



Committee: PHED
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: To receive testimony – no vote expected
Keywords: #M-NCPPC, Veirs Mill, SMA, zoning

AGENDA ITEM #6
September 10, 2019
Public Hearing

SUBJECT

Sectional Map Amendment (SMA) H-132, 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 Veirs Mill Corridor Master Plan.

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

DESCRIPTION/ISSUE

The Council will hold a public hearing on Sectional Map Amendment H-132. The SMA was filed on July 12, 2019 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Veirs Mill Corridor Master Plan. Action on this SMA is tentatively scheduled for September 17, 2019.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers approximately 889 acres. Approximately 118 acres of underlying zoning are proposed for change in zoning classification. The remaining 771 acres are to be reconfirmed in the existing zoning classifications.
- The District Council approved the Veirs Mill Corridor Master Plan on April 23, 2019. The Master Plan sets forth the specific land use and zoning objectives for the development of the Veirs Mill Corridor Master 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 7, 2019, 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 Veirs Mill Corridor Master Plan on February 5, 2019.

This report contains:

Montgomery County Planning Board Transmittal of SMA H-132

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

OFFICE OF THE CHAIR

July 12, 2019

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

Dear Council President Navarro:

Enclosed please find materials for Sectional Map Amendment H-132 for the approved and adopted 2019 *Veirs Mill Corridor Master Plan*. The County Council approved the *Veirs Mill Corridor Master Plan* on April 23, 2019, by Resolution Number 19-76. On May 24, 2019, the Montgomery County Planning Board approved the adoption of the *Veirs Mill Corridor Master Plan*, by Resolution Number 19-052. On June 19, 2019, the Full Commission of the Maryland-National Capital Park and Planning Commission adopted the *Veirs Mill Corridor Master Plan*, by Resolution Number 19-05.

At its regular meeting on June 27, 2019, 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 *Veirs Mill Corridor Master Plan*. Enclosed please find 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 <http://mcatlas.org/sma/veirsmill>.

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

Sincerely,

Casey Anderson
Chair

CA:jm:ha

Enclosures

cc: Pamela Dunn
Jeffrey L. Zyontz

Application to File

APPLICATION NUMBER: H-132

DATE FILED: July 12, 2019

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 ARTICLE 59-H OF 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 a Sectional Map Amendment to implement the Approved and Adopted 2019 *Veirs Mill Corridor Master Plan*. The County Council, sitting as the District Council, approved the *Veirs Mill Corridor Master Plan* on April 23, 2019, (Council Resolution No. 19-76) and the Maryland-National Capital Park and Planning Commission adopted the *Veirs Mill Corridor Master Plan* on June 19, 2019 (MCPB Resolution Number 19-052; M-NCPPC Resolution Number 19-05). The *Veirs Mill Corridor Master Plan* area is in Planning Areas 27, 30 and 31 and Montgomery County Election Districts 4 and 13.

The proposed classifications are combined in one volume keyed to the Zoning Atlas. The *Veirs Mill Corridor Master Plan* being implemented by this Sectional Map Amendment amends the Approved and Adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*; 1992 *North Bethesda-Garrett Park Master Plan*, as amended; and 1994 *Aspen Hill Master Plan*; being also an amendment to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*; the 2018 *Master Plan of Highways and Transitways*, as amended; and the 2018 *Bicycle Master Plan*.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the *Veirs Mill Corridor Master Plan* Sectional Map Amendment is approximately 889 acres, of which approximately 118 acres are proposed for a change in zoning classification. The remaining 771 acres are proposed to be reconfirmed in the existing zoning classifications.



Casey Anderson, Chair
Montgomery County Planning Board

Attachment 1 - Map 1

SECTIONAL MAP AMENDMENT H-132

for the

VEIRS MILL CORRIDOR MASTER PLAN



CERTIFICATION

This is to certify that the Master 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.

