



Rock Spring Master Plan Public Hearing Draft: Worksession #7



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Completed: 3-23-17

Summary

The Planning Board has held six worksessions on the Rock Spring Master Plan Public Hearing Draft. At the March 16 worksession, the Planning Board reviewed edits to the Plan that reflect the Board’s decisions and direction to staff throughout the worksessions. Staff has now prepared a redline version of the Planning Board Draft Master Plan, which is attached. At the final worksession on March 30, the Board will review the redline version of the Planning Board Draft Master Plan and staff will request approval from the Board to transmit the Plan to the County Council and County Executive.

As mentioned during the worksessions, and referenced in the Public Hearing Draft (on page 33), staff is supporting a zoning text amendment (ZTA) to modify the Regional Shopping Center Overlay Zone to clarify that residential uses are allowed, and to allow additional height to accommodate multi-family buildings. This ZTA is sought by Westfield Montgomery Mall and the Board received correspondence from the Mall’s land use attorney on December 13, 2016 and March 1, 2017. At the March 16 worksession, the Board supported the ZTA and Chair Anderson suggested that it also include language that discourages the continuation of the standard shopping mall design, which does not address street frontages, relate to surrounding uses, or promote pedestrian connectivity. Staff needs additional time to consider this language and finalize the ZTA and will present it to the Planning Board at a later date.

Rock Spring Master Plan schedule:

- December 15, 2016 Planning Board Worksession #1: Conceptual framework, overview
- January 19, 2017 Planning Board Worksession #2: Zoning for specific properties
- February 2, 2017 Planning Board Worksession #3: Zoning for specific properties
- February 16, 2017 Planning Board Worksession #4: Schools, with White Flint 2 & MCPS
- March 2, 2017 Planning Board Worksession #5: Final Zoning and outstanding issues
- March 16, 2017 Planning Board Worksession #6: Plan text changes, RSC Overlay Zone ZTA
- March 30, 2017 Planning Board Worksession #7: Review and approve Planning Board Draft for transmittal to County Council and County Executive
- May 2017 County Council Public Hearing (tentative)
- Summer 2017 County Council Worksessions
- Fall 2017 Commission adoption, Sectional Map Amendment