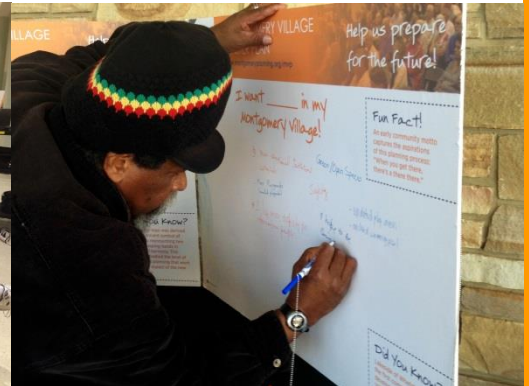


MVMatters: Community Workshop Series

Meeting #6: Wrap-up



Please silence cellphones



Meeting Schedule

March 25- Montgomery Village Overlay Zone defined

April 16- Planning Board briefing

May/June (TBD)- transportation modeling and preliminary recommendations



MVMatters: Meeting Format

- ✓ Staff presentation
 - ✓ Planning staff options for Village overlay zone
- ✓ Break-out groups to discuss each component of an overlay zone



MVMatters: Why are we Here

- ✓ **Montgomery Village** is turning **50!** Prohibition on piecemeal rezoning will expire this year.
- ✓ **Montgomery Village** has not been a part of a **discrete** master plan.
- ✓ Zoning ordinance retained **planned development** zones 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).
- ✓ Potential **redevelopment** on horizon.



