



MV Matters Community Workshop #2: Residential Rezoning

Date: Jan 12, 2015, 7:00 pm

Where: Watkins Mill High School

Meeting started approximately 7:15 pm, with welcoming remarks and introductions. Staff proceeded to explain the evening's activities and breakout sessions. To view the presentation, please click [here](#). About 130 residents, property owners and business owners were in attendance.

The room was broken into multiple groups— single-family detached residences (3 tables), townhouse residences (3) and multiunit residences (1). Attendees were able to float between each group to offer ideas, ask questions or discuss the residential options presented with staff. Below are notes taken at each of the tables with staff responses as necessary.

Attendees were given residential [fact sheets](#), and [maps](#) depicting the areas discussed were displayed.

- Is the Monument Realty submission to build 84 townhouses in Section 4 considered to be in accordance with the Montgomery Village Foundation's 2030 Vision?

The application was submitted on December 31, 2014. Staff will review the application for compliance with applicable master plan, general plan and other applicable County plans as required by the necessary findings for a floating zone application, such as DPA 15-01. In order to determine compliance of an application to the Zoning Ordinance, District Council must make five findings, which are outlined on page 7-5 (59-7.2.E.2) of the Zoning Ordinance. The staff report, which will describe compliance with these findings for Development Plan Amendment (DPA) 15-01 will be posted 10 days prior to the Planning Board hearing.

The Montgomery Village Foundation's Vision 2030 was a visioning exercise to document the residents' desires for redevelopment in the community, and forward to the County for consideration in the Master Plan process.

- The 2030 Vision is 4-5 years old: people change, situations change. Why is the County being guided by it? That is, what legal authority? Can the 2030 Vision be revisited? Can it be set aside?

Vision 2030 was a charrette process that engaged the residents and property owners of Montgomery Village and is a process similar to those used by planning staff when engaging citizen input. As stated, it is a good point to start in terms of identifying where residents feel



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redevelopment is needed and/or wanted with regards to revitalizing Montgomery Village to move it forward into the next 20 -30 year period. It does not have the legal authority of a zoning ordinance. It can be revisited if by choice of the Montgomery Village Foundation, similar to the transportation policy.

- Can the Town Sector Zone be readopted for another 50 years? If not, why?

The Town Sector Zone is not an option for rezoning or reconfirming within this master plan. Planning Board and County Council made a decision during the zoning code rewrite process to discontinue certain zones in the future. The future for this zone within §59-D-8 of the Montgomery County Zoning Ordinance is for it to be phased out as master plans are reviewed. In other words, staff is not able to reconfirm the zone and needs to recommend other zones to replace the T-S Zone.

- Reference to Area 67 (Fairway Islands): Montgomery Village Avenue, part that is to be development density no greater than what is there now. (Click [here](#) for map.)

Area 67 is a 14.50 acre site, containing 125 townhouses or 8.62 units per acre and does not include areas of the former Montgomery Village Golf Course. This translates to the Townhouse Low Density (TLD) Zone, which has a maximum density of 9.07 units per acre. Staff is considering a Montgomery Village Overlay Zone that would outline certain wants and desires for maintaining the open spaces within the Village.

- Reference to Area 67 (Fairway Islands): No road directly off Montgomery Village Ave. (Click [here](#) for map.)

Area 67 is inclusive of the Fairway Islands subdivision, and does not include the former golf course areas that surround this community. As such, access to and from Area 67 is via Duffer Way. As staff studies the former golf course's redevelopment potential, circulation in and out of those areas will be considered.

- Reference to Area 67 (Fairway Islands): Access should be off Arrowhead and Rockberry (as written, think reference is Rothbury) for new development. (Click [here](#) for map.)

Staff will forward this suggestion to development review staff regarding DPA 15-01. We will work closely with our colleagues and discuss circulation of any newly proposed roadways within this application.

- Reference to Area 114 (The Mews): Confirm the zoning translation matches densities today. (Click [here](#) for map.)



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Area 114 has a tract area of approximately 6.39 acres and contains 45 dwelling units or 7.04 dwelling units per acre. This corresponds to the Townhouse Low Density (TLD) Zone, which has a maximum density of 9.07 dwelling units per acre. Staff is evaluating the use of an overlay zone and is considering how to best address community concerns regarding open space preservation.

- What is being done to make sure traffic is moving safely and slowly through Montgomery Village?

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, (e.g., by reducing the lane widths) while still meeting the intended vehicle capacity.

- What are the current height restrictions in the Town Sector Zone?

Currently, there are no height restrictions in the Town Sector Zone; heights are restricted by the site plan the community was developed under. Please refer to §59-8.3.3.C of the Montgomery County Zoning Ordinance.

- What are the future heights in the TLD zone?

The heights allowed in the TLD Zone vary and are dependent on the principal building type. For detached house, duplex, cultural institution, religious assembly, public use or conditional use allowed in the zone, it is 35 feet. For a townhouse, the maximum height of a principal building is 40 feet.

- Will the TLD Zone be grandfathered with setbacks?

Staff is currently looking at opportunities to preserve much of the unique building types, and development standards used to build the Village, which includes setbacks. We are examining whether certain setbacks for the Village would be grandfathered or described in an overlay zone, as all options need to be explored prior to a recommendation.

- What aspects of the Town Sector Zone will be covered by the overlay district? At a neighborhood/zone level? Not just large open space areas?

