

# MVMatters: Community Workshop Series

## Meeting #5: Overlay Zone, Golf Course Densities



**Please silence cellphones**



## **Meeting Schedule**

**Feb 25-** MV Open Spaces

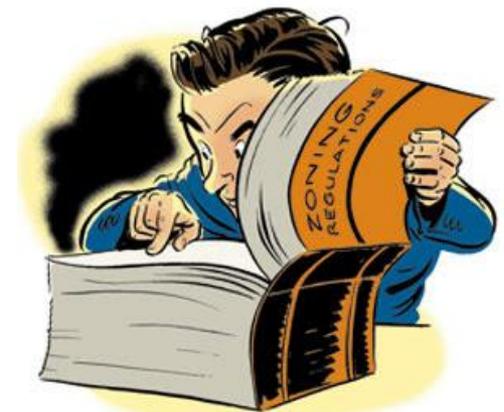
Golf Course (Monument Site), Refinement of the  
Montgomery Village Overlay Zone

**March 25** (tentative) Preliminary Recommendations

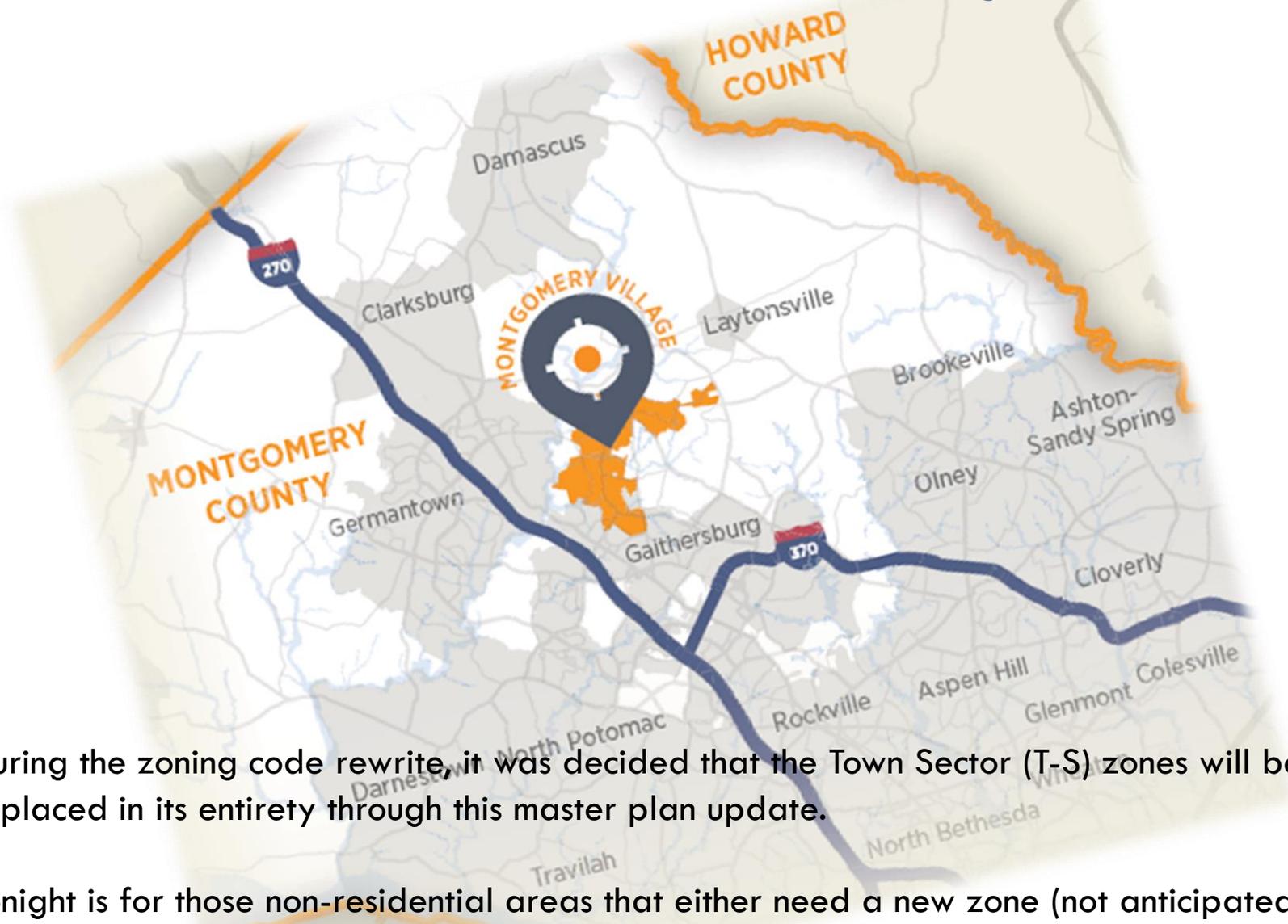


## *MVMatters: Meeting Format*

- Staff presentation
  - Planning staff options for Village overlay zone
  - Planning staff options for former golf site
  - Evening 'tasks'
- Break-out groups to discuss potential former golf course zoning options and overlay zone options



# 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: 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



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

For more information contact:

Scott A. Gutschick, Planning Section Manager  
Montgomery County Fire & Rescue Service

Public Safety Headquarters  
100 Edison Park Drive, Floor 2, Room E-09  
Gaithersburg, MD 20878

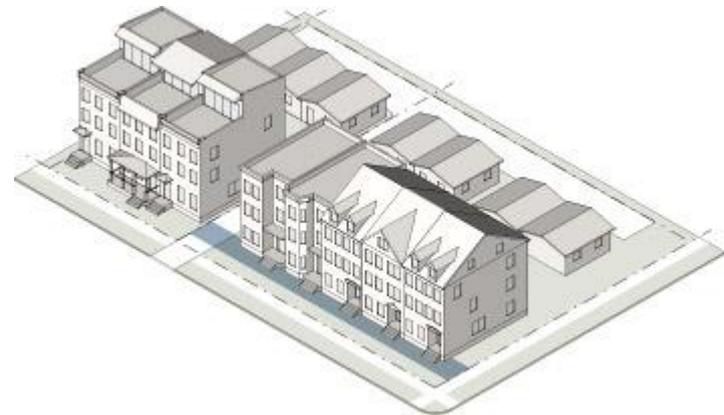
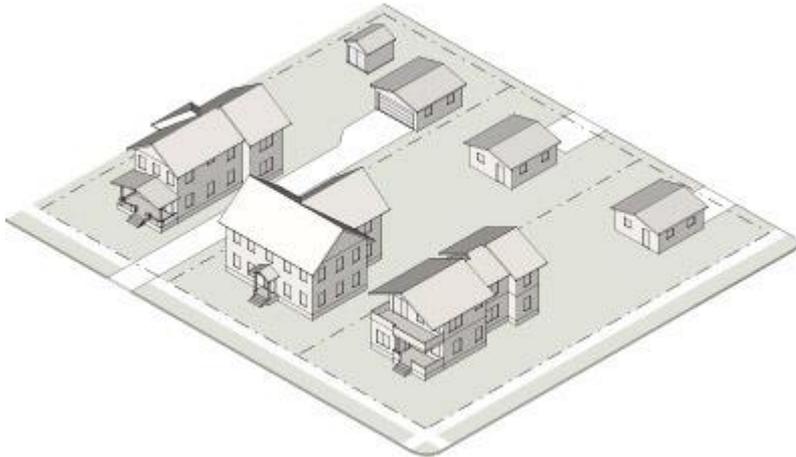
240-777-2417 (office)  
240-429-0154 (cell)



What is **zoning**?

Montgomery County **zoning laws** tell property owners:

1. How much can be **built** (how high, how big, how many stories, how much land can be covered)
2. How property can be **used** (e.g., residential, office, gas station, daycare, etc.)



### What are **zoning classifications**?

- Identifies what kinds of **uses** and **development** are allowed in a geographic area
- Informs property owners what **building types, size, and density\*** can be built on their property, as well as what uses can be permitted.

*\*Density is the amount of development within a certain area. Density can be people per acre or floor area ratio (total floor area of buildings on a lot divided by the total square footage of said lot).*



# MVMatters: Zoning 101

## What are types **zoning techniques**?

- Euclidean Zones:
  - Basics: segregates land uses into specified geographic districts and dimensional standards stipulating limitations on development activity within each district type.
- MoCo Euclidean Zones (examples): R-200, R-90, R-60, TLD, TMD, THD, R-30, R-20 & R-10
- Applied on the zoning map at a sectional map amendment or local map amendment\*.

