

**MCPB**

Item No.

Date: 7/08/2021

Request to File and Approve the Shady Grove Sector Plan Minor Master Plan Amendment Sectional Map Amendment (H-142)

Nkosi Yearwood, Planner Coordinator, Mid-County Planning, nkosi.yearwood@montgomeryplanning.org, 301-495-1332Jessica McVary, Supervisor, Mid-County Planning, jessica.mcvary@montgomeryplanning.org, 301-495-4723Carrie Sanders, Chief, Mid-County Planning, carrie.sanders@montgomeryplanning.org, 301-495-4653**Completed: 7/01/2021**

Staff Recommendation

Recommend approval of the Request to File and recommend approval of the Sectional Map Amendment (SMA) for the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*.

Summary

Request to file Sectional Map Amendment H-142, with the technical staff report, to implement the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* zoning recommendations.

Background

The Shady Grove Sector Plan area encompasses approximately 2,000 acres and is located east of the City of Rockville, south of the Town of Washington Grove and southeast of the City of Gaithersburg. Frederick Road (MD 355), Shady Grove Road, the Intercounty Connector (ICC-MD 200) and Redland Road are major roadways that contribute to defining the Plan area.

The *Shady Grove Sector Plan Minor Master Plan Amendment*, which this Sectional Map Amendment (SMA) will implement, will amend *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 2013 *Countywide Transit Corridors Functional Master Plan*; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan* and the *Master Plan for Historic Preservation*, as amended.

On April 6, 2021, the County Council, sitting as the District Council, approved the *Shady Grove Sector Plan Minor Master Plan Amendment* via Resolution No. 19-779. On April 29, 2021, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number

21-036, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission (M-NCPPC). On May 19, 2021, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 21-05.

The *Shady Grove Sector Plan Minor Master Plan Amendment* contains several rezoning recommendations that would be implemented through the SMA process. This SMA proposes reclassification of approximately 498 acres of properties, while reconfirming approximately 1,502 acres of properties in the Plan area. There are no pending local map amendment applications in the Plan area.

Recommended Rezoning

The proposed SMA will implement the *Shady Grove Sector Plan Minor Master Plan Amendment* zoning recommendations. The Sector Plan recommends new mixed-use development for properties surrounding the Shady Grove Metrorail Station and key properties, including the Grove Shopping Center and Shady Grove Plaza. Existing residential properties, which were approved and built with the Planned Development (PD) Zone, are rezoned to new zones since the PD Zone cannot be utilized per the 2014 Zoning Ordinance. In addition, some existing single-family residential properties in the Old Derwood neighborhood will be rezoned to either the R-60 or R-90 Zones since these properties do not meet the minimum lot size for the R-200 Zone.

Contents of the Sectional Map Amendment

The SMA application includes four map indices as well as 16 maps indicating the boundaries of the *Shady Grove Sector Plan Minor Master Plan Amendment* (see Attachment 1). Montgomery Planning staff will prepare a digital map that will be available at <https://mcatlas.org/sma/shadymmpa>.

Conclusion

Staff recommends approval of the request to file and recommends the approval of SMA H-142, which will implement the zoning recommendations in the approved and adopted *Shady Grove Sector Plan Minor Master Plan Amendment*.

Attachment 1: Proposed Zoning Reclassifications with Index Maps for Changes



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.

6/29/21

Date

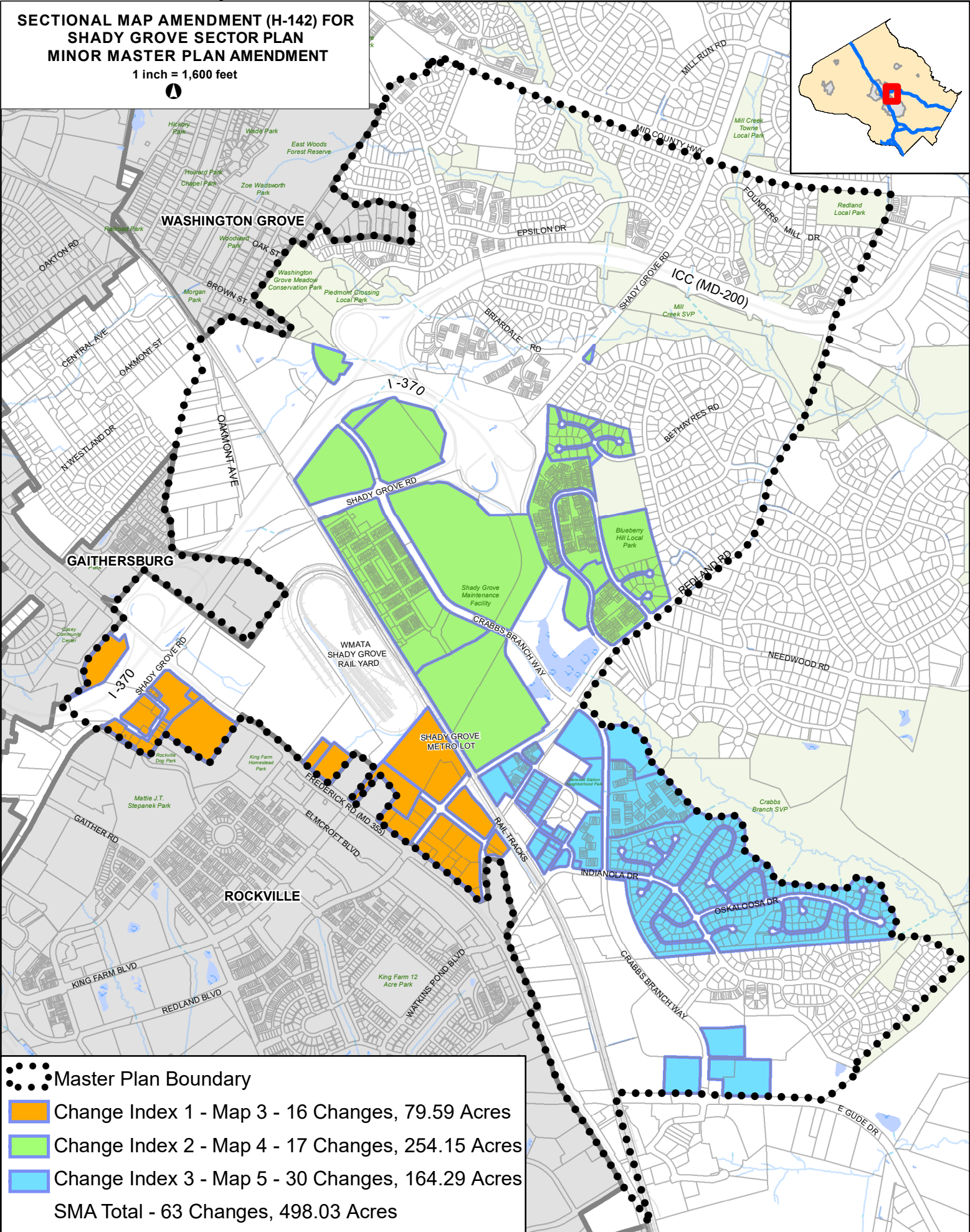
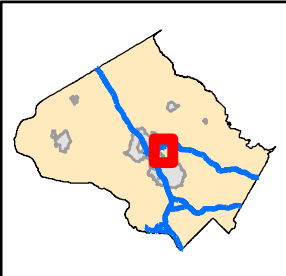
Carrie Sanders

Carrie Sanders
Division Chief
Mid-County Planning Division

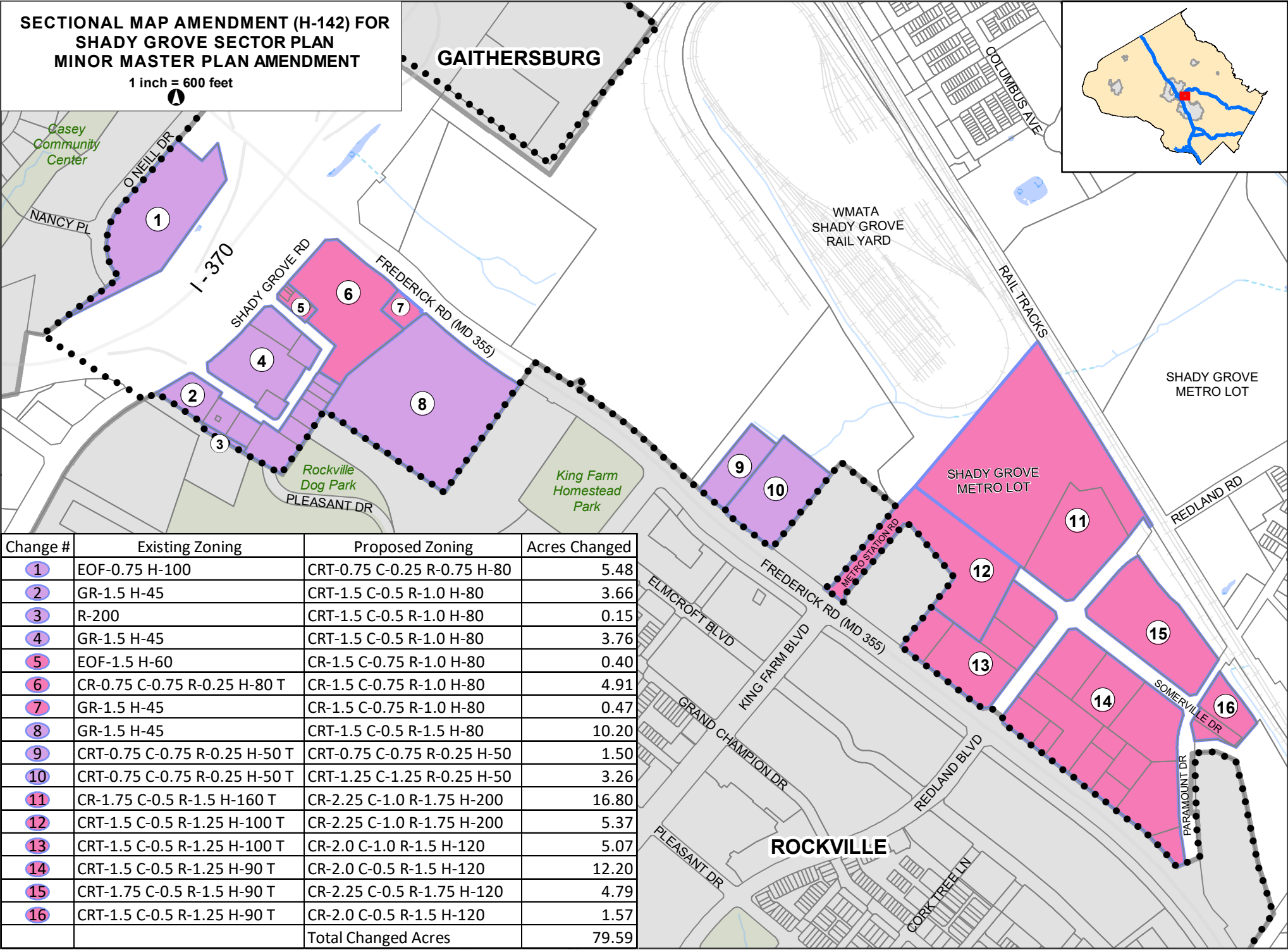
Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-142) FOR
SHADY GROVE SECTOR PLAN
MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet



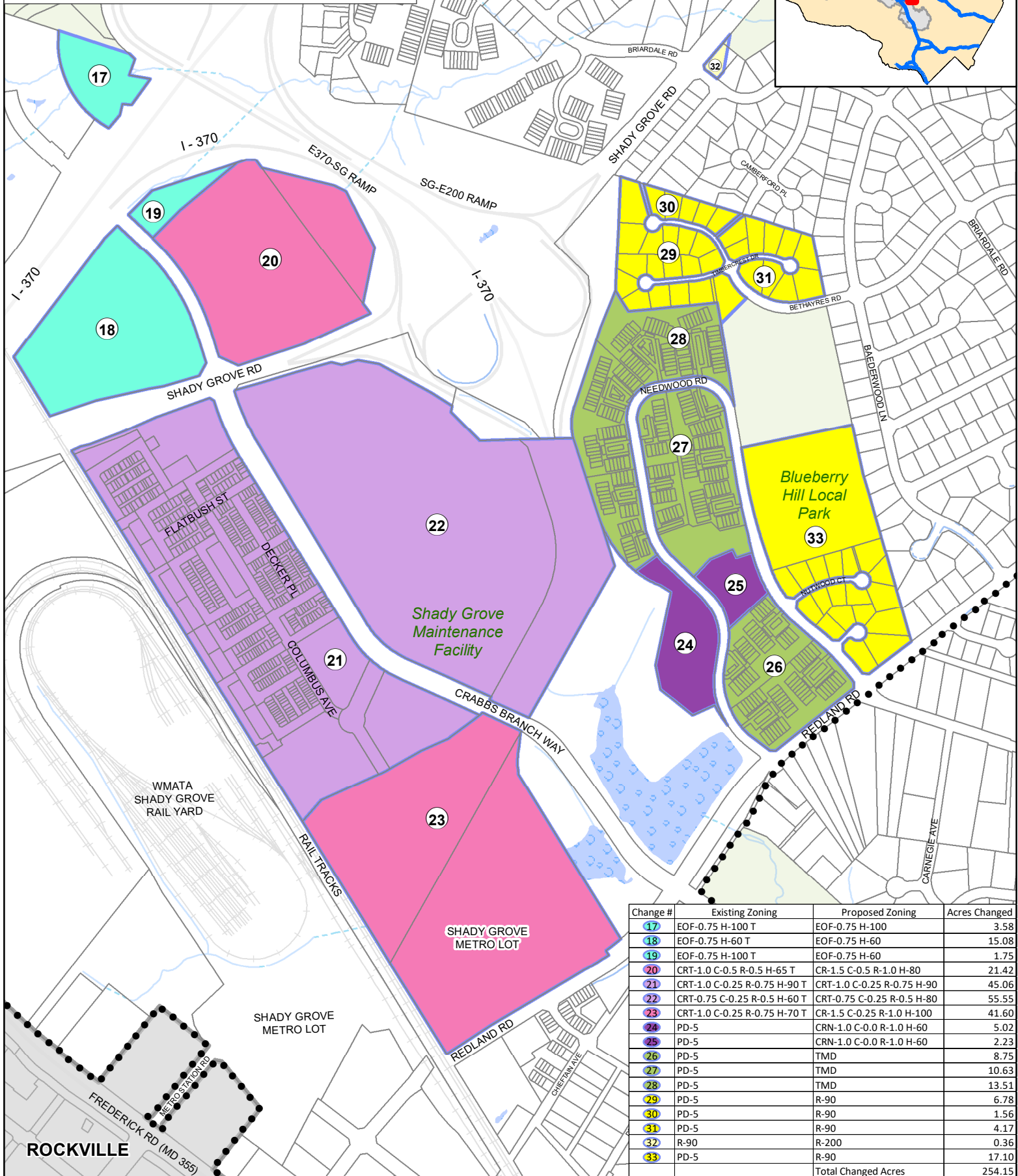
Attachment 1 - Map 3 (Change Index 1 of 4)



Attachment 1 - Map 4 (Change Index 2 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 700 feet

