



MCPB

Item No.: 11

Date: 07/18/19

**Request to File the MARC Rail Communities Sector Plan Sectional Map Amendment (H-133)**

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**Completed: 7/11/19**

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**Staff Recommendation**

Recommend approval of the Request to File and recommend approval of the Sectional Map Amendment (SMA) for the *MARC Rail Communities Sector Plan*.

**Summary**

This memorandum requests approval to file Sectional Map Amendment H- 133, with a Technical Staff Report, to implement the recommendations of the Approved and Adopted 2019 *MARC Rail Communities Sector Plan*.

**Background**

The MARC Rail Communities Sector Plan encompasses the two distinct communities of Boyds and Germantown that are less than two and one-half miles apart in the upper portion of Montgomery County and are served by MARC's Brunswick Line. The Boyds portion of the plan area is a rural community that is approximately 252-acres and comprises the residential and commercial properties along Barnesville Road near its junction with Clarksburg Road, the industrial properties on the south side of the railroad tracks north of Clopper Road, the undeveloped Boyds Local Park and portions of the Hoyles Mill Conservation Park and the residential and institutional properties along White Ground Road. The Germantown portion of the plan area is approximately 290-acres, located north and south of the railroad, near the Germantown MARC Station. This area is generally bounded by Middlebrook Road on the northeast, Great Seneca Highway on the southeast, Dawson Farm Road on the southwest and Germantown and Waters Roads on the northwest.

This SMA amends portions of the *Approved and Adopted 1985 Boyds Master Plan*, portions of the *Approved and Adopted 1989 Germantown Master Plan* and portions of the *Approved and Adopted 2009 Germantown Employment Area Sector Plan*, as amended. It also amends the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery County and Prince George's County*, as amended; the *Master Plan for Historic*

*Preservation*, as amended; the *Master Plan of Highways and Transitways within Montgomery County*, as amended; the *Bicycle Master Plan*, as amended; and the *Countywide Transit Corridors Functional Master Plan*, as amended.

The Montgomery County Council approved the *MARC Rail Communities Sector Plan* on April 30, 2019, by Resolution Number 19-84. On May 30, 2019, the Montgomery County Planning Board adopted the Resolution of Adoption, Resolution Number 19-056, and transmitted it to the Maryland-National Capital Park and Planning Commission. On June 19, the Maryland-National Capital Park and Planning Commission adopted the sector plan by Resolution Number 19-13.

### **Recommended Rezoning**

This SMA will implement the sector plan's zoning recommendations. The plan supports and better utilizes existing transit assets while improving transportation connections and traffic safety in both station areas. In addition, the plan proposes ways to revitalize the built environment around the Boyds and Germantown stations in a manner that appropriately complements surrounding residential neighborhoods and historic resources. The plan recommends actions related to four broadly defined planning principles:

|          |                                                                             |
|----------|-----------------------------------------------------------------------------|
| Connect  | Encourage multi-modal transportation.                                       |
| Renew    | Reinforce land uses and strengthen urban design and the public realm.       |
| Preserve | Support historic preservation and adaptive reuse.                           |
| Sustain  | Ensure environmental sustainability and sufficient infrastructure capacity. |

Consistent with the sector plan, Boyds and Germantown have separate SMA map indices and maps. In Boyds, the SMA proposes zoning changes, or reclassification, for approximately 38.28 acres, and reconfirms existing Euclidean zoning for approximately 213.25 acres. In Germantown, the SMA proposes zoning changes, or reclassification, for approximately 134.07 acres, reconfirms existing Euclidean zoning for approximately 155.77 acres and reconfirms existing overlay zones for approximately 62.60 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 *MARC Rail Communities Sector Plan* (see Attachment 1). Planning staff will prepare a digital map that will be available at <https://mcatlas.org/sma/marc>.

### **Conclusion**

Staff recommends approval of the Request to File and recommends approval of SMA H-133, which will implement the zoning recommendations in the Approved and Adopted *MARC Rail Communities Sector Plan*

### **Attachment**

1. Proposed Zoning Reclassifications with map Indices for Changes



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## CERTIFICATION

This is to certify that the Sector 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.

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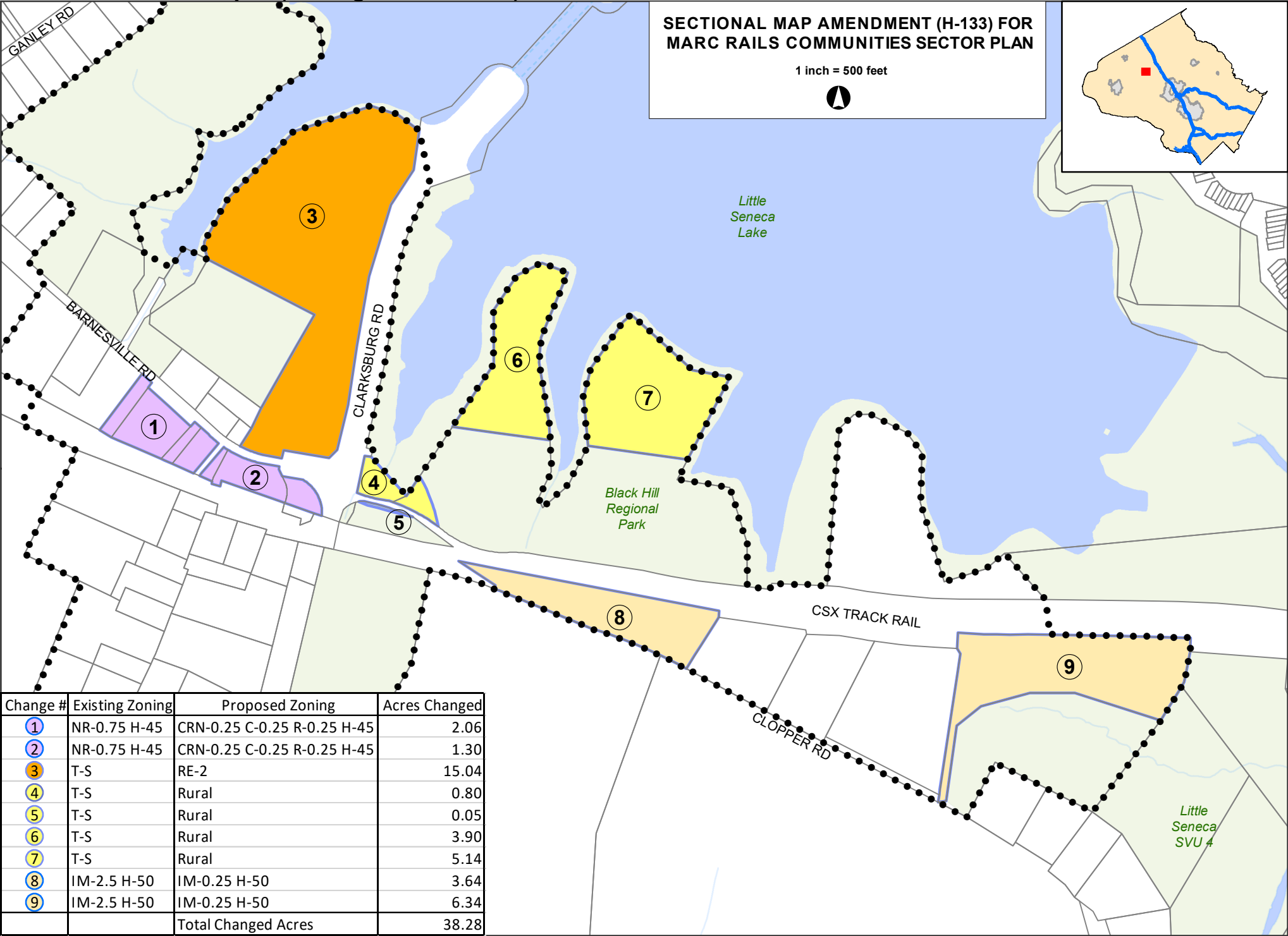
July 10, 2019

Date

Richard A. Weaver

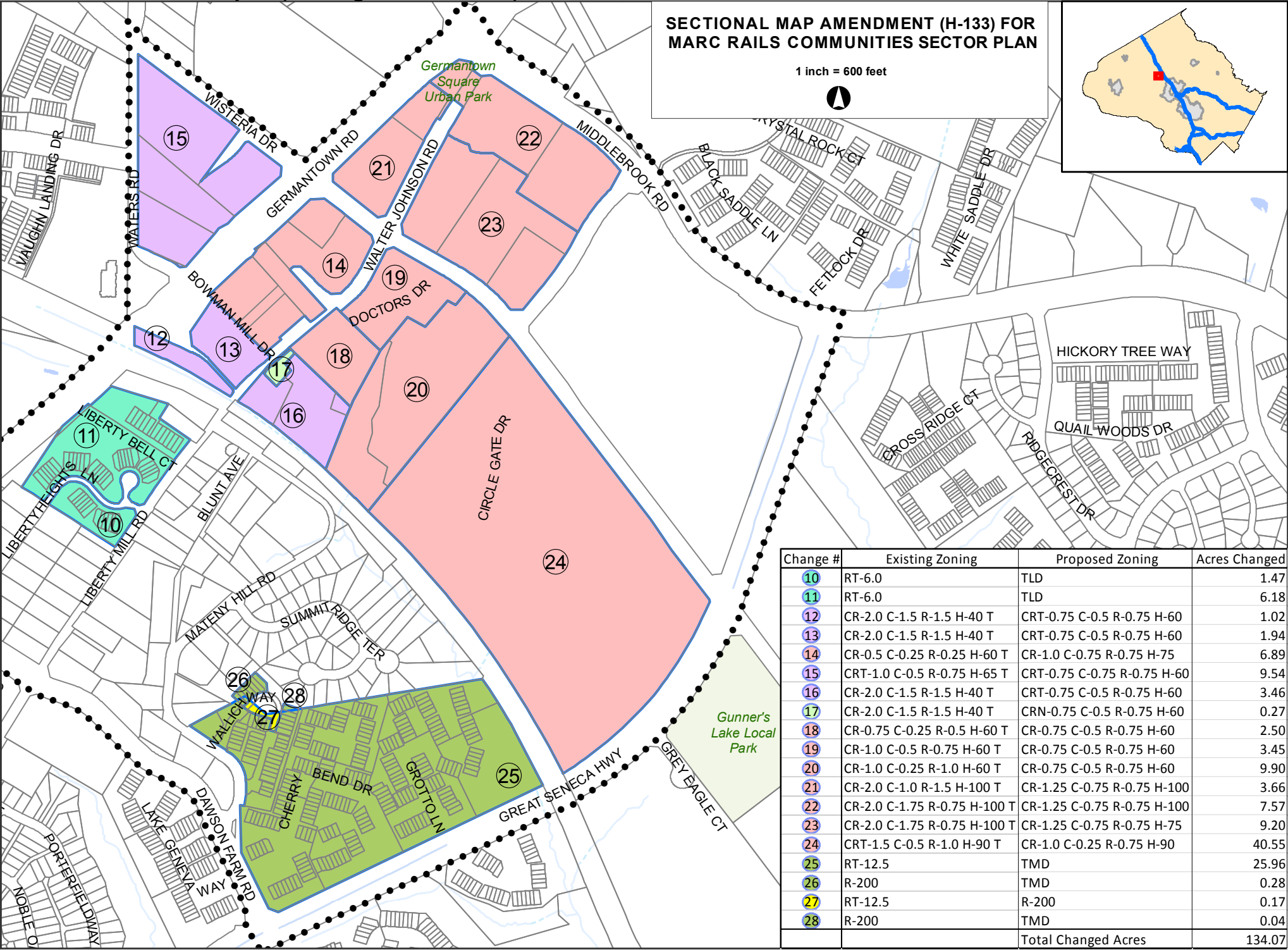
Richard Weaver  
Division Chief  
Area 3 Division

