



**Sectional Map Amendment H-112 for the *Montgomery Village Master Plan***

---

Renée M. Kamen, AICP, Senior Planner, Area 2 Division, Renee.Kamen@montgomeryplanning.org, 301.495.4723

Nancy Sturgeon, Master Planner Supervisor, Master Plan Team, Area 2 Division, Nancy.Sturgeon@montgomeryplanning.org, 301.495.1308

Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301.495.4653

**Completed: 5-18-16**

---

**Staff Recommendation**

Support Council approval of the Sectional Map Amendment (SMA) H-112 to implement the recommendations of the Approved and Adopted *Montgomery Village Master Plan*.

**Description**

The proposed SMA H-112 follows the Approval and Adoption of the *Montgomery Village Master Plan* and will implement, through the SMA process, the Plan's recommendations to preserve the Village's character, maintain its public open spaces, encourage reinvestment and enhance connectivity. The zoning recommendations will help realize a balanced approach to maintaining the character of Montgomery Village while encouraging limited redevelopment of key parcels within the Village.

## **Background**

The Master Plan was approved by the Montgomery County Council on February 9, 2016, by Resolution 18-398. In addition to approving the Master Plan, on February 9, 2016, the County Council approved zoning text amendment 15-12, (Council Ordinance 18-10) creating the Montgomery Village Overlay zone. On March 16, 2016, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 16-01.

At its regular meeting on April 7, 2016, the Montgomery County Planning Board approved the filing of SMA H-112 with the County Council, sitting as the District Council to implement the zoning changes recommended by the Approved and Adopted *Montgomery Village Master Plan*. The District Council Public Hearing will be held on June 14, 2016.

This SMA proposes zoning reclassification for about 2,270 acres, adds the Montgomery Village Overlay zone, coterminous to the Master Plan boundaries, and reconfirms approximately 65 acres of R-200 zoning for the PEPCO properties. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must run to the center of the adjacent right-of-way. Staff estimates approximately 177 acres of public rights-of-way that are subject to this change. There are four corrective amendments totaling 2.25 acres.

## **Contents of the Sectional Map Amendment**

The SMA application includes four map indices indicating the boundaries of the *Montgomery Village Master Plan* (see Attachments 2-5). A digital map at is available at [mcatlas.org/sma/montgomeryvillage](http://mcatlas.org/sma/montgomeryvillage).

## **Recommended Rezoning**

The *Montgomery Village Master Plan* being implemented by this SMA amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; the Approved and Adopted *Gaithersburg and Vicinity Master Plan*, as amended; and the *Master Plan of Highways and Transitways*, as amended.

The Plan seeks to preserve the Village's character, maintain its public open spaces, encourage reinvestment and enhance connectivity by utilizing land use, zoning and design recommendations to shape the next twenty years of the Village. The zoning recommendations contained within SMA H-112 will help realize this balanced approach to improving the quality of life within the Village.

## **Conclusion**

Staff recommends approval of SMA H-112, which will implement the zoning recommendations in the Approved and Adopted *Montgomery Village Master Plan*.

**Attachments:**

- Attachment 1 Proposed Zoning Reclassifications
- Attachment 2 Index Map for the Lower Village Changes
- Attachment 3 Index Map for the Middle Village Changes
- Attachment 4 Index Map for the Upper Village, Westside Changes
- Attachment 5 Index Map for the Upper Village, Eastside Changes
- Attachment 6 Montgomery Village Overlay Zone
- Attachment 7 Metes and Bounds Description of Montgomery Village Office Park (Change 13)

