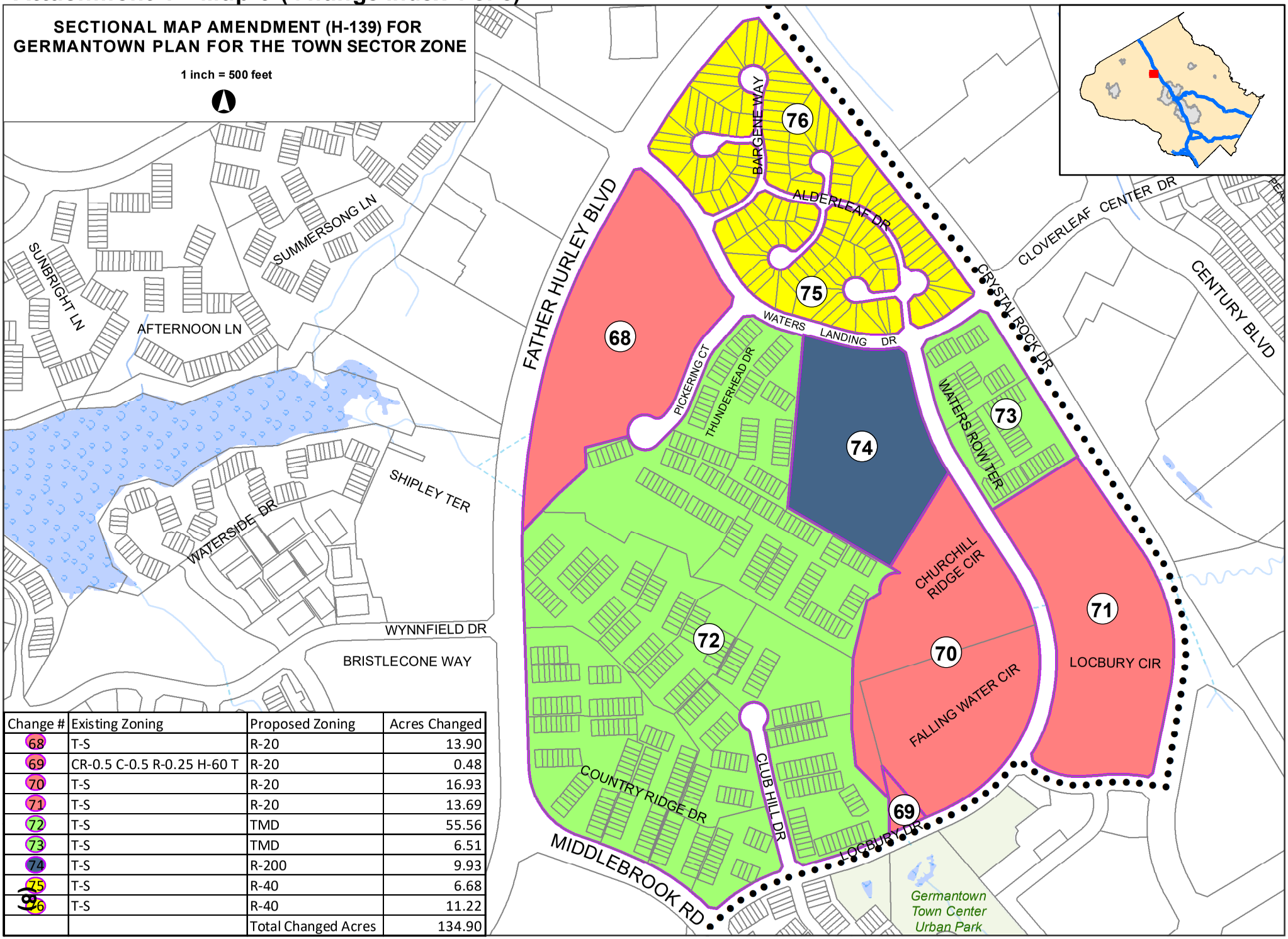
Change #	Existing Zoning	Proposed Zoning	Acres Changed
30	T-S	TMD	8.39
31	T-S	TMD	8.07
32	T-S	TLD	14.03
33	R-200	TLD	1.48
34	T-S	TLD	3.65
35	T-S	TLD	0.06
36	T-S	R-30	7.79
37	T-S	R-20	9.24
38	T-S	R-20	9.46
39	T-S	R-20	6.46
40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
41	T-S	R-200	6.68
42	T-S	GR-0.5 H-35	2.47
43	T-S	EOF-0.5 H-45	6.50
44	T-S	GR-0.5 H-45	8.21
45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
		Total Changed Acres	330.88

Attachment 1 - Map 5 (Change Index 3 of 5)



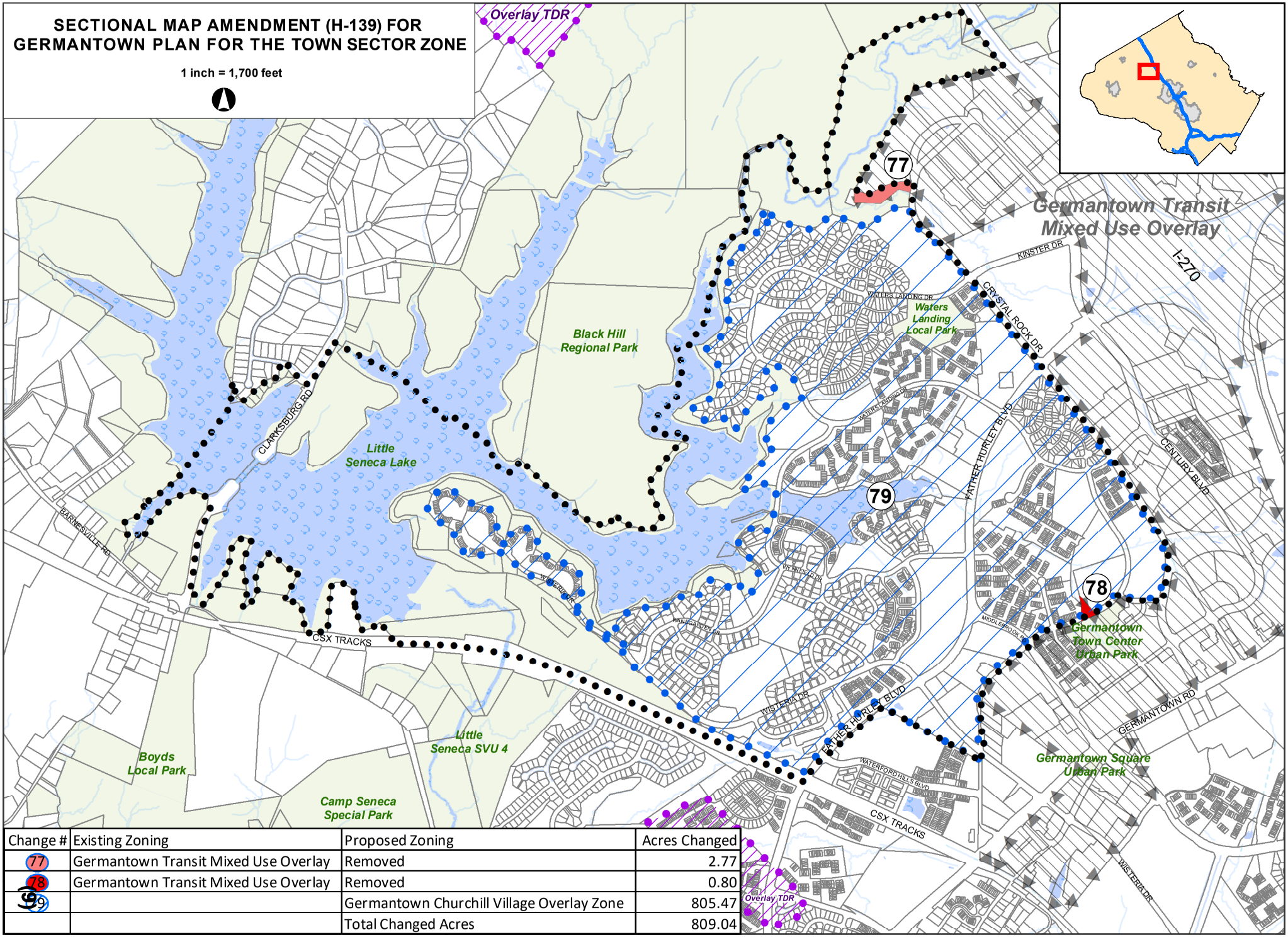
Change #	Existing Zoning	Proposed Zoning	Acres Changed
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
		Total Changed Acres	441.79

Attachment 1 - Map 6 (Change Index 4 of 5)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changed Acres	134.90

Attachment 1 - Map 7 (Change Index 5 of 5)

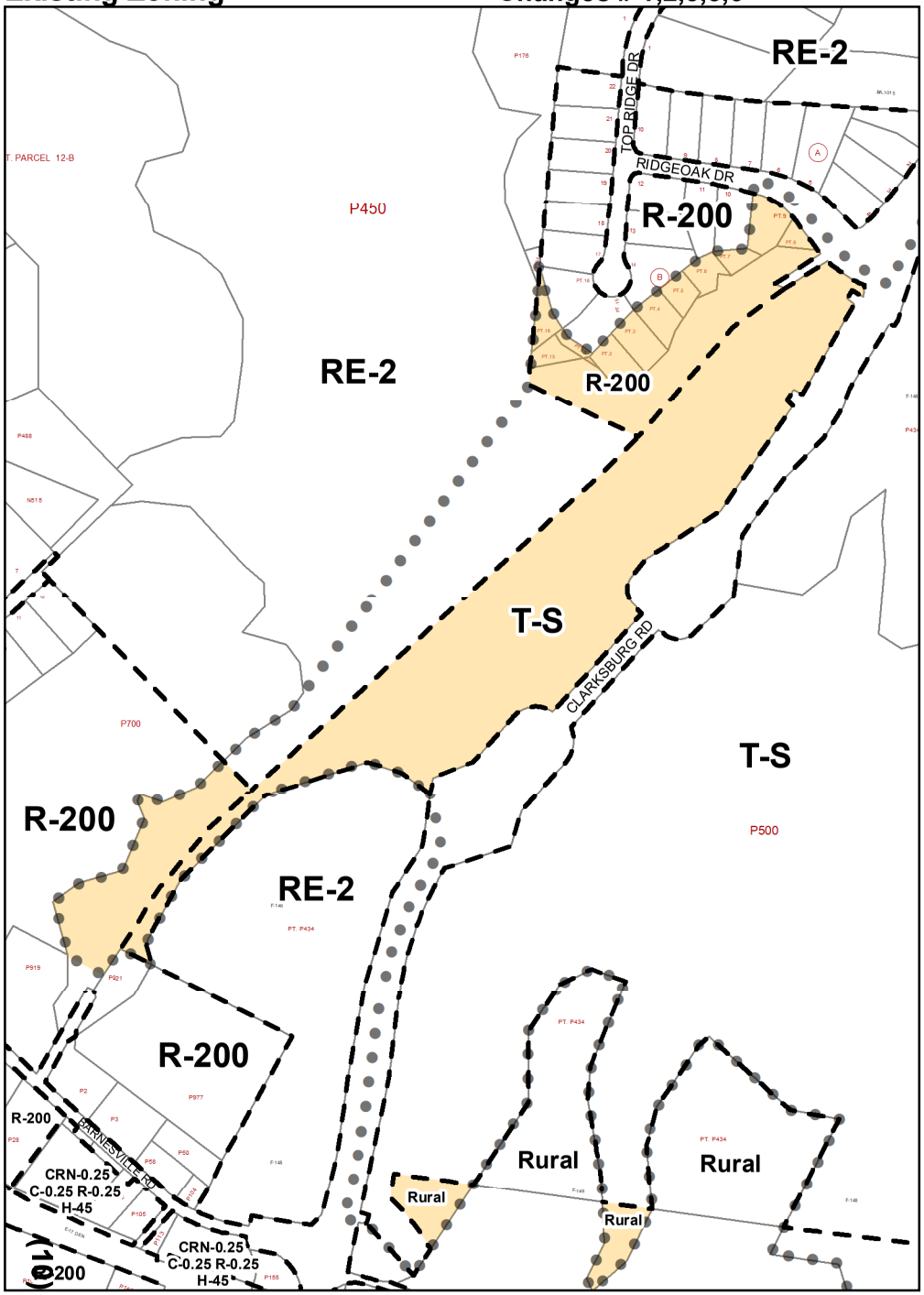


Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79		Germantown Churchill Village Overlay Zone	805.47
		Total Changed Acres	809.04

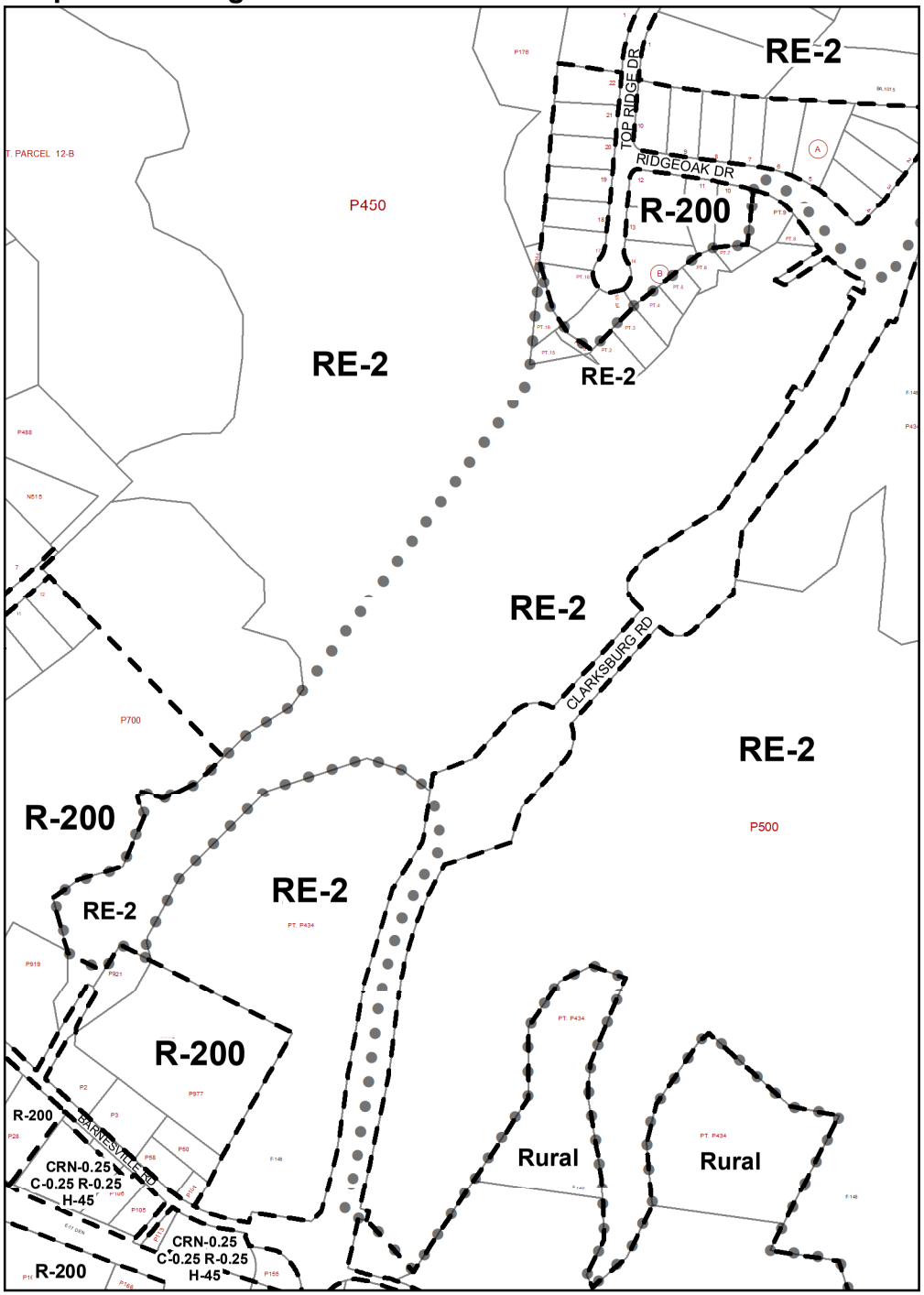
Attachment 1 - Map 8

Existing Zoning

Changes # 1,2,3,5,6



Proposed Zoning



Map Grids: 227NW15, 228NW15

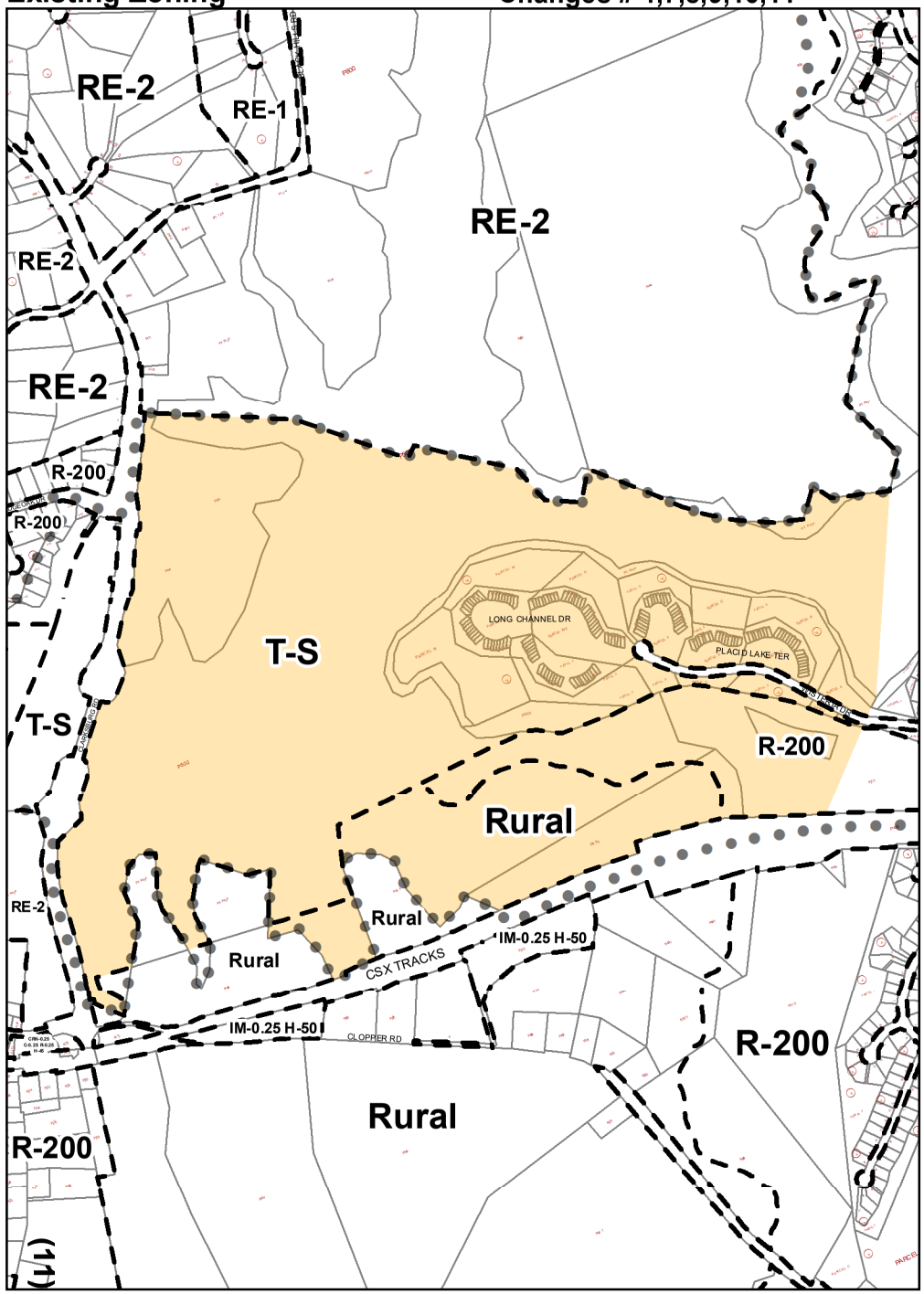
Master Plan Boundary

1 in = 550 ft

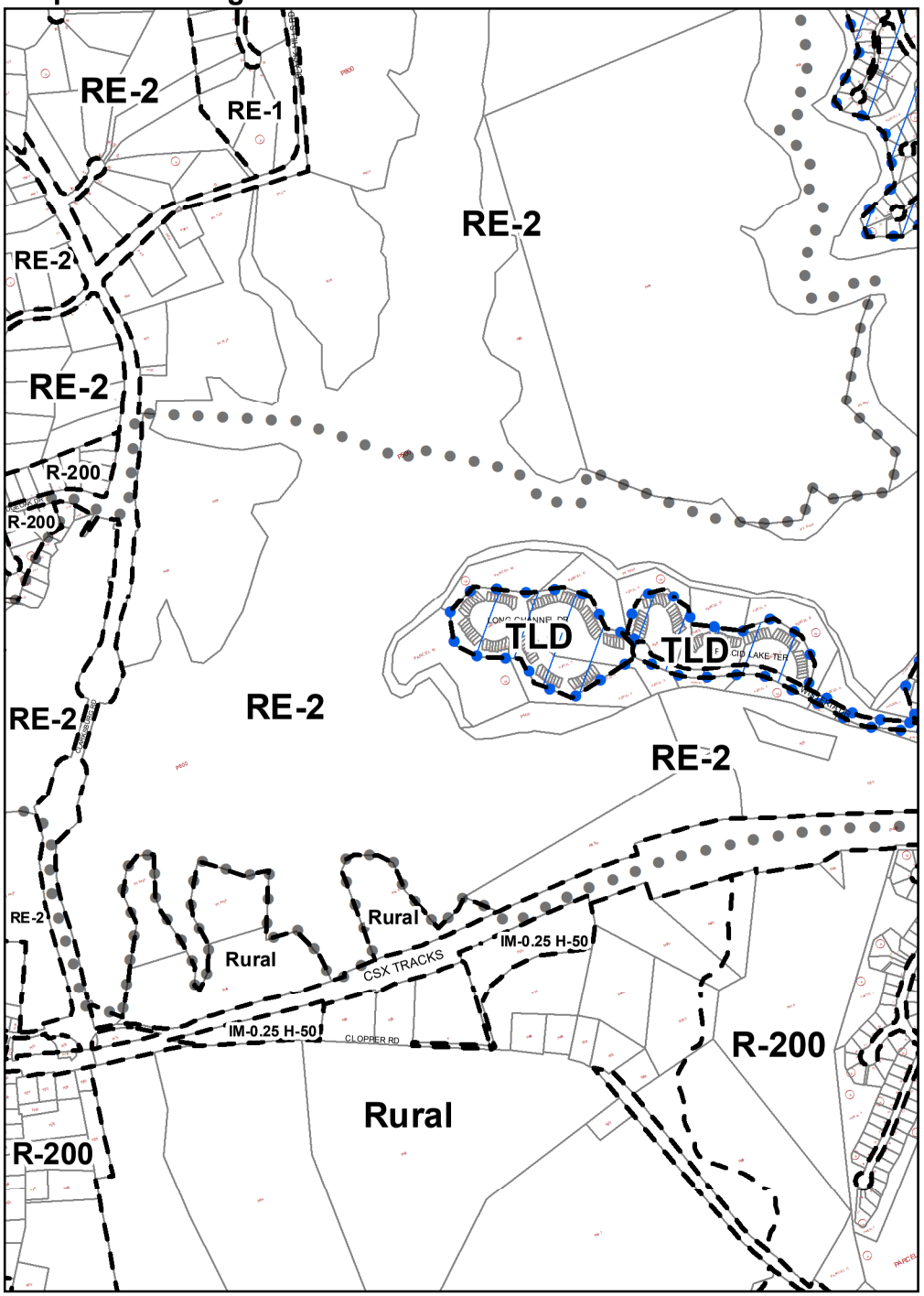
Attachment 1 - Map 9

Existing Zoning

Changes # 4,7,8,9,10,11



Proposed Zoning



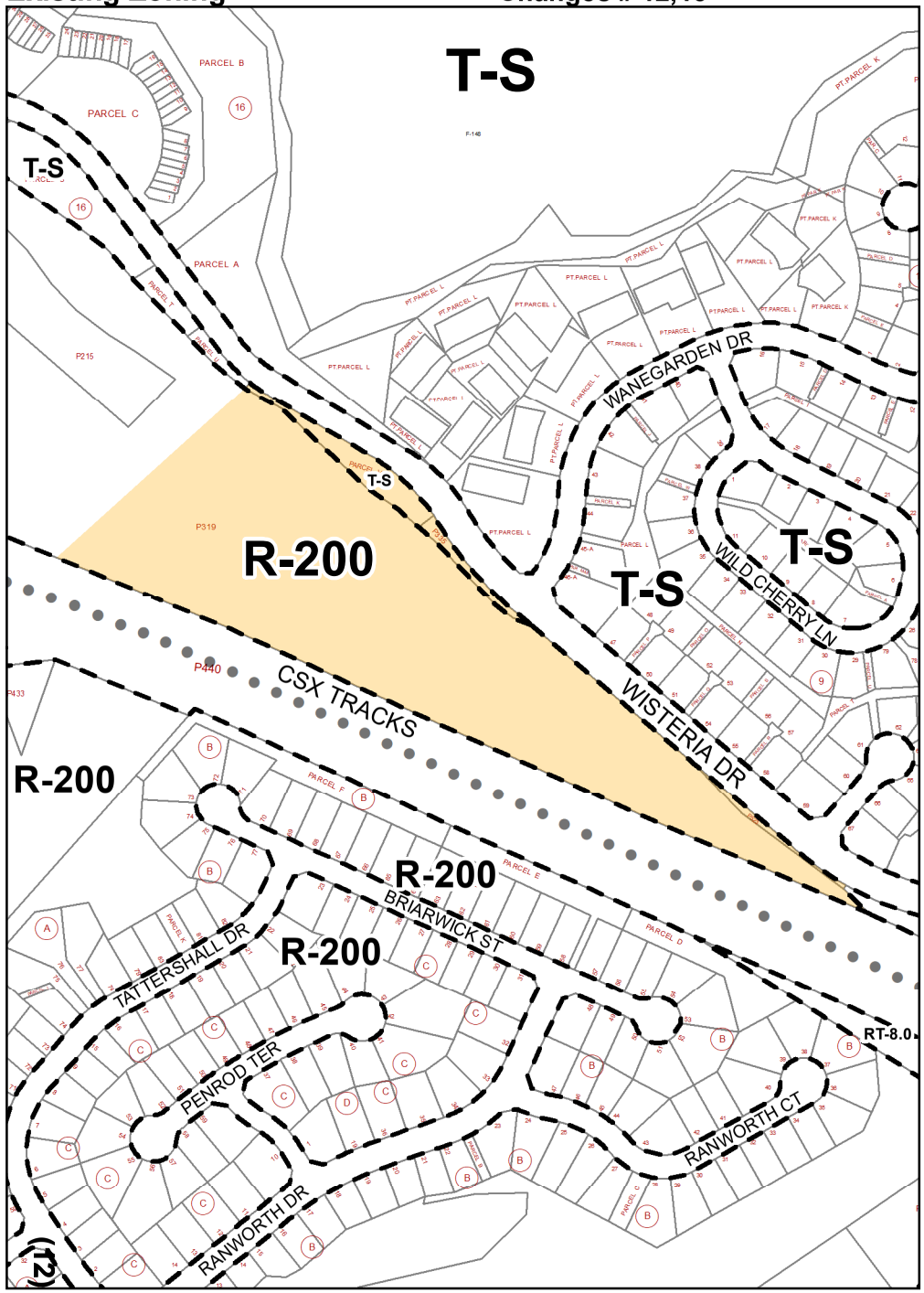
Map Grids: 227NW14, 227NW15, 228NW14, 228NW15

Master Plan Boundary *Proposed Overlay Zone* 1 in = 1,200 ft

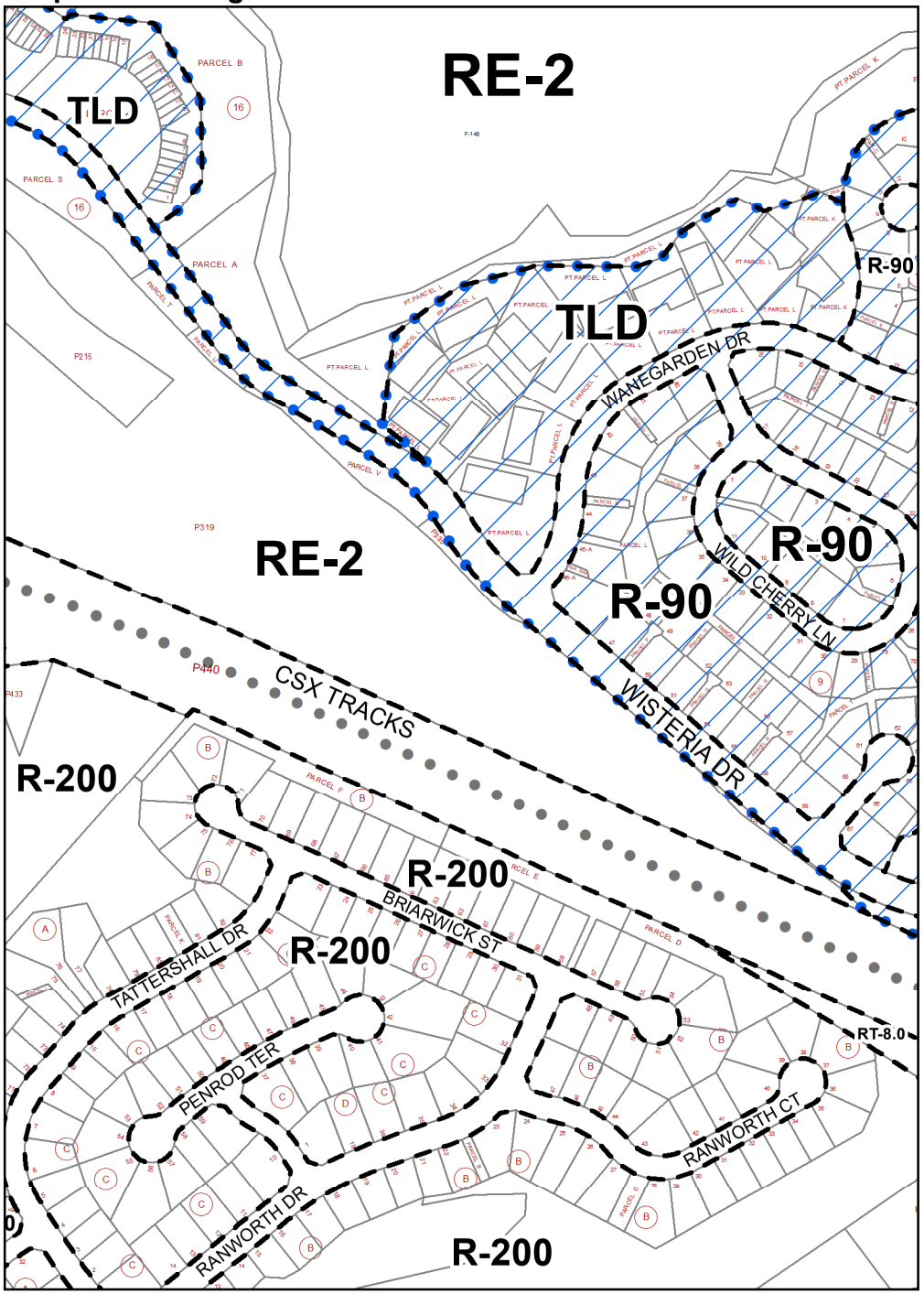
Attachment 1 - Map 10

Existing Zoning

Changes # 12,13



Proposed Zoning



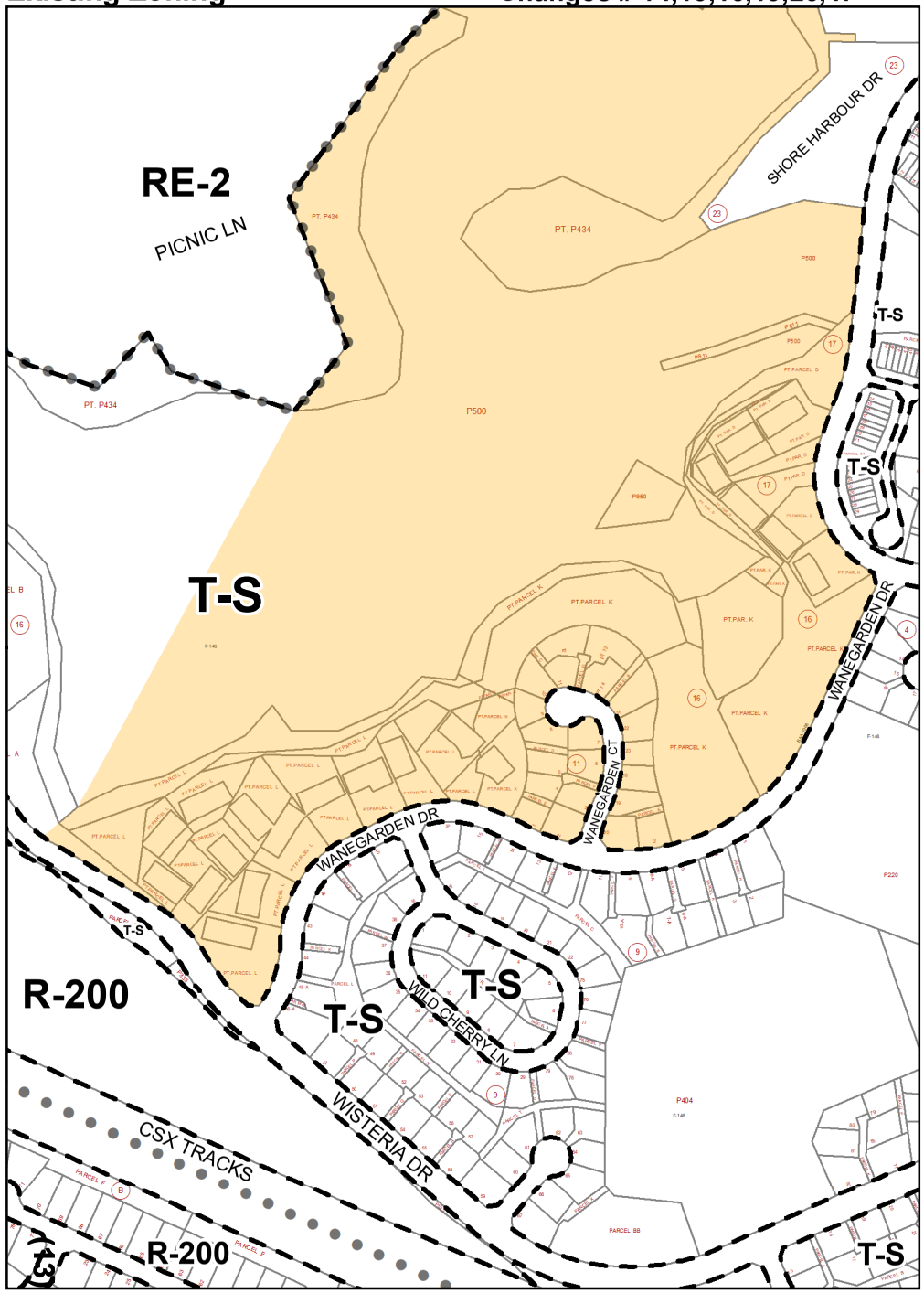
Map Grid: 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

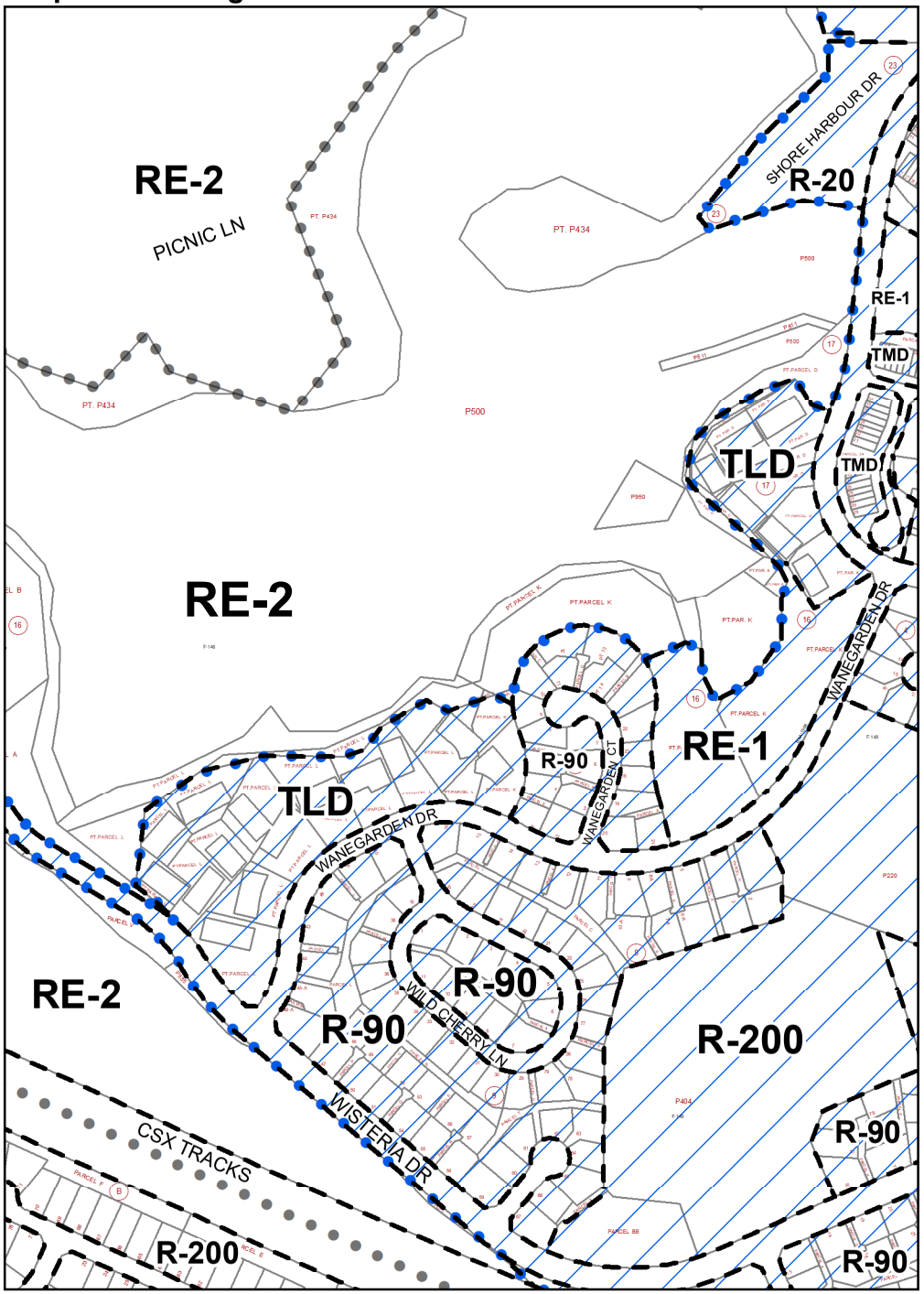
Attachment 1 - Map 11

Existing Zoning

Changes # 14,15,16,19,26,47



Proposed Zoning



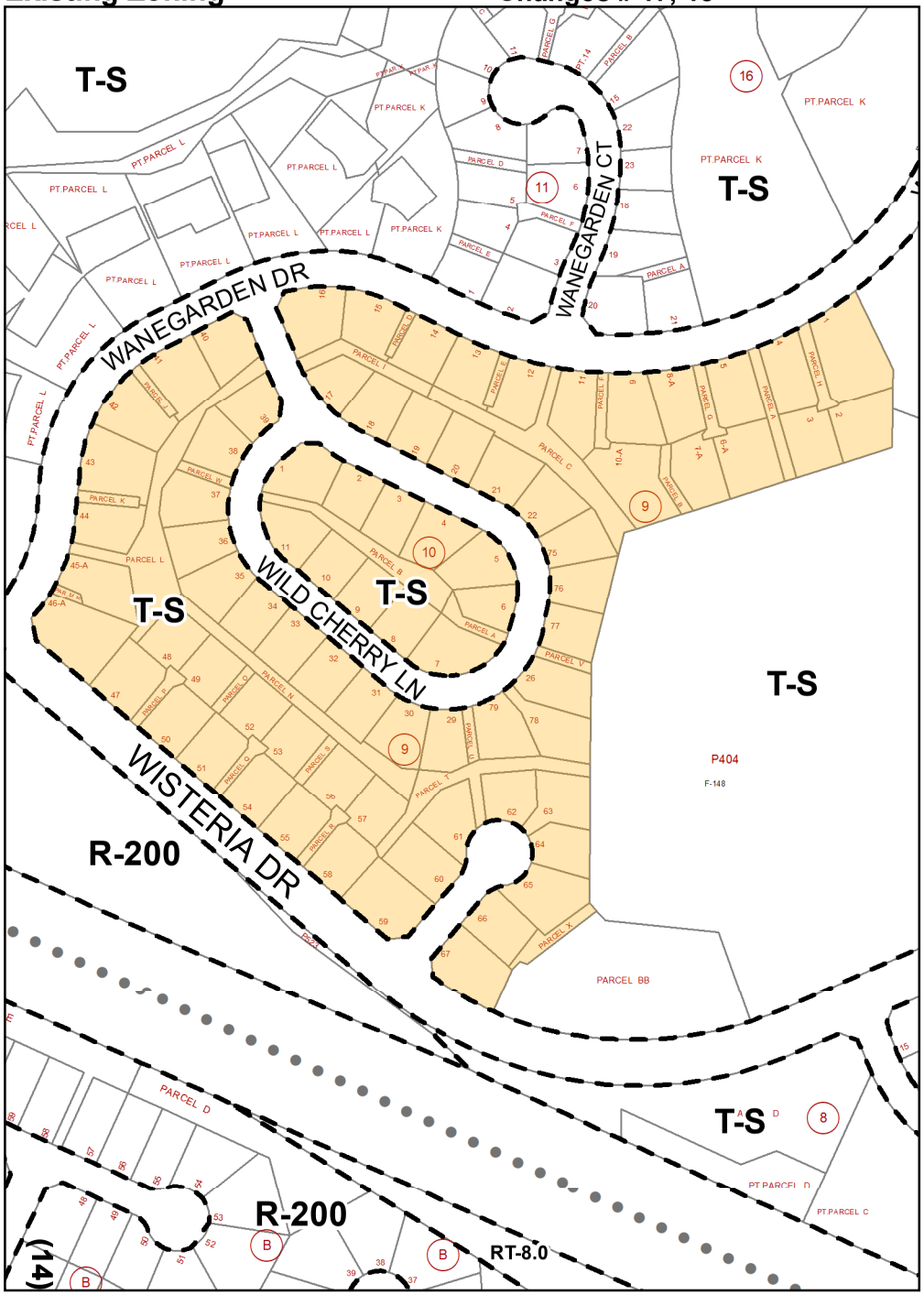
Map Grids: 227NW13, 227NW14, 228NW13, 228NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

