



MCPB  
Item No  
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## Request to File Sectional Map Amendment to Implement Recommendations of the Takoma/Langley Crossroads Sector Plan

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**Completed: 11/8/2012**

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### Description

This Sectional Map Amendment (SMA G-953) follows the approval and adoption of the Takoma/Langley Sector Plan and will implement the plan's zoning recommendations. It was filed on October 8, 2012. The Zoning Ordinance requires the Planning Board to provide a written recommendation to the District Council on the SMA that will be part of the public record. The District Council is scheduled to hold a public hearing on the SMA on November 27, 2012.

### Summary

The Planning Board recommends approval of the Sectional Map Amendment by the District Council.

## **background**

On April 24, 2012, the County Council, sitting as the District Council, approved the Takoma/Langley Crossroads Sector Plan, by Resolution 17-402. The Maryland-National Capital Park and Planning Commission adopted the approved plan on June 25, 2012, by Resolution 12-09.

The Sector Plan area encompasses about 134 acres, including rights-of-way. This SMA proposes approximately 52 acres for reclassification to the CRT mixed-use zones. It reconfirms existing zones for about 82 acres.

## **contents of the sectional map amendment**

The index sheet that accompanies the SMA shows the Sector Plan area boundaries and is attached to this memorandum. The application includes two sets of zoning maps, each at a scale of one inch equals 200 feet. One set shows existing zones; the second set, in transparent mylar, is laid over the existing zones and shows proposed zones, so that viewers can see a property's existing and proposed zones simultaneously. The Takoma/Langley Crossroads SMA covers these sheets: 209NE01, 209NE02, 210NE01 and 210NE02.

## **proposed sectional map amendment**

The Takoma/Langley Crossroads Sector Plan proposes creation of a transit-oriented, pedestrian friendly community by integrating mixed land uses into the area. The CRT zones proposed for the Town Center “permit a mix of residential and non-residential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate and have access to services and amenities while minimizing the need for automobile use.” (59-C 15.2) The zones can be applied only when recommended by a master or sector plan; the Takoma/Langley Crossroads Sector Plan includes the necessary recommendations. Each CRT zone includes four components: an overall maximum floor area ratio (FAR); a maximum commercial FAR (C); a maximum residential FAR (R); and a maximum building height (H). All four components are shown on the proposed zoning sheets for each CRT zone proposed.

This SMA also removes the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone from those parts of the sector plan area on which the overlay zone has been placed. The overlay zone's objectives—encouraging economic vitality, promoting an enhanced pedestrian environment, mixing commercial and residential uses, and creating a consistent master plan vision for the area—can be achieved with the recommended CRT zones.

The following table lists the SMA's proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

Area	Existing Zones	Proposed Zone	Acres
1	C-1 and CROZ*	CRT 1.5 C 1.0 R 0.5 H 60	1.13
2	O-M	CRT 2.0 C 2.0 R 2.0 H 50	1.4
3	C-2 and CROZ	CRT 3.0 C 1.0 R 2.0 H 100	9.92
4	O-M, CROZ and R-60	CRT 2.5 C 2.5 R 2.5 H 60	2.25
5	C-2 and CROZ	CRT 2.5 C 2.0 R 1.5 H 100	8.58
6	C-2 and CROZ	CRT 2.5 C 2.0 R 1.5 H 100	0.52
7	C-2 and CROZ	CRT 2.0 C 2.0 R 1.5 H 70	0.83
8	C-2 and CROZ	CRT 2.5 C 2.5 R 1.5 H 80	4.27
9	C-2 and CROZ	CRT 2.0 C 2.0 R 2.0 H 70	1.12
10	C-2 and CROZ	CRT 2.0 C 1.5 R 1.5 H 80	3.23
11	C-2, CROZ and R-60	CRT 2.0 C 1.0, R 1.5 H 60	1.79
12	C-2 and CROZ	CRT 1.5 C 1.0 R 1.5 H 60	4.44
13	R-10	CRT 2.0 C 0.5 R 1.5 H 130	9.45
14	R-60	CRT 2.0 C 2.0 R 2.0 H 40	1.82
15	C-2 and CROZ	CRT 2.0 C 1.0 R 2.0 H 40	0.71
16	O-M and CROZ	CRT 1.5 C 1.5 R 1.5 H 40	0.42

\*CROZ: Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone

There are no pending local map amendments in the area proposed for this Sectional Map Amendment.

**recommendation**

Planning staff recommends that the Planning Board approve this Sectional Map Amendment to implement the recommendations of the Takoma/Langley Crossroads Sector Plan.

# INDEX MAP -- TAKOMA / LANGLEY CROSSROADS SECTOR PLAN