Staff is currently looking at opportunities to preserve much of the unique building types, development standards and open space that make the Village identifiable. The overlay district can preserve open spaces (like the current Garrett Park Overlay Zone), encourage certain mix of non-residential uses (Burtonsville Employment Area Overlay Zone), modify development standards, eliminate certain uses, and provide design criteria (Fenton Village Overlay Zone) and



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exemptions. All of these items are items could be covered in a Montgomery Village Overlay Zone.

- What will happen to the open space along the edges of PEPCO right-of-way?

It is the responsibility of the HOA and/or MVF to maintain of open space parcels along the edges of the PEPCO property that are within the ownership of either entity.

- Does a Montgomery Village Foundation-owned property within a subdivision count towards density calculation?

It depends based on the plat and legal description information found during our zoning translation process. In the development of land, open space and recreation parcels, similar to MVF's are included in the initial density calculation on an entire site and are calculated as part of the open or green space requirements of the particular zone.

- Clarify the extent of Montgomery Village Foundation-owned recreation property within various subdivisions?

We will prepare a map showing both the MVF-owned recreation property as well as the proposed zoning district.

- Will additional parking be allowed under townhouse zoning?

The parking requirements for townhouse zoning remained the same in that for every townhouse unit two (2) parking spaces are required per unit per the zoning code. In some instances, developers can request a waiver of the parking requirements.

- **Does PEPCO hold title to the right-of-way or is it only an easement?**

PEPCO owns (or holds the title to) the property that generally splits Montgomery Village in half.

- R-200 central park place an overlay/preservation to that central park. Do not build (make/designate open space).

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- Maintain adjacencies between zones (single-family & townhomes) or provide buffers/transition. *Properties are evaluated for compatibility at site plan. Additionally, setbacks and other compliance with development standards are reviewed during any new or amendments of site plan.*

- Do not build over lake or ball fields.

Staff is currently looking at opportunities to preserve much of the unique building types, development standards and open space that make the Village identifiable. The overlay district can contain preservation of open spaces (like the current Garrett Park Overlay Zone), encourage certain mix of non-residential uses (Burtonsville Employment Area Overlay Zone), modify development standards, eliminate certain uses, and provide design criteria (Fenton Village Overlay Zone) and exemptions. All of these items are items could be covered in a Montgomery Village Overlay Zone.

- Proposal to offer garden lots; use in open green space; perhaps by golf course area.

Staff will take this suggestion under consideration as we develop the open space and environmental goals of master plan recommendations.

- How can we make sure that the homes built by Monument have to be part of the Village Foundation? We want the covenant to control recommendations for development.

Please contact Montgomery Village Foundation regarding covenants and inclusion to the Foundation. Master Plans cannot recommend such restrictions on private developers; however, the master plan can suggest maximum densities and urban design standards for any new development or redevelopment of land.

- How much will the County consider the Foundation's transportation policy?

We have reviewed the Foundation's transportation policy. Many, but not all of MVF's policies align with current practices of the Planning Department in that we carefully consider walkability, connectivity, and safety when recommending transportation goals for an area. However, a master plan cannot address operational issues (such as traffic signage and signalization, etc.), but can suggest additional bike, pedestrian or vehicle connections.

- Reference to Area 42 (Thomas Choice West): Current density is 24.41 units/ac. We are assigned R-10, which would allow up to 43 units/ac. How can MV residents be sure they won't end up with more density? Click [here](#) for map.)



Thomas Choice West is built at a density of 24.41 units per acre, which is greater than the maximum density permitted in the R-20 zone (21.7 units/ac), which is why staff proposed converting this area to R-10. However, increased density is unlikely because Thomas Choice West currently contains at least 240 individual property owners, plus common open space owned by the Middle Village Homes, Inc. In order for redevelopment or more density to occur, a developer would have to buy each and every property to assemble. Additionally, staff is currently looking at opportunities to preserve much of the unique building types, development standards and open space that make the Village identifiable. An overlay district could contain preservation of open spaces (like the current Garrett Park Overlay Zone). These items could be covered in a Montgomery Village Overlay Zone and therefore allow some protections to those areas currently used as open space and recreation for the Village.

- Can we put swimming pools, playgrounds, green space or other amenities within our development into the open space overlay so they cannot go away and be development with more units?

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- Reference to Area 42 (Thomas Point West): While the current density is too high for R-20, could they be zoned for R-20? (Click [here](#) for map.)

Area 42 currently contains at least 240 individual property owners, plus common open space owned by the Middle Village Homes, Inc. In order for redevelopment or more density to occur, a developer would have to buy each and every property to assemble the land. Additionally, staff is currently looking at opportunities to preserve much of the unique building types, development standards and open space that make the Village identifiable. The overlay district can contain preservation of open spaces (like the current Garrett Park Overlay Zone). These items could be covered in a Montgomery Village Overlay Zone and therefore allow some protections to those areas currently used as open space and recreation for the Village. Staff could rezone this area to a lower density, but it may cause unforeseen issues in the future .

- Does the application (DPA 15-01) from Monument go down to Stewartown Road?

DPA 15-01 is considered "Area 4" of the Monument Plan. The site is described as the northeastern portion of the former Montgomery Village Golf Course (17.3 acre portion) between



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Montgomery Village Avenue and Arrowhead Road. You can find more details at our [Development Activity Information Center](#).

- *Did Monument need approval for the fences that have gone up around the golf course? Contact the Montgomery Village Foundation at 301.948.0110 for more information about whether they required approval for the fences.*