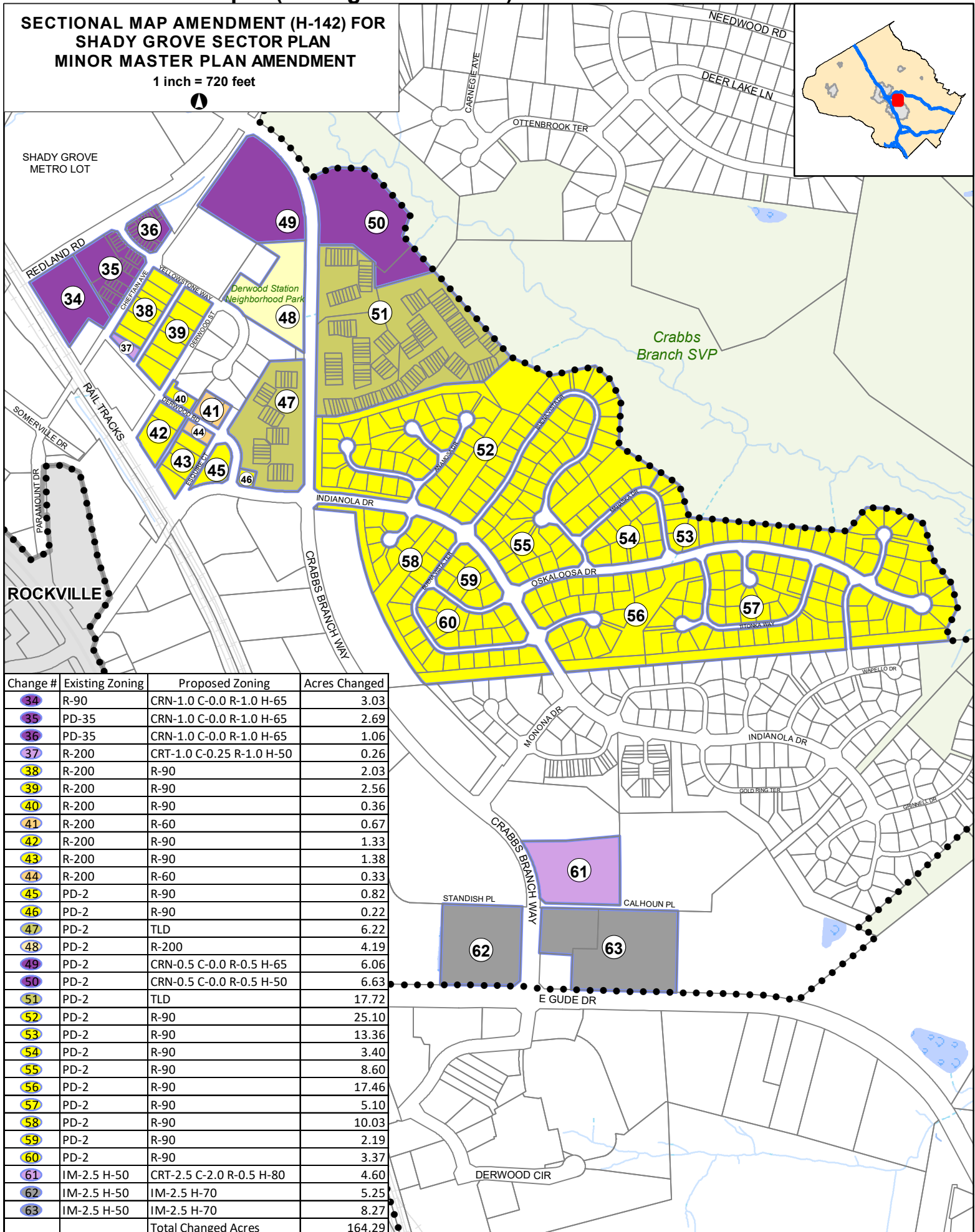


Change #	Existing Zoning	Proposed Zoning	Acres Changed
17	EOF-0.75 H-100 T	EOF-0.75 H-100	3.58
18	EOF-0.75 H-60 T	EOF-0.75 H-60	15.08
19	EOF-0.75 H-100 T	EOF-0.75 H-60	1.75
20	CRT-1.0 C-0.5 R-0.5 H-65 T	CR-1.5 C-0.5 R-1.0 H-80	21.42
21	CRT-1.0 C-0.25 R-0.75 H-90 T	CRT-1.0 C-0.25 R-0.75 H-90	45.06
22	CRT-0.75 C-0.25 R-0.5 H-60 T	CRT-0.75 C-0.25 R-0.5 H-80	55.55
23	CRT-1.0 C-0.25 R-0.75 H-70 T	CR-1.5 C-0.25 R-1.0 H-100	41.60
24	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	5.02
25	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	2.23
26	PD-5	TMD	8.75
27	PD-5	TMD	10.63
28	PD-5	TMD	13.51
29	PD-5	R-90	6.78
30	PD-5	R-90	1.56
31	PD-5	R-90	4.17
32	R-90	R-200	0.36
33	PD-5	R-90	17.10
Total Changed Acres			254.15

Attachment 1 - Map 5 (Change Index 3 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 720 feet



SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet

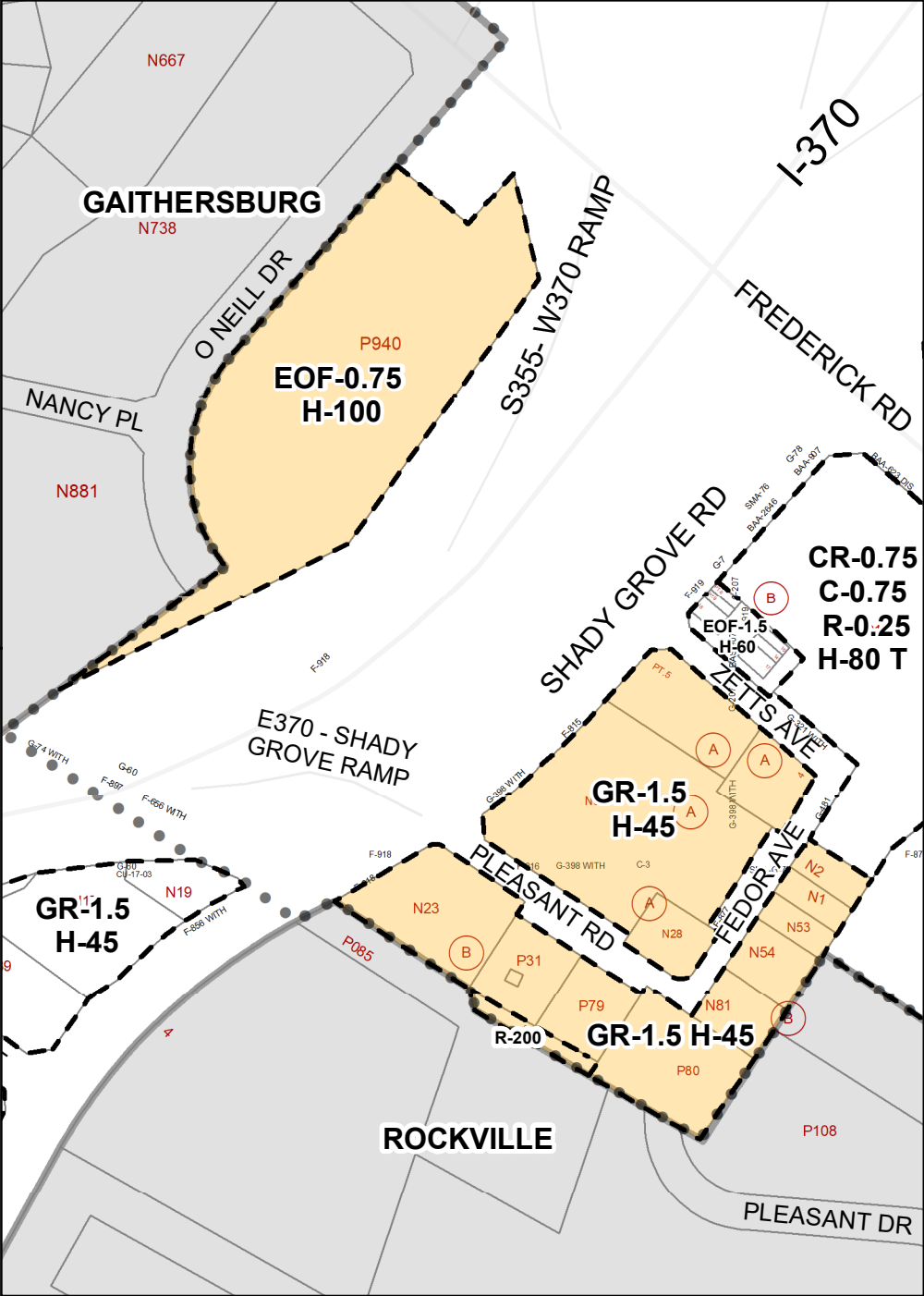
Change #	Existing Zoning	Proposed Zoning	Acres Changed
64	Shady Grove Sector Plan Overlay TDR	Removed	23.34
65	Shady Grove Sector Plan Overlay TDR	Removed	43.99
66	Shady Grove Sector Plan Overlay TDR	Removed	24.94
67	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
	Total Changed Acres		92.27

Change #	Existing Zoning	Proposed Zoning	Acres Changed
64	Shady Grove Sector Plan Overlay TDR	Removed	23.34
65	Shady Grove Sector Plan Overlay TDR	Removed	43.99
66	Shady Grove Sector Plan Overlay TDR	Removed	24.94
67	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
		Total Changed Acres	92.27

