



Sectional Map Amendment for the Long Branch Sector Plan – Updated Technical Staff Report

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Completed June 10, 2014

Description

The proposed Sectional Map Amendment (SMA G-962) follows the Approval and Adoption of the Long Branch Sector Plan and will implement, through the Sectional Map Amendment process, the Plan's recommendations for leveraging the public's investment in the Purple Line with comprehensive land use, zoning, and design recommendations. These will help realize a balanced approach to redevelopment and address positive changes on the physical landscape and the quality of life in Long Branch.

The proposed SMA was filed on March 21, 2014 and the District Council Public Hearing was held on June 10, 2014.

Staff Recommendation

Support Council approval of the Sectional Map Amendment G-962 to implement the recommendations of the Approved and Adopted Long Branch Sector Plan with a correction to the zoning recommendation on SMA #21. The SMA map notes a zone of CRT 1.5, C .5, R 1.5 H60 whereas the zoning should be CRT 1.5, C.25, R1.5, and H60.

Background

The Sector Plan was approved by the Montgomery County Council on November 19, 2013 by Resolution 17-946. On December 5, 2013, the Montgomery County Planning Board approved a resolution of Adoption for the Long Branch Sector Plan. Subsequently, The Maryland-National Capital Park and Planning Commission adopted the Sector Plan on December 18, 2013, by M-NCPPC Resolution No. 13-32.

At its regular meeting on January 23, 2014, the Montgomery County Planning Board approved the filing of Sectional Map Amendment (G-962) for the Long Branch Sector Plan with the County Council, sitting as the District Council, to implement the zoning changes recommended by the Approved and Adopted Long Branch Sector Plan. The District Council Public Hearing was held on June 10, 2014.

The existing and proposed zoning classifications are shown on the SMA. The total area within the boundaries of the Long Branch Sector Plan Sectional Map Amendment is approximately 241 acres, of which approximately 35.7 acres are proposed for change in zoning classification. The remaining 205.3 acres are proposed to be reconfirmed in the existing zoning classifications.

Contents of the Sectional Map Amendment

The SMA book includes an index map indicating the boundaries of the Long Branch Sector Plan, and is included as an attachment to this report. The SMA book, includes two zoning maps at 200 foot scale, delineates the existing and requested zoning boundaries. The affected pages of the zoning maps are 210NE01 and 211NE01. Staff also notes that there is an error on SMA #21. The commercial zoning of C.5 as noted on the map is incorrect. The resolution states that the commercial zoning should be a maximum of C .25.

Recommended Rezoning

The *Long Branch Sector Plan* being implemented by this Sectional Map Amendment amends the *Approved and Adopted 2000 East Silver Spring Master Plan*, as amended; *The 2000 Takoma Park Master Plan*; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; the *Master Plan of Highways within Montgomery County*, as amended; *The Purple Line functional Plan* as amended; the *Countywide Bikeways Functional Master Plan*, as amended and the *Master Plan for Historic Preservation in Montgomery County, Maryland*, as amended.

The Plan seeks to leverage the public's investment in the Purple Line by utilizing comprehensive land use, zoning, and design recommendations. These recommendations will help realize a balanced approach to redevelopment and address positive changes on the area's physical landscape while also improving the quality of life in Long Branch.

Conclusion

Staff recommends approval of SMA G-862 in order to aid in the implementation of the recommendations described within the Approved and Adopted Long Branch Sector Plan.