ATTACHMENT 1

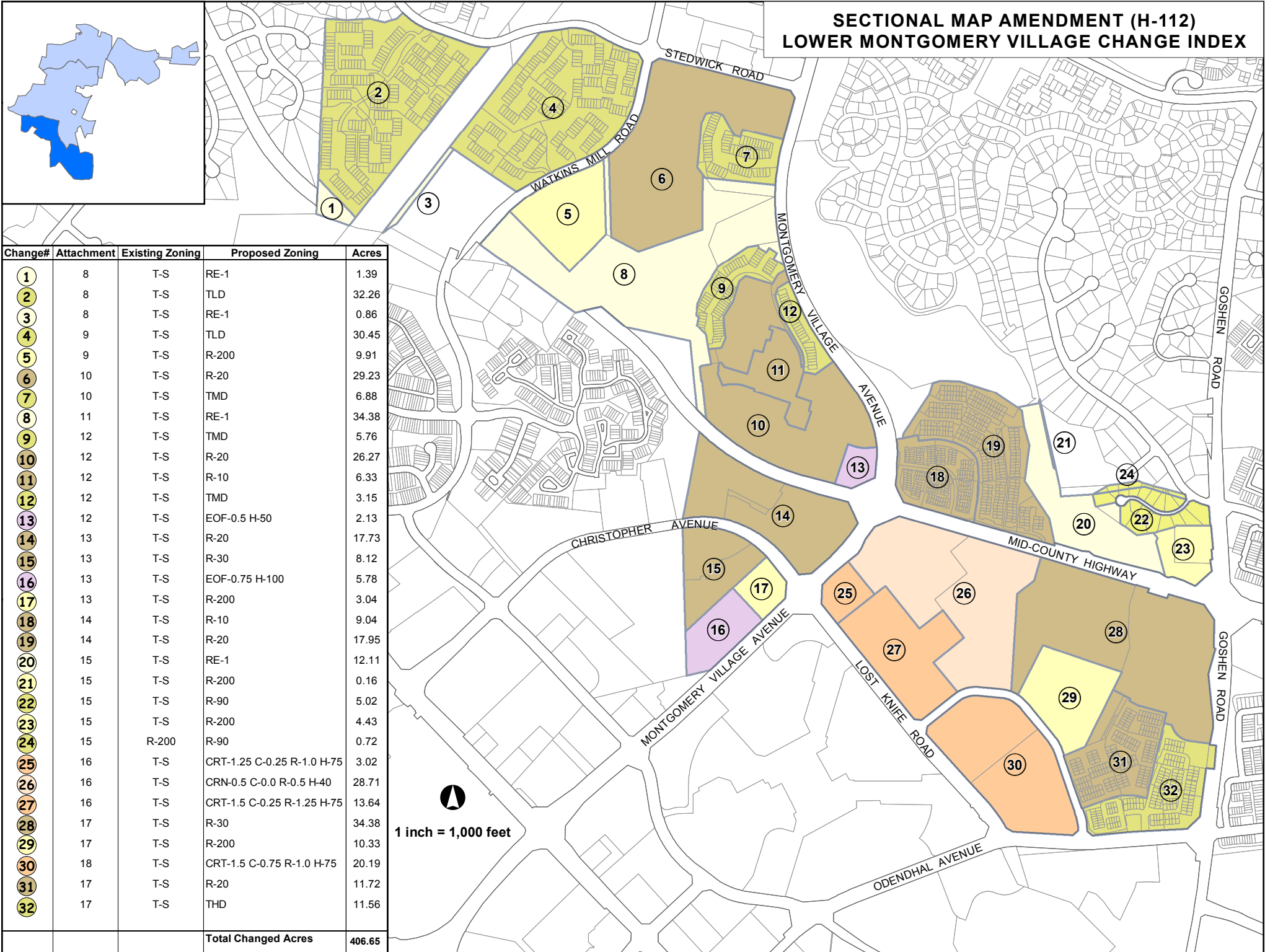
Summarized Change Index

Change No.	Existing Zone	Proposed Zone	Total Changes (in acres)
1, 3, 8, 20, 33, 35, 37, 40, 43, 44, 53, 71, 73, 75, 80, 83, 84, 87, 92, 99, 103, 114, 116, 119, 122, 123, 128, 130, 131, 134	T-S	RE-1	375.24
5, 17, 21, 23, 29, 38, 48, 49, 50, 55, 65, 66, 67, 68, 76, 89, 112, 113, 117	T-S	R-200	219.66
22, 34, 47, 69, 70, 74, 82, 85, 106, 109, 115, 120, 127, 132, 135	T-S	R-90	542.82
107	T-S	R-60	13.19
2, 4, 36, 39, 46, 56, 58, 61, 79, 81, 88, 93, 100, 110, 111, 126, 129, 133	T-S	TLD	469.37
7, 9, 12, 41, 42, 45, 57, 77, 90, 102, 104, 105, 125	T-S	TMD	162.67
32, 86, 101	T-S	THD	54.45
11, 18, 63, 64, 94	T-S	R-10	37.68
6, 10, 14, 19, 31, 52, 62, 78, 108	T-S	R-20	168.00
15, 28	T-S	R-30	42.50
26	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
54	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
25	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
72	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
27	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
30	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
51	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
60	T-S	EOF-0.5 H-45	1.70
13, 91	T-S	EOF-0.5 H-50	3.96
16	T-S	EOF-0.75 H-100	5.78
97	T-S	IL-0.5 H-45	5.26
95, 96, 98	T-S	NR-0.25 H-45	23.58
	N/A	Montgomery Village Overlay Zone	2,435

