



Greater Lyttonsville Sector Plan Sectional Map Amendment

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Completed: 07/07/17

Recommendation

Approve Request to File and recommend approval of Sectional Map Amendment (SMA) H-123.

Summary

This proposed SMA will implement the *Approved and Adopted Greater Lyttonsville Sector Plan* zoning recommendations. The Plan seeks to preserve the integrity of the diverse residential, commercial and industrial communities within the Plan area while allowing for development that reflects the special heritage of the community, provides for mixed use development and the expansion of public amenities, parks, and open space.

Background

On March 28, 2017, the District Council approved the *Greater Lyttonsville Sector Plan*, by Resolution 18-757. On May 17, 2017, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 17-023.

The *Greater Lyttonsville Sector Plan* area encompasses approximately 585 acres and is generally defined by the following boundaries: on the north, by the northern boundary of the United States Army Fort Detrick Forest Glen Annex; on the south, by East-West Highway and Grubb Road; on the east, by 16th Street and the CSX railroad tracks; and on the west, by the western boundary line of the Forest Glen Annex and Rock Creek.

This SMA application proposes zoning reclassification for approximately 123 acres, and reconfirms approximately 585 acres of existing zoning. The Montgomery County Zoning Ordinance specifies that certain zones (contained in Article 59-8), are to be phased out and replaced when Master Plans that contain these zones are updates. In the *Greater Lyttonsville*

Sector Plan, these zones include the RH zones and the RT zones. In total, this SMA applications seeks 19 zoning changes to replace these and other existing zones.

There are no pending local map amendments within the boundaries of the *Greater Lyttonsville Sector Plan*.

Proposed Sectional Map Amendment

The Plan's vision is to recognize Lyttonsville's history and culture, unique character, affordable housing options, robust jobs and industrial businesses. Enhancing these assets through placemaking, new mobility options, environmental improvements and a network of open spaces will allow Greater Lyttonsville to continue to thrive and grow responsibly and improve the quality of life by increasing walkability, in addition to providing for a greater mix of retail choices and residential options. This SMA will reclassify approximately 123 acres. Ninety-nine acres, of the total, are a change from a single use zone to CRT mixed-use zone. This change supports the sector plan recommendations for mixed-use development, enhanced connectivity and greater public amenities including additional parks and open space.

Conclusion

Staff recommends approval of the Request to File and recommend approval of the Sectional Map Amendment, which will implement the zoning recommendations in the *Approved and Adopted Greater Lyttonsville Sector Plan*.

Attachments:

1. Summarized Change Index
2. Section Map Amendment for Greater Lyttonsville Sector Plan Area Map
3. Individual Map Changes
4. M-NCPPC Resolution No. 17-023



CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

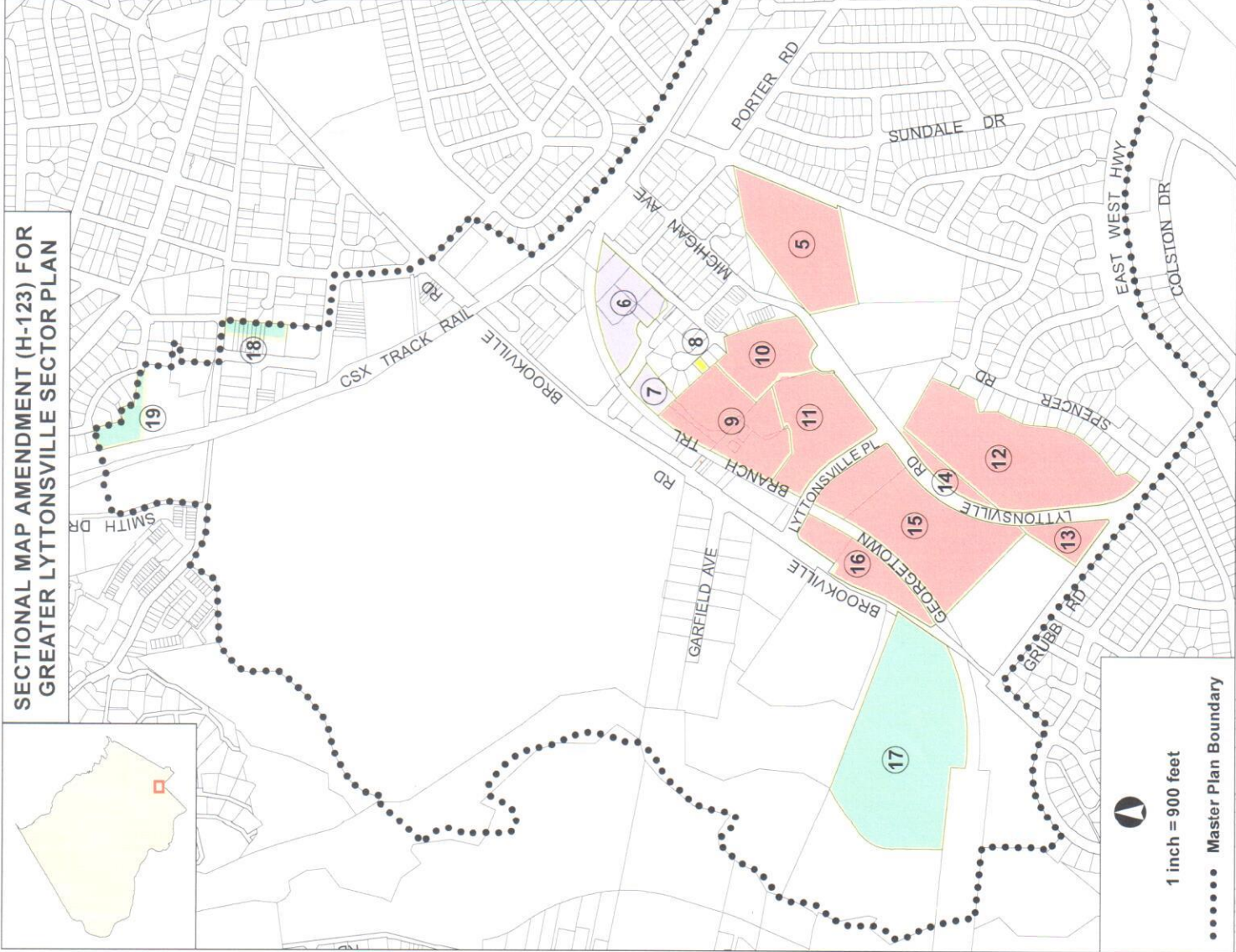
Date

Robert Kronenberg
Division Chief
Area 1 Division

SECTIONAL MAP AMENDMENT (H-123) FOR GREATER LYTONSVILLE SECTOR PLAN



Change#	Map#	Existing Zoning	Proposed Zoning	ACRES
1	3	CRT-0.75 C-0.75 R-0.5 H-40	CRT-3.0 C-1.5 R-2.0 H-70	4.48
2	3	R-10	CR-2.5 C-0.25 R-2.5 H-145	30.6
3	3	R-10	CRT-2.5 C-0.25 R-2.5 H-100	3.98
4	3	R-H	R-10	5.23
5	4	R-20	CRT-1.25 C-0.25 R-1.25 H-65	8.18
6	5	IM-2.5	CRN-1.0 C-0.5 R-1.0 H-45	4.08
7	5	IM-2.5	CRN-0.25 C-0.0 R-0.25 H-35	0.94
8	6	RT-15.0	R-60	0.12
9	6	IM-2.5, R-H, RT-15.0	CRT-2.5 C-0.25 R-2.5 H-70	6.56
10	6	R-20	CRT-1.5 C-0.25 R-1.5 H-70	4.19
11	6	R-H	CRT-1.25 C-0.25 R-1.25 H-150	5.95
12	7	R-20, R-60	CRT-1.5 C-0.25 R-1.25 H-85	12.42
13	7	R-20	CRT-1.5 C-0.25 R-1.5 H-85	1.66
14	7	R-20, R-60	CRT-1.5 C-0.25 R-1.5 H-85	1.13
15	8	IM-2.5, R-60, R-20	CRT-1.5 C-0.25 R-1.25 H-65	11.45
16	8	R-60	CRT-2.0 C-2.0 R-2.0 H-75	3.68
17	9	R-60	IM-2.5 H-50	17.13
18	10	R-60	IM-2.5 H-50	0.73
19	10	R-60	IM-2.5 H-50	1.31
Total Changed Acres				123.8