Attachments

1. SMA Index Map for the Long Branch Sector Plan
2. List of properties
3. Metes and Bounds Description

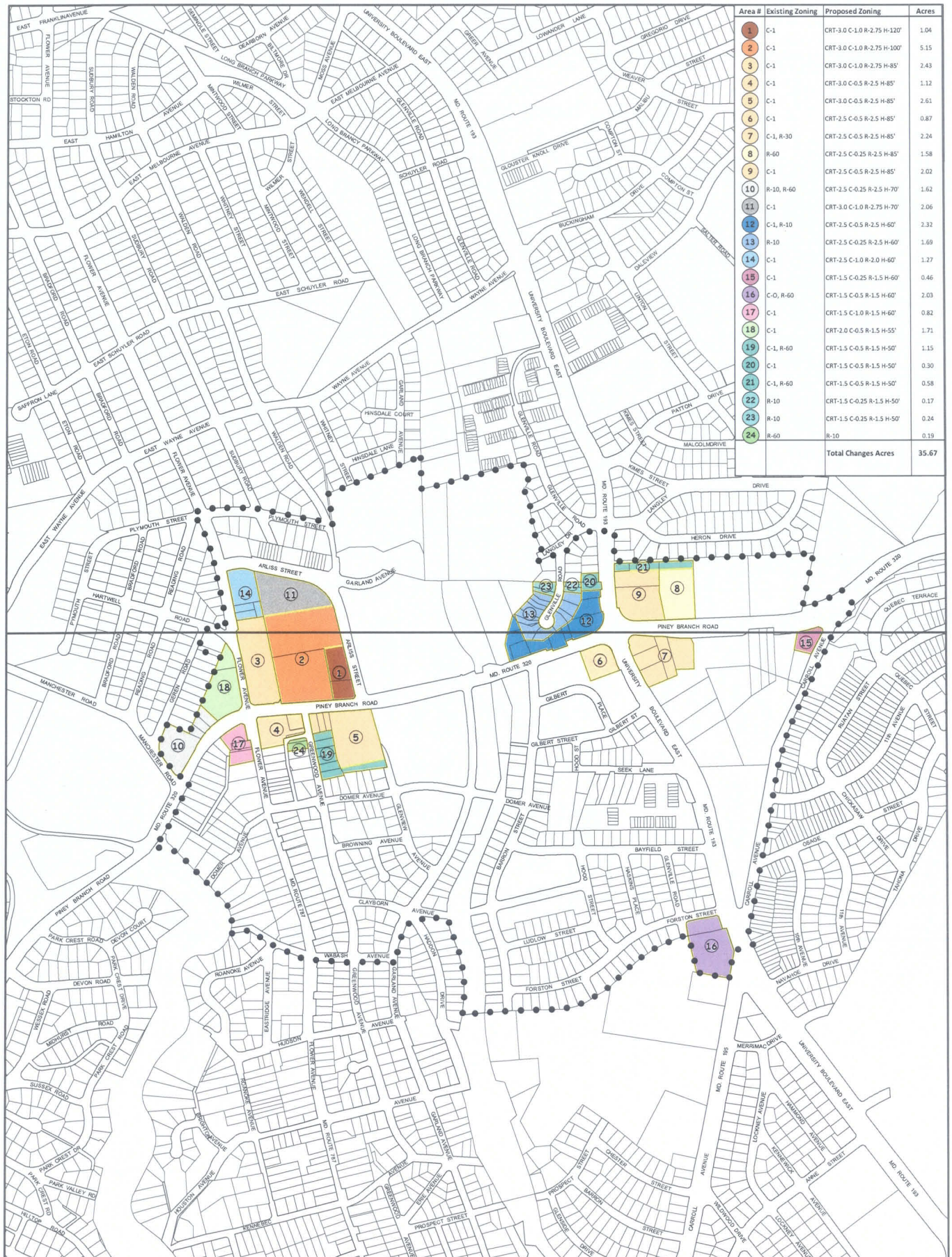
Attachment 1 – SMA Index Map

SECTIONAL MAP AMENDMENT FOR LONG BRANCH SECTOR PLAN

NE01

211

210



1 inch = 850 feet

0 425 850 1,700 Feet

Attachment #2 - List of Properties

- 8701 Flower Avenue
- 8809 Flower Avenue
- 8528 Piney Branch Road
- 8550 Piney Branch Road
- 8750 Arliss Street
- 618 University Boulevard, East
- 640 University Boulevard, East
- 642 University Boulevard, East
- 8818 Piney Branch Road
- 8736 - 8742 Flower Avenue
- 8401 Manchester Road
- 8426 Piney Branch Road
- 8630 Flower Avenue
- 8646 Flower Avenue
- 8435 Piney Branch Road
- 8801-8547 Piney Branch Road
- 8605-8617 Greenwood Avenue
- 701 University Boulevard, East
- 8801-8823 Piney Branch Road
- 706 University Boulevard East
- 8800 - 8817 Glenville Road
- 8712-8736 Piney Branch Road
- 627-649 University Boulevard, East
- 831 University Boulevard
- 815 Forston Street
- 8875 Piney Branch Road

