

MVMatters: Community Workshop Series Meeting #4: Commercial Centers, Open Space and Former Golf Course



Please silence cellphones



Meeting Schedule

Feb 9- MV commercial centers, open spaces and linkages, and former golf course

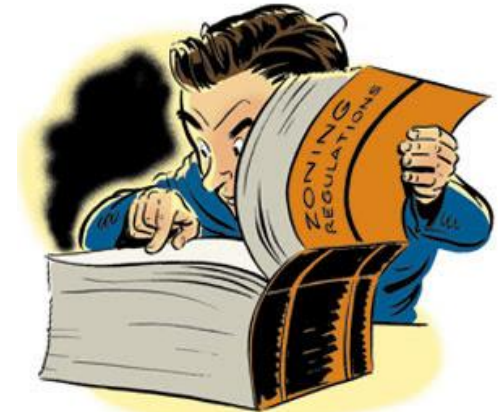
Feb 25- Wrap-up and Preliminary Overlay Zone language

March/April ??? Preliminary Recommendations

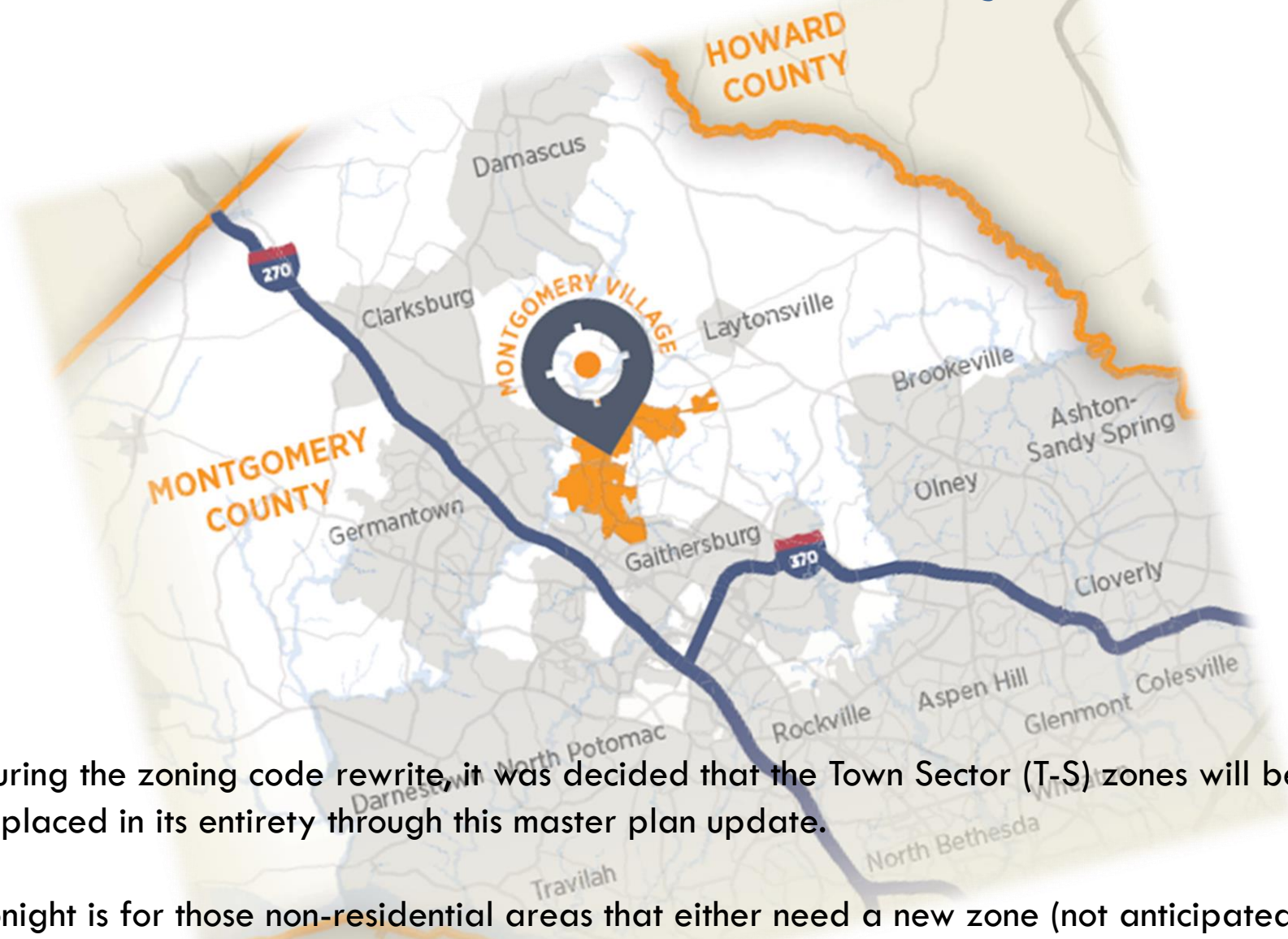


MVMatters: Meeting Format

- Staff presentation
 - Recap of Jan 12 meeting with common questions answered
 - Break-out Groups Explained
 - Commercial Centers
 - Goshen Road area
 - Village/Professional Center
 - Lost Knife area
 - Use of Open Space/Trails and former golf course
 - Reconvene to summarize group discussions and review questions that were raised (Feb 25)



MVMatters: Why We are Here



During the zoning code rewrite, it was decided that the Town Sector (T-S) zones will be replaced in its entirety through this master plan update.

Tonight is for those non-residential areas that either need a new zone (not anticipated to change) or those sites proposed for change.



MVMatters: New Information

Community Facility Planning— need for a **fire station**, as identified by MCFRS



MVMatters: Jan 26 Meeting Recap

Breakout Session Common Questions:

- Former golf course redevelopment and development plan amendment application
- Town Sector Zone “readopted” for another 50 years, development standards
- Open Space Zone
- Continue to protect the open spaces
- What can an overlay zone describe
- Reaffirm current densities (in certain areas) and allow them to remain, but not increase through development of open spaces; consider changing the zone district to a lower density zone district
- Transportation and connectivity
- Parking standards



MVMatters: Jan 26 Meeting Recap

- Former golf course redevelopment and floating zone/development plan amendment application
 - Application was submitted on **December 31, 2014**
 - Staff is currently reviewing the proposal for the following:
 - Consistency with applicable master plans, general plans, and other County plans
 - Furthers the public interest
 - Satisfies the purposes, intents and standards of the zone
 - Compatible with existing and approved adjacent development
 - Traffic impact review
 - Planning Board review has yet to be schedule, but must occur no less than 7 days before the Hearing Examiner's public hearing.