Corrective Amendments & Zoning Line Adjustments

Change No.	Existing Zone	Proposed Zone	Total Changes (in acres)
24	R-200	R-90	0.72
121	R-200	R-90	0.93
118	R-200	RE-1	0.20
124	R-200	RE-1	1.15
CMA 1	T-S	R-200	0.44

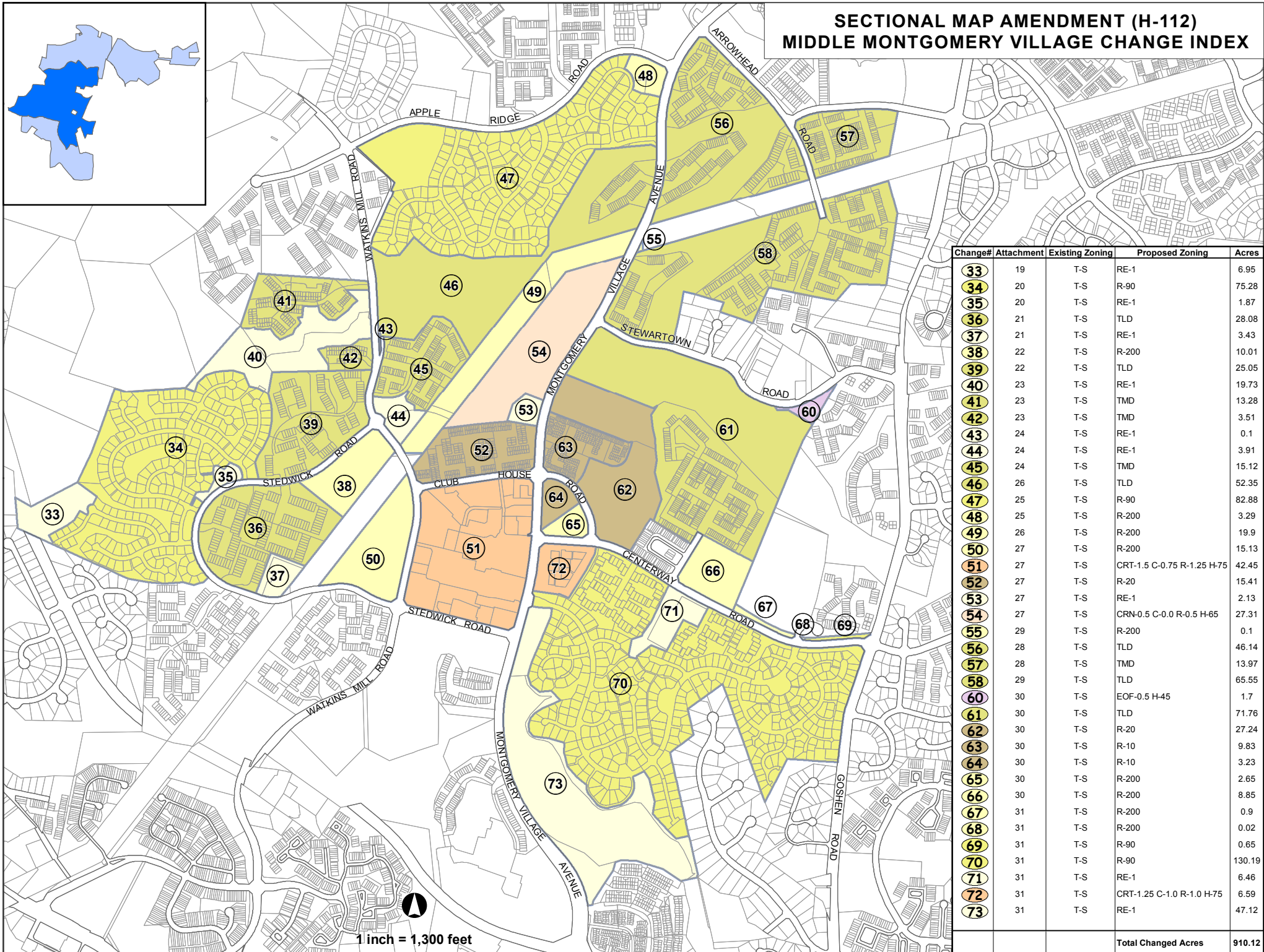
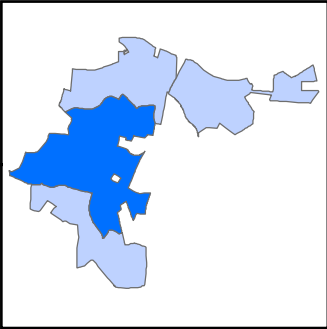
SECTIONAL MAP AMENDMENT (H-112)  
LOWER MONTGOMERY VILLAGE CHANGE INDEX



