



Committee: Directly to Council
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: To receive testimony – no vote expected
Keywords: #Shady Grove, Minor Amendment, SMA, zoning

AGENDA ITEM #6
November 9, 2021
Public Hearing

SUBJECT

Sectional Map Amendment (SMA) H-142, 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 Shady Grove Minor Master Plan Amendment.

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

DESCRIPTION/ISSUE

This is a public hearing on Sectional Map Amendment H-142. The SMA was filed on August 11, 2021 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Shady Grove Minor Master Plan Amendment.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers a Plan area of approximately 2,000 acres defined by several major roads, including Frederick Road (MD 355), the Intercounty Connector (MD 200), Shady Grove Road, and Redland Road.
- The District Council approved the Shady Grove Minor Master Plan Amendment on April 6, 2021. The Minor Master Plan Amendment sets forth the specific land use and zoning recommendations for the Shady Grove Minor Master Plan Amendment 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 23, 2021, 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 Shady Grove Minor Master Plan Amendment on March 22, 2021.

This report contains:

Montgomery County Planning Board Transmittal of SMA H-142

© 1-24

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

RECEIVED
JUL 14 2021
2021 AUG 9 AM 10:15

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

Dear Council President Hucker:

Enclosed please find materials for Sectional Map Amendment H-142 for the approved and adopted 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*. The County Council approved the *Shady Grove Sector Plan Minor Master Plan Amendment* on April 6, 2021 via Resolution No. 19-779. On April 29, 2021, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 21-036, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission (M-NCPPC). On May 19, 2021, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 21-05.

At its regular meeting on July 8, 2021 the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) and approved the content of the SMA, which will implement the zoning recommendations in the approved and adopted *Shady Grove Sector Plan Minor Master Plan Amendment*. Enclosed is the Application to File the SMA, the Certification, and maps that show the existing zoning and proposed zoning reclassifications, with parcel acreages. The SMA can also be viewed online at <https://mcatlas.org/sma/sgmmpa/>.

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

Sincerely,

Casey Anderson
Chair

CA:ny:ha

Enclosures

cc: Pam Dunn



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.

6/29/21

Date

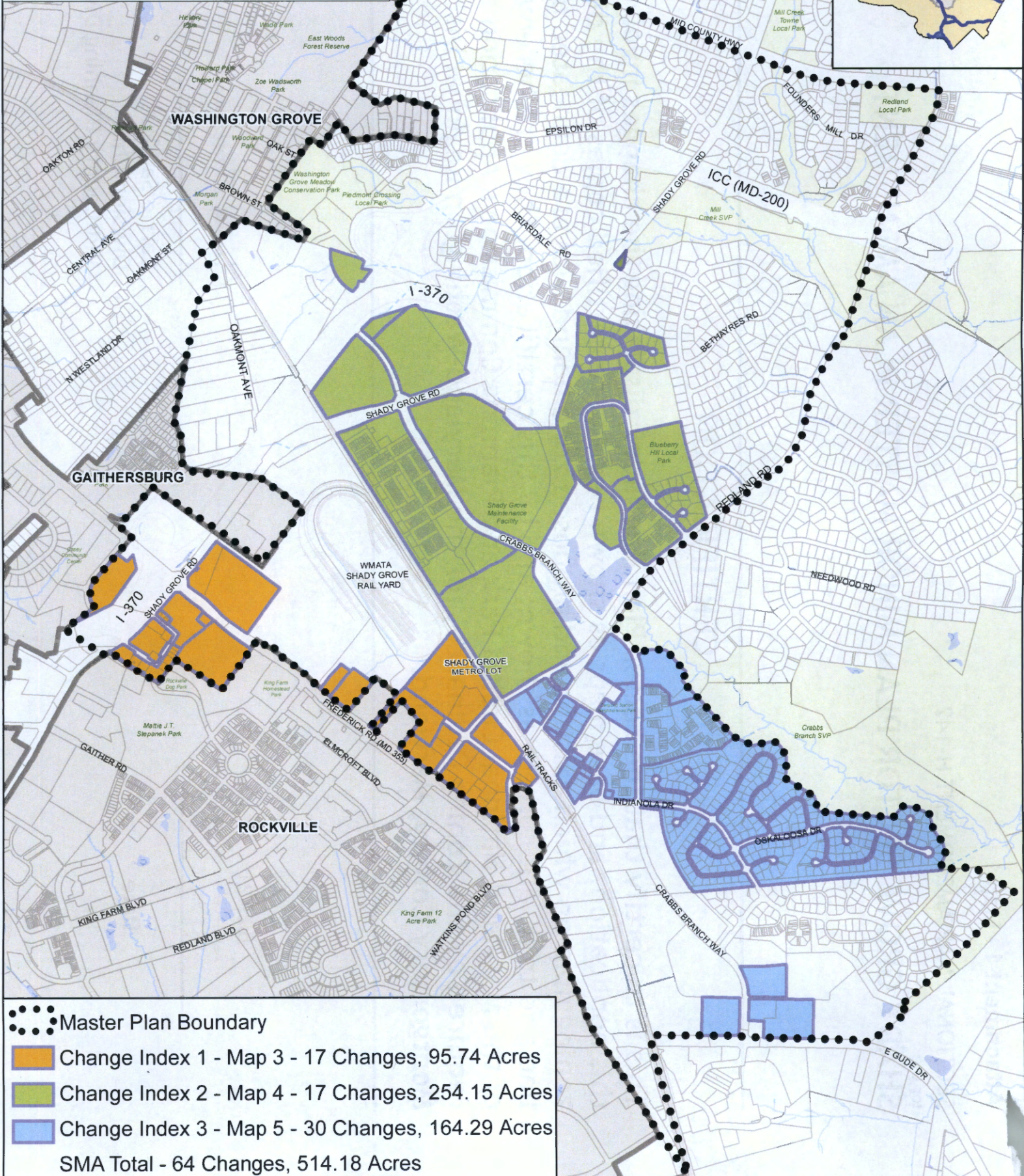
Carrie Sanders





Carrie Sanders
Division Chief
Mid-County Planning Division

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet

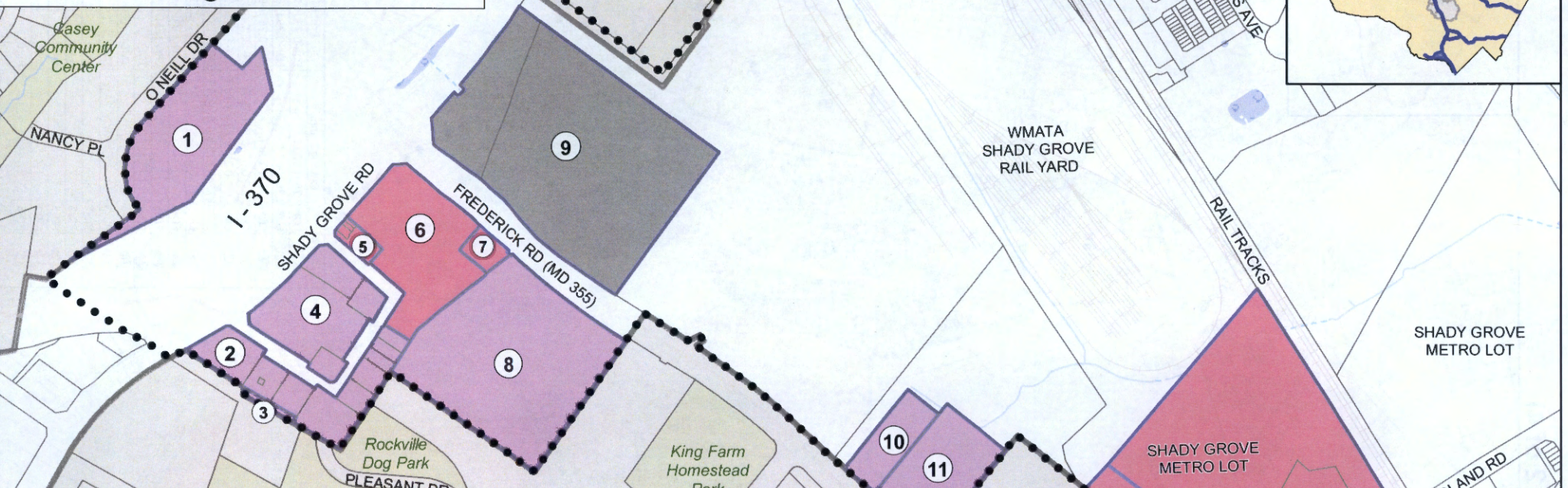
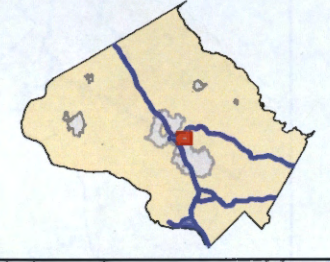


-  Master Plan Boundary
-  Change Index 1 - Map 3 - 17 Changes, 95.74 Acres
-  Change Index 2 - Map 4 - 17 Changes, 254.15 Acres
-  Change Index 3 - Map 5 - 30 Changes, 164.29 Acres
- SMA Total - 64 Changes, 514.18 Acres

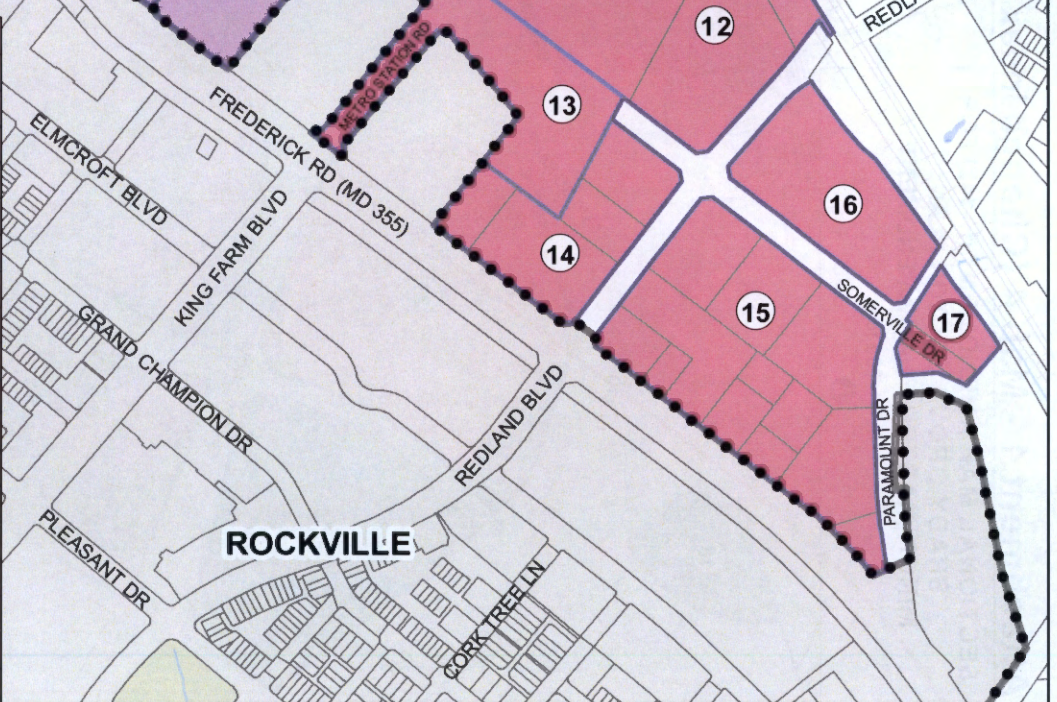
Attachment 1 - Map 3 (Change Index 1 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 600 feet



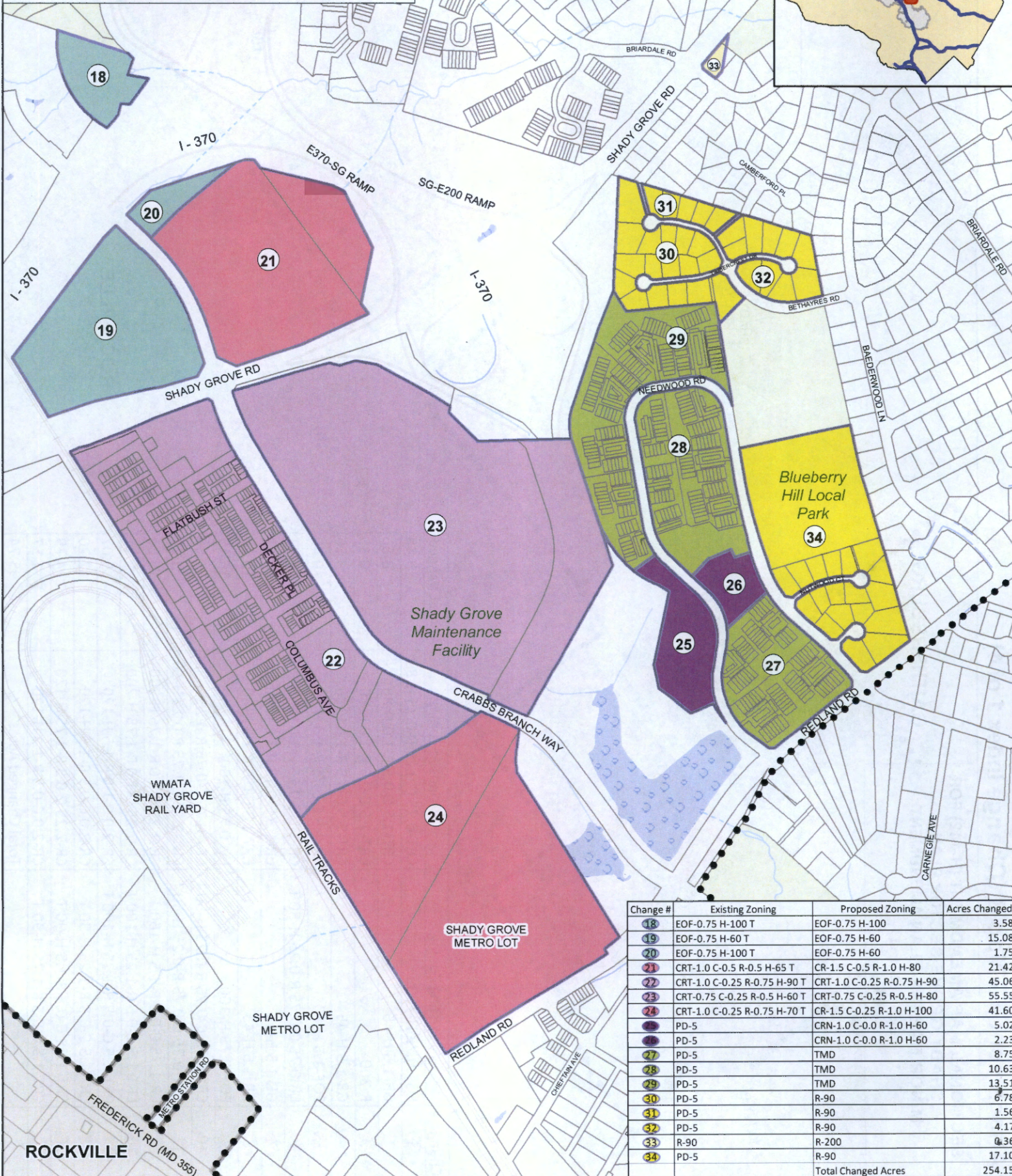
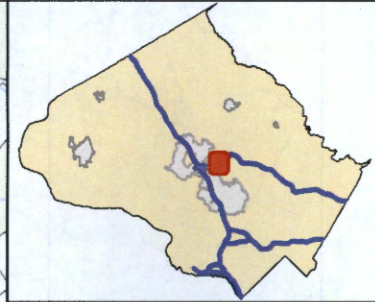
Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	EOF-0.75 H-100	CRT-0.75 C-0.25 R-0.75 H-80	5.48
2	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.66
3	R-200	CRT-1.5 C-0.5 R-1.0 H-80	0.15
4	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.76
5	EOF-1.5 H-60	CR-1.5 C-0.75 R-1.0 H-80	0.40
6	CR-0.75 C-0.75 R-0.25 H-80 T	CR-1.5 C-0.75 R-1.0 H-80	4.91
7	GR-1.5 H-45	CR-1.5 C-0.75 R-1.0 H-80	0.47
8	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.5 H-80	10.20
9	EOF-0.75 H-100	IM-0.75 H-100	16.15
10	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-0.75 C-0.75 R-0.25 H-50	1.50
11	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-1.25 C-1.25 R-0.25 H-50	3.26
12	CR-1.75 C-0.5 R-1.5 H-160 T	CR-2.25 C-1.0 R-1.75 H-200	16.80
13	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.25 C-1.0 R-1.75 H-200	5.37
14	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.0 C-1.0 R-1.5 H-120	5.07
15	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	12.20
16	CRT-1.75 C-0.5 R-1.5 H-90 T	CR-2.25 C-0.5 R-1.75 H-120	4.79
17	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	1.57
		Total Changed Acres	95.74



