

Planning Board Draft Burtonsville Crossroads Neighborhood Plan

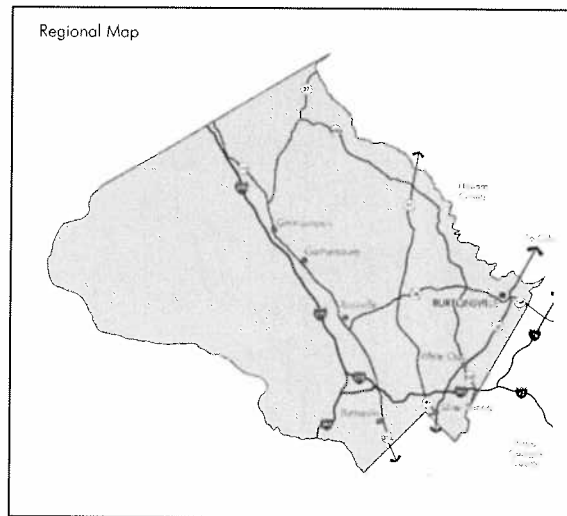
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Completed: 12/05/12

Description

Burtonsville Crossroads Neighborhood Plan

Recommendation: Approve the Resolution of Adoption for the Planning Board Draft Burtonsville Crossroads Neighborhood Plan and to transmit the Resolution of Adoption to the Full Commission.



Summary

On December 4, 2012, the District Council unanimously approved the Planning Board Draft of the Burtonsville Crossroads Neighborhood Plan and Resolution No. TBD. The Council held a public hearing on the Plan on September 20, 2012, and the Planning, Housing and Economic Development (PHED) Committee met on November 5, 2012, to discuss the Plan.

DESCRIPTION

This plan, which began in November 2010, will update 191 acres of the Burtonsville commercial and rural areas in the 1997 Fairland Master Plan to provide land use, zoning, and design recommendations that will enable the US29/MD198 crossroads area to thrive. The Plan envisions a complete neighborhood with three distinct areas: Main Street MD 198, Village Center Business 29, and the Public Green. This Neighborhood is encircled by a low-density Rural Edge that will retain the area's agricultural and natural character. In addition, the design

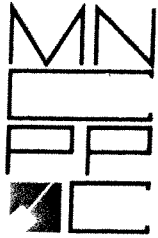
objective for Burtonsville includes providing the framework for connectivity, design, environmental protection and economic vitality.

CONCLUSION

Staff recommends approval of the Resolution of Adoption of the Burtonsville Crossroads Neighborhood Plan, adoption of the Planning Board Resolution, and to transmit the Plan and the Resolution to the Full Commission on December 19, 2012.

Attachments

- Resolution No. 17-628, Approval of Planning Board Draft Burtonsville Crossroads Neighborhood Plan⁸
- Planning Board Draft Burtonsville Crossroads Neighborhood Plan
- Planning Board Resolution No_____



DRAFT RESOLUTION NOT ADOPTED

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

M-NCPPC No.
MCPB 12-135

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to The General Plan for the Physical Development of the Maryland-Washington Regional District; and in Montgomery and Prince George's Counties; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on June 7, 2012, on the Public Hearing Draft of the Burtonsville Crossroads Neighborhood Plan, being also a comprehensive amendment to the Approved and Adopted Fairland Master Plan, 1997, the Master Plan of Highways, the Master Plan of Bikeways, and 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; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on July 26, 2012, approved the Planning Board Draft of the proposed Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendation and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft Burtonsville Crossroads Neighborhood Plan and forwarded those recommendations with an analysis to the District Council on September 14, 2012; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on September 20, 2012, wherein testimony was received concerning the Planning Board Draft Burtonsville Crossroads Neighborhood Plan; and

WHEREAS, the District Council, on December 4, 2012, approved the Planning Board Draft Burtonsville Crossroads Neighborhood Plan subject to the modifications and revisions set forth in Resolution No. 17-628; and

DRAFT RESOLUTION NOT ADOPTED

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board hereby adopts said Burtonsville Crossroads Neighborhood Plan, together with the General Plan for the Physical Development of Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended, and as approved by the District Council in the attached Resolution No.17-628; and

BE IT FURTHER RESOLVED, that copies of the Burtonsville Crossroads Neighborhood Plan must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____, and _____ voting in favor of the motion, and Commissioner _____, at its regular meeting held on Thursday, December 6, 2012.