Attachment 1 - Map 7

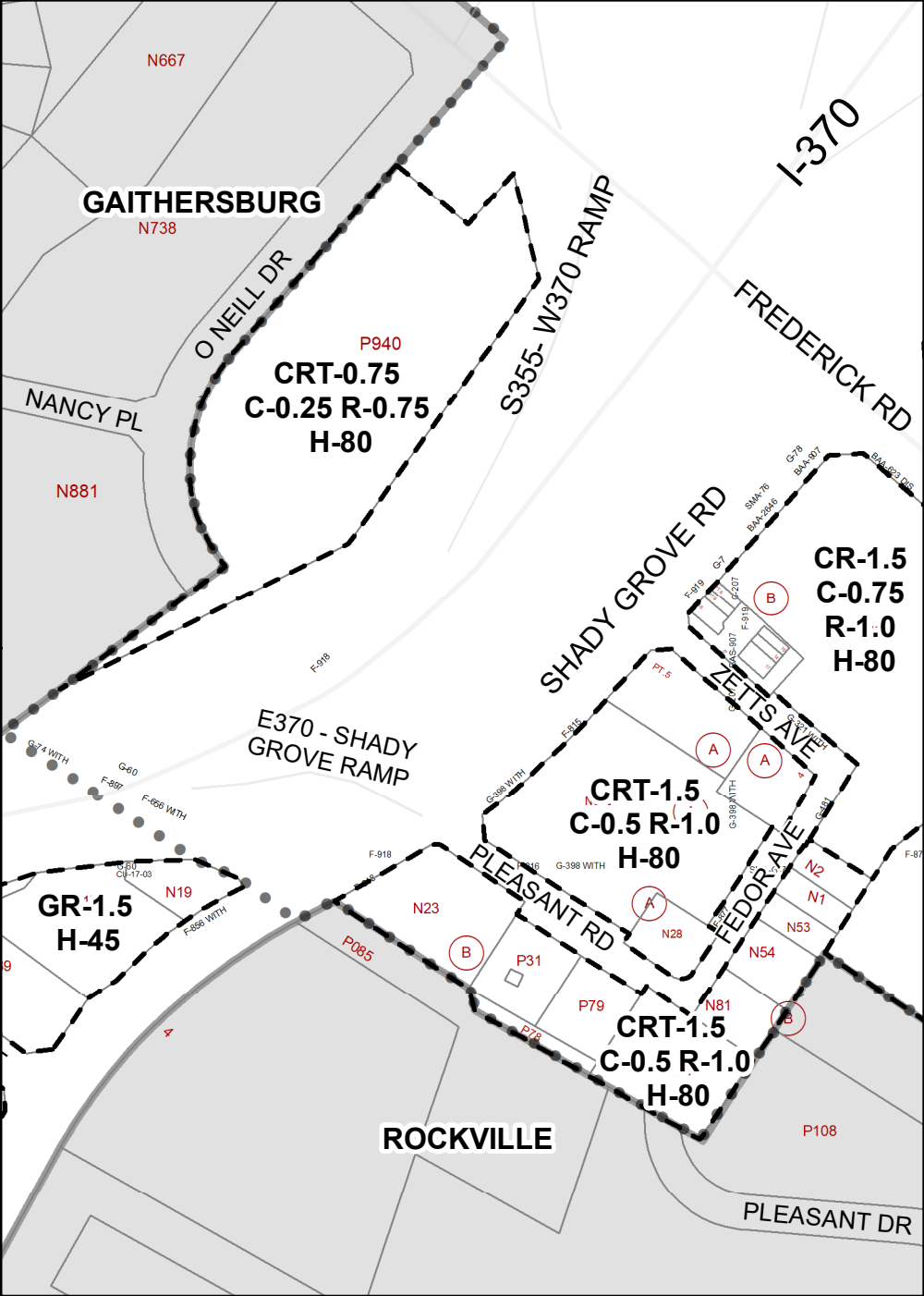
Existing Zoning

Changes # 1,2,3,4



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

Proposed Zoning

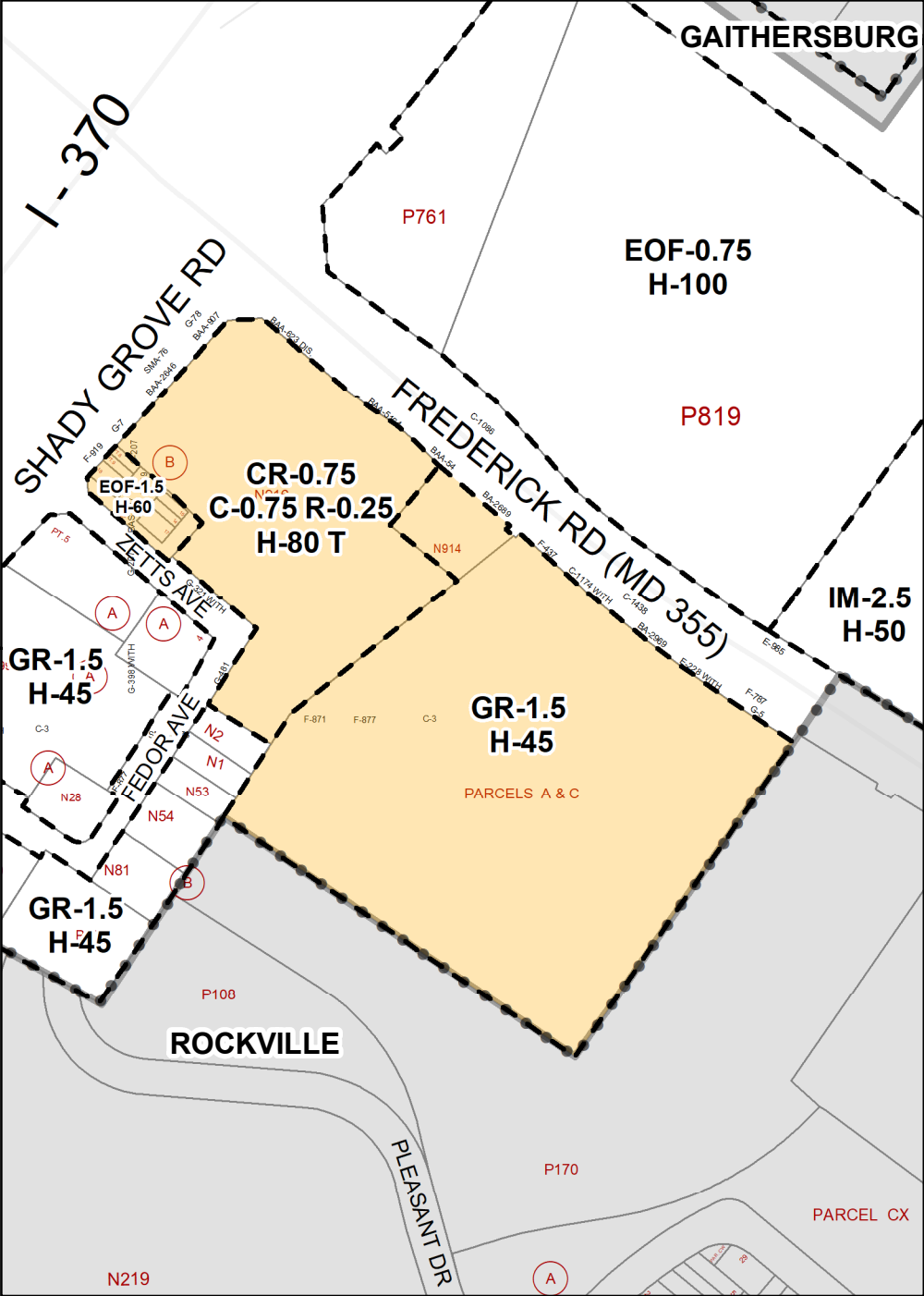


Master Plan Boundary

1 in = 300 ft

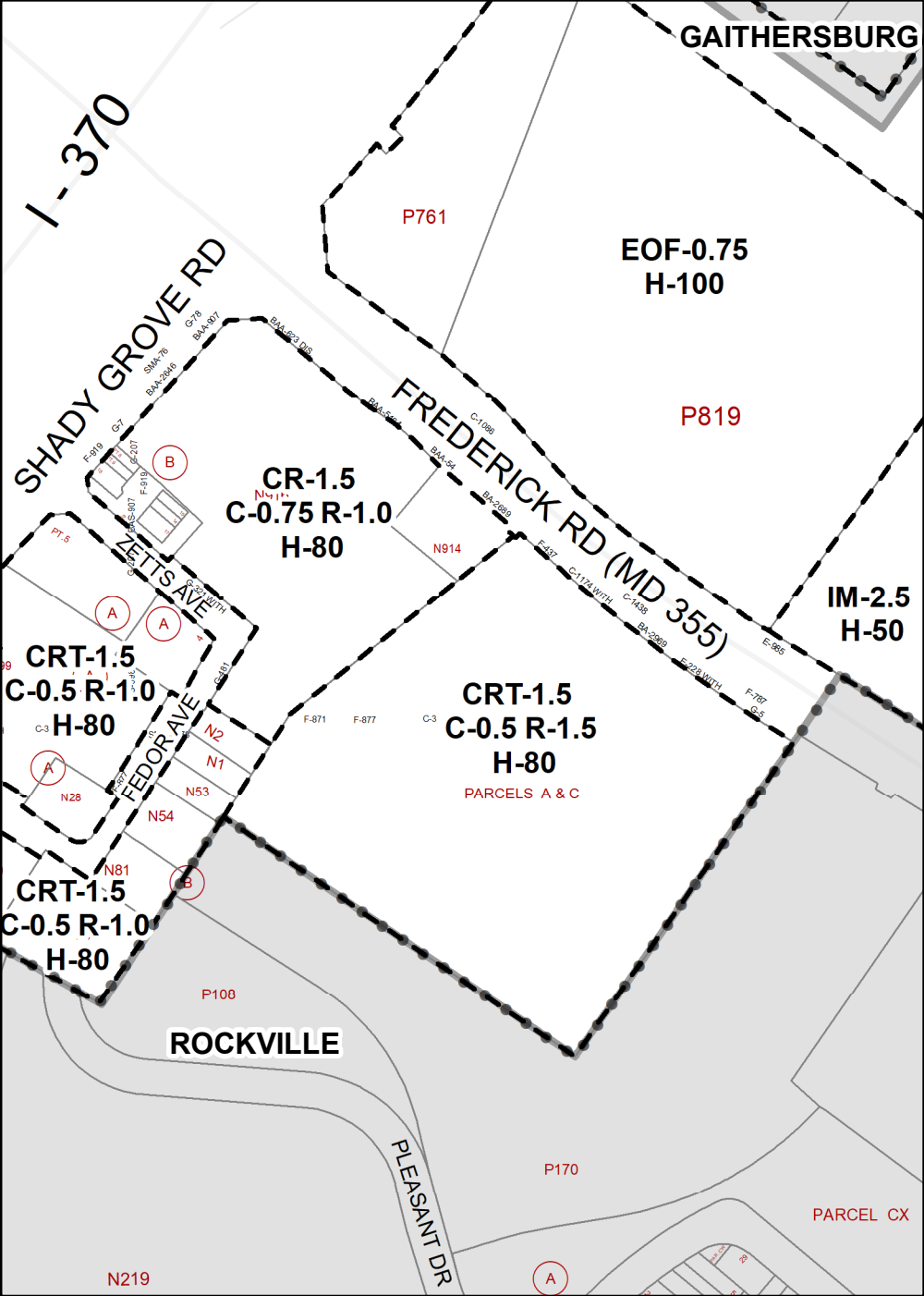
Attachment 1 - Map 8

Existing Zoning



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

Proposed Zoning

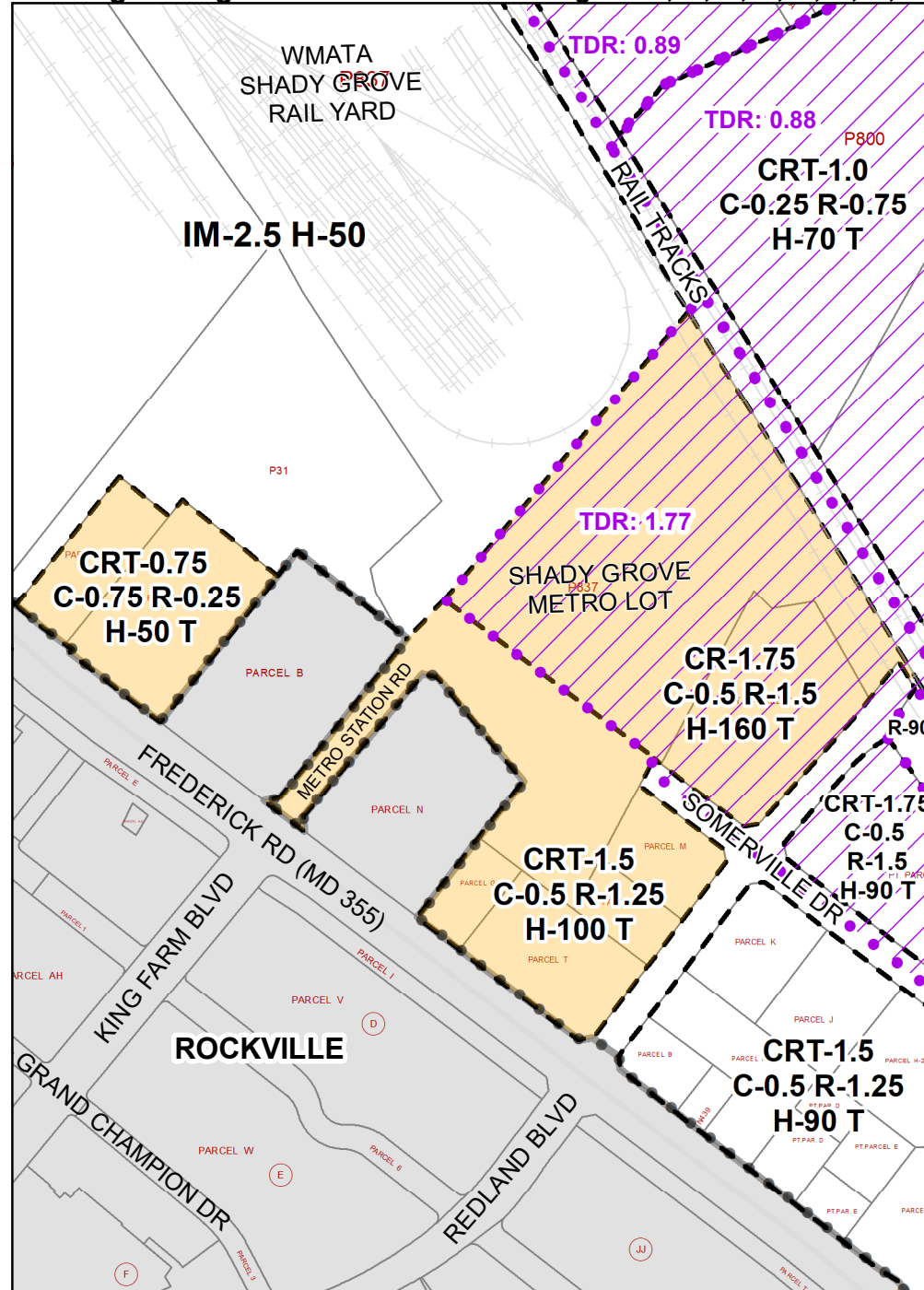


Master Plan Boundary

1 in = 300 ft

