



Request to File Sectional Map Amendment to Implement Recommendations of the 10 Mile Creek Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area



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Completed: 5/15/14

Description

The proposed Sectional Map Amendment (SMA) 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 for preserving sensitive natural resources in the watershed while enabling residential and mixed-use development that support important objectives of the Clarksburg Master Plan.

The Sectional Map Amendment covers approximately 4056 acres of the Sector Plan area; about 836 acres are proposed for reclassification. The SMA confirms existing zones for about 2098 acres. Remaining areas consist of rights-of-way.

Staff Recommendation

Approval to file a Sectional Map Amendment to implement recommendations of the Approved and Adopted 10 Mile Creek Limited Amendment

Background

The Sectional Map Amendment puts into place the zoning recommendations made in a master or sector plan. The Zoning Ordinance enables the Commission to file a Sectional Map Amendment and requires the District Council to transmit a copy of an SMA application to the Planning Department and the Planning Board. The Ordinance requires the Board to submit a written recommendation on the application to the District Council, which is included in the public record of the application.

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 in June.

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.

Proposed Sectional Map Amendment

The 10 Mile Creek Limited Amendment retains the core elements of the 1994 Clarksburg Master Plan’s vision. It refines those elements to more clearly achieve two important objectives: creation of a complete, well defined corridor town that provides jobs, homes and commercial activities; and the preservation of natural resources that are critical to Montgomery County’s long term well-being. Its recommendations further the completion of Clarksburg, while taking advantage of increased knowledge of environmental protection measures, innovations in environmental mitigation techniques and new zones created since approval of the original plan that encourage compact development and open space preservation.

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. Planning staff will review any zoning adjustments with the Planning Board prior to Board transmittal of its SMA recommendation to the District Council.

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 C0.5 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

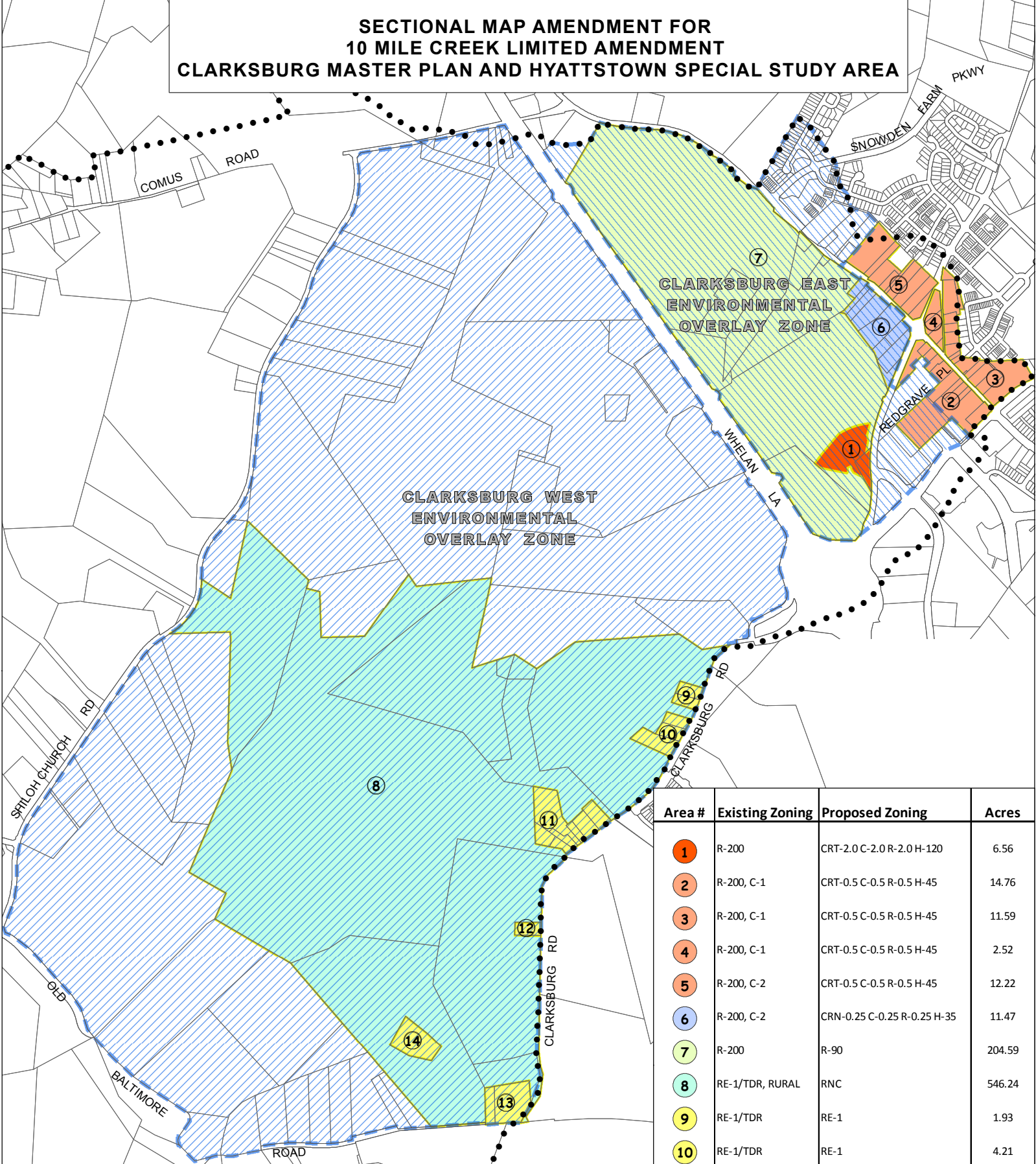
There are no pending local map amendments in the area proposed for this Sectional Map Amendment.