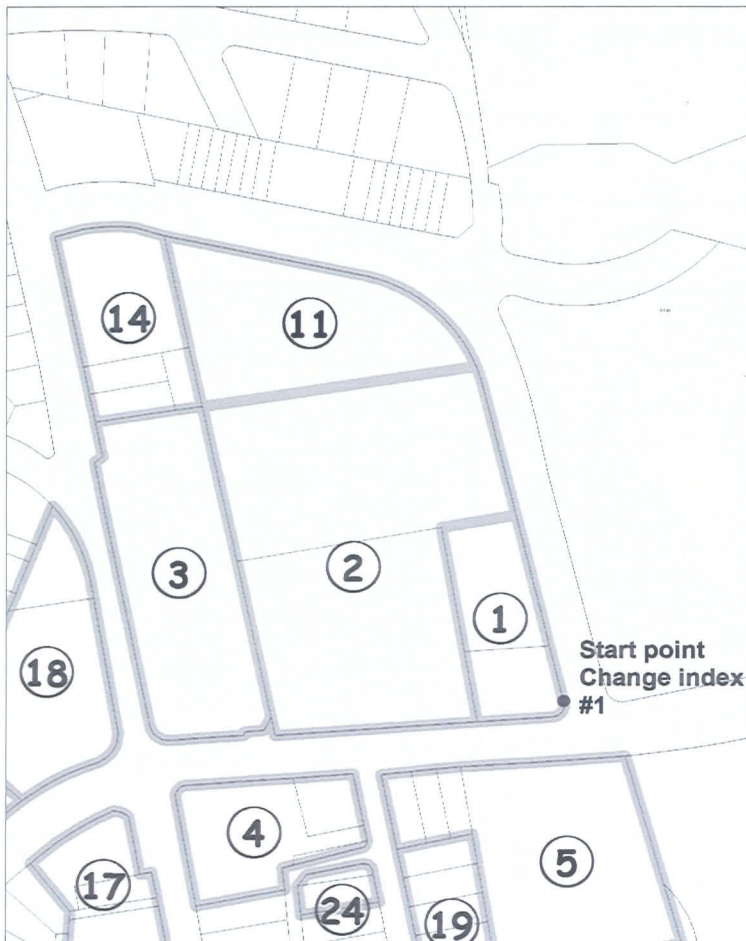
Attachment #3 – Metes and Bounds description

Metes and bounds description for split zone properties #1

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1311987.166' Y: 485053.737'

Thence -	Direction N 13-38-9 W	Distance: 98.03'	
Thence -	Direction: N 13-49-30 W	Distance: 227.328'	
Thence -	Direction: S 80-9-11 W	Distance: 122.24'	
Thence-	Direction: S 10-3-10 E	Distance: 213.339'	
Thence-	Direction: S 9-51-50 E	Distance: 120.465'	
Thence-	Direction: N 86-0-30 E	Distance: 122.655'	
Curve left	Chord - Direction: N 35-5-25 E	Distance: 30.681'	Radius: 19.998'