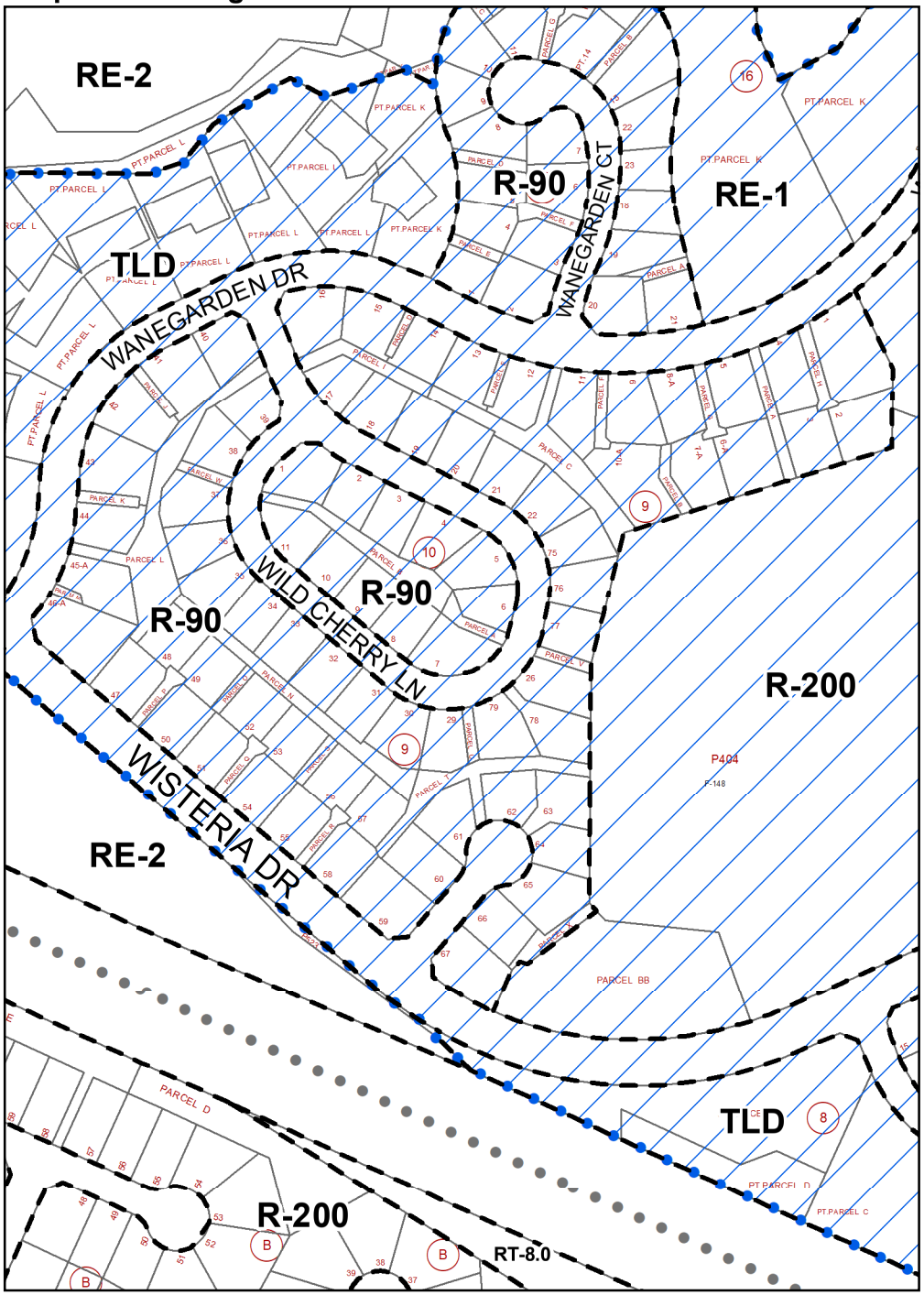
Attachment 1 - Map 12

Existing Zoning

Changes # 17, 18



Proposed Zoning



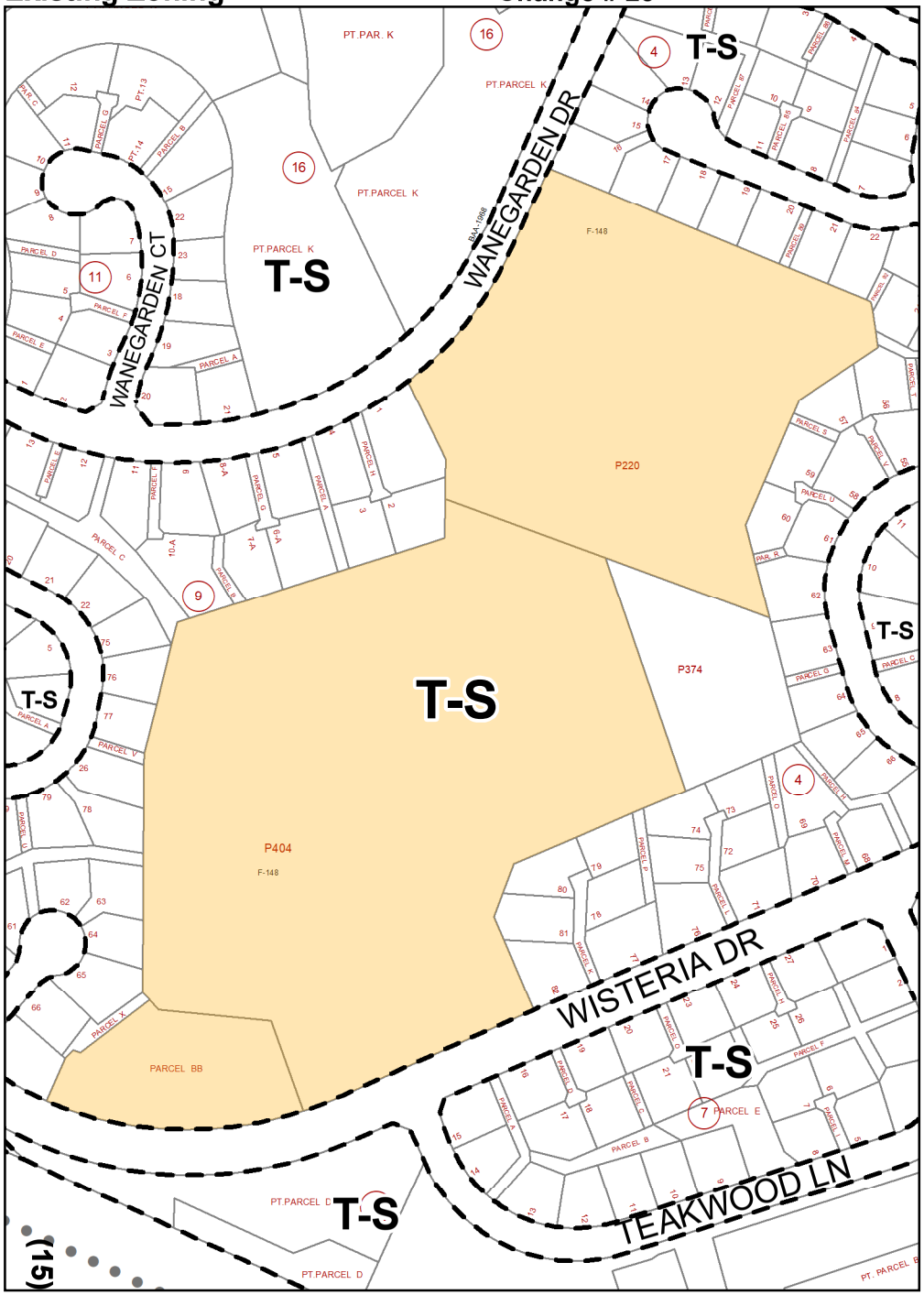
Map Grid: 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

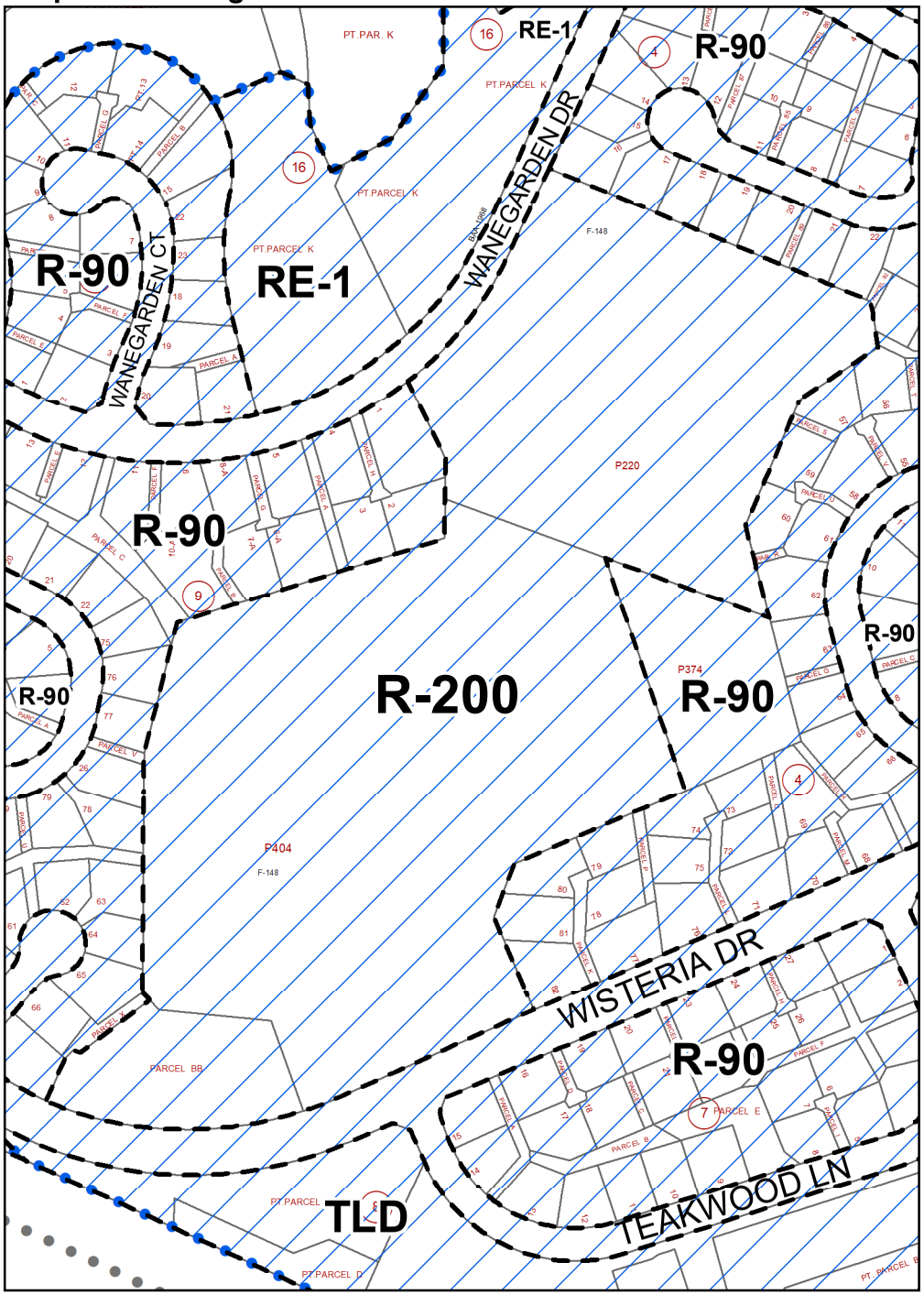
Attachment 1 - Map 13

Existing Zoning

Change # 25



Proposed Zoning



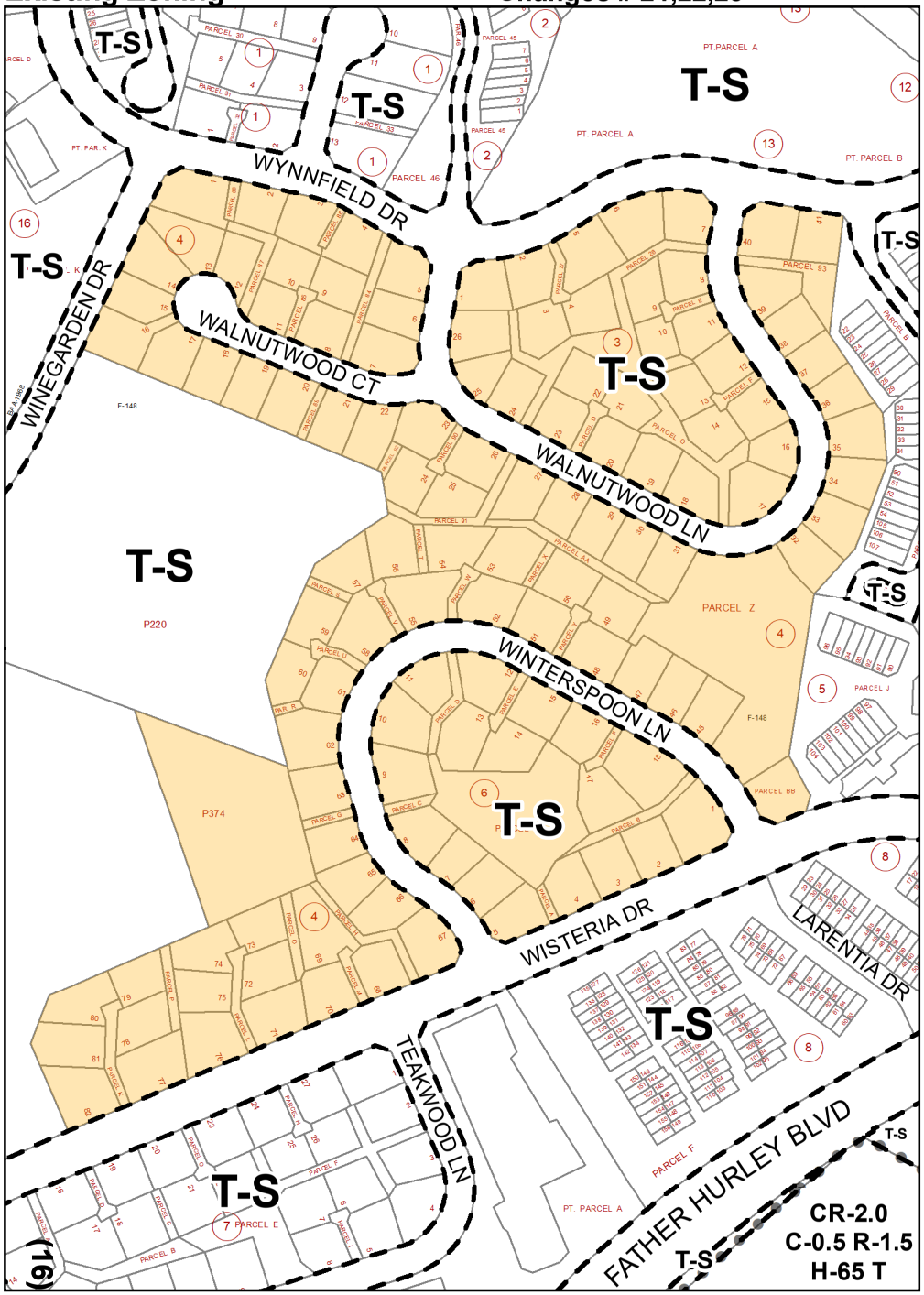
Map Grids: 227NW13, 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

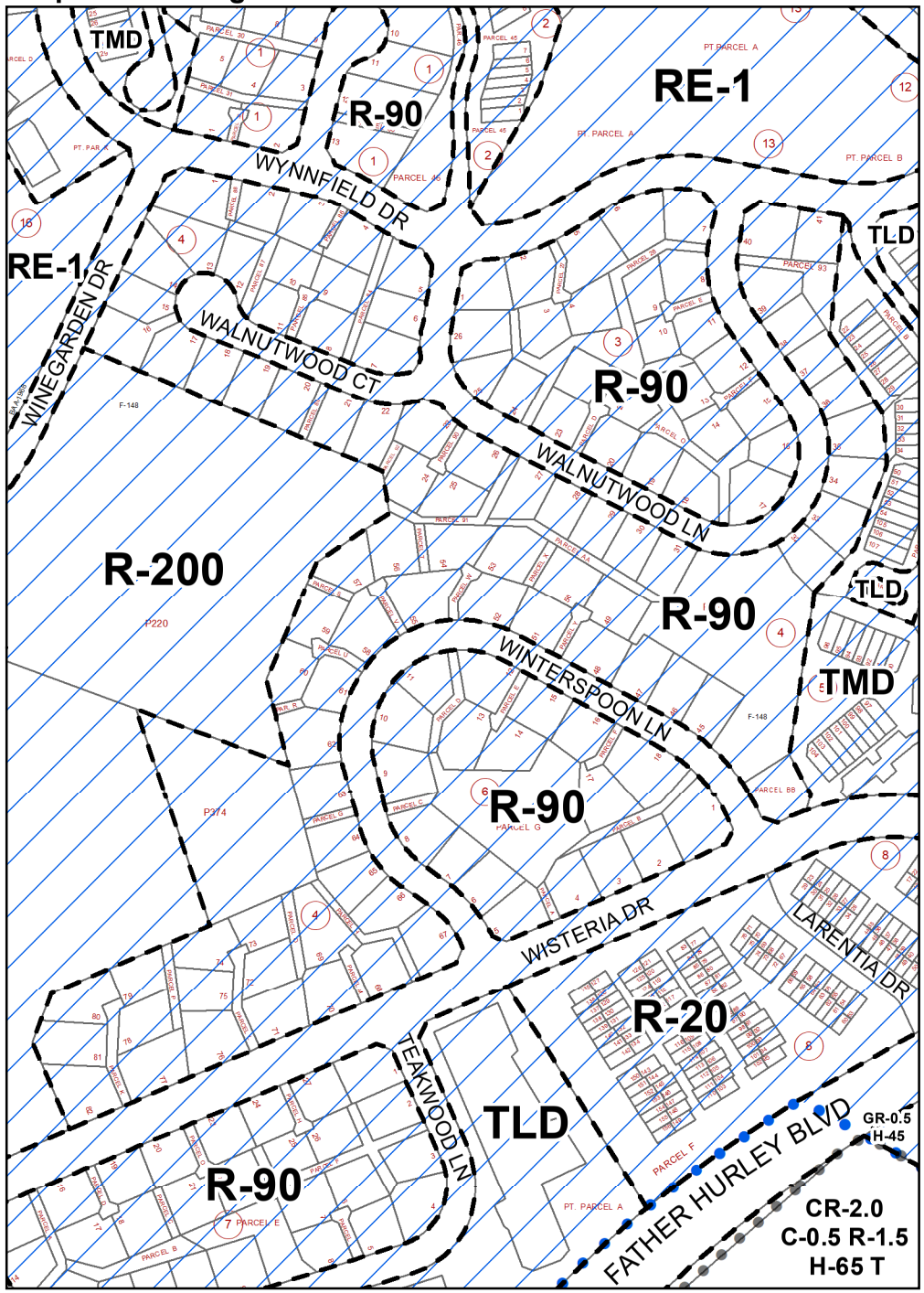
Attachment 1 - Map 14

Existing Zoning

Changes # 21,22,23



Proposed Zoning



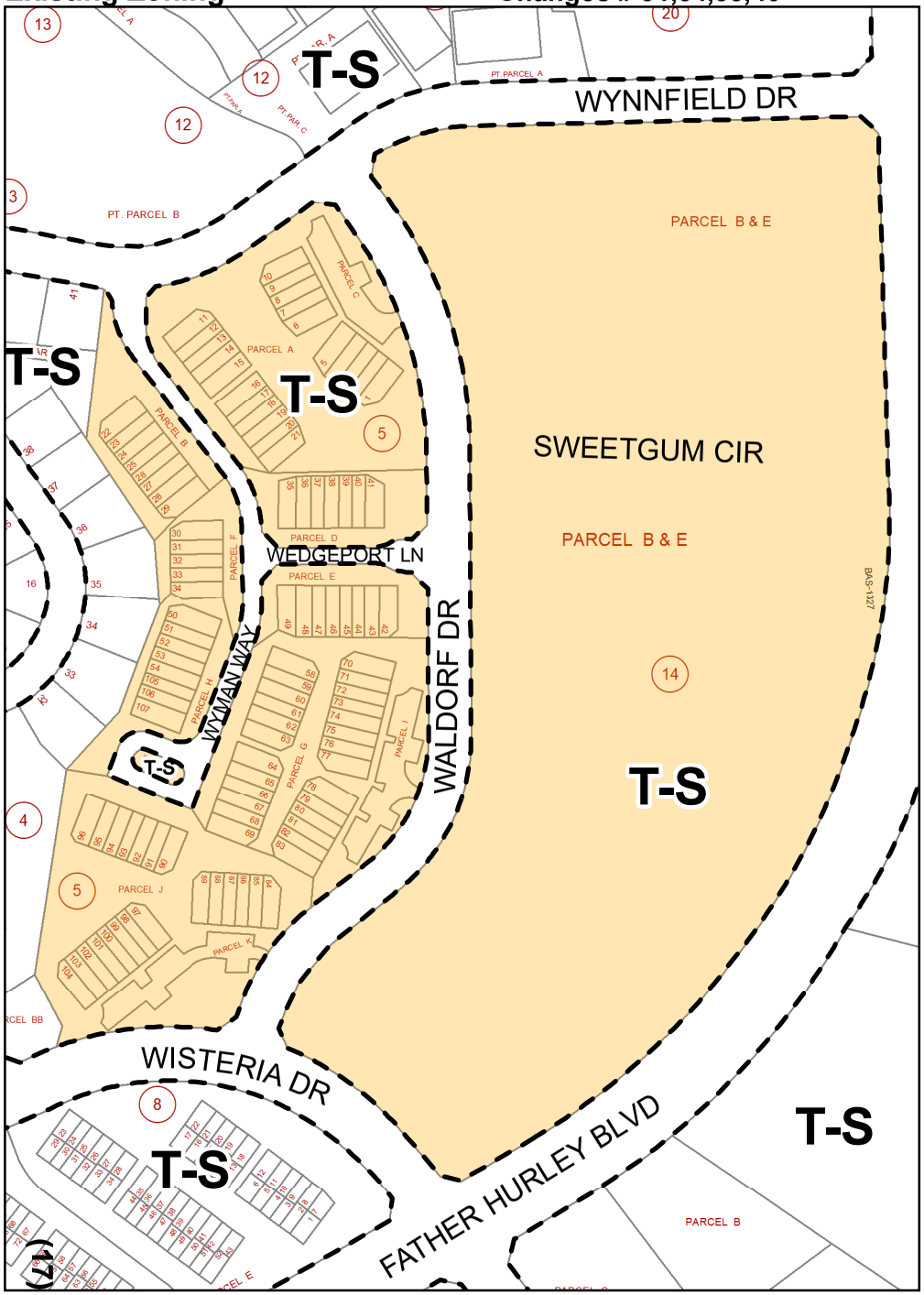
Map Grid: 227NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 350 ft

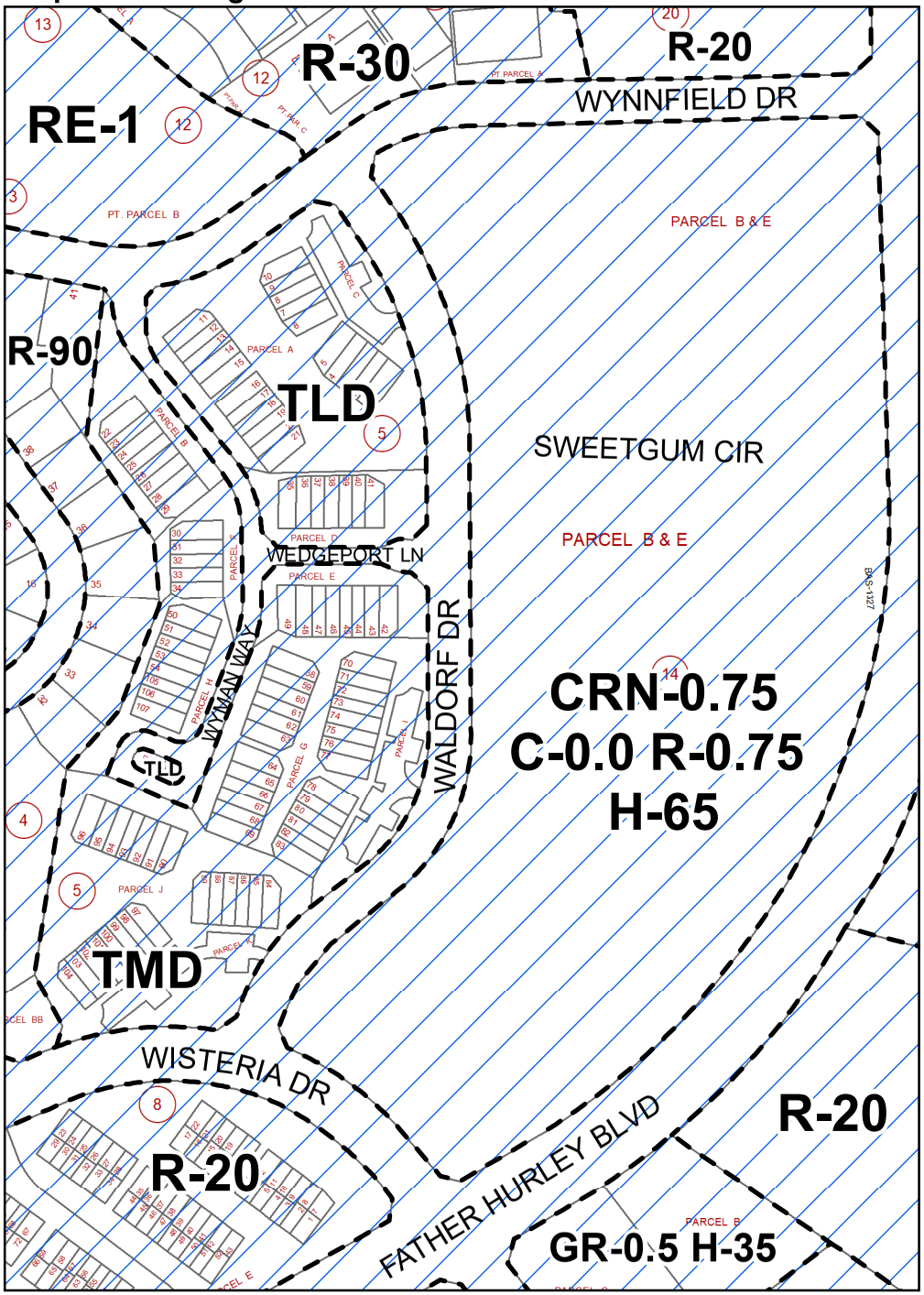
Attachment 1 - Map 15

Existing Zoning

Changes # 31,34,35,40



Proposed Zoning



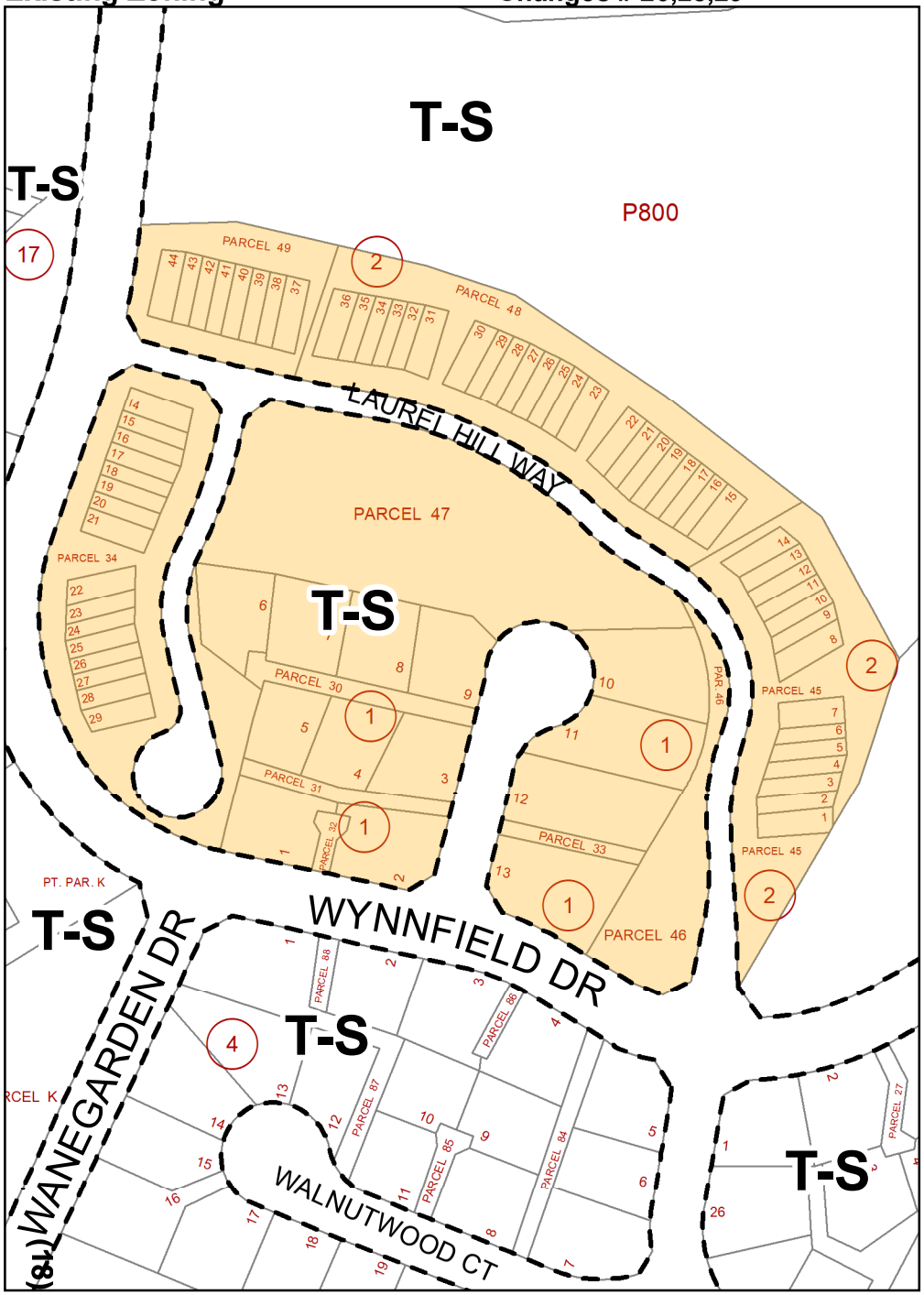
Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