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

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 700 feet

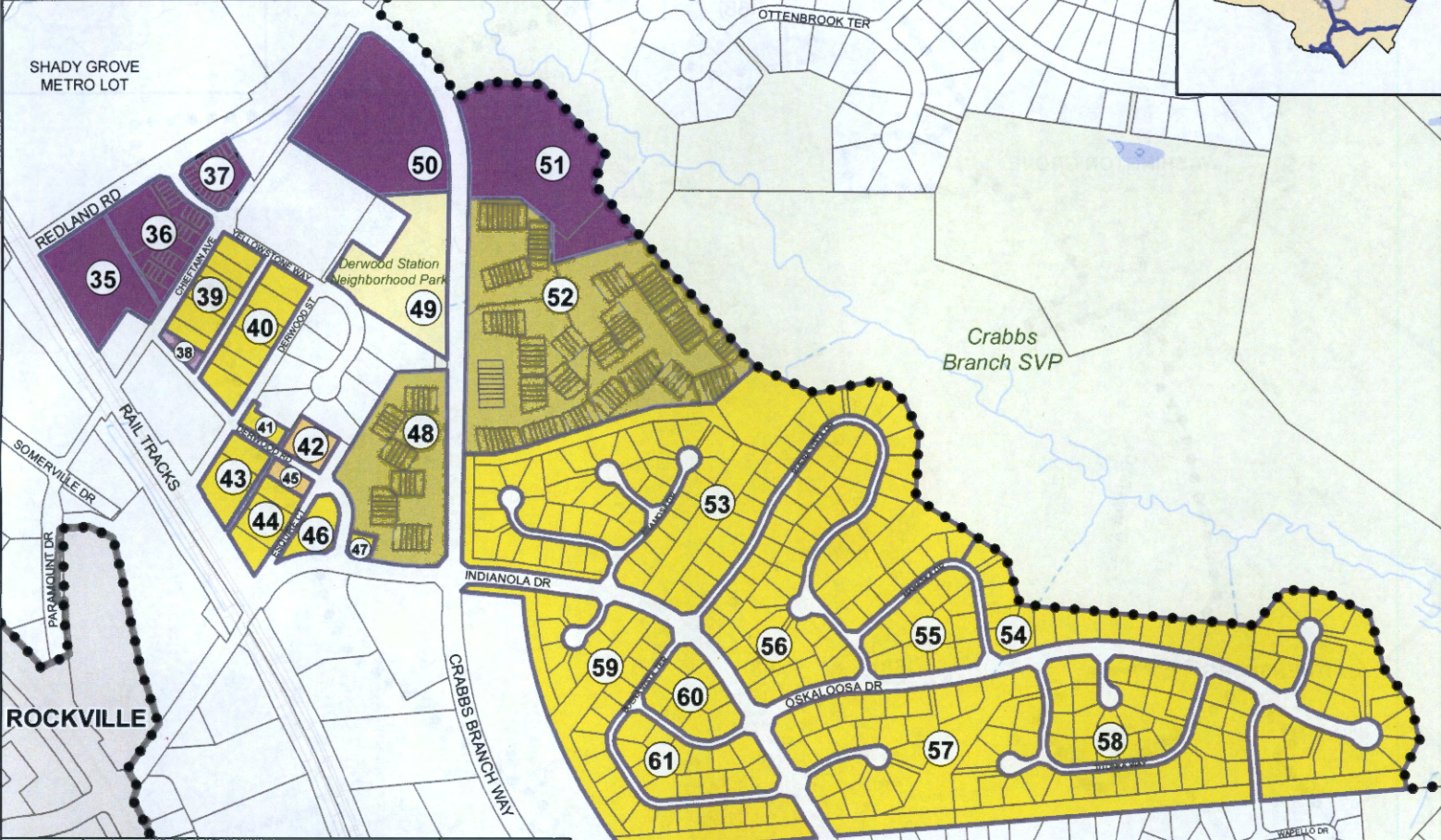


Change #	Existing Zoning	Proposed Zoning	Acres Changed
18	EOF-0.75 H-100 T	EOF-0.75 H-100	3.58
19	EOF-0.75 H-60 T	EOF-0.75 H-60	15.08
20	EOF-0.75 H-100 T	EOF-0.75 H-60	1.75
21	CRT-1.0 C-0.5 R-0.5 H-65 T	CR-1.5 C-0.5 R-1.0 H-80	21.42
22	CRT-1.0 C-0.25 R-0.75 H-90 T	CRT-1.0 C-0.25 R-0.75 H-90	45.06
23	CRT-0.75 C-0.25 R-0.5 H-60 T	CRT-0.75 C-0.25 R-0.5 H-80	55.55
24	CRT-1.0 C-0.25 R-0.75 H-70 T	CR-1.5 C-0.25 R-1.0 H-100	41.60
25	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	5.02
26	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	2.23
27	PD-5	TMD	8.75
28	PD-5	TMD	10.63
29	PD-5	TMD	13.51
30	PD-5	R-90	6.78
31	PD-5	R-90	1.56
32	PD-5	R-90	4.17
33	R-90	R-200	0.36
34	PD-5	R-90	17.10
Total Changed Acres			254.15

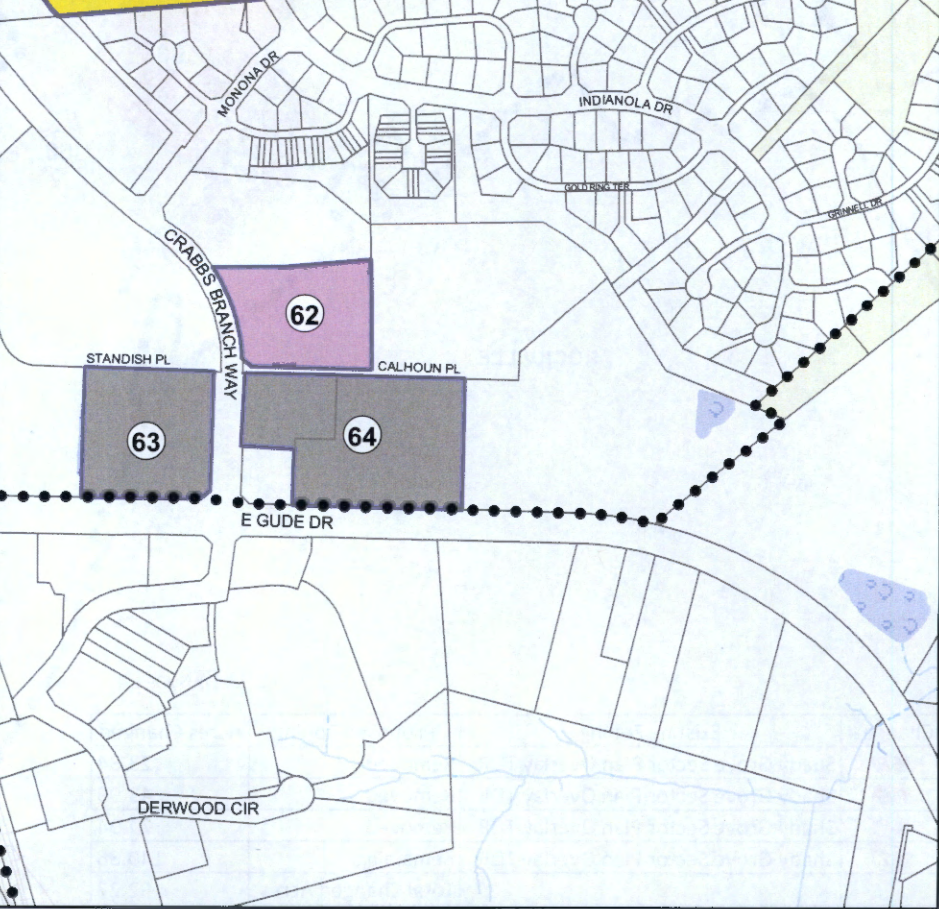
Attachment 1 - Map 5 (Change Index 3 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 720 feet

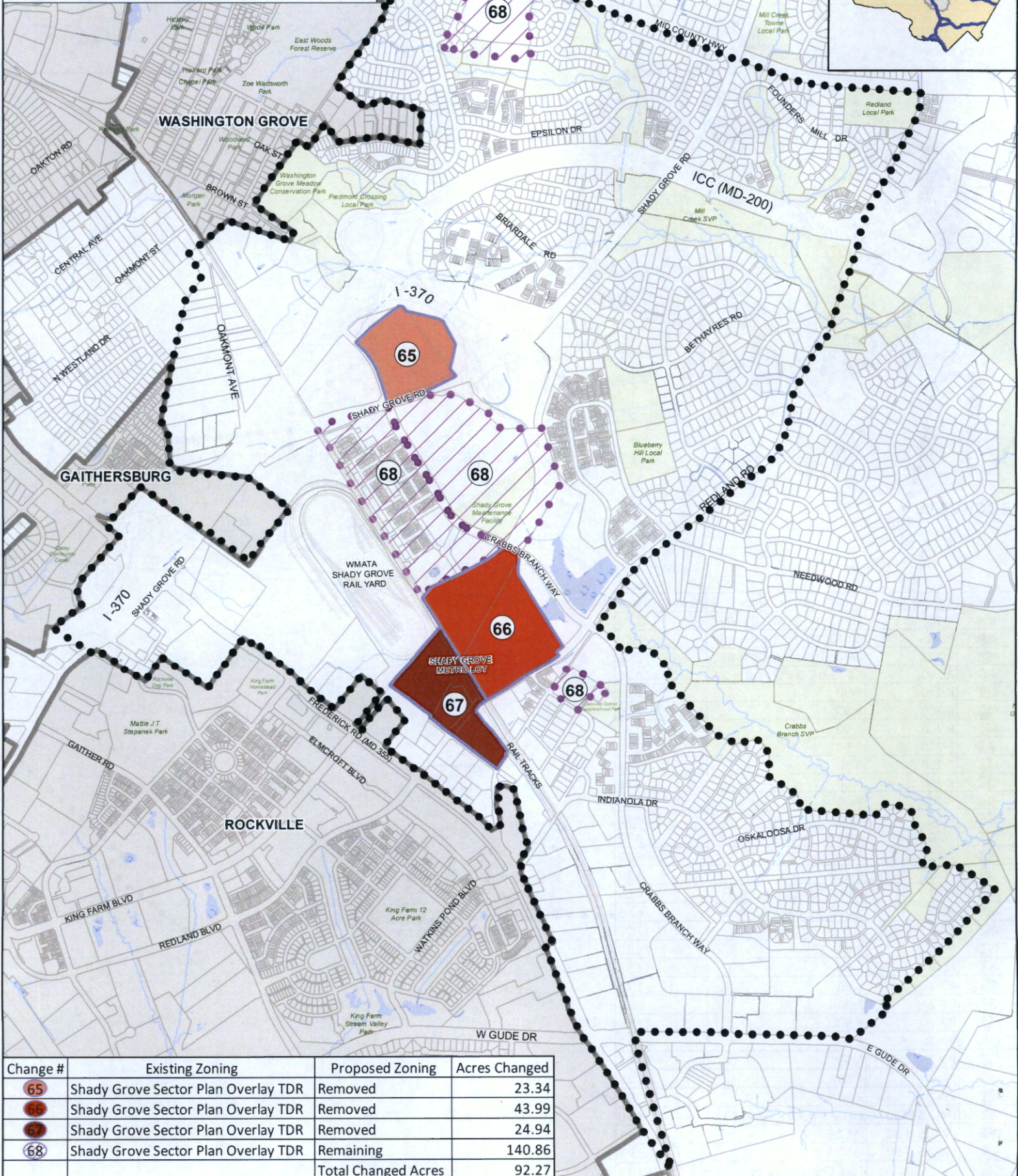
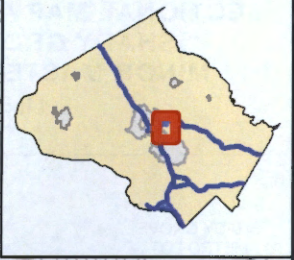


Change #	Existing Zoning	Proposed Zoning	Acres Changed
35	R-90	CRN-1.0 C-0.0 R-1.0 H-65	3.03
36	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	2.69
37	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	1.06
38	R-200	CRT-1.0 C-0.25 R-1.0 H-50	0.26
39	R-200	R-90	2.03
40	R-200	R-90	2.56
41	R-200	R-90	0.36
42	R-200	R-60	0.67
43	R-200	R-90	1.33
44	R-200	R-90	1.38
45	R-200	R-60	0.33
46	PD-2	R-90	0.82
47	PD-2	R-90	0.22
48	PD-2	TLD	6.22
49	PD-2	R-200	4.19
50	PD-2	CRN-0.5 C-0.0 R-0.5 H-65	6.06
51	PD-2	CRN-0.5 C-0.0 R-0.5 H-50	6.63
52	PD-2	TLD	17.72
53	PD-2	R-90	25.10
54	PD-2	R-90	13.36
55	PD-2	R-90	3.40
56	PD-2	R-90	8.60
57	PD-2	R-90	17.46
58	PD-2	R-90	5.10
59	PD-2	R-90	10.03
60	PD-2	R-90	2.19
61	PD-2	R-90	3.37
62	IM-2.5 H-50	CRT-2.5 C-2.0 R-0.5 H-80	4.60
63	IM-2.5 H-50	IM-2.5 H-70	5.25
64	IM-2.5 H-50	IM-2.5 H-70	8.27
Total Changed Acres			164.29



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

**SECTIONAL MAP AMENDMENT (H-142) FOR
SHADY GROVE SECTOR PLAN
MINOR MASTER PLAN AMENDMENT**
1 inch = 1,600 feet

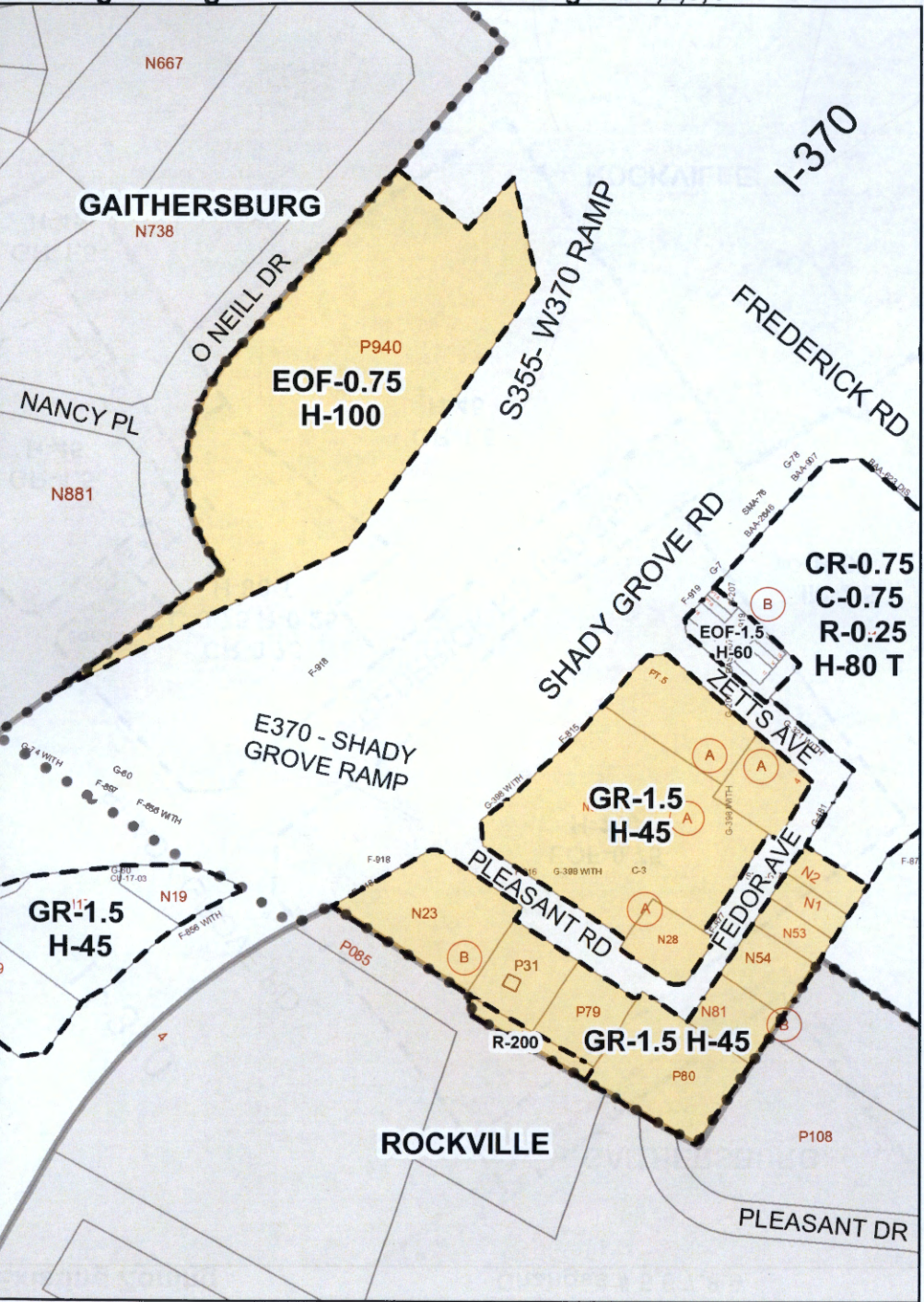


Change #	Existing Zoning	Proposed Zoning	Acres Changed
65	Shady Grove Sector Plan Overlay TDR	Removed	23.34
66	Shady Grove Sector Plan Overlay TDR	Removed	43.99
67	Shady Grove Sector Plan Overlay TDR	Removed	24.94
68	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
	Total Changed Acres		92.27