1 inch = 900 feet

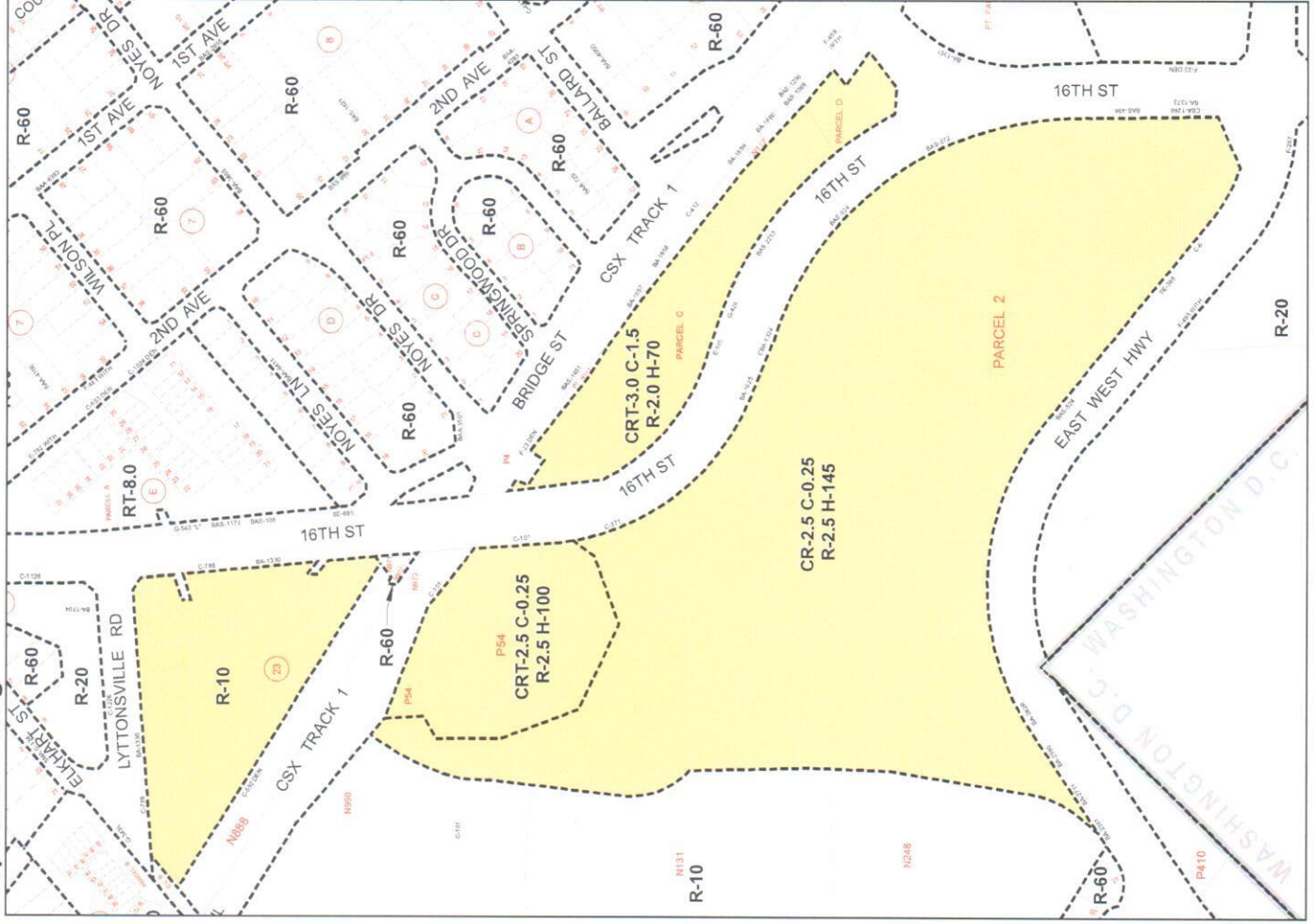
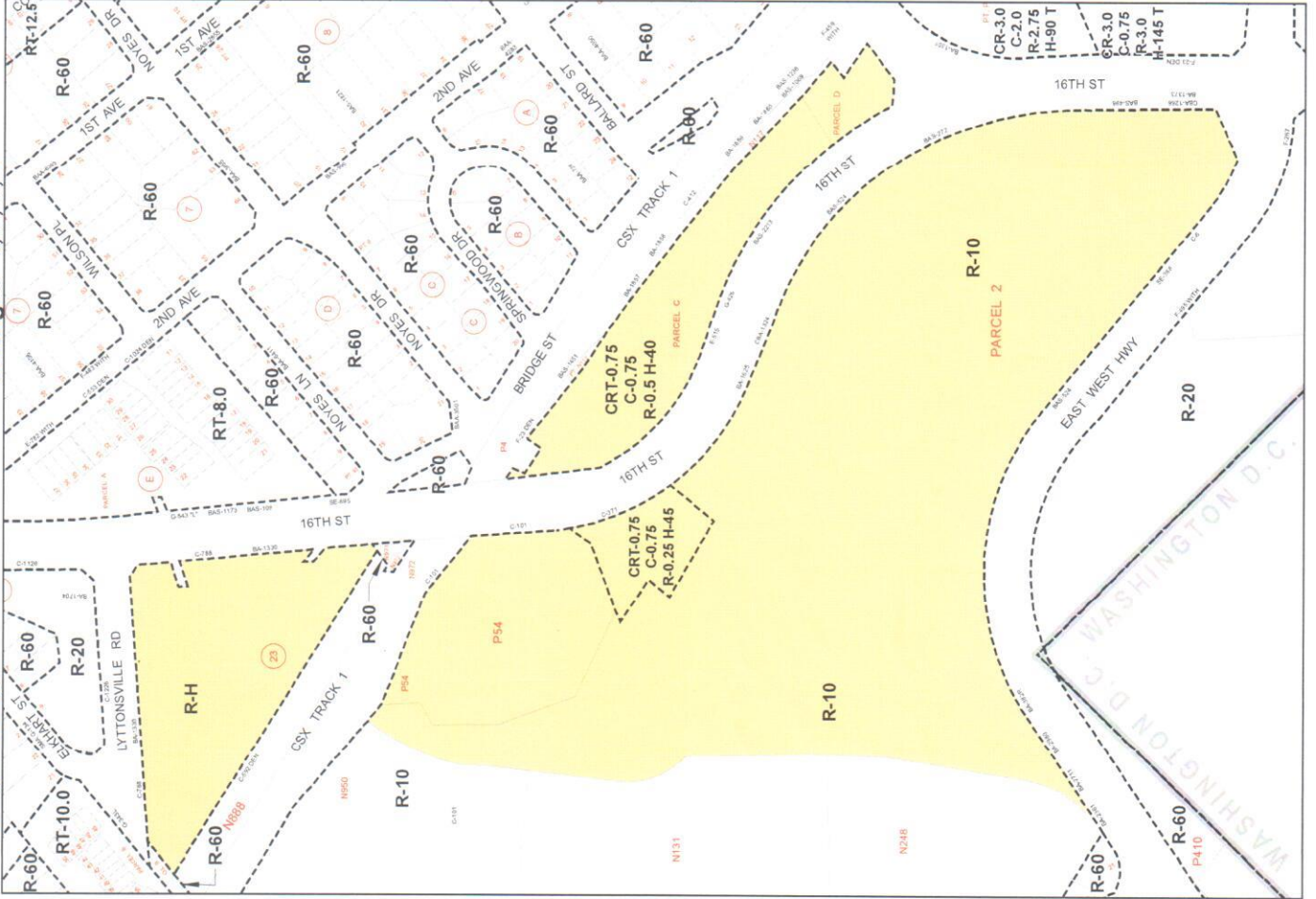
..... Master Plan Boundary