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



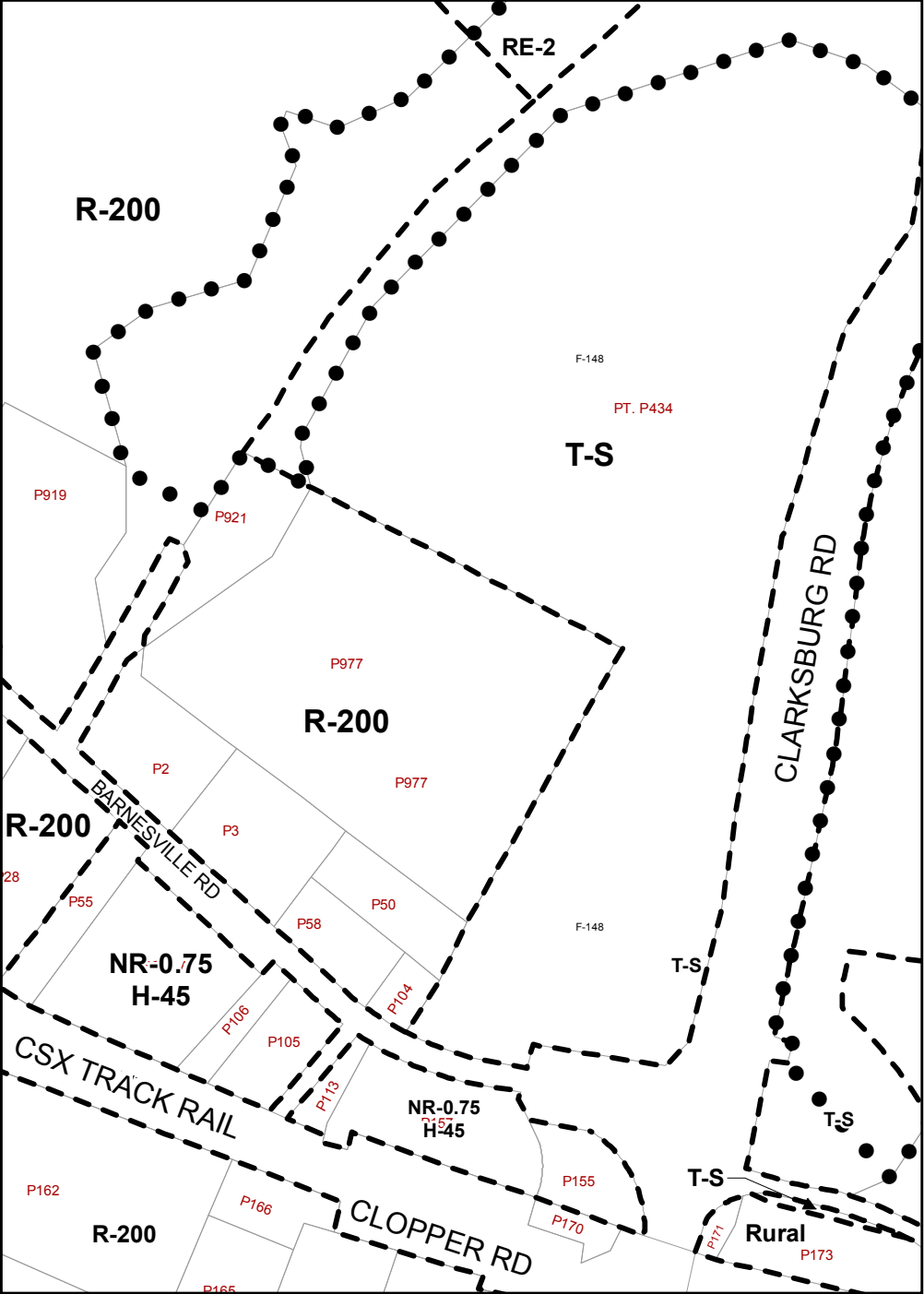


Attachment 1 - Map 3 (Change Index 2 of 2)



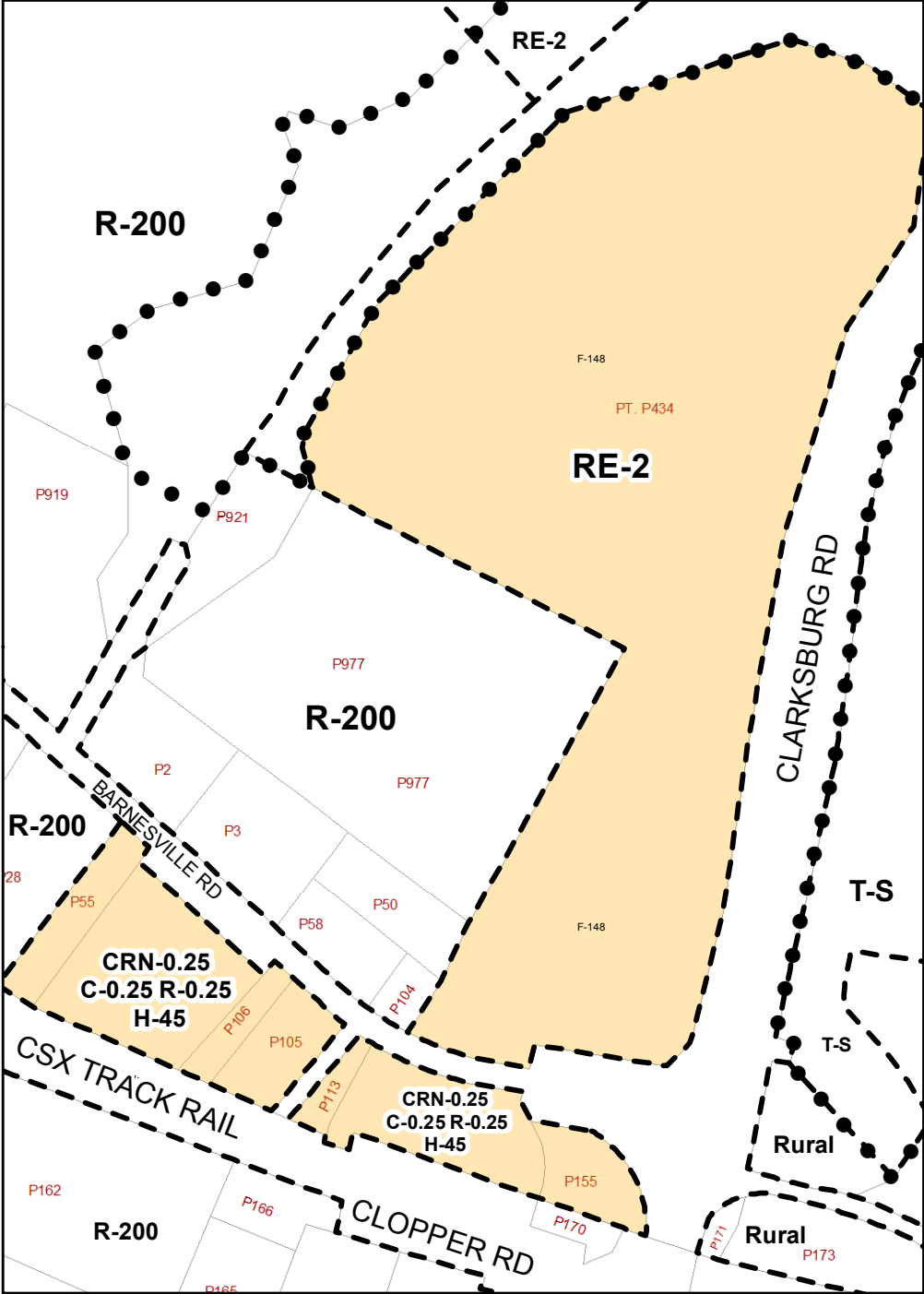
Attachment 1 - Map 4

Existing Zoning



Map Grids: 227NW15 (South) - 228NW15 (North)

