

GERMANTOWN

ABSTRACT

TITLE: Approved and Adopted Comprehensive Amendment to the Germantown Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Land Use, Zoning, Transportation, Water Distribution and Sewerage System Policy Amendments to the 1974 *Germantown Master Plan*

DATE: July 1989

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
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NUMBER OF PAGES: 300

ABSTRACT: This document contains maps and supporting text to the Comprehensive Amendment to the Germantown Master Plan. New residential development is planned to encourage a predominance of single-family detached units with retail, employment, recreational, and educational opportunities in easily accessible locations. The Plan also recommends suitable sites for transferable development rights (TDR's). The recommendations of this Plan are also intended to protect sensitive environmental features, including mature vegetation, stream valleys, steep slopes, and floodplains and other wetlands, through the appropriate location and intensity of land uses, the establishment of conservation easements and stringent mitigation measures.

This document also amends the *Clarksburg Master Plan* by proposing two alternatives to the alignment of Midcounty Highway and Proposed Road A-19, and establishing two alternative alignments of the Corridor Cities Transit Easement. The land uses south of West Old Baltimore Road between I-270 and MD 355 are also amended.

Minor amendments were made to the *Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County*. This Master Plan amended the *Functional Master Plan* in two locations adjacent to the Germantown Planning Area and also revised the alignment of proposed Midcounty Highway.

**APPROVED AND ADOPTED
COMPREHENSIVE AMENDMENT TO THE
GERMANTOWN MASTER PLAN**

JULY 1989

Incorporating Minor Amendments Approved and Adopted in December 1990

An Amendment to the 1974 Germantown Master Plan as amended; a portion of the 1968 Clarksburg Master Plan; two portions of the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County; the 1978 Master Plan of Bikeways; the 1979 Master Plan for Historic Preservation; the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County; and the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue
Silver Spring, Maryland 20910

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

Montgomery County Master Plan Development Process

Planning Board submits, Executive recommends,
and Council approves:

Annual Work Report

Planning staff prepares, with Executive staff review:

Issues Report

Planning staff initiates community participation,
solicitation of Executive staff ideas, and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft, and,
with modification, sends to public hearing:

Preliminary Draft Plan

Planning Board reviews public hearing testimony,
receives Executive comments at Board worksessions,
and adjusts Preliminary Draft to become:

Final Draft Plan

Executive reviews Final Draft and forwards
to County Council:

**Final Draft Plan With Executive's
Recommended Revisions**

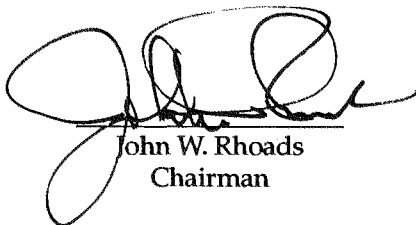
Council holds public hearing and worksessions
and approves, disapproves, or amends
Final Draft with Executive Revisions
(Executive may veto and Council may override veto),
which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

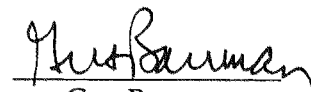
CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Germantown Master Plan; the General Plan for the Physical Development of the Maryland- Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 11-1498 on June 13, 1989; and the Montgomery County Executive on June 26, 1989; and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution No. 89-11 on July 12, 1989, after duly advertised public hearings pursuant to Article #28 of the Annotated Code of Maryland, 1986 (1988 Supplement).


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



John W. Rhoads
Chairman



Gus Bauman
Vice Chairman



A. Edward Navarre
Secretary-Treasurer

PREFACE

This Comprehensive Amendment to the Germantown Master Plan has been approved by the Montgomery County Council and by the County Executive, and adopted by The Maryland-National Capital Park and Planning Commission.

Some specific elements proposed in this Master Plan are noteworthy. The most significant recommendations are:

- To change land uses and residential densities recommended in the 1974 *Master Plan* in order to address environmental issues in certain areas, modify the housing mix by giving greater emphasis to detached dwelling units, and increase densities near transit stations.
- To provide continued encouragement to research and development facilities as well as major corporate office development in the Employment Corridor.
- To develop a community-wide Townscape Design chapter, which provides guidance for establishing a distinctive identity and image for areas yet to be developed and strengthens the visual character of existing development;
- To concentrate retail activities in the Town Center, a Regional Shopping Mall, and the Village Centers in order to discourage strip commercial development along Germantown's major roadways;
- To require that development in two environmentally sensitive areas meet stringent criteria in order to protect the high water quality in Little Seneca Creek;
- To adopt a zoning text amendment to provide a greater variety of zoning tools for this and other master plans; and
- To develop, subsequent to the adoption of this Master Plan, a Town Center Design and Development Study which focuses on the creation of a vital "downtown" for Germantown.

ELECTED AND APPOINTED OFFICIALS

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Isiah Leggett, President Pro Tem
Bruce Adams, Council Member
Rose Crenca, Council Member
Neal Potter, Council Member
Michael L. Subin, Council Member

COUNTY EXECUTIVE

Sidney Kramer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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THE GERMANTOWN COMMUNITY

Germantown Citizens Association
Germantown Alliance, Inc.
Germantown Chamber of Commerce
Germantown Focus Group Participants

* Norman L. Christeller was Chairman of the Montgomery County Planning Board during the development of this Master Plan. His term ended just prior to its adoption.