Attachment 1 - Map 3

Existing Zoning

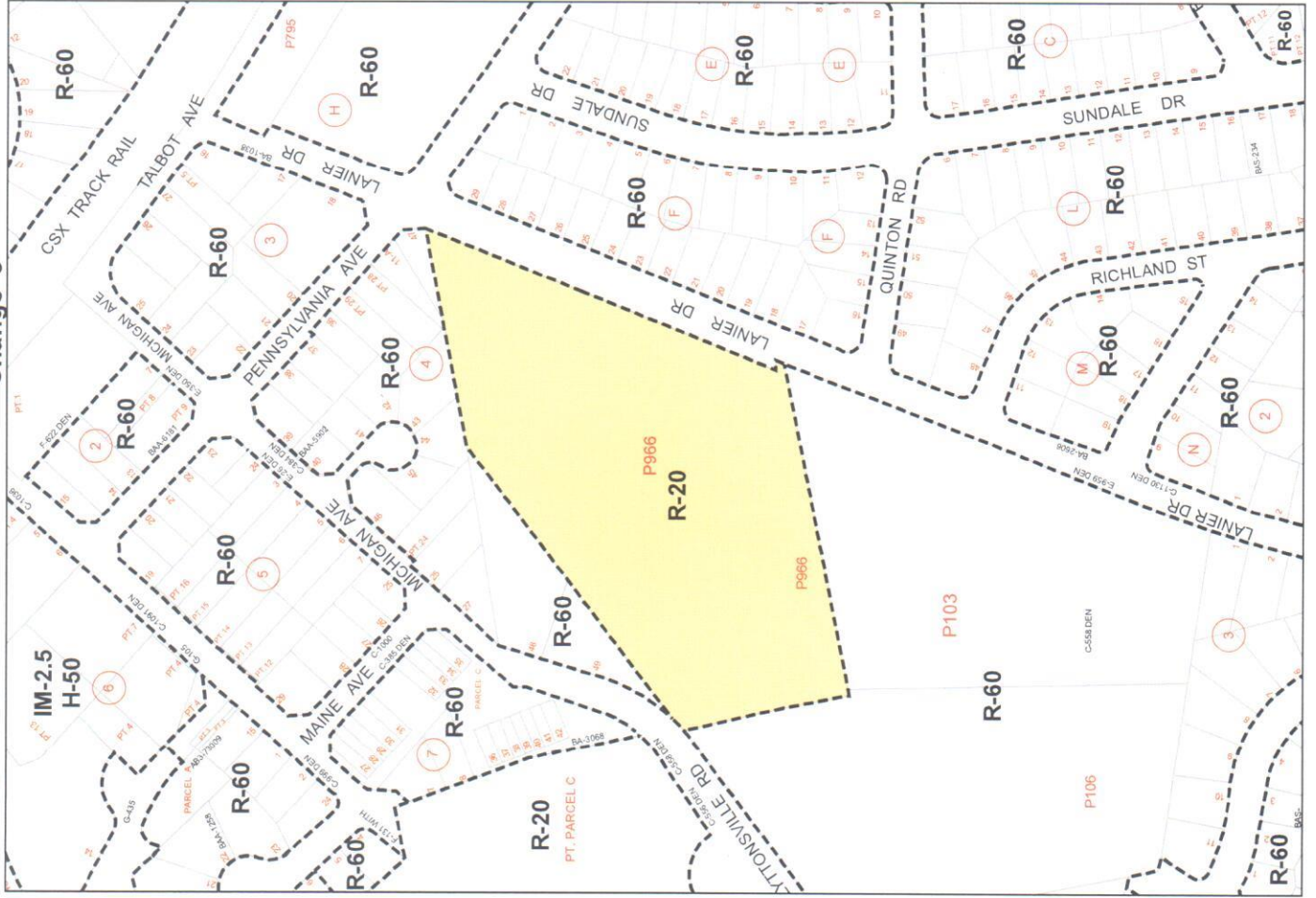
Changes 1, 2, 3, 4

Proposed Zoning

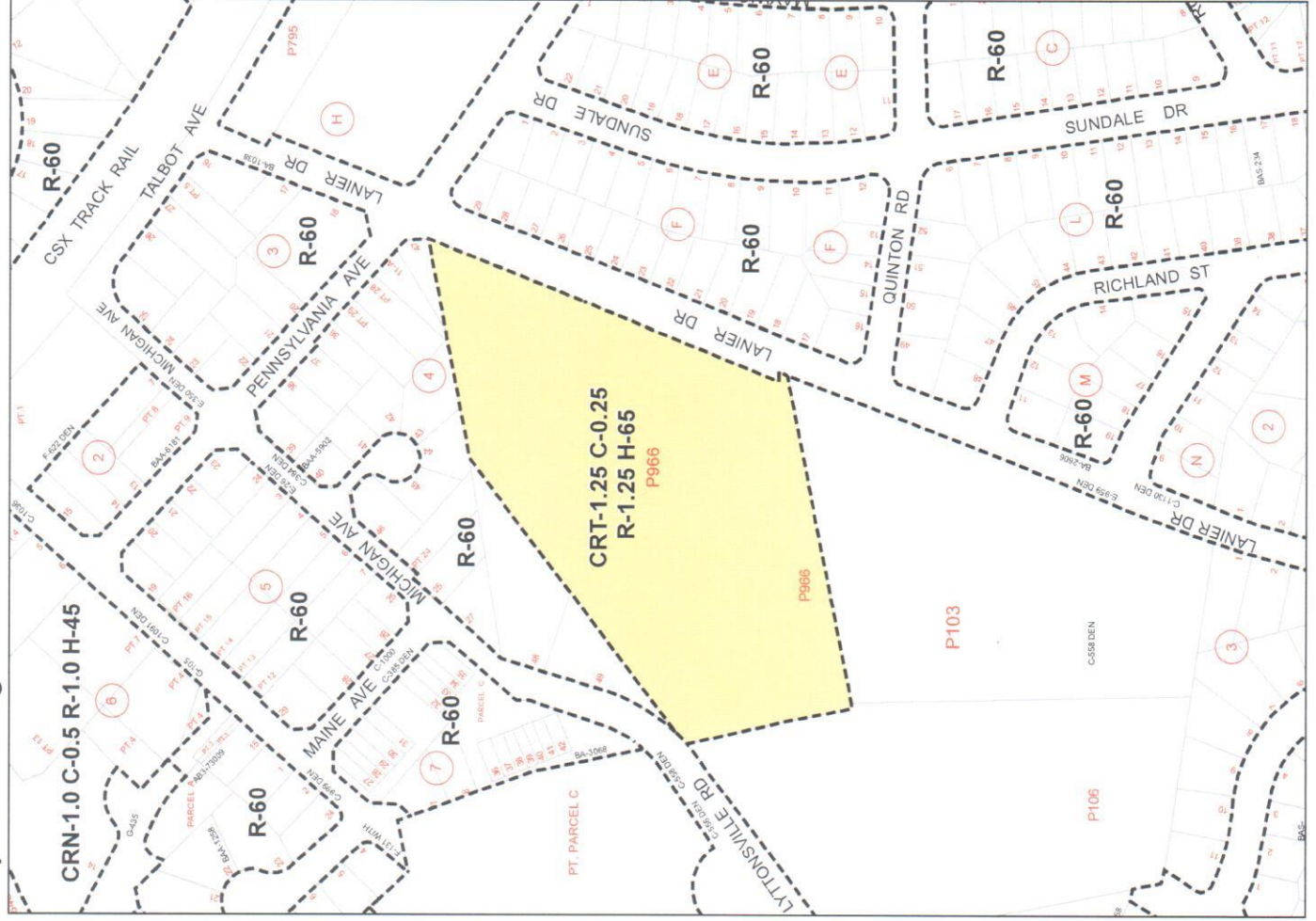


Attachment 1 - Map 4