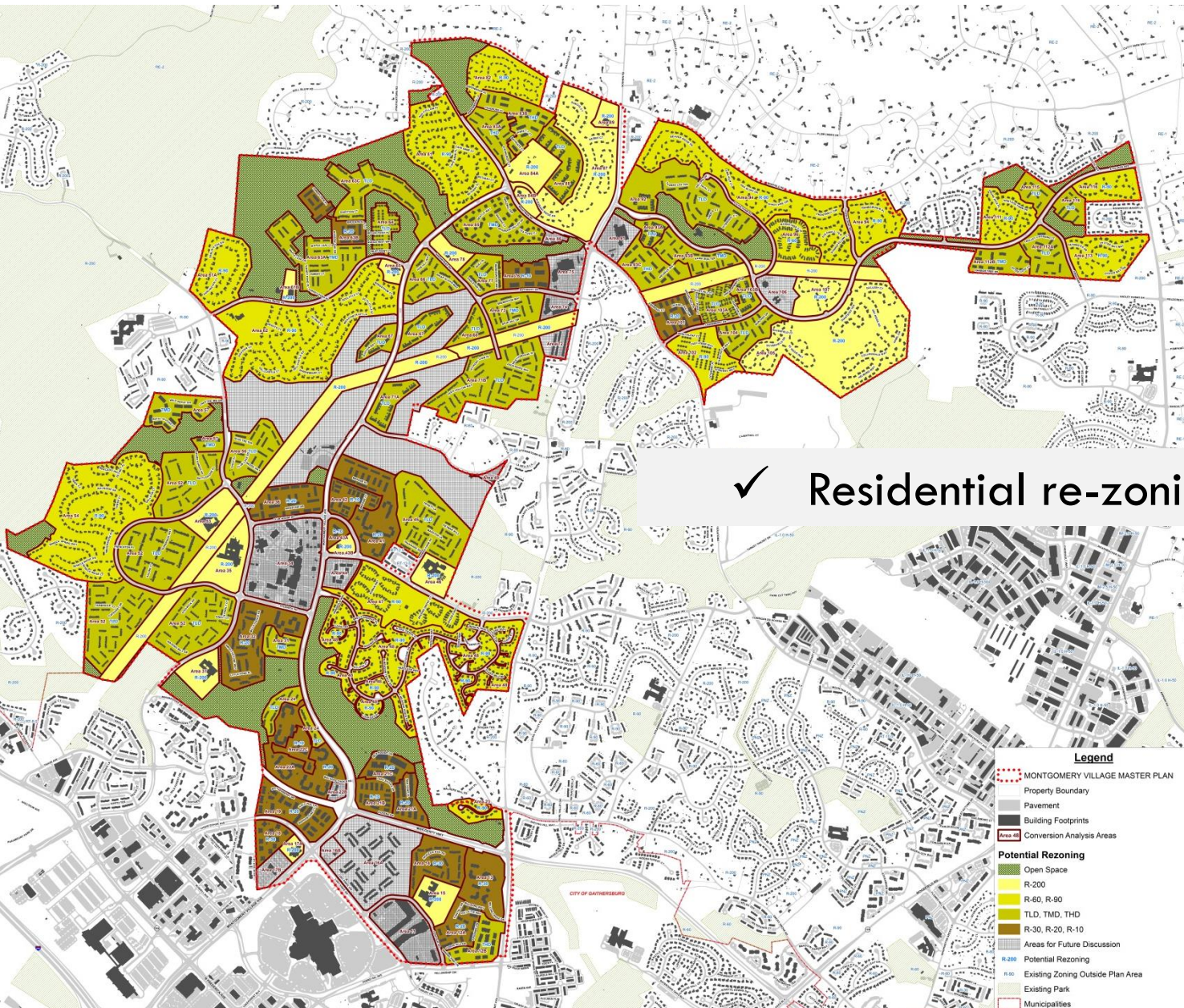
MVMatters: Why We are Here

In **October**, we set out to...

- ✓ Work with the community to **envision** MV's future
- ✓ Extensive **outreach** programs to get best representation of the Village.
- ✓ Show **zoning options** to “translate” the T-S Zone to current zones
- ✓ Overlay Zone to handle **anomalies** in zone “translation” and preserve open space
- ✓ Propose **holistic** approach moving MV **forward**



MVMatters: Mapping of Zones



MVMatters: Mapping of Zones

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
---------	-------------

Approval Process

GR and NR zones only allow standard method development. Site plan approval may be required.

LSC and EOF zones allow both standard and optional method development. Sketch and site plan approval is always required under the



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)	
	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

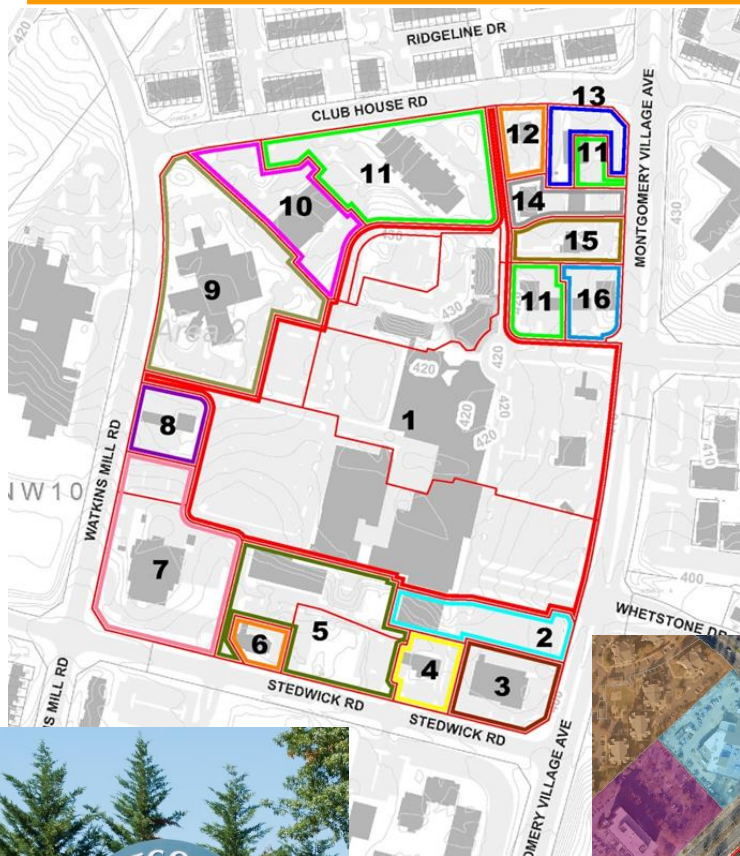
- Development must meet the Compatibility Requirements regarding side and rear setbacks and height of the building at the setback line
- Development must provide screening when abutting an Agricultural, Rural Residential, or Residential zone that is vacant or improved with