Proposed Zoning



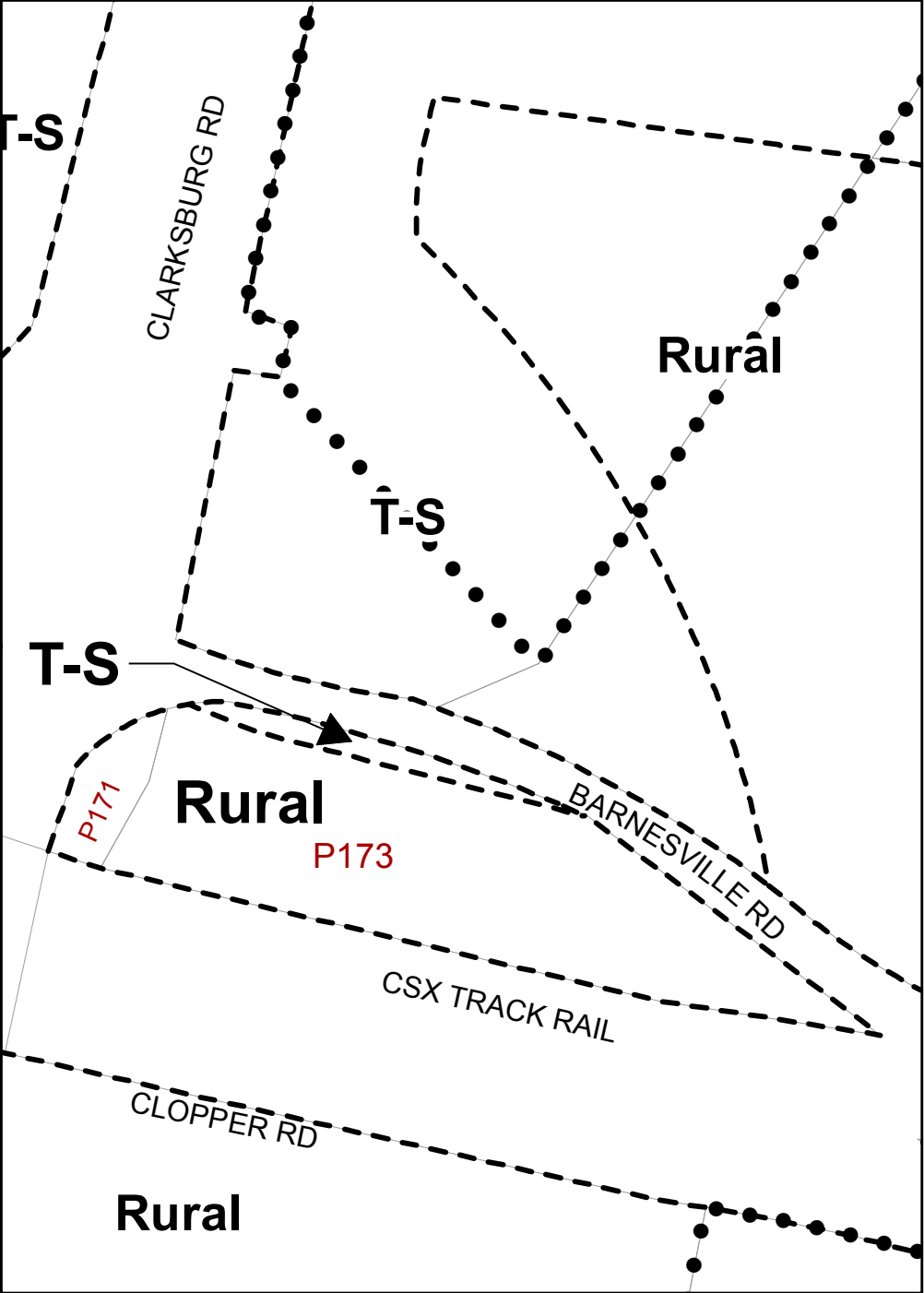
●●●●● Sector Plan Boundary

1 in = 250 ft

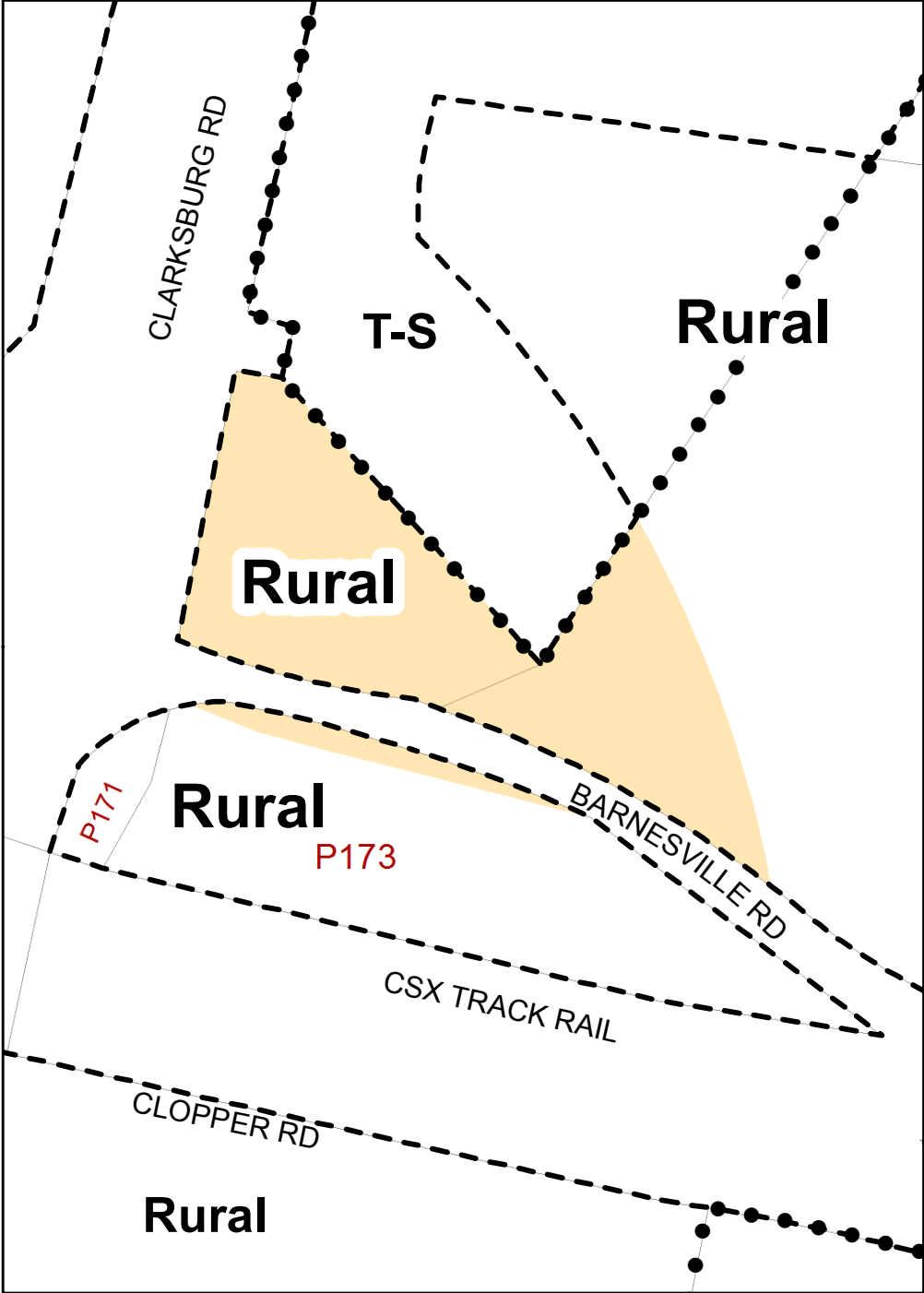
Attachment 1 - Map 5

Existing Zoning

Changes # 4, 5



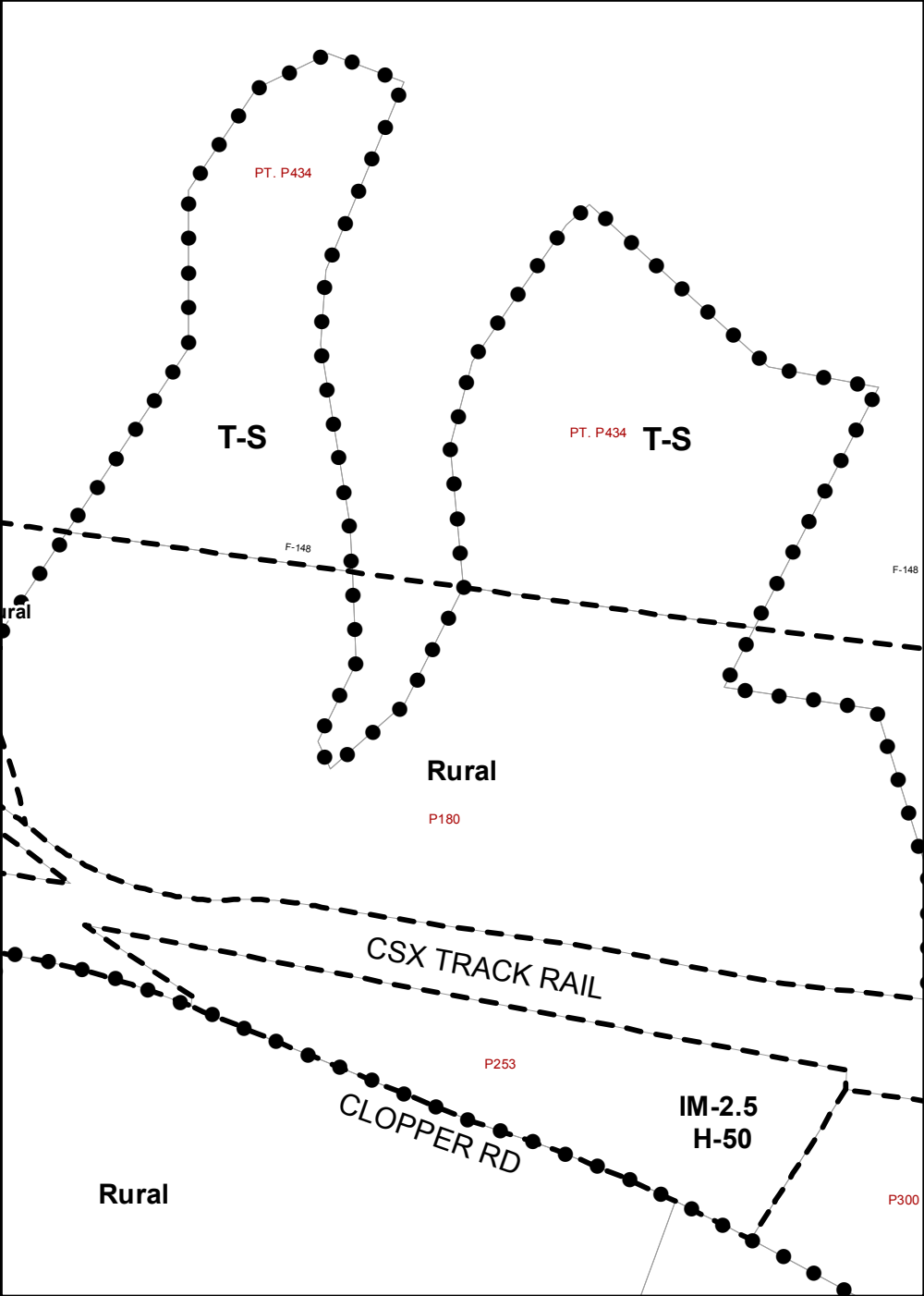
Proposed Zoning



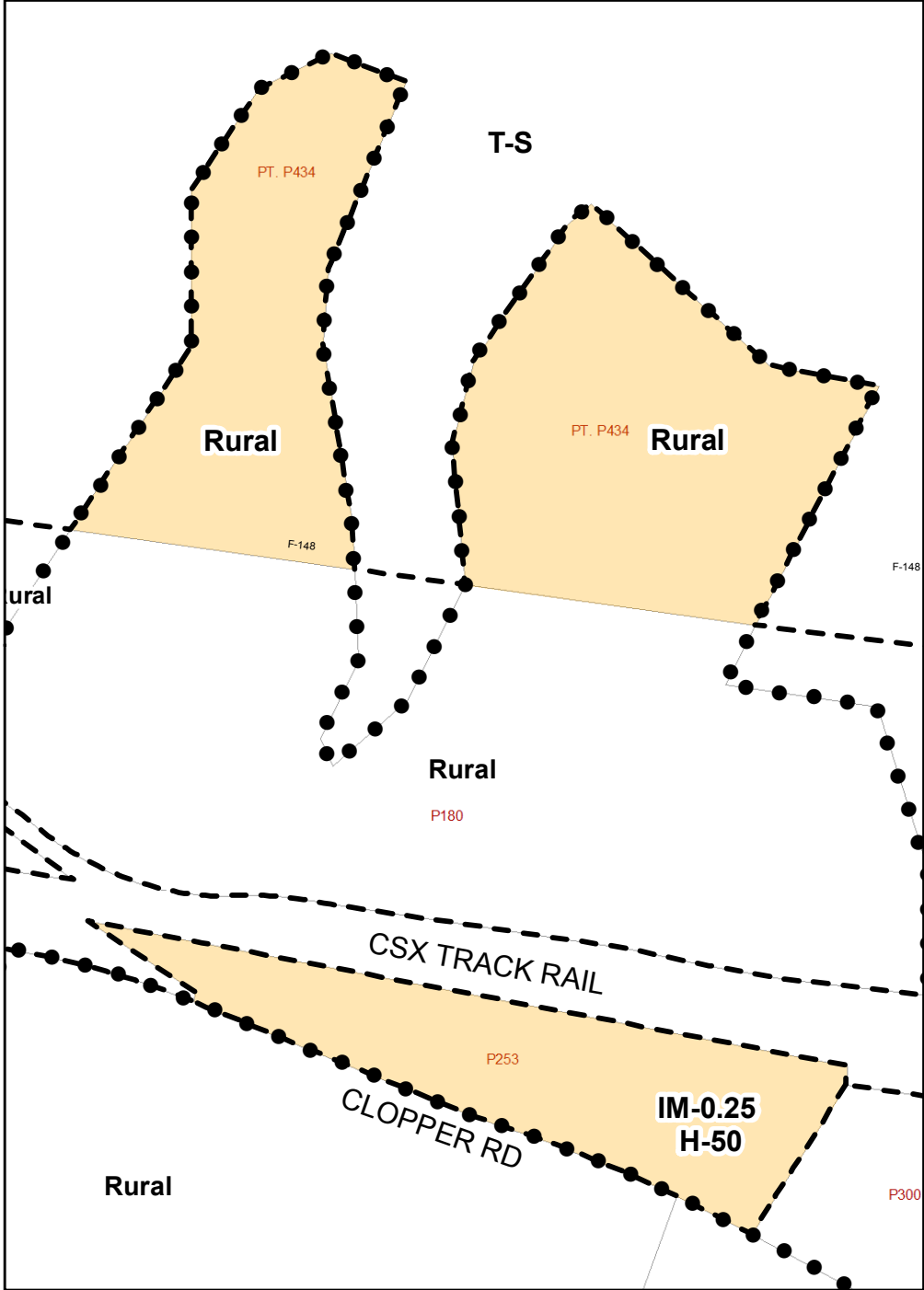
Attachment 1 - Map 6

Existing Zoning

