



Veirs Mill Corridor Master Plan

A. Sectional Map Amendment (H-132)

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Completed: 06/20/19

Staff Recommendation

Recommend approval of the Request to File and recommend approval of the Sectional Map Amendment (SMA) for the *Veirs Mill Corridor Master Plan*.

Summary

Request to File Sectional Map Amendment H-132, with Technical Staff Report, to implement the recommendations of the approved and adopted 2019 *Veirs Mill Corridor Master Plan*.

Background

The *Veirs Mill Corridor Master Plan* stretches approximately four miles between the 2012 *Wheaton Central Business District and Vicinity Sector Plan* boundary and Twinbrook Parkway in the City of Rockville. The northern and southern limits of the plan area extend approximately one-quarter mile on either side of Veirs Mill Road.

The *Veirs Mill Corridor 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 1989 *Master Plan for the Communities of Kensington-Wheaton*; the 1992 *North Bethesda-Garrett Park Master Plan*, as amended; the 1994 *Aspen Hill Master Plan*; the 2013 *Countywide Transit Corridors Functional Master Plan*; the 2018 *Master Plan of Highways and Transitways*, as amended; and the 2018 *Bicycle Master Plan*.

The *Veirs Mill Corridor Master Plan* was approved by the Montgomery County Council on April 23, 2019, by Resolution Number 19-76. On May 23, 2019, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 19-052, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission. On June 19, 2019, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 19-05.

Recommended Rezoning

The SMA will implement the *Veirs Mill Corridor Master Plan's* zoning recommendations. The plan seeks to:

- Preserve and maintain the existing residential scale and character by confirming the existing residential zoning within the single-family neighborhoods;

- Balance the retention of existing multi-family residential developments as a continued source of market-affordable housing while producing new affordable units through redevelopment of some existing multi-family properties; and
- Rezone selected properties near the commercial center, Metrorail or future bus rapid transit stations to achieve variation in housing types and ensure appropriate transitions to the existing residential scale.

The SMA proposes zoning changes, or reclassification, for approximately 118 acres, and reconfirms existing zoning for approximately 771 acres. There are no pending local map amendment applications in the plan area. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must extend to the center of the adjacent right-of-way.

Contents of the Sectional Map Amendment

The SMA application includes two map indices indicating the boundaries of the *Veirs Mill Corridor Master Plan* (see Attachment 1). Planning staff will prepare a digital map that will be available at <https://mcatlas.org/sma/veirsmill>.

Conclusion

Staff recommends approval of the Request to File and recommends approval of SMA H-132, which will implement the zoning recommendations in the approved and adopted *Veirs Mill Corridor Master Plan*.

Attachment

1. Proposed Zoning Reclassifications with Index Map for Changes



CERTIFICATION

This is to certify that the Master Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