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
1	8	T-S	RE-1	1.39
2	8	T-S	TLD	32.26
3	8	T-S	RE-1	0.86
4	9	T-S	TLD	30.45
5	9	T-S	R-200	9.91
6	10	T-S	R-20	29.23
7	10	T-S	TMD	6.88
8	11	T-S	RE-1	34.38
9	12	T-S	TMD	5.76
10	12	T-S	R-20	26.27
11	12	T-S	R-10	6.33
12	12	T-S	TMD	3.15
13	12	T-S	EOF-0.5 H-50	2.13
14	13	T-S	R-20	17.73
15	13	T-S	R-30	8.12
16	13	T-S	EOF-0.75 H-100	5.78
17	13	T-S	R-200	3.04
18	14	T-S	R-10	9.04
19	14	T-S	R-20	17.95
20	15	T-S	RE-1	12.11
21	15	T-S	R-200	0.16
22	15	T-S	R-90	5.02
23	15	T-S	R-200	4.43
24	15	R-200	R-90	0.72
25	16	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
26	16	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
27	16	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
28	17	T-S	R-30	34.38
29	17	T-S	R-200	10.33
30	18	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
31	17	T-S	R-20	11.72
32	17	T-S	THD	11.56
<b>Total Changed Acres</b>				<b>406.65</b>

1 inch = 1,000 feet

SECTIONAL MAP AMENDMENT (H-112)  
MIDDLE MONTGOMERY VILLAGE CHANGE INDEX

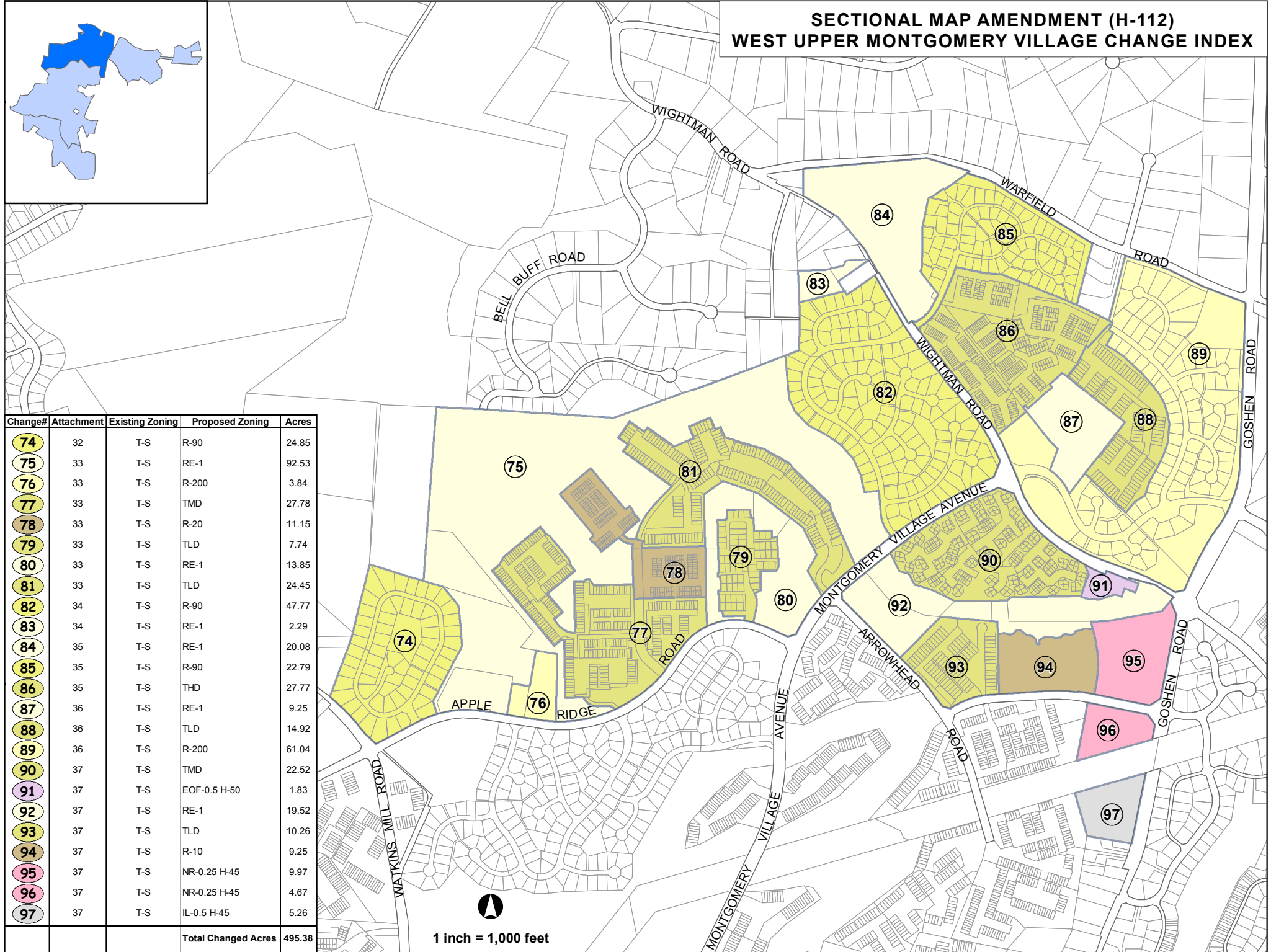
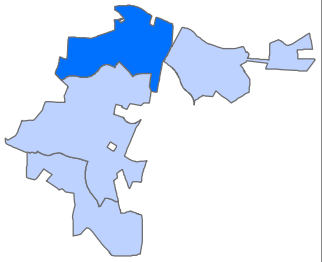


Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
33	19	T-S	RE-1	6.95
34	20	T-S	R-90	75.28
35	20	T-S	RE-1	1.87
36	21	T-S	TLD	28.08
37	21	T-S	RE-1	3.43
38	22	T-S	R-200	10.01
39	22	T-S	TLD	25.05
40	23	T-S	RE-1	19.73
41	23	T-S	TMD	13.28
42	23	T-S	TMD	3.51
43	24	T-S	RE-1	0.1
44	24	T-S	RE-1	3.91
45	24	T-S	TMD	15.12
46	26	T-S	TLD	52.35
47	25	T-S	R-90	82.88
48	25	T-S	R-200	3.29
49	26	T-S	R-200	19.9
50	27	T-S	R-200	15.13
51	27	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
52	27	T-S	R-20	15.41
53	27	T-S	RE-1	2.13
54	27	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
55	29	T-S	R-200	0.1
56	28	T-S	TLD	46.14
57	28	T-S	TMD	13.97
58	29	T-S	TLD	65.55
60	30	T-S	EOF-0.5 H-45	1.7
61	30	T-S	TLD	71.76
62	30	T-S	R-20	27.24
63	30	T-S	R-10	9.83
64	30	T-S	R-10	3.23
65	30	T-S	R-200	2.65
66	30	T-S	R-200	8.85
67	31	T-S	R-200	0.9
68	31	T-S	R-200	0.02
69	31	T-S	R-90	0.65
70	31	T-S	R-90	130.19
71	31	T-S	RE-1	6.46
72	31	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
73	31	T-S	RE-1	47.12
			<b>Total Changed Acres</b>	<b>910.12</b>