Françoise M. Carrier, Chair
Montgomery County Planning Board

Resolution No.: 17-628
Introduced: December 4, 2012
Adopted: December 4, 2012

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of Planning Board Draft Burtonsville Crossroads Neighborhood Plan

1. On August 9, 2012, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Burtonsville Crossroads Neighborhood Plan.
2. The Planning Board Draft Burtonsville Crossroads Neighborhood Plan amends the approved and adopted 1997 Fairland Master Plan; the Master Plan of Bikeways; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties; and The Master Plan of Highways within Montgomery County, as amended, and the Countywide Bikeways Functional Master Plan, as amended.
3. On September 14, 2012, the County Executive transmitted to the County Council his economic impact analysis of the Burtonsville Crossroads Neighborhood Plan.
4. On September 20, 2012, the County Council held a public hearing regarding the Planning Board Draft Burtonsville Crossroads Neighborhood Plan. The Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On November 5, 2012, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board Draft Burtonsville Crossroads Neighborhood Plan.
6. On November 27, 2012, the County Council reviewed the Planning Board Draft Burtonsville Crossroads Neighborhood Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Burtonsville Crossroads Neighborhood Plan, dated July 2012, is approved with revisions. County Council revisions to the Planning Board Draft Burtonsville Crossroads Neighborhood Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the July 2012 Planning Board Draft Plan.

Page 5: Capitalize paragraph heading as follows, for consistency with other subsections:

Crossroads into Community

Page 9: Revise the fifth bullet as follows:

- 2005: US 29 Realignment separated local and through traffic and [removed direct access] changed travel patterns to the commercial area.

Page 10: Revise the last bullet under “environment” as follows, for consistency with the wording on pages 30 and 32:

- [appropriate] sewer and water service

Page 11: Revise the top sentence as follows:

The following opportunities can create a foundation for [the] transforming Burtonsville into a complete community.

Page 12: Revise the first sentence in the first paragraph as follows:

As a result of the relocation of US 29 and the creation of a raised bypass, both large and small businesses in Burtonsville have suffered from the [loss of direct access by] changed travel patterns of through traffic.

Page 13: Revise the first sentence in the second paragraph as follows:

Within a three-mile radius, Burtonsville includes or competes with the following retail centers:

Page 13: Revise the fifth bullet as follows:

- Orchard Center, Cherry Hill Road (425,000 retail square feet, anchored by a Target and [Super Fresh] Shop Rite)

Page 14: Revise Table 2 under the Description of the C-1 zone as follows:

[Neighborhood] Convenience Commercial

Page 17: Amend the reference in the inset box regarding the MD 198 Improvement Project from “page 3” to “Illustration 3”.

Page 19: Amend the list of Opportunities as follows:

Opportunities: new grid of streets, enhanced crosswalks, streetscape, sidewalk and shared use path

Page 19: Revise the diagram so it does not show a significant shift in the travel lanes along eastbound MD 198 as they cross Old Columbia Pike.

Page 20: Revise the last sentence of the first paragraph as follows:

The ICC bus travels from Gaithersburg with stops at the Shady Grove Metro Station, the Georgia Avenue park-and-ride, and the Burtonsville park-and-ride before taking I-95 to the BWI Airport and Amtrak Station.

Page 21: Amend the first bullet as follows:

- creating “main street” MD 198 – new median, [wide] a sidewalk[s] and a shared use path, street trees, lighting, and street furniture would significantly enhance the design character of MD 198. Access points along MD 198 should be consolidated

Page 21: Delete paragraph under “provide bikeways and trails” and replace as follows:

[A new system of local streets could provide the opportunity to connect the area with sidewalks, bikeways, trails, and new streets to provide access to retail and residential development. Improved intersections, park-and-ride lot connections, and improved crosswalks could also be included. A completed segment of the access road should be extended to provide local circulation and a secondary access to Burtonsville Elementary School.]

A new system of bikeways and trails will improve connections to local parks, the community center, and the library. An expanded bikeway system, including a bikeway along the southern side of MD 198, will improve connections between parcels. Fairland Recreational Park should also be connected to Burtonsville by a trail and bikeway near the southeastern boundary.

Page 28: On Map 9, shorten the blue arrow to end at the US 29 ramp and not continue to the Ace Hardware store.

