



Committee: Directly to Council
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: To receive testimony – no vote expected
Keywords: #Germantown, Town Sector, SMA, zoning

AGENDA ITEM #6
July 27, 2021
Public Hearing

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

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

DESCRIPTION/ISSUE

This is a public hearing on Sectional Map Amendment H-139. 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.

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 Corrected Transmittal of SMA H-139

© 1-32

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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



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

Patrick Butler

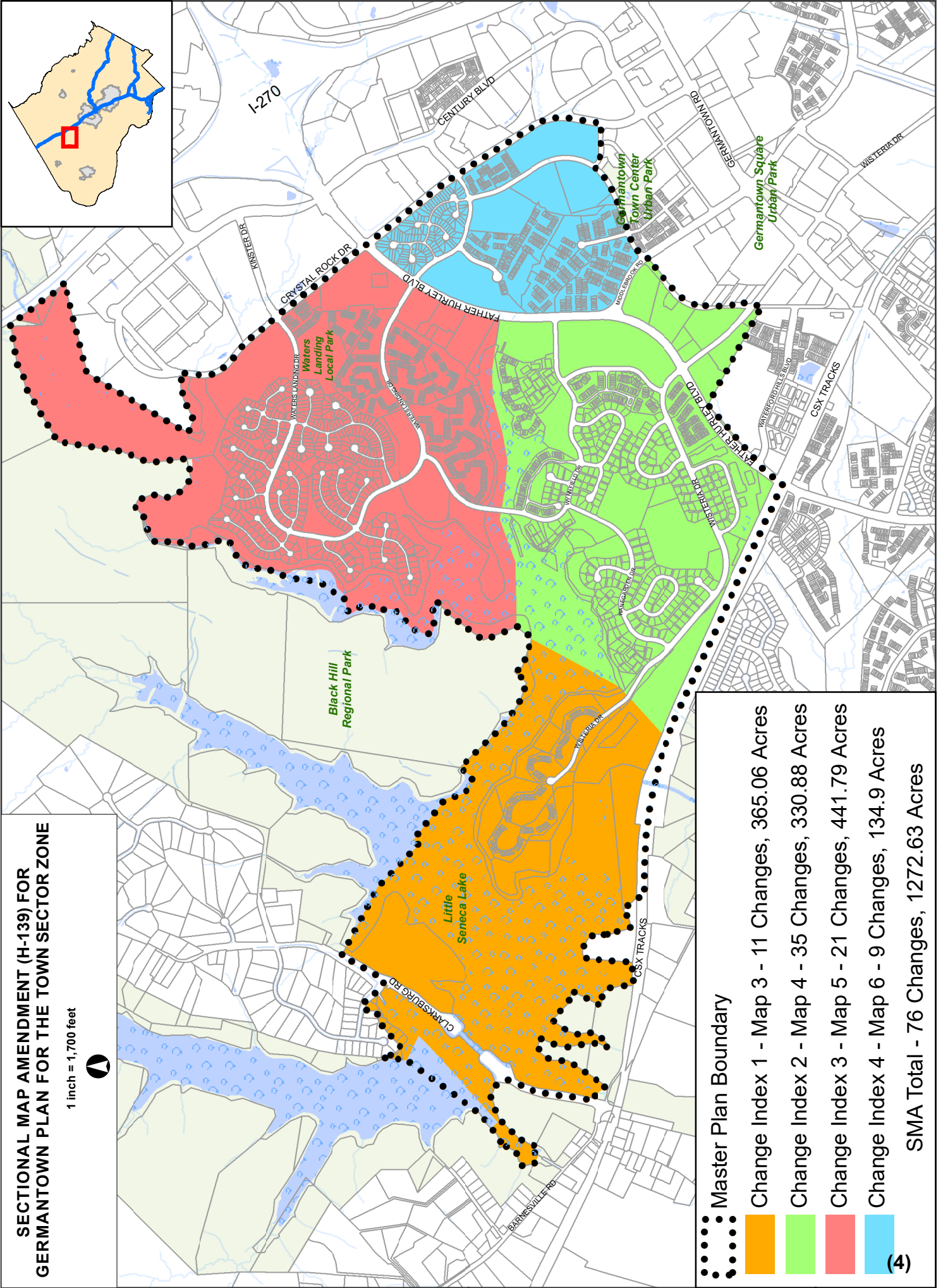
Date

Patrick Butler
Chief
Upcounty Planning Division

Attachment 1 - Map 2

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

1 inch = 1,700 feet

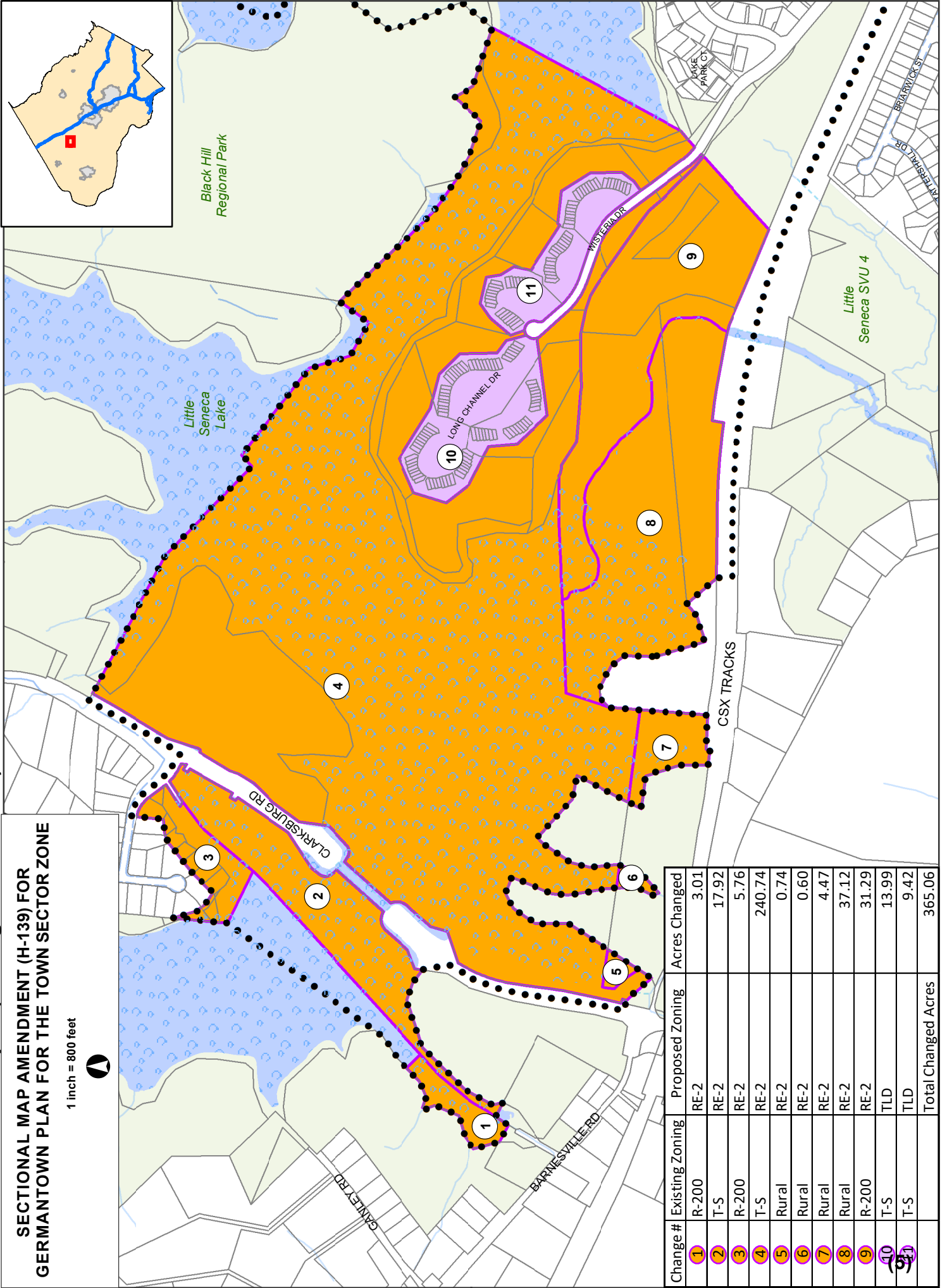


	Master Plan Boundary
	Change Index 1 - 11 Changes, 365.06 Acres
	Change Index 2 - 35 Changes, 330.88 Acres
	Change Index 3 - 21 Changes, 441.79 Acres
	Change Index 4 - 9 Changes, 134.9 Acres
(4)	SMA Total - 76 Changes, 1272.63 Acres

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

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

1 inch = 800 feet

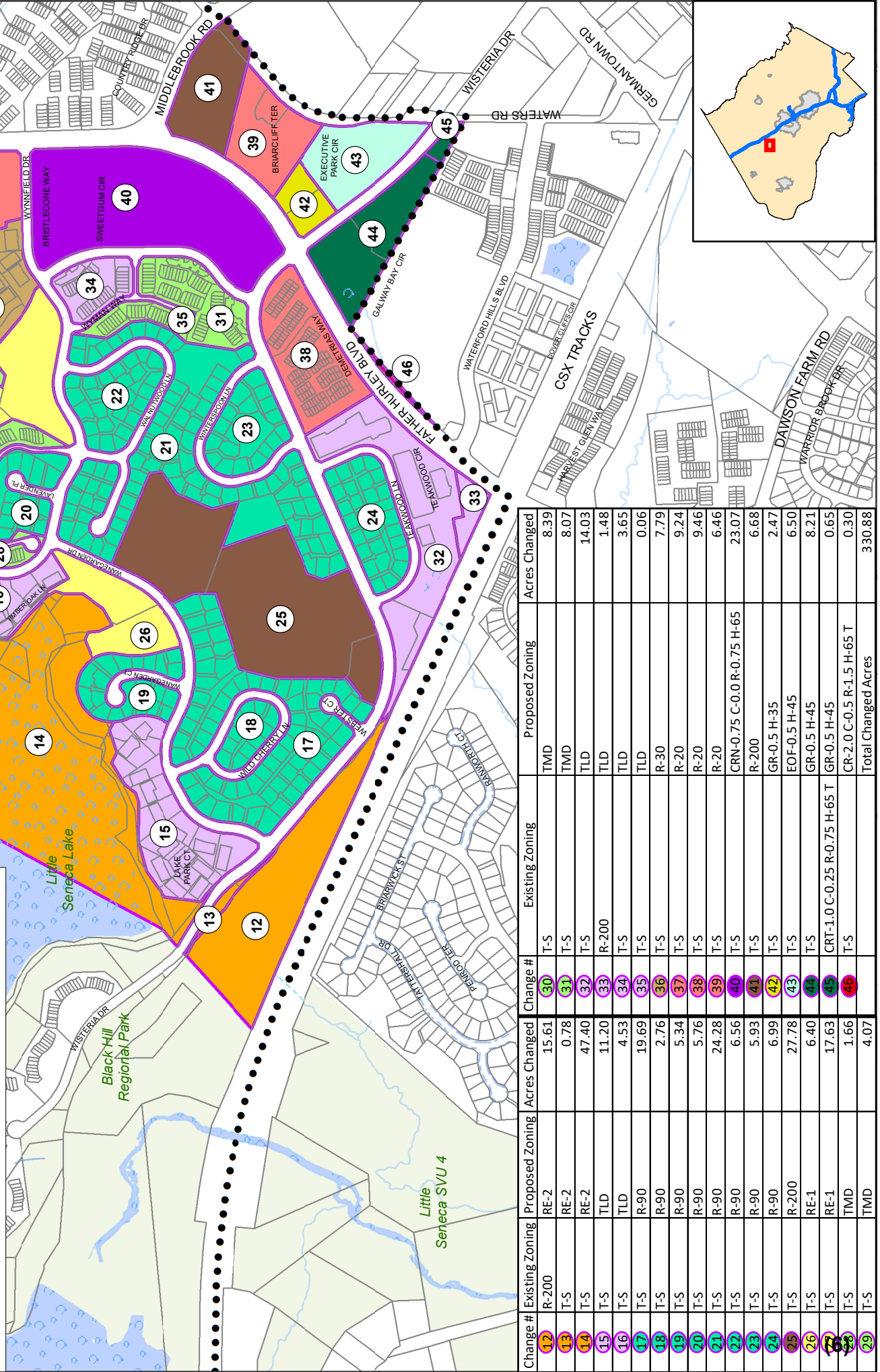


Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
Total Changed Acres			365.06

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

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

1 inch = 850 feet

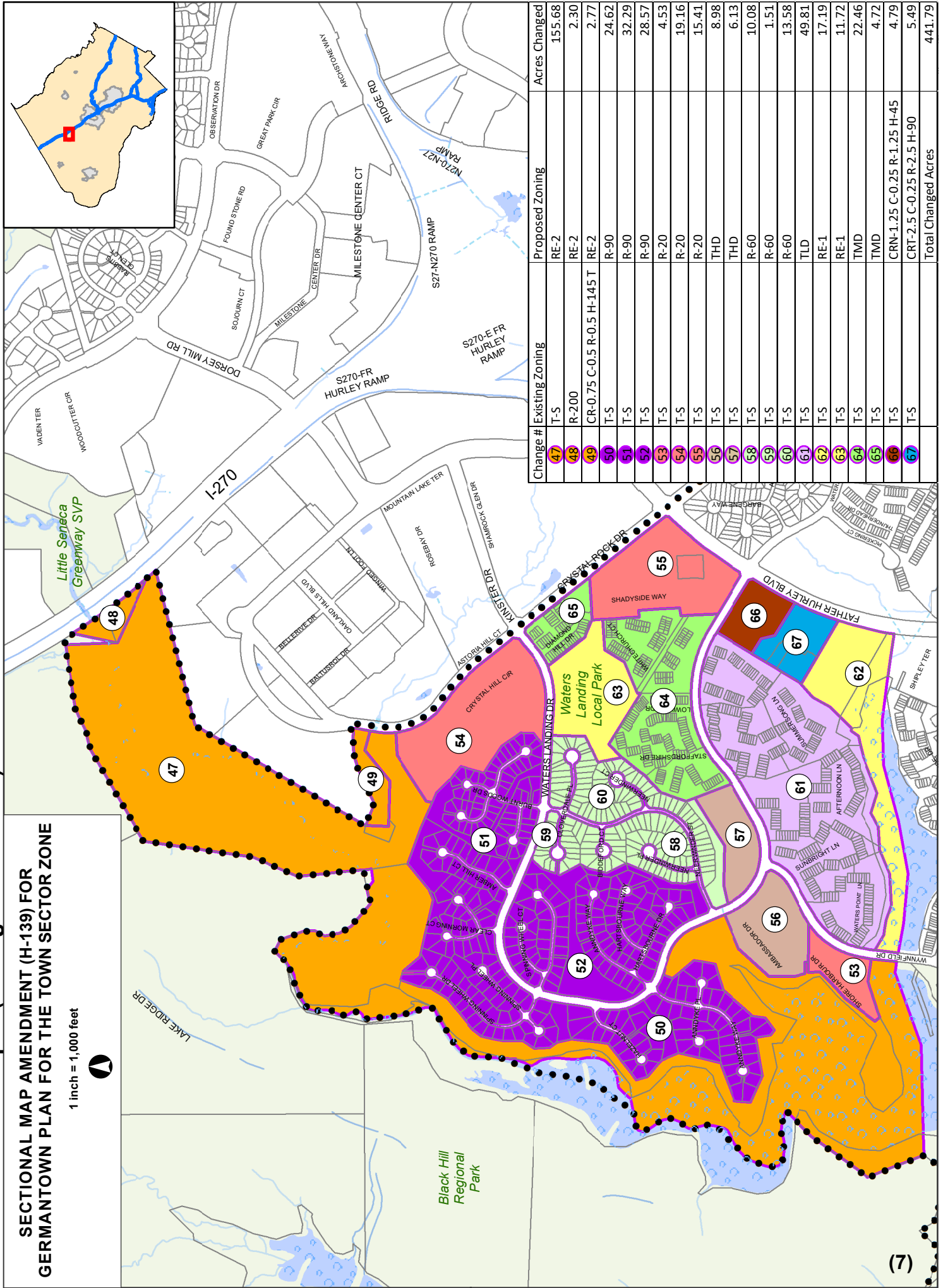


Change #	Existing Zoning	Proposed Zoning	Acres Changed	Change #	Existing Zoning	Proposed Zoning	Acres Changed
12	R-200	RE-2	15.61	30	T-S	TMD	8.39
13	T-S	RE-2	0.78	31	T-S	TMD	8.07
14	T-S	RE-2	47.40	32	T-S	TLD	14.03
15	T-S	TLD	11.20	33	R-200	TLD	1.48
16	T-S	TLD	4.53	34	T-S	TLD	3.65
17	T-S	R-90	19.69	35	T-S	TLD	0.06
18	T-S	R-90	2.76	36	T-S	R-30	7.79
19	T-S	R-90	5.34	37	T-S	R-20	9.24
20	T-S	R-90	5.76	38	T-S	R-20	9.46
21	T-S	R-90	24.28	39	T-S	R-20	6.46
22	T-S	R-90	6.56	40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
23	T-S	R-90	5.93	41	T-S	R-200	6.68
24	T-S	R-90	6.99	42	T-S	GR-0.5 H-35	2.47
25	T-S	R-200	27.78	43	T-S	EOF-0.5 H-45	6.50
26	T-S	RE-1	6.40	44	T-S	GR-0.5 H-45	8.21
27	T-S	RE-1	17.63	45	T-S	GR-0.5 H-45	0.65
28	T-S	TMD	1.66	46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
29	T-S	TMD	4.07			Total Changed Acres	330.88

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

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

1 inch = 1,000 feet

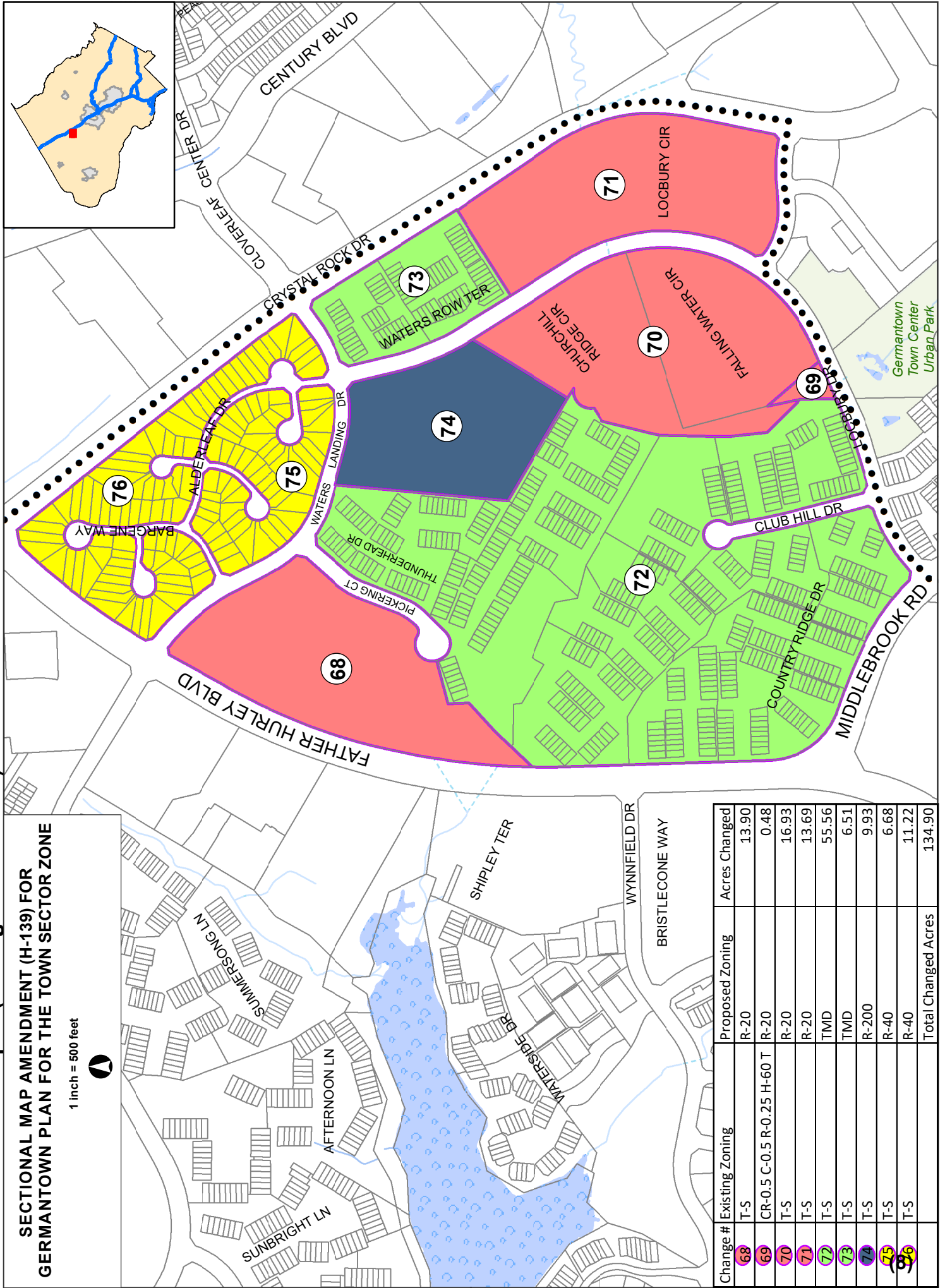


Change #	Existing Zoning	Proposed Zoning	Acres Changed
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	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 4 of 5)

