



Sandy Spring Rural Village Plan: Sectional Map Amendment

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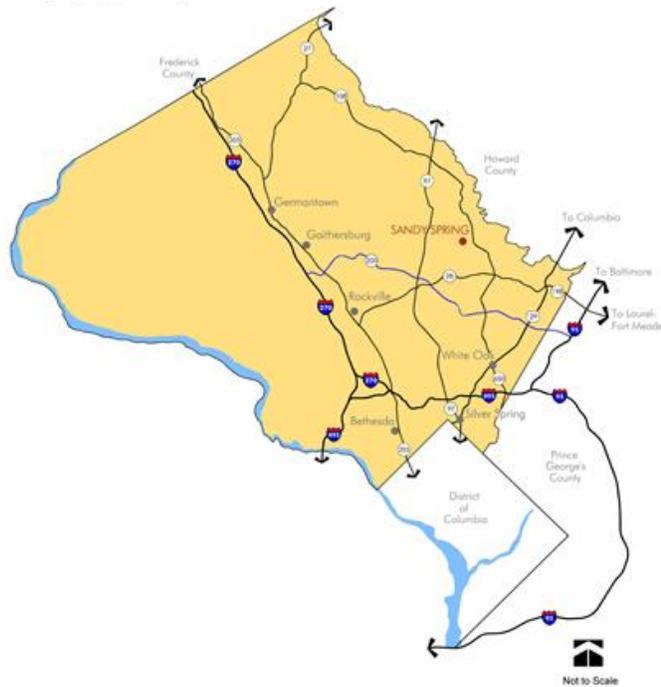
Completed: 05/21/2015

Description

Sandy Spring Rural Village Plan: Request for written comments from the Planning Board to the District Council on the SMA that will be part of the public record. Implements the recommendations of The Approved and Adopted Sandy Spring Rural Village Plan.

Staff Recommendation: Approve and transmit comments to the County Council

(Action Required for County Council Public Hearing of 06/09/2015)



Summary

The proposed Sectional Map Amendment H-108 follows the approval and adoption of the Sandy Spring Rural Village Plan, and will implement, through the Sectional Map Amendment process, the Plan’s recommendations for creating a vibrant rural village.

The Sectional Map Amendment covers approximately 53.46 acres of the Sector Plan area; approximately 14.95 acres are proposed for reclassification and confirms existing zones for approximately 38.51 acres. Additionally, a portion of the Sandy Spring Ashton Overlay Zone is proposed to be removed within the Plan’s boundary.

Recommendation

The staff recommends approval of the Sectional Map Amendment (SMA) H-108. Any comments made by the Planning Board will be included in the public record for the June 9, 2015 County Council Public Hearing on SMA H-108.

Discussion

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 Planning Board to submit a written recommendation on the application to the District Council, which is included in the public record of the application.

On February 24, 2015, the District Council approved the Sandy Spring Rural Village Plan, by Resolution 18-65. The Maryland-National Capital Park and Planning Commission adopted the approved plan on March 18, 2015 by Resolution 15-01.

The Sandy Spring area encompasses approximately 53.46 acres, including rights-of-way. This Sectional Map Amendment proposes approximately 14.95 acres for reclassification: approximately 14 acres for the CRN mixed-use zone; less than one acre for residential zoning. It reconfirms existing zones for approximately 38.51 acres. The remaining areas are rights-of-way for which zones are not shown on the official zoning sheets. The portion of the Sandy Spring Ashton Overlay Zone in the Plan's boundary area will be removed.

Proposed SMA

The Sandy Spring Rural Village Plan contains recommendations that expand in greater detail the 1998 Plan concept for Sandy Spring as a rural village center. This new Plan provides recommendations for land use, zoning, environment and design while considering its rural village character, mix of land uses, connections, and street character, and open space. This Plan covers the Sandy Spring Village sections of the 1998 Plan. The Sectional Map Amendment implements the goals, objectives, policies, and recommendations of the Approved and Adopted Sandy Spring Rural Village Plan, consistent with County policies for economic development, design excellence, and diversity of housing choice.

The CRN zone proposed for the Village Core and Cultural Neighborhoods permits a mix of residential and non-residential uses at varying densities and heights. The Zone promotes economically, environmentally, and socially sustainable development patterns where people can live, work, recreate and have access to services and amenities while minimizing the need for automobile use.” (59-4.5.1.A) The Zone can be applied only when recommended by a master or sector plan; the Approved and Adopted Sandy Spring Rural Village Plan includes the necessary recommendations. The CRN Zone includes four components: an overall maximum floor area ratio (FAR); a maximum

commercial FAR (C); a maximum residential FAR (R); and a maximum building height (H). All four components are shown on the proposed zoning sheets for each CRN or CRT zone proposed.

The following table lists the SMA’s proposed reclassifications. See Attachment 3 for the index map that shows the location of each area.

Table 1. Sandy Spring Rural Village Plan’s Proposed Zoning Reclassifications

Area #	Existing Zoning	Proposed Zoning	Acres
1	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.75 C-0.25 R-0.75 H-45	1.16
2	EOF-1.0 H-35	CRN-0.75 C-0.25 R-0.75 H-45	2.11
3	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.75 C-0.75 R-0.5 H-45	0.27
4	EOF-1.0 H-35, CRT-1.25 C-0.75 R-0.5 H-35, NR-0.75 H-30	CRN-0.75 C-0.75 R-0.5 H-45	3.22
5	EOF-1.0 H-35	CRN-0.75 C-0.75 R-0.5 H-45	0.53
6	CRT-1.25 C-0.75 R-0.5 H-35, R-60	CRN-0.75 C-0.75 R-0.5 H-45	2.31
7	R-60	CRN-0.5 C-0.25 R-0.5 H-40	2.36
8	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.5 C-0.5 R-0.5 H-40	0.66
9	CRT-1.25 C-0.75 R-0.5 H-35	CRN-0.5 C-0.5 R-0.5 H-40	1.73
10	RE-2	CRN-0.5 C-0.5 R-0.5 H-40.	0.03
11	CRT-1.25 C-0.75 R-0.5 H-35	RE-2	0.09
12	R-200	R-60	0.49
		Total Changed Acres	14.95

Table 2 lists the SMA's proposed removal of part of the Sandy Spring Ashton Overlay Zone.

Table 2. Sandy Spring Rural Village Plan's Proposed Overlay Zone Removal

Area #	Existing Zoning	Proposed Zoning	Acres
	Part of Sandy Spring Ashton Overlay Zone	*Removed*	53.46

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

Conclusion

Planning staff recommends that the Planning Board approve SMA H-108 and transmit recommendations to the District Council to be included in the public record for the June 9, 2015, Public Hearing.

Attachments

Attachment 1: [Planning Board Draft, Sandy Spring Rural Village Plan](#), October 2014

Attachment 2: [Council Resolution 18-65](#)

Attachment 3: [2015 Sandy Spring Sectional Map Amendment, including the Index to Parcels](#)