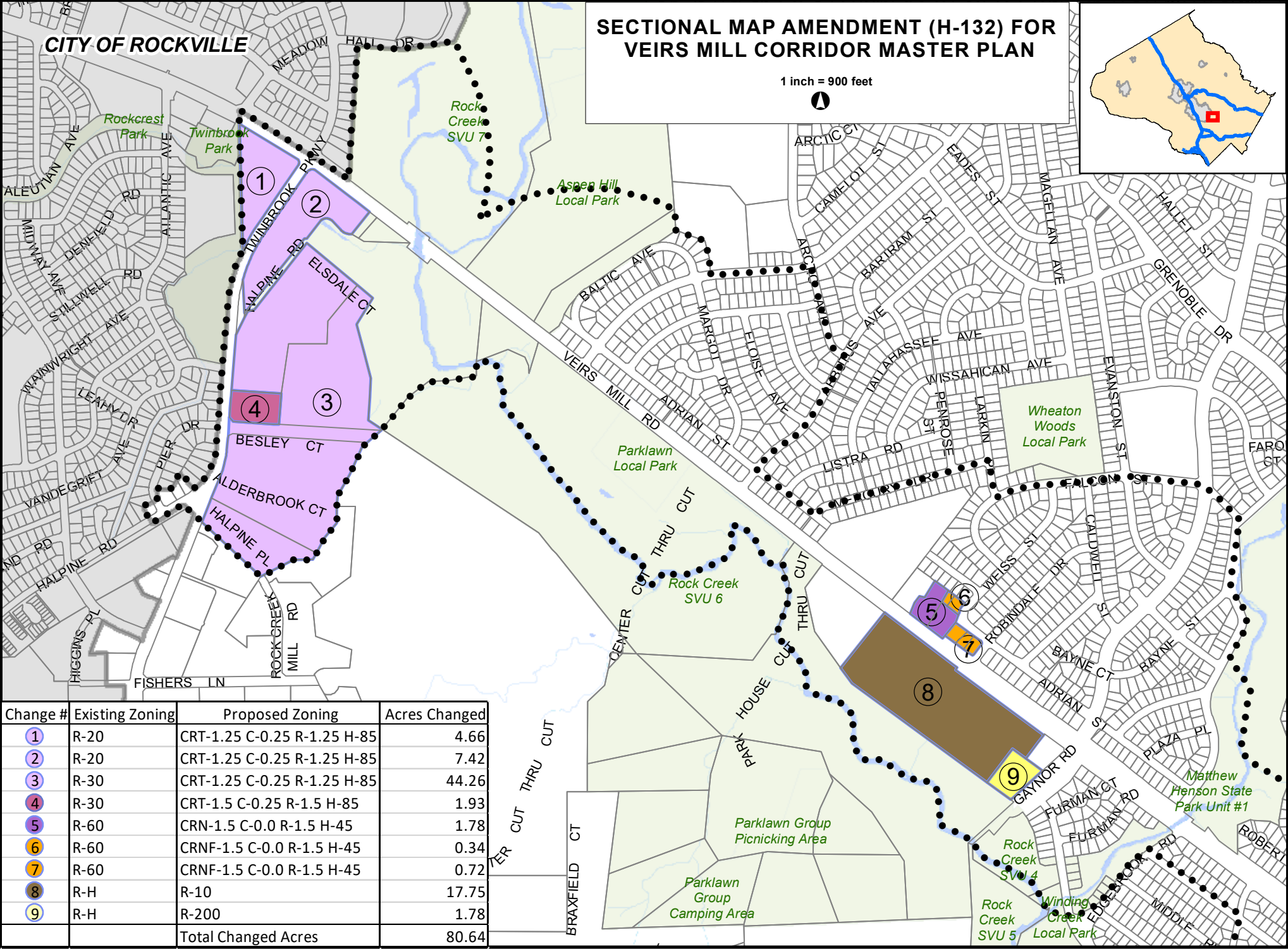
5/22/19

Date

Carrie Sanders

