



Germantown Plan for the Town Sector Zone

PE Phillip Estes, AICP, Planner Coordinator, Area 3, Phillip.Estes@Montgomeryplanning.org, 301-495-2176

JP Jamey Pratt, Senior Planner, Area 3, Jamey.Pratt@Montgomeryplanning.org, 301-495-4588

BCB Benjamin Berbert, Acting Master Planner, Area 3, Benjamin.Berbert@montgomeryplanning.org, 301-495-4644

RAW Richard Weaver, Division Chief, Area 3, Richard.Weaver@montgomeryplanning.org, 301-495-4544

Completed: 07/23/2020

Staff Recommendation Approval of the resolution adopting the Germantown Plan for the Town Sector Zone and transmit to the Full Commission.

Summary On July 21, 2020, the Montgomery County Council, sitting as the District Council, approve the Germantown Plan for the Town Sector Zone by the attached Resolution No. 19-543.

Staff recommends the Board approve the attached draft resolution No. 19-056 and transmit to the Full Commission for approval at its scheduled meeting on September 16, 2020.

Attachments

- A. Montgomery County Planning Board Resolution No. 19-056, Maryland-National Capital Park and Planning Commission Resolution No. 19-13
- B. Montgomery County Council Resolution No. 19-543

DRAFT RESOLUTION NOT ADOPTED



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

MCPB NO. 20-019**M-NCPPC NO. 20-081**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on July 17, 2019 on the Public Hearing Draft for the Germantown Plan for the Town Sector Zone ("Plan"), being *also an amendment to the 1989 Germantown Master Plan, as amended, the 1985 Boyds Master Plan, as amended, the 1994 Clarksburg Master Plan, as amended, and the 2009 Germantown Employment Area Sector Plan, as amended*. When adopted, the Plan will also amend *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on November 7, 2018, approved the Planning Board Draft of the Germantown Plan for the Town Sector Zone, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Council sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on February 4, 2020, wherein testimony was received concerning the Planning Board Draft of the Germantown Plan for the Town Sector Zone; and

WHEREAS, the District Council, on July 21, 2020 approved the Planning Board Draft of the Germantown Plan for the Town Sector Zone subject to the modifications and revisions set forth in Resolution No. 19-543.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said Germantown Plan for the Town Sector Zone, together with the *General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince*

Approved for legal sufficiency
MNCPPC Office of the General Counsel

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

This is to certify that the foregoing is a true and correct copy of Resolution No. 20-081 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on July 30, 2020 in Silver Spring, Maryland on motion of Commissioner_____, seconded by Commissioner_____, with a vote of ___ to ___, Commissioners _____, _____, _____, _____, and _____, voting in favor of the motion.

This is to certify that the foregoing is a true and correct copy of Resolution No. 20-019, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____, _____, _____, _____, _____, _____, _____, _____, voting in favor of the motion, at its meeting held on Wednesday, _____, 2020, in _____, Maryland.

Maryland-National Capital Park and
Planning Commission

Resolution No.: 19-543
Introduced: July 21, 2020
Adopted: July 21, 2020

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Approval of November 2019 Germantown Plan for the Town Sector Zone

1. On November 8, 2019, the Montgomery County Planning Board transmitted to the County Executive and the County Council the November 2019 Planning Board Draft of the Germantown Plan for the Town Sector Zone.
2. The November 2019 Planning Board Draft of the Germantown Plan for the Town Sector Zone contains the text and supporting maps for an amendment to portions of the approved and adopted 1985 Boyds Master Plan, as amended; 1994 Clarksburg Master Plan, as amended; and 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 and Prince George's Counties, as amended.
3. On February 4, 2020, the County Council held a public hearing on the November 2019 Planning Board Draft of the Germantown Plan for the Town Sector Zone, which was referred to the Council's Planning, Housing, and Economic Development Committee for review and recommendations.
4. On February 25, 2020, the Planning, Housing, and Economic Development Committee held a worksession to review the November 2019 Planning Board Draft of the Germantown Plan for the Town Sector Zone.
5. On June 23, 2020, the County Council reviewed the Planning Board Draft of the Germantown Plan for the Town Sector Zone and the recommendations of the Planning, Housing, and Economic Development Committee.
6. On July 21, 2020, the Council extended the time for consideration of the Germantown Master Plan, nunc pro tunc, beginning July 5, 2020.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft of the Germantown Plan for the Town Sector Zone, dated November 2019, is approved with revisions. County Council revisions to the Planning Board Draft of the Germantown Plan for the Town Sector Zone are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the November 2019 Planning Board Draft of the Germantown Plan for the Town Sector Zone.

Page 13: Revise the first sentence of the second paragraph under “F. Planning Framework Context” as follows:

The intent of the 1974 [Master Plan for] Germantown Master Plan was to fulfill the objectives of the General Plan.

Page 13: Revise the third paragraph under “F. Planning Framework Context” as follows:

The 1989 Germantown Master plan built upon the recommendations of the 1974 [Master Plan for] Germantown Master Plan. It modified four elements of the earlier plan: housing, community identity, community facilities and live/work balance. The 1989 Germantown Master Plan noted that Churchill Village was nearly built-out with only 132 acres of developable land remaining. Furthermore, the 1989 plan concluded that Churchill Village would not be served by a “village center” at Waters Landing Drive and Father Hurley Boulevard because two major shopping areas (Sugarloaf Centre and Germantown Commons) are in close proximity [the Germantown area] and effectively serve the community. As a result, the recommended land use was revised from a village center to a religious facility and senior housing.

