



**Request to File Sectional Map Amendment to Implement Recommendations of the Long Branch Sector Plan**

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**Completed: 01.16.14**

**Description**

The proposed Sectional Map Amendment follows the approval and adoption of the Long Branch Sector Plan and will implement through the Sectional Map Amendment process the Plan's recommendations for creating mixed-use centers in the Long Branch neighborhood of Silver Spring.

The Sectional Map Amendment covers the Sector Plan area of approximately 241 acres. It proposes reclassification of about 35.7 acres and confirmation of existing zones for the remainder of the Sector Plan area.

**Staff Recommendation**

*Approval to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted Long Branch Sector Plan.*

## **Background**

A Sectional Map Amendment (SMA) implements the zoning recommendations made in a Master or Sector Plan. The Zoning Ordinance enables the Commission to file an SMA application with the District Council, which in turn must transmit a copy to the Planning Department and the Planning Board for review. The Planning Board must then submit to the District Council a written recommendation on the application, which is included in the public record. The District Council then holds a public hearing to receive testimony. Within 60 days of the public hearing, the District Council renders a decision on the application.

On November 19, 2013, the District Council approved the Long Branch Sector Plan, by Resolution 17-946. On December 5, 2013, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 13-32.

The Long Branch Sector Plan area encompasses approximately 241 acres. This SMA proposes reclassification for about 35.7 acres and confirmation of existing zones for the remainder. The reclassified area includes about 35.5 acres for the CRT mixed-use zone and 0.19 acres for the R-10 zone.

## **The Proposed Sectional Map Amendment**

The Long Branch Sector Plan proposes a mixed-use, pedestrian-friendly, multi-cultural community that is served by the proposed Purple Line light rail transit system. The Long Branch Sector Plan is one in a series of land use plans for Purple Line station areas in Montgomery County. This proposed 16-mile light rail line between Bethesda and New Carrollton will interconnect activity centers and link to the Washington Metrorail system and other transit. Two Purple Line stations are proposed in Long Branch — one on Arliss Street, just to the north of Piney Branch Road and the other on University Boulevard, just south of its intersection with Piney Branch Road. Both stations provide opportunities to increase mobility for residents, shoppers, and workers and to recast Long Branch as a denser, mixed use, transit-oriented, and pedestrian-friendly place.

The CRT zones proposed “permit a mix of residential and non-residential uses...to 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 CRT Zones can only be applied when specifically recommended by an Approved and Adopted Master or Sector Plan and only by an SMA. The Long Branch Sector Plan recommends the implementation of these zones on all of its commercially zoned lots and relevant residentially zoned lots in an effort to create two mixed use centers.

Each 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 in feet (H).

All four components are shown on the proposed zoning sheets for each proposed CRT and CRN zone.

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

Area	Existing Zone(s)	Proposed Zone	Acres
1	C-1	CRT 3.0 - C 1.0, R 2.75, H-120	1.04
2	C-1	CRT 3.0 - C 1.0, R 2.75, H-100	5.15
3	C-1	CRT 3.0 - C 1.0, R 2.75, H-85	2.43
4	C-1	CRT 3.0 - C .5, R 2.5, H-85	1.12
5	C-1	CRT 3.0 - C .5, R 2.5, H-85	2.61
6	C-1	CRT 2.5 - C .5, R 2.5, H-85	0.87
7	C-1, R-30	CRT 2.5 - C .5, R 2.5, H-85	2.24
8	R-60	CRT 2.5 - C .25, R 2.5, H-85	1.58
9	R-10, R-60	CRT 2.5 - C .25, R 2.5, H-70	1.62
10	C-1	CRT 3.0 - C 1.0, R 2.75, H-70	2.06
11	C-1	CRT 2.5 - C 1.0, R 2.0, H-60	1.27
12	R-10	CRT 2.5 - C .25, R 2.5, H-60	1.69
13	C-1, R-10	CRT 2.5 - C .5, R 2.5, H-60	2.32
14	C-1	CRT 1.5 - C .25, R 1.5, H-60	0.46
15	C-O, R-60	CRT 1.5 - C .5, R 1.5, H-60	2.03
16	C-1	CRT 1.5 - C 1.0, R 1.5, H-60	0.82
17	C-1	CRT 2.0 - C 0.5, R 1.5, H-55	1.71
18	C-1, R-60	CRT 1.5 - C 0.5, R 1.5, H-50	1.15
19	R-10	CRT 1.5 - C 0.5, R 1.5, H-50	0.24
20	C-1, R-10	CRT 1.5 - C 0.5, R 1.5, H-50	0.47
21	C-1, R-60	CRT 1.5 - C 0.5, R 1.5, H-50	0.58
22	C-1	CRT 2.5 - C .25, R 2.5, H-65	2.02
23	R-60	R-10	0.19

There are no pending local map amendments in the area proposed for this SMA.

#### **Recommendation**

Planning staff recommends that the Planning Board approve the filing of a Sectional Map Amendment to implement the recommendations of the Long Branch Sector Plan.