Changes # 6, 7, 8



Proposed Zoning

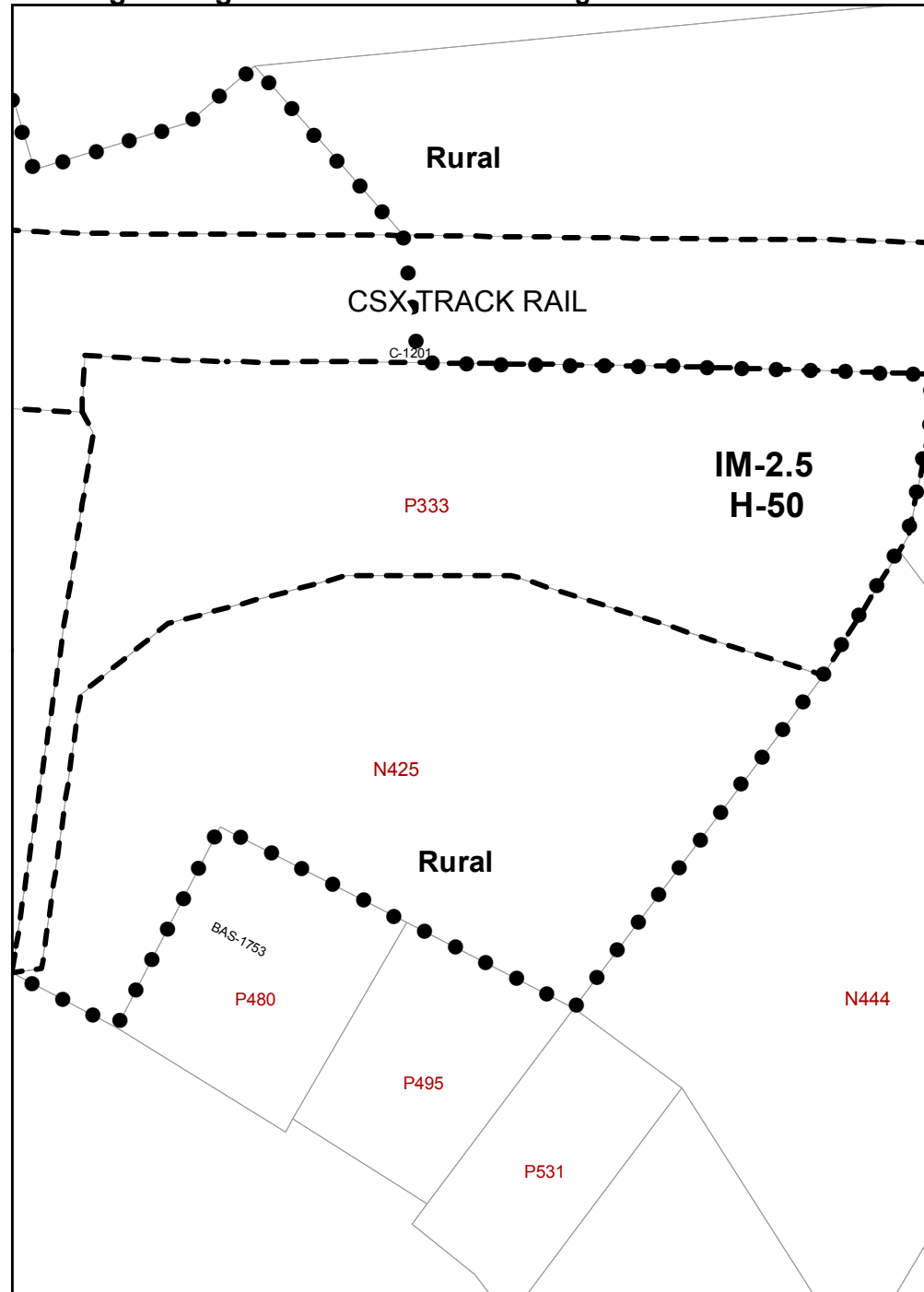




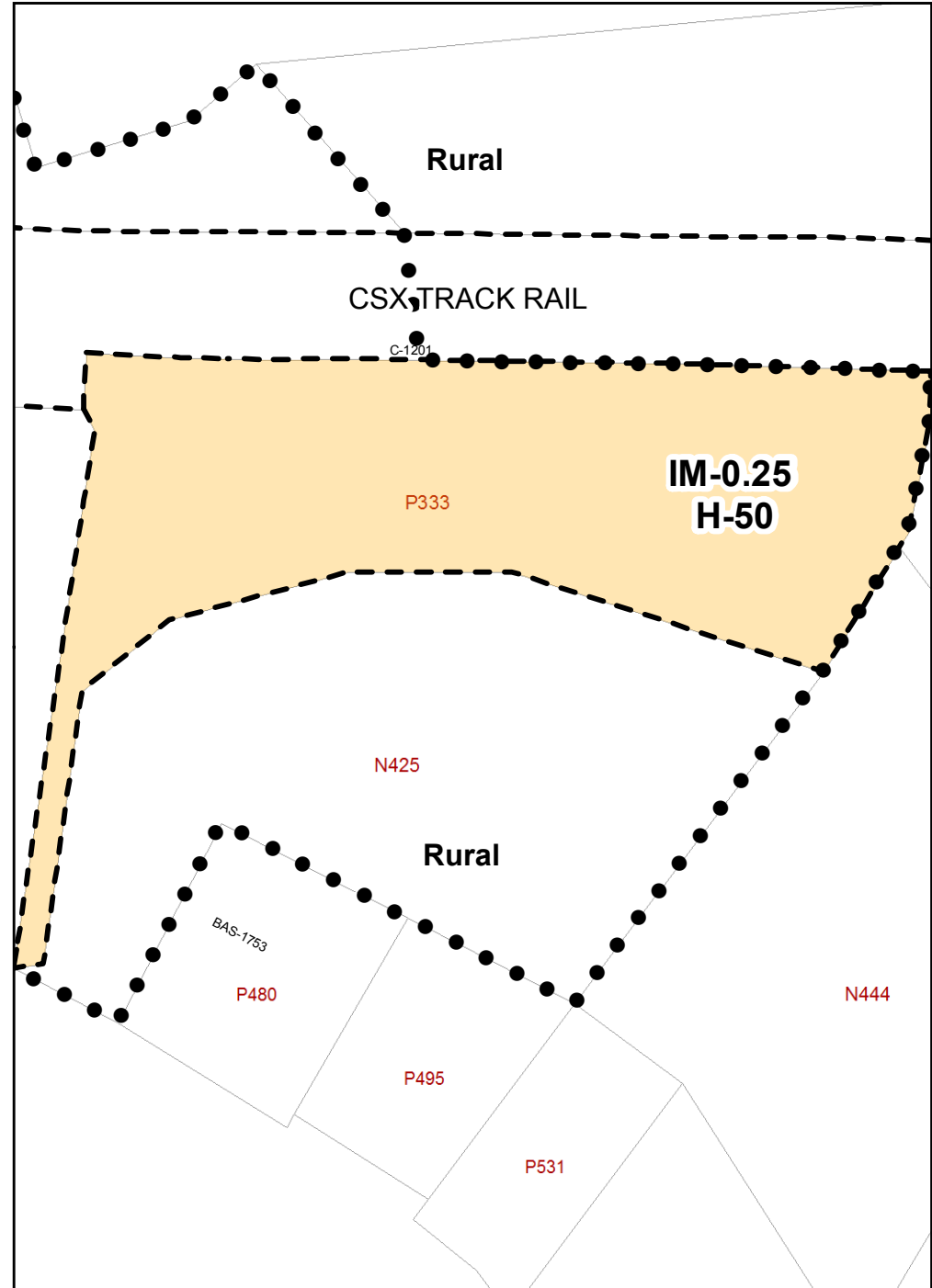
# Attachment 1 - Map 7

## Existing Zoning

Change # 9

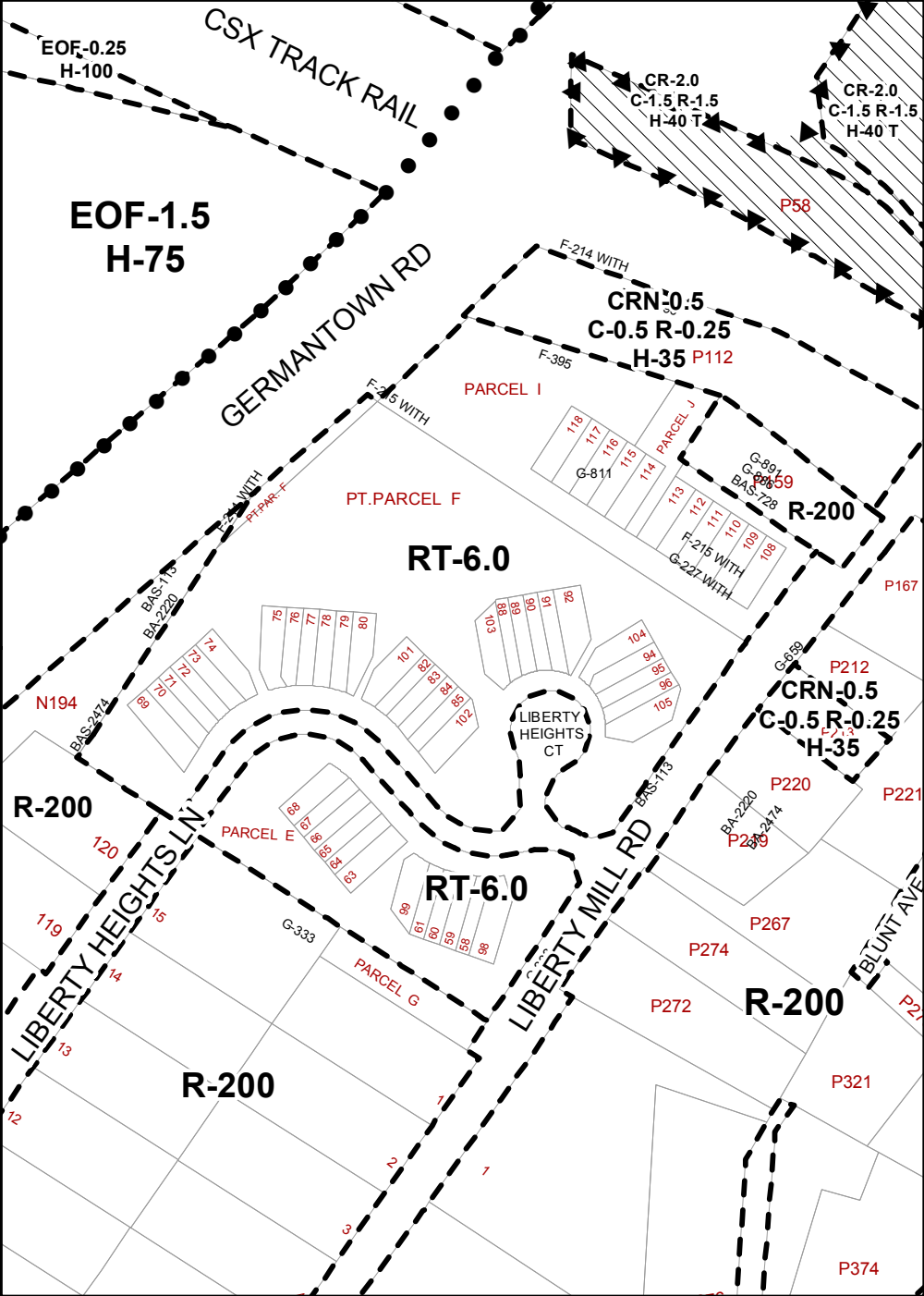


## Proposed Zoning

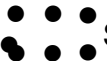
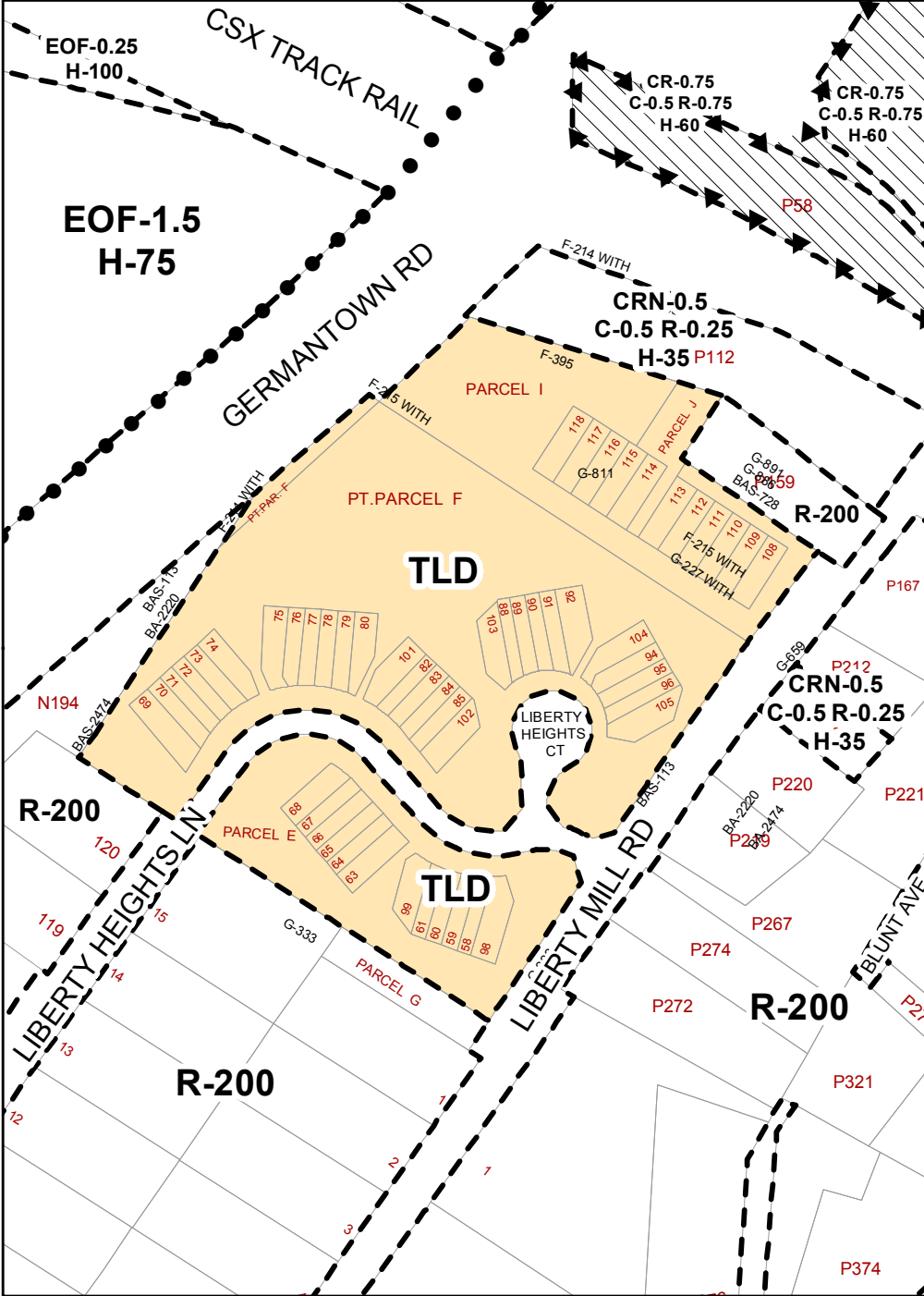