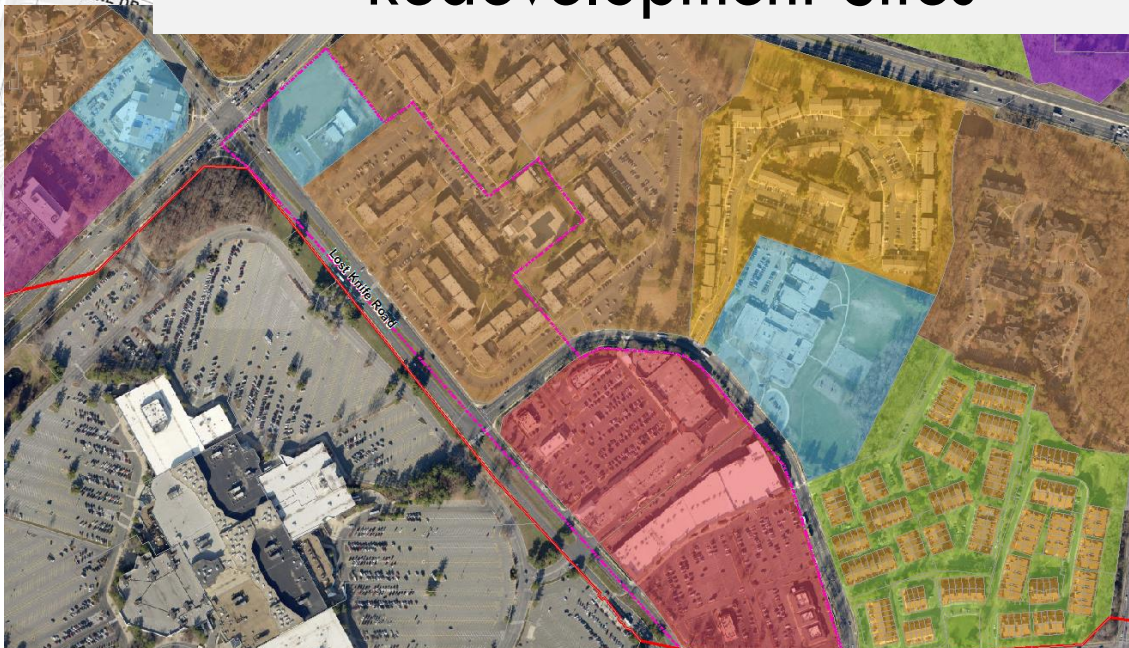
✓ Neighborhood Commercial re-zoning options



MVMatters: Mapping of Zones



✓ Redevelopment Sites



MVMatters: Mapping of Zones

Zoning options?