\*LMAs FOR EUCLIDEAN ZONES CAN ONLY BE A CHANGE (IN NEIGHBORHOOD) OR A MISTAKE.



## What are types of **zoning techniques**?

- Floating Zones
  - Basics: a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance. Thus, the zone "floats" until a development application is approved, when the zone is then added to the official zoning map.\*
- MoCo Floating Zones (examples): TF, AF, CRNF, CRTF
- Applied during a local map amendment and must meet prerequisites, if not recommended in a master plan.



# MVMatters: Zoning 101

What are types of **zoning techniques**?

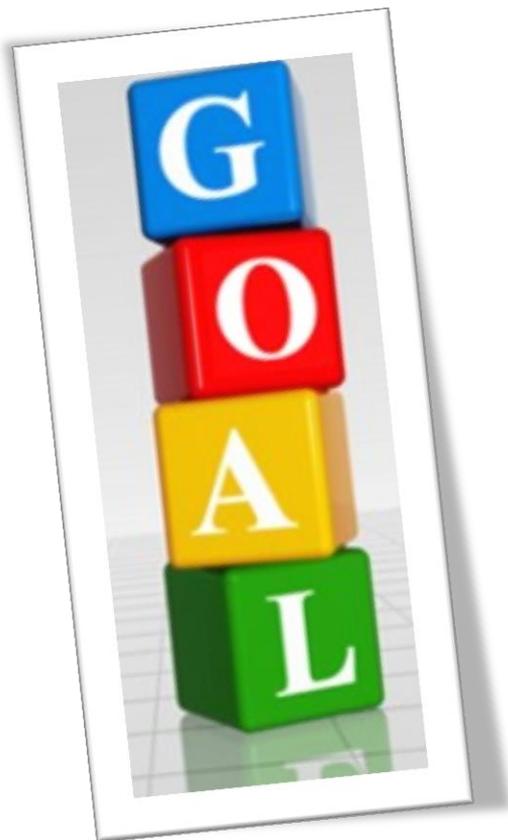
- Overlay Zone
  - Basics: a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts, but also used to promote specific development projects (mixed use, affordable housing, etc.)\*
  - MoCo Overlay Zones (examples): Burtonsville (employment), Garrett Park (preservation),
  - Applied at the time of a sectional map amendment and zoning text amendment



# MVMatters: Break Out Groups



## MVMatters: Overlay Zone



What needs to be discussed:

- Refine the purpose of the overlay zone
- Discuss land uses to be preserved and/or limited
- Development procedures
- Development standards



## *MVMatters: Former Golf Course*

Staff believes redevelopment of the former golf course as a proposed new **residential community** with substantial **open space** is an **appropriate reuse**. Residential is **compatible** and in **character** with the surrounding neighborhoods.



## MVMatters: Former Golf Course

What are our **zoning** options?

- R-200, low density single family zone (with a floating zone option)

**or**

- Townhouse Low (TLD) and Commercial Residential Neighborhood (CRN)

**or**

- R-20, medium density multi-dwelling zone

Why **3** options?

- Pros and cons to each option
- Effort to continue transparency



## *MVMatters: Former Golf Course*

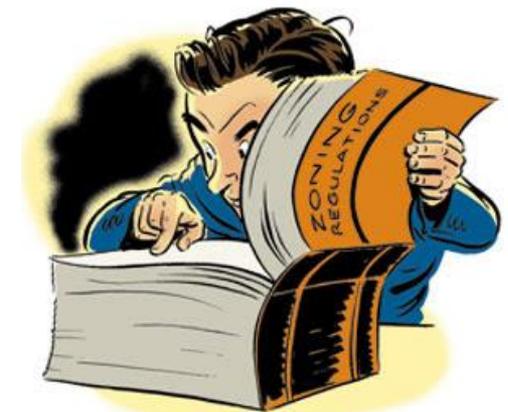
Factors to contend with:

- How will proposed overlay zone address open spaces in the former golf course?
- Environmental buffers?
- Density limitations on the former golf course can be specified in the master plan.



