



Request to File Sectional Map Amendment to Implement Recommendations of the Takoma/Langley Crossroads Sector Plan

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Description

The proposed Sectional Map Amendment (SMA) follows the approval and adoption of the Takoma/Langley Crossroads Sector Plan and will implement the plan's recommendations for creating a mixed-use Town Center through the SMA process.

The SMA covers approximately 134 acres of the Sector Plan area; about 52 acres are proposed for reclassification and the SMA confirms existing zones for about 82 acres.

Summary

Staff requests Planning Board approval to file a Sectional Map Amendment to implement recommendations of the Approved and Adopted Takoma/Langley Crossroads Sector Plan

background

The Sectional Map Amendment puts into place the zoning recommendations made in a master or sector plan. The Zoning Ordinance enables The Maryland-National Capital Park and Planning Commission to file an SMA, and requires the Planning Board to submit a technical staff report and recommendation on the application to the District Council, which is included in the public record of the application.

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.

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 the filing of a Sectional Map Amendment to implement the recommendations of the Takoma/Langley Crossroads Sector Plan.

INDEX MAP -- TAKOMA / LANGLEY CROSSROADS SECTOR PLAN