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

1 inch = 500 feet

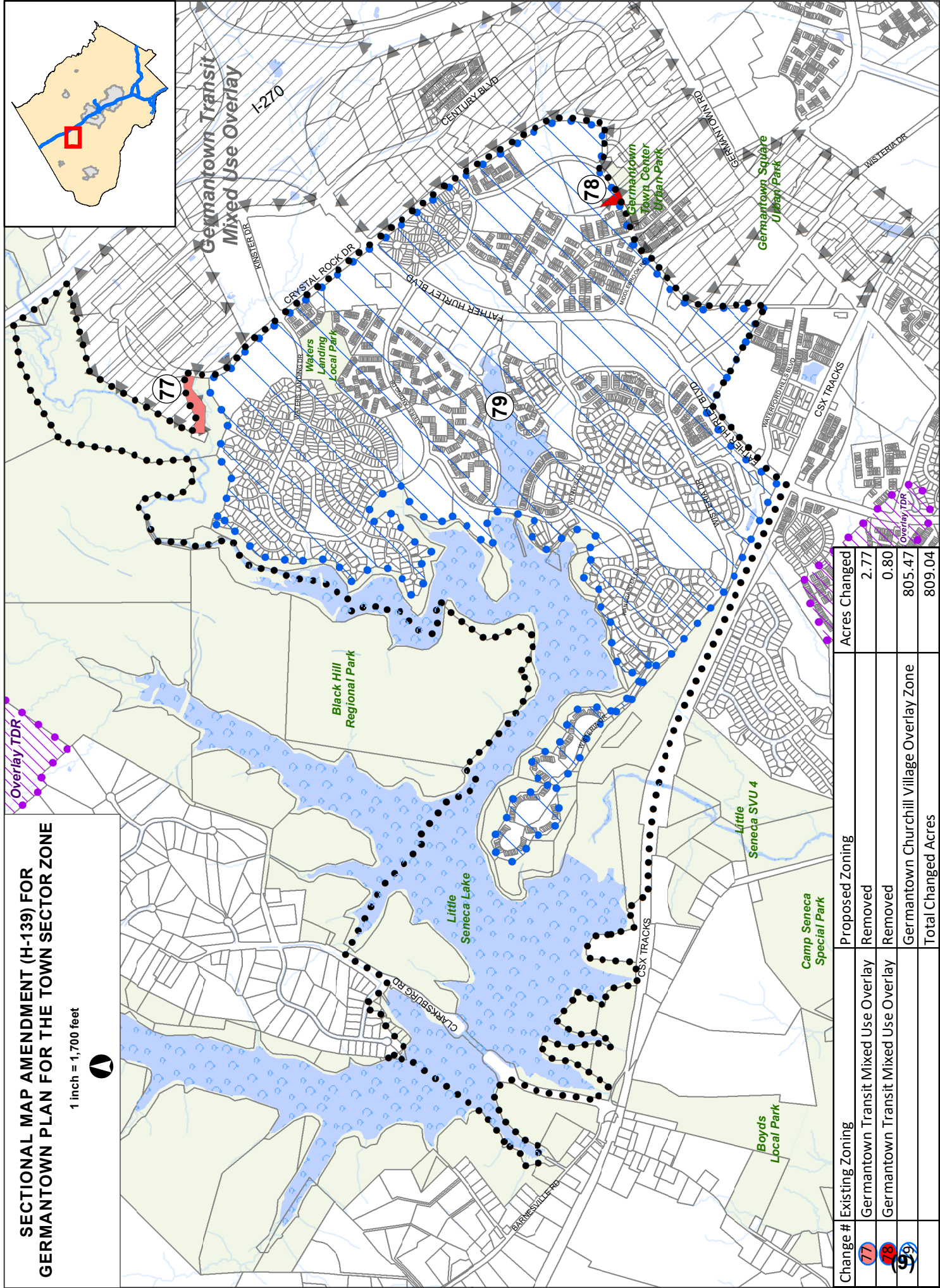


Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
Total		Total Changed Acres	134.90

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

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

1 inch = 1,700 feet

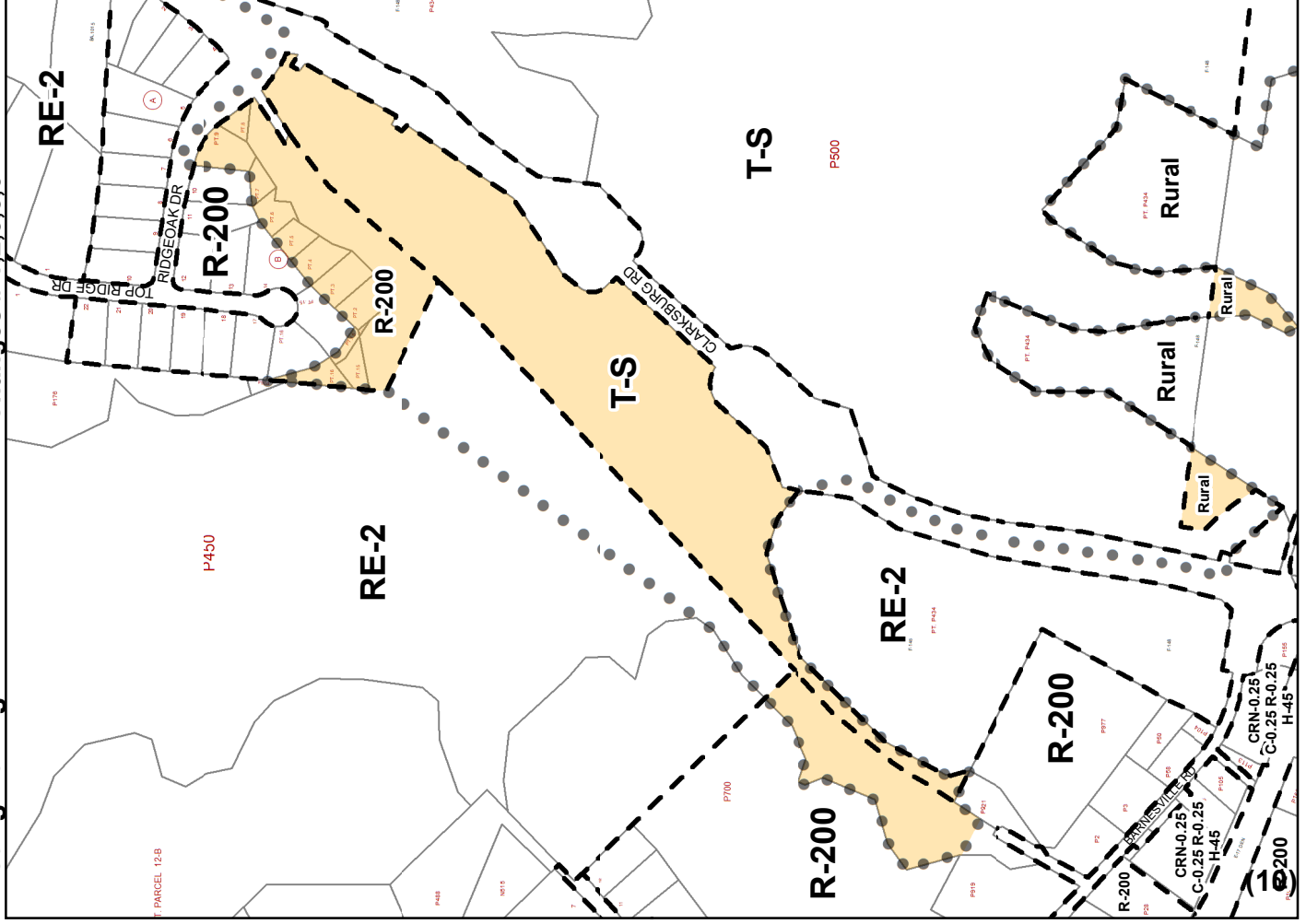


Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
99	Germantown Churchhill Village Overlay Zone	Germantown Churchhill Village Overlay Zone	805.47
		Total Changed Acres	809.04