Attachment 1 - Map 7

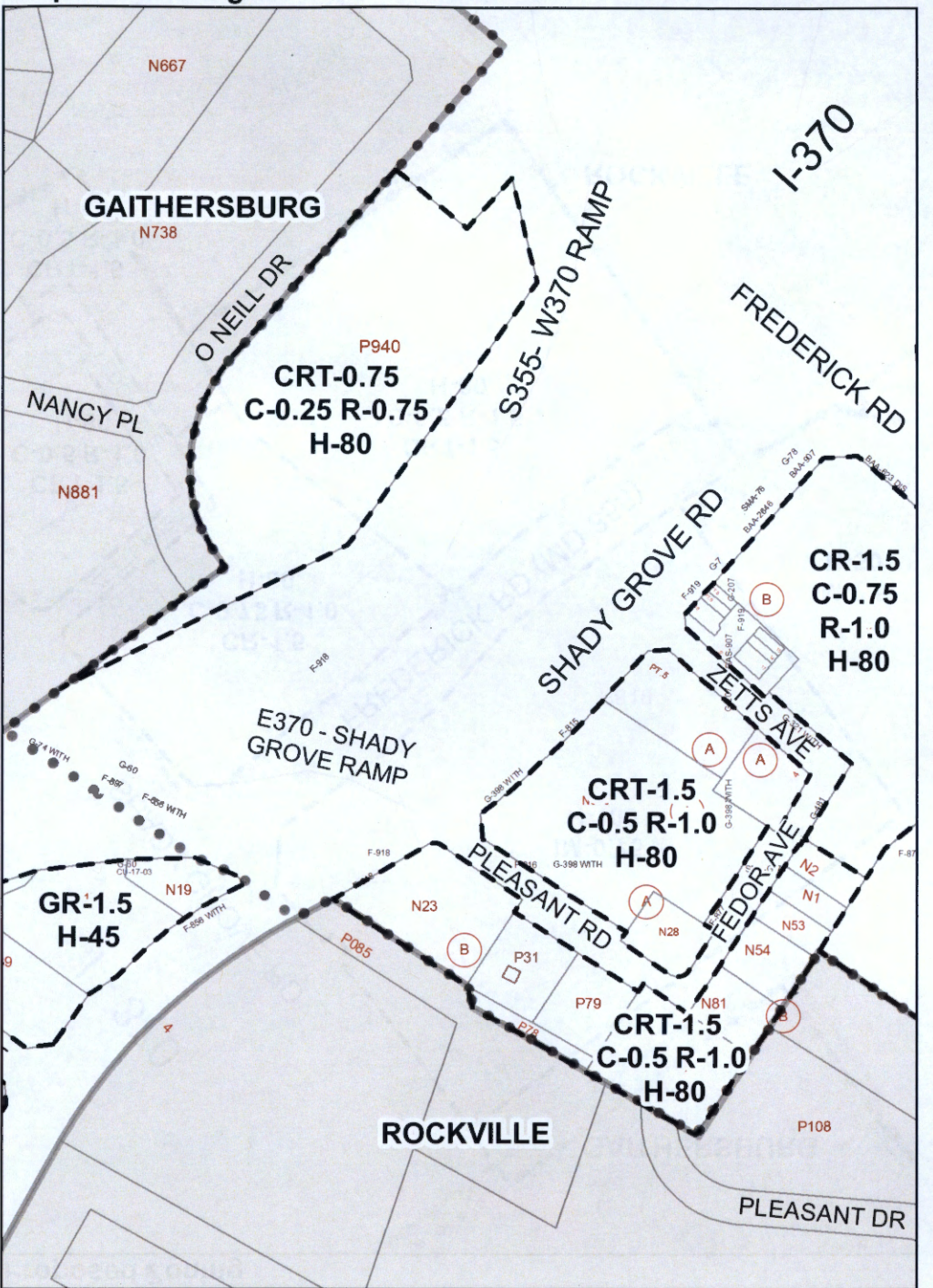
Existing Zoning

Changes # 1,2,3,4



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

Proposed Zoning



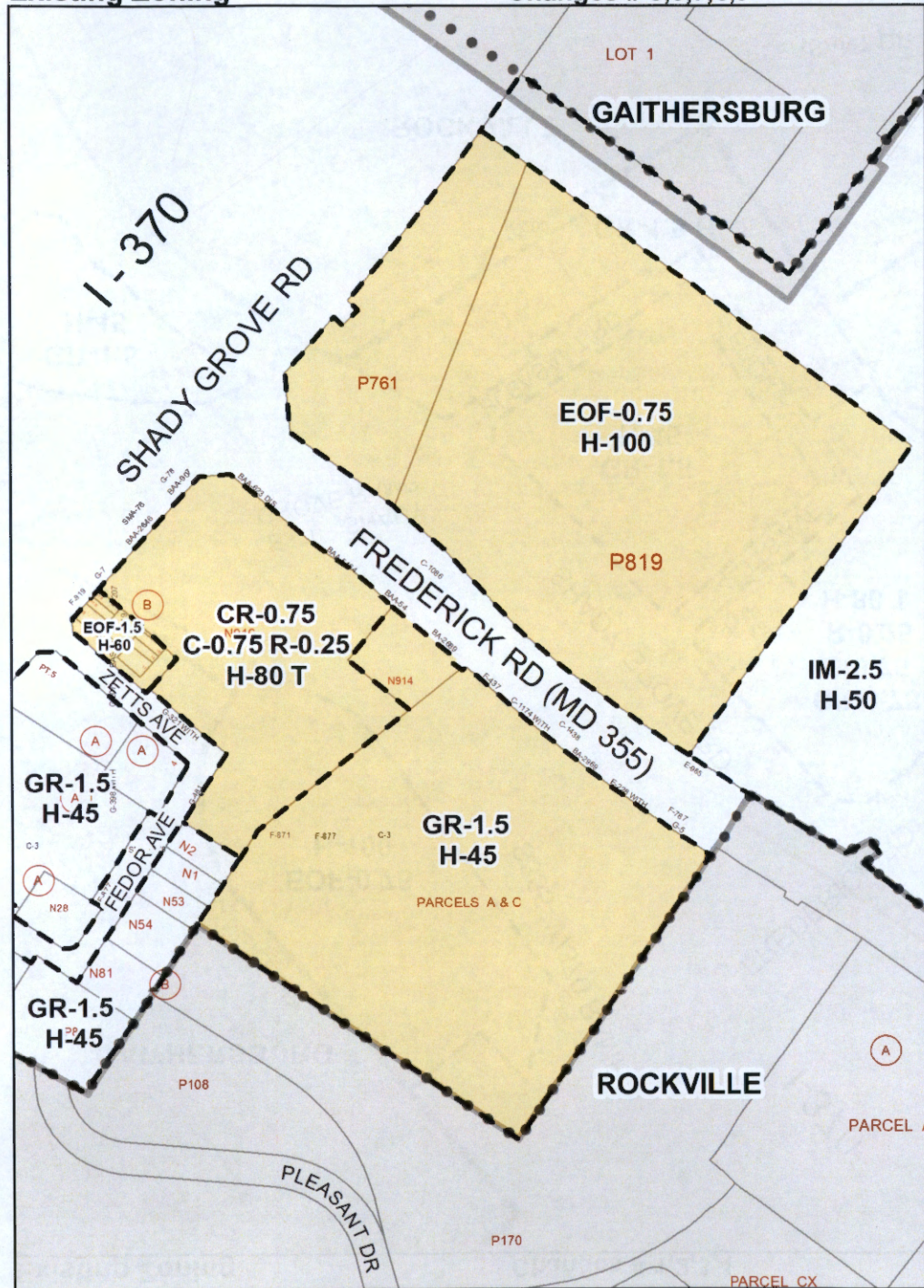
Master Plan Boundary

1 in = 300 ft

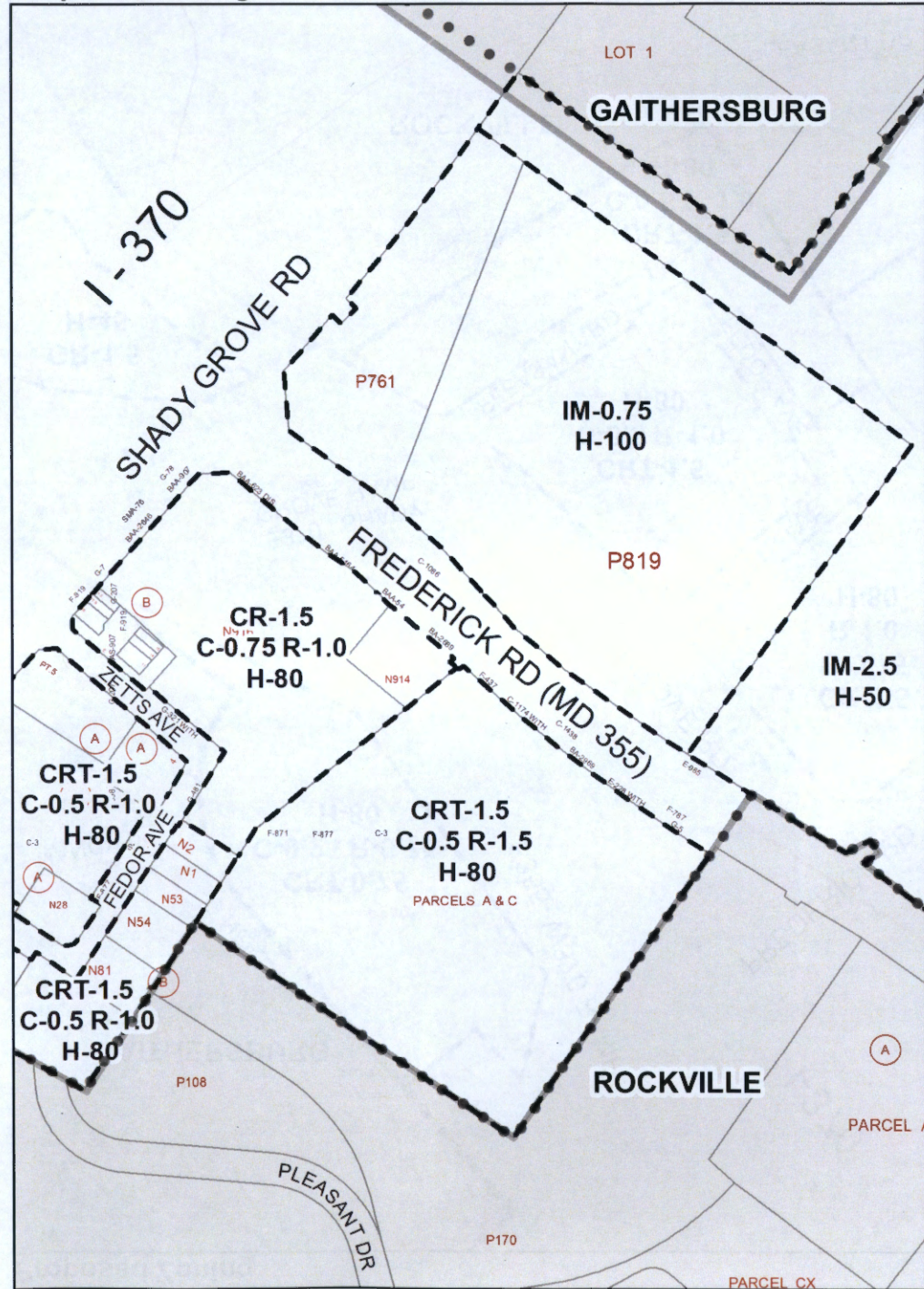
Attachment 1 - Map 8

Existing Zoning

Changes # 5,6,7,8,9



Proposed Zoning



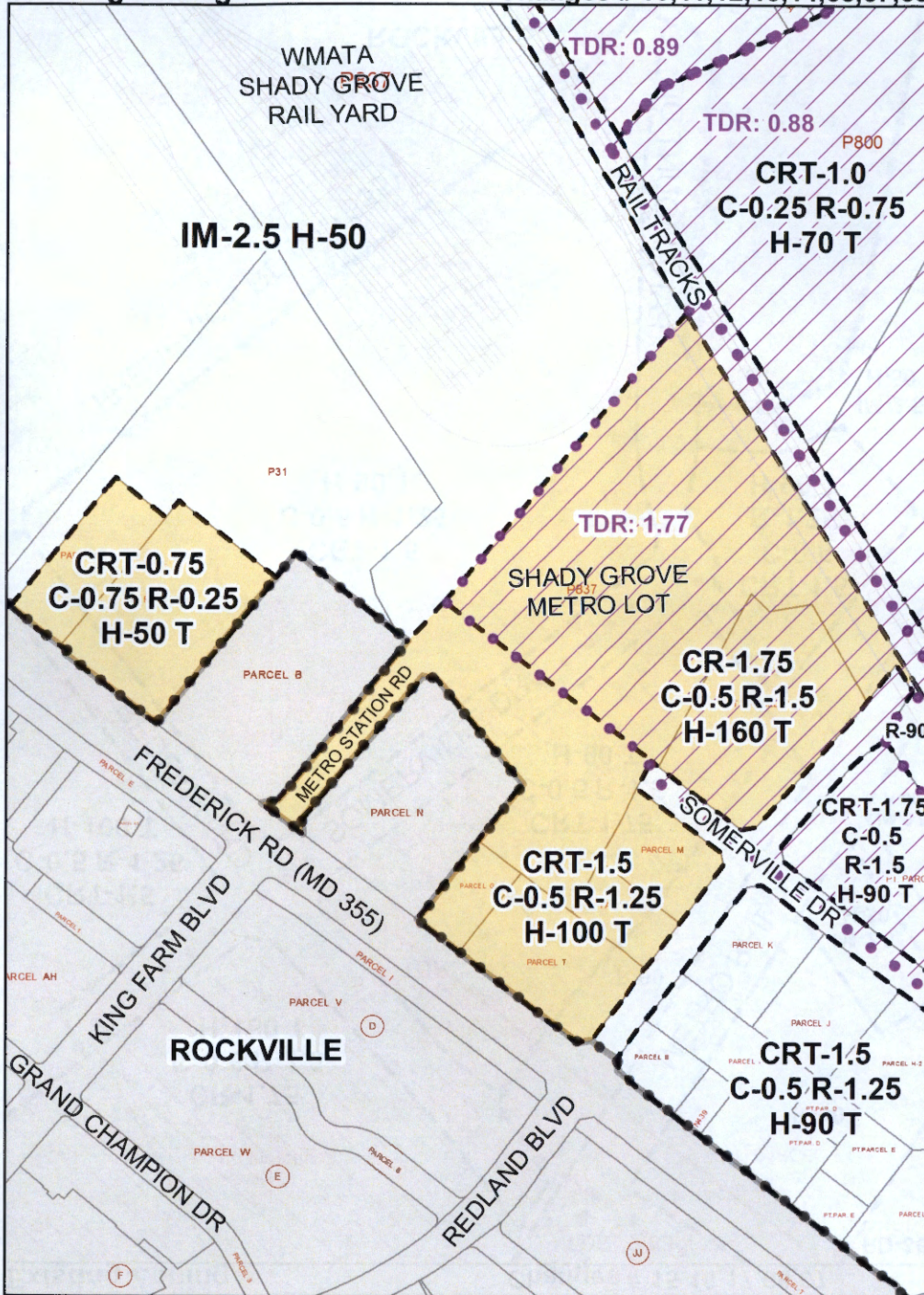
Master Plan Boundary

1 in = 330 ft

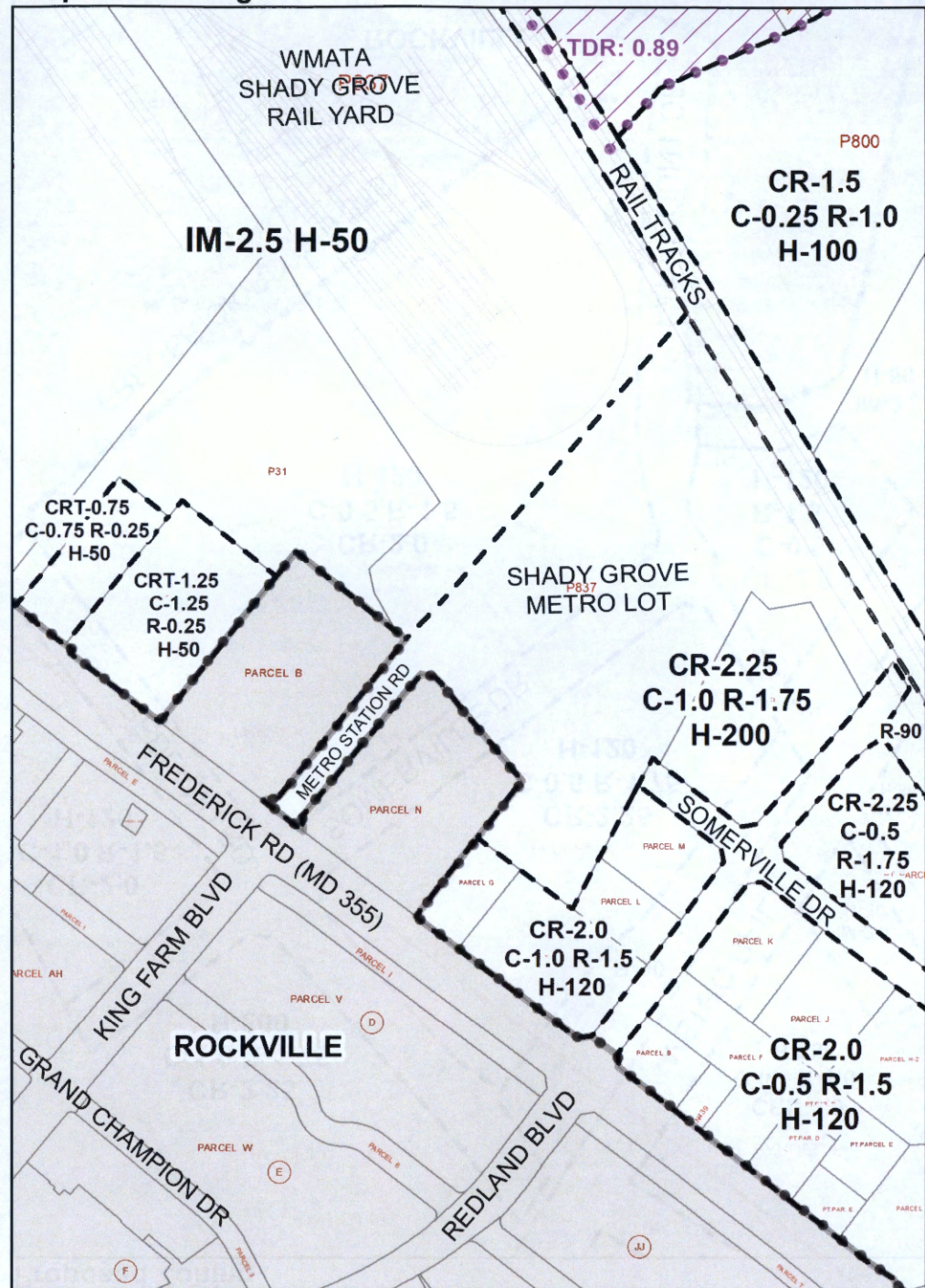
Attachment 1 - Map 9

Existing Zoning

