



Montgomery Village Master Plan Sectional Map Amendment H-112



Renée M. Kamen, AICP, Senior Planner, Area 2 Division, Renee.Kamen@montgomeryplanning.org, 301.495.4723



Nancy Sturgeon, Master Planner Supervisor, Master Plan Team, Area 2 Division, Nancy.Sturgeon@montgomeryplanning.org, 301.495.1308



Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

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Staff Recommendation

Approval to file Sectional Map Amendment (SMA) H-112 implementing the recommendations of the Approved and Adopted Montgomery Village Master Plan and implement several corrective amendments.

Summary

This proposed SMA will implement the Montgomery Village Master Plan’s zoning recommendations. The Plan seeks to preserve the Village’s residential character and open space system and encourage redevelopment in key locations in the Village.

Background

An SMA implements the zoning recommendations made in a master plan. Section 7.2.3 of the Montgomery County Zoning Ordinance enables the Planning Board to file an SMA application with the District Council, which in turn must transmit a copy to the Planning Department and the Planning Board for review. The Planning Board must then submit to the District Council a written recommendation on the application, which is included in the public record. The District Council then holds a public hearing to receive testimony. Within 60 days of the public hearing, the District Council renders a decision on the application.

On February 9, 2016, the District Council approved the Montgomery Village Master Plan, by Resolution 18-398. On March 16, 2016, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 16-01. In addition to approving the Master Plan, on February 9, 2016, the County Council approved zoning text amendment 15-12, (Council Ordinance 18-10) creating the Montgomery Village Overlay zone.

The Montgomery Village Master Plan area encompasses approximately 2,512 acres and is generally located east of I-270 and north of the City of Gaithersburg. This SMA proposes zoning reclassification for about 2,270 acres, adds the Montgomery Village Overlay zone, coterminous to the Master Plan boundaries, and reconfirms approximately 65 acres of R-200 for the PEPCO properties. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must run to the center of the adjacent right-of-way. Staff estimates approximately 177 acres of public rights-of-way that are subject to this change.

Since its inception, Montgomery Village has been in the Town Sector (TS) zone. Montgomery County's 2014 Zoning Ordinance specifies that certain zones (contained in Article 59-8), including the Town Sector zone are to be phased out and replaced when master plans that contain these zones are updated. For Montgomery Village, this rezoning task is complex due to the size of the area that must be rezoned. The Master Plan recommends 15 new zoning categories to replace the Town Sector zone, which covers approximately 2,512 acres. The proposed amendments to the Zoning Map include the following¹:

- 0.44 acres² from the TS zone to the R-200 zone,
- 1.6 acres² from the R-200 zone to the R-90 zone,
- 0.2 acres from the R-200 zone to the RE-1 zone,
- 86 acres in the Commercial Residential/Town (CRT) zone,
- 56 acres in the Commercial Residential/Neighborhood (CRN) zone,
- 24 acres in the Neighborhood Retail (NR) zone,
- 11 acres in the Employment Office (EOF) zone,
- 5 acres in the Industrial Low (IL) zone,
- 375 acres in the Residential Estate - 1 (RE-1) zone
- 220 acres in the Residential – 200 (R-200) zone
- 543 acres in the Residential – 90 (R-90) zone,
- 13 acres in the Residential – 60 (R-60) zone,
- 469 acres in the Townhouse Low Density (TLD) zone,
- 163 acres in the Townhouse Medium Density (TMD) zone,
- 54 acres in the Townhouse High Density (THD) zone,
- 43 acres in the Residential Multi-Unit Low Density – 30 (R-30) zone,
- 168 acres in the Residential Multi-Unit Medium Density – 20 (R-20) zone,
- 37 acres in the Residential Multi-Unit High Density – 10 (R-10) zone, and
- 2,512 acres in the Montgomery Village Overlay (MV) zone.

There are no pending local map amendments within the boundaries of the Montgomery Village Master Plan.

Proposed Sectional Map Amendment

The Montgomery Village Master Plan's overarching goals are to preserve the Village's character, maintain its public open spaces, encourage reinvestment and enhance connectivity. Additionally, with the adoption of the County's new Zoning Ordinance, the existing TS zone must be replaced with new zones. As a result, the Master Plan focused on two interrelated issues: potential redevelopment and new zoning recommendations for the entire Village. This SMA will comprehensively reclassify over 2,400 acres of land. Although approximately 96% of the Montgomery Village plan area is being reclassified, approximately 95% of the rezoning is to a Euclidean-based zone. This rezoning seeks to match the built or approved uses and densities to a comparable zone to support Master Plan recommendations to preserve the Village's

¹ Acres are net acres and do not include adjacent ROW.

² Please see **Corrective Map/Zoning Adjustment Amendments** of this report for proposed corrections.

character. The remainder of the lands being rezoned, approximately 5% is being reclassified to support Master Plan recommendations to encourage reinvestment, and promote newer, mixed use development that enhance connectivity. A summary table indicating the acres of change, the proposed rezoning and locational index are listed in Attachment 1.

The Master Plan split-zones the Normandy Lake/Montgomery Village Office Park (NL/MVOP) property, which is located on the west side of Montgomery Village Avenue at its intersection with Walkers Choice Road (see sites 10 and 13, Attachment 2). The NL/MVOP is approximately 21 acres in size. Staff recommends that approximately 19 acres be placed in the R-20 zone and 2 acres in the EOF 0.5, H-50 zone to reflect the existing uses (see Attachment 12). The metes and bounds description is attached to this report (see Attachment 46).

Cider Mill Apartments (see sites 26 and 27, Attachment 2), located on the southeast side of Montgomery Village and north of Lost Knife Road is proposed to be split-zoned as well (see Attachment 16). Cider Mill is approximately 42 acres in size with approximately 14 acres, known as Parcel A, Hamlet Associates, et al., proposed for the CRT-1.5, C-0.25, R-1.25, H-75 zone and the remaining 28 acres (Parcels B and C, Hamlet Associates, et al.) proposed for CRN-0.5, C-0.0, R-0.5, H-40.

This SMA includes the mapping of the Montgomery Village Overlay zone (MVOZ), Montgomery County Ordinance Number 18-10, which is coterminous with the Montgomery Village Master Plan area. The purpose of the MVOZ is to facilitate the preservation of the residential character and open space system that exists in the Village.

The recommended changes to the zones are found in Attachments 8 – 45 and a summary change index can be found in Attachments 2, 3, and 4.

Corrective Map/Zoning Adjustment Amendments

In accordance with the Zoning Ordinance, zoning lines are generally drawn to property lines. Property lines change over time through the subdivision process. Changes in property boundaries occur more often than the changes to the zoning maps, which can occur only through District Council action. The Planning Department is responsible for maintaining the zoning maps, and generally uses the State Tax Assessor's property maps as the base on which to draw zoning boundaries, unless a property is intentionally split-zoned during a rezoning process. Some of these property boundary changes may create situations where zoning boundaries are not coterminous with the property boundaries even if it was not the intent of the original zoning action to split zone these properties. A "correction" of these boundaries is appropriate to eliminate any complications in the implementation of the zoning controls without negatively impacting the intended, current and proposed use of the property.

Additional mapping errors may occur in a couple of different ways, including incorrect interpretation of parcel lines during the application of a local map or sectional map amendment. These areas may lie inside the master or sector plan boundaries, or they may be outside of master plan boundaries.

A Corrective Map Amendment process allows for correction of inadvertent omissions and mistakes without impacting the original intent of the rezoning actions. Per Section 7.2.3, the Zoning Ordinance also allows the SMA process to incorporate Corrective Map Amendments or zoning adjustments as part of an SMA application.

Staff has identified four actions due to technical mapping error because of a misinterpretation of parcel lines during the application of a local map amendment or zoning line adjustments. Three of the four corrections (Change Nos. 24, 118 and 121) involve parcels that should have been classified in the TS zone. However, since the Montgomery Village Master Plan recommends the comprehensive reclassification of over 2,400 acres of TS zone (as required by the 2014 Zoning Ordinance), the correction must be to a zone other than TS. Rather than recommending two actions to correct the TS zone and reclassify the property to the equivalent residential zone, staff is recommending to “correct” these technical errors by applying the appropriate zone identified through the Master Plan process, but noting the correction for future zoning map interpretations.

Corrective Map Amendment (CMA) 1 (Attachment 42) identified as Parcel P061, is located to the south of East Village Avenue, just outside of the Montgomery Village Master Plan area. This mapping error occurred as part of LMA G-468, when lands adjacent to this property were rezoned to the TS zone. Staff found this to be an inadvertent mistake and recommends reclassifying approximately 0.44 acres of P061 from the TS zone to the R-200 zone in order to correctly show the intent of the zoning boundaries established in G-468.

Change #24 (Attachment 15) is located on the north side of Pennywise Lane, near its intersection with Emory Grove Road and is identified as Lots 10-18, Block A, Poplar Spring. This mapping error occurred as part of LMA E-327, when this land was reclassified from the R-R zone to the TS zone in 1967. The zoning map incorrectly excluded portions of these properties, although they were identified in the map amendment. Staff found this to be an inadvertent mistake and recommends reclassifying approximately 0.71 acres of Lots 10-18, Block A, Poplar Spring from the R-200 zone to the R-90 zone with the Montgomery Village Overlay zone in order to correctly show the intent of the zoning boundaries established in E-327.

Change #118 (Attachment 42) is located southeast of East Village Avenue at its intersection with Doubleland Road and is identified as Parcel P895. This mapping error occurred as part of LMA G-468, when this property was reclassified from the R-200 zone to the TS zone. The zoning map incorrectly excluded portions of this property, although it was identified in the map amendment. Staff found this to be an inadvertent mistake and recommends reclassifying approximately 0.2 acres of land from the R-200 zone to the RE-1 zone with the Montgomery Village Overlay zone.

Change #121 (Attachment 42) is located on the southeast side of Warfield Road and Doubleland Road and identified as Lots 95-99 and Parcel M of “The Downs,” Plat #440, East Village. This mapping error occurred as part of LMA G-124, when this land was reclassified from the R-200 zone to the TS zone. The zoning map incorrectly excluded portions of these

properties, although they were identified in the map amendment. Staff found this to be an inadvertent mistake and recommends reclassifying approximately 0.9 acres of land from the R-200 zone to the R-90 zone with the Montgomery Village Overlay zone.

Conclusion

Staff requests the Planning Board file the proposed Sectional Map Amendment in order to implement the zoning recommendations of the 2016 Montgomery Village Master Plan and implement the corrections described above.

Attachments:

- Attachment 1 Proposed Zoning Reclassifications
- Attachment 2 Index Map for the Sectional Map Amendment (H-112)
- Attachment 3 Index Map for the Lower Village Changes
- Attachment 4 Index Map for the Middle Village Changes
- Attachment 5 Index Map for the Upper Village, Westside Changes
- Attachment 6 Index Map for the Upper Village, Eastside Changes
- Attachment 7 Montgomery Village Overlay Zone
- Attachments 8 – 45 Proposed Zone Boundary Changes (individual property changes)
- Attachment 46 Metes and Bounds Description of Montgomery Village Office Park (Change 13)

ATTACHMENT 1

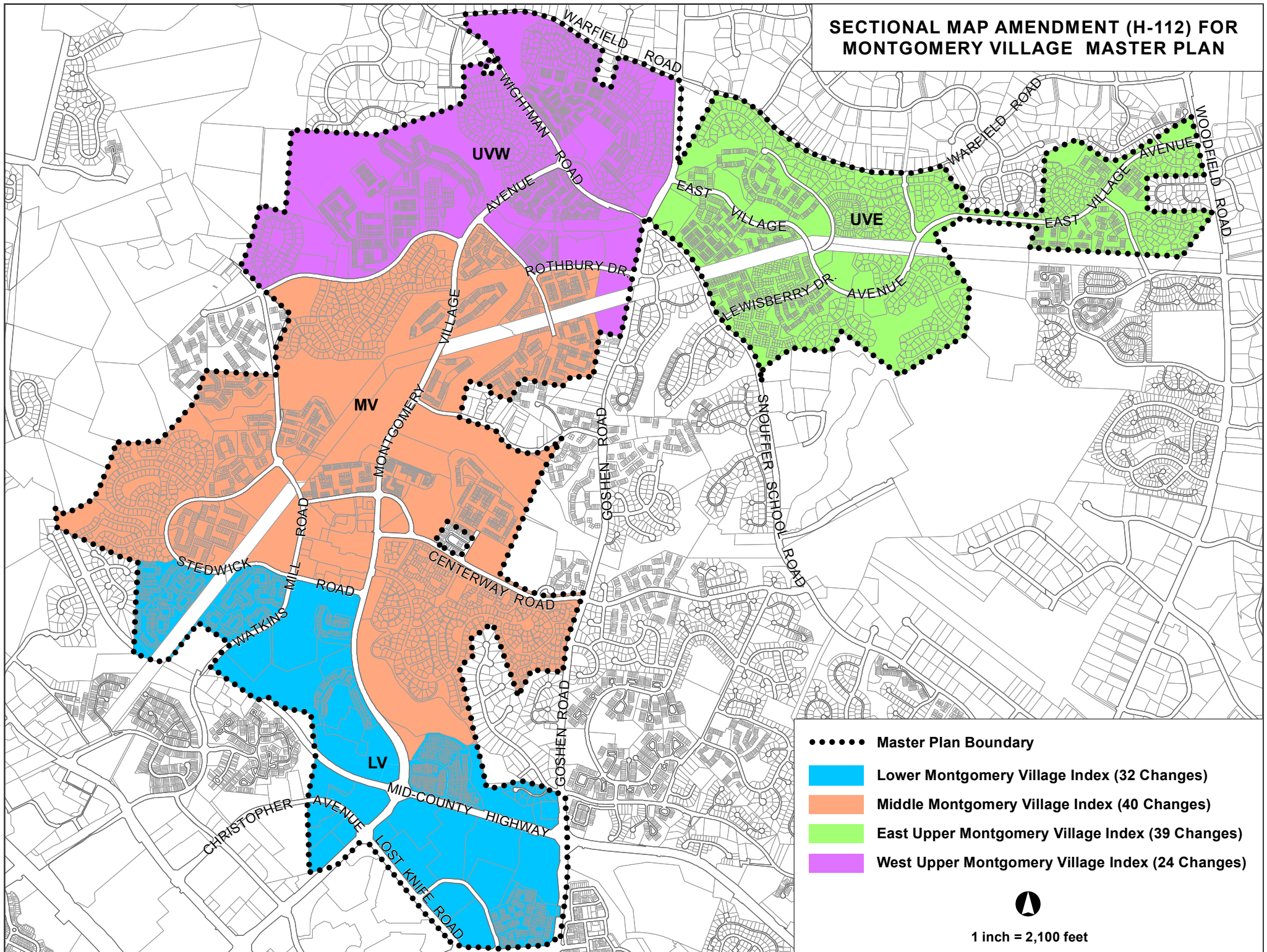
Summarized Change Index

Change No.	Existing Zone	Proposed Zone	Total Changes (in acres)
1, 3, 8, 20, 33, 35, 37, 40, 43, 44, 53, 71, 73, 75, 80, 83, 84, 87, 92, 99, 103, 114, 116, 119, 122, 123, 128, 130, 131, 134	T-S	RE-1	375.24
5, 17, 21, 23, 29, 38, 48, 49, 50, 55, 65, 66, 67, 68, 76, 89, 112, 113, 117	T-S	R-200	219.66
22, 34, 47, 69, 70, 74, 82, 85, 106, 109, 115, 120, 127, 132, 135	T-S	R-90	542.82
107	T-S	R-60	13.19
2, 4, 36, 39, 46, 56, 58, 61, 79, 81, 88, 93, 100, 110, 111, 126, 129, 133	T-S	TLD	469.37
7, 9, 12, 41, 42, 45, 57, 77, 90, 102, 104, 105, 125	T-S	TMD	162.67
32, 86, 101	T-S	THD	54.45
11, 18, 63, 64, 94	T-S	R-10	37.68
6, 10, 14, 19, 31, 52, 62, 78, 108	T-S	R-20	168.00
15, 28	T-S	R-30	42.50
26	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
54	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
25	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
72	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
27	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
30	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
51	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
60	T-S	EOF-0.5 H-45	1.70
13, 91	T-S	EOF-0.5 H-50	3.96
16	T-S	EOF-0.75 H-100	5.78
97	T-S	IL-0.5 H-45	5.26
95, 96, 98	T-S	NR-0.25 H-45	23.58
	N/A	Montgomery Village Overlay Zone	2,435

Corrective Amendments & Zoning Line Adjustments

Change No.	Existing Zone	Proposed Zone	Total Changes (in acres)
24	R-200	R-90	0.72
121	R-200	R-90	0.93
118	R-200	RE-1	0.20
124	R-200	RE-1	1.15
CMA 1	T-S	R-200	0.44

SECTIONAL MAP AMENDMENT (H-112) FOR
MONTGOMERY VILLAGE MASTER PLAN

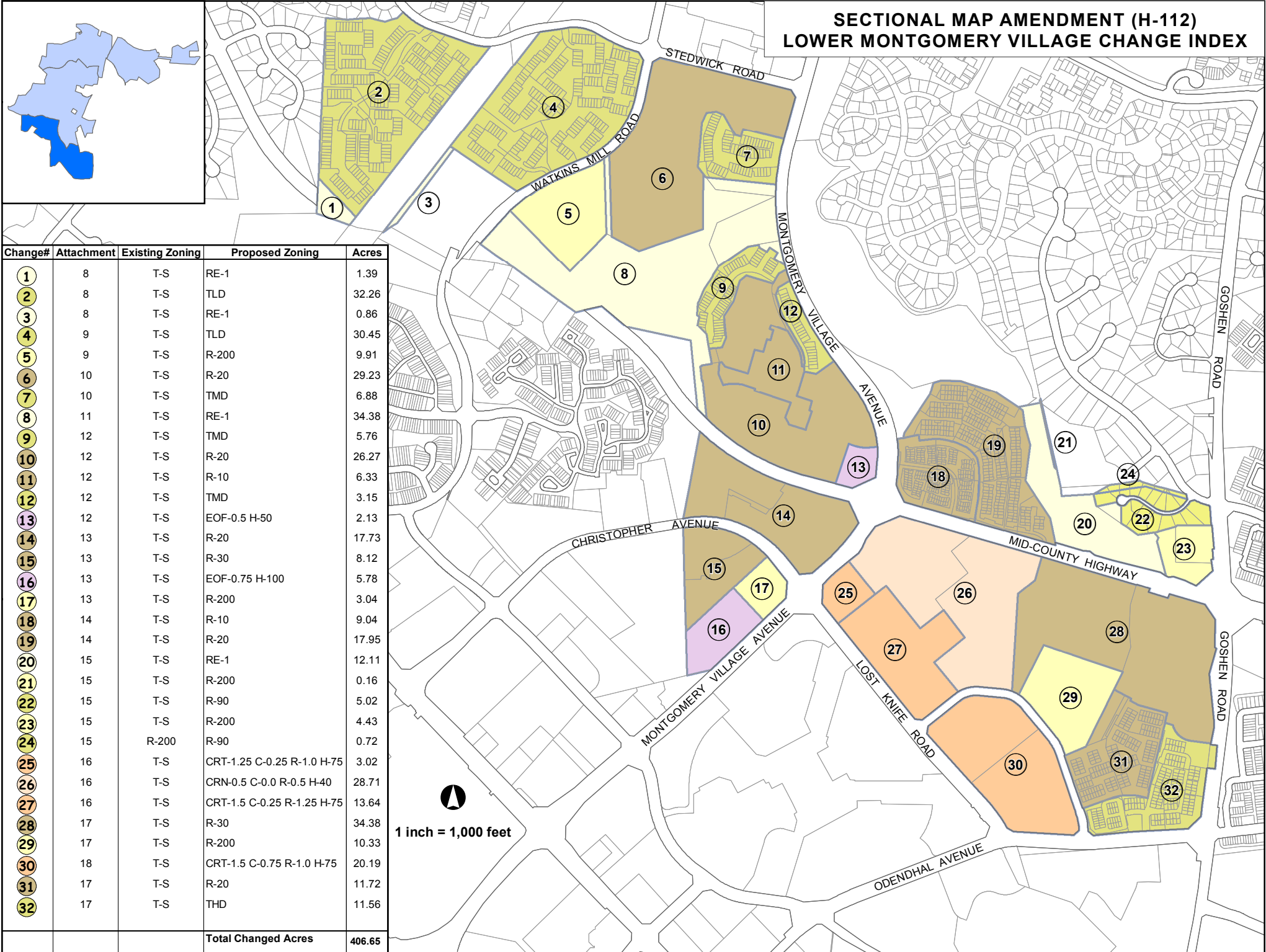


- Master Plan Boundary
- Lower Montgomery Village Index (32 Changes)
- Middle Montgomery Village Index (40 Changes)
- East Upper Montgomery Village Index (39 Changes)
- West Upper Montgomery Village Index (24 Changes)



1 inch = 2,100 feet

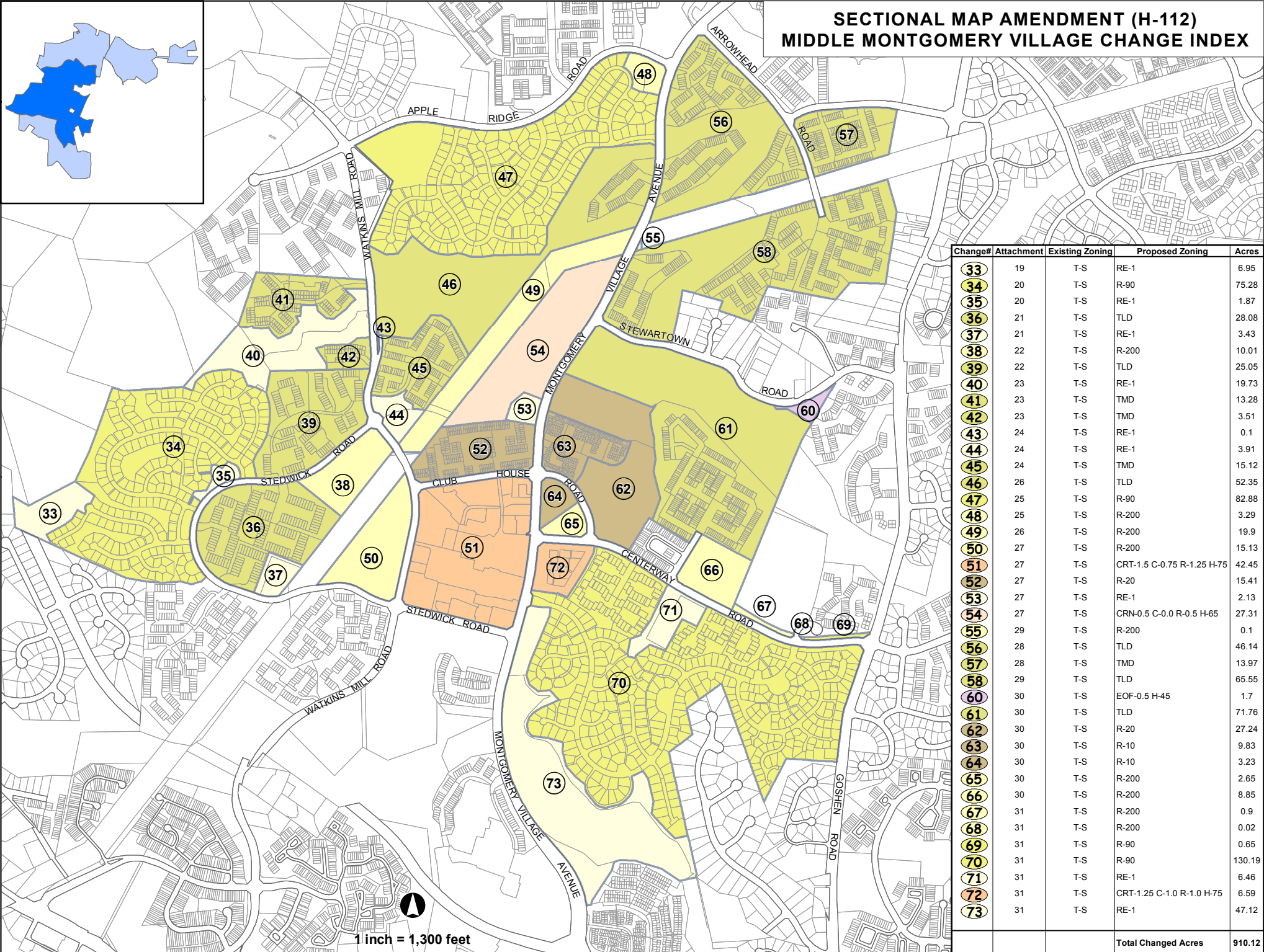
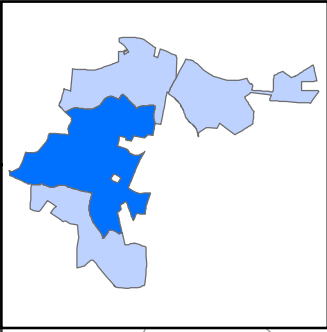
SECTIONAL MAP AMENDMENT (H-112)
LOWER MONTGOMERY VILLAGE CHANGE INDEX



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
1	8	T-S	RE-1	1.39
2	8	T-S	TLD	32.26
3	8	T-S	RE-1	0.86
4	9	T-S	TLD	30.45
5	9	T-S	R-200	9.91
6	10	T-S	R-20	29.23
7	10	T-S	TMD	6.88
8	11	T-S	RE-1	34.38
9	12	T-S	TMD	5.76
10	12	T-S	R-20	26.27
11	12	T-S	R-10	6.33
12	12	T-S	TMD	3.15
13	12	T-S	EOF-0.5 H-50	2.13
14	13	T-S	R-20	17.73
15	13	T-S	R-30	8.12
16	13	T-S	EOF-0.75 H-100	5.78
17	13	T-S	R-200	3.04
18	14	T-S	R-10	9.04
19	14	T-S	R-20	17.95
20	15	T-S	RE-1	12.11
21	15	T-S	R-200	0.16
22	15	T-S	R-90	5.02
23	15	T-S	R-200	4.43
24	15	R-200	R-90	0.72
25	16	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
26	16	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
27	16	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
28	17	T-S	R-30	34.38
29	17	T-S	R-200	10.33
30	18	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
31	17	T-S	R-20	11.72
32	17	T-S	THD	11.56
Total Changed Acres				406.65

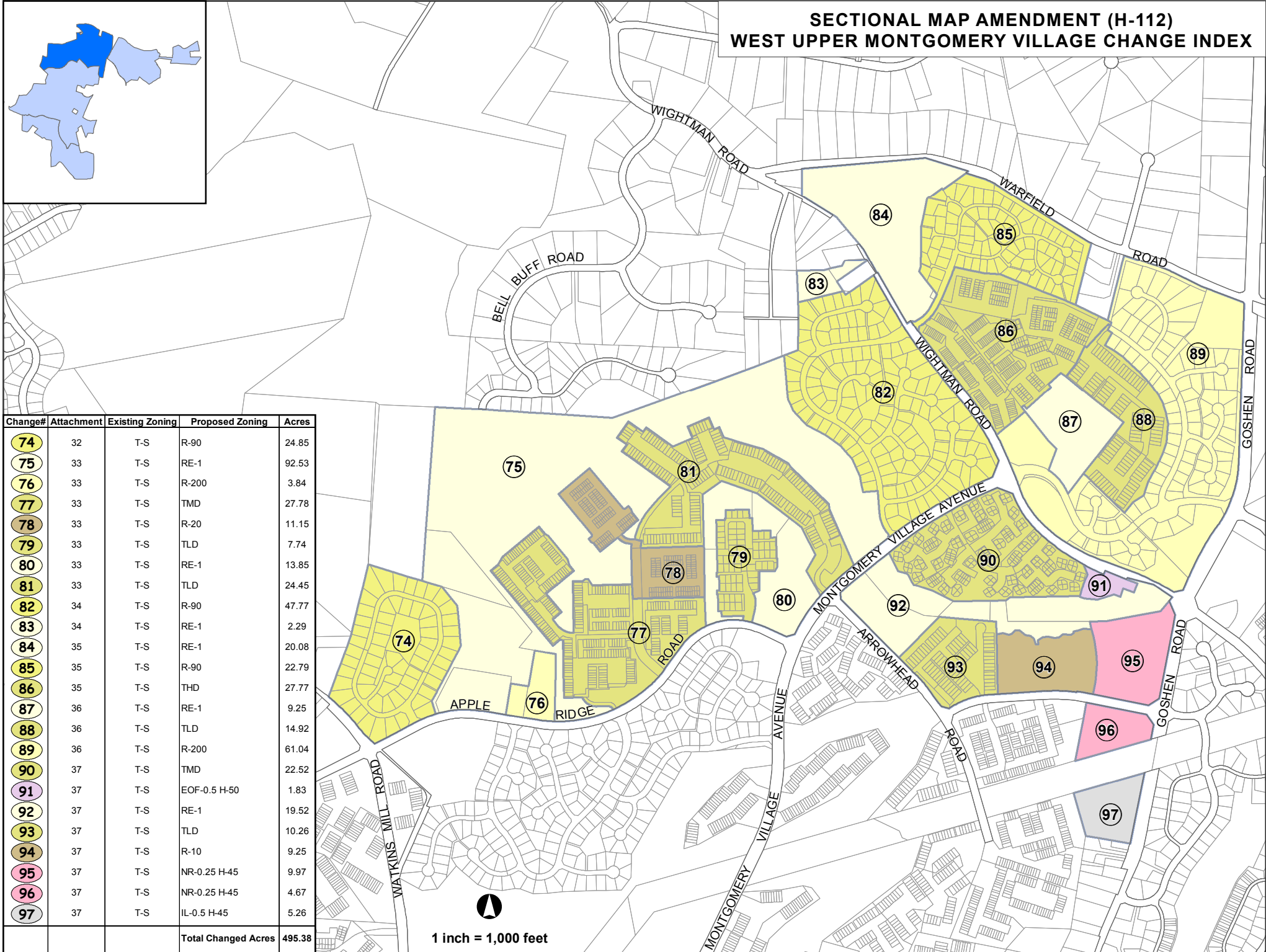
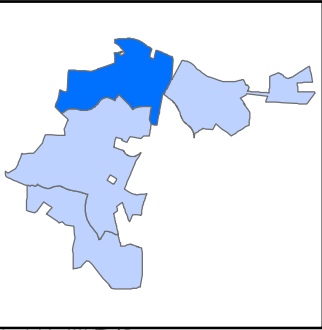
1 inch = 1,000 feet

SECTIONAL MAP AMENDMENT (H-112)
MIDDLE MONTGOMERY VILLAGE CHANGE INDEX



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
33	19	T-S	RE-1	6.95
34	20	T-S	R-90	75.28
35	20	T-S	RE-1	1.87
36	21	T-S	TLD	28.08
37	21	T-S	RE-1	3.43
38	22	T-S	R-200	10.01
39	22	T-S	TLD	25.05
40	23	T-S	RE-1	19.73
41	23	T-S	TMD	13.28
42	23	T-S	TMD	3.51
43	24	T-S	RE-1	0.1
44	24	T-S	RE-1	3.91
45	24	T-S	TMD	15.12
46	26	T-S	TLD	52.35
47	25	T-S	R-90	82.88
48	25	T-S	R-200	3.29
49	26	T-S	R-200	19.9
50	27	T-S	R-200	15.13
51	27	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
52	27	T-S	R-20	15.41
53	27	T-S	RE-1	2.13
54	27	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
55	29	T-S	R-200	0.1
56	28	T-S	TLD	46.14
57	28	T-S	TMD	13.97
58	29	T-S	TLD	65.55
60	30	T-S	EOF-0.5 H-45	1.7
61	30	T-S	TLD	71.76
62	30	T-S	R-20	27.24
63	30	T-S	R-10	9.83
64	30	T-S	R-10	3.23
65	30	T-S	R-200	2.65
66	30	T-S	R-200	8.85
67	31	T-S	R-200	0.9
68	31	T-S	R-200	0.02
69	31	T-S	R-90	0.65
70	31	T-S	R-90	130.19
71	31	T-S	RE-1	6.46
72	31	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
73	31	T-S	RE-1	47.12
			Total Changed Acres	910.12

SECTIONAL MAP AMENDMENT (H-112)
WEST UPPER MONTGOMERY VILLAGE CHANGE INDEX

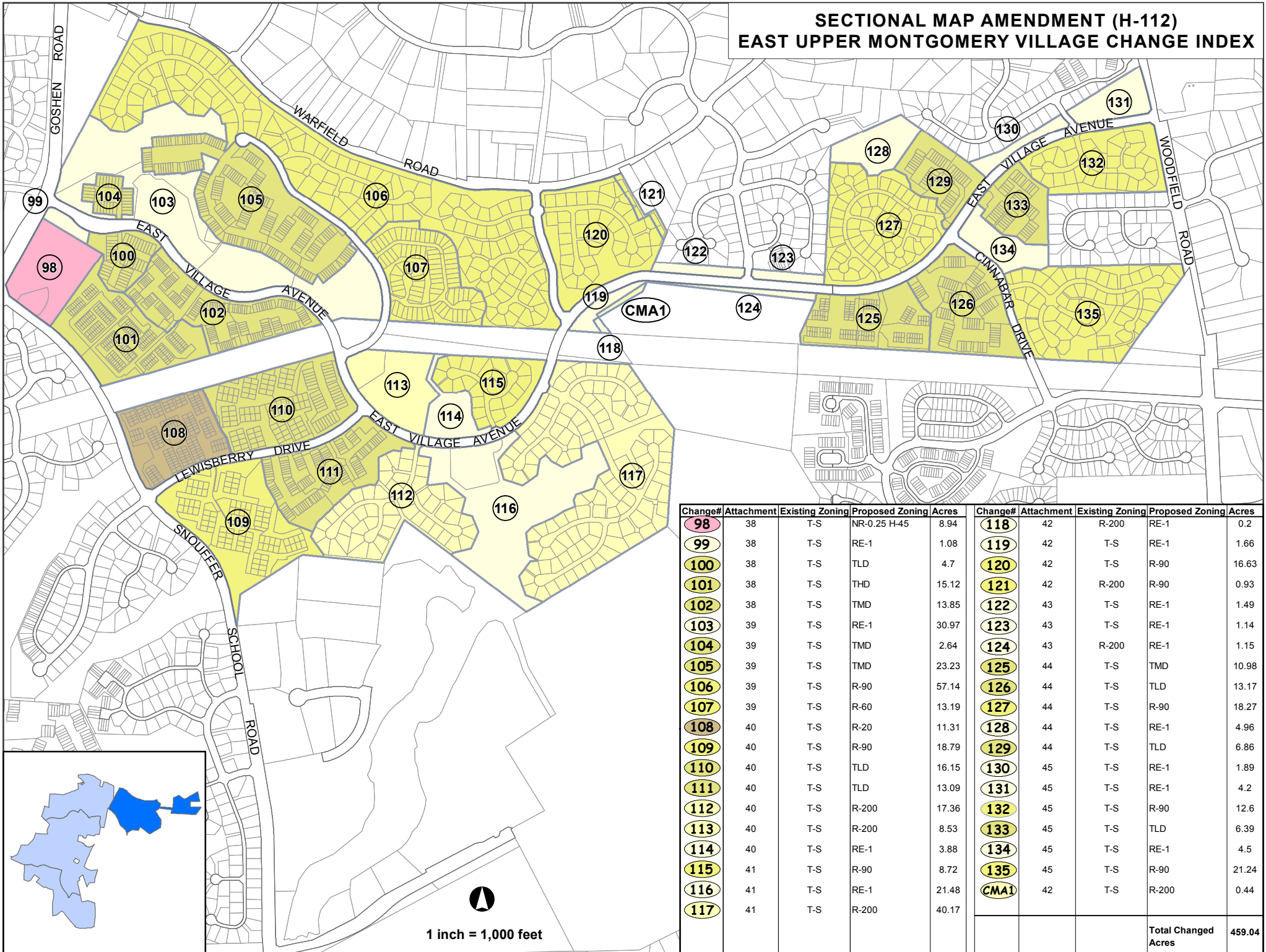


Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
74	32	T-S	R-90	24.85
75	33	T-S	RE-1	92.53
76	33	T-S	R-200	3.84
77	33	T-S	TMD	27.78
78	33	T-S	R-20	11.15
79	33	T-S	TLD	7.74
80	33	T-S	RE-1	13.85
81	33	T-S	TLD	24.45
82	34	T-S	R-90	47.77
83	34	T-S	RE-1	2.29
84	35	T-S	RE-1	20.08
85	35	T-S	R-90	22.79
86	35	T-S	THD	27.77
87	36	T-S	RE-1	9.25
88	36	T-S	TLD	14.92
89	36	T-S	R-200	61.04
90	37	T-S	TMD	22.52
91	37	T-S	EOF-0.5 H-50	1.83
92	37	T-S	RE-1	19.52
93	37	T-S	TLD	10.26
94	37	T-S	R-10	9.25
95	37	T-S	NR-0.25 H-45	9.97
96	37	T-S	NR-0.25 H-45	4.67
97	37	T-S	IL-0.5 H-45	5.26
Total Changed Acres				495.38



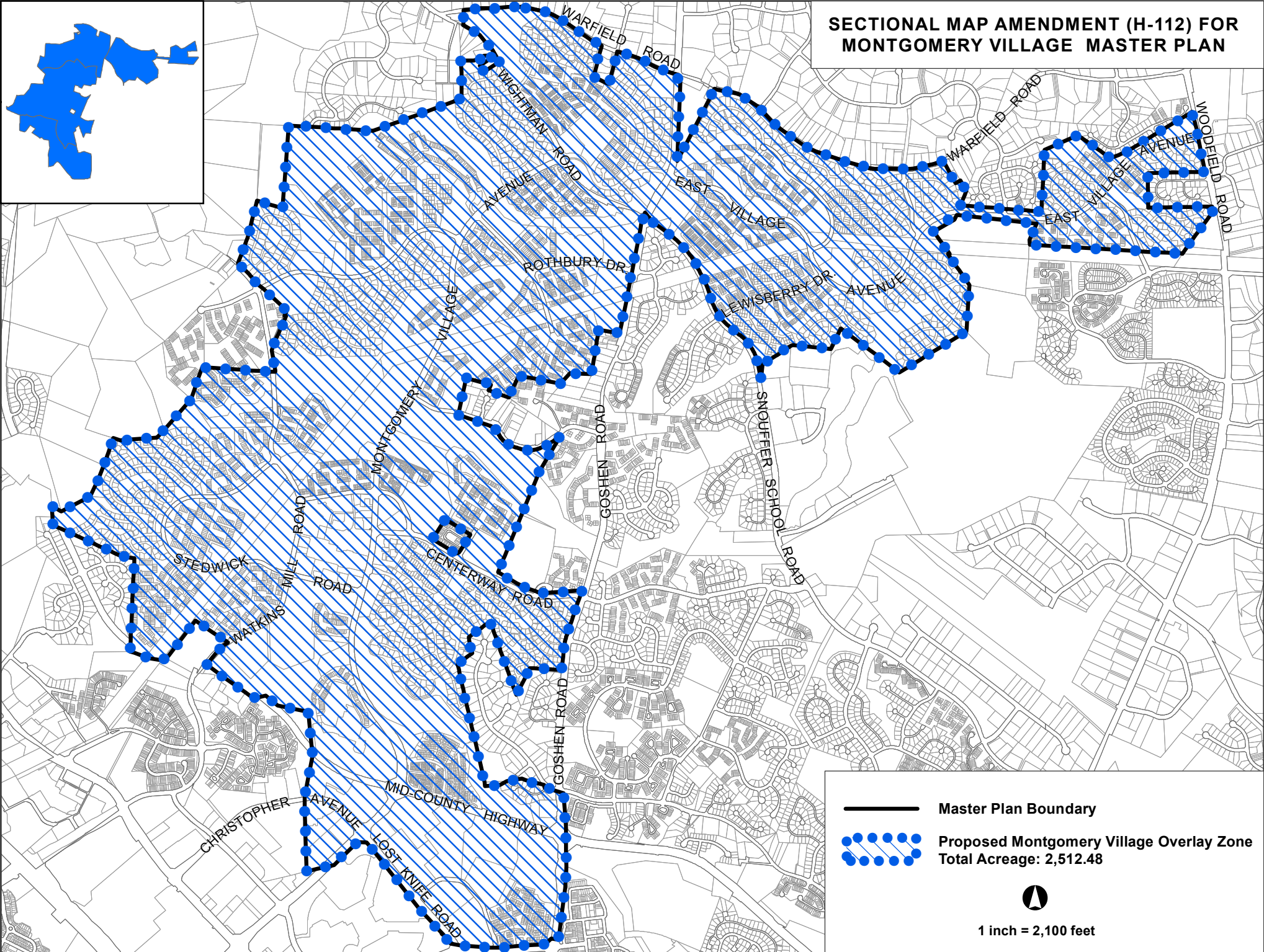
1 inch = 1,000 feet

**SECTIONAL MAP AMENDMENT (H-112)
EAST UPPER MONTGOMERY VILLAGE CHANGE INDEX**



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres	Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
98	38	T-S	NR-0.25 H-45	8.94	118	42	R-200	RE-1	0.2
99	38	T-S	RE-1	1.08	119	42	T-S	RE-1	1.66
100	38	T-S	TLD	4.7	120	42	T-S	R-90	16.63
101	38	T-S	THD	15.12	121	42	R-200	R-90	0.93
102	38	T-S	TMD	13.85	122	43	T-S	RE-1	1.49
103	39	T-S	RE-1	30.97	123	43	T-S	RE-1	1.14
104	39	T-S	TMD	2.64	124	43	R-200	RE-1	1.15
105	39	T-S	TMD	23.23	125	44	T-S	TMD	10.98
106	39	T-S	R-90	57.14	126	44	T-S	TLD	13.17
107	39	T-S	R-60	13.19	127	44	T-S	R-90	18.27
108	40	T-S	R-20	11.31	128	44	T-S	RE-1	4.96
109	40	T-S	R-90	18.79	129	44	T-S	TLD	6.86
110	40	T-S	TLD	16.15	130	45	T-S	RE-1	1.89
111	40	T-S	TLD	13.09	131	45	T-S	RE-1	4.2
112	40	T-S	R-200	17.36	132	45	T-S	R-90	12.6
113	40	T-S	R-200	8.53	133	45	T-S	TLD	6.39
114	40	T-S	RE-1	3.88	134	45	T-S	RE-1	4.5
115	41	T-S	R-90	8.72	135	45	T-S	R-90	21.24
116	41	T-S	RE-1	21.48	CMA1	42	T-S	R-200	0.44
117	41	T-S	R-200	40.17					
								Total Changed Acres	459.04