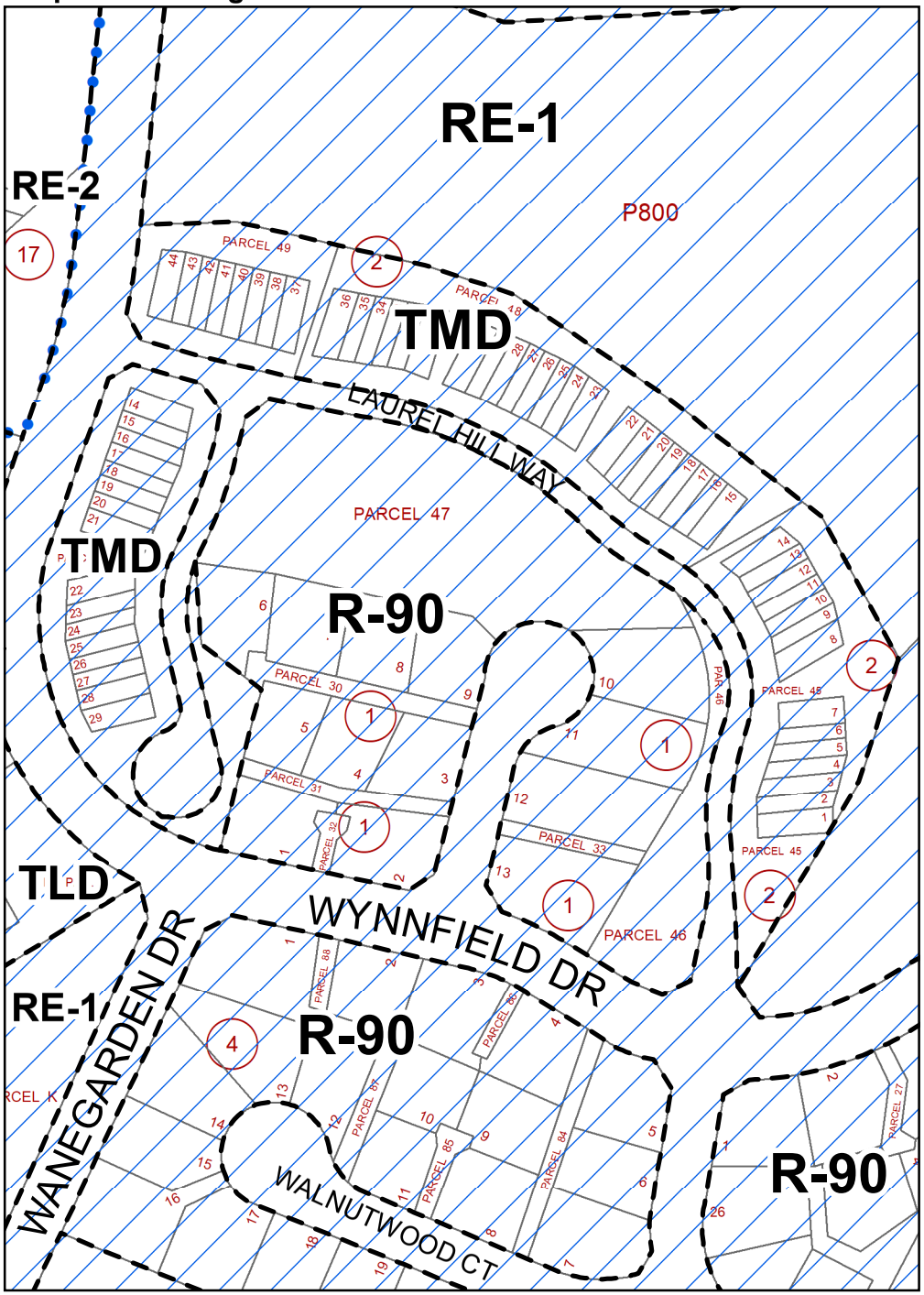
1 in = 275 ft

Attachment 1 - Map 16

Existing Zoning **Changes # 20,28,29**



Proposed Zoning



Map Grids: 227NW13, 228NW13

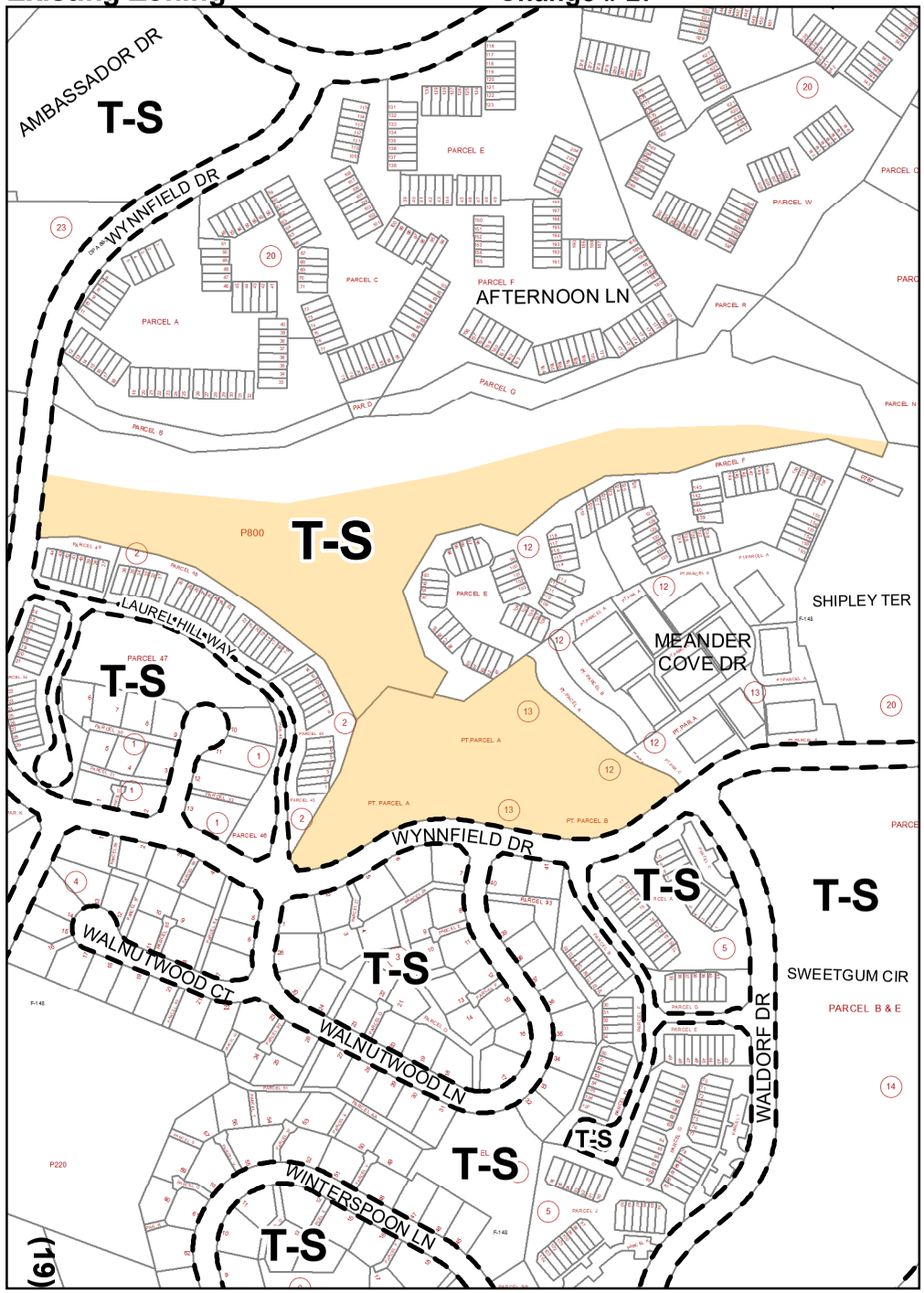
Proposed Overlay Zone

1 in = 200 ft

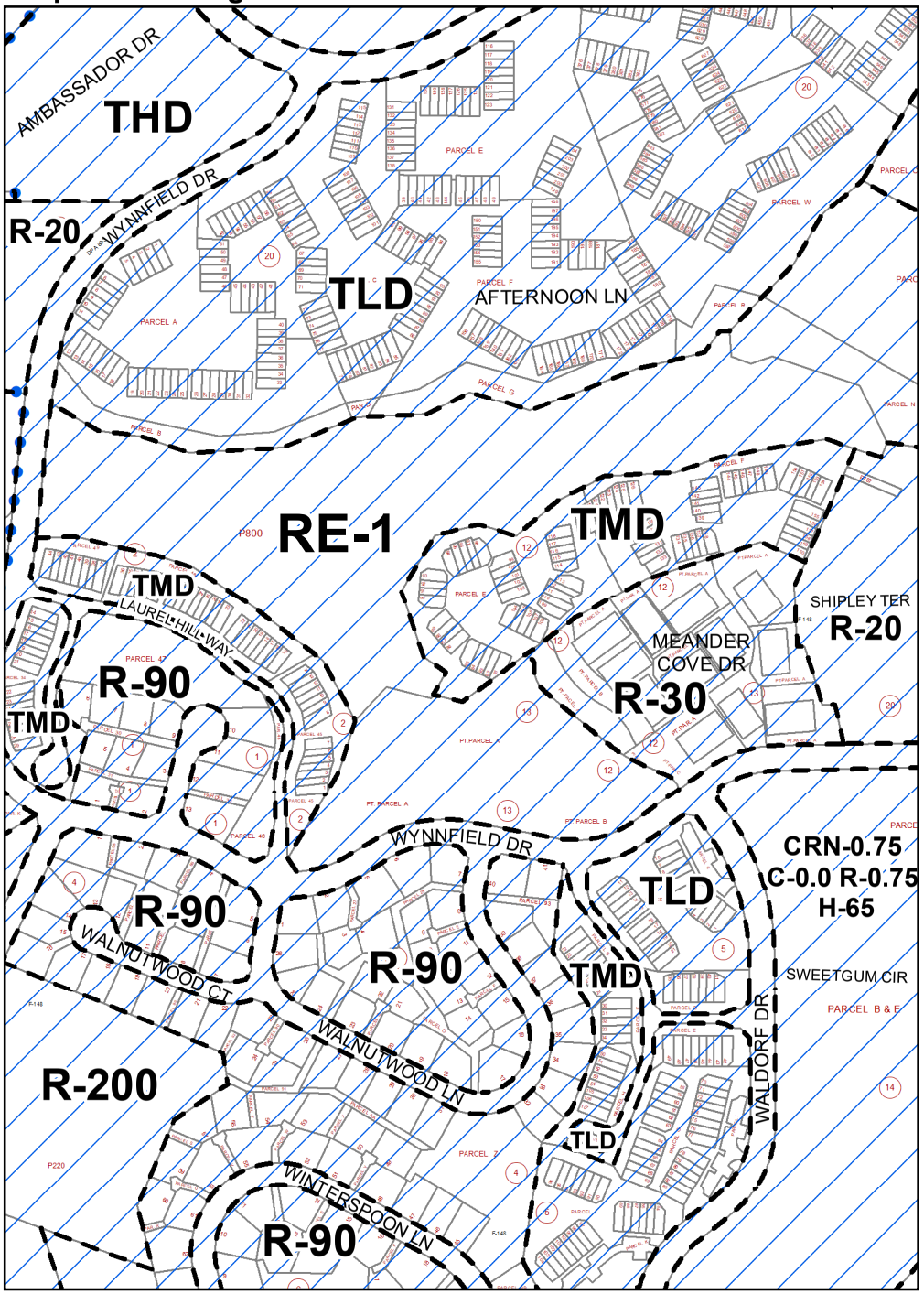
Attachment 1 - Map 17

Existing Zoning

Change # 27



Proposed Zoning



Map Grids: 227NW13, 228NW13

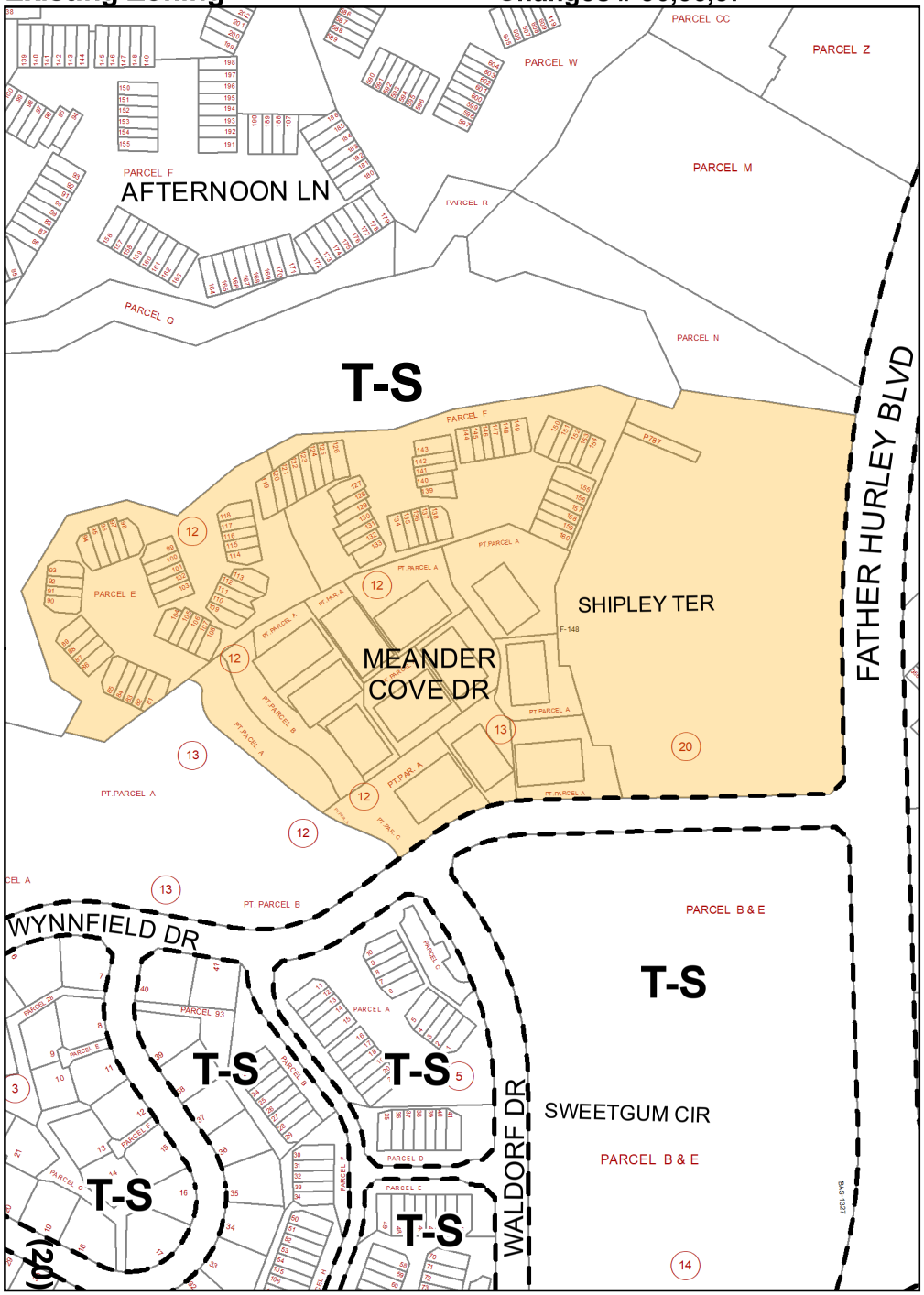
Proposed Overlay Zone

1 in = 475 ft

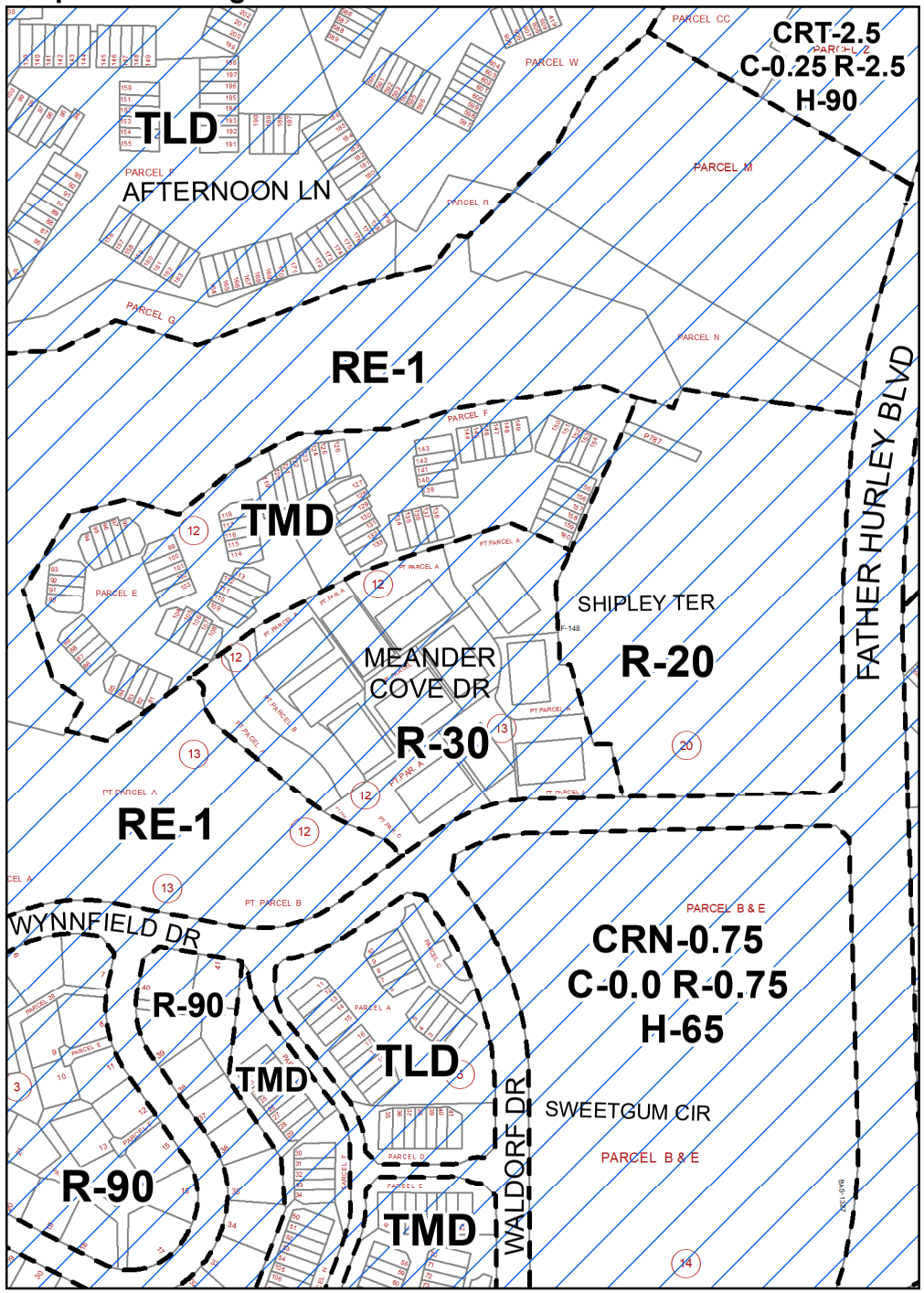
Attachment 1 - Map 18

Existing Zoning

Changes # 30,36,37



Proposed Zoning



Map Grids: 227NW13, 228NW13

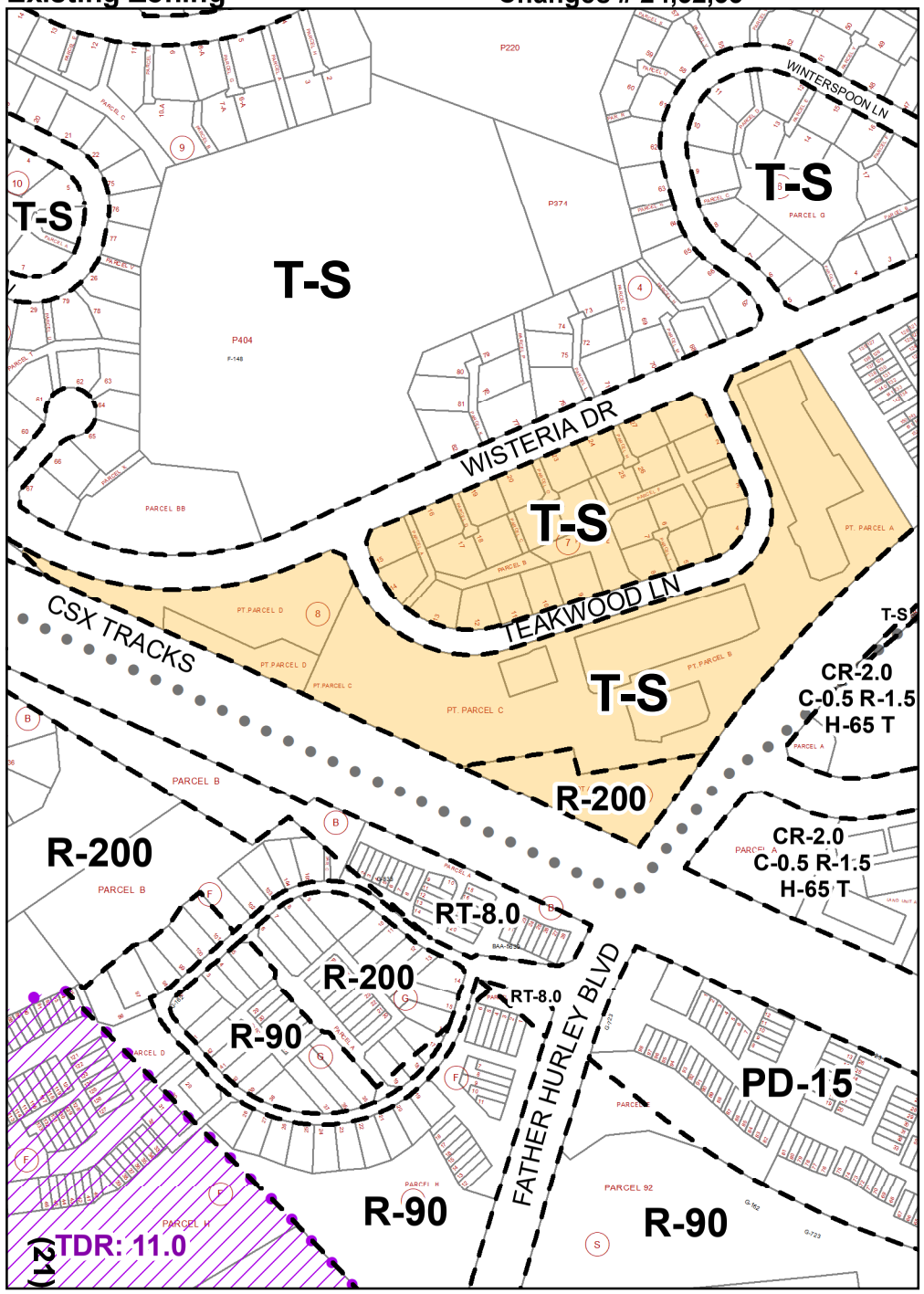
Proposed Overlay Zone

1 in = 350 ft

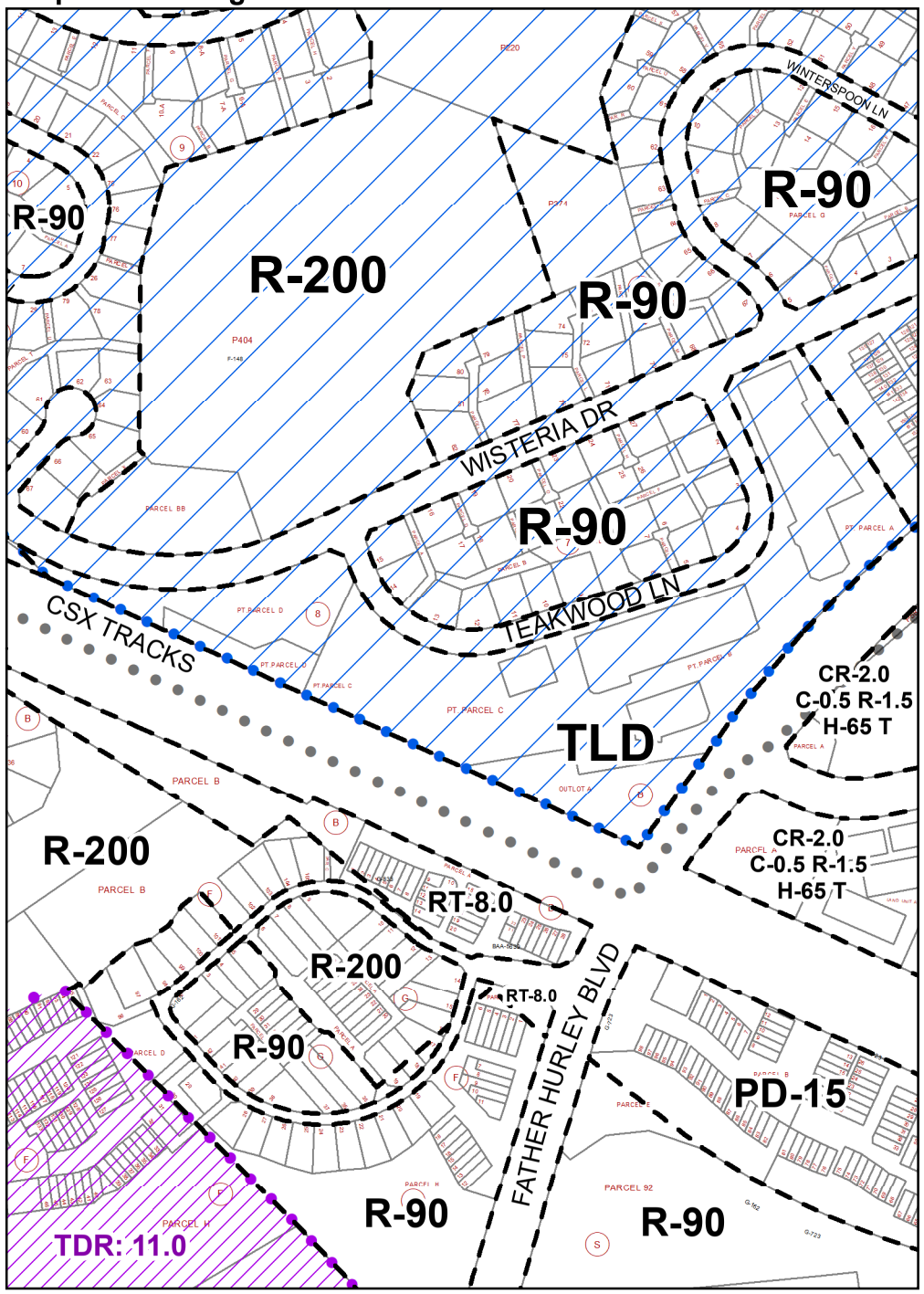
Attachment 1 - Map 19

Existing Zoning

Changes # 24,32,33



Proposed Zoning

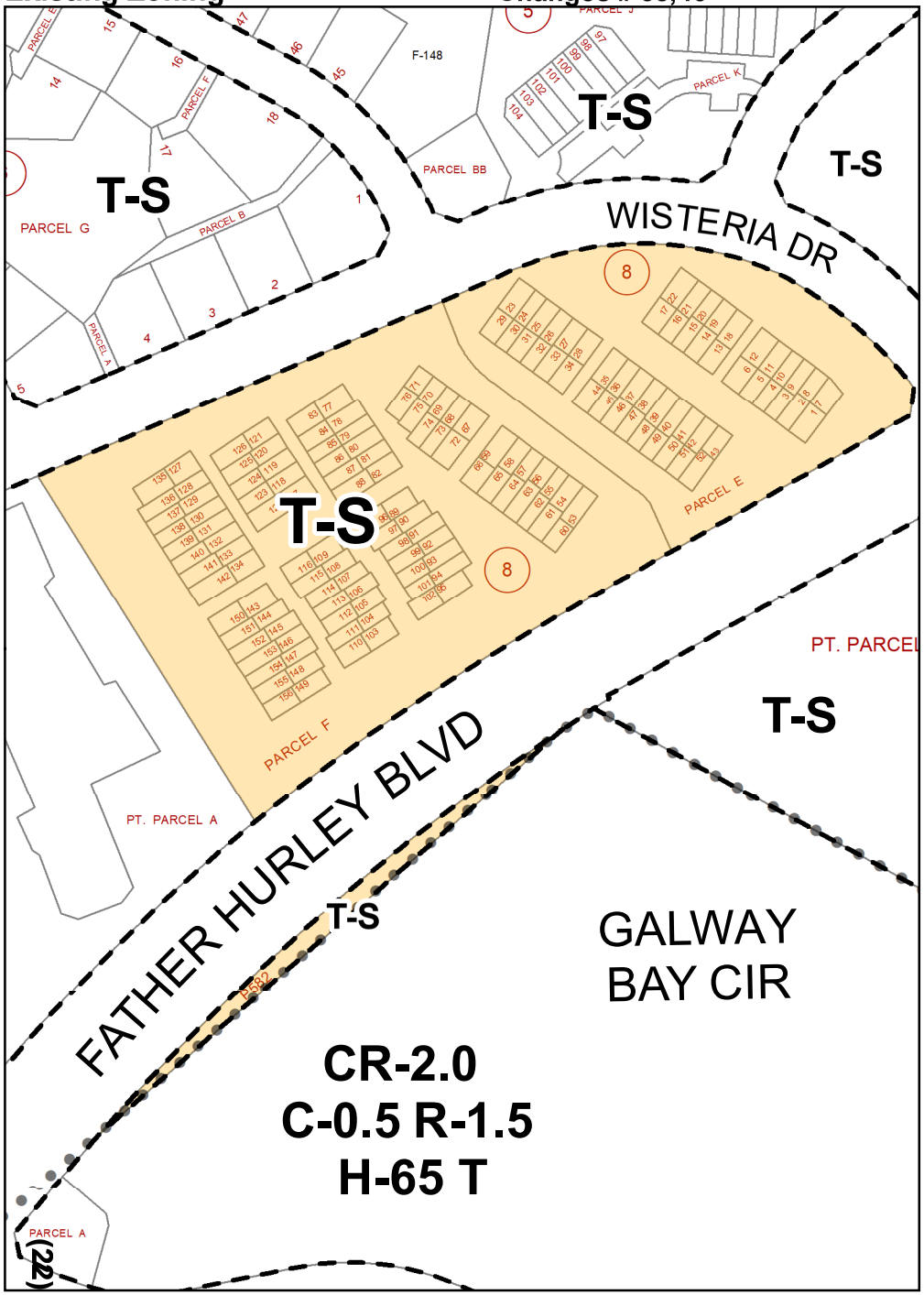


Map Grids: 227NW13, 227NW14

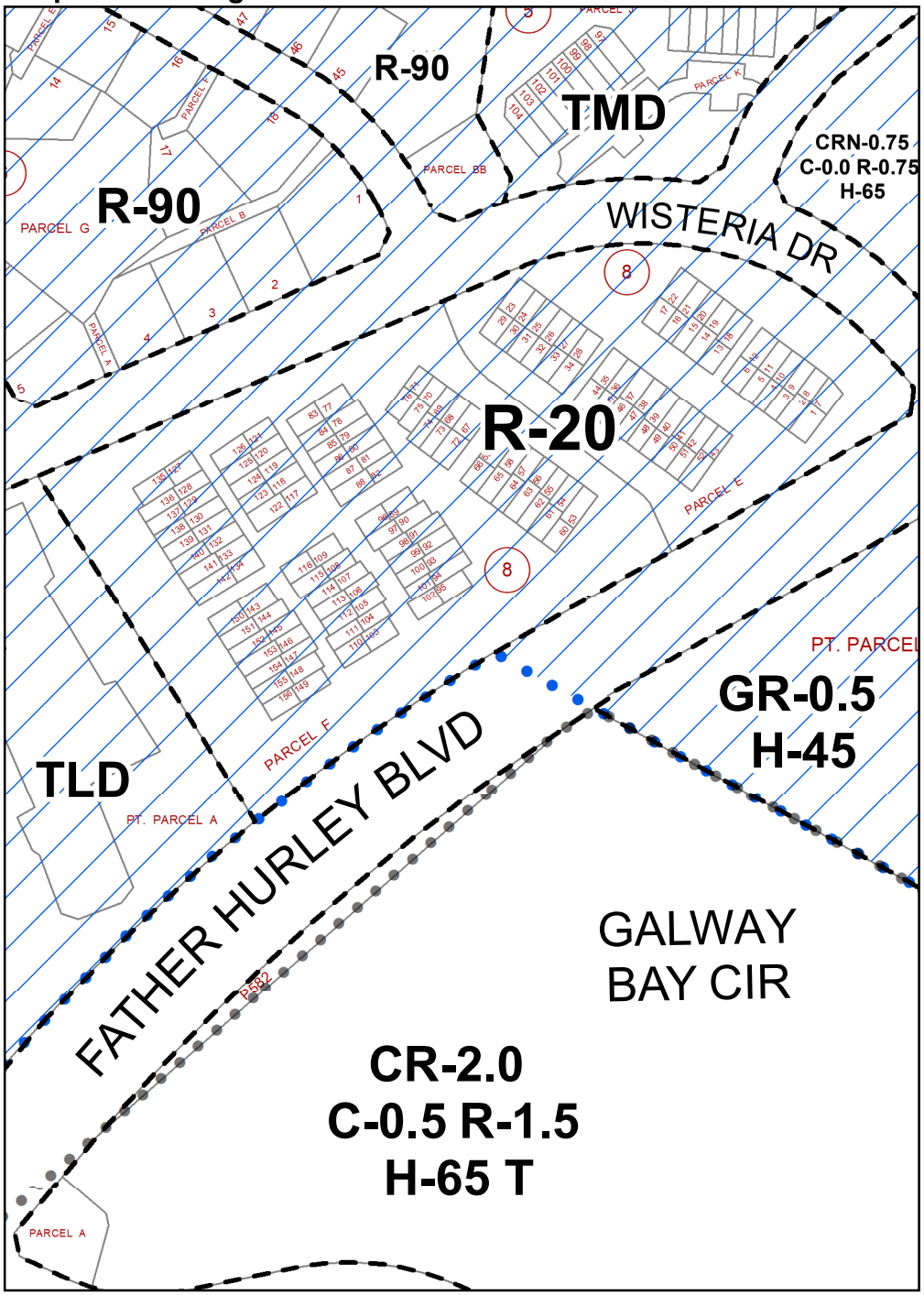
Master Plan Boundary *Proposed Overlay Zone* 1 in = 425 ft

Attachment 1 - Map 20

Existing Zoning **Changes # 38,46**



Proposed Zoning



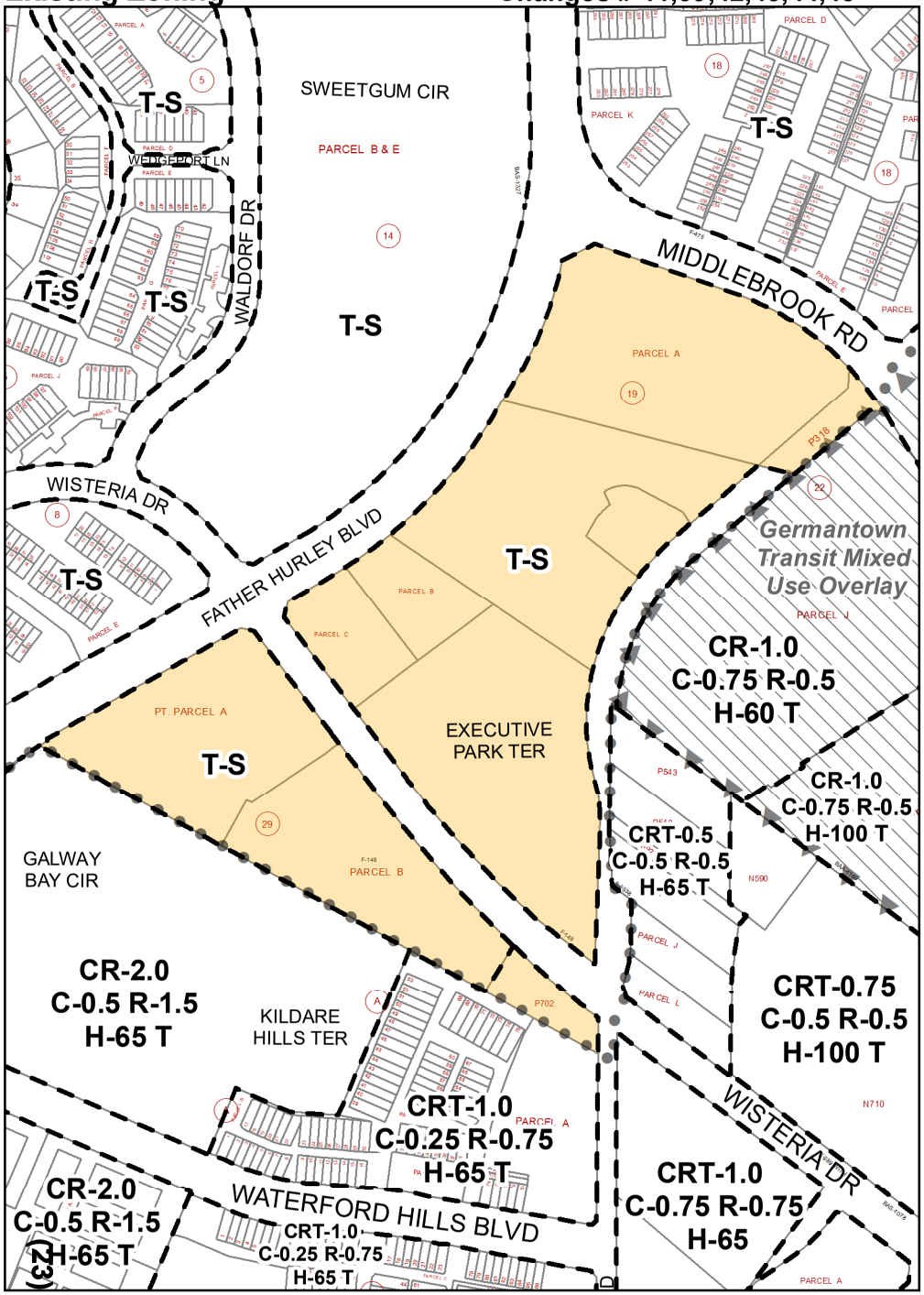
Map Grid: 227NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 225 ft

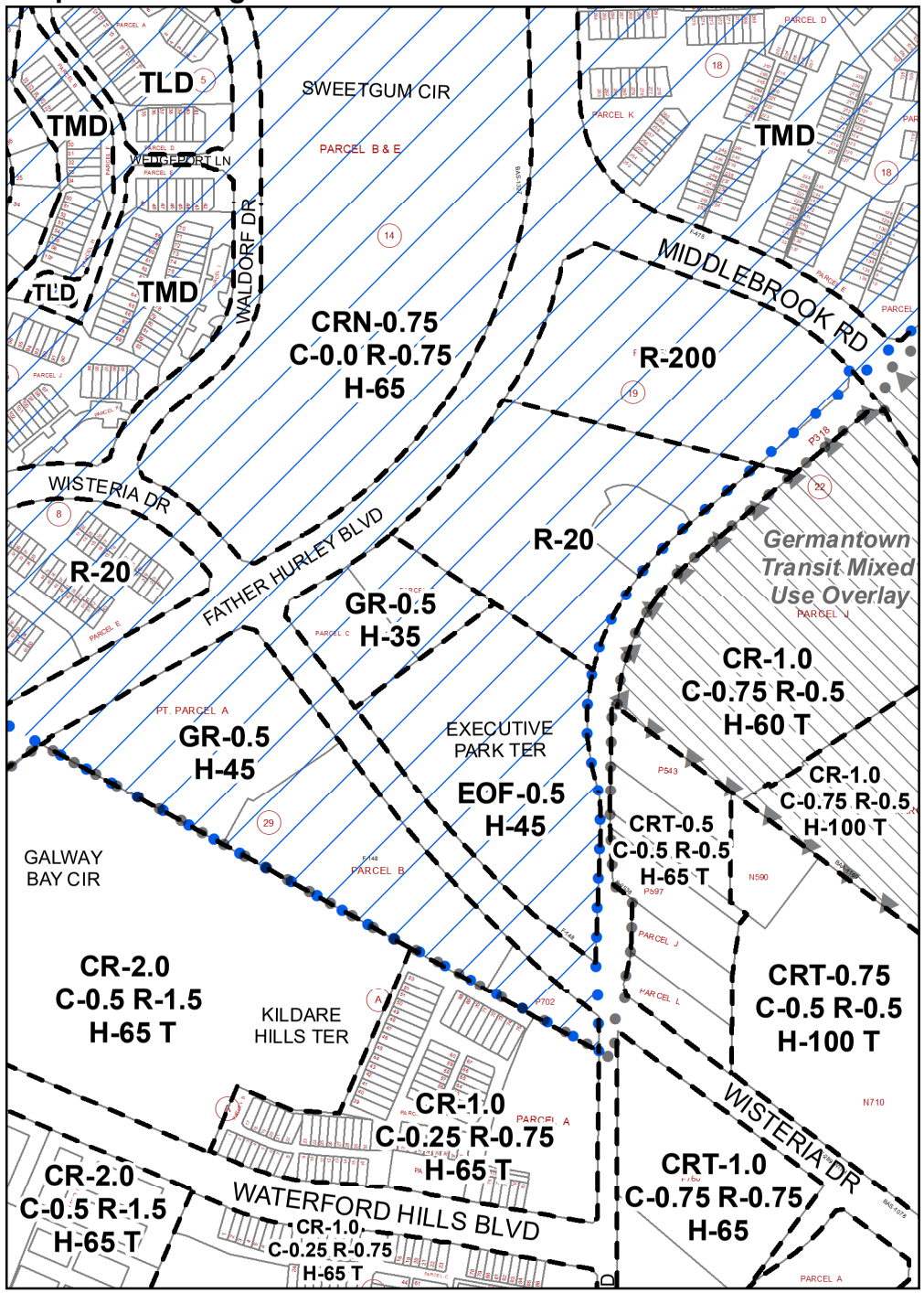
Attachment 1 - Map 21

Existing Zoning

Changes # 41,39,42,43,44,45



Proposed Zoning



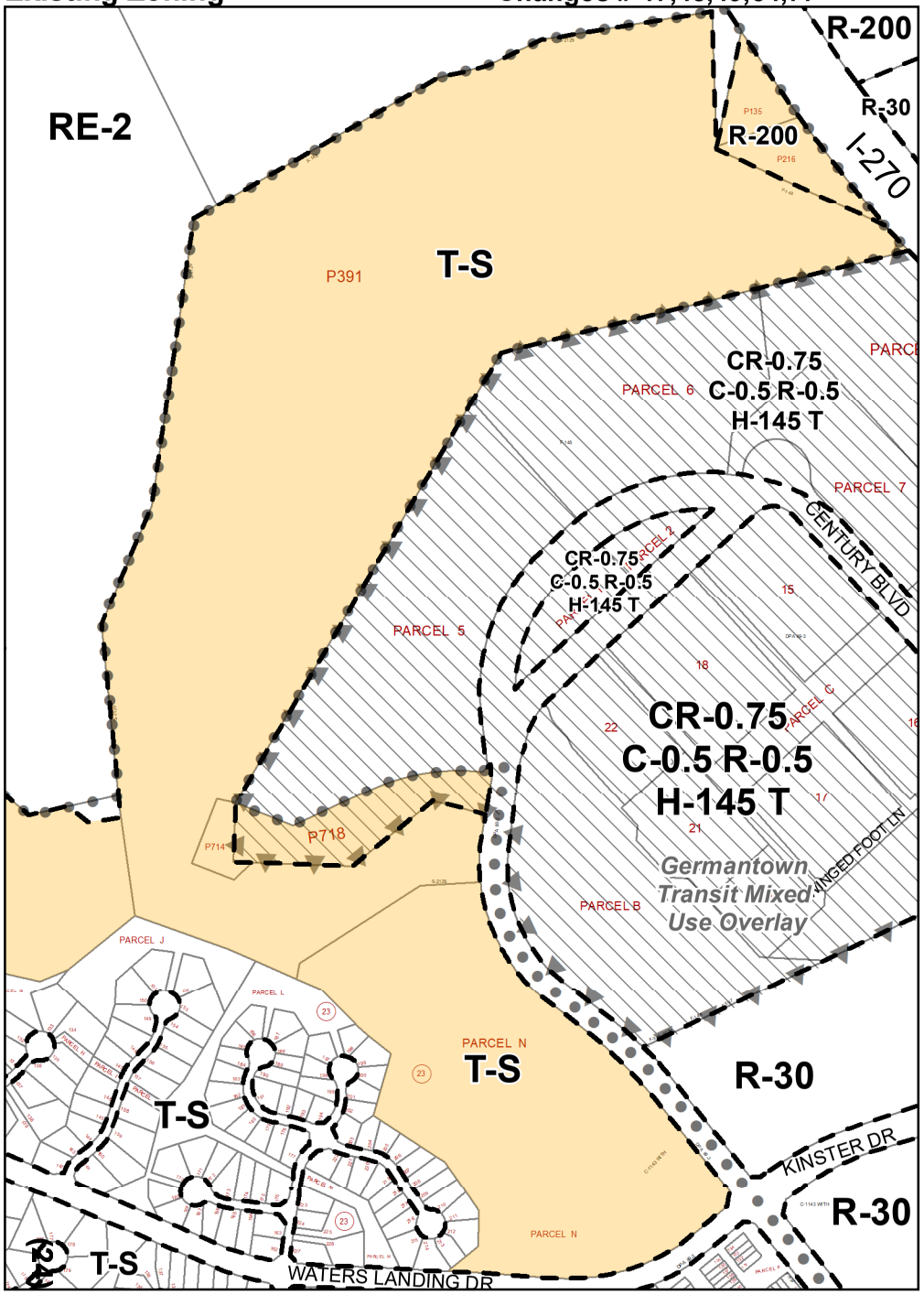
Map Grid: 227NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 425 ft

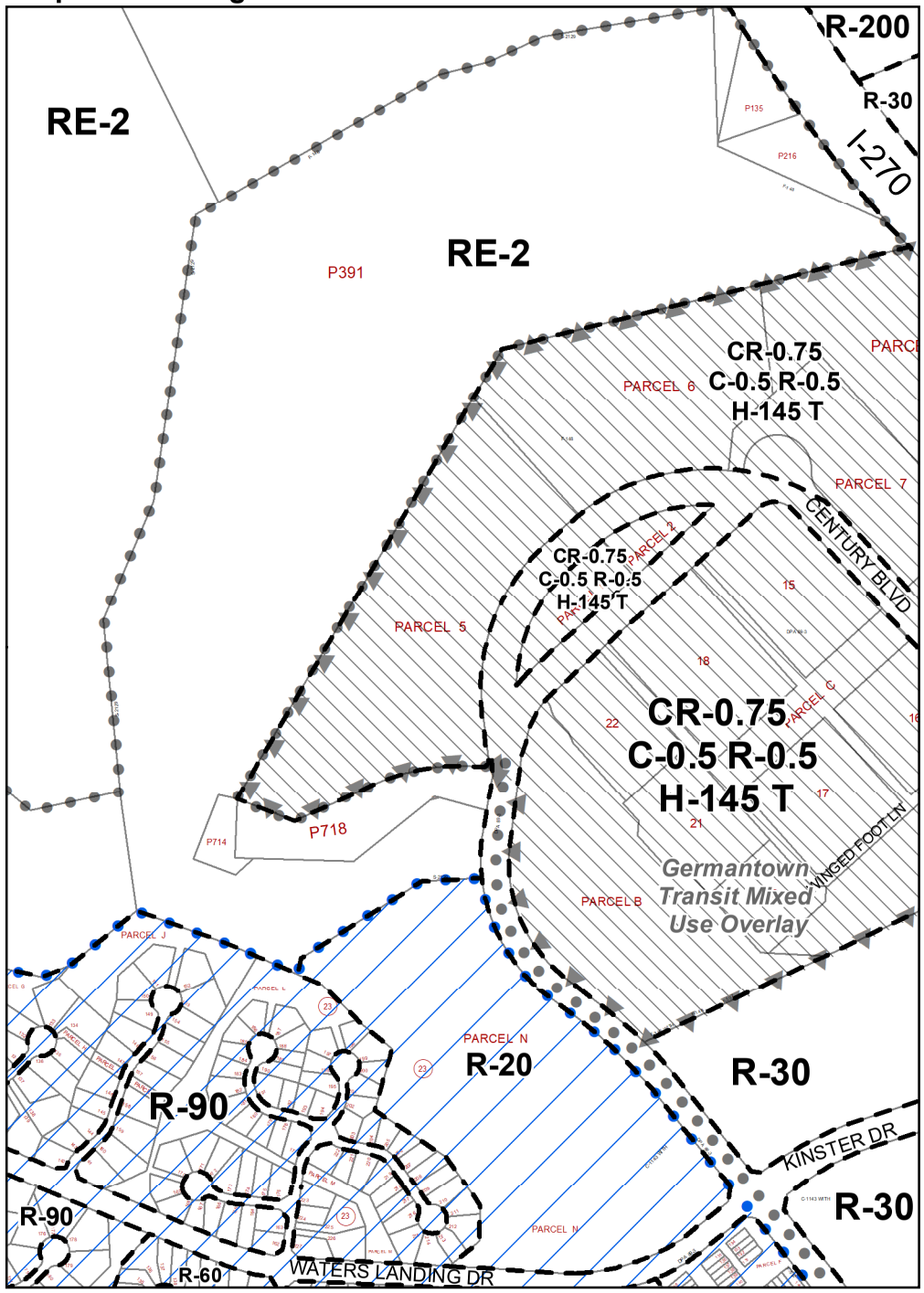
Attachment 1 - Map 22

Existing Zoning

Changes # 47,48,49,54,77



Proposed Zoning



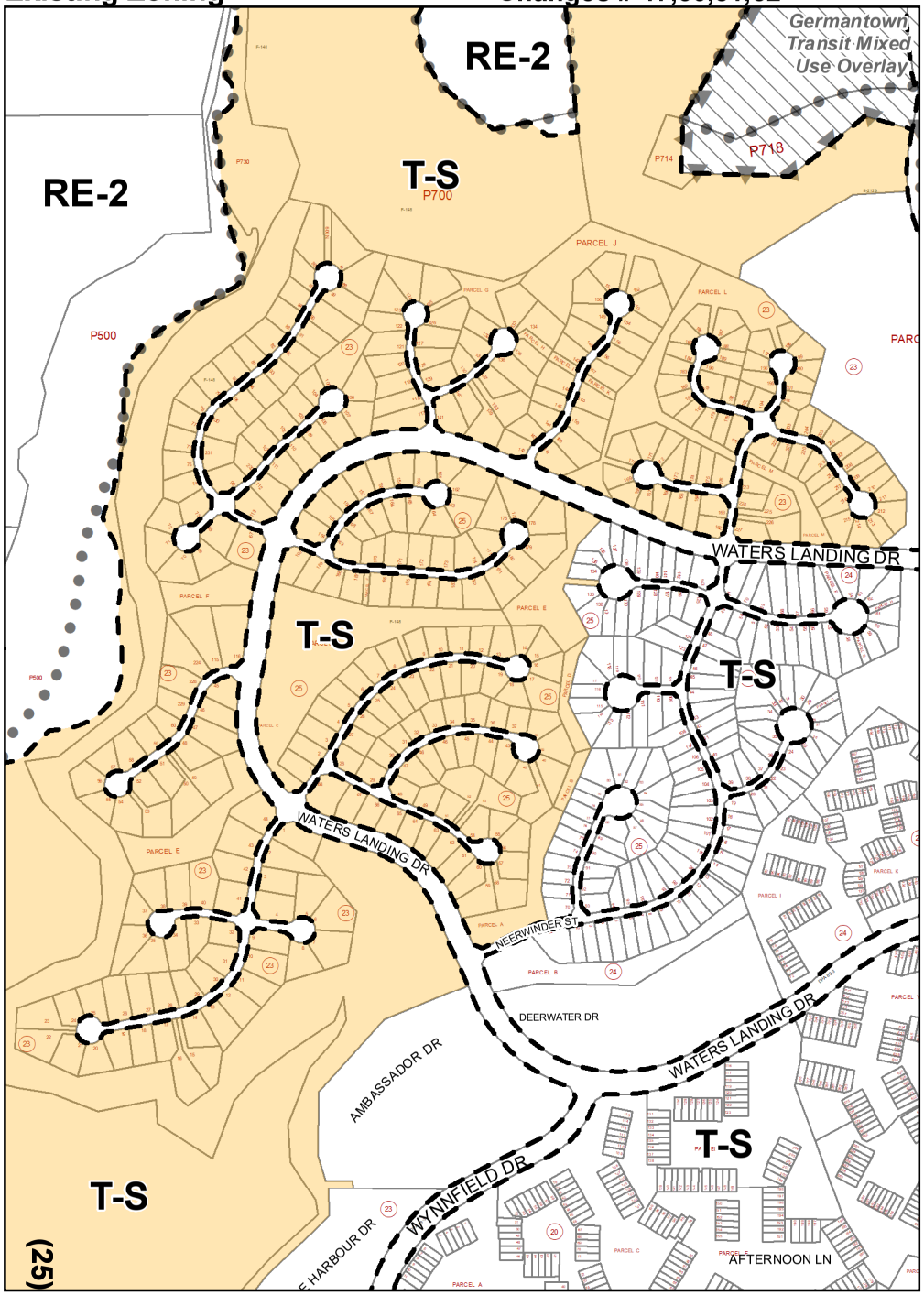
Map Grids: 228NW13, 229NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

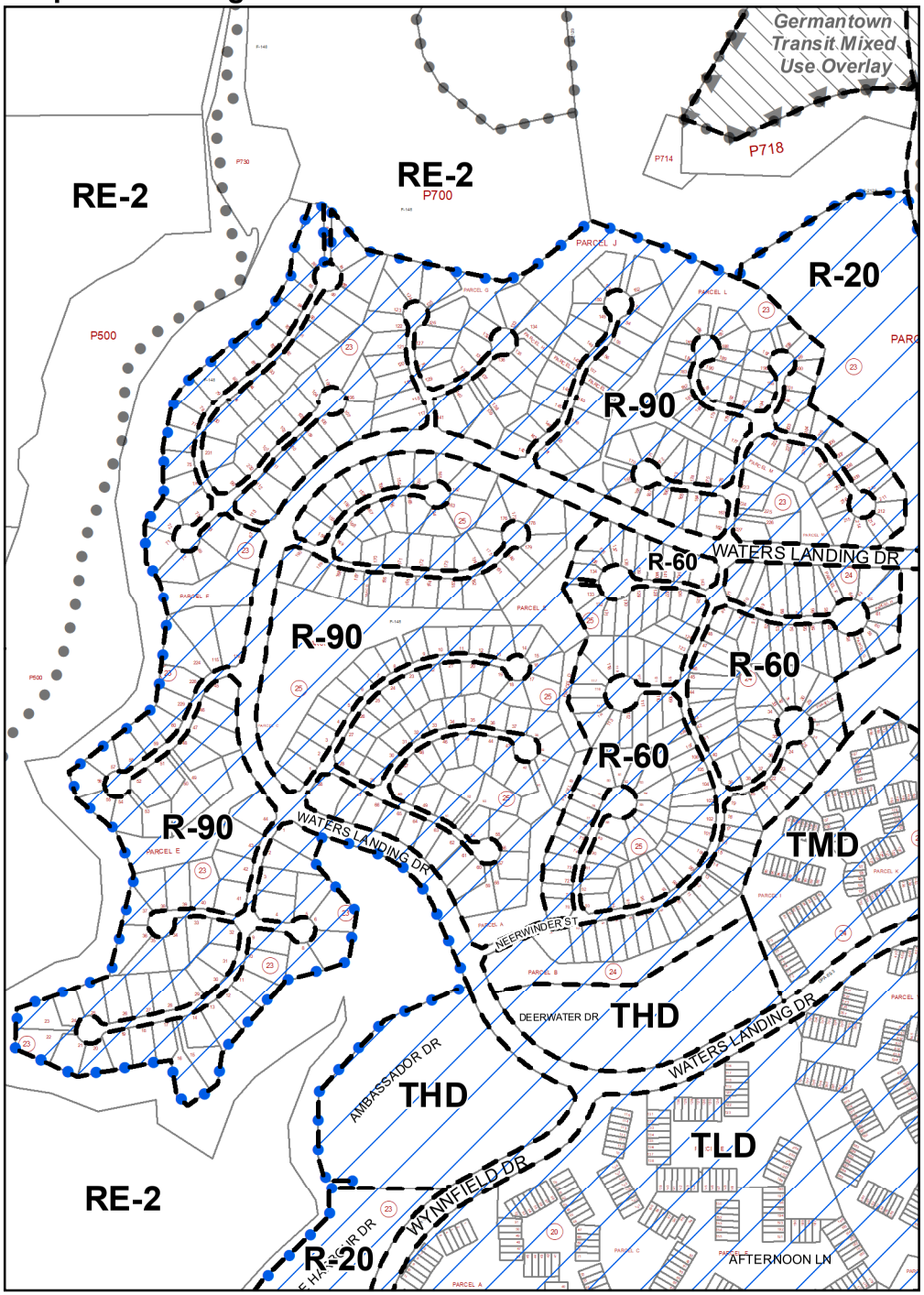
Attachment 1 - Map 23

Existing Zoning

Changes # 47,50,51,52



Proposed Zoning

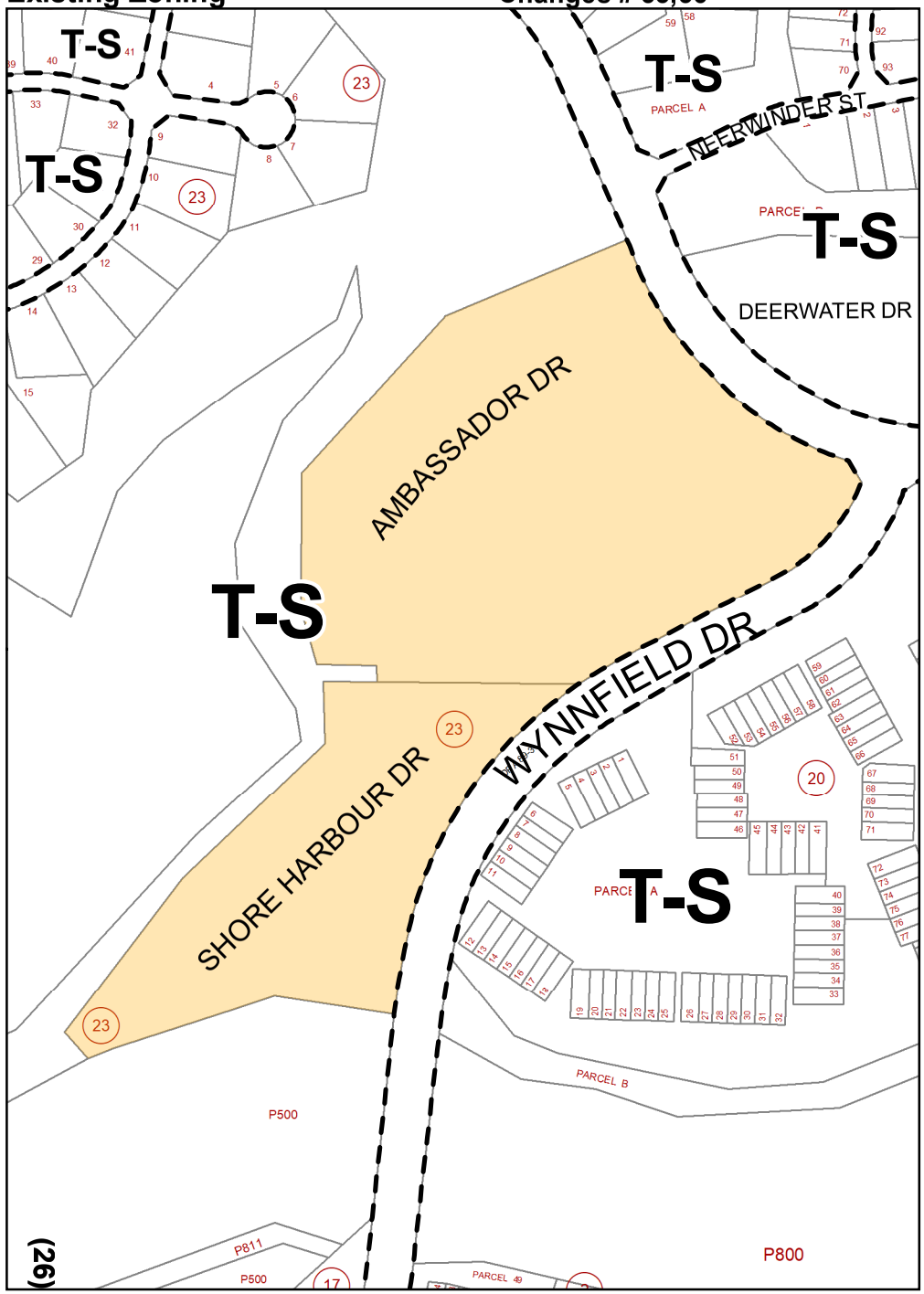


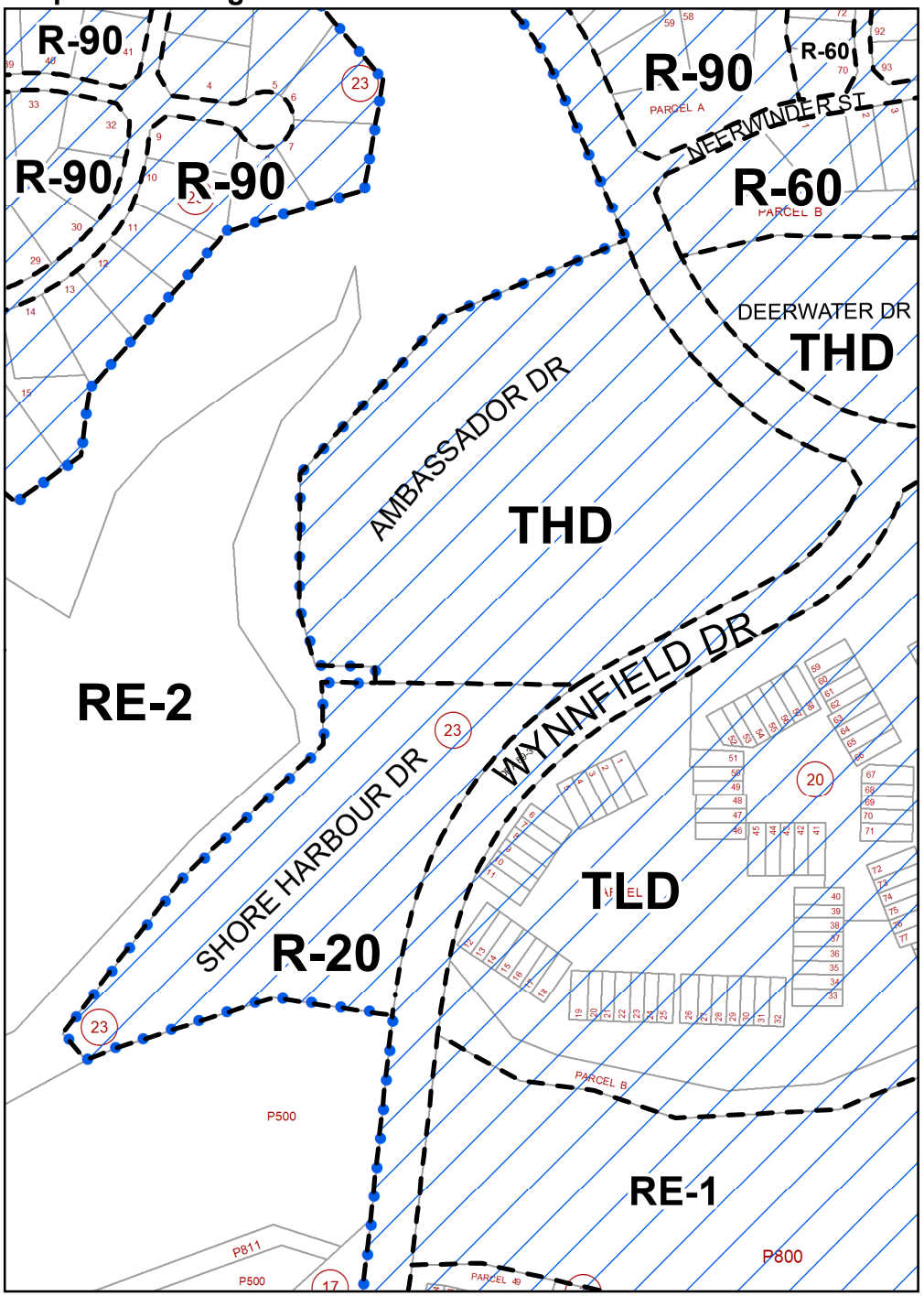
Map Grids: 228NW13, 228NW14, 229NW13, 229NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 600 ft

