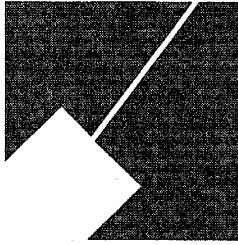


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

April 13, 2006

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

FROM: Nkosi Yearwood, Senior Planner (301.495.1332) *N.Y.*
Community-Based Planning Division

Karen Kumm Morris, Planner Coordinator
Community-Based Planning Division

SUBJECT: Sectional Map Amendment: Shady Grove Sector Plan

COUNCIL

INTRODUCTION: May 9, 2006

STAFF RECOMMENDATION: Approval to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted Shady Grove Sector Plan.

SUMMARY

A Sectional Map Amendment (SMA) will be filed by the Maryland-National Capital Park and Planning Commission (M-NCPPC) to implement the Shady Grove Sector Plan. The Montgomery County Council, sitting as the District Council, approved the Shady Grove Sector Plan on January 17, 2006. The Maryland-National Capital Park and Planning Commission adopted the Sector Plan on March 15, 2006.

BACKGROUND

The *Approved and Adopted Shady Grove Sector Plan* represents the culmination of a master planning effort that began in 2000 to create a mixed-use community surrounding the Shady Grove Metro Station. This Plan amends the 1977 Sector Plan for the Shady Grove Transit Station Area; 1985 Gaithersburg Vicinity Master Plan; 1990 Shady Grove Study Area Master Plan and the 1996 Amendment to the Gaithersburg and Vicinity Master Plan.

The Shady Grove SMA will contribute to the implementation of land use recommendations and policies that include the following:

- To create a transit-oriented, mixed-use community of residential, office, and commercial development with parks, recreation, and public facilities surrounding the Shady Grove Metro Station.
- To support technology uses along the Shady Grove Technology Corridor that augments the County's technology and research and development emphasis in the I-270 Corridor.
- To strengthen the existing Derwood community by providing compatible development, better access to the Metro station, increased recreational and park opportunities, and new public facilities including a library and an elementary school.
- To support and emphasize County policies that support affordable housing and transfer of development rights.

The County Council's Planning, Housing and Economic Development (PHED) Committee will hold a worksession in May or June, followed by the full Council worksession. The Planning Board will have the option to hold a worksession to address issues raised at the Council's public hearing.

AREAS AFFECTED BY THE SMA

There are approximately 2,000 acres of land within the Shady Grove Sector Plan Area. More than 84 percent, approximately 1,680 acres will be reconfirmed at their existing zoning classification and approximately 320 acres or 16 percent will be reclassified into new zoning classifications. All changes are consistent with the Approved and Adopted (2006) Shady Grove Sector Plan.

The Shady Grove Sector Plan contains several neighborhoods that would be implemented through the SMA process. These SMA changes are reflected by the following neighborhoods in the Plan:

<i>Metro East/Old Derwood</i> R-200 to R-90/TDR-13	4 acres (Derwood Bible)
I-1 to R-90/PD-35	7 acres (VEIP and Somerville)
<i>Shady Grove Technology Corridor</i> I-1 to R&D	45.5 acres (Casey 3, Great Indoors, U.S. Post Office and Casey 2)
<i>Upper Mill Creek Area</i> I-1 to I-3	42.5 acres (Casey 6 and 7)
I-1 to I-3	12.9 acres (Robert's Oxygen)
<i>Jeremiah Park and Metro North</i> I-1 and R-200 to TOMX-2/TDR	90.5 acres (County Service Park)
<i>Metro West and Metro South</i> I-1 to TOMX-2/TDR	19.11 acres
<i>WMATA North</i> I-1 to TOMX-2/TDR	41.5 acres
<i>Metro West and Metro South</i> I-1 and C-3 to TOMX-2	36.7 acres
<i>The Grove Shopping Center</i> C-1 to RMX-2C/TDR	21 acres
Total	320.71 acres

The following areas within the Shady Grove Sector Plan area will have no zoning changes:

Shady Grove Plaza	29 acres
Crabbs Branch Way Office Park	113 acres
MD 355 Corridor	34.5 acres
Oakmont Industrial Park	49.5 acres
Industrial Core	100 acres
Existing Residential Neighborhoods	1354 acres

APPLICATION FOR FLOATING ZONES

The Shady Grove Sector Plan recommends the I-3 (Technology and Business Park) Zone for properties in the Shady Grove Technology Corridor and Upper Mill Creek Area. This zone is applied during the SMA process with the owner's consent, or the property owner could apply for the zone after the SMA is complete.

Individual property owners will apply for the floating Planned Development (PD) Zone recommended for the Metro East/Old Derwood neighborhood after the SMA is complete. The PD Zone requires County Council approval prior to any development.

CORRECTIVE AMENDMENTS

It is the intent of the SMA to address any zoning inconsistencies that may exist with existing properties, including split-zoned properties. Several properties in the Parkside Estates neighborhood, east of Shady Grove Road, between Tupelo Drive and Mid-County Highway extended, are split-zoned between the R-90 and R-200 zones. The Sector Plan reconfirms the existing R-90 and R-200 zoning for these single-family dwellings.