SECTIONAL MAP AMENDMENT (H-112) FOR
MONTGOMERY VILLAGE MASTER PLAN

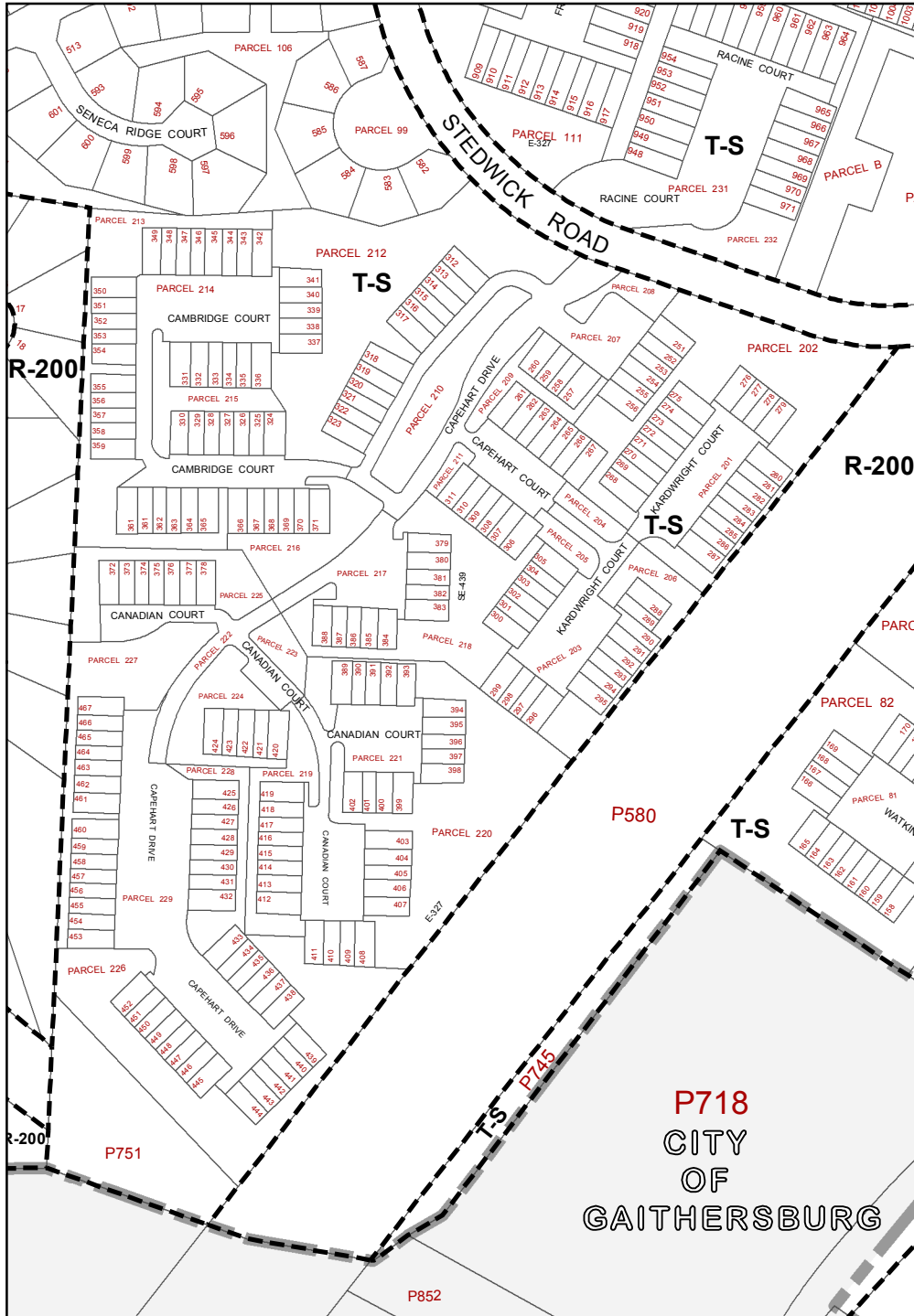


- Master Plan Boundary
- Proposed Montgomery Village Overlay Zone
Total Acreage: 2,512.48



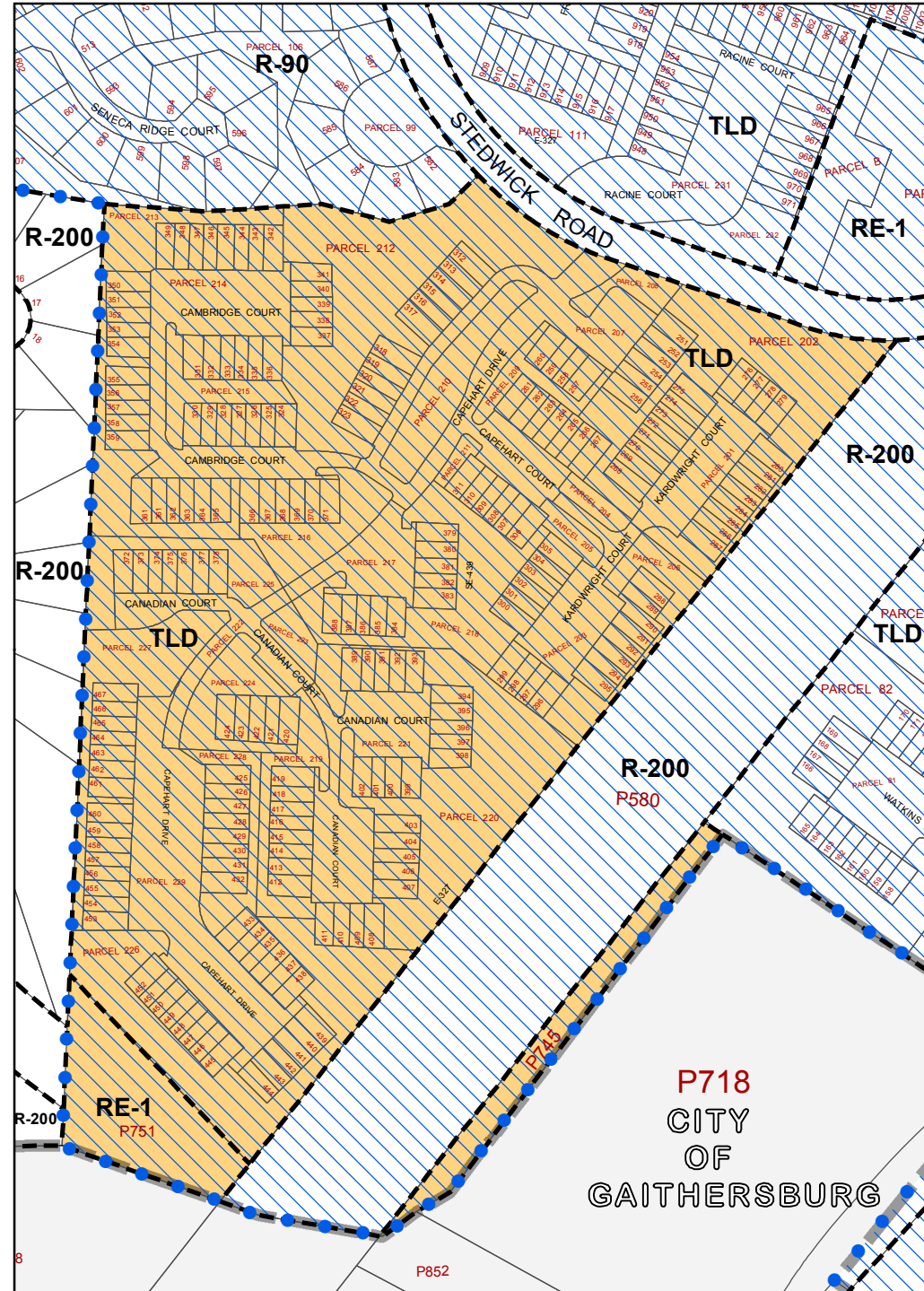
1 inch = 2,100 feet

ATTACHMENT 8
Existing Zoning



Map Grid: 226NW10

Proposed Zoning

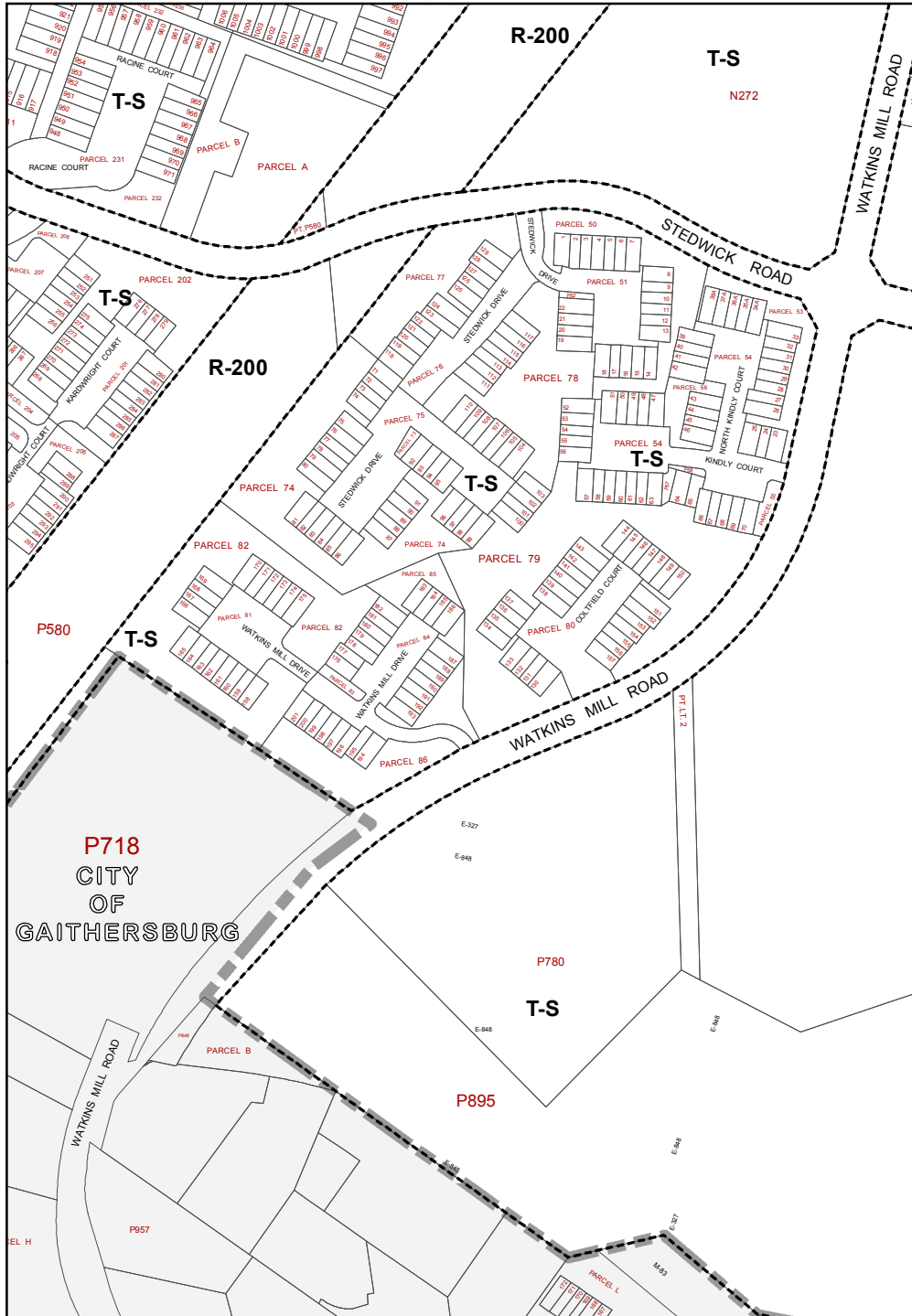


 Proposed Montgomery Village Overlay Zone

1 in = 300 ft

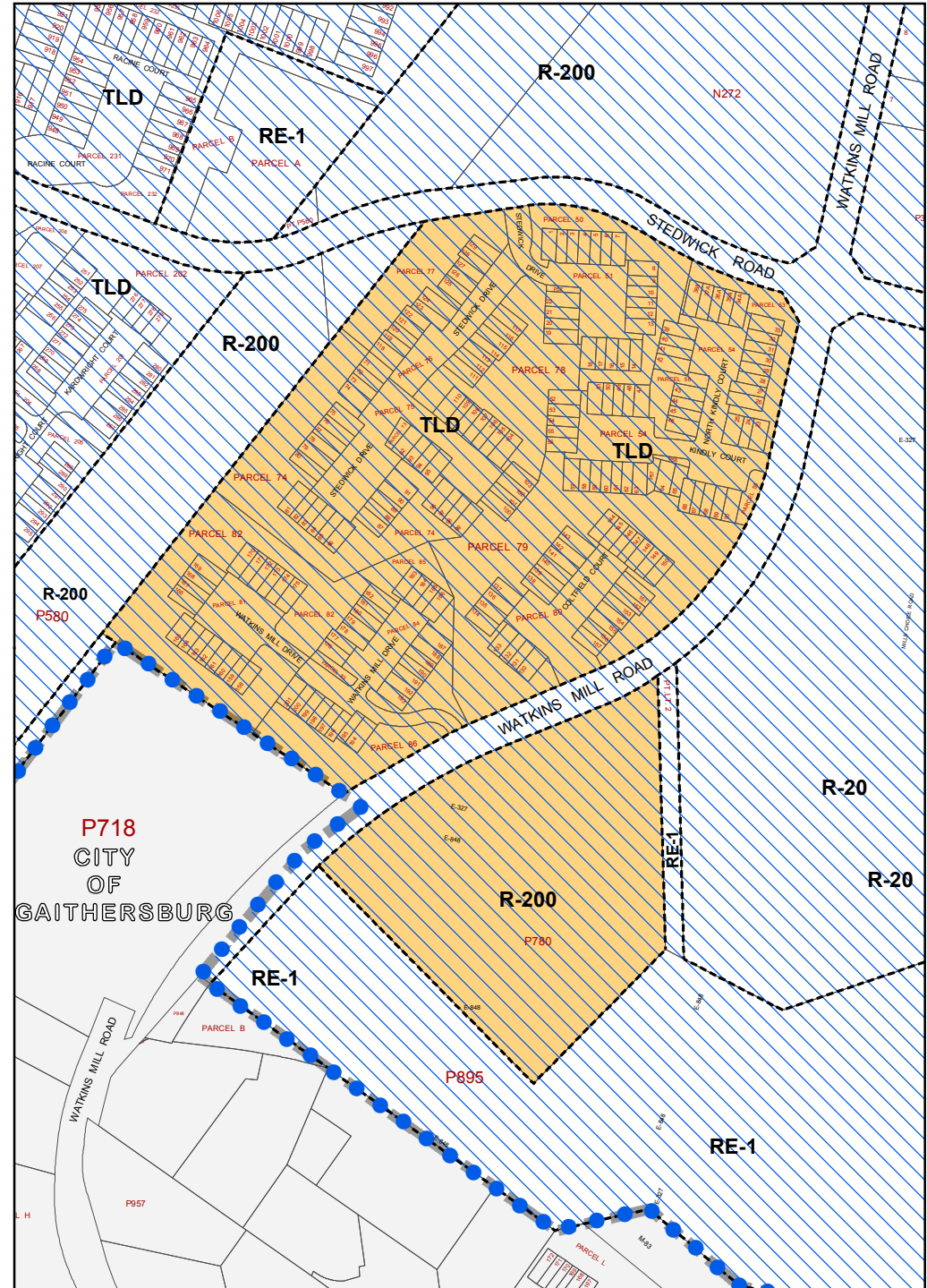
ATTACHMENT 9
Existing Zoning

Changes 4, 5



Map Grid: 226NW10

Proposed Zoning

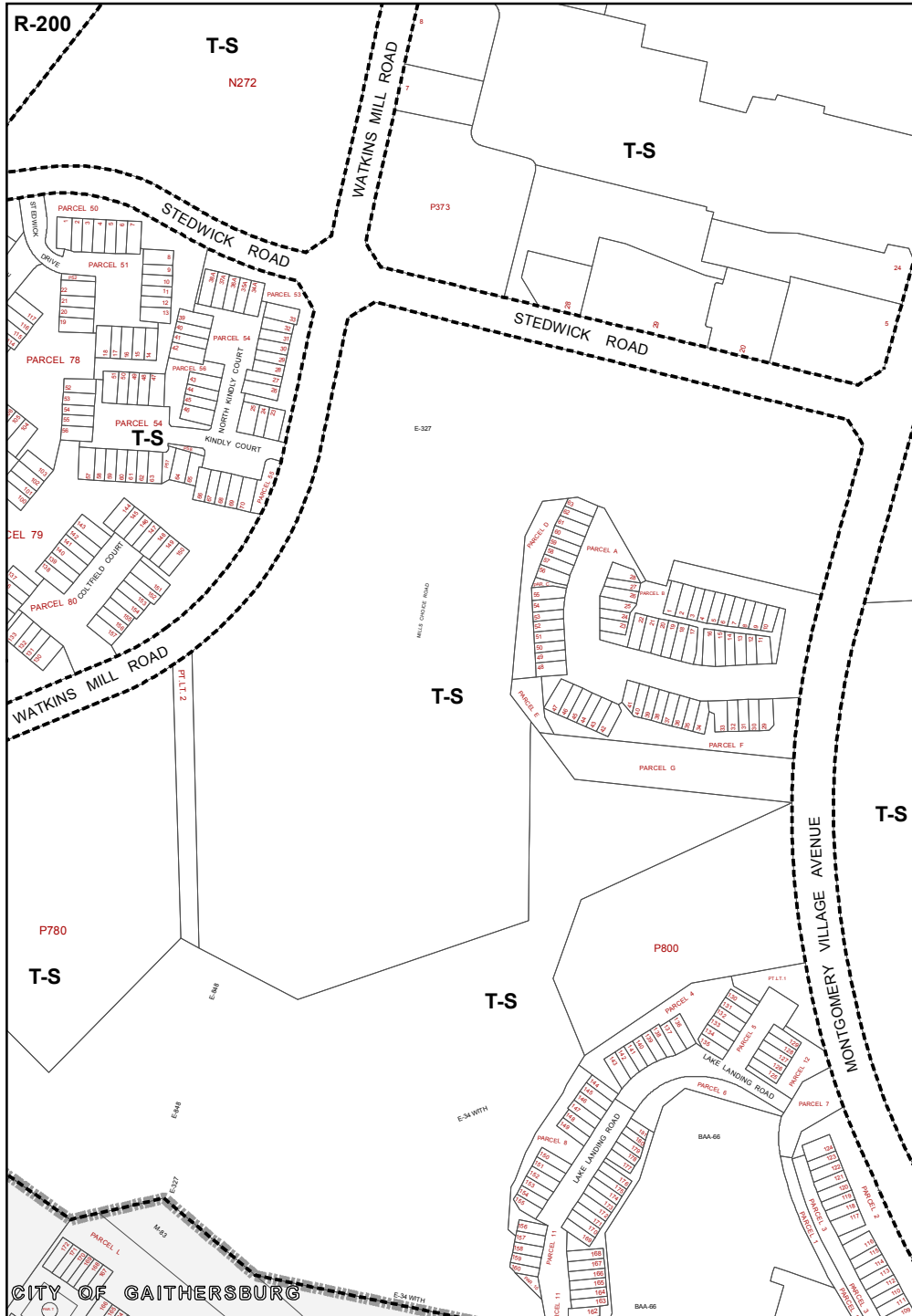


 Proposed Montgomery Village Overlay Zone

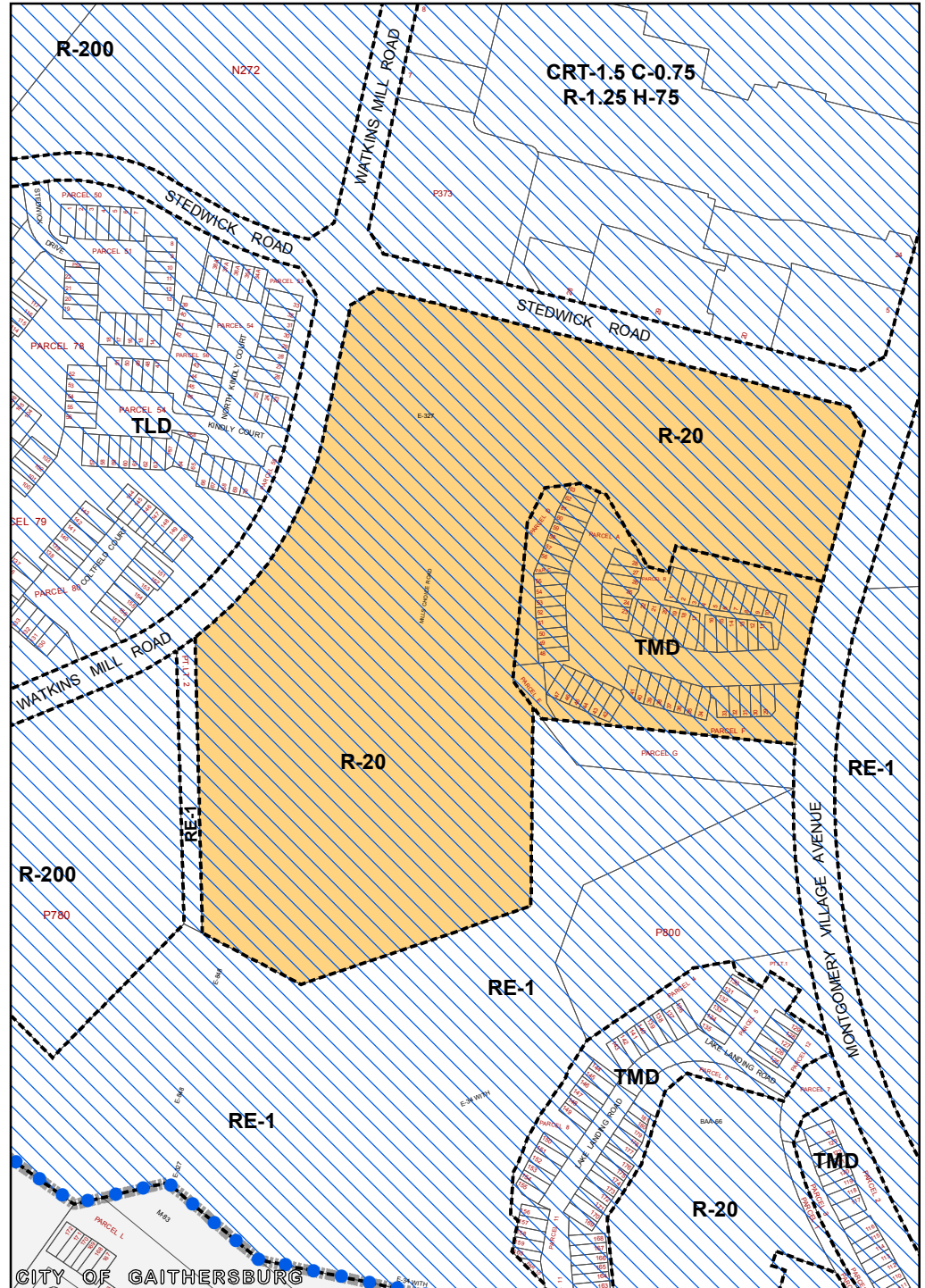
1 in = 400 ft

ATTACHMENT 10
Existing Zoning

Changes 6, 7



Proposed Zoning



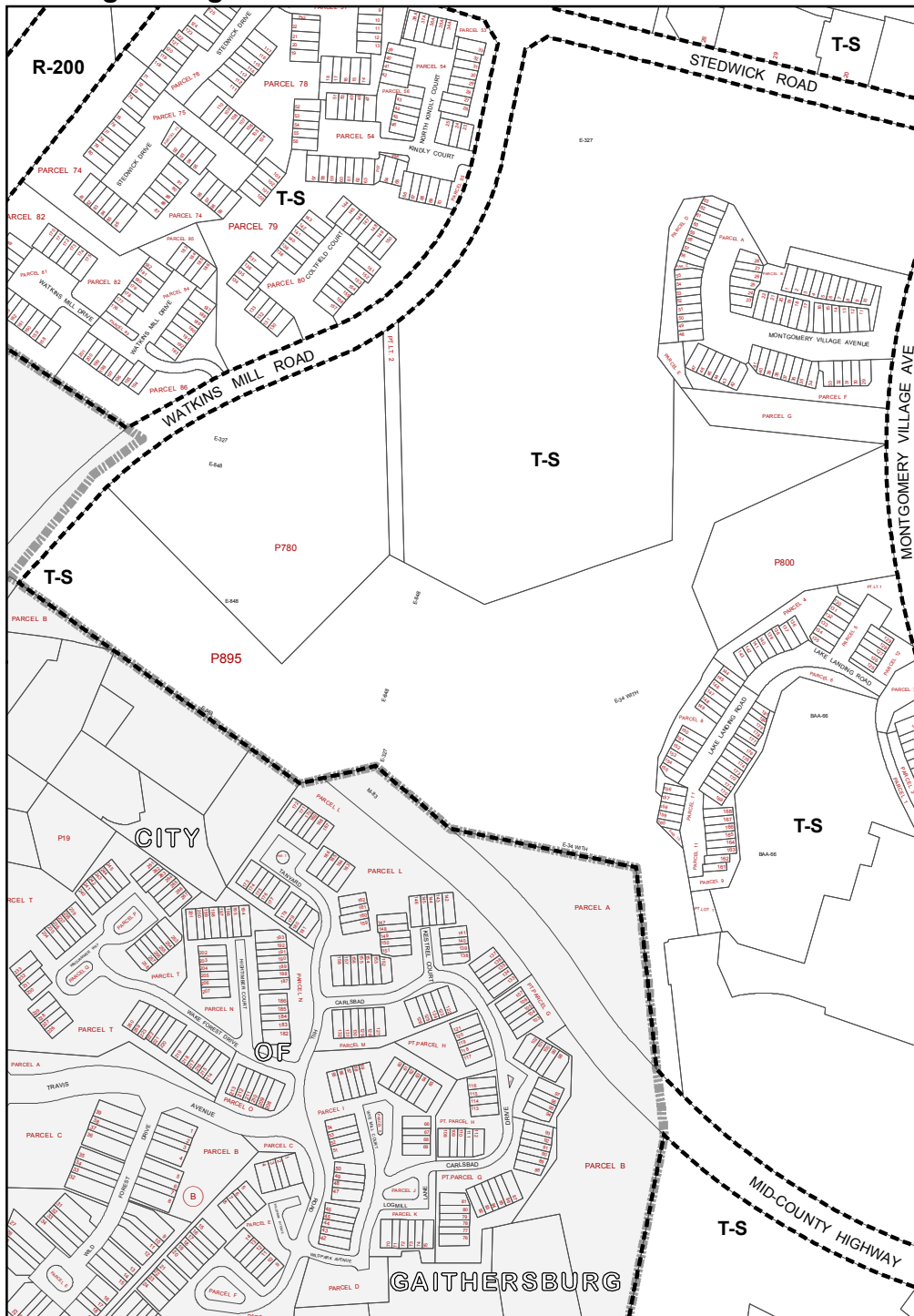
Map Grid: 225 & 226NW10

 Proposed Montgomery Village Overlay Zone

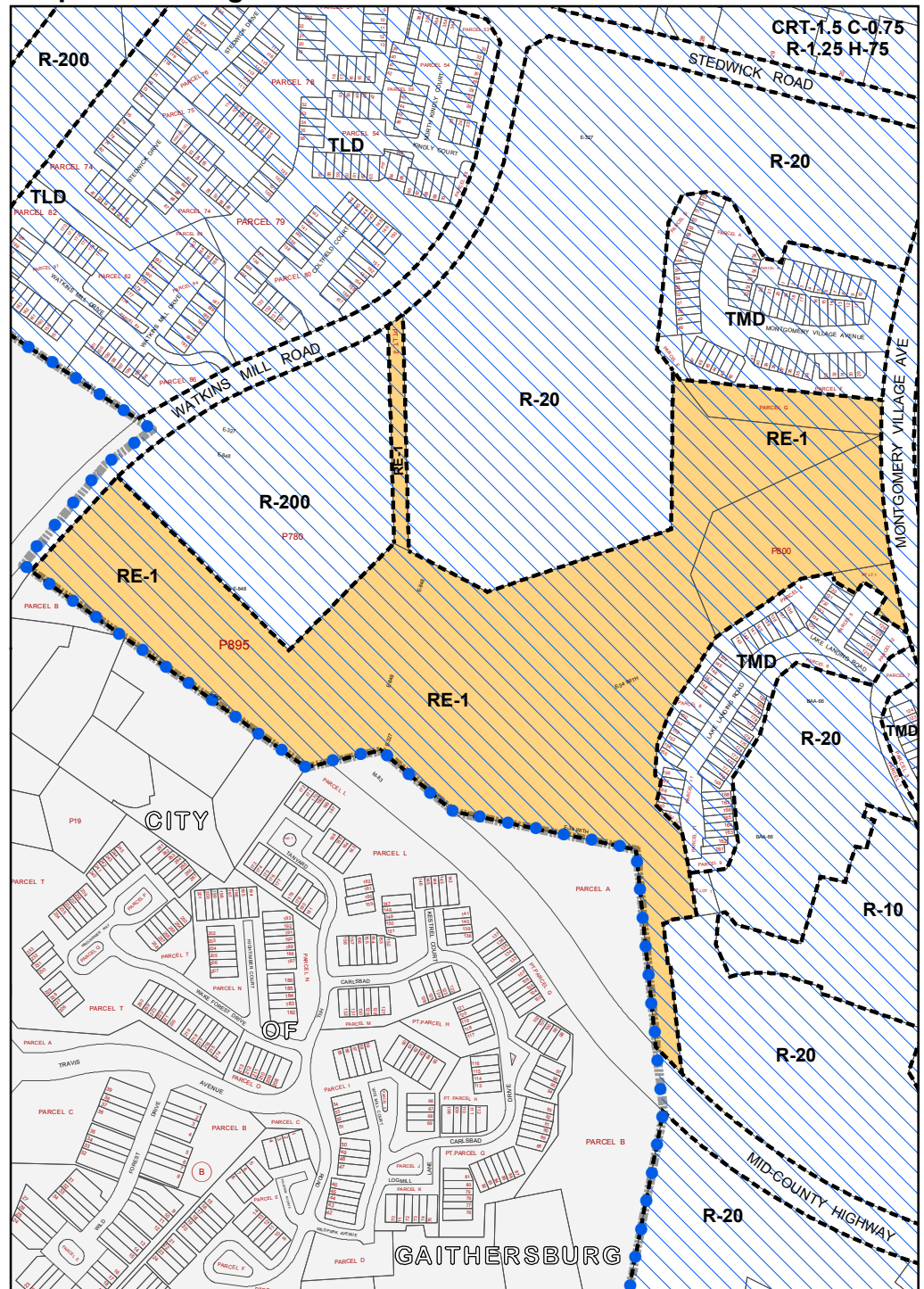
1 in = 400 ft

ATTACHMENT 11
Existing Zoning


Change 8



Proposed Zoning



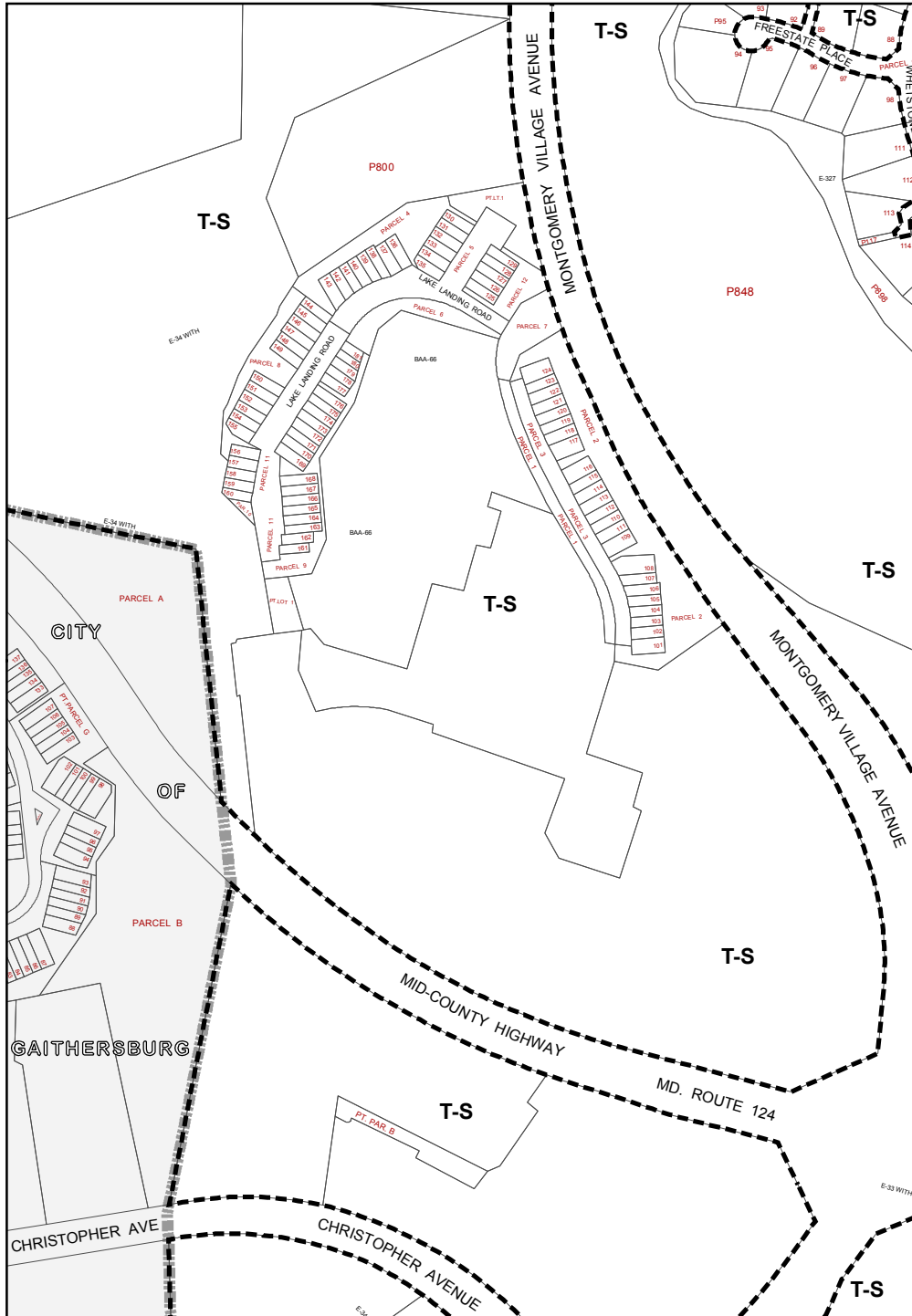
Map Grid: 225 & 226NW10

 Proposed Montgomery Village Overlay Zone

1 in = 500 ft

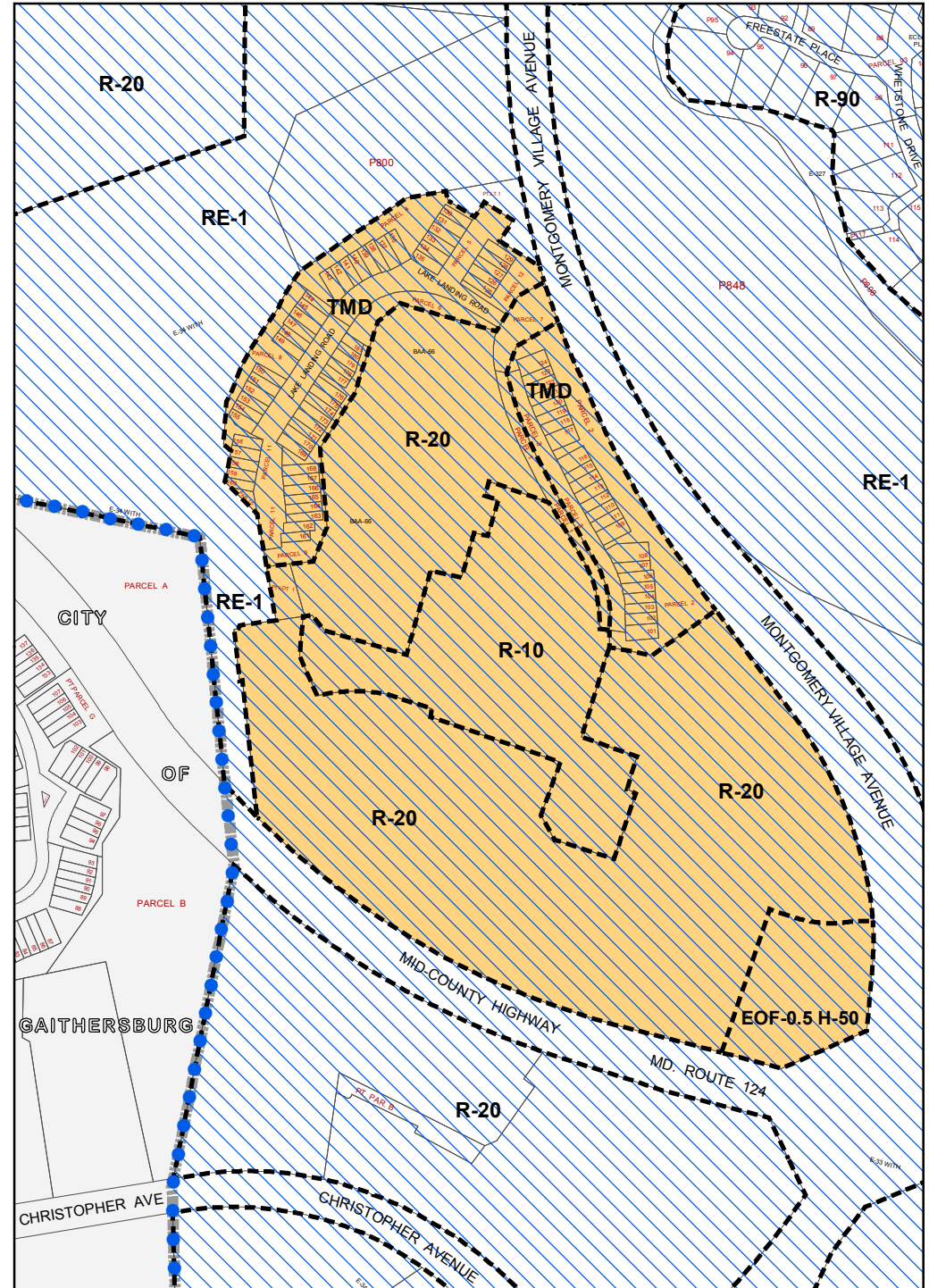
ATTACHMENT 12
Existing Zoning


Changes 9-13



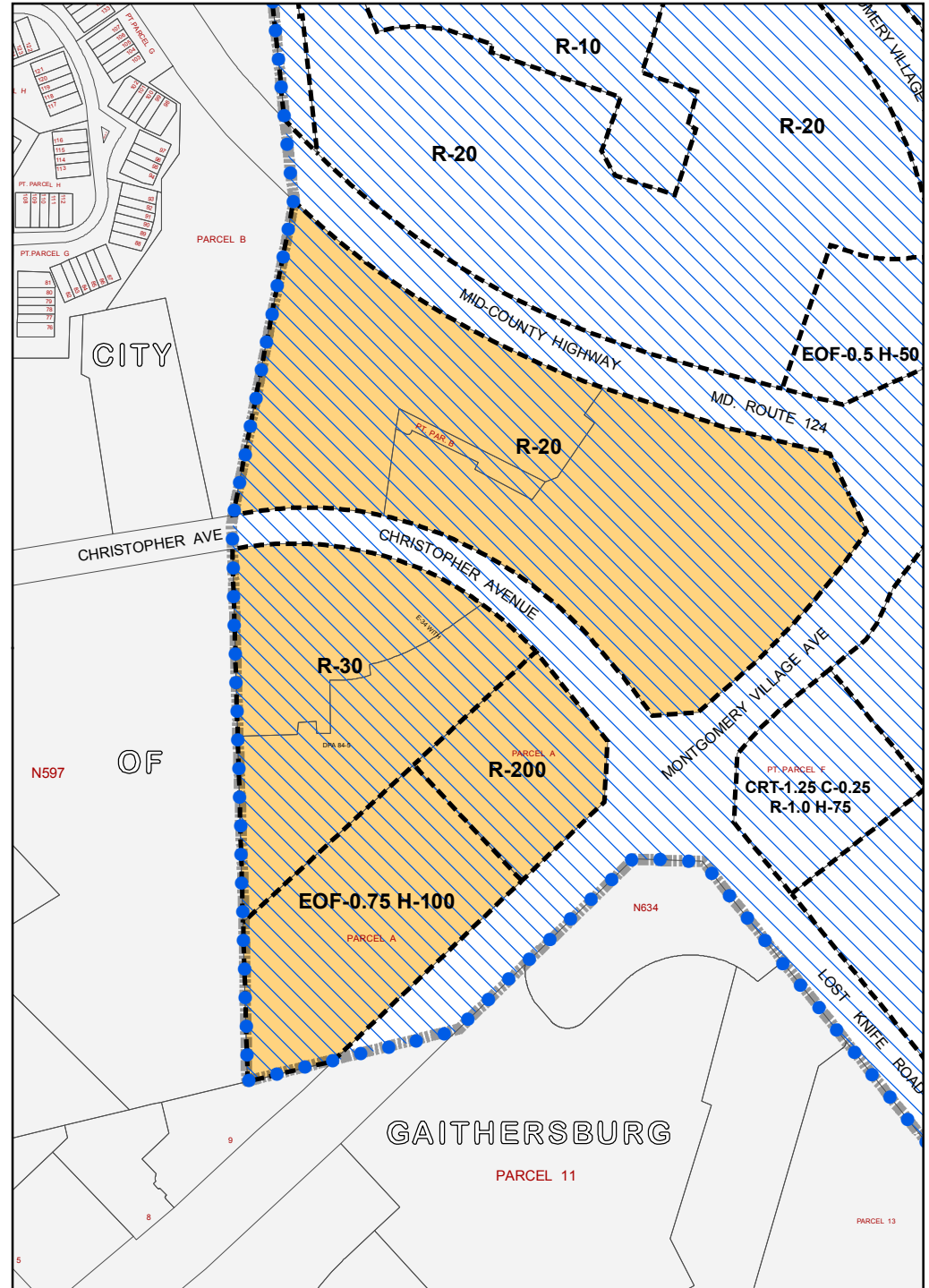
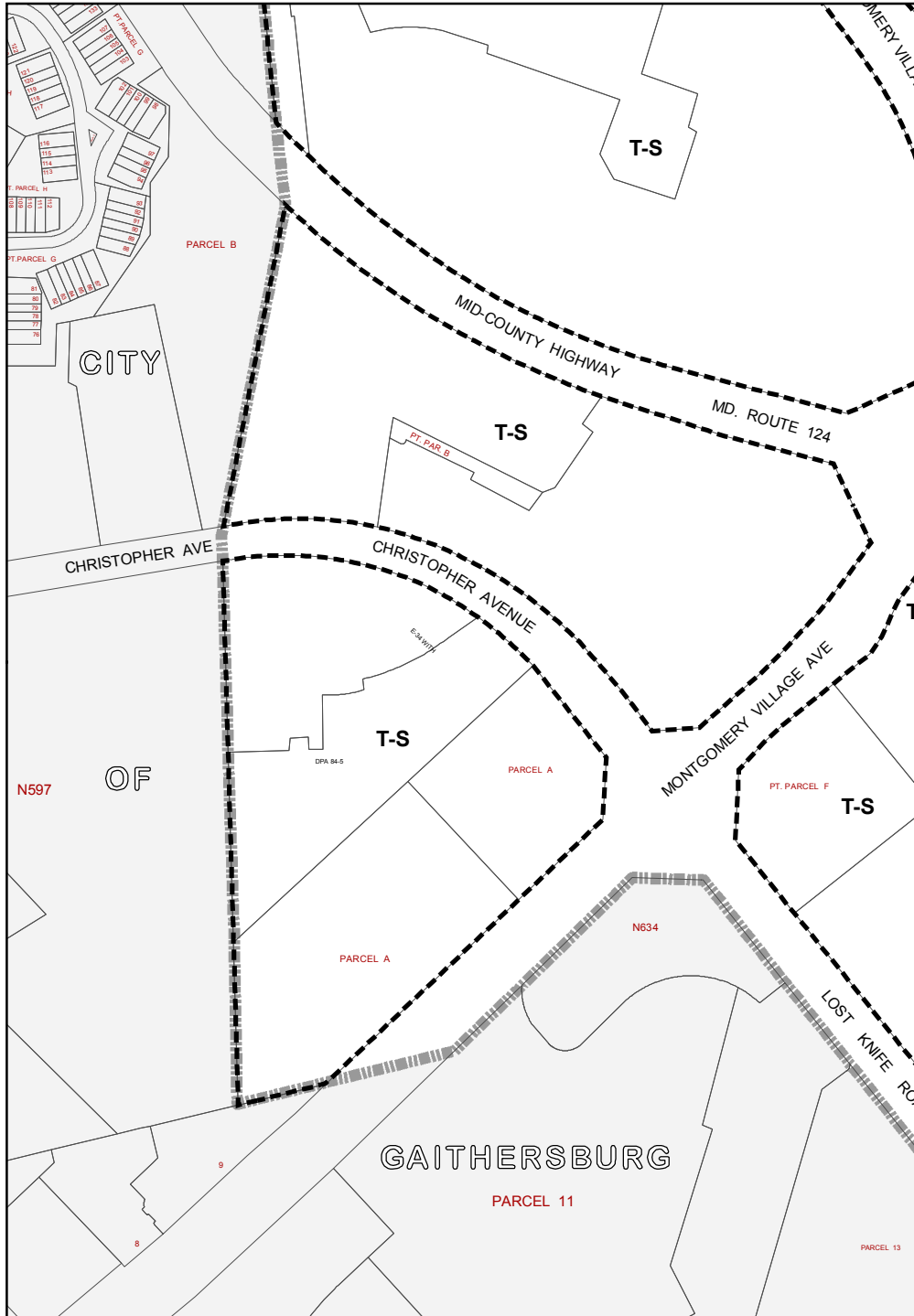
Map Grid: 225 & 226NW10