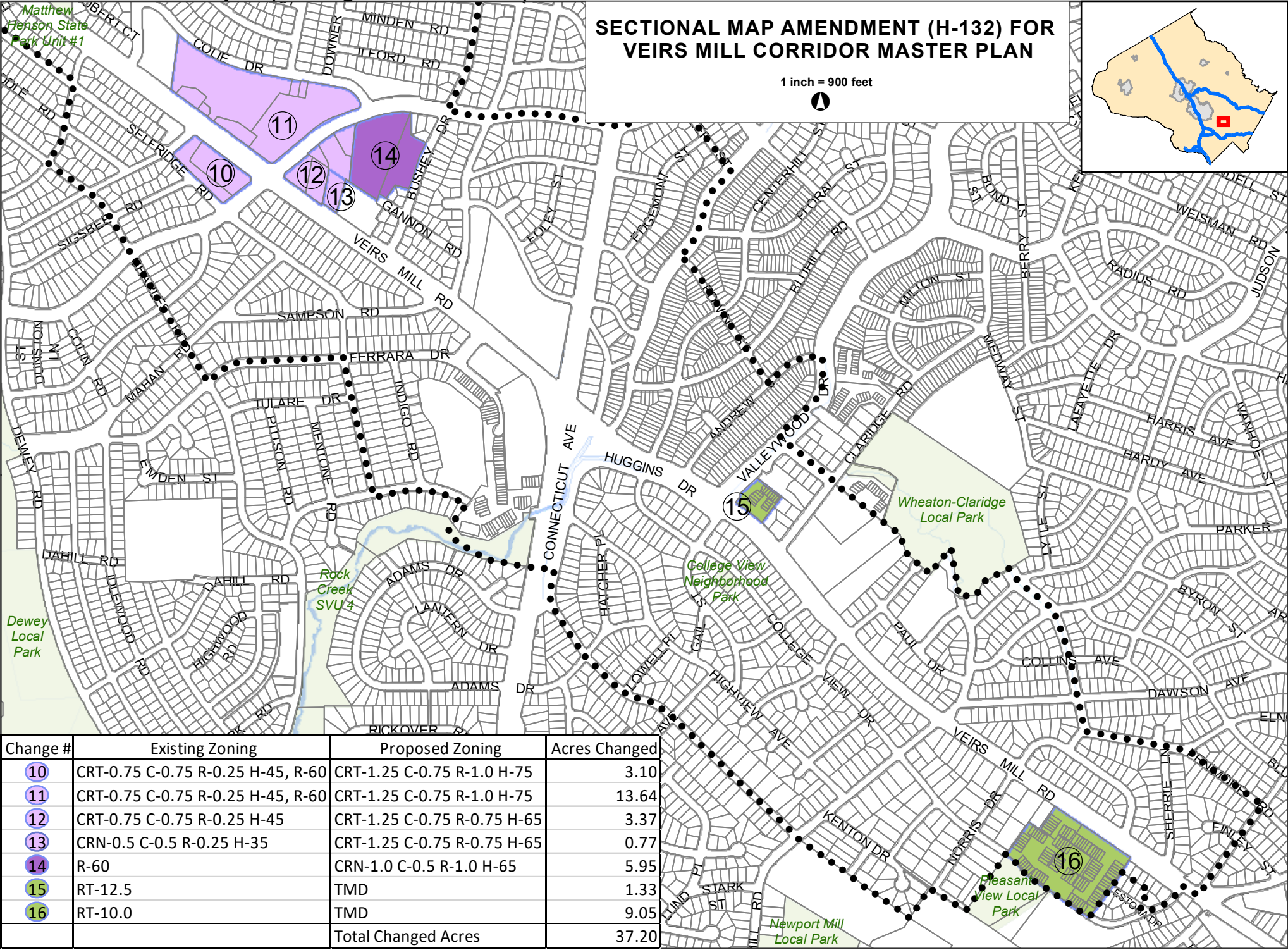
Carrie Sanders
Division Chief
Area 2 Division

