



Sectional Map Amendment for the 10 Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area

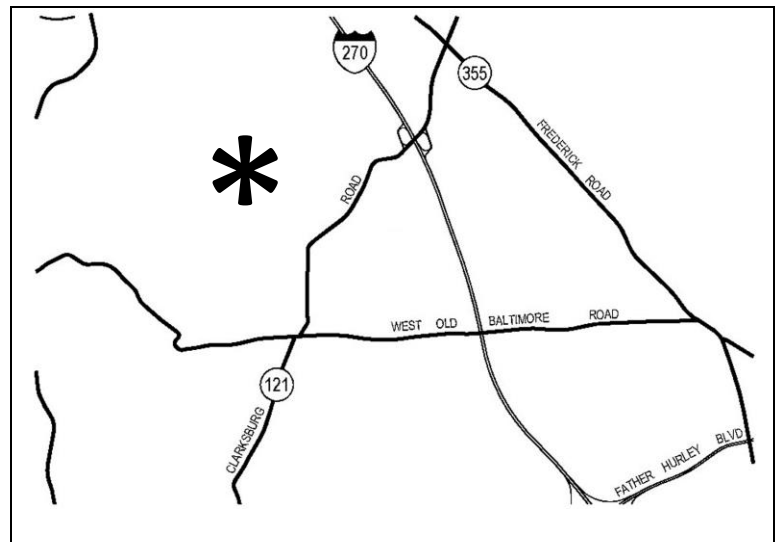
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JAC John Carter, Chief, Area 3 Planning Division

Staff Report Date: 7/03/14

Description

Sectional Map Amendment for the 10 Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area

Staff Recommendation: Approval of Sectional Map Amendment



Summary

This Sectional Map Amendment (G-965) follows the approval and adoption of the 10 Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area and will implement through the Sectional Map Amendment process the plan’s recommendations. It was filed on June 6, 2014. 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 July 22, 2014.

STAFF RECOMMENDATION

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

Background

On April 1, 2014, the District Council approved the 10 Mile Creek Limited Amendment, by Resolution 17-1048. The Maryland-National Capital Park and Planning Commission is scheduled to adopt the approved plan on May 21, 2014, by Resolution 14-13.

The Limited Amendment area encompasses about 4056 acres, including rights-of-way. This Sectional Map Amendment proposes approximately 836 acres for reclassification: about 6.6 acres for the CRT mixed-use zone, 205 acres for the R-90 Zone and about 546 acres for the RNC Zone.

The District Council intends to create two overlay zones—the Clarksburg East Environmental Overlay Zone and the Clarksburg West Environmental Overlay Zone—to implement recommendations of the Limited Amendment. The East overlay zone totals approximately 281 acres and the West overlay zone comprises about 1531 acres. The Council has held a public hearing on the new zones and is scheduled to approve them later this summer.

This SMA reconfirms existing zones for about 2098 acres. The SMA reconfirms existing underlying zoning for 958 acres west of I-270 that will be included in the Environmental West Overlay Zone and reconfirms existing underlying zoning for 42 acres that will be included in the Environmental East Overlay Zone. The remaining areas are rights-of-way for which zones are not shown on the official zoning sheets.

CONTENTS OF THE SECTIONAL MAP AMENDMENT

The index sheet that accompanies the SMA shows the Sector Plan boundaries and is attached to this memorandum. The application includes three sets of zoning maps, each at a scale of one inch equals 200 feet. One set consists of hand drawn zoning maps that show existing zones. This SMA provides an opportunity to create digitized zoning sheets, as part of the Planning Department's ongoing adoption of a comprehensive geographic data methodology, Geographic Information Systems (GIS). The second set of zoning maps shows existing zones using digitized sheets in transparent mylar that can be laid over the hand drawn maps. The third set of maps, also in transparent mylar, shows the proposed zones, so viewers can see a property's existing and proposed zones simultaneously.