Changes # 10,11,12,13,14,66,67,68



Proposed Zoning



Map Grids: 221NW08, 222NW08

Master Plan Boundary TDR Overlay

1 in = 440 ft

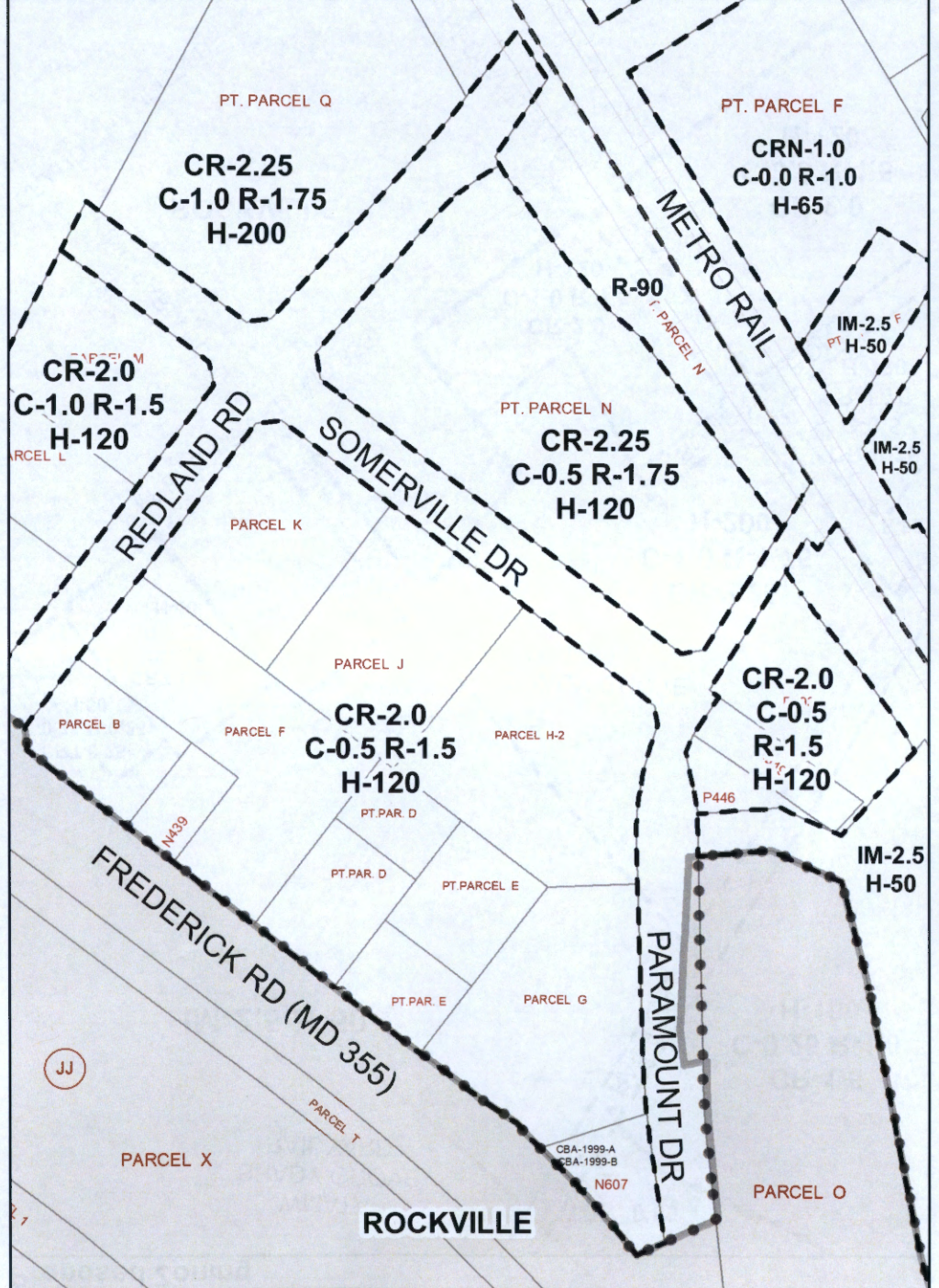
Attachment 1 - Map 10

Existing Zoning

Changes # 15,16,17,66,67



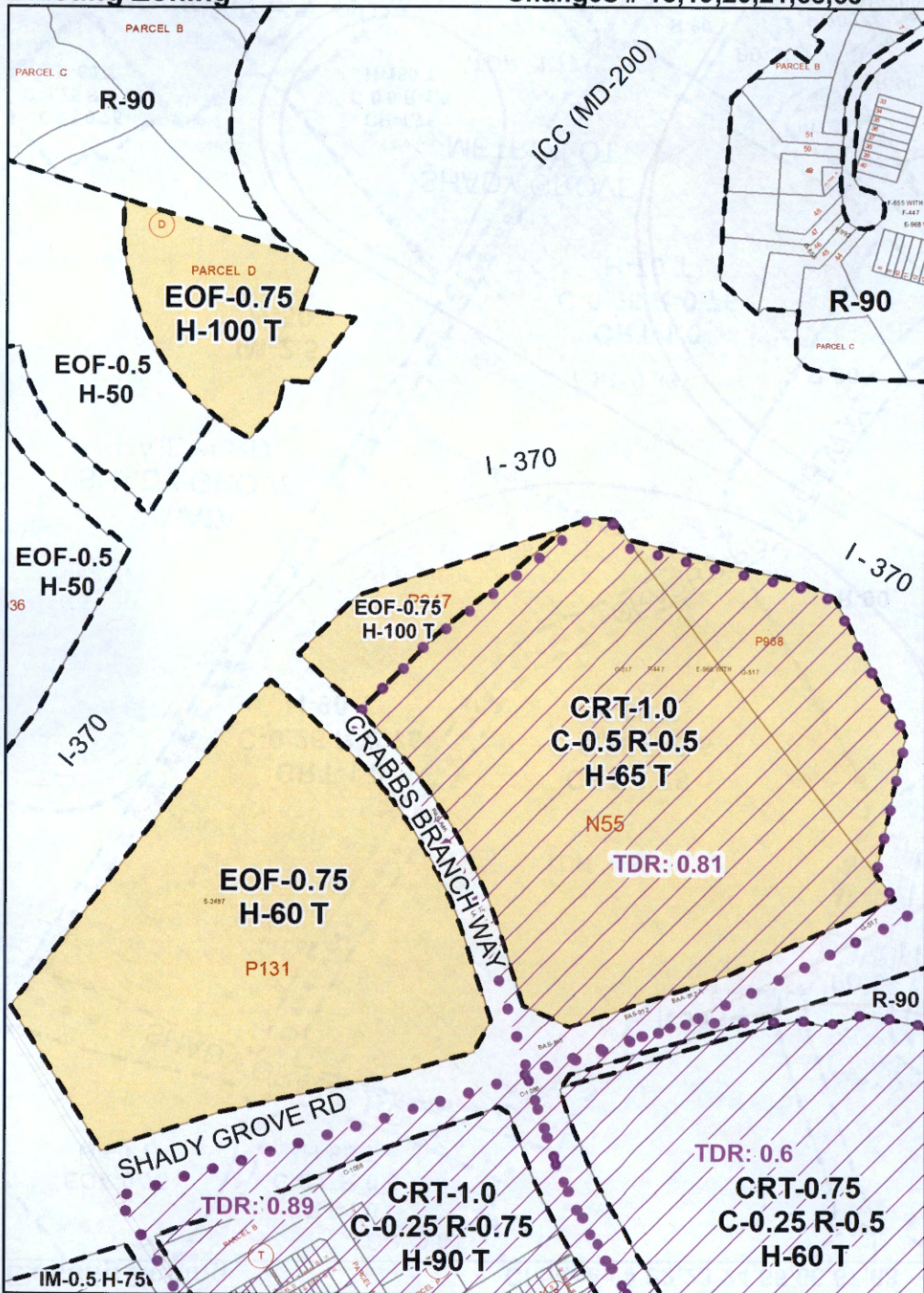
Proposed Zoning



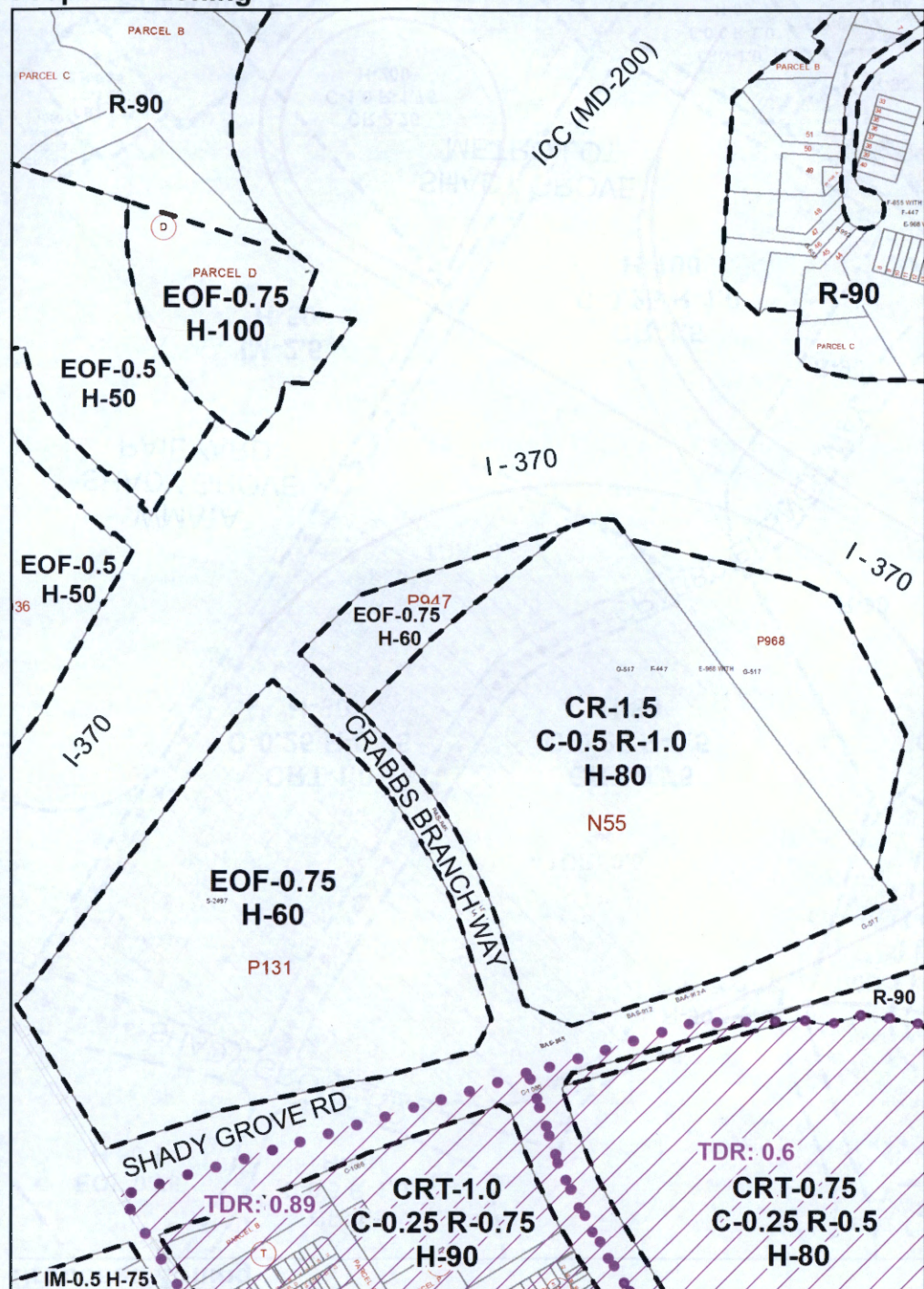
Attachment 1 - Map 11

Existing Zoning

Changes # 18,19,20,21,65,68



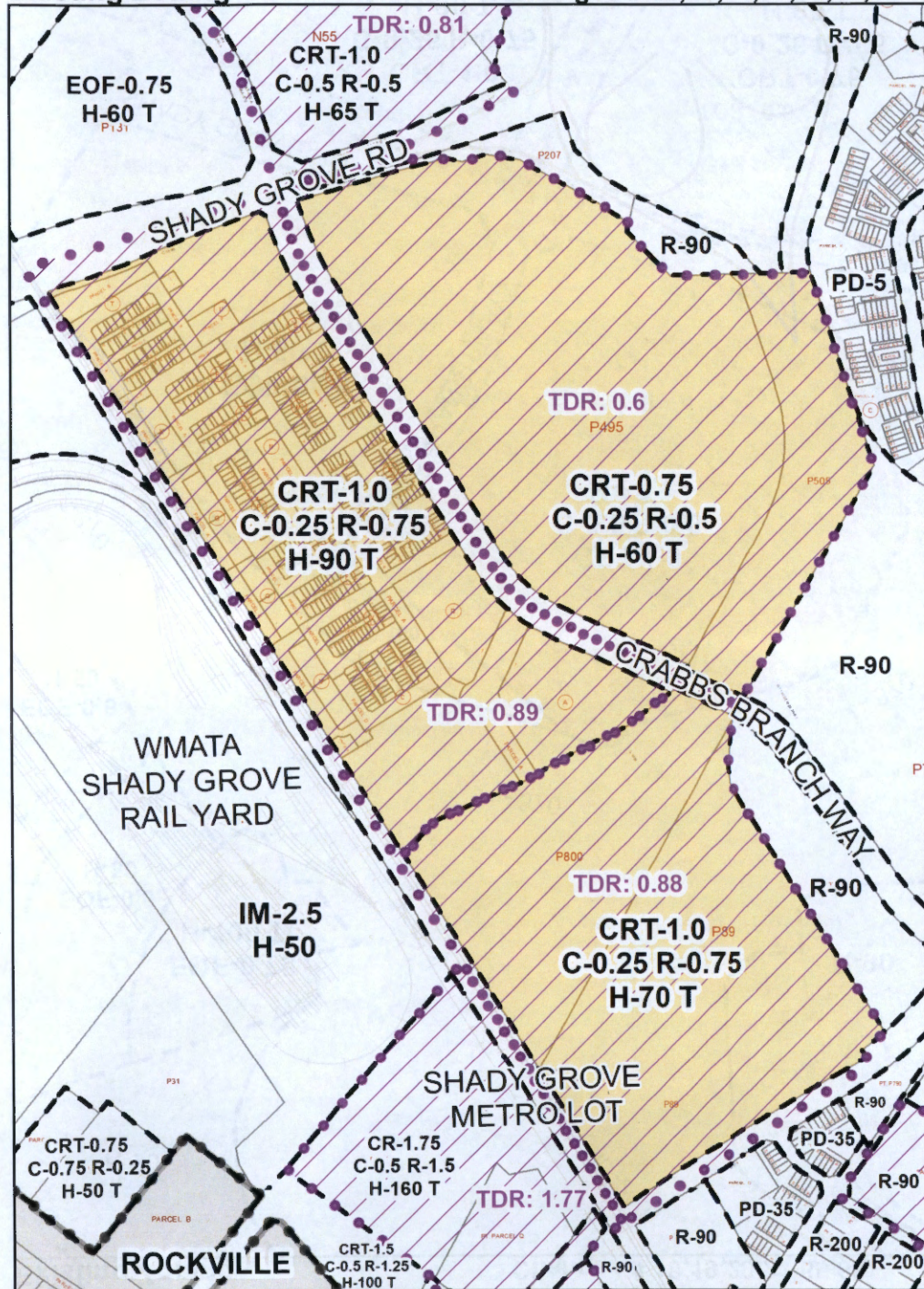
Proposed Zoning



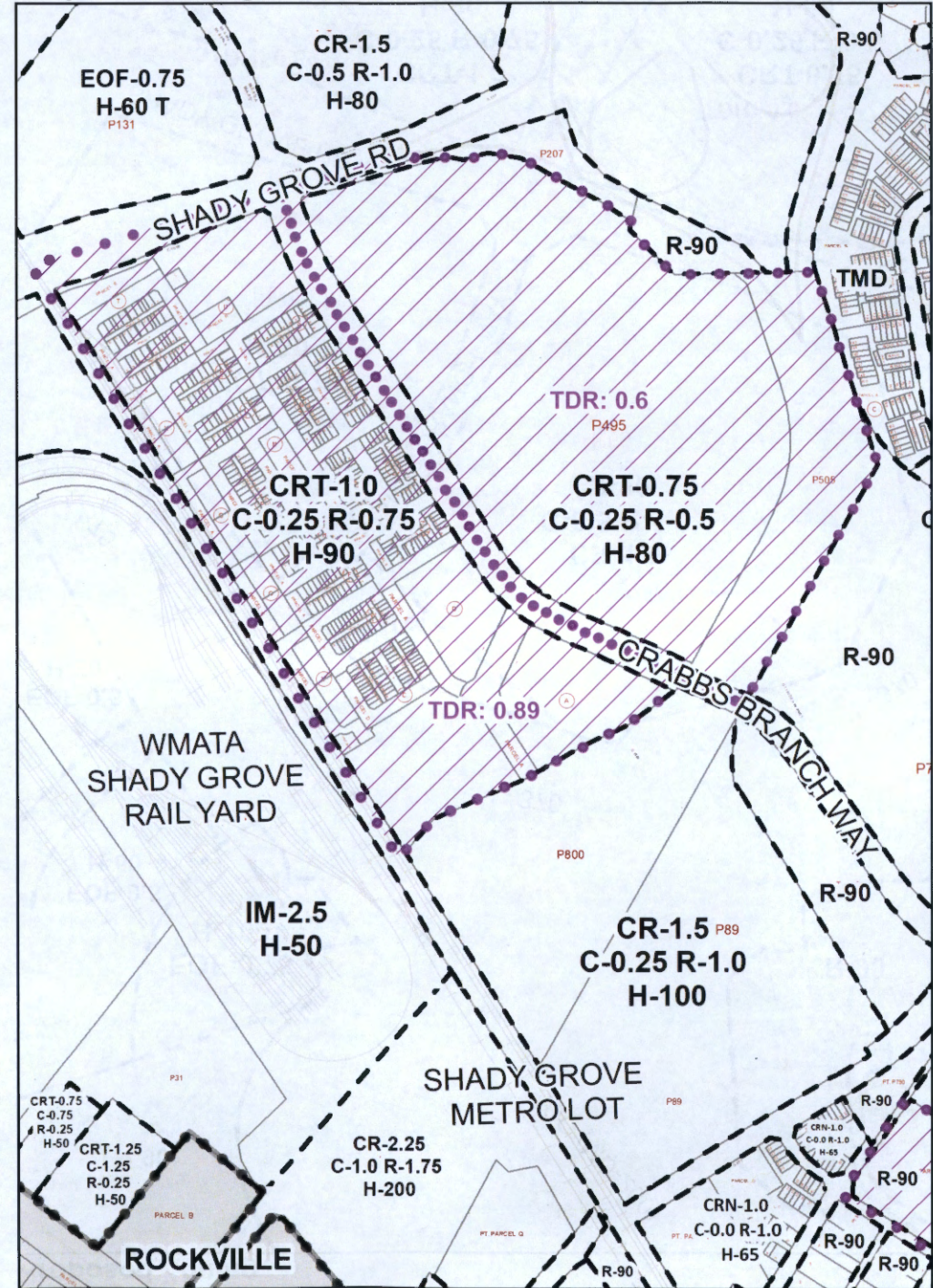