Existing Zoning

Change 5

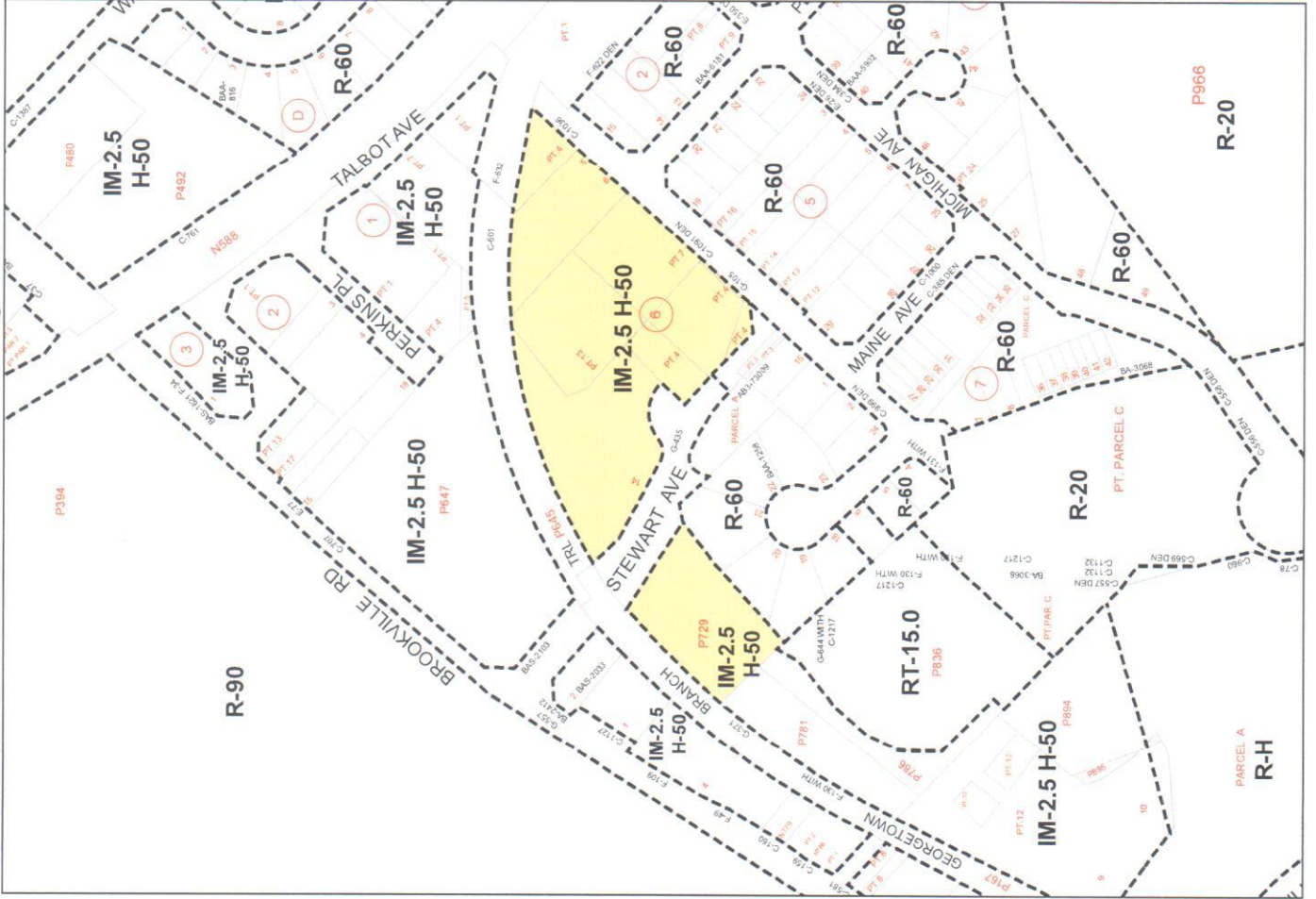


Proposed Zoning

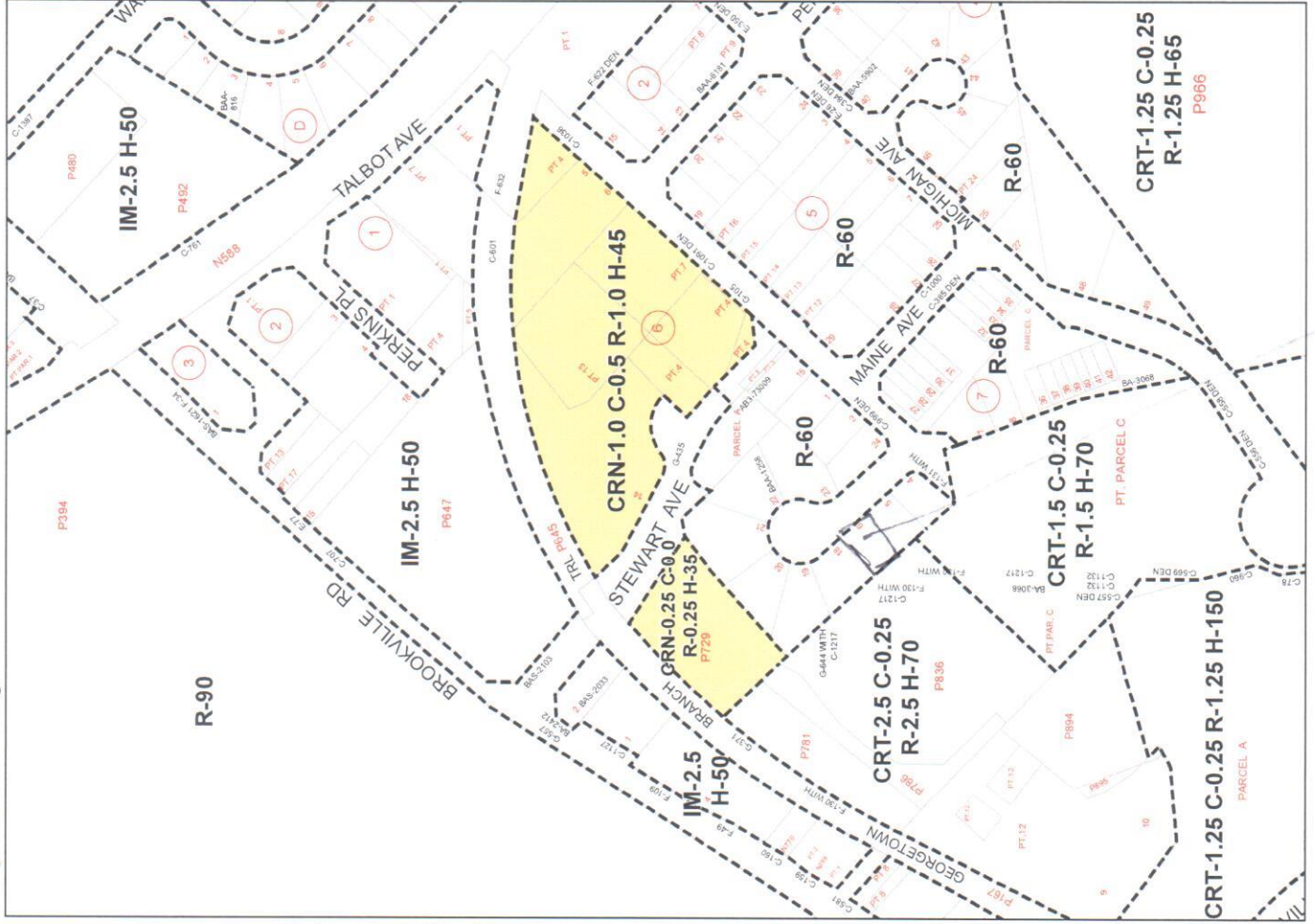


**Attachment 1 - Map 5
Existing Zoning**