The 10 Mile Creek SMA covers these sheets, moving vertically from north to south and horizontally from west to east:

233NW16	233NW15	233NW14	233NW13
232NW16	232NW15	232NW14	232NW13
231NW16	231NW15	231NW14	
230NW16	230NW15	2301NW14	
229NW16	229NW15	2291NW14	

ZONING ADJUSTMENTS

The Montgomery County Planning Department maintains the county’s official zoning maps, and uses the State Tax Assessor’s property maps as the base for drawing zoning lines. These lines generally are drawn to follow property lines, in accordance with the Zoning Ordinance. But property lines change more frequently, usually through the subdivision process, than changes to zoning maps, which occur only through District Council action. In addition, zoning maps were hand drawn for many years, and the amount of time needed for revisions meant that the State updated the property maps infrequently.

Several events have combined to create the need for technical corrections to the zoning maps. In the early 1990s, the Planning Department adopted digitized mapping technology to replace hand drawn maps. It subsequently moved to a comprehensive geographic data methodology, Geographic Information Systems (GIS). At the same time, the Planning Department took responsibility for updating property information data within its GIS databases. Using GIS allows property information layers to be updated whenever plats are recorded. This means that there are now more frequent differences between property maps and adopted zoning maps.

To address this issue, the District Council created a Corrective Map Amendment (CMA) procedure that can be combined with the Sectional Map Amendment. The comprehensive and technical analysis that is part of the SMA process should uncover mapping inconsistencies. The Zoning Ordinance defines CMA corrections as line adjustments or revisions based on technical analysis of a map’s line work. They are not related to more substantive errors. A graphic showing areas where digital adjustments have been made is attached.

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	R-200	CRT 2.0 C 2.0 R 2.0 H 120	6.56
2	R-200 and C-1	CRT 0.5 C 0.5 R 0.5 H 45	14.76
3	R-200 and C-1	CRT 0.5, C 0.5, R 0.5 H 45	11.59
4	R-200 and C-1	CRT 0.5, C 0.5, R 0.5 H 45	2.52
5	R-200 and C-2	CRT 0.5, C 0.5, R 0.5 H 45	12.22
6	R-200 and C-2	CRN 0.25 C 0.25 R 0.25 H 35	11.47
7	R200	R-90	204.59
8	RE-1/TDR and Rural	RNC	546.24
9	RE-1/TDR	RE-1	1.93
10	RE-1/TDR	RE-1	4.21
11	RE-1/TDR	RE-1	9.34
12	RE-1/TDR	RE-1	1.13
13	RE-1/TDR	RE-1	5.58
14	RE-1/TDR	RE-1	4.07