 - **Public hearing** (Hearing Examiner) is **May 8, 2015**.
 - To be involved with this process, and receive notifications regarding this case, you **MUST** register as a "party of interest" with the **Office of Zoning and Administrative Hearings** at **240.777.6660**



MVMatters: Jan 26 Meeting Recap

Lead Staff Reviewer:

Carlton Gilbert, carlton.gilbert@montgomeryplanning.org

or

301.495.4576

Review team:

Renee Kamen, AICP

Steve Findley

Aaron Zimmerman

Luis Estrada



MVMatters: Jan 26 Meeting Recap

- Town Sector Zone “readopted” for another 50 years?
 - During the zoning code rewrite, it was decided that most of the planned development zones – PD, TS, PNZ, PRC and PCC – are being retained in their entirety as grandfathered zones and will be maintained to accommodate existing development *but will not* be available for future rezoning (or retained during sectional map amendments).
- Are there height standards in the TS Zone?
 - No. Heights were determined at site plan for a particular development.
- Are there development standards in the T-S Zone?
 - Some. Development standards, such as setbacks were set at site plan approval, but 10% of the total MV area was to be open space.



MVMatters: Jan 26 Meeting Recap

- **Open Space Zone?**
 - Staff is not proposing an open space zone for the HOA or MVF open space or recreation parcels; nor is there an open space zone in the Zoning Ordinance.
 - Staff is currently looking at opportunities to preserve existing the open and recreation spaces through the use of an overlay zone. The overlay district can contain preservation of open spaces, encourage certain mix of non-residential uses development standards, elimination of certain uses, design criteria and exemptions.
 - Staff is preparing a map that will show the zone recommendations for the open space properties, as well as identify the ownership of these properties.



MVMatters: Jan 26 Meeting Recap

- What can an overlay zone describe?
 - It can address specific concerns over setbacks, heights, buildable area if rebuilding after a fire or other act of nature needs to occur (or to build an addition).
 - It can address specific uses allowed (or not allowed) in the underlying zone.
 - It can require architectural review by the Montgomery Village Foundation prior to approval of a building permit.
 - It can protect open spaces and define uses allowed.