Attachment 1 - Map 8

Existing Zoning

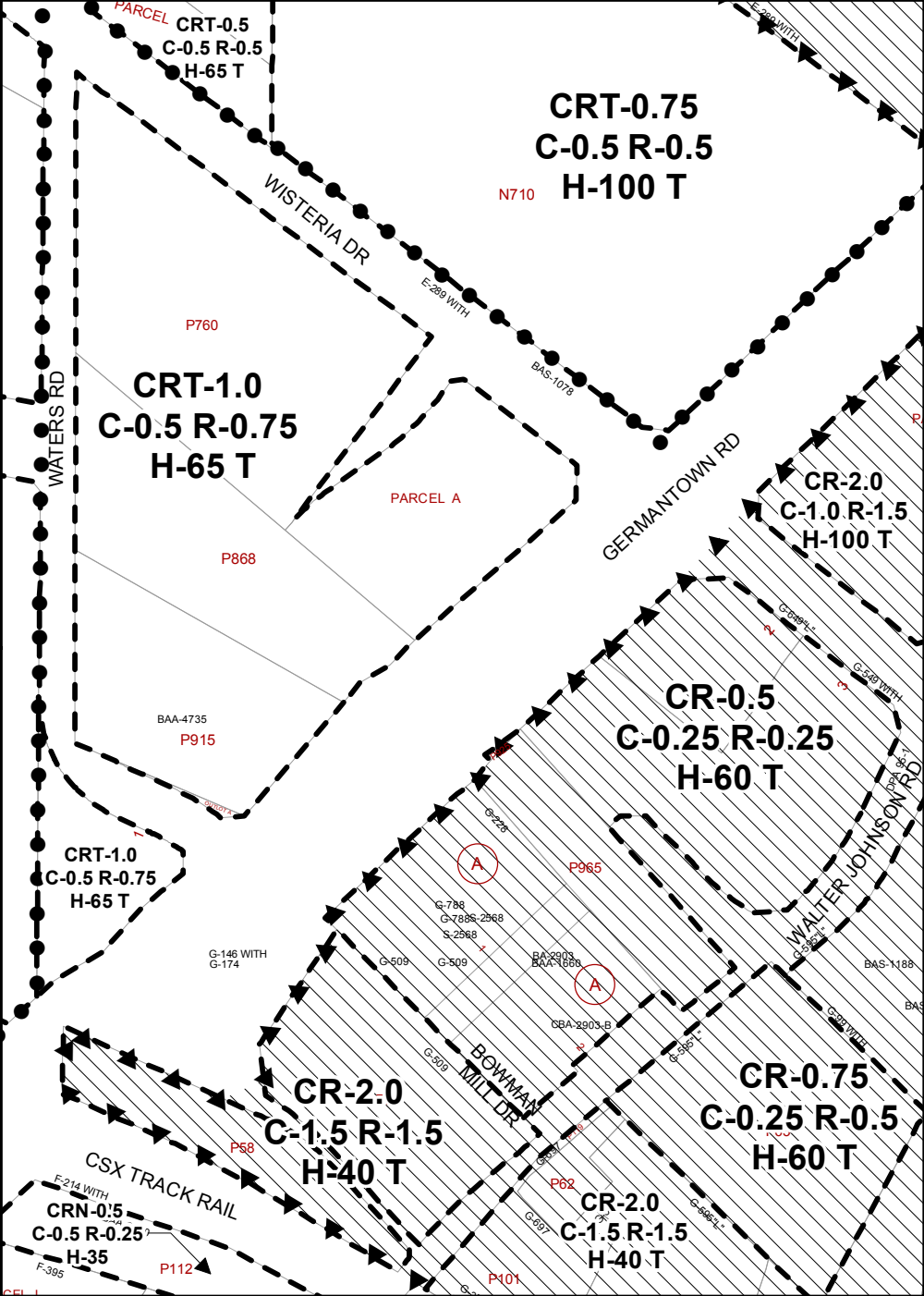


Proposed Zoning



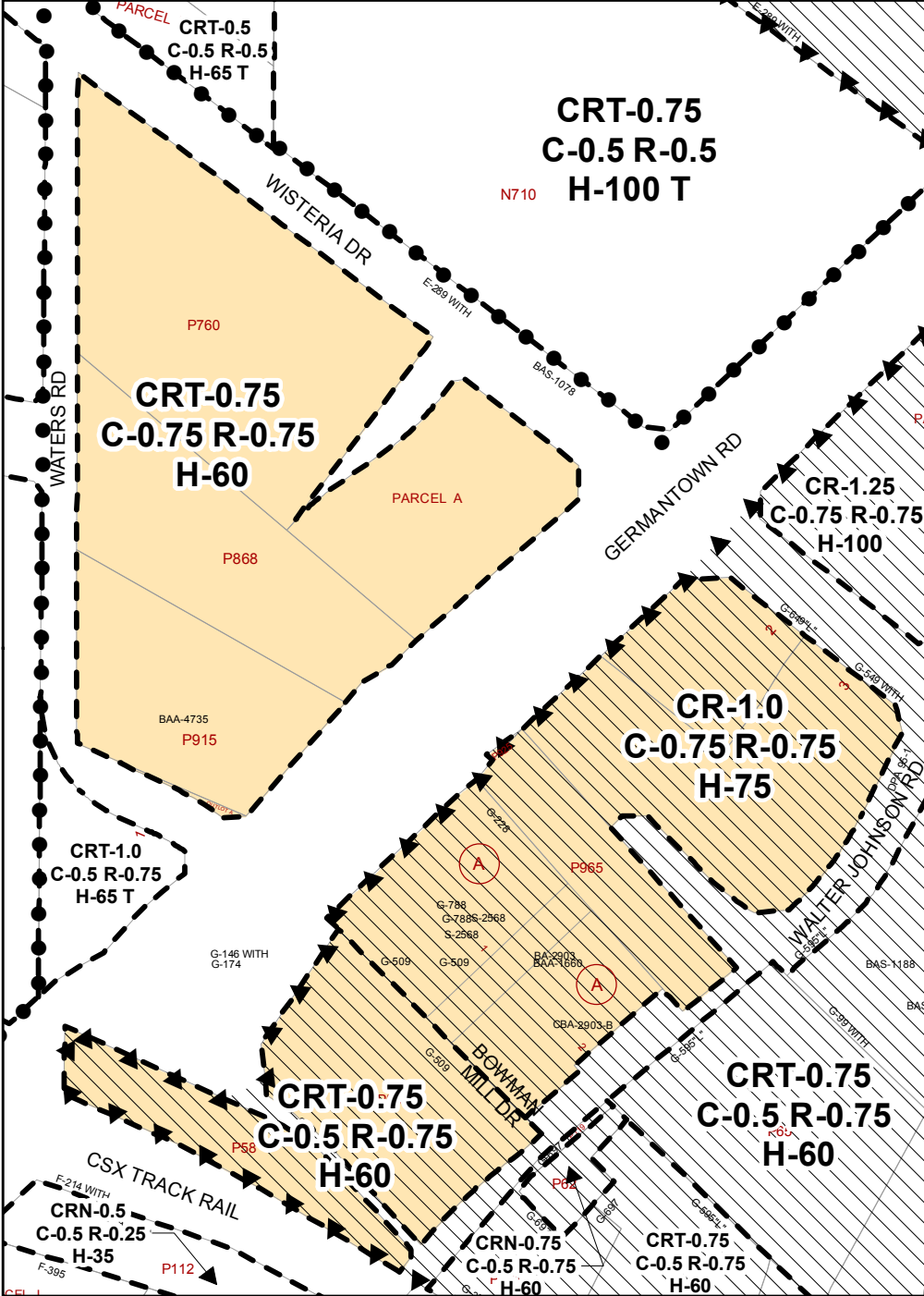
Attachment 1 - Map 9

Existing Zoning



Changes # 12, 13, 14, 15

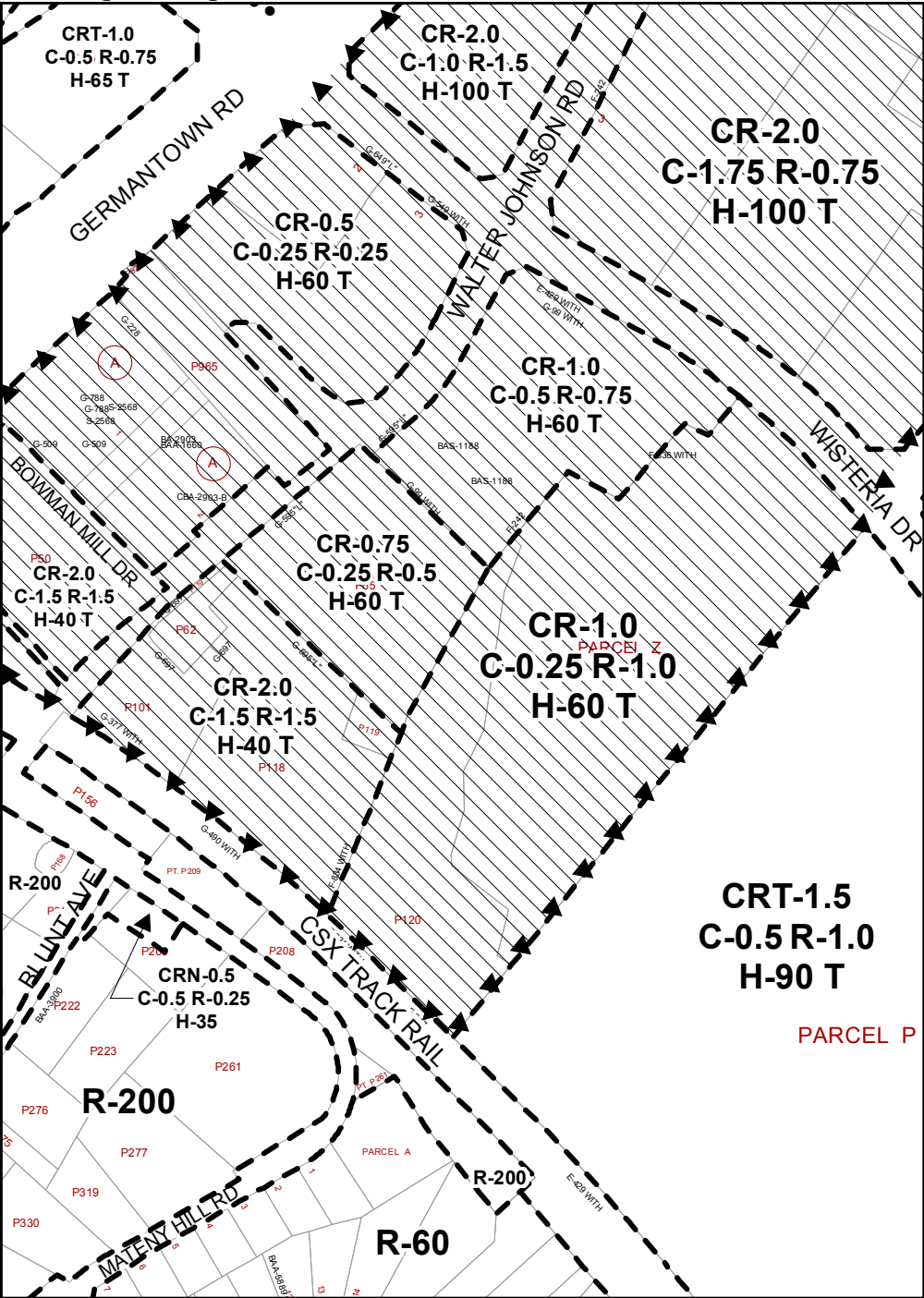