Attachment 1 - Map 24

Existing Zoning **Changes # 53,56** **Proposed Zoning**





Map Grids: 228NW13, 228NW14

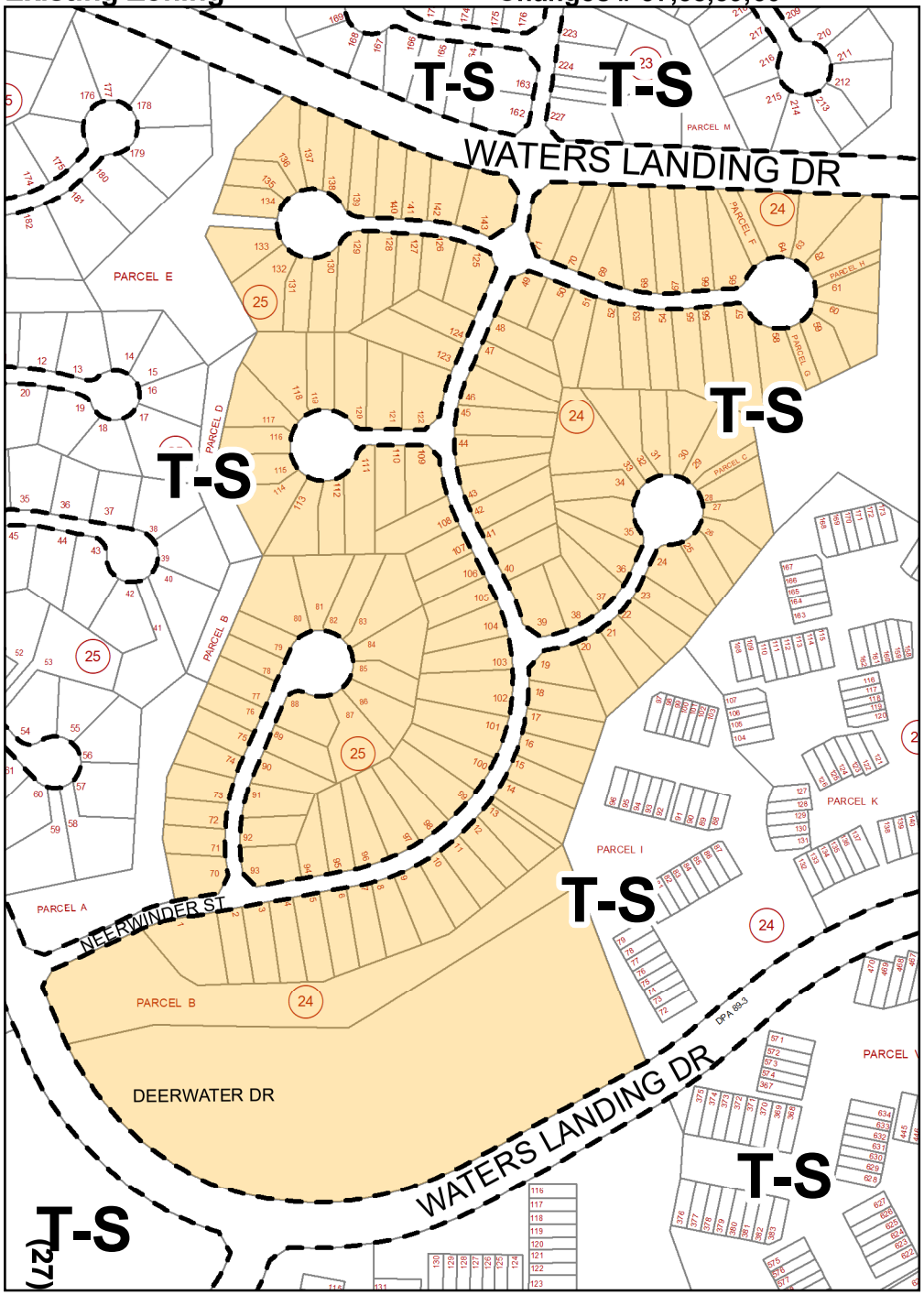
Proposed Overlay Zone

1 in = 275 ft

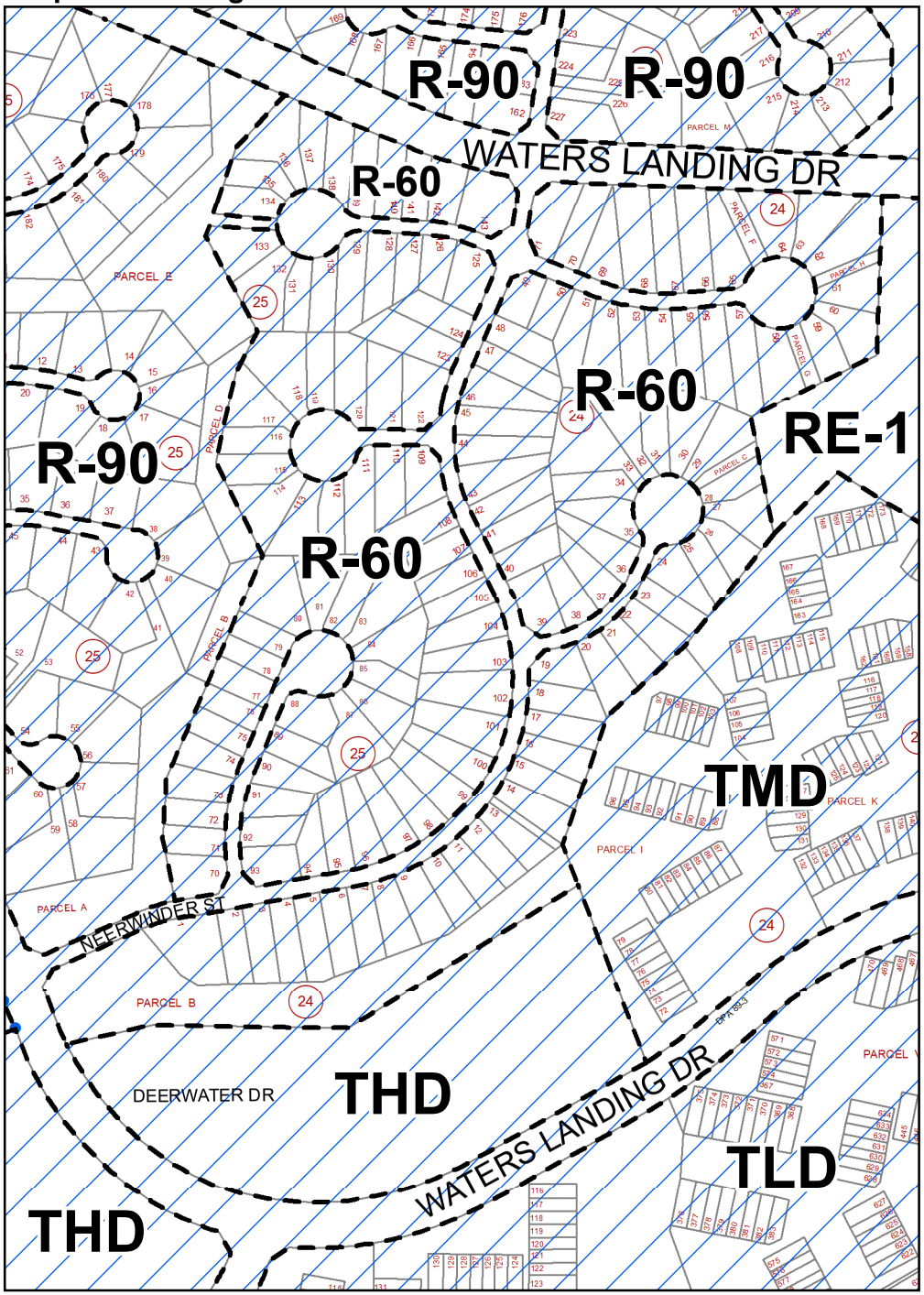
Attachment 1 - Map 25

Existing Zoning

Changes # 57,58,59,60



Proposed Zoning



Map Grid: 228NW13

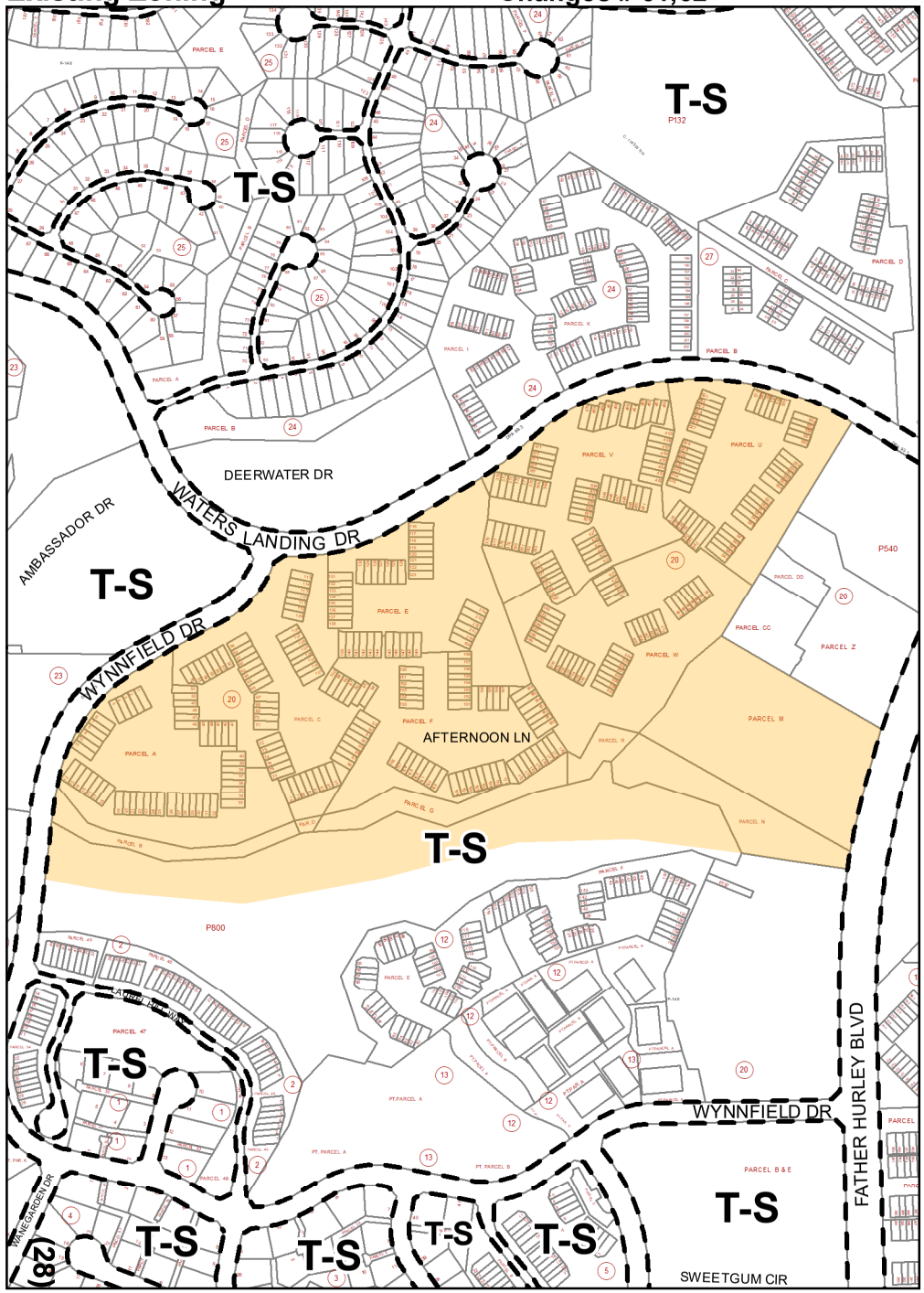
Proposed Overlay Zone

1 in = 300 ft

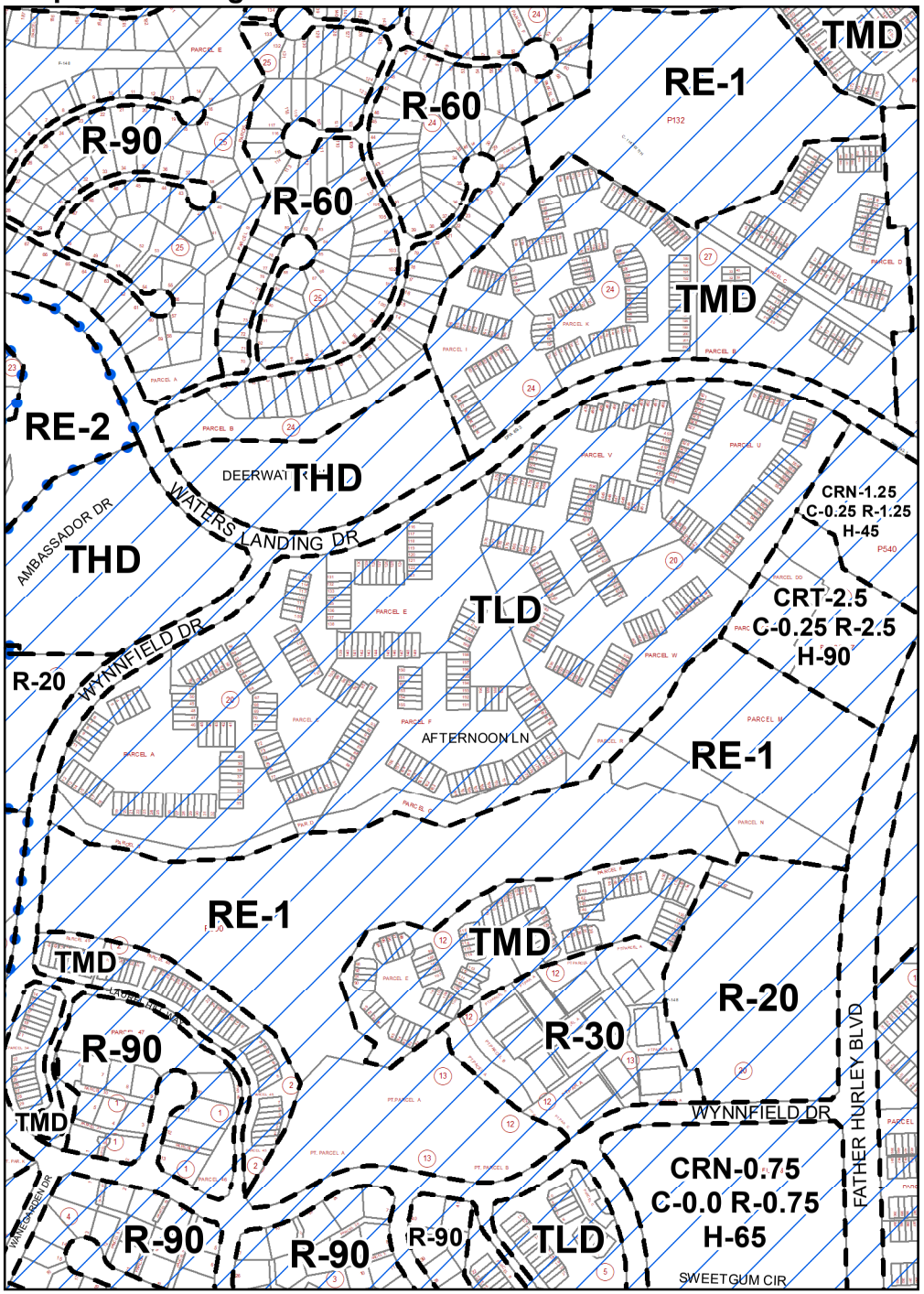
Attachment 1 - Map 26

Existing Zoning

Changes # 61,62



Proposed Zoning



Map Grid: 228NW13

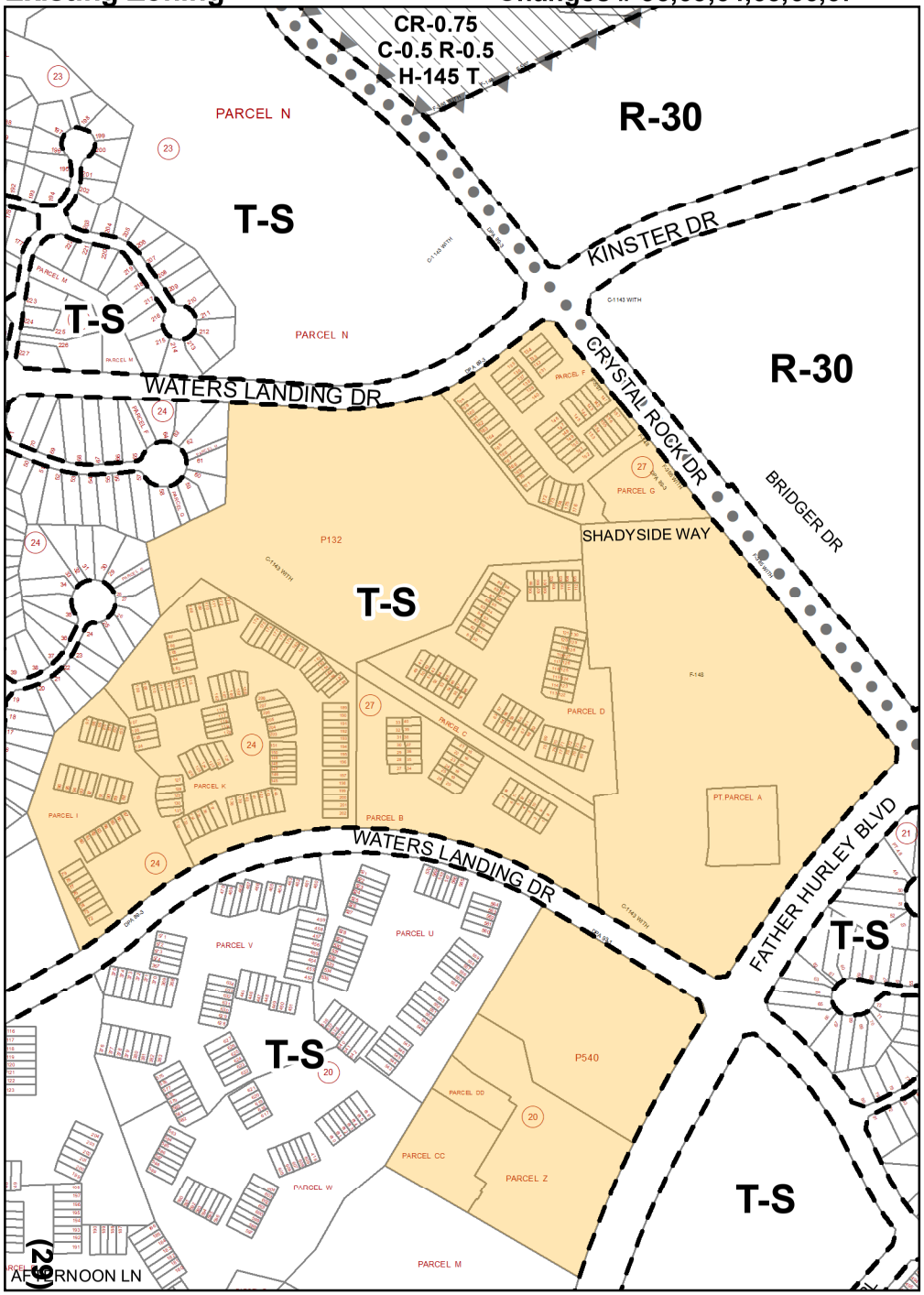
Proposed Overlay Zone

1 in = 575 ft

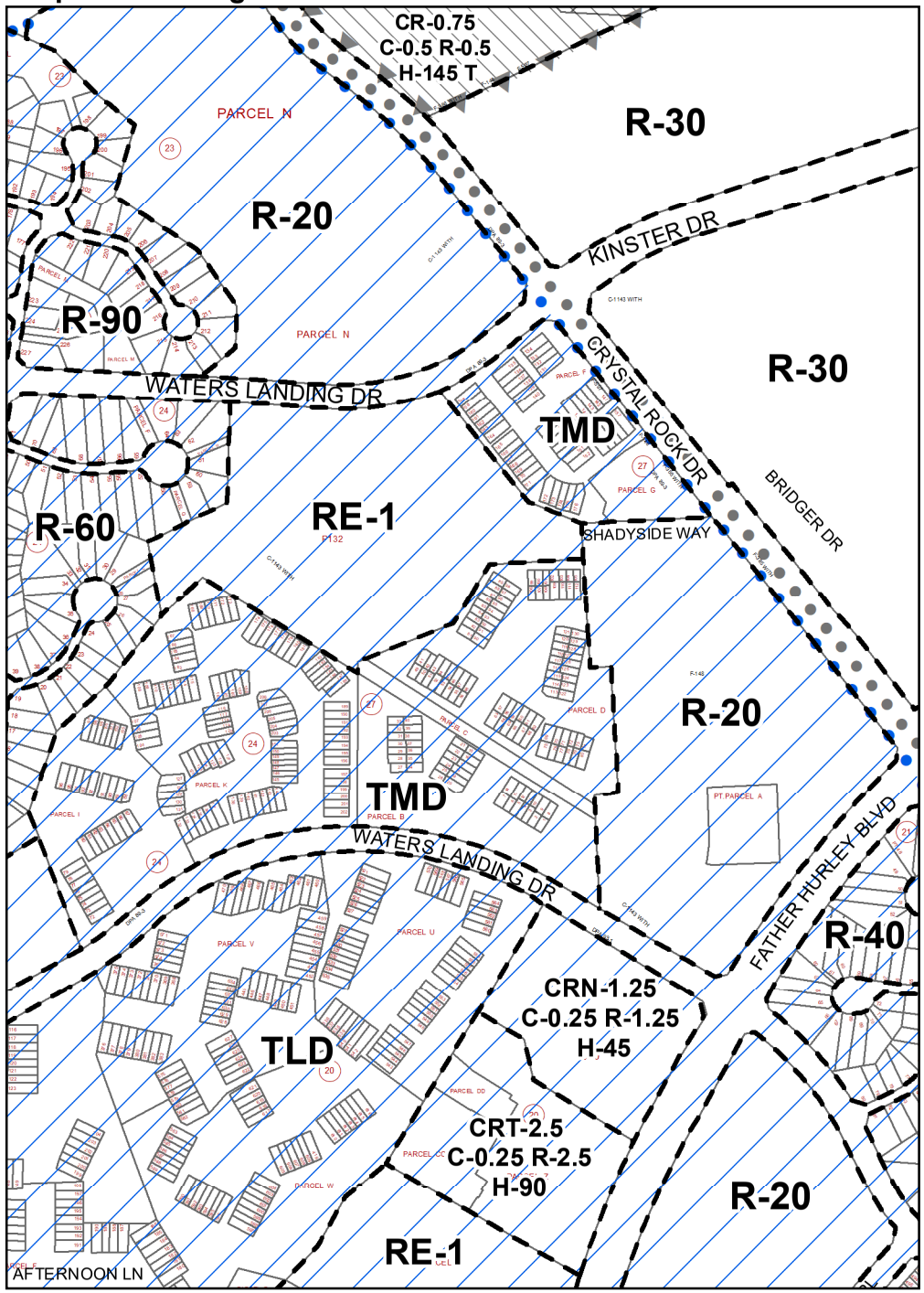
Attachment 1 - Map 27

Existing Zoning

Changes # 55,63,64,65,66,67



Proposed Zoning



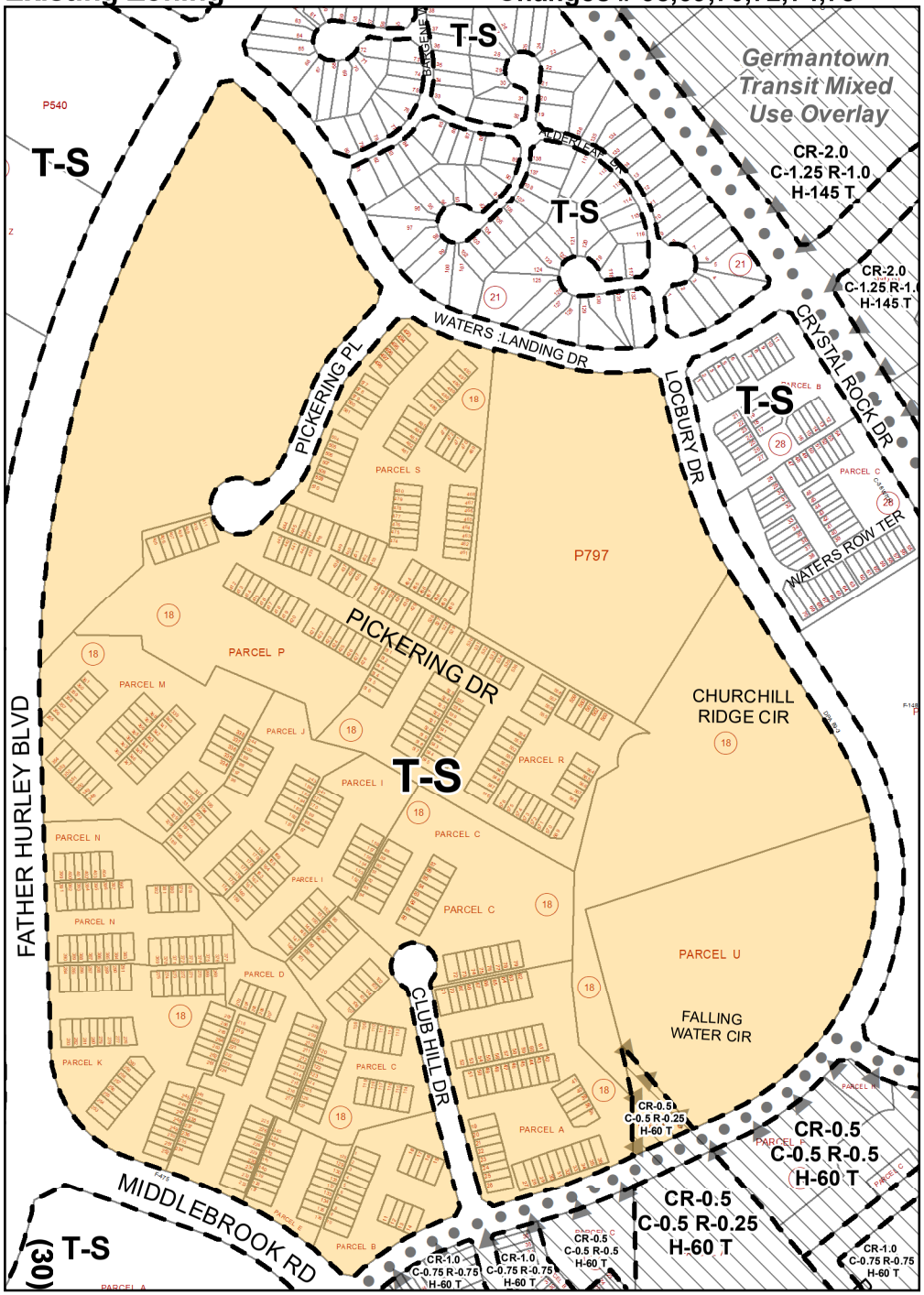
Map Grid: 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 475 ft

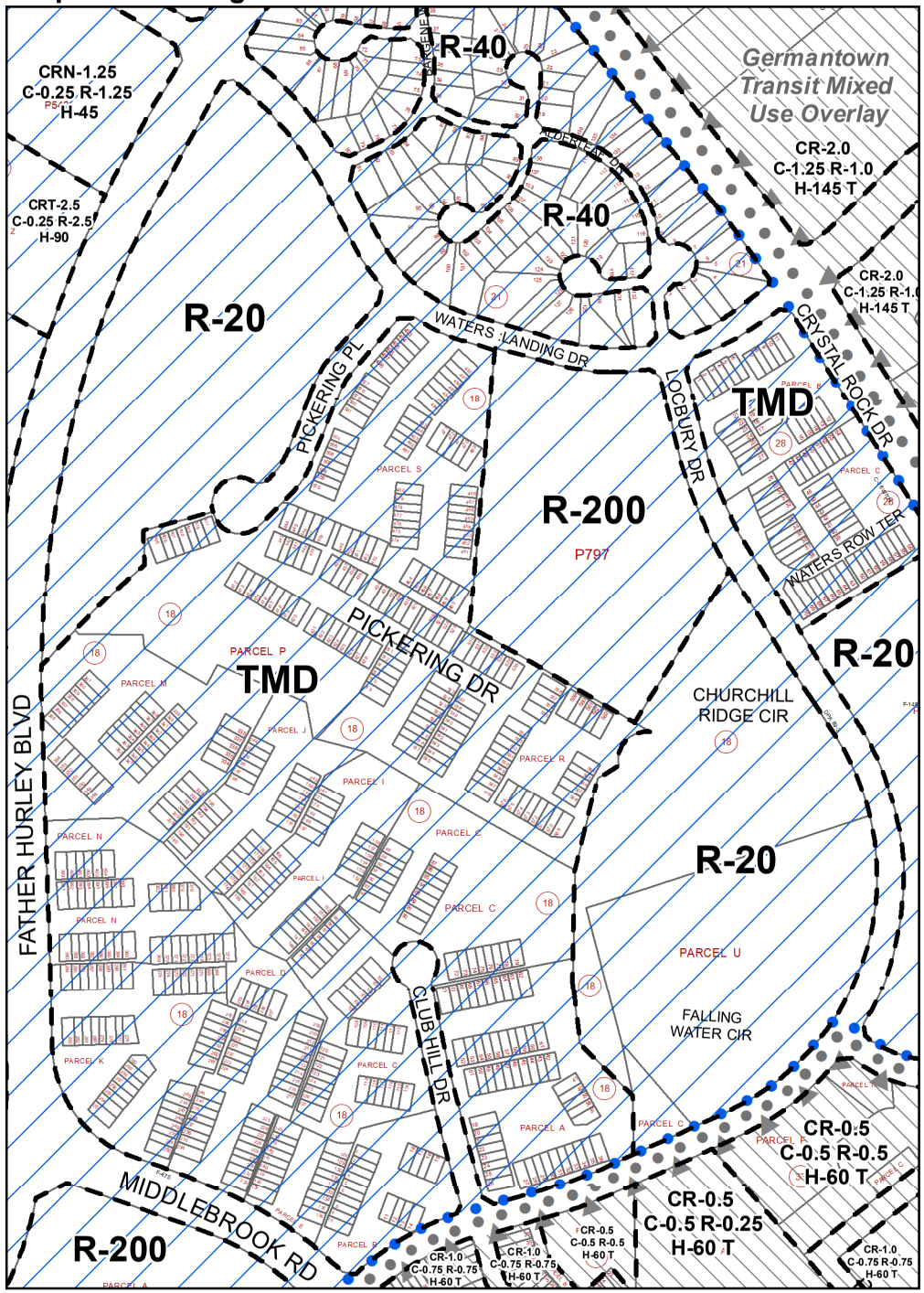
Attachment 1 - Map 28

Existing Zoning

Changes # 68,69,70,72,74,78



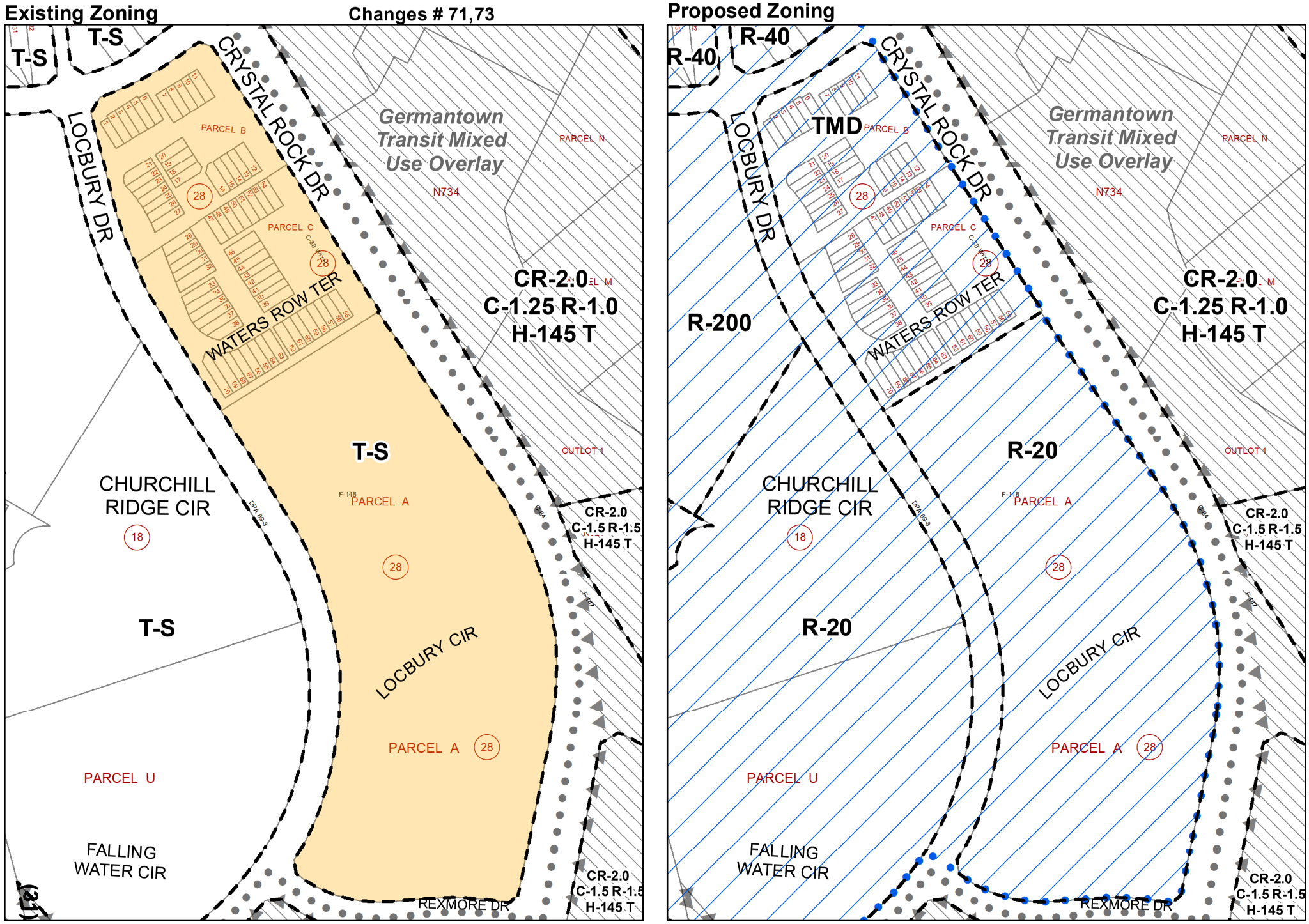
Proposed Zoning



Map Grids: 227NW13, 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

Attachment 1 - Map 29

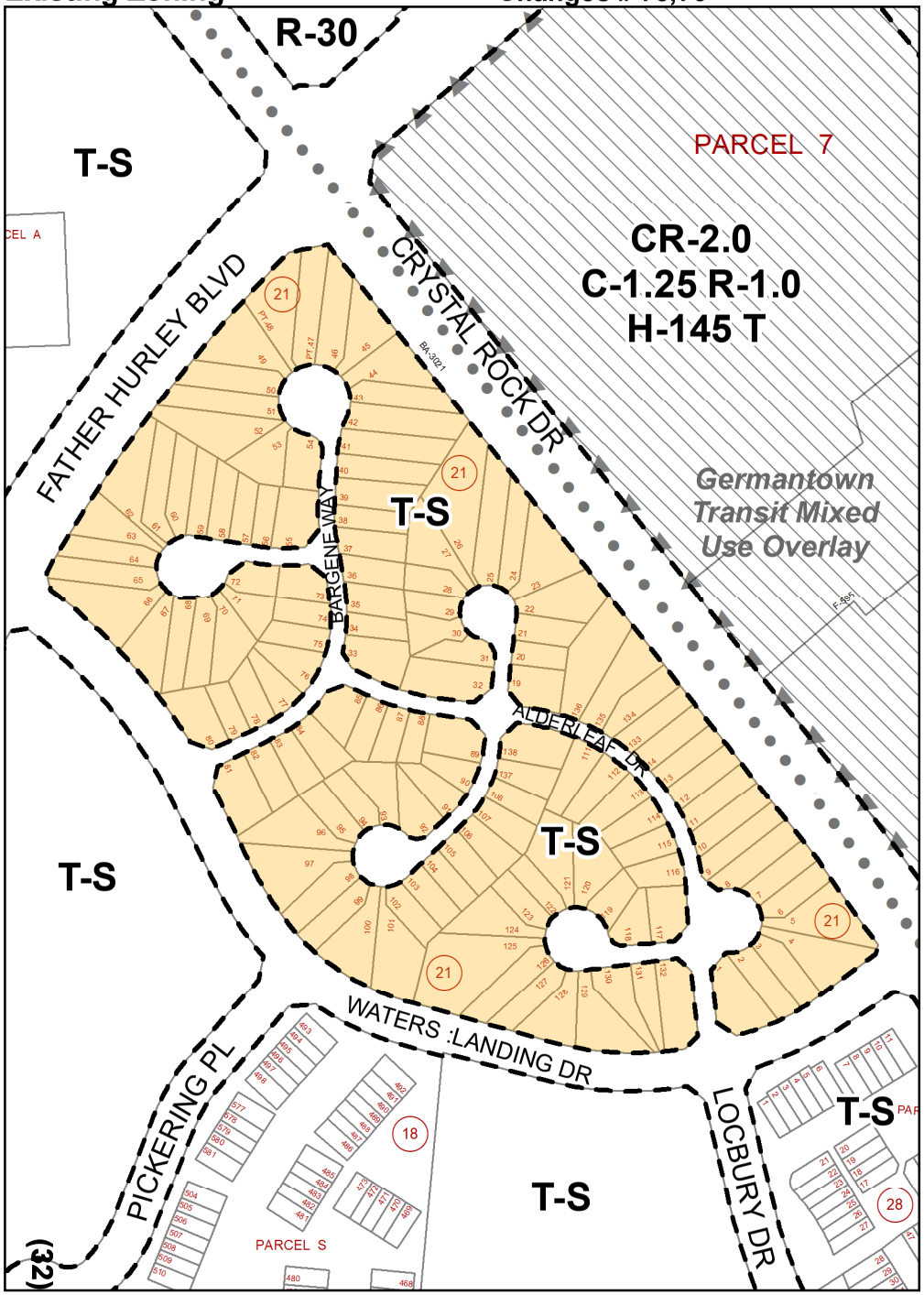


Map Grids: 227NW13, 228NW13

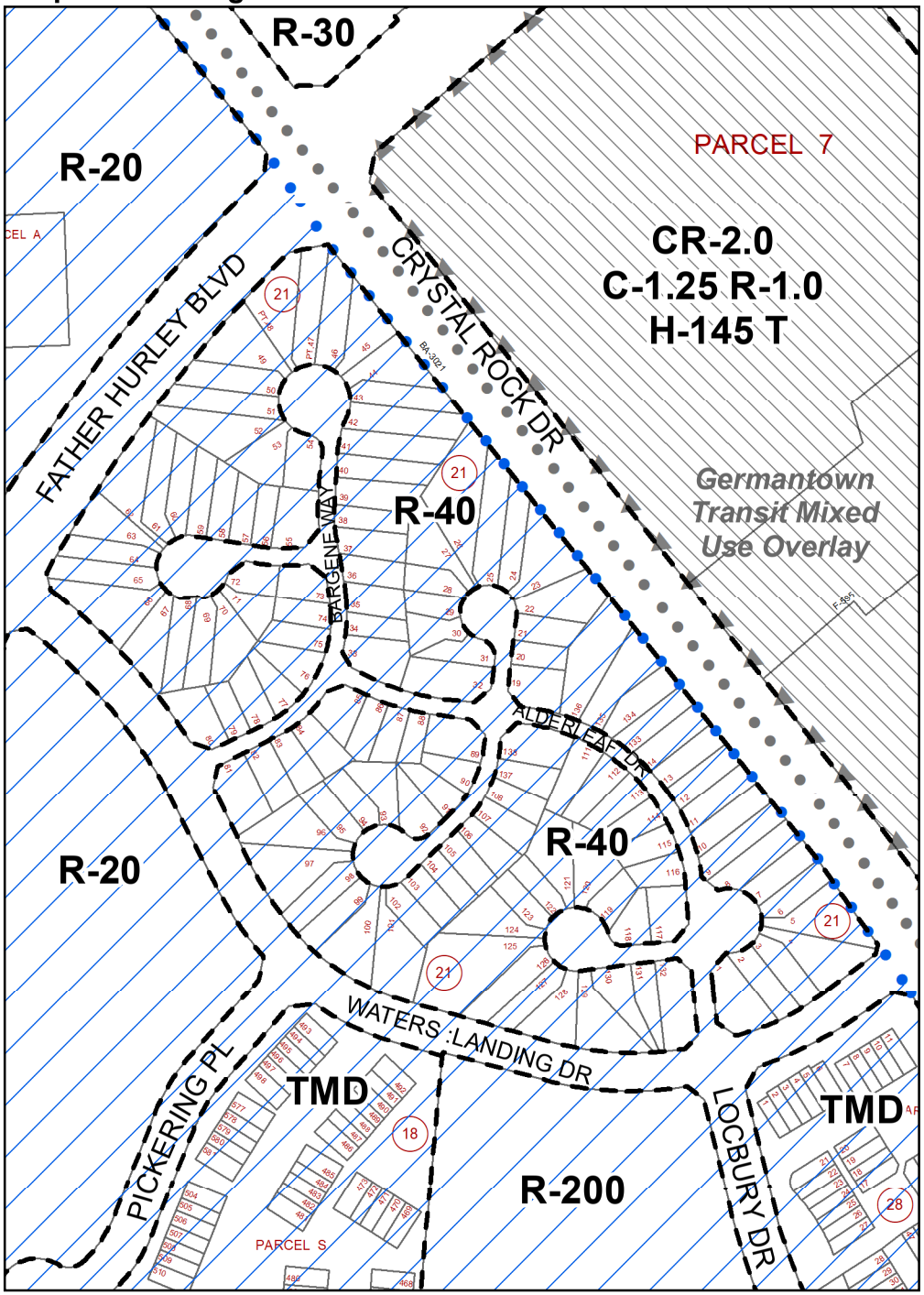
Master Plan Boundary *Proposed Overlay Zone* 1 in = 275 ft

Attachment 1 - Map 30

Existing Zoning **Changes # 75,76**



Proposed Zoning



Map Grid: 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 285 ft

Resolution No.: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND SITTING AS A DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

SUBJECT: Germantown Sector Plan for the Town Sector Zone Sectional Map Amendment (H-139)

OPINION

Sectional Map Amendment (SMA) H-139 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Germantown Plan for the Town Sector Zone. The SMA application covers approximately 1,270 acres under the Town Sector zone in the Germantown plan area, of which all land and water are proposed for a change in zoning classification.

The District Council approved the Germantown Plan for the Town Sector Zone on July 21, 2020. The Sector Plan sets forth the specific land use and zoning objectives for the reclassification of land from the Town Sector zone in the Germantown Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on February 4, 2020, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Germantown Plan for the Town Sector Zone on July 16, 2020.

Sectional Map Amendment (SMA) H-139 was filed on March 18, 2021 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Germantown Plan for the Town Sector Zone.

The Council held a public hearing on the SMA for the Germantown Plan for the Town Sector Zone on July 27, 2021. There was no oral testimony offered at the public hearing. The record remained open until close of business on July 30, 2021.

The Council considered the Sectional Map Amendment at a worksession held on October 19, 2021. The Council finds Sectional Map Amendment Application H-139 to be consistent with the

Approved and Adopted Germantown Plan for the Town Sector Zone and necessary to implement the land use and development policies expressed in the Approved and Adopted Germantown Plan for the Town Sector Zone.

The evidence of record for Sectional Map Amendment H-139 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Germantown Plan for the Town Sector Zone, dated February 4, 2020, and all record materials compiled in connection with the public hearing held by the Council on July 27, 2021 on Sectional Map Amendment H-139.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

1. Application No. H-139, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Germantown Plan for the Town Sector Zone consisting of approximately 1,272 acres, more or less, within the Germantown plan area, is GRANTED.

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Germantown Plan for the Town Sector Zone.

