



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #2
3/06/03

DATE: February 28, 2003
TO: Montgomery County Planning Board
VIA: Joseph Davis, Chief, Development Review
FROM: Greg Russ, Zoning Coordinator
REVIEW TYPE: Transmittal to County Council for introduction as a Zoning Text Amendment
PURPOSE: To amend the Zoning Ordinance to establish Moderately Priced Dwelling Unit (MPDU) requirements and optional development standards for the RE-1, RE-2C and RNC Zones
TEXT AMENDMENT: Not applicable until introduced
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: N/A
INTRODUCED DATE: N/A
PLANNING BOARD REVIEW: February 6, 2003; March 6, 2003
PUBLIC HEARING: N/A

STAFF RECOMMENDATION: TRANSMIT to County Council for introduction

PURPOSE OF THE TEXT AMENDMENT

- To establish Moderately Priced Dwelling Unit (MPDU) requirements and optional development standards for the RE-1, RE-2C and RNC Zones based on Master Plan recommendation for public sewer service.

BACKGROUND

- In the Fall of 2001, the County Council requested staff to provide additional analysis of the MPDU law in order to consider a series of possible amendments pertaining to: 1) MPDUs in Large Lot Zones; 2) Extending the MPDU requirements to subdivisions of 35 or more units; and 3) Providing rental MPDUs in For-Sale Subdivisions. Amendments pertaining to Issues 2 and 3 have been completed. Staff has now been directed to provide MPDU requirements for those large lot zones that are Master Plan designated for sewer service.

- On February 6, 2003, staff provided the Planning Board with its initial recommendations for providing MPDUs requirements and optional development standards for the RE-1, RE-2C and RNC Zones based on Master Plan recommendation for public sewer service. The Board then requested that staff provide additional charts and sketches to further clarify the possible impacts of the proposed changes on the aforementioned zones. In the analysis section below, staff has provided several charts that depict lot size comparisons, hypothetical MPDU requirements for each method of development (standard, cluster and MPDU), and hypothetical common open space figures for a 100-acre scenario. Various subdivision layouts will be presented at the Planning Board worksession to further depict the potential impacts of the proposed MPDU requirements. The staff report from the February 6, 2003 worksession is attached for reference.

ANALYSIS

Lot Size Comparisons

Below is a chart that depicts lot size comparisons for the proposed MPDU developments, including figures indicating by what percentage the standard lot size would be reduced if the proposed MPDU lot sizes were recommended.

One-Family Residential Zones- Lot Size Comparisons (in sq. ft.)								
Method of Development	RNC	RE-2C	RE-1	R-200	R-150	R-90	R-60	R-40
Standard	25,000	87,120	40,000	20,000	20,000	9,000	6,000	6,000
Optional Cluster	4,000	25,000	15,000	10,000	8,000	5,000	4,000	NA
MPDU (proposed)-one-family detached	4,000	15,000	10,000	6,000	6,000	5,000	4,000	4,000
MPDU (proposed)-semidetached	3,500	7,500	5,000	3,500	3,500	3,500	3,500	3,500
Percentage reduction of Standard Method lot size for Cluster Development	84%	71.4%	62.5%	50%	60%	44.5%	33.3%	NA
Percentage reduction of Standard Method detached lot size for MPDU Development	84%	82.8%	75%	70%	70%	44.5%	33.3%	33.3%
Percentage reduction of Cluster Method detached lot size for MPDU Development	0%	40%	33.3%	40%	25%	0%	0%	NA

The proposed lot size reduction from the standard method of development for one-family detached dwelling units in the RE-1, RE-2C and RNC ranges from 75% to 84% while the existing reduction for the R-200 and R-150 zones equate to 70%. However, when looking at the proposed lot size reduction from the cluster provisions to the MPDU requirements, the proposals

range from 0% (for the RNC Zone) to 40% (for the RE-2C Zone). The existing lot size reduction for MPDU developments in the R-200 and R-150 Zones are 33% and 40%, respectively.

Examples of Market Rate vs. MPDU Developments

The following tables provide examples of the three methods of development (standard, cluster and MPDU) for each affected zone based on a hypothetical 100-acre site. There are sewer requirements in all scenarios and infrastructure reductions were simplistic and generally based on street width requirements.

RE-1 Example

Maximum Number of Market Units & MPDUs* -RE-1 Zone (Based on 100-Acre Site)			
Method of Development	Number of Units	Number of MPDUs	Market Units
Standard	90	12	78
Cluster	100	13	87
MPDU	122	19	103

- * **Assumptions:** Sewer required
50-foot tertiary street
10 acres for infrastructure/roads

The chart below is based on the figures depicted in the table above.

Common Open Space for RE-1 Options (100-Acre Site)				
	Lot Size	Infrastructure	Development Area (including infrastructure)	% of Area for Common Open Space
Standard	40,000	10 acres	90 acres	None
Cluster	15,000	10 acres	34 acres	66%
MPDU	10,000	10 acres	36 acres*	64%

- * Takes into account 20 duplex units, 19 of which are MPDUs.

RE-2C Example

Maximum Number of Market Units & MPDUs* -RE-2C Zone (Based on 100-Acre Site)			
Method of Development	Number of Units	Number of MPDUs	Market Units
Standard	47	6	41
Cluster	40	5	35
MPDU	48	8	40

- * **Assumptions:** Sewer required
20-foot private streets
5 acres for infrastructure/roads

The chart below is based on the figures depicted in the table above.

Common Open Space for RE-2C Options (100-Acre Site)				
	Lot Size	Infrastructure	Development Area (including infrastructure)	% of Area for Common Open Space
Standard	87,120	5 acres	95 acres	None
Cluster	25,000	5 acres	28 acres	72%
MPDU	15,000	5 acres	20 acres*	80%

- * Takes into account 8 duplex units, all of which are MPDUs.

RNC Example

Maximum Number of Market Units & MPDUs* - RNC Zone (Based on 100-Acre Site)			
Method of Development	Number of Units	Number of MPDUs	Market Units
Standard	20	3	17
Optional Cluster	100	13	87
MPDU Provisions	122	19	103

- * All methods of development are cluster. Therefore, the maximum density yield is possible in all 3 methods.

The chart below is based on the figures depicted in the table above.

Common Open Space for RNC Options (100-Acre Site)				
	Lot Size	Infrastructure*	Development Area (including infrastructure)	% of Area for Common Open Space
Standard	25,000	2 acres	14 acres	86%
Cluster	4,000	2 acres	12 acres	88%
MPDU	4,000	2 acres	13 acres**	87%

- * **Assumptions:** infrastructure is approximately 2 acres
20-foot private streets
Sewer required
- ** Takes into account 20 duplex units, 19 of which are MPDUs.

As indicated in the examples, common open space encompasses a majority of the site in all MPDU developments while there is a very small difference in the common open space resulting from the existing cluster provisions versus the proposed MPDU development requirements. As such, it could be assumed that there would be very little difference in the perimeter footprint of the two developments.

RECOMMENDATION

The staff recommends that the proposed text amendment to establish Moderately Priced Dwelling Unit (MPDU) requirements for the RE-1, RE-2C and RNC Zones based on Master Plan designation for public sewer be transmitted to the County Council for introduction.

Attachment 1 depicts the January 31, 2003, staff report, which includes the proposed text amendment as proposed by staff.

GR

Attachments

1. January 31, 2003, staff report