Attachment 1 - Map 12

Existing Zoning

Changes # 22,23,24,65,66,67,68



Proposed Zoning



Master Plan Boundary TDR Overlay

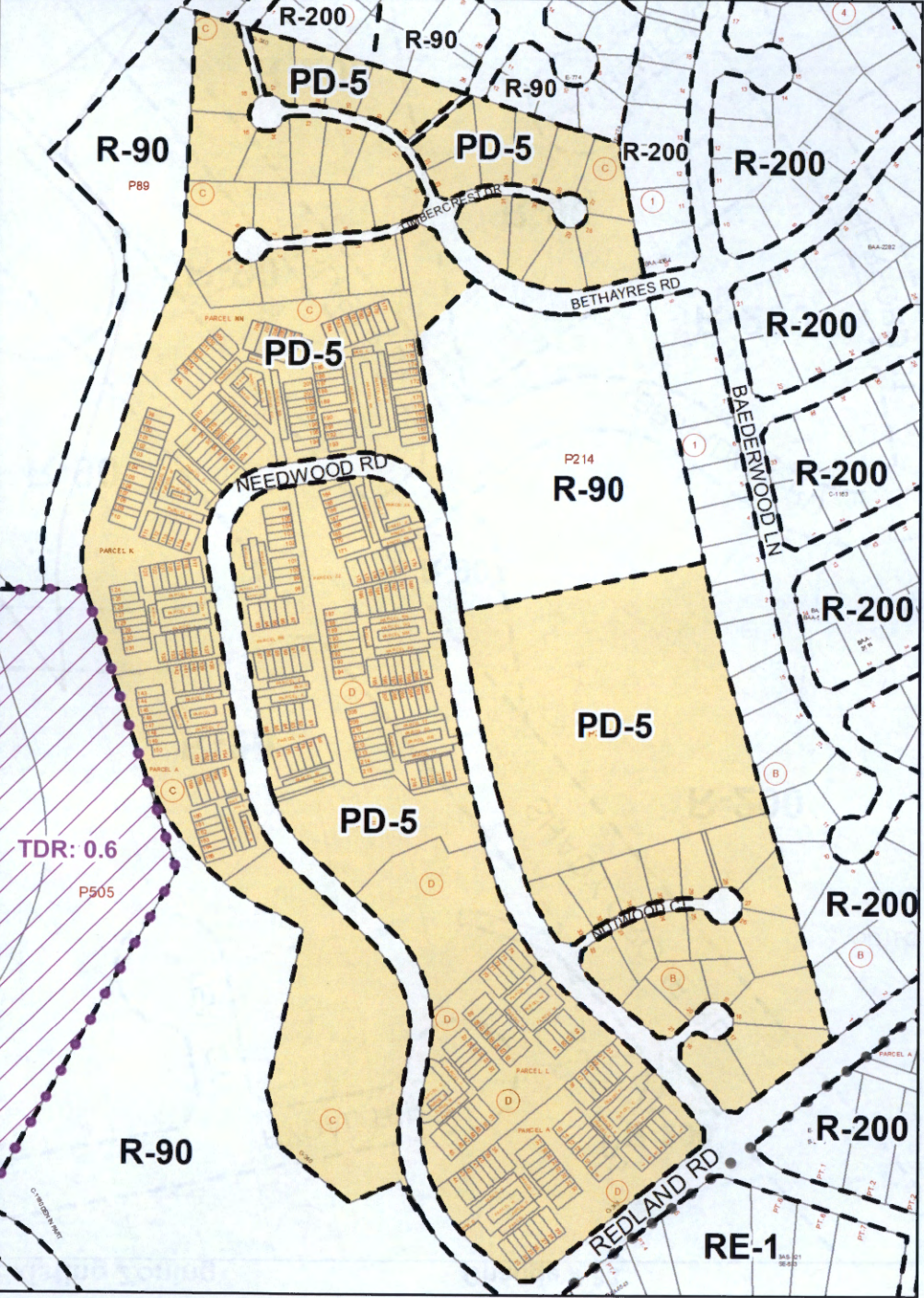
1 in = 650 ft

Map Grids: 221NW08, 222NW08

Attachment 1 - Map 13

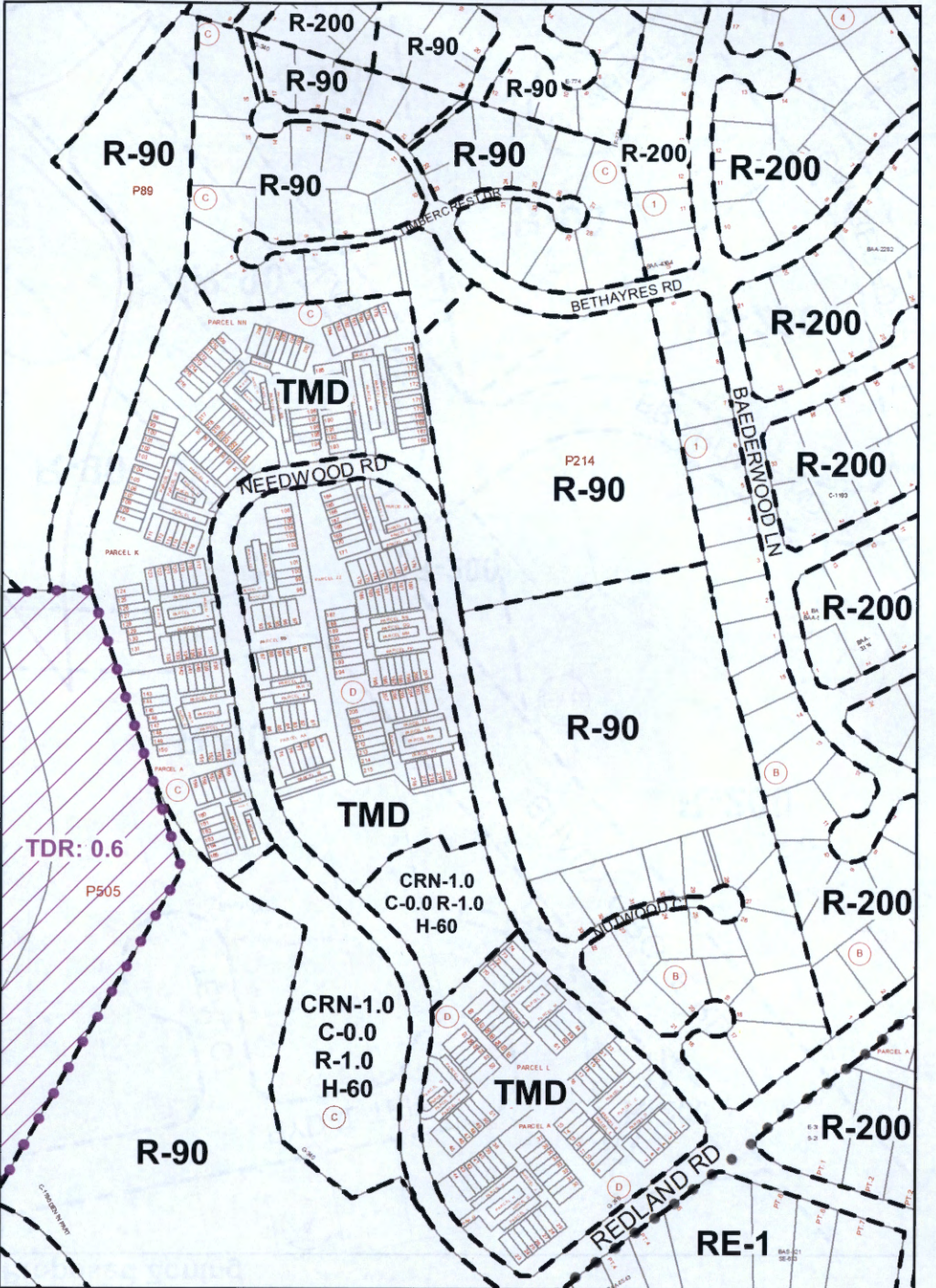
Existing Zoning

Changes # 25,26,27,28,29,30,31,32,34,68



Map Grids: 222NW07, 222NW08, 223NW07, 223NW08

Proposed Zoning

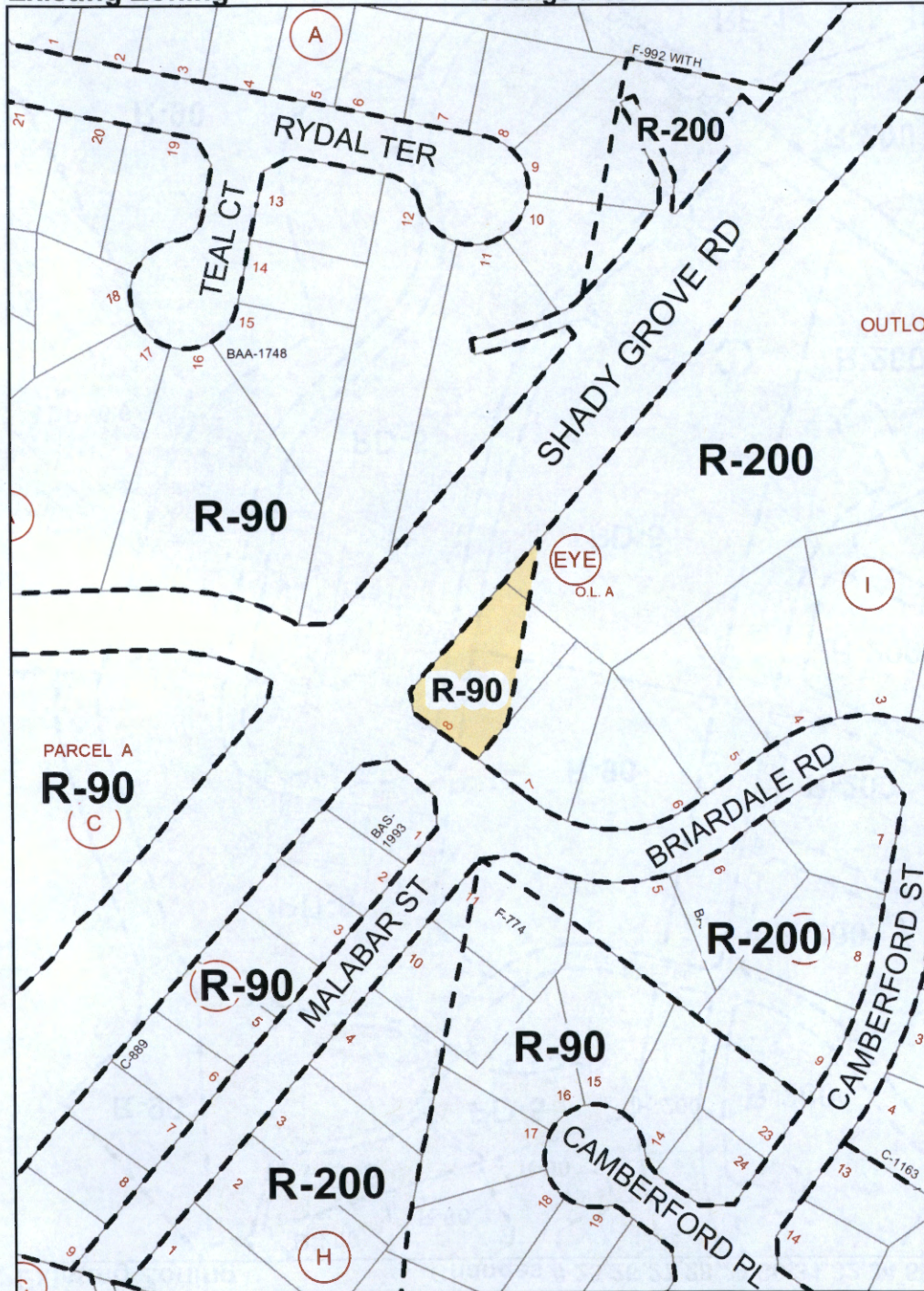


Master Plan Boundary TDR Overlay 1 in = 450 ft

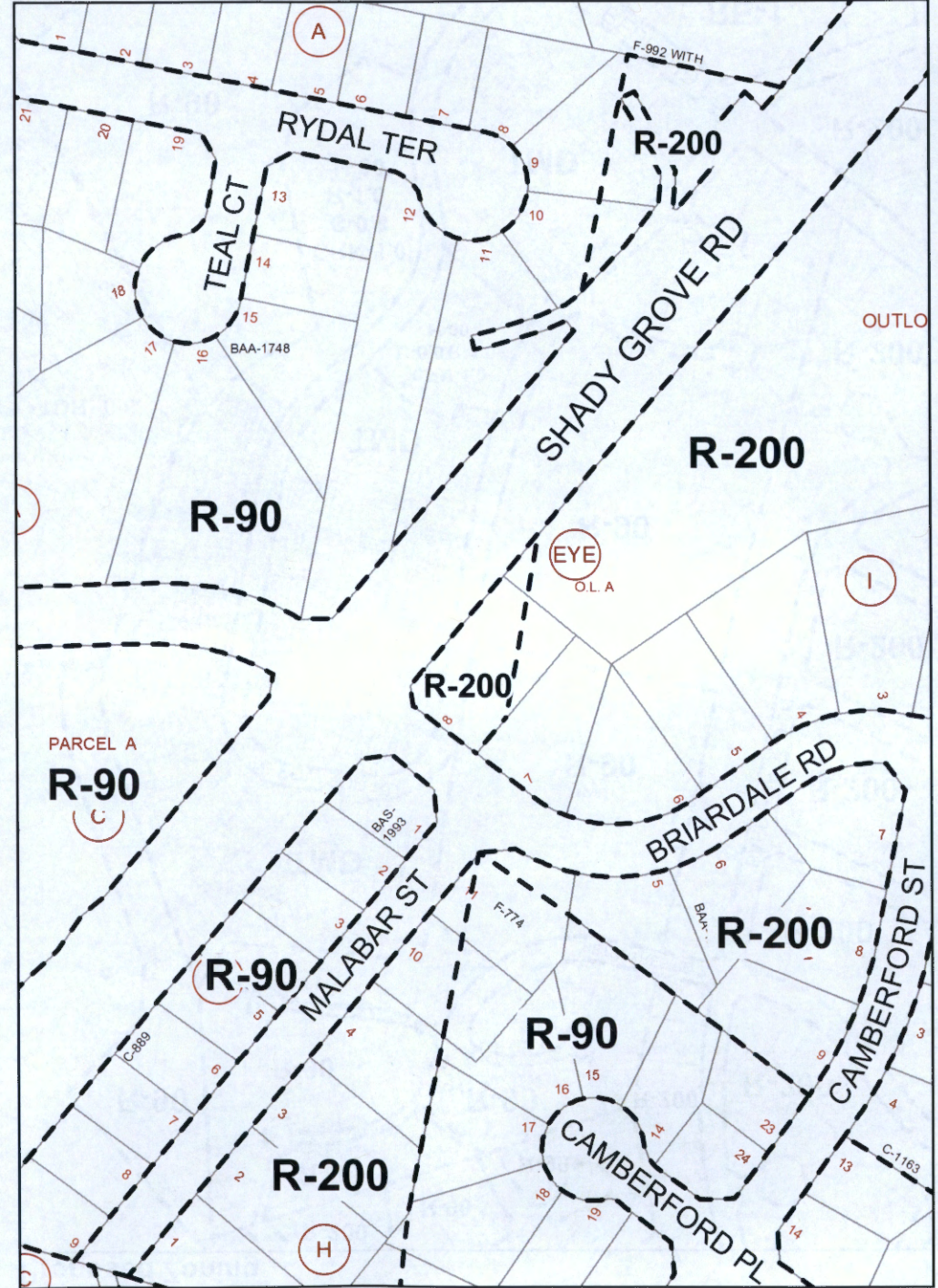