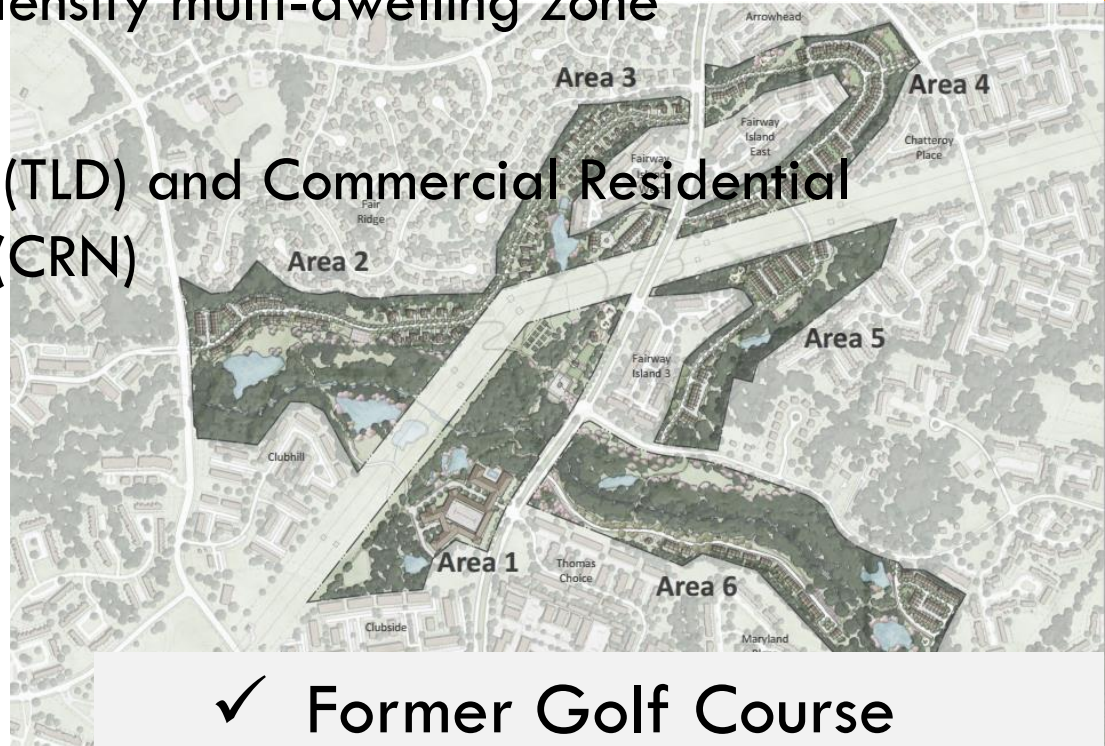
✘ R-200, low density single family zone (with a floating zone option)