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

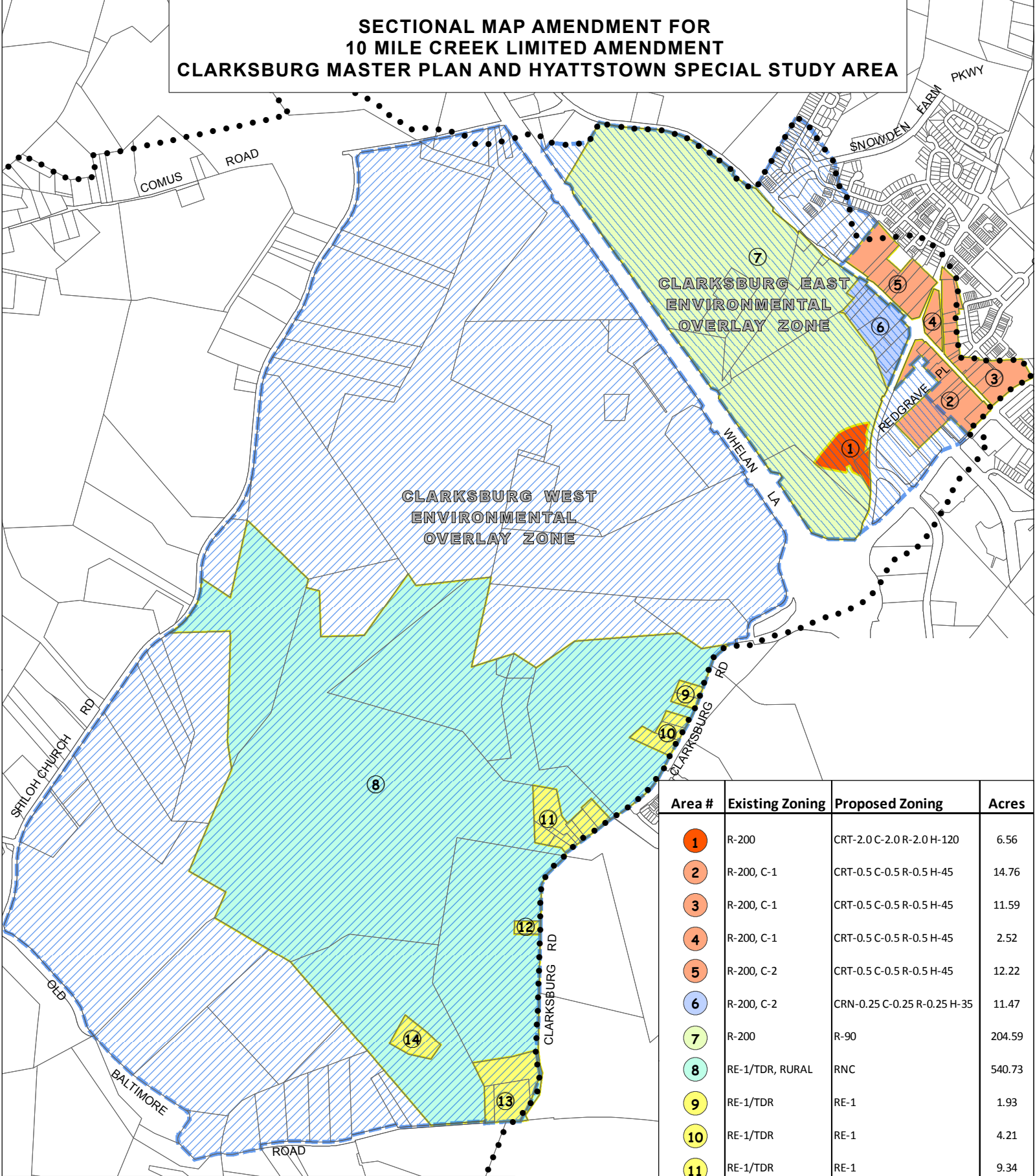
CONCLUSION


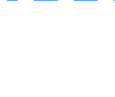
Staff recommends that the Planning Board approve the Sectional Map Amendment.