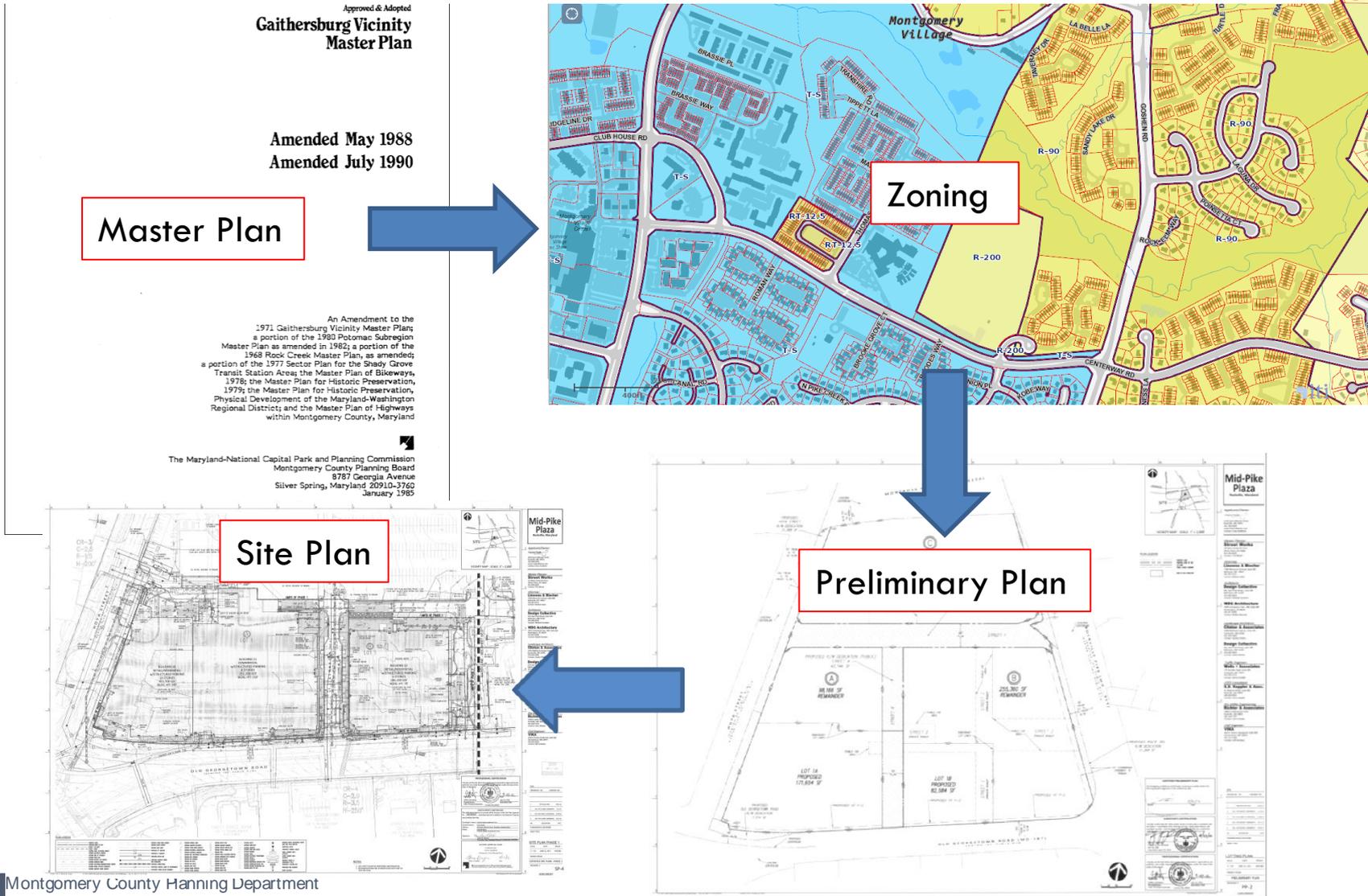
How would an **Overlay Zone** work for the former golf course and recreational/open spaces?