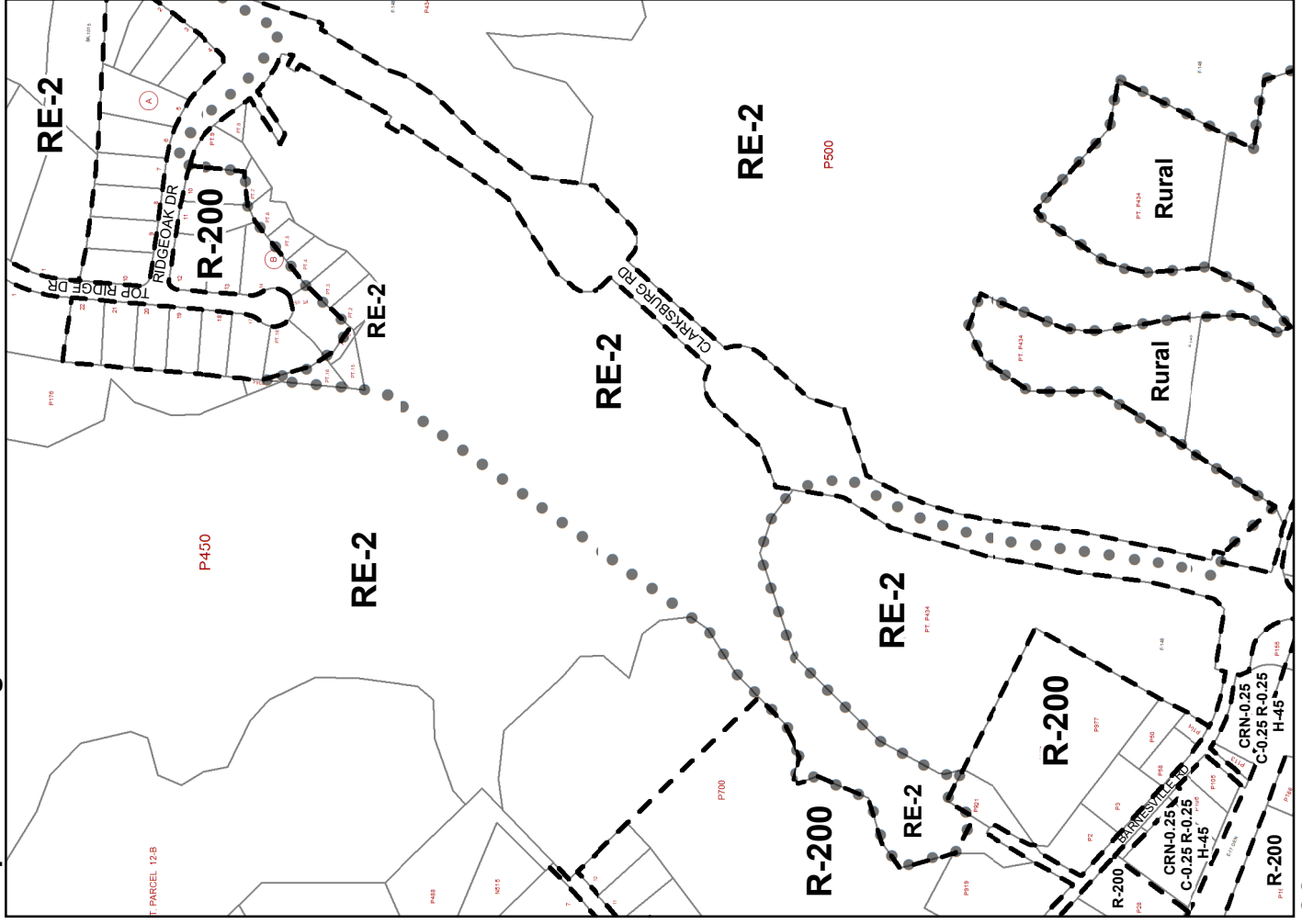
Attachment 1 - Map 8

Existing Zoning

Changes # 1,2,3,5,6



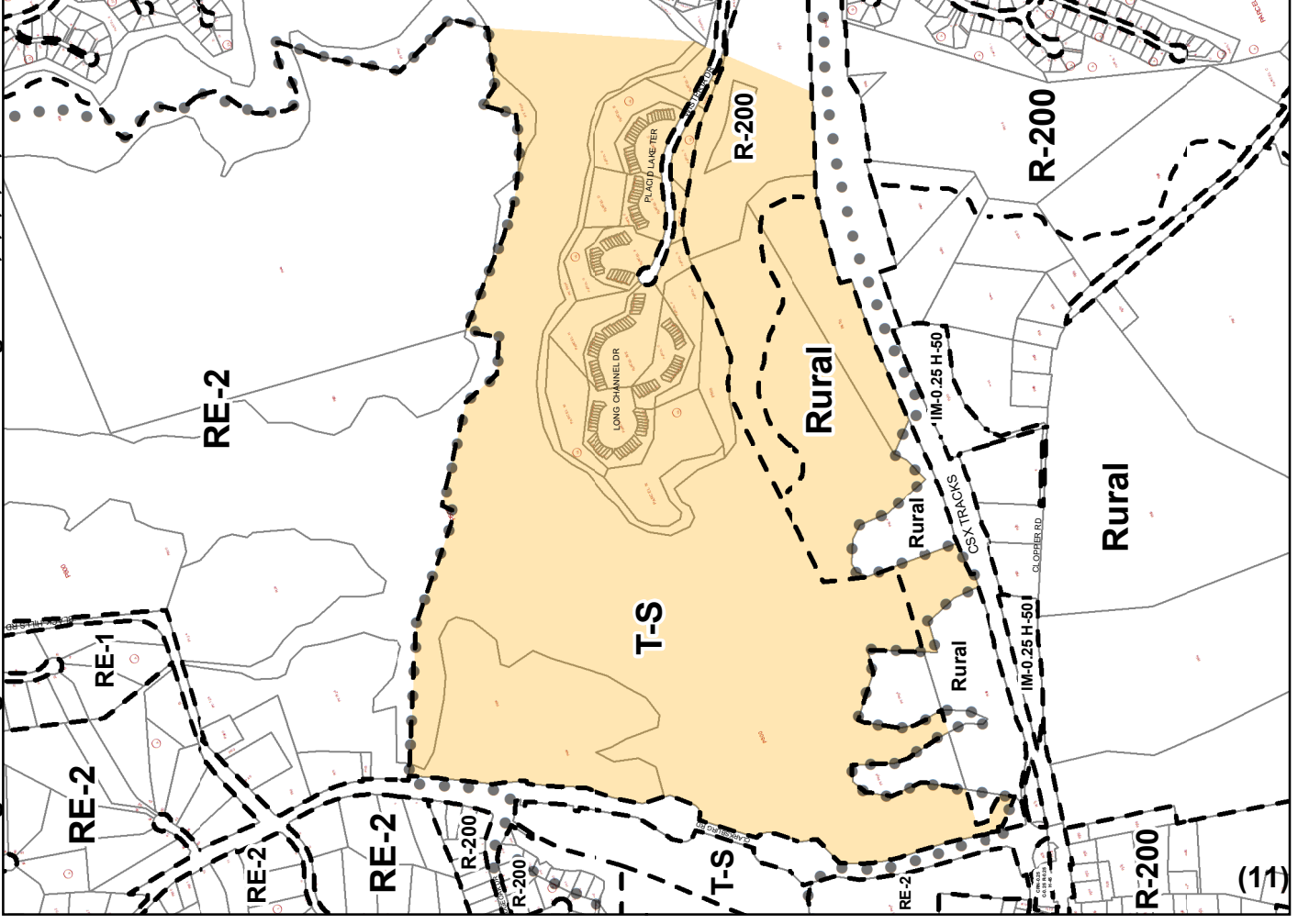
Proposed Zoning



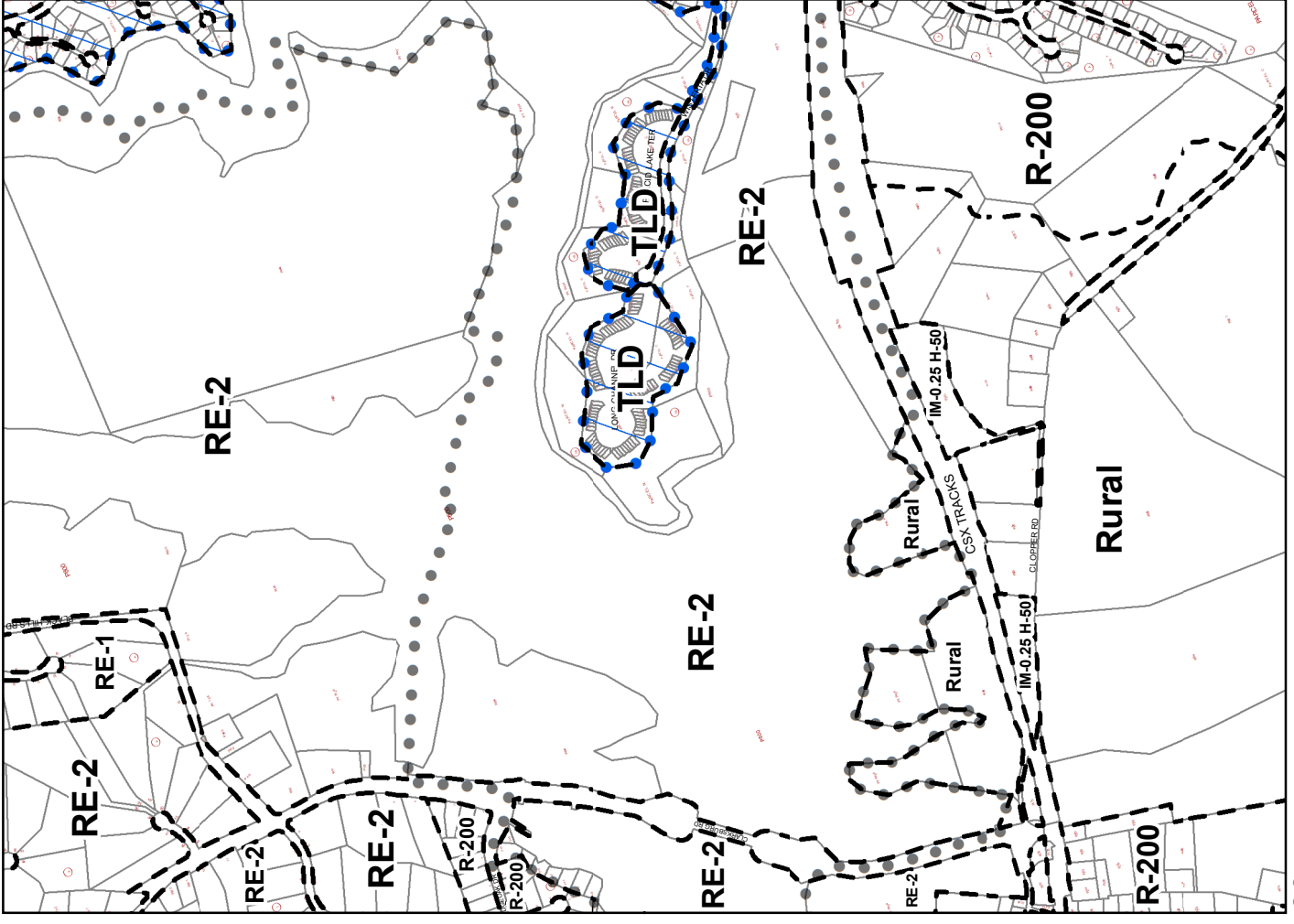
Attachment 1 - Map 9

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

Existing Zoning



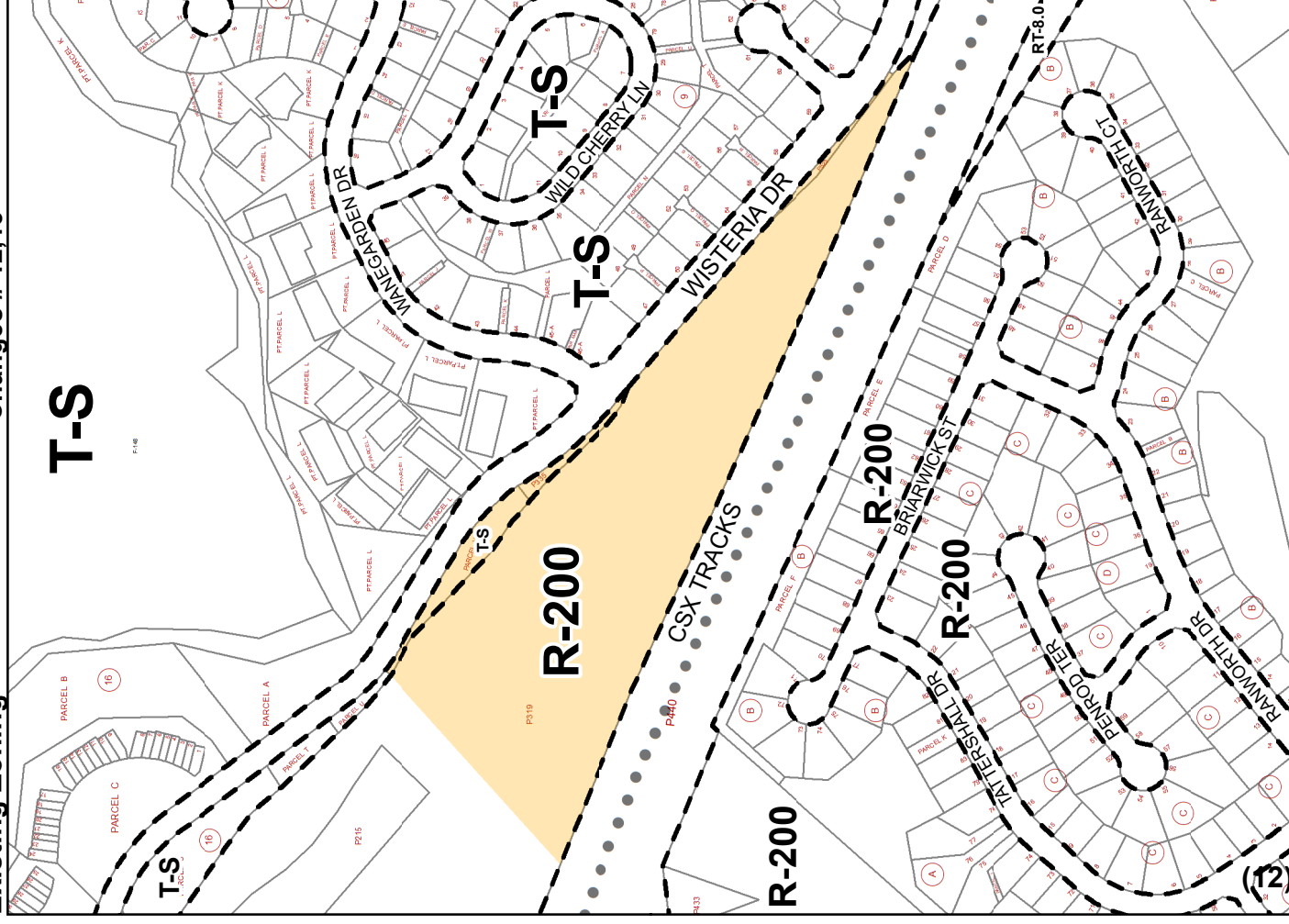
Proposed Zoning



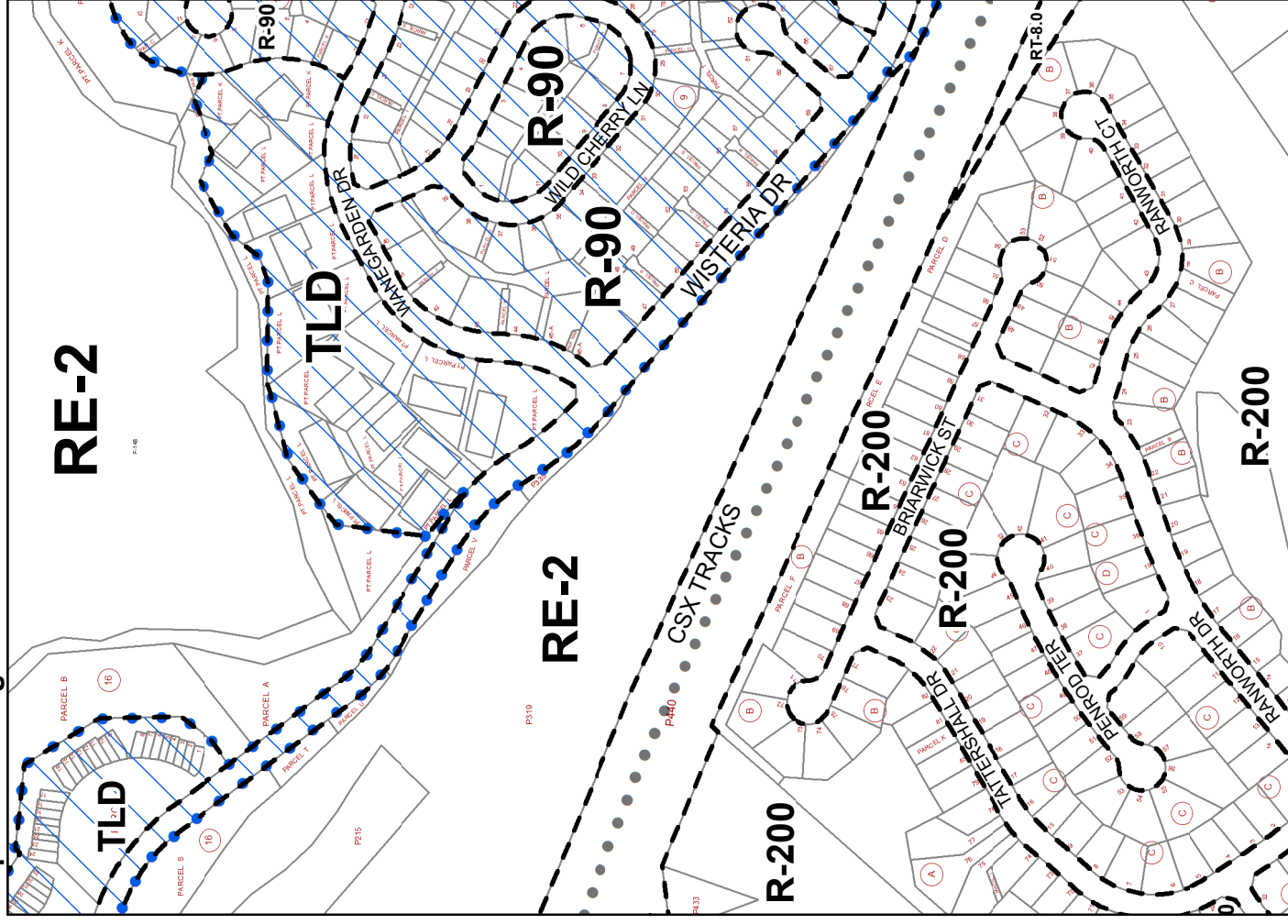
Attachment 1 - Map 10

Existing Zoning

Changes # 12,13



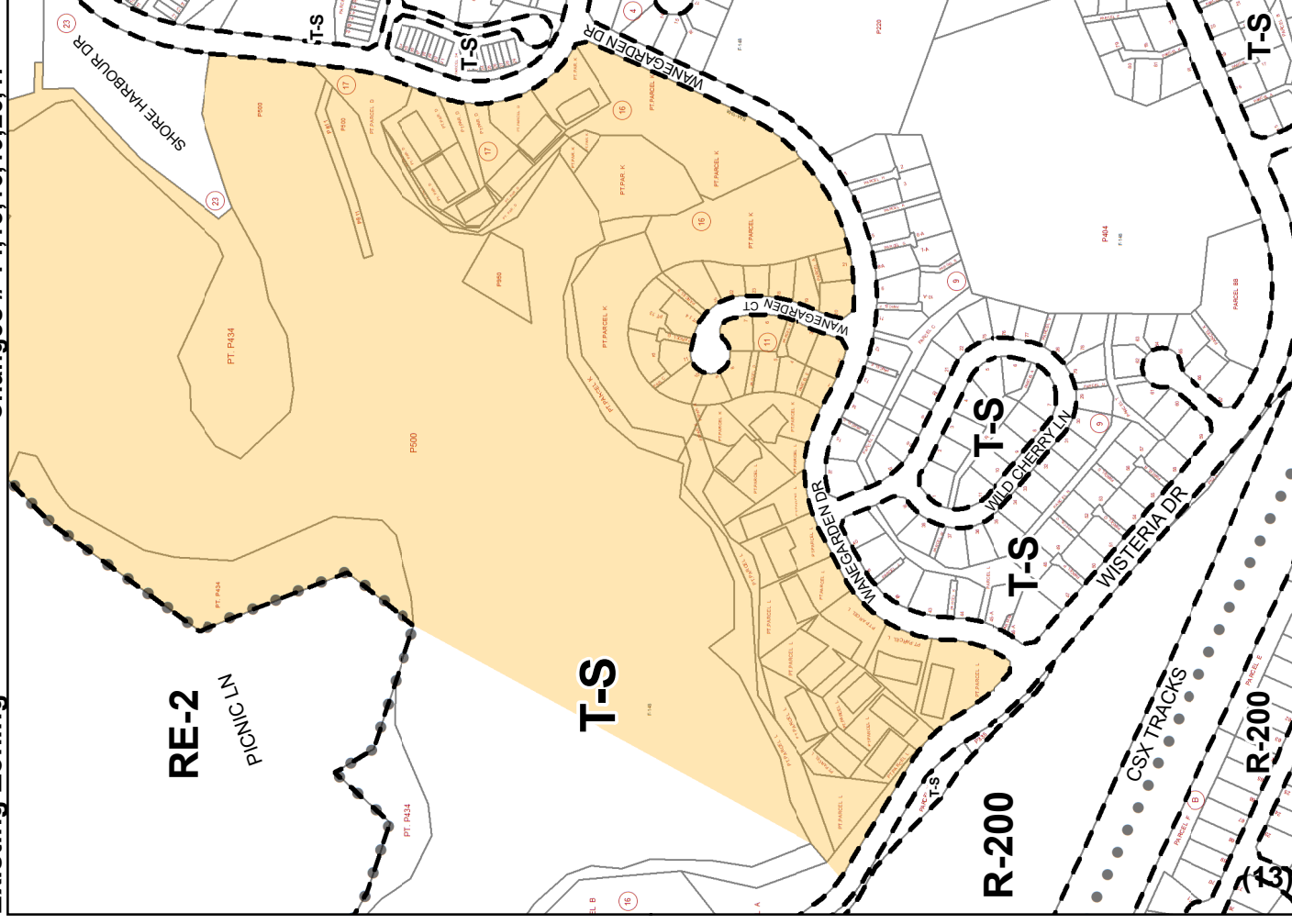
Proposed Zoning



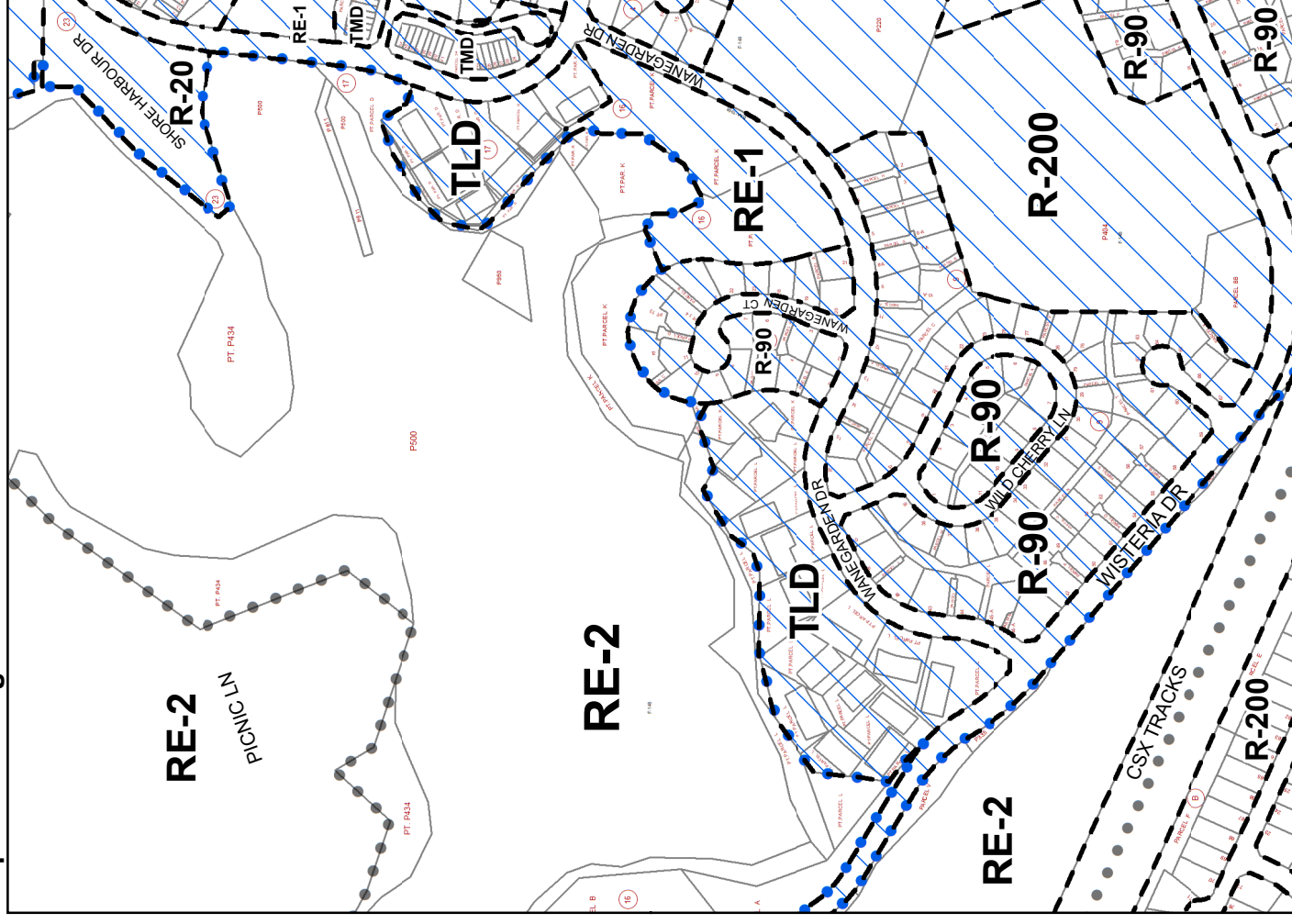
Attachment 1 - Map 11

Existing Zoning

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