Attachment 1 - Map 2 (Change Index 1 of 2)

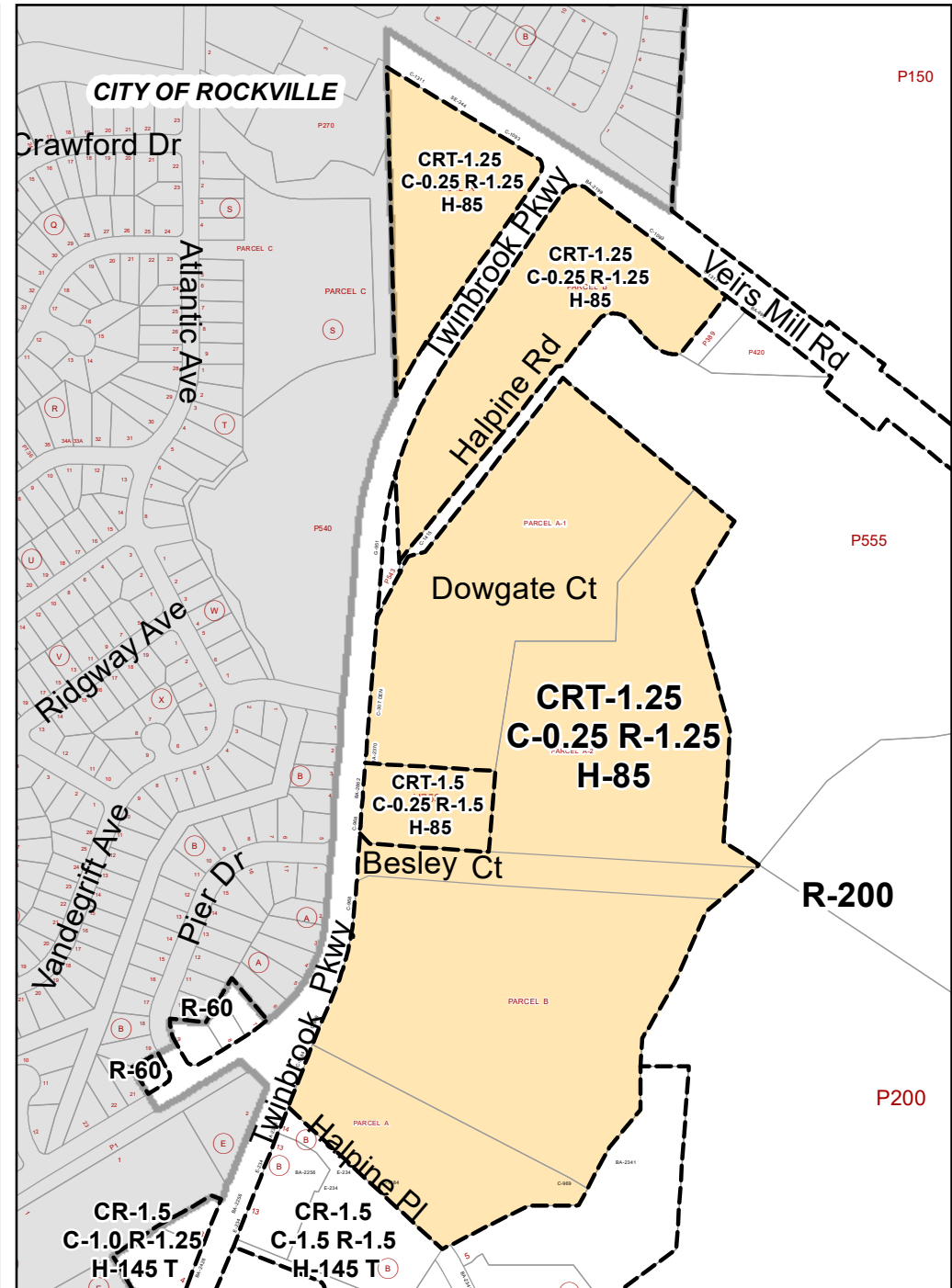


Change #	Existing Zoning	Proposed Zoning	Acres Changed
①	R-20	CRT-1.25 C-0.25 R-1.25 H-85	4.66
②	R-20	CRT-1.25 C-0.25 R-1.25 H-85	7.42
③	R-30	CRT-1.25 C-0.25 R-1.25 H-85	44.26
④	R-30	CRT-1.5 C-0.25 R-1.5 H-85	1.93
⑤	R-60	CRN-1.5 C-0.0 R-1.5 H-45	1.78
⑥	R-60	CRNF-1.5 C-0.0 R-1.5 H-45	0.34
⑦	R-60	CRNF-1.5 C-0.0 R-1.5 H-45	0.72
⑧	R-H	R-10	17.75
⑨	R-H	R-200	1.78
Total Changed Acres			80.64

Attachment 1 - Map 3 (Change Index 2 of 2)