Attachment 1 - Map 14

Existing Zoning

Change # 33



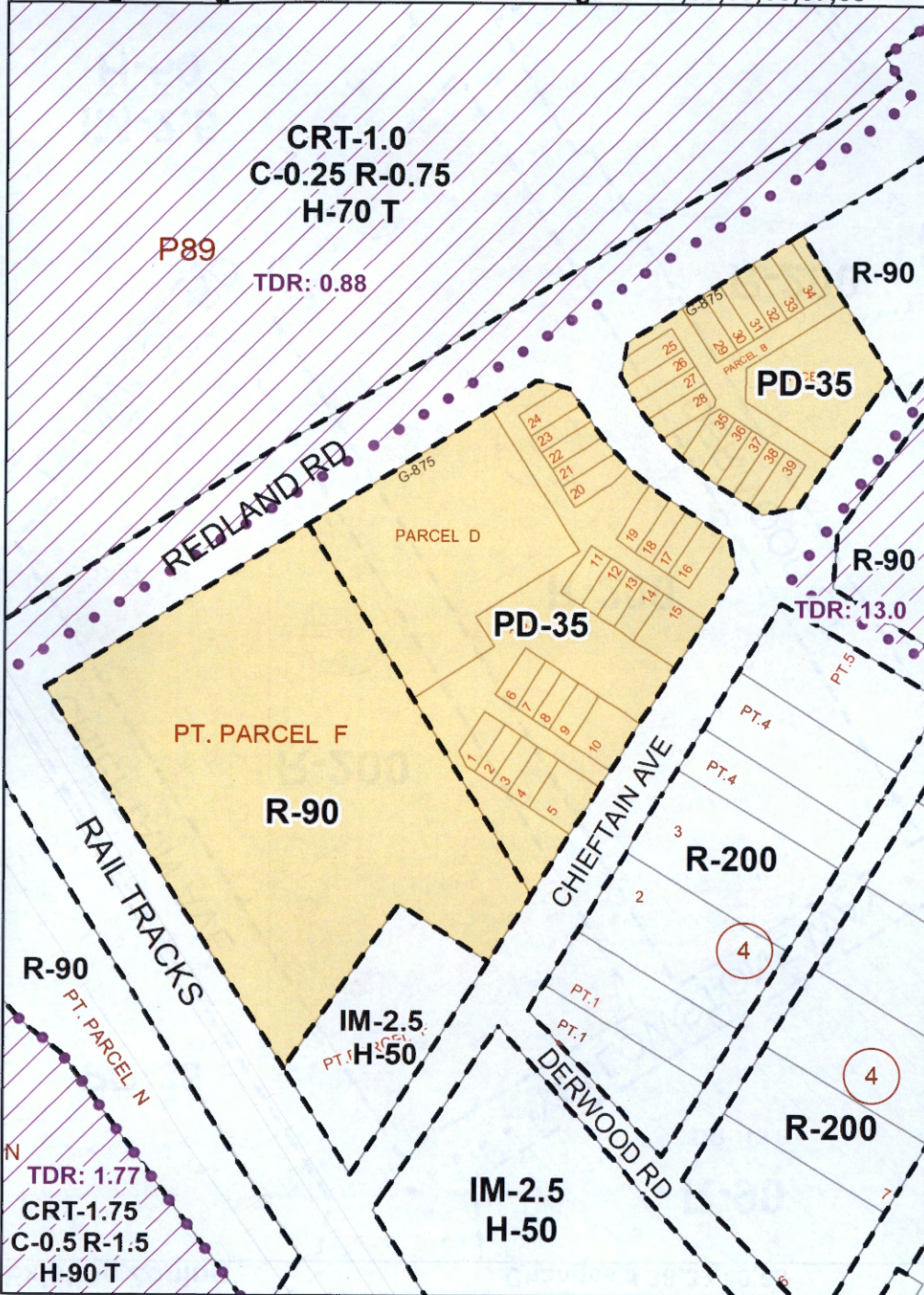
Proposed Zoning



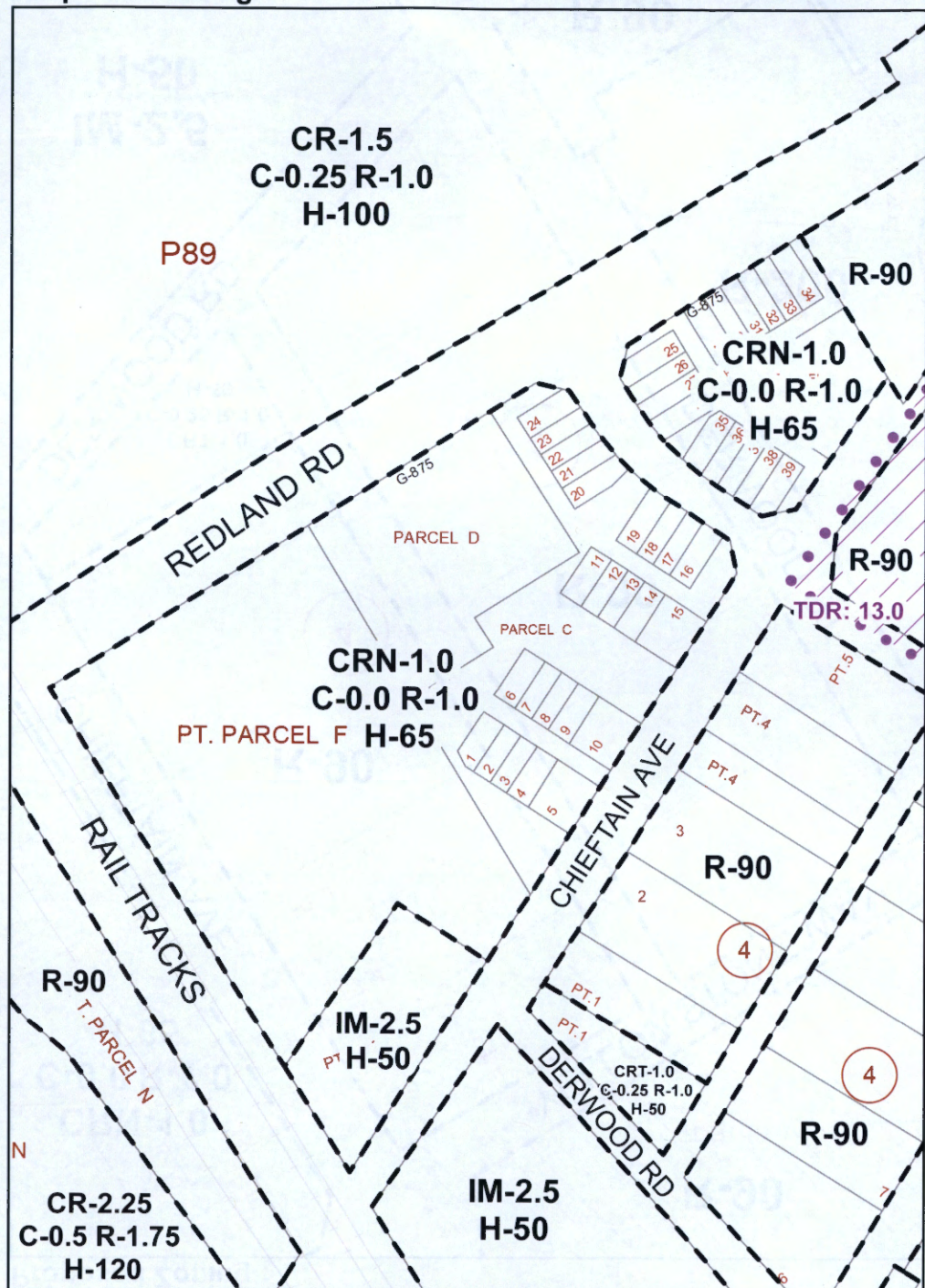
Attachment 1 - Map 15

Existing Zoning

Changes # 35,36,37,66,67,68



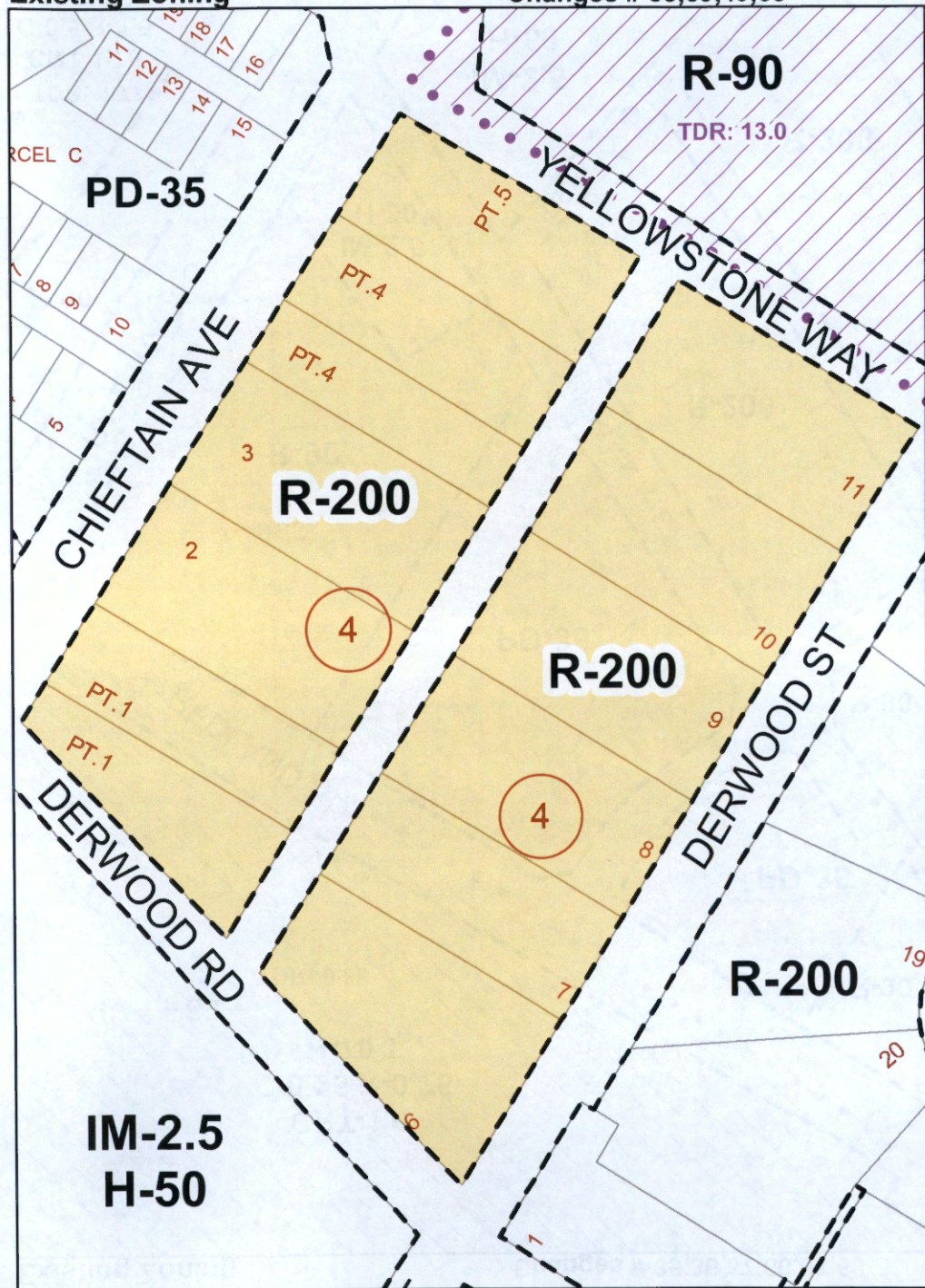
Proposed Zoning



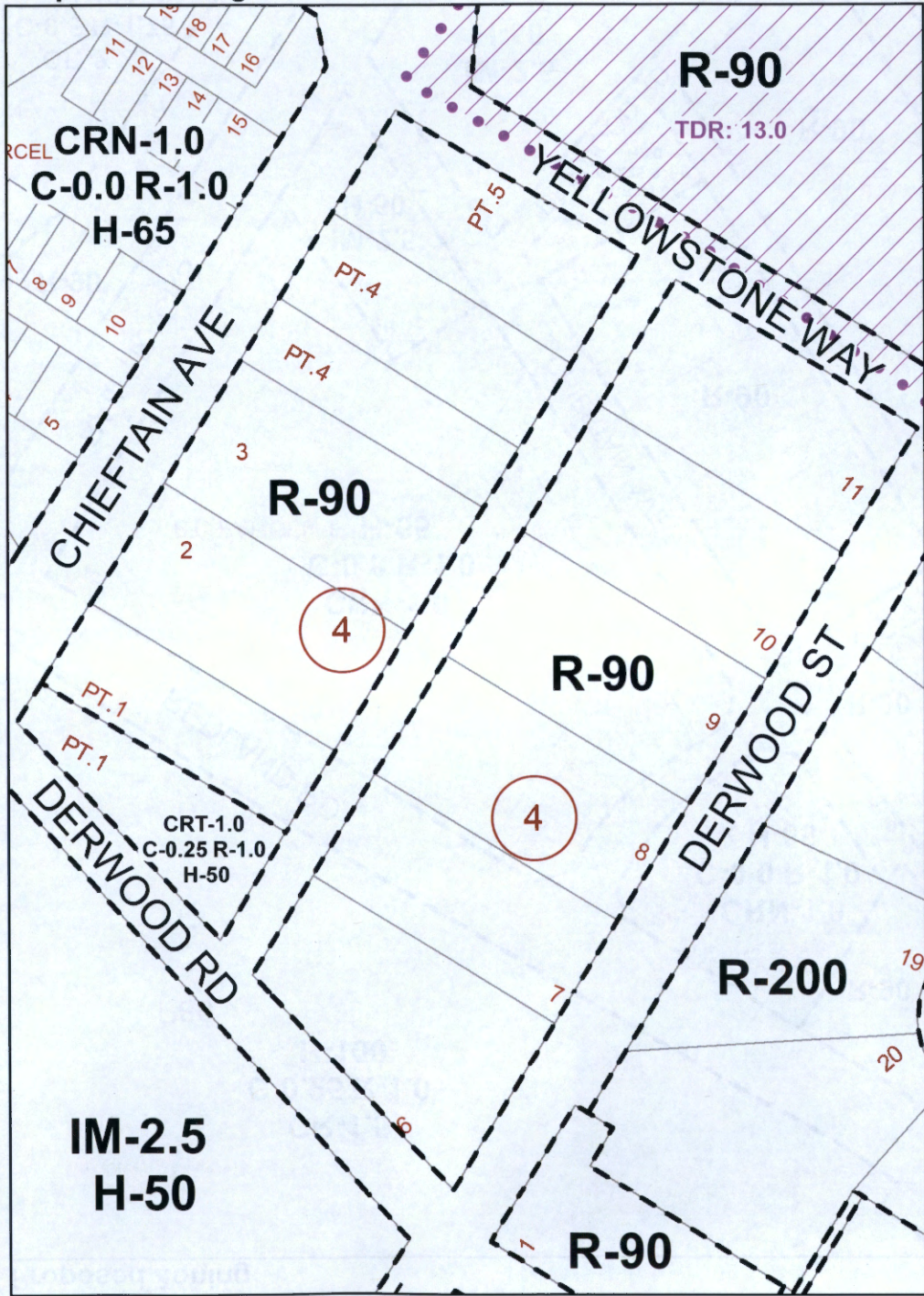
Attachment 1 - Map 16

Existing Zoning

Changes # 38,39,40,68



Proposed Zoning



TDR Overlay

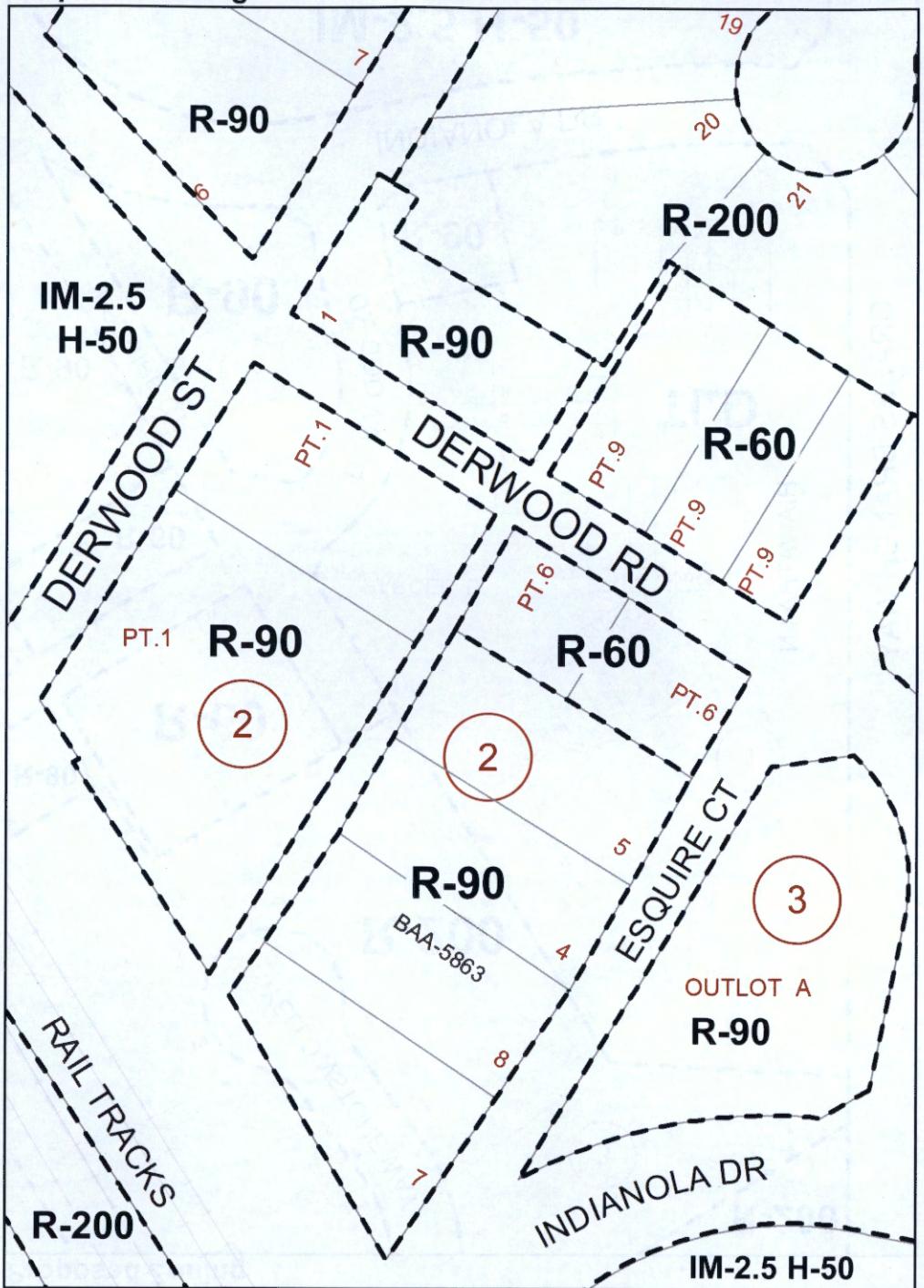
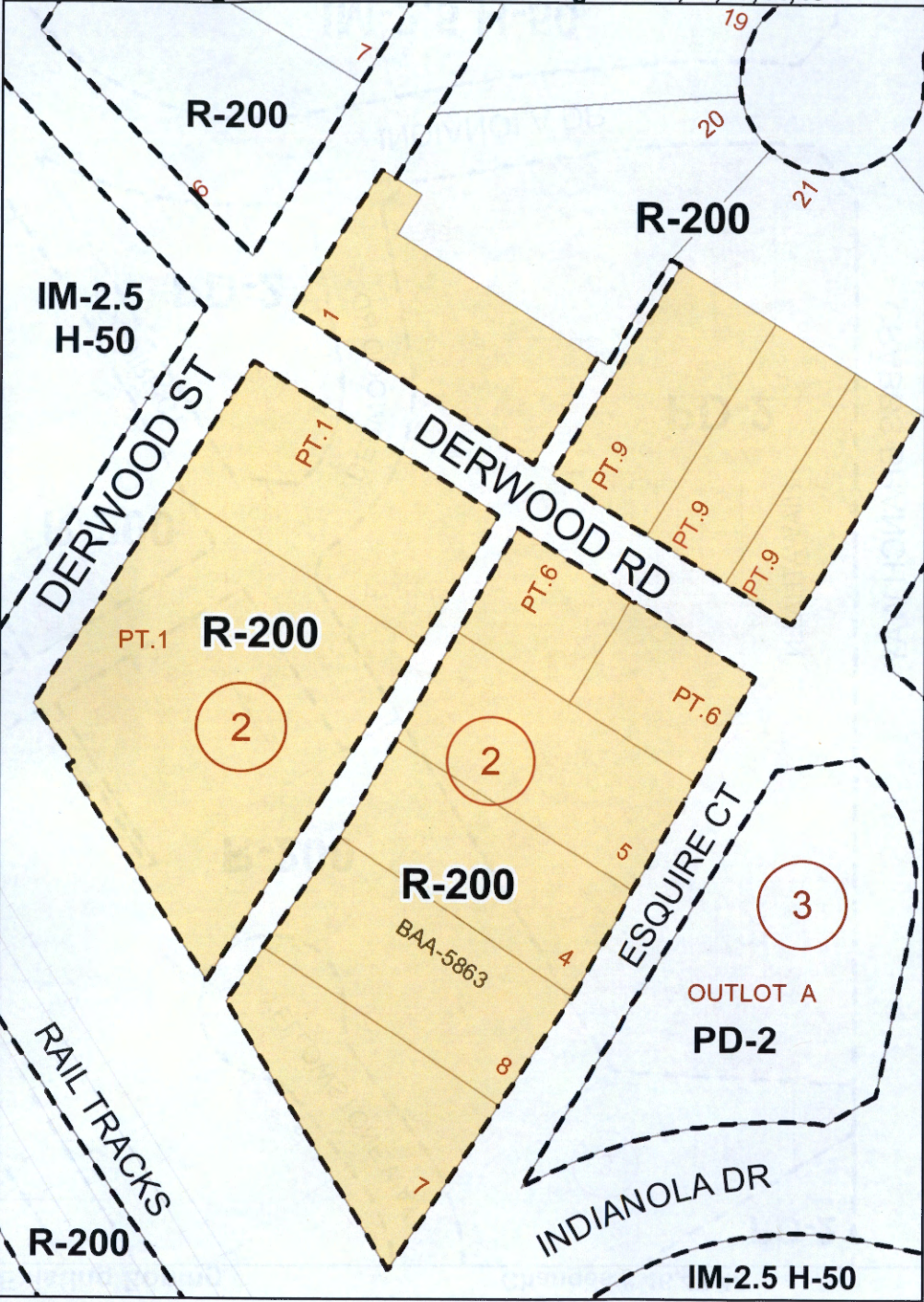
1 in = 120 ft