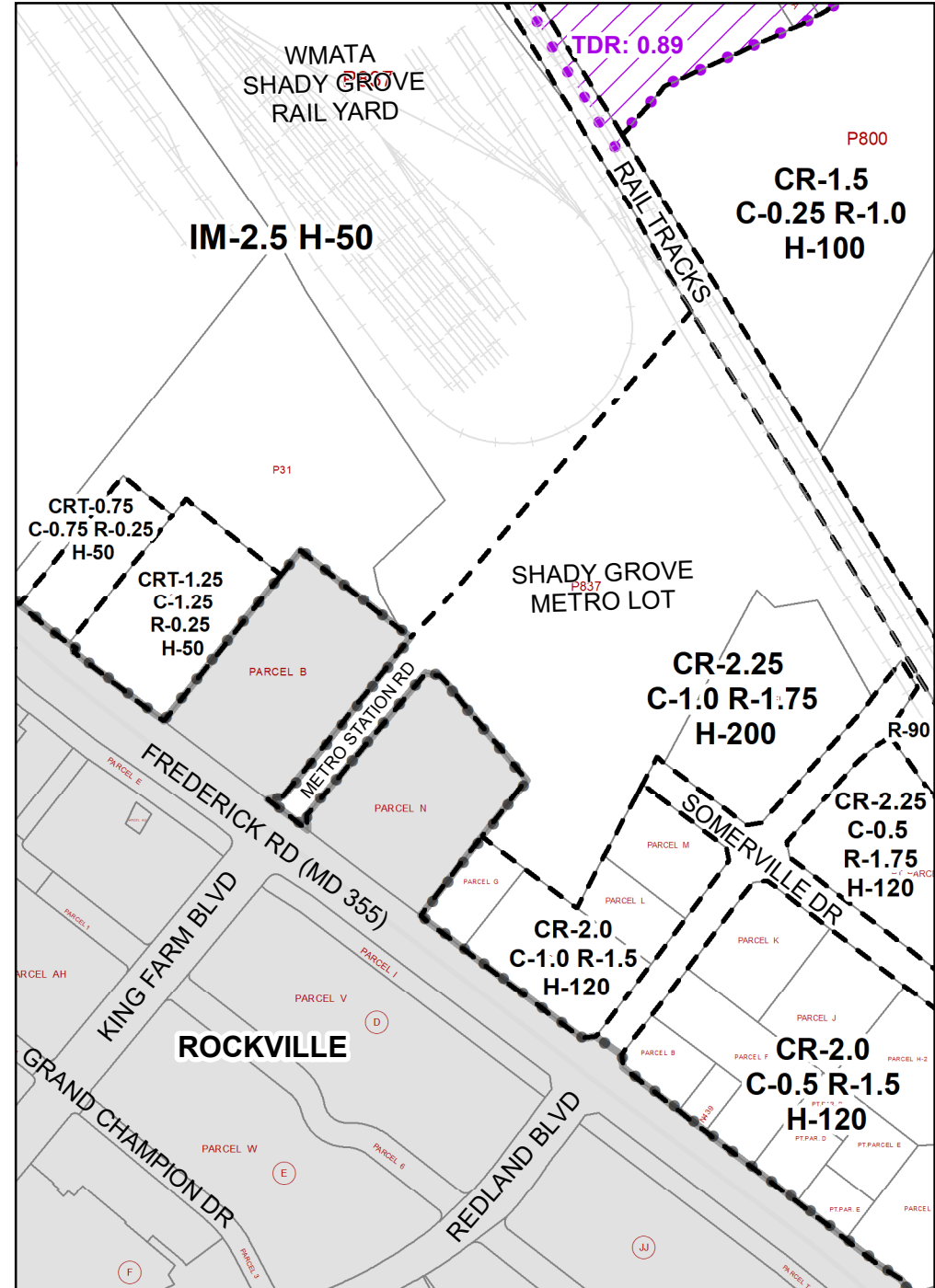
Attachment 1 - Map 9

Existing Zoning



Map Grids: 221NW08, 222NW08

Proposed Zoning

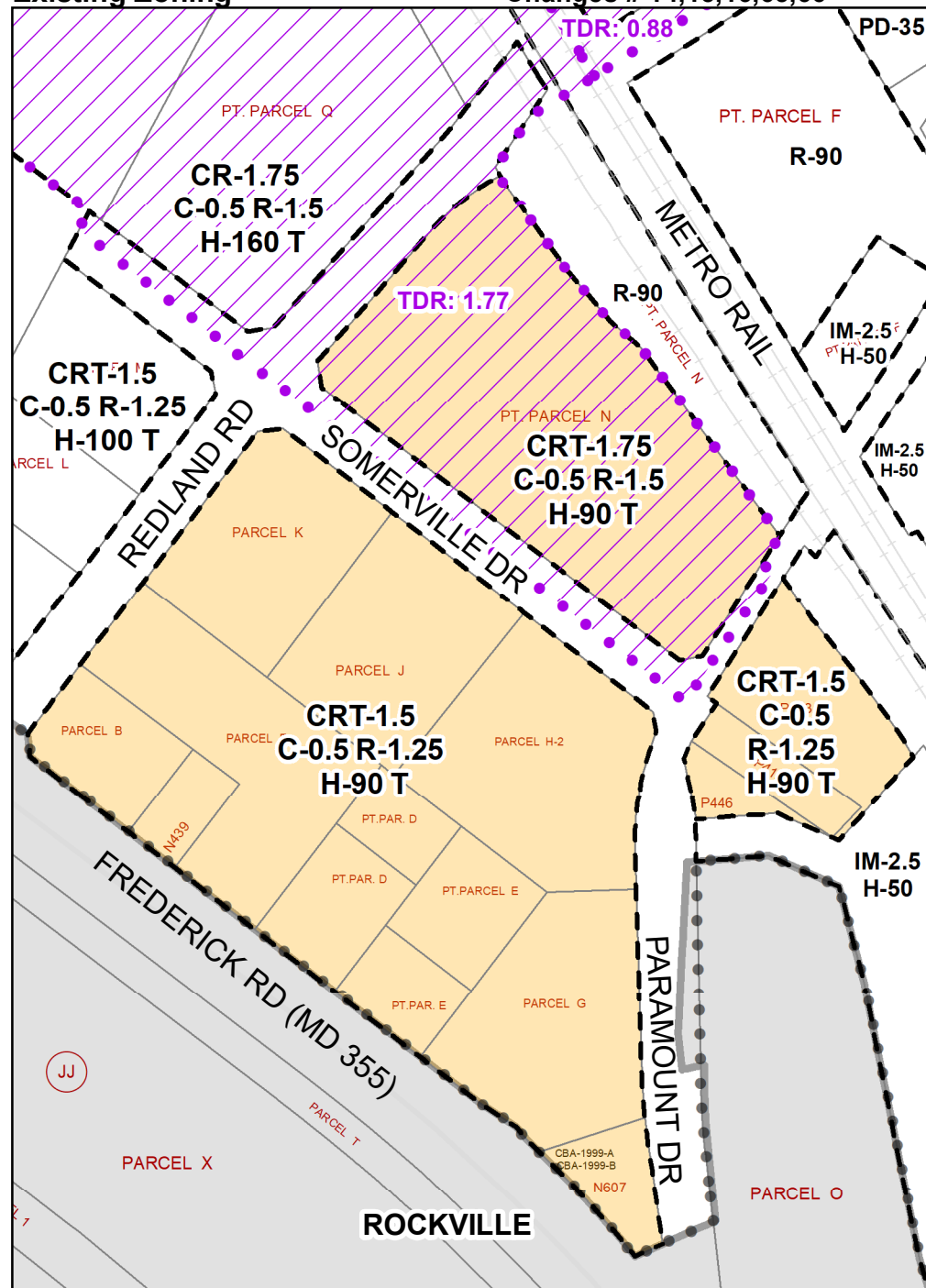


Master Plan Boundary TDR Overlay

1 in = 440 ft

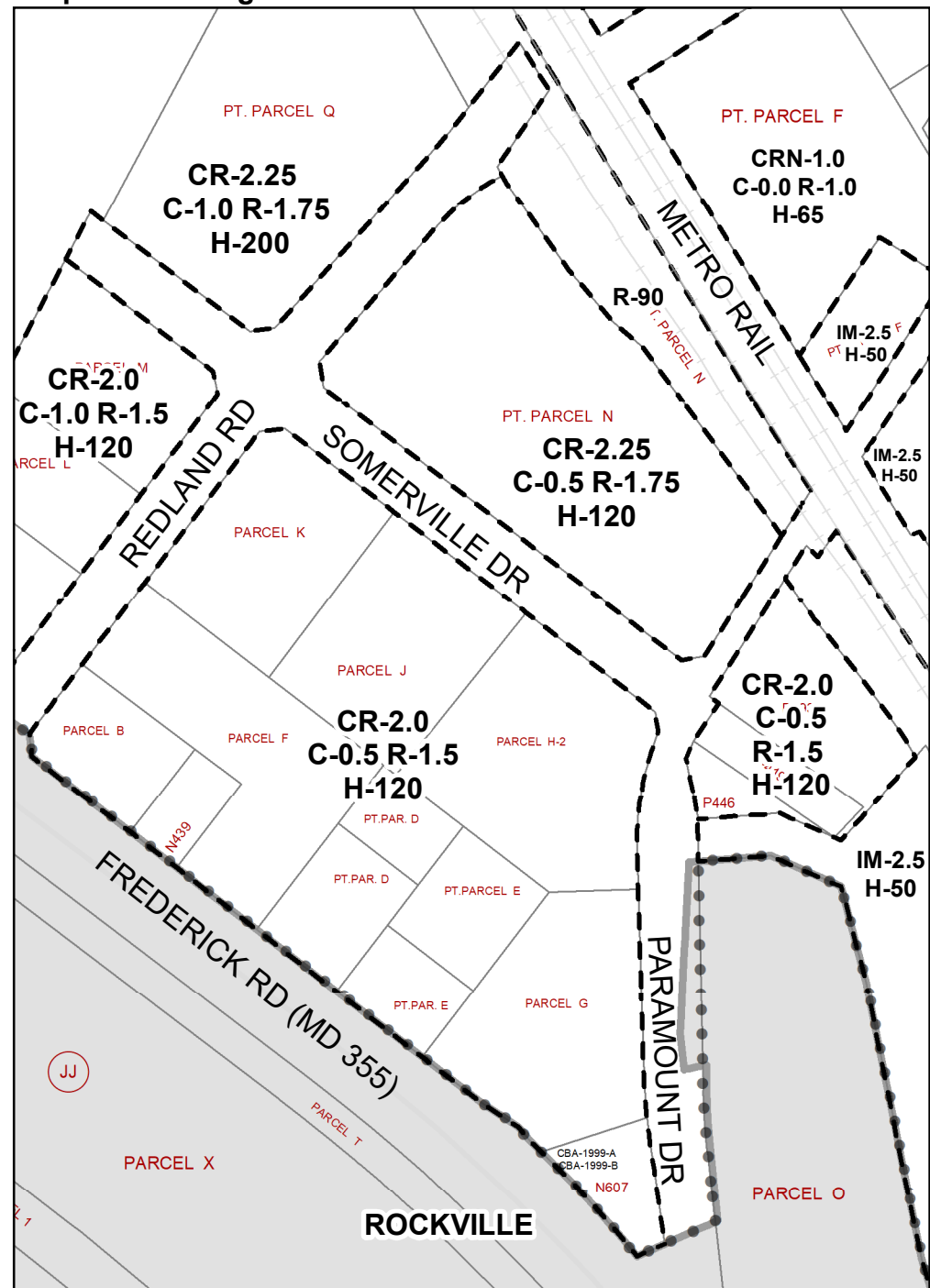
Existing Zoning

Changes # 14,15,16,65,66



Map Grid: 221NW08

Proposed Zoning



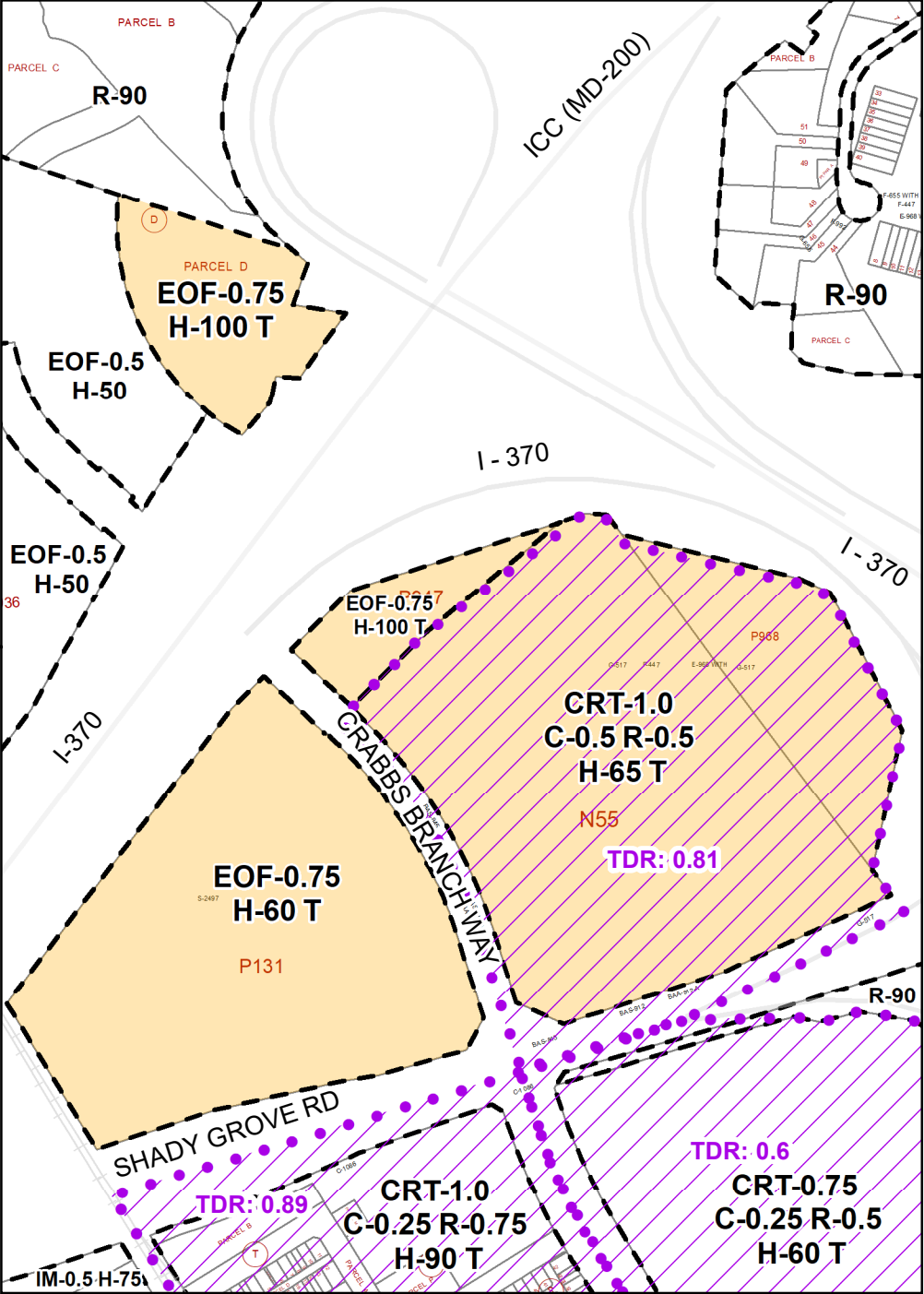
 Master Plan Boundary
  TDR Overlay

1 in = 250 ft

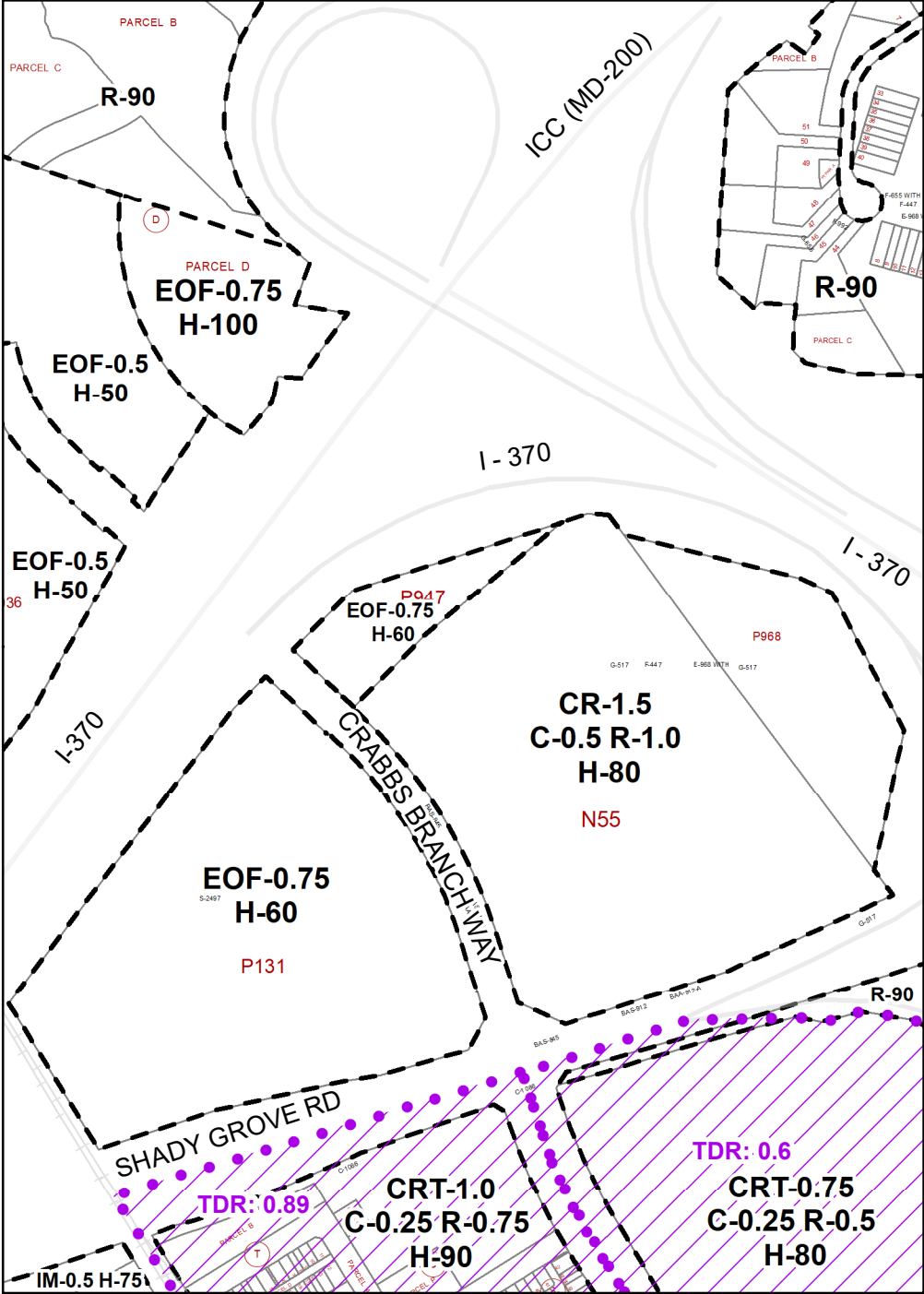
Attachment 1 - Map 11