Proposed Zoning



 Proposed Montgomery Village Overlay Zone

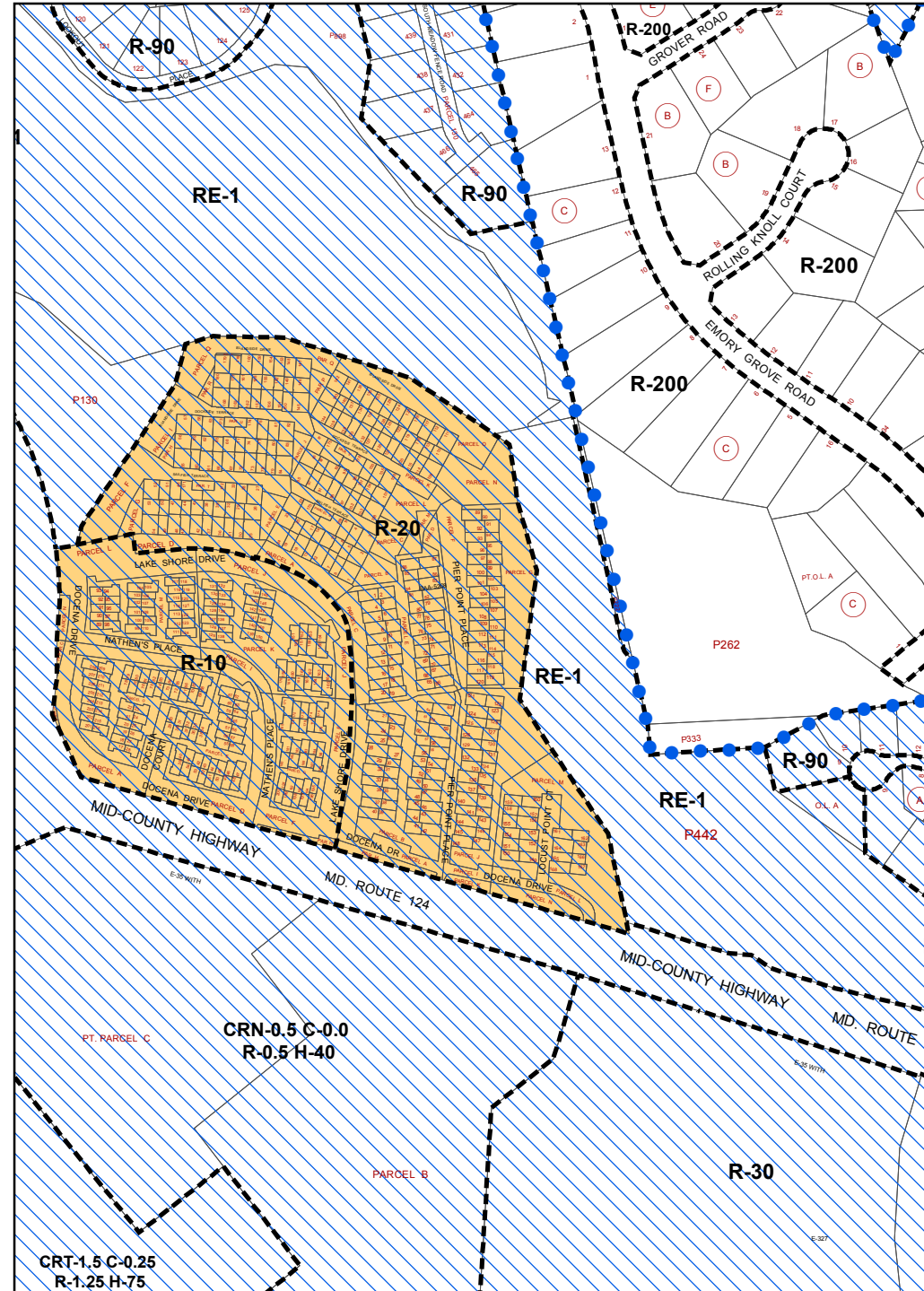
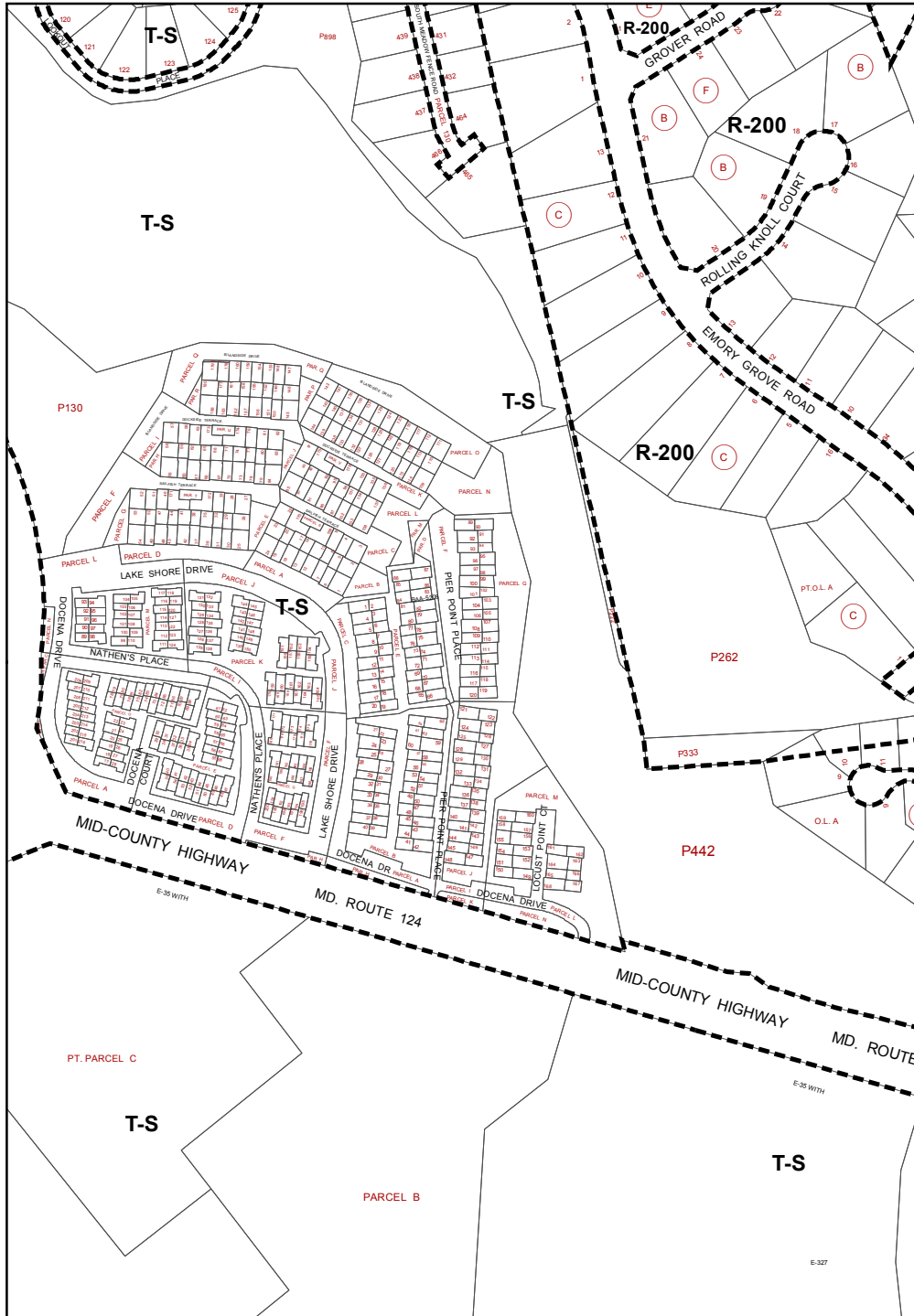
1 in = 400 ft



ATTACHMENT 14
Existing Zoning

Changes 18, 19

Proposed Zoning



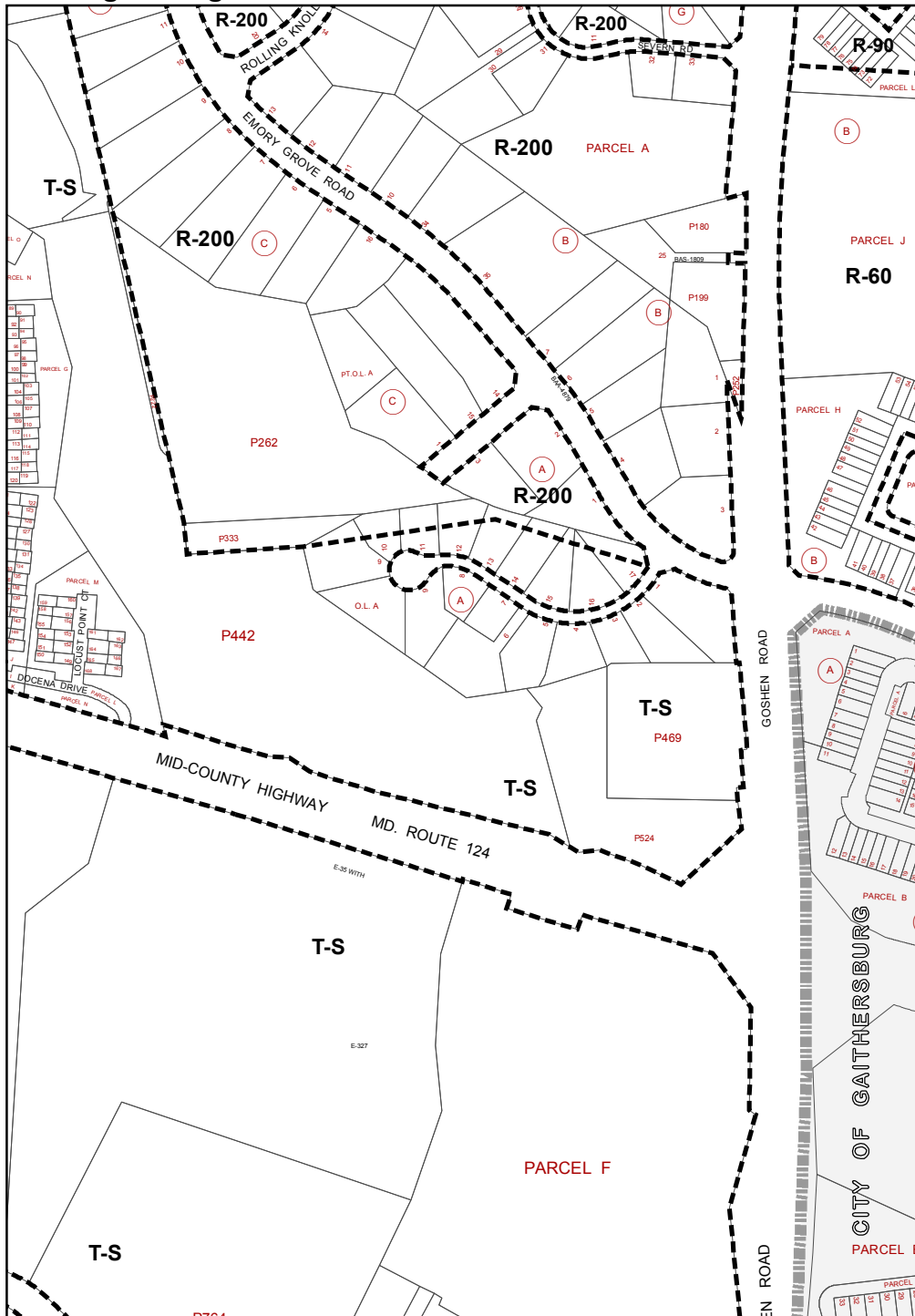
Map Grid: 225NW 9 & 10

 Proposed Montgomery Village Overlay Zone

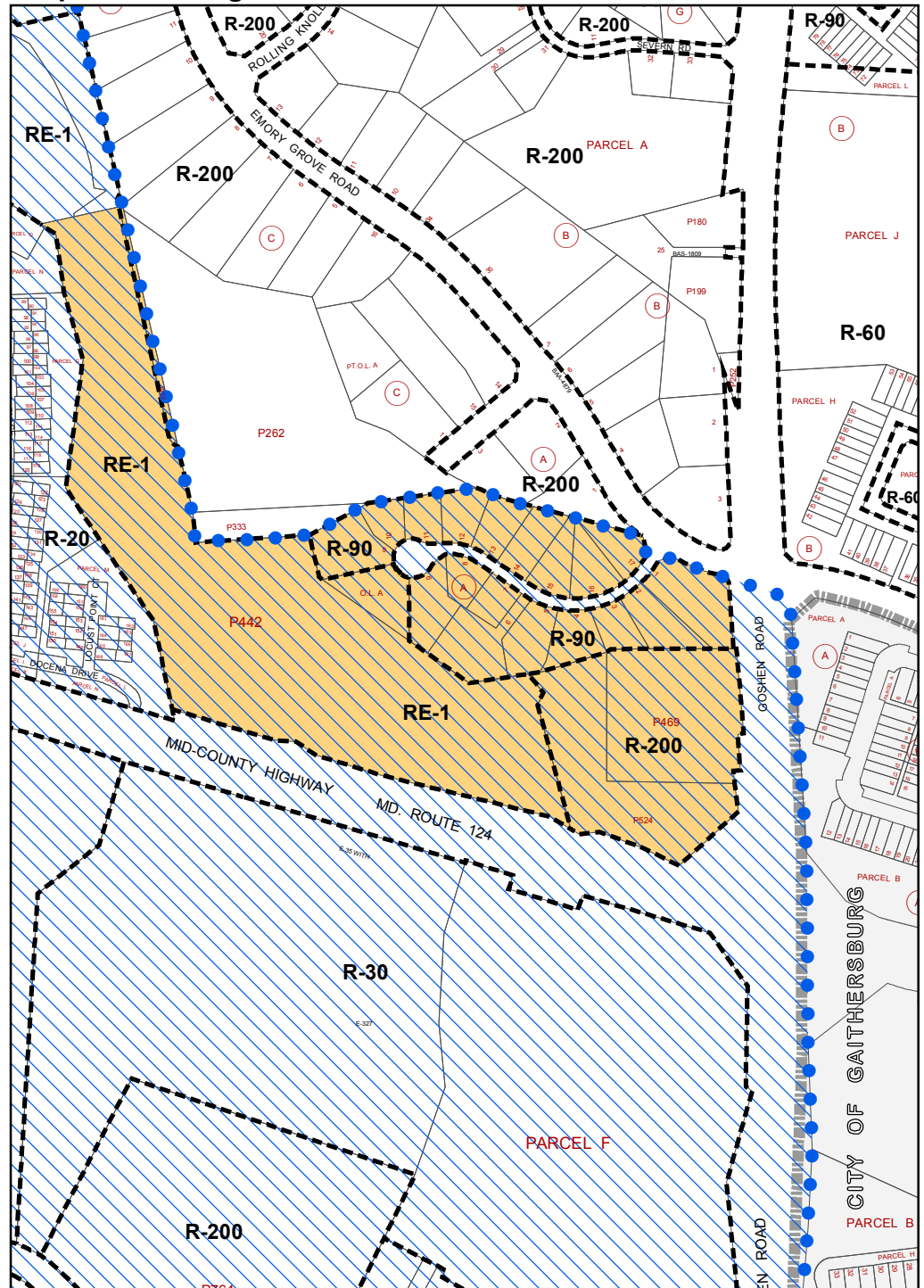
1 in = 400 ft

ATTACHMENT 15
Existing Zoning

Changes 20-24



Proposed Zoning



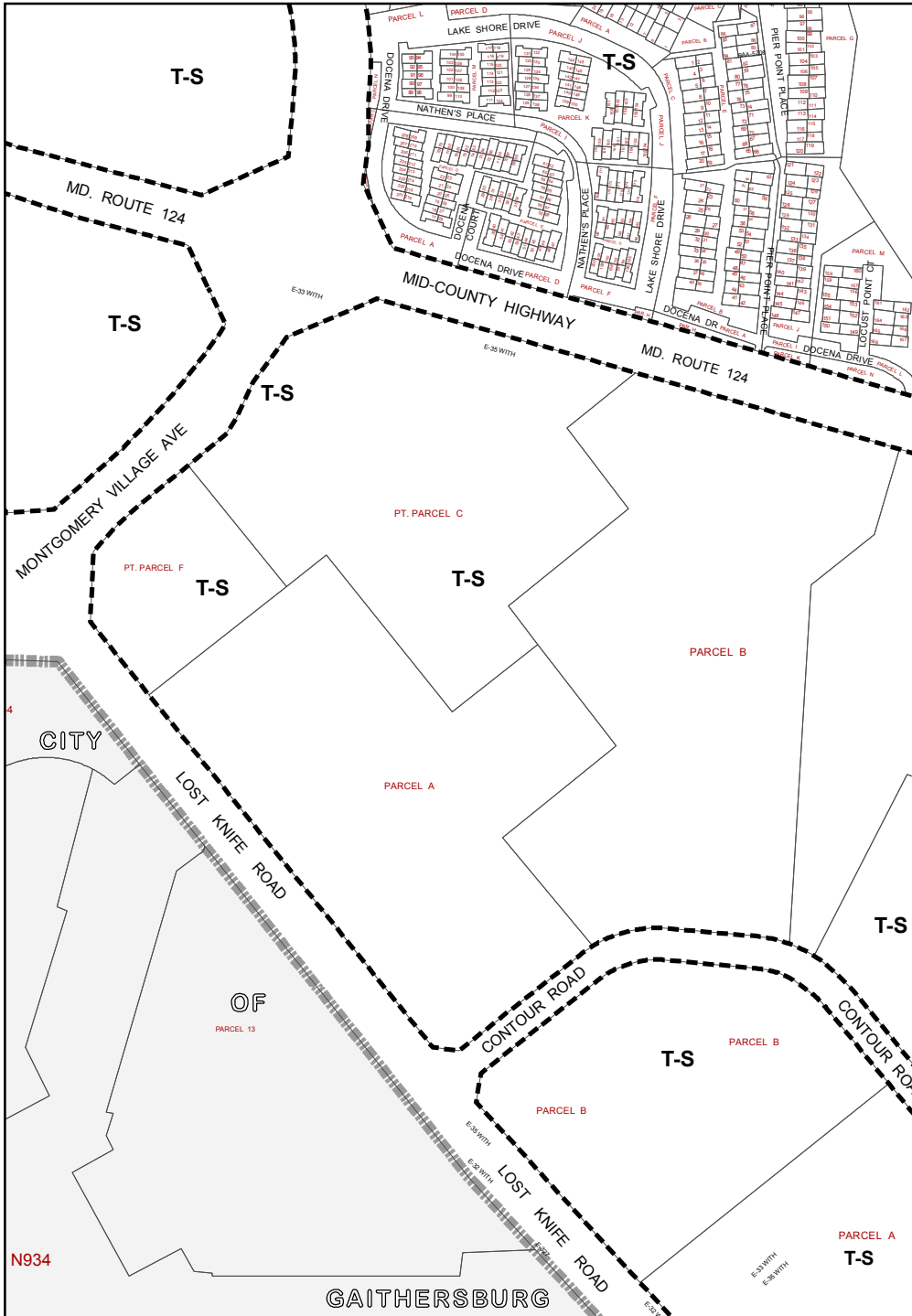
Map Grid: 225NW9

 Proposed Montgomery Village Overlay Zone

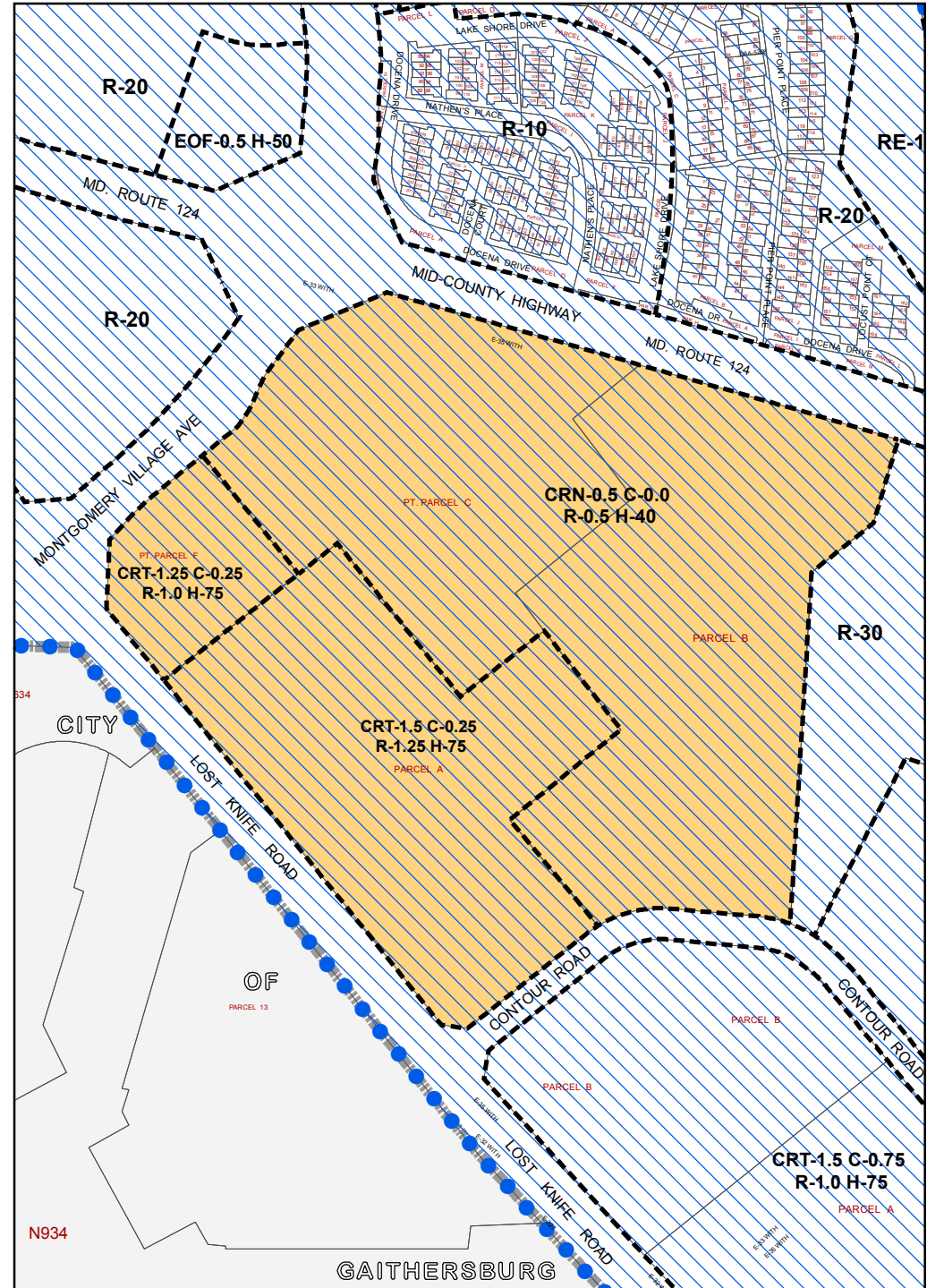
1 in = 400 ft

ATTACHMENT 16
Existing Zoning

Changes 25-27



Proposed Zoning



Map Grid: 225NW 9 & 10

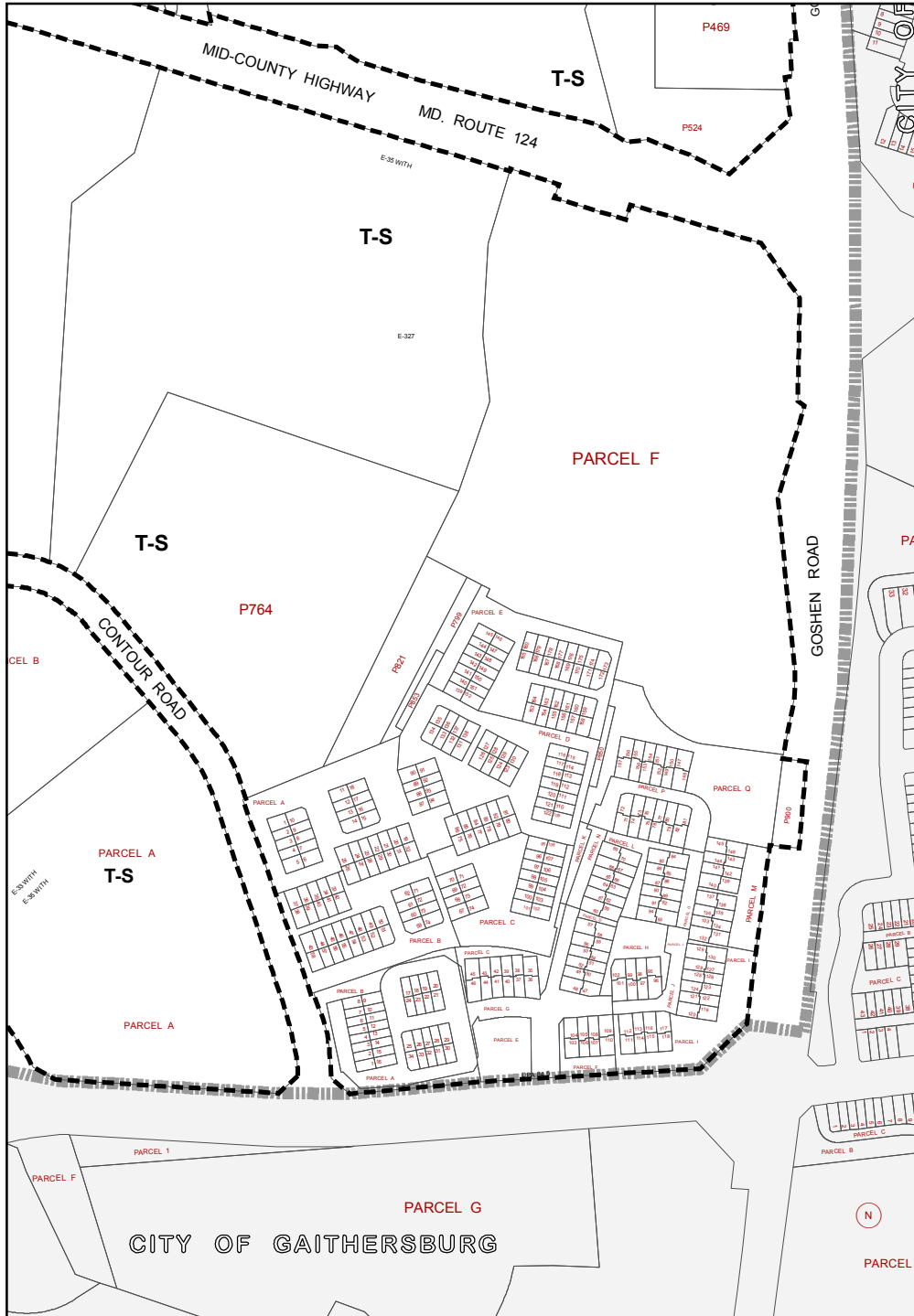


Proposed Montgomery Village Overlay Zone

1 in = 400 ft

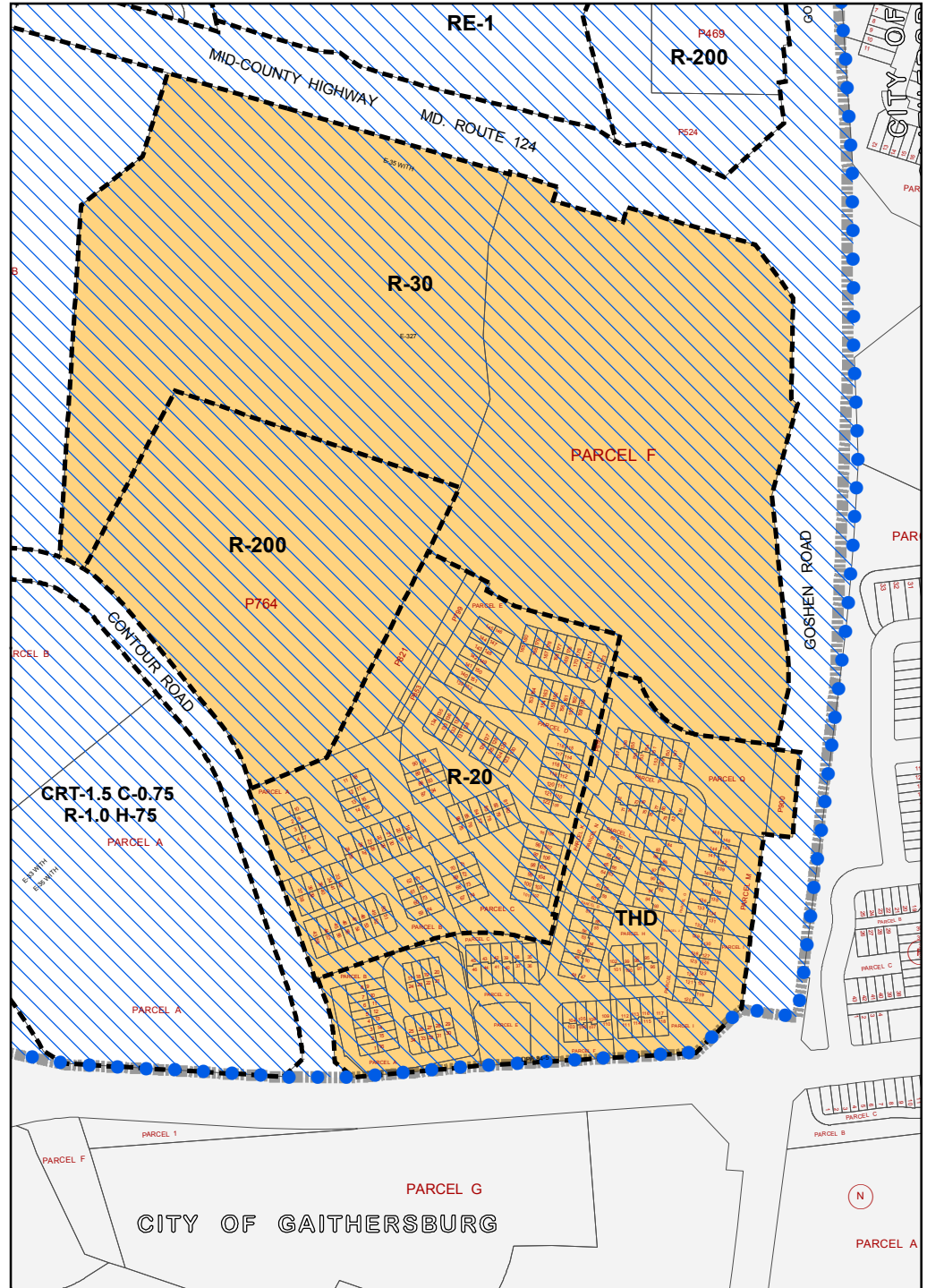
ATTACHMENT 17
Existing Zoning

Changes 28, 29, 31, 32



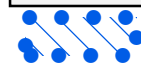
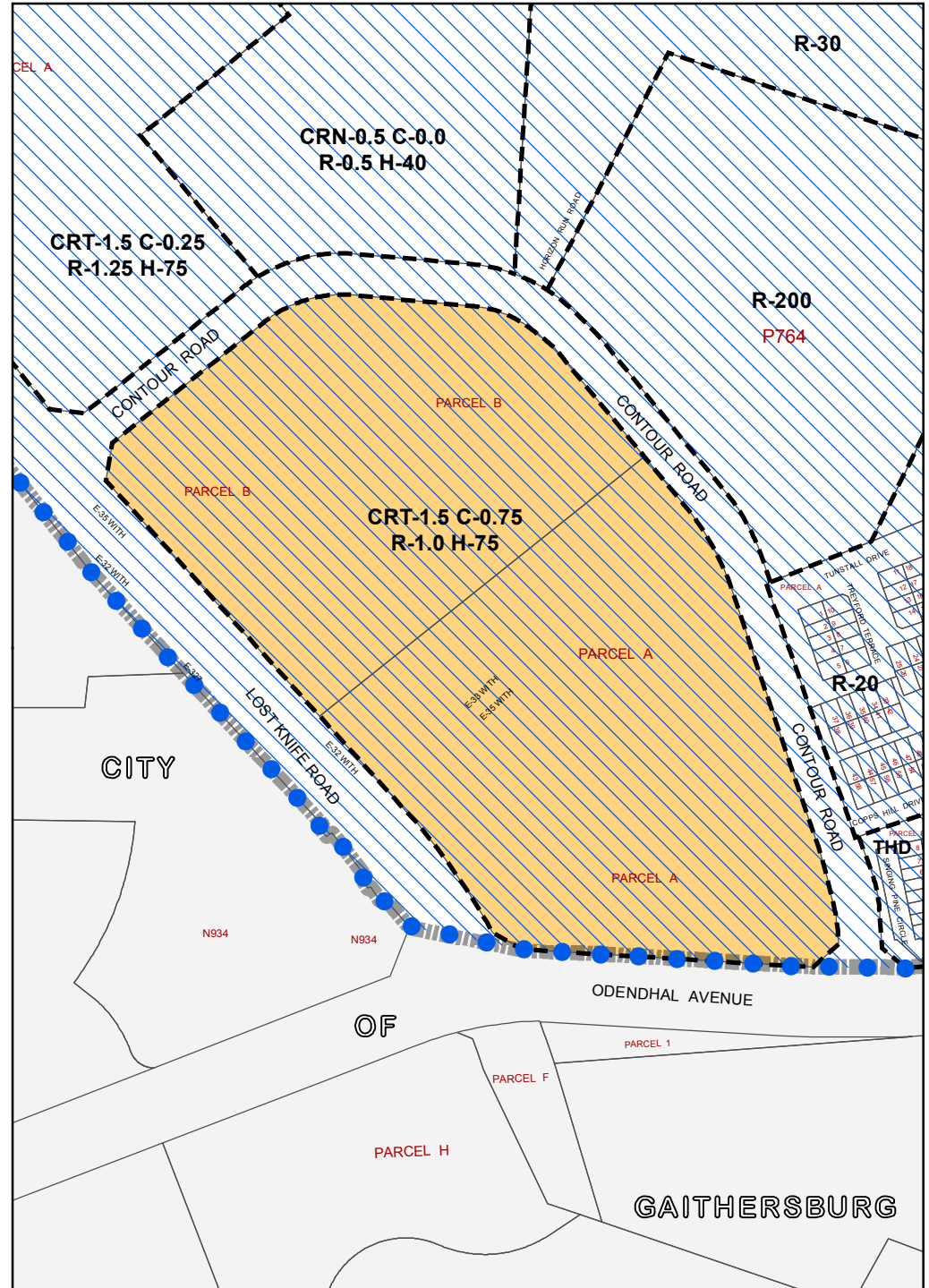
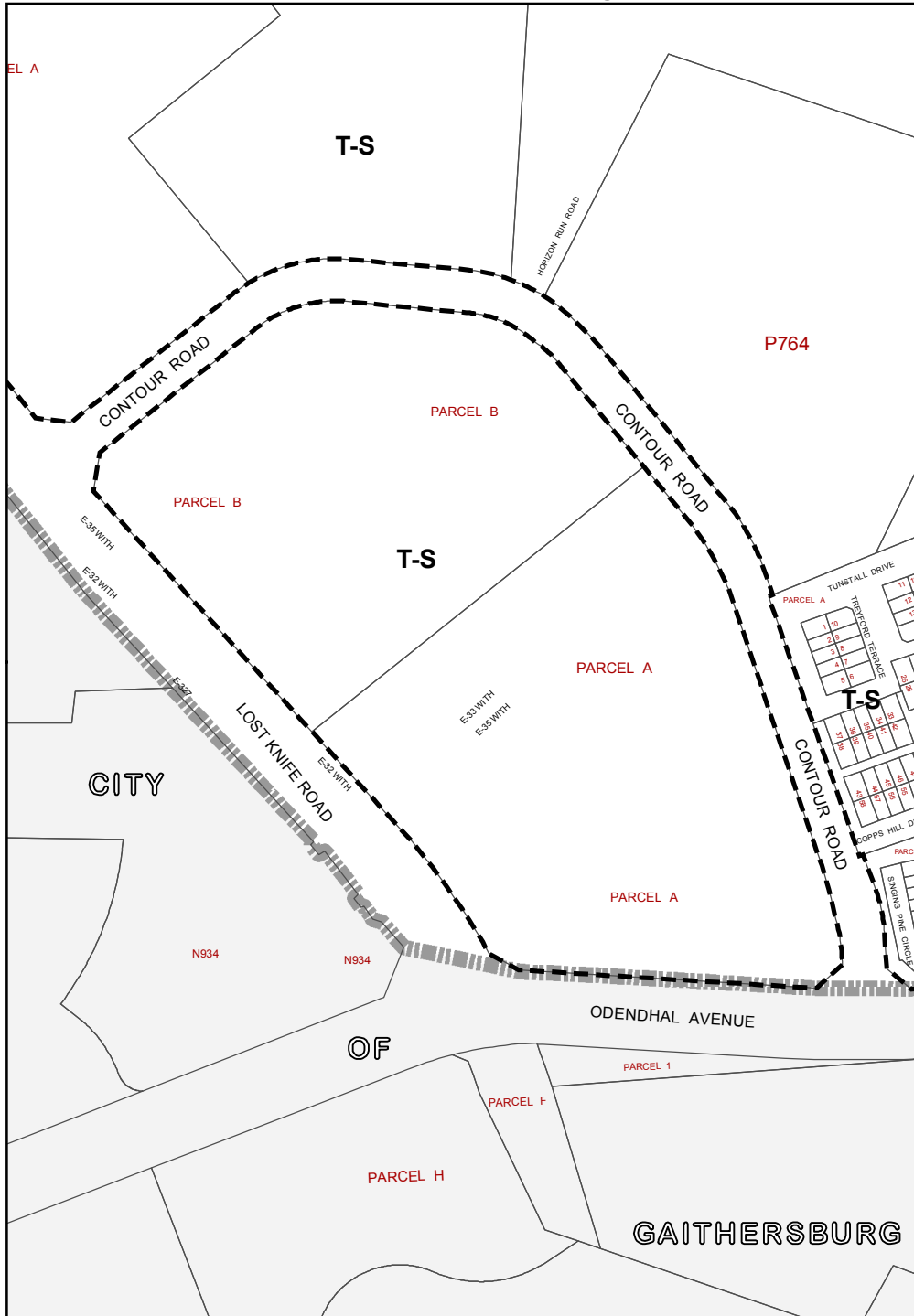
Map Grid: 224 & 225NW9