5/22/19

Date

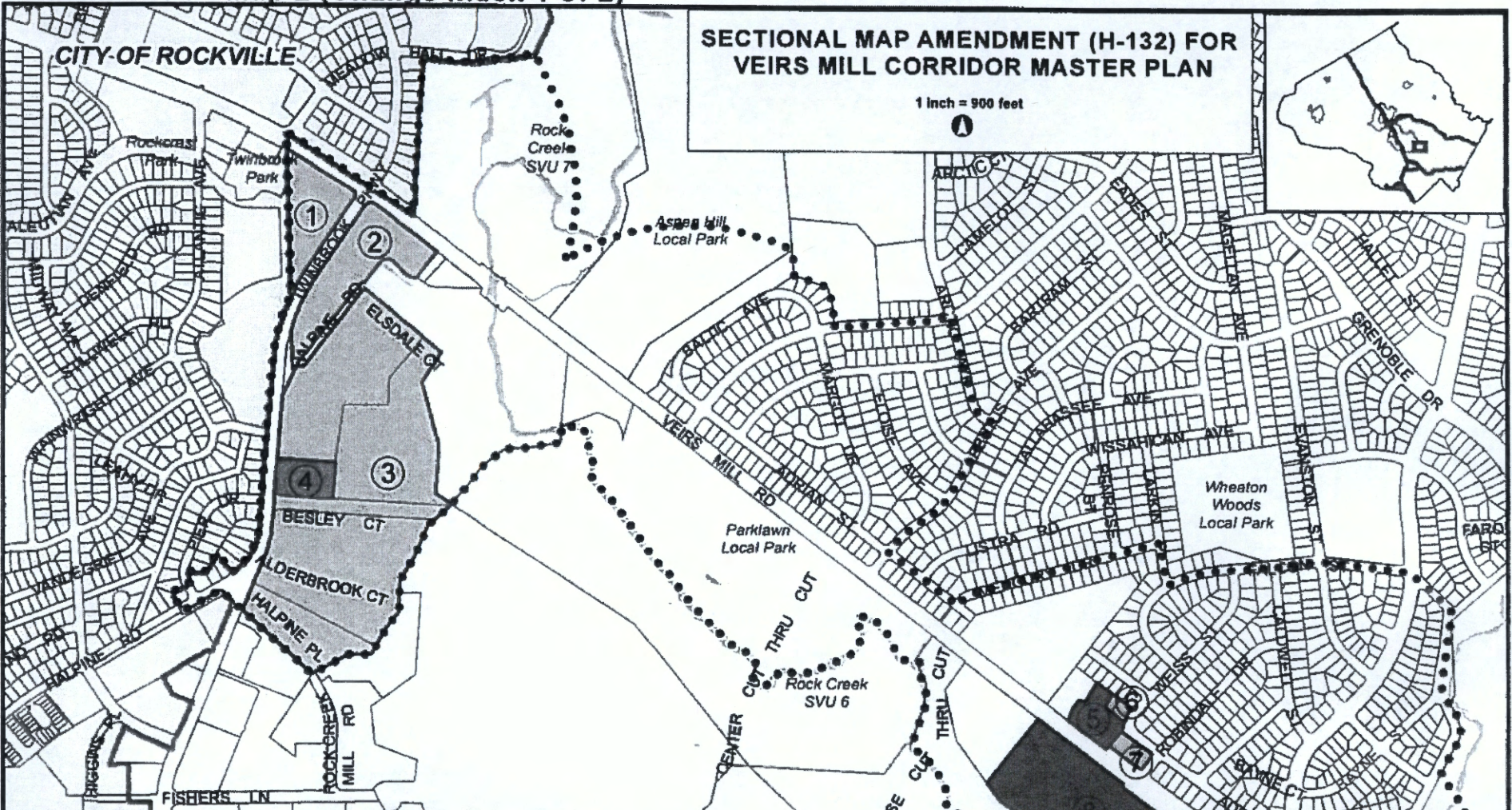
Carrie Sanders

Carrie Sanders
Division Chief
Area 2 Division

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

SECTIONAL MAP AMENDMENT (H-132) FOR VEIRS MILL CORRIDOR MASTER PLAN

1 inch = 900 feet



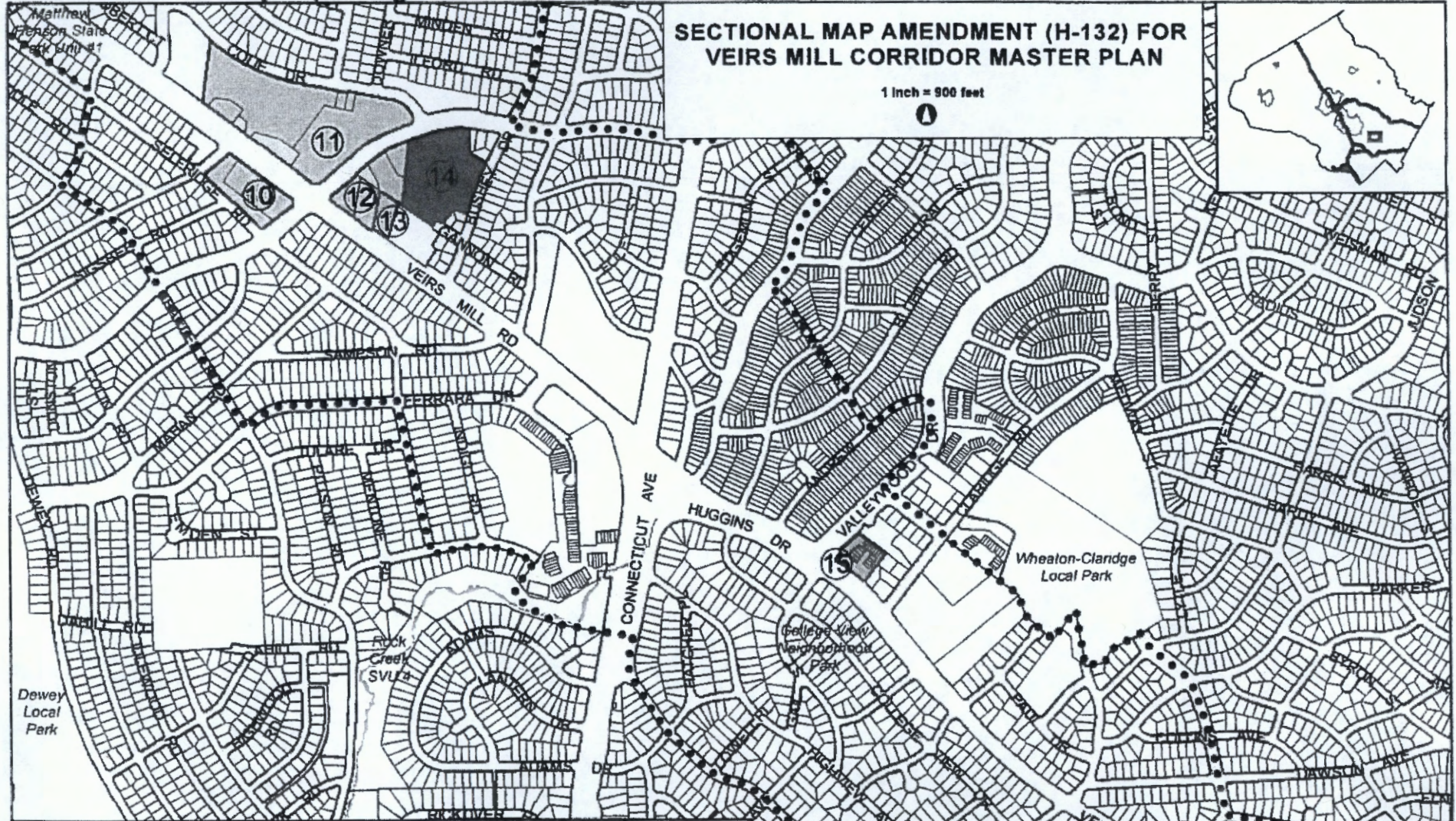
Change #	Existing Zoning	Proposed Zoning	Acres Changed
①	R-20	CRT-1.25 C-0.25 R-1.25 H-85	4.66
②	R-20	CRT-1.25 C-0.25 R-1.25 H-85	7.42
③	R-30	CRT-1.25 C-0.25 R-1.25 H-85	44.26
④	R-30	CRT-1.5 C-0.25 R-1.5 H-85	1.93
⑤	R-60	CRN-1.5 C-0.0 R-1.5 H-45	1.78
⑥	R-60	CRNF-1.5 C-0.0 R-1.5 H-45	0.34
⑦	R-60	CRNF-1.5 C-0.0 R-1.5 H-45	0.72
⑧	R-H	R-10	17.75
⑨	R-H	R-200	1.78
Total Changed Acres			80.64

⑦

Attachment 1 - Map 3 (Change Index 2 of 2)

SECTIONAL MAP AMENDMENT (H-132) FOR VEIRS MILL CORRIDOR MASTER PLAN

1 Inch = 900 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
10	CRT-0.75 C-0.75 R-0.25 H-45, R-60	CRT-1.25 C-0.75 R-1.0 H-75	3.10
11	CRT-0.75 C-0.75 R-0.25 H-45, R-60	CRT-1.25 C-0.75 R-1.0 H-75	13.64
12	CRT-0.75 C-0.75 R-0.25 H-45	CRT-1.25 C-0.75 R-0.75 H-65	3.37
13	CRN-0.5 C-0.5 R-0.25 H-35	CRT-1.25 C-0.75 R-0.75 H-65	0.77
14	R-60	CRN-1.0 C-0.5 R-1.0 H-65	5.95
15	RT-12.5	TMD	1.33
16	RT-10.0	TMD	9.05
		Total Changed Acres	37.20