MVMatters: Jan 26 Meeting Recap

- Continue to protect the open spaces.
 - Staff is evaluating the need for an overlay zone for the Montgomery Village area. In this evaluation, we are looking for ways to preserve existing open spaces as well as create more opportunities for the continuance of open space.

FEB 25, 2015

STAFF WILL DISCUSS SPECIFICALLY THE
MONTGOMERY VILLAGE OVERLAY ZONE
WHERE? **WATKINS MILL HS, CAFETERIA**
TIME: 7:00 PM



MVMatters: Jan 26 Meeting Recap

- Confirm current densities (in certain areas) and allow those densities to remain, but not increase through development of open spaces; consider changing the zone district to a lower density zone district
 - Montgomery Village Overlay option to protect existing open spaces (both MVF and HOA). Most HOA and/or MVF common open spaces, initially counted towards density at initial subdivision.



MVMatters: Jan 26 Meeting Recap

- **Transportation and connectivity**
 - Staff is evaluating the current transportation volumes, and connectivity throughout Montgomery Village. We carefully consider walkability, connectivity, and safety when recommending transportation goals for an area.
 - Master plans cannot address roadway operational issues, such as the timing of stop lights. However, master plans can suggest certain roadway cross sections at certain areas that would enhance the pedestrian or bike safety, by reducing the lane widths, while still meeting the intended vehicle capacity.



MVMatters: Jan 26 Meeting Recap

- Parking standards
 - In general the parking standards have not changed.
 - 2 parking spaces per dwelling unit (single-family home, two-unit (duplex) and townhouse
 - Multi-unit (apt or condo)
 - Efficiency 1.0/unit
 - 1 BR 1.25/unit
 - 2 BR 1.50/unit
 - 3 BR 2.0/unit



MVMatters: Why it Matters

“I want [blank] in my Village”

PRESERVE the character of the Village

MAINTAIN the recreation and open spaces

ENCOURAGE reinvestment in commercial centers



MVMatters: Break Out Groups



MVMatters: Commercial Centers

Employment Zones (GR, NR, LSC, EOF)

About

The Employment family of zones is a set of commercial and employment zones. The 4 zones in this family have a range of densities and heights. In general, residential densities are limited to 30% of the GFA on the site (in the LSC zone it's 30% of the mapped FAR). The provision of public open space may be required.

GR and NR allow development only under standard method. LSC and EOF allow standard and optional method development. Optional method development requires the provision of public benefits.

Density and Height Limits

Density in the Employment zones is calculated as an allowed floor area ratio (FAR). FAR is the ratio of the total floor area of buildings on a property to the size of that property. For example, a tract of 10,000 square feet with an FAR limit of 2.0 could have a building of up to 20,000 square feet.

Each Employment zone has a unique sequence of maximum density and height as indicated on the zoning map. This sequence shows the maximum total FAR and maximum height (H). The mapped density and height must fall within the statutory limits (see table to the right). Although developers can choose to provide some residential uses, it is not necessary to achieve the maximum allowed density.

Example	GR-1.5 H-45
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Approval Process

- The GR and NR zones only allow standard method development. Site plan approval may be required.
- The LSC and EOF zones allow both standard and optional method development. Sketch and site plan approval is always required under the optional method. Under the standard method, site plan approval may be required.



Zone	Statutory Limits (range that can be mapped)	
	Overall FAR	Height
GR	0.5 - 2.5	25' - 120'
NR	0.25 - 1.5	25' - 50'
LSC	0.5 - 2.5	35' - 200'
EOF	0.5 - 4.0	35' - 200'
Zone	Standard Method Limits (optional method required when development exceeds these limits)	
EOF	The greater of 1.0 FAR or 10,000 SF of GFA	
LSC	The greater of 0.5 FAR or 10,000 SF of GFA	

Protections

- Development must meet the Compatibility Requirements regarding side and rear setbacks and height of the building at the setback line
- Development must provide screening when abutting an Agricultural, Rural Residential, or Residential zone that is vacant or improved with an agricultural or residential use

Commercial Center

Tables:

- Goshen Road area
- Village/Professional Center
- Lost Knife corridor

Goals:

- Discuss pros/cons of translated zones
- Discuss opportunities for redevelopment
- Recommend refinements to Vision 2030 (Village/Professional Center)
- Recommend vision of Lost Knife and Goshen Road area centers



MVMatters: Zoning Translation

How we determined the preliminary

commercial/employment zoning classification:

Step 1: Define the square footage of **existing use** based on property data, maintained by the Tax Assessor, plus existing, approved development through subdivision and site plan process

Step 2: Find the overall **tract** of land to define “total acreage”

Step 4: **Divide** the total square foot by total acreage = **Floor Area Ratio (FAR).**



MVMatters: Zoning Translation

Example Location – Goshen Crossing

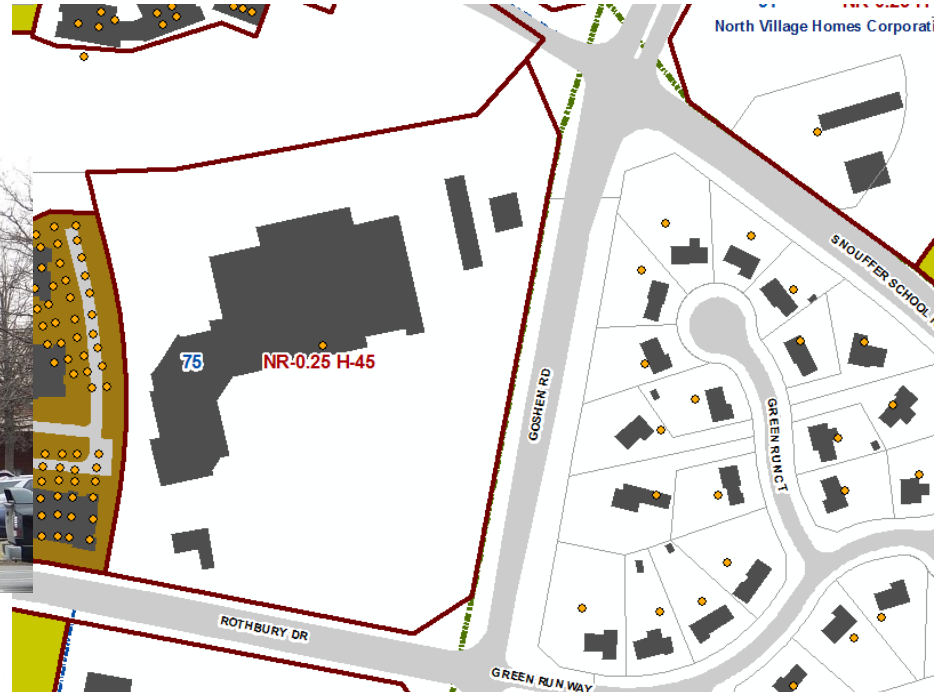
Total Acres: 9.91 (431,679.6 sf)

Total # square feet: 79,352 sf (approved development)