Table 1: Parcels to be Rezoned[1]

Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
12	R-200	RE-2	15.61
13	T-S	RE-2	0.78
14	T-S	RE-2	47.40
15	T-S	TLD	11.20
16	T-S	TLD	4.53
17	T-S	R-90	19.69
18	T-S	R-90	2.76
19	T-S	R-90	5.34
20	T-S	R-90	5.76
21	T-S	R-90	24.28
22	T-S	R-90	6.56
23	T-S	R-90	5.93
24	T-S	R-90	6.99
25	T-S	R-200	27.78
26	T-S	RE-1	6.40
27	T-S	RE-1	17.63
28	T-S	TMD	1.66
29	T-S	TMD	4.07

[1] The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

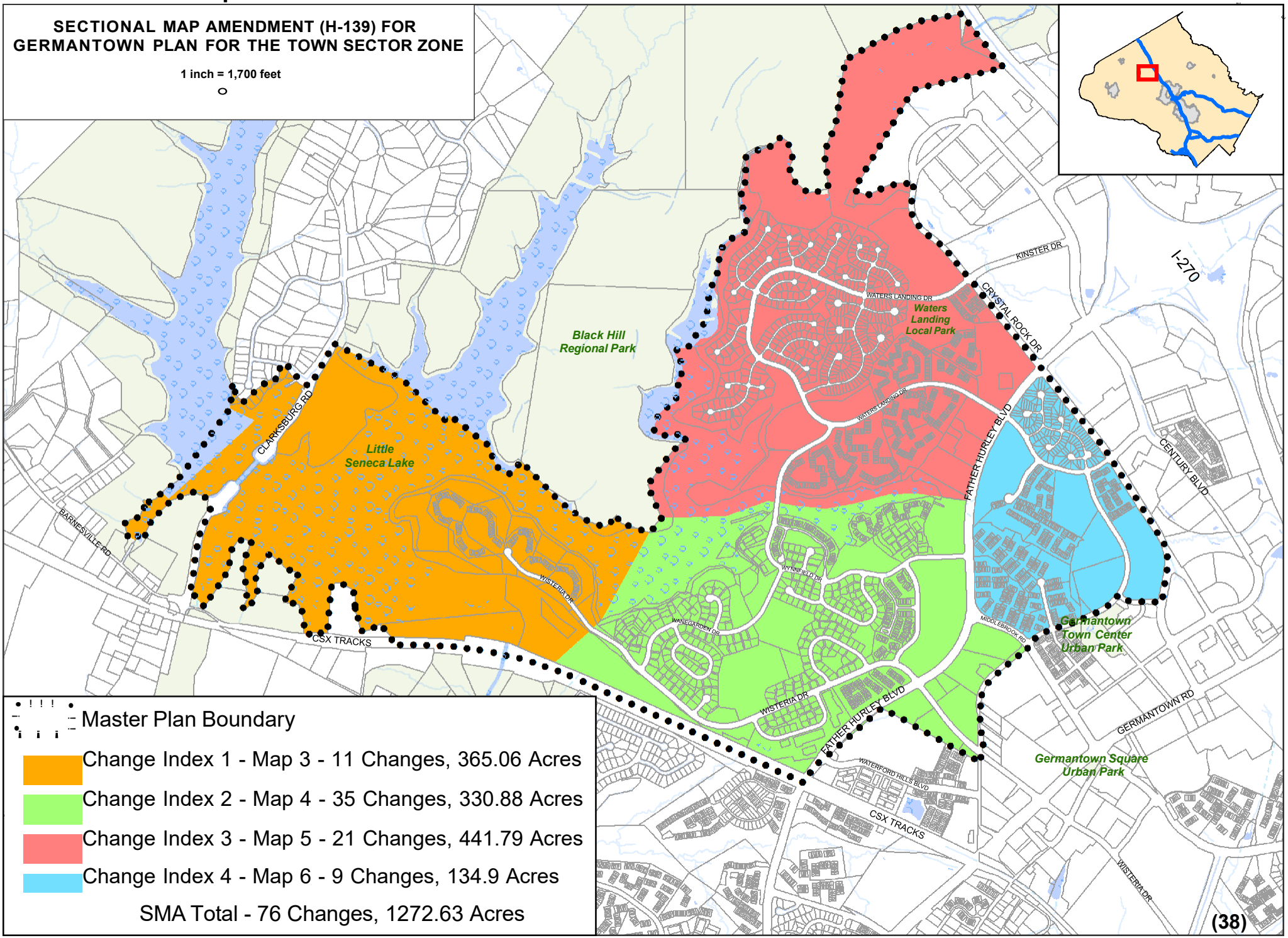
Change #	Existing Zoning	Proposed Zoning	Acres Changed
30	T-S	TMD	8.39
31	T-S	TMD	8.07
32	T-S	TLD	14.03
33	R-200	TLD	1.48
34	T-S	TLD	3.65
35	T-S	TLD	0.06
36	T-S	R-30	7.79
37	T-S	R-20	9.24
38	T-S	R-20	9.46
39	T-S	R-20	6.46
40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
41	T-S	R-200	6.68
42	T-S	GR-0.5 H-35	2.47
43	T-S	EOF-0.5 H-45	6.50
44	T-S	GR-0.5 H-45	8.21
45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93

Change #	Existing Zoning	Proposed Zoning	Acres Changed
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changes	**1272.63**
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79	N/A	Germantown Churchill Village Overlay	805.47
		Total Changes	**809.04**

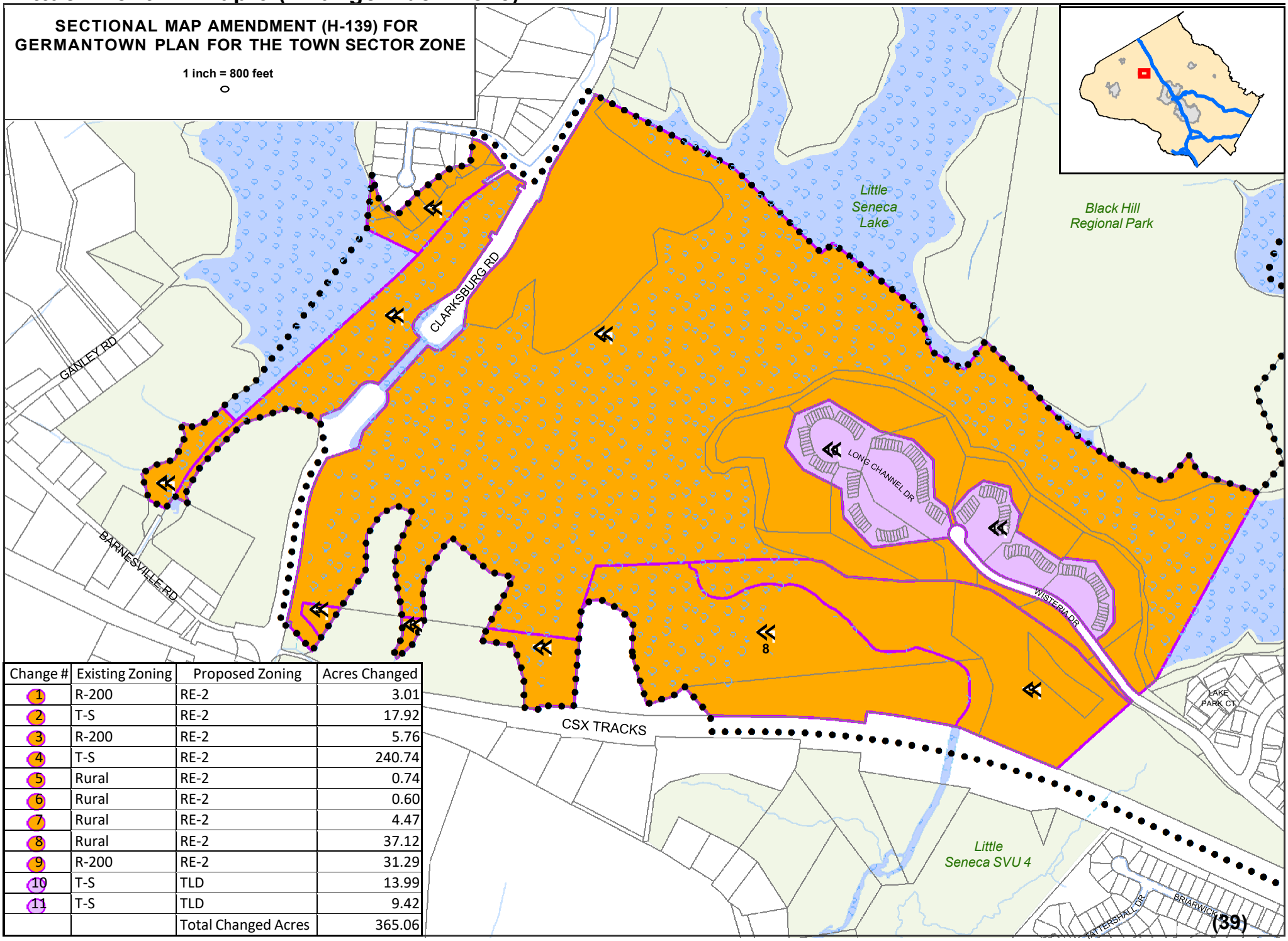
This is a correct copy of Council action.

_____
Selena Mendy Singleton, Esq.
Clerk of the Council

Attachment 1 - Map 2

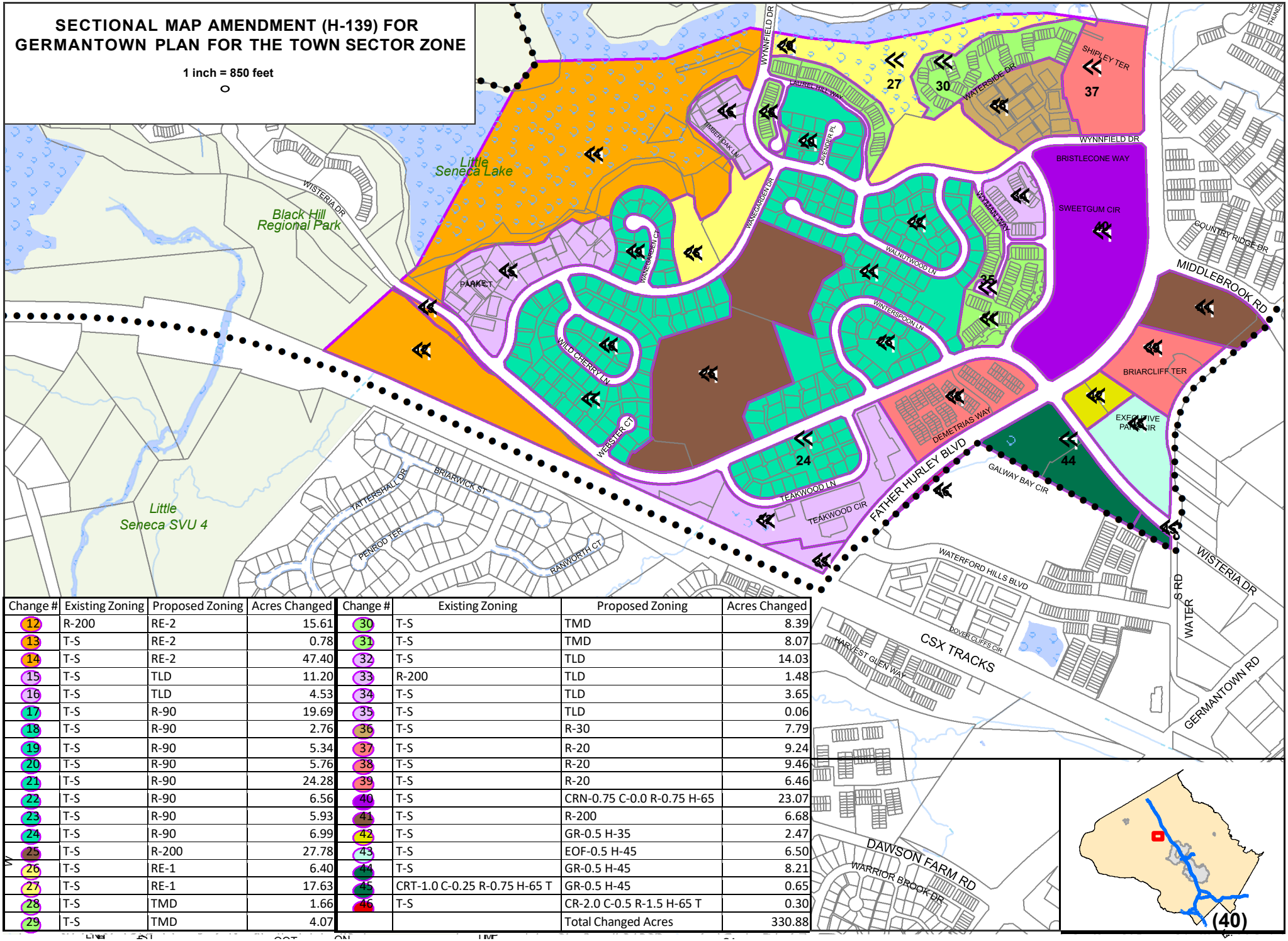


Attachment 1 - Map 3 (Change Index 1 of 5)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
		Total Changed Acres	365.06

Attachment 1 - Map 4 (Change Index 4 of 5)



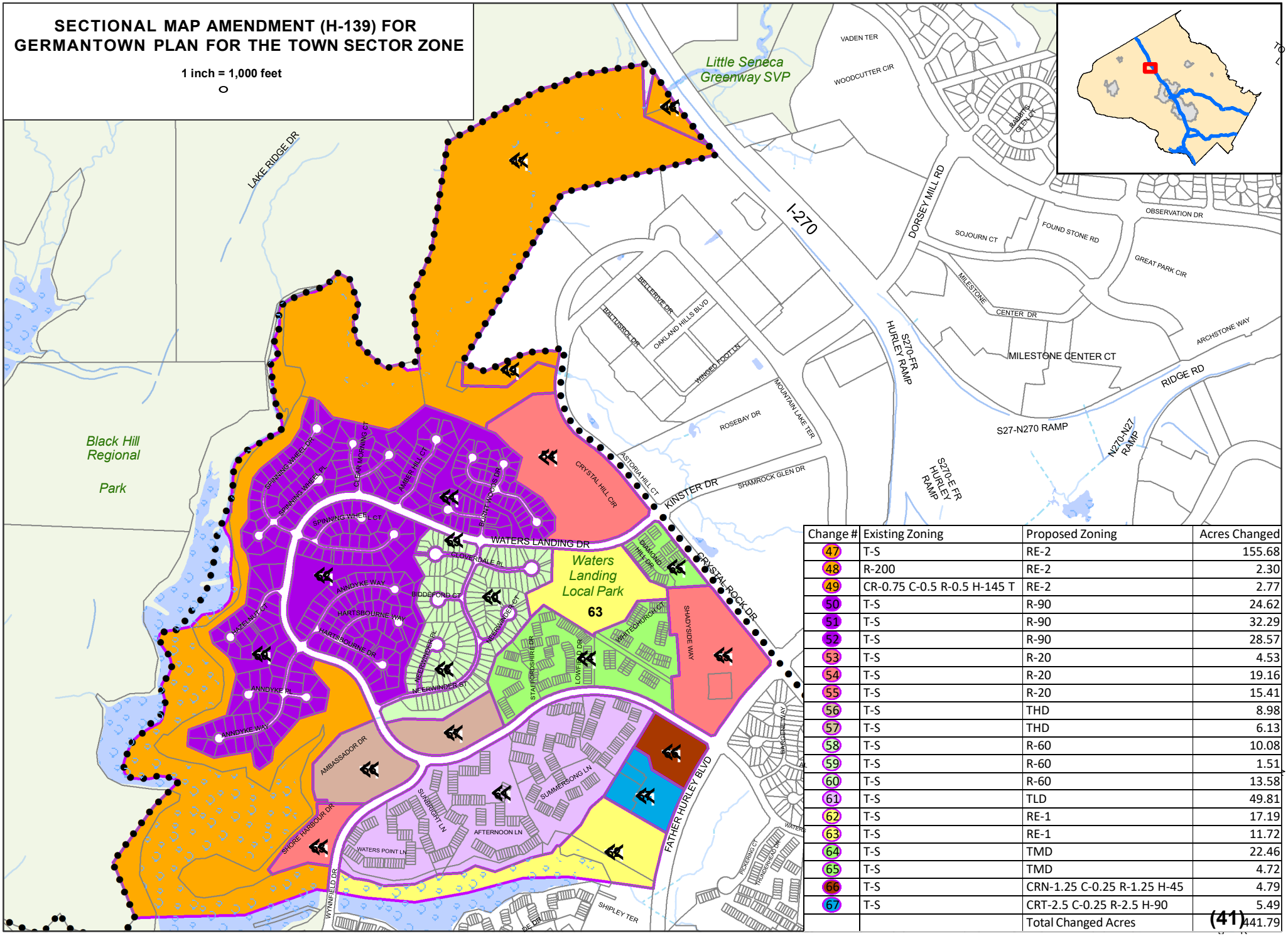
Change #	Existing Zoning	Proposed Zoning	Acres Changed
12	R-200	RE-2	15.61
13	T-S	RE-2	0.78
14	T-S	RE-2	47.40
15	T-S	TLD	11.20
16	T-S	TLD	4.53
17	T-S	R-90	19.69
18	T-S	R-90	2.76
19	T-S	R-90	5.34
20	T-S	R-90	5.76
21	T-S	R-90	24.28
22	T-S	R-90	6.56
23	T-S	R-90	5.93
24	T-S	R-90	6.99
25	T-S	R-200	27.78
26	T-S	RE-1	6.40
27	T-S	RE-1	17.63
28	T-S	TMD	1.66
29	T-S	TMD	4.07

Change #	Existing Zoning	Proposed Zoning	Acres Changed
30	T-S	TMD	8.39
31	T-S	TMD	8.07
32	T-S	TLD	14.03
33	R-200	TLD	1.48
34	T-S	TLD	3.65
35	T-S	TLD	0.06
36	T-S	R-30	7.79
37	T-S	R-20	9.24
38	T-S	R-20	9.46
39	T-S	R-20	6.46
40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
41	T-S	R-200	6.68
42	T-S	GR-0.5 H-35	2.47
43	T-S	EOF-0.5 H-45	6.50
44	T-S	GR-0.5 H-45	8.21
45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
		Total Changed Acres	330.88

Attachment 1 - Map 5 (Change Index 5 of 5)

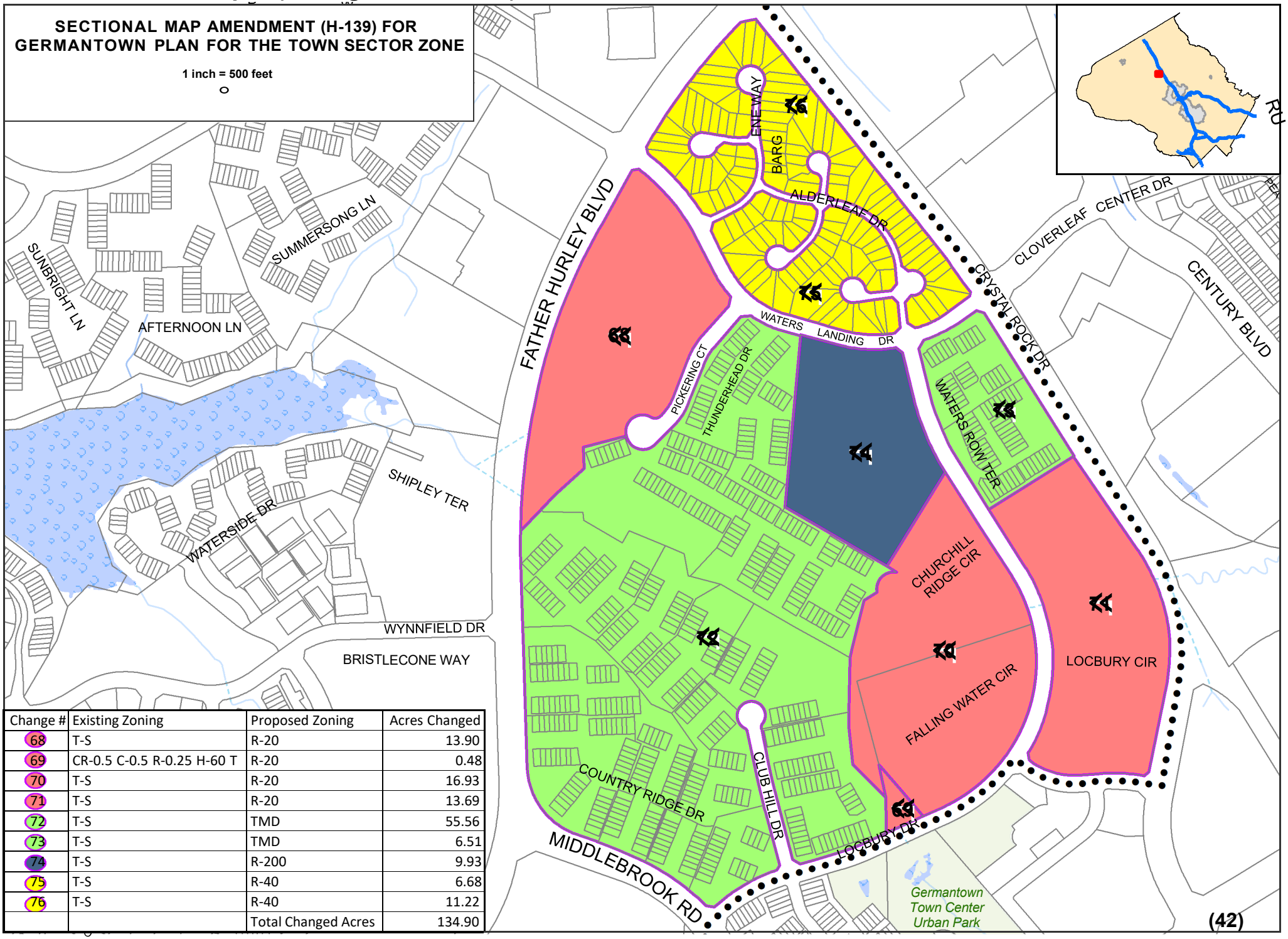
SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 1,000 feet



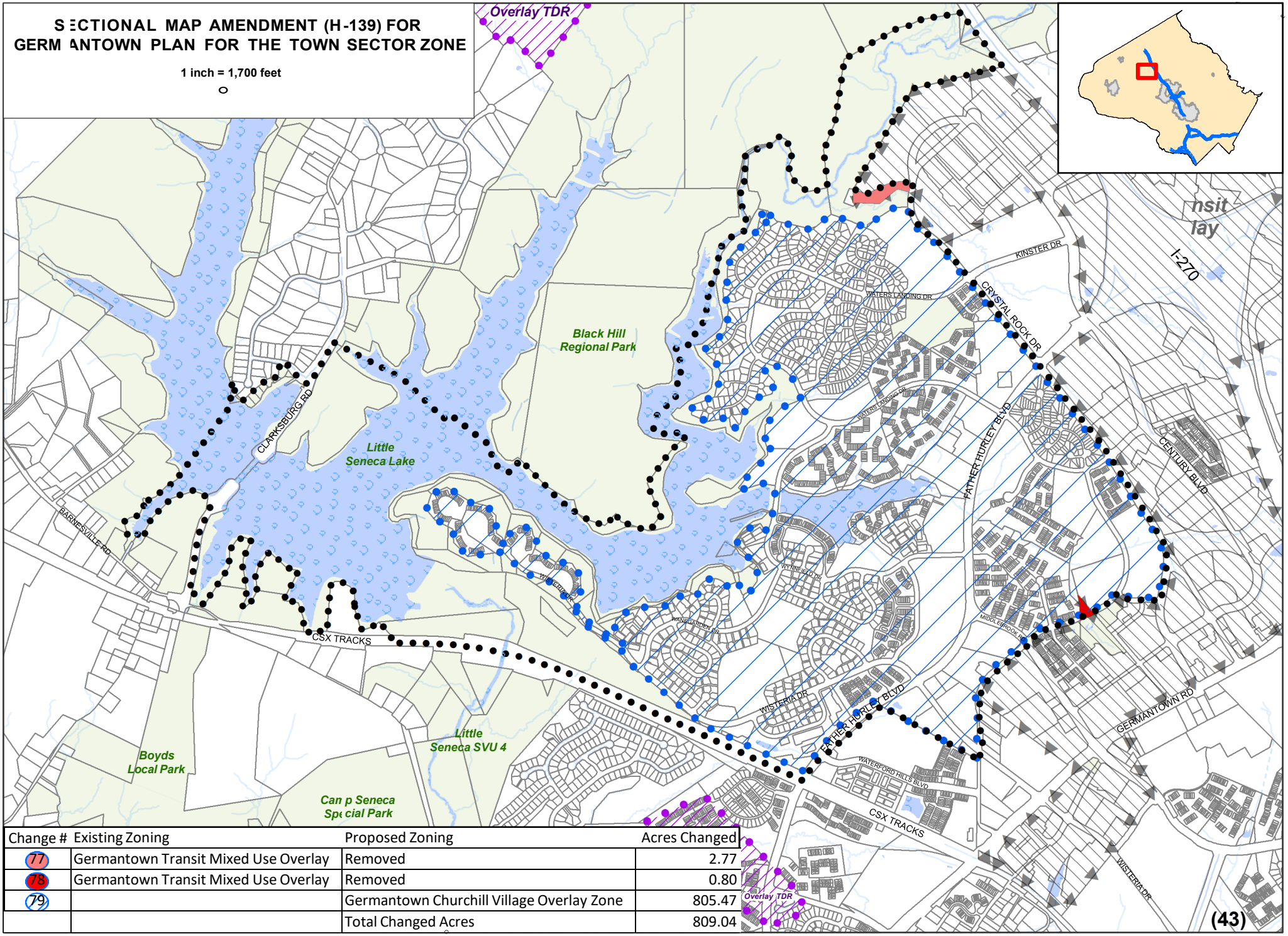
Change #	Existing Zoning	Proposed Zoning	Acres Changed
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
		Total Changed Acres	441.79

Attachment 1 - Map 6 (Change Index 6 of 5)



Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changed Acres	134.90

Attachment 1 - Map 7 (Change Index 7 of 5)

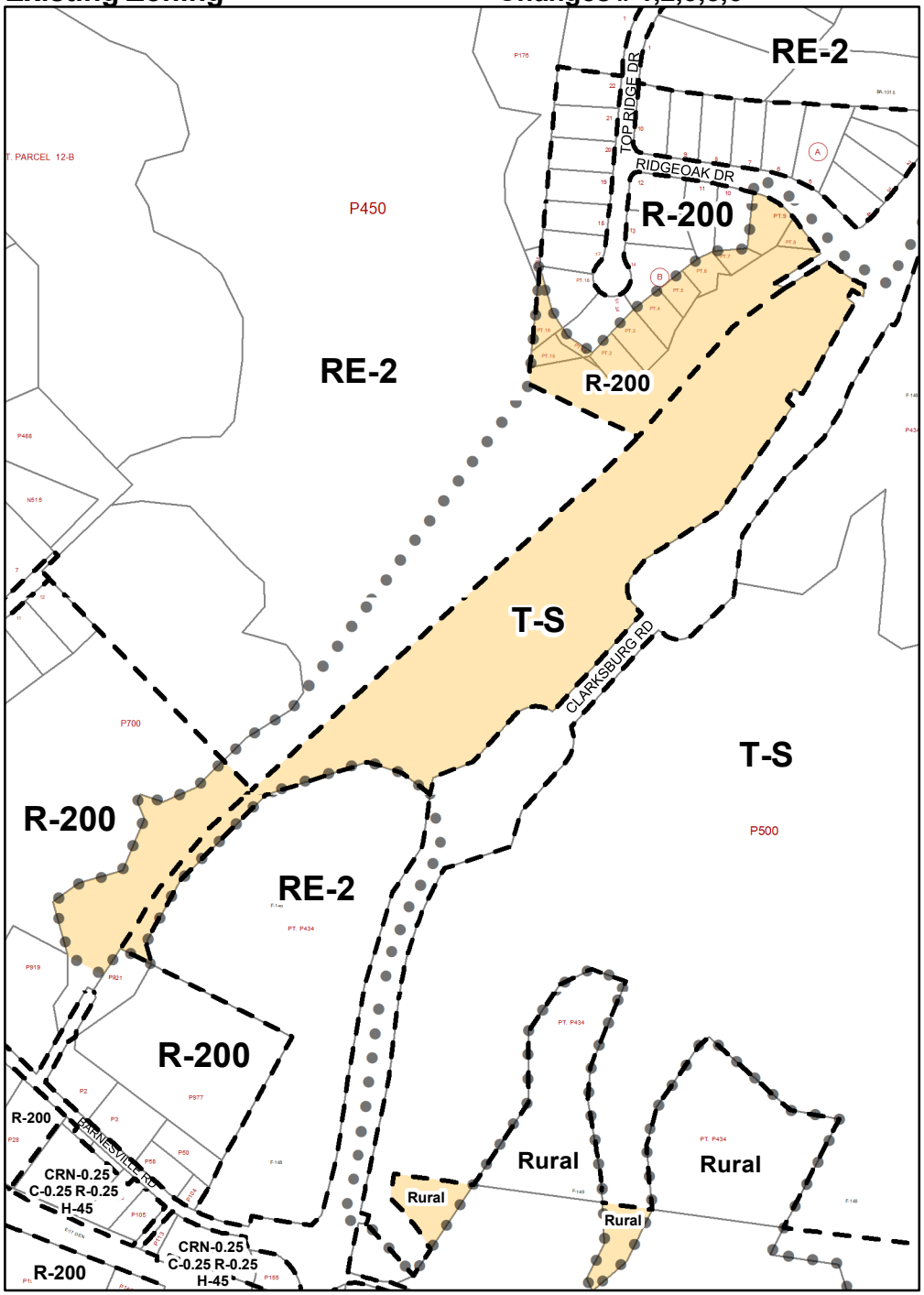


Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79		Germantown Churchill Village Overlay Zone	805.47
		Total Changed Acres	809.04

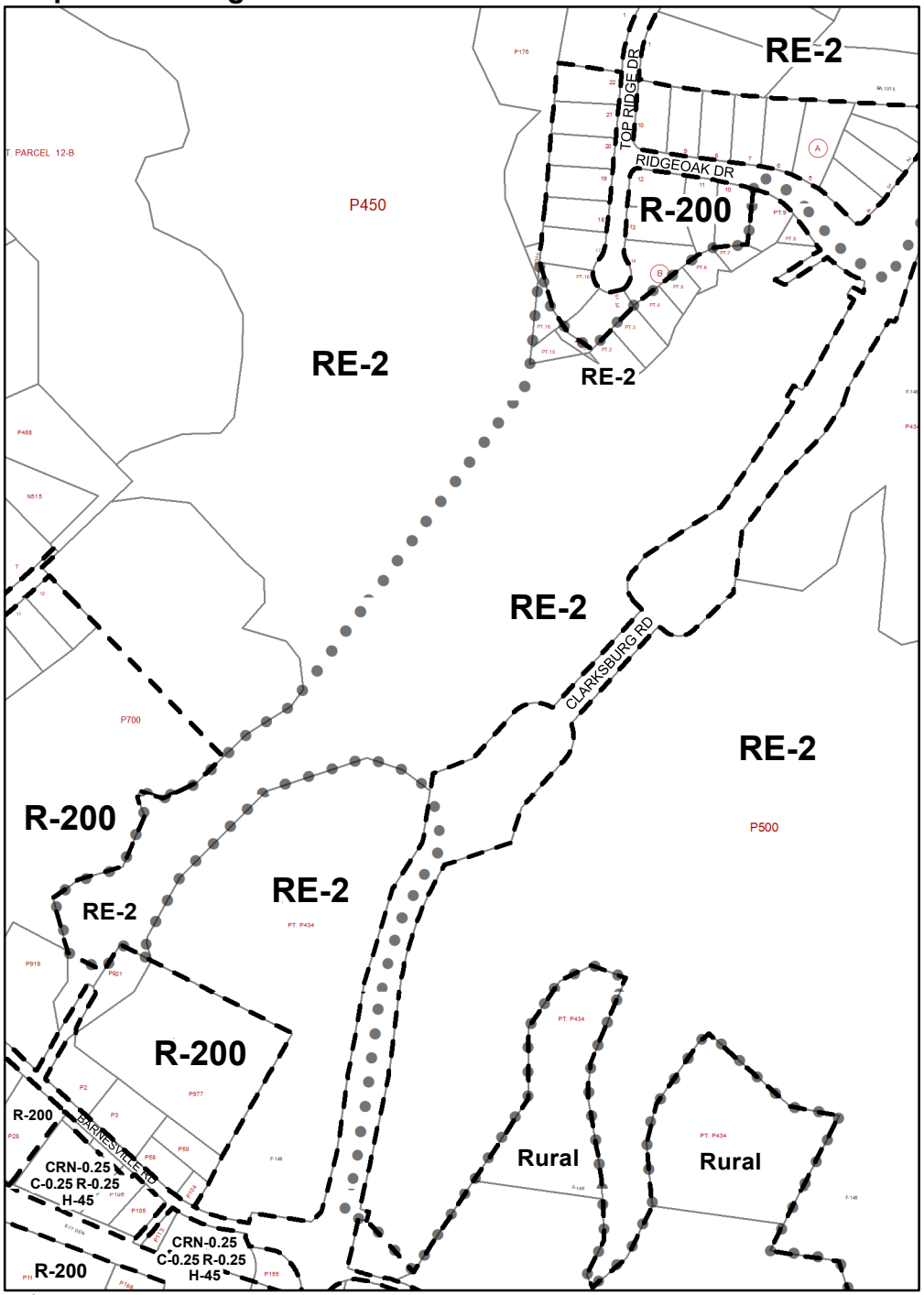
Attachment 1 - Map 8

Existing Zoning

Changes # 1,2,3,5,6



Proposed Zoning



Map Grids: 227NW15, 228NW15

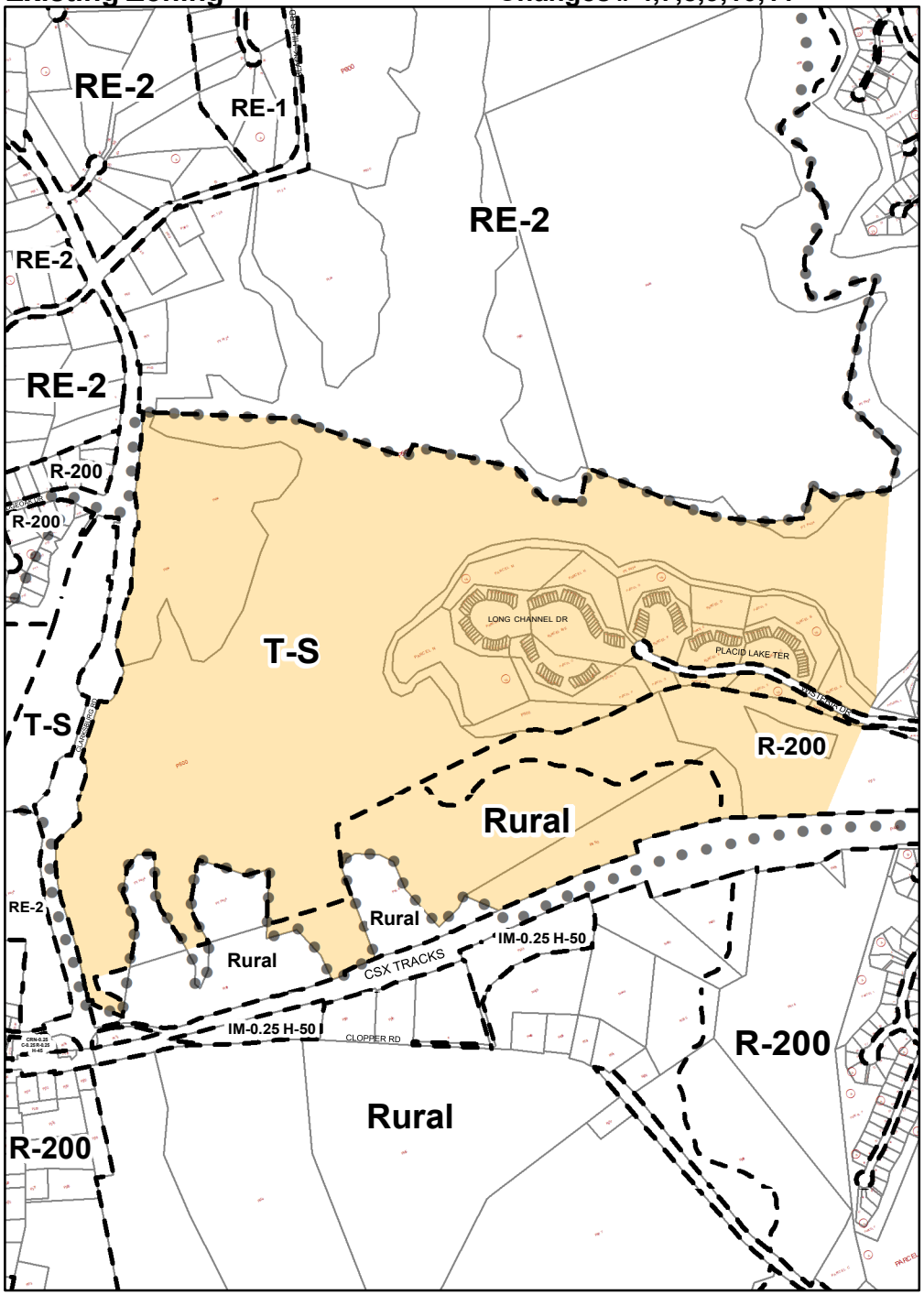
Master Plan Boundary

1 in = 550 ft

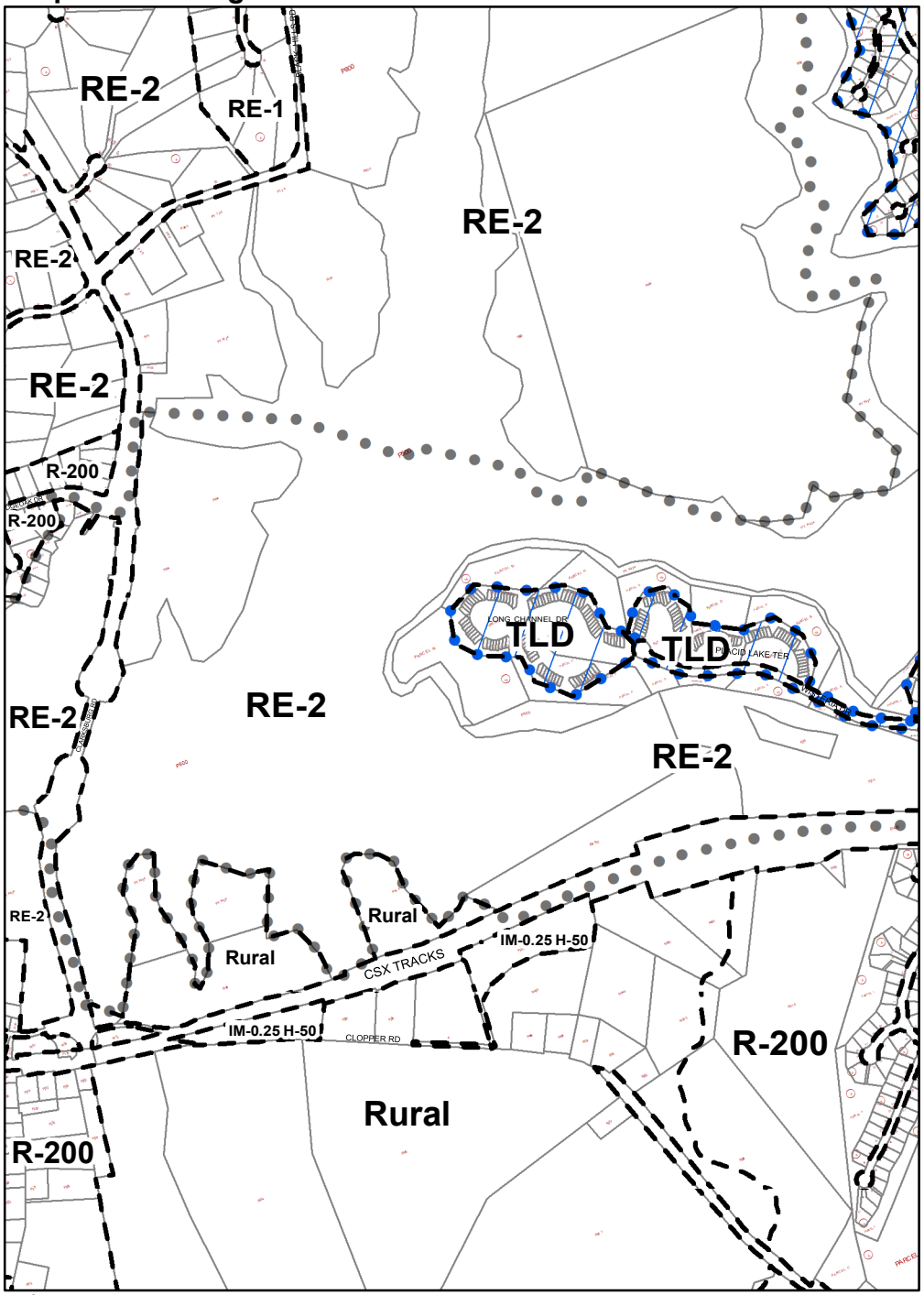
Attachment 1 - Map 9

Existing Zoning

Changes # 4,7,8,9,10,11



Proposed Zoning



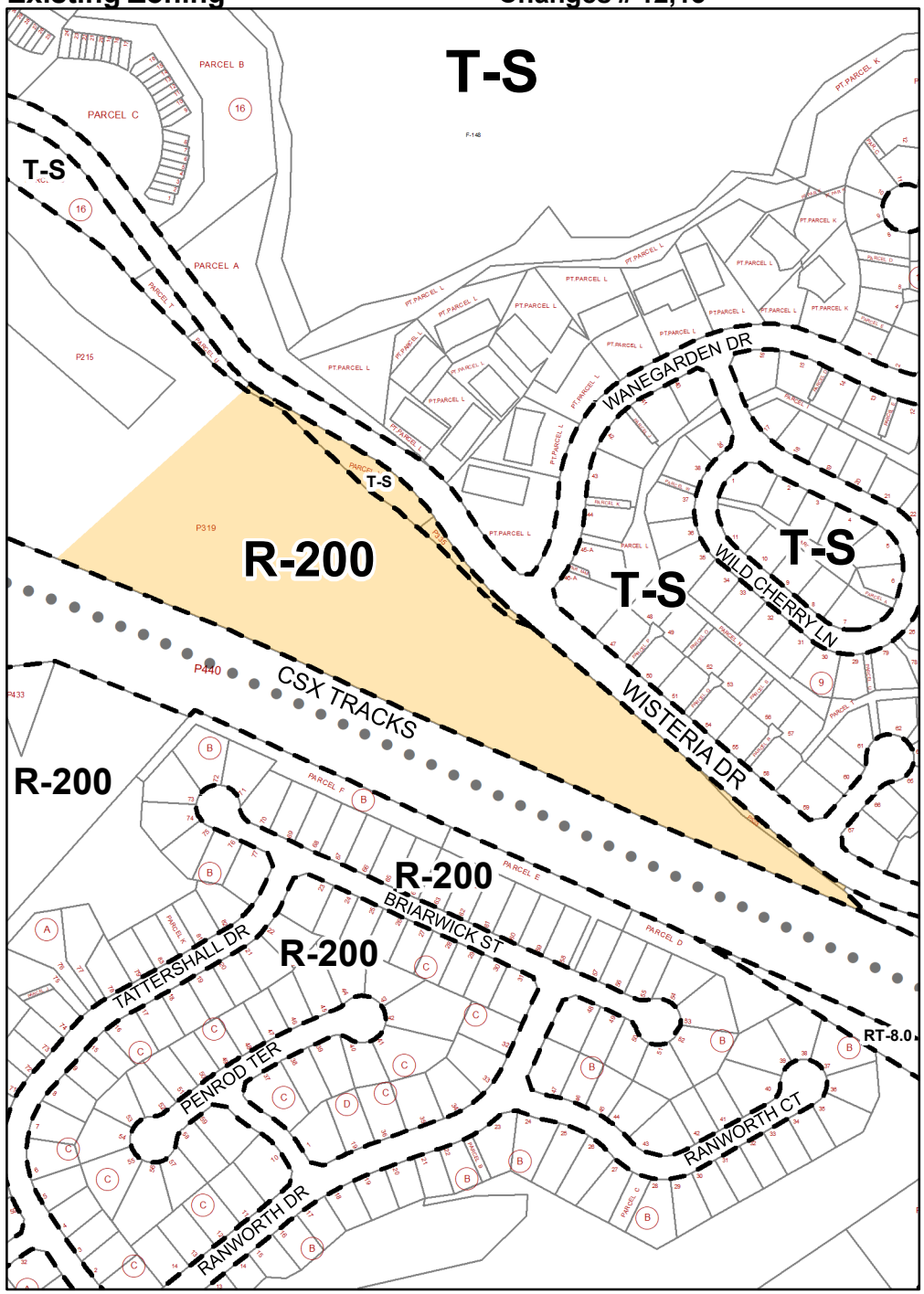
Map Grids: 227NW14, 227NW15, 228NW14, 228NW15

Master Plan Boundary *Proposed Overlay Zone* 1 in = 1,200 ft

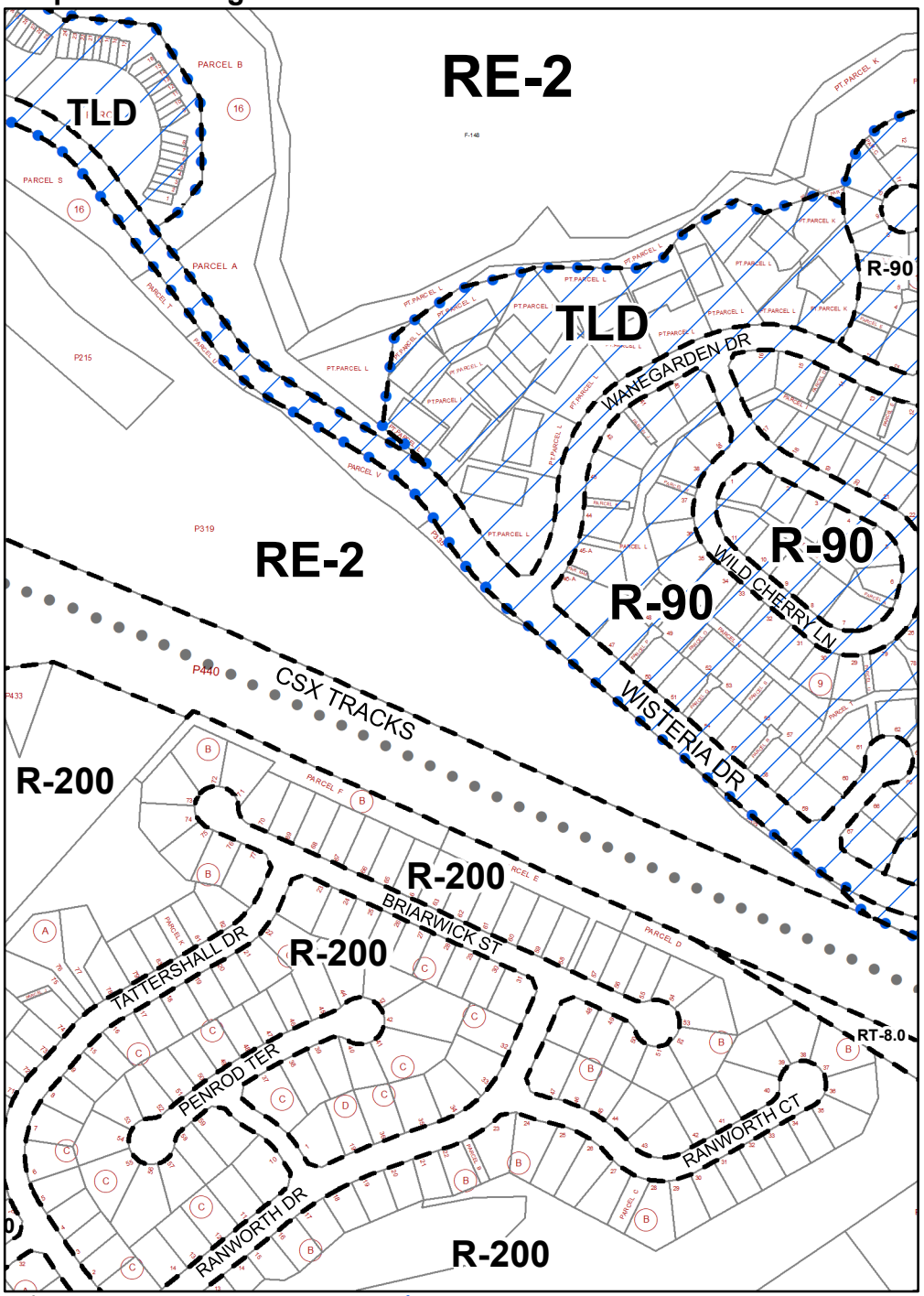
Attachment 1 - Map 10

Existing Zoning

Changes # 12,13



Proposed Zoning



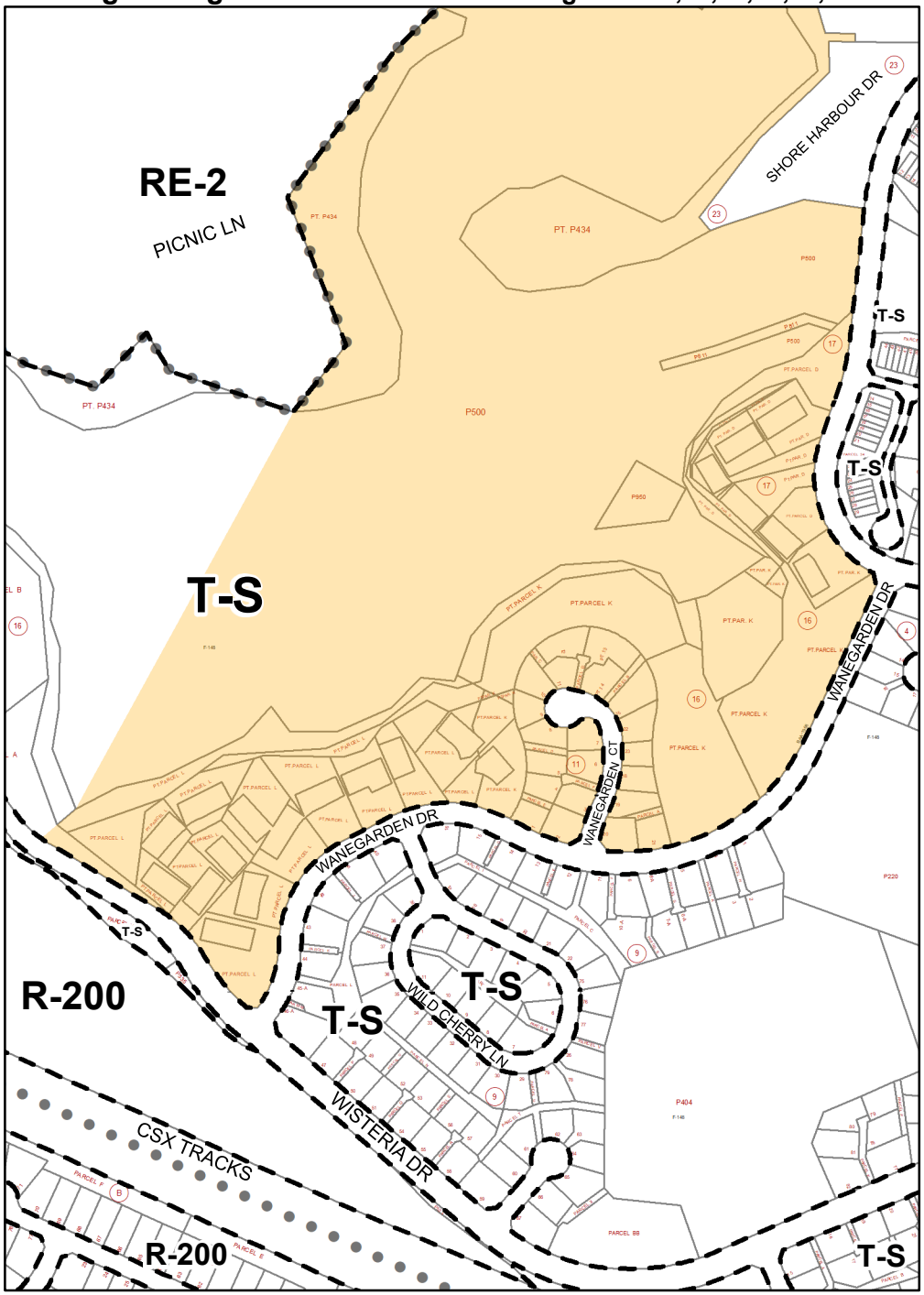
Map Grid: 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

