



Germantown Plan for the Town Sector Zone, Worksession #1

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Description

Germantown Plan for the Town Sector Zone, Work Session #1

Summary

On July 17, 2019, the Planning Board held a public hearing and received testimony concerning the Public Hearing Draft of the Germantown Plan for the Town Sector Zone. The public record remained open until July 31, 2019. A summary of all comments received is attached.

During this work session, staff will review the recommended land use and zoning for the undeveloped parcel and the adjacent senior housing apartments, both of which are located on Father Hurley Boulevard.

Key milestones in this planning process include the following:

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| October 10, 2018 | Kick-off meeting and open house |
| March 3, 2019 | Community meeting and open house |
| May 2, 2019 | Preliminary recommendations presented to the Planning Board |
| June 6, 2019 | Planning Board working draft approved |
| July 17, 2019 | Planning Board public hearing |

Attachment: Summary of public testimony and staff response

Public Hearing Draft Testimony and Responses

Issue/Property Address	Page No.	Testimony or Comment	Staff Response
Vacant property at Father Hurley Blvd. and Waters Landing Dr.	36-37	Agree with the public hearing draft residential zoning. Support zoning for the property. Recommend adding a notation that the illustrative development example may not be the ultimate configuration because it may not be feasible to develop retail.	Staff concurs.
Churchill Senior Living 2100 Father Hurley Blvd.	32-33	Requested 2.5 FAR maximum and 100 ft. height maximum property. Testifier contends there is a significant need for affordable senior housing and the property is ideally located near healthcare/hospital. Senior housing does not add to traffic and school overcrowding. Montgomery County trends report shows need for affordable senior housing.	The density and height request is incompatible with the surrounding area in both density and height. The requested density is best suited in the town center, where the maximum density is 2.0 FAR. Nearby densities range from 7.13 to 15.54 units per acre with 2 to 4 story buildings. The current senior living center has a density of 46 units per acre with approvals for nearly 55 units per acre--much higher than any surrounding development.
Vacant property at Father Hurley Blvd. and Waters Landing Dr., commercial zoning	32-33, 36-37	More jobs in Germantown means less traffic going down county, agrees that area does not need significant change, plan is technical and not substantive, not opposed to a modest amount of retail on vacant property, concerned that a large amount of retail would compete with town center, questioned the retail study and its conclusion there is an unmet demand in Germantown, it is difficult to keep restaurants and retail open.	Staff concurs that a modest amount of commercial use with residential use is appropriate and that any commercial development should be part of a mixed-use development combined with residential uses. A development with only commercial use is not recommended. This will help ensure compatibility and limit the scale of commercial development at this location.
Churchill Executive Plaza Wisteria Drive & Executive Park Circle	30-31	Churchill Executive Park condo conversion to residential could cause the loss of affordable commercial office space and would like to keep this "price point" in Germantown, want to see full implementation of the Germantown Master Plan.	Staff concurs that the continued use should be the existing commercial/office development. The recommended zone (EOF) would allow for a small amount of residential uses; for example, conversion of an office unit to residential unit in a live-work situation, or other configurations.