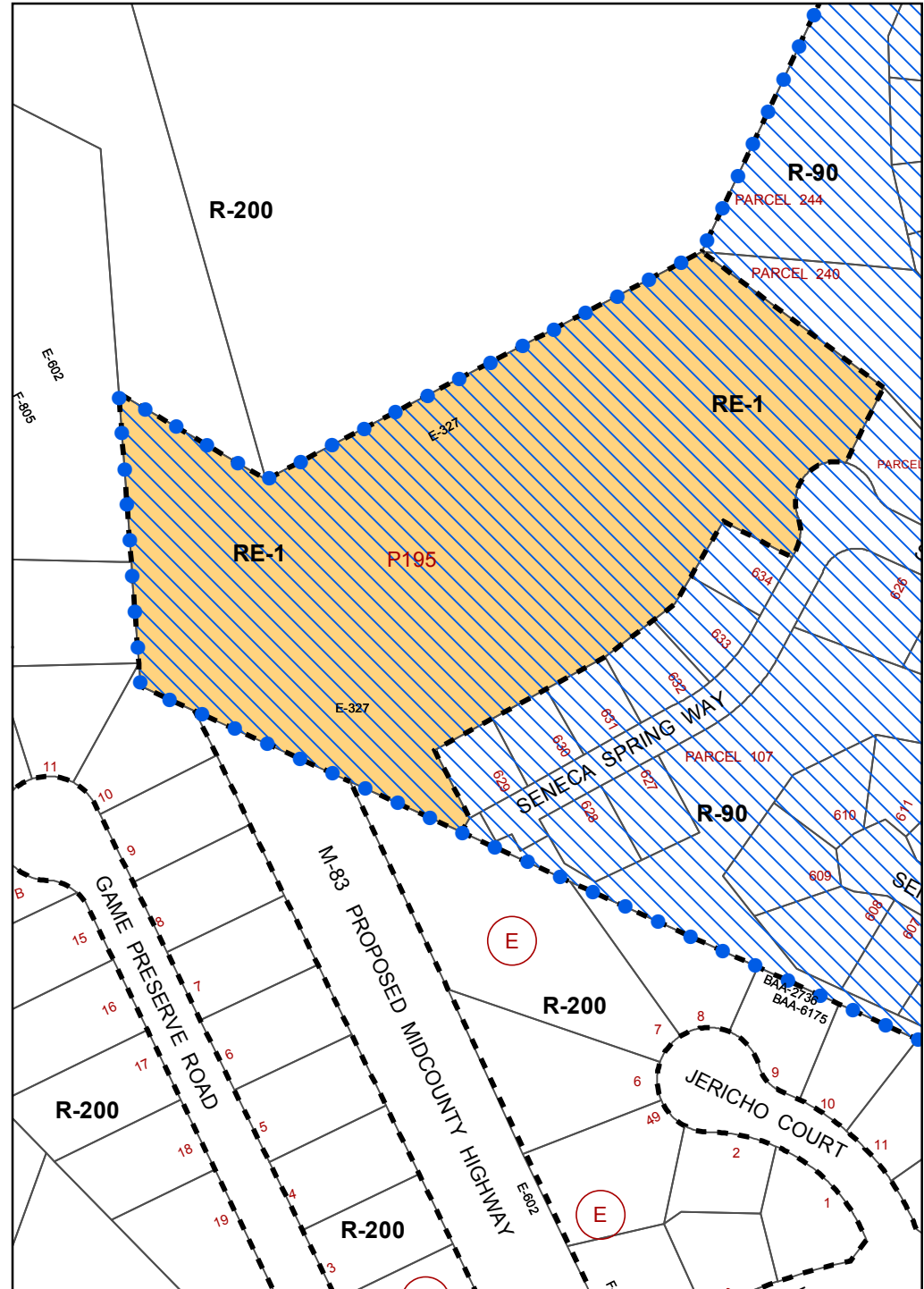
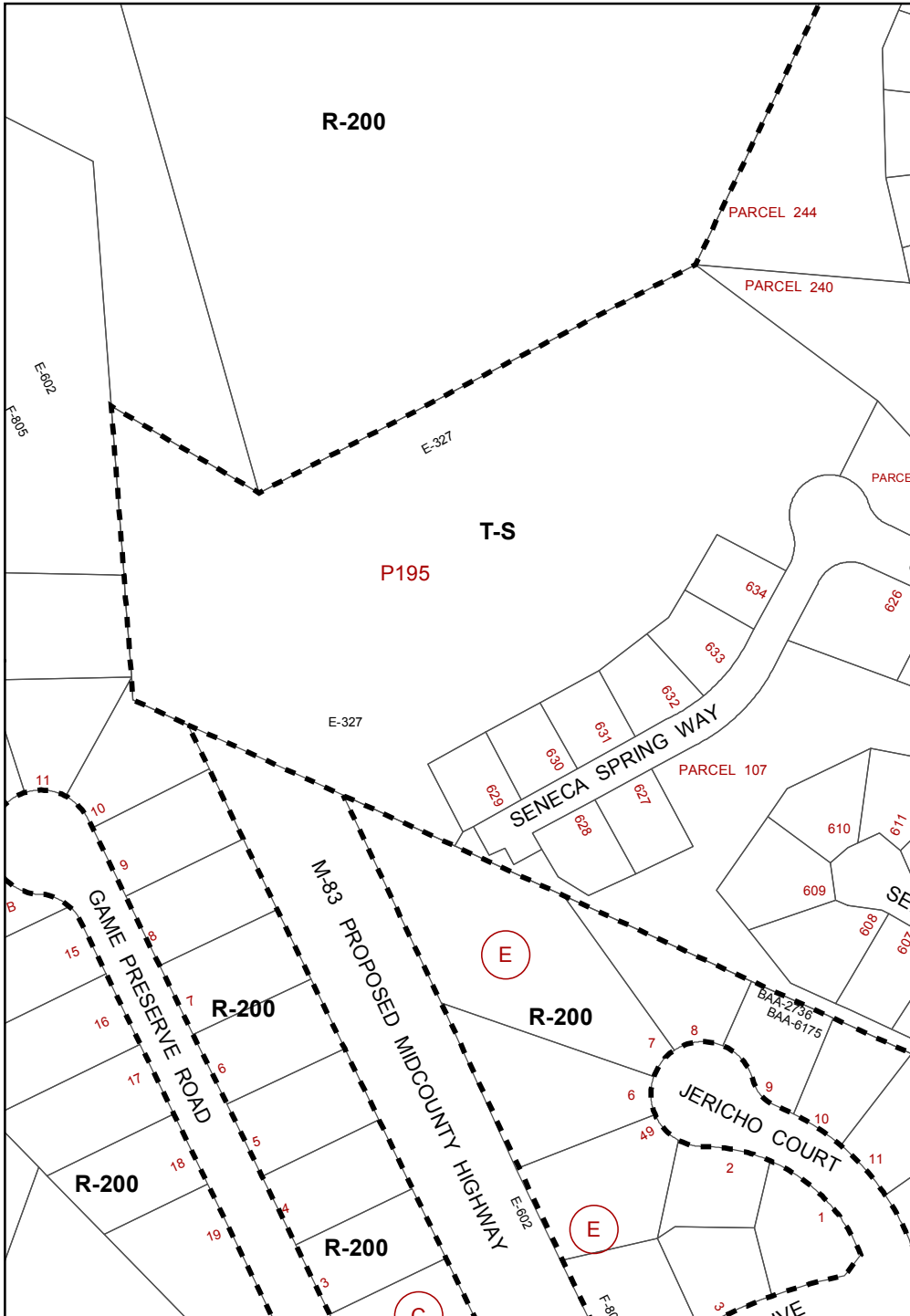
Proposed Zoning



 Proposed Montgomery Village Overlay Zone

1 in = 400 ft

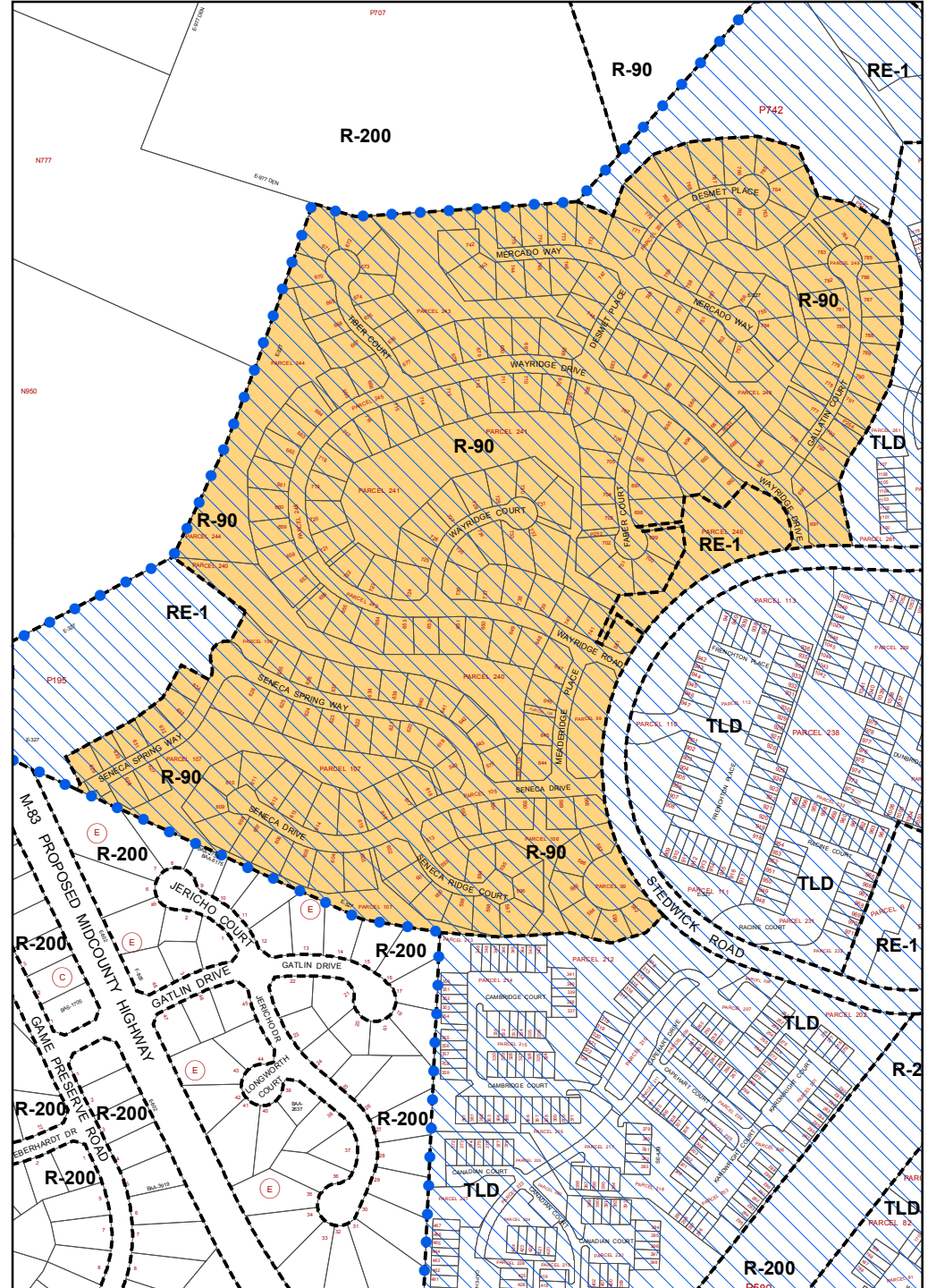
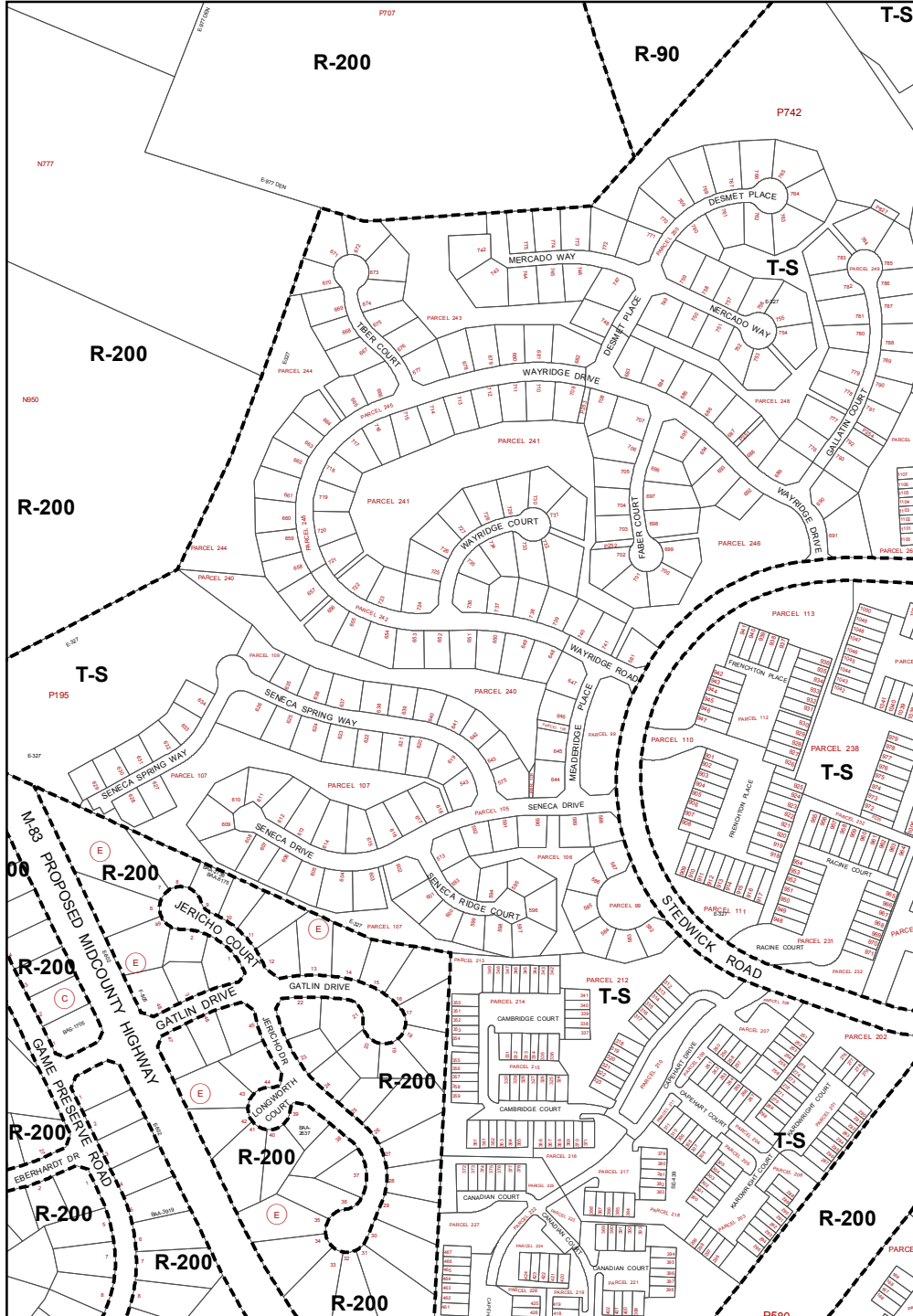




ATTACHMENT 20
Existing Zoning

Changes 34, 35

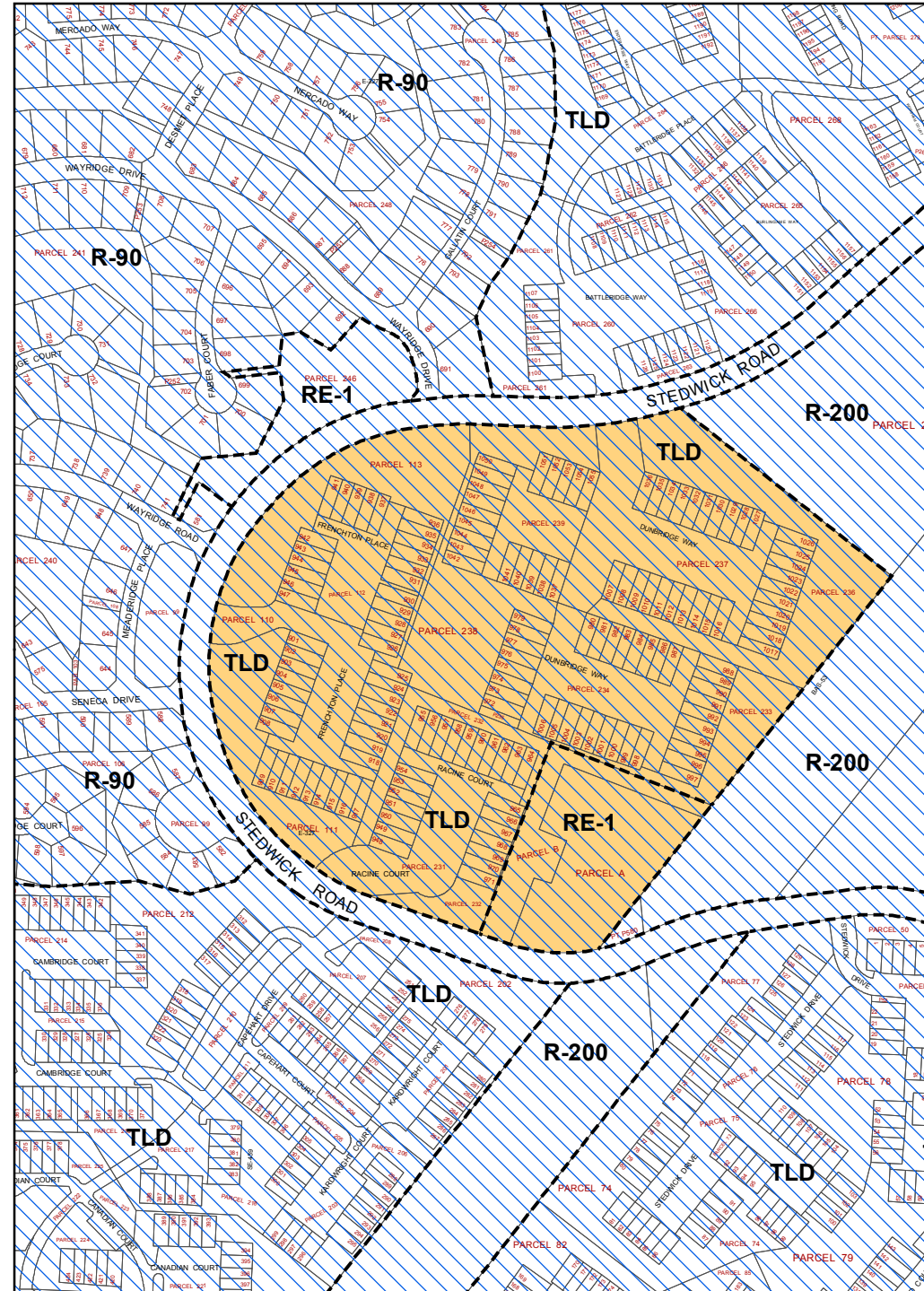
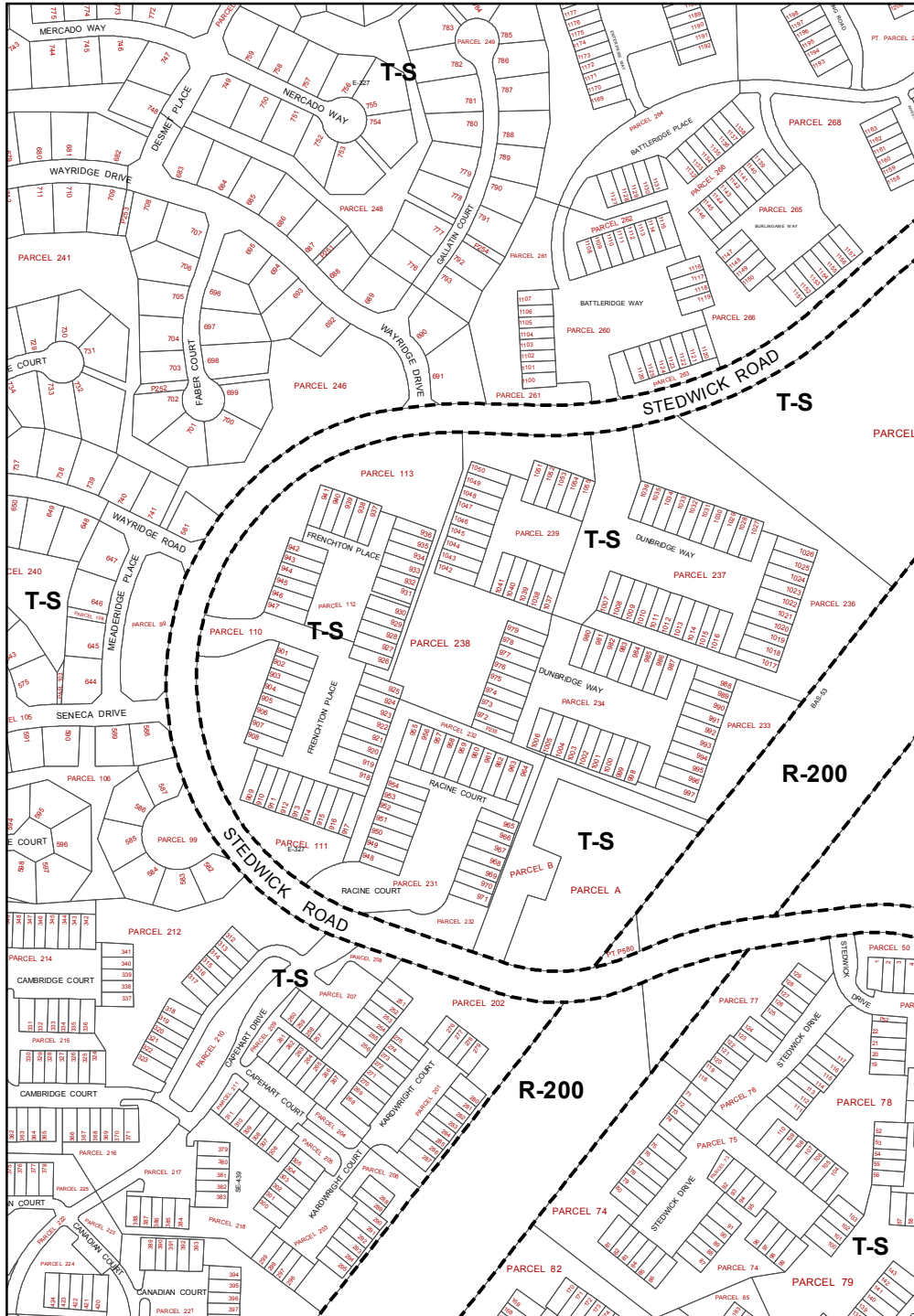
Proposed Zoning

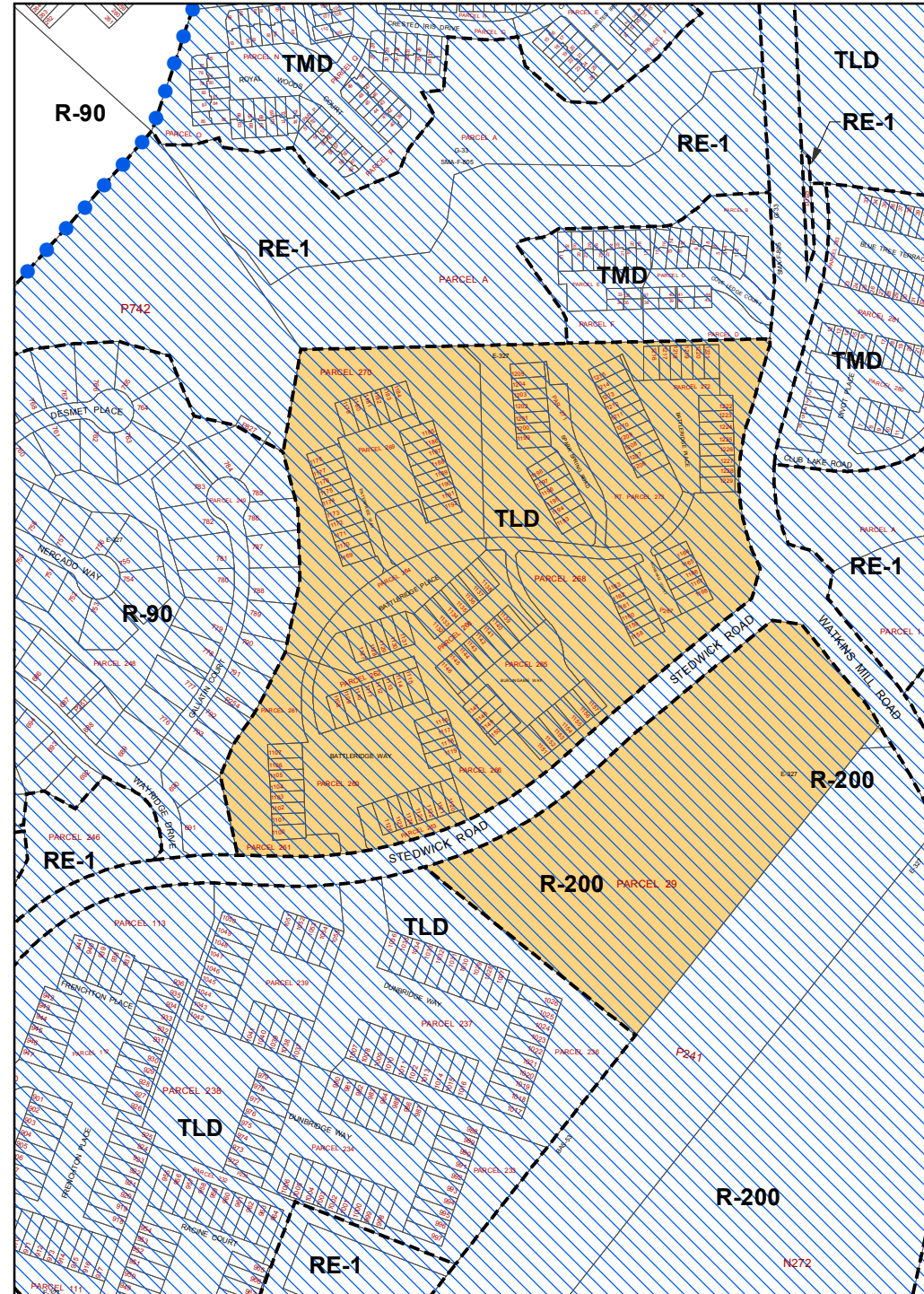
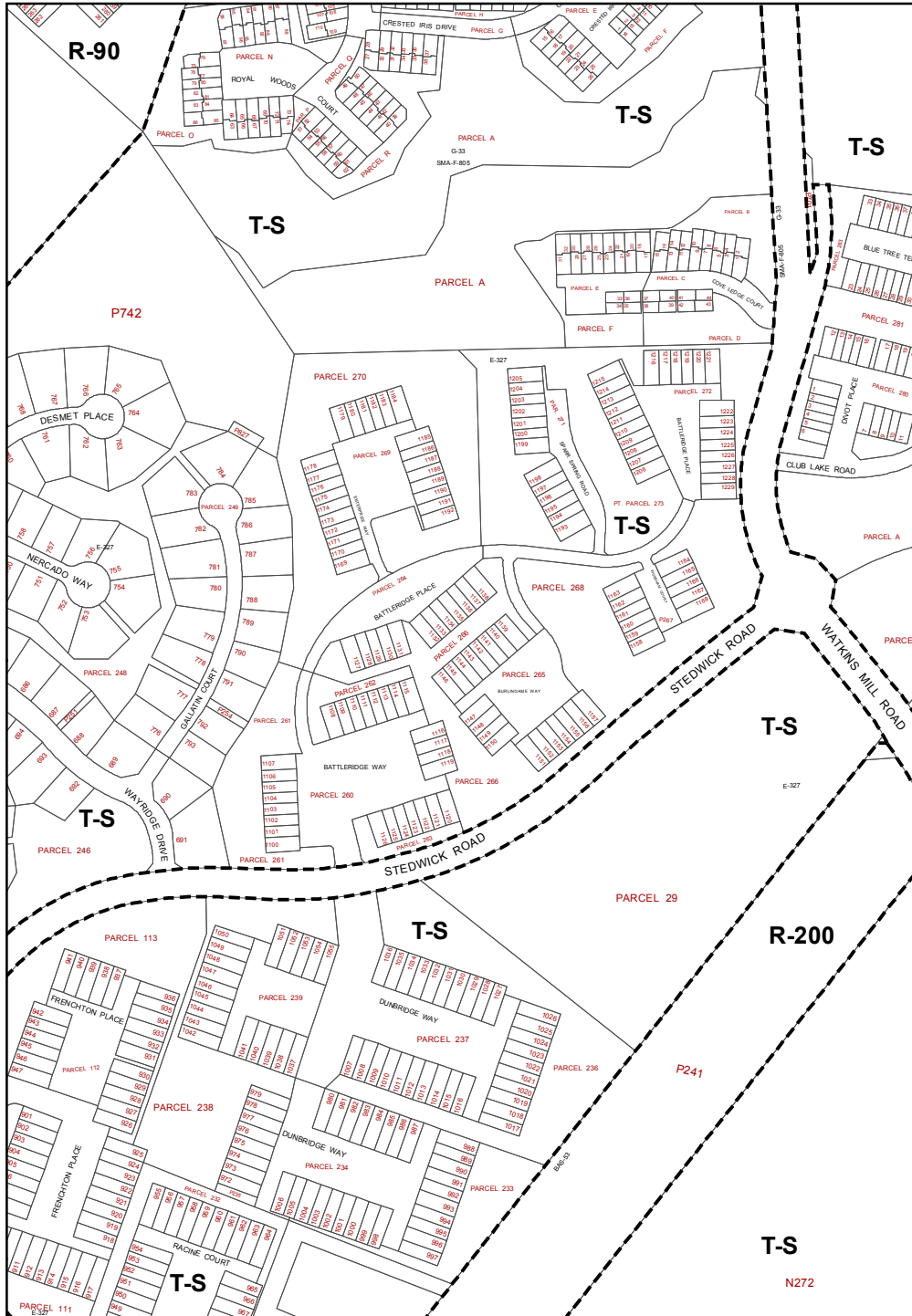


Map Grid: 226 and 227NW 10 & 11

 Proposed Montgomery Village Overlay Zone

1 in = 500 ft

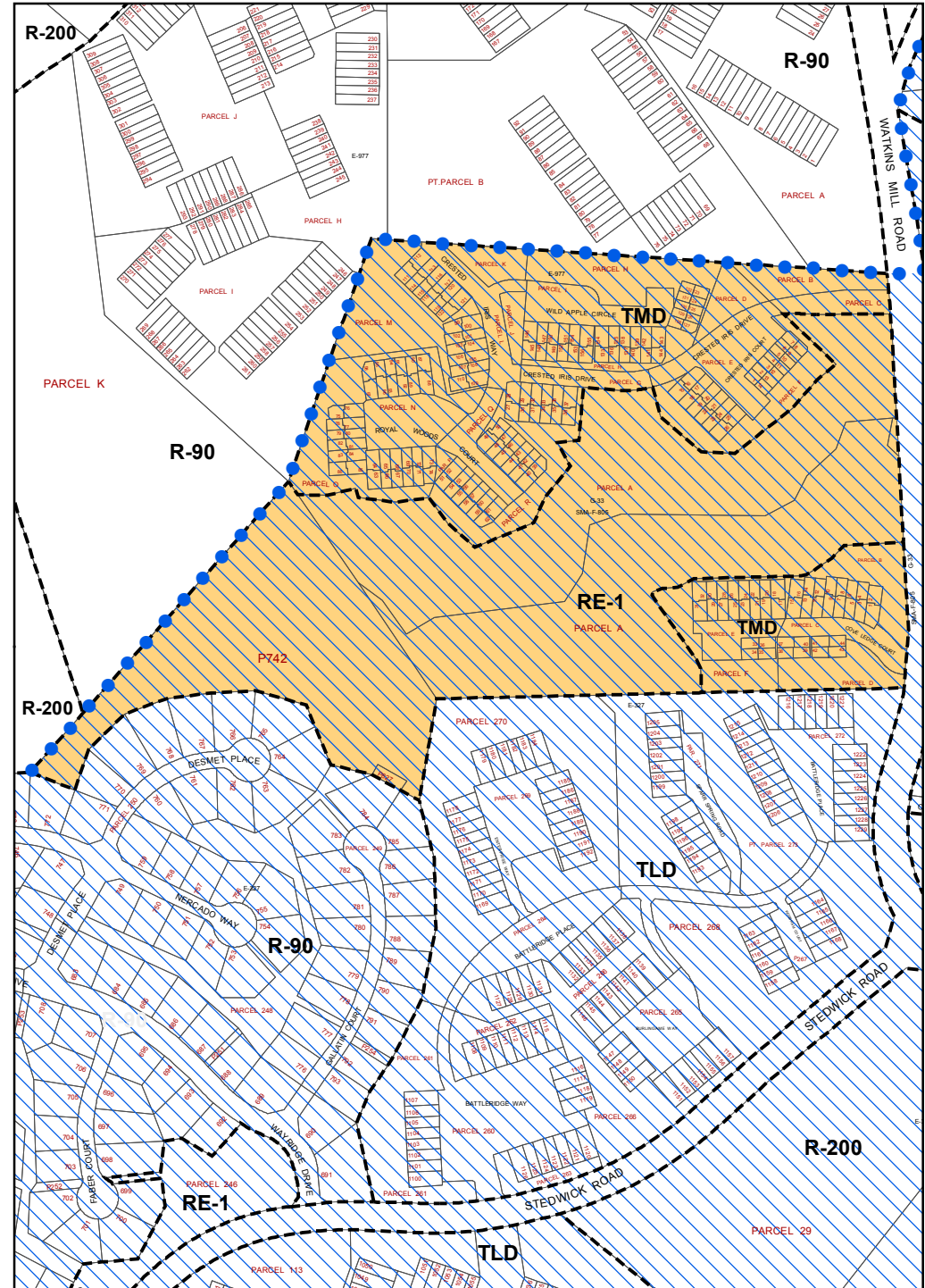
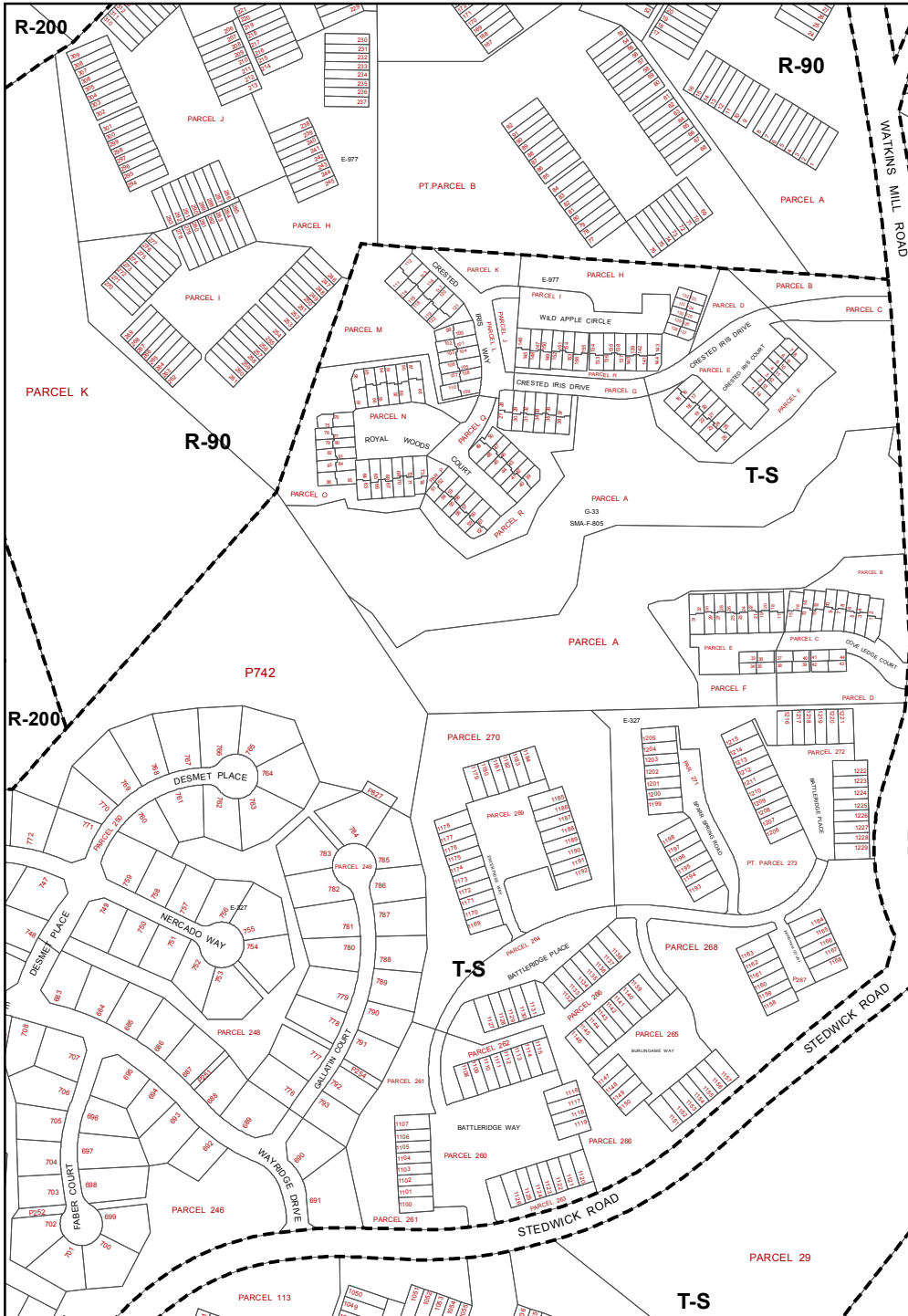




