



Montgomery Village Vision 2030 Roundtable Presentation to Planning Board

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Description

- Montgomery Village
- Town Sector Zone, 1990 Gaithersburg Vicinity Master Plan
- Presentation of Montgomery Village Foundation charrette results and discussion of planning challenges

Summary

- Discussion; no Planning Board action is required for this item.
- This presentation will summarize recent work done by the Montgomery Village Foundation to solicit citizen input on the potential redevelopment of four areas within Montgomery Village, and introduce the Board to a couple of significant planning challenges to be addressed in the proposed Master Plan revision that is scheduled to begin in the fall of 2013.

Master Planning Framework

The Gaithersburg Vicinity Master Plan originally covered a large area on both sides of Interstate 270 (I-270) between the City of Rockville and Great Seneca Creek. The portion of the Planning Area west of I-270 was included in the Great Seneca Science Corridor Master Plan (approved and adopted in June 2010). Areas to the east of I-270 still covered by the 1990 Gaithersburg Vicinity Master Plan include Montgomery Village, the Montgomery County Airpark area, and land lying south of the Airpark and east of Montgomery Village along the Mid-County Highway. The Gaithersburg Vicinity Master Plan area is located to the east of I-270; it abuts the Shady Grove Sector Plan boundary to the east and the City of Gaithersburg to the south. The Master Plan covering these areas is now 22 years old.

Master Plan Schedule

Work to revise the 1990 Gaithersburg Vicinity Master Plan was originally scheduled to begin in May 2012. That schedule would have required development of a set of initial land use recommendations by the summer of 2013. It is standard Montgomery County Planning Department practice to model the traffic implications of land use recommendations in major master plans to ensure that transportation systems are adequate to support existing and proposed development. Currently, however, the Montgomery County Department of Transportation is in the midst of a study to determine the feasibility of connecting the Mid-County Highway (M-83) through the Montgomery Village area, and study results are not expected until next summer. Because results would not be available in time to permit the necessary modeling to support formulation of master plan recommendations, initiation of the master plan revision was postponed for a year to enable completion of the study.

Montgomery Village Concerns

Anticipating the Planning Department's work to revise the remainder of the 1990 Gaithersburg and Vicinity Master Plan, the Montgomery Village Foundation initiated a series of charrettes last year to solicit citizen preferences and ideas for the redevelopment of four properties within the Village. The Montgomery Village Foundation is providing the results of these charrettes to inform the development of Master Plan recommendations for Montgomery Village. Redevelopment of the golf course in Montgomery Village is a particular concern, because the golf course was envisioned as a central feature of the existing Montgomery Village plan, but has become financially unviable. Montgomery Village officials and staff will present the results of the charrettes to the Planning Board.

Landowners usually require an economic incentive to redevelop a property, and this incentive often involves increasing the density of development. Currently, increasing development densities in Montgomery Village is nearly impossible because the Town Sector (TS) zone that covers much of the Village caps development densities at 15 persons per acre. As current estimates put the existing density at 14.78 persons per acre, little capacity remains to increase development densities under current zoning. The TS zone further stipulates that "application for reclassification shall not be permitted until 50 years after the grant of the town sector zone" (Chapter 59-C-7.28(e)(2)). The original zone for Montgomery Village (E-848) was approved in August 1968. Development in the TS zone areas of Montgomery Village is also controlled by the approved Development Plan required by the zone. Even if development densities were increased for the TS zone, the Development Plan would have to be amended as well.