Existing Zoning

Changes # 17,18,19,20,64,67

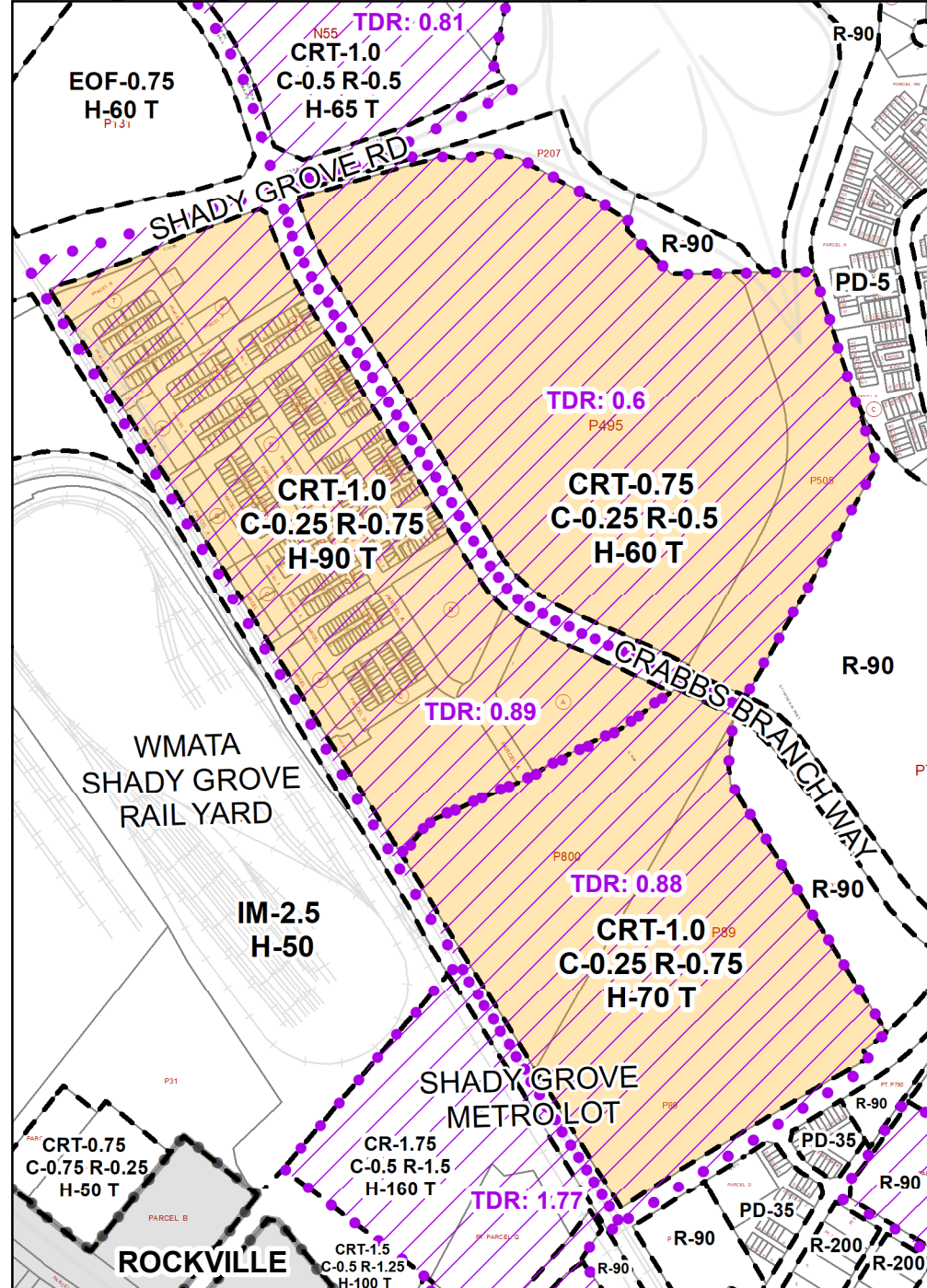


Proposed Zoning

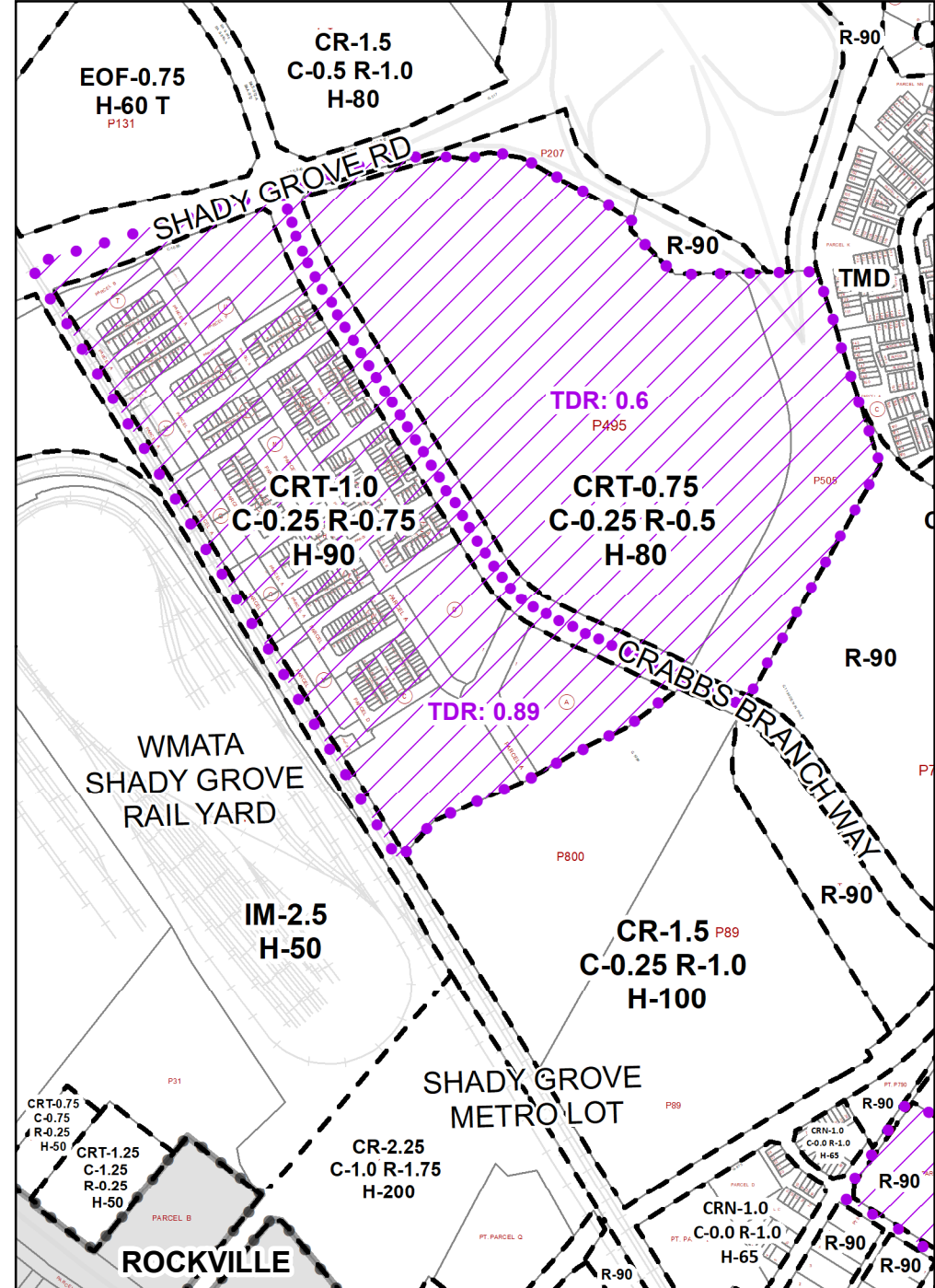


Attachment 1 - Map 12

Existing Zoning



Proposed Zoning



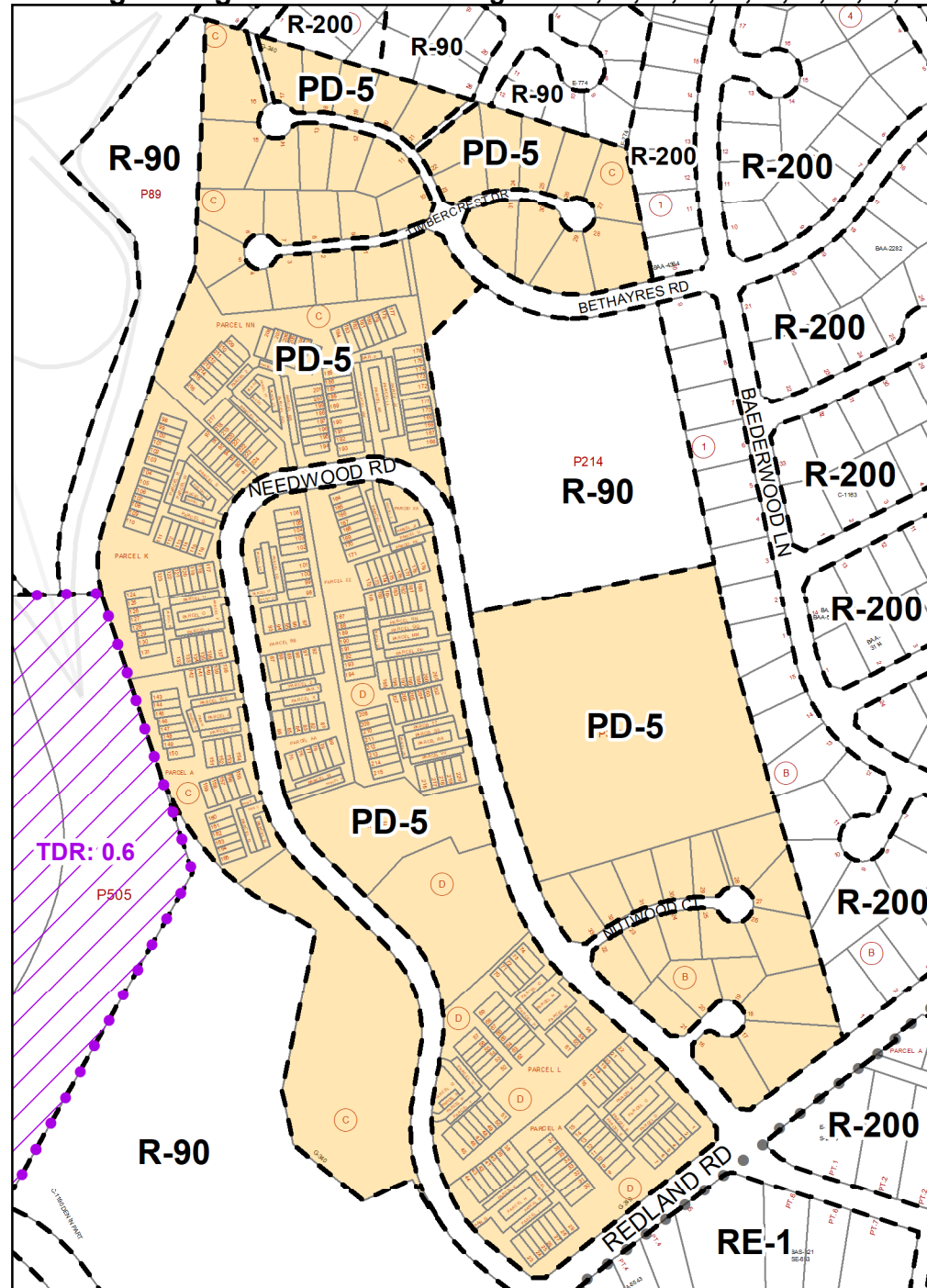
Master Plan Boundary TDR Overlay

1 in = 650 ft

Attachment 1 - Map 13

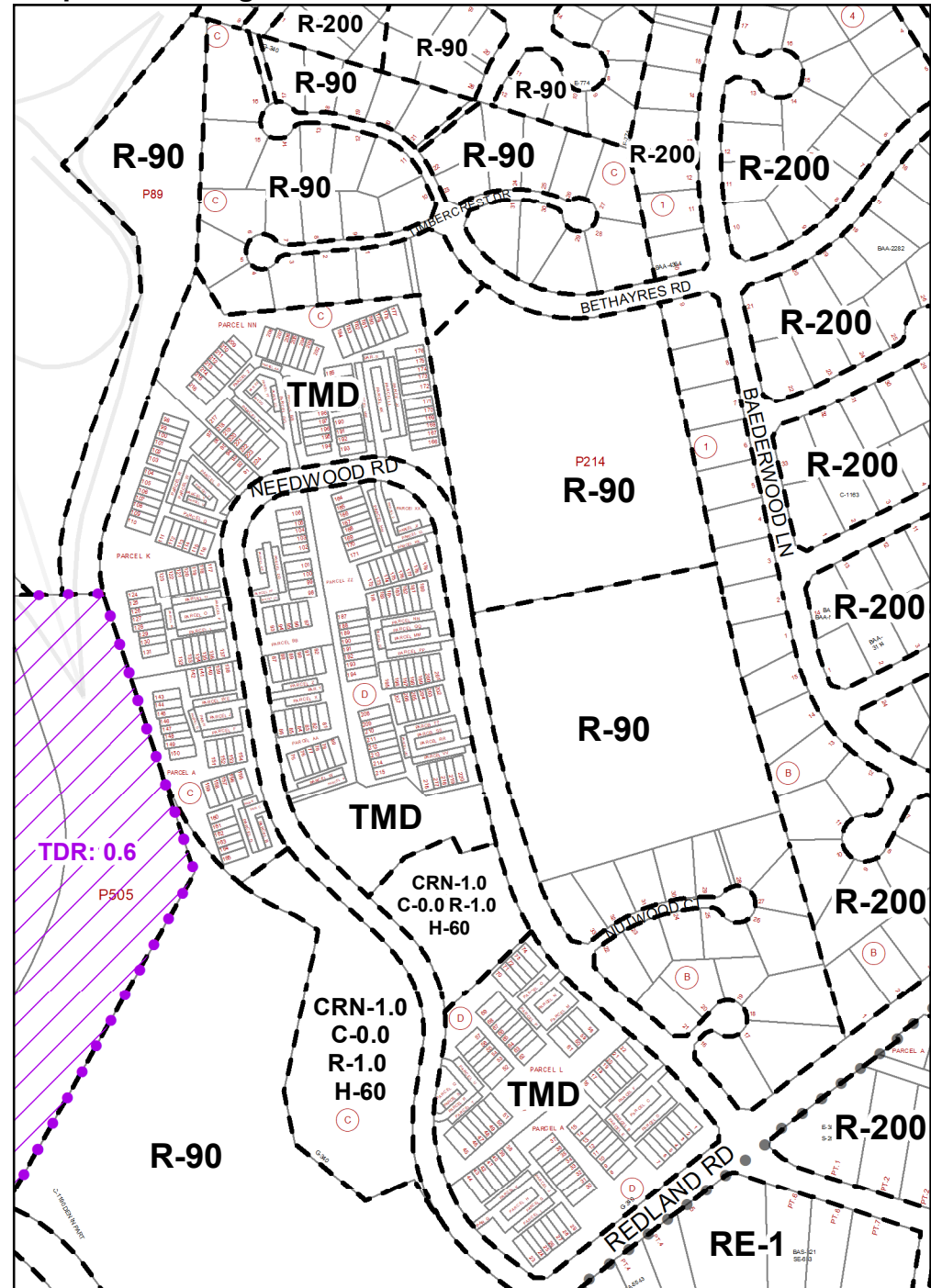
Existing Zoning

Changes # 24,25,26,27,28,29,30,31,33,67



Map Grids: 222NW07, 222NW08, 223NW07, 223NW08

Proposed Zoning