1 inch = 1,300 feet



SECTIONAL MAP AMENDMENT (H-112)  
WEST UPPER MONTGOMERY VILLAGE CHANGE INDEX

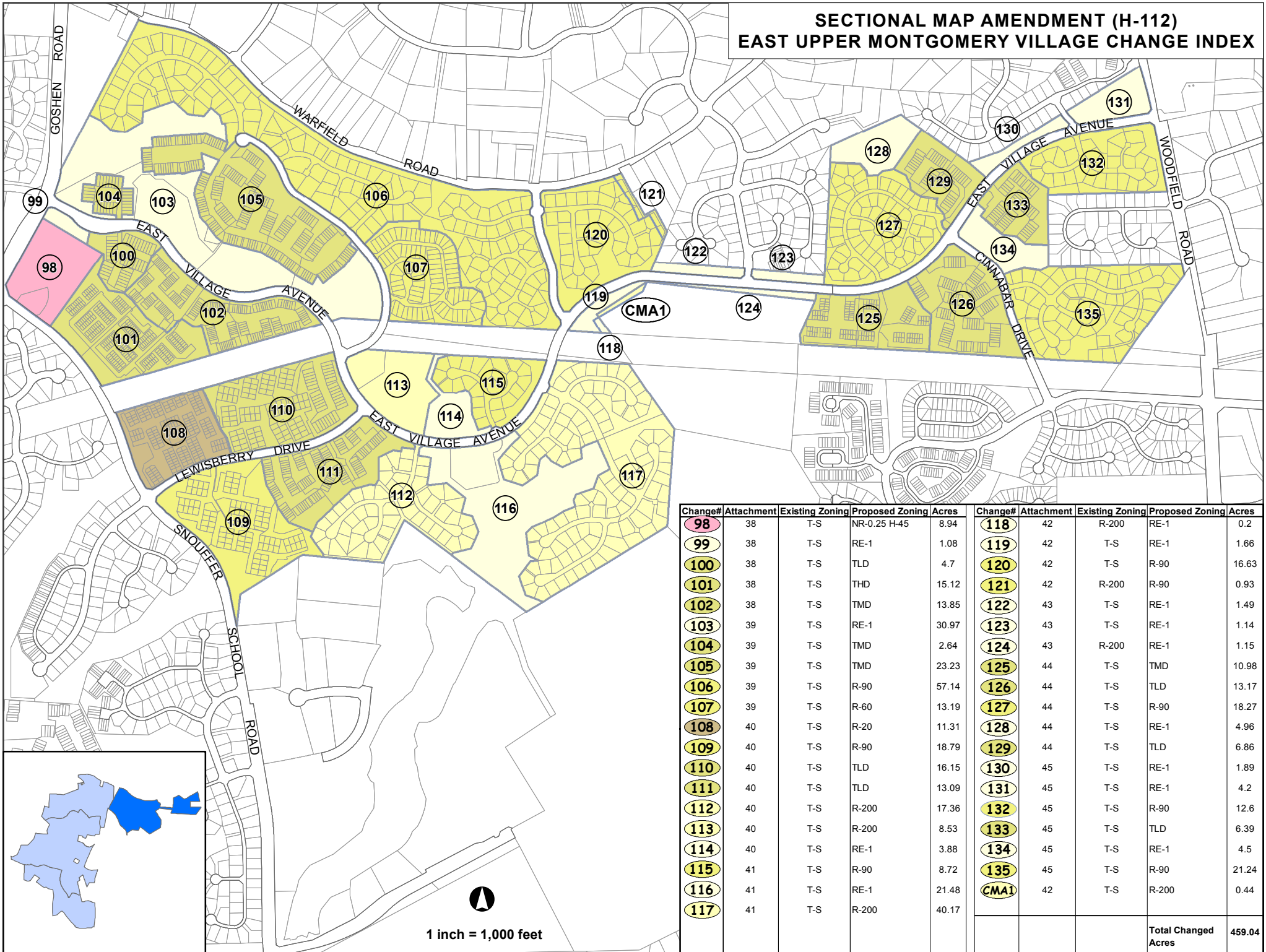


Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
74	32	T-S	R-90	24.85
75	33	T-S	RE-1	92.53
76	33	T-S	R-200	3.84
77	33	T-S	TMD	27.78
78	33	T-S	R-20	11.15
79	33	T-S	TLD	7.74
80	33	T-S	RE-1	13.85
81	33	T-S	TLD	24.45
82	34	T-S	R-90	47.77
83	34	T-S	RE-1	2.29
84	35	T-S	RE-1	20.08
85	35	T-S	R-90	22.79
86	35	T-S	THD	27.77
87	36	T-S	RE-1	9.25
88	36	T-S	TLD	14.92
89	36	T-S	R-200	61.04
90	37	T-S	TMD	22.52
91	37	T-S	EOF-0.5 H-50	1.83
92	37	T-S	RE-1	19.52
93	37	T-S	TLD	10.26
94	37	T-S	R-10	9.25
95	37	T-S	NR-0.25 H-45	9.97
96	37	T-S	NR-0.25 H-45	4.67
97	37	T-S	IL-0.5 H-45	5.26
Total Changed Acres				495.38