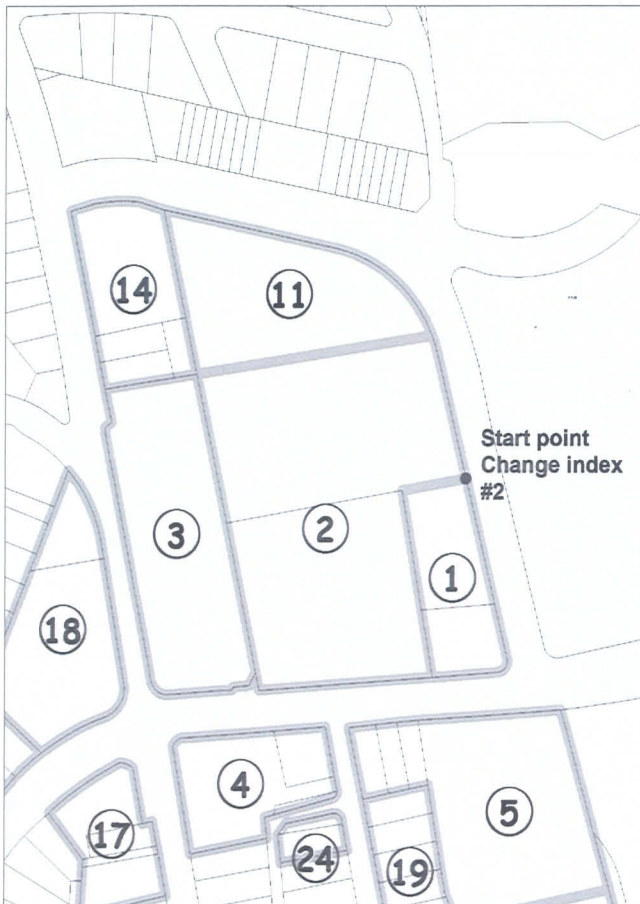


Metes and bounds description for split zone properties #2

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1311909.734' Y: 485369.747'

Thence -	Direction: S 80-9-11 W	Distance: 122.24'	
Thence-	Direction: S 10-3-10 E	Distance: 213.339'	
Thence-	Direction: S 9-51-50 E	Distance: 120.465'	
Thence-	Direction: S 86-1-14 W	Distance: 327.268'	
Thence-	Direction: N 12-56-32 W	Distance: 32.003'	
Thence-	Direction: N 11-50-9 W	Distance: 268.551'	
Thence-	Direction: N 12-6-58 W	Distance: 162.265'	
Thence-	Direction: N 12-29-14 W	Distance: 105.94'	
Thence-	Direction: N 81-20-35 E	Distance: 448.94'	
Curve right	Chord - Direction: S 17-47-39 E	Distance: 36.177'	Radius: 255.175'
Thence-	Direction: S 13-49-30 E	Distance: 223.351'	



Metes and bounds description for split zone properties #11

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1311401.476' Y: 485553.498'

Thence-	Direction: N 81-20-35 E	Distance: 448.94'	
Curve left	Chord - Direction: N 50-8-16 W	Distance: 241.423'	Radius: 254.876'
Thence-	Direction: N 78-18-20 W	Distance: 326.531'	
Thence-	Direction: S 12-7-1 E	Distance: 193.278'	
Thence-	Direction: S 12-7-1 E	Distance: 101.689'	



Metes and bounds description for split zone properties #5

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1312178.527' Y: 484645.860'

Thence-	Direction: N 16-3-51 W	Distance: 329.333'
Thence-	Direction: S 85-45-58 W	Distance: 122.931'
Thence-	Direction: S 86-29-45 W	Distance: 144.734'
Thence-	Direction: S 84-7-13 W	Distance: 39.629'
Thence-	Direction: S 84-7-11 W	Distance: 40.371'
Thence-	Direction: S 84-7-15 W	Distance: 50.001'
Thence-	Direction: S 11-48-51 E	Distance: 129.002'
Thence-	Direction: N 78-9-3 E	Distance: 49.729'
Thence-	Direction: N 78-9-4 E	Distance: 39.788'
Thence-	Direction: N 78-9-14 E	Distance: 35.384'
Thence-	Direction: S 9-37-50 E	Distance: 50.039'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 41.68'
Thence-	Direction: S 22-32-58 E	Distance: 8.619'
Thence-	Direction: S 22-37-4 E	Distance: 50.847'
Thence-	Direction: N 78-11-10 E	Distance: 290.054'



Metes and bounds description for split zone properties #19

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1311717.432' Y: 484804.825'

Thence-	Direction: N 78-9-3 E	Distance: 49.729'
Thence-	Direction: N 78-9-4 E	Distance: 39.788'
Thence-	Direction: N 78-9-14 E	Distance: 35.384'
Thence-	Direction: S 9-37-50 E	Distance: 50.039'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 41.68'
Thence-	Direction: S 22-32-58 E	Distance: 8.619'
Thence-	Direction: S 22-37-4 E	Distance: 50.847'
Thence-	Direction: N 78-11-10 E	Distance: 290.054'
Thence-	Direction: S 16-3-48 E	Distance: 57.118'
Thence-	Direction: S 82-51-12 W	Distance: 25.31'
Thence-	Direction: S 82-51-1 W	Distance: 90.803'
Thence-	Direction: S 82-50-55 W	Distance: 51.087'
Thence-	Direction: S 82-50-54 W	Distance: 33.876'
Thence-	Direction: S 82-50-58 W	Distance: 83.443'
Thence-	Direction: S 20-43-56 E	Distance: 16.374'
Thence-	Direction: S 78-11-21 W	Distance: 41.979'
Thence-	Direction: S 78-11-7 W	Distance: 50.001'
Thence-	Direction: S 78-11-13 W	Distance: 49.998'
Thence-	Direction: N 11-48-50 W	Distance: 50.001'
Thence-	Direction: N 11-48-50 W	Distance: 50'
Thence-	Direction: N 11-48-50 W	Distance: 50'
Thence-	Direction: N 11-48-51 W	Distance: 50.001'
Thence-	Direction: N 11-48-52 W	Distance: 49.998'
Thence-	Direction: N 11-48-41 W	Distance: 50'