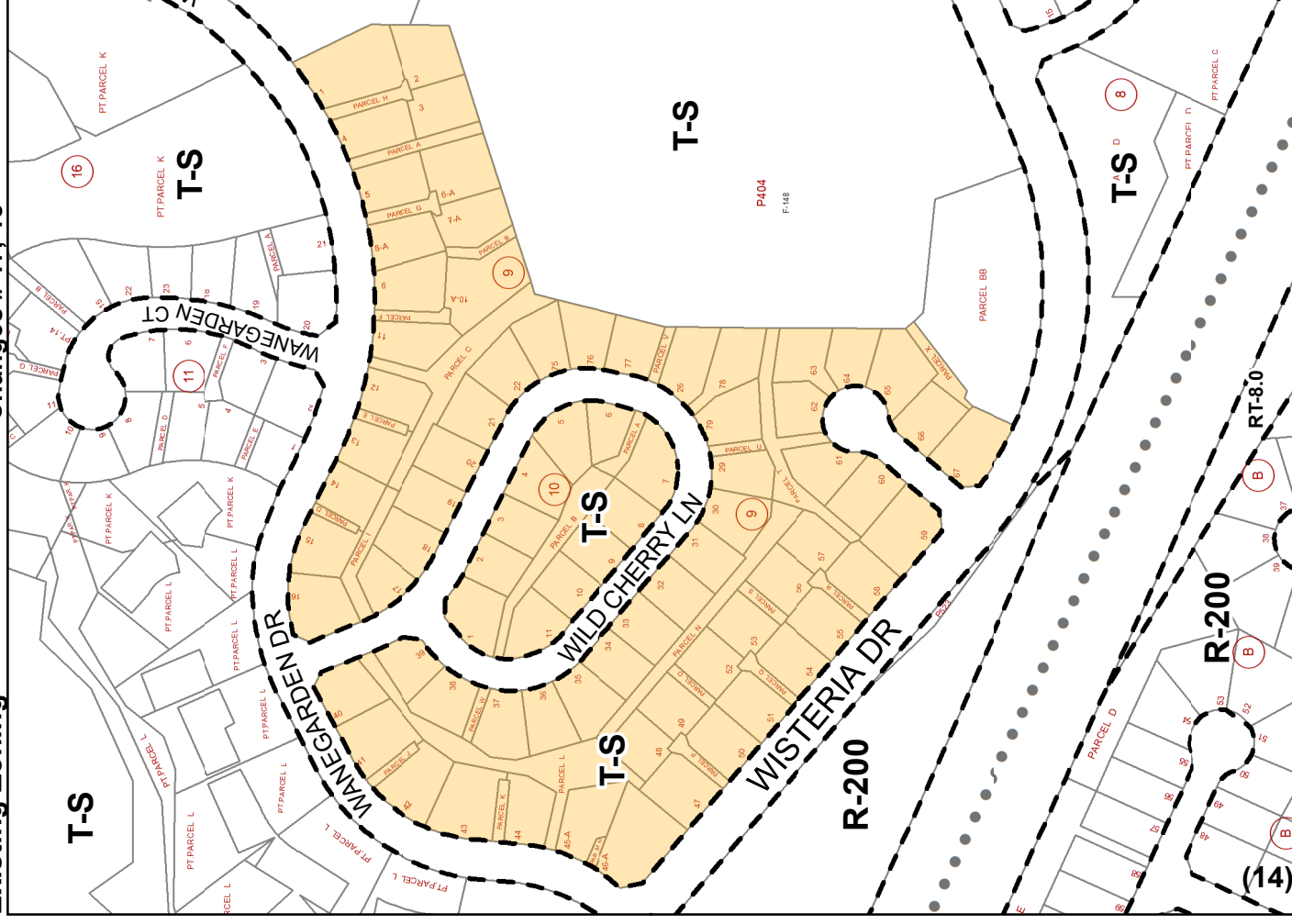


Proposed Zoning



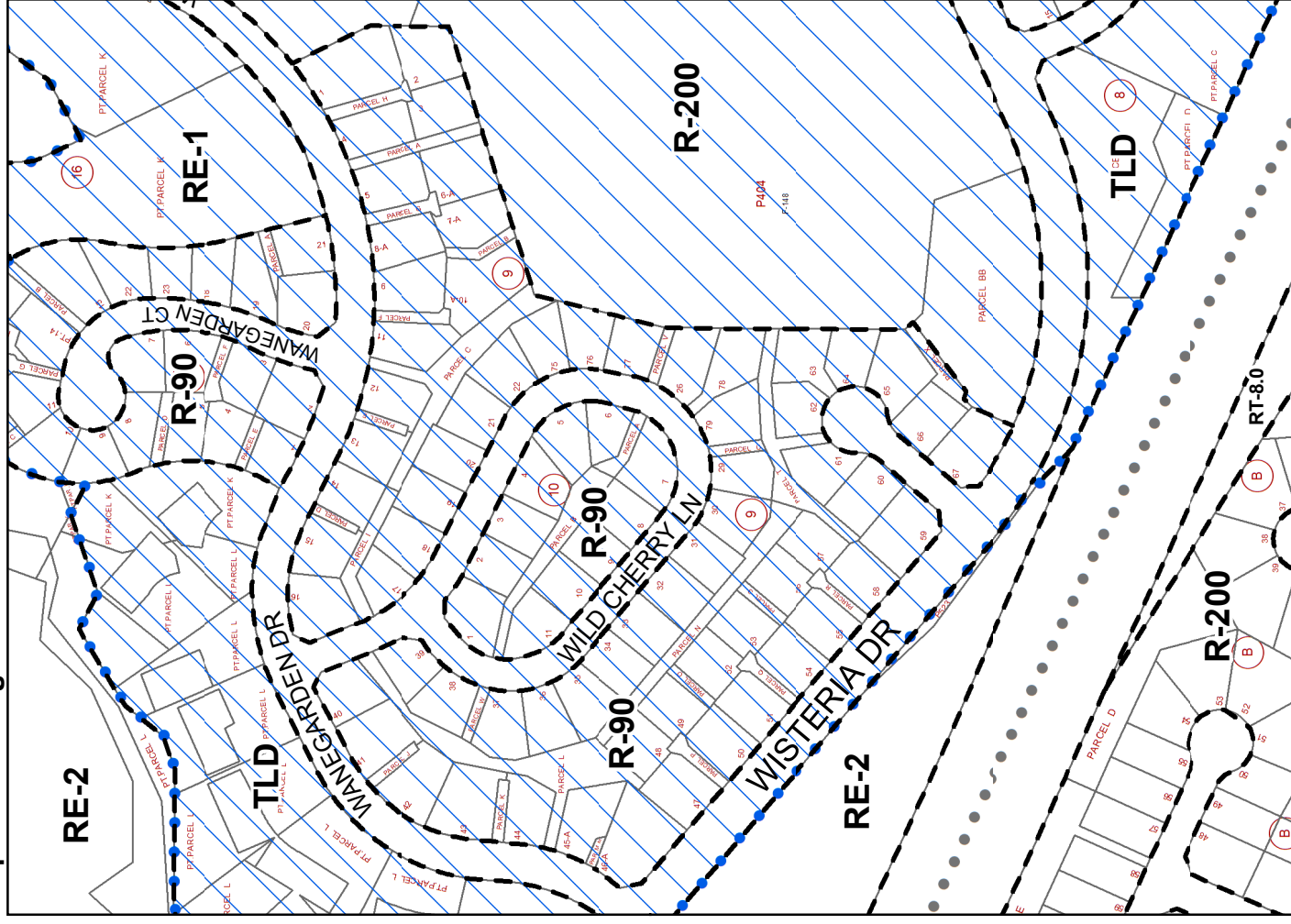
Attachment 1 - Map 12

Existing Zoning



Changes # 17, 18

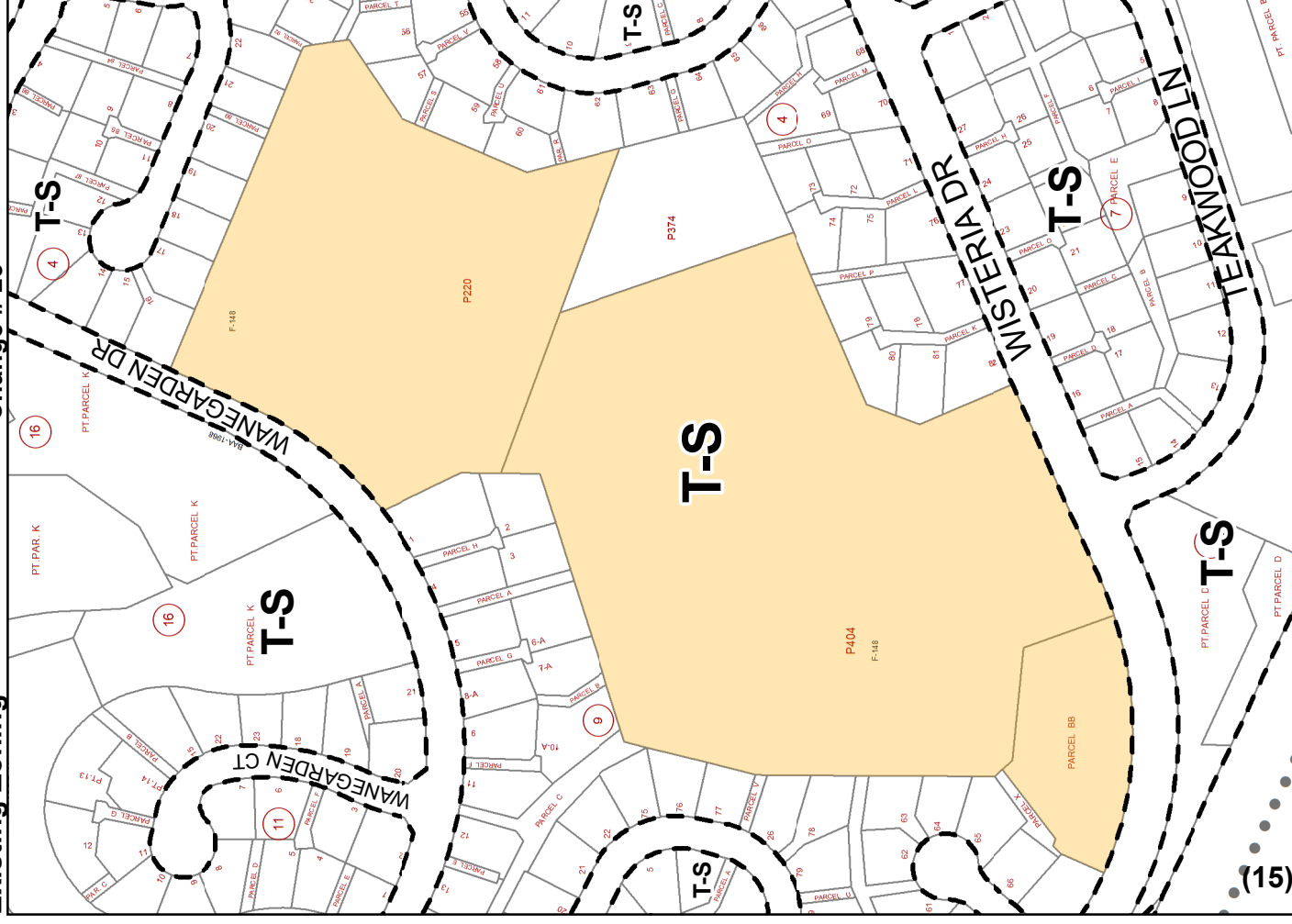
Proposed Zoning



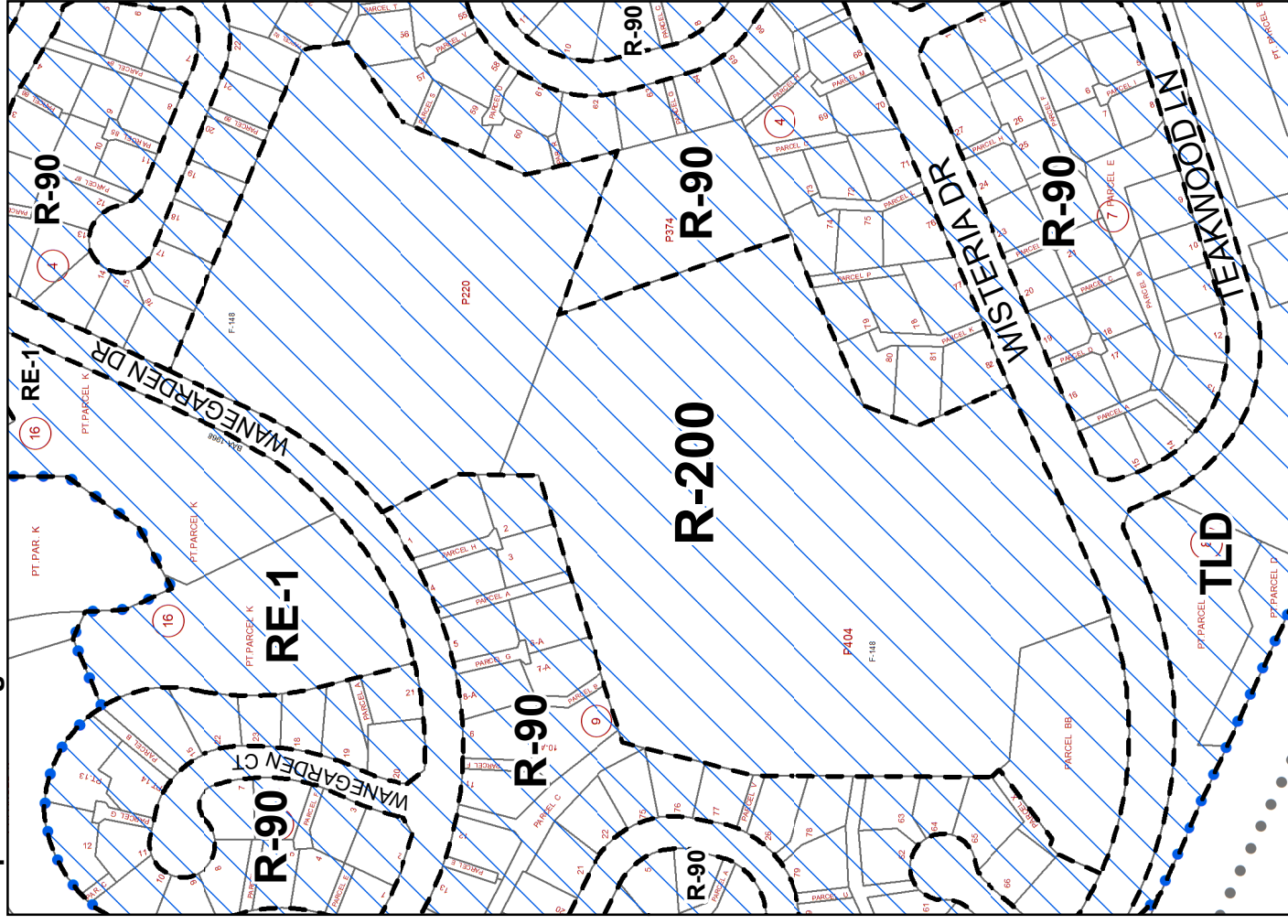
Attachment 1 - Map 13

Existing Zoning

Change # 25



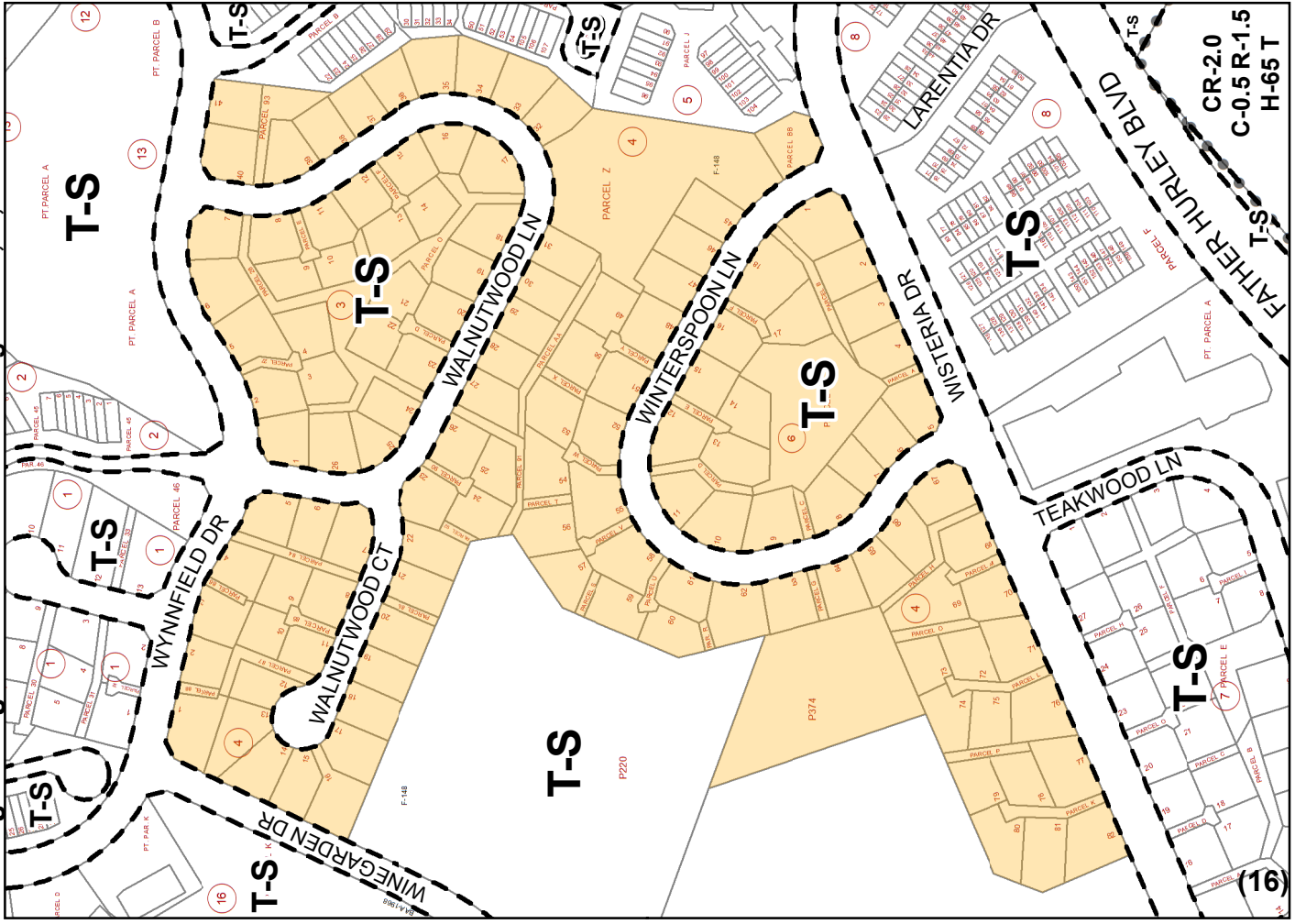
Proposed Zoning



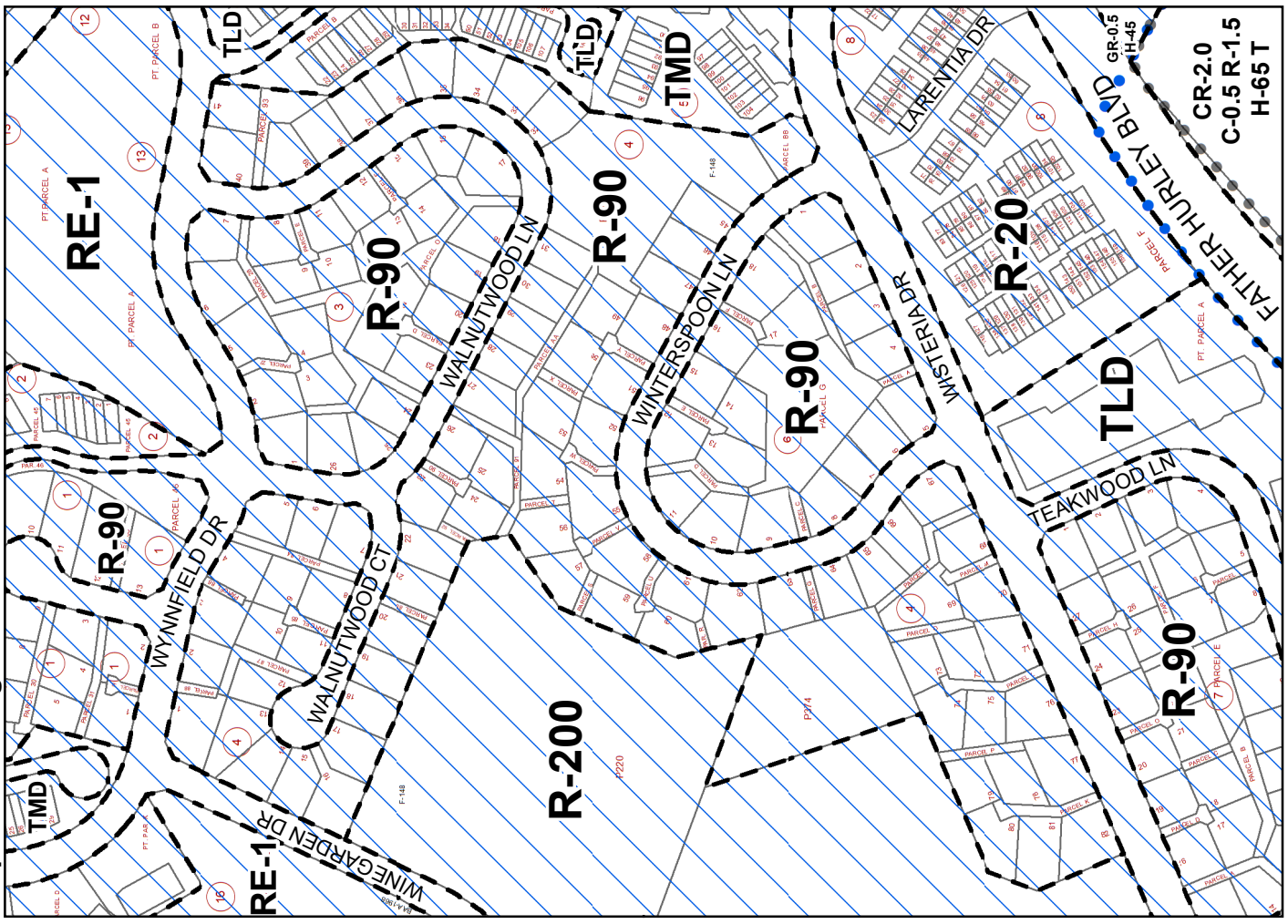
Attachment 1 - Map 14

Existing Zoning

Changes # 21,22,23



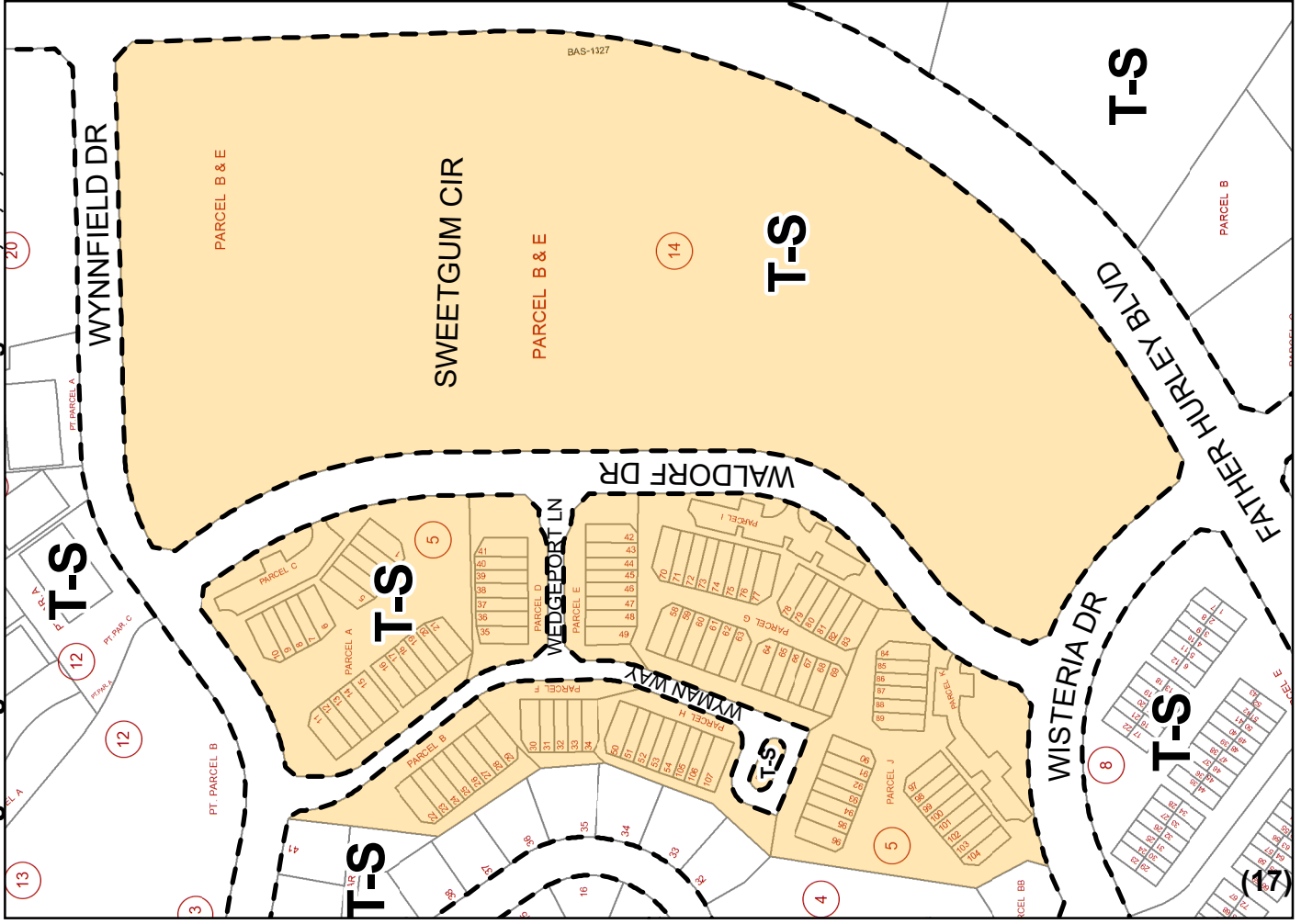
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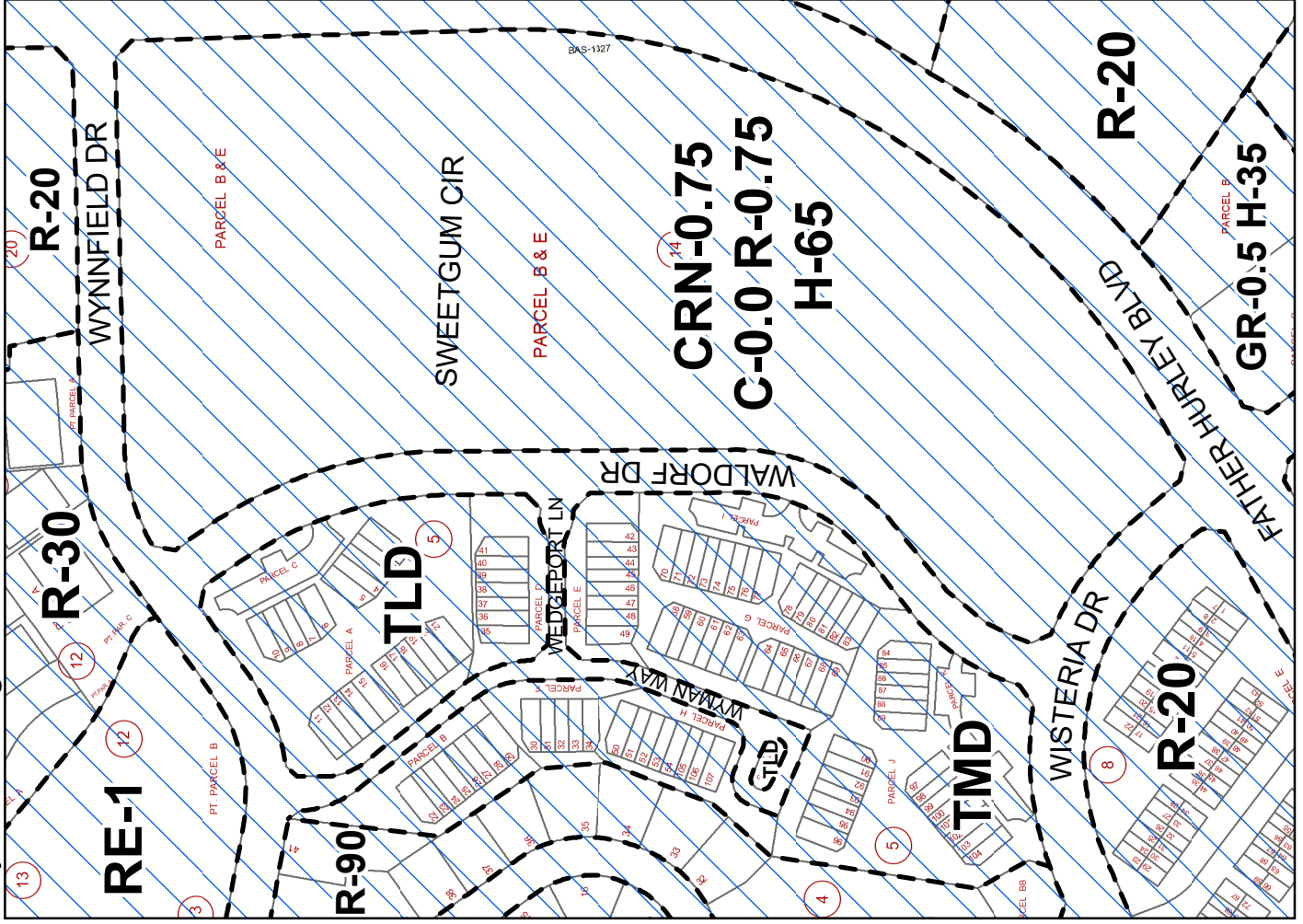
Attachment 1 - Map 15