or

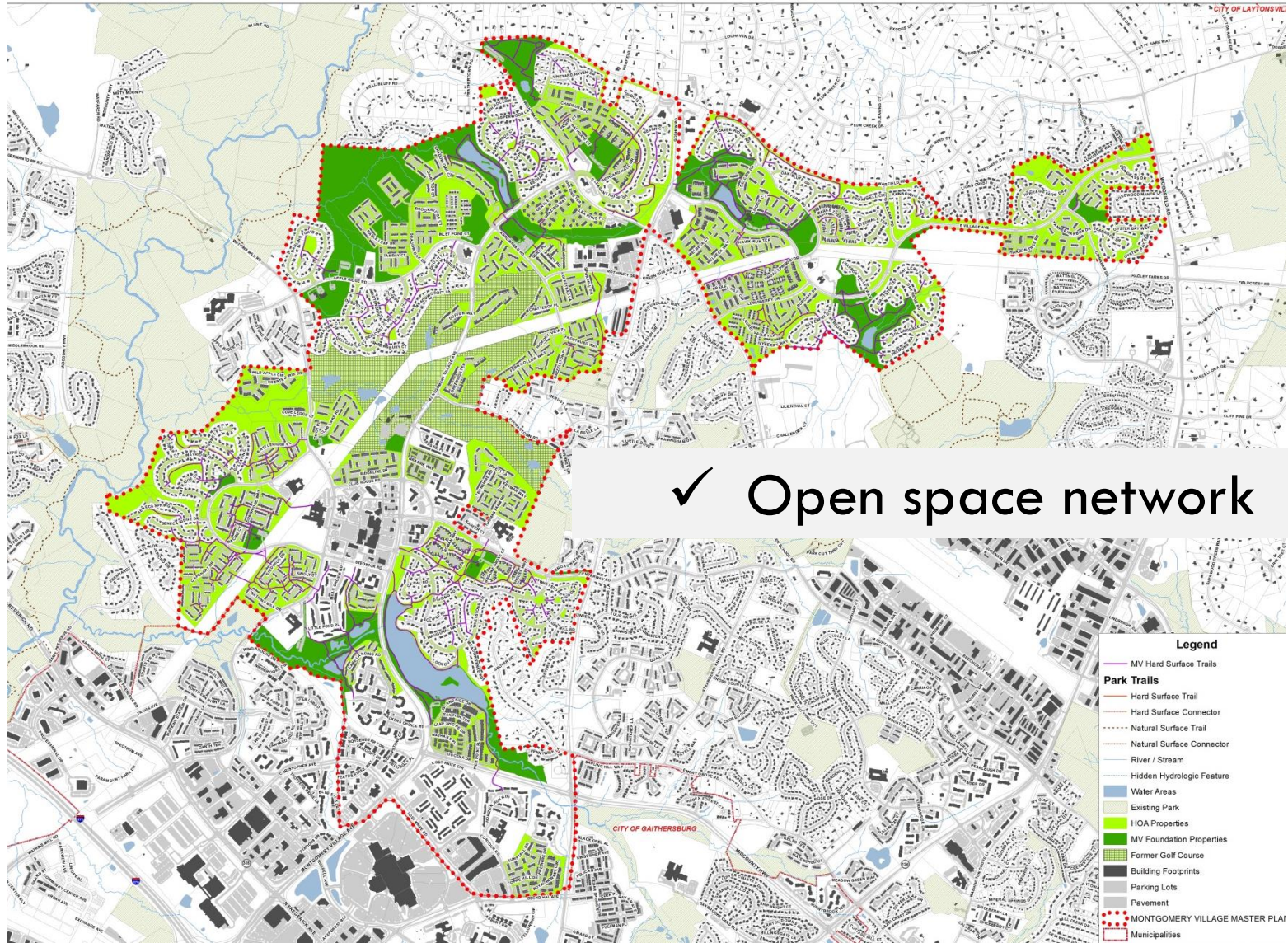
✘ R-20, medium density multi-dwelling zone

or

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



MVMatters: Open Space & Connections



MVMatters: Why it Matters

“I want [blank] in my Village”

PRESERVE the character of the Village

MAINTAIN the recreation and open spaces

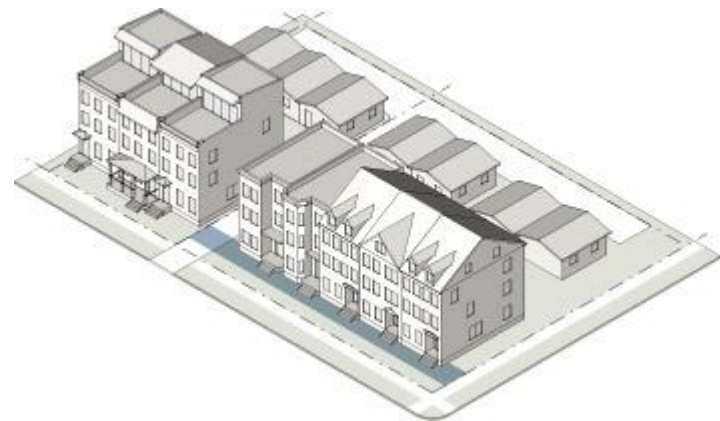
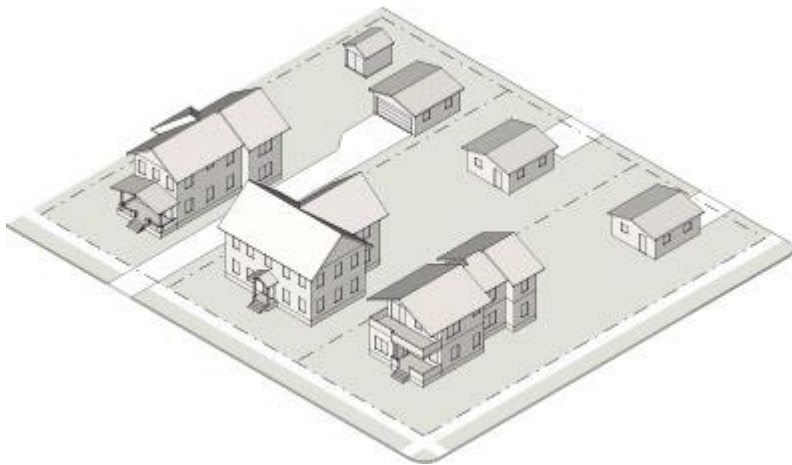
ENCOURAGE reinvestment in commercial centers