Page 23: Amend the table “Residential Zones” as follows:

Residential Zones					
Unit Type	Max. Density per Acre ¹		<u>Min. Site Size</u>	Min. Lot Size	Zone
	[Standard Method]	[Optional Method ¹]			
Single Family Detached/Duplex	2.18	[2.44]	<u>n/a</u>	20,000 SF	R-200
	4.84	[4.39]	<u>n/a</u>	9,000 SF	R-90
	7.26	[6.10]	<u>n/a</u>	6,000 SF	R-60
	10.89	[10.12]	<u>8,000 SF</u>	4,000 SF	R-40
Townhouse	9.07	[9.79]	<u>4,800 SF</u>	1,250 SF	TLD
	12.10	[15.25]	<u>3,600 SF</u>	1,100 SF	TMD

¹ [The optional method density values are the maximum residential densities allowed prior to ZTA 18-06, effective October 29, 2018. Under the bonus density provisions of ZTA 18-06, additional density can be achieved by providing greater than 15% MPDUs.] Under the Standard Method of Development

	15.02	[18.30]	<u>2,900 SF</u>	1,000 SF	THD
Multi-Family	14.50	[17.69]	<u>3,000 SF</u>	1,000 SF	R-30
	21.70	[26.47]	<u>2,000 SF</u>	1,000 SF	R-20
	Mapped FAR ²	[n/a]	<u>n/a</u>	n/a	CRN, <u>CRT</u>

Page 27: Amend the “Proposed Zoning” map to reflect Council decisions.

Page 28: Amend the “Northeast District Proposed Zoning” map to reflect Council decisions.

Page 29: Revise the second bullet, delete the third bullet, and revise the fourth bullet under “Proposed Zoning: Northeast District” as follows:

- [R-30] R-20 is recommended for multi-family units, which includes the Acclaim at Germantown, Churchill View, Esprit, and Stonecreek Club Apartment Homes.
- [TLD (Townhouse Low Density) is recommended for a large portion of the quadrant, which contains the Churchill East Village community of townhouses.]
- TMD (Townhouse Medium Density) is recommended for Waterford Place between Crystal Rock Drive and Lochbury Drive south of Waters Landing Drive, and for a large portion of the quadrant containing the Churchill East Village community of townhouses.

Page 29: Amend the “Northeast District” table to reflect the Council-recommended zoning as follows:

Esprit: Recommended Zone [R-30] R-20; Churchill East Village: Recommended Zone [TLD] TMD; Acclaim/Churchill View: Recommended Zone [R-30] R-20; Stonecreek Club Apartments: Recommended Zone [R-30] R-20.

Page 32: Amend the “Northwest District Proposed Zoning” map to reflect Council decisions.

Page 32: Revise the second bullet under “Proposed Zoning: Northwest District” as follows:

TLD (Townhouse Low Density), [and] TMD (Townhouse Medium Density), and THD (Townhouse High Density) [is] are recommended for townhouses, and [includes] include Diamond House Townhouses, Landing Glen, Waterbury Downs North, Waters Landing Townhouses South, and Waverly Condos.

Page 32: Revise the sixth bullet under “Proposed Zoning: Northwest District” as follows:

[CRN (Commercial Residential Neighborhood)] CRT (Commercial Residential Town) is recommended for the Churchill Senior Living apartments and CRN (Commercial Residential Neighborhood) for the vacant property at the corner of Father Hurley Boulevard and Waters Landing Drive.

² FAR = Floor Area Ratio

Page 33: Amend the “Northwest District” table to reflect the Council recommended zoning as follows:

Fairfield Gables: Recommended Zone [R-30] R-20; Waverly Condominiums: Recommended Zone [TMD] THD; Waters House: Recommended Zone [R-30] R-20; Landing Glen: Recommended Zone [TMD] THD; Churchill Senior Living: Recommended Zone [CRN-1.25 C-0.25 R-1.25 H-45] CRT-2.5 C-0.25 R-2.5 H-90.

Page 34: Amend the “Southwest District Proposed Zoning” map to reflect Council decisions.

Page 34: Add a sixth bullet under “Proposed Zoning: Southwest District” as follows:

CRN is recommended for the Canterbury Apartments.

Page 35: Amend the “Southwest District” table to reflect the Council recommended zoning as follows:

Churchill Village South D: Recommended Zone [TLD] TMD; Waterbury Downs South: Recommended Zone [THD] R-20; Churchill Village South L: Recommended Zone [TLD] TMD; Churchill Village South N: Recommended Zone [TLD] TMD; Lakeview: Recommended Zone [R-30] R-20; Canterbury Apartments: Recommended Zone [R-20] CRN-0.75 C-0.0 R-0.75 H-65.

Page 36: Revise the last paragraph under “C. Infill Development Recommendation” as follows:

This master plan recommends the Commercial [/] Residential Neighborhood (CRN) zone (CRN-1.25 C-0.25 R-1.25 H-45) for [these two sites] the vacant parcel and the Commercial Residential Town (CRT) zone (CRT-2.5 C-0.25 R-2.5 H-90) for the Churchill Senior Living property. The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges in which retail tenant ground floor footprints are limited to preserve the community scale. The CRT zone also allows for mixed-use development, but at a higher density than the CRN zone. In this case, the CRT zone may permit a reasonable expansion of the Churchill Senior Living property.

General

All illustrations and tables included in the Plan will be revised to reflect the District Council changes to the Planning Board Draft of the Germantown Plan for the Town Sector Zone (November 2019). The text and graphics will be revised as necessary to achieve and improve clarity and consistency, to update factual information, and to convey the actions of the District Council. Graphics and tables will be revised and renumbered, where necessary, to be consistent with the text and titles.

This is a correct copy of Council action.



Selena Mendy Singleton, Esq.
Clerk of the Council