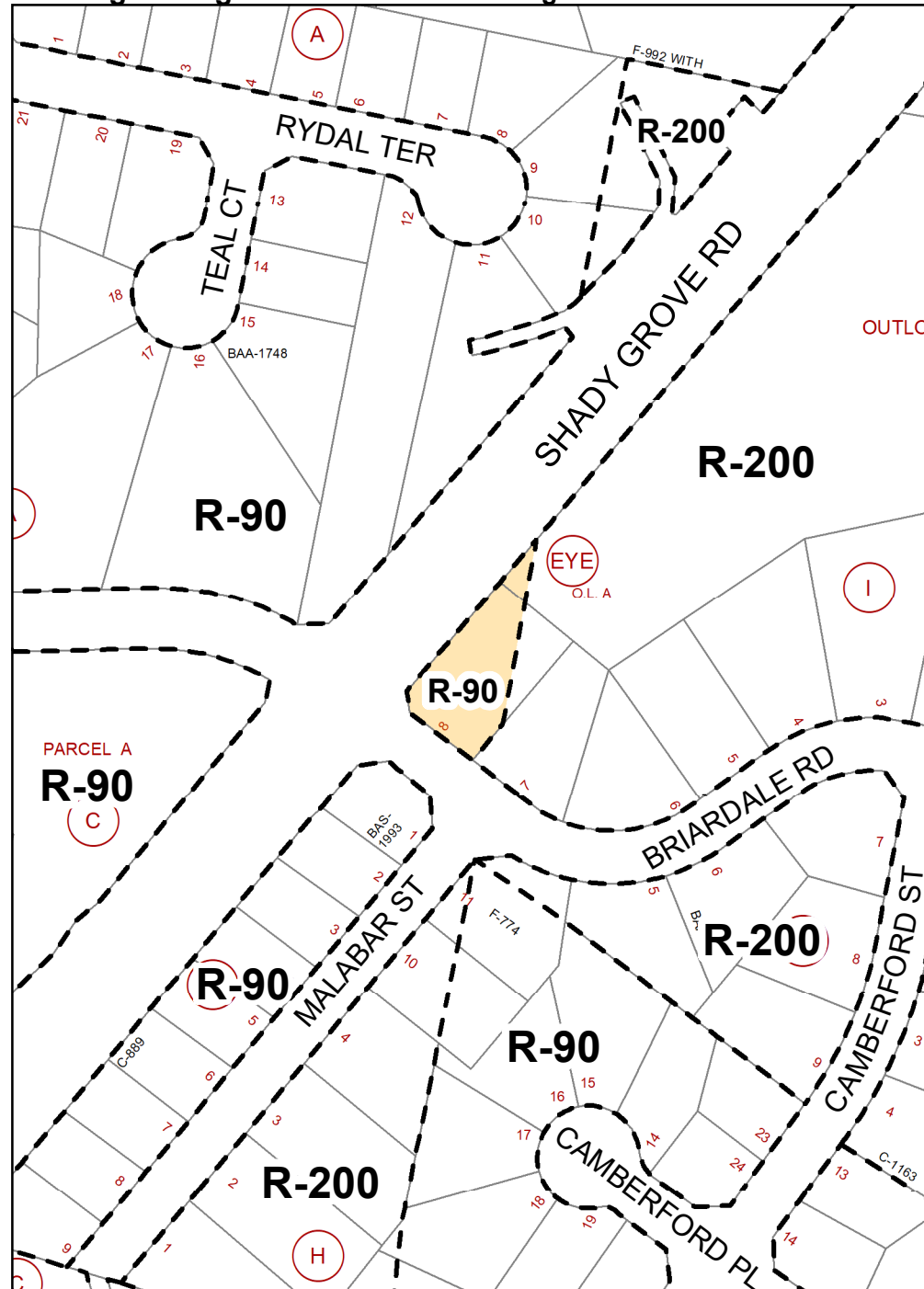
Master Plan Boundary TDR Overlay

1 in = 450 ft

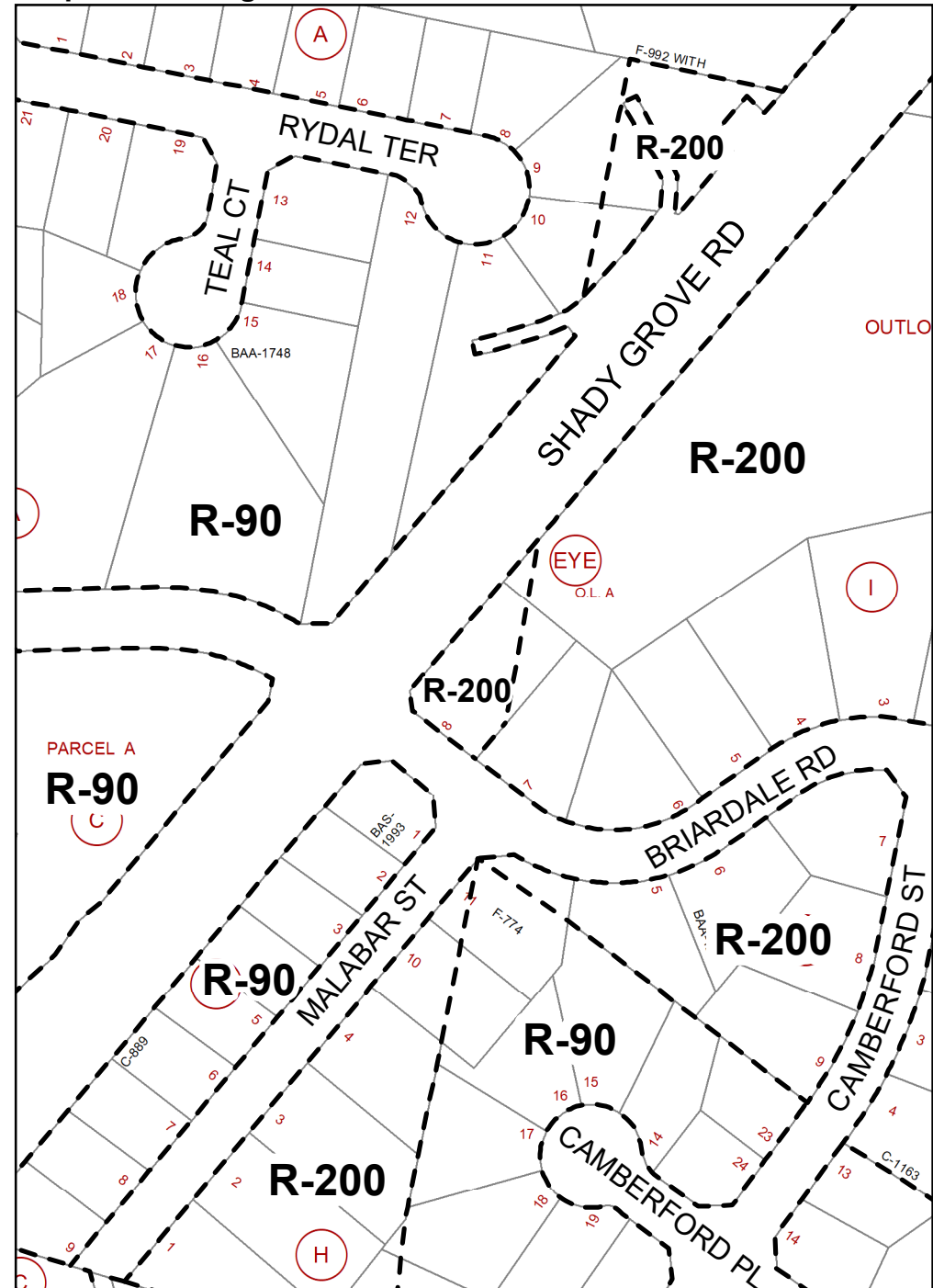
Attachment 1 - Map 14

Existing Zoning

Change # 32



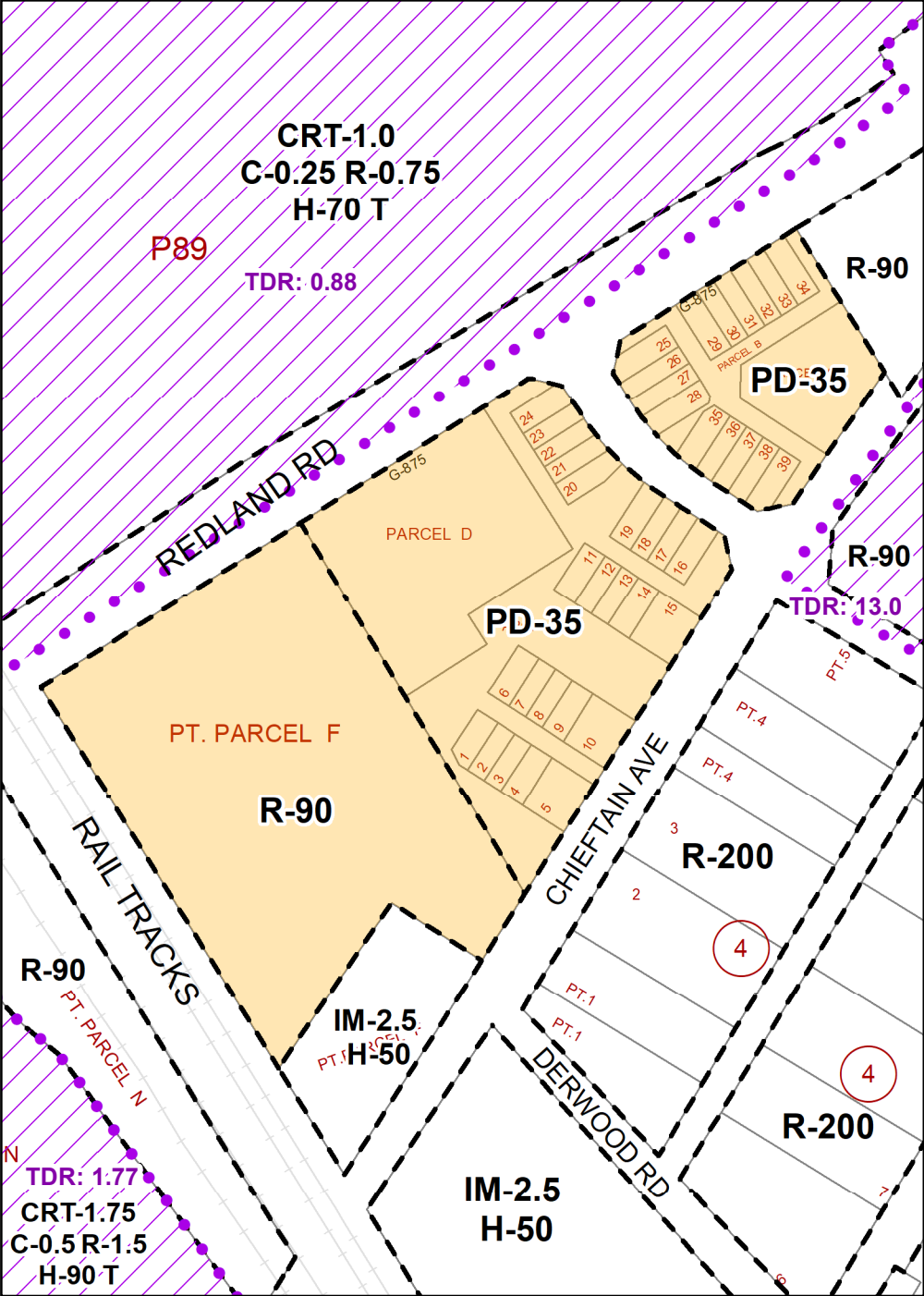
Proposed Zoning



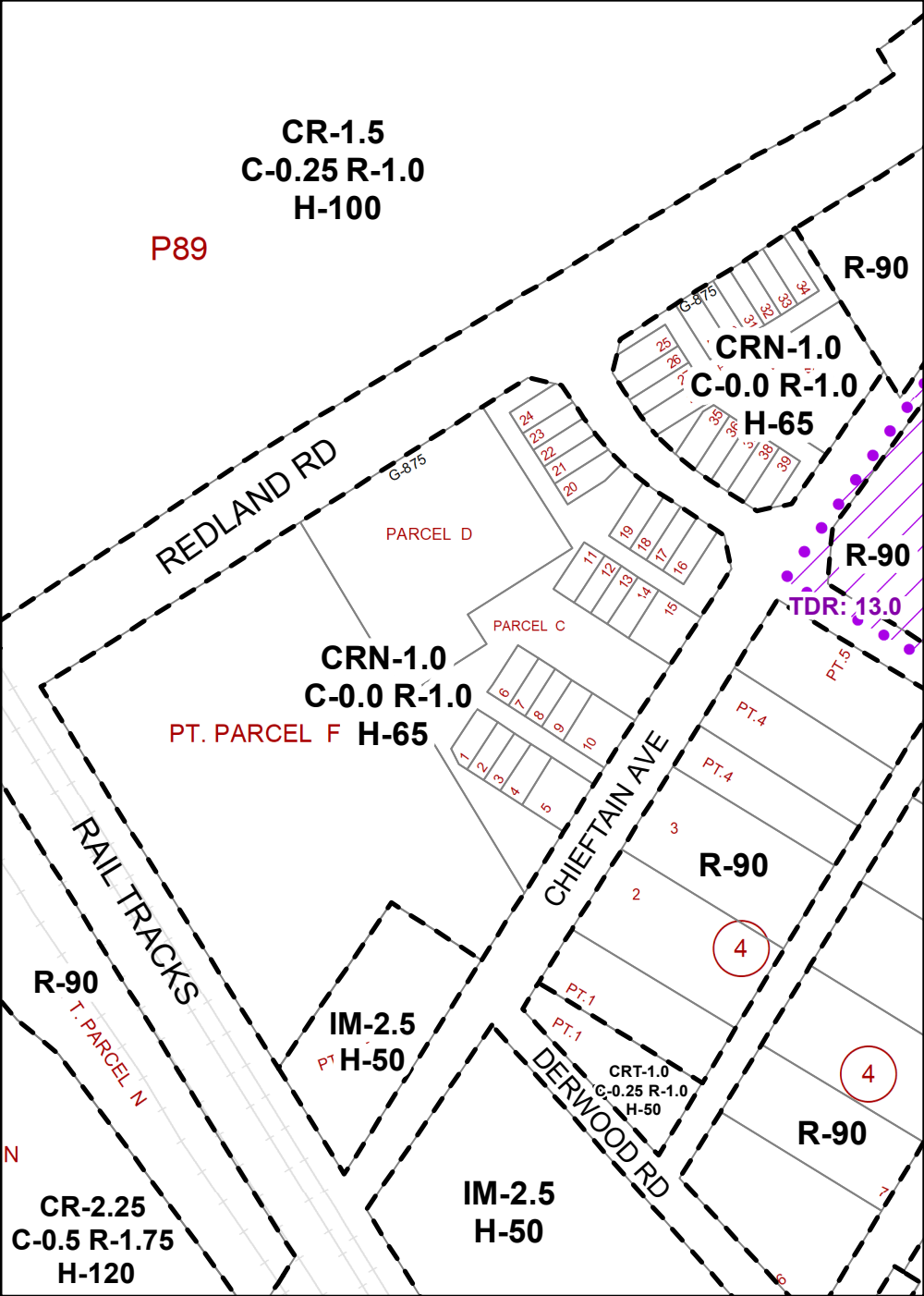
Attachment 1 - Map 15

Existing Zoning

Changes # 34,35,36,65,66,67



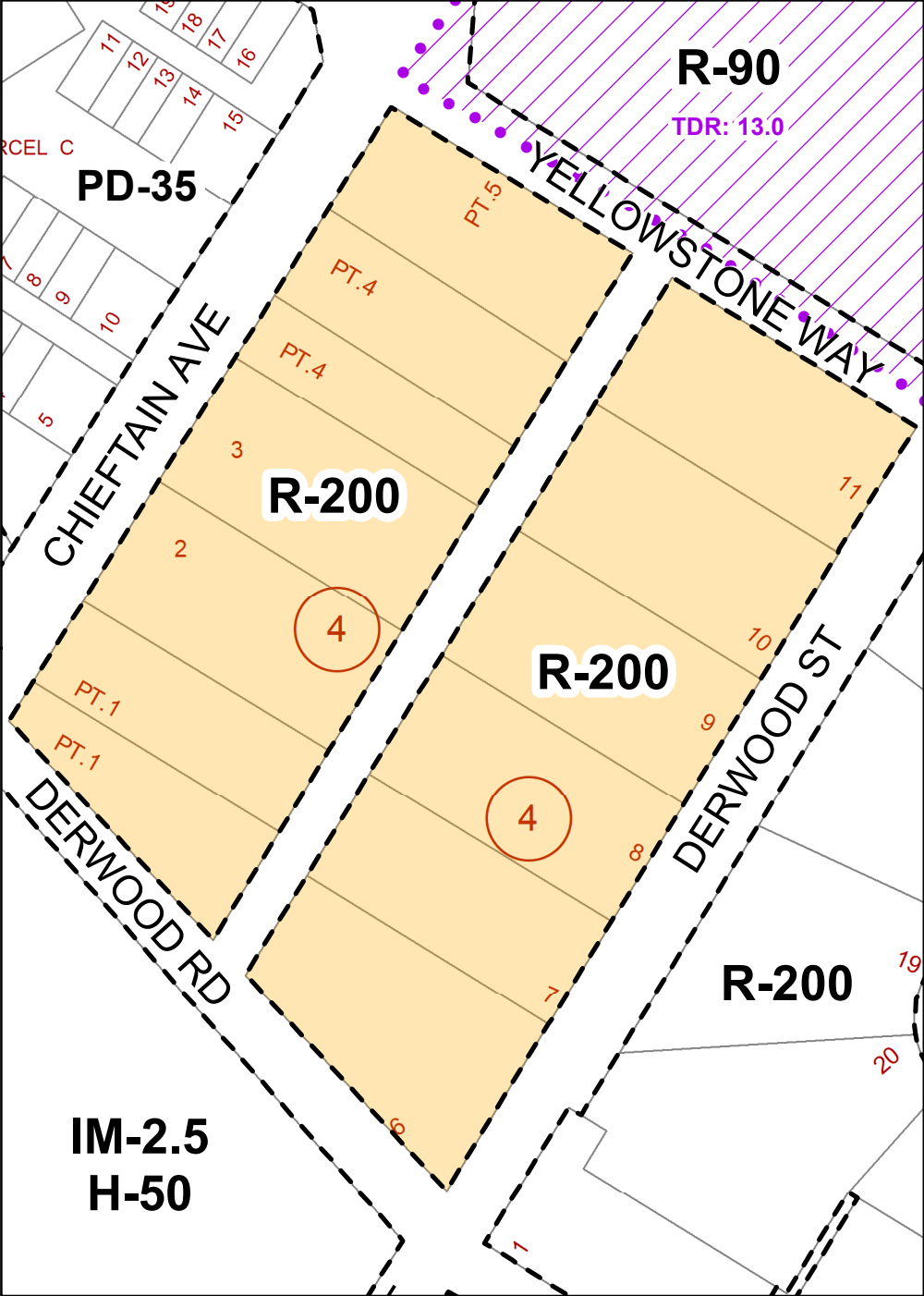
Proposed Zoning



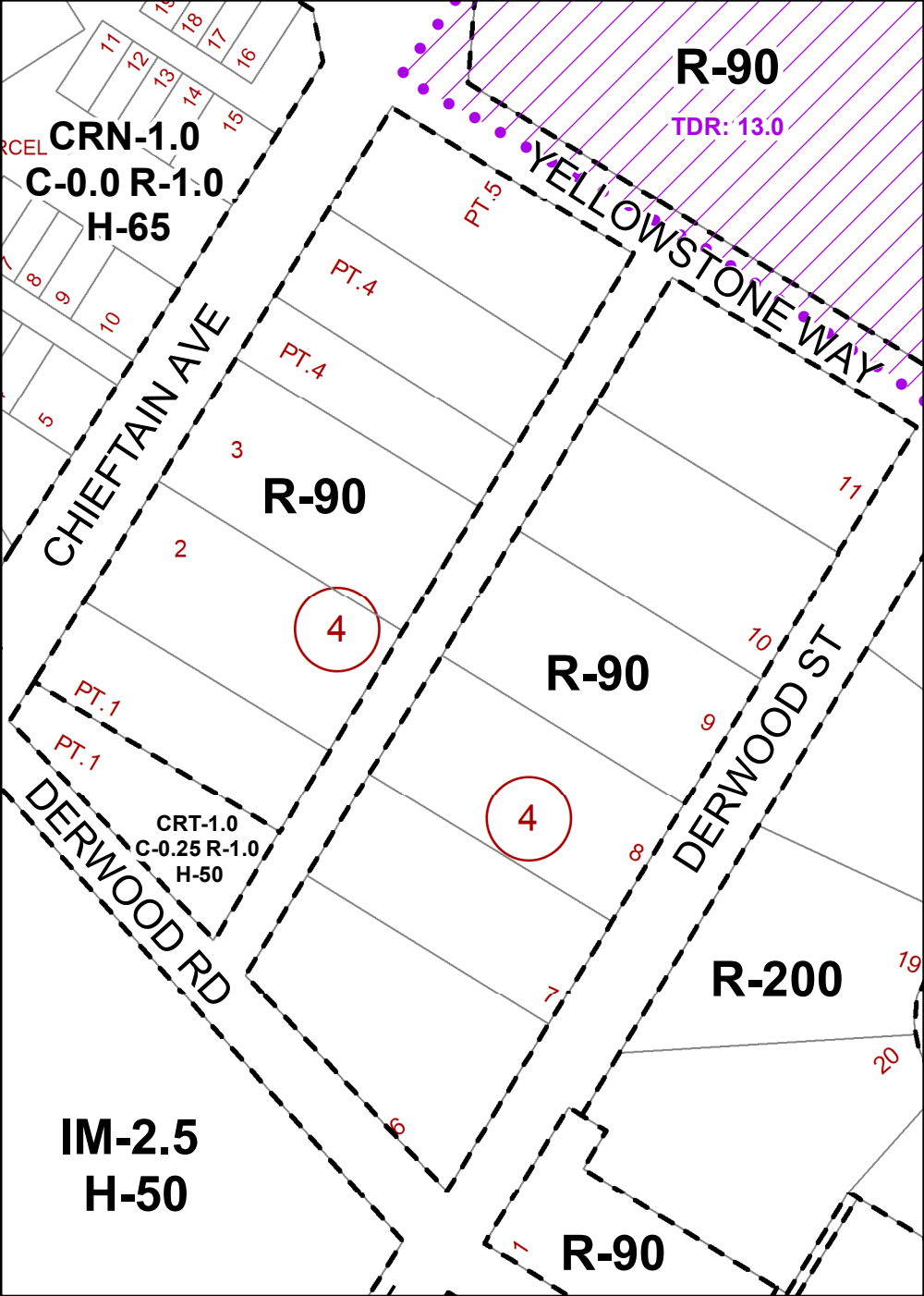
Attachment 1 - Map 16

Existing Zoning