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.)



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*.

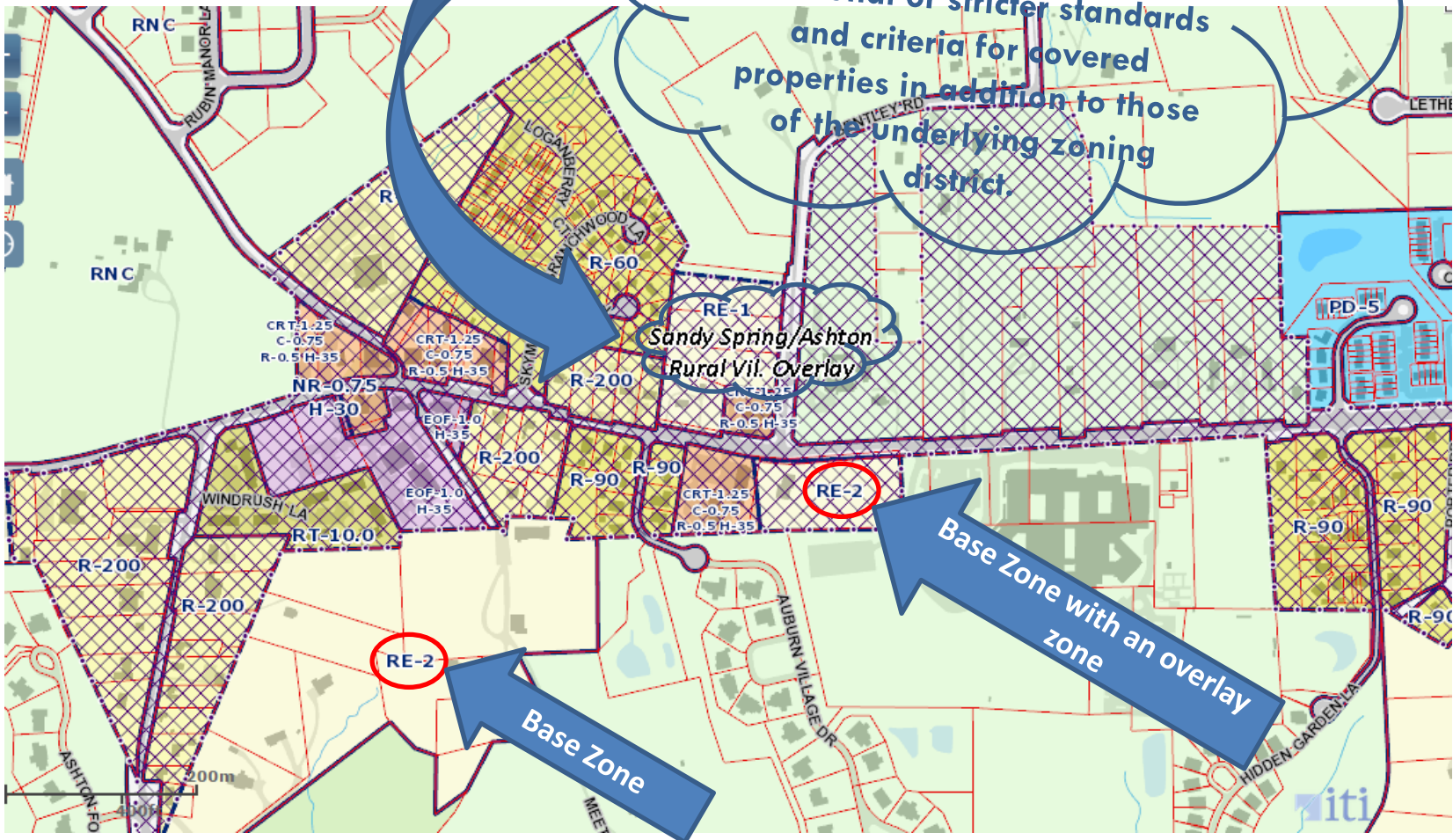
*LMAs FOR EUCLIDEAN ZONES CAN ONLY BE A CHANGE (IN NEIGHBORHOOD) OR A MISTAKE.