ATTACHMENT 23
Existing Zoning

Changes 40-42

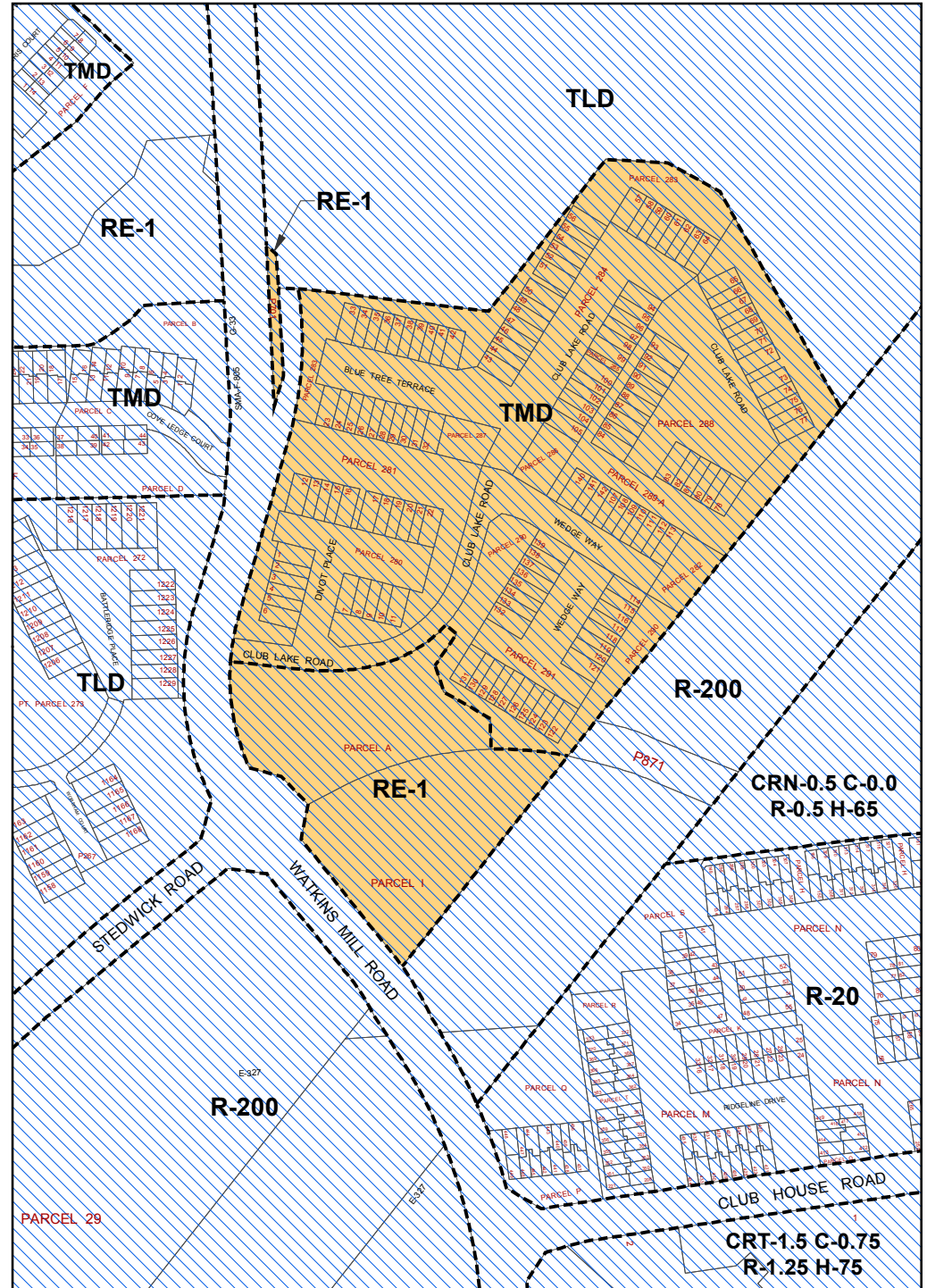
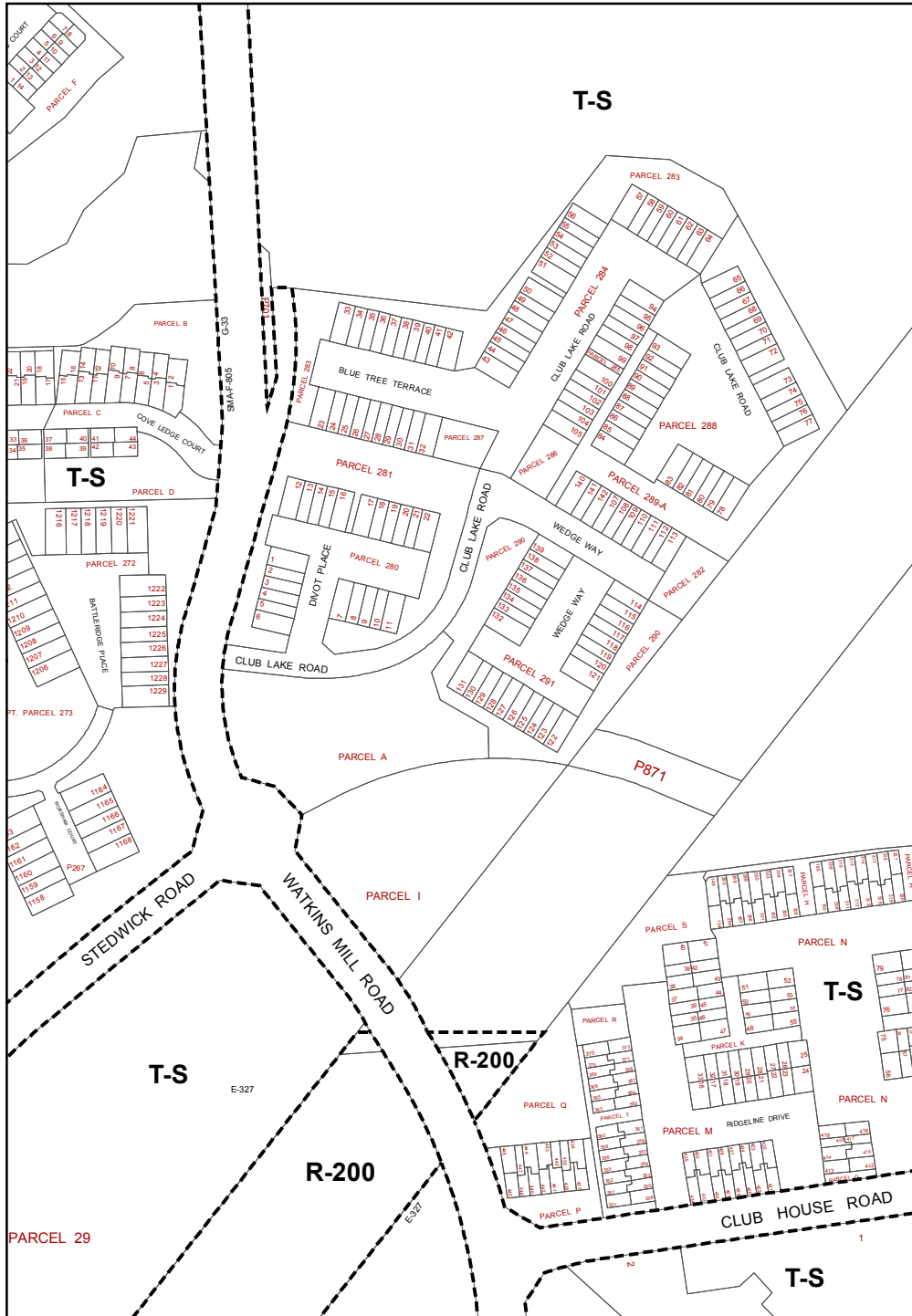
Proposed Zoning



ATTACHMENT 24
Existing Zoning

Changes 43-45

Proposed Zoning



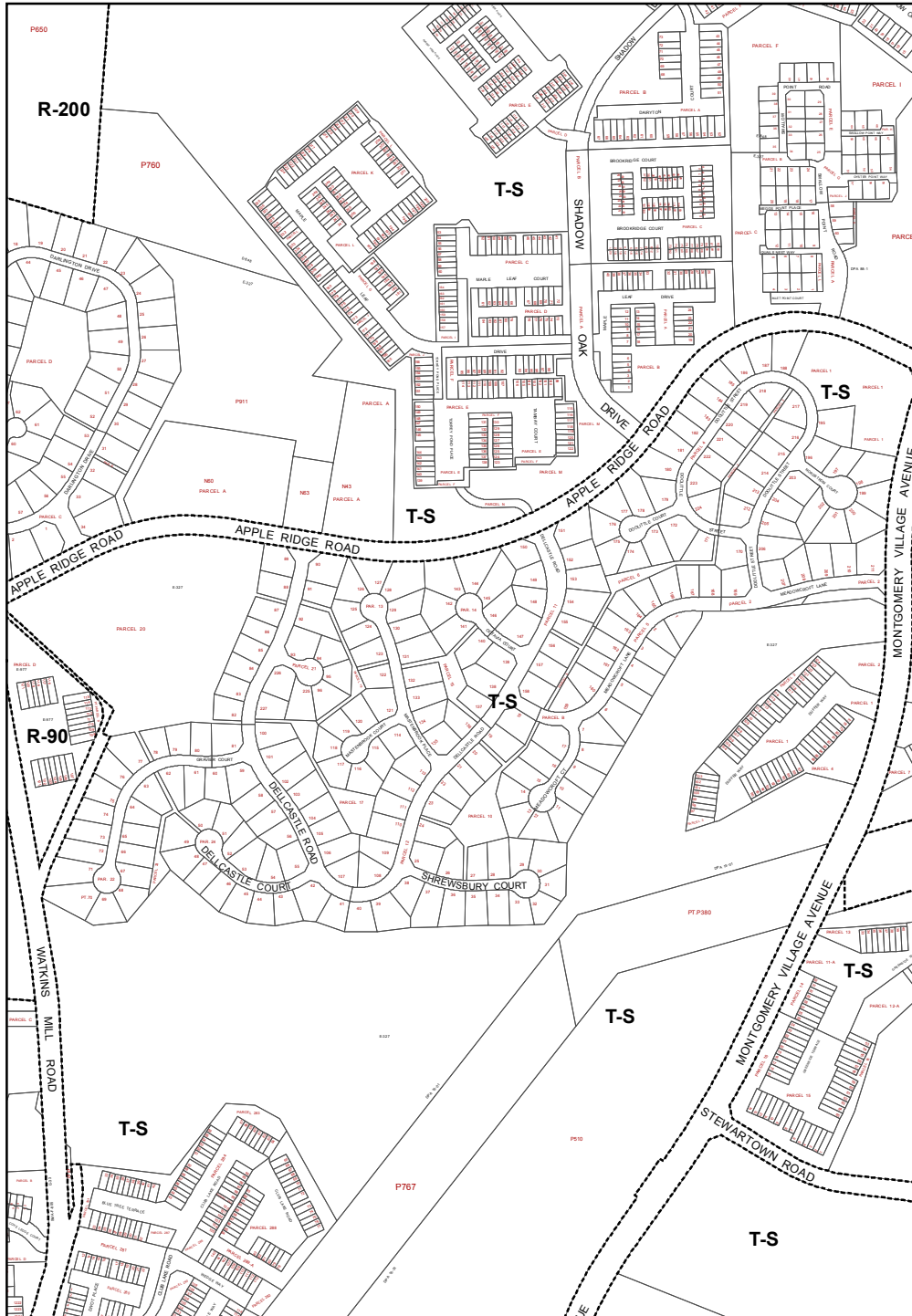
Map Grid: 226 and 227NW 10

 Proposed Montgomery Village Overlay Zone

1 in = 300 ft

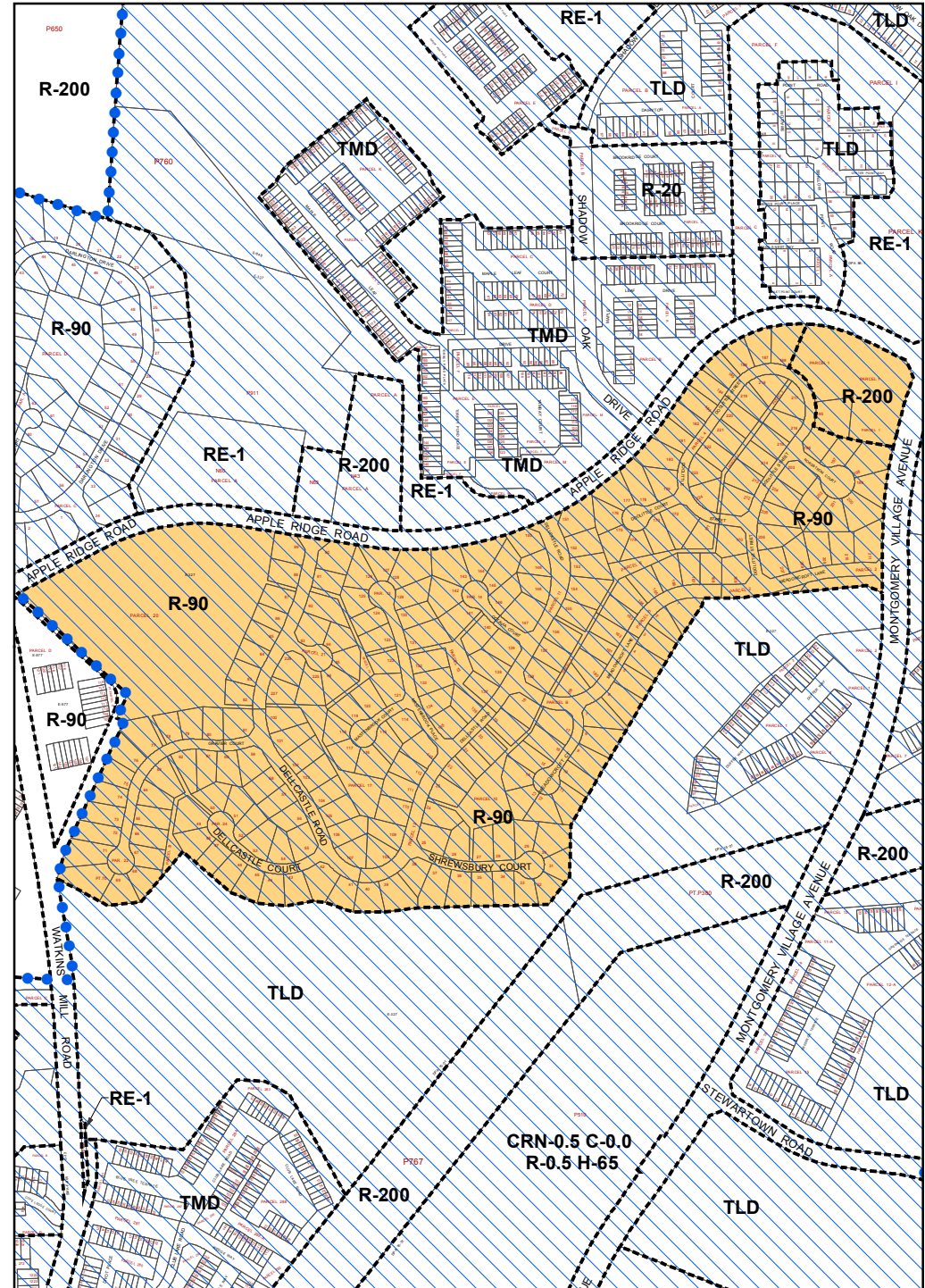
ATTACHMENT 25
Existing Zoning

Changes 47, 48



Map Grid: 227 and 228NW 9 & 10

Proposed Zoning

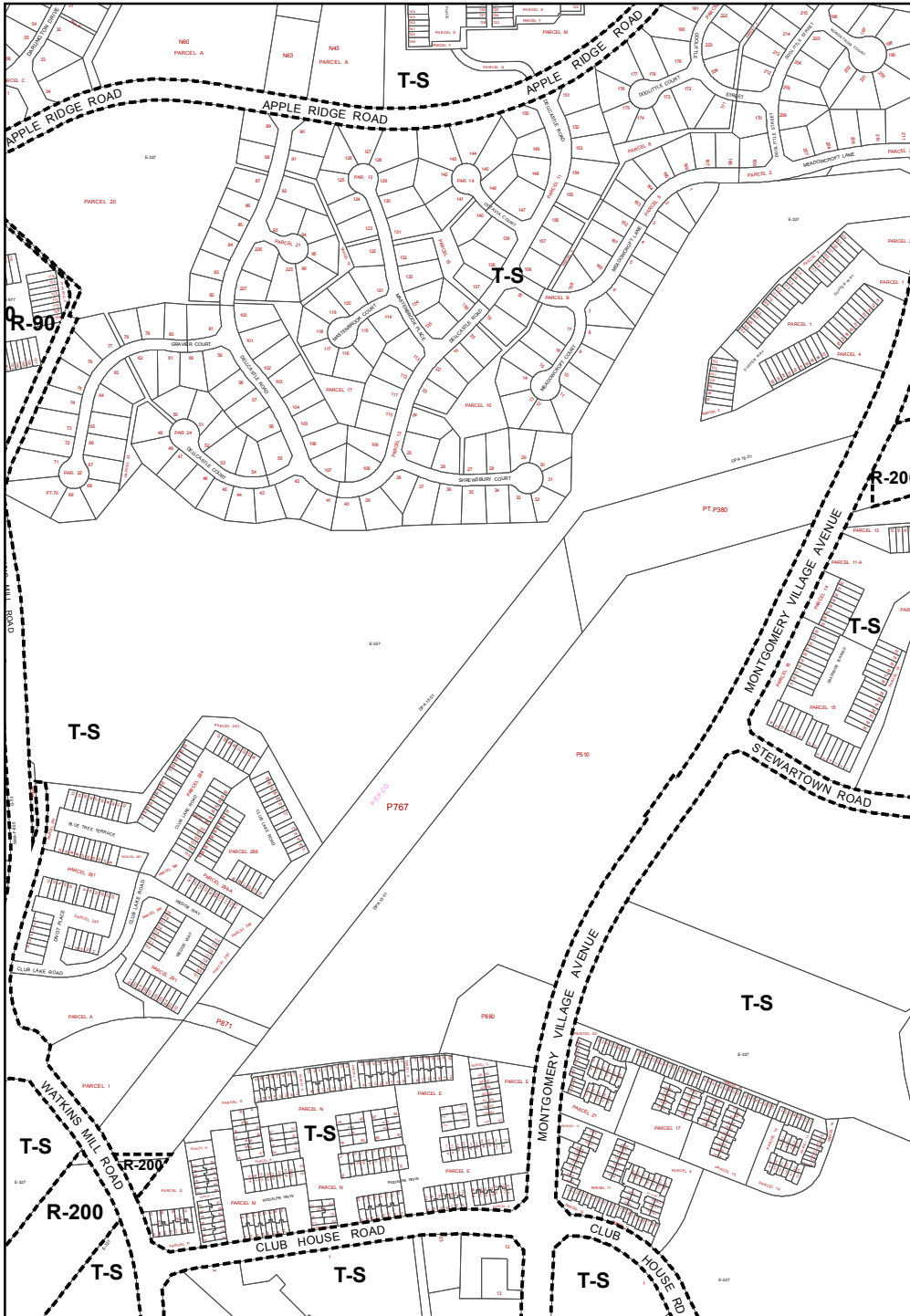


 Proposed Montgomery Village Overlay Zone

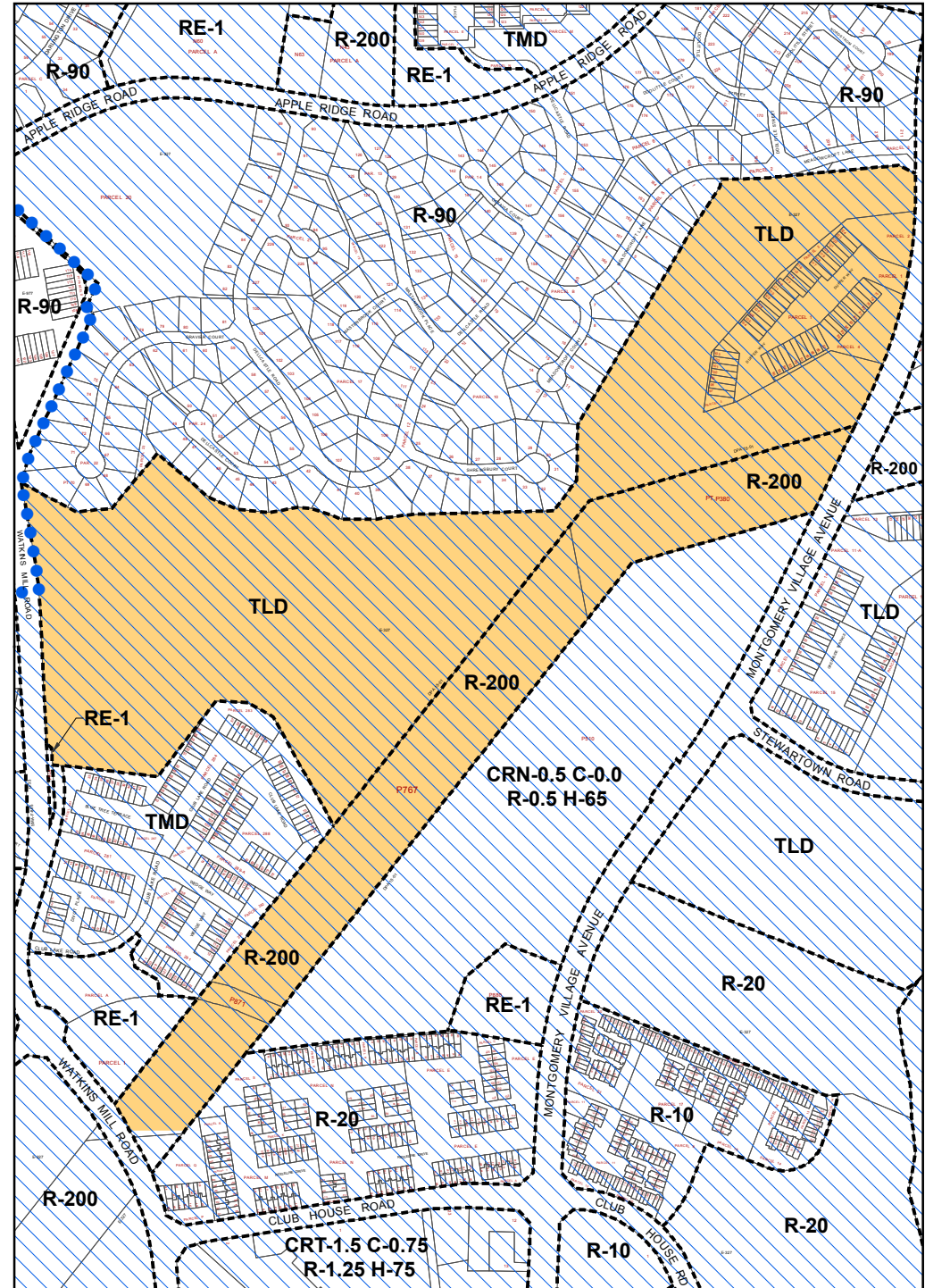
1 in = 650 ft

ATTACHMENT 26
Existing Zoning

Changes 46, 49



Proposed Zoning



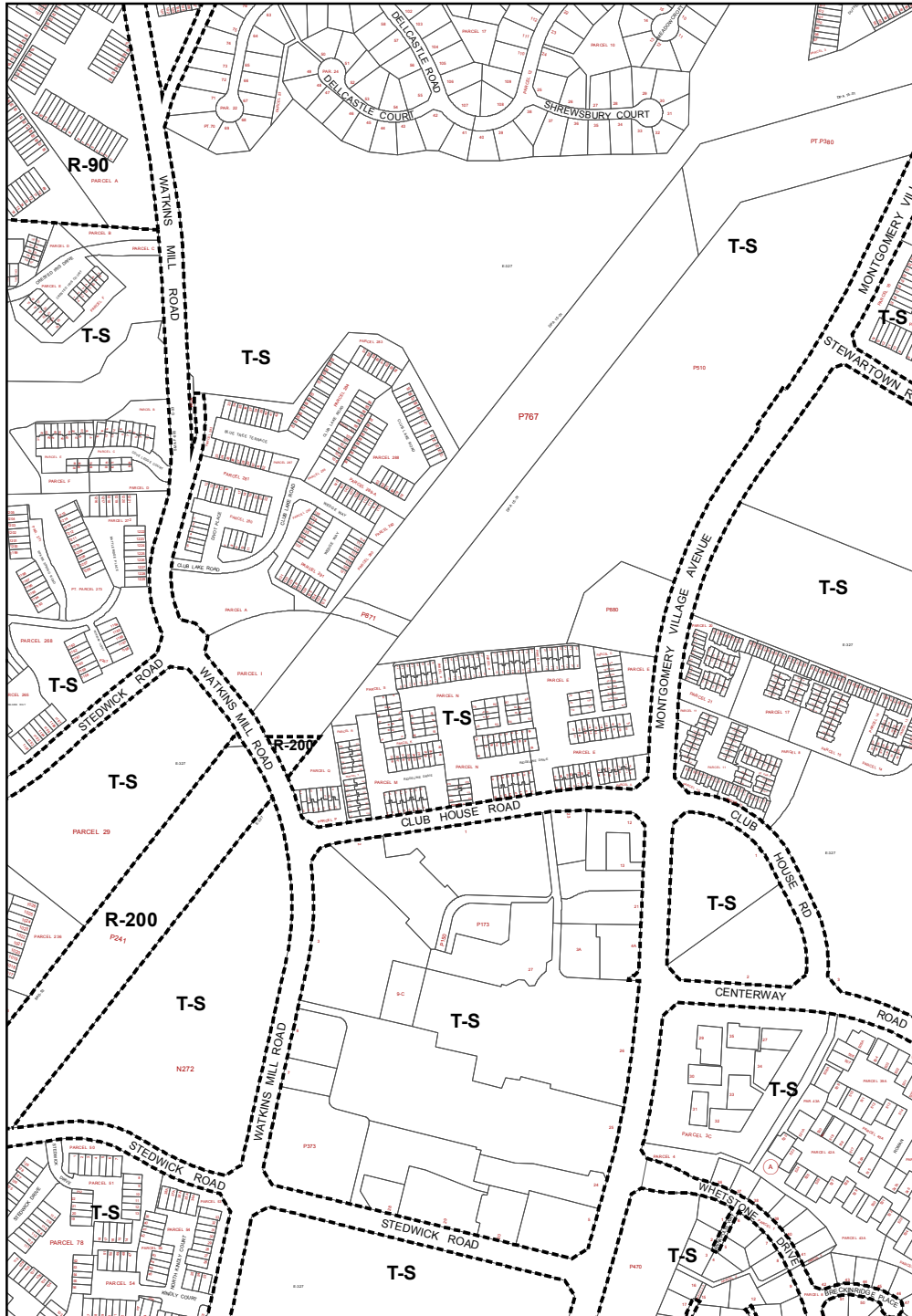
Map Grid: 226 and 227NW 10

 Proposed Montgomery Village Overlay Zone

1 in = 600 ft

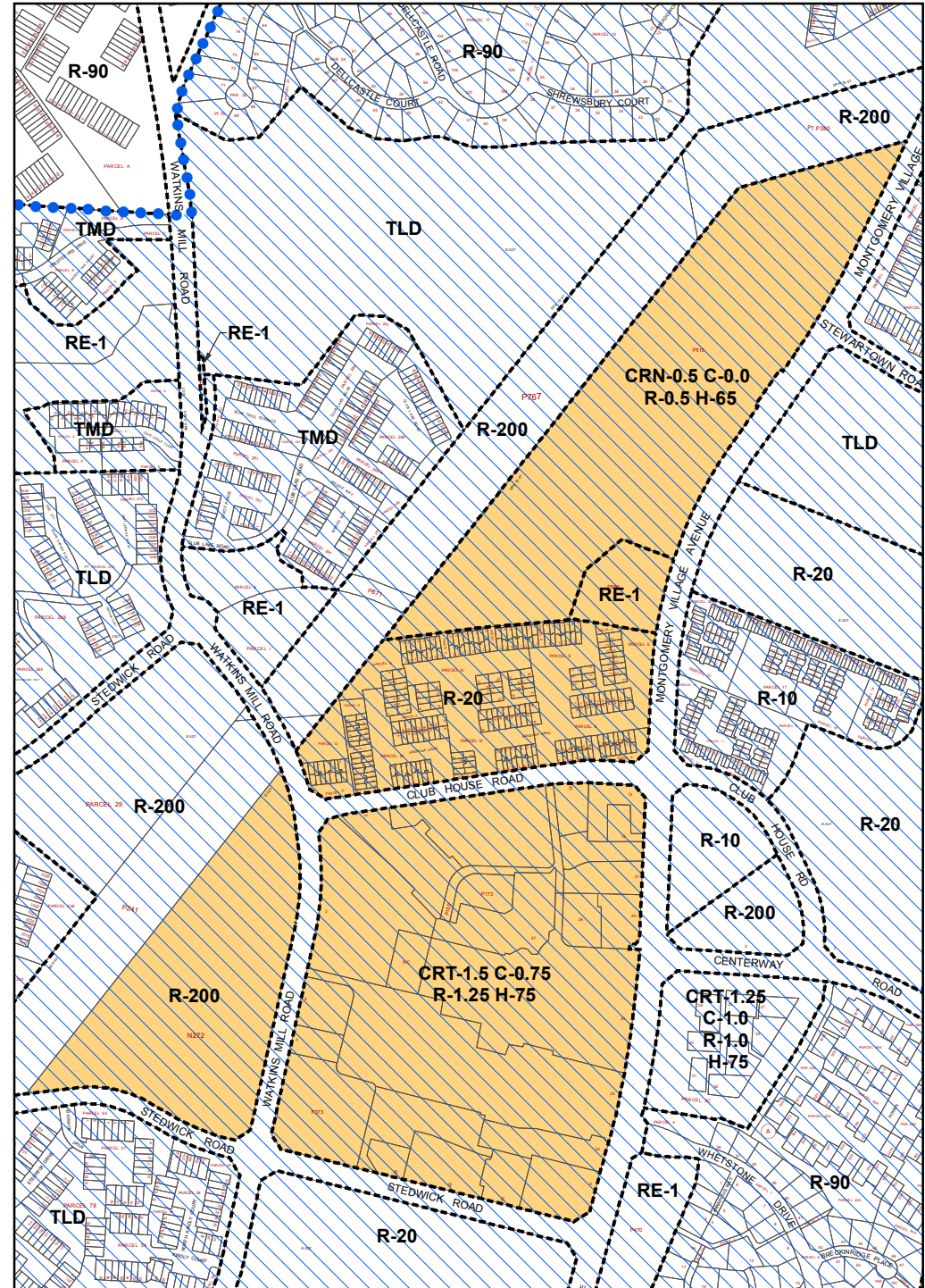
ATTACHMENT 27
Existing Zoning

Changes 50-54



Map Grid: 227 and 228NW 9 & 10

Proposed Zoning

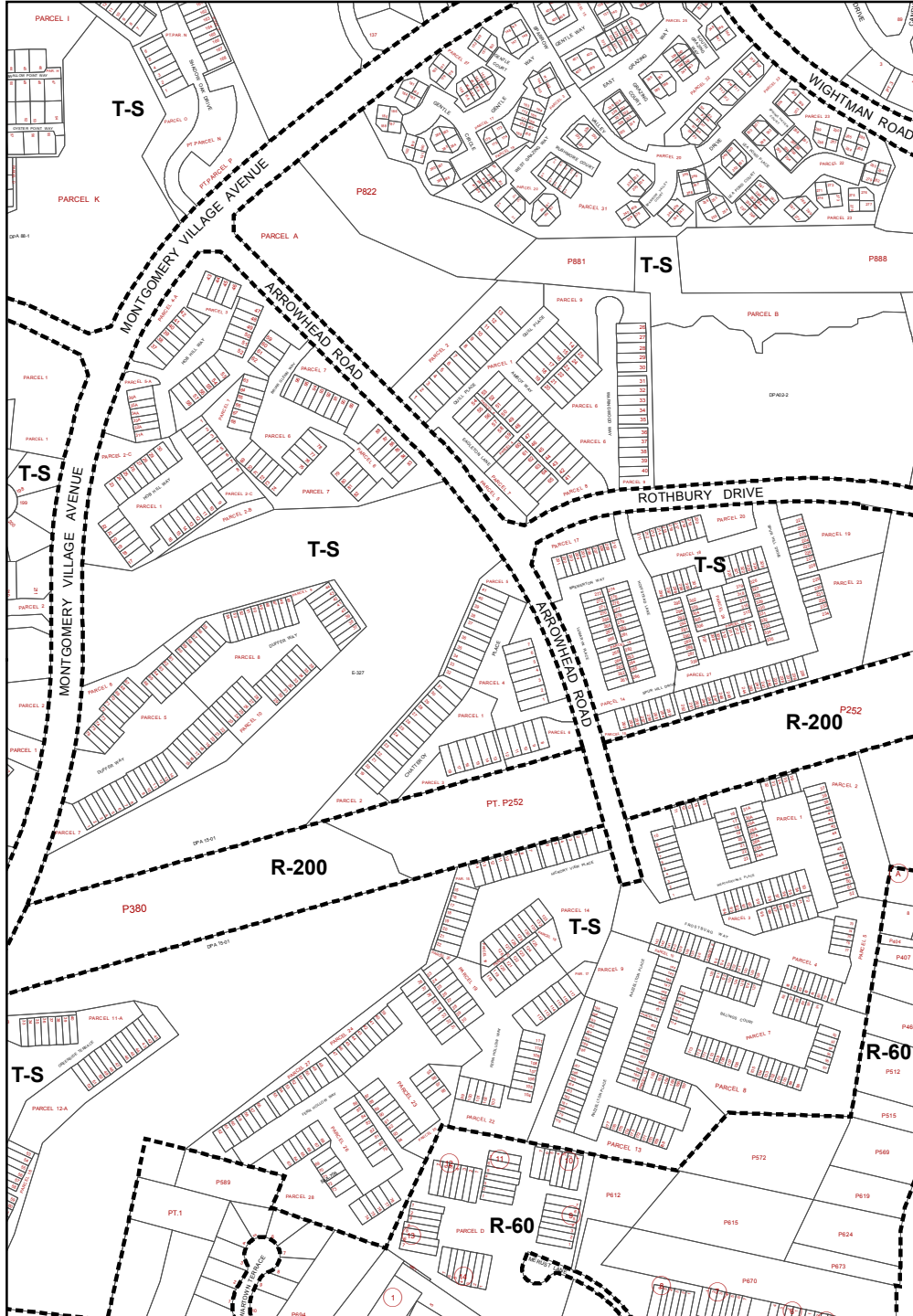


 Proposed Montgomery Village Overlay Zone

1 in = 650 ft

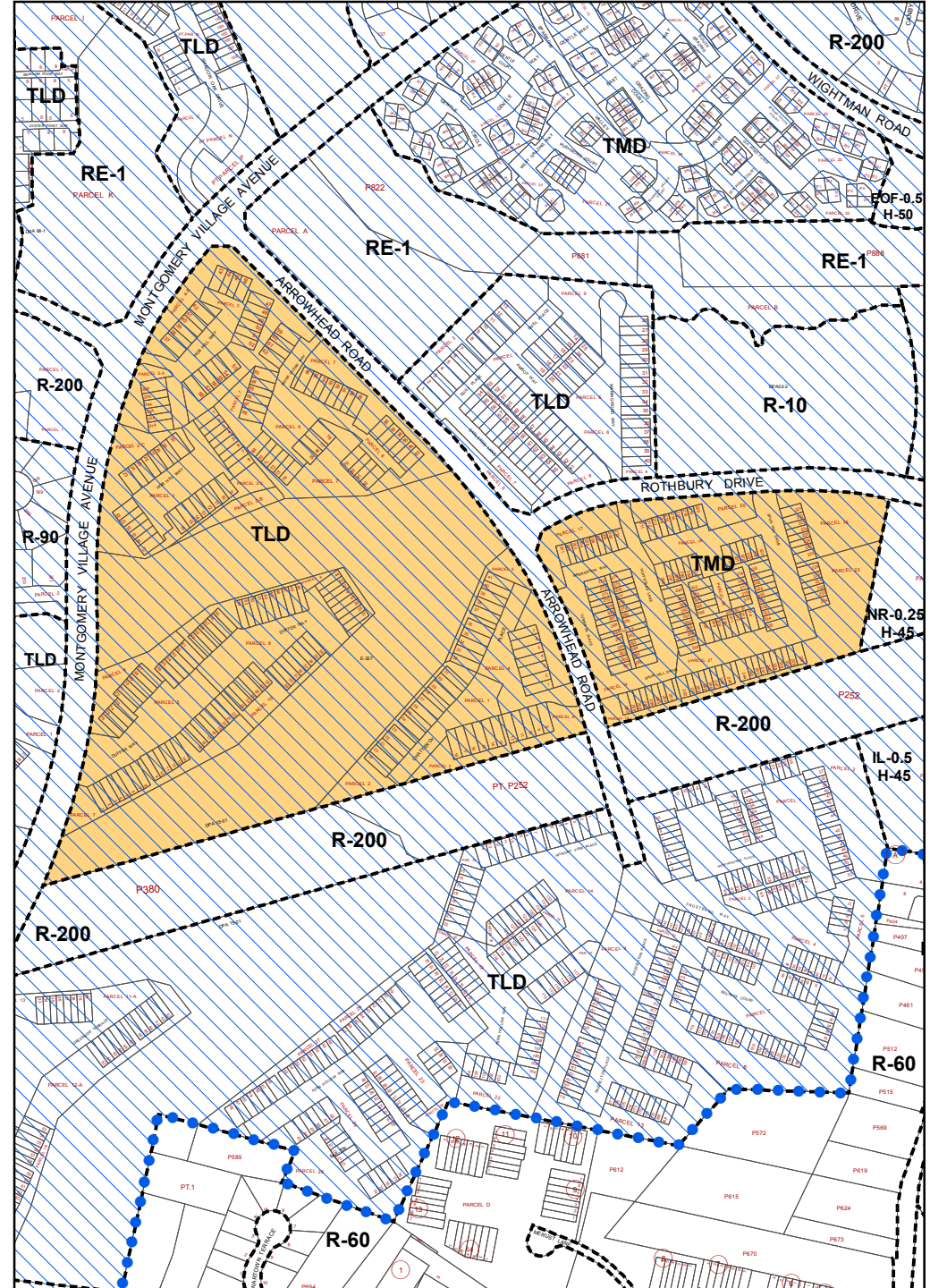
ATTACHMENT 28
Existing Zoning

Changes 56, 57



Map Grid: 227 and 228NW 9

Proposed Zoning



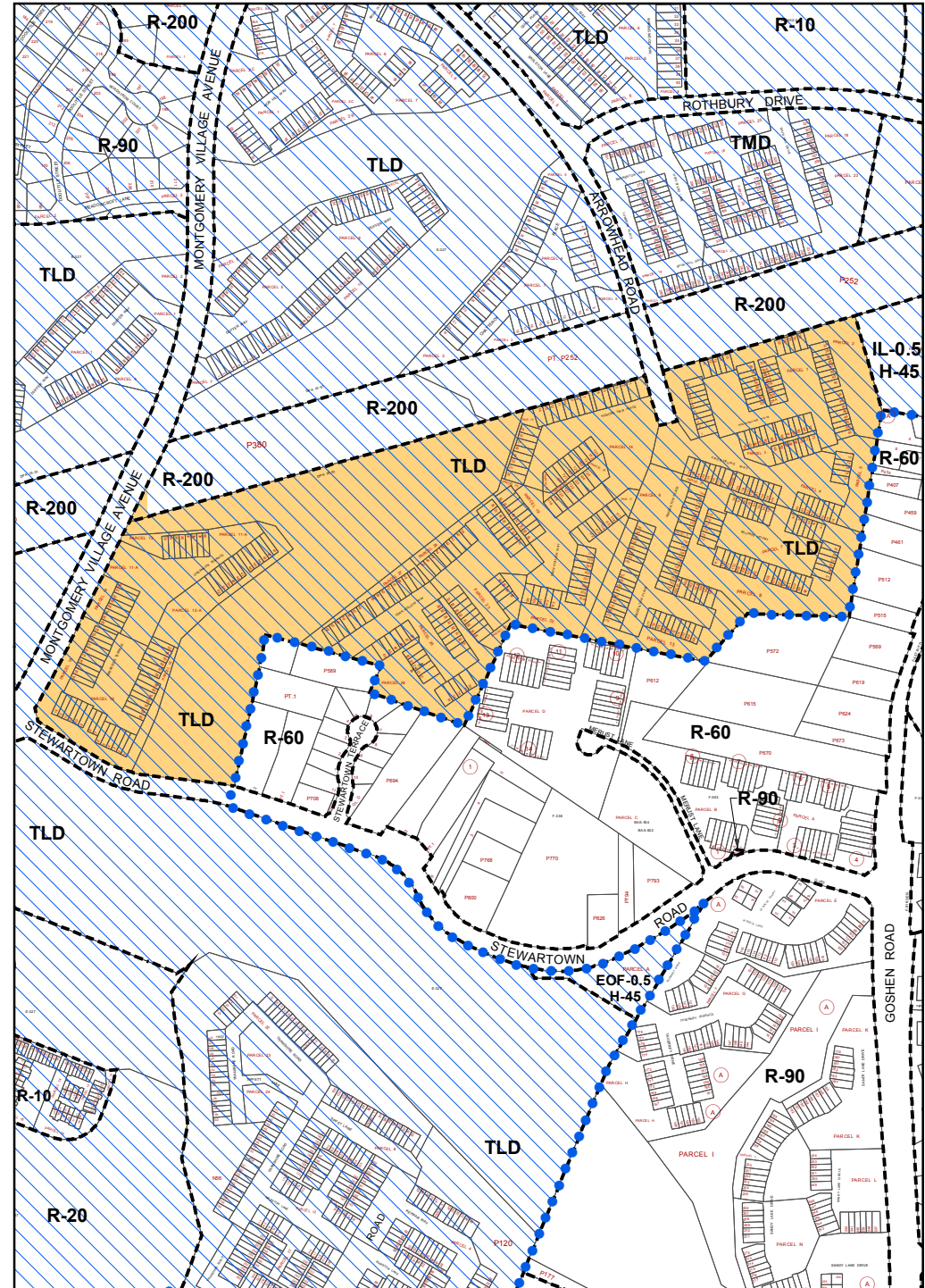
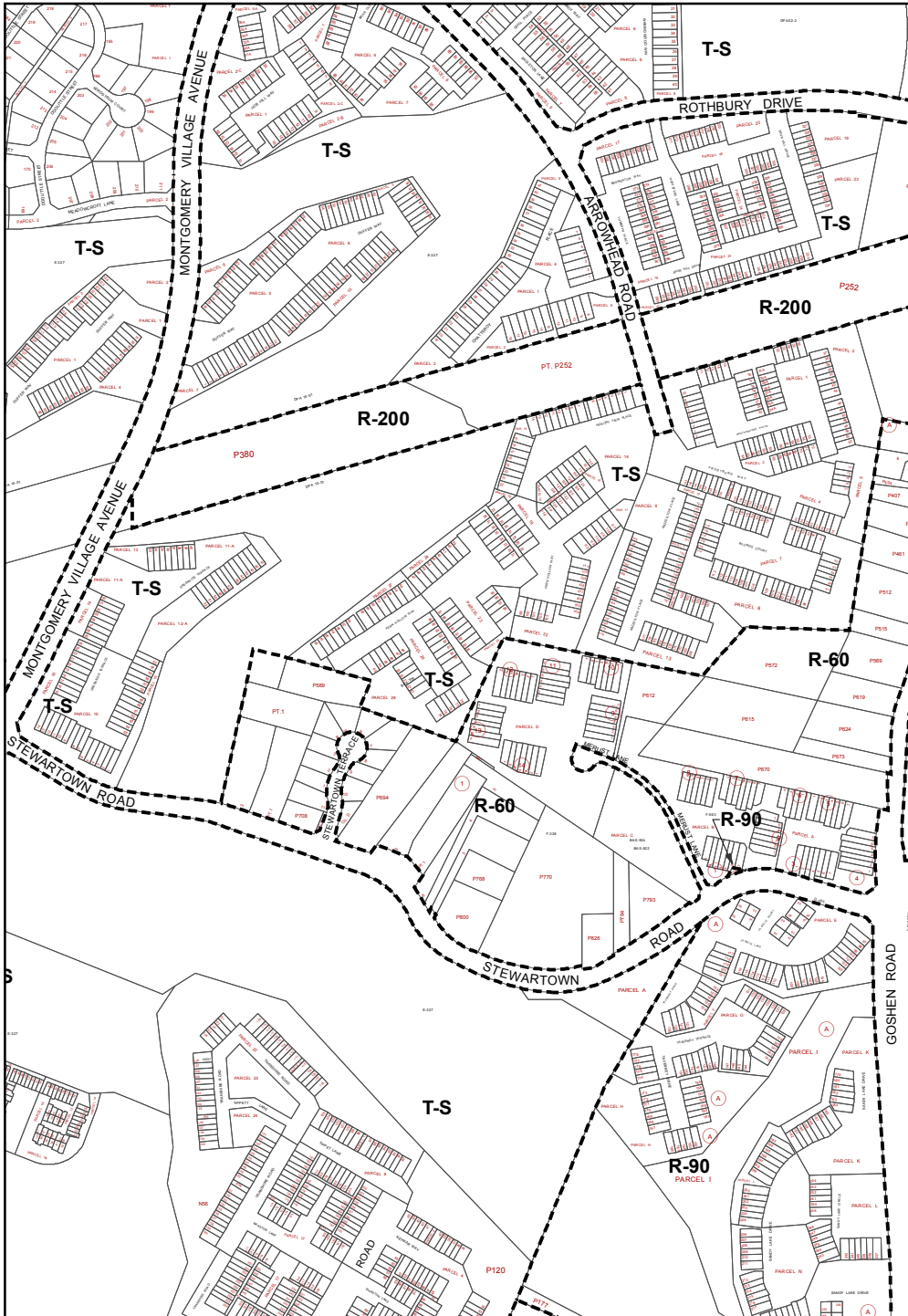
 Proposed Montgomery Village Overlay Zone