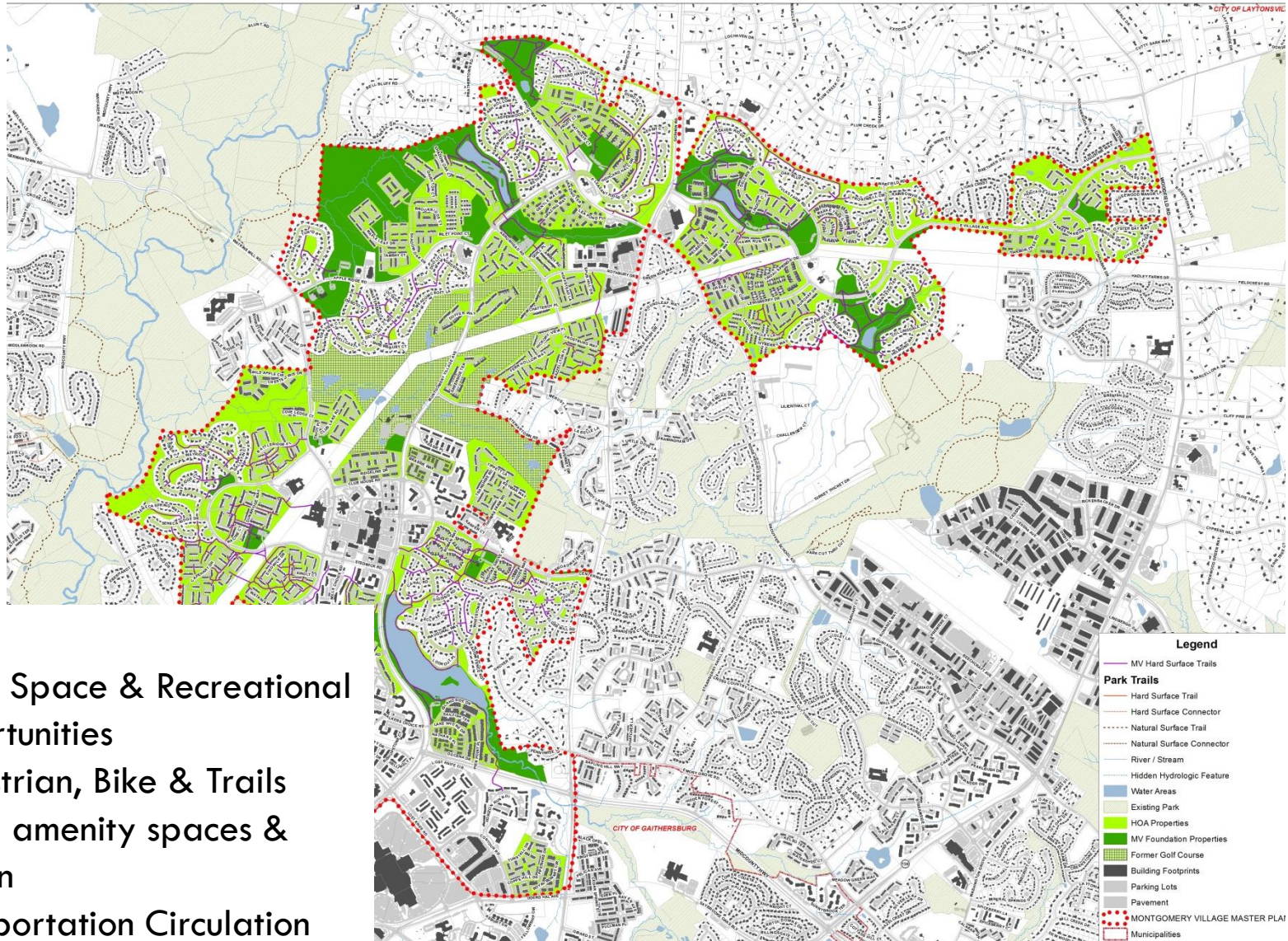
Use: commercial/retail

Comparable Zone: NR

FAR: 0.18 (79,352/431,679.6)



MVMatters: former golf site



Goals:

- Open Space & Recreational opportunities
- Pedestrian, Bike & Trails
- Public amenity spaces & Design
- Transportation Circulation



MVMatters: February 25 Preview

Remaining Questions from Feb 9 meeting
Montgomery Village Overlay Zone



Meeting Schedule

Feb 9- MV Open Spaces

Golf Course (Monument Site), Refinement of the
Montgomery Village Overlay Zone

Feb 25- Follow-up of Feb 9 + MV Overlay Zone

March/April ??? Preliminary Recommendations



MVMatters: Questions/Preguntas

MVPlan | Lead Planner

Renee M. Kamen, AICP: renee.kamen@montgomeryplanning.org; 301.495.4723

MVPlan | Outreach Planner

Michael Bello: michael.bello@montgomeryplanning.org ; 301.495.4597 (se habla espanol)

www.montgomeryplanning.org/mvp

DPA | Lead Reviewer

Carlton Gilbert: carlton.gilbert@montgomeryplanning.org; 301.495.4576

www.montgomeryplanning.org/development



MVPlan | Transportation Planner

Aaron Zimmerman: aaron.zimmerman@montgomeryplanning.org; 301.495.4629

MVPlan | Environmental Planner

Steve Findley: steve.findley@montgomeryplanning.org; 301.495.4727

MVPlan | Urban Design/Architect

Luis Estrada Cepero: luis.estrada@montgomeryplanning.org; 301.495.4641

MVPlan | Parks

Dom Quattrocchi: dominic.quattrocchi@montgomeryplanning.org

MVPlan | Demographics & Research

Lisa Tate: lisa.tate@montgomeryplanning.org; 301.650.5623



MVMatters: Conclusion

Thank you! This evening's presentation will be available at
www.montgomeryplanning.org/mvp