Attachment 1 - Map 17

Existing Zoning

Changes # 41,42,43,44,45

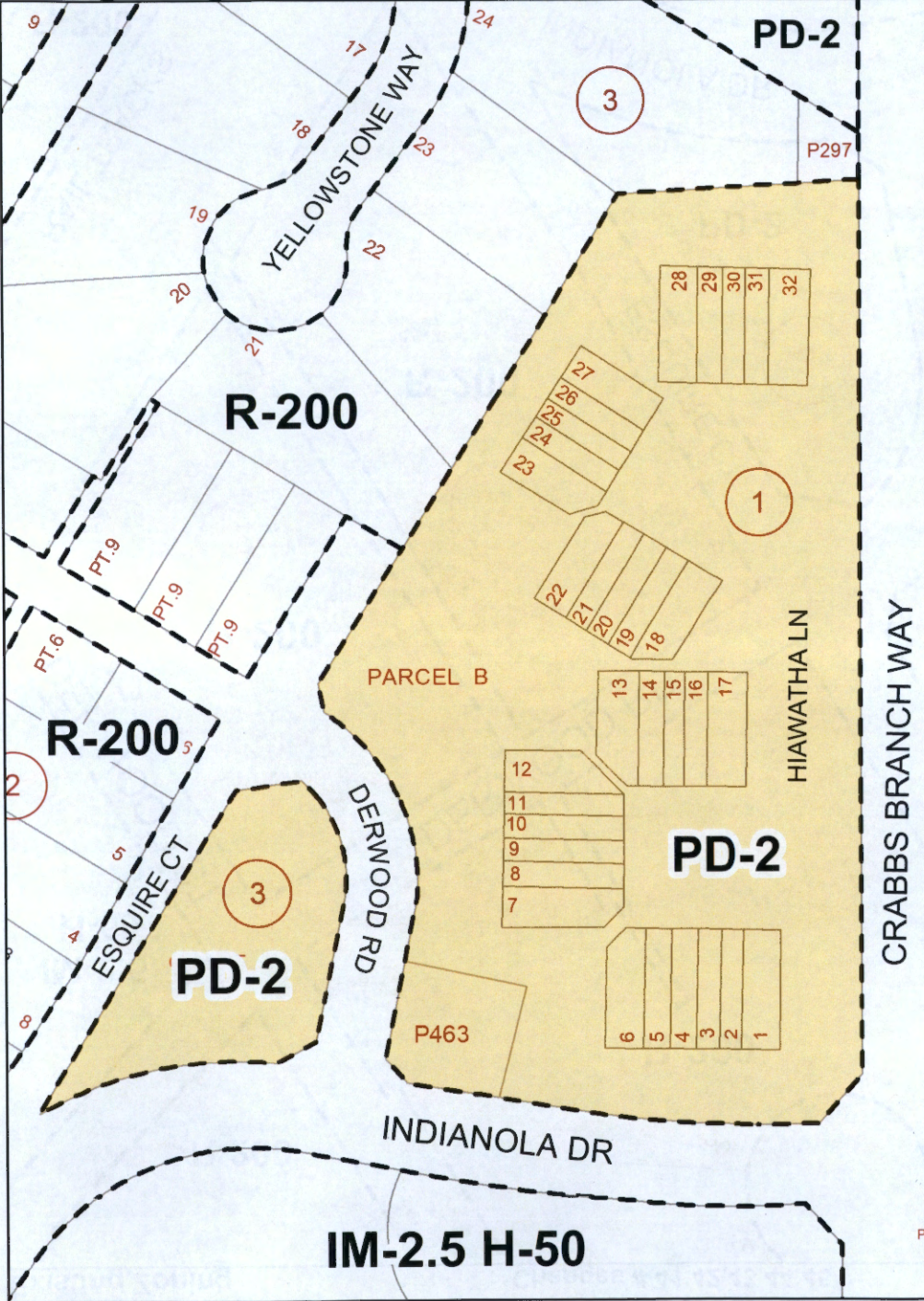
Proposed Zoning



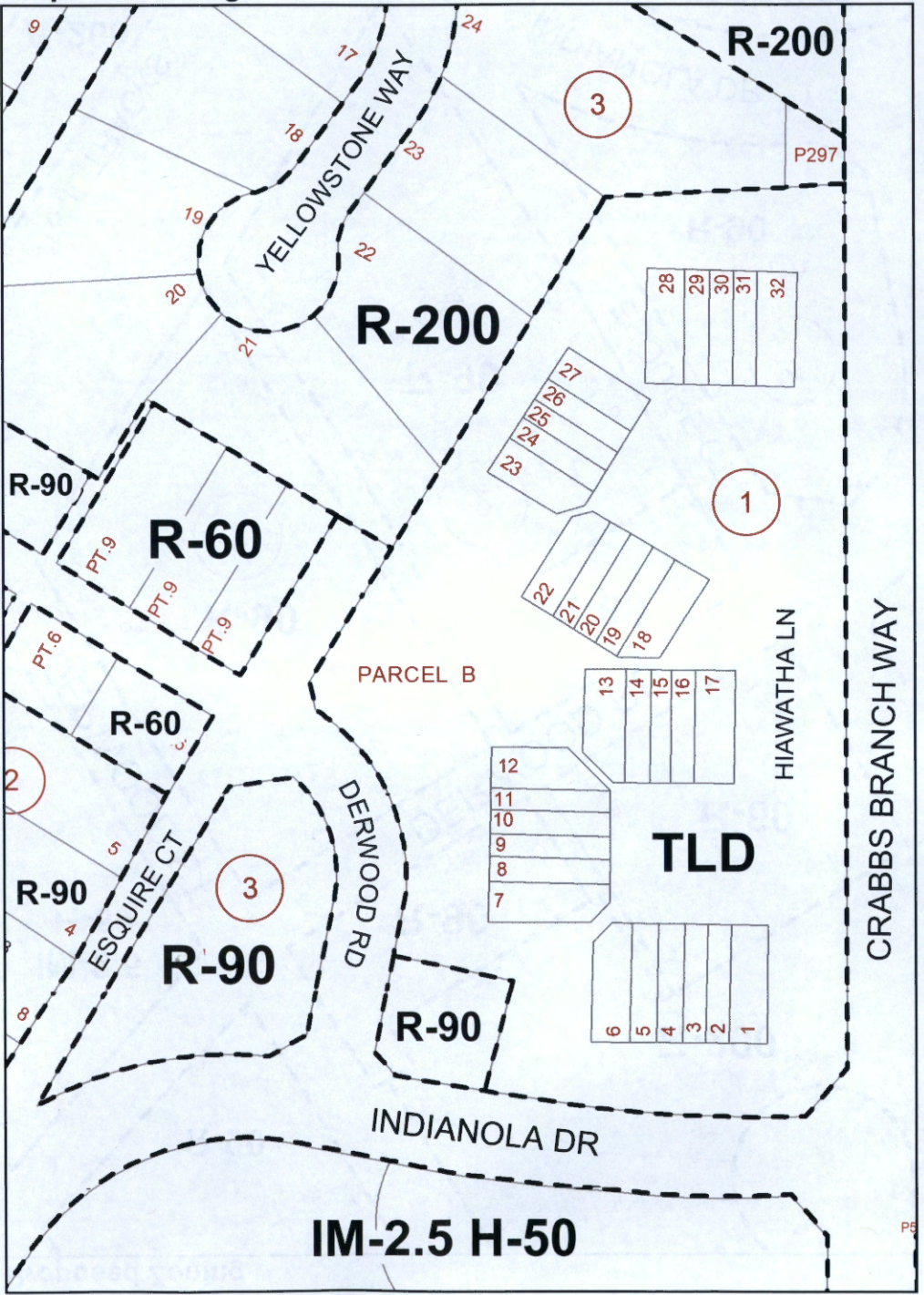
Attachment 1 - Map 18

Existing Zoning

Changes # 46,47,48

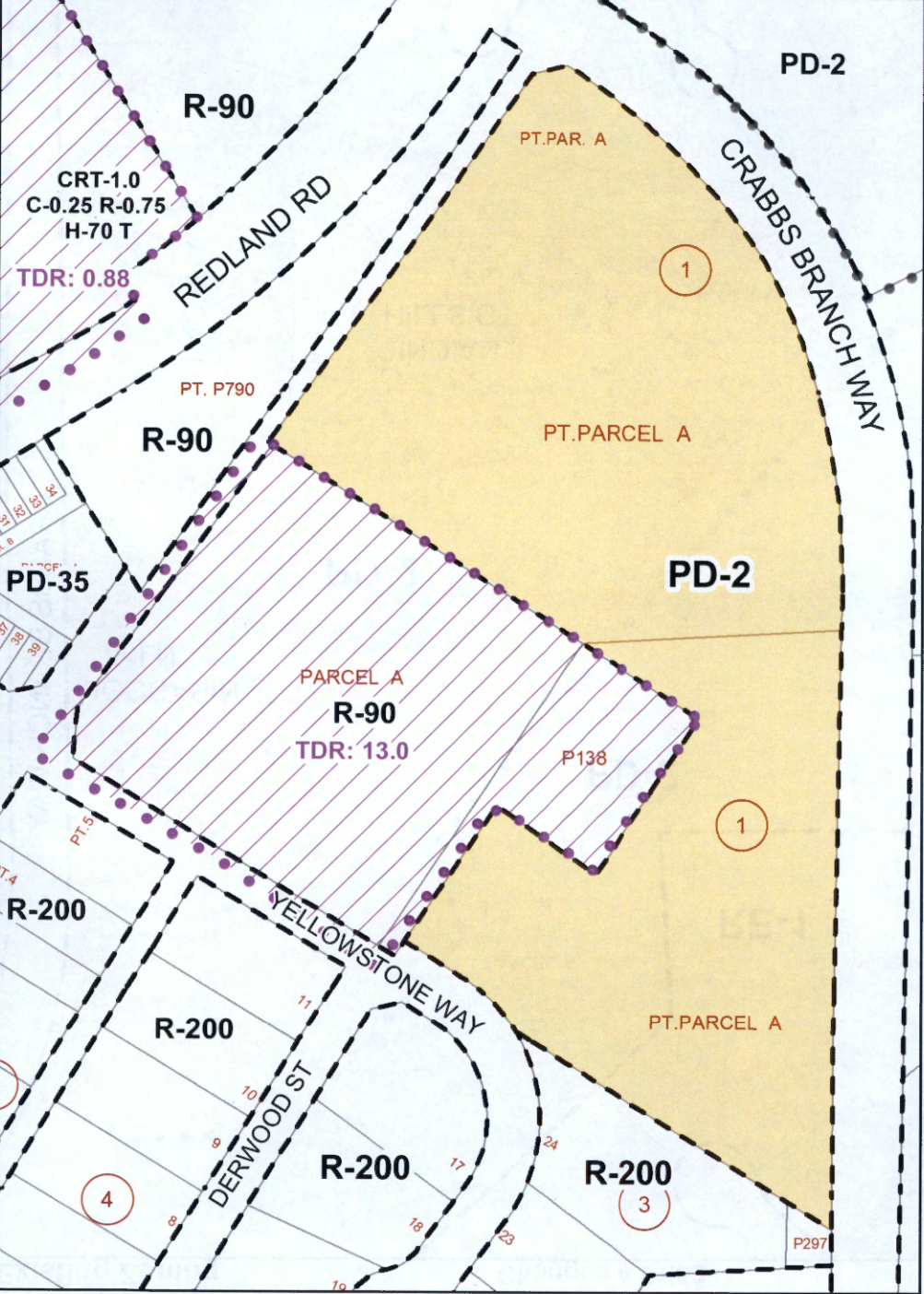


Proposed Zoning



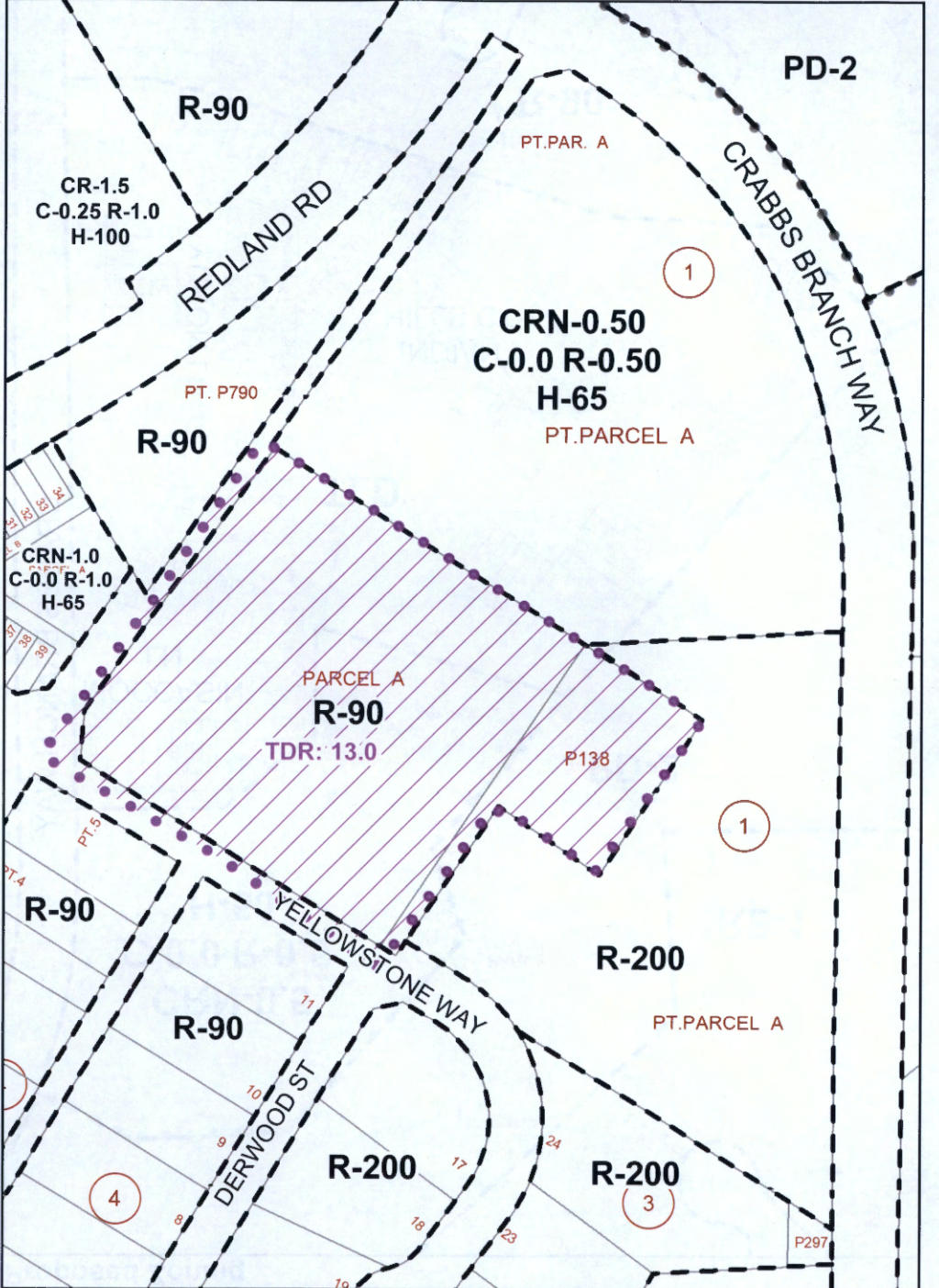
Attachment 1 - Map 19

Existing Zoning Changes # 49,50,66,68



Map Grids: 221NW07, 221NW08, 222NW07, 222NW08

Proposed Zoning

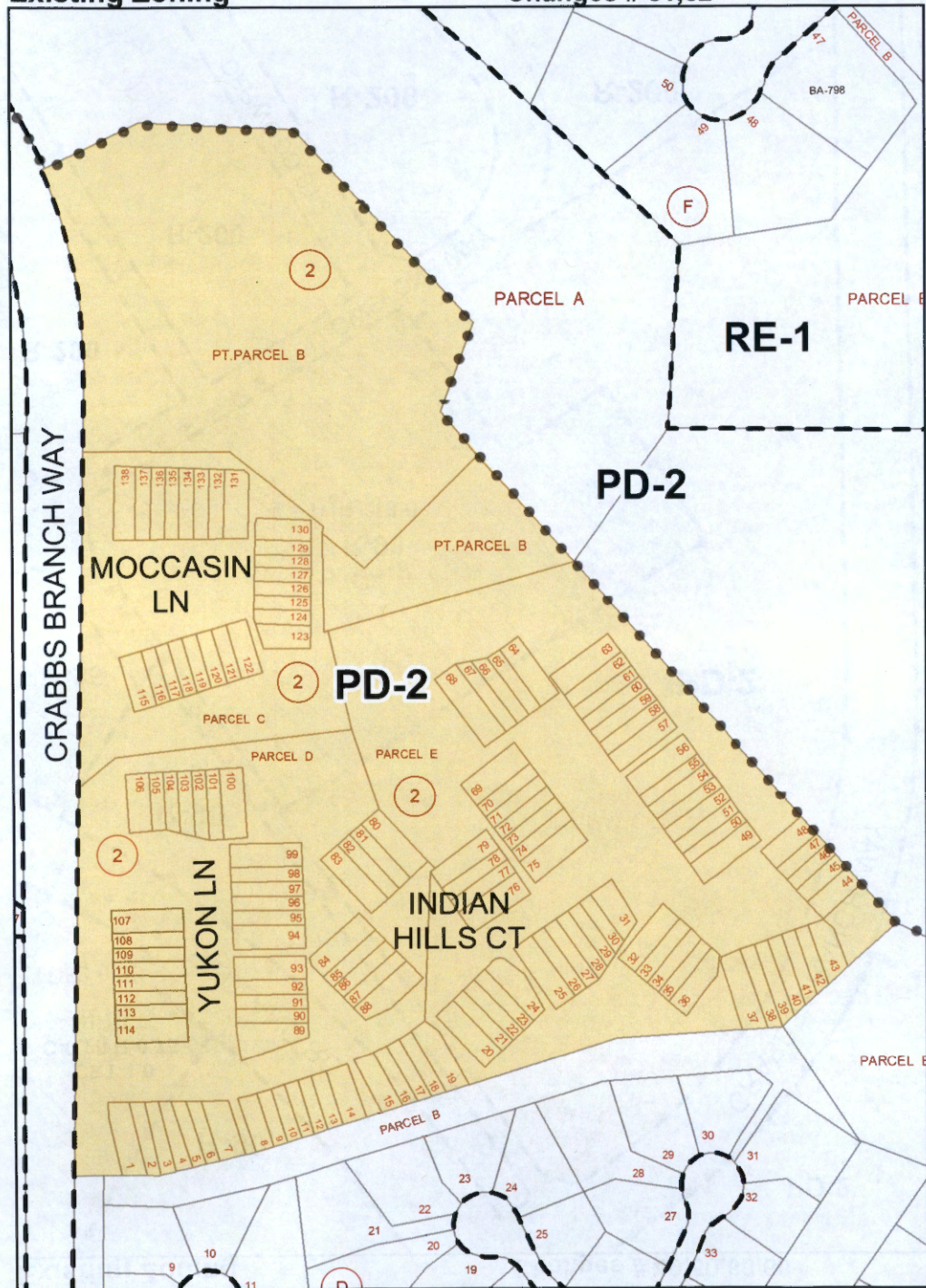


Master Plan Boundary TDR Overlay 1 in = 200 ft

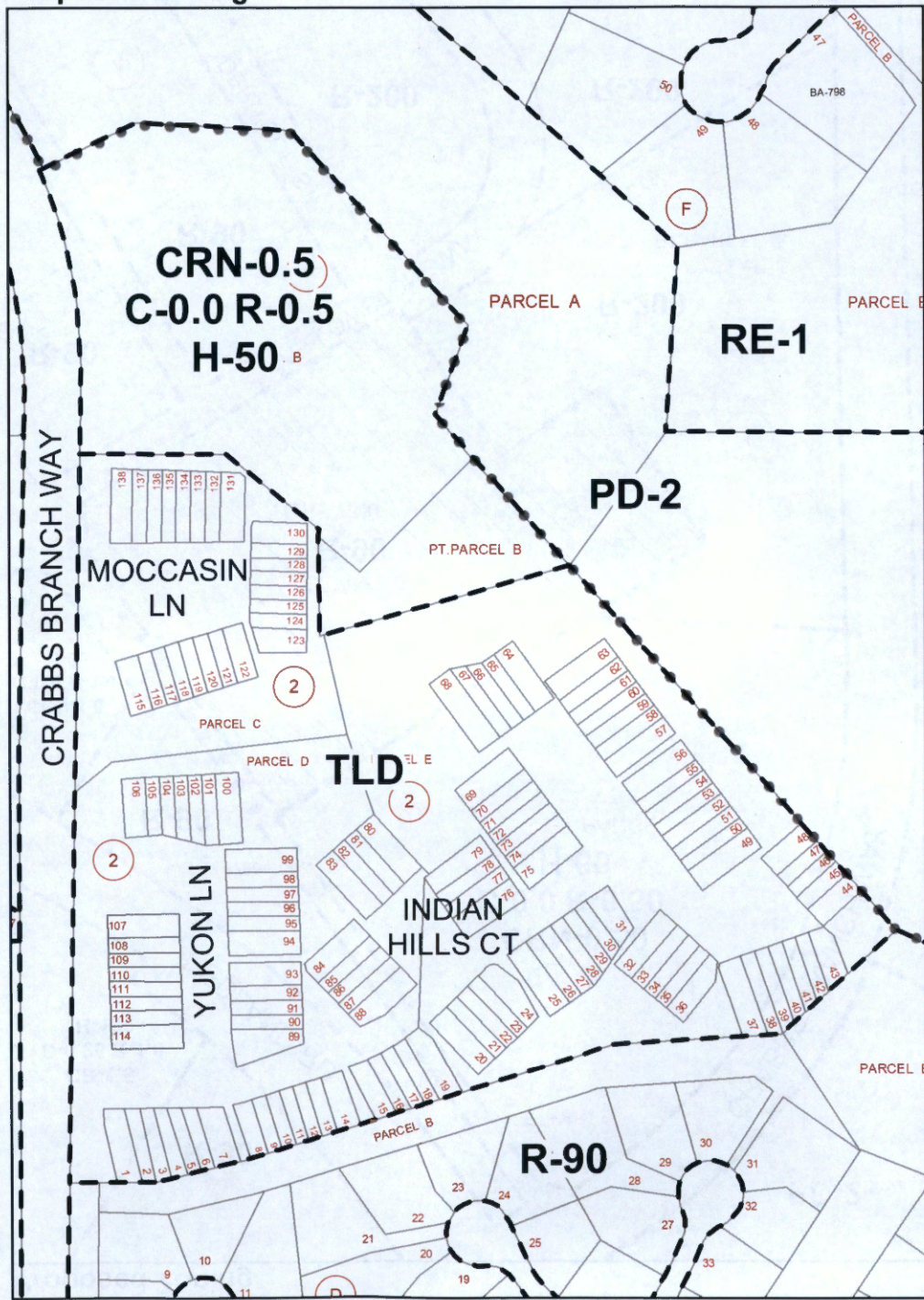
Attachment 1 - Map 20