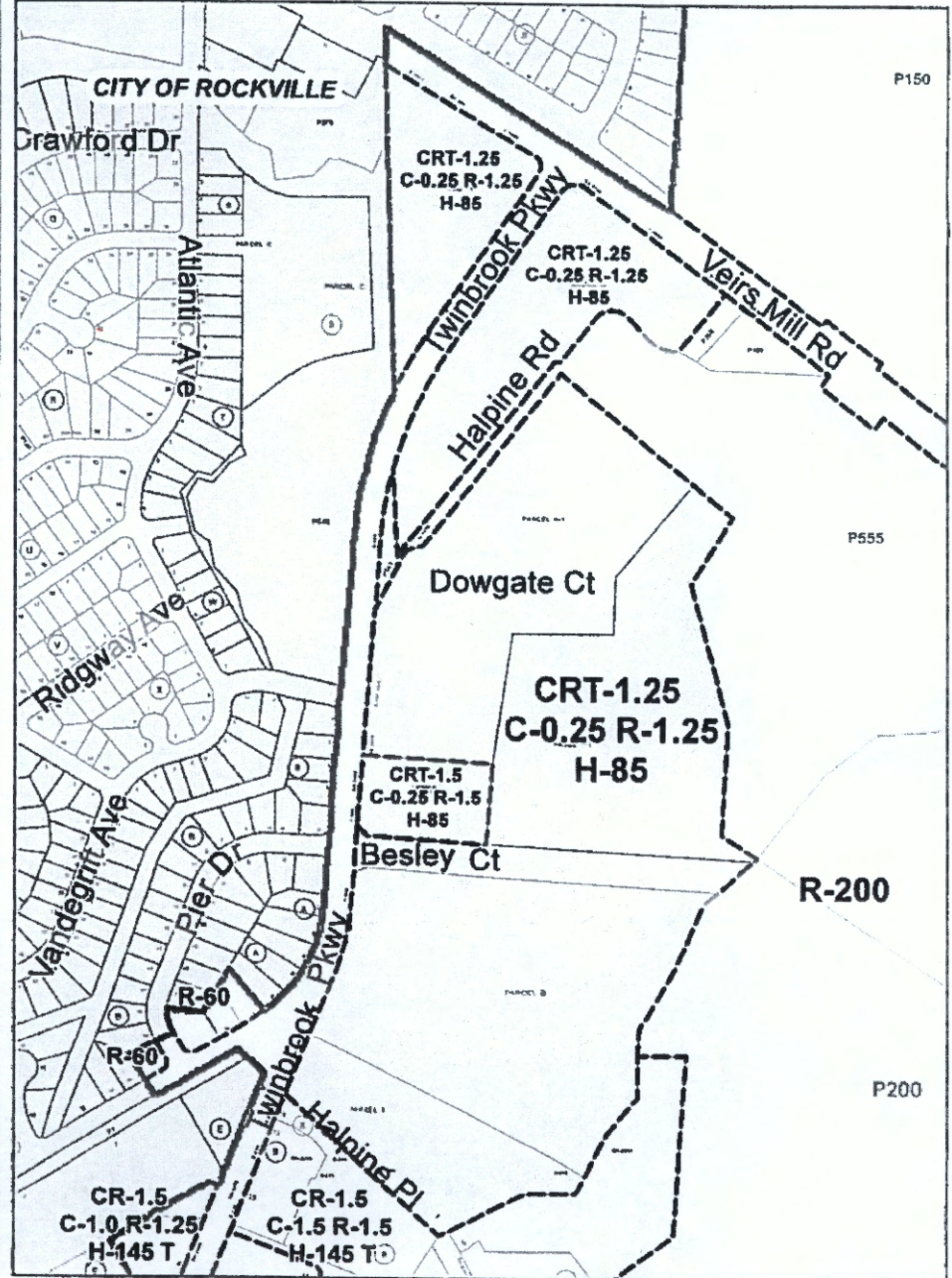
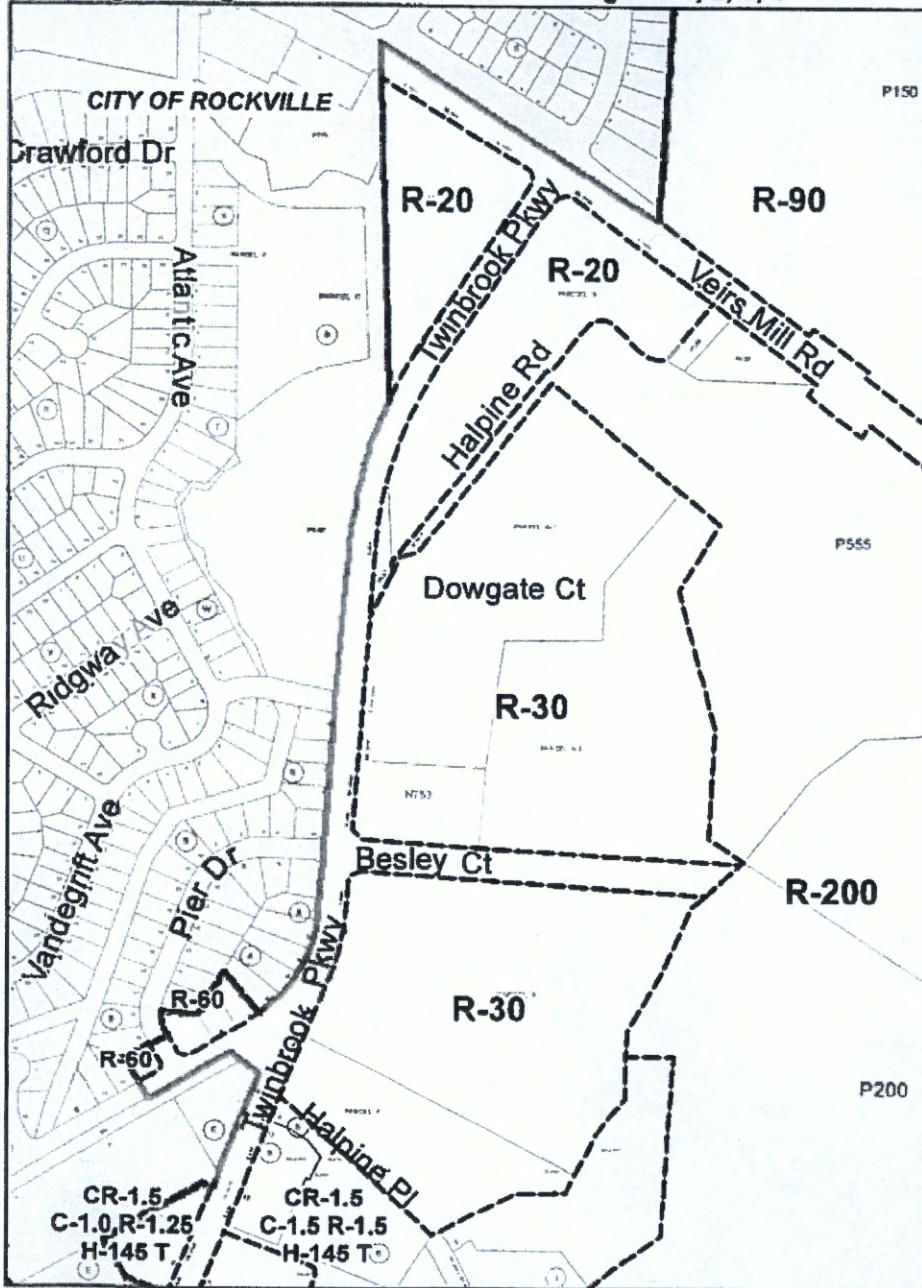
2