- It can address specific concerns over setbacks, heights, buildable area
- 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



# MVMatters: Master Plan, Zoning and Regulatory Review

## How do master plans, zoning and regulatory review **relate?**



# MVMatters: Master Plan Review

Approved & Adopted  
**Gaithersburg Vicinity  
Master Plan**

**Amended May 1988  
Amended July 1990**

An Amendment to the 1971 Gaithersburg Vicinity Master Plan; a portion of the 1980 Potomac Subregion Master Plan as amended in 1982; a portion of the 1968 Rock Creek Master Plan, as amended; a portion of the 1977 Sector Plan for the Shady Grove Transit Station Area; the Master Plan of Bikeways, 1978; the Master Plan for Historic Preservation, 1979; the Master Plan for Historic Preservation, Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland



The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
January 1985

Establishes Vision and Framework for Implementation

Recommends:

- Zoning
- Land uses
- Infrastructure
  - Roads
  - Bicycle and Pedestrian Systems
  - Schools and other public facilities
- Large-scale open space systems

Can recommend desired Park acquisition (if it is consistent with Park goals)

Can recommend Overlay Zone



# MVMatters: Zoning

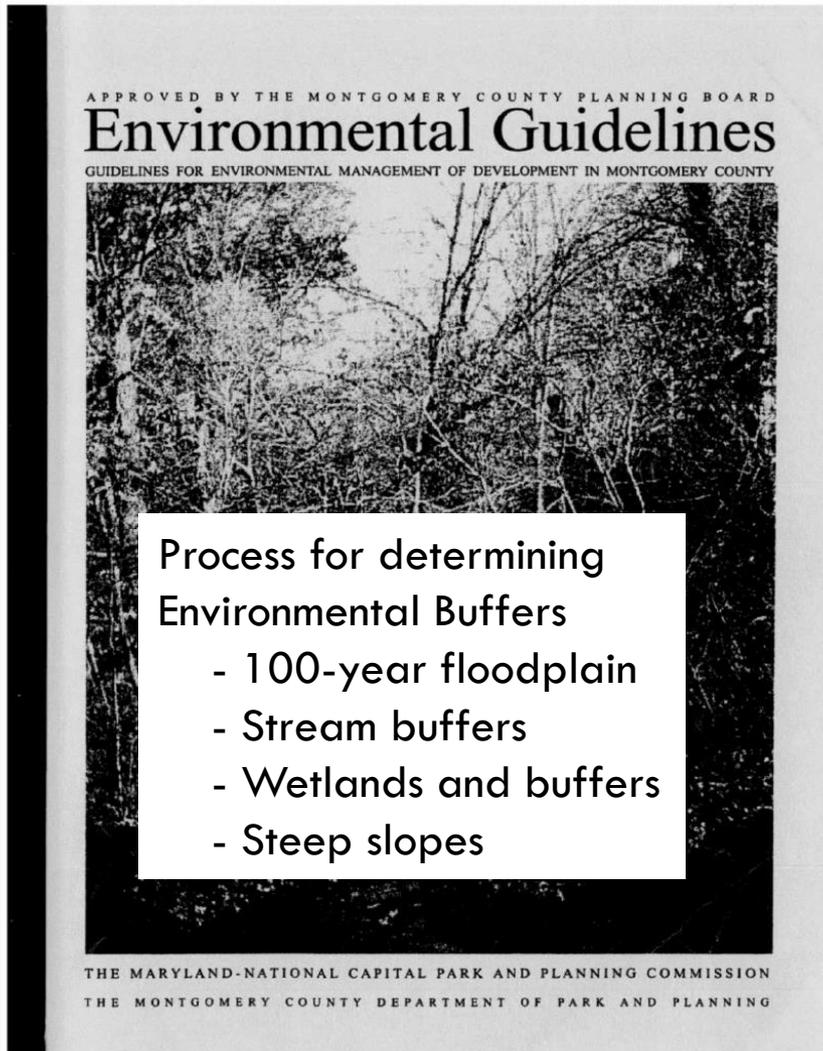


- Establishes specific land uses, maximum allowable density, and other basic requirements of development
- Certain zones may have minimum requirements for open space
- Zone affects Forest Conservation requirements