1 in = 550 ft

ATTACHMENT 29
Existing Zoning

Changes 55, 58

Proposed Zoning



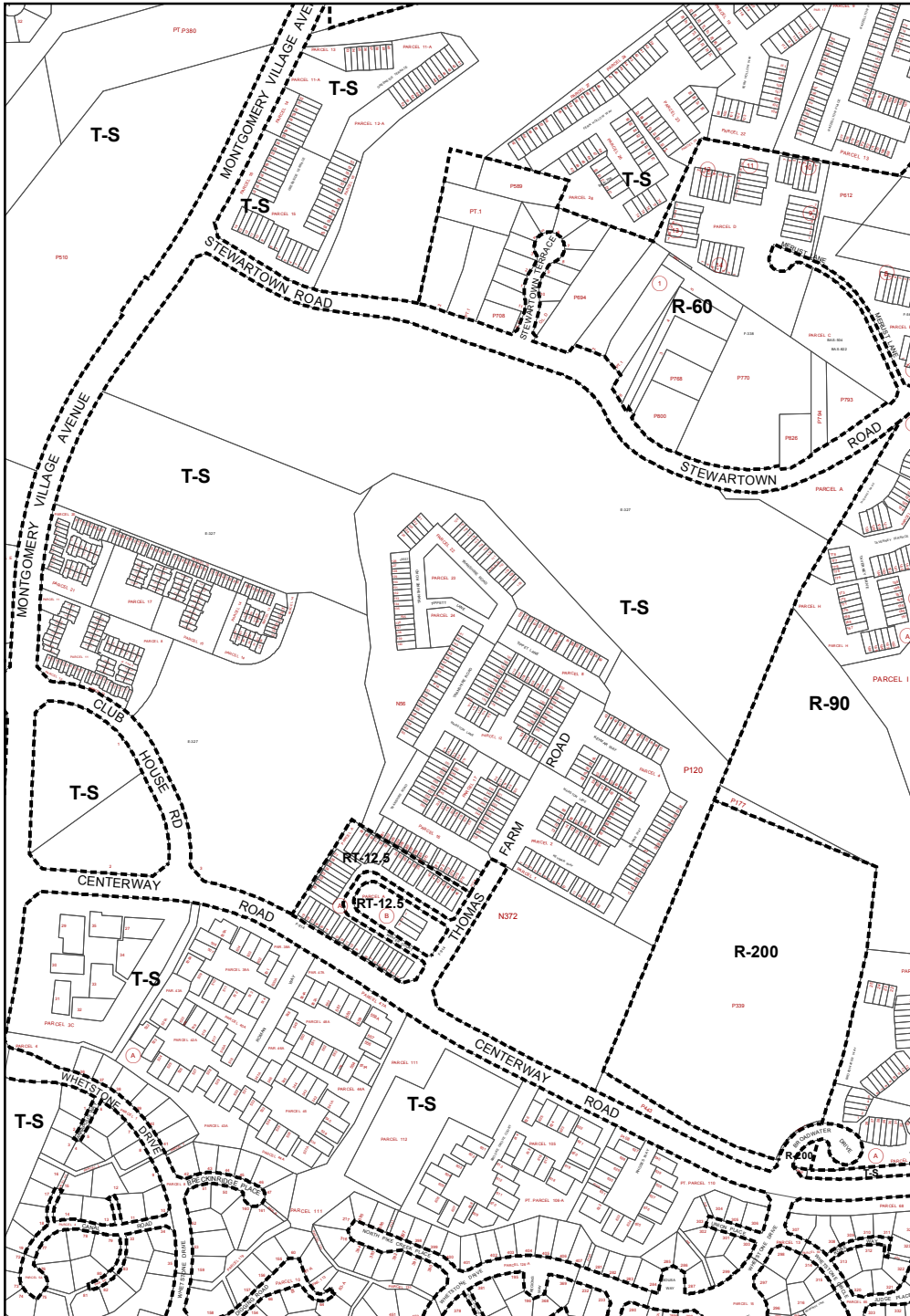
Map Grid: 227 and 228NW 9 & 10

 Proposed Montgomery Village Overlay Zone

1 in = 650 ft

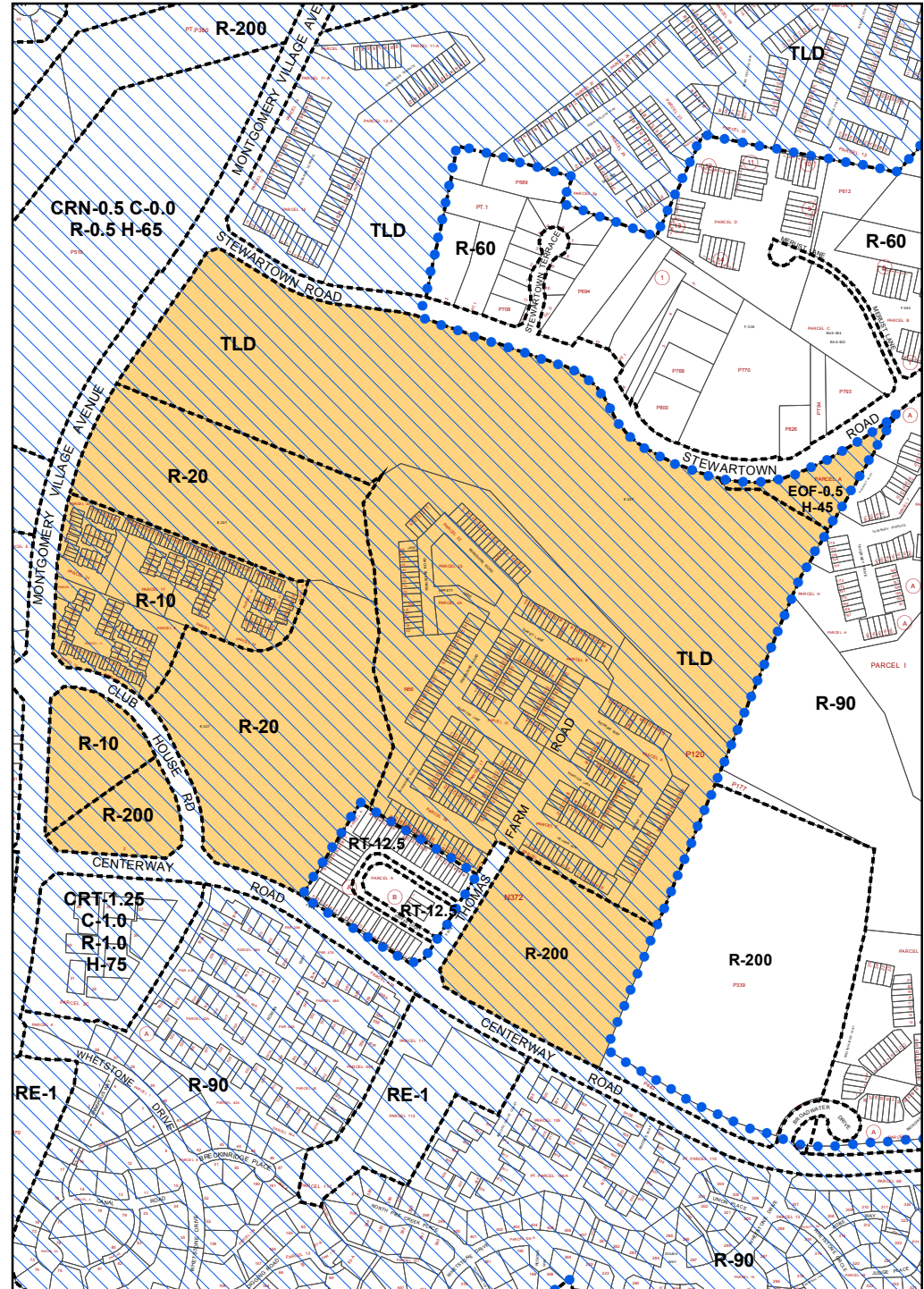
ATTACHMENT 30
Existing Zoning

Changes 60-66



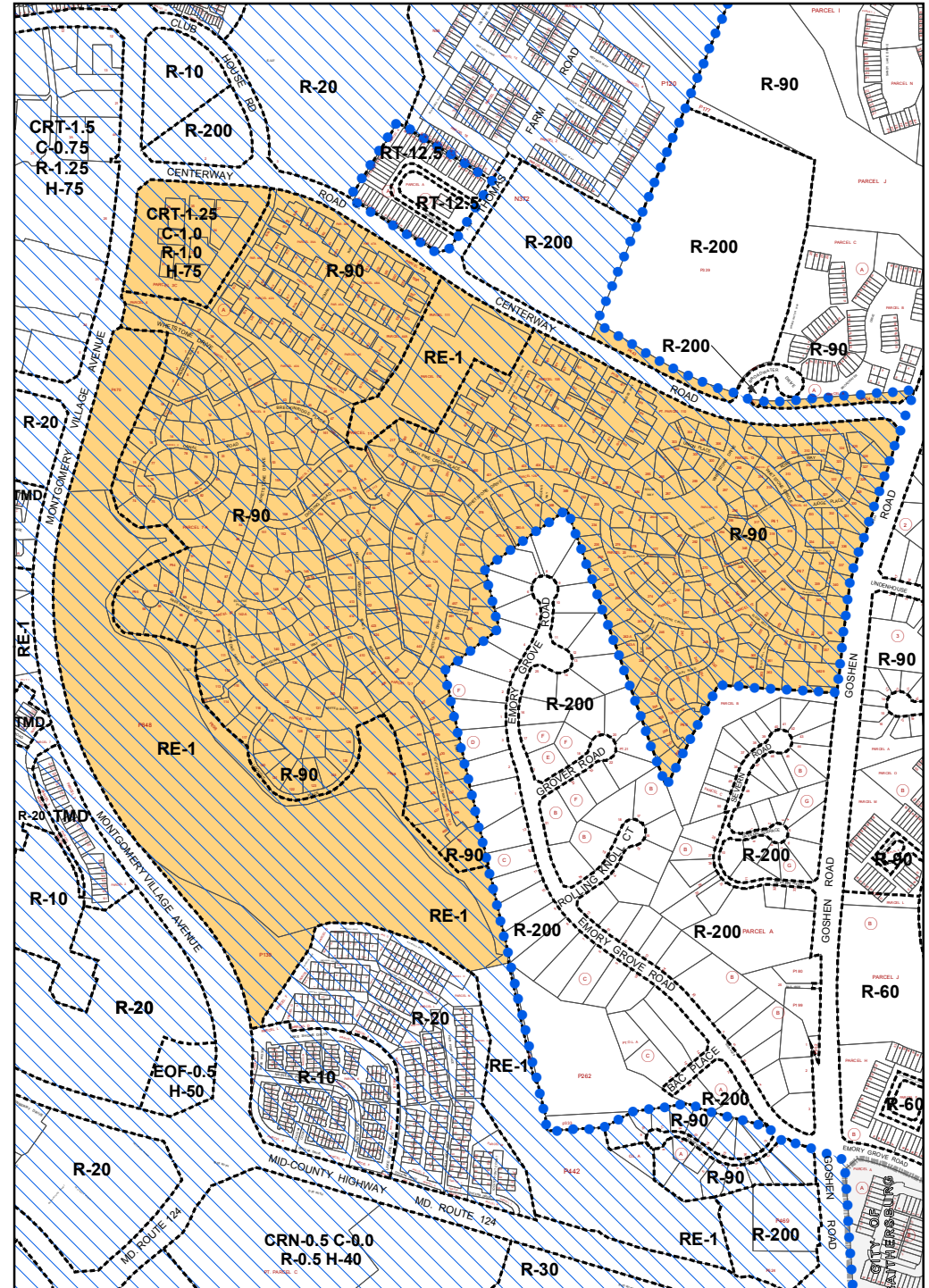
Map Grid: 226 and 227NW 9 & 10

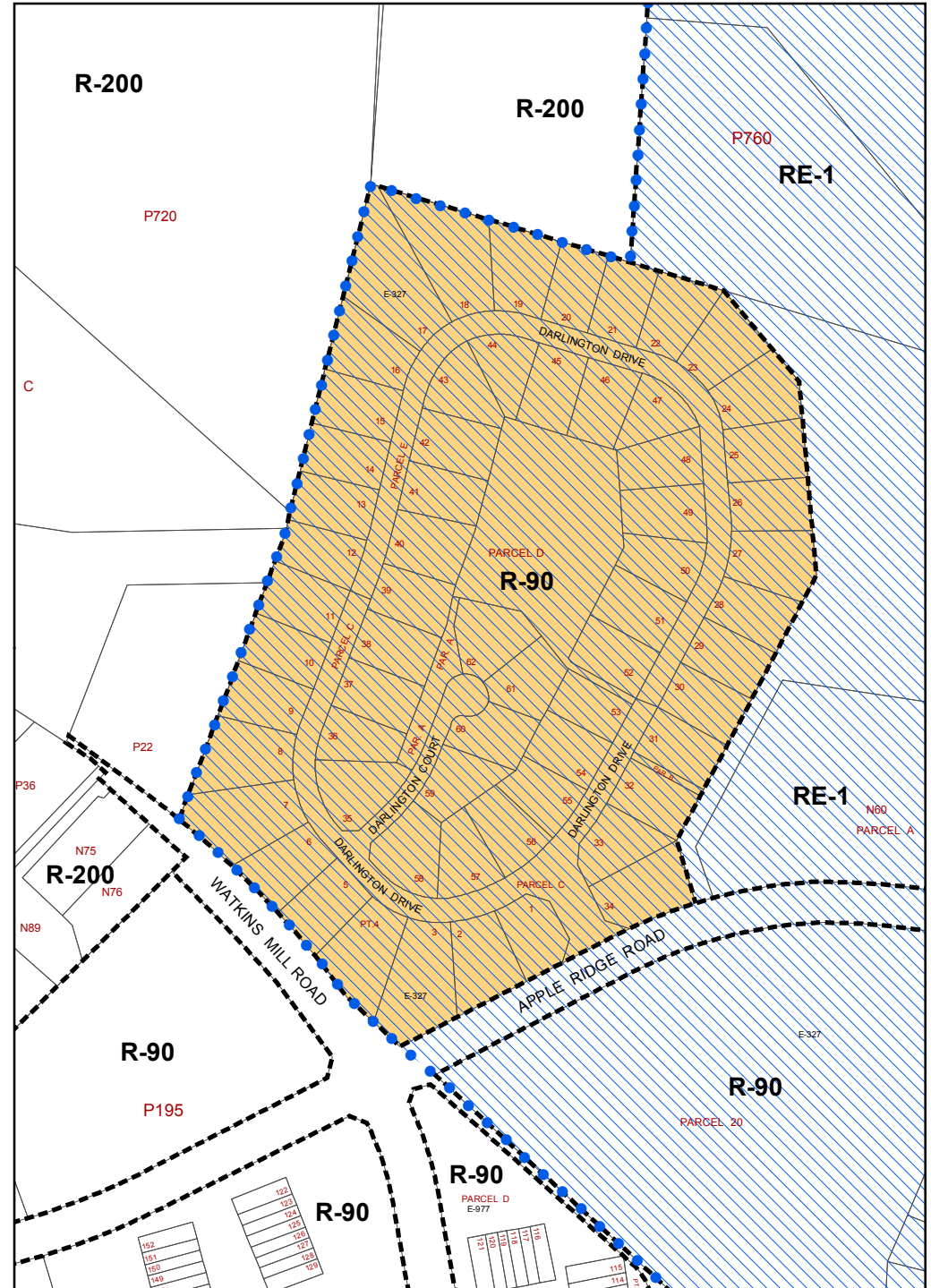
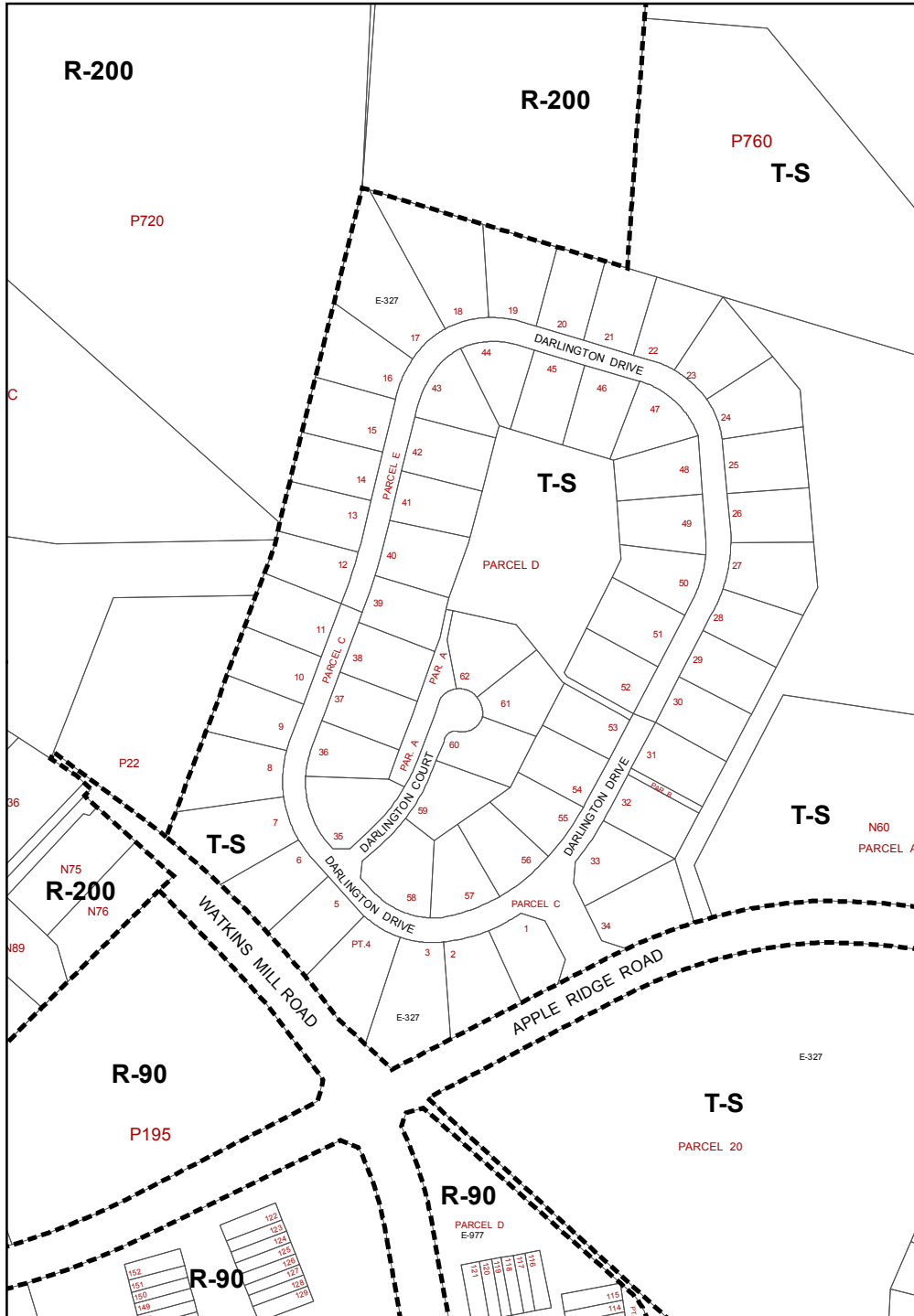
Proposed Zoning

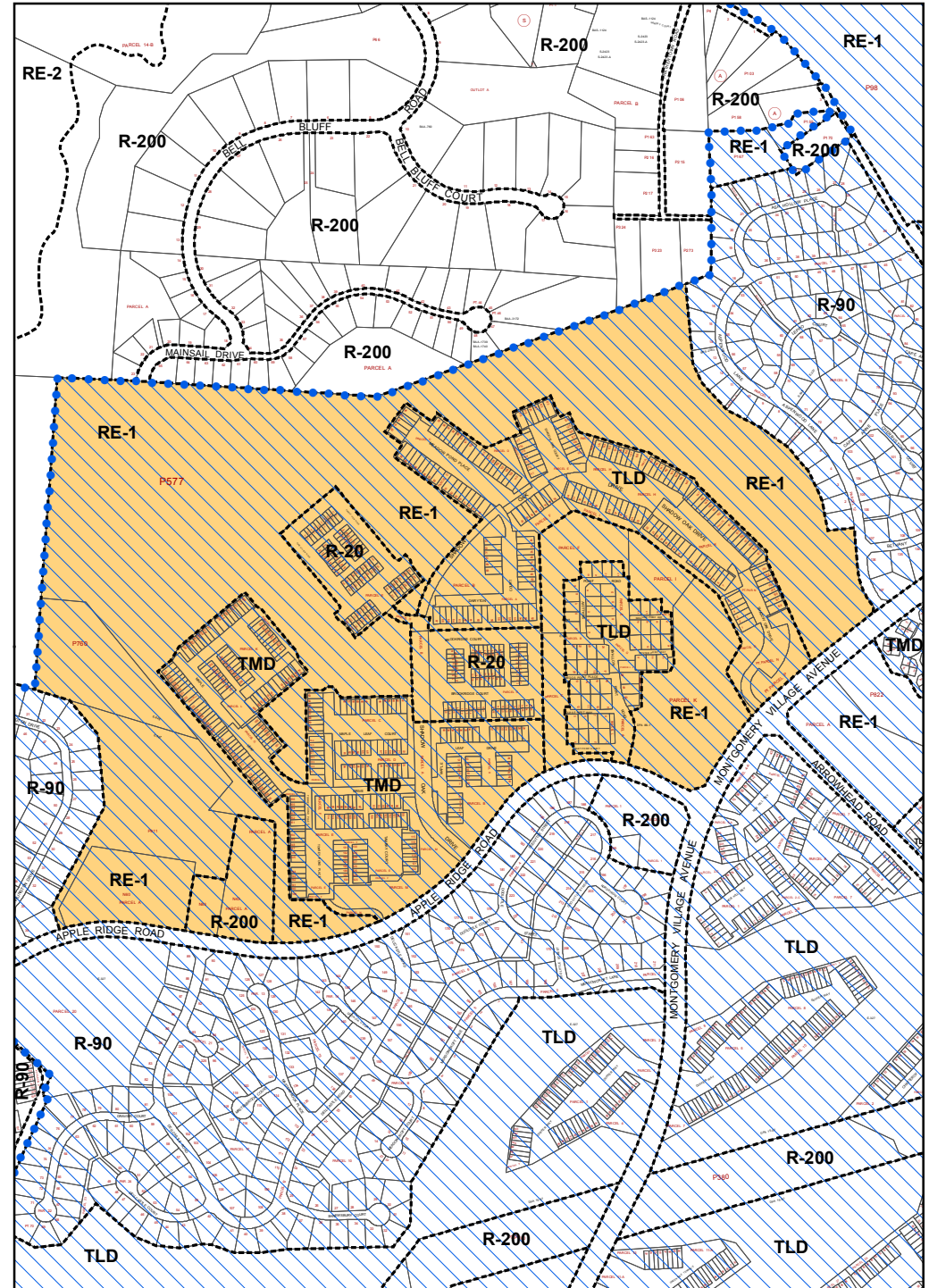
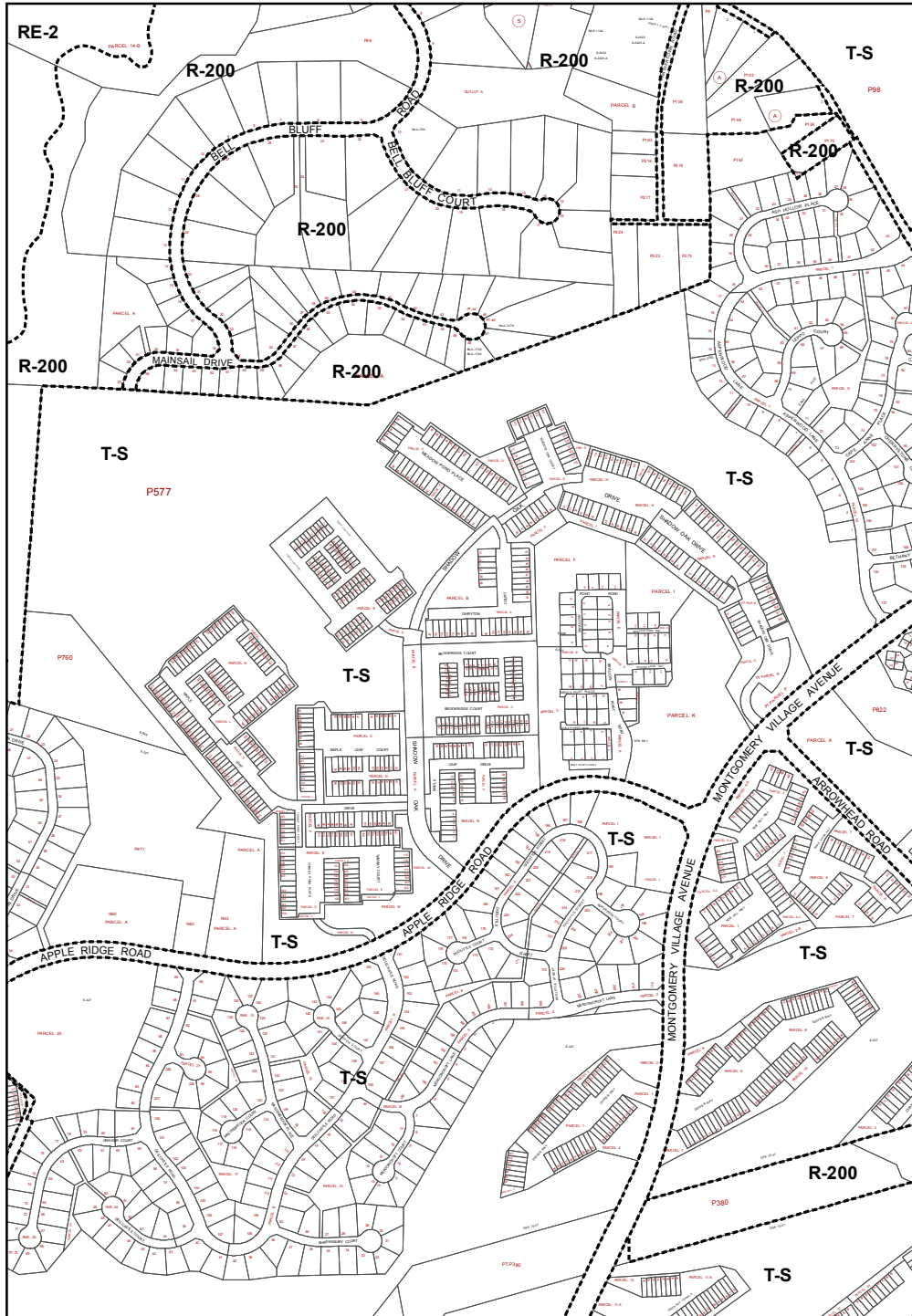


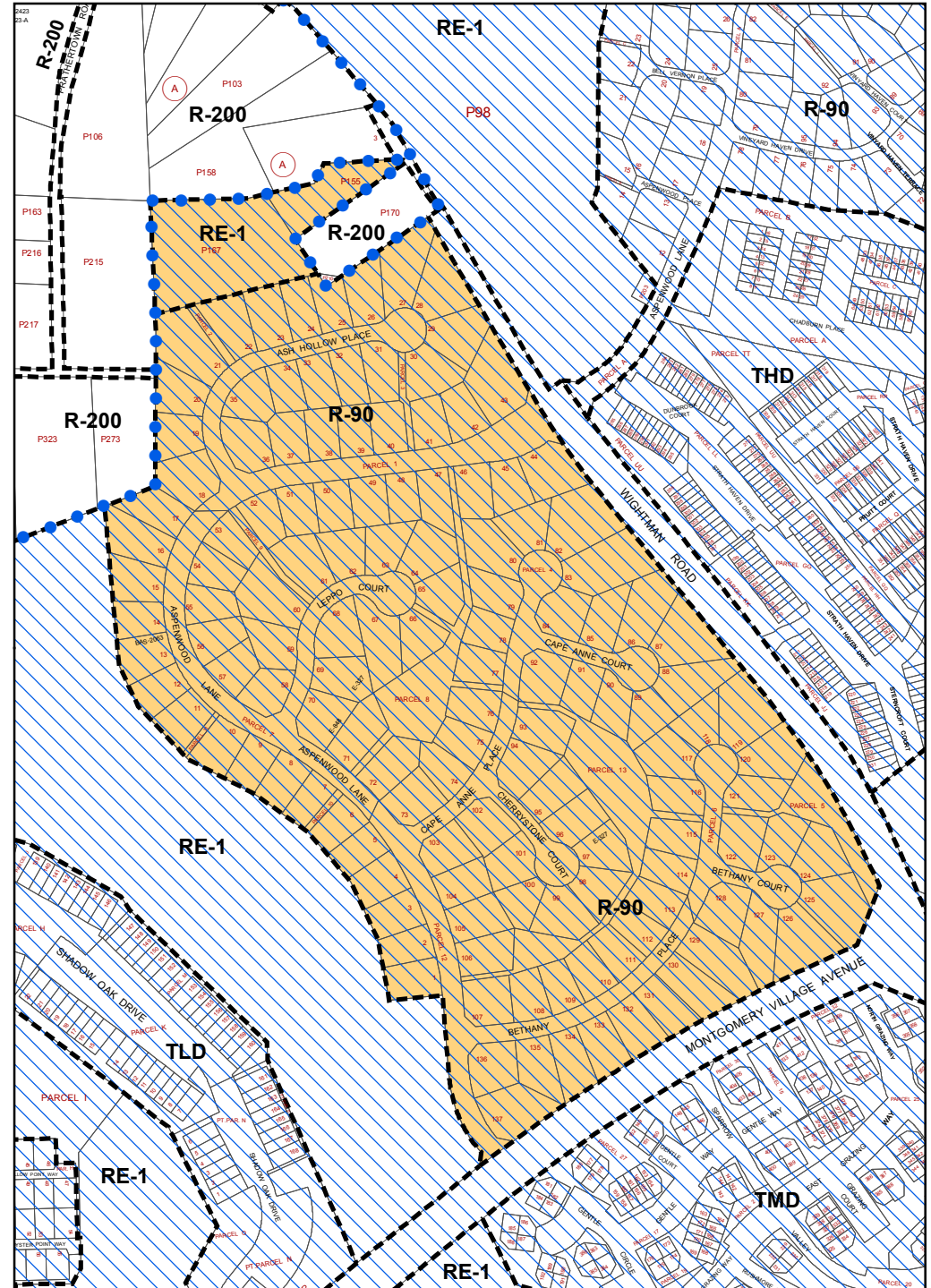
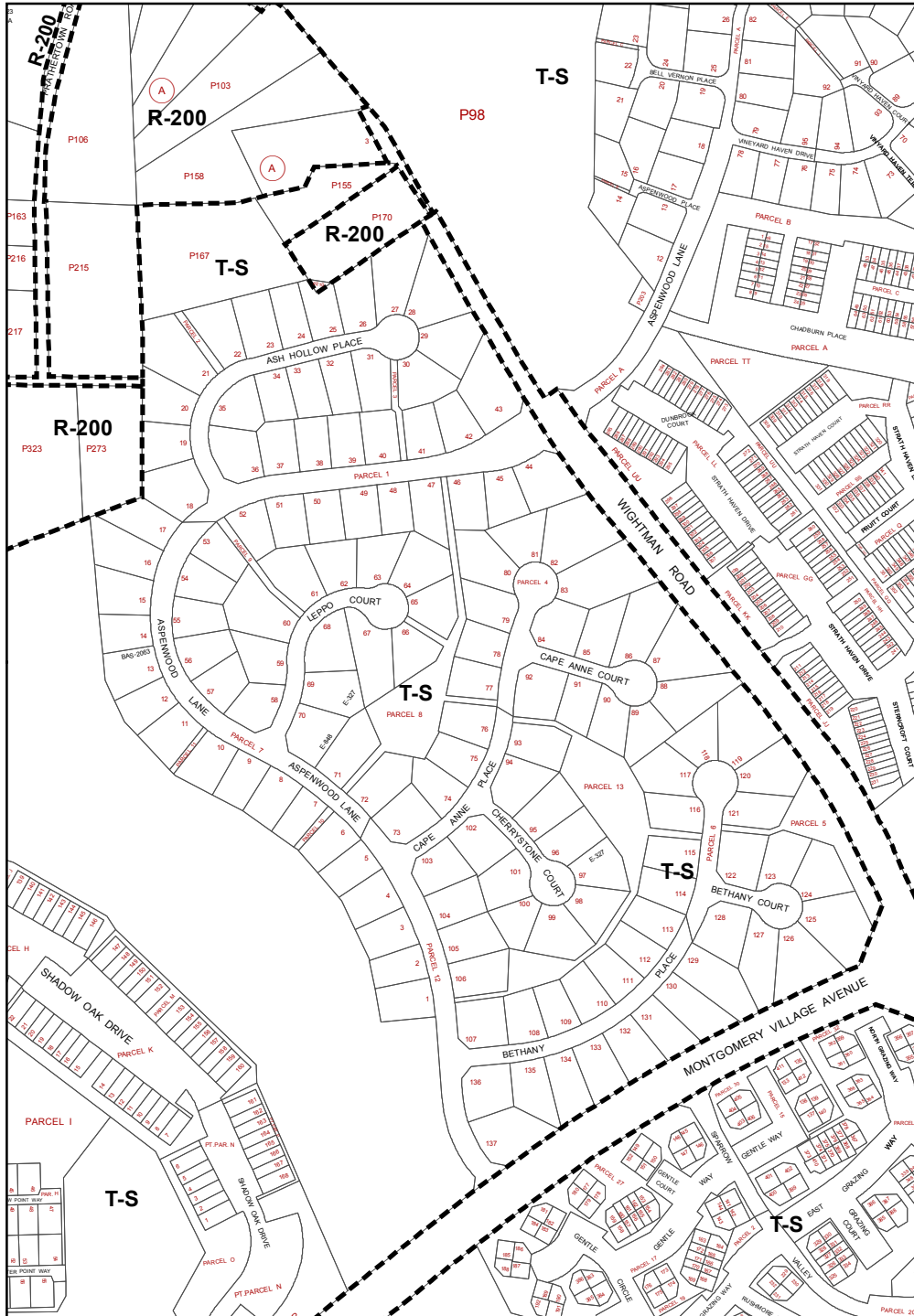
 Proposed Montgomery Village Overlay Zone

