



Sectional Map Amendment: Burtonsville Crossroads Neighborhood Plan

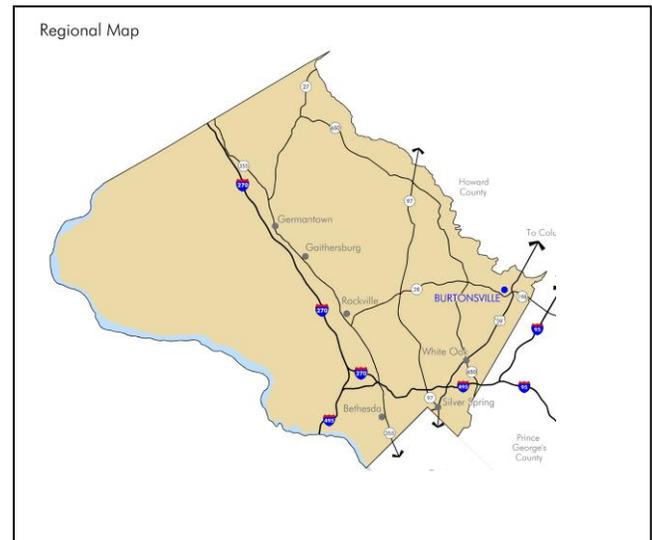
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Completed: 01/25/13

Description

Sectional Map Amendment: Burtonsville Crossroads Neighborhood Plan implements the recommendations of the Approved and Adopted Burtonsville Crossroads Neighborhood Plan

*Staff Recommendation: Approve and transmit comments to the County Council
(Action Required for County Council Public Hearing of 2/26/2013)*



Summary

The proposed Sectional Map Amendment G-955 follows the approval and adoption of the Burtonsville Crossroads Neighborhood Plan, and will implement, through the Sectional Map Amendment process, the Plan's recommendations for creating a community at the crossroads.

The Sectional Map Amendment covers approximately 191 acres of the Sector Plan area; about 72.29 acres are proposed for reclassification and confirms existing zones for about 119 acres. Remaining areas consist of rights-of-way.

Recommendation

The staff recommends approval of the Sectional Map Amendment G-955 that implements the zoning recommendations of the Approved and Adopted Burtonsville Crossroads Neighborhood Plan. Any comments made by the Planning Board will be included in the public record for the February 26, 2013 County Council Public Hearing on SMA G-955.

Discussion

The Zoning Ordinance enables the Commission to file a Sectional Map Amendment and requires the District Council to transmit a copy of an SMA application to the Planning Department and the Planning Board. The Ordinance requires the Planning Board to submit a written recommendation on the application to the District Council, which is included in the public record of the application.

On December 4, 2012, the District Council approved the Burtonsville Crossroads Neighborhood Plan, by Resolution 117-628. The Maryland-National Capital Park and Planning Commission adopted the approved plan on December 19, 2012, by Resolution 12-28.

The Burtonsville Crossroads area encompasses about 191 acres, including rights-of-way. This Sectional Map Amendment proposes approximately 72.29 acres for reclassification: 71.53 acres for the CRN and CRT mixed-use zones, and 0.76 acres for the C-2 Zone. It reconfirms existing zones for about 119 acres. The remaining areas are public rights-of-way for which zones are not shown on the official zoning sheets.

Proposed SMA

The Burtonsville Crossroads Neighborhood Plan proposes creation of a mixed-use neighborhood that will encourage revitalization consistent with County policies for sustainable development, design excellence, and diversity of housing choice. The CRN and CRT zones proposed for the Main Street and the Village Center neighborhoods “permit a mix of residential and non-residential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate and have access to services and amenities while minimizing the need for automobile use.” (59-C 15.2) The zones can be applied only when recommended by a master or sector plan; the Approved and Adopted Burtonsville Crossroads Neighborhood Plan includes the necessary recommendations. Each CRN and CRT zone includes four components: an overall maximum floor area ratio (FAR); a maximum commercial FAR (C); a maximum residential FAR (R); and a maximum building height (H). All four components are shown on the proposed zoning sheets for each CRN or CRT zone proposed.

The following table lists the SMA's proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

Area	Existing Zones	Proposed Zone	Acres
1	C-1, O-M, RC	CRT 1.5 C 1.0 R 1.25 H 75	33.28
2	C-2	CRT 1.5 C 1.0 R 1.25 H 70	15.83
3	C-2, 1-1, RC	CRT 1.5 C 1.0 R 1.25 H 70	9.07
4	C-2	CRN 1.5 C 1.0 R 0.5 H 45	13.35
5	RC	C-2	0.76

There are no pending local map amendments in the area proposed for this Sectional Map Amendment.

Conclusion

Planning staff recommends that the Planning Board approve SMA G-955 and transmit the recommendation to the District Council to be included in the public record for the February 26, 2013, Public Hearing.

SECTIONAL MAP AMENDMENT FOR BURTONSVILLE CROSSROADS NEIGHBORHOOD SECTOR PLAN