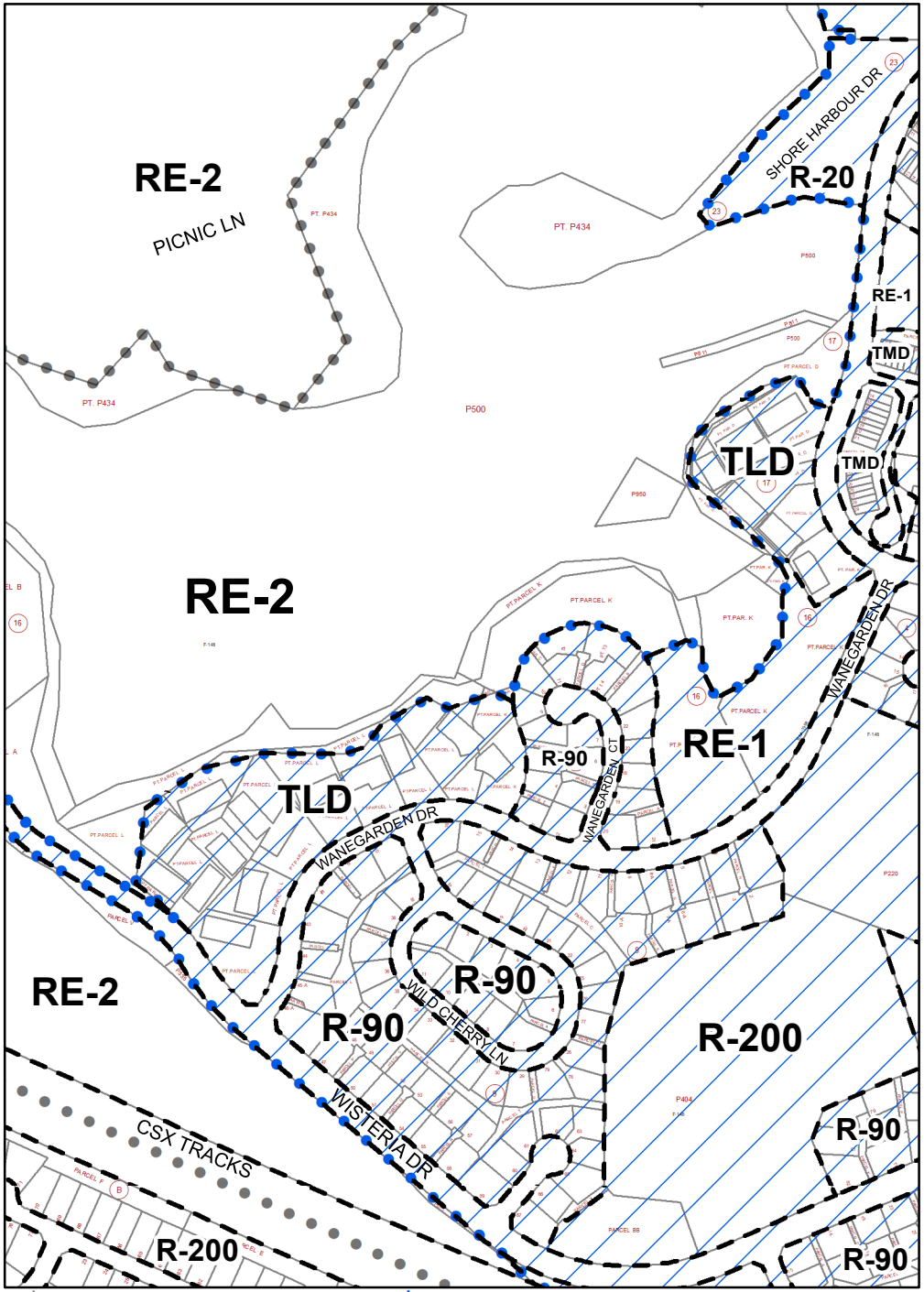
Attachment 1 - Map 11

Existing Zoning

Changes # 14,15,16,19,26,47



Proposed Zoning



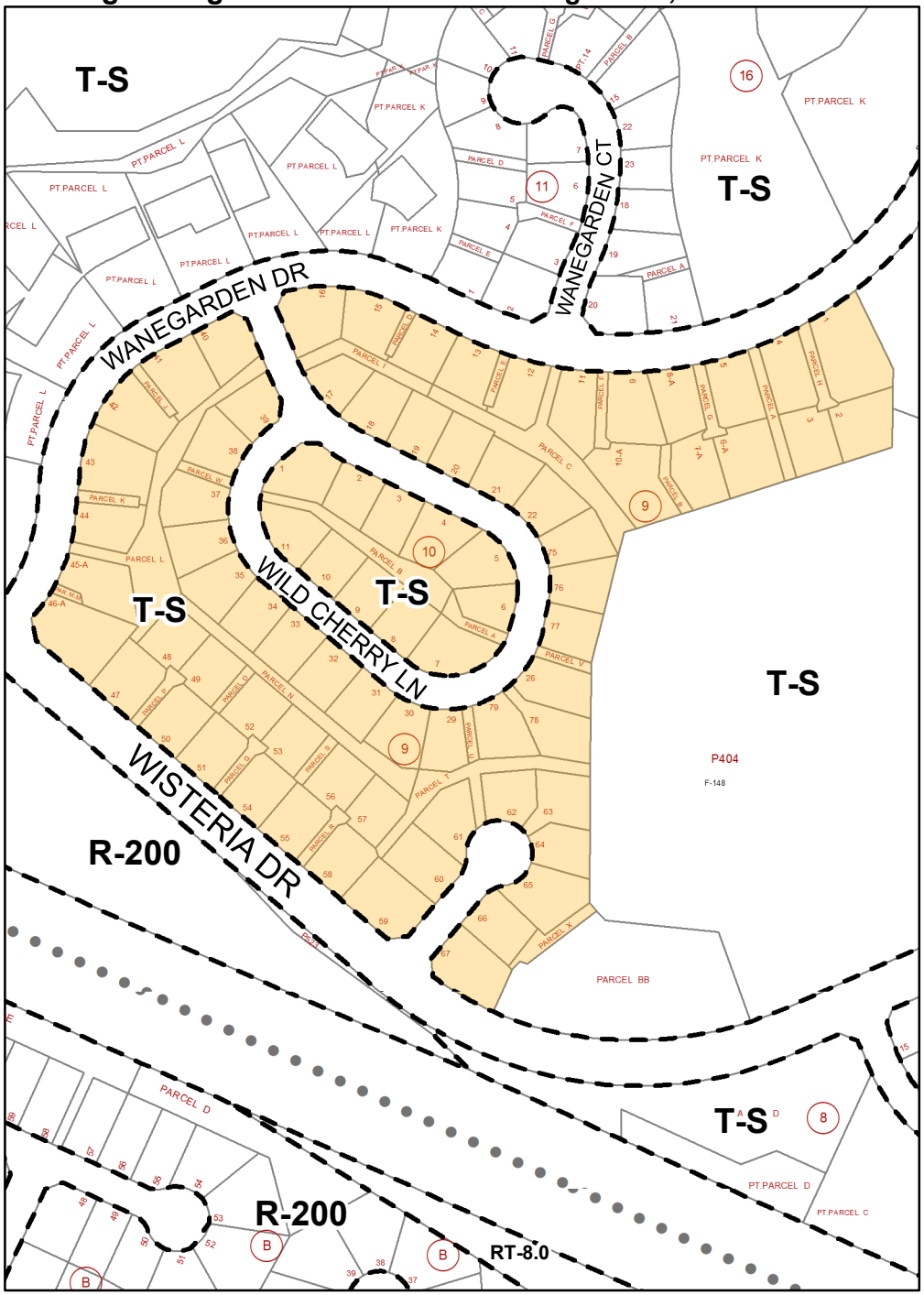
Map Grids: 227NW13, 227NW14, 228NW13, 228NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

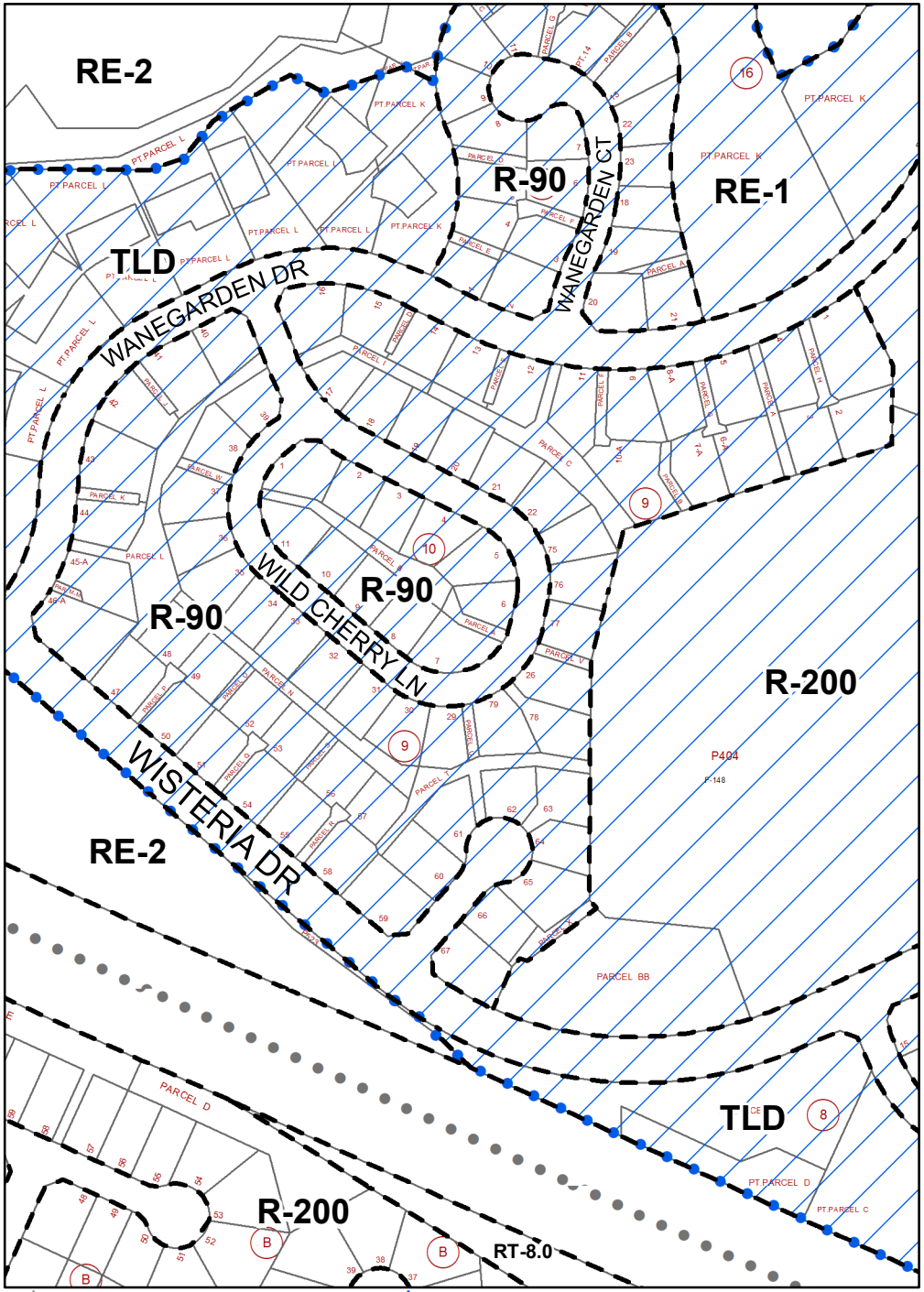
Attachment 1 - Map 12

Existing Zoning

Changes # 17, 18



Proposed Zoning



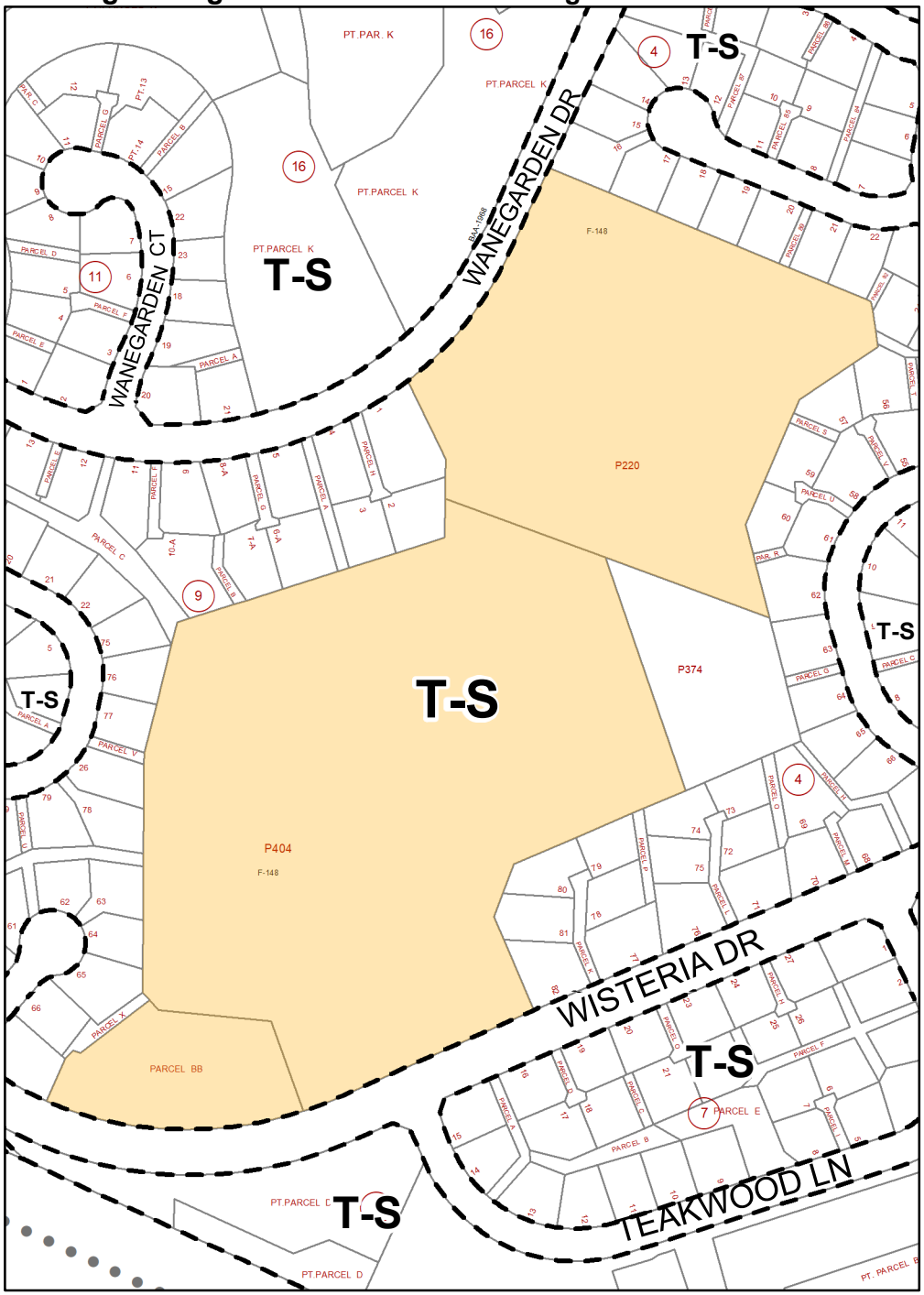
Map Grid: 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

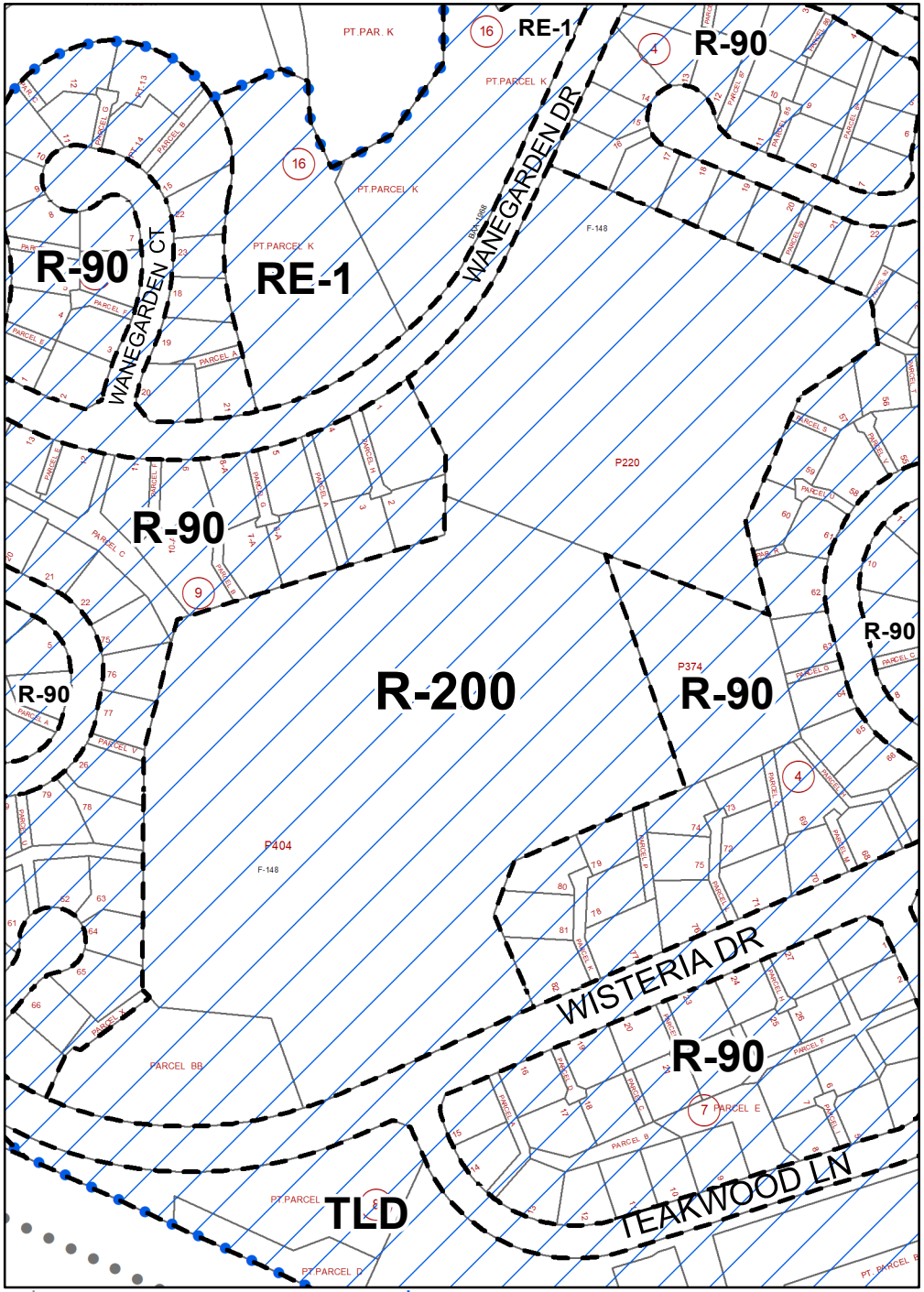
Attachment 1 - Map 13

Existing Zoning

Change # 25



Proposed Zoning



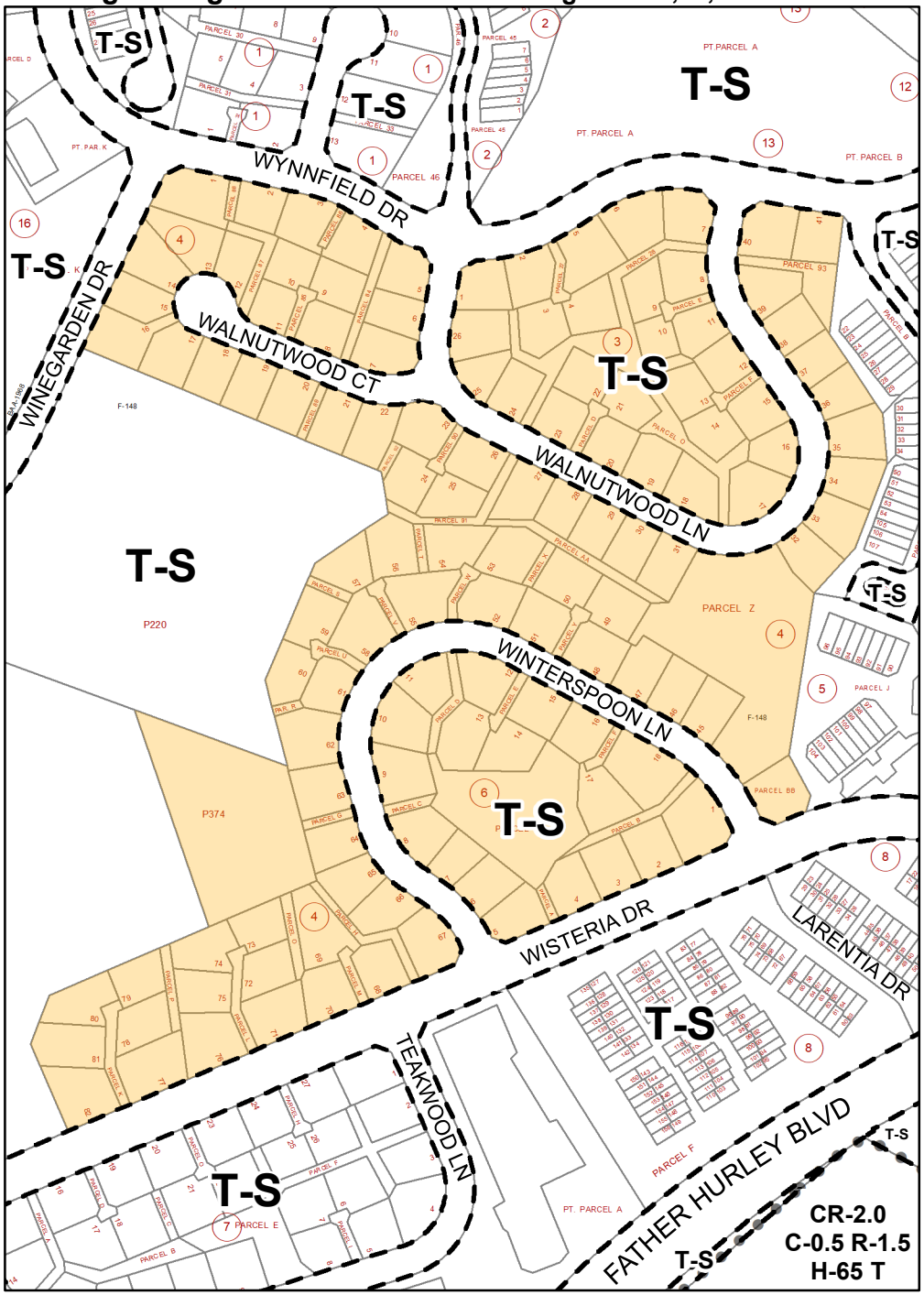
Map Grids: 227NW13, 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

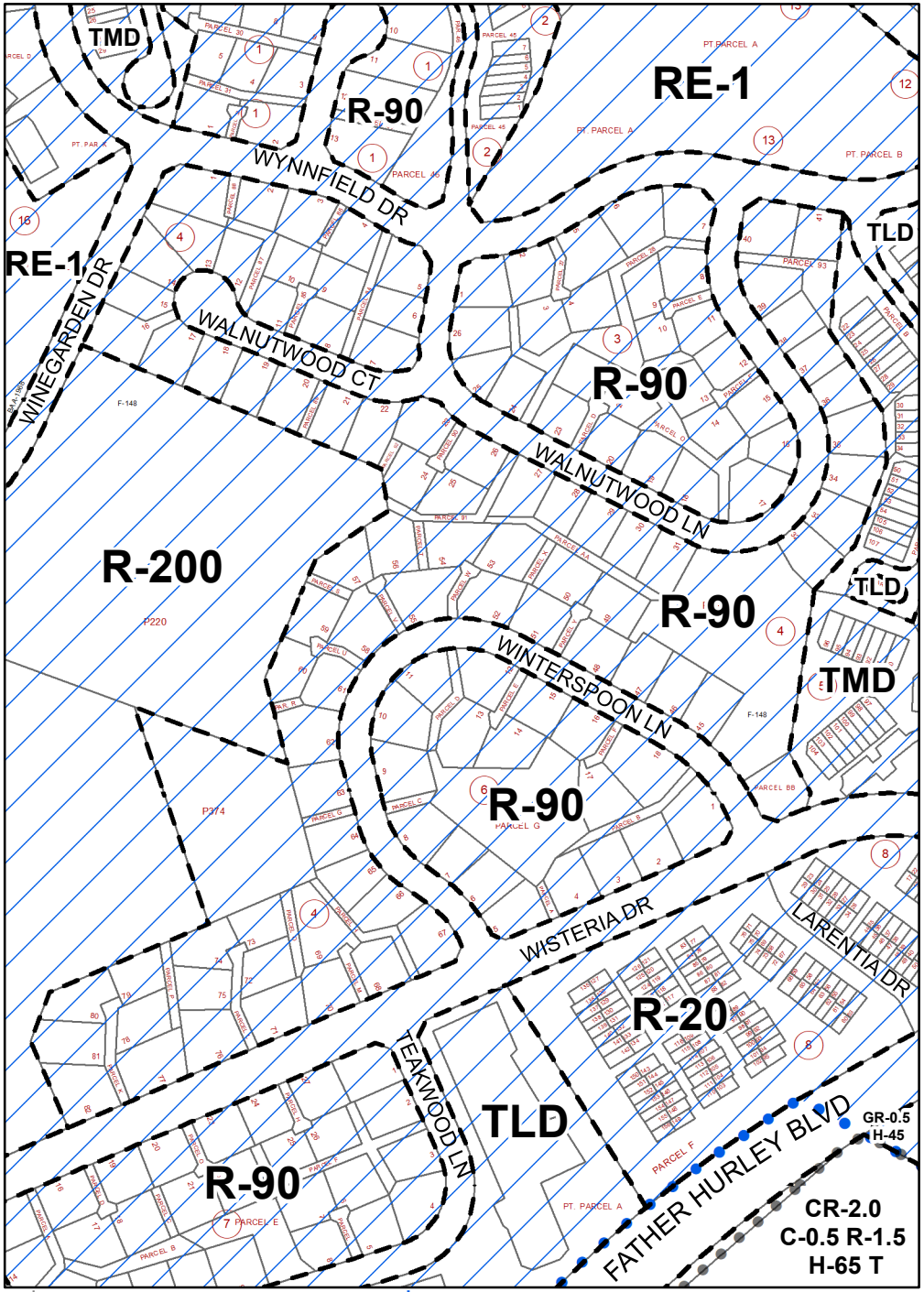
Attachment 1 - Map 14

Existing Zoning

Changes # 21,22,23



Proposed Zoning



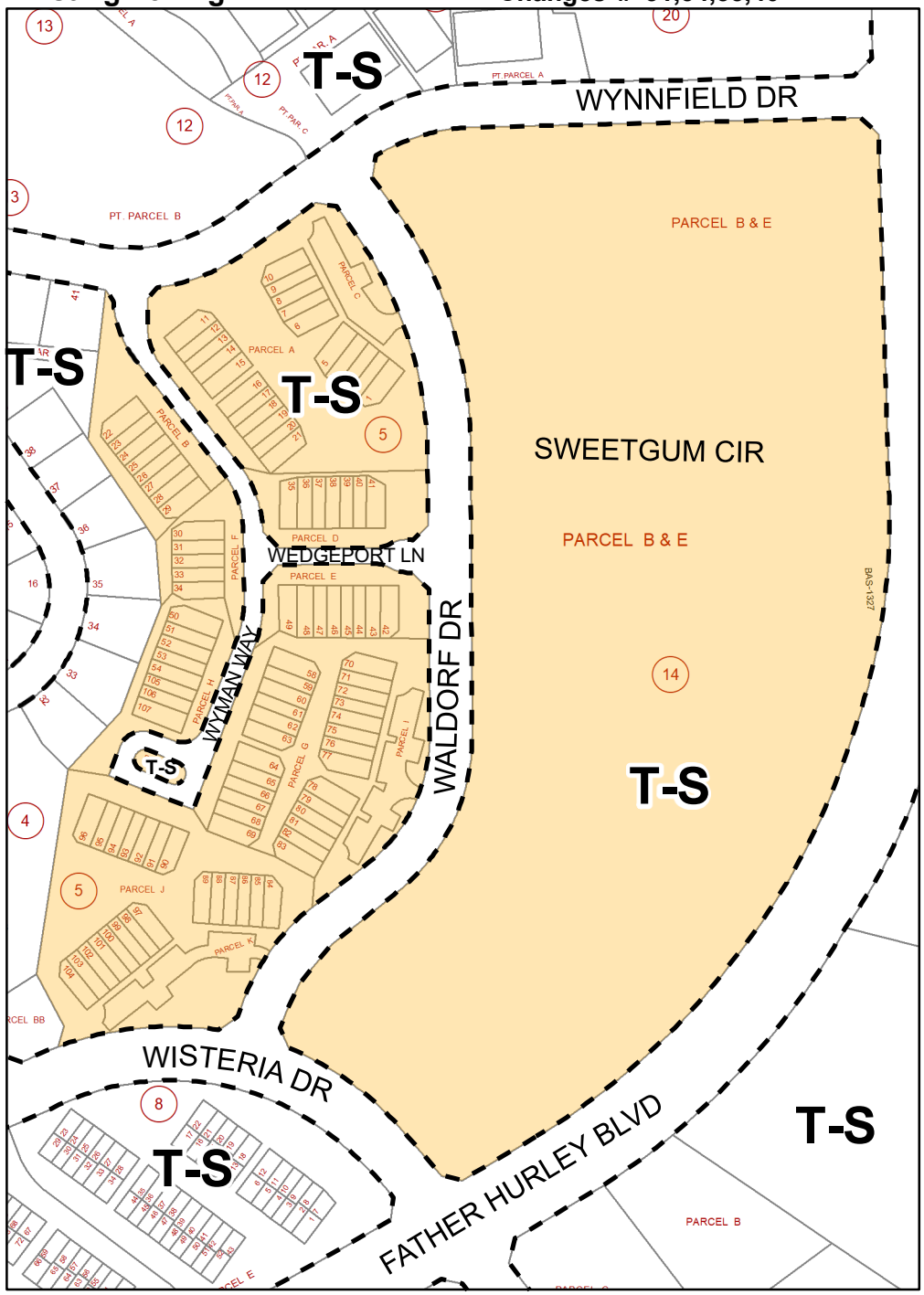
Map Grid: 227NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 350 ft

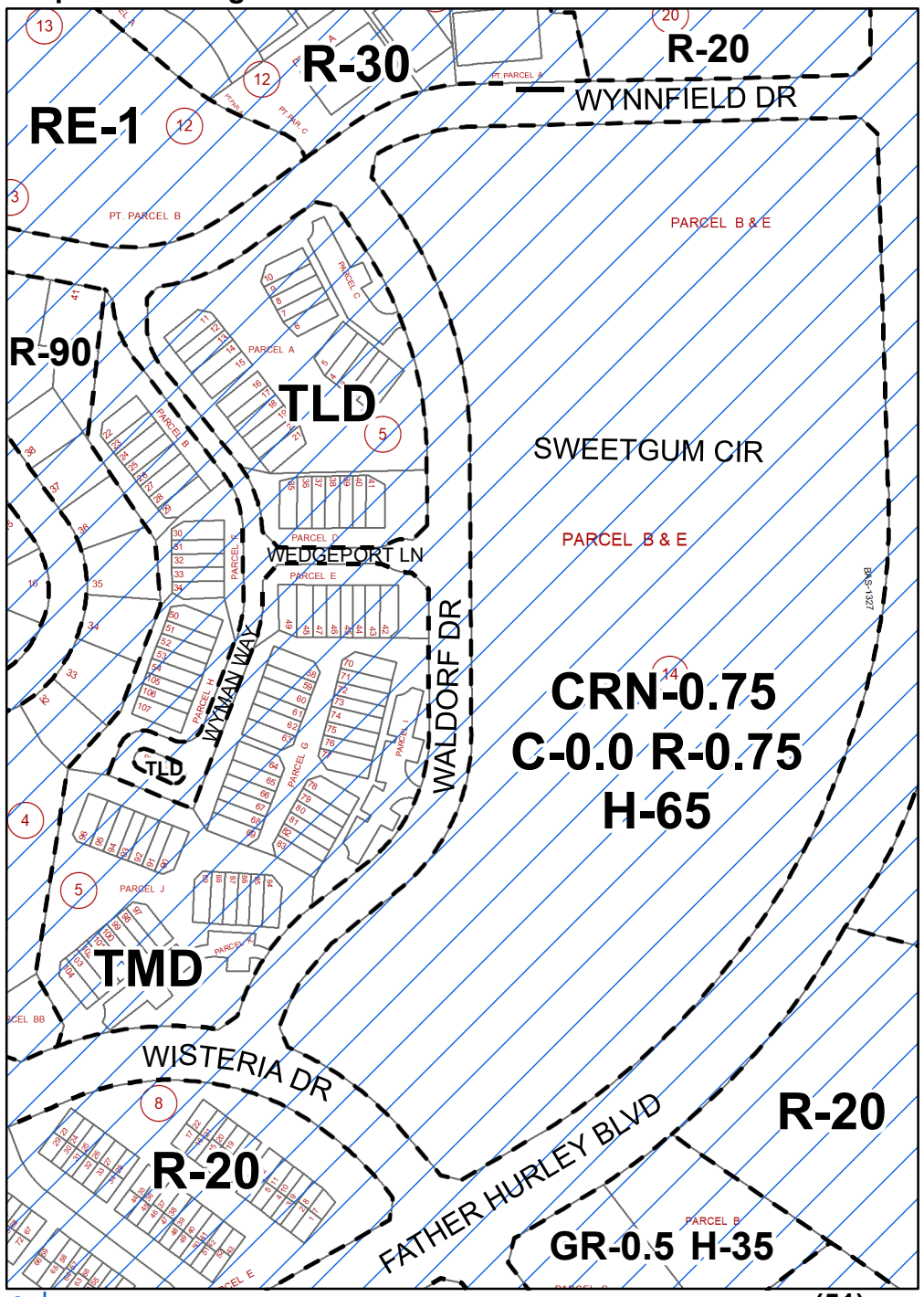
Attachment 1 - Map 15

Existing Zoning

Changes # 31,34,35,40



Proposed Zoning



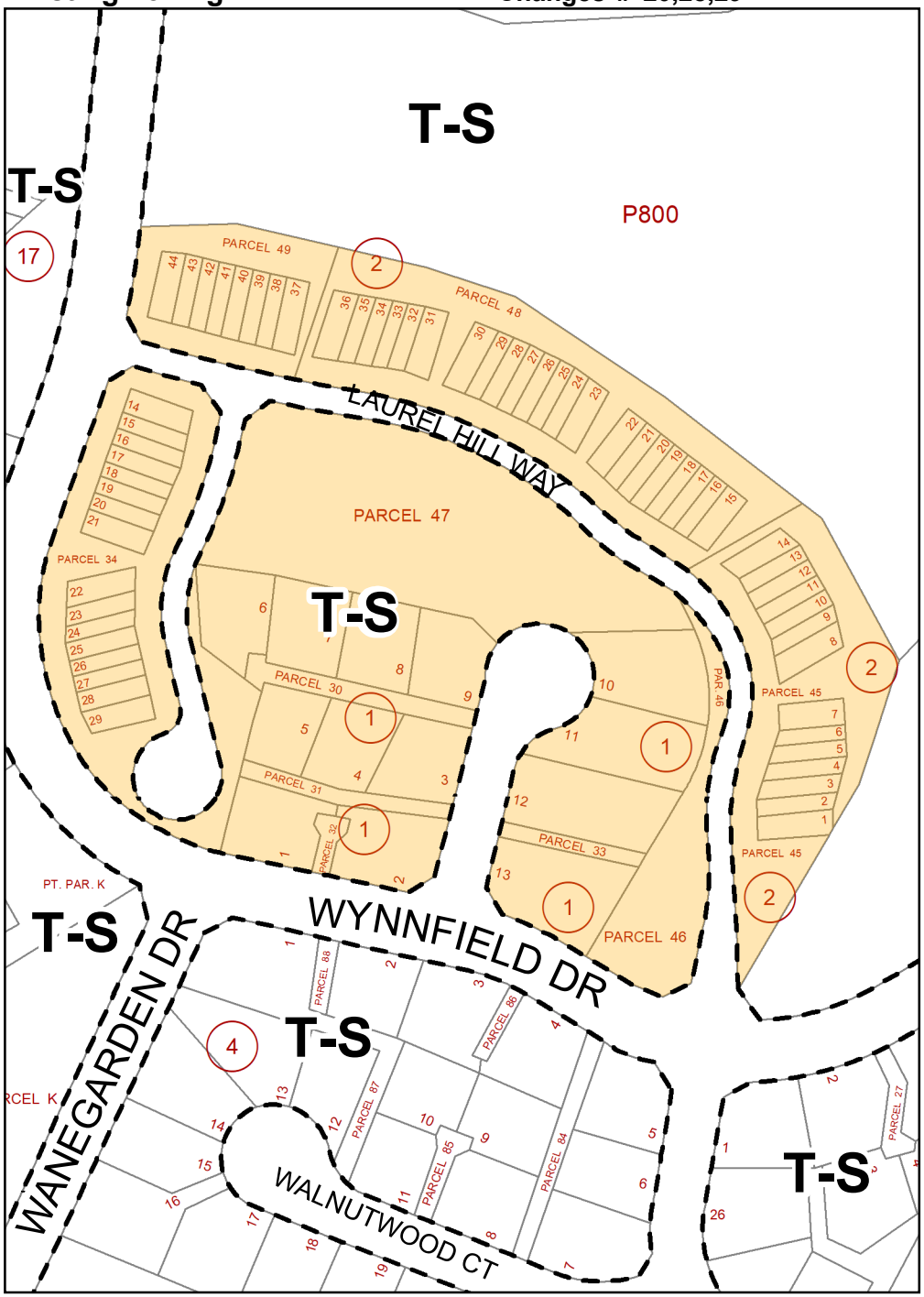
Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