# MVMatters: Preliminary and Site Plan Reviews

## Environmental Guidelines and Forest Conservation



Chapter 22A  
Forest  
Conservation  
Law

2014

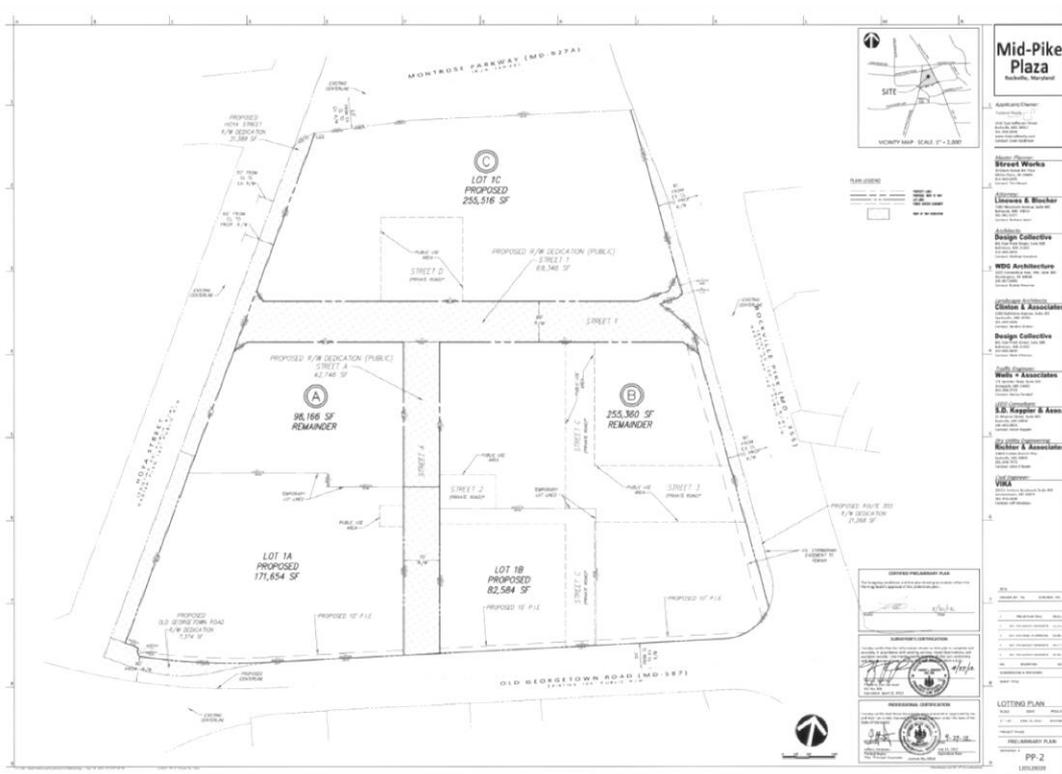
- Regulates removal of forest
- Requires minimum forest planting or retention
- Extra process for removal of trees 30 inches diameter and greater (Specimen Tree Variance review)





# MVMatters: Preliminary Plan

- Establishes lot lines, main access points, density of development, and easements
- Must substantially conform to Master Plan, conform to zoning requirements
- Requires compliance with Environmental Guidelines and Forest Conservation Law (Preliminary Forest Conservation Plan, Variance if required)
- Easements may be established to protect forests and other environmentally sensitive areas





# *MVMatters: Preservation & Protection*

## Summary: Preservation of Open Space, Protection of Environmentally Sensitive Features

- Master Plan:
- Vision and Framework
  - Large-scale Open Space System
  - Zoning
  - \* Overlay Zone
  - Can recommend desired Park acquisition
- Zoning:
- May have minimum open space requirements
  - Affects minimum forest planting and preservation
- Preliminary Plan:
- Preserve Environmental Buffers
  - Establish easements
  - Forest Conservation planting and preservation
  - Specimen Tree variance
- Site Plan:
- Design must respect Environmental Buffers
  - Final Forest Conservation Plan



## MVMatters: Former Golf Course

Goals at former golf course tables:

- **Review** proposed zoning options for the former golf course;
- Discuss **pros** and **cons** of proposed zones
- **Recommend** changes to proposed zones identify a **preferred option**



# MVMatters: Report Out



# MVMatters: Questions/Preguntas

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## **Meeting Schedule**

**March 25** (tentative) Preliminary Recommendations