Existing Zoning

Changes # 31,34,35,40



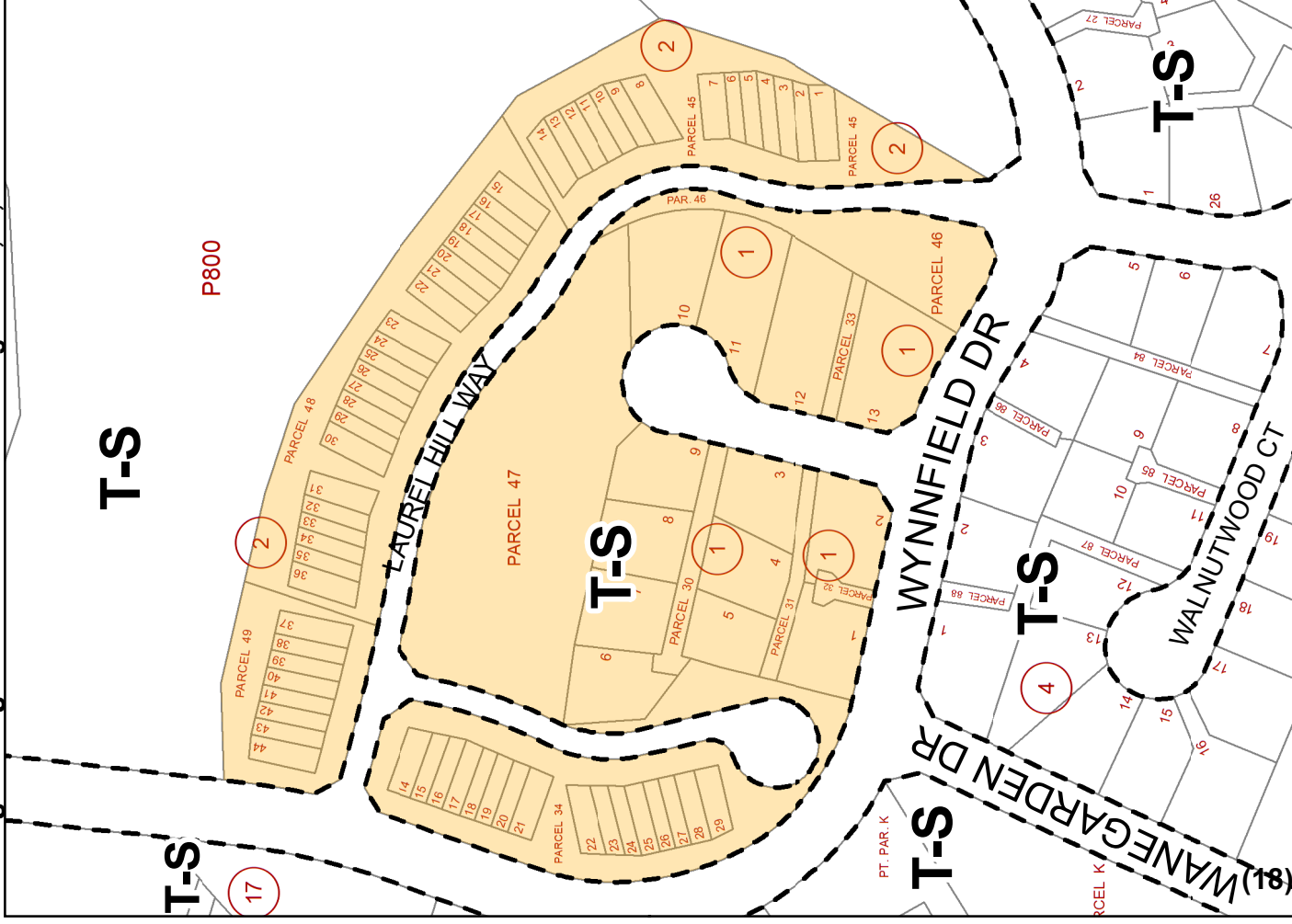
Proposed Zoning



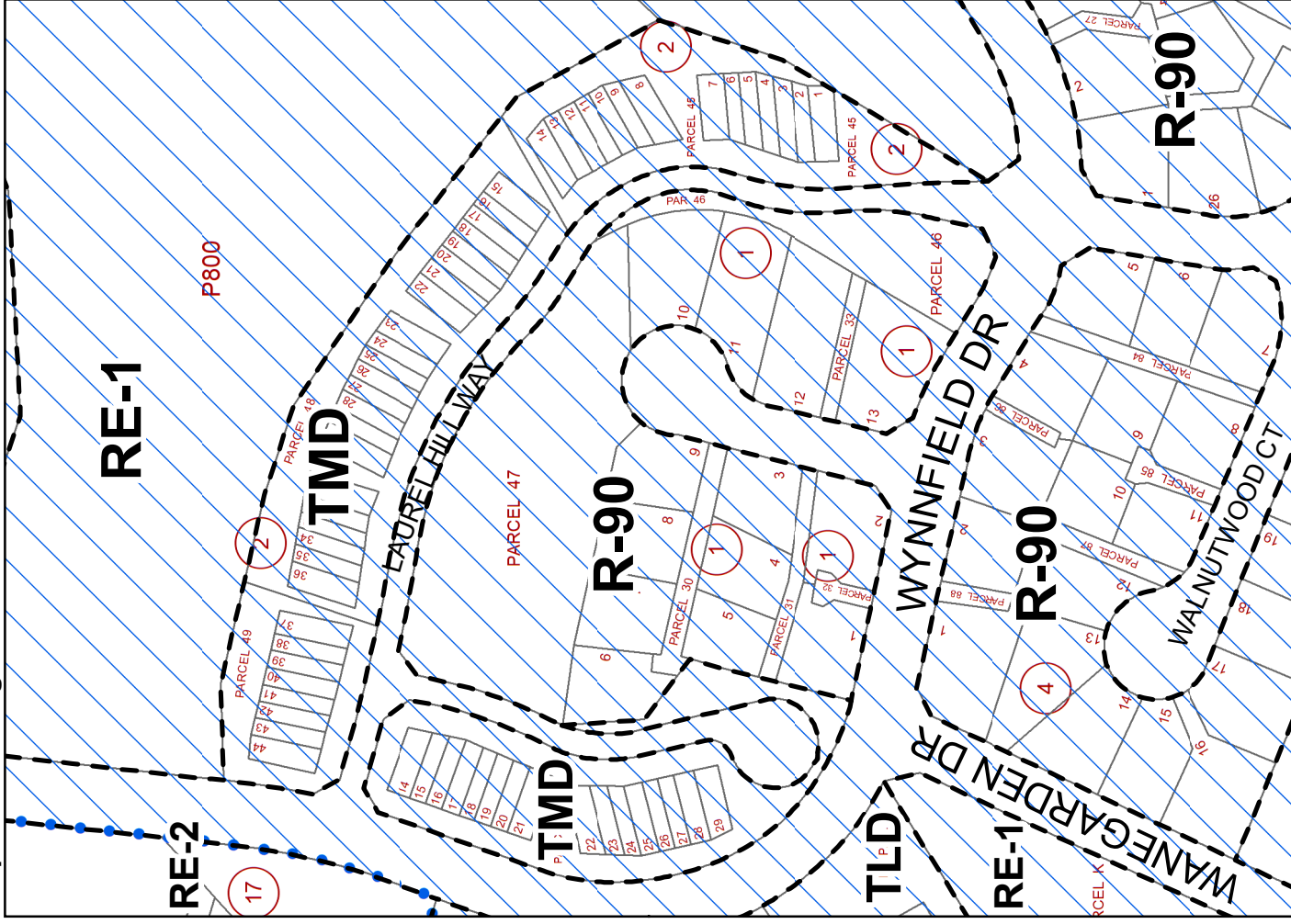
Attachment 1 - Map 16

Existing Zoning

Changes # 20,28,29



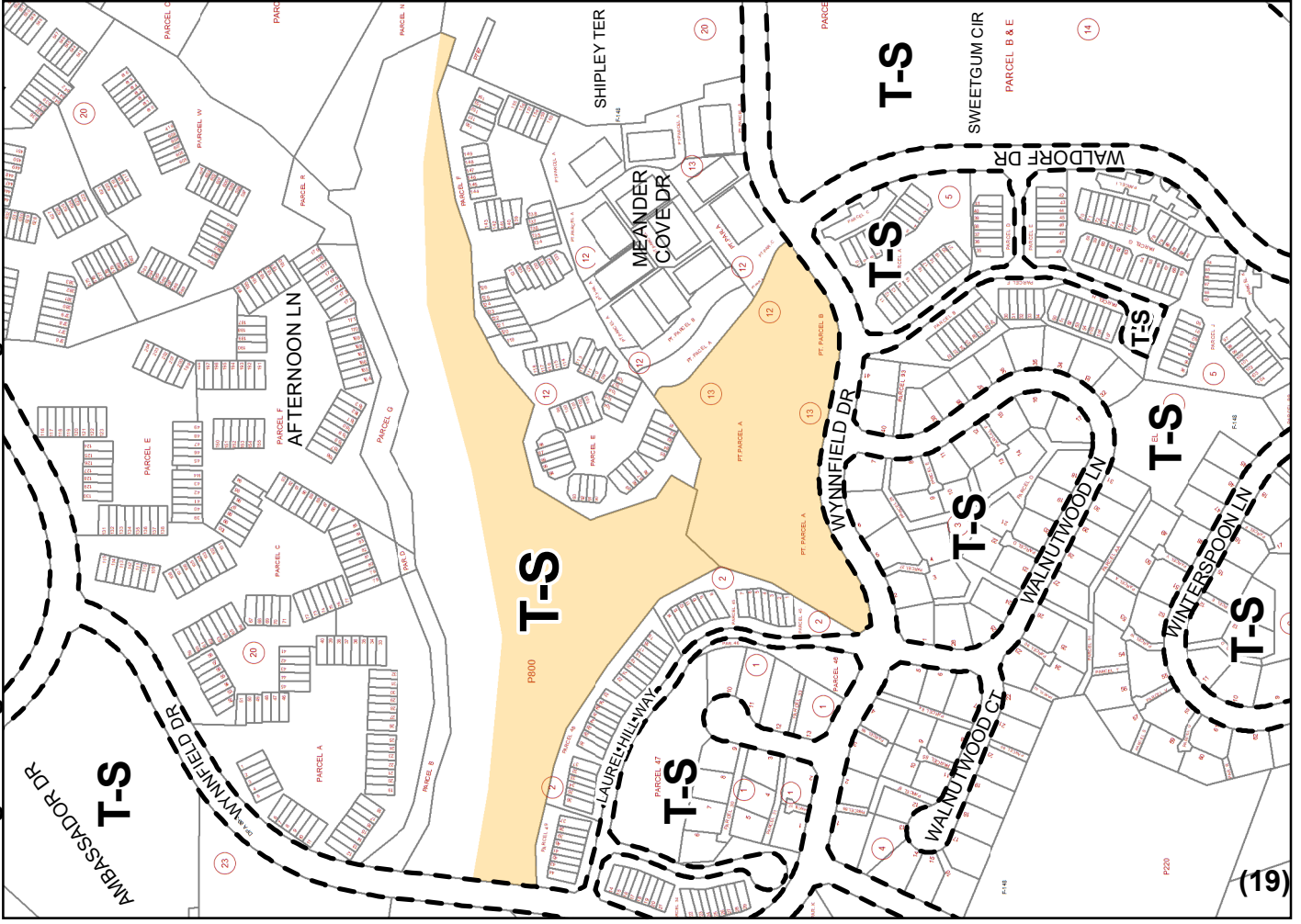
Proposed Zoning



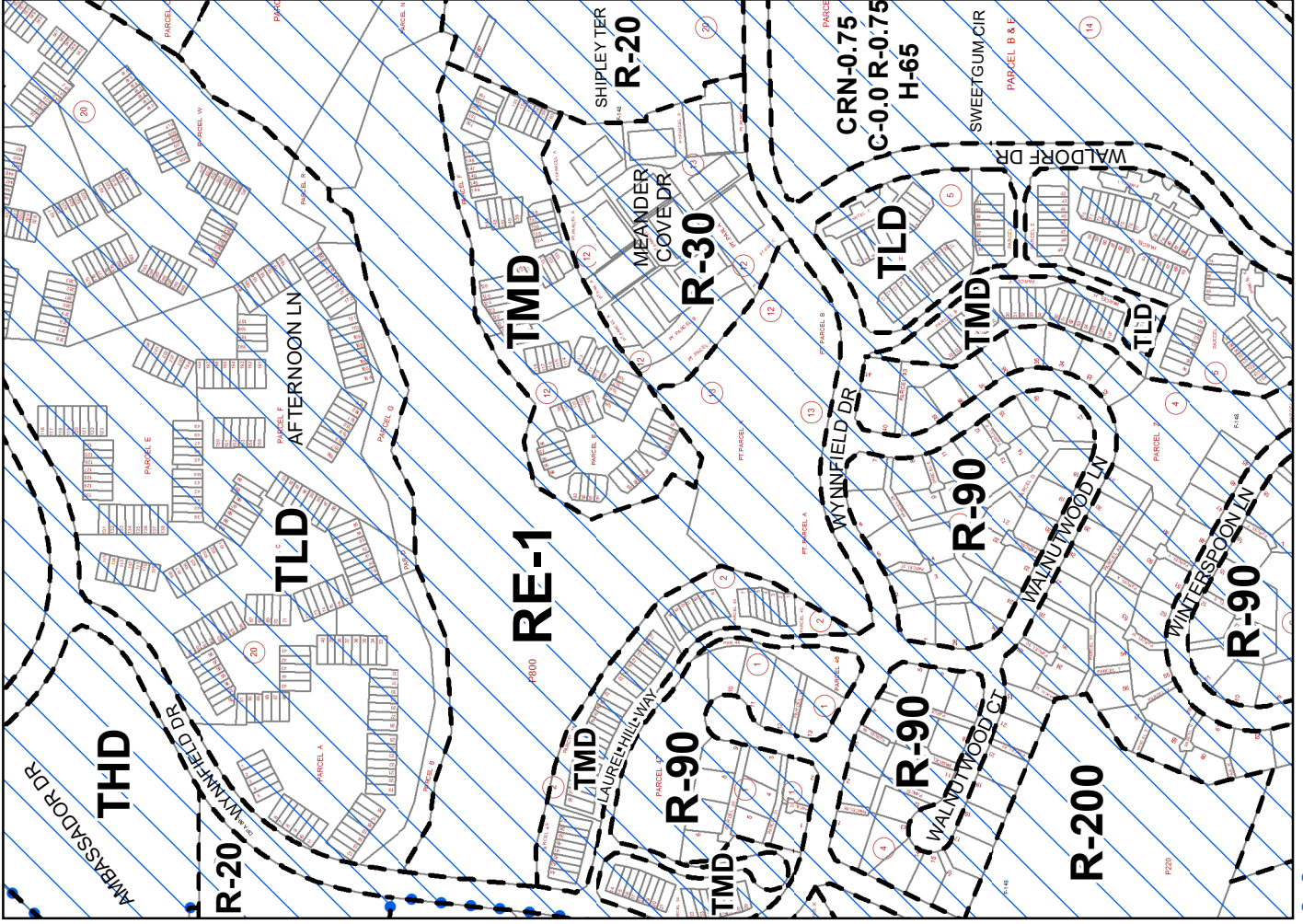
Attachment 1 - Map 17

Change # 27

Existing Zoning



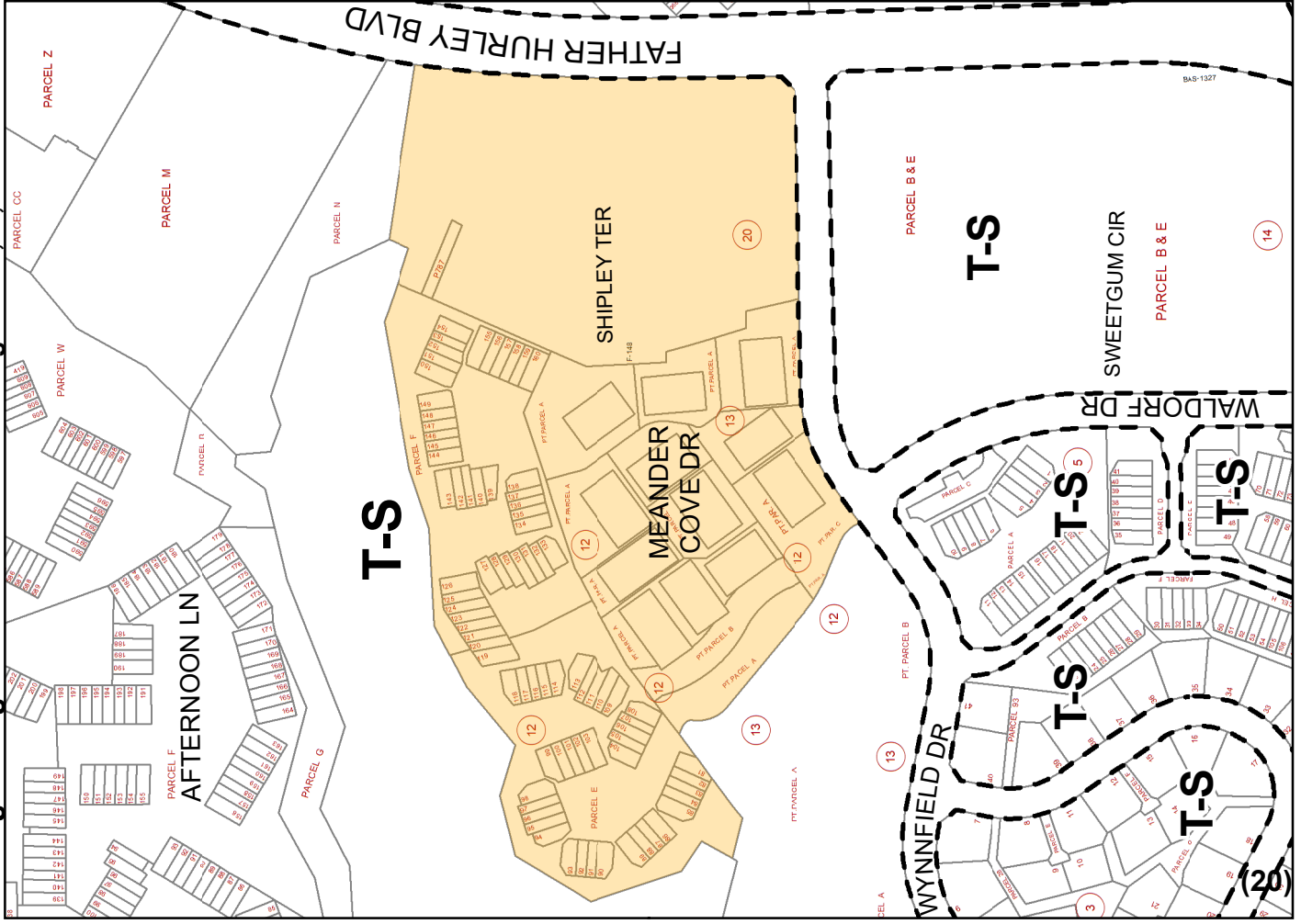
Proposed Zoning



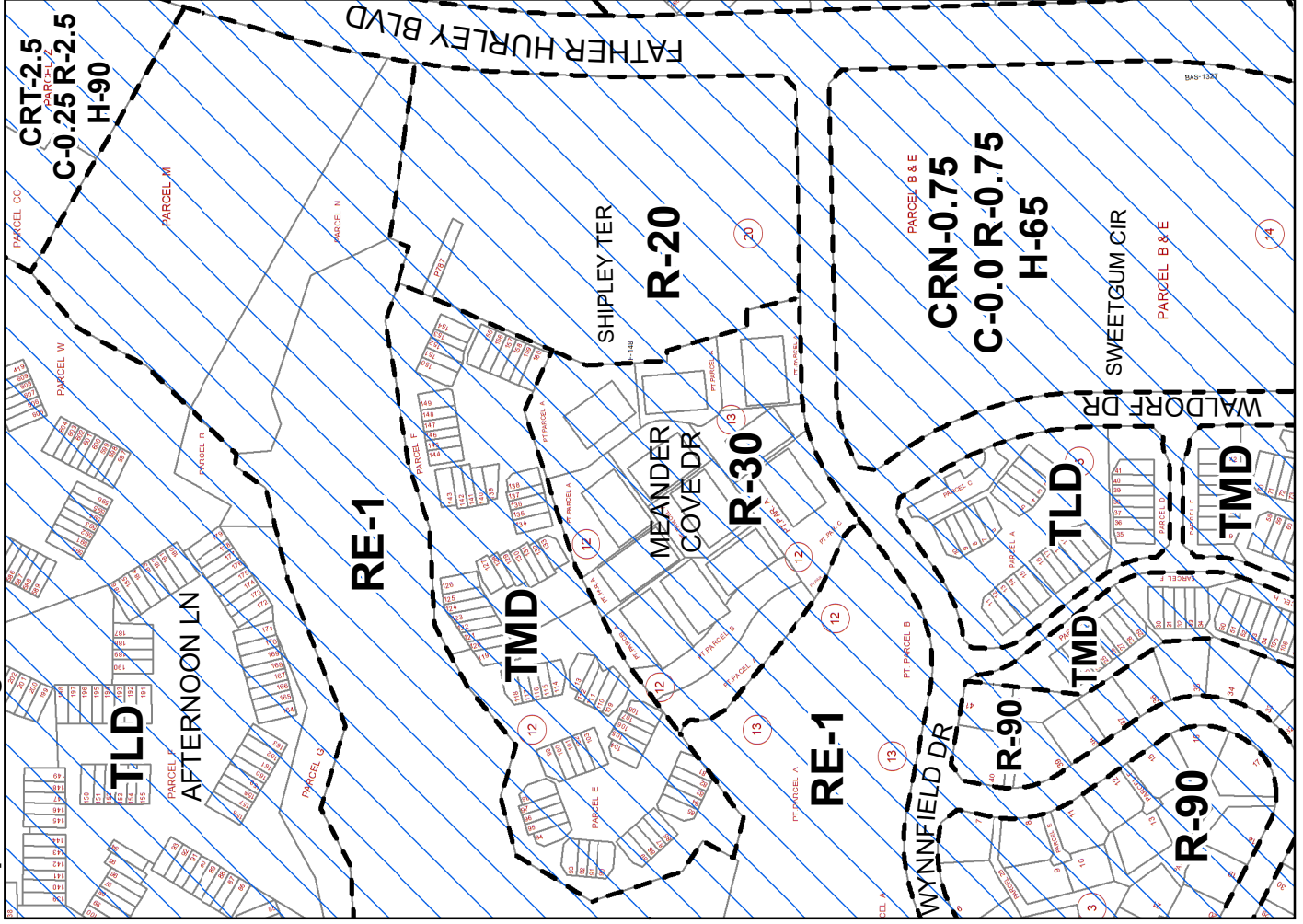
Attachment 1 - Map 18

Existing Zoning

Changes # 30,36,37



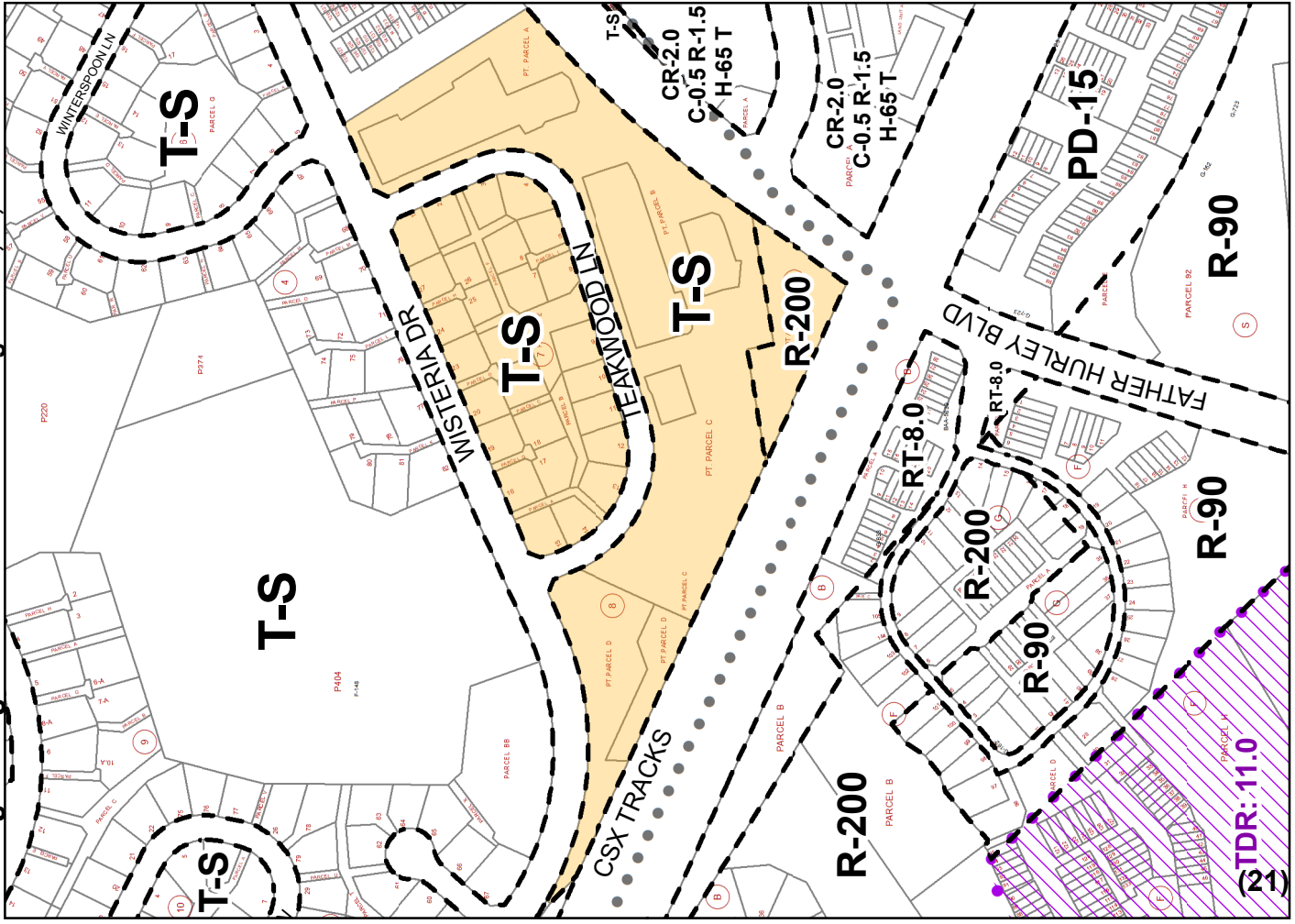