Attachment 1 - Map 4

Existing Zoning

Changes # 1, 2, 3, 4

Proposed Zoning



Map Grids: 216NW05 (South) - 217NW05 (North)

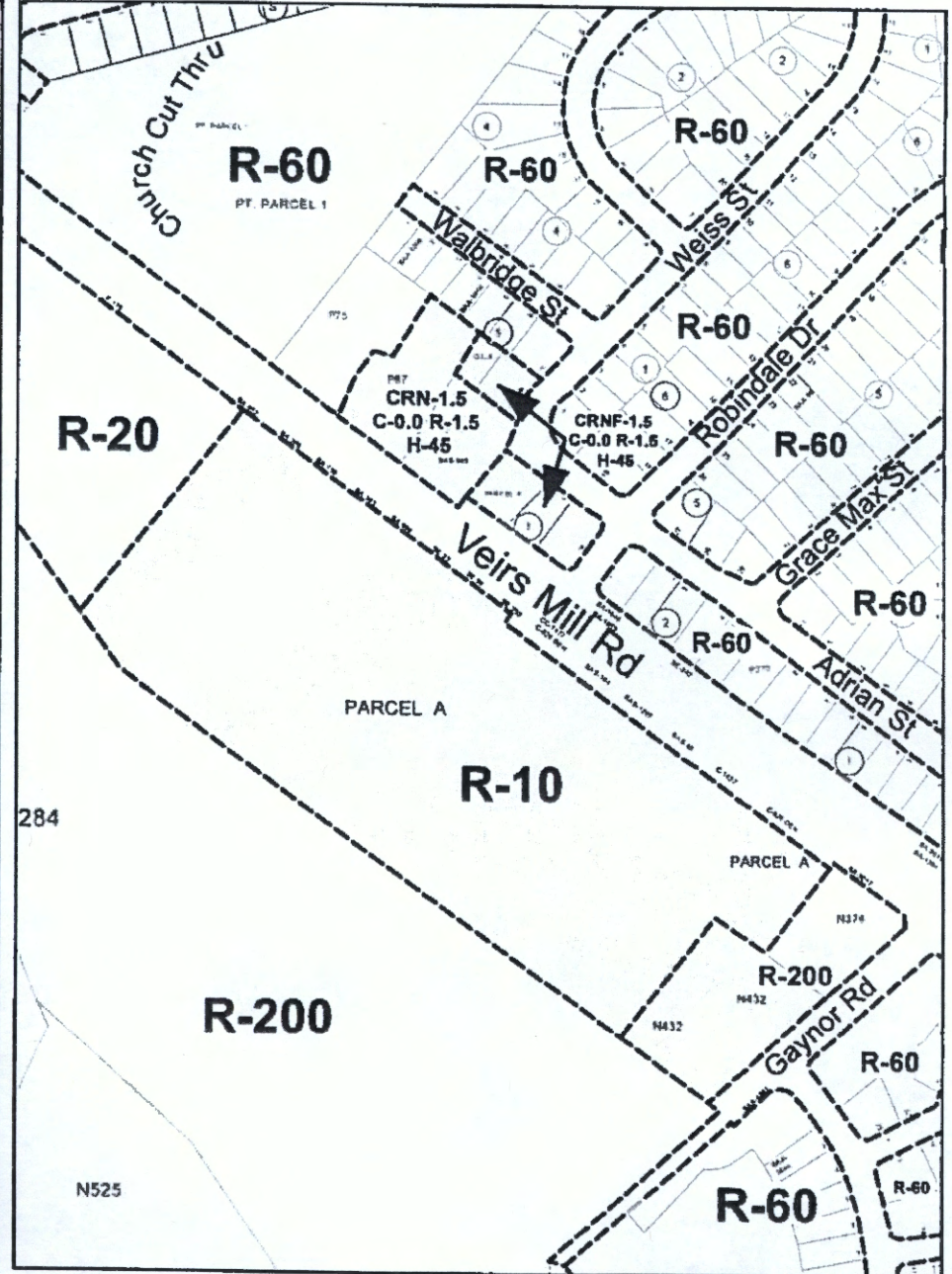
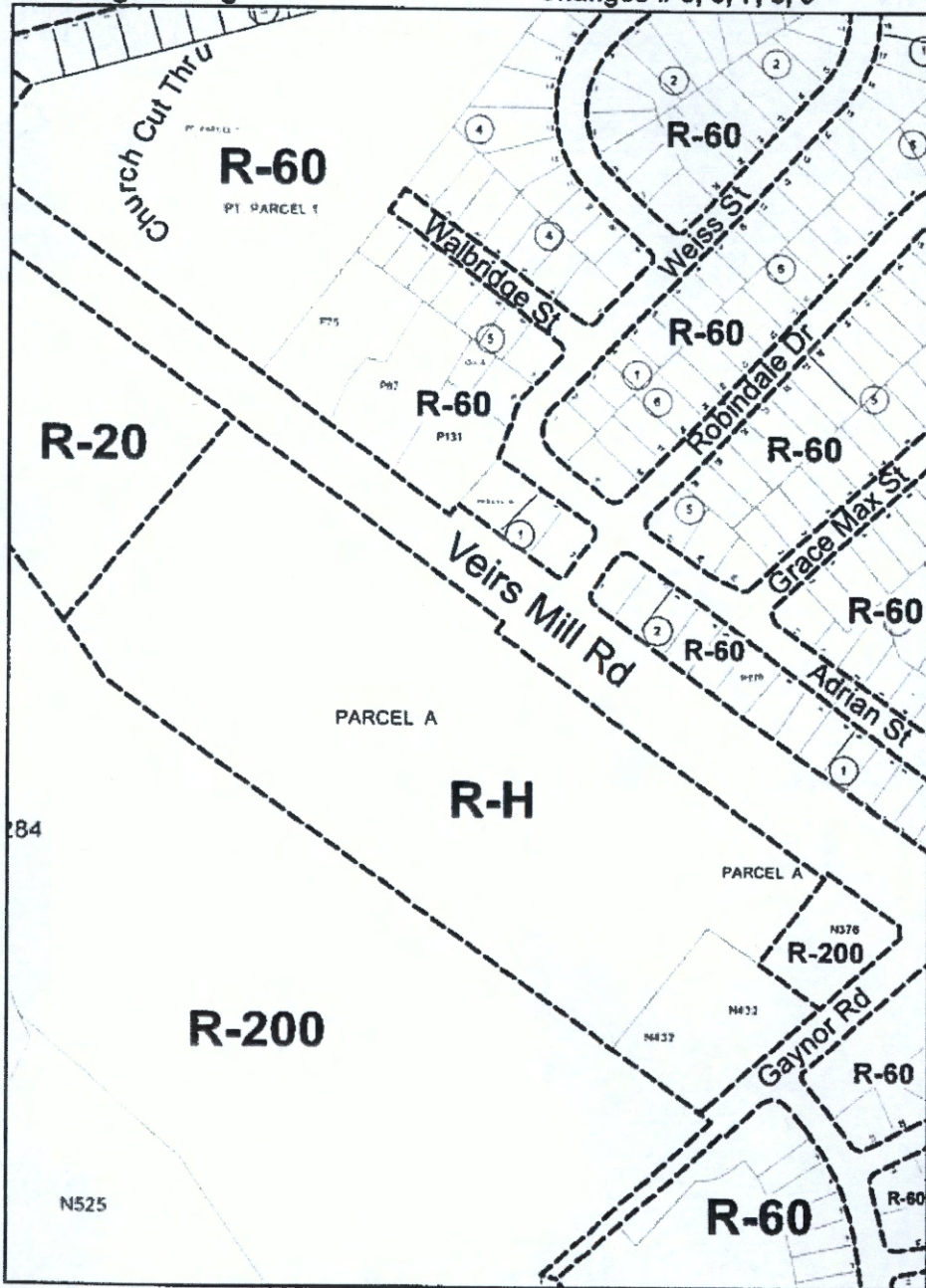
1 in = 500 ft