Changes 6, 7



Proposed Zoning



Map Grid: 211 NW 2 & 3

1 in = 300 ft

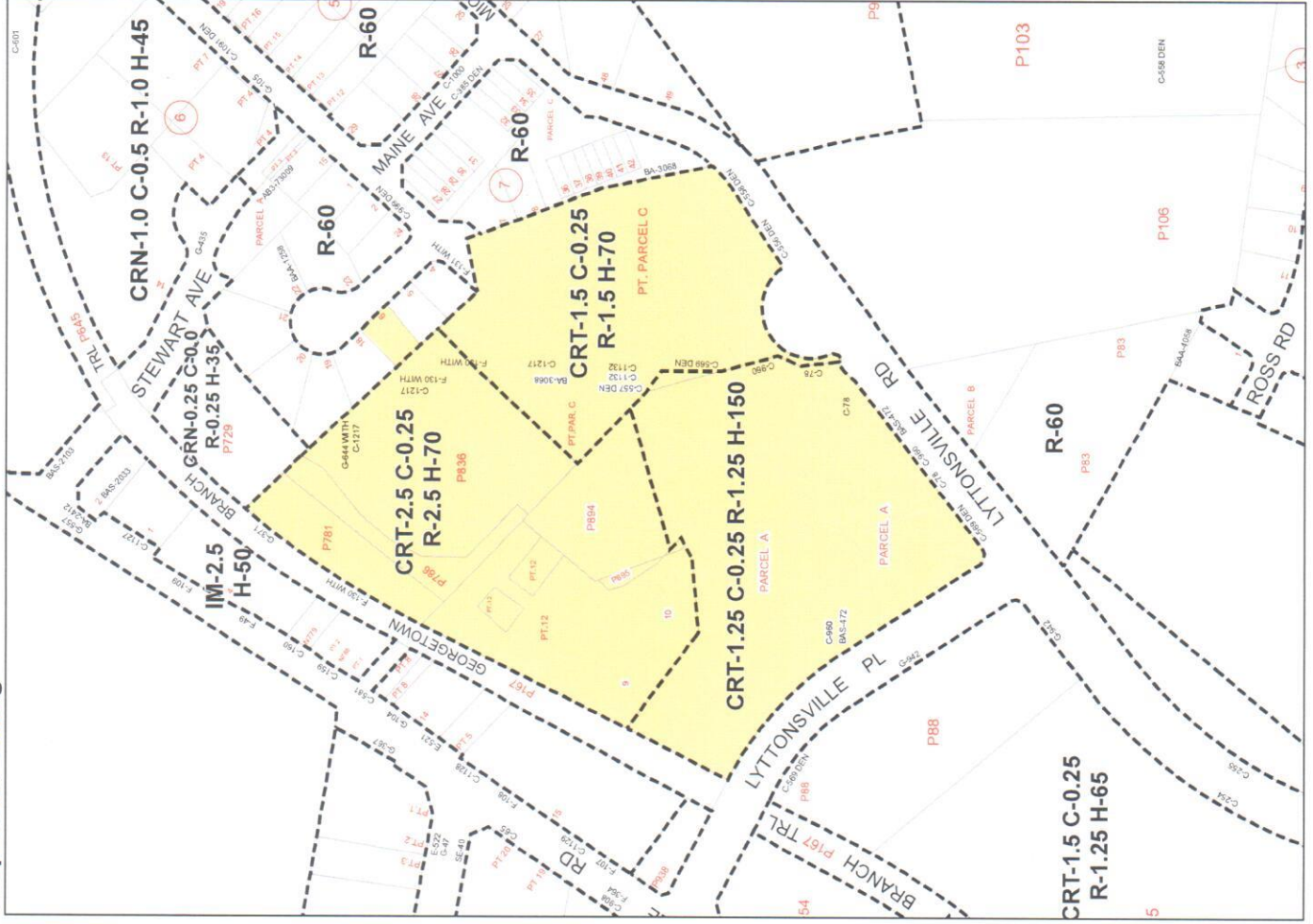
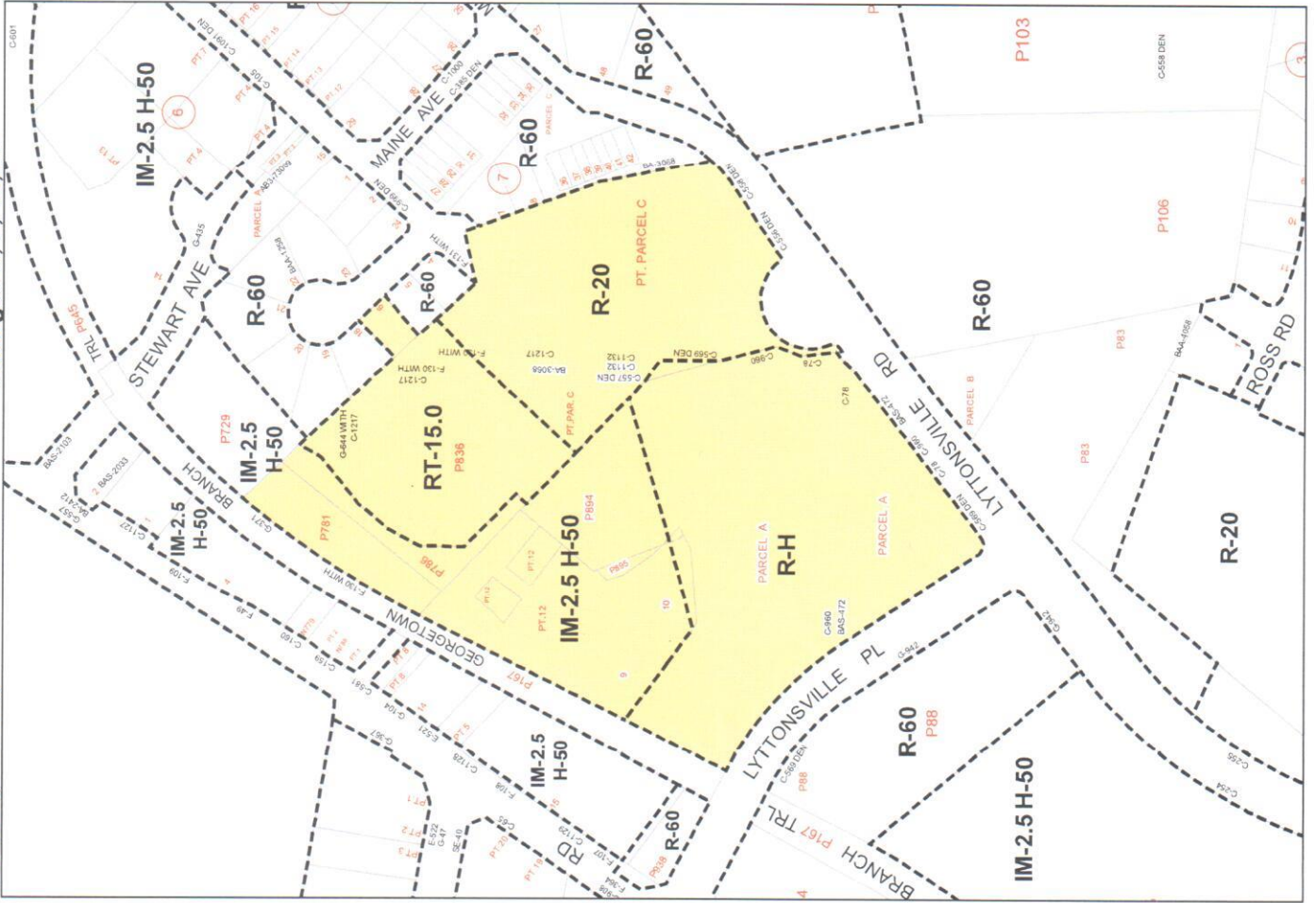
Map Grid: 211 NW 2 & 3