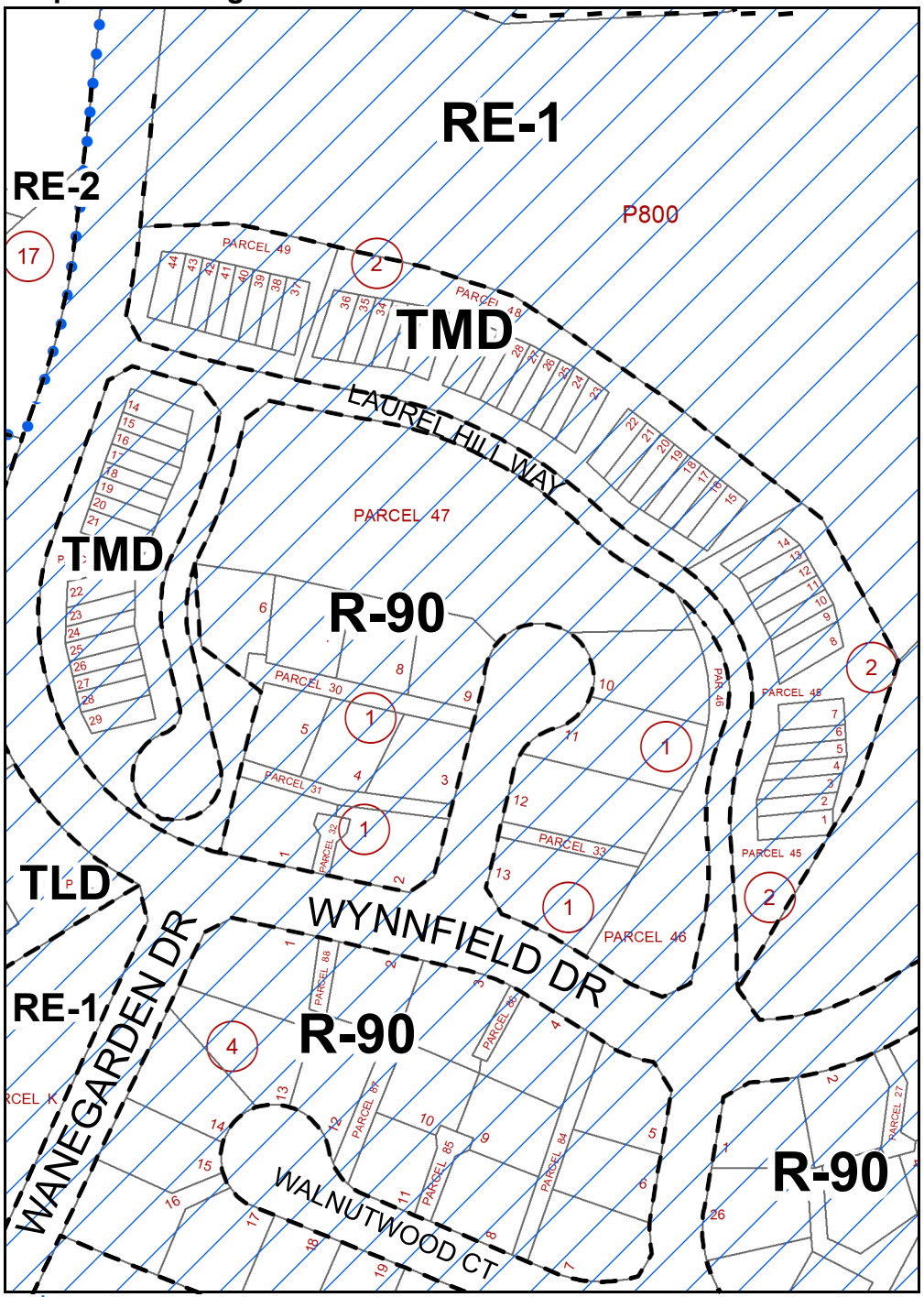
1 in = 275 ft

Attachment 1 - Map 16

Existing Zoning **Changes # 20,28,29**



Proposed Zoning



Map Grids: 227NW13, 228NW13

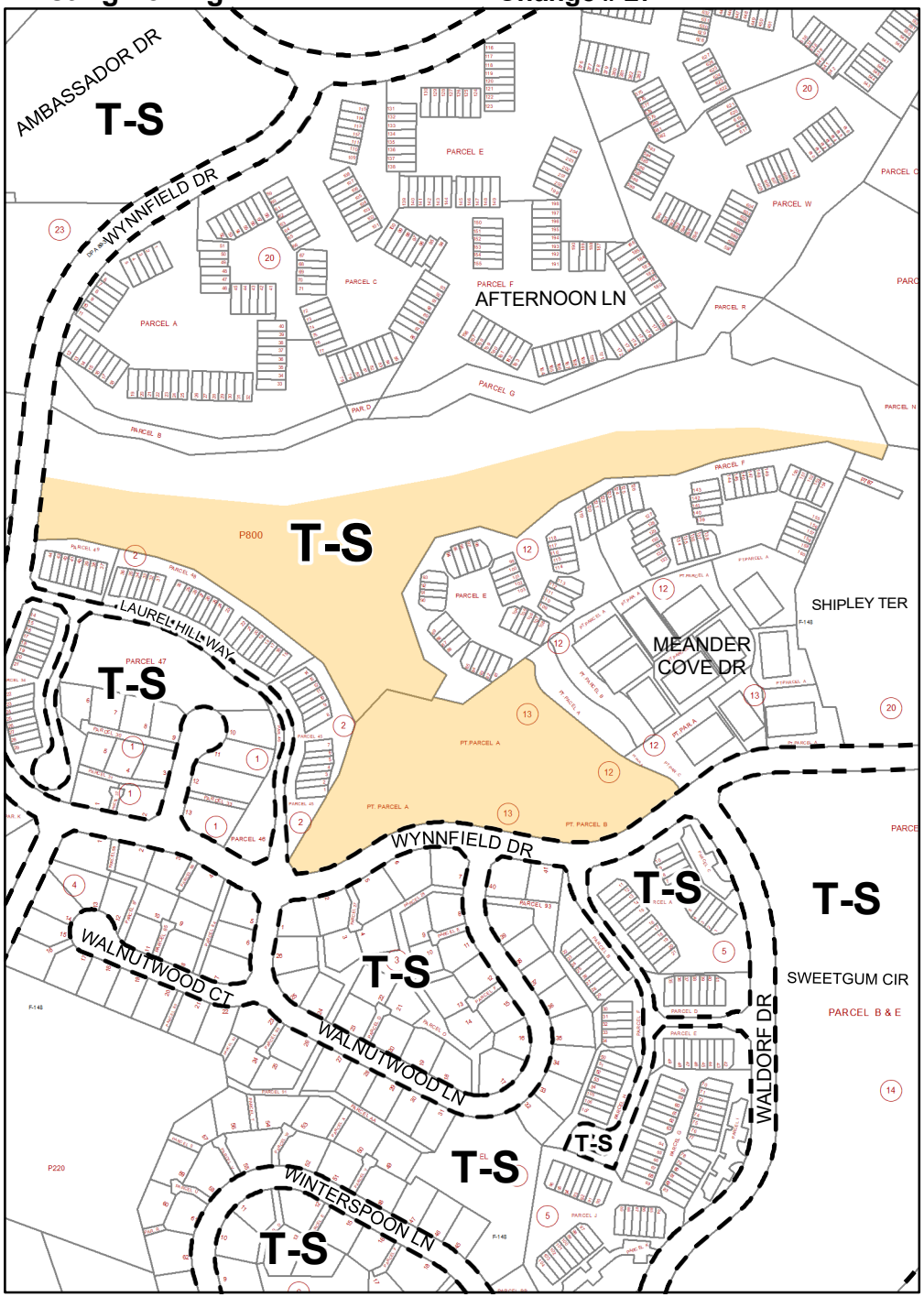
Proposed Overlay Zone

1 in = 200 ft

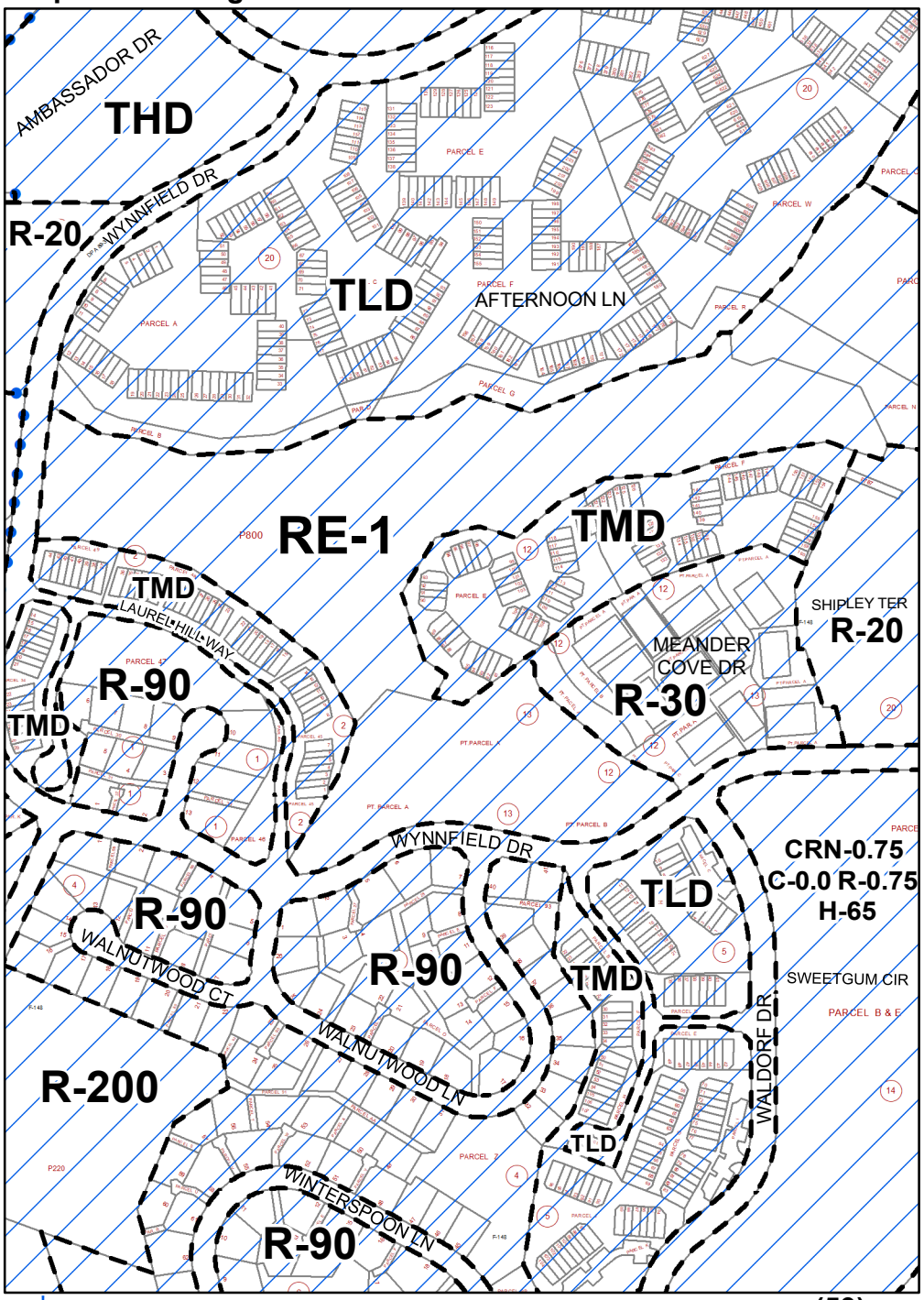
Attachment 1 - Map 17

Existing Zoning

Change # 27



Proposed Zoning



Map Grids: 227NW13, 228NW13

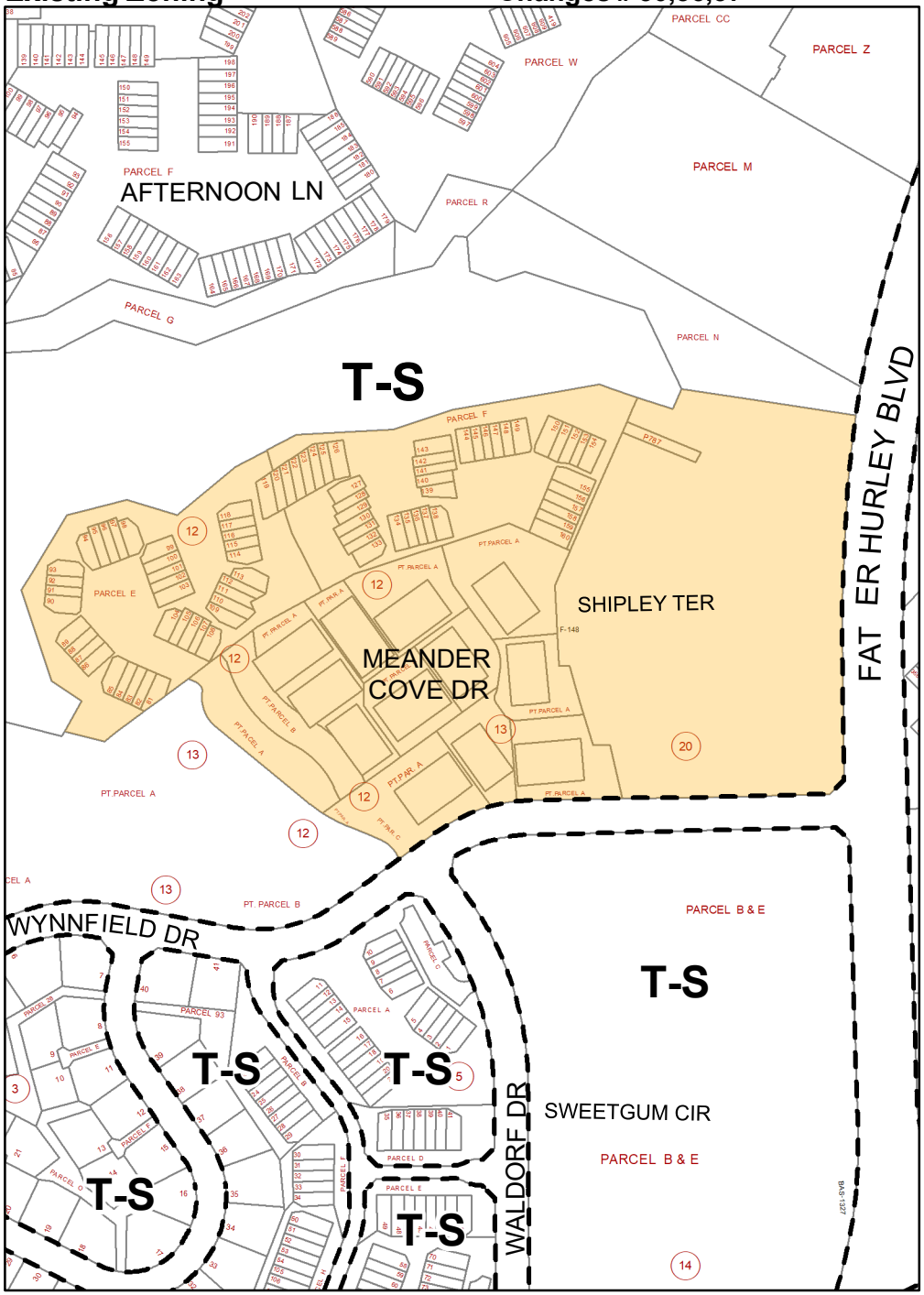
Proposed Overlay Zone

1 in = 475 ft

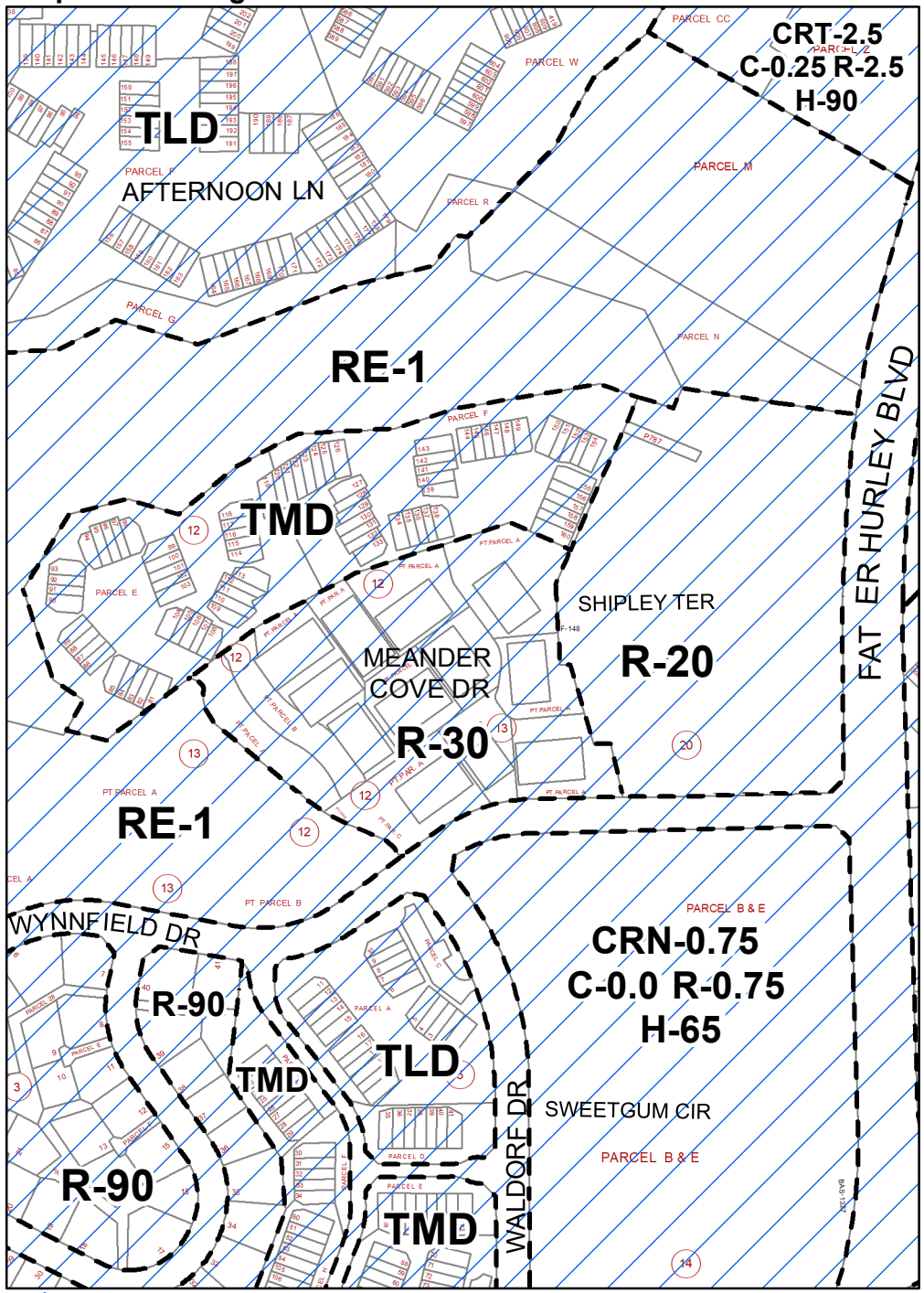
Attachment 1 - Map 18

Existing Zoning

Changes # 30,36,37



Proposed Zoning



Map Grids: 227NW13, 228NW13

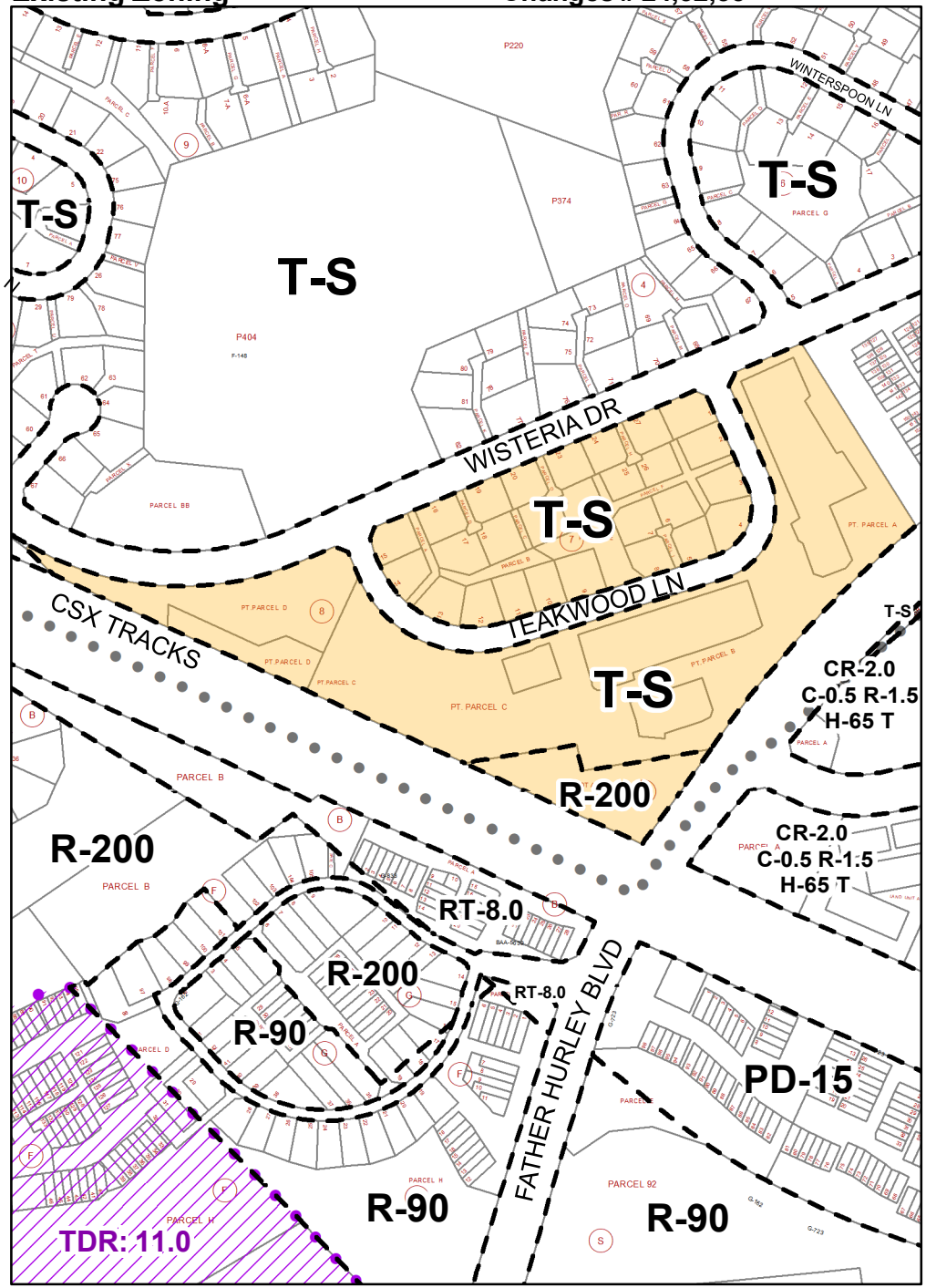
Proposed Overlay Zone

1 in = 350 ft

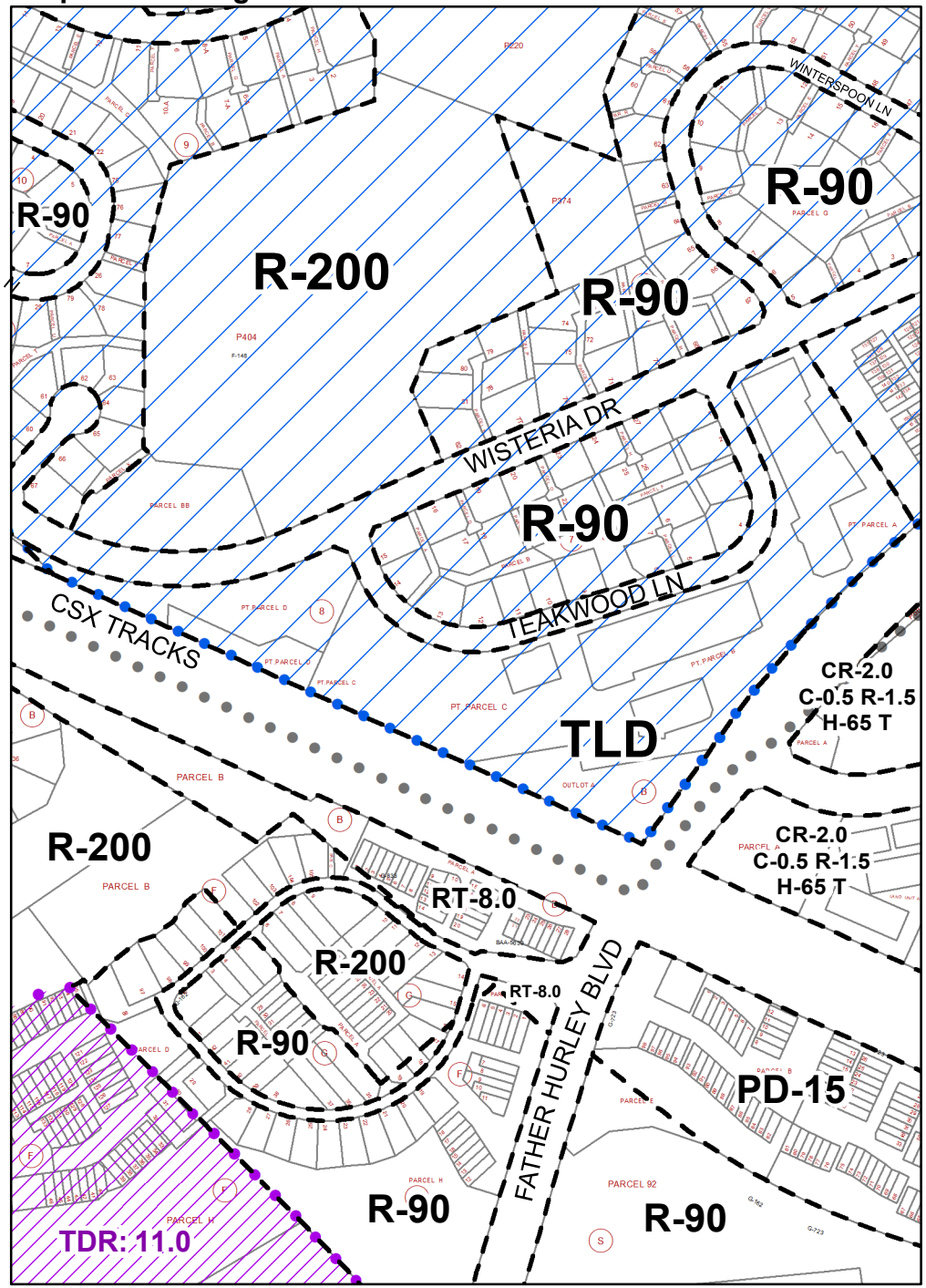
Attachment 1 - Map 19

Existing Zoning

Changes # 24,32,33



Proposed Zoning



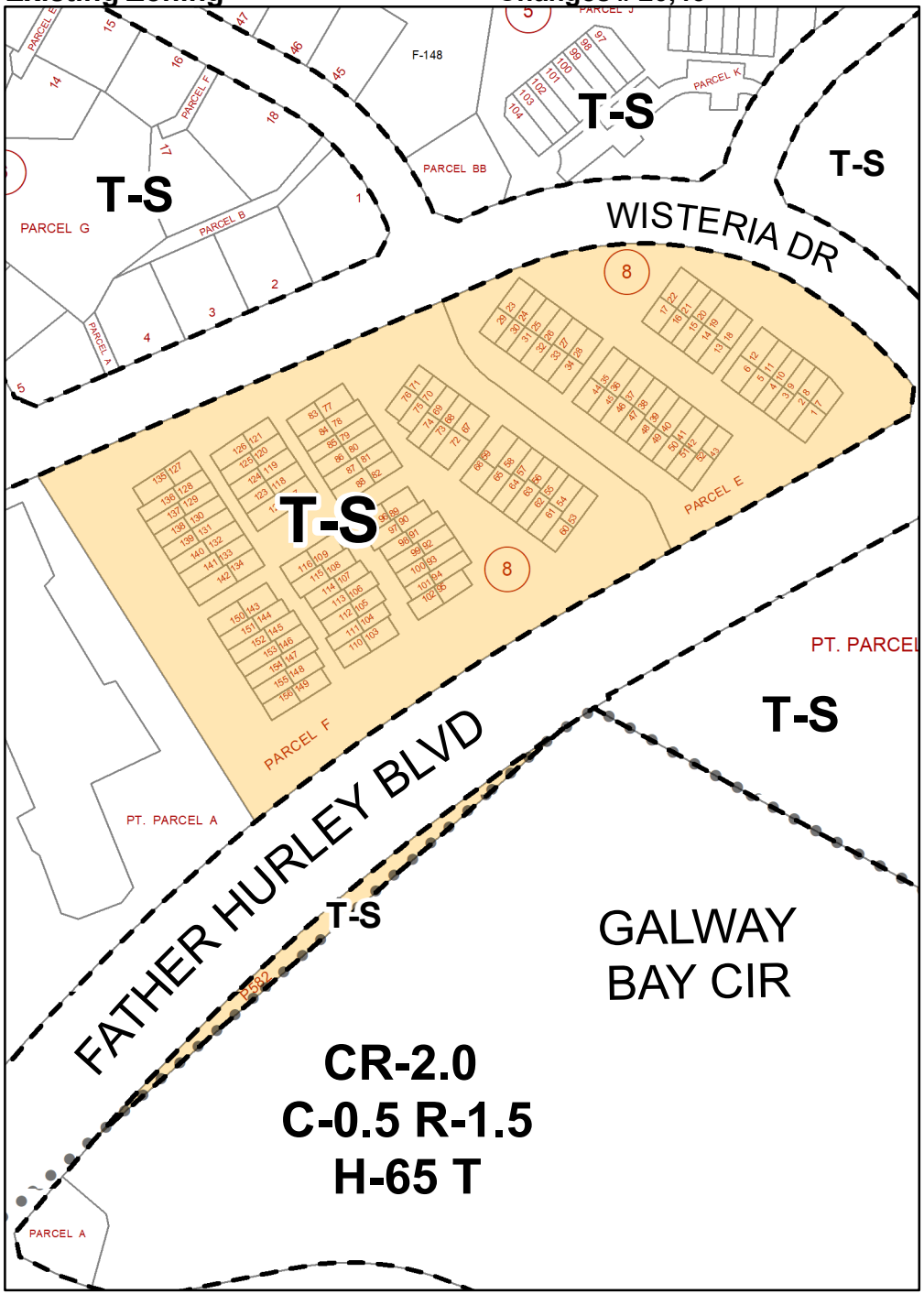
Map Grids: 227NW13, 227NW14

Master Plan Boundary *Proposed Overlay Zone*

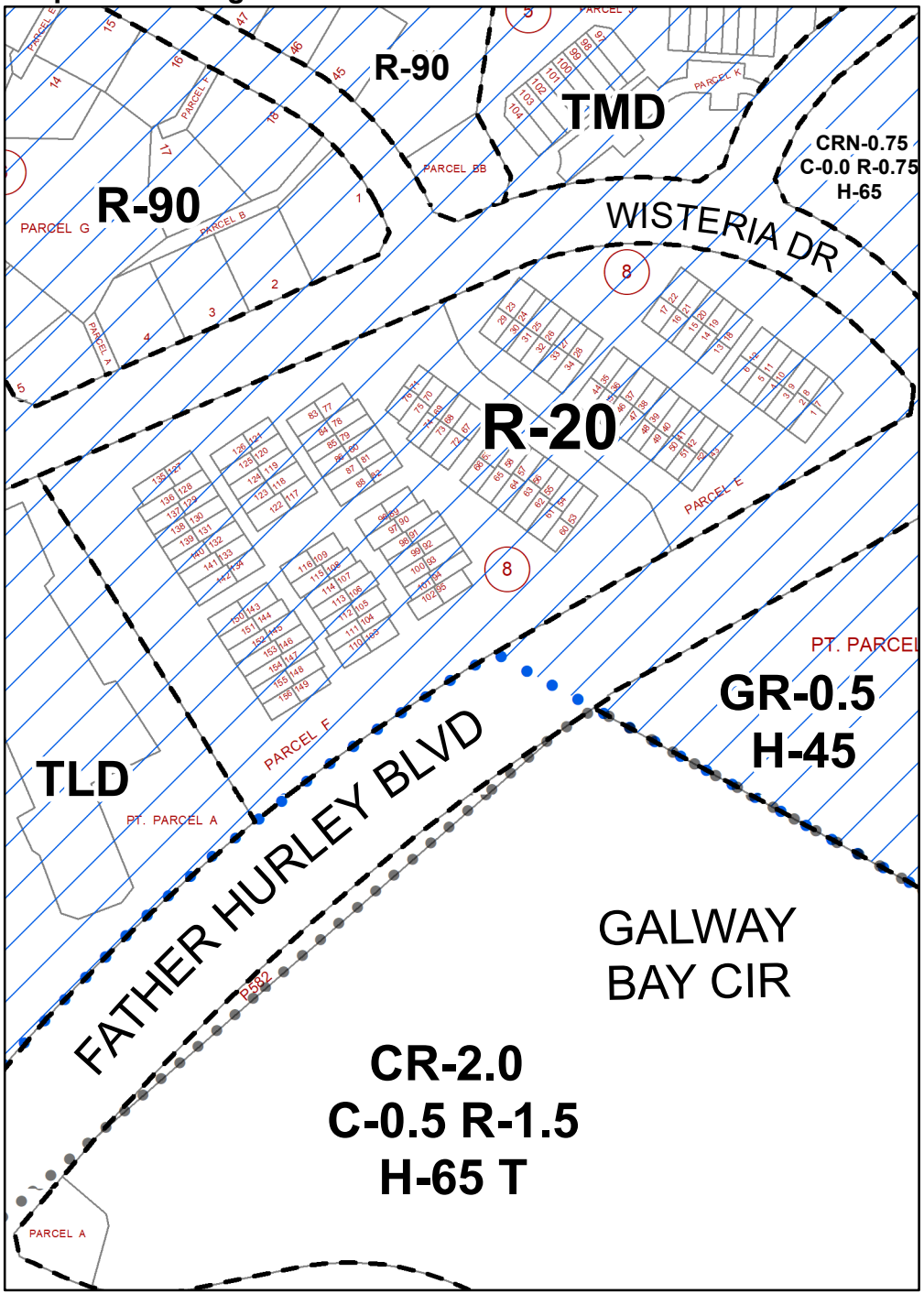
1 in = 425 ft

Attachment 1 - Map 20

Existing Zoning **Changes # 20,46**



Proposed Zoning



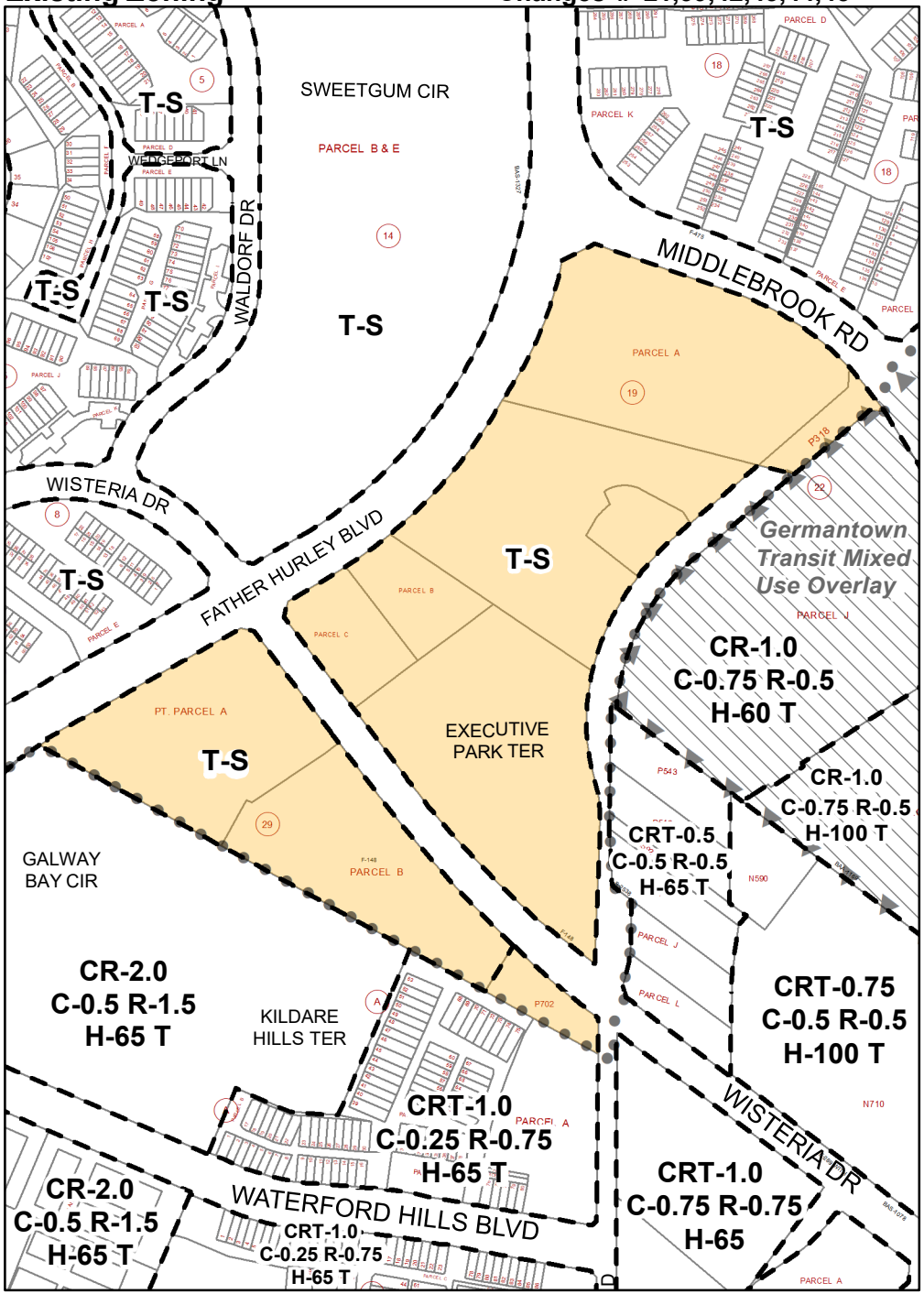
Map Grid: 227NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 225 ft

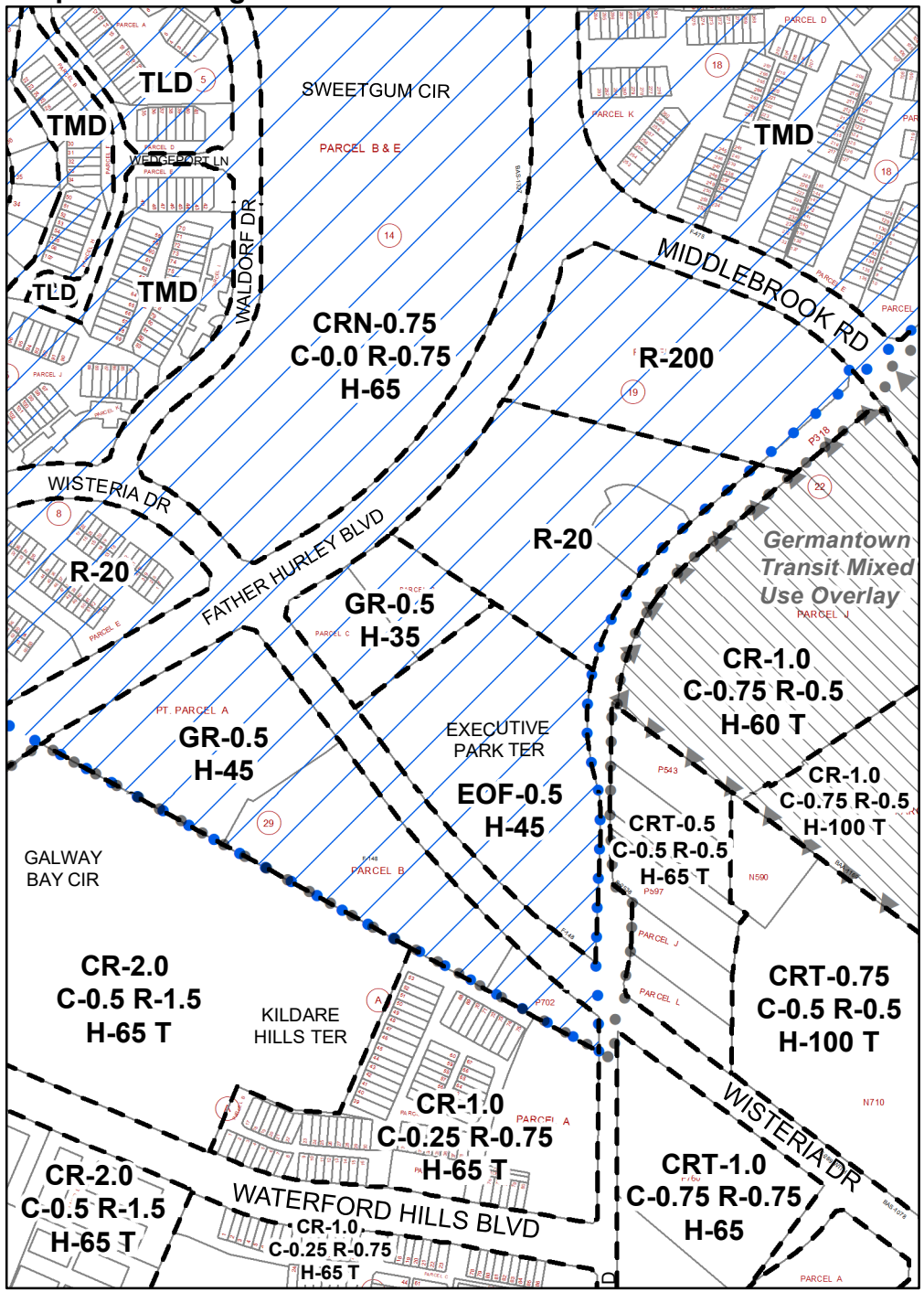
Attachment 1 - Map 21

Existing Zoning

Changes # 21,39,42,43,44,45



Proposed Zoning



Map Grid: 227NW13

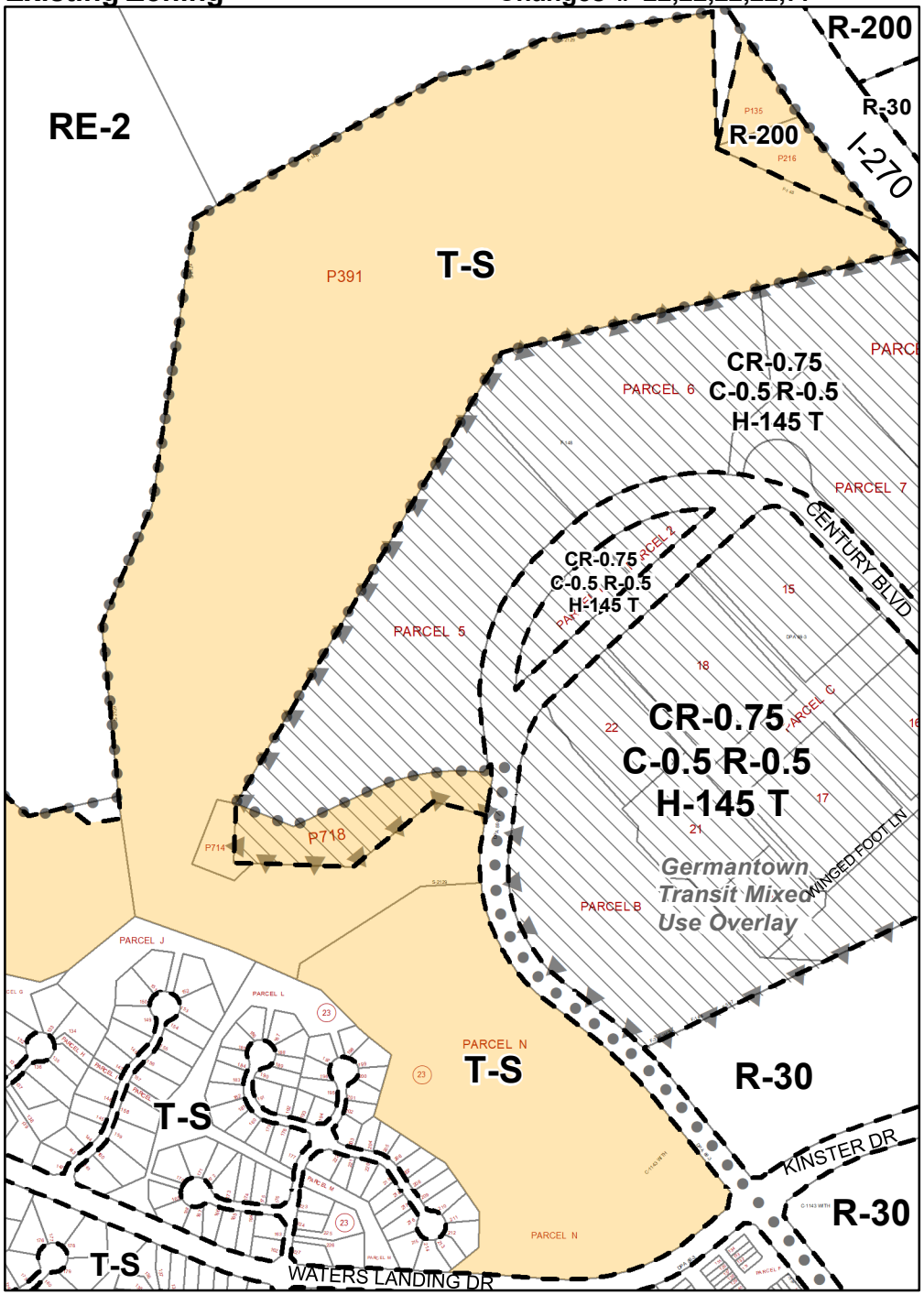
Master Plan Boundary — *Proposed Overlay Zone*

1 in = 425 ft

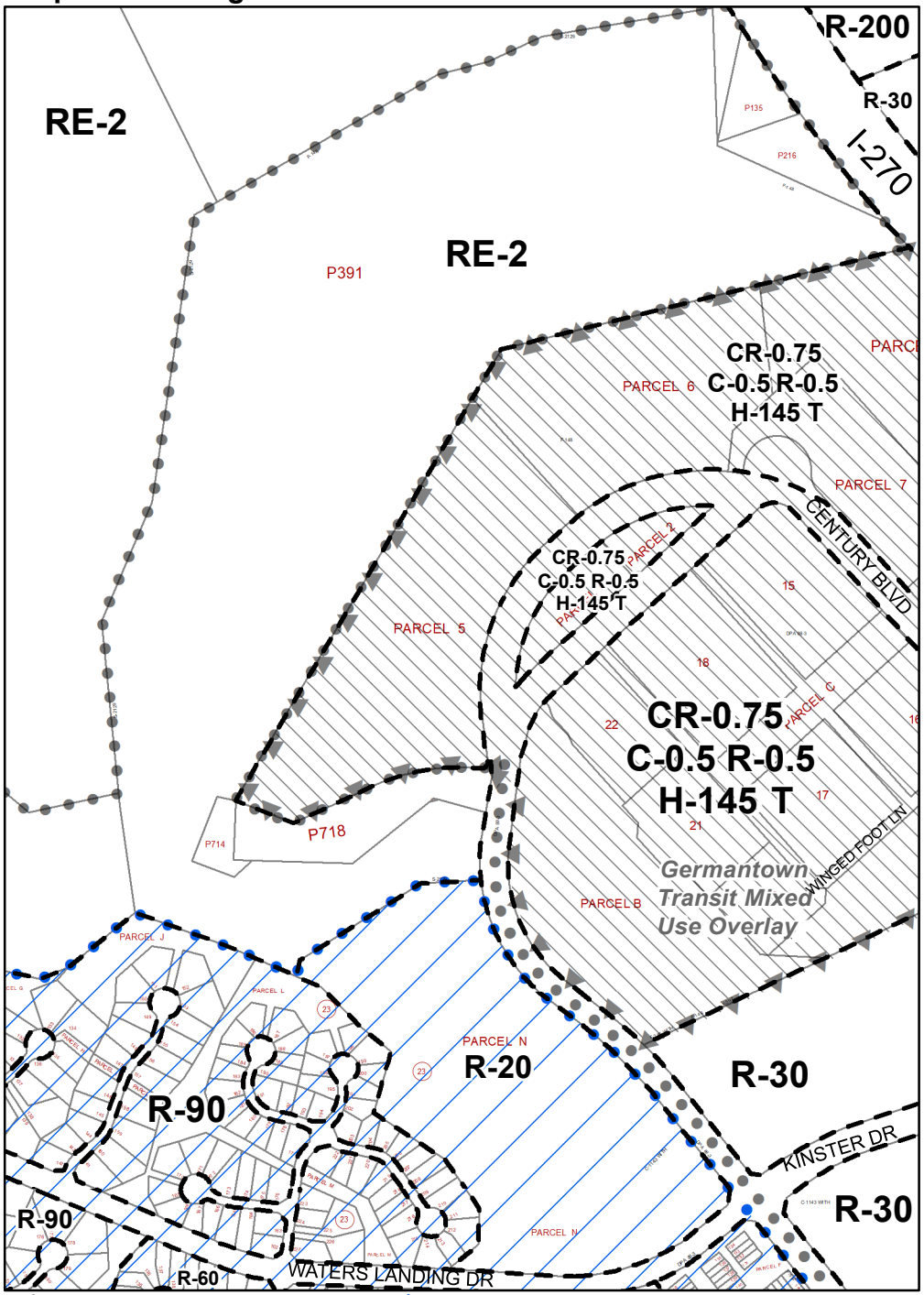
Attachment 1 - Map 22

Existing Zoning

Changes # 22,22,22,22,77



Proposed Zoning



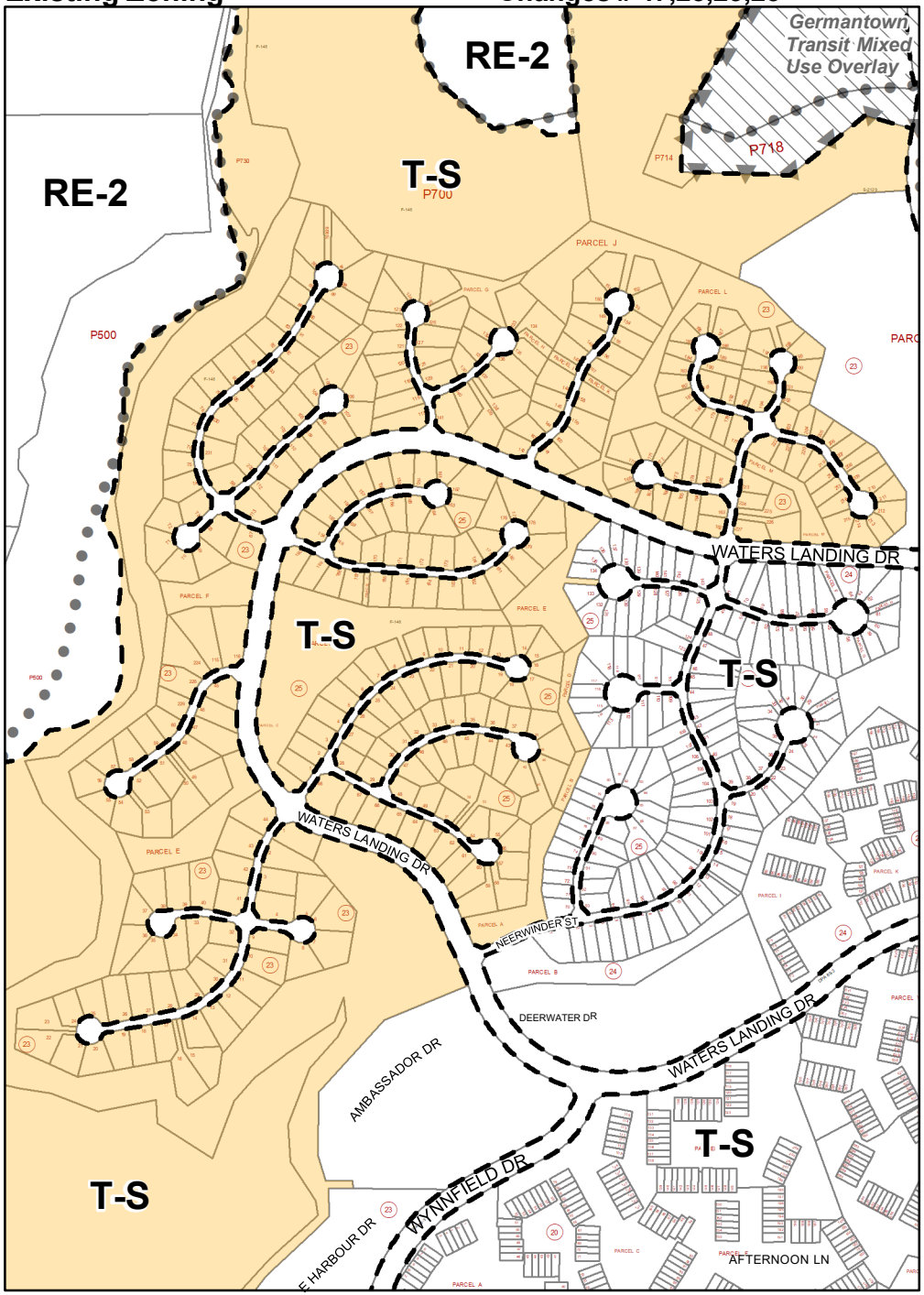
Map Grids: 228NW13, 229NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