The previous comprehensive SMA, G-78, which was adopted in 1978, predated any residential development in this area. However, zoning lines were not adjusted according to property lot lines. This new SMA, prepared with updated digital map information, proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

PUBLIC REVIEW

All property owners in the Shady Grove Sector Plan Area whose existing zoning will change have received letters explaining the rezoning and corrective amendments. Staff is available to meet with any property owner who may have any questions regarding the SMA process and rezoning. A copy of the Shady Grove SMA is available at the Information Counter in the Development Review Division for public review. *The County Council will hold a public hearing prior to approving the SMA.*

CONCLUSION

Approval of the Sectional Map Amendment will contribute towards implementing the goals, objectives, policies and recommendations of the Approved and Adopted Shady Grove Sector Plan. Staff recommends approval of this Sectional Map Amendment.

NY:ha: j:\2006 staff reports\team 3\Shady Grove SMA

Attachment:
Index to Parcels

SHADY GROVE SECTOR PLAN SECTIONAL MAP AMENDMENT

INDEX TO PARCELS

- ① I-1 TO I-3
- ② I-1 TO I-3
- ③ C-1 & TO RMX2C/TDR
- ④ R-20 TO R&D
- ⑤ I-1 TO R&D
- ⑥ I-1 TO R&D
- ⑦ R-200 TO TOMX-2/TDR
- ⑧ I-1, R-90 & R-200 TO TOMX-2/TDR
- ⑨ I-1 TO TOMX-2/TDR
- ⑩ I-1 TO TOMX-2/TDR
- ⑪ I-1 TO TOMX-2
- ⑫ I-1 & C-3 TO TOMX-2
- ⑬ I-1 TO TOMX-2
- ⑭ I-1 TO R-90
- ⑮ R-200 TO R-90/TDR
- ⑯ I-1 TO R-90

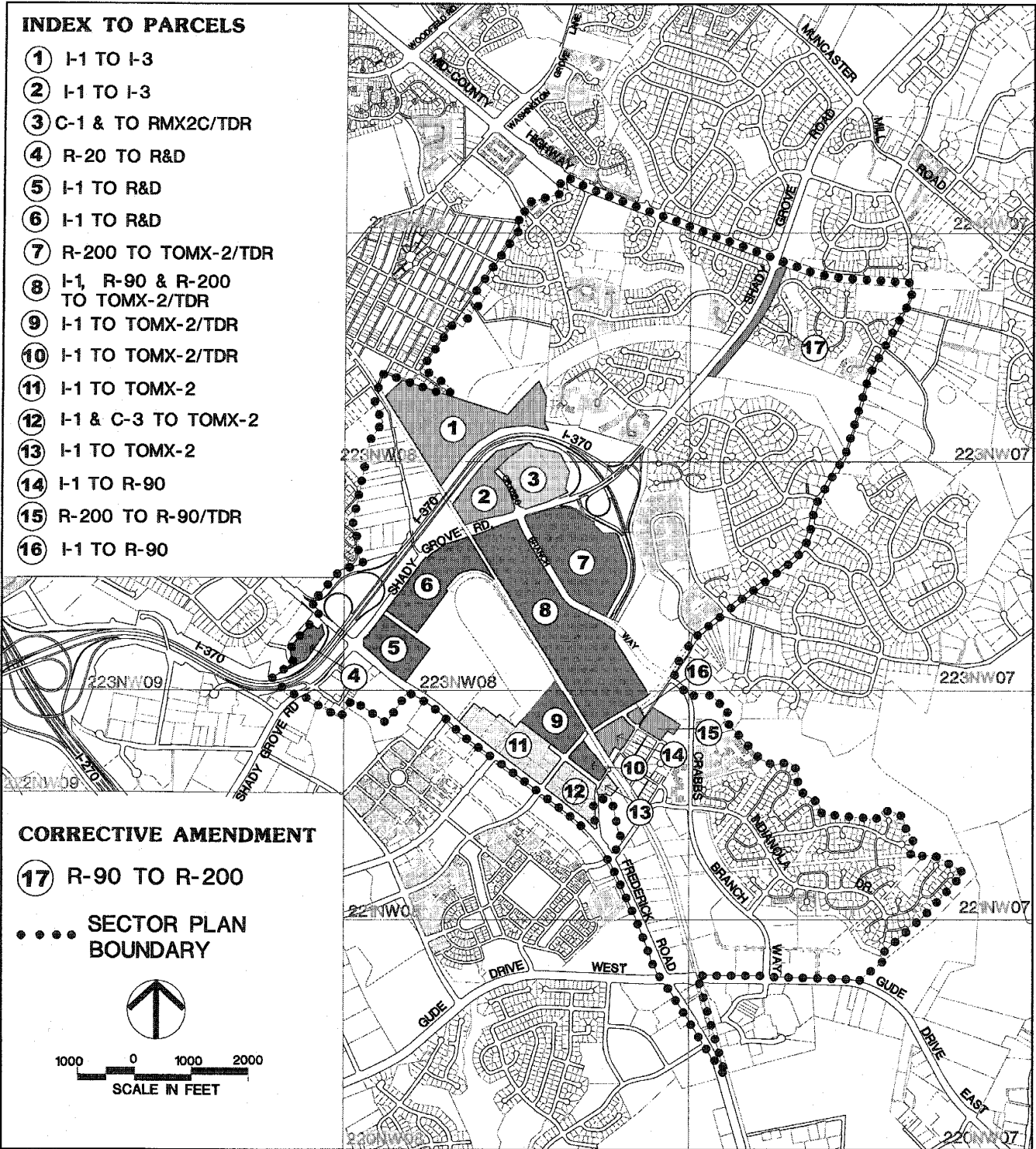
CORRECTIVE AMENDMENT

- ⑰ R-90 TO R-200

..... SECTOR PLAN BOUNDARY



1000 0 1000 2000
SCALE IN FEET



INDEX TO PARCELS