Proposed Zoning



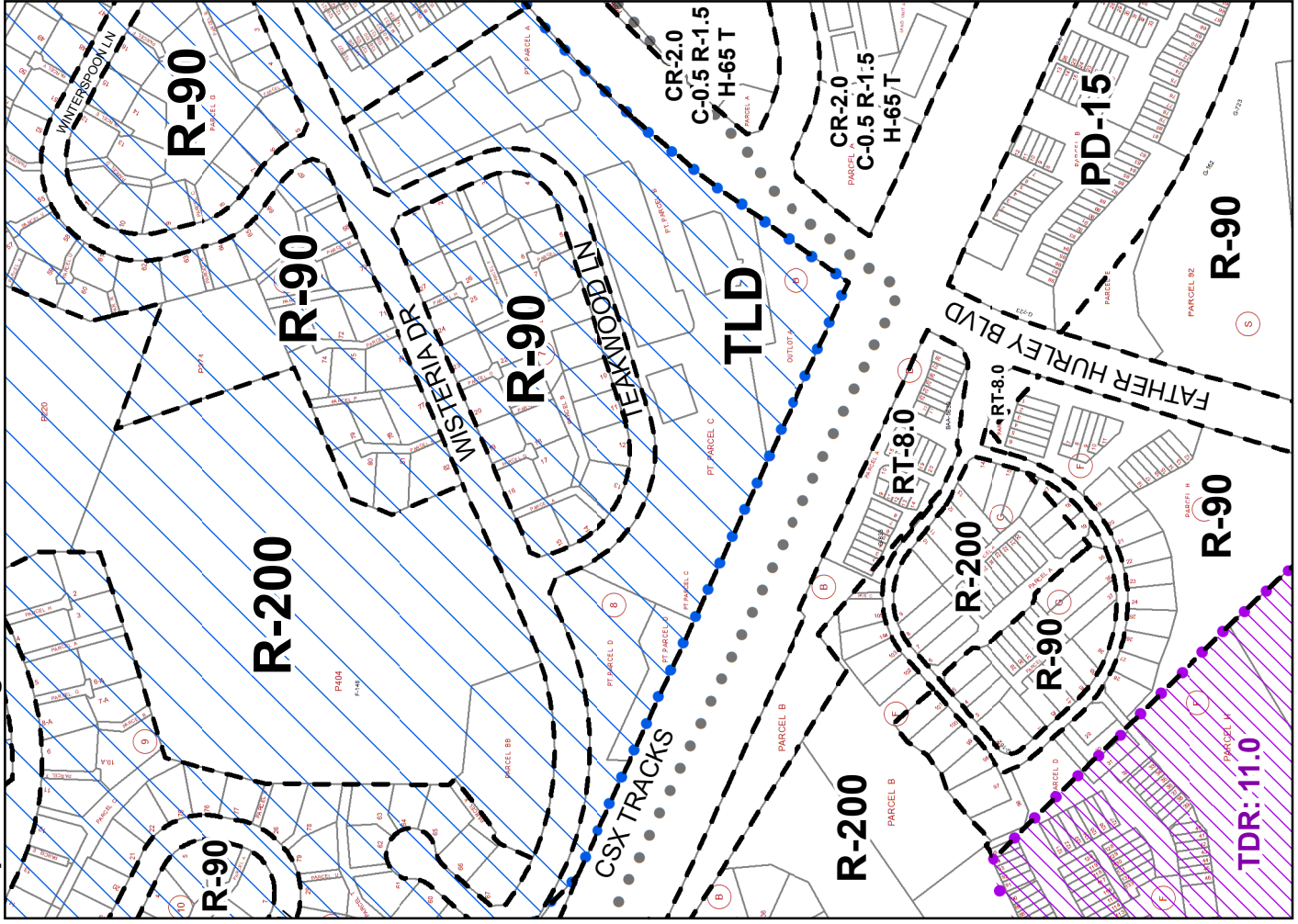
Attachment 1 - Map 19

Existing Zoning

Changes # 24,32,33



Proposed Zoning



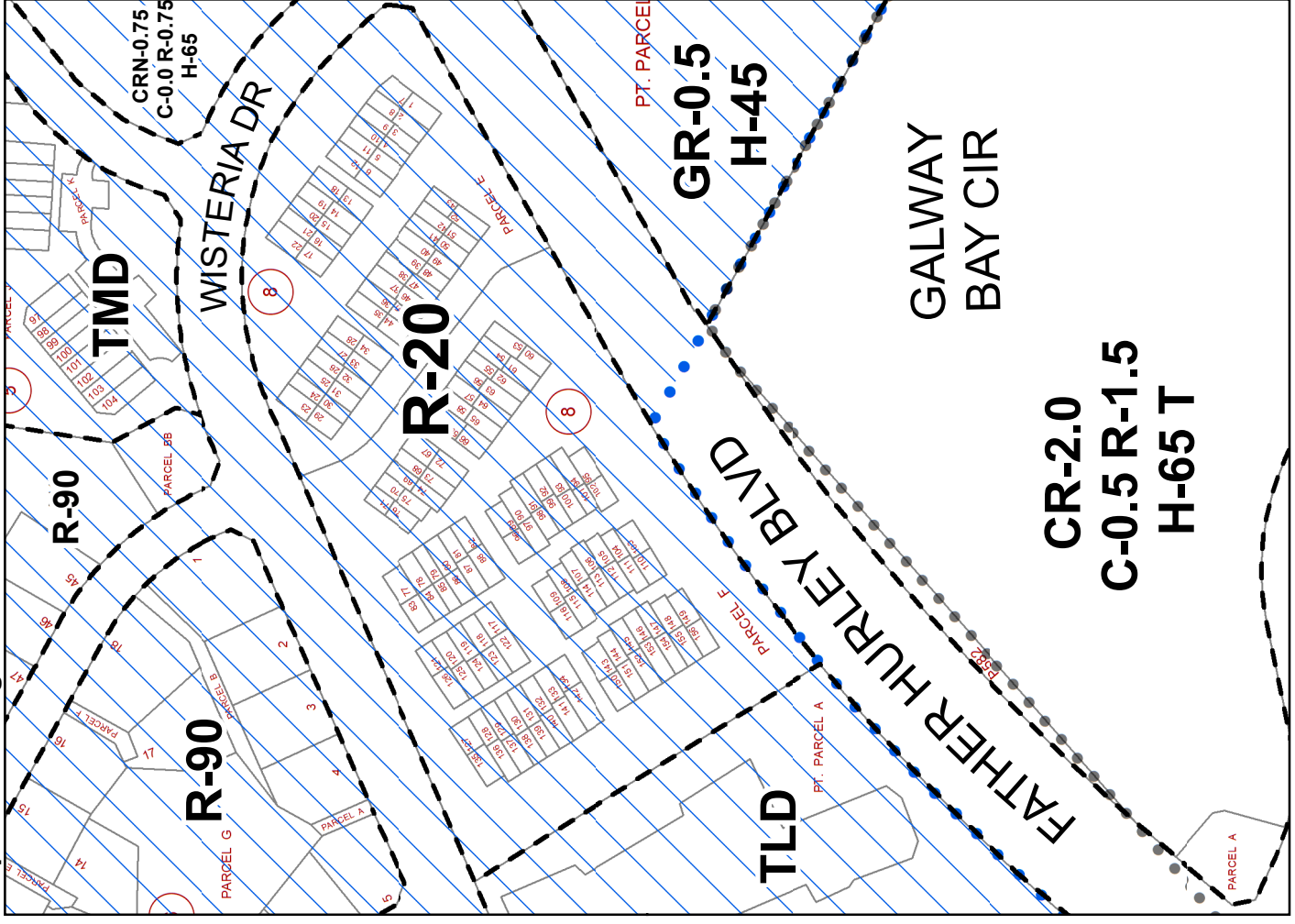
Attachment 1 - Map 20

Changes # 38,46

Existing Zoning

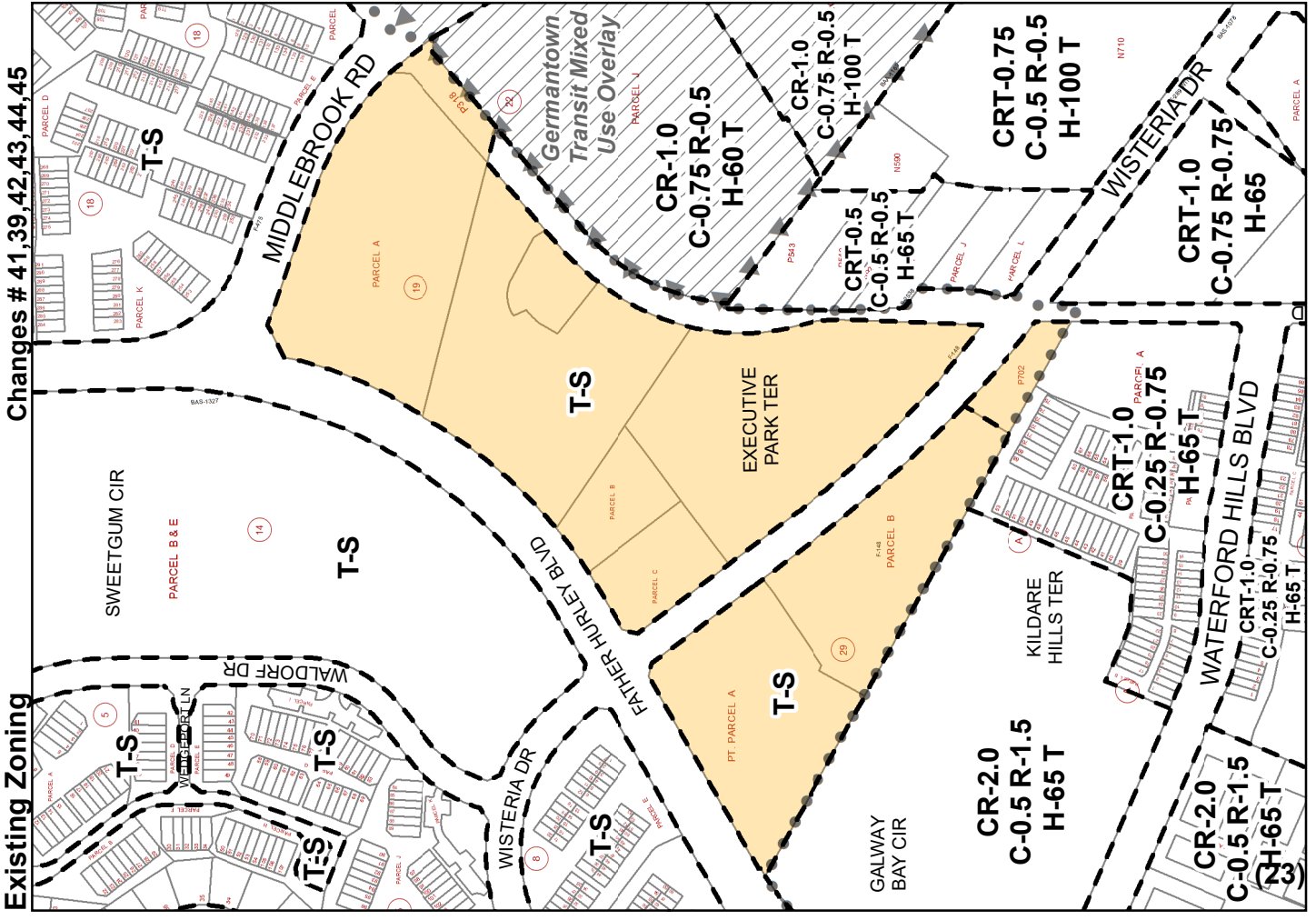


Proposed Zoning



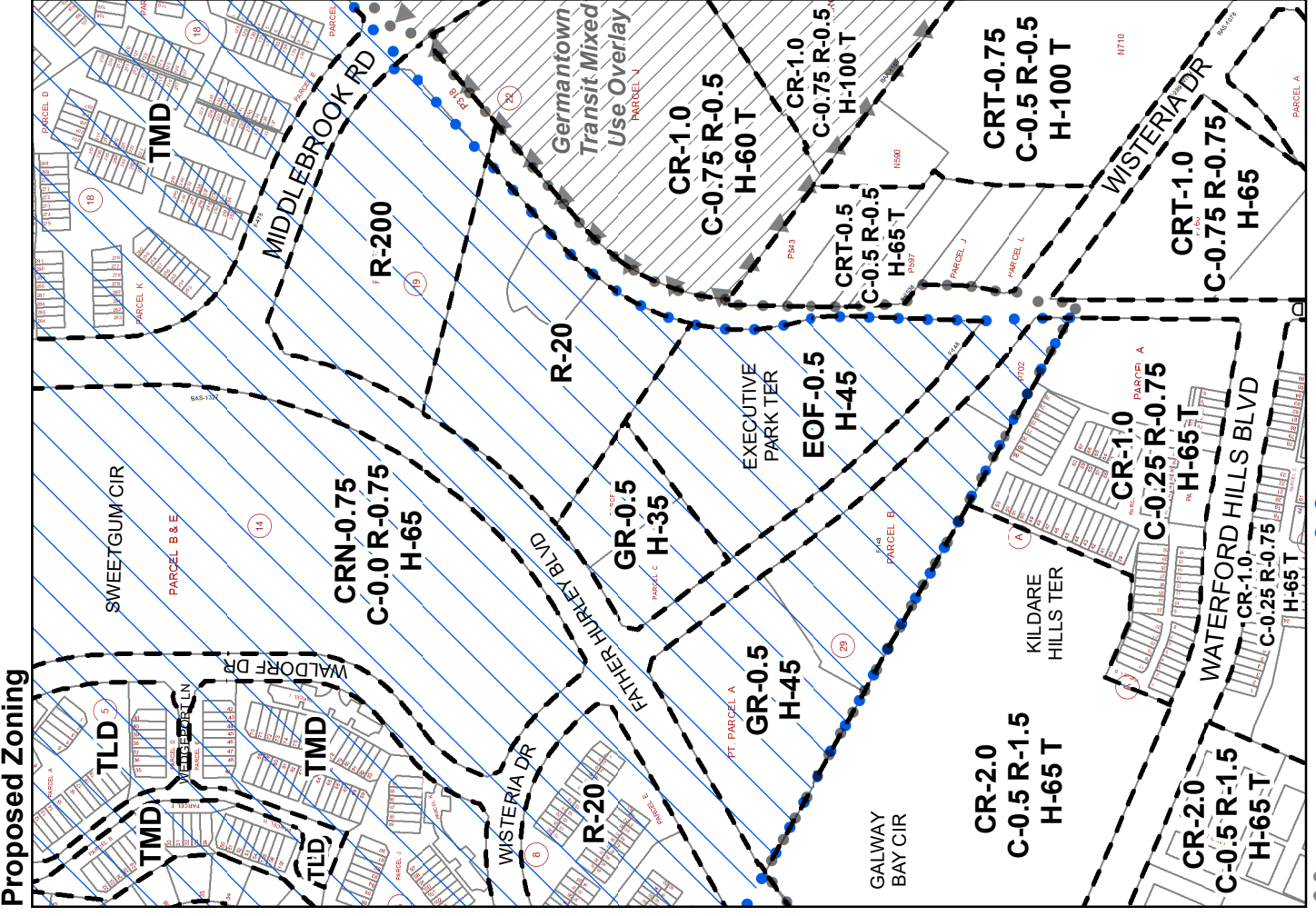
Attachment 1 - Map 21

Existing Zoning



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

Proposed Zoning



Map Grid: 227NW13

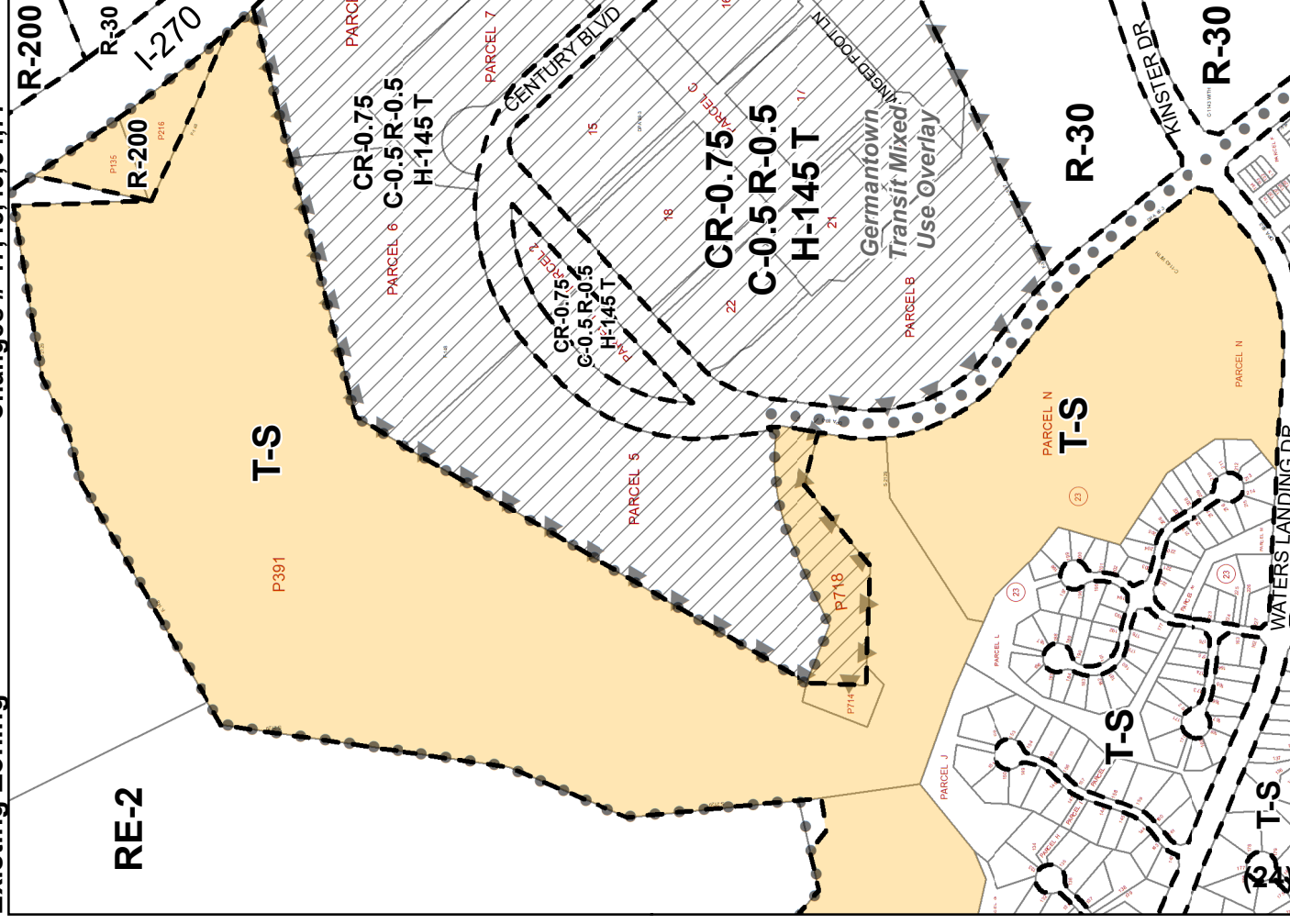
Master Plan Boundary Proposed Overlay Zone