Recommendation

Planning staff recommends that the Planning Board approve the filing of a Sectional Map Amendment to implement the recommendations of the Kensington Sector Plan.

Attachments

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

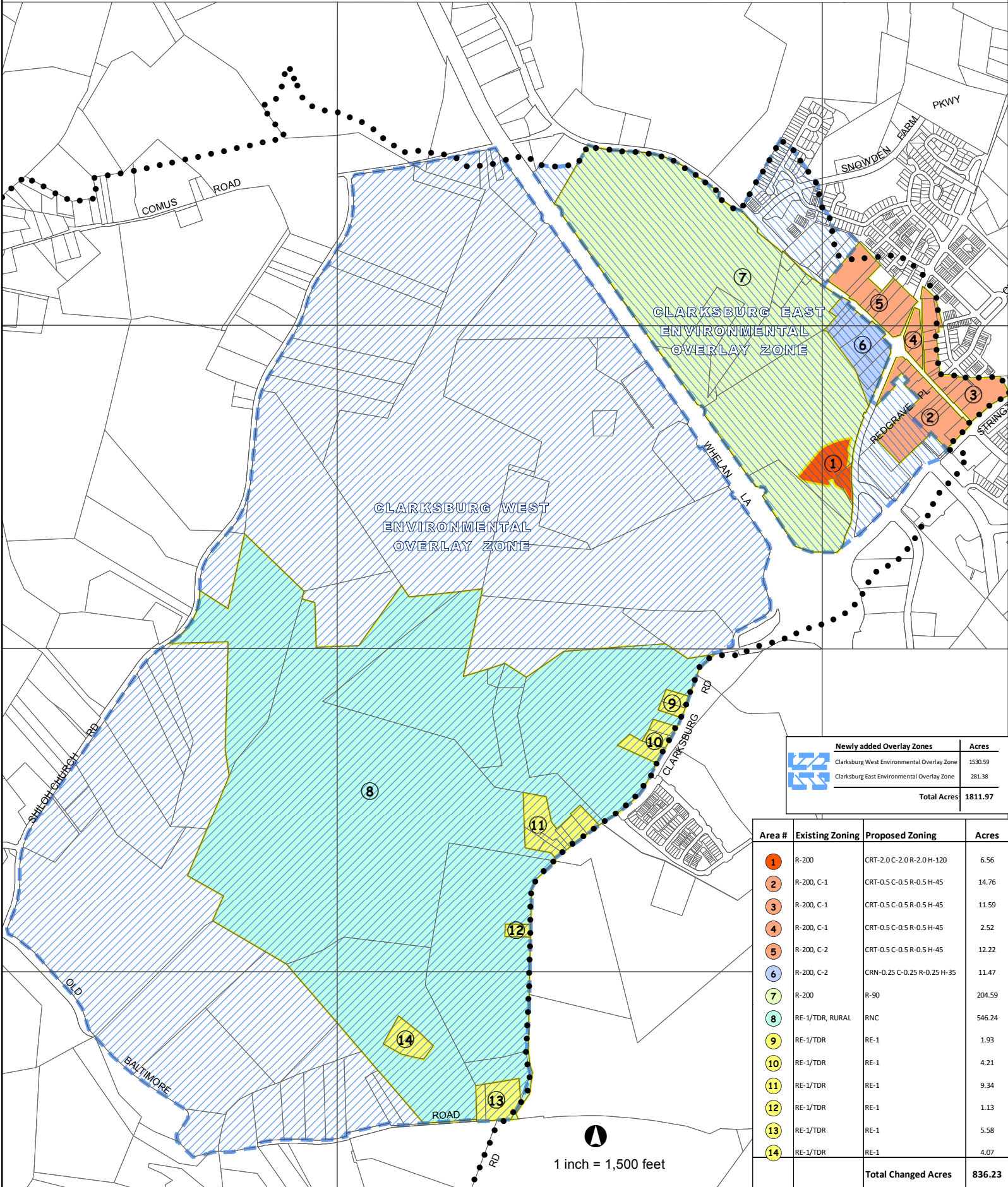


Newly added Overlay Zones		Acres
	Clarksburg West Environmental Overlay Zone	1530.59
	Clarksburg East Environmental Overlay Zone	281.38
Total Acres		1811.97

Area #	Existing Zoning	Proposed Zoning	Acres
1	R-200	CRT-2.0C-2.0R-2.0H-120	6.56
2	R-200, C-1	CRT-0.5C-0.5R-0.5H-45	14.76
3	R-200, C-1	CRT-0.5C-0.5R-0.5H-45	11.59
4	R-200, C-1	CRT-0.5C-0.5R-0.5H-45	2.52
5	R-200, C-2	CRT-0.5C-0.5R-0.5H-45	12.22
6	R-200, C-2	CRN-0.25C-0.25R-0.25H-35	11.47
7	R-200	R-90	204.59
8	RE-1/TDR, 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
Total Changed Acres			836.23


 1 inch = 1,500 feet

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