MVMatters: Zoning 101

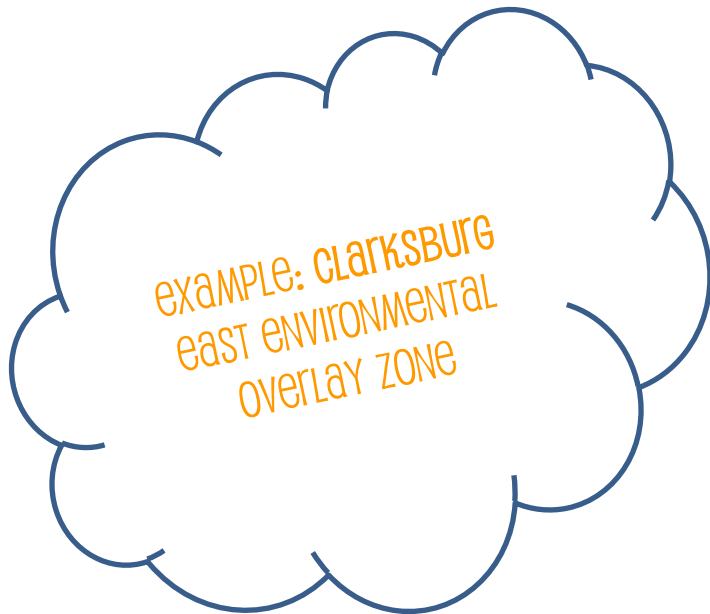
What is an **overlay zone**?

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.



MVMatters: Zoning 101

What is the function of an **overlay zone**? Often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts, but also used to promote specific types of development (mixed use, affordable housing, etc.)* They can also provide additional restrictions or flexibility.



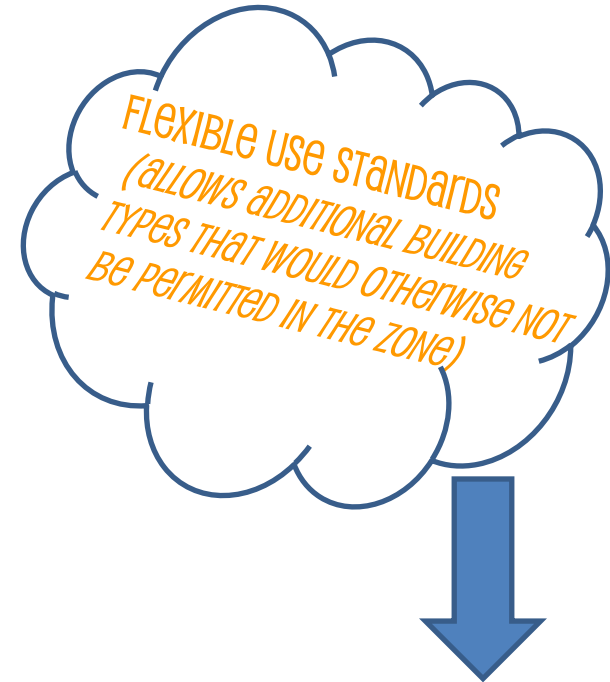
What does it do? (Purpose)

1. protect the water quantity, water quality, habitat, and biological diversity of the Ten Mile Creek watershed and its tributaries;
2. regulate the amount and location of impervious surfaces to maintain levels of groundwater, control erosion and water temperature, and retain as many of the functions provided by natural land as possible;
3. regulate development that could adversely affect this high quality stream system; and
4. implement the recommendations of the 2014 Ten Mile Creek Area Limited Amendment to the Clarksburg Master Plan and Hyattstown Special Study Area.