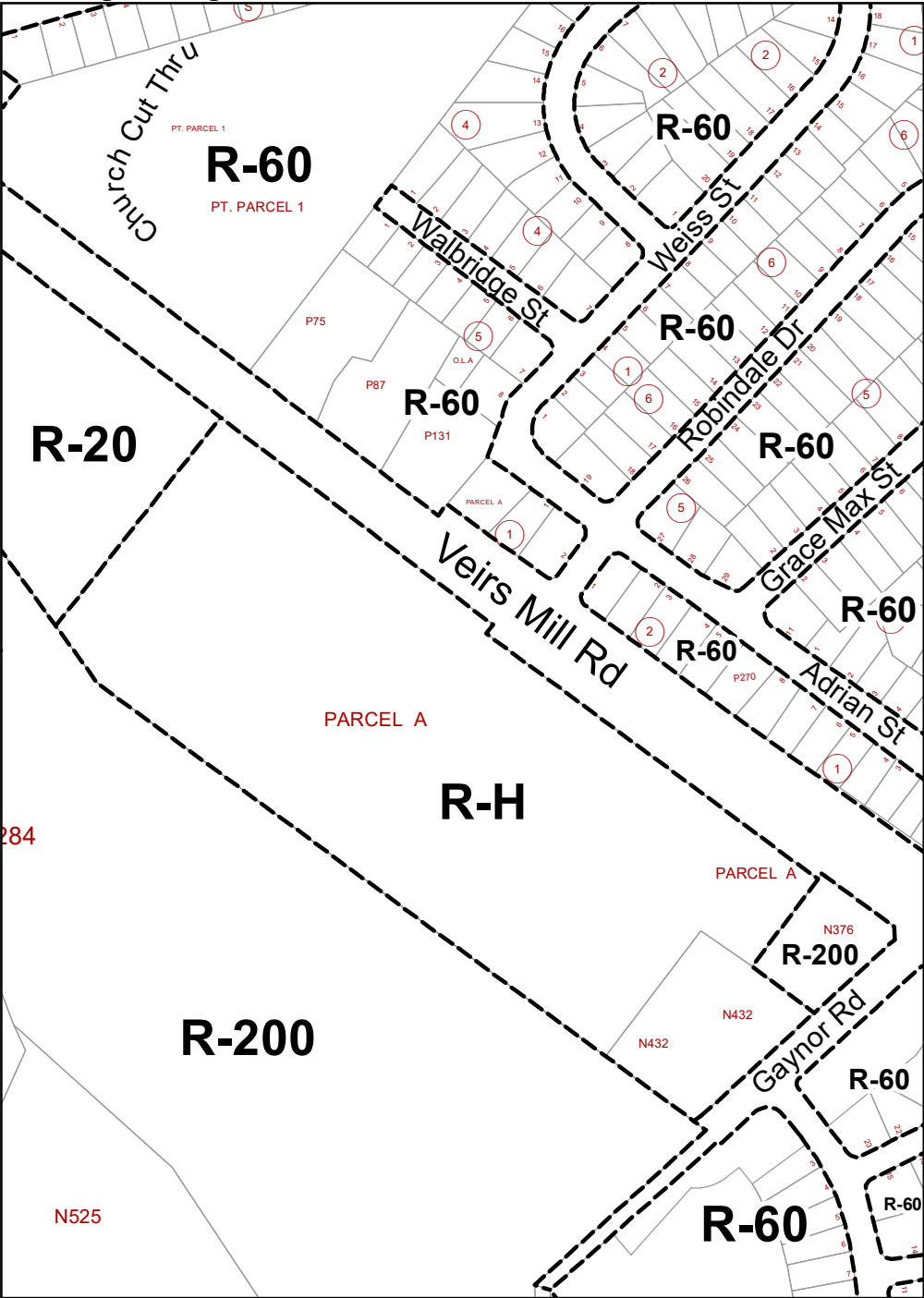


Proposed Zoning


$$1 \text{ in} = 500 \text{ ft}$$

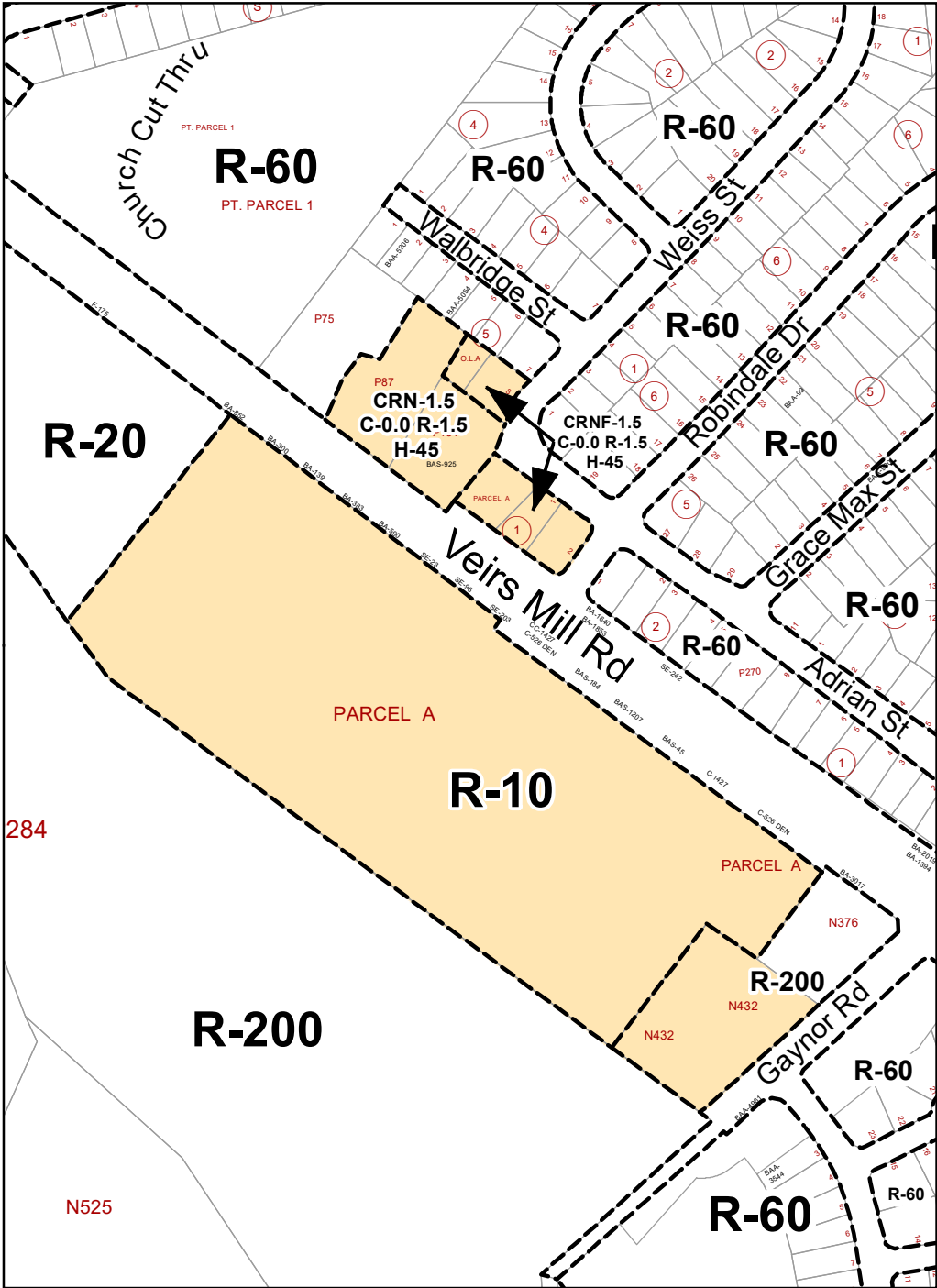
