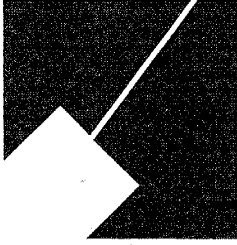


M-NCPPC



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

May 31, 2006

MEMORANDUM

TO: Montgomery County Planning Board

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

FROM: Judy Daniel, Team Leader (301-495-4559) *JD*
Community-Based Planning Division

SUBJECT: Sectional Map Amendment: Damascus Master Plan

COUNCIL

INTRODUCTION: June 20, 2006

RECOMMENDATION: Approval to file with the County Council a Sectional Map Amendment to implement recommendations of the Approved and Adopted Damascus Master Plan

SUMMARY

This Sectional Map Amendment (SMA) will implement the zoning changes as recommended by the Approved and Adopted Damascus Master Plan. The District Council approved the Damascus Master Plan on May 25, 2006 by Resolution 15-1485.

On June 20, the County Council is scheduled to introduce the SMA for this Master Plan. On June 21, the Maryland-National Capital Park and Planning Commission is scheduled to review and adopt the approved Damascus Master Plan as Resolution 06-11. While this is an unusual order of approval, it is necessitated by the abbreviated schedule of approval for the Damascus Master Plan, and the monthly meeting schedule of the full Commission. Council legal staff has determined that it is legally permissible—presuming the Commission approves the resolution adopting the Master Plan on June 21.

The Damascus Master Plan covers an area of approximately 27,689 acres. This SMA will reclassify 673 properties covering approximately 1,422 acres to new Euclidean zoning. The remaining properties in the Master Plan area, comprising approximately 26,267 acres, are proposed to retain their existing zones.

The properties being reclassified are noted on the following pages. These properties are indicated by parcel groups identified on Table 1 and on the index map attached to this report. Each parcel group includes one property, or a group of contiguous properties, proposed for reclassification to a new zone from a similar existing zone. There are 15 groups being reclassified into Euclidean zones, and four groups into an overlay zone.

The attached Index to Parcels depicts the locations of all areas proposed for rezoning. Currently, there are no pending zoning cases within the boundaries of the proposed Damascus Sectional Map Amendment.

AREAS AFFECTED BY THE SMA

As described in detail on the following pages, the Damascus Master Plan contains extensive zoning recommendations to be implemented through the SMA process which, in summary, include:

- Town Center - comprehensive rezoning of designated properties from multiple zones to the MXTC Zone (#1) or MXTC/TDR Zone (#2)
- Transition Area – zoning change for several older neighborhood property groups to R-200 Zone (#3-4) or RE-1 Zone (#5-6) that reflects existing lot patterns, seven property groups being changed to the RNC/TDR Zone (#7-13), one group of properties to the R-90 Zone (#14), and the group of properties being changed to the Rural Cluster Zone (#15)
- Rural Area - the properties being included within the Rural Village Center Overlay Zone (Areas A-D) in Purdum, Etchison, and Browningsville

CORRECTIVE MAP AMENDMENTS

This SMA also makes slight adjustments to zoning boundaries on some properties as it makes the transition from hand-drawn zoning maps to digital maps, and a few corrective amendments reflecting mistakes found while preparing the SMA. These changes, which affect portions of 17 properties and impact approximately 2.5 total acres, are not substantive changes in that they do not change the current zoning classification of any property. They are indicated separately on Table 2.

CONCLUSION

Approval of the Sectional Map Amendment will contribute towards implementing the goals, objectives, policies, and recommendations of the Approved and Adopted Damascus Master Plan. Staff recommends approval of the Sectional Map Amendment.