#### **Attachments**

- A. Sector Plan Index
- B. Sector Plan Index Detail

Property Address (Tax Account numbers were used for properties that didn't have an address)	Existing Zoning	Proposed Zoning
Area 8		
8401 Manchester Road	R-10	CRT 2.5 C .25 R 2.5 H 70
Tax Account # 01397831	R-60	
8426 Piney Branch Road		
Tax Acct # 01397842		
8700 Flower Avenue	C-1	
Area 16		
8472 – 8484 Piney Branch Road	C-1	CRT 2.0
8706 Flower Avenue		C .5
8722 Flower Avenue		R 1.5
8732 – 8736 Flower Avenue		H 55
Area 3		
8701 – 8745 Flower Avenue	C-1	CRT 3.0 C 1.0 R 2.75 H 70
Area 10		
8805 Flower Avenue	C-1	CRT 2.5
8807 Flower Avenue		C 1.0
8809 Flower Avenue		R 2.0
Tax Account - 03544464		H 60
Area 9		
8740 – 8750 Arliss Street (split for zone follows the southern lot line for 8805 Flower Avenue)	C-1	CRT 3.0 C 1.0 R 2.75 H 70
Area 2		
8736-8750 Arliss Street	C-1	CRT 3.0 C 1.0
8528 – 8540 Piney Branch Road		R 2.75 H 100
Area 1		
8736 Arliss Street (split for zone follows the northern lot line for 8528-8540 Piney Branch Road and eastern lot line for 8550 Piney Branch Road)	C-1	CRT 3.0 C 1.0 R 2.75 H 120
8550 Piney Branch Road		

Property Address (Tax Account numbers were used for properties that didn't have an address)	Existing Zoning	Proposed Zoning
Area 4		
8639 Flower Avenue	C-1	CRT 3.0
8501 - 8515 Piney Branch Road		C .5
		R 2.5
8523 Piney Branch Road		H 85
8638 Greenwood Avenue		
8640 Greenwood Avenue		
Area 22		
8610 – 8612 Greenwood Avenue	R-60	R 10
Area 17		
8605 Greenwood Avenue	R-60	CRT 1.5
8607 Greenwood Avenue		C .5
8609 Greenwood Avenue		R 1.5
8611 Greenwood Avenue		H 50
8613 Greenwood Avenue		
8617 Greenwood Avenue		
Area 5		
8533 Piney Branch Road	C-1	CRT 3.0
Tax Account 00978020		C .5
		R 2.5
Tax Account 00978042		H 85
8537 – 8555 Piney Branch Road		
8537 – 8555 Piney Branch Road (split zone follows the northern lot line of 8605 Greenwood Avenue)		CRT 1.5
		C .5
		R 1.5
		H 50
Area 15		
8435 Piney Branch Road	C-1	CRT 1.5
8630-8638 Flower Avenue		C 1.0
8640 – 8640A Flower Avenue		R 1.5
Tax Account U 358865		H 60

Property Address (Tax Account numbers were used for properties that didn't have an address)	Existing Zoning	Proposed Zoning
8646 Flower Avenue		
Area 12		
8712 Piney Branch Road	C-1 R-10	CRT 2.5 C .5
8714 Piney Branch Road	C-1	R 2.5
8716 Piney Branch Road		H 60
8728 Piney Branch Road		
8736 Piney Branch Road		
649-651 University Boulevard, East		
635-641 University Boulevard, East		
633 University Boulevard, East		
Area 11		
8812 Glenville Road	R-10	CRT 2.5
8810 Glenville Road		C .25
8808 Glenville Road		R 2.5
8806 Glenville Road		H 60
8804 Glenville Road		
8802 Glenville Road		
Tax Account 00970640		
Tax Account 00978805		
8800 Glenville Road		
8801 Glenville Road		
8807 Glenville Road		
8809 Glenville Road		
8811 Glenville Road		
8813 Glenville Road		
Area 18		
8816 Glenville Road	R-10	CRT 1.5
8814 Glenville Road		C .25 R 1.5 H 50
Area 19		
8815 Glenville Road	R-10	CRT 1.5
8817 Glenville Road		C .25
631 University Boulevard, East	C-1	R 1.5
627 University Boulevard, East		H 50
Area 20		
618 University Boulevard, East	C-1	CRT 1.5

Property Address (Tax Account numbers were used for properties that didn't have an address)	Existing Zoning	Proposed Zoning
640 University Boulevard, East (split for zone follows southern lot line of 618 University Boulevard, East)		C .25 R 1.5 H 50
644 University Boulevard, East (split for zone follows southern lot line of 618 University Boulevard, East)		
8818 Piney Branch Road (split for zone follows southern lot line of 618 University Boulevard, East)		
Area 21		
632-640 University Boulevard, East	C-1	CRT 2.5
650 University Boulevard, East		C .5 R 2.5 H 85
Area 23		
8818 Piney Branch Road	R-60	CRT 2.5 C .25 R 2.5 H 85
Area 6		
701 University Boulevard, East	C-1	CRT 2.5 C .5 R 2.5 H 85
Area 7		
706 University Boulevard, East	C-1	CRT 2.5
706-B University Boulevard, East		C .5
8801 Piney Branch Road		R 2.5
8821 Piney Branch Road	R-30	H 85
8823 Piney Branch Road		
Area 13		
8875 Piney Branch Road	C-1	CRT 1.5 C .25 R 1.5 H 60

Property Address (Tax Account numbers were used for properties that didn't have an address)	Existing Zoning	Proposed Zoning
<b>Area 14</b>		
815 Forston Street	R-60	CRT 1.5
831 University Boulevard, East	C-O	C .5 R 1.5 H 60



SECTIONAL MAP AMENDMENT FOR LONG BRANCH SECTOR PLAN

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