Attachment 1 - Map 6

Existing Zoning

Changes 8, 9, 10, 11

Proposed Zoning

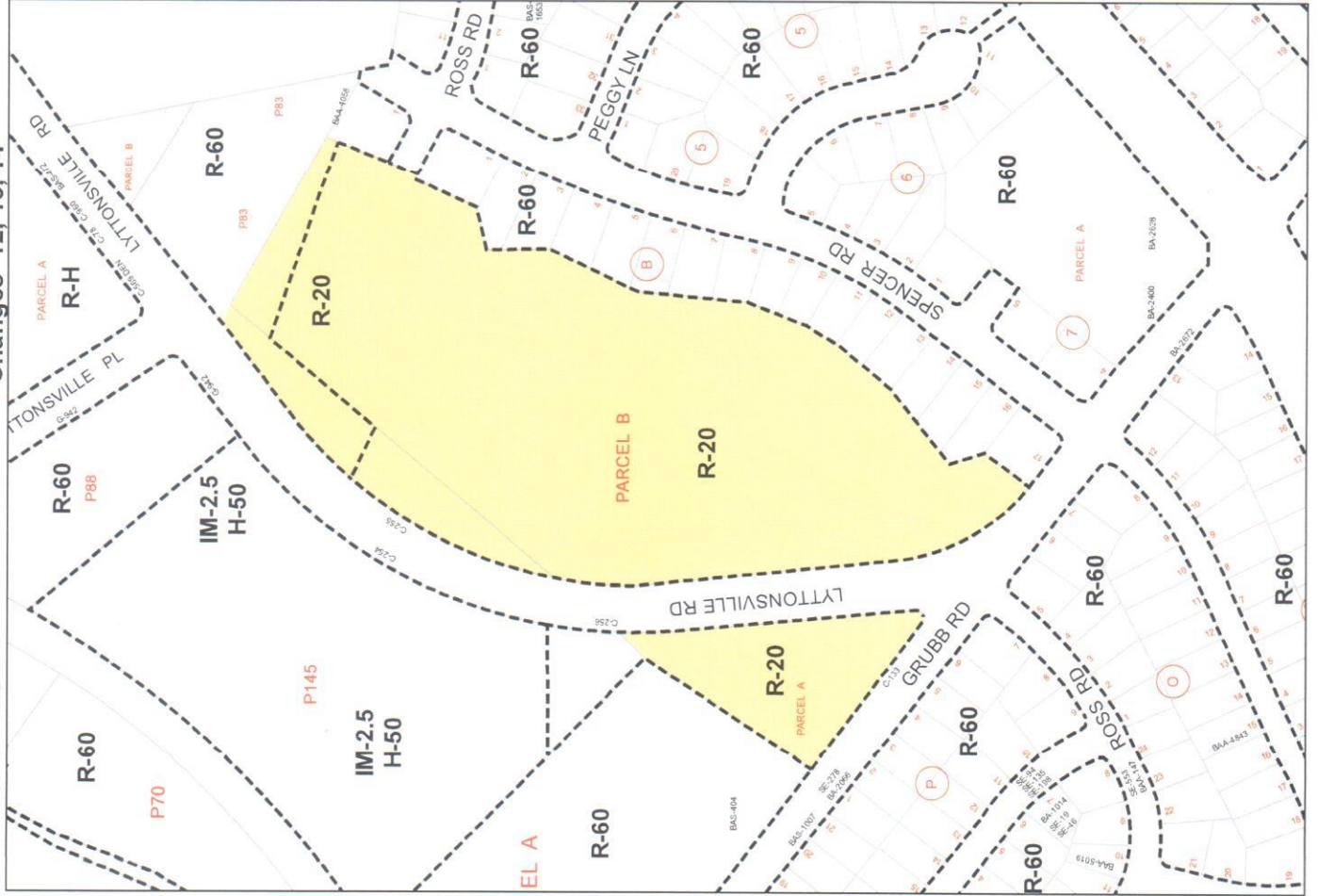


Map Grid: 210 & 211 NW 2 & 3

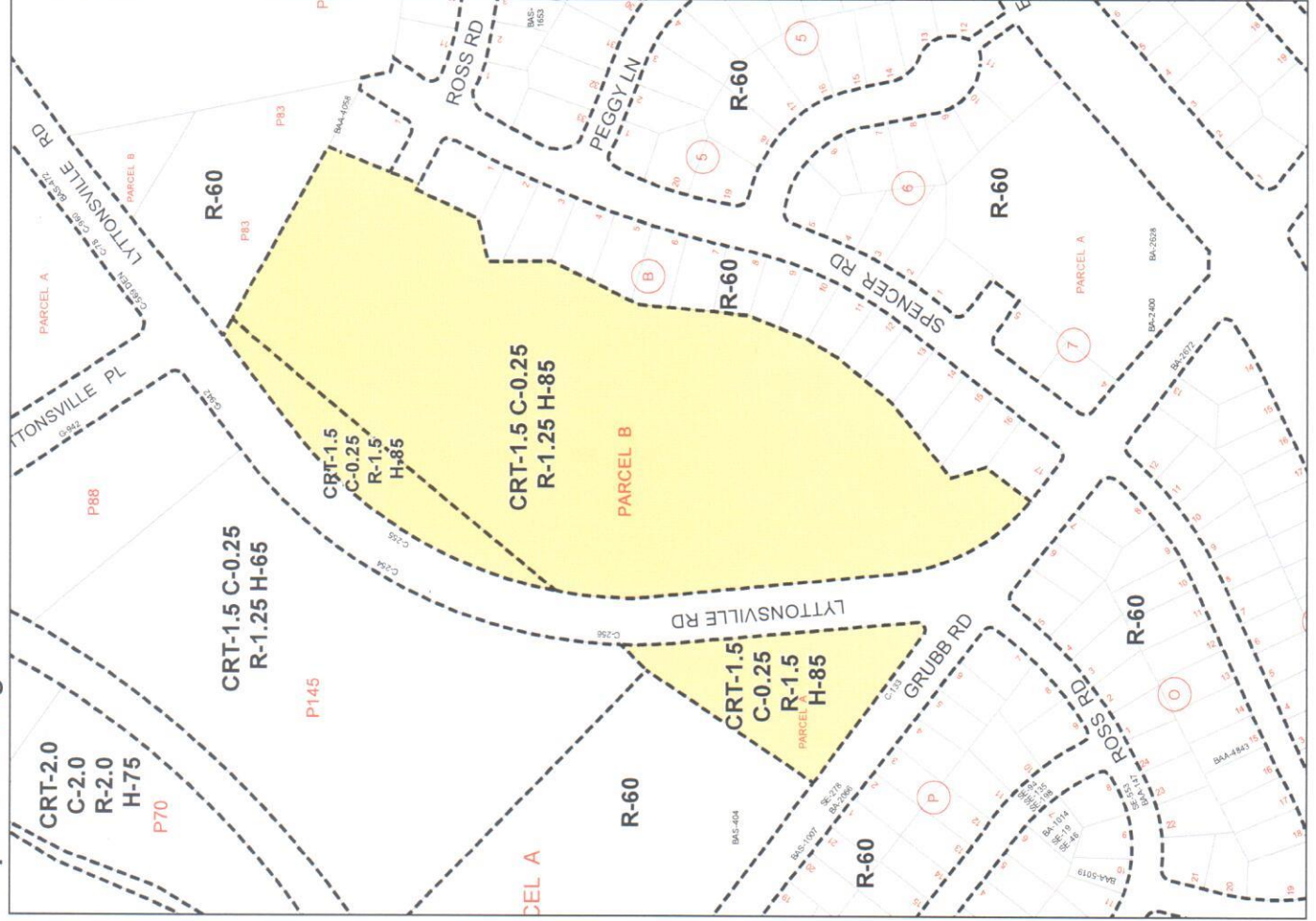