1 in = 425 ft

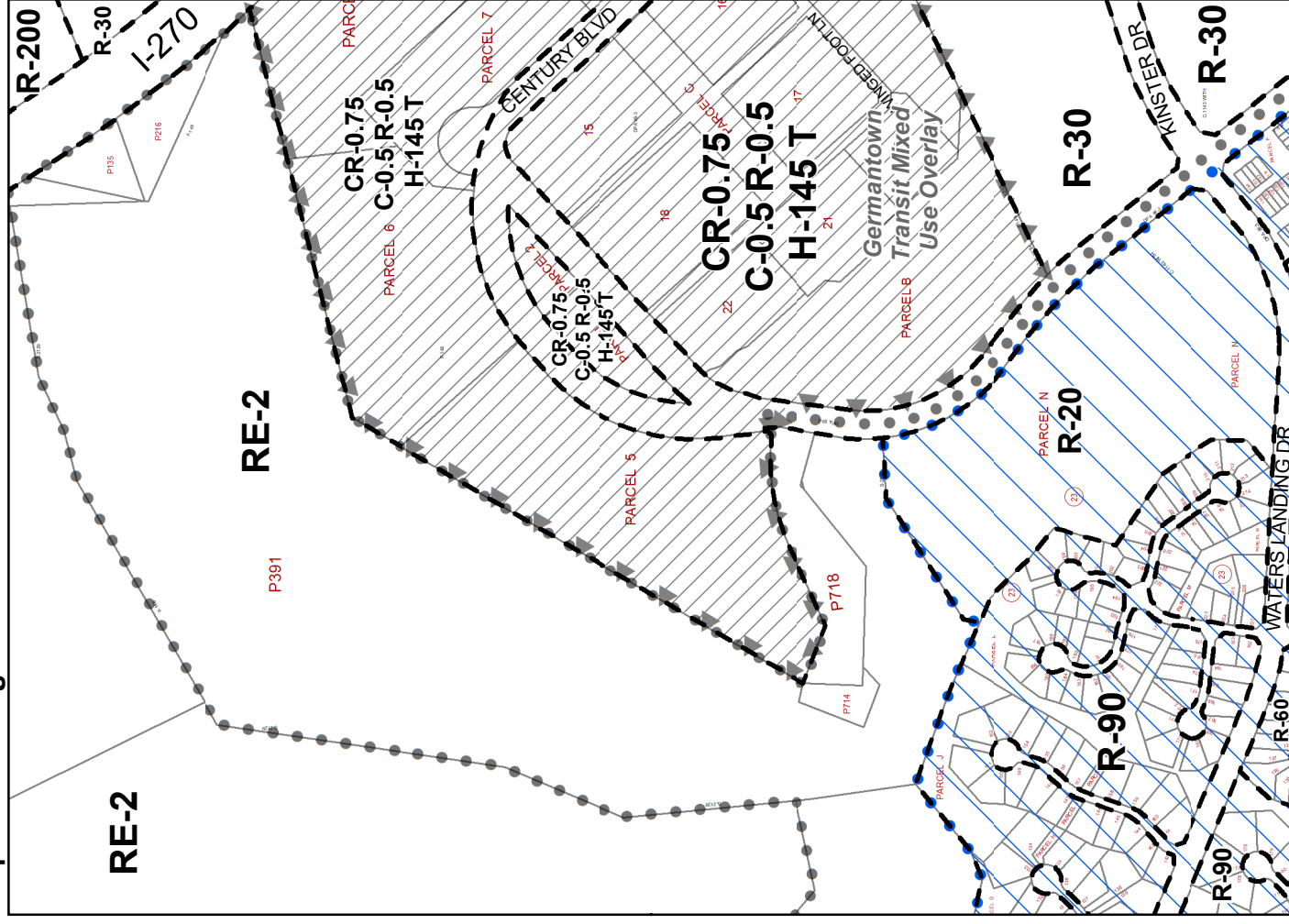
Attachment 1 - Map 22

Existing Zoning

Changes # 47,48,49,54,77

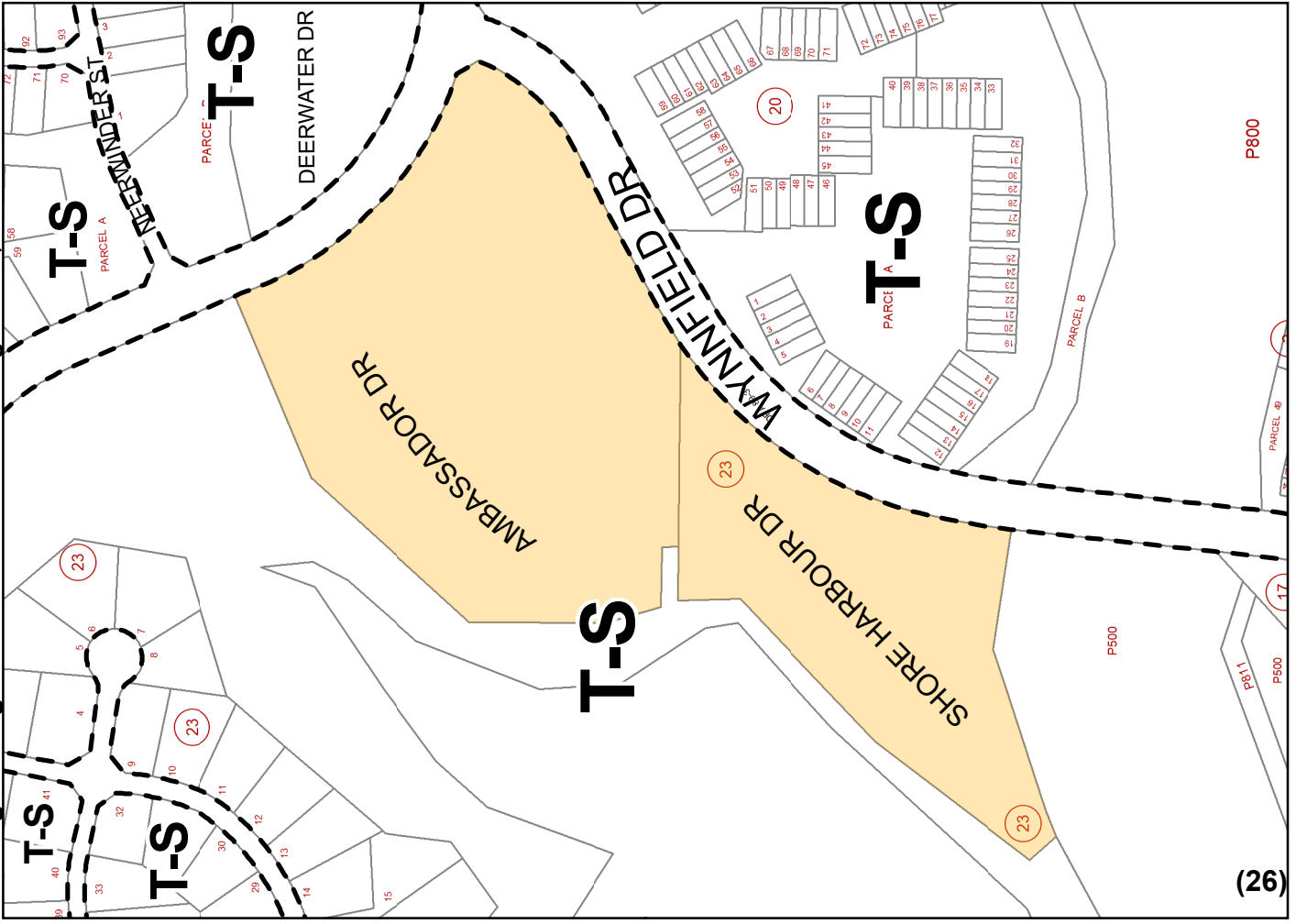


Proposed Zoning



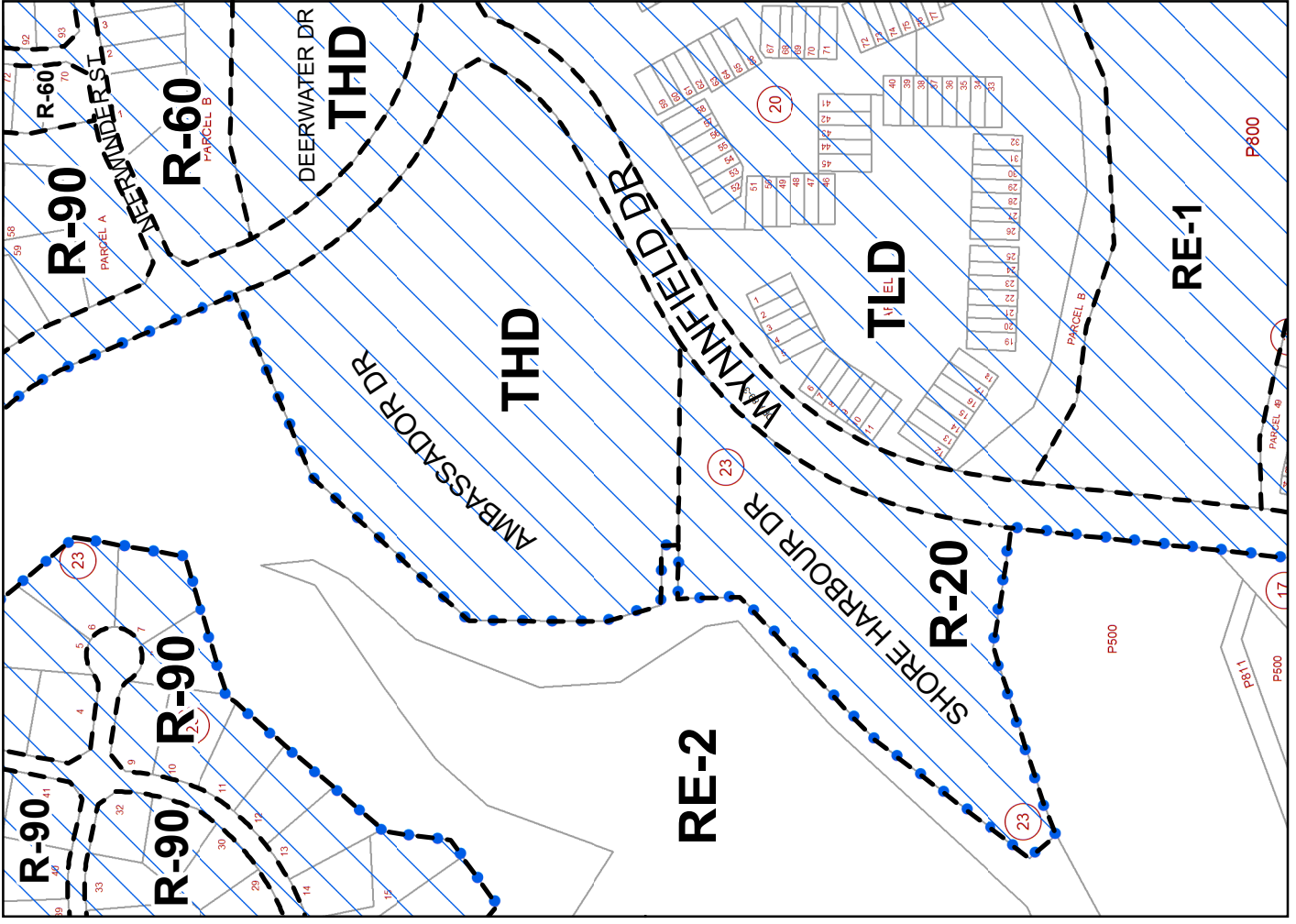
Attachment 1 - Map 24

Existing Zoning



Changes # 53.56

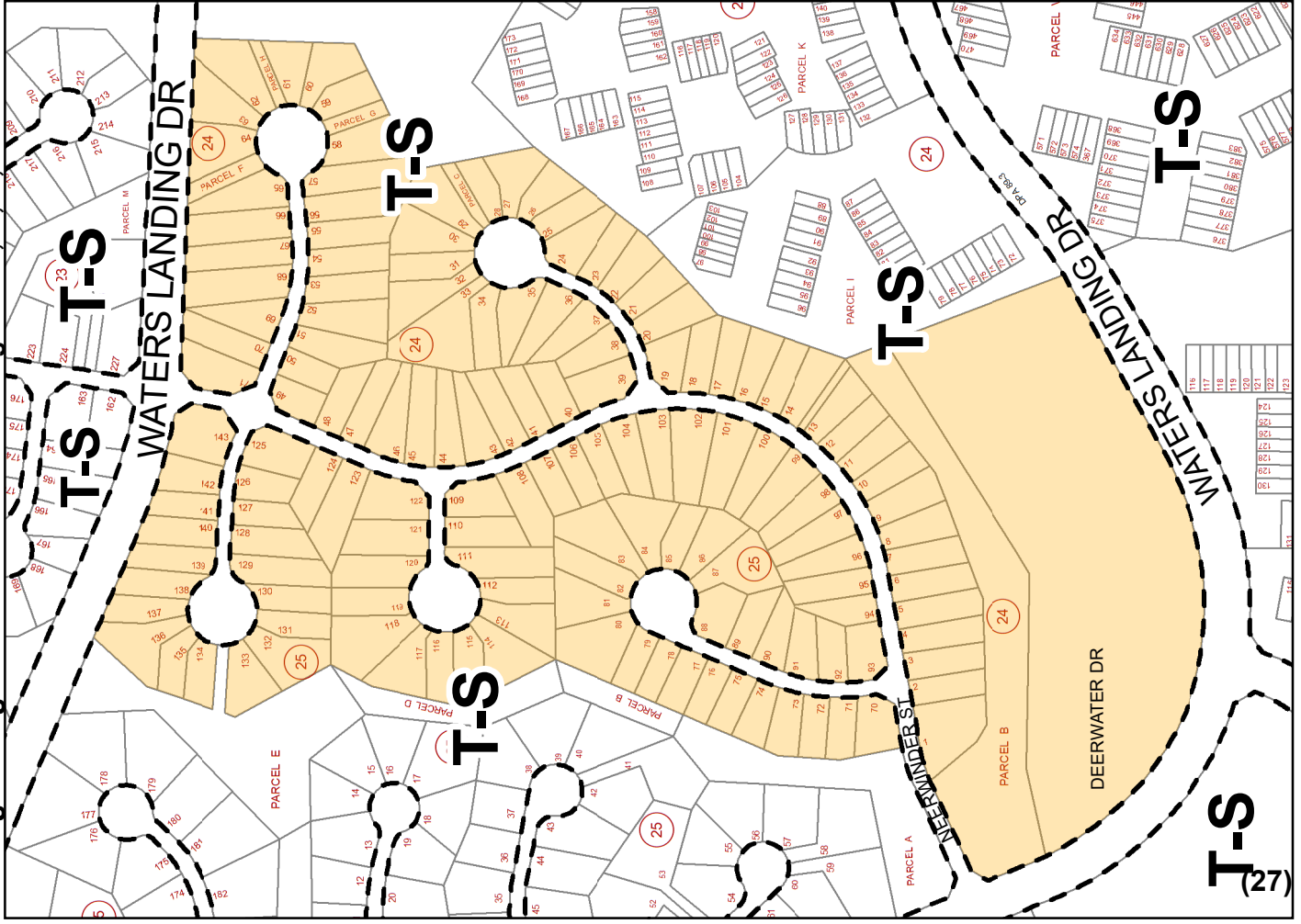
Proposed Zoning



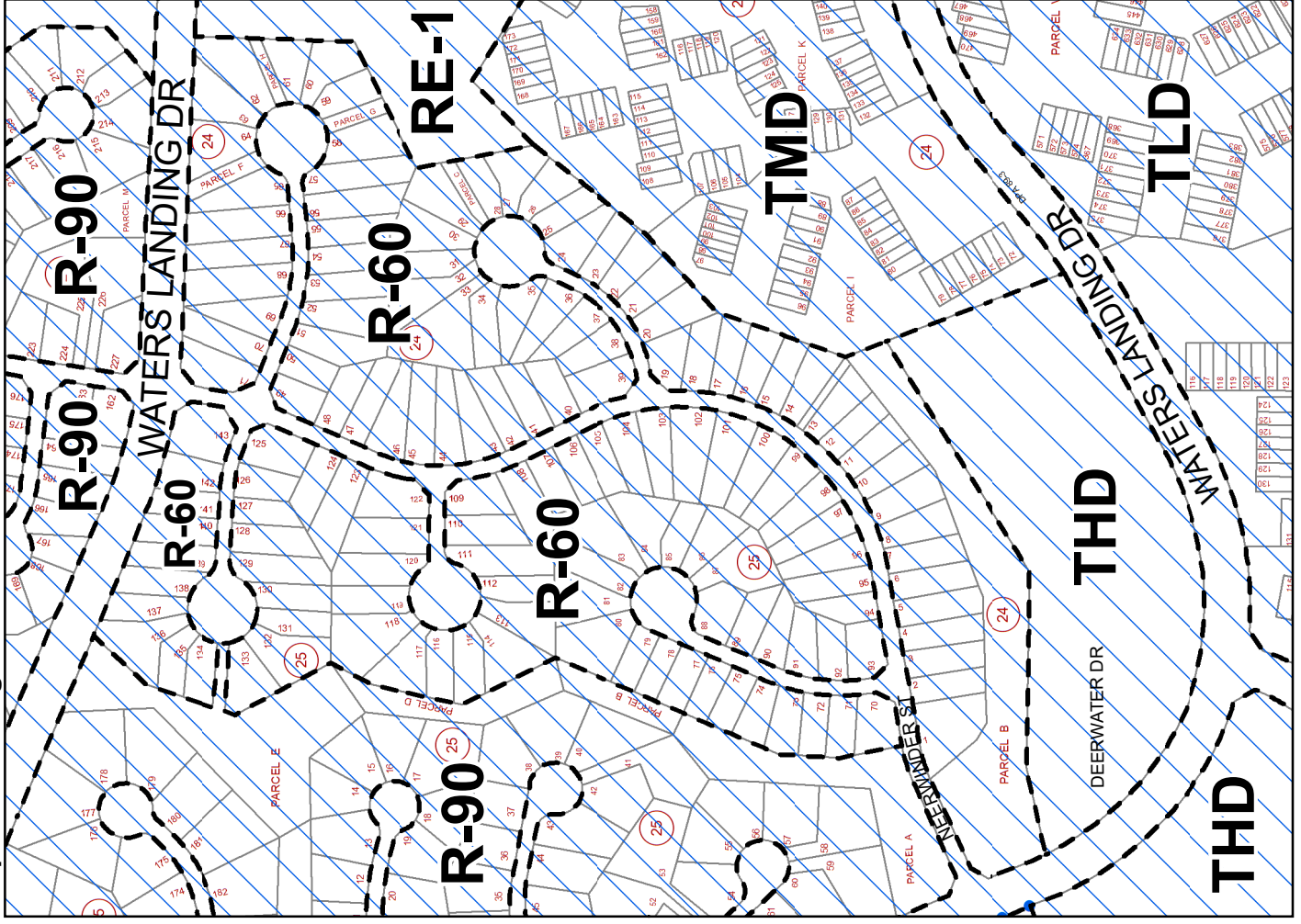
Attachment 1 - Map 25

Existing Zoning

Changes # 57.58.59.60



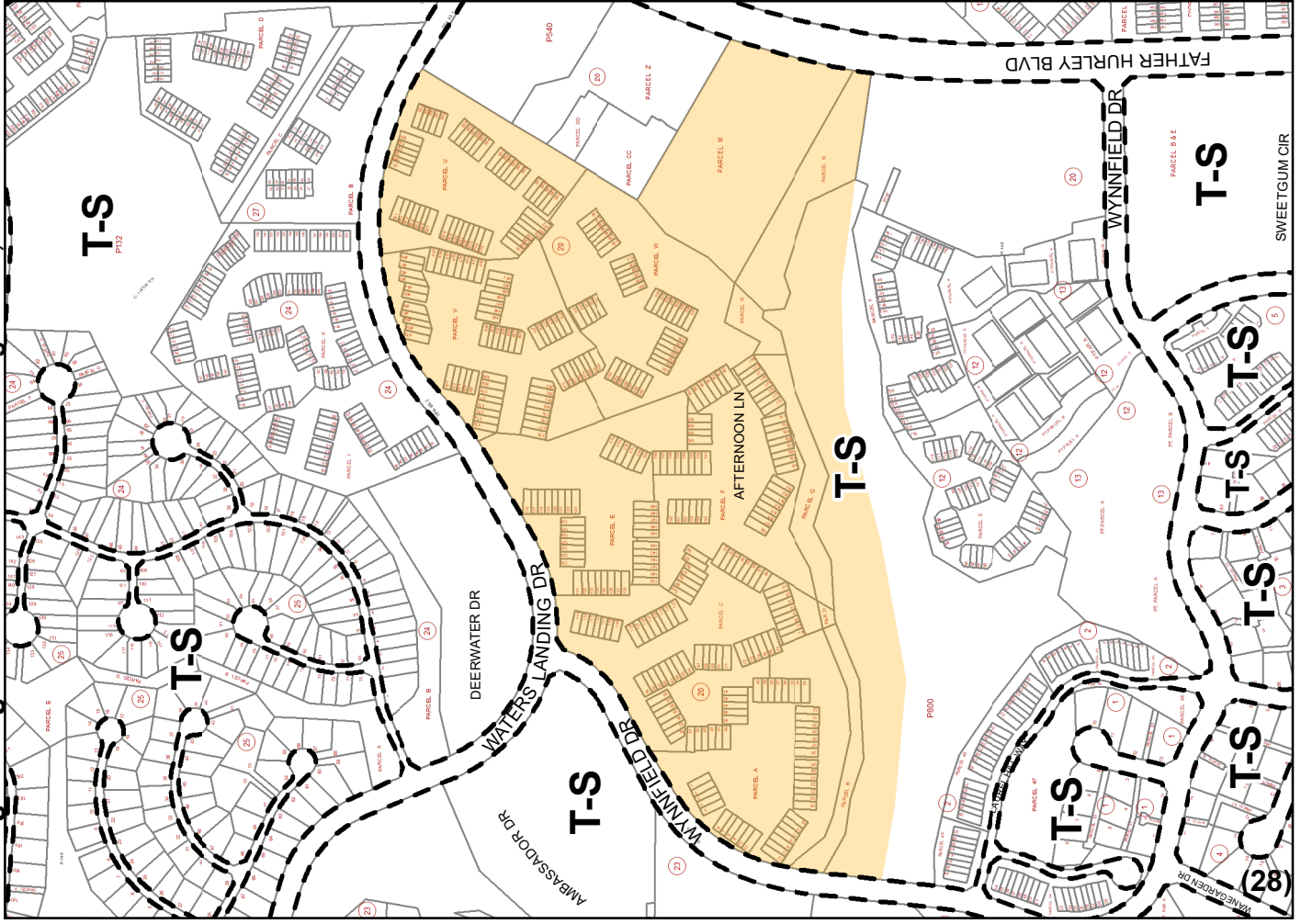
Proposed Zoning