JD:ha: j:\2006 staff reports\team 7\SMA MCPB report
Attachments

INDEX TO PARCELS BEING REZONED

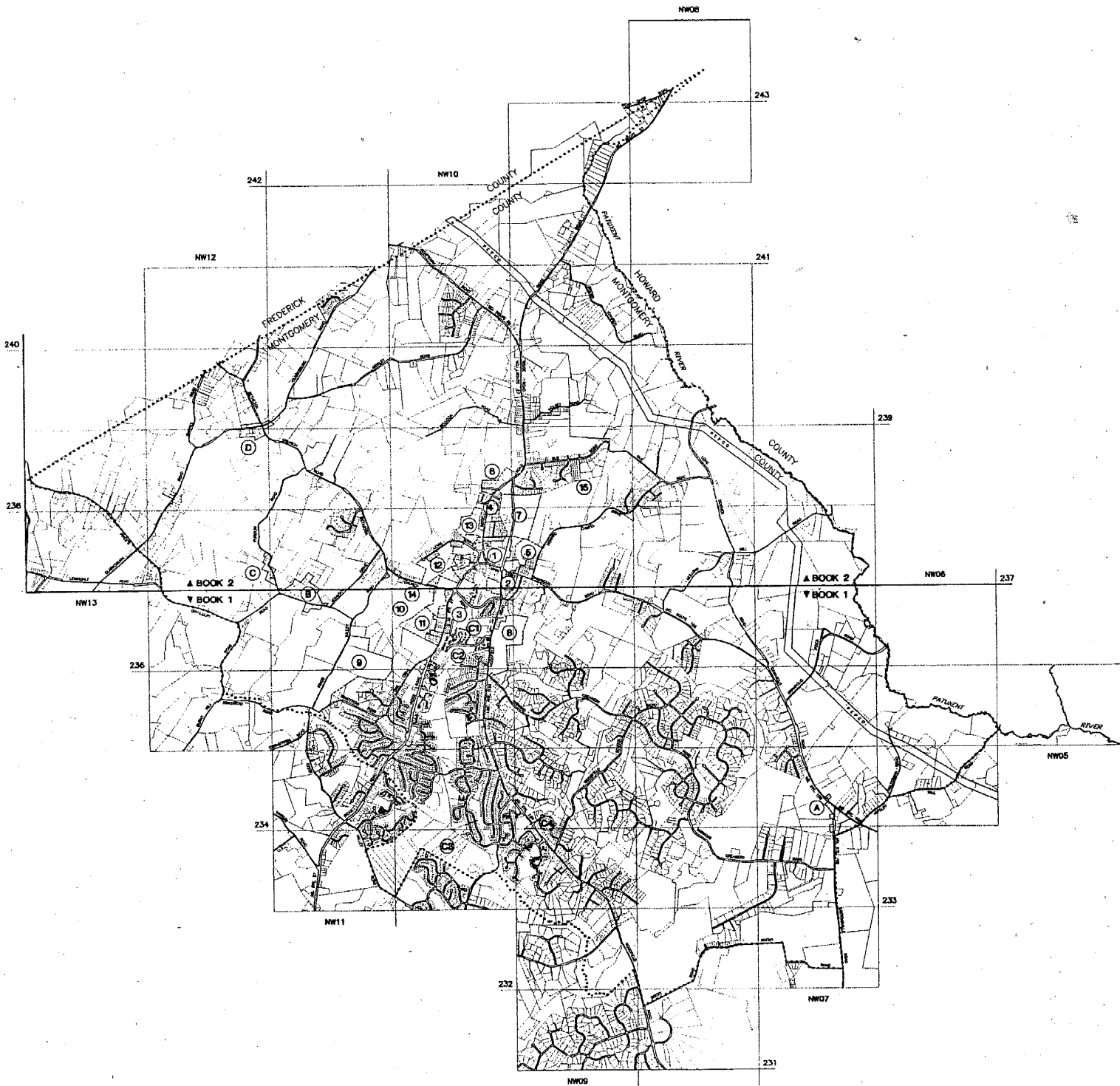
Table 1: List of Parcels – Town Center Master Plan Zoning Changes