Changes # 37,38,39,67

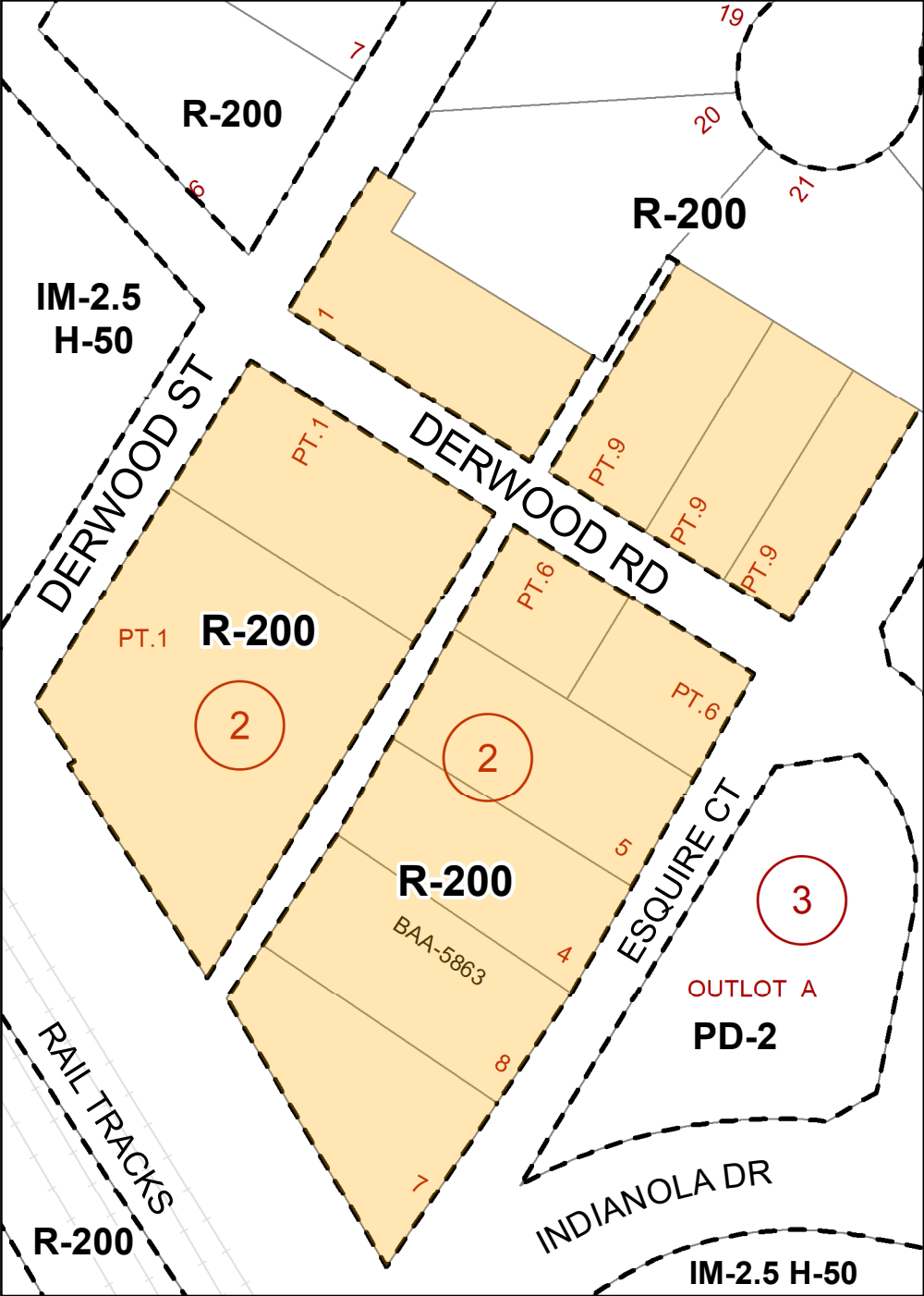


Proposed Zoning

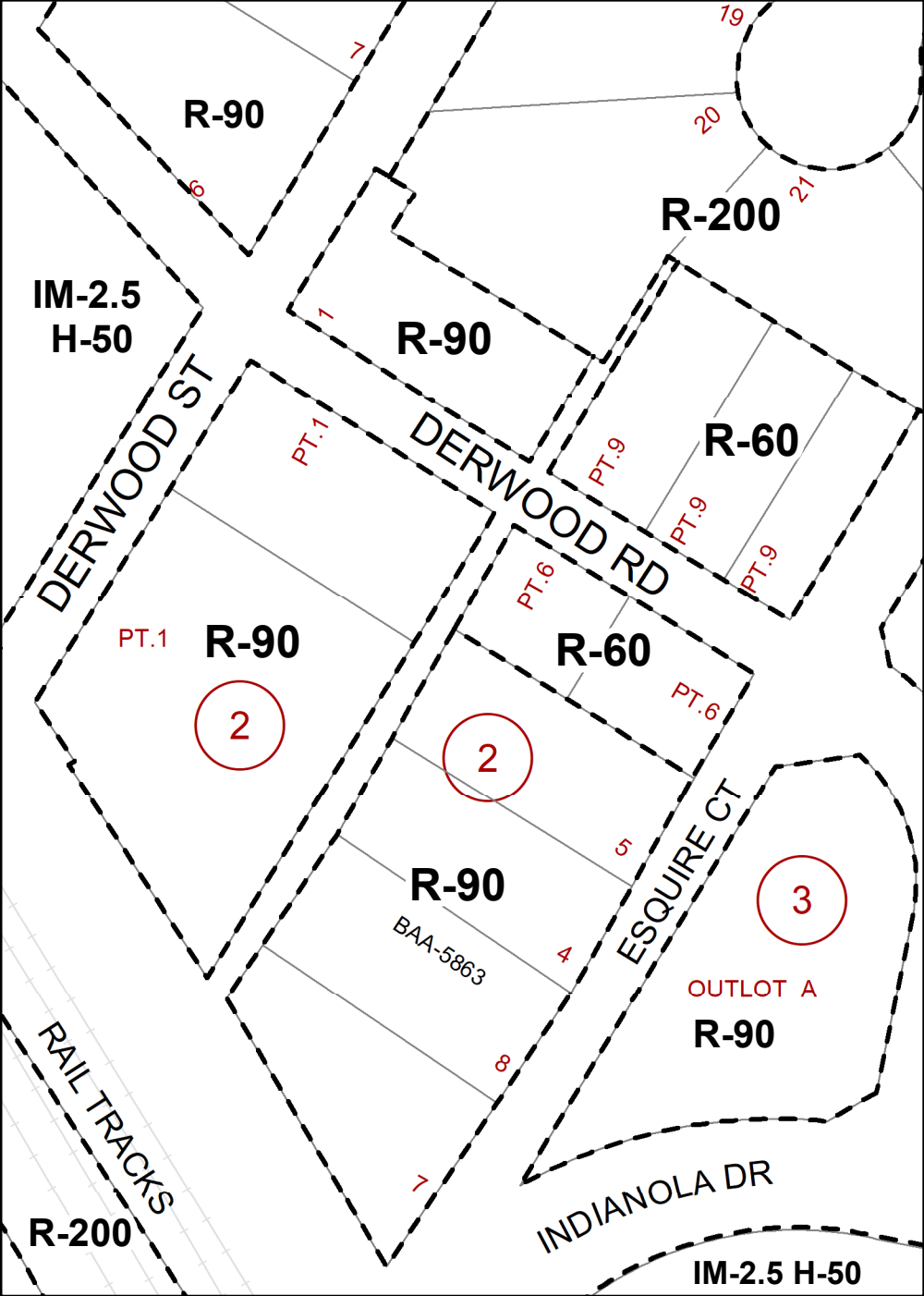


Attachment 1 - Map 17

Existing Zoning

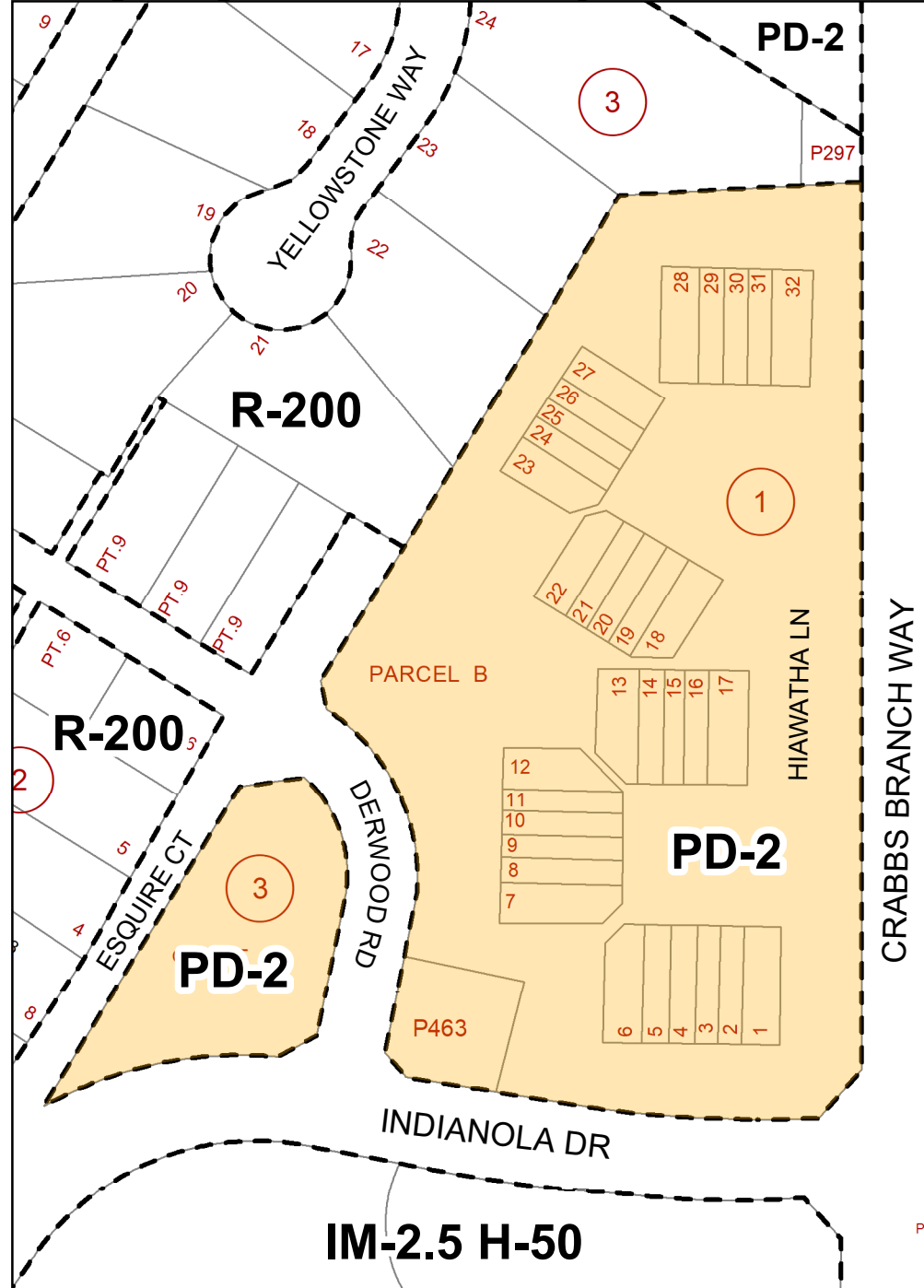


Proposed Zoning

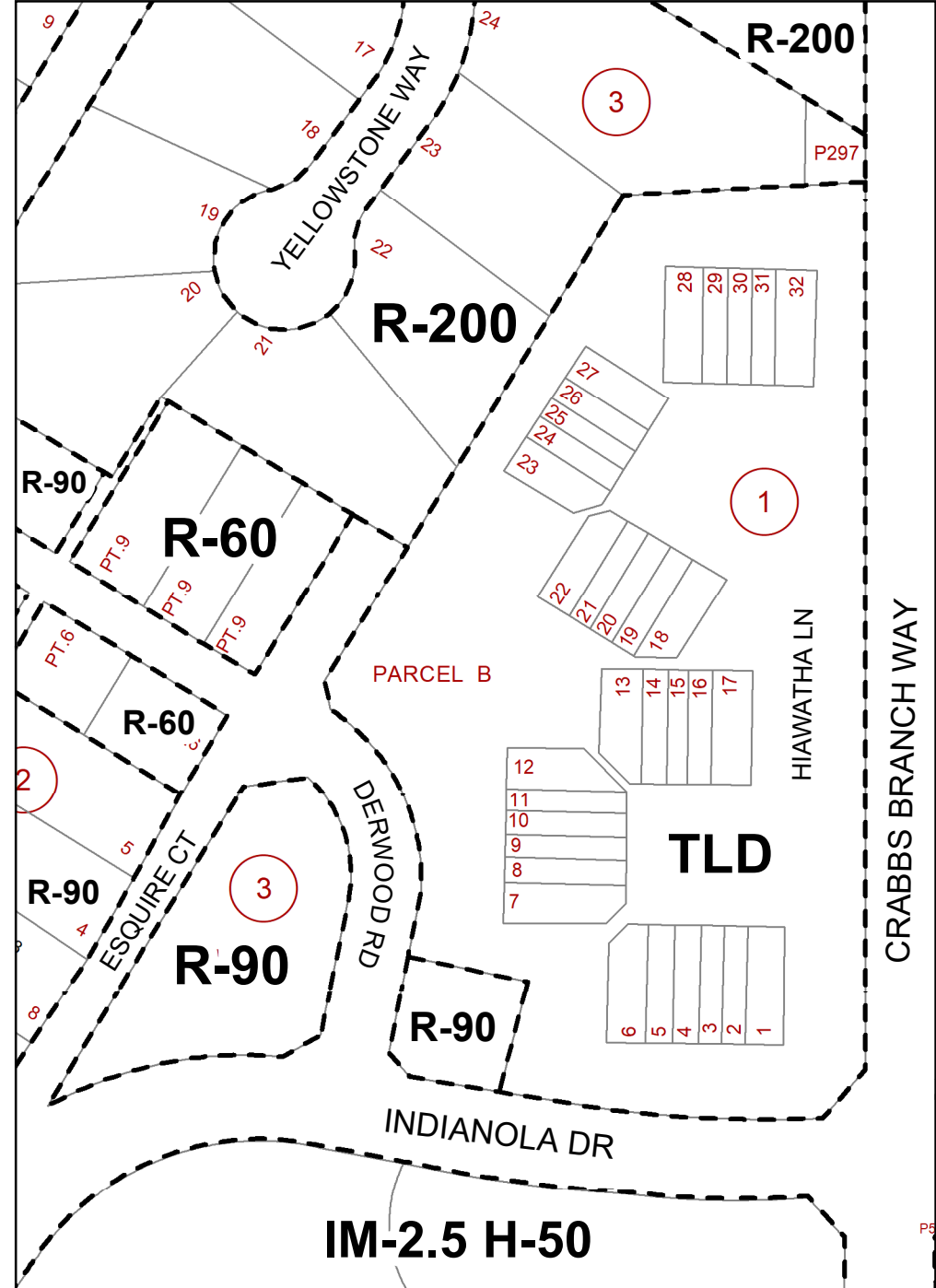


Attachment 1 - Map 18

Existing Zoning



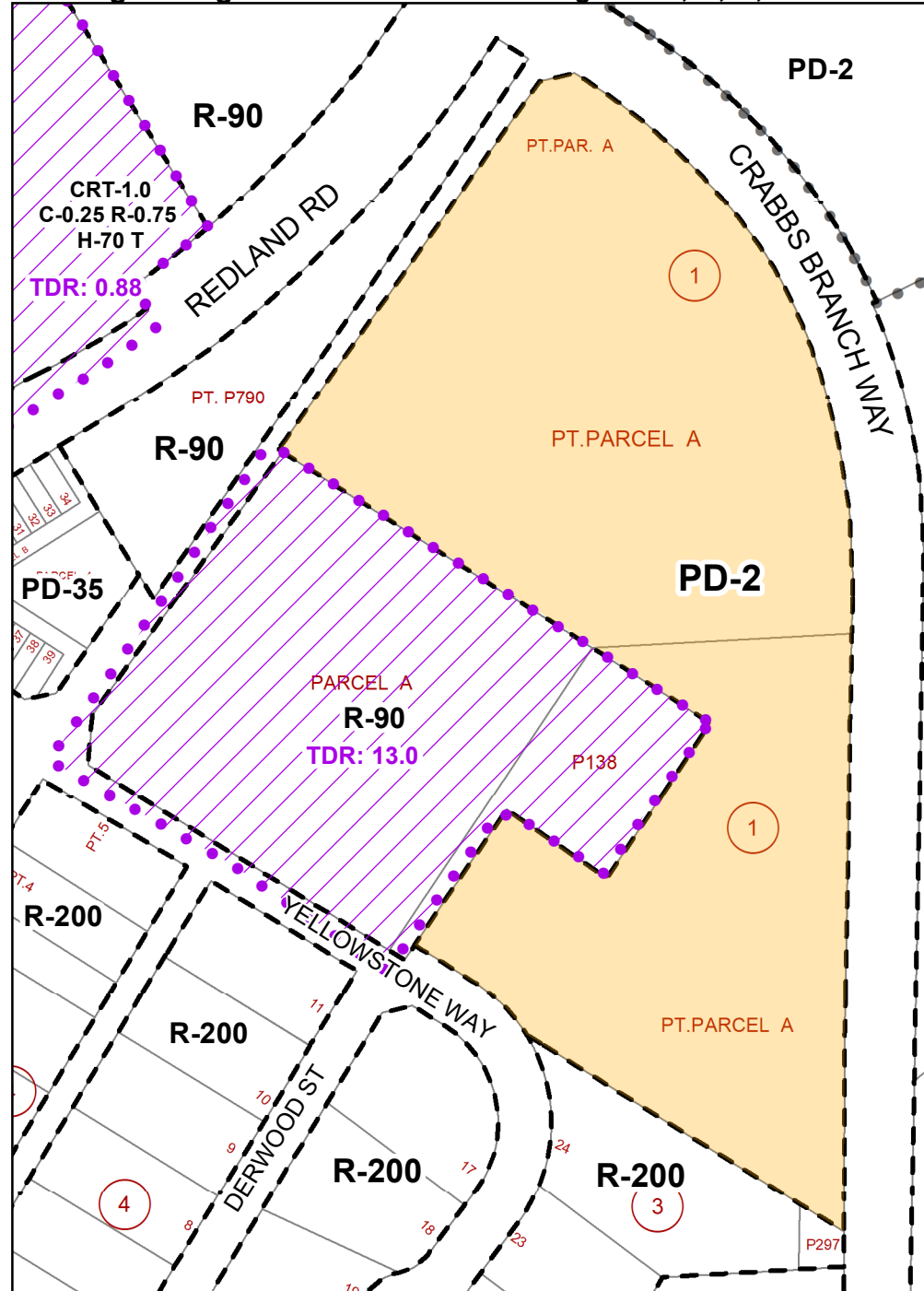
Proposed Zoning



Attachment 1 - Map 19

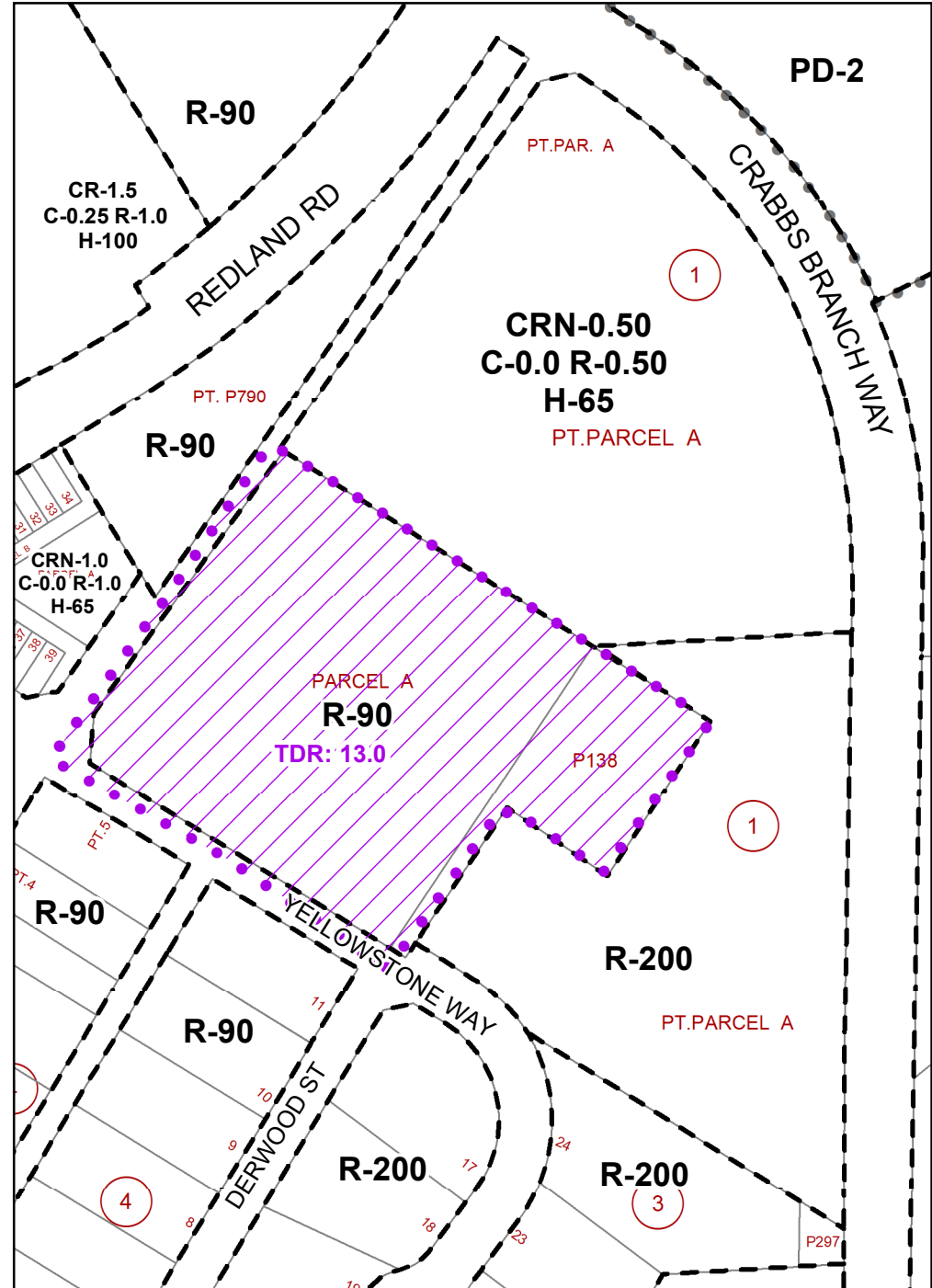
Existing Zoning

Changes # 48,49,65,67