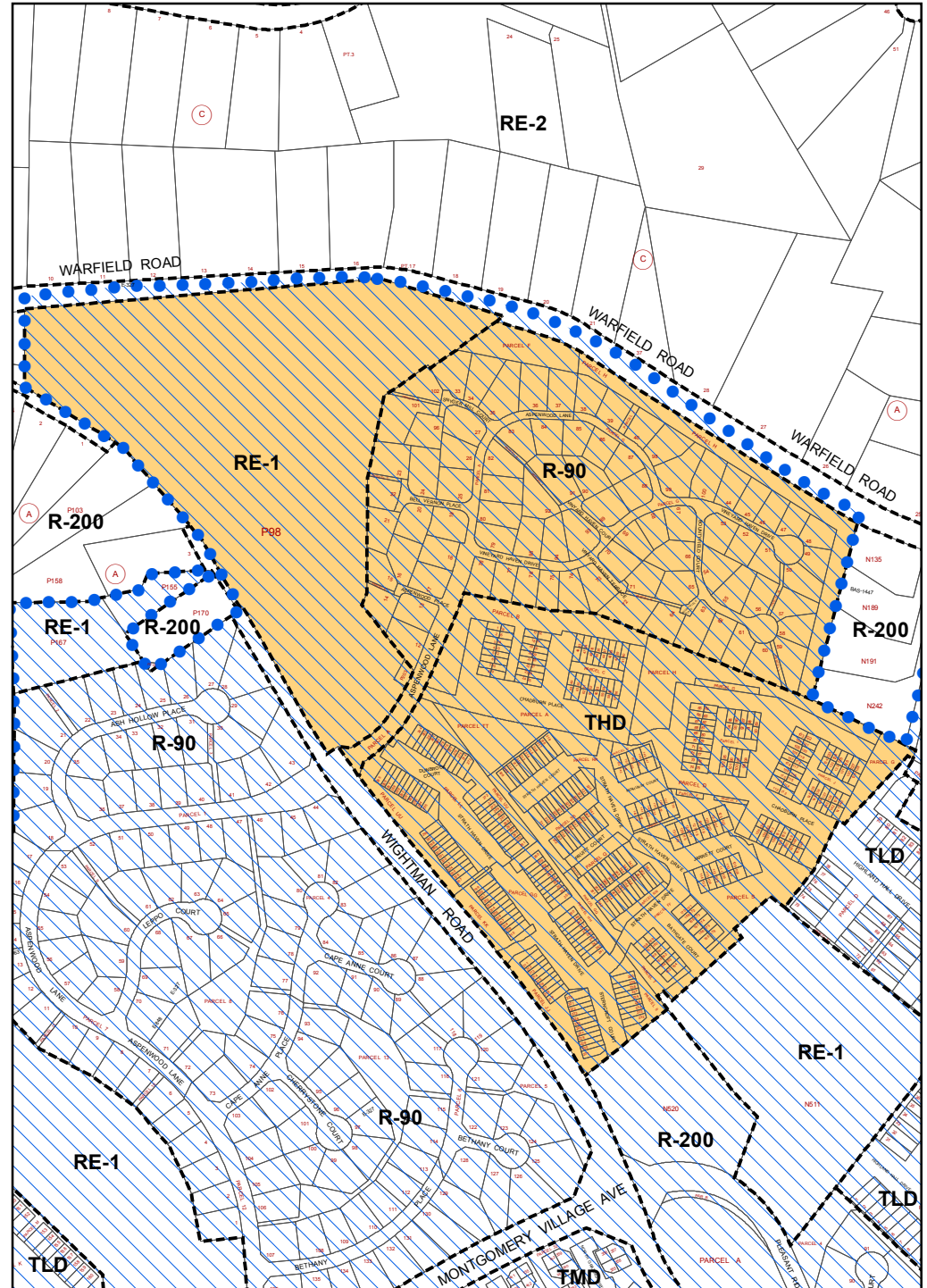
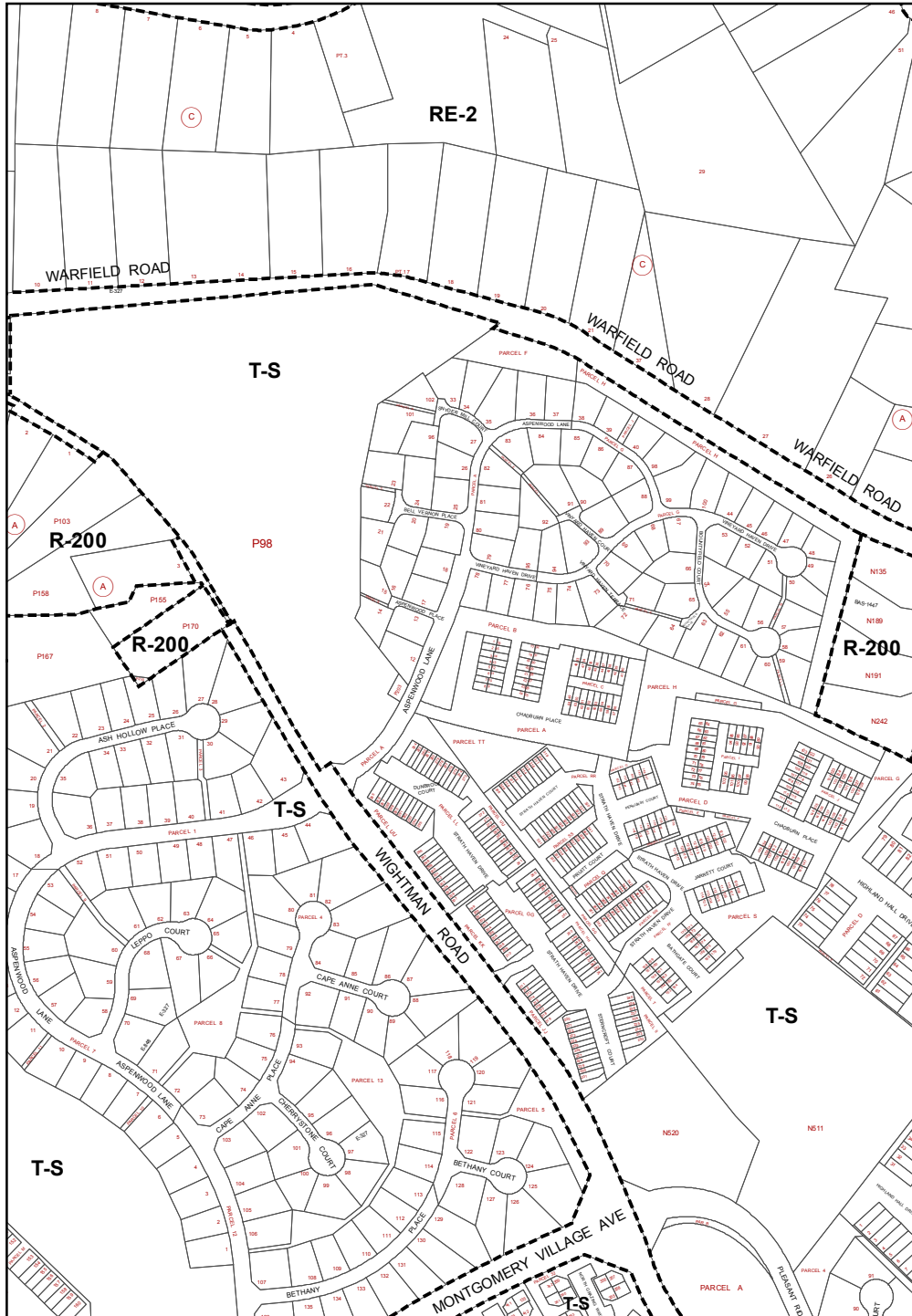
1 in = 650 ft







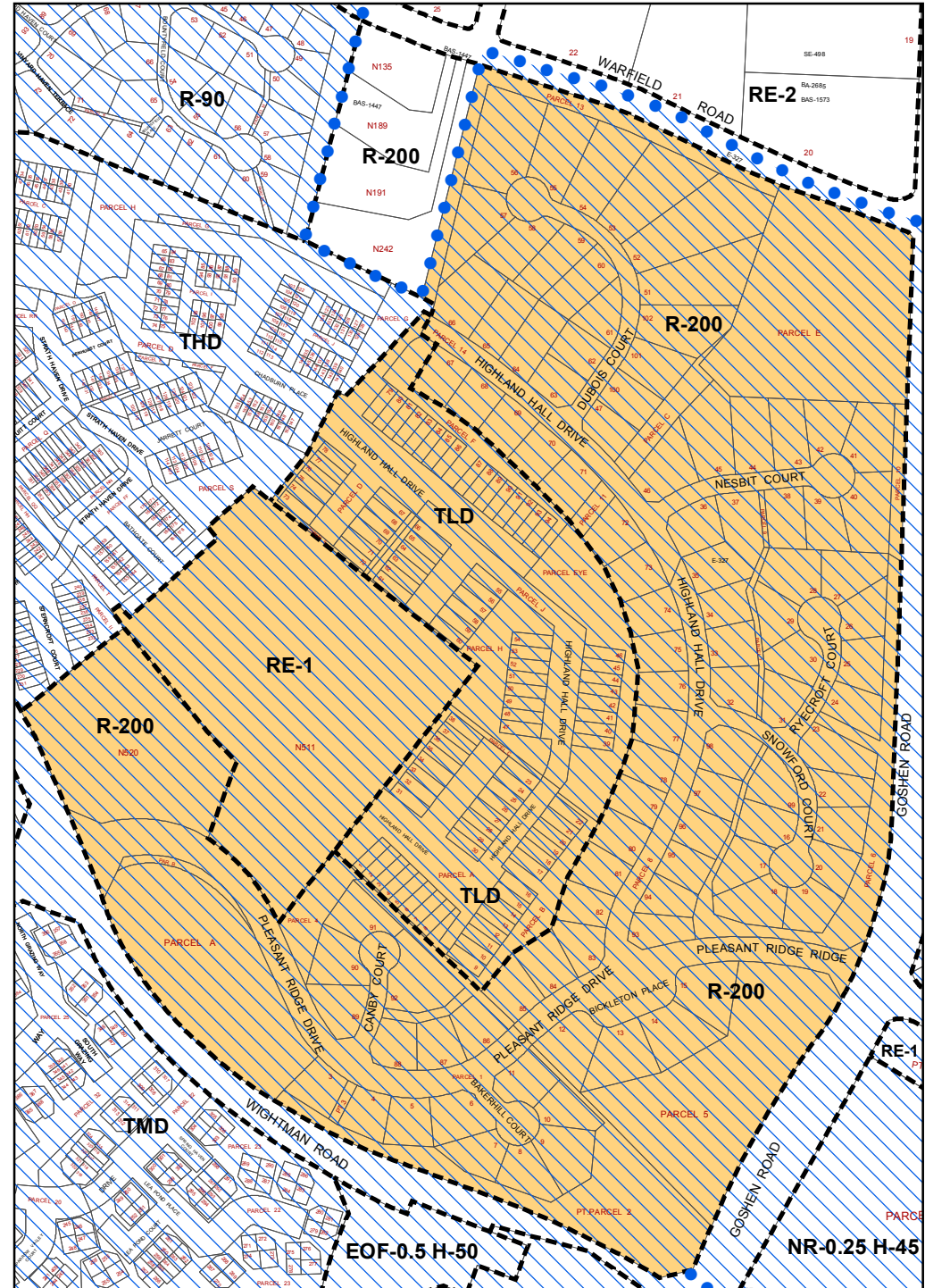
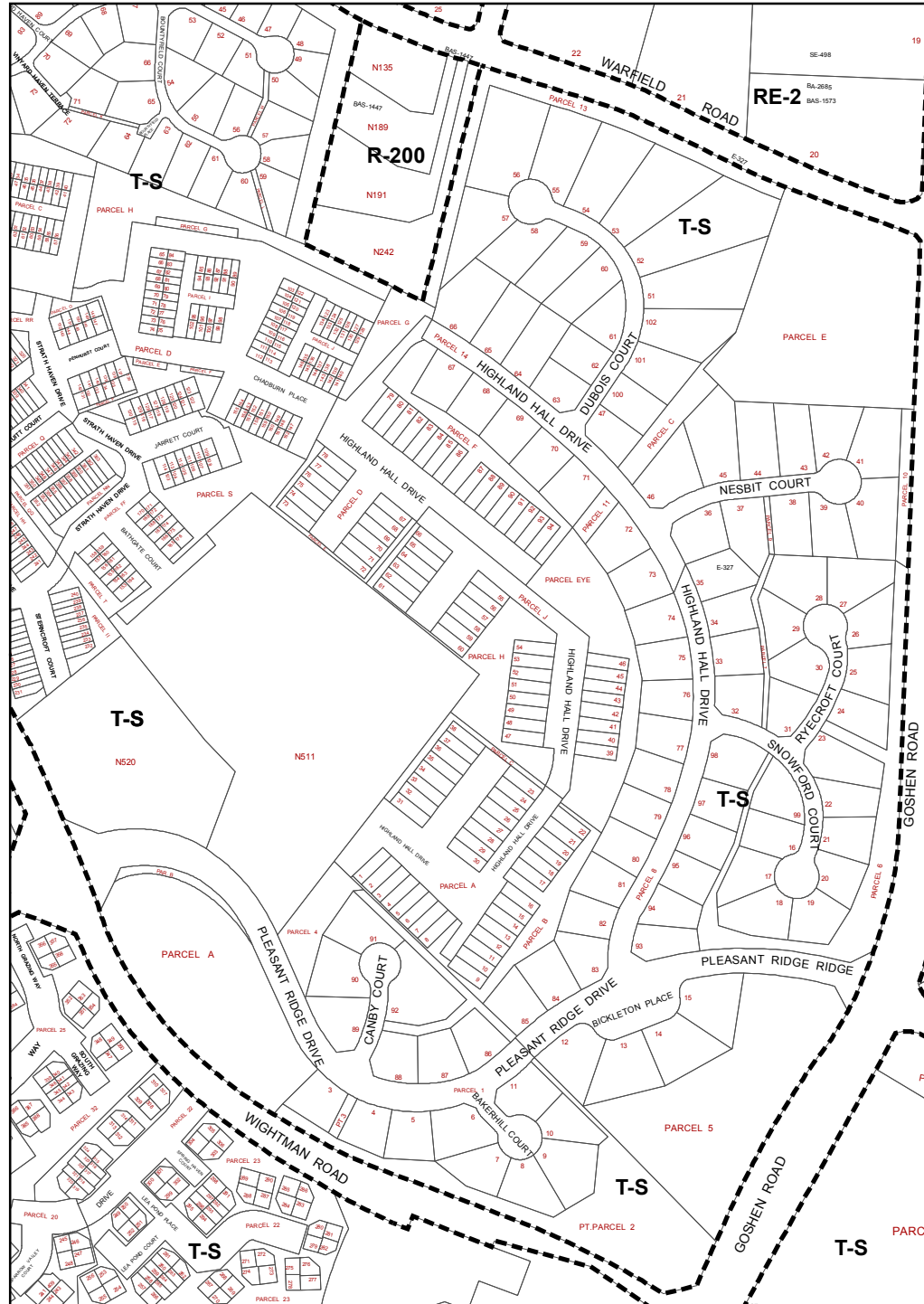




ATTACHMENT 36
Existing Zoning

Changes 87-89

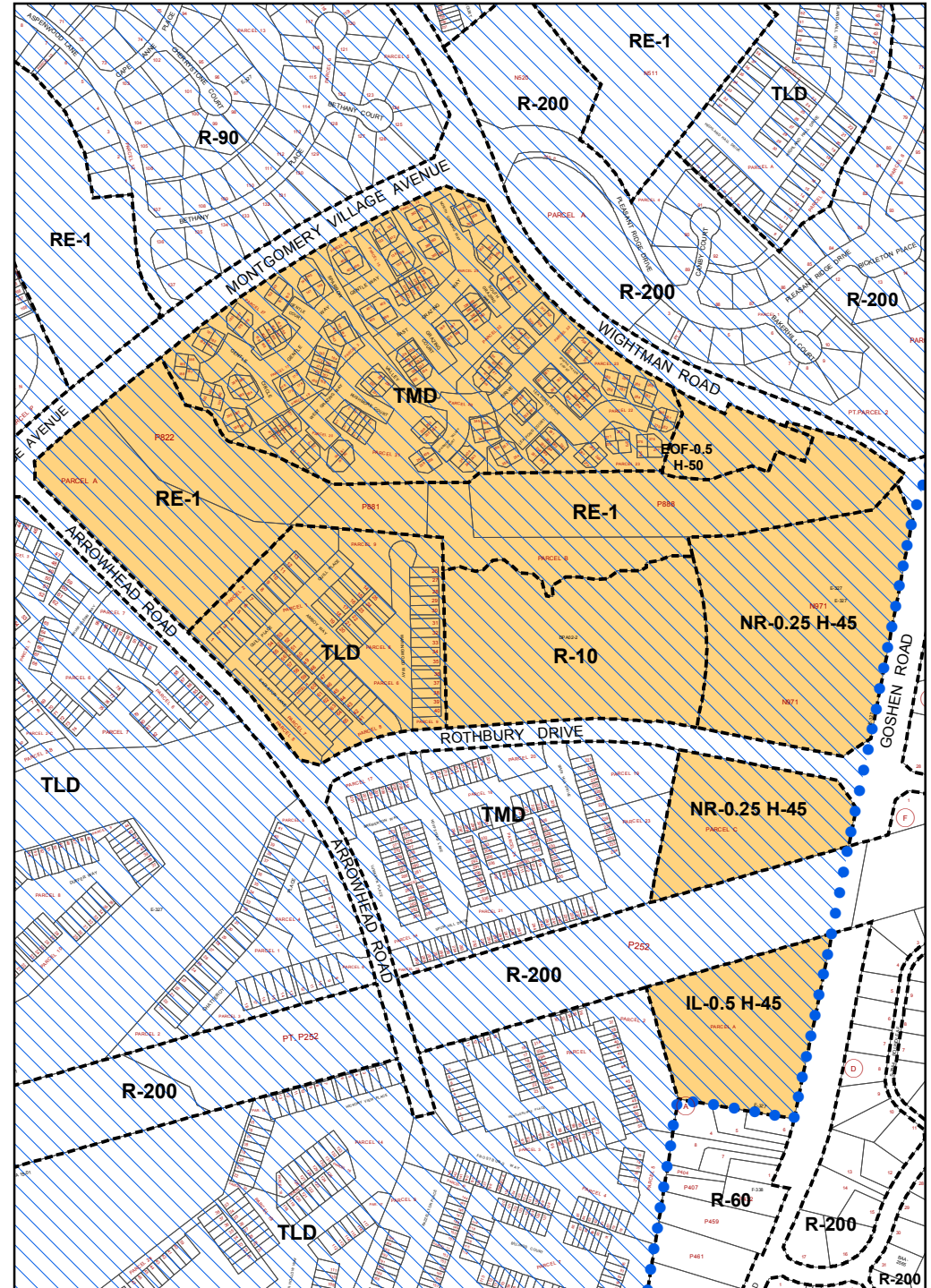
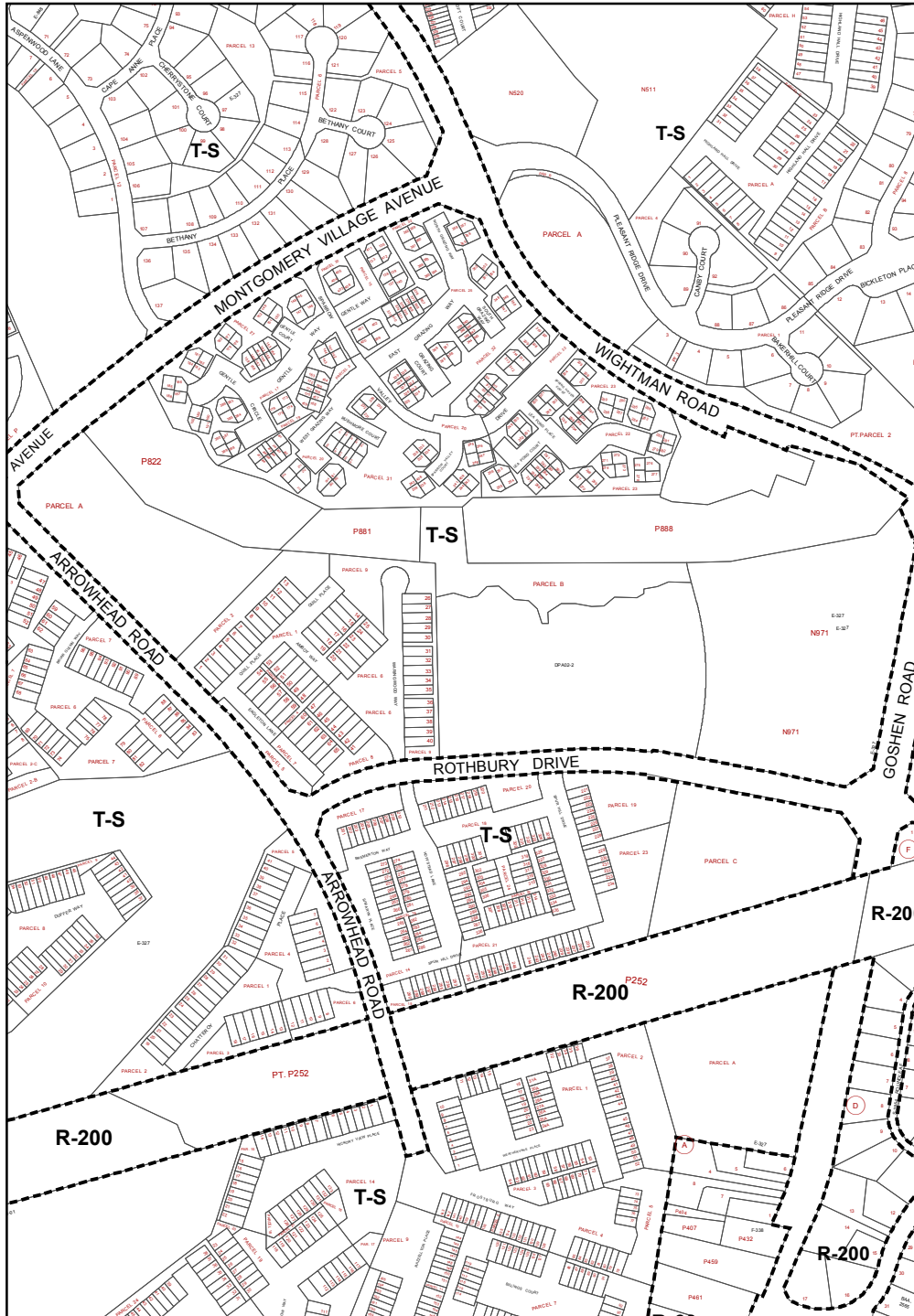
Proposed Zoning

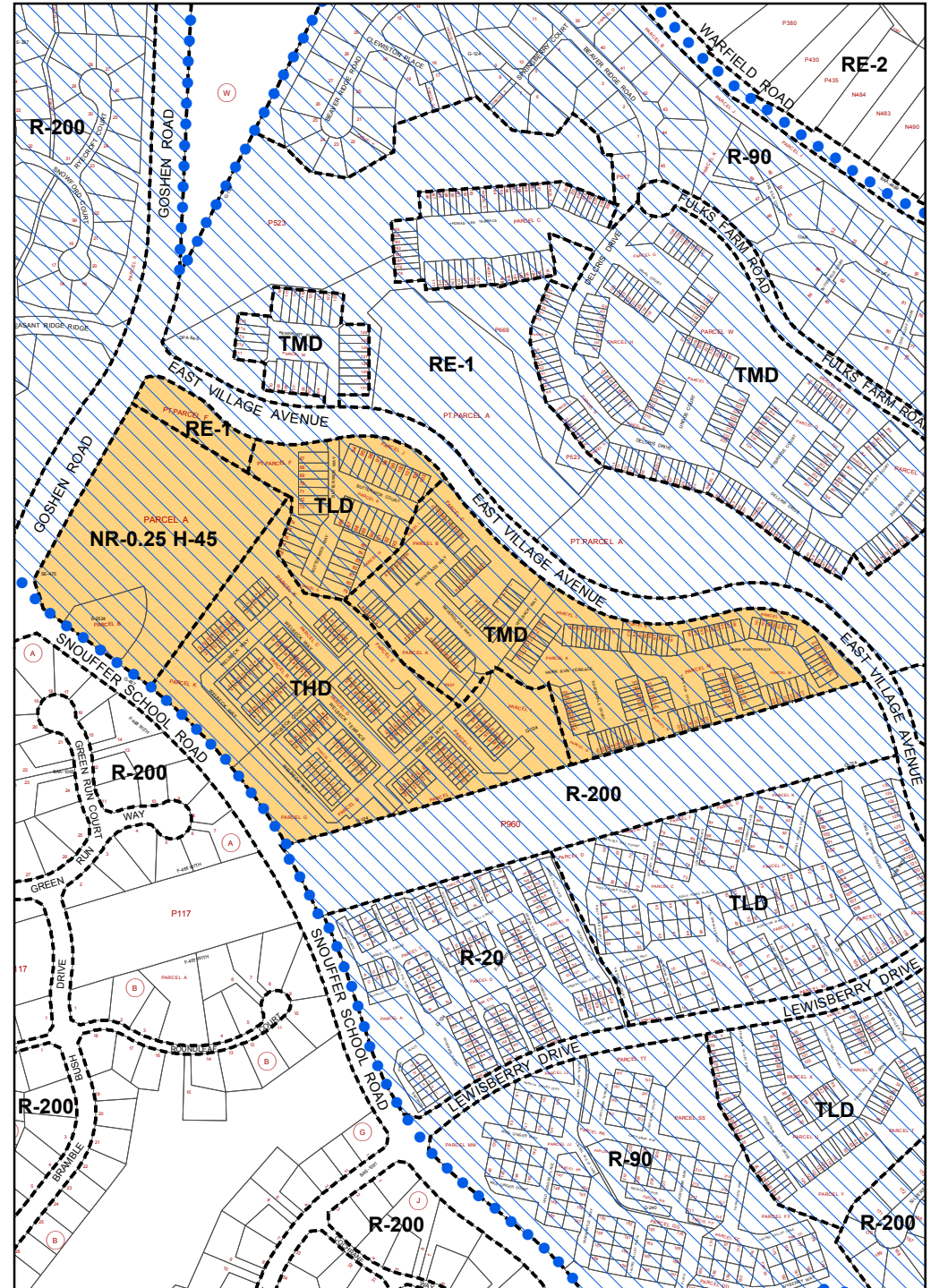
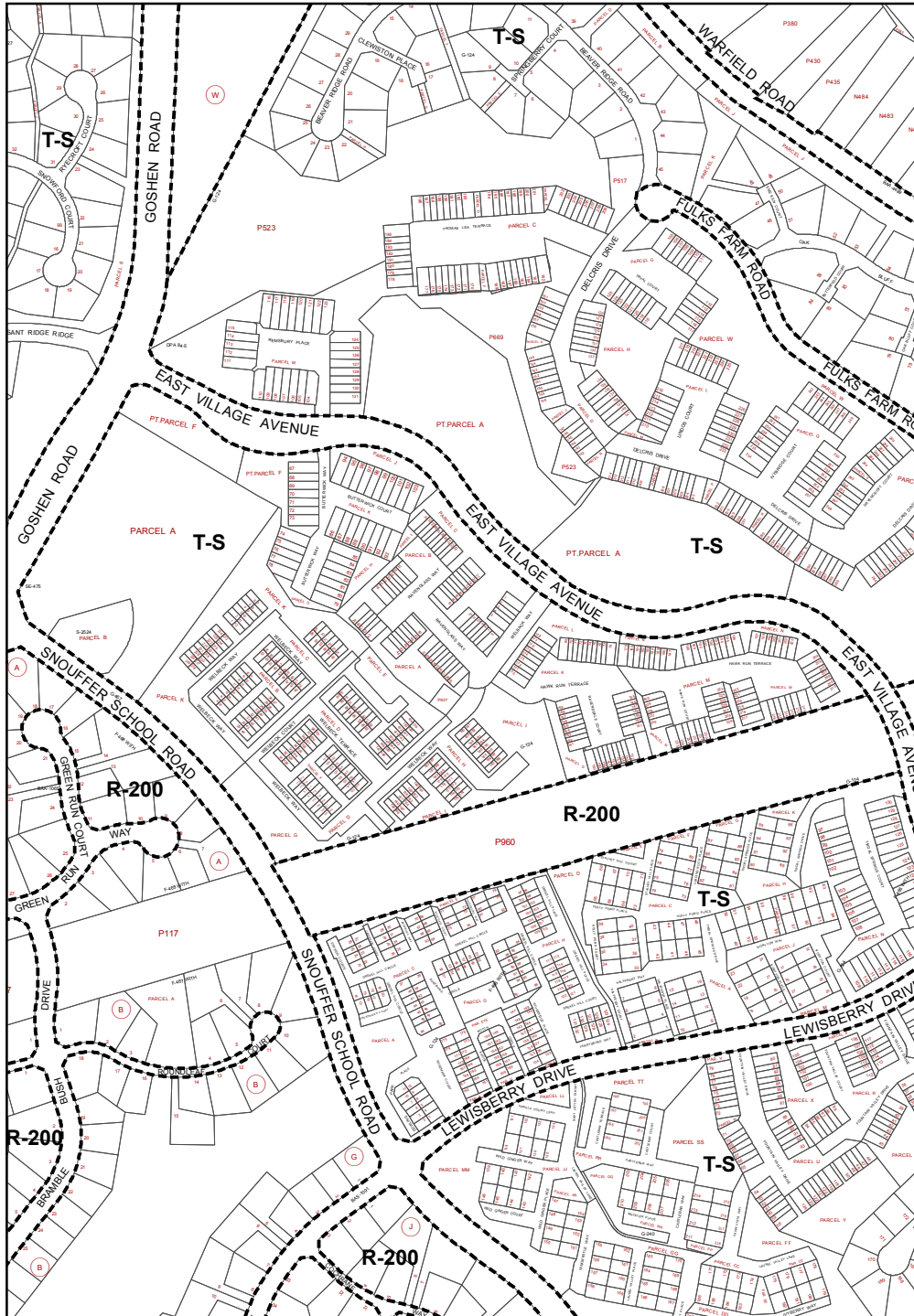


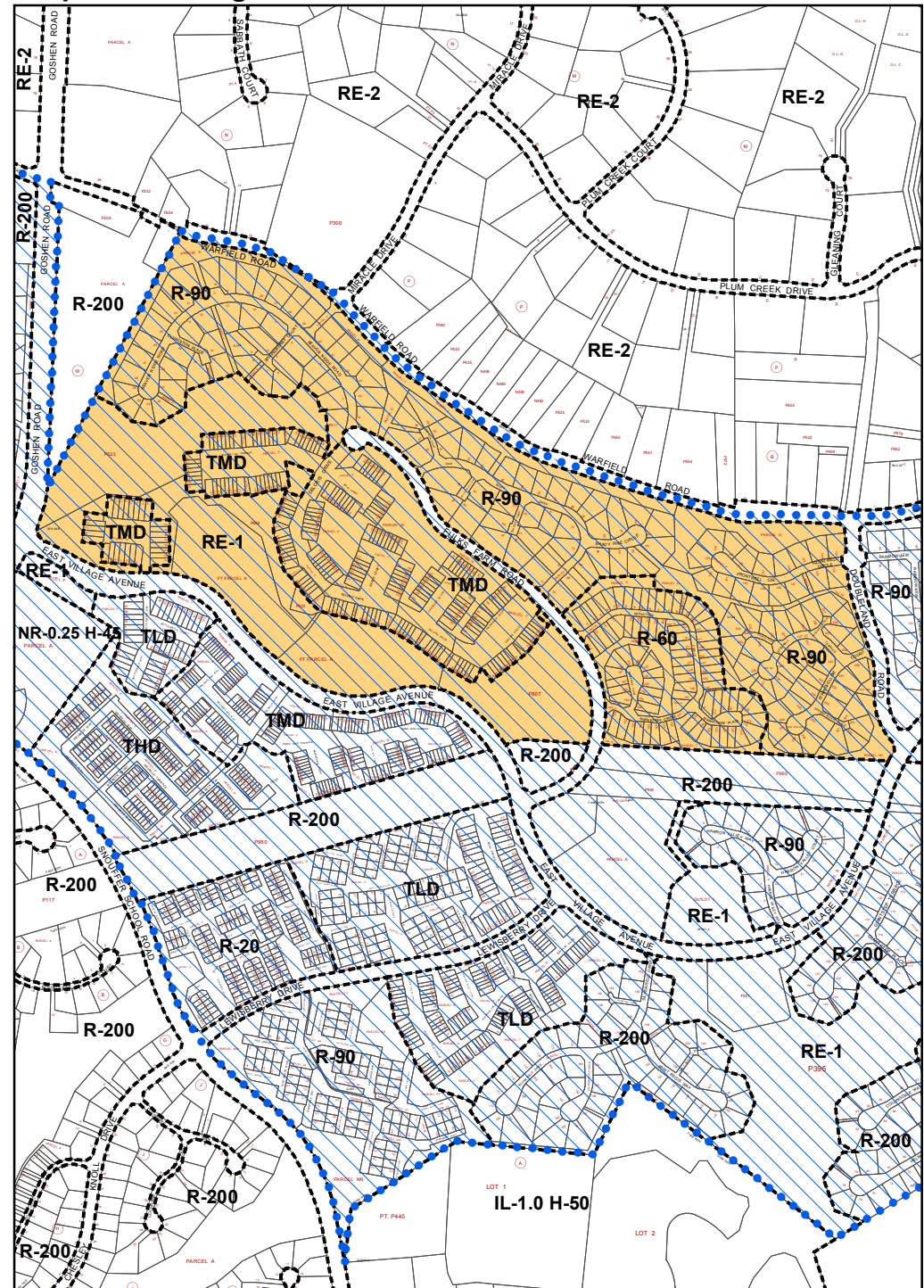
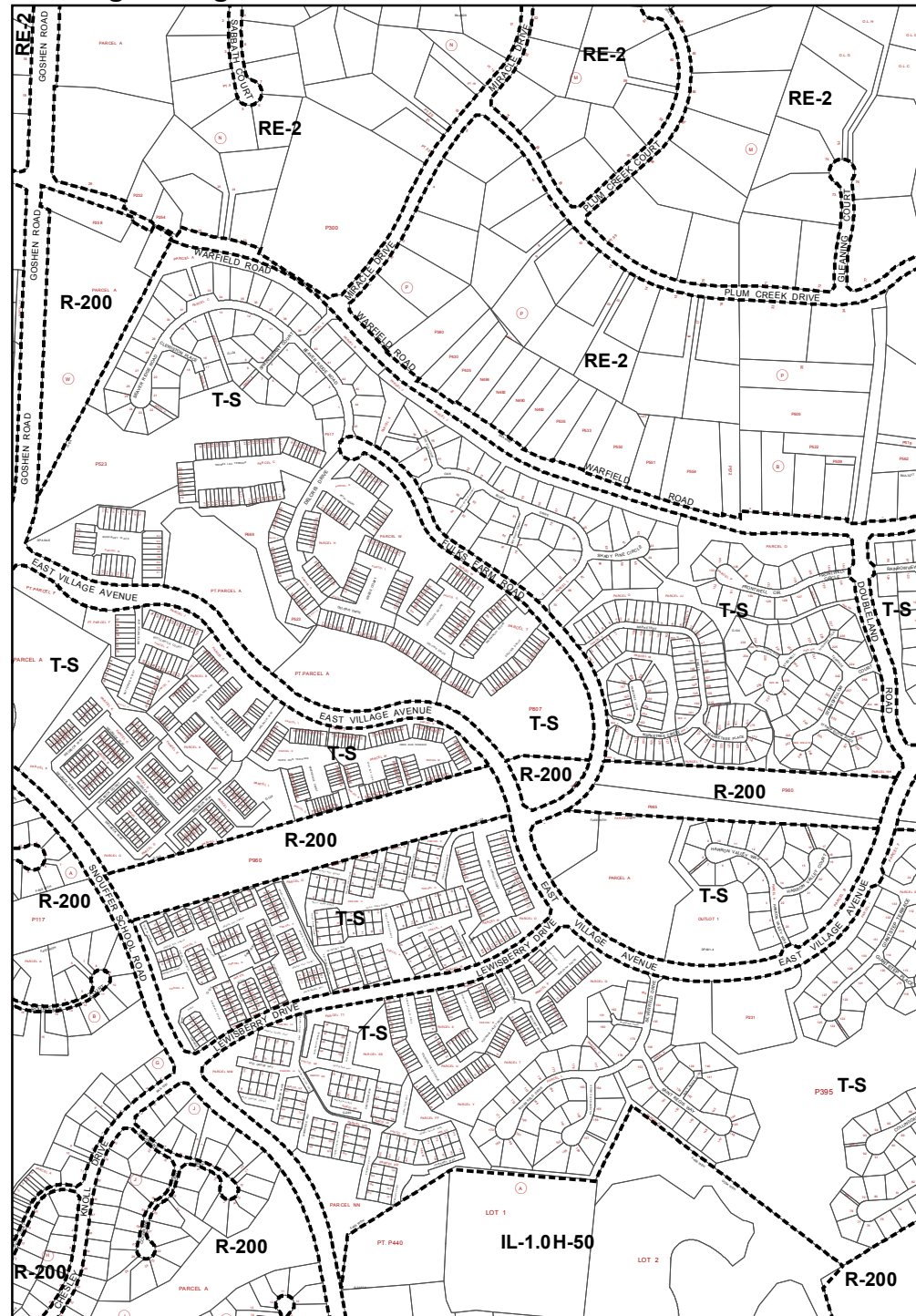
Map Grid: 228NW9