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Attachments

SECTIONAL MAP AMENDMENT FOR 10 MILE CREEK LIMITED AMENDMENT CLARKSBURG MASTER PLAN AND HYATTSTOWN SPECIAL STUDY AREA

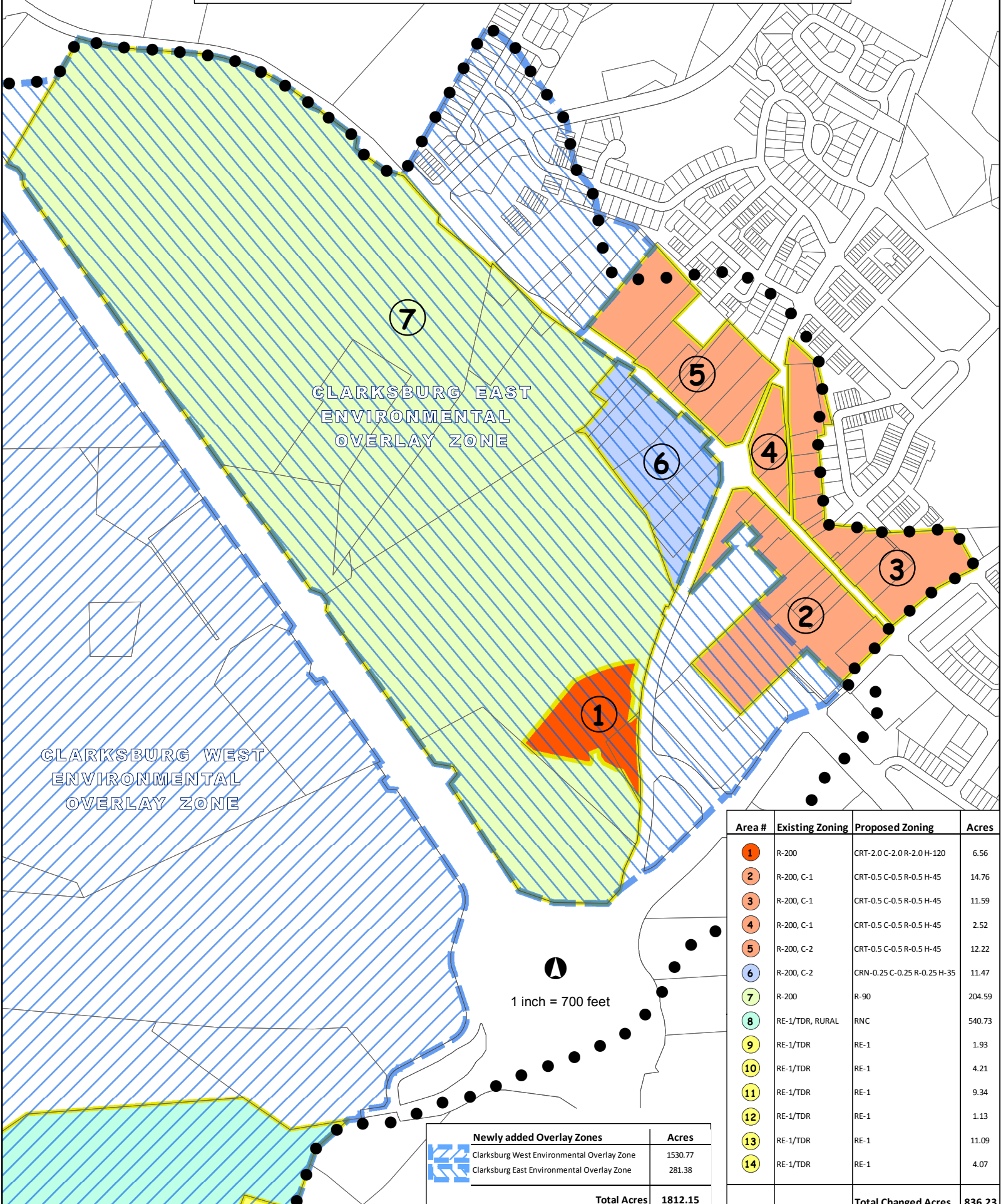


Newly added Overlay Zones		Acres
	Clarksburg West Environmental Overlay Zone	1530.77
	Clarksburg East Environmental Overlay Zone	281.38
Total Acres		1812.15


 1 inch = 1,500 feet

Area #	Existing Zoning	Proposed Zoning	Acres
1	R-200	CRT-2.0 C-2.0 R-2.0 H-120	6.56
2	R-200, C-1	CRT-0.5 C-0.5 R-0.5 H-45	14.76
3	R-200, C-1	CRT-0.5 C-0.5 R-0.5 H-45	11.59
4	R-200, C-1	CRT-0.5 C-0.5 R-0.5 H-45	2.52
5	R-200, C-2	CRT-0.5 C-0.5 R-0.5 H-45	12.22
6	R-200, C-2	CRN-0.25 C-0.25 R-0.25 H-35	11.47
7	R-200	R-90	204.59
8	RE-1/TDR, RURAL	RNC	540.73
9	RE-1/TDR	RE-1	1.93
10	RE-1/TDR	RE-1	4.21
11	RE-1/TDR	RE-1	9.34
12	RE-1/TDR	RE-1	1.13
13	RE-1/TDR	RE-1	11.09
14	RE-1/TDR	RE-1	4.07
Total Changed Acres			836.23