Page 37: Amend property 1 heading at top of page as follows:

1. Main Street MD 198 North: from I-1, RC, and C-2 to CRT 1.5[:], C 1.0, R 1.25, H 70

Page 40: Revise the last bullet under “economy” as follows:

- interim development should provide growth opportunities for existing businesses

Page 40: Revise the first bullet under “connectivity” as follows:

- dual bikeway [and signed, shared use bikeway] along Business 29 [as recommended in the Countywide Bikeways Functional Master Plan] with bike lanes and a linear greenway along Business 29 that includes a continuous lawn panel, a sidewalk on the east side, and a [bikeway] shared use path along the west side north to the PEPCO right-of-way.

Page 41: Amend property 1 description and add the following as the first bullet and sub-bullets under property 1, as follows:

1. Burtonsville Crossing Shopping Center Site: from C-1 to CRT 1.5, C 1.0, R 1.25, H 75

This approximately 13-acre property located east of Business 29 has significant redevelopment potential. Building heights of 75 feet are appropriate on properties between Business 29 and adjacent to US 29. The tallest buildings should be located away from existing residential development. Since significant redevelopment may not occur in the near-term, the Plan supports interim development that can enhance the economic viability of the center. The Plan recommends:

- in the near-term, the center needs to attract a strong anchor in the old Giant space
 - to facilitate the timely construction of a new anchor tenant, a small increase in the permissible square footage may be necessary subject to review by the Planning Board
 - new building sites and drive-thru uses with screened parking may be appropriate along Business 29 if they do not compromise the Plan’s long-term vision
 - locating surface parking to the side and behind buildings is recommended in the long term; however, screening surface parking located in the front of retail stores is acceptable in the near term
 - ensure that any site expansions do not compromise the Plan’s long term visions for future open spaces and streetscape locations

Page 42: Amend property 4 heading as follows:

4. Burtonsville Town Square Shopping Center and former Parcel P645: from C-2 and RC to CRT 1.5[:], C 1.0, R 1.25, [H 65] H 70

Page 42: Revise the second sentence as follows:

[The Plan recommends that the small adjacent lot (parcel P645) be rezoned from RC to CRT.] The Plan recommends that the former parcel P645, which is now the northeast 0.71 acre portion of the “Burtonsville Shopping Center” property (Parcel B/N703), be rezoned from RC to C-2 zoning with a recommendation to change to CRT 1.5, C 1.0, R 1.25, H 70 when the Zoning Ordinance Rewrite rezoning is adopted.

Page 42: Revise the third bullet as follows:

- retaining the shared use [bikeway] path along the west side of Business 29 [between the road and the sidewalk]

Page 51: Correct the title of the CRT zone on Map 23 as follows:

Commercial Residential [Transition] Town

Page 53: Amend the last sentence on the page as follows:

This Plan recommends a [A] zoning text amendment to the RC [Z]zone [for areas designated] to establish an impervious surface area cap when recommended in a master or sector plan [is recommended to establish the eight percent imperviousness limit in the tributary headwaters of the Patuxent River Watershed].

Page 53: Add a new Rural Edge Map identifying the RC zoned properties which the Plan recommends have an 8 percent impervious surface cap.

Page 55: Amend the Major Highways portion of, and add an Arterials portion to “Table 6: Roadway Classifications” as shown below (including adding the standard footnote regarding lanes):

Table 6: Roadway Classifications

master planned streets	From	to	MPOH number	minimum right-of-way (ft)	through travel lanes (*)	target speed (mph)	design standard
Major Highways							
MD 198 Main Street	Old Columbia Pike	Business 29	M-76	120	4 lanes, divided	30	Mod. [2004.16] 2004.10
MD 198	Business 29	US 29	M-76	130-170 varies	4 lanes, divided	35	Mod. 2004.16
[Business 29 “Old US 29”]	[Dustin Road]	[MD 198]	[M-10a]	[100-200 varies]	[4-6 lanes, divided]	[40]	[Mod. 2008.04]
Arterials							
<u>Business 29 “Old US 29”</u>	<u>Dustin Road</u>	<u>PEPCO r/w</u>	<u>A-315</u>	<u>100</u>	<u>4 lanes, divided</u>	<u>40</u>	<u>Mod. 2008.04</u>
<u>Business 29 “Old US 29”</u>	<u>PEPCO r/w</u>	<u>MD 198</u>	<u>A-315</u>	<u>100-200 varies</u>	<u>4 lanes divided</u>	<u>30</u>	<u>Mod. 2004.10</u>

* These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, or other purposes auxiliary to through travel.