Proposed Zoning



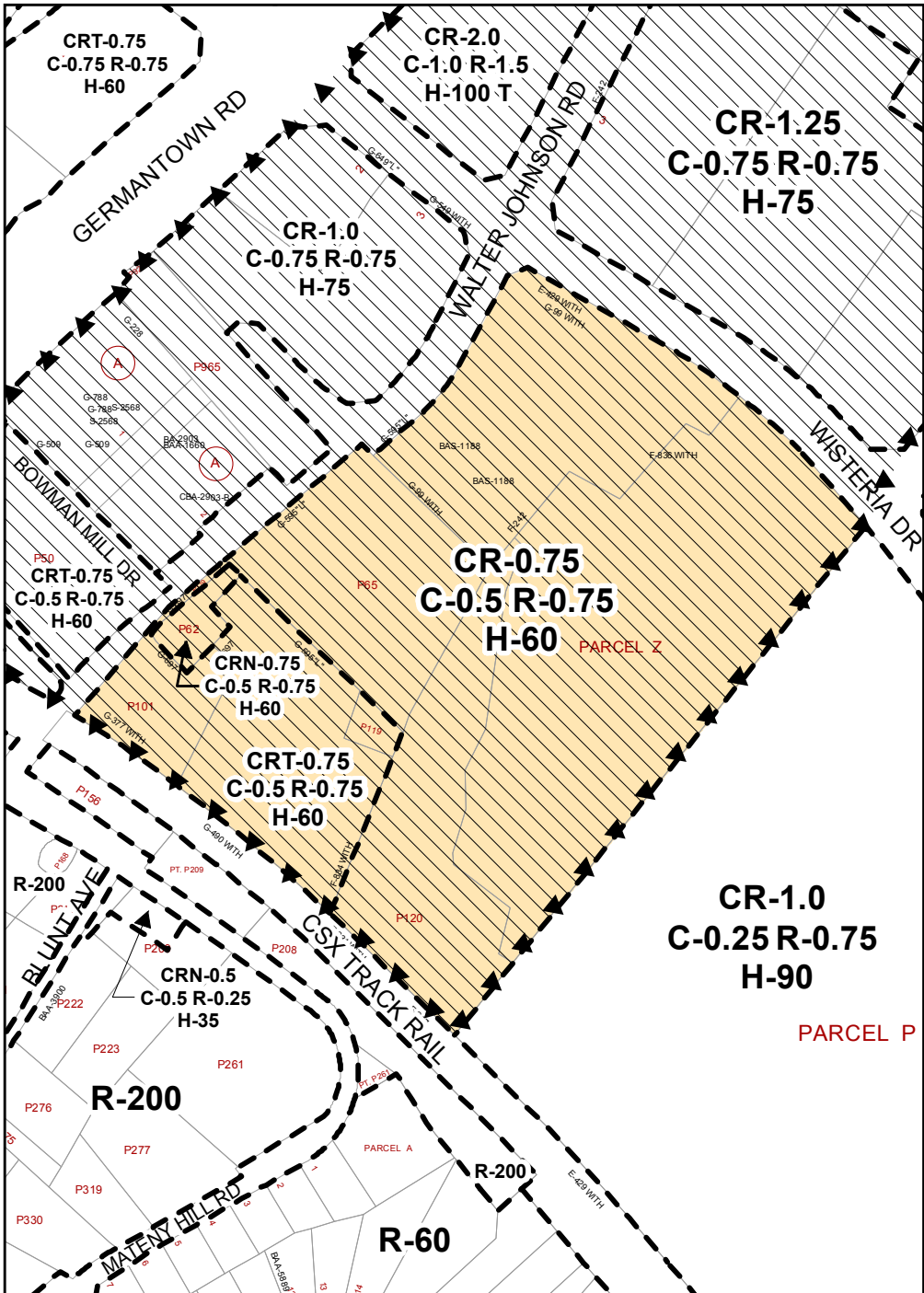
Attachment 1 - Map 10

Existing Zoning

Changes # 16, 17, 18, 19, 20



Proposed Zoning



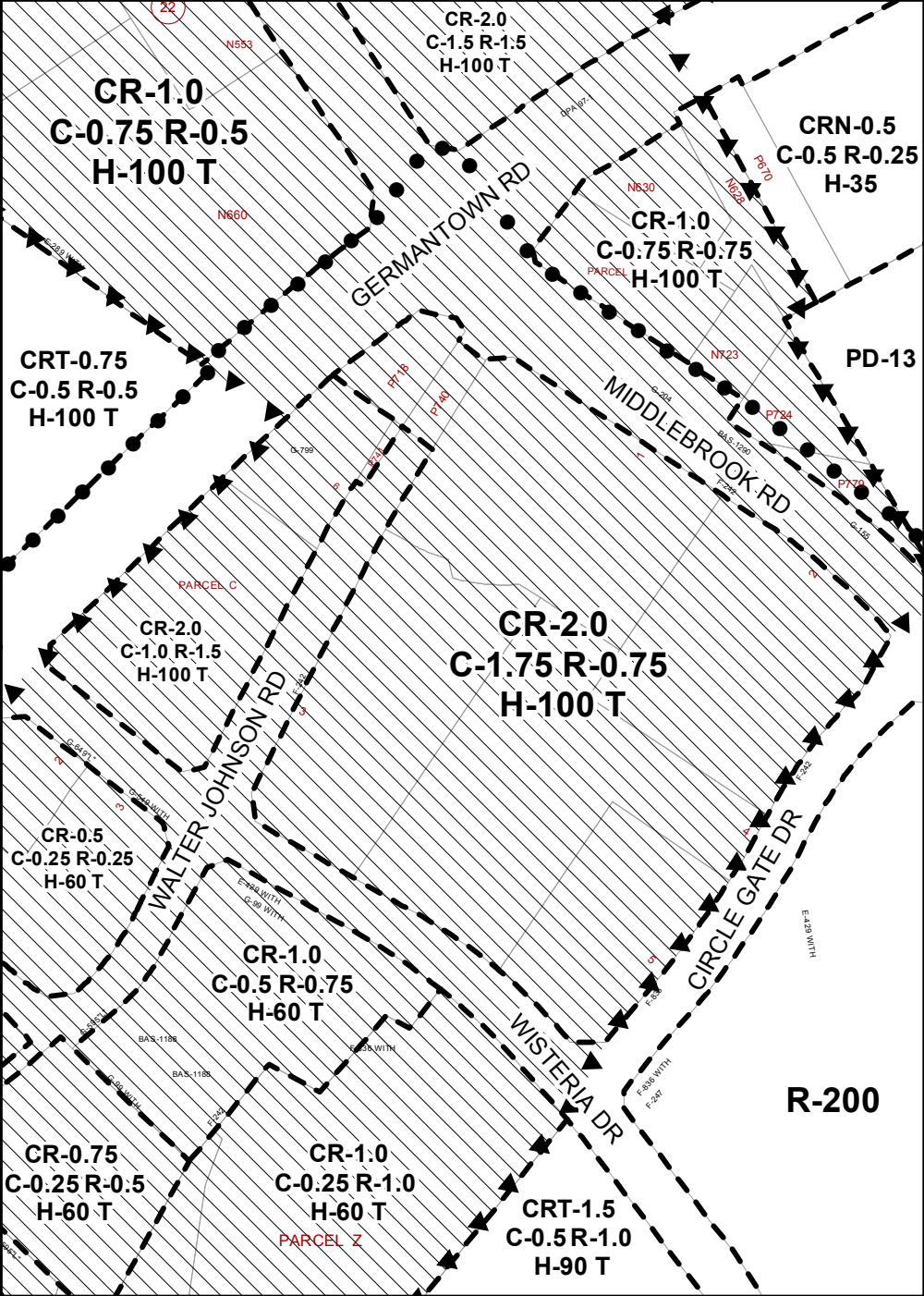
Map Grids: 226NW13 (South) - 227NW13 (North)