Existing Zoning

Changes # 51,52



Proposed Zoning



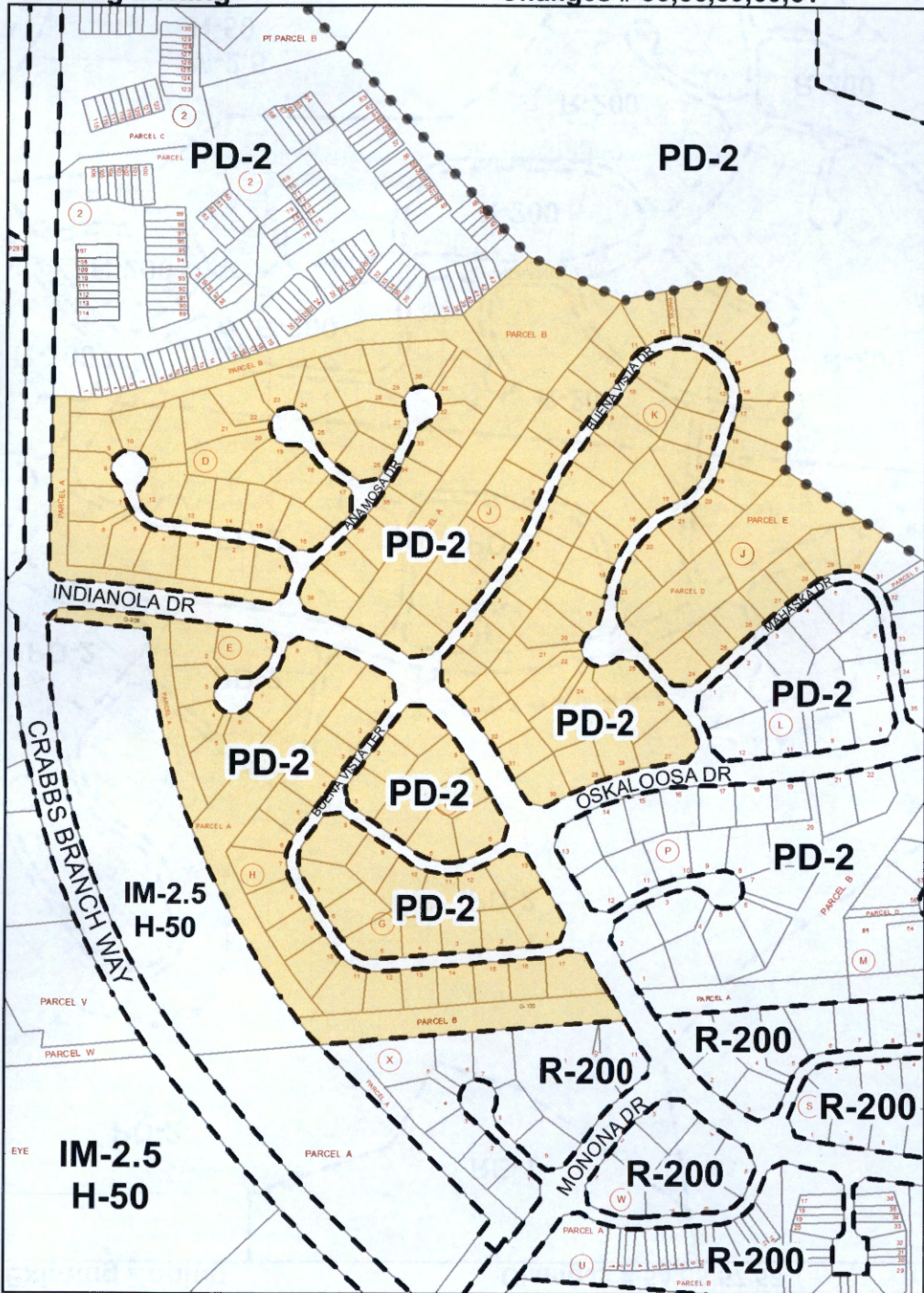
Master Plan Boundary

1 in = 250 ft

Attachment 1 - Map 21

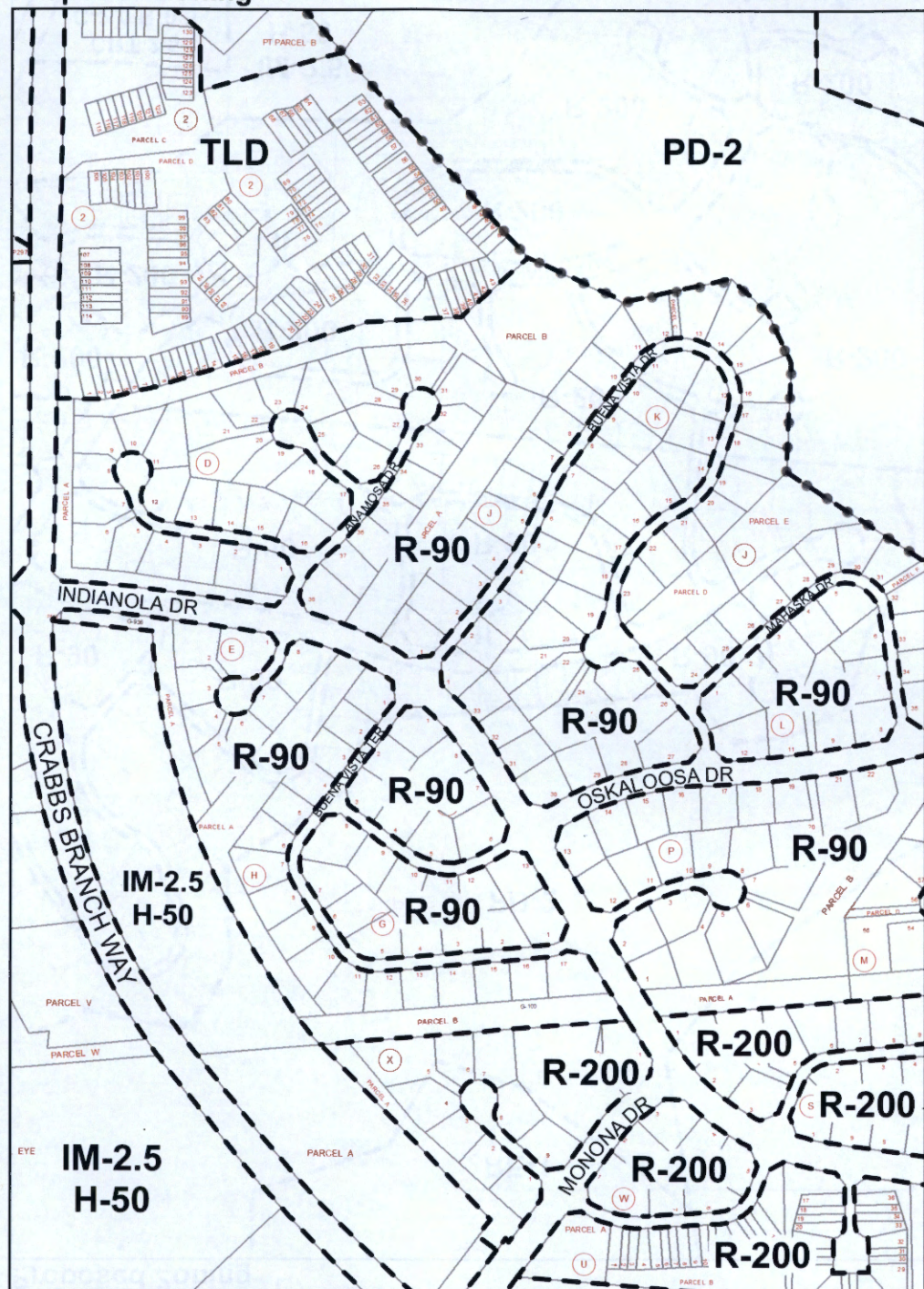
Existing Zoning

Changes # 53,56,59,60,61



Map Grid: 221NW07

Proposed Zoning



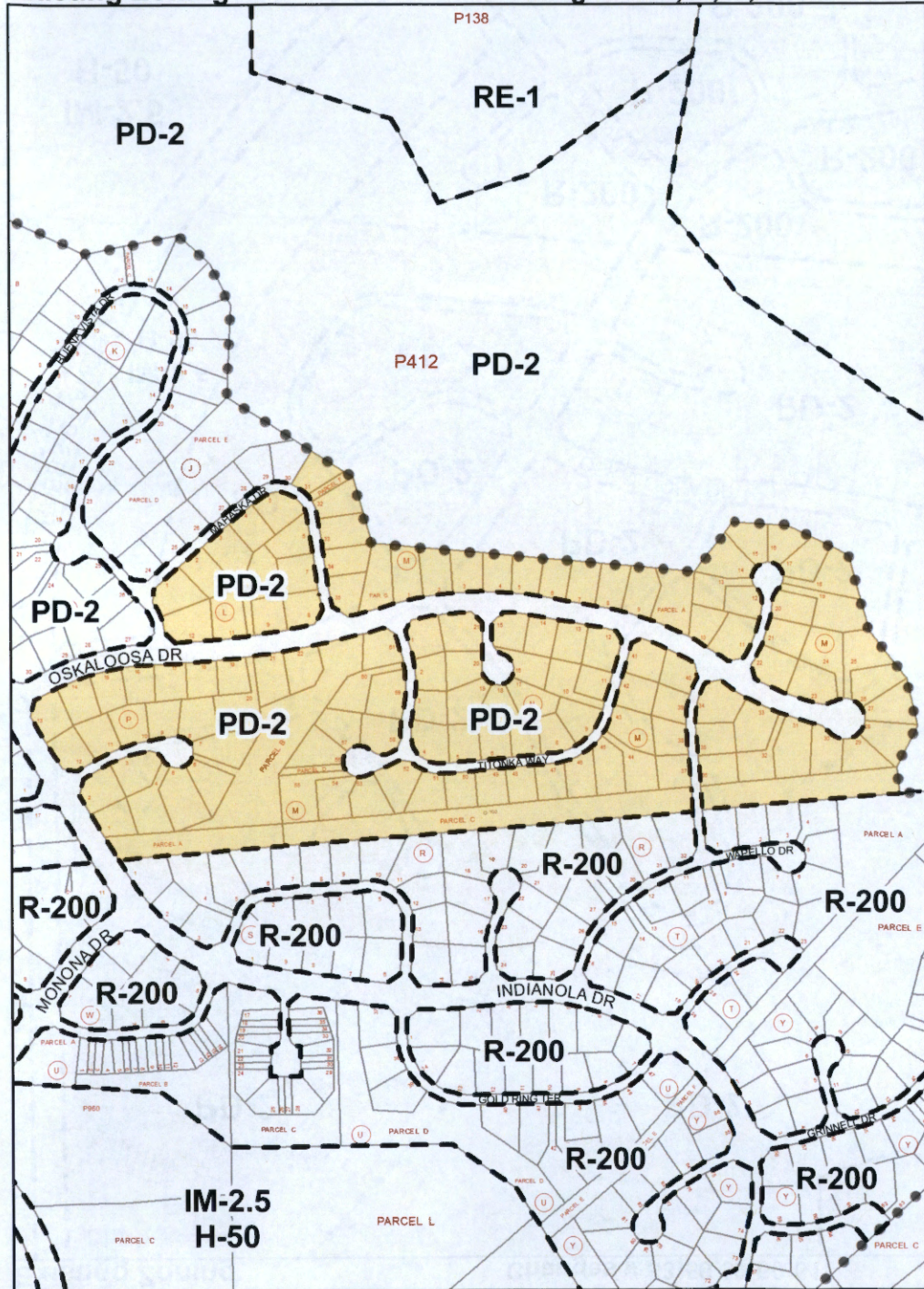
Master Plan Boundary

1 in = 440 ft

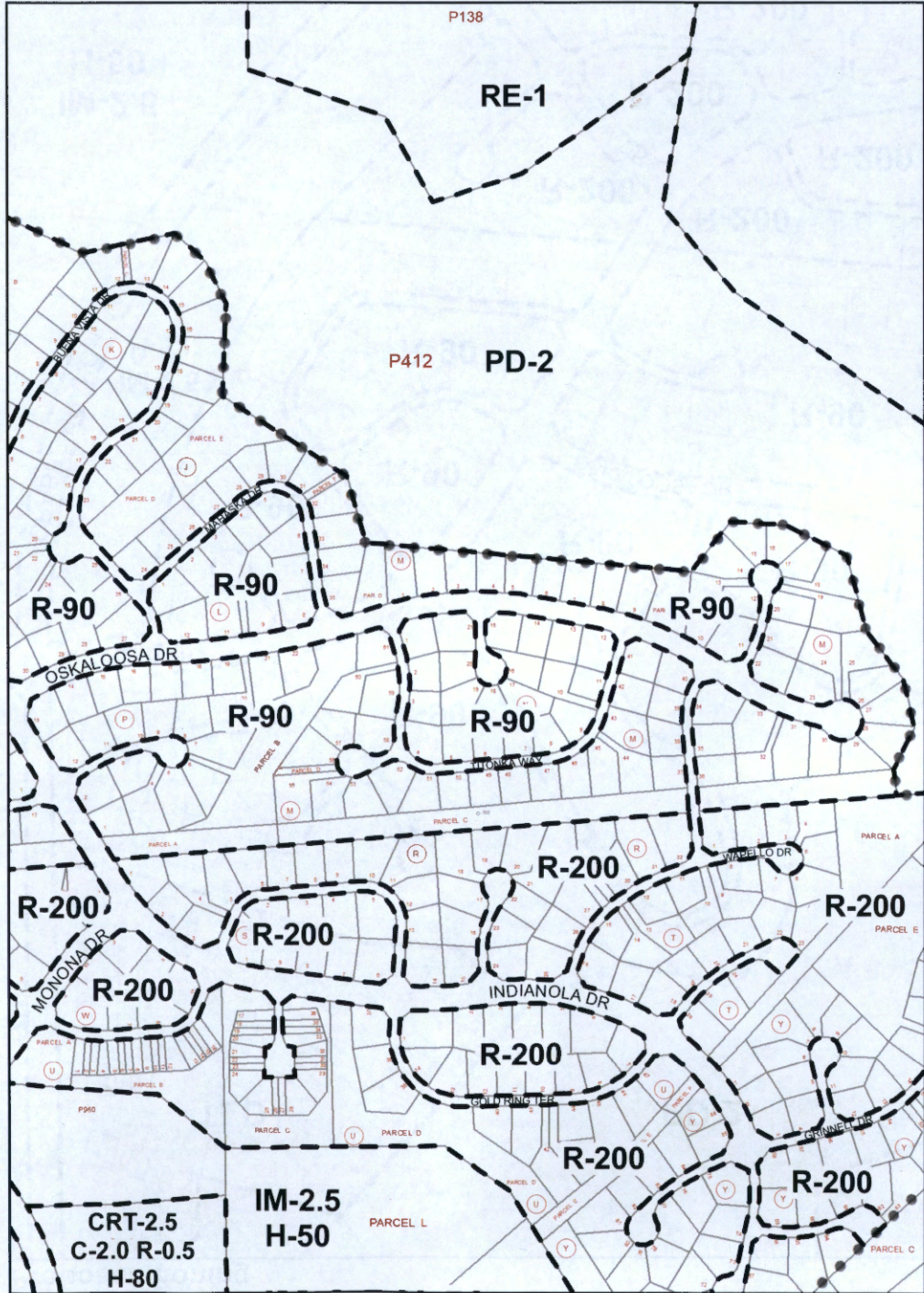
Attachment 1 - Map 22

Existing Zoning

Changes # 54,55,57,58



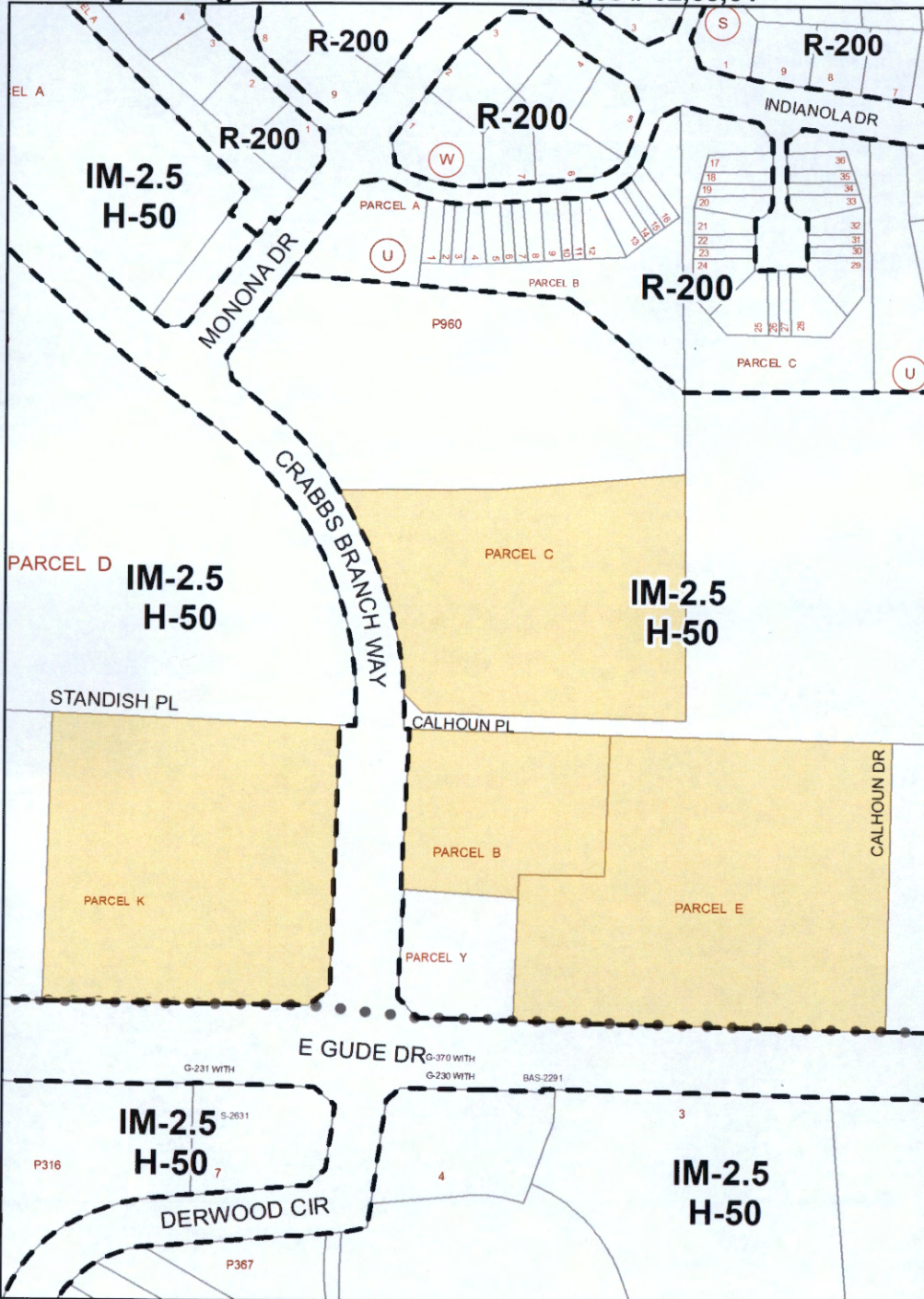
Proposed Zoning



Attachment 1 - Map 23

Existing Zoning

Changes # 62,63,64



Proposed Zoning