1 inch = 1,000 feet

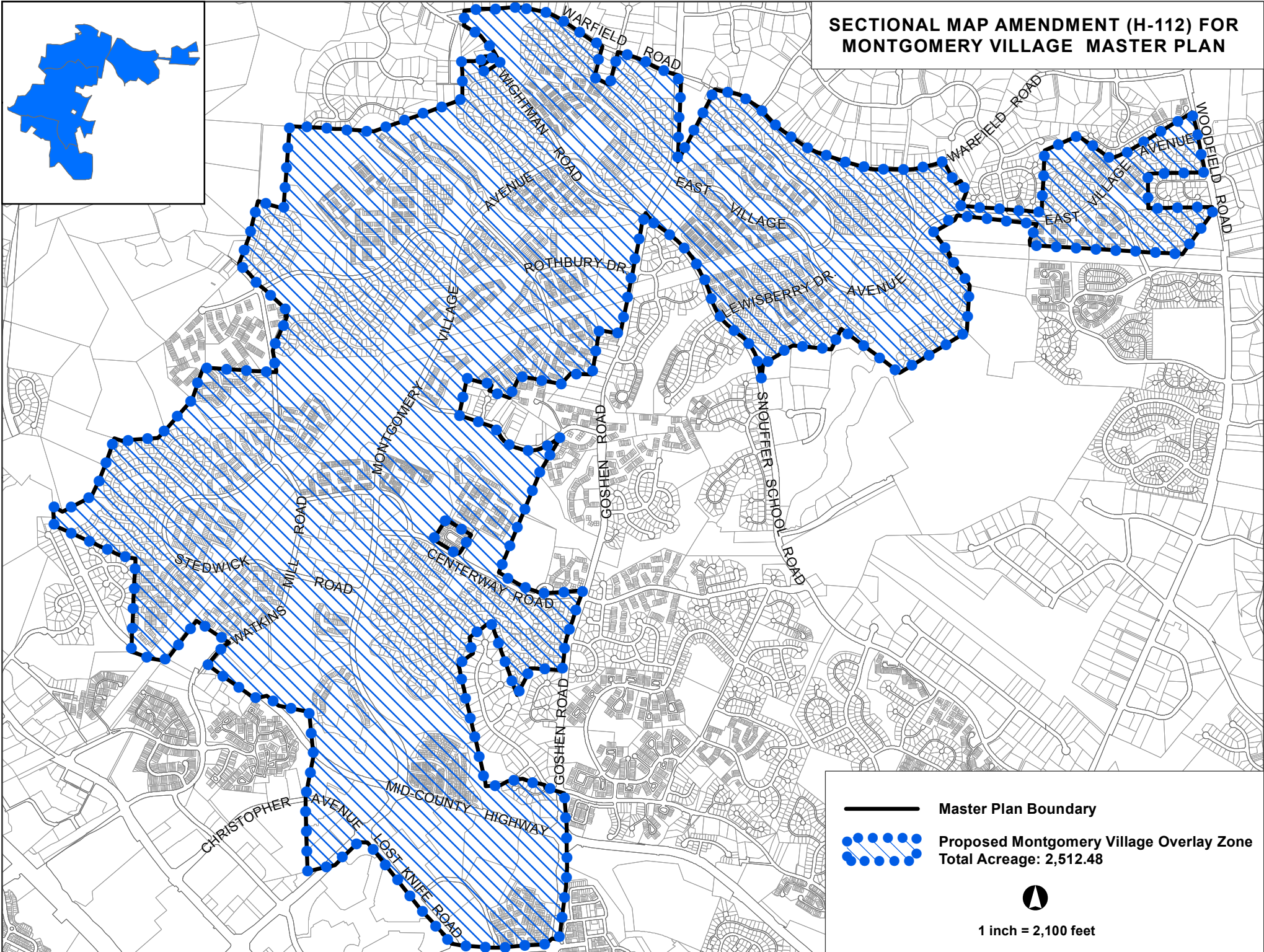
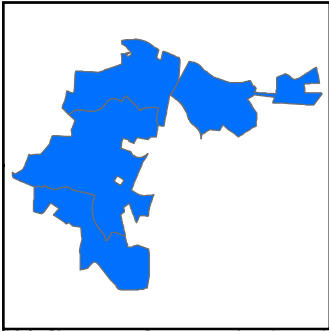
**SECTIONAL MAP AMENDMENT (H-112)  
EAST UPPER MONTGOMERY VILLAGE CHANGE INDEX**