Attachment 1 - Map 5

Existing Zoning



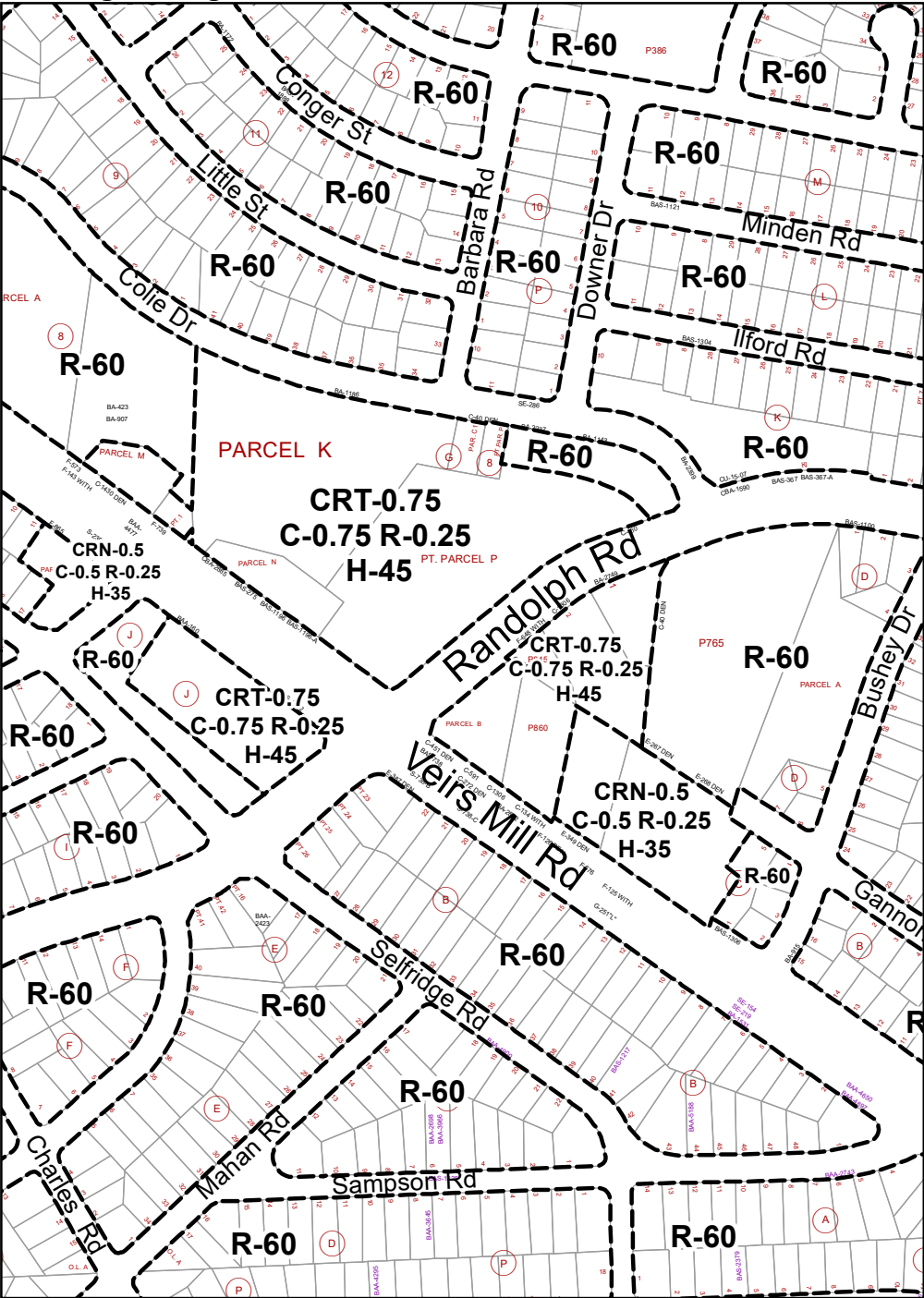
Changes # 5, 6, 7, 8, 9

Proposed Zoning