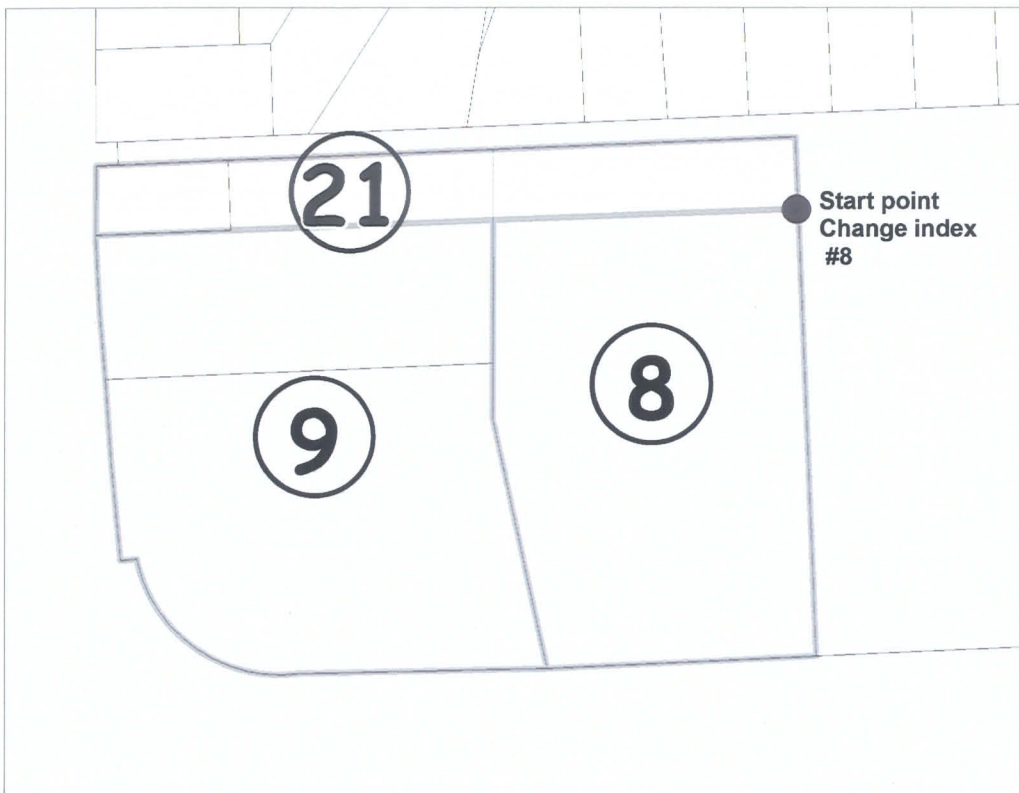


Metes and bounds description for split zone properties #8

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1314143.518' Y: 485858.301'

Thence -	Direction: S 2-20-19 E	Distance: 320.908'
Thence -	Direction: S 87-24-15 W	Distance: 192.12'
Thence -	Direction: N 12-15-29 W	Distance: 182.751'
Thence -	Direction: N 0-6-15 W	Distance: 40.08'
Thence -	Direction: N 0-6-0 W	Distance: 102.478'
Thence -	Direction: N 87-50-41 E	Distance: 218.035'