Change#	Attachment	Existing Zoning	Proposed Zoning	Acres	Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
98	38	T-S	NR-0.25 H-45	8.94	118	42	R-200	RE-1	0.2
99	38	T-S	RE-1	1.08	119	42	T-S	RE-1	1.66
100	38	T-S	TLD	4.7	120	42	T-S	R-90	16.63
101	38	T-S	THD	15.12	121	42	R-200	R-90	0.93
102	38	T-S	TMD	13.85	122	43	T-S	RE-1	1.49
103	39	T-S	RE-1	30.97	123	43	T-S	RE-1	1.14
104	39	T-S	TMD	2.64	124	43	R-200	RE-1	1.15
105	39	T-S	TMD	23.23	125	44	T-S	TMD	10.98
106	39	T-S	R-90	57.14	126	44	T-S	TLD	13.17
107	39	T-S	R-60	13.19	127	44	T-S	R-90	18.27
108	40	T-S	R-20	11.31	128	44	T-S	RE-1	4.96
109	40	T-S	R-90	18.79	129	44	T-S	TLD	6.86
110	40	T-S	TLD	16.15	130	45	T-S	RE-1	1.89
111	40	T-S	TLD	13.09	131	45	T-S	RE-1	4.2
112	40	T-S	R-200	17.36	132	45	T-S	R-90	12.6
113	40	T-S	R-200	8.53	133	45	T-S	TLD	6.39
114	40	T-S	RE-1	3.88	134	45	T-S	RE-1	4.5
115	41	T-S	R-90	8.72	135	45	T-S	R-90	21.24
116	41	T-S	RE-1	21.48	CMA1	42	T-S	R-200	0.44
117	41	T-S	R-200	40.17					
								<b>Total Changed Acres</b>	<b>459.04</b>



SECTIONAL MAP AMENDMENT (H-112) FOR  
MONTGOMERY VILLAGE MASTER PLAN

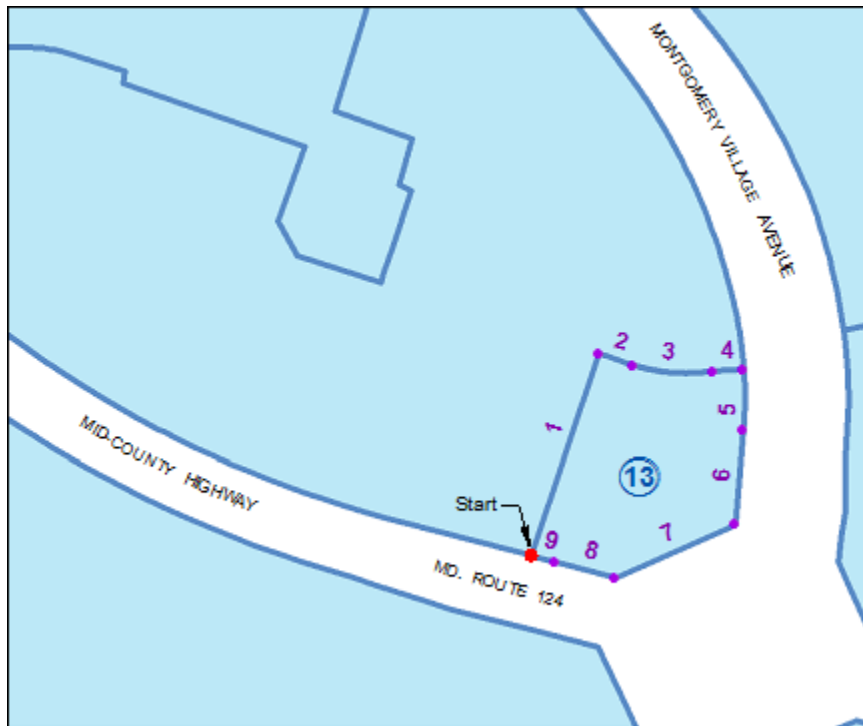


-  Master Plan Boundary
-  Proposed Montgomery Village Overlay Zone  
Total Acreage: 2,512.48



1 inch = 2,100 feet

## ATTACHMENT 7



### Metes and bounds description for split zone block #13

Beginning at an XY coordinate recognized as NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet  
From point - X: 1254647.983704' Y: 544132.423889'

Thence **Segment 1** Direction: N 18-41-37 E, Distance: 352.62'

Thence **Segment 2** Direction: S 71-32-45 E, Distance: 59.04'

Curve right Chord **Segment 3** Direction: S 85-50-48 E, Distance: 135.48'

Thence **Segment 4** Direction: N 87-50-37 E, Distance: 49.25'

Curve right Chord **Segment 5** Direction: S 0-7-11 W, Distance: 100.24'

Thence **Segment 6**: -Direction: S 5-5-50 W, Distance: 156.91'

Thence **Segment 7**: -Direction: S 66-6-20 W, Distance: 216.70'

Thence **Segment 8**: -Direction: N 75-19-40 W, Distance: 102.68'

Thence **Segment 9**: Direction: N 75-19-40 W, Distance: 43.16'