MVMatters: Zoning 101

- ✓ What do **overlay zones** include?
 - ✓ Purpose
 - ✓ Exemptions (if applicable)
 - ✓ Land Uses
 - ✓ Development Standards
 - ✓ Site Plan
 - ✓ Existing buildings and uses (if applicable)
 - ✓ Parking (if applicable)
 - ✓ Waivers (if applicable)



LAND USES (EXAMPLE, CLARKSBURG EAST ENVIRONMENTAL OVERLAY ZONE)

“The land uses and use standards of the underlying zone apply, except that if the underlying zone is R-90, Two-Unit Living, Townhouse Living, and Multi-Unit Living are also permitted.” (Section 4.9.4.C)



MVMatters: Zoning 101

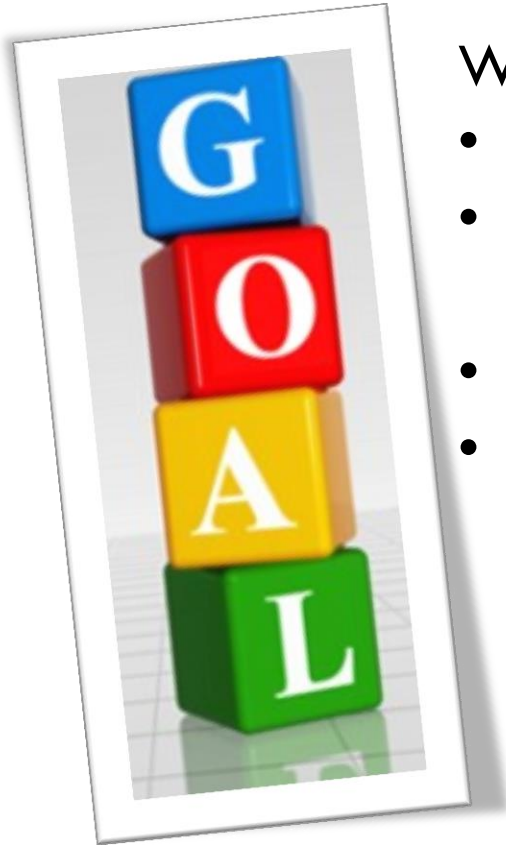
The **overlay zone** will not mention the architectural review by MVF.



Architectural Review is considered a private process between a property owner and HOA and outside of the zoning ordinance requirements and the government does not enforce private agreements; however, we realize it's an important process, so it will be recognized in the master plan.



MVMatters: Breakout Group



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: Breakout Group

Factors to think about

- How will proposed overlay zone address open spaces in the former golf course?
- How will the proposed overlay zone address existing uses, building placement and future additions?
- Should the purpose be expanded? If so, how?
- Should the land uses include or exclude more (or less) uses for the future use of MVF/HOA properties as permanent recreational/open space?



MVMatters: Moving Forward

WHAT IS NEXT?!?!?

- ✓ Coordination with County agencies on viability of options
- ✓ Roadway analysis
- ✓ Bicycle & pedestrian network review
- ✓ Staff plan recommendations
- ✓ Community meeting on preliminary recommendations
- ✓ Planning Board public process



Meeting Schedule

April 16- Planning Board briefing

May/June- Community Meeting

June- Staff draft presented to Planning Board

July- Planning Board Public Hearing Draft

Sept- Planning Board tentative public hearing

October- Planning Board Work Sessions

November- Transmit to County Executive & County Council



MVMatters: Questions/Preguntas

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