

## **Land Use Within The Town Center**

*Miguel Iraola, MNCPPC Staff Facilitator—301-495-4512*

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### **Issues presented and discussed:**

- Determine Town Vision for the future.
- Establish town center boundary
- Determine land use priorities for town center

### **Issues Resolved:**

- Established town center boundary and vision for Damascus during a Community Charrette.

**Town Plan Vision:** *The vision for Damascus is a viable, walkable, human-scaled town that is easily identifiable as the heart of the surrounding community, Damascus should reflect the compact urban forms of traditional Maryland rural towns and provide a vibrant quality-of-life for its residents. The town center should respect the legacy of the past and its agrarian context while maintaining a framework for the market needs of future generations anchoring the northwest quadrant of Montgomery County.*

- Incorporated community recommendations from Charrette into three alternative land use designs. After discussions with Task Force, comments and suggestions into one town framework plan.
- Evaluated proposed park and trail connections, and incorporated trailhead for Magruder Trail into town center.
- Following community direction from vision, created a mixed use Town Rural Zone (TRZ)- 2 and 3 to replace hodgepodge of single purpose zones that limit property owners' choices for land use and limit review that determines appropriate size, scale, and design.
- Revised concept for current "Damascus Boulevard" to a limited use "Lane".
- Proposed traffic calming measures for use throughout town center.
- Locations for proposed pedestrian and bike connections in town center.

## Town Center Specific Properties Considered

Property	Location/Zoning	Proposed Change	Master Plan Recommendation
King/Souder (10.9 acres)	RE-2C and C-2 on 9.03 acres North of Damascus Elementary and 1.87 acres West of the Elementary School	Property Owner: Extend sewer, and rezone to permit child day care and/or residential use. Possible transition zoning for eastern property.	<i>Include northern parcels in Town Rural Zone-2 to allow mixed-use/primarily residential. Land west of the Damascus Elementary School to remain in RE-2C. m</i>
Casey/Armstrong (48 and 7.25 acres)	RE-2C and I-1 South of Lewis Dr., North of Bethesda Church, west of Ridge	Property Owner: Allow multi-family residential, and extend sewer.	<i>Include I-1 property (7.25 acres) and include in TRZ-2, allow cluster development along Lewis Drive. Retain RE-2C (48 acres) due to environment, topo, and access constraints.</i>
Kogod (1.5 acres)	C-2 and RE-2C North of Bank on west side of Ridge	Property Owner: Include both properties in Town Center Zone; develop active senior housing	<i>Retain RE-2C outside town center to limit encroachment on residential neighborhood. Include C-2 portion in TRZ-3. Location not optimum for senior housing.</i>
Schoeb (3.8 acres)	O-M North of Damascus Shopping Center and West of new post office	Property Owner: Rezone to Commercial	<i>Include in Town Rural Zone- 3 to allow mixed-use.</i>
Damascus Centre (15 acres)	C-2 North of Main Street between Ridge and Woodfield	Property Owner: Redevelop	<i>Include in Town Rural Zone-3 Redevelop with design to blend with Town Center. Provide some open space within, and possibly propose Multi-family or live/work development. New private street proposed.</i>
Burdette Carwash/ Laundry Mat (2 acres)	C-2 off Ridge, north of Elementary School	Property Owner: Extend Sewer	<i>Include in Town Rural Zone-2 and allow sewer</i>
Miller Property (6 acres)	RE-2C Adjacent to Damascus Shopping Center, east of Woodfield Extended, west of streams.	Staff proposal	<i>Rezone western portion of property to Town Rural Zone- 2 Consider possible joint development with County for Senior housing adjacent to existing library and senior center.</i>

### Issues Remaining:

Concepts for densities for the Town Rural Zone (TRZ) 2 and 3 following concept that the intensity of mixed-use densities increase as the number increases, i.e.

TRZ-2 is suitable for moderate mixed-use density and TRZ-3 is suitable for somewhat higher mixed-use density. All densities appropriate for a rural small town.

Boundaries of TRZ-2 and TRZ-3 within Town Center.

### **NEXT MEETING**

- **Land Use and Zoning Outside of the Town Center**
    - Thursday, October 23, 2003, 7pm–9pm, Damascus Library, Large Meeting Room 9401 Main Street, Damascus, MD 20872
- \*\*Town Center issues will be updated at this task force meeting.

### **Issues To Resolve With Master Plan Review Committee:**

- Possible urban park location within town center.
- Properties to identify for housing opportunities (senior and moderate income.)
- Traffic calming measures suitable for rural town character.
- Design guidelines philosophy for TRZ-2 and TRZ-3.

Implications of property tax of residential or commercial zones when TRZ 2 and 3 are applied.