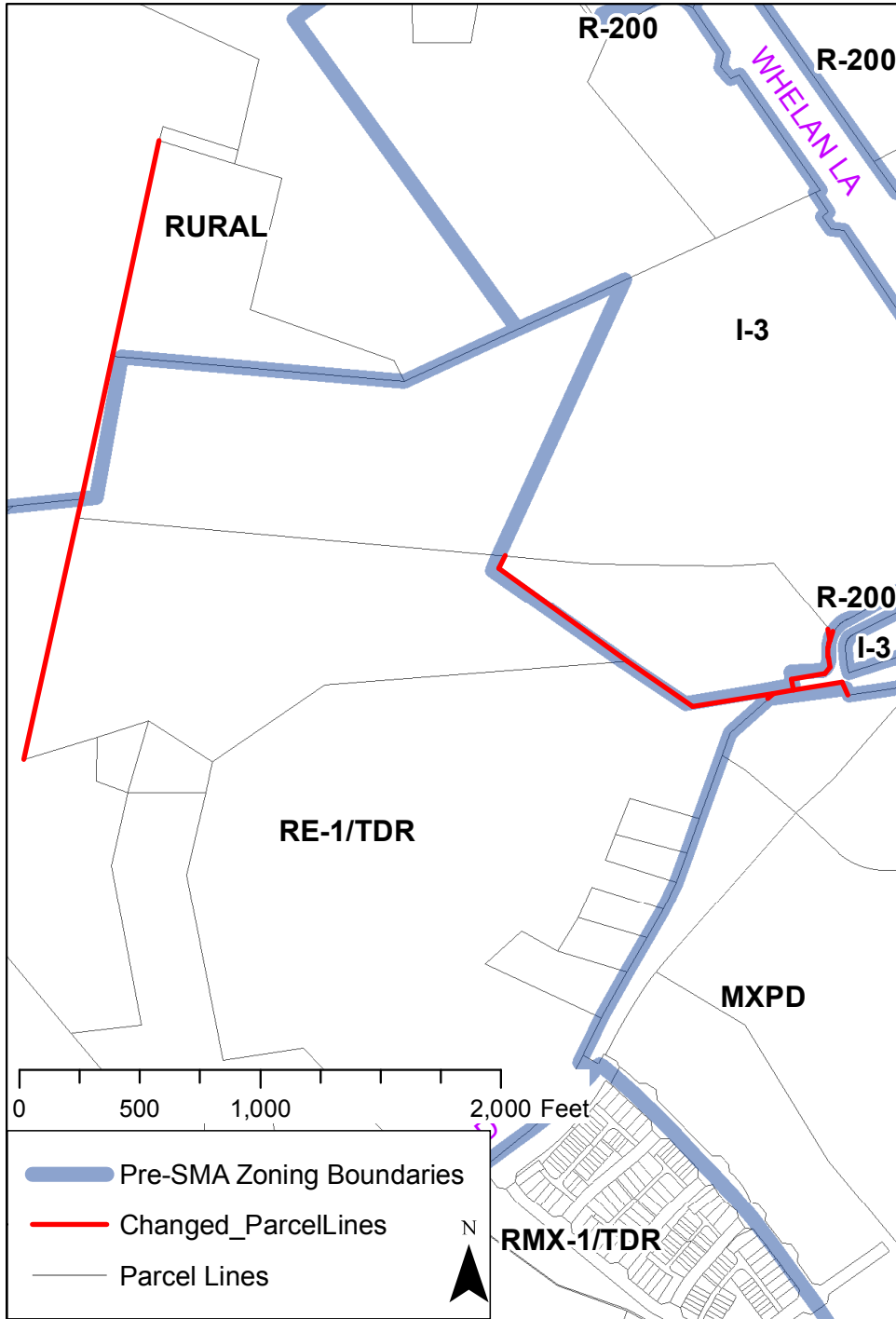
**SECTIONAL MAP AMENDMENT FOR
10 MILE CREEK LIMITED AMENDMENT
CLARKSBURG MASTER PLAN AND HYATTSTOWN SPECIAL STUDY AREA**



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1	R-200	CRT-2.0 C-2.0 R-2.0 H-120	6.56
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7	R-200	R-90	204.59
8	RE-1/TDR, RURAL	RNC	540.73
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Newly added Overlay Zones		Acres
	Clarksburg West Environmental Overlay Zone	1530.77
	Clarksburg East Environmental Overlay Zone	281.38
	Total Acres	1812.15

Zone boundaries prior to SMA for the Clarksburg 10 Mile Creek Area Limited Amendment



Zone boundaries changed by SMA to align with parcel boundary corrections