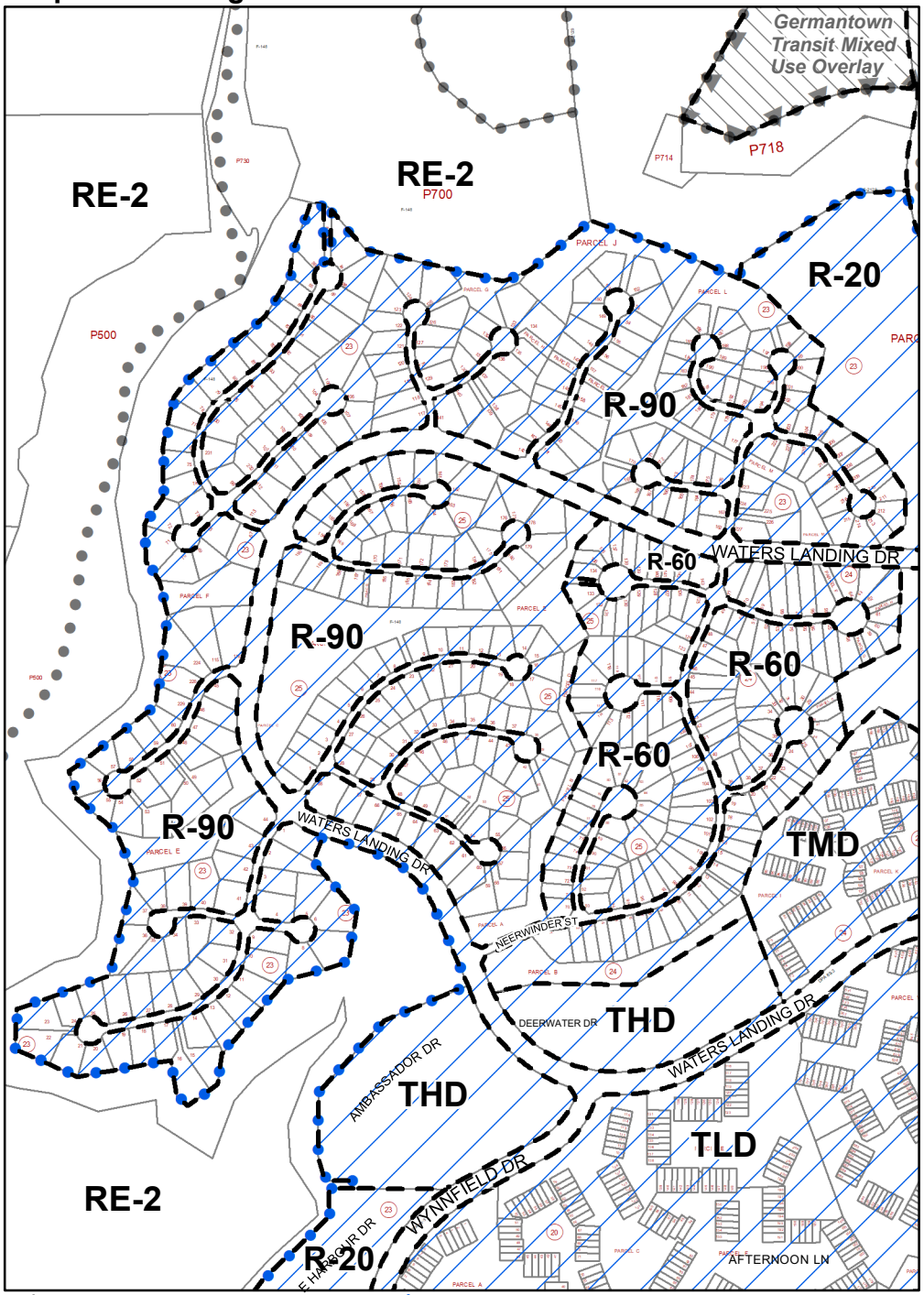
Attachment 1 - Map 23

Existing Zoning

Changes # 47,23,23,23



Proposed Zoning



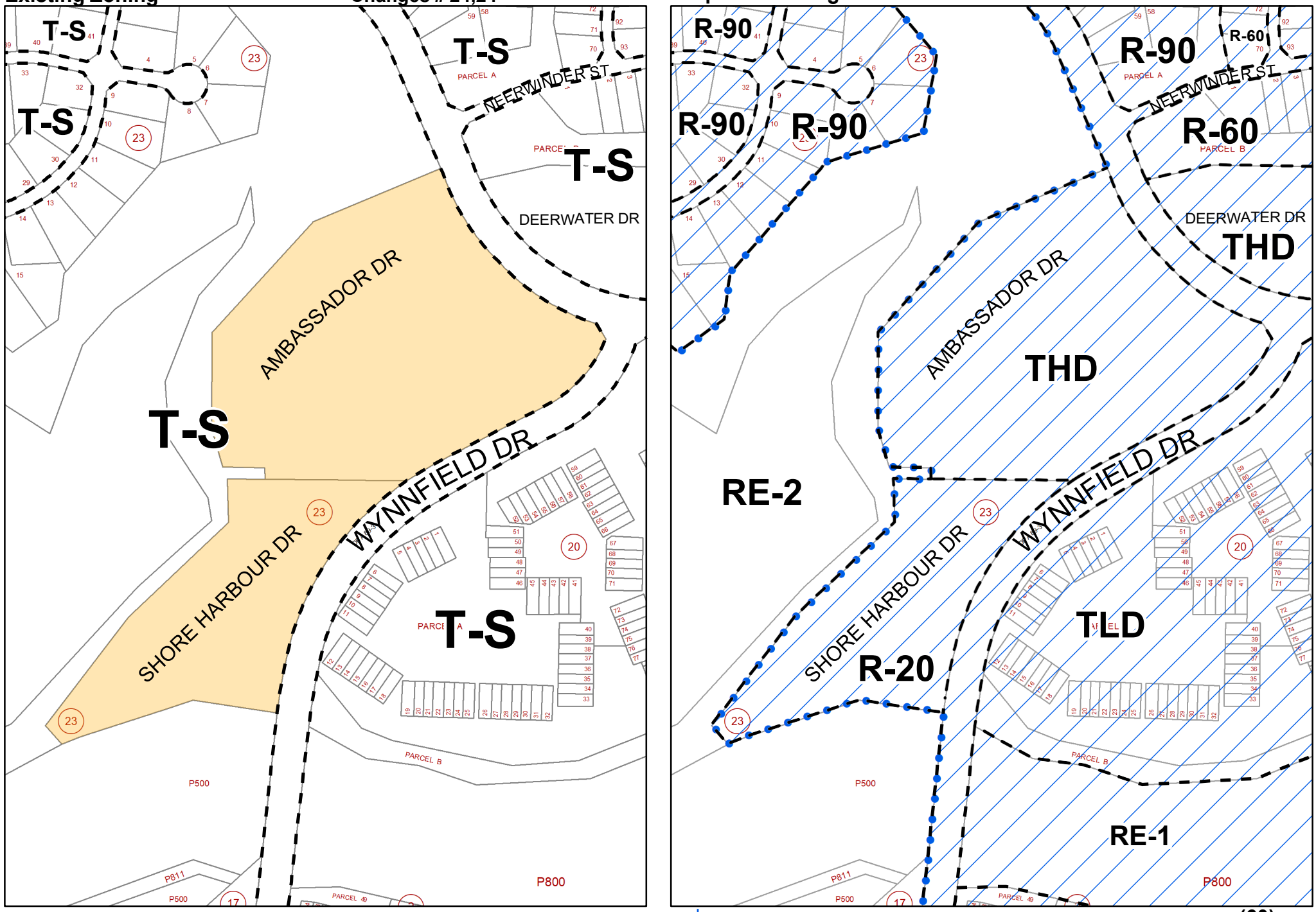
Map Grids: 228NW13, 228NW14, 229NW13, 229NW14

Master Plan Boundary *Proposed Overlay Zone*

1 in = 600 ft

Attachment 1 - Map 24

Existing Zoning **Changes # 24,24** **Proposed Zoning**



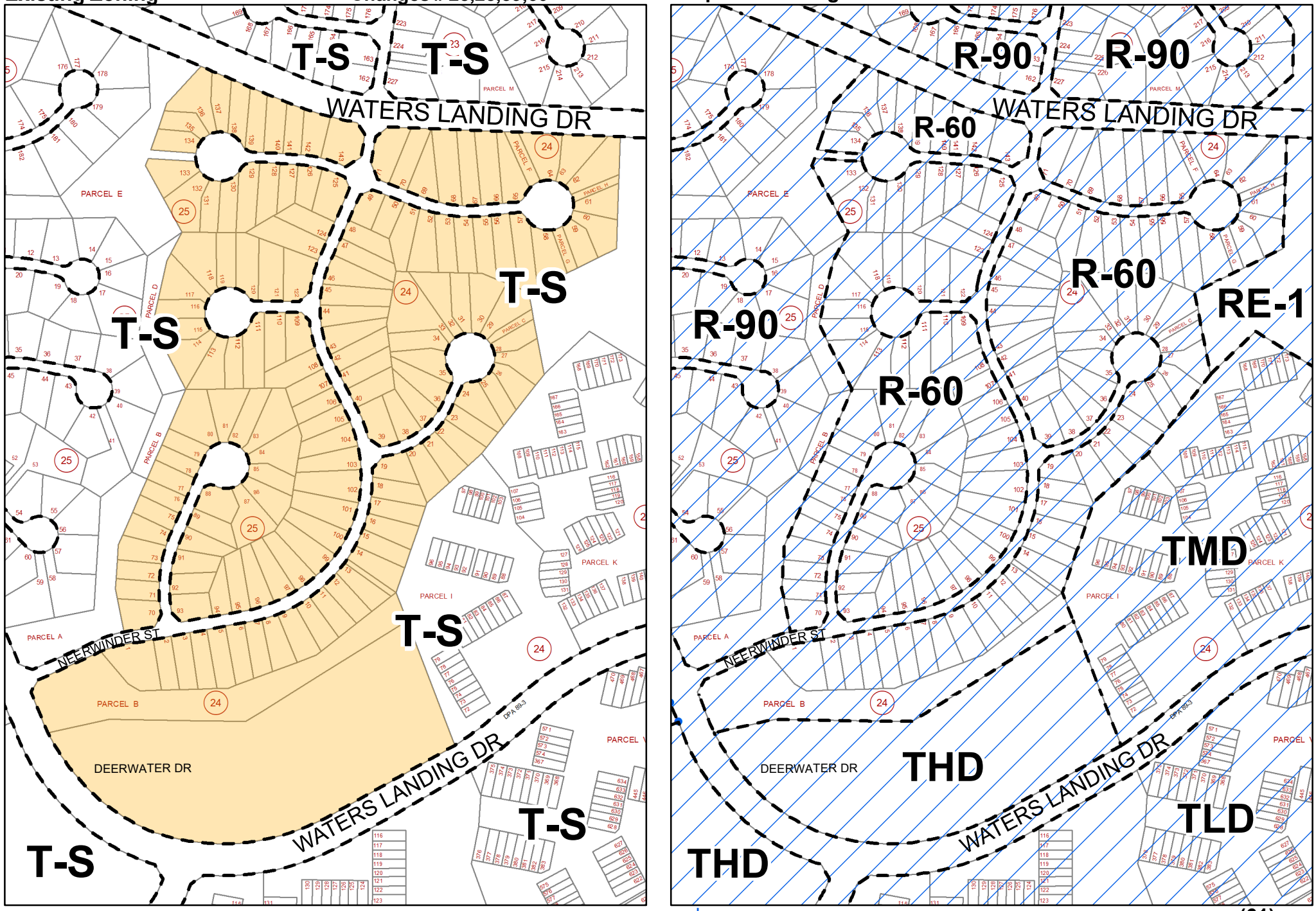
Map Grids: 228NW13, 228NW14

Proposed Overlay Zone

1 in = 275 ft

Attachment 1 - Map 25

Existing Zoning **Changes # 25,25,59,60** **Proposed Zoning**



Map Grid: 228NW13

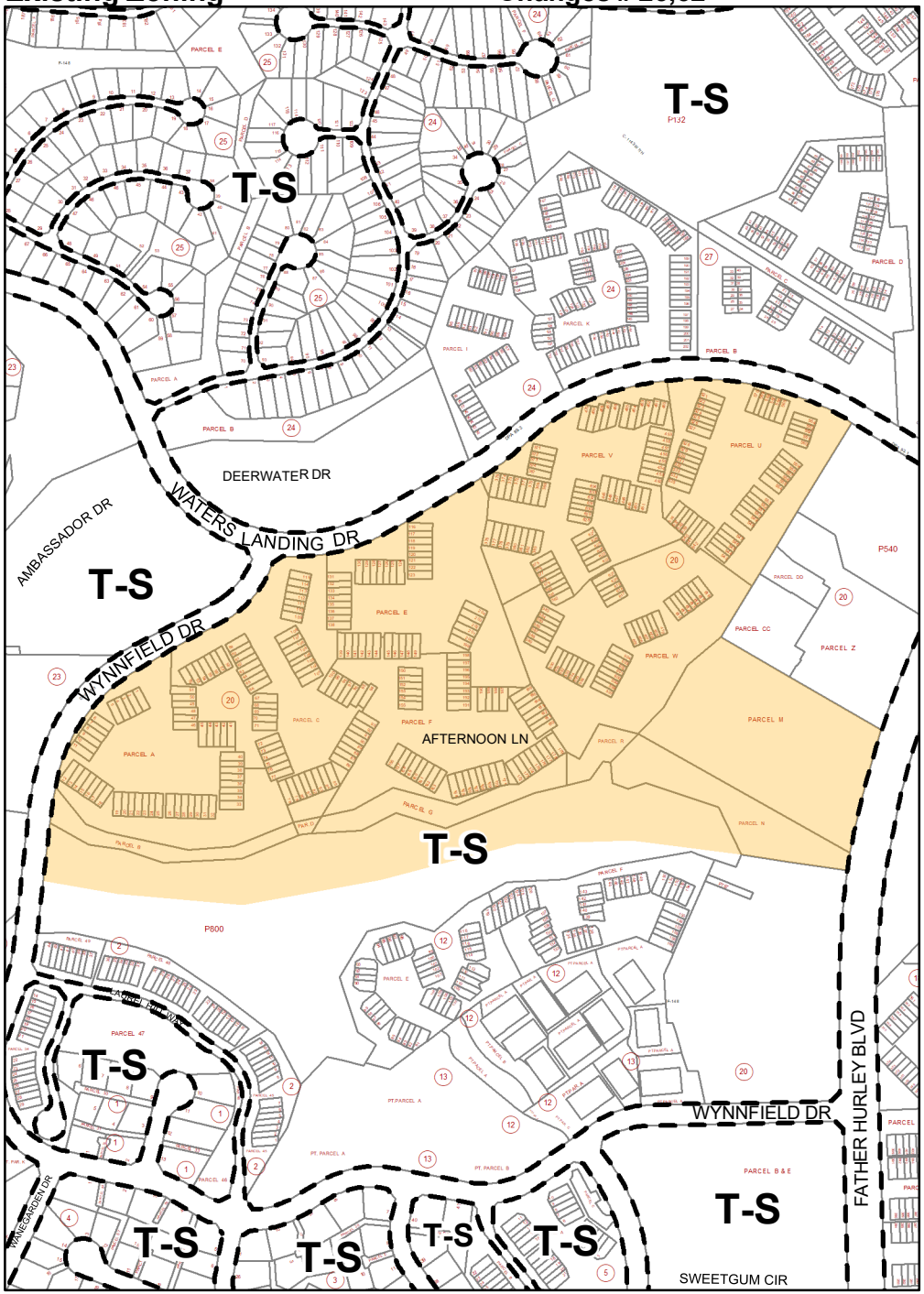
Proposed Overlay Zone

1 in = 300 ft

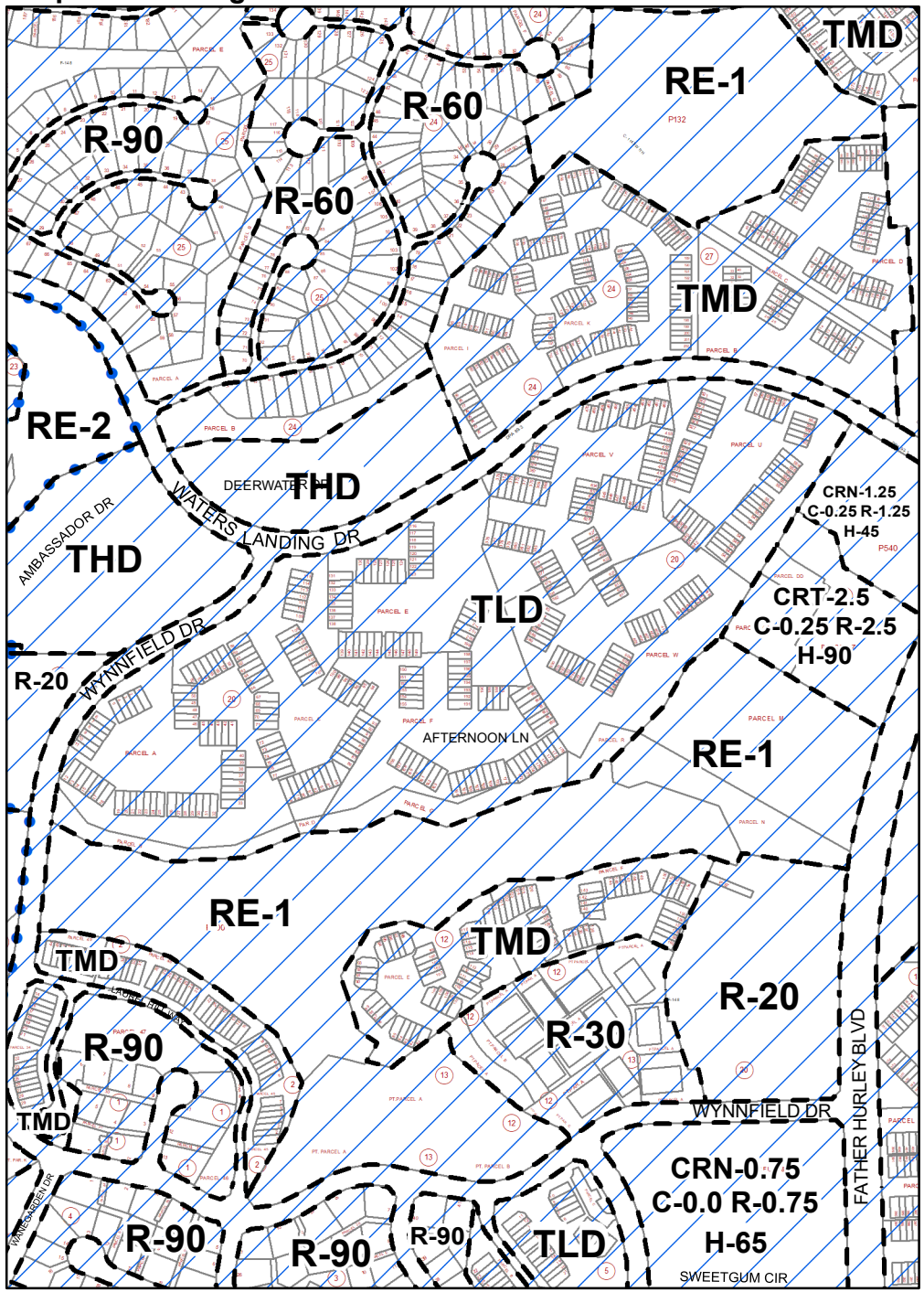
Attachment 1 - Map 26

Existing Zoning

Changes # 26,62



Proposed Zoning



Map Grid: 228NW13

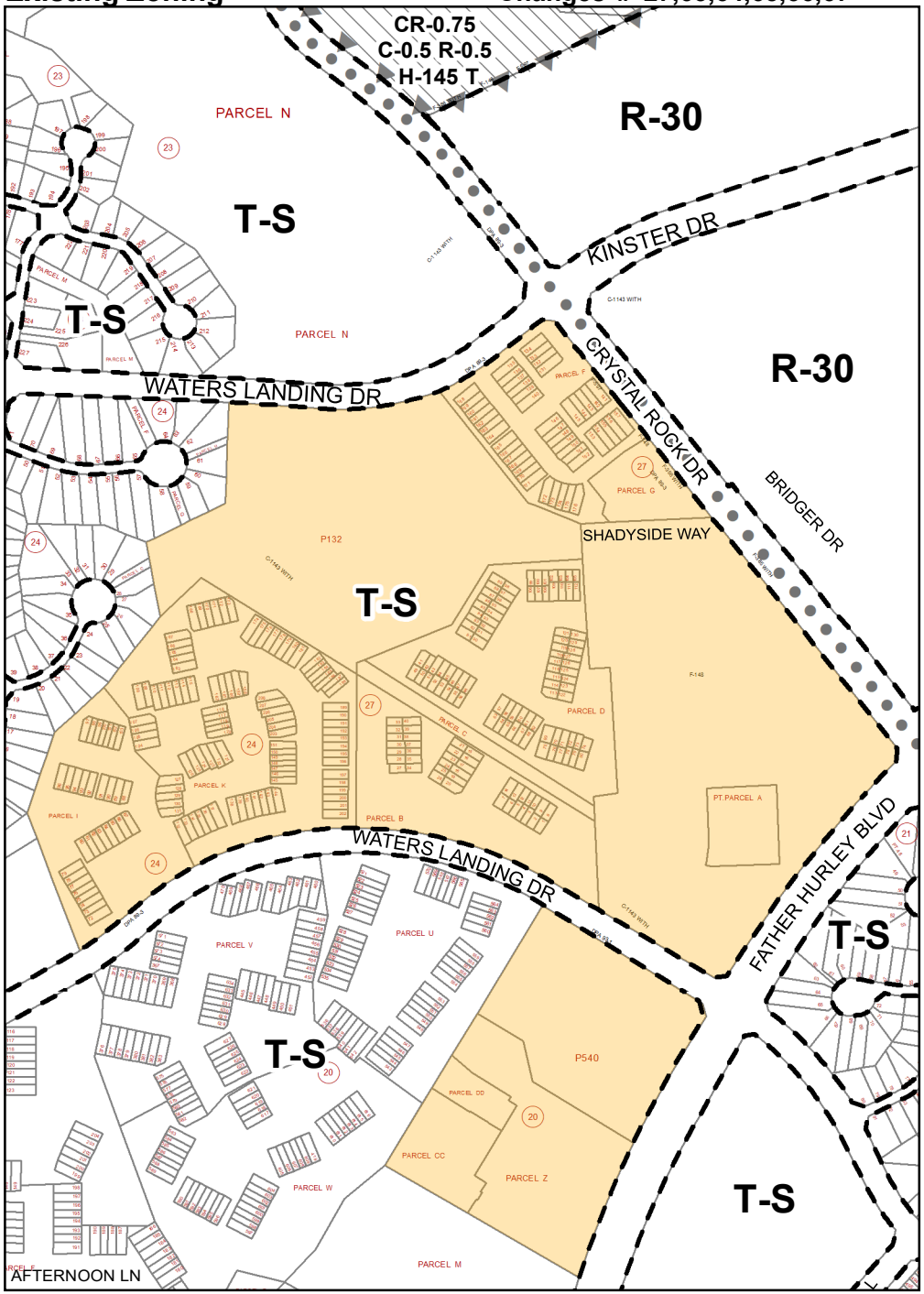
Proposed Overlay Zone

1 in = 575 ft

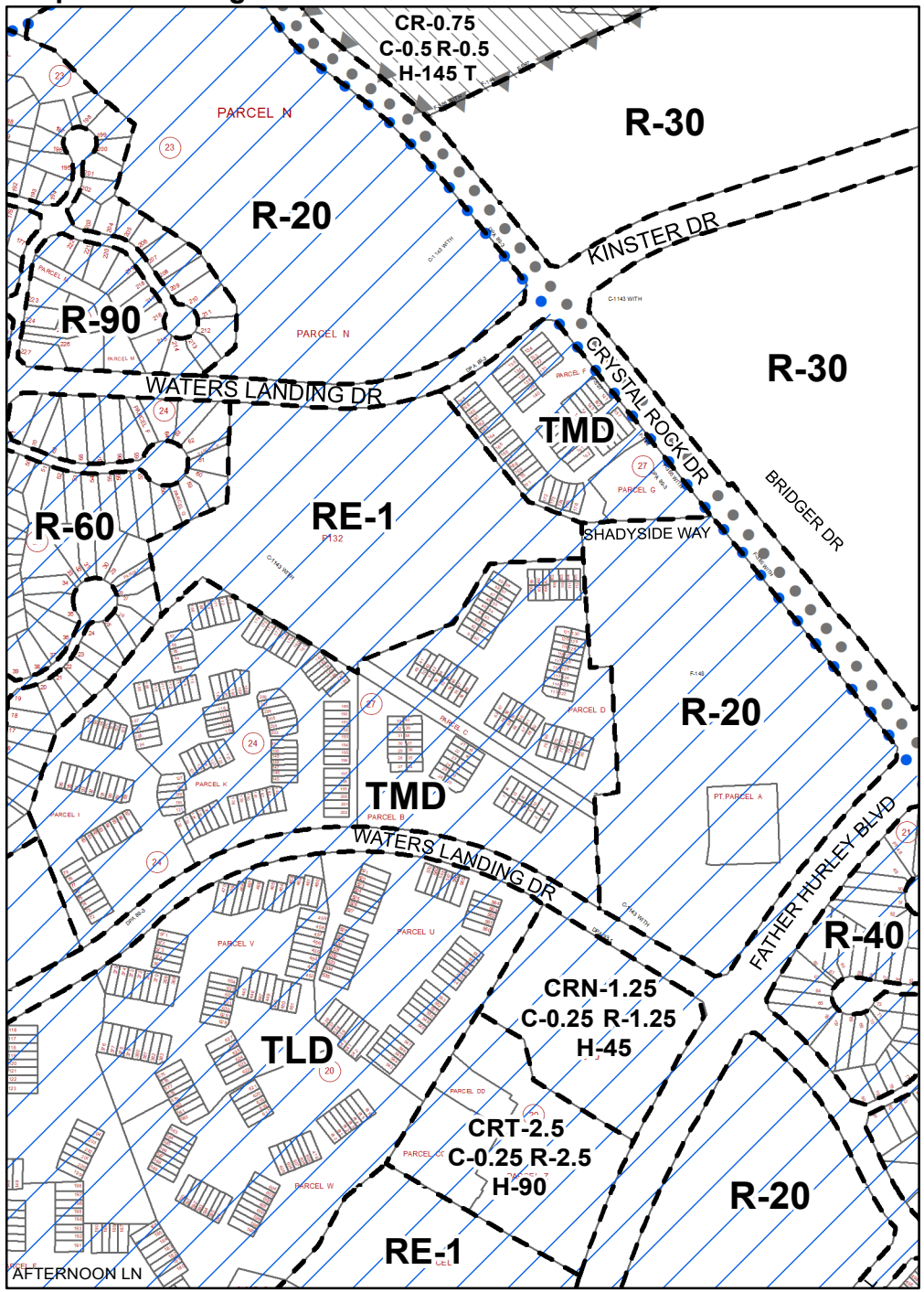
Attachment 1 - Map 27

Existing Zoning

Changes # 27,63,64,65,66,67



Proposed Zoning



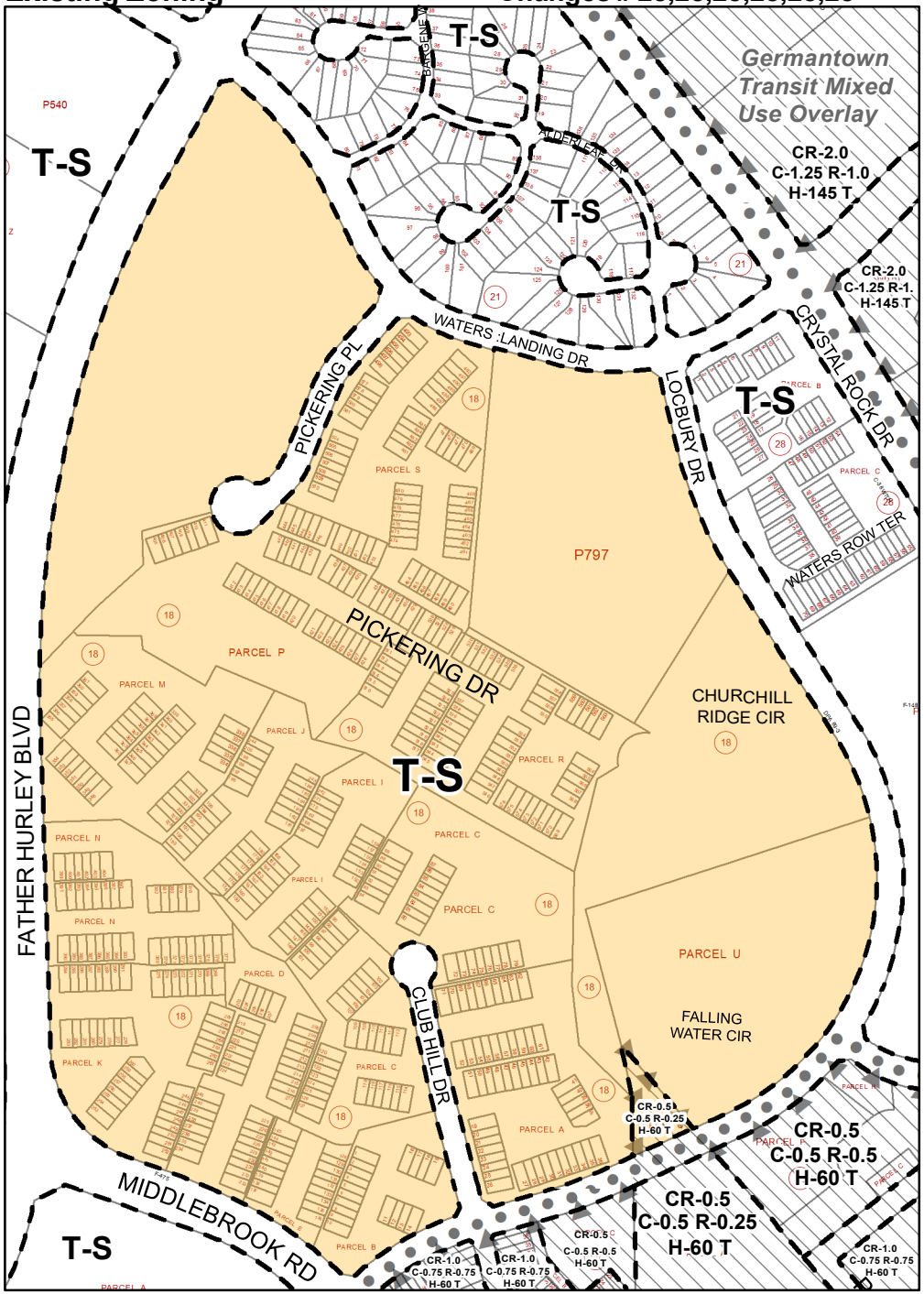
Map Grid: 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 475 ft

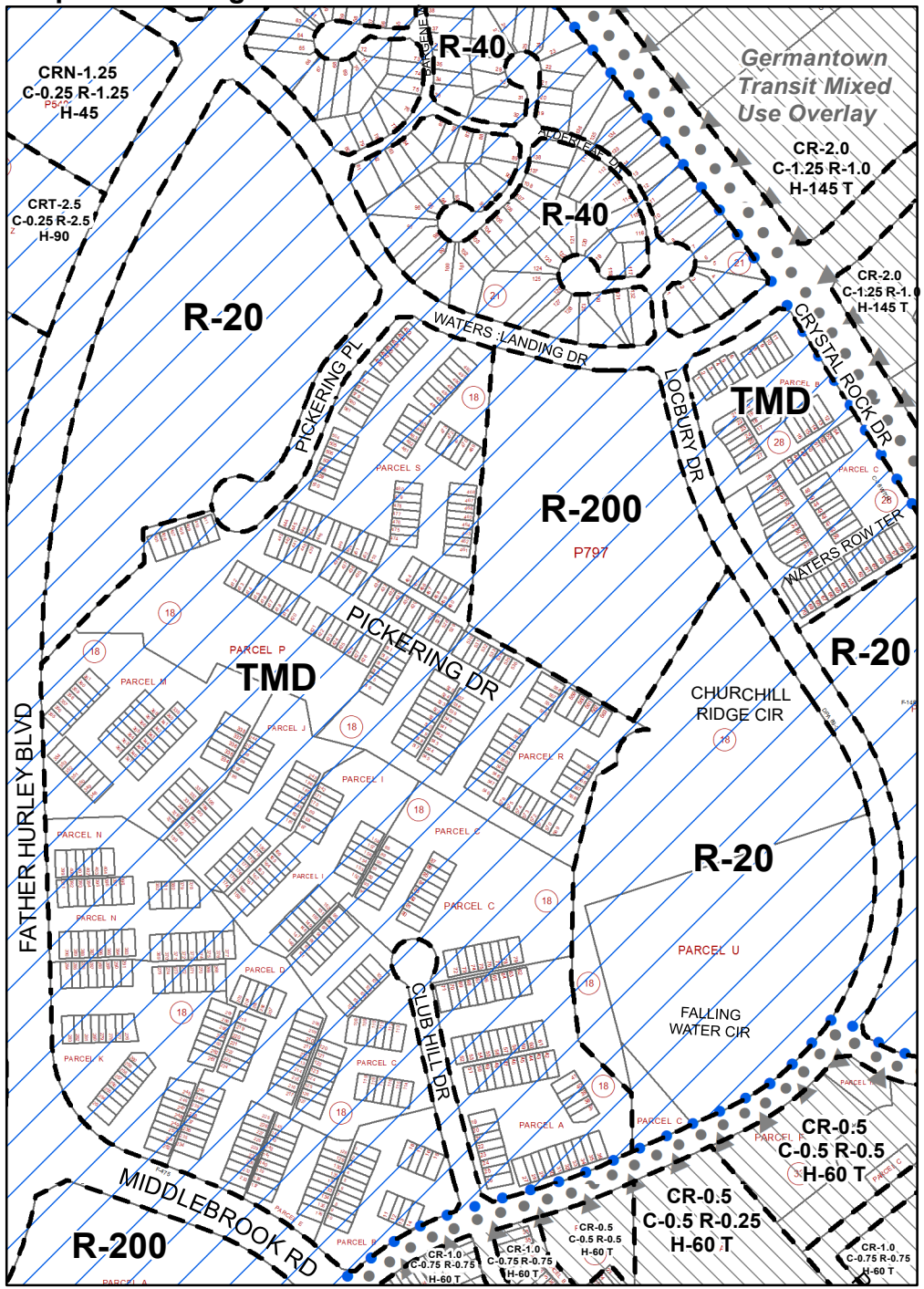
Attachment 1 - Map 28

Existing Zoning

Changes # 28,28,28,28,28,28



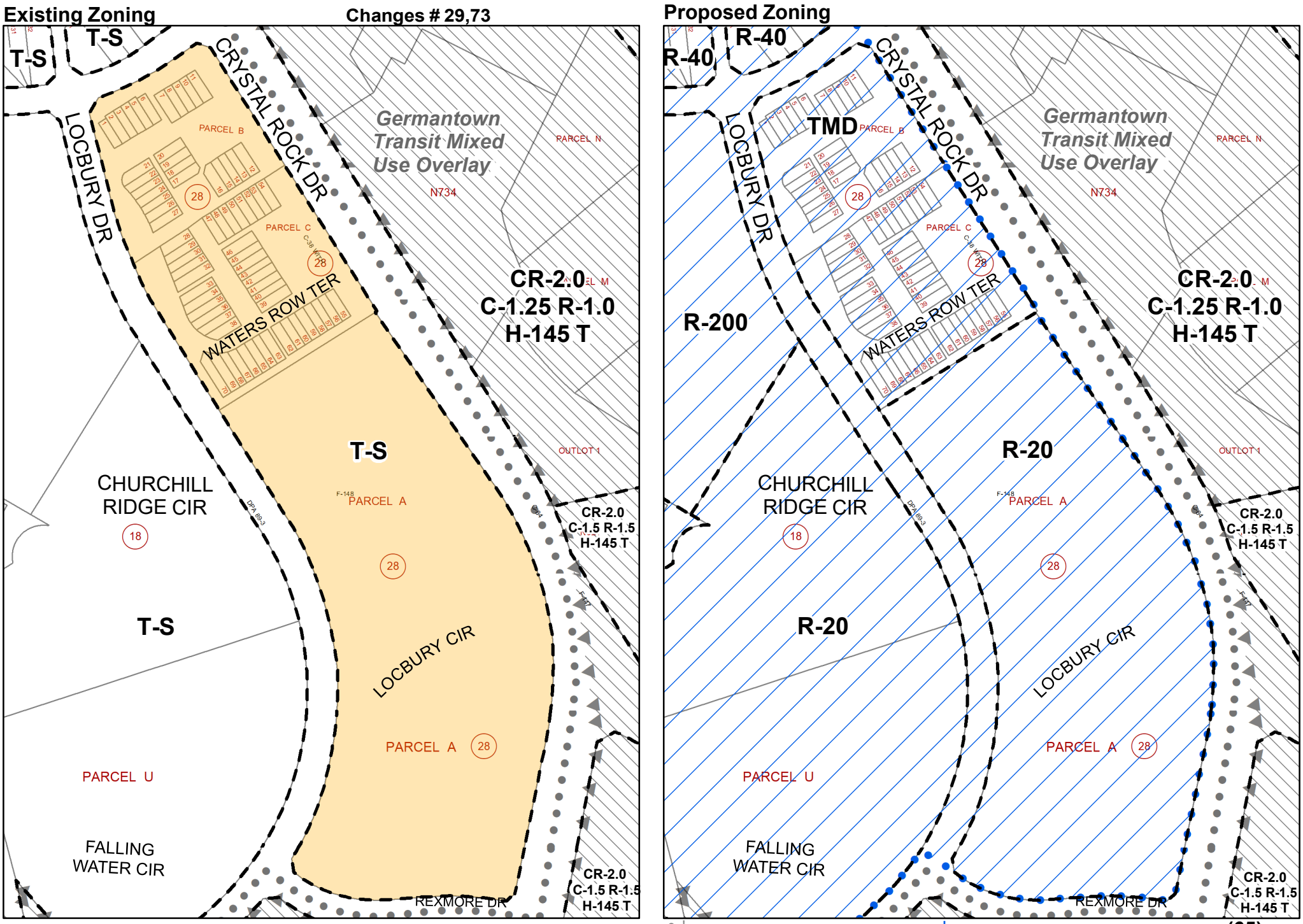
Proposed Zoning



Map Grids: 227NW13, 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

Attachment 1 - Map 29

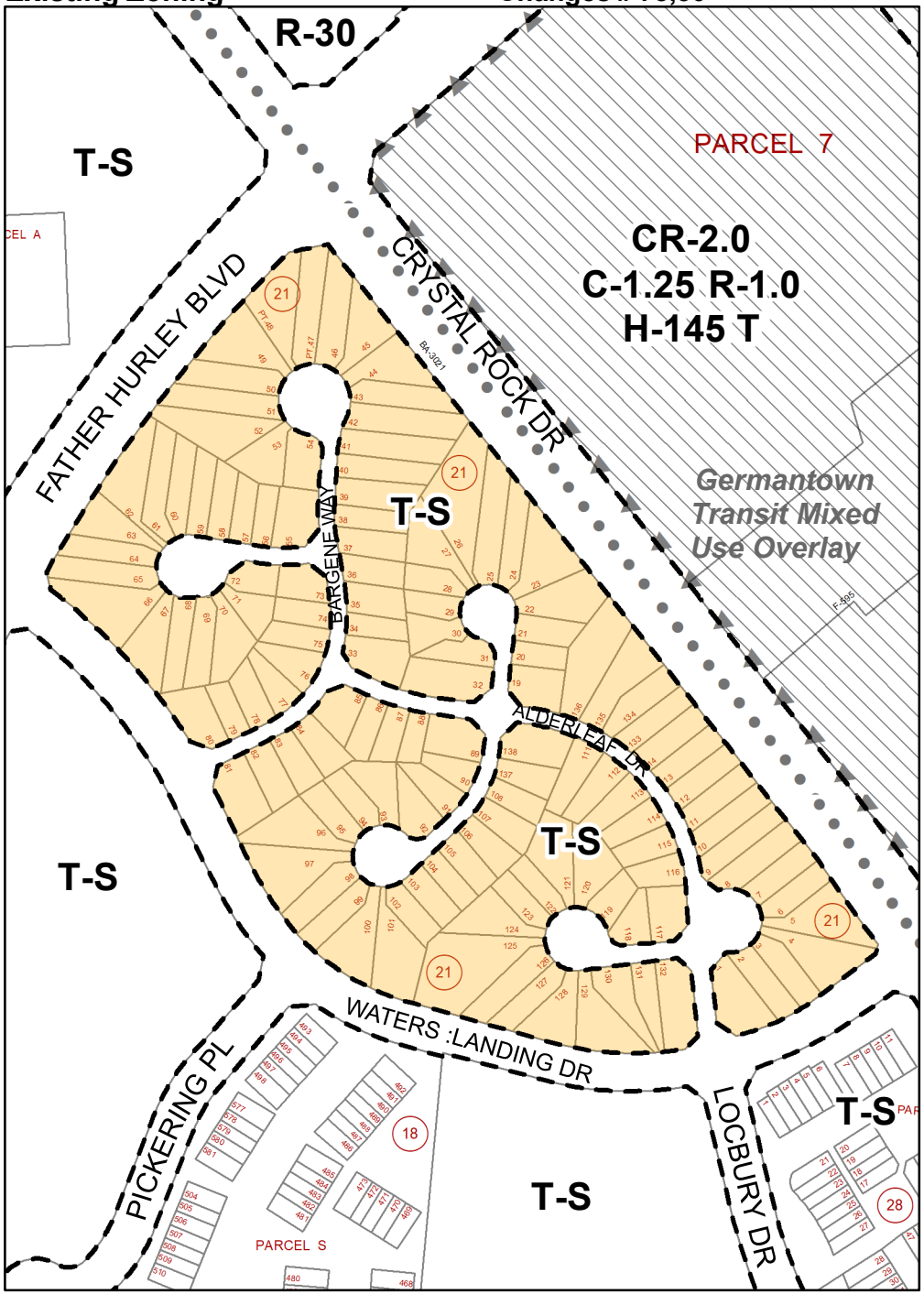


Map Grids: 227NW13, 228NW13

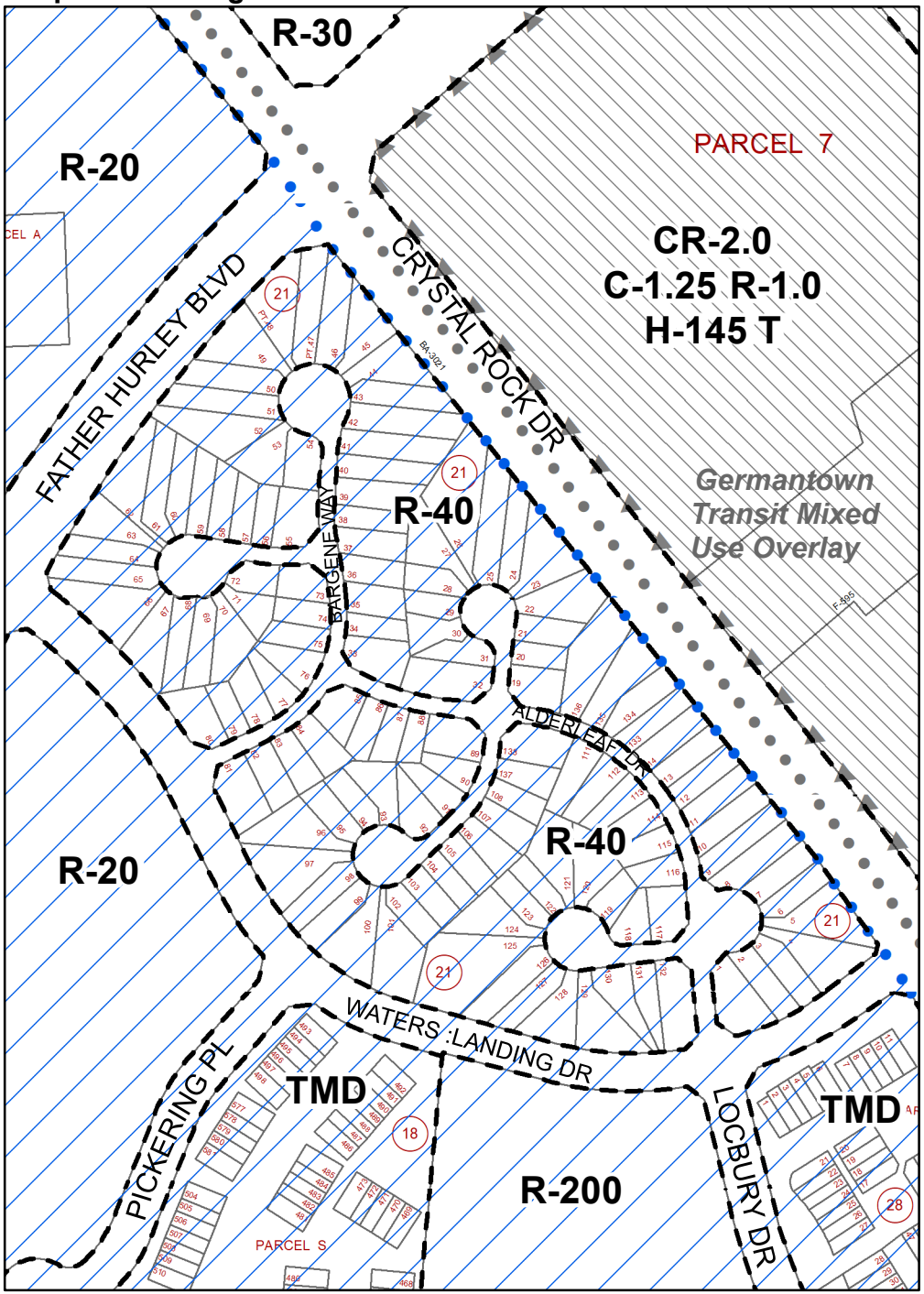
1 in = 275 ft

Attachment 1 - Map 30

Existing Zoning **Changes # 75,30**



Proposed Zoning



Map Grid: 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 285 ft