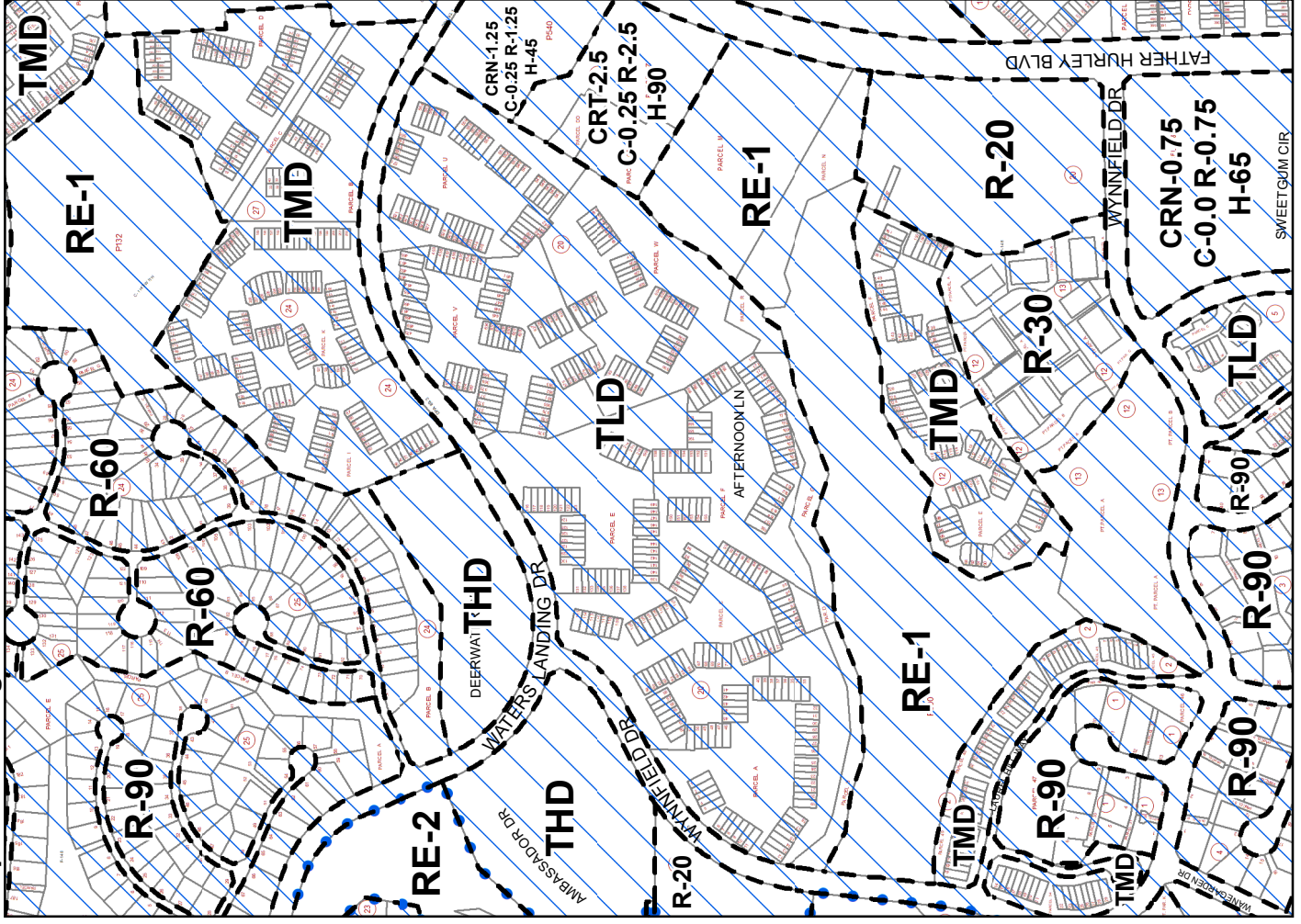
Attachment 1 - Map 26

Existing Zoning

Changes # 61.62



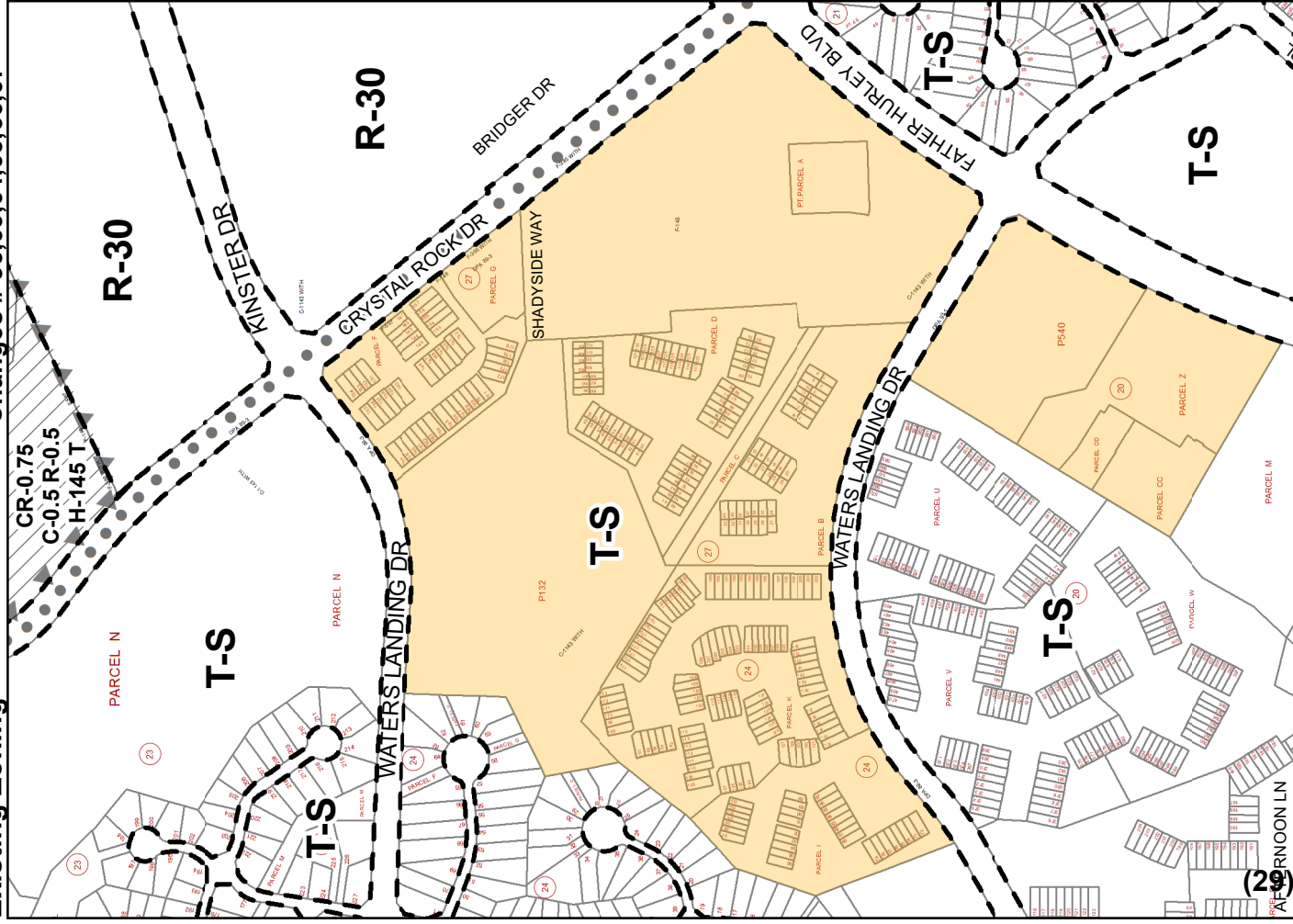
Proposed Zoning



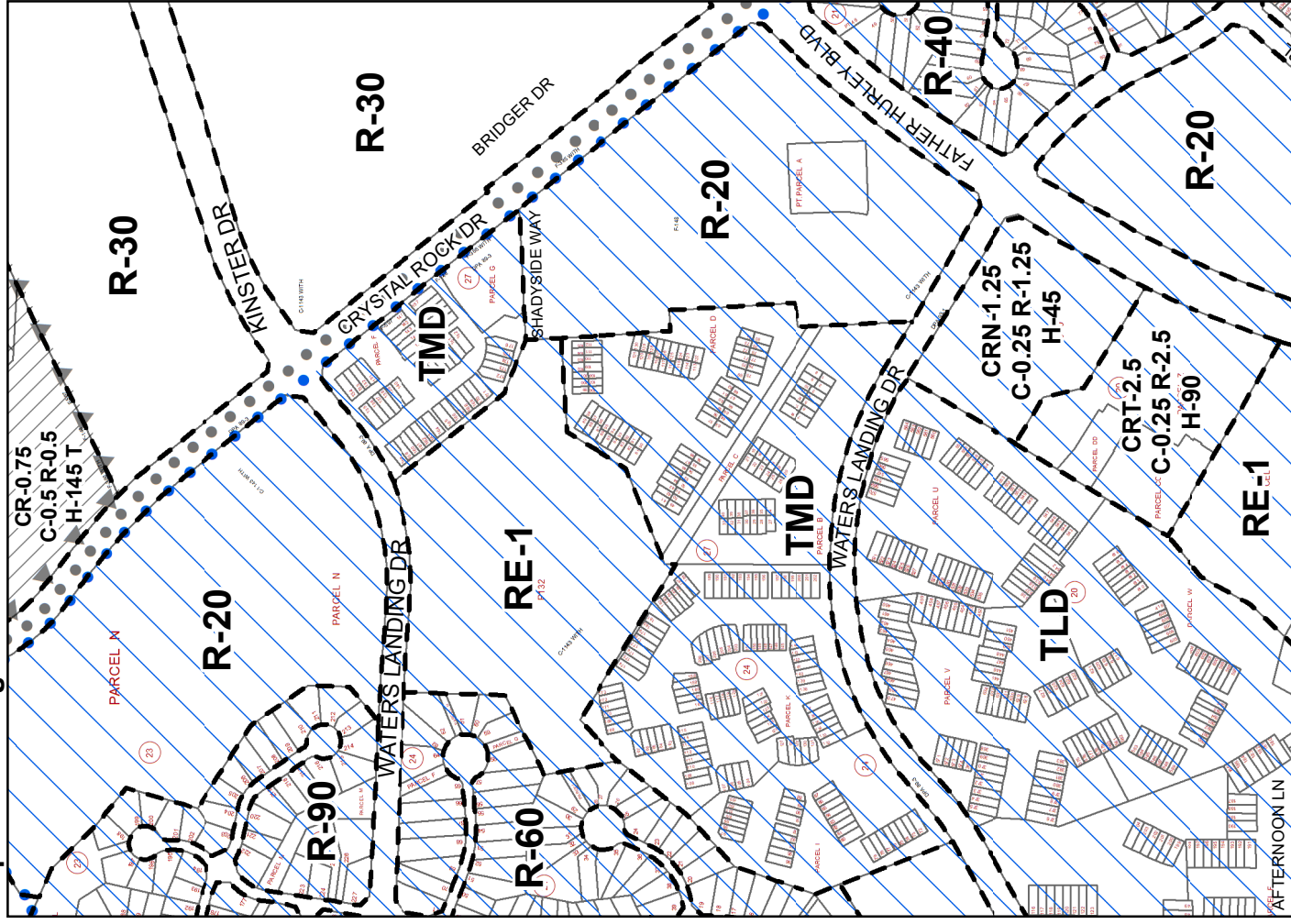
Attachment 1 - Map 27

Existing Zoning

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



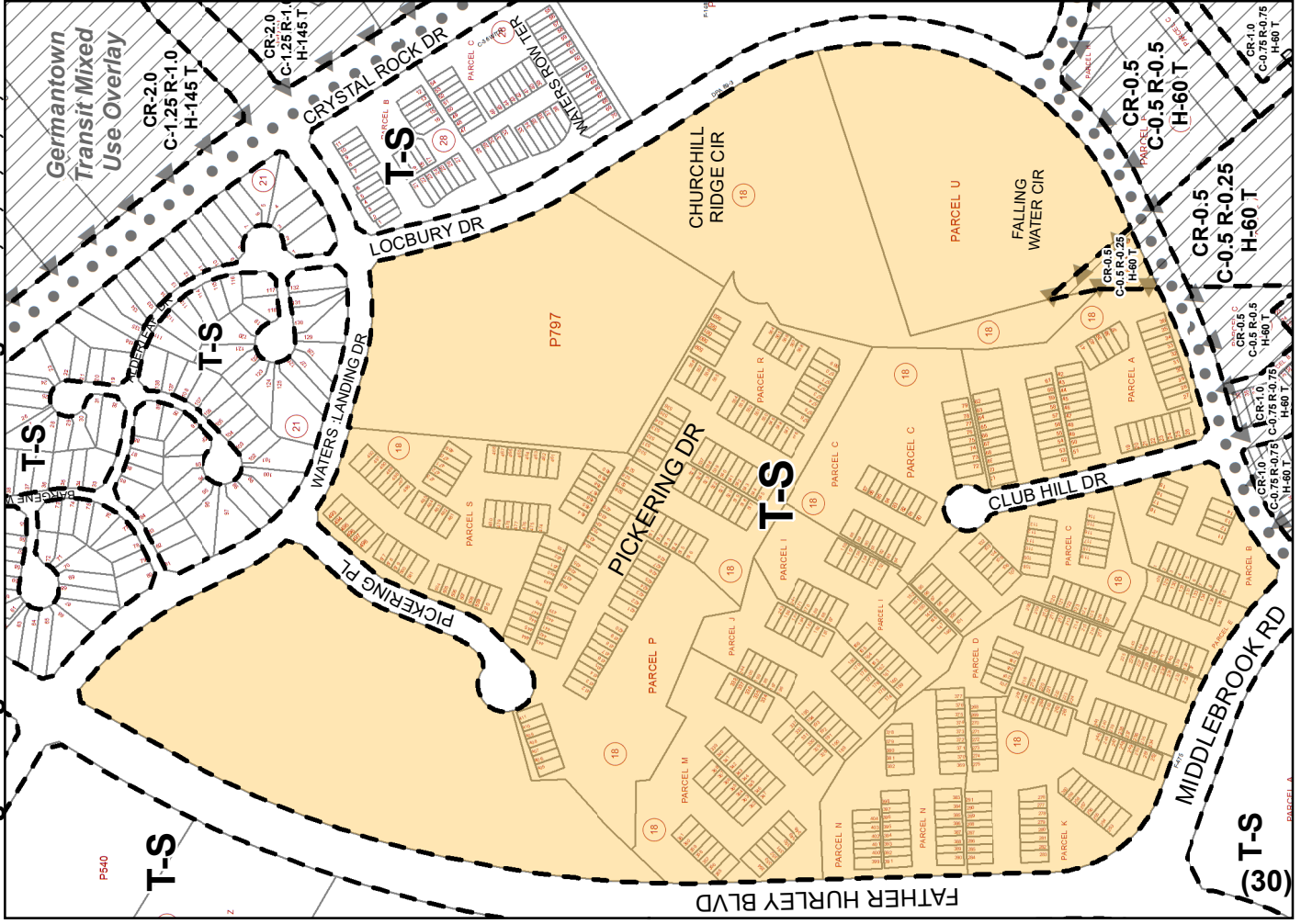
Proposed Zoning



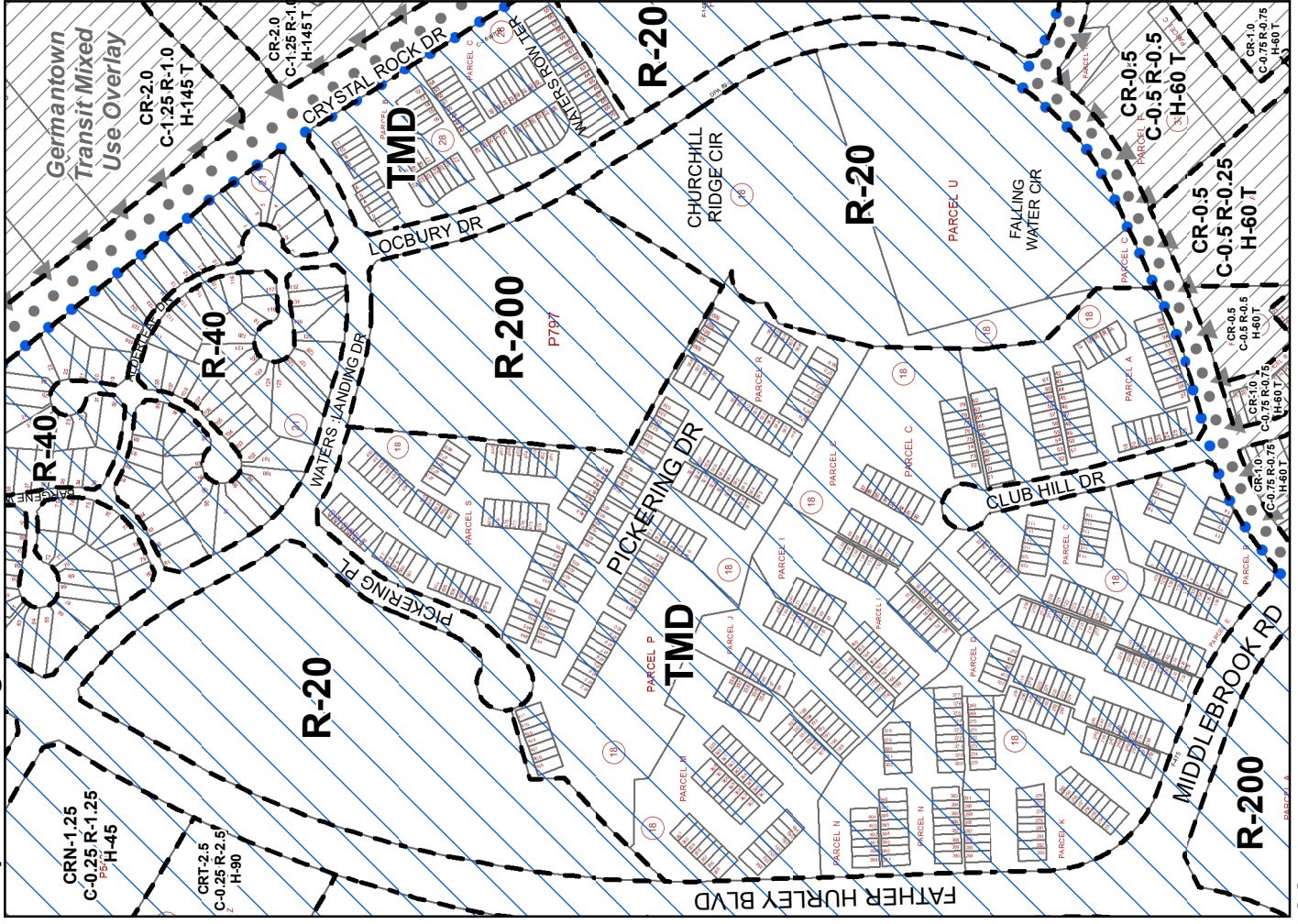
Attachment 1 - Map 28

Existing Zoning

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



Proposed Zoning



Attachment 1 - Map 29