1 in = 300 ft

Attachment 1 - Map 7
Existing Zoning

Changes 12, 13, 14



Proposed Zoning

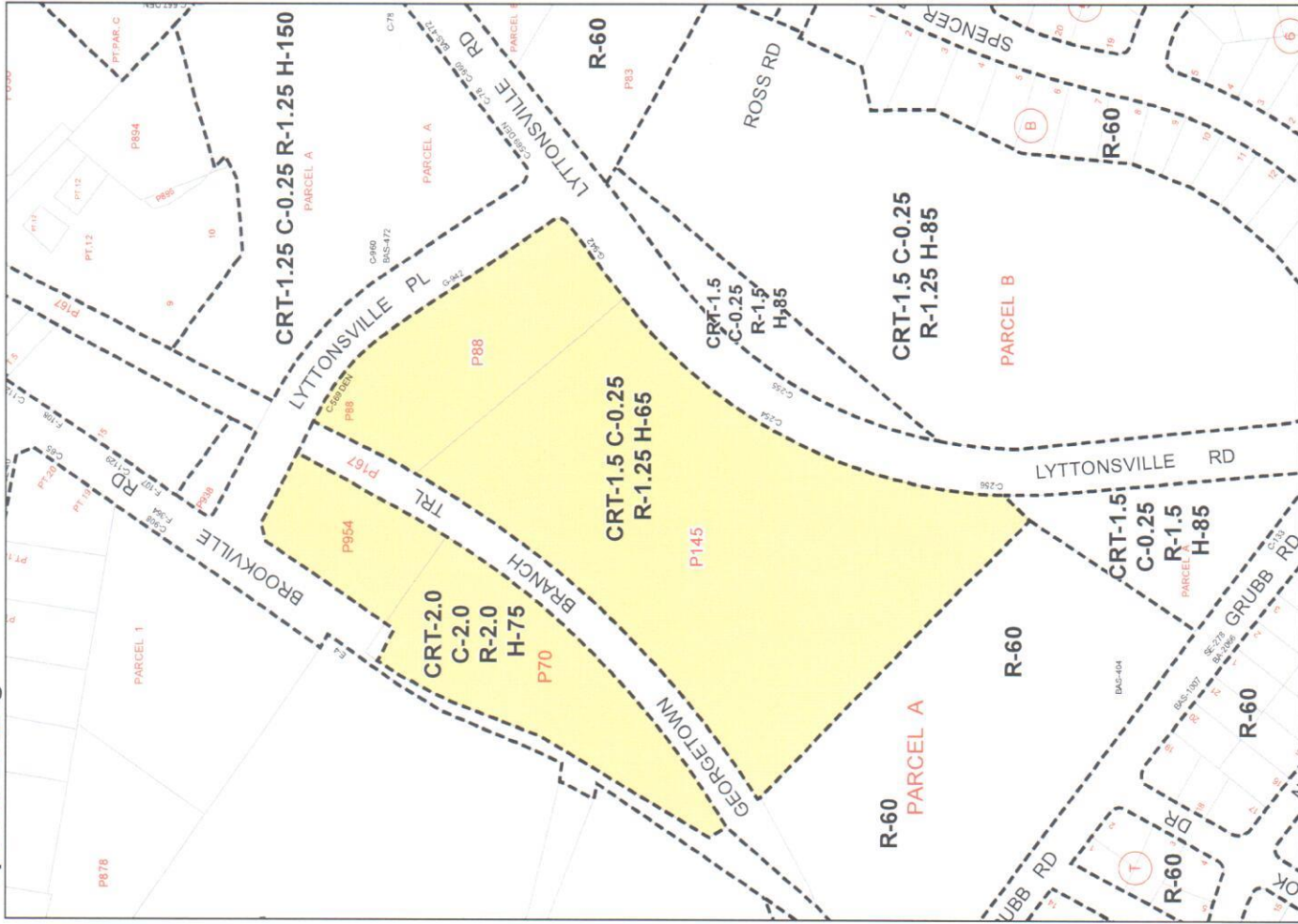
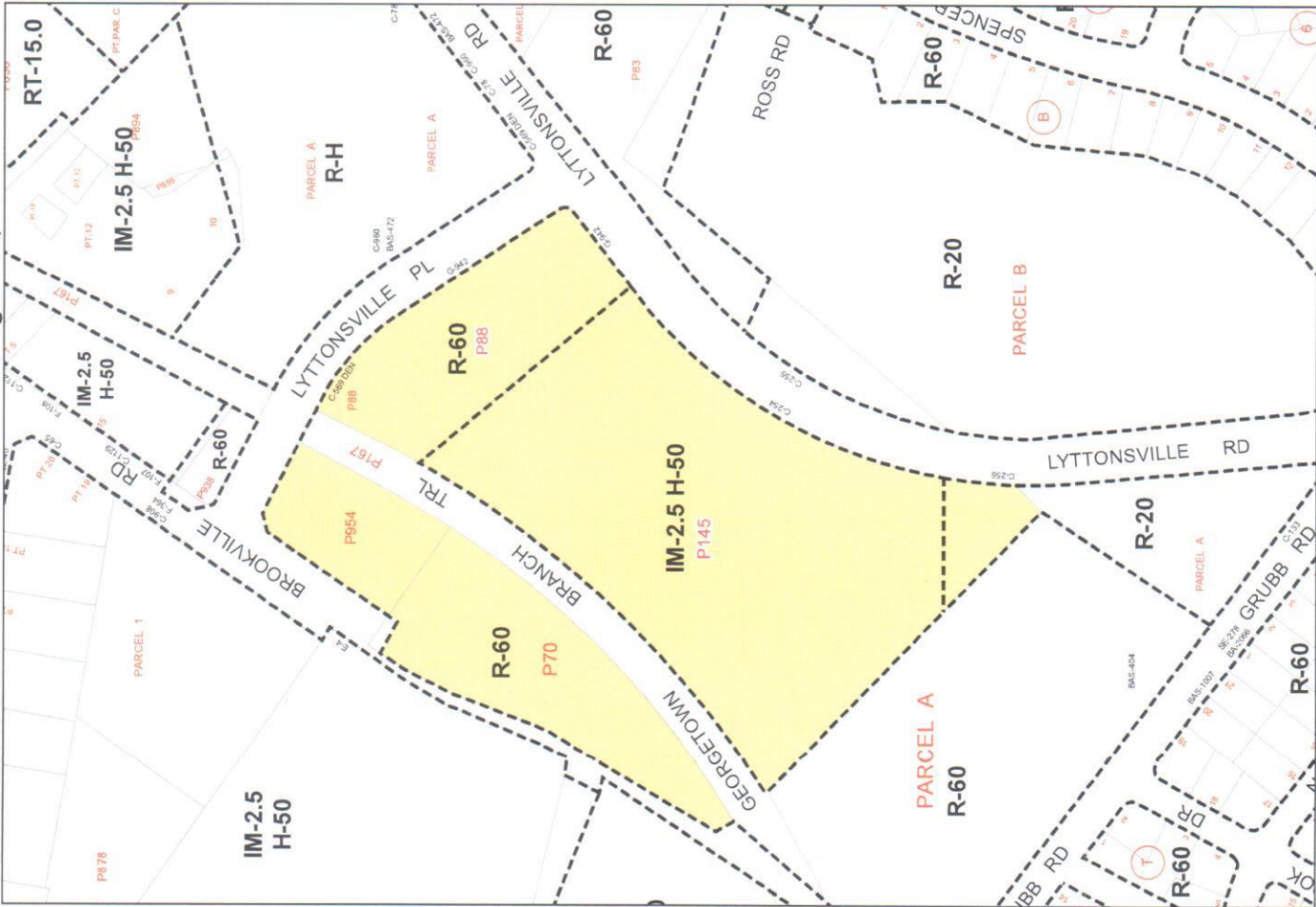