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries. It should be noted that master plan recommendations and guidelines are not intended to be specifically binding on subsequent actions, except in certain instances where an ordinance or regulation requires a specifically defined linkage to be established. The precise timing and character of public facility projects is determined annually through the Capital Improvements Program and the Operating Budget.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

Note: A Master Plan must use some specialized or unusual terms to describe characteristics such as traffic congestion, land forms for visual and acoustic separation, measures of noise intensity, and acronyms for documents related to the planning process. Appendix 1 contains an explanation for such terms used in this Plan. Brief descriptions of the zoning classifications used in this Plan are shown in Appendix 2.

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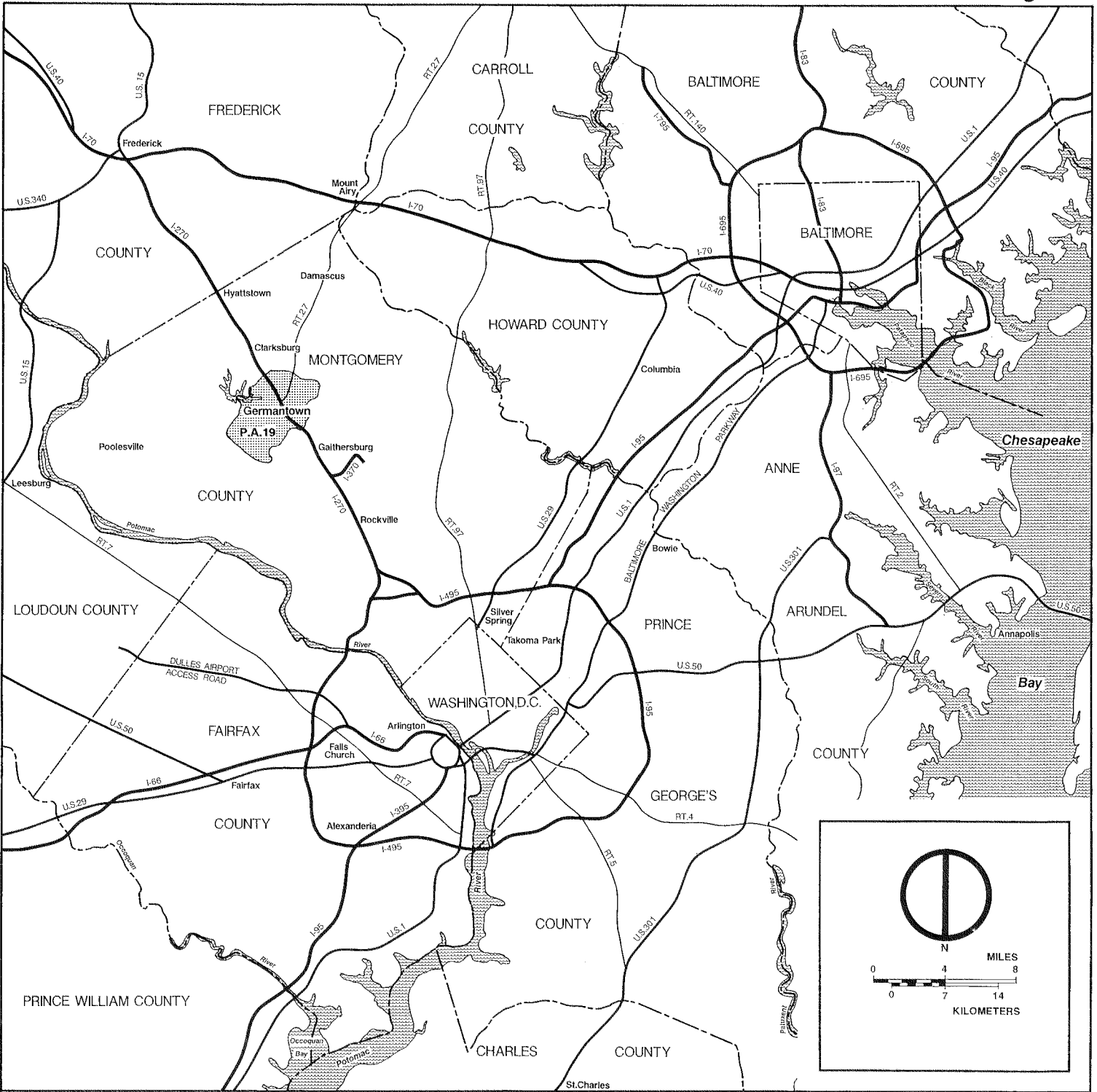
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Location Map

 **Comprehensive Amendment
to the Master Plan for Germantown**
Montgomery County, Maryland

 The Maryland-National Capital Park and Planning Commission

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
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Montgomery County Government, particularly:
Department of Environmental Protection
Department of Transportation
Office of Planning Policies
Montgomery County Public Schools

Significant contributions were also made to the Germantown citizens and civic organizations that participated in the planning process.