NOTE: Local streets are illustrative and their location may change during the review process. They may be public or private and they may not need public utility easements.

Page 57: Revise the first five sentences in the first paragraph as follows:

The Countywide Bikeways Functional Master Plan (CBFMP) recommends [bike routes] bikeways through the Plan area. This Plan confirms those recommendations and adds [bike lanes] a signed shared roadway along the access road. A [new] dual bikeway, which consists of a shared use path and bike lanes, is recommended along Business 29 from MD 198 to the PEPCO right-of-way, and bike lanes along Business 29 from the PEPCO right-of-way to Dustin Road. [This dual bikeway consists of a shared use path along the CRT zone area and a signed shared bikeway north to the Dustin Road turnabout on the west side of Business 29. On the east side, the Plan recommends a signed shared bikeway along the entire length from MD 198 to the Dustin Road turnabout.]

Page 57: Table 7, amend the following lines as follows:

Route	Name	Location	Bikeway Type	Status	Reference
[SP-20] DB-48	MD 198	US 29 to western Plan boundary	dual bikeway; bike lanes and shared use path	existing/proposed	CBFMP and SHA policy
[SR-69] BL-41	Business 29	[MD 198] PEPCO r/w to Dustin Road	[signed shared roadway] bike lanes	existing/proposed	Fairland Master Plan and [new] SHA policy
DB-47	Business 29	MD 198 to [Dustin Road] PEPCO r/w	dual bikeway: [signed shared roadway] bike lanes and shared use path	existing/proposed	Fairland Master Plan and [new] SHA policy

Page 58: Amend the Community Facilities section as follows:

[parks and open space] library and recreation center

Burtonsville is served by the Marilyn J. Praisner Library and the Marilyn J. Praisner Community Recreation Center. These facilities serve the Burtonsville, Fairland, and adjacent communities. The recreation center, formerly called the Fairland Community Center, opened on May 19, 2002. The center shares a “campus” with the Marilyn J. Praisner Branch Library and M-NCPPC’s Columbia Park, just one-half mile from the Plan area. This multi-purpose recreational facility provides a variety of activities and events for people of all ages. This existing library and recreation center are adequate to serve the future development in the Burtonsville Crossroads Neighborhood Plan area.

parks, recreation, and open space

The Plan area has no existing parkland. The greater Burtonsville area is served by two local parks (Burtonsville and Columbia), one neighborhood park (McKnew), and one recreational park (Fairland). The Fairland Planning Area has a deficit of 2-3 rectangular fields. The Burtonsville Crossroads Neighborhood Plan proposes the purchase of the Athey property, located adjacent to the existing elementary school and the existing commercial area, to serve the existing and future recreation needs. This property will accommodate the 2-3 rectangular recreation fields as part of the public green that includes the expansion of the existing elementary school, recreation fields, and space for community events. To achieve the Plan’s goal of providing a complete community, including active recreation, providing conservation sites, and improving connections to parks, the [park properties identified] Parks Department will acquire several properties in the Plan area [should be acquired].

fire and rescue

Fire and rescue services are provided by the existing Burtonsville Fire Station. This fire station is located at the intersection of Briggs Chaney Road and Old Columbia Pike. The existing fire station is sufficient to serve the build out of Burtonsville based on current and future population projections. Currently, the Burtonsville Volunteer Fire Department has no plans to sell its property located adjacent to the existing commercial area. If this should change, the fire station property would be suitable for other public use as part of the public green.

police

The Burtonsville and the Fairland Master Plan areas are served by the Wheaton/Glenmont and Silver Spring police station districts. The Wheaton/Glenmont facility is located at the intersection of Georgia Avenue and Randolph Road. A replacement for the Silver Spring facility will open in the fall of 2013. Located on Milestone Drive at the intersection of New Hampshire Avenue and US 29, the new 3rd District Police Station will enhance the delivery of law enforcement services in eastern Montgomery County. A public meeting room will be available to facilitate outreach with the 3rd District's community. Additional facilities are not needed.

General

All illustrations and tables included in the Plan are to be revised to reflect District Council changes to the Planning Board Draft. The text and graphics are to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft.

This is a correct copy of Council action.

Linda Lauer, Clerk of the Council