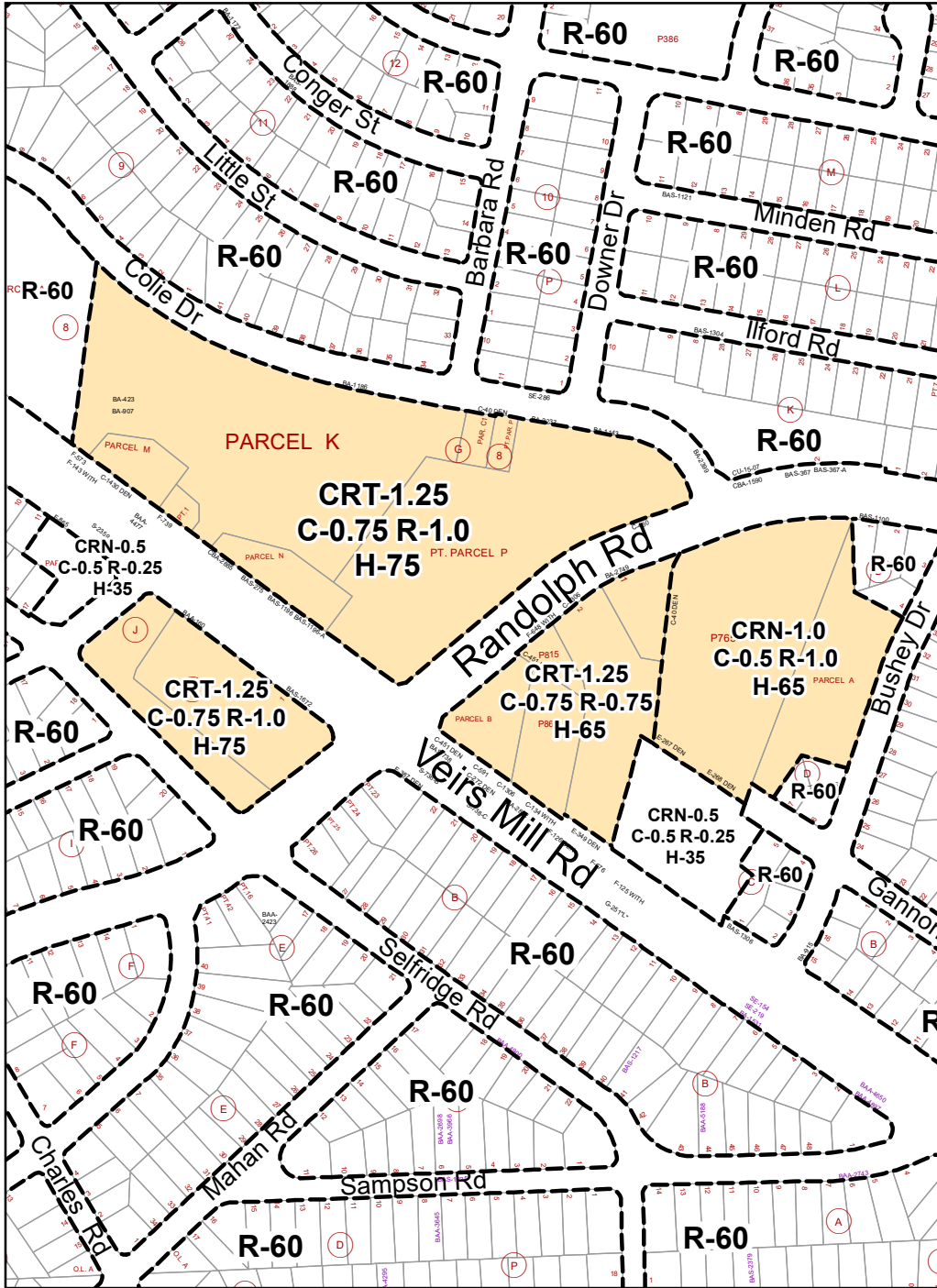
Attachment 1 - Map 6

Existing Zoning



Changes # 10, 11, 12, 13, 14

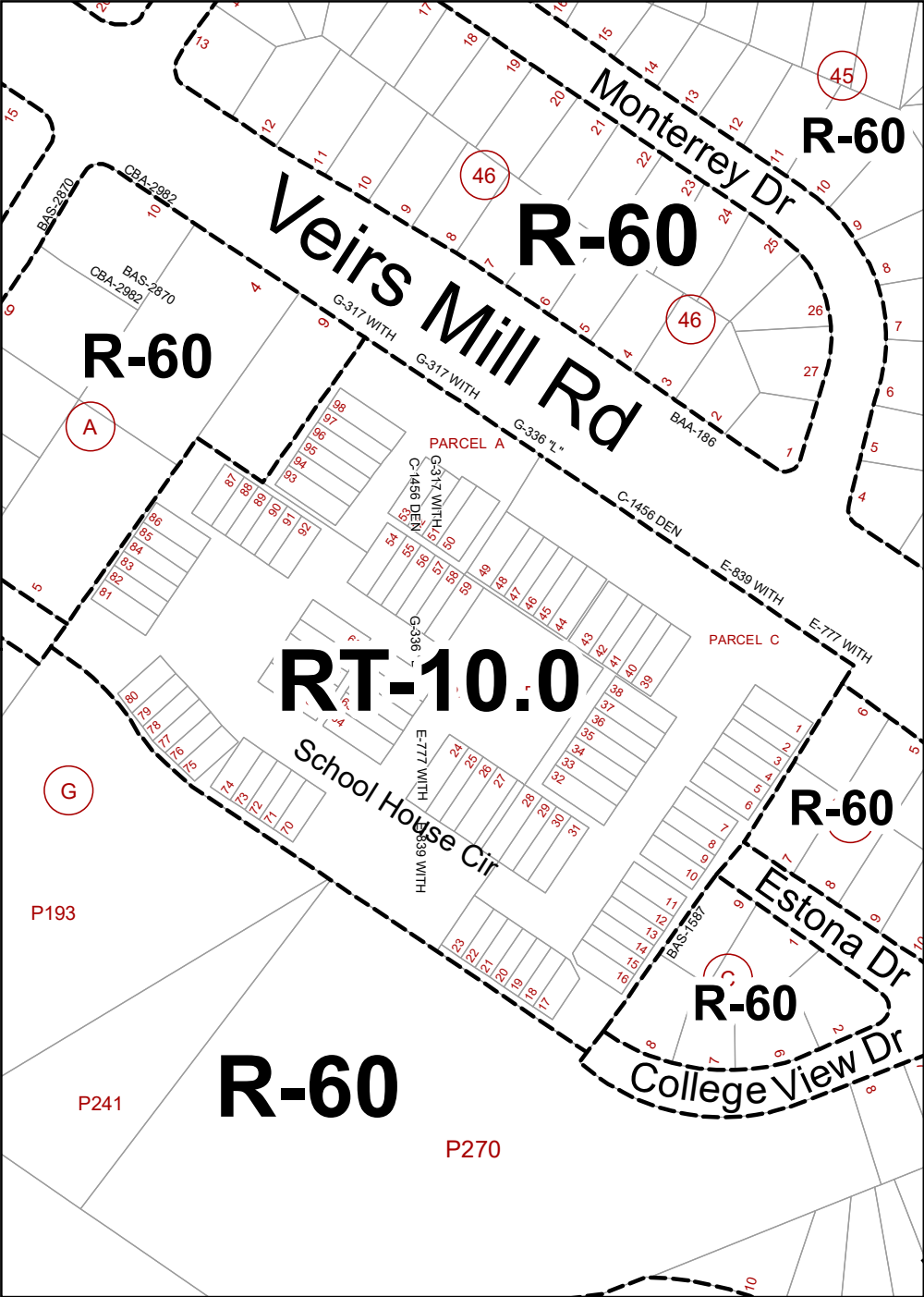
Proposed Zoning



$$1 \text{ in} = 200 \text{ ft}$$

Attachment 1 - Map 8

Existing Zoning



Proposed Zoning

