



**Sandy Spring Rural Village Plan: Sectional Map Amendment**

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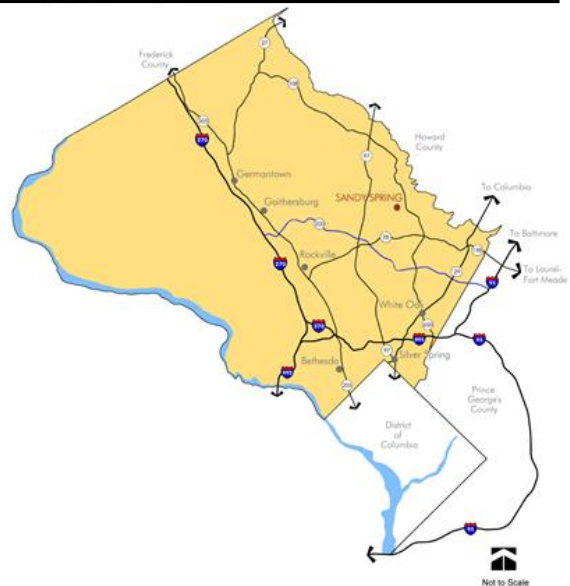
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Completed: 03/19/2015

**Description**

**Sandy Spring Rural Village Plan:** Sectional Map Amendment (SMA)

**Staff Recommendation:** Approval to file a Sectional Map Amendment (SMA) for the Approved and Adopted Sandy Spring Rural Village Plan.



**Summary**

The proposed Sectional Map Amendment (SMA) follows the approval and adoption of the Sandy Spring Rural Village Plan and will implement, through the SMA process, the Plan’s recommendations for a rural village center for Sandy Spring and consider its rural character, mix of land uses, connections, street character and open space.

The SMA covers approximately 53.46 acres of the Sector Plan area; about 14.95 acres of underlying zoning is proposed for reclassification. The SMA confirms the existing underlying zoning for about 38.51 acres. The remaining areas consist of rights-of-way. Additionally, a portion of the Sandy Spring Ashton Overlay Zone will be removed within the Plan’s boundary area.

## **Staff Recommendation**

Approval to file a SMA to implement recommendations of the Approved and Adopted Sandy Spring Rural Village Plan.

## **Background**

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 Rural Village Plan area encompasses about 53.46 acres, including rights-of-way. This SMA proposes approximately 14.95 acres for reclassification: about 14 acres for the CRN mixed –use zone and less than 1 acre for residential zoning. It reconfirms existing underlying zoning for about 38.51 acres. The remaining areas are rights-of-way for which zones are not shown on the official zoning sheets. The District Council approved the removal of the Sandy Spring Ashton Overlay Zone on all property inside the Plan’s boundary.

## **Proposed Sectional Map Amendment**

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.

## **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.

<b>Area #</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
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
		<b>Total Changed Acres</b>	<b>14.95</b>

The following table lists the SMA's proposed removal of part of the Sandy Spring Ashton Overlay Zone.

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

There are no pending local map amendments in the area proposed for this SMA.

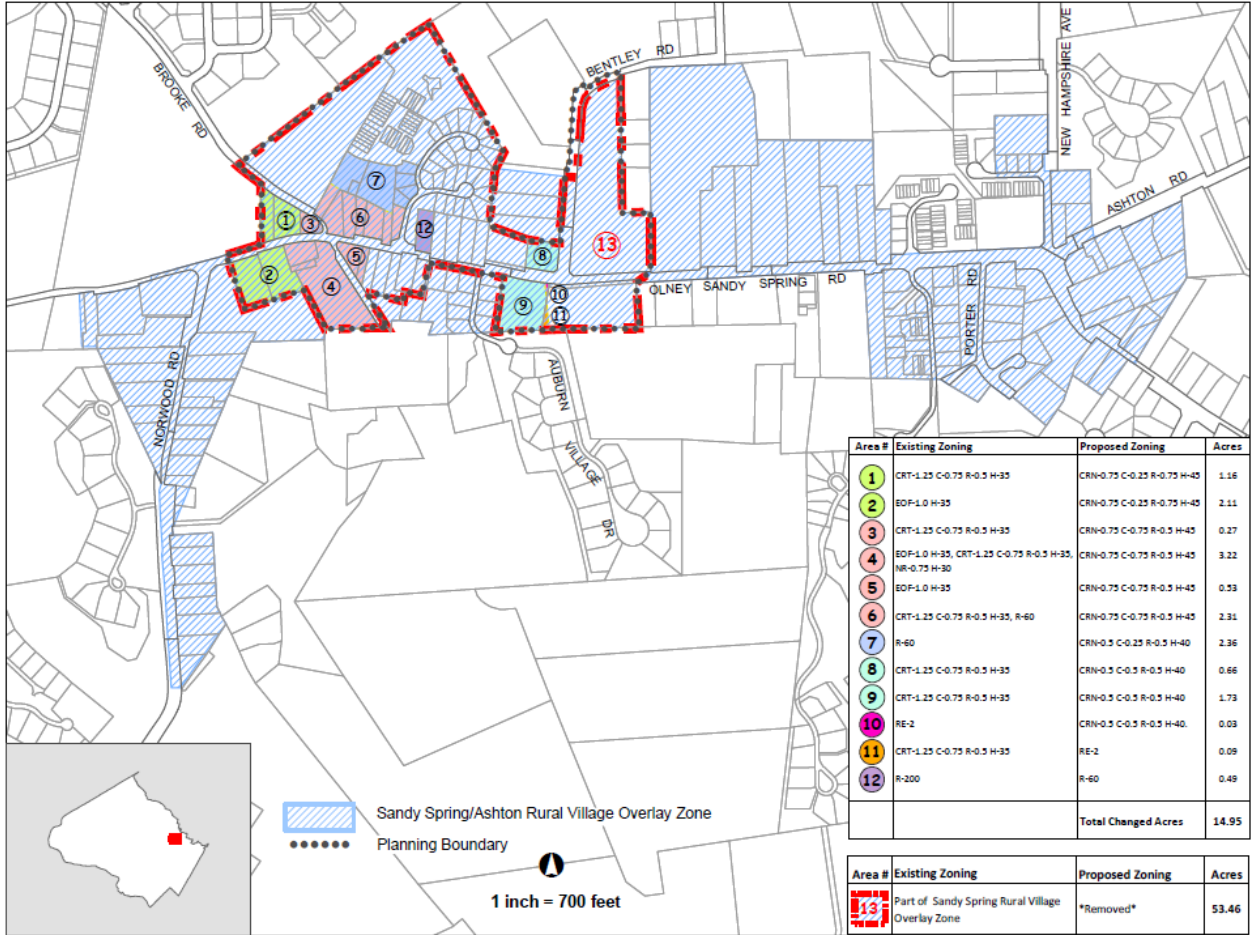
### **Recommendation**

Planning staff recommends that the Planning Board approve the filing of a Sectional Map Amendment to implement the goals, objectives, policies, and recommendations of the Approved and Adopted Sandy Spring Rural Village Plan.

### **Attachments**

Sandy Spring Index Sheet

# SECTIONAL MAP AMENDMENT FOR SANDY SPRING RURAL VILLAGE PLAN



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	EDF-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	EDF-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	EDF-1.0 H-35	CRN-0.75 C-0.75 R-0.5 H-45	0.33
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
<b>Total Changed Acres</b>			<b>14.95</b>

Area #	Existing Zoning	Proposed Zoning	Acres
13	Part of Sandy Spring Rural Village Overlay Zone	*Removed*	53.46