Attachment 1 - Map 5

Existing Zoning

Changes # 5, 6, 7, 8, 9

Proposed Zoning



Map Grids: 216NW05 (West) - 217NW04 (East)

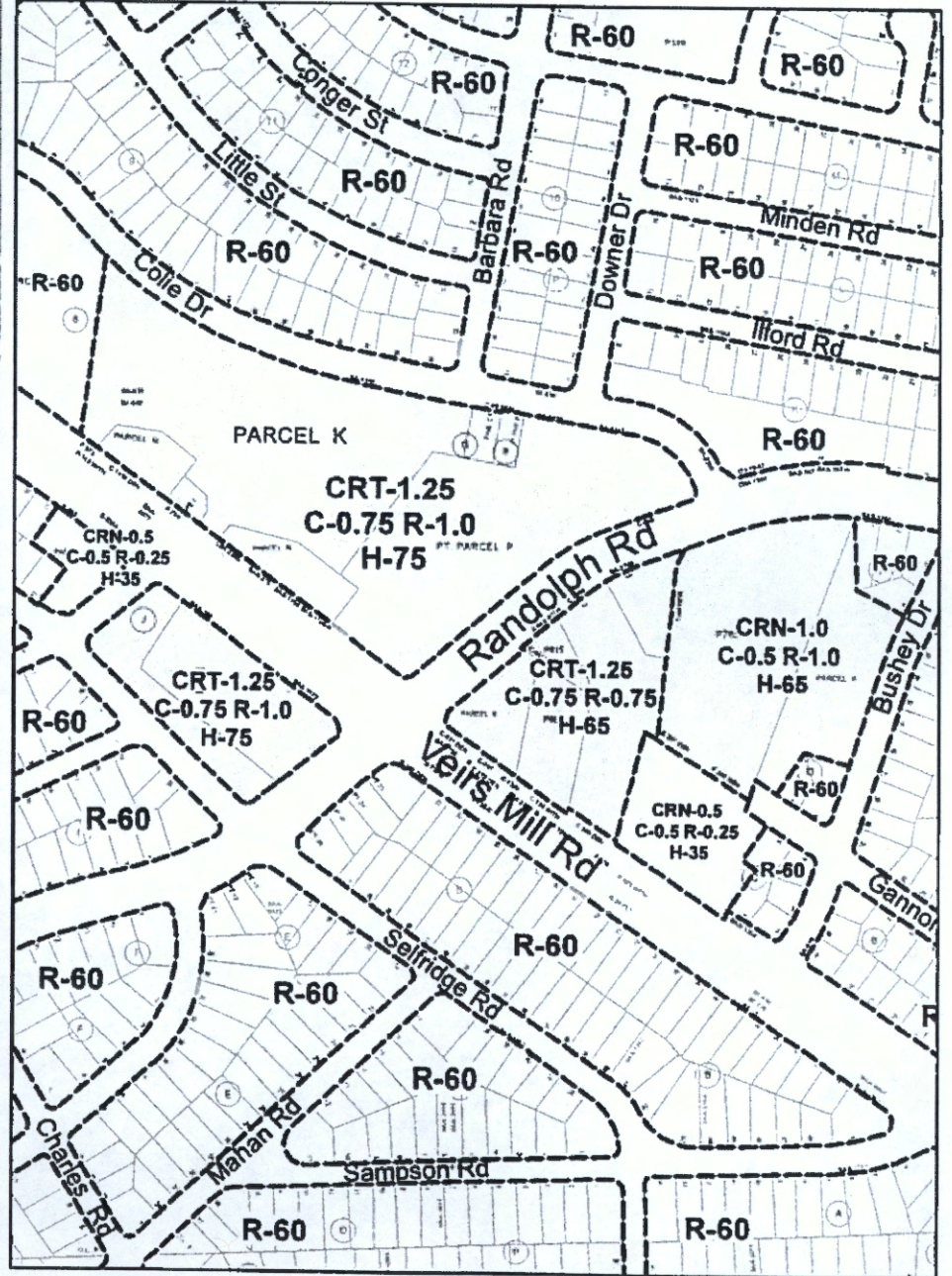
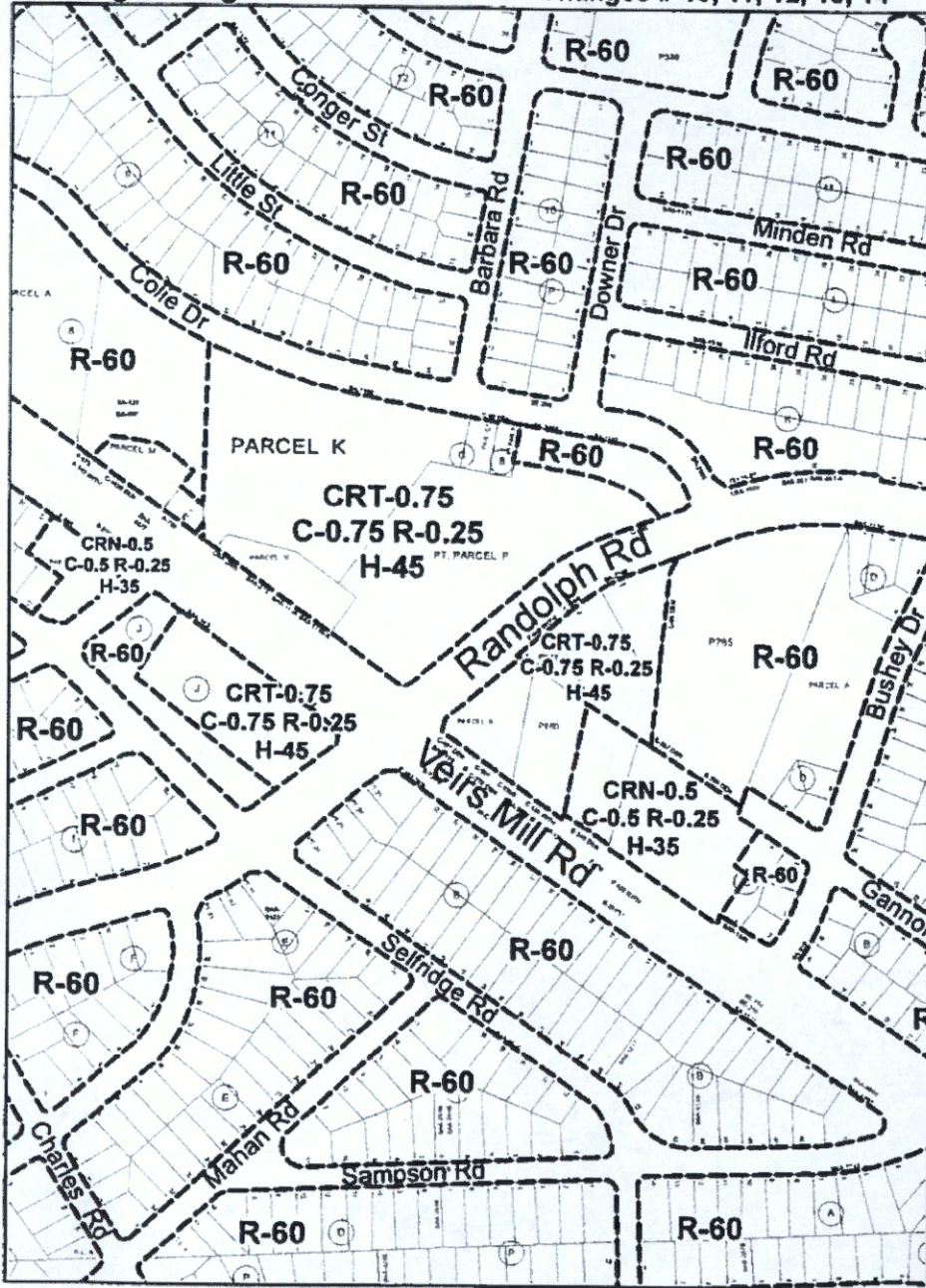
1 in = 350 ft

Attachment 1 - Map 6

Existing Zoning

Changes # 10, 11, 12, 13, 14

Proposed Zoning



Map Grids: 215NW04 (South) - 216NW04 (North)