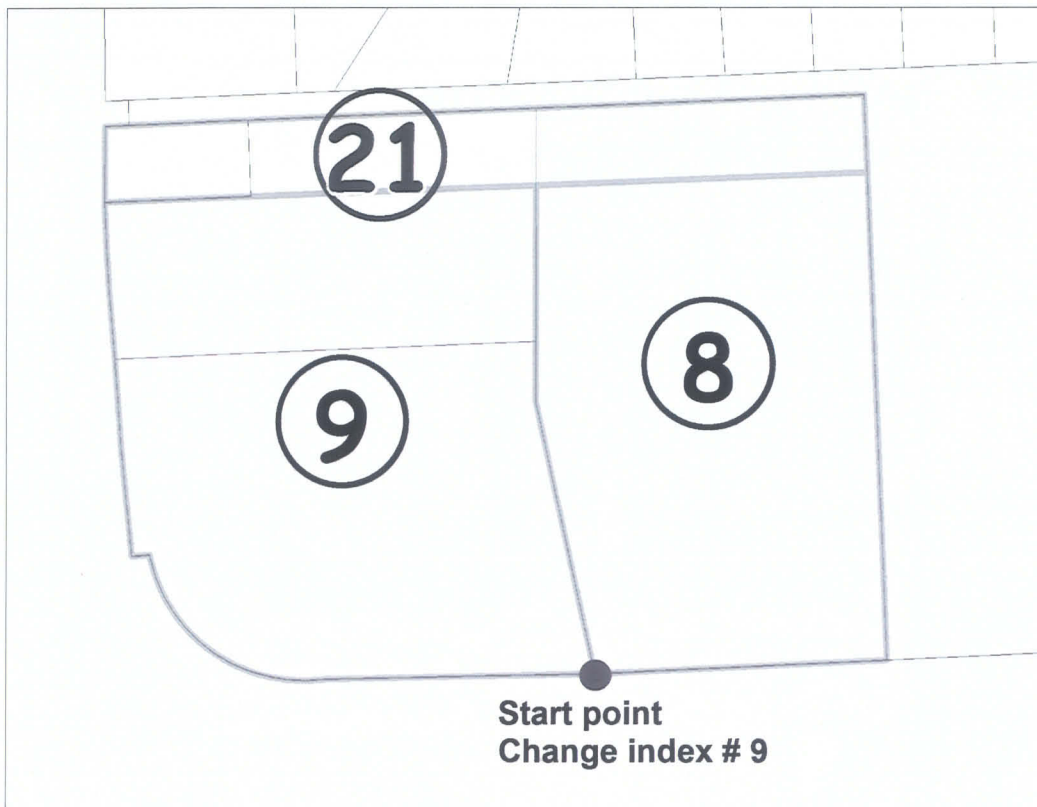


Metes and bounds description for split zone properties #9

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1313964.691' Y: 485528.960'

Thence-	Direction: N 12-15-29 W	Distance: 182.751'	
Thence-	Direction: N 0-6-15 W	Distance: 40.08'	
Thence-	Direction: N 0-6-0 W	Distance: 102.478'	
Thence-	Direction: S 87-50-41 W	Distance: 188.308'	
Thence-	Direction: S 87-50-41 W	Distance: 96.709'	
Thence-	Direction: S 2-37-13 E	Distance: 27.831'	
Thence-	Direction: S 3-37-22 E	Distance: 27.831'	
Thence-	Direction: S 4-58-56 E	Distance: 47.751'	
Thence-	Direction: S 4-12-29 E	Distance: 58.296'	
Thence-	Direction: S 5-27-53 E	Distance: 72.133'	
Thence-	Direction: N 84-51-26 E	Distance: 11.829'	
Curve left	Chord - Direction: S 54-52-19 E	Distance: 142.678'	Radius: 104.727'
Thence-	Direction: N 88-48-1 E	Distance: 177.109'	



Metes and bounds description for split zone properties #21

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1314141.420' Y: 485909.690'

Thence-	Direction: S 87-39-42 W	Distance: 216.051'
Thence-	Direction: S 87-39-39 W	Distance: 190.291'
Thence-	Direction: S 87-35-6 W	Distance: 94.404'
Thence-	Direction: S 0-18-57 W	Distance: 49.75'
Thence-	Direction: N 87-50-41 E	Distance: 96.709'
Thence-	Direction: N 87-50-41 E	Distance: 188.308'
Thence-	Direction: N 87-50-41 E	Distance: 218.035'
Thence-	Direction: N 2-20-19 W	Distance: 51.432'