 Germantown Transit Mixed Use Overlay

1 in = 300 ft

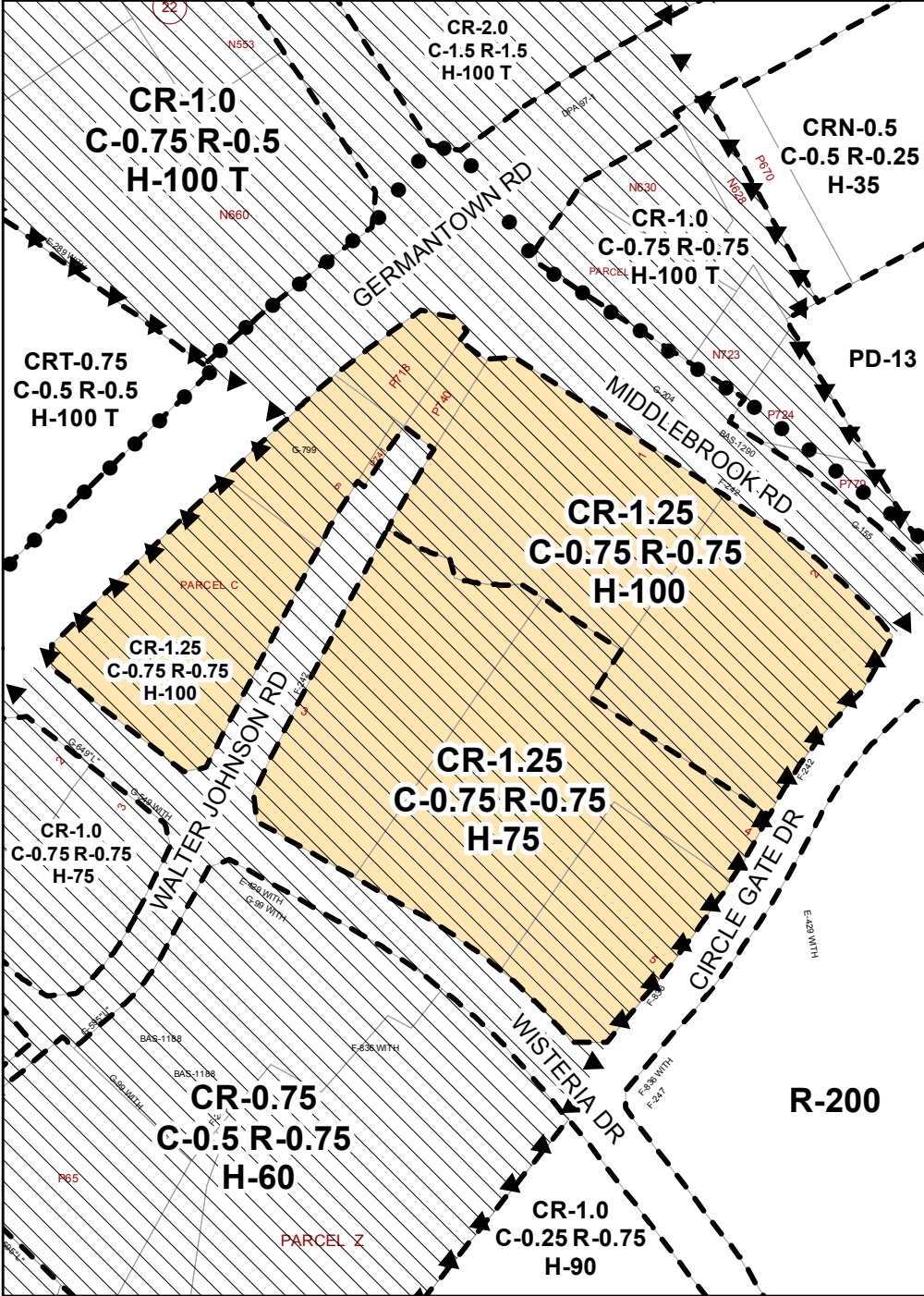
Attachment 1 - Map 11

Existing Zoning



Changes # 21, 22, 23

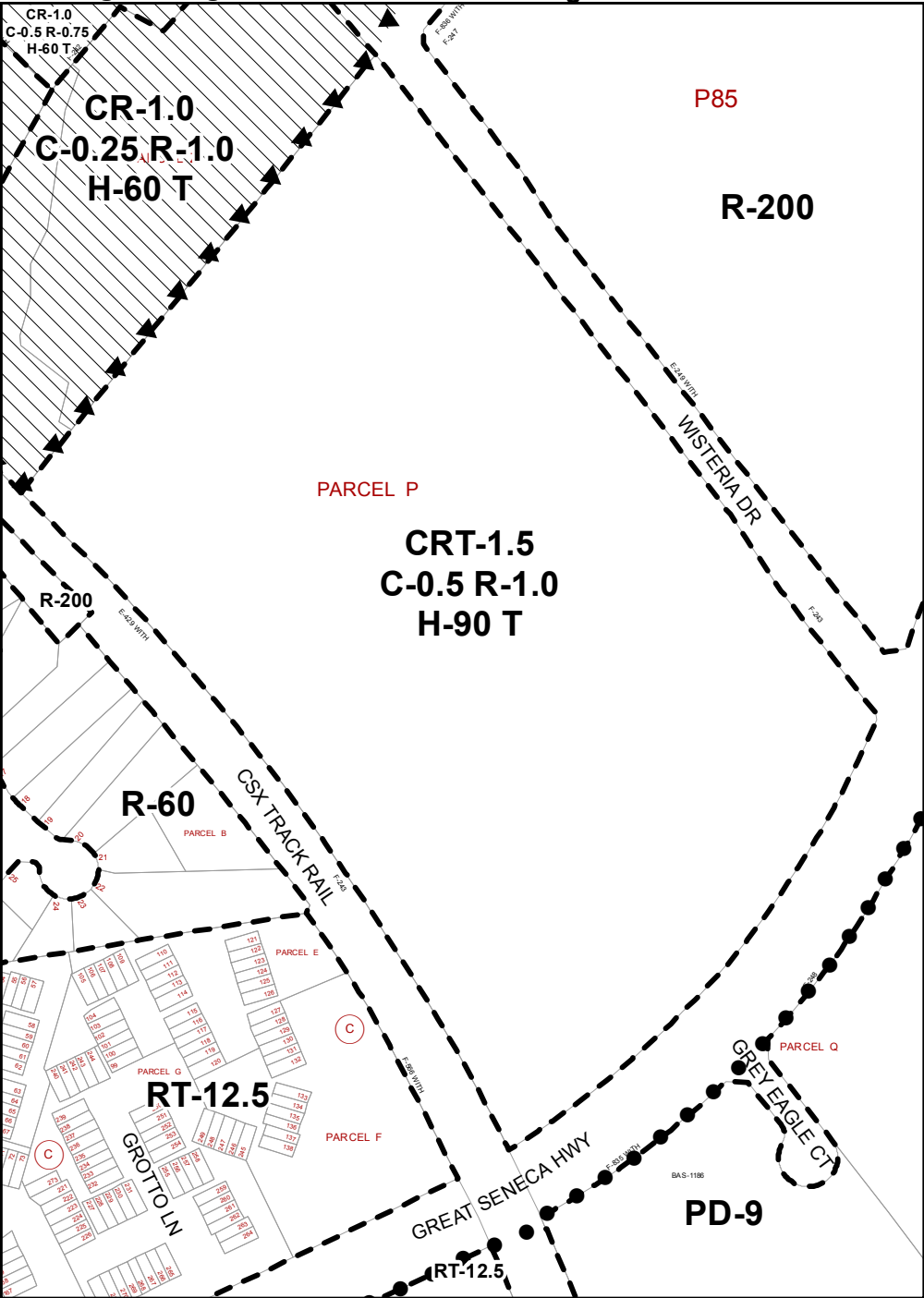
Proposed Zoning





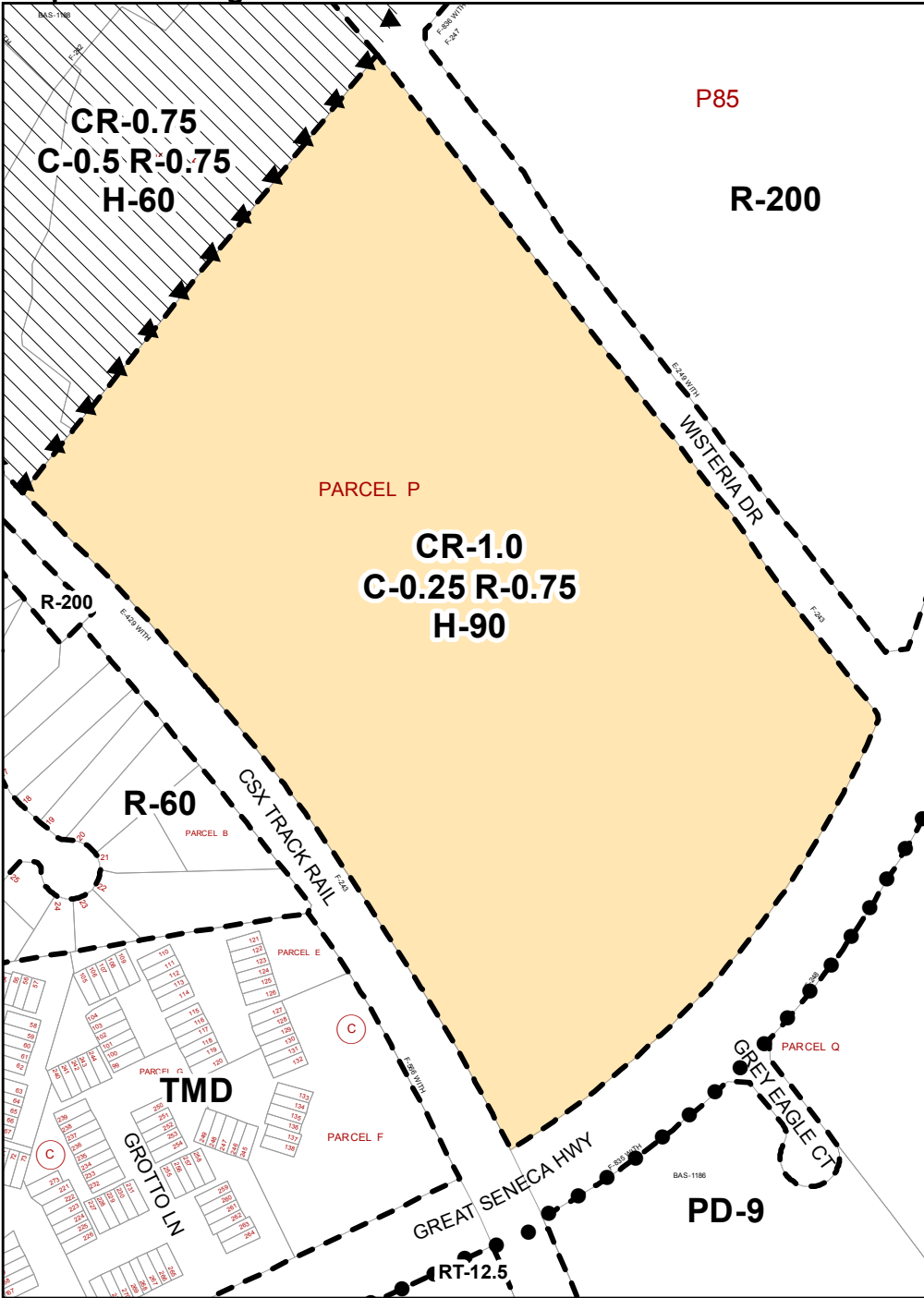
Attachment 1 - Map 12

Existing Zoning



Change # 24

Proposed Zoning