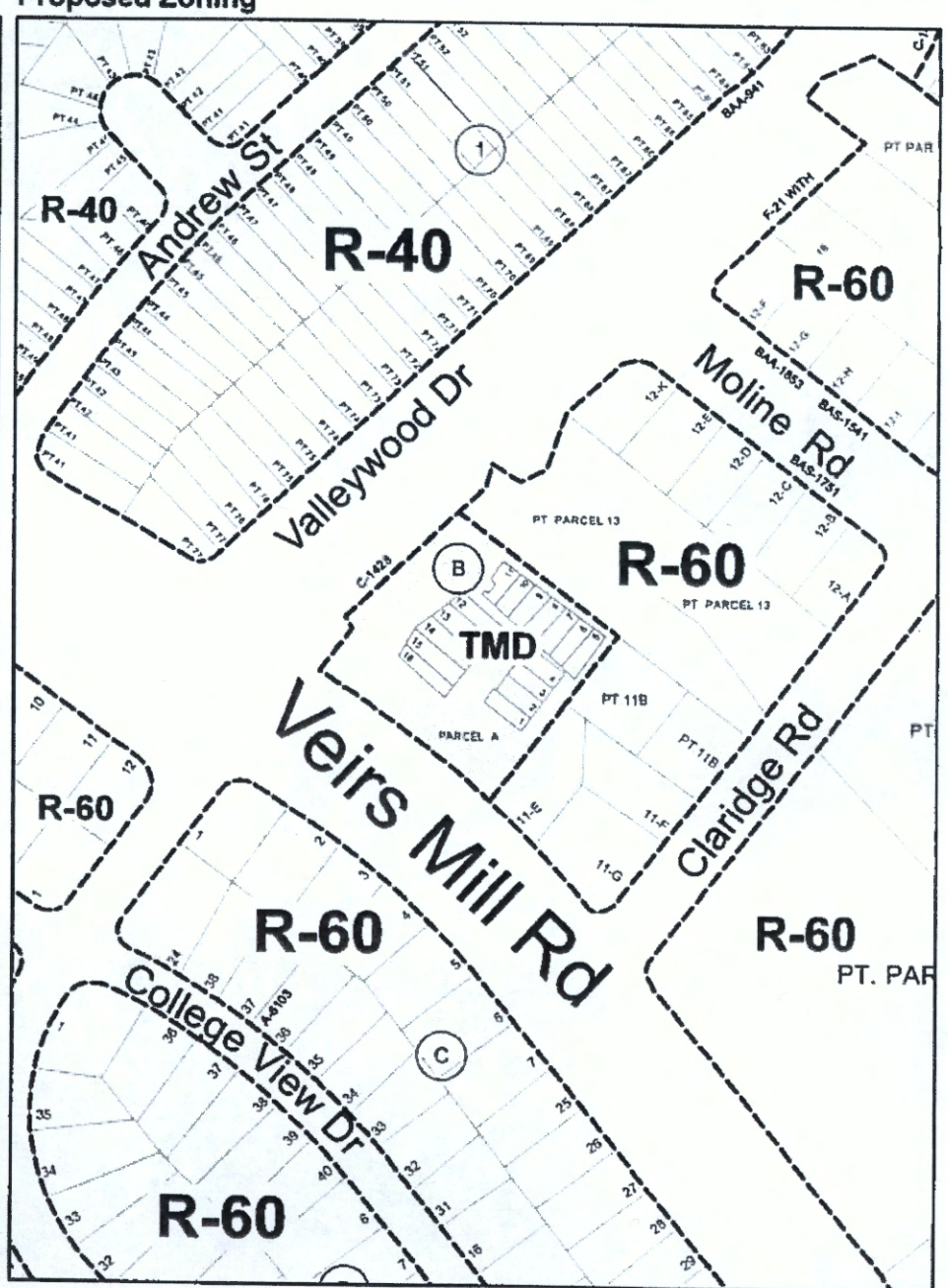
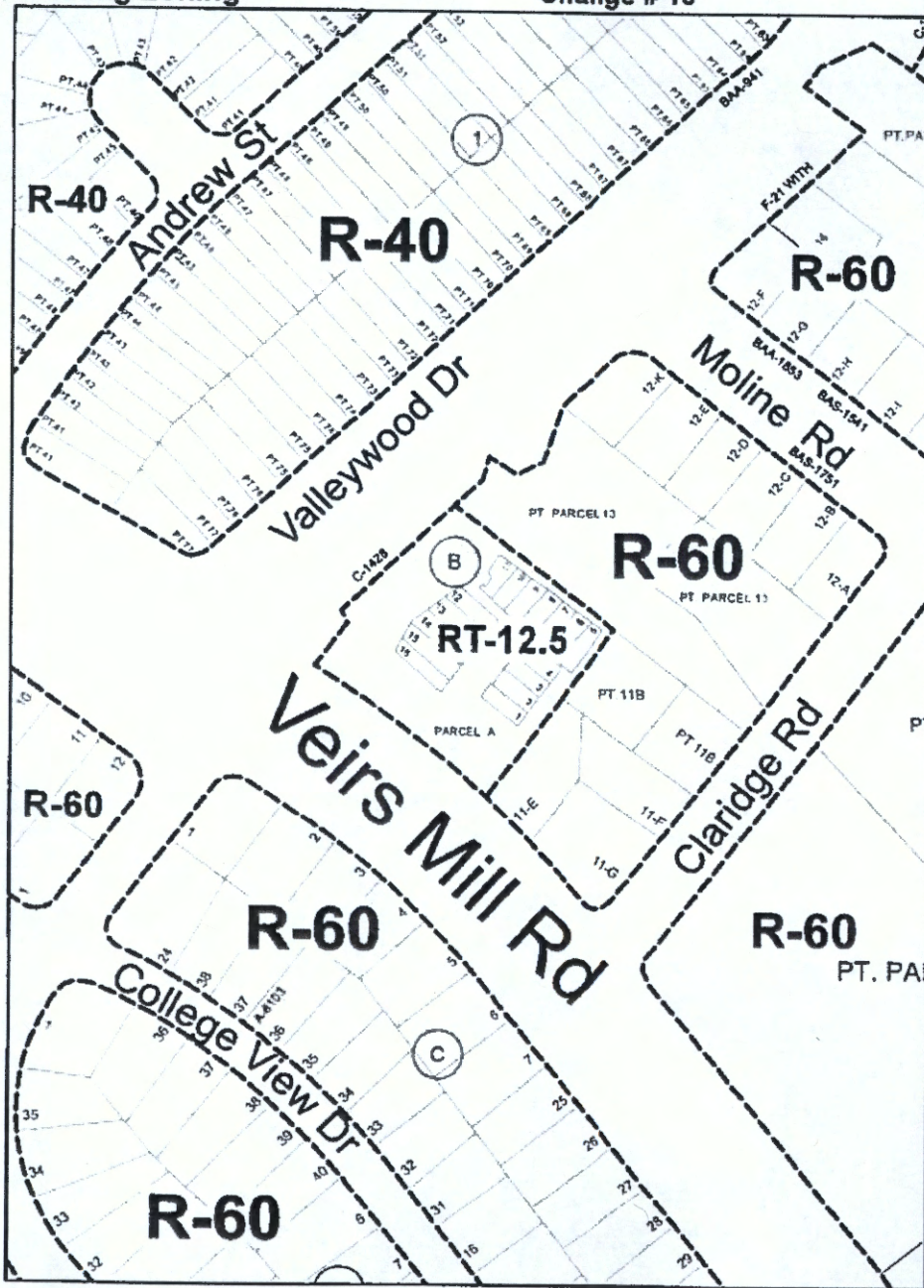
1 in = 400 ft