 Proposed Montgomery Village Overlay Zone

1 in = 400 ft

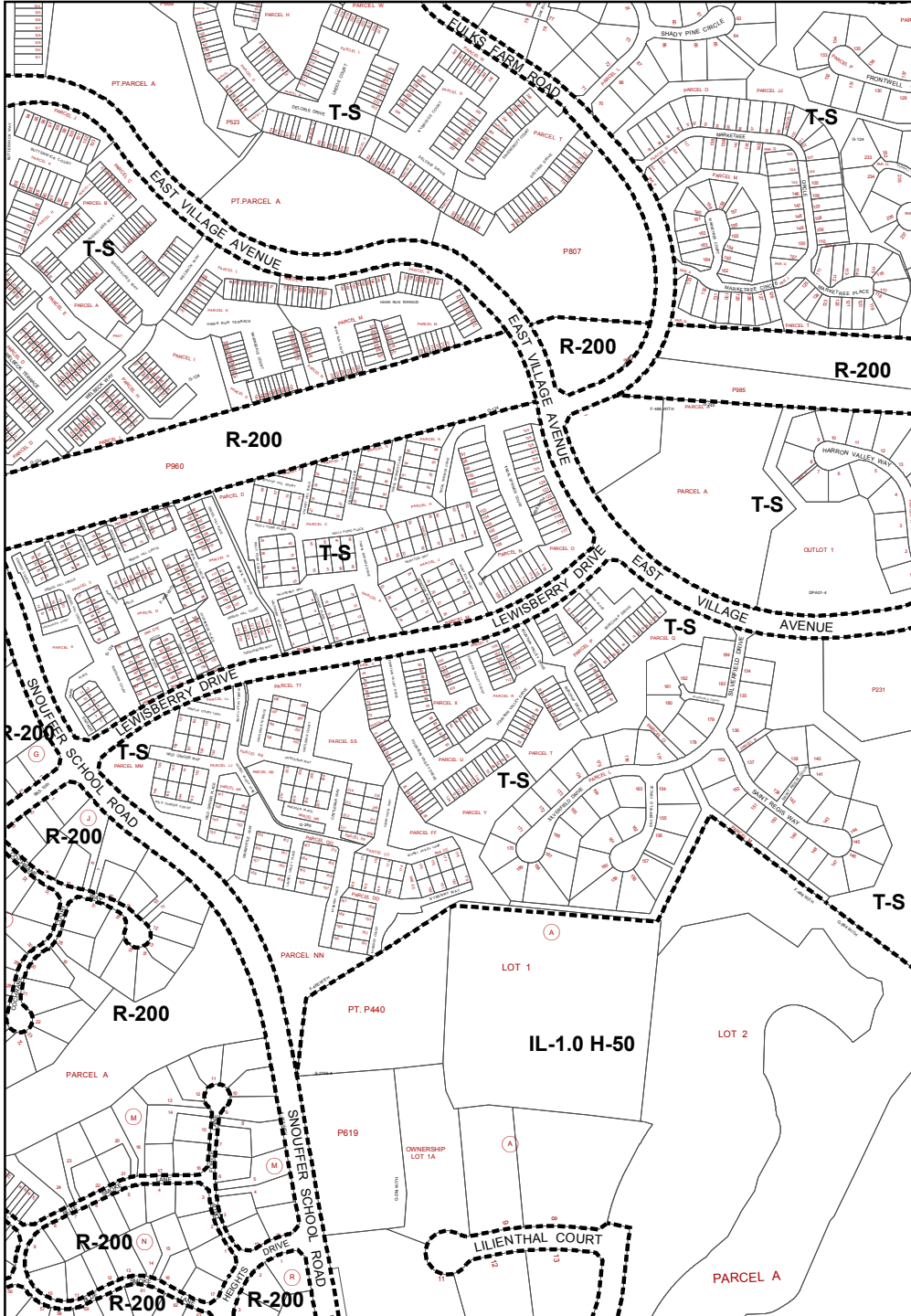




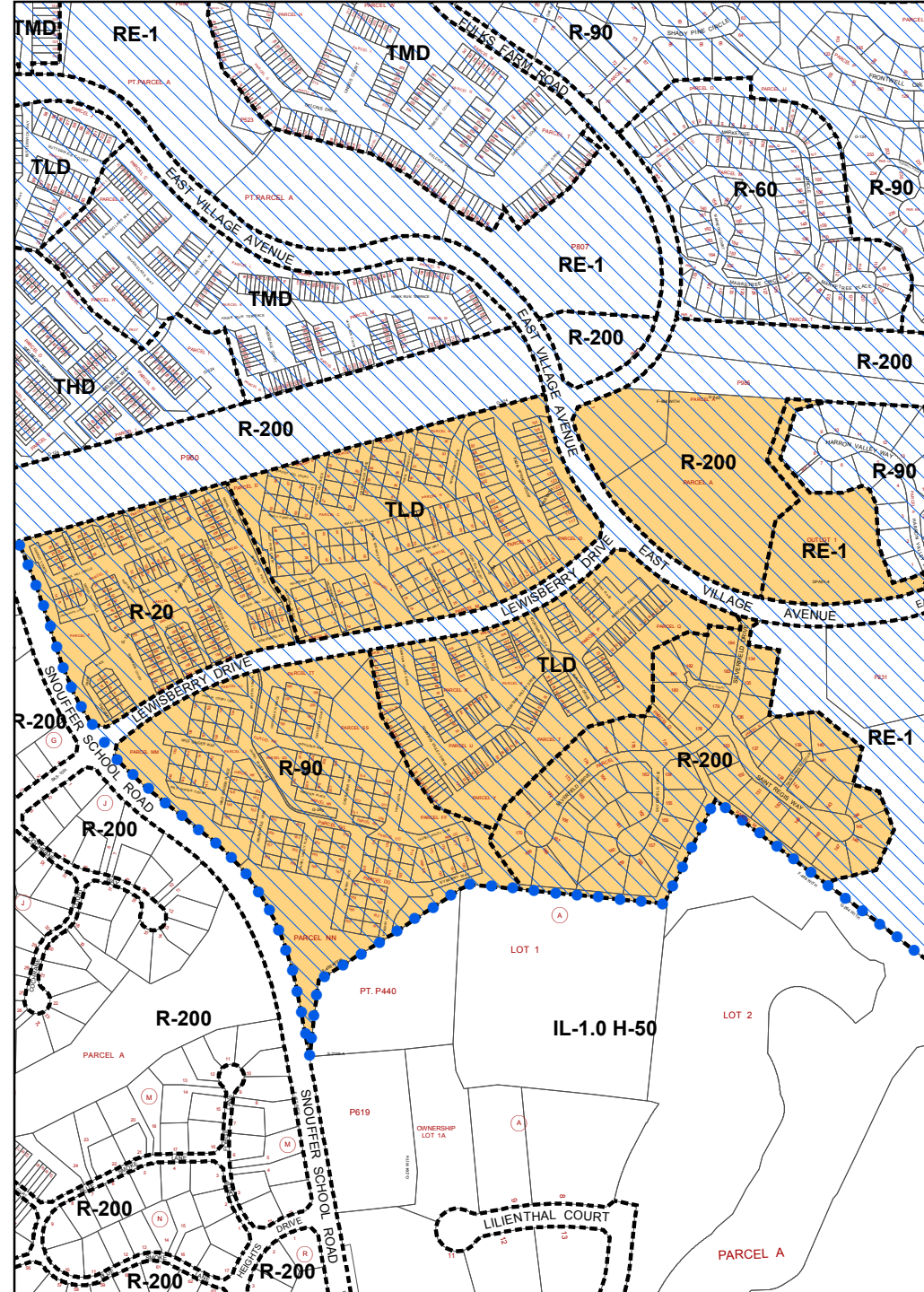


ATTACHMENT 40
Existing Zoning

Changes 108-114



Proposed Zoning



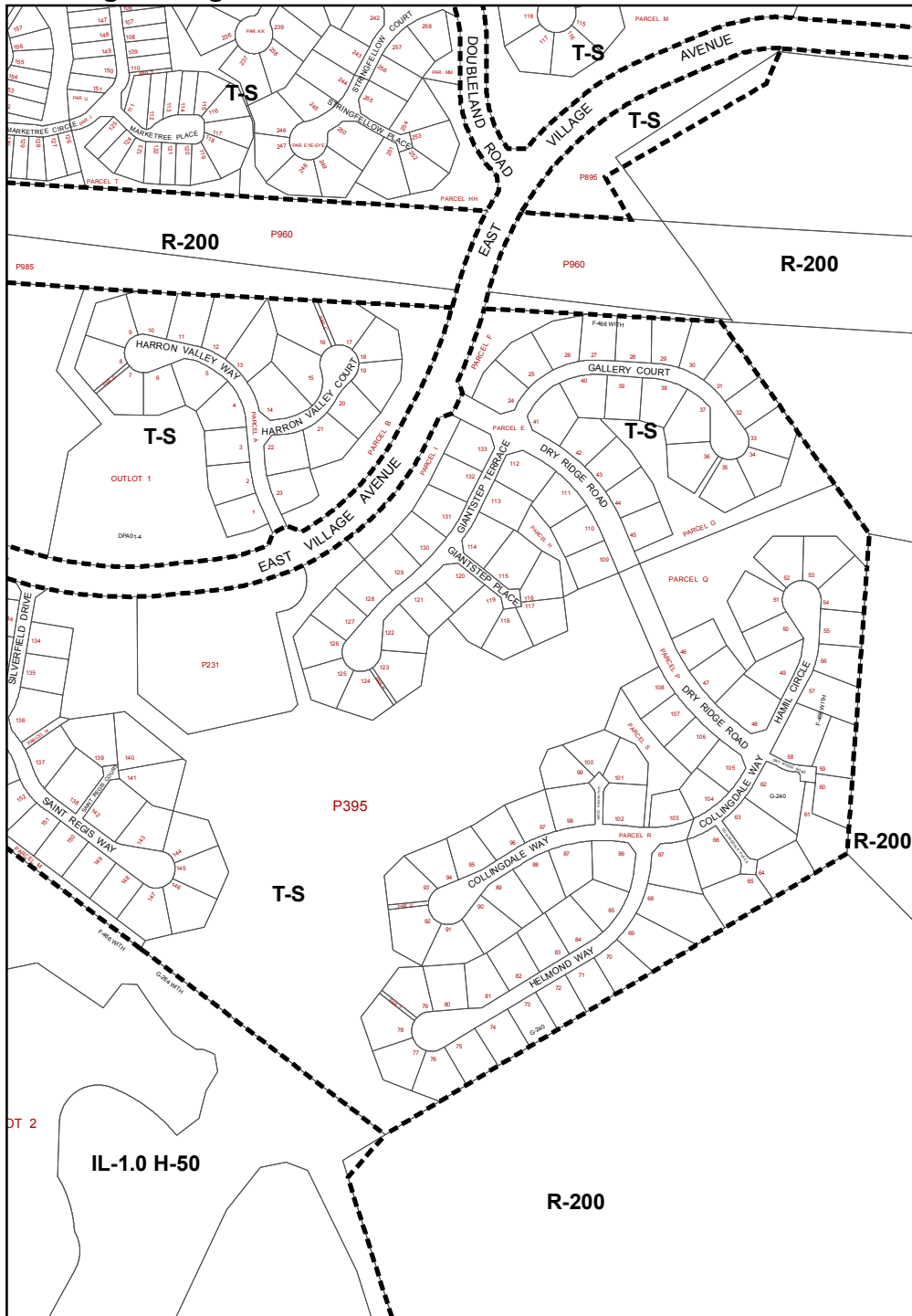
Map Grid: 227 and 228NW 8 & 9

 *Proposed Montgomery Village Overlay Zone*

1 in = 600 ft

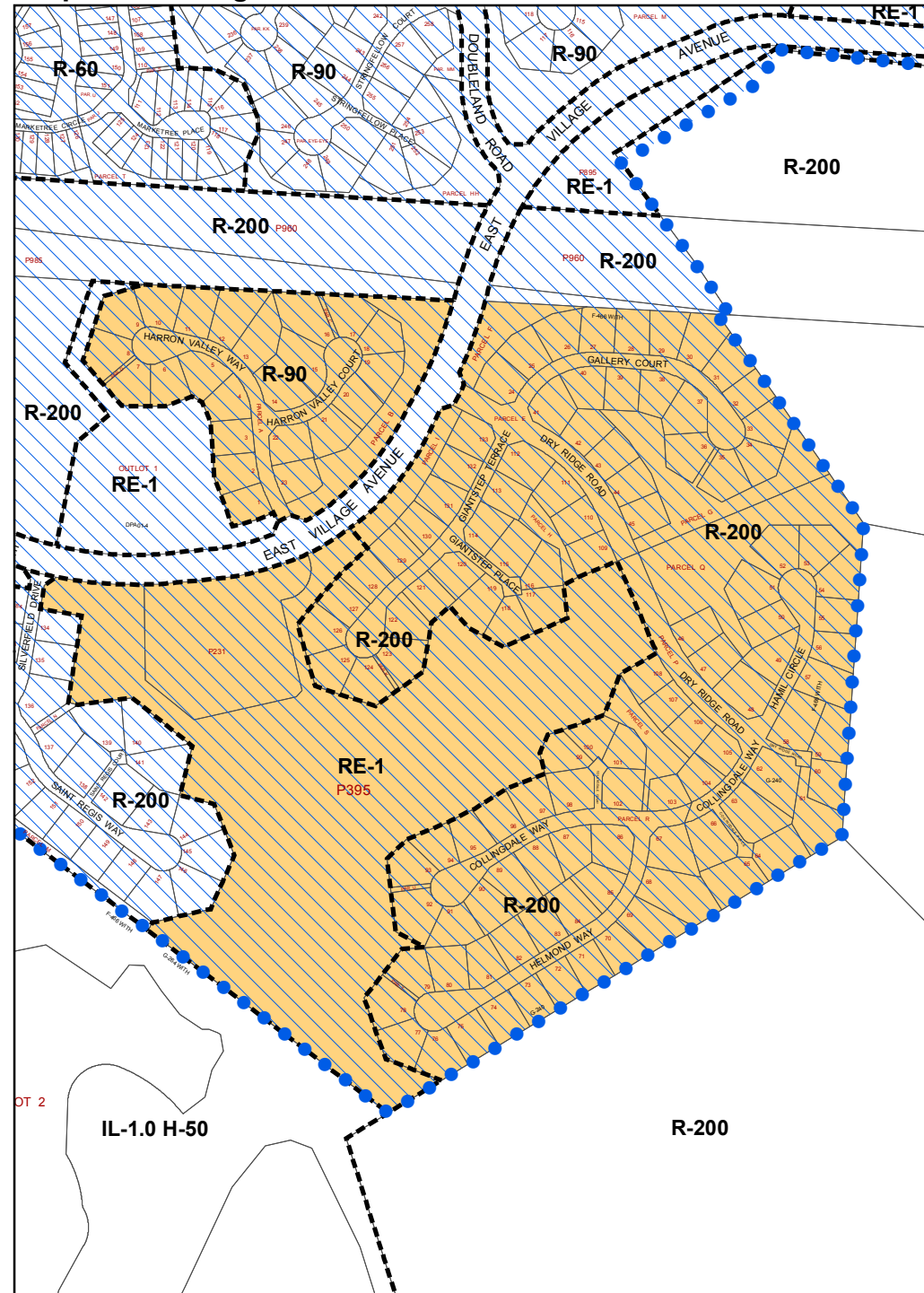
ATTACHMENT 41
Existing Zoning

Changes 115-117



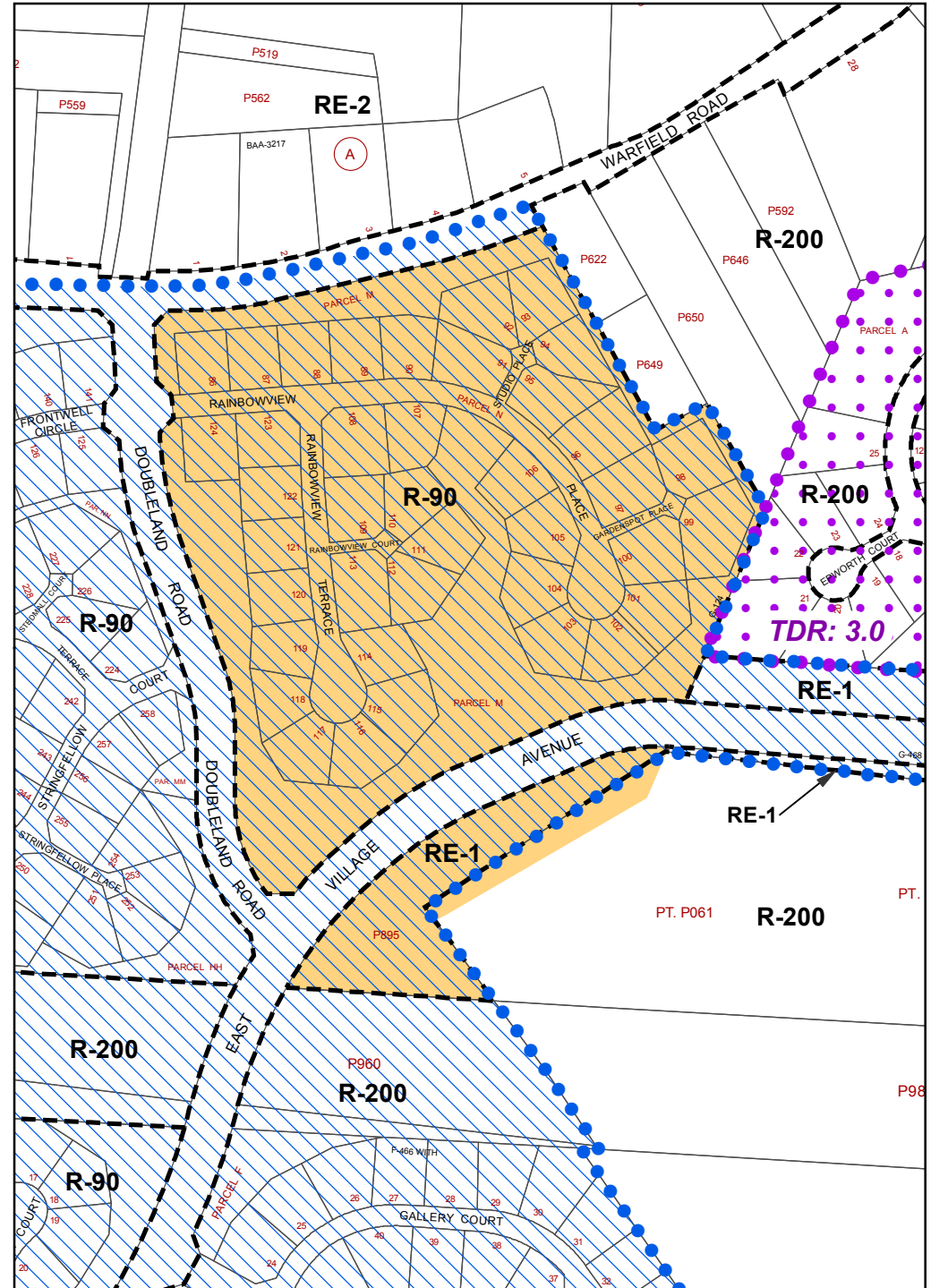
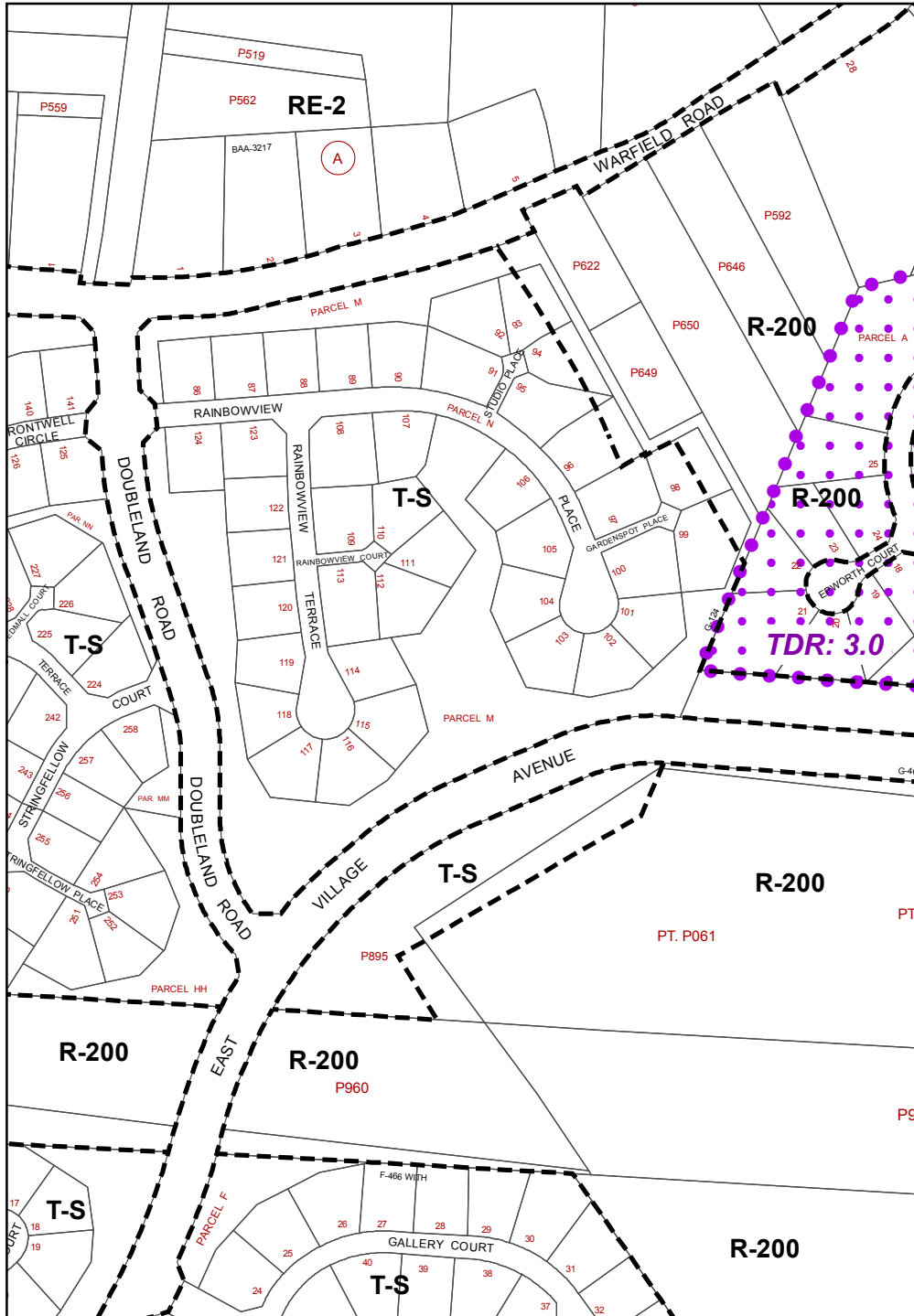
Map Grid: 227 and 228NW8

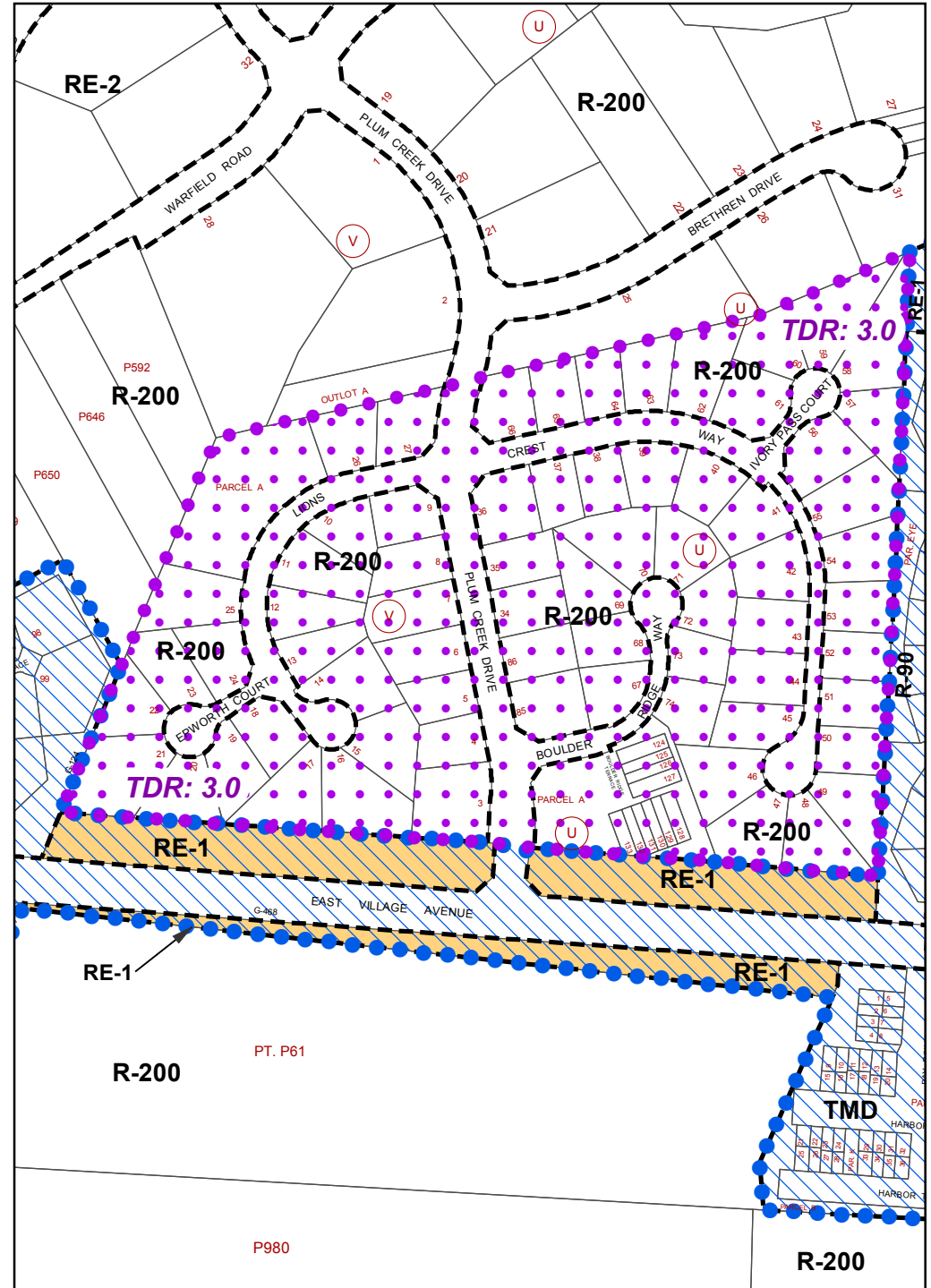
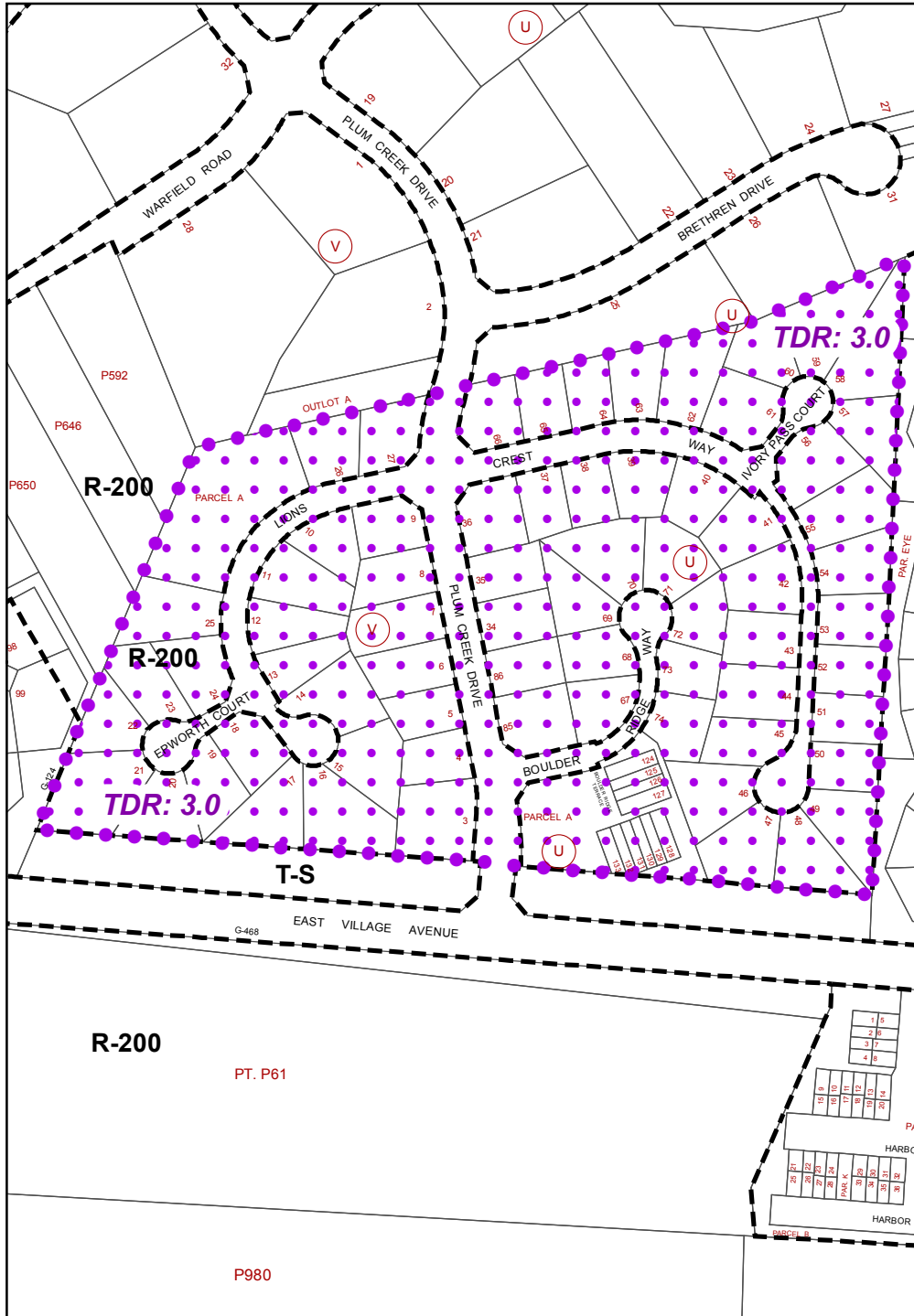
Proposed Zoning



 Proposed Montgomery Village Overlay Zone

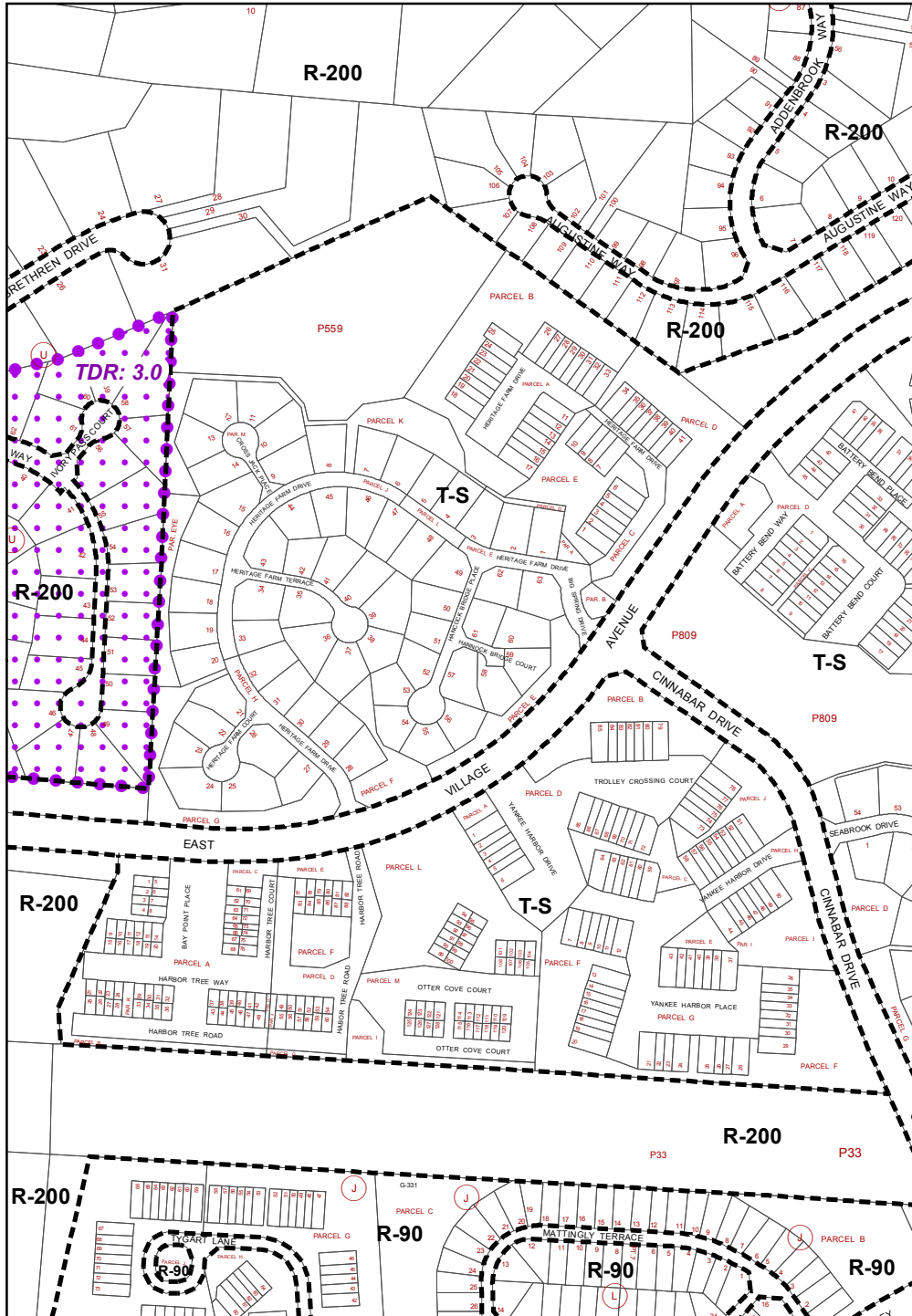
1 in = 450 ft



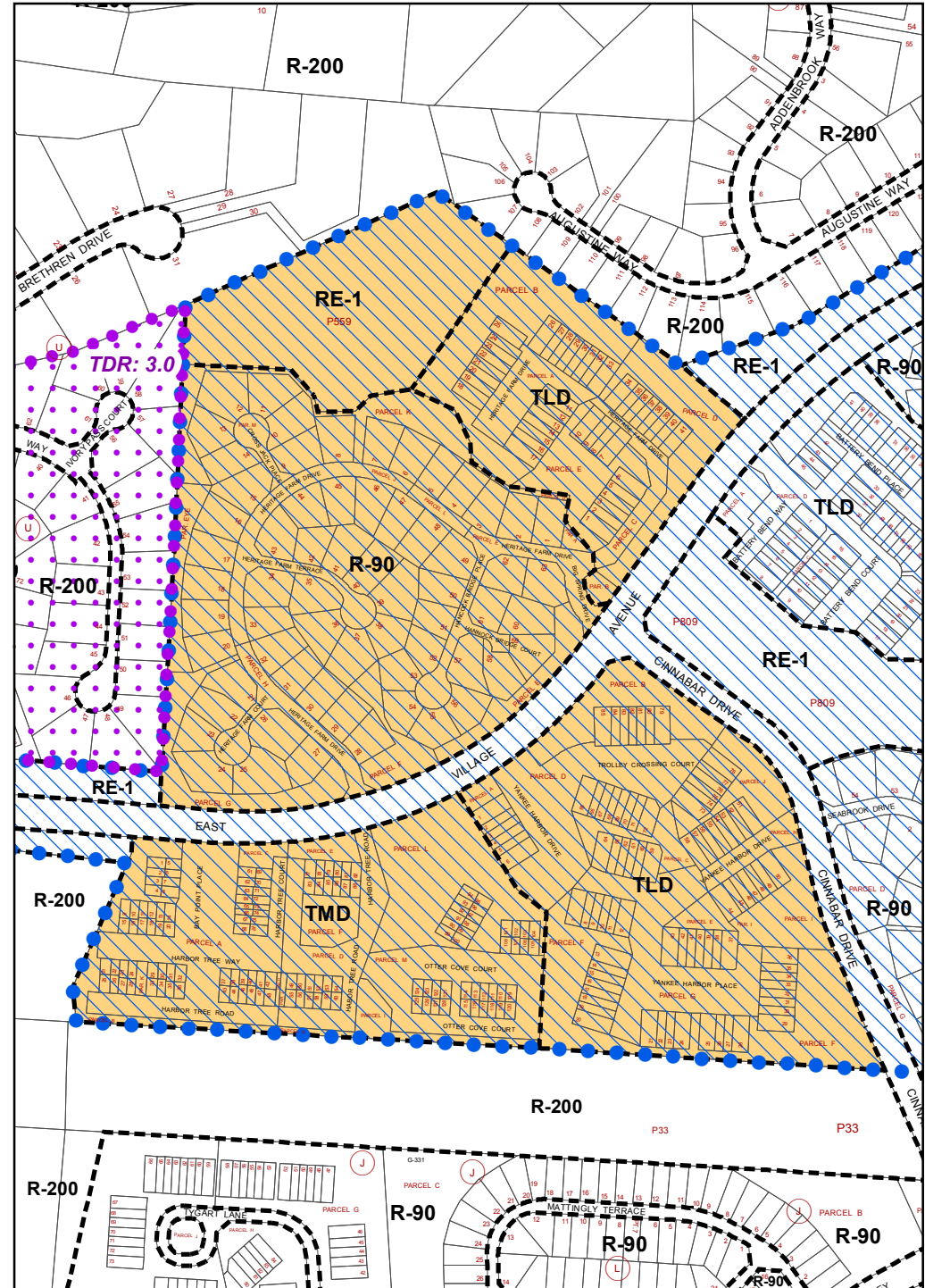


ATTACHMENT 44
Existing Zoning

Changes 125-129



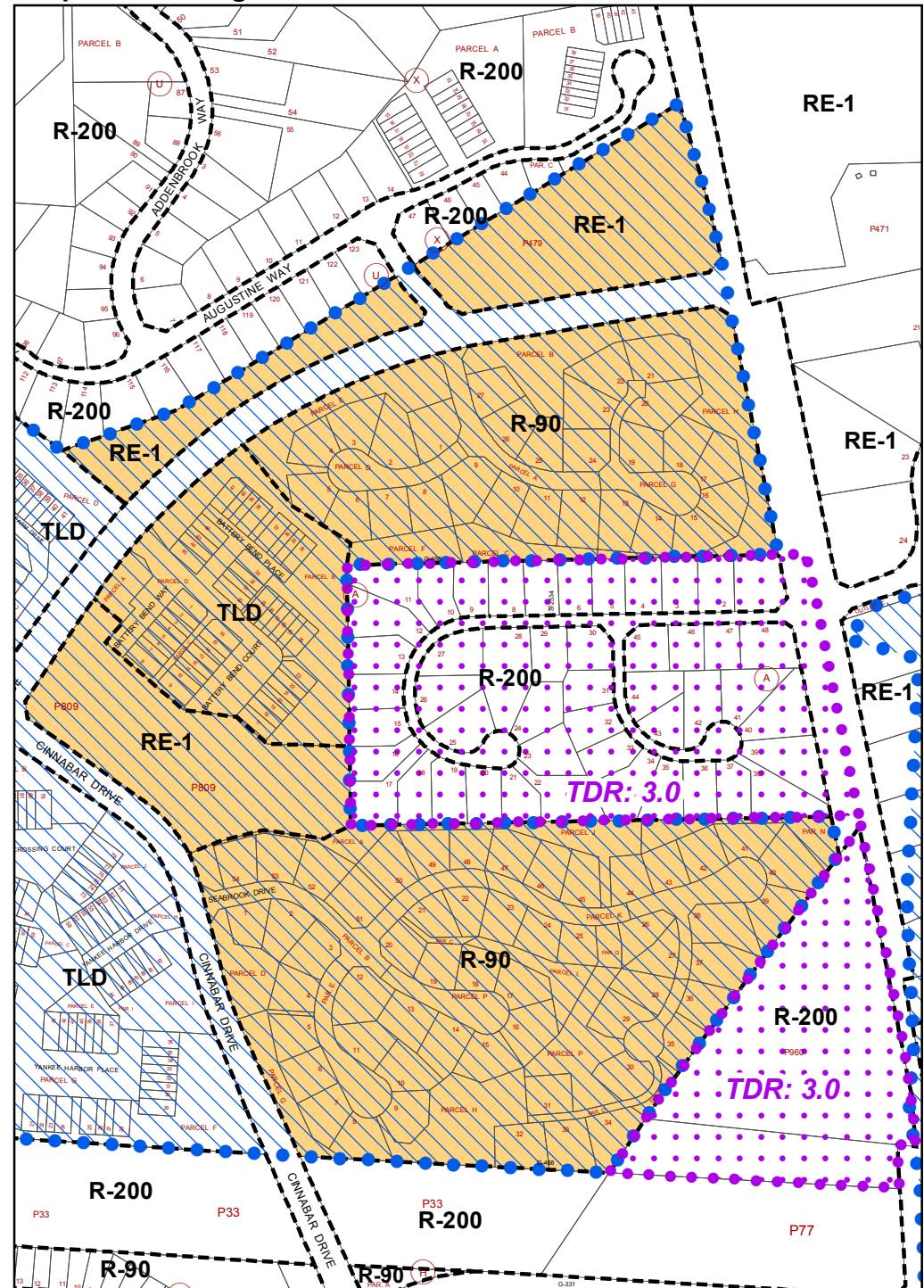
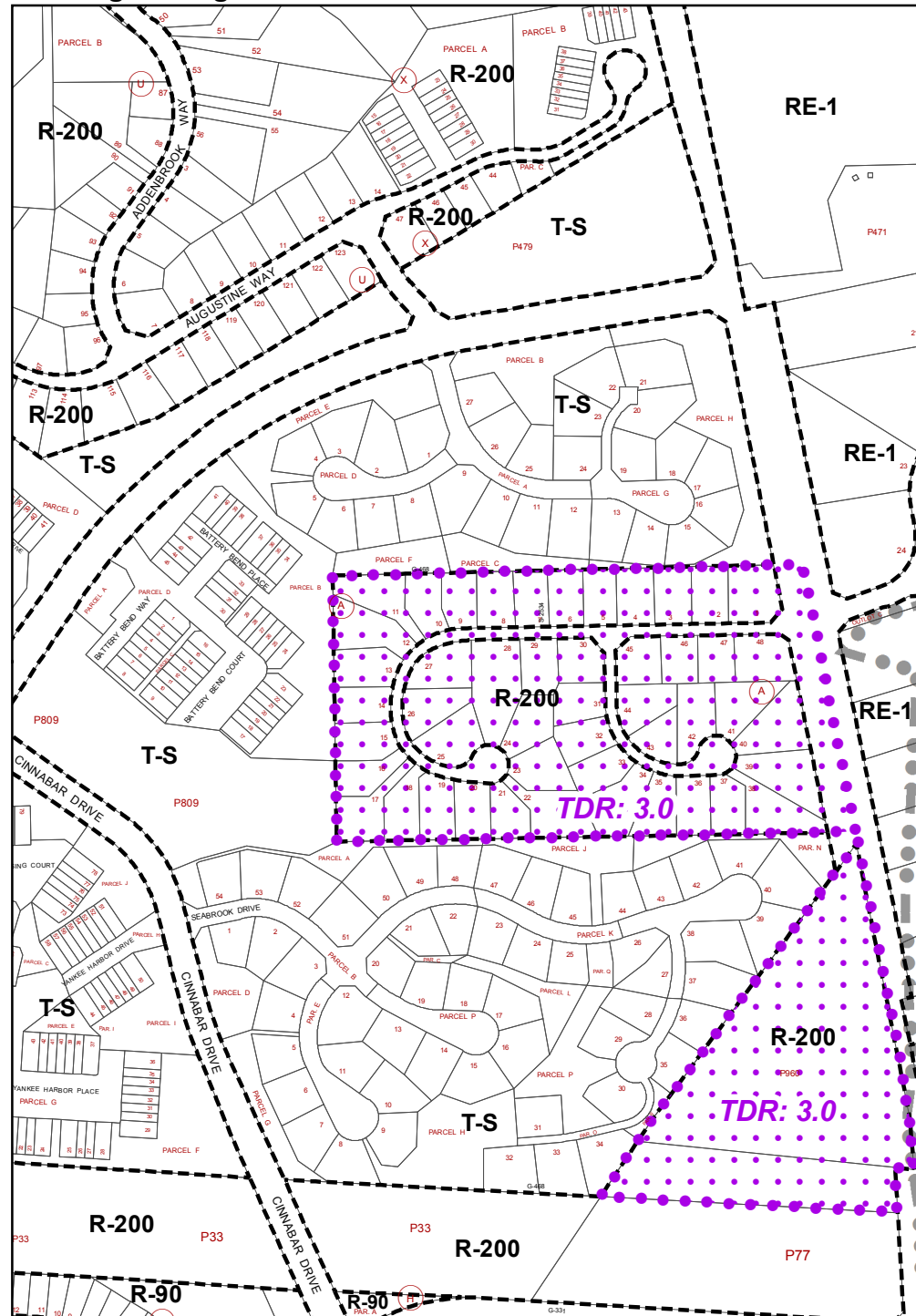
Proposed Zoning



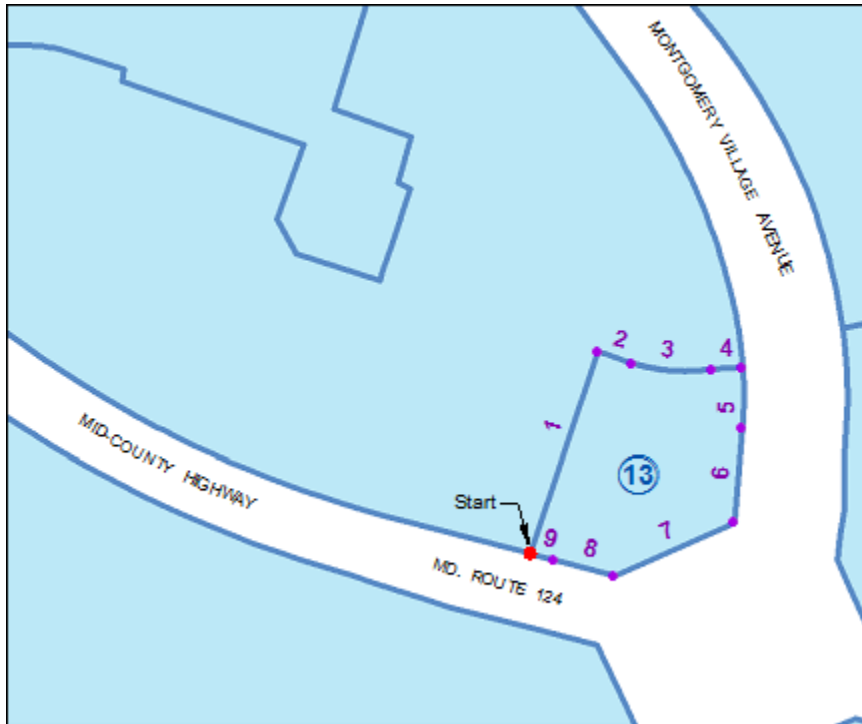
Map Grid: 227 and 228 NW 7 & 8

 Proposed Montgomery Village Overlay Zone

1 in = 400 ft



ATTACHMENT 46



Metes and bounds description for split zone block #13

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
From point - X: 1254647.983704' Y: 544132.423889'

Thence **Segment 1** Direction: N 18-41-37 E, Distance: 352.62'

Thence **Segment 2** Direction: S 71-32-45 E, Distance: 59.04'

Curve right Chord **Segment 3** Direction: S 85-50-48 E, Distance: 135.48'

Thence **Segment 4** Direction: N 87-50-37 E, Distance: 49.25'

Curve right Chord **Segment 5** Direction: S 0-7-11 W, Distance: 100.24'

Thence **Segment 6** -Direction: S 5-5-50 W, Distance: 156.91'

Thence **Segment 7** -Direction: S 66-6-20 W, Distance: 216.70'

Thence **Segment 8** -Direction: N 75-19-40 W, Distance: 102.68'

Thence **Segment 9**: Direction: N 75-19-40 W, Distance: 43.16'