SMA Parcel Designation	Area (Acres)	Current Zoning	Proposed Zoning
Town Center (Euclidean Zones)			
1	126.16	RE-2C, R-200, O-M, RT-8, R-60, C-1, R-30, PD-7, C-2	MXTC
2	66.37	RE-2C, I-1, C-2, R-200, C-T, R-30	MXTC/TDR
Total	192.53		
Transition Area (Euclidean Zones)			
3	26.57	RE-2C	R-200
4	36.12	RE-2C	R-200
5	40.57	RE-2C	RE-1
6	27.30	RE-2C	RE-1
7	75.95	RE-2C	RNC/TDR
8	75.09	RE-2C	RNC/TDR
9	131.98	RC and RE-2C	RNC/TDR
10	16.86	RE-2C	RNC/TDR
11	35.29	RE-2C	RNC/TDR
12	43.58	RE-2C	RNC/TDR
13	27.03	RE-2C	RNC/TDR
14	3.79	RE-2C	R-90
15	590.00	RE-2C	RC
Total	1,130.13		
Rural Area Villages (Euclidean Overlay Zone)			
A Etchison	30.60	C-1 and R-200	Rural Village Center Overlay Zone
B Purdum	44.78	C-1 and R-200	Rural Village Center Overlay Zone
C Purdum	12.27	C-1 and R-200	Rural Village Center Overlay Zone
D Browningsville	20.72	C-1 and R-200	Rural Village Center Overlay Zone
Total	108.37		

Table 2: Corrective Zoning Changes

SMA Parcel Designation	Area (Acres)	Current Zoning	Corrected Zoning
C1	.05	RT-6	R-200
C2	.79	RT-6	RT-8
C3	.24	RE-2	R-150
C4	1.42	RE-2C	RE-2C/TDR
Total	2.50		

SECTIONAL MAP AMENDMENT FOR THE DAMASCUS MASTER PLAN AREA



MASTER PLAN AMENDMENTS APPROXIMATE ACREAGE

- PLANNING AREA BOUNDARY
- TOTAL ACREAGE 1322.66 ACRES
- ① FROM C-2, R-200, O-M, RT-8, R-60, C-1, PD-7, R-30 & RE-2C TO MXTC 126.16 ACRES
- ② FROM RE-2C, I-1, C-2, R-200, C-T & R-30 TO MXTC/TDR 66.37 ACRES
- ③ FROM RE-2C TO R-200 26.57 ACRES
- ④ FROM RE-2C TO R-200 36.12 ACRES
- ⑤ FROM RE-2C TO RE-1 40.57 ACRES
- ⑥ FROM RE-2C TO RE-1 27.30 ACRES
- ⑦ FROM RE-2C TO RNC/TDR 75.85 ACRES
- ⑧ FROM RE-2C TO RNC/TDR 75.09 ACRES
- ⑨ FROM RC & RE-2C TO RNC/TDR 131.98 ACRES
- ⑩ FROM RE-2C TO RNC/TDR 16.88 ACRES
- ⑪ FROM RE-2C TO RNC/TDR 35.29 ACRES
- ⑫ FROM RE-2C TO RNC/TDR 43.58 ACRES
- ⑬ FROM RE-2C TO RNC/TDR 27.03 ACRES
- ⑭ FROM RE-2C TO R-90 3.79 ACRES
- ⑮ FROM RE-2C TO RC 590.00 ACRES

CORRECTIVE AMENDMENTS APPROXIMATE ACREAGE

- TOTAL ACREAGE 2.5 ACRES
- Ⓒ① FROM RT-8 TO R-200 0.05 ACRES
- Ⓒ② FROM RT-6 TO RT-8 0.79 ACRES
- Ⓒ③ FROM RE-2 TO R-150 0.24 ACRES
- Ⓒ④ FROM RE-2C TO RE-2C/TDR 142 ACRES

RURAL VILLAGE OVERLAY ZONE APPROXIMATE ACREAGE

- TOTAL ACREAGE 98.89 ACRES WITH RURAL VILLAGE OVERLAY ZONE
- Ⓐ WITH RURAL VILLAGE OVERLAY ZONE 2112 ACRES
- Ⓑ WITH RURAL VILLAGE OVERLAY ZONE 44.78 ACRES
- Ⓒ WITH RURAL VILLAGE OVERLAY ZONE 12.27 ACRES
- Ⓓ WITH RURAL VILLAGE OVERLAY ZONE 20.72 ACRES