Attachment 1 - Map 7

Existing Zoning

Change # 15

Proposed Zoning



Map Grid: 215NW03

1 in = 200 ft

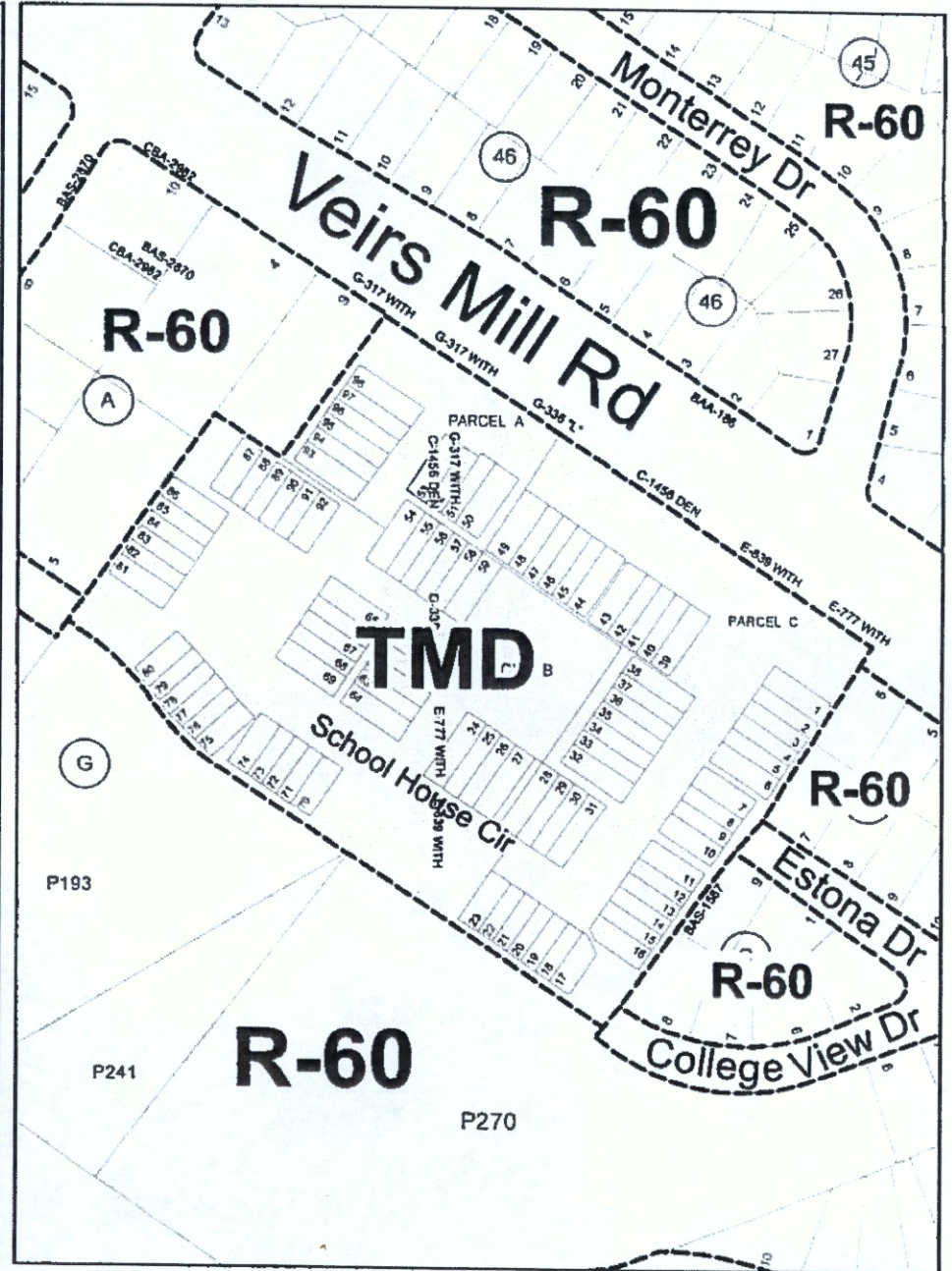
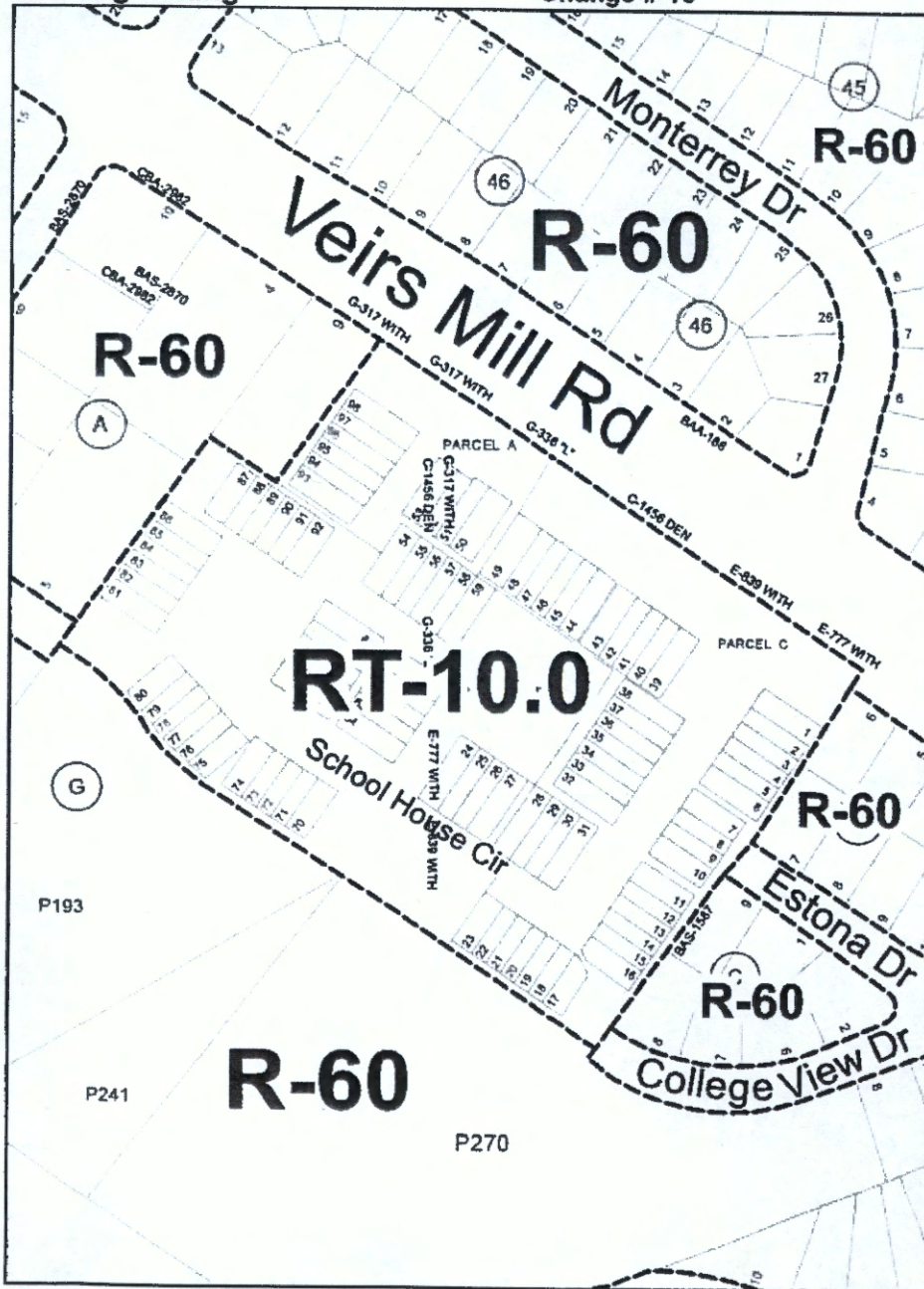
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Attachment 1 - Map 8

Existing Zoning

Change # 16

Proposed Zoning



Map Grid: 214NW03

1 in = 200 ft