Attachment 1 - Map 8

Existing Zoning

Changes 15, 16

Proposed Zoning



Map Grid: 210 & 211 NW03

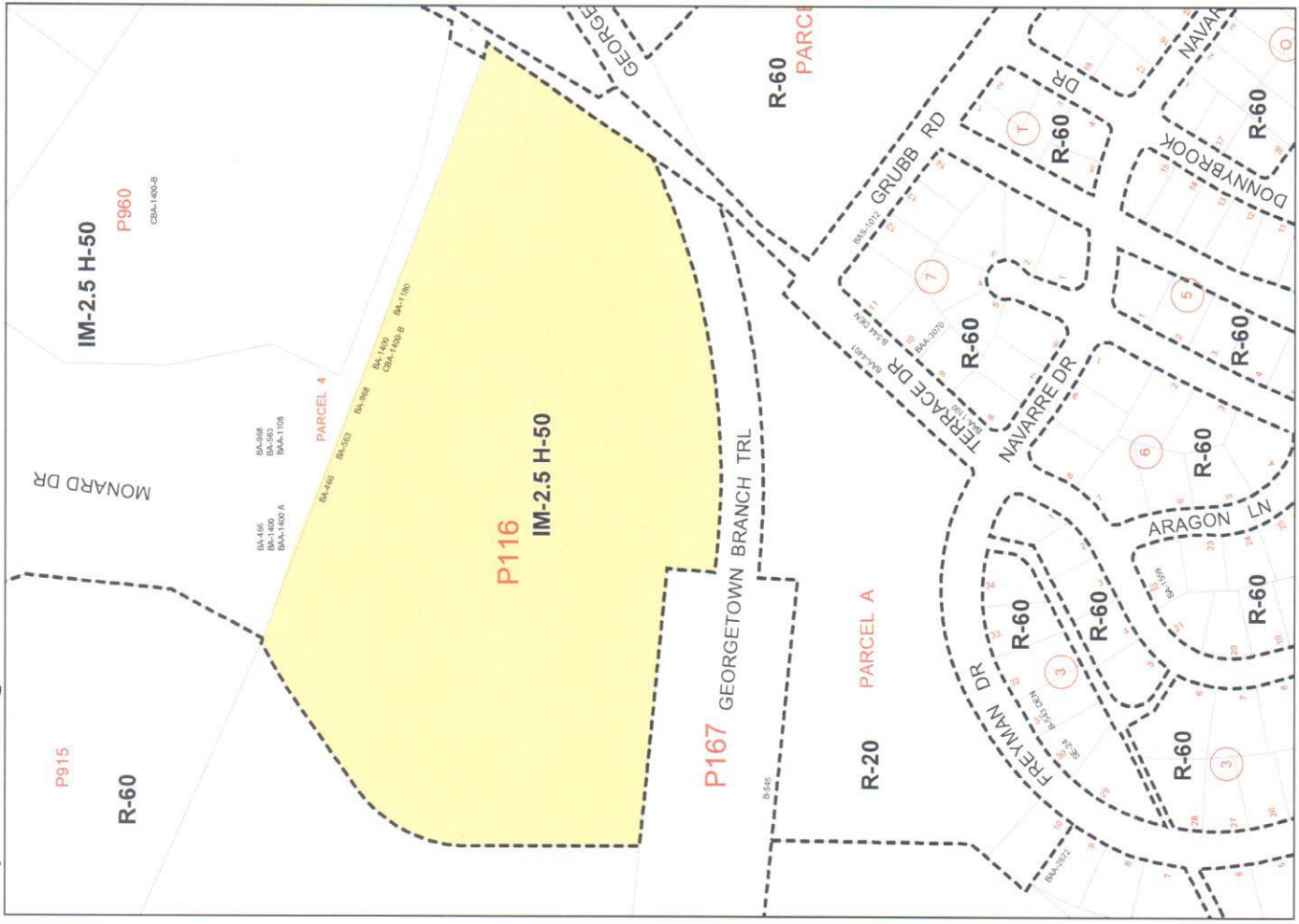
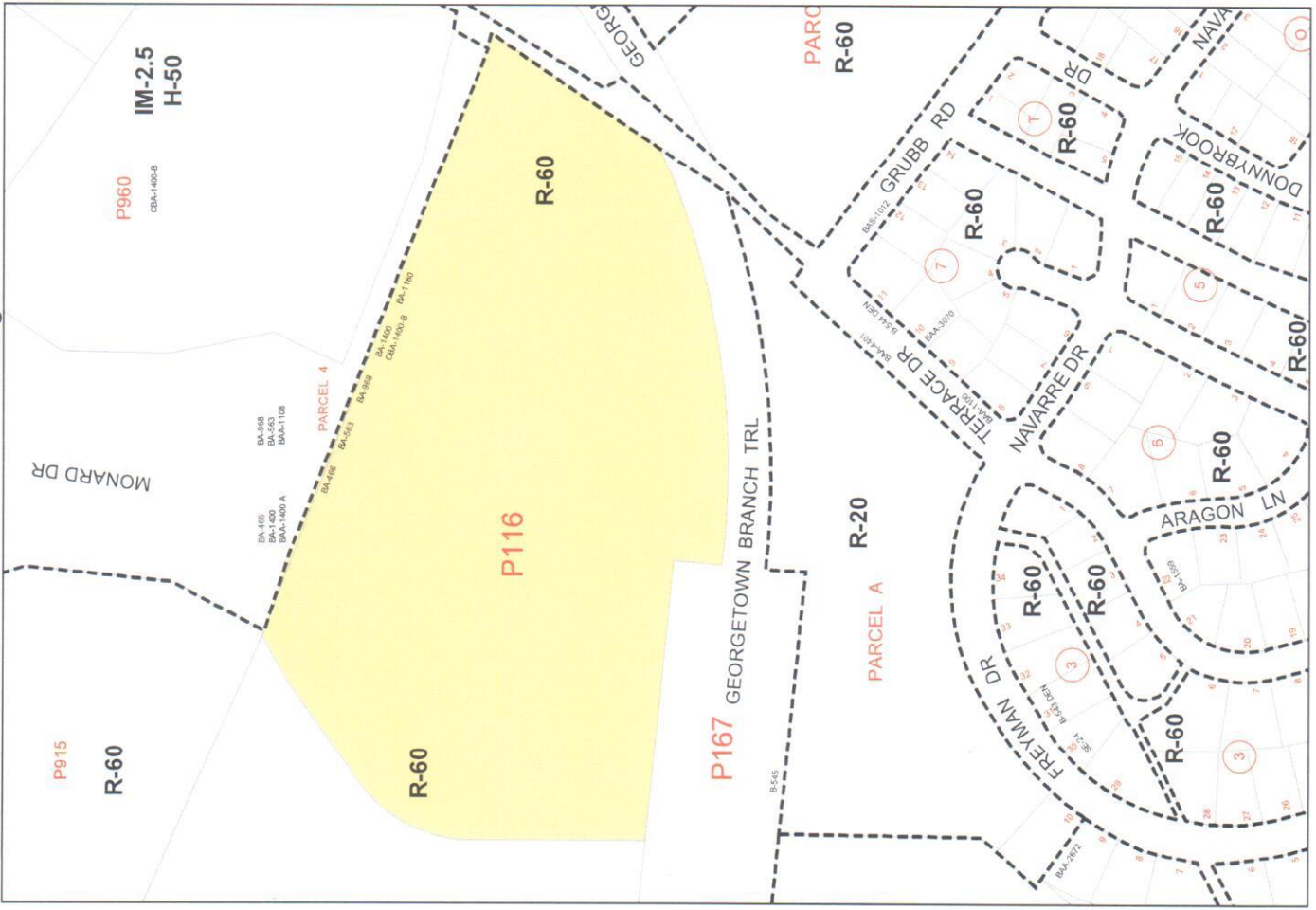
1 in = 300 ft

Attachment 1 - Map 9

Existing Zoning

Change 17

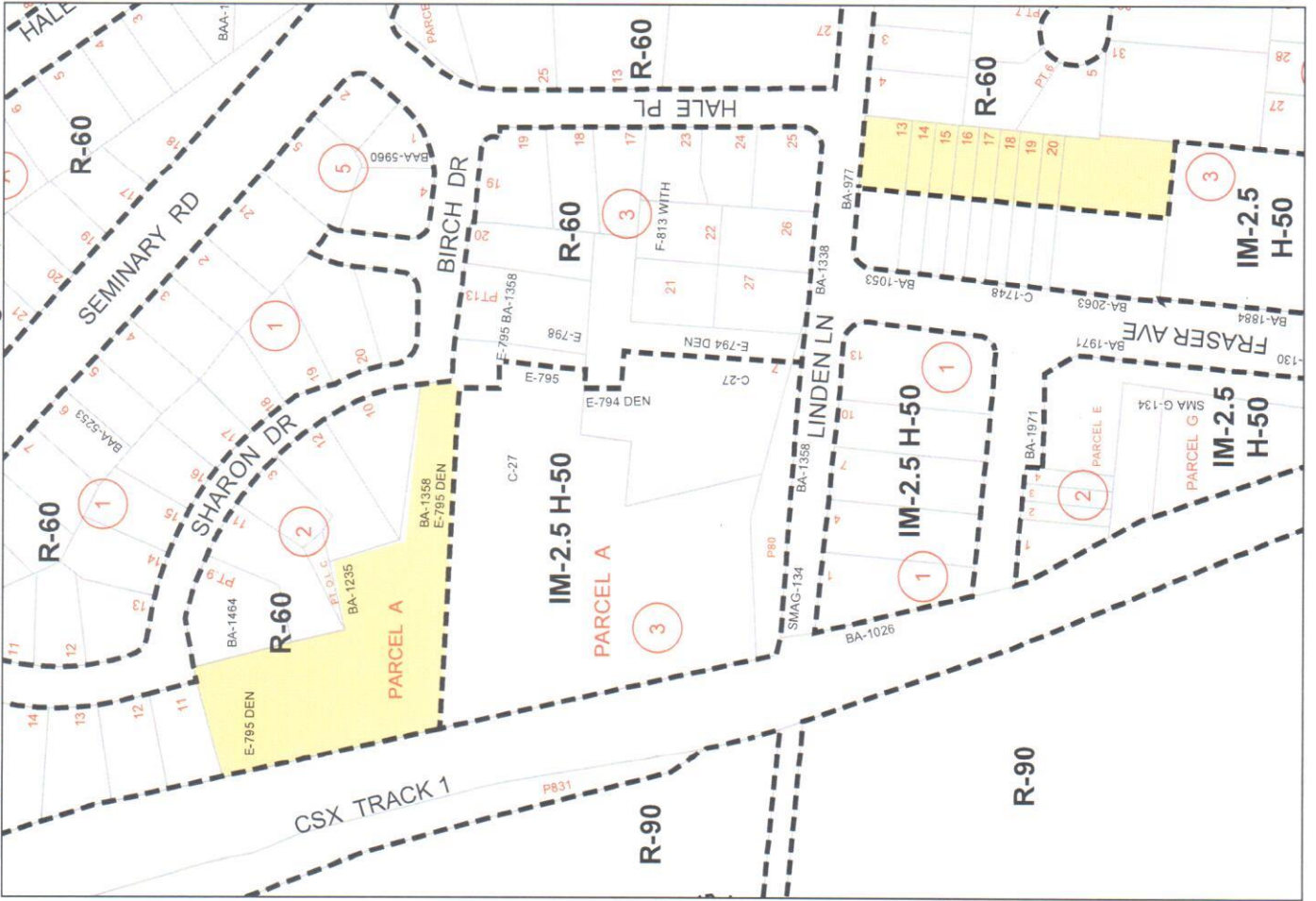
Proposed Zoning



Attachment 1 - Map 10

Existing Zoning

Change 18, 19



Proposed Zoning