Map Grid: 226NW13



Sector Plan Boundary

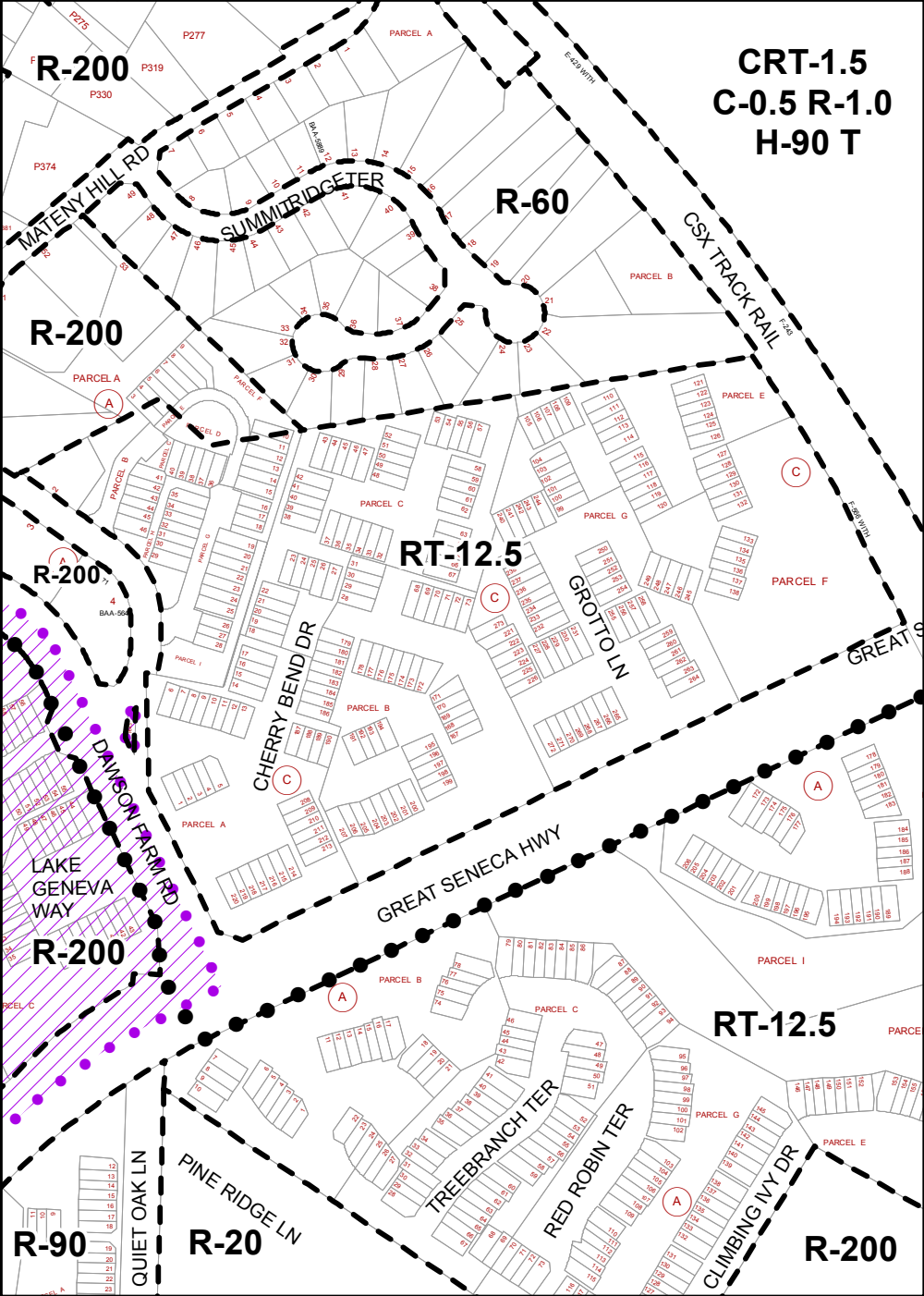


Germantown Transit Mixed Use Overlay

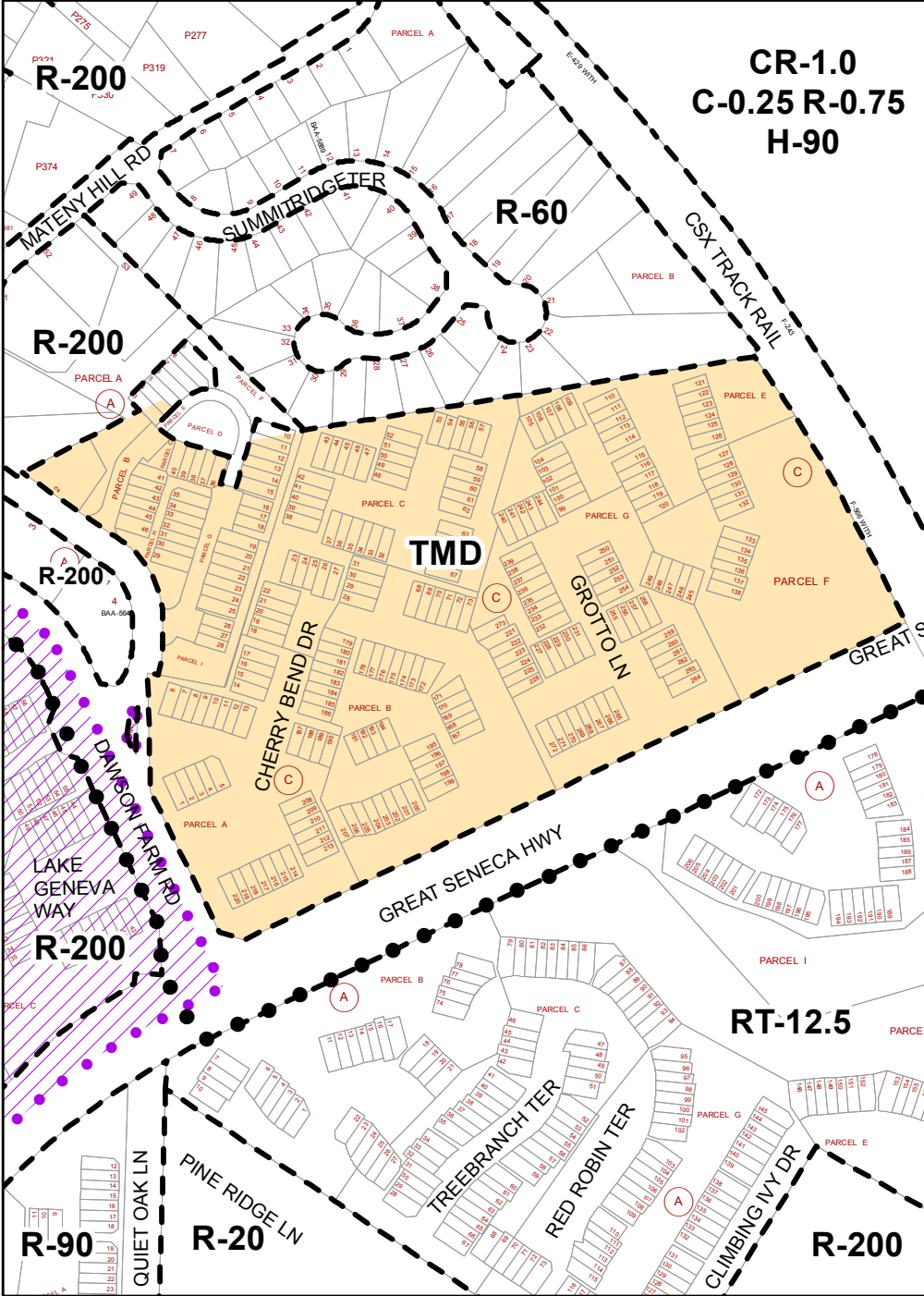
1 in = 350 ft

Attachment 1 - Map 13

Existing Zoning

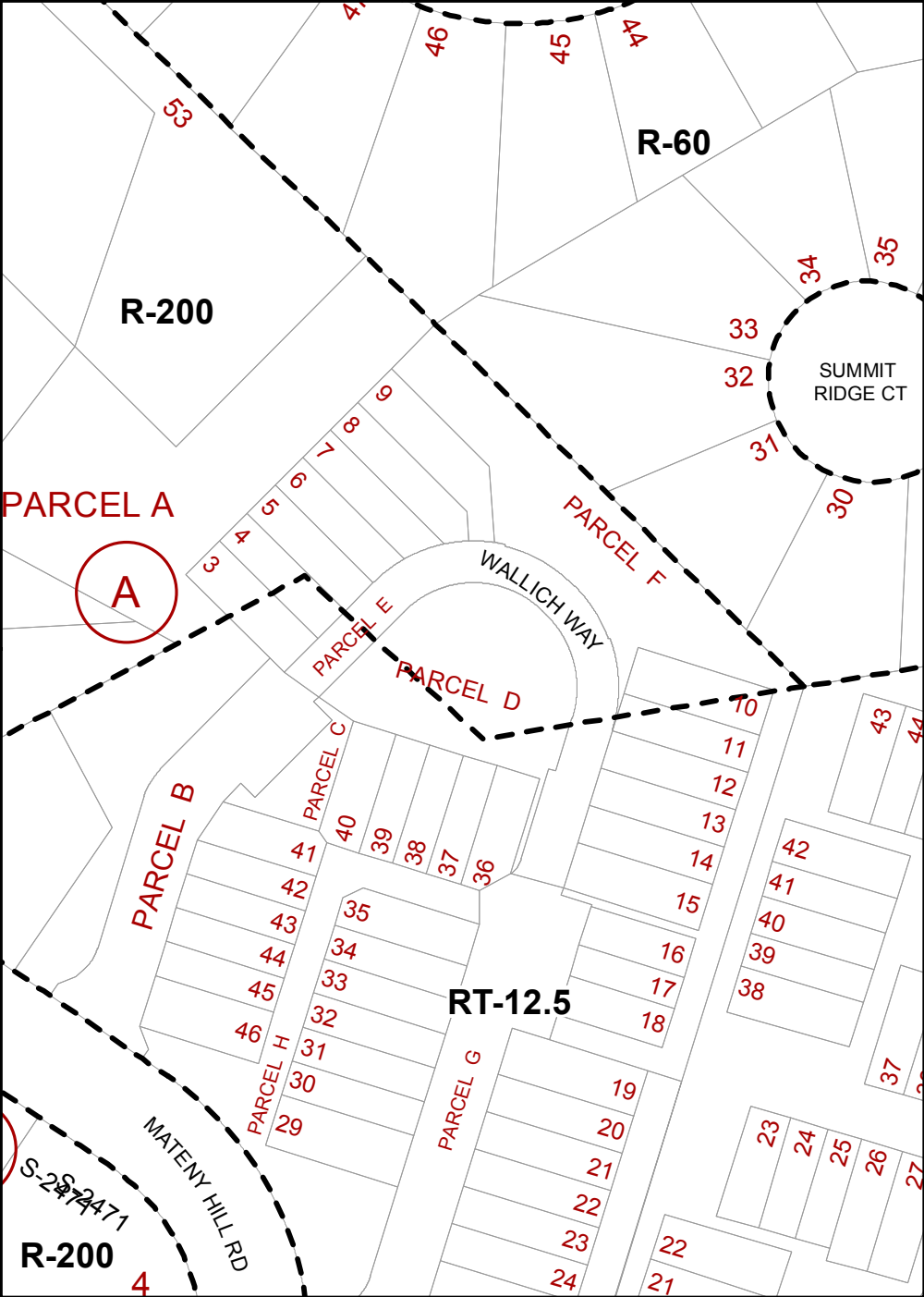


Proposed Zoning



Attachment 1 - Map 14

Existing Zoning



Proposed Zoning