Map Grids: 221NW07, 221NW08, 222NW07, 222NW08

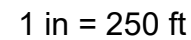
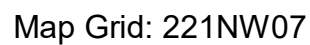
Proposed Zoning



Master Plan Boundary TDR Overlay

1 in = 200 ft

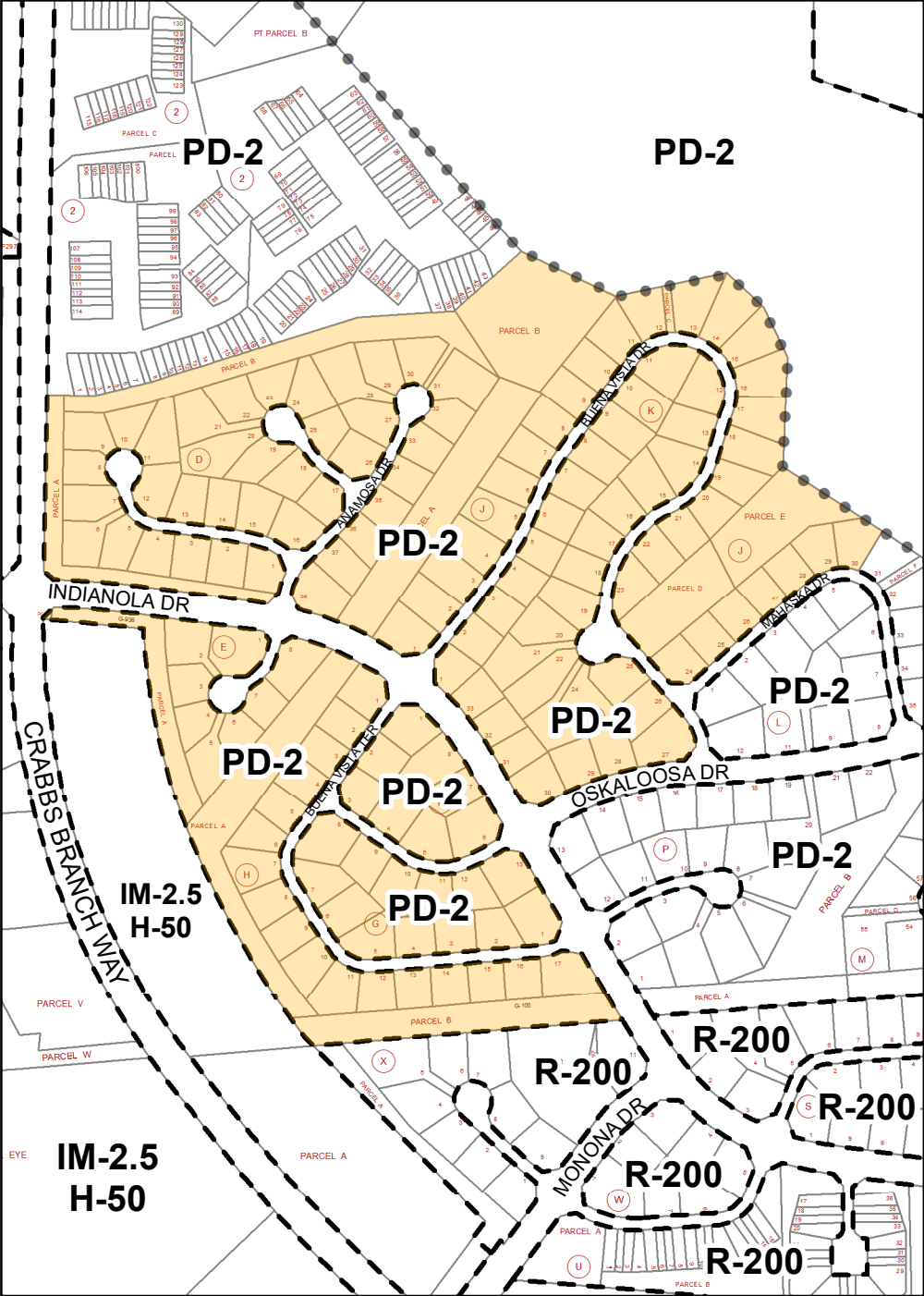
Proposed Zoning



Attachment 1 - Map 21

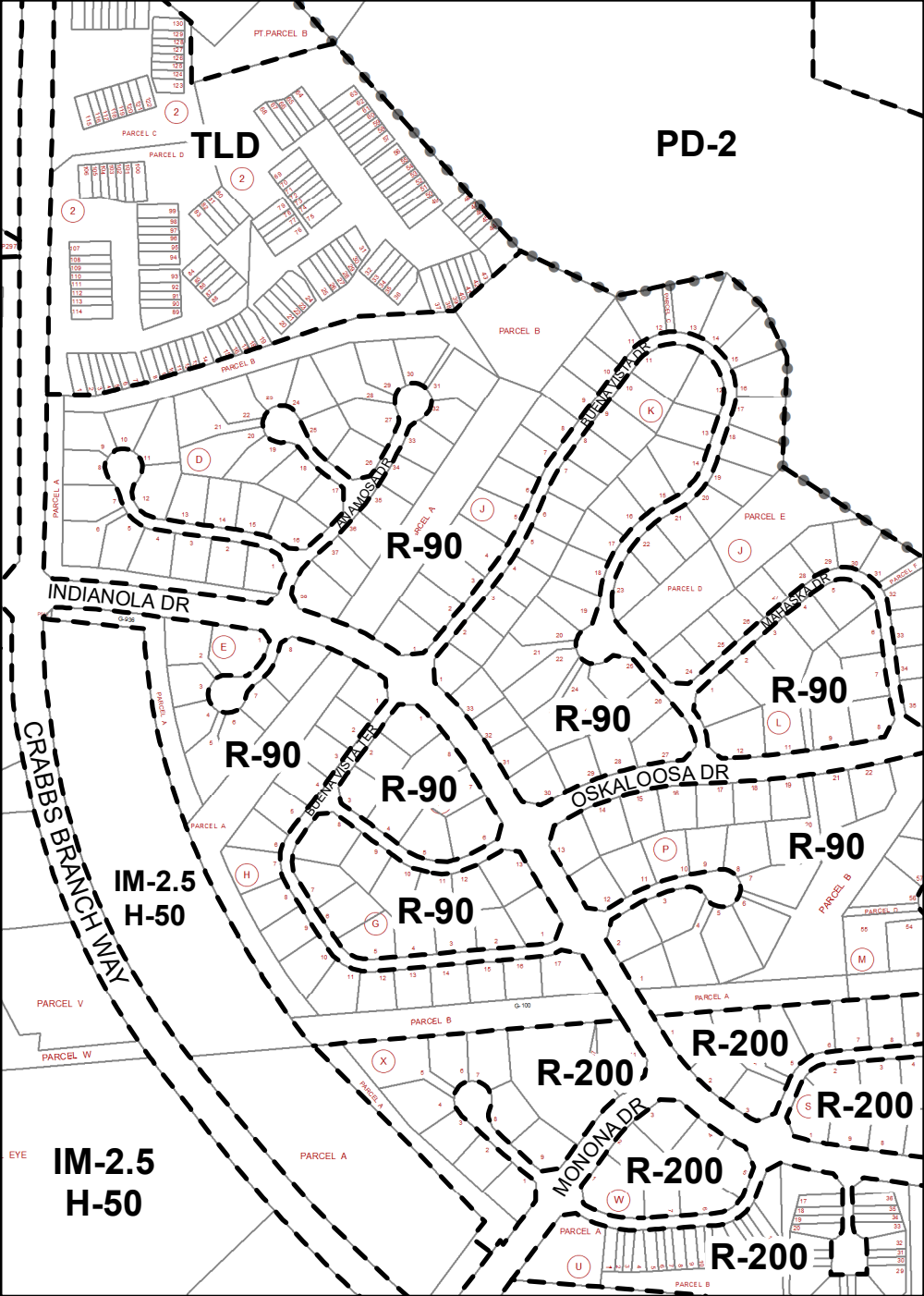
Existing Zoning

Changes # 52,55,58,59,60



Map Grid: 221NW07

Proposed Zoning



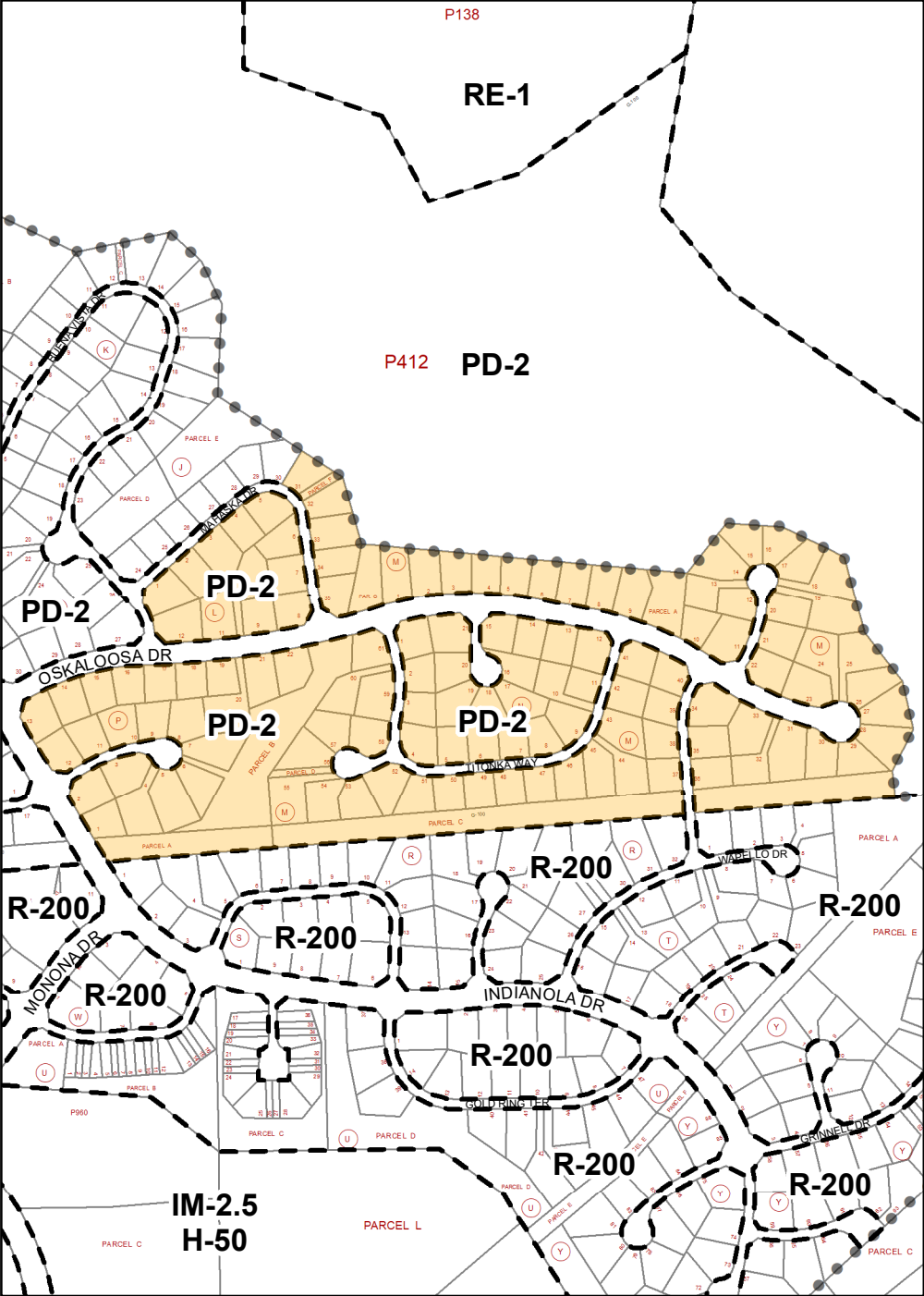
Master Plan Boundary

1 in = 440 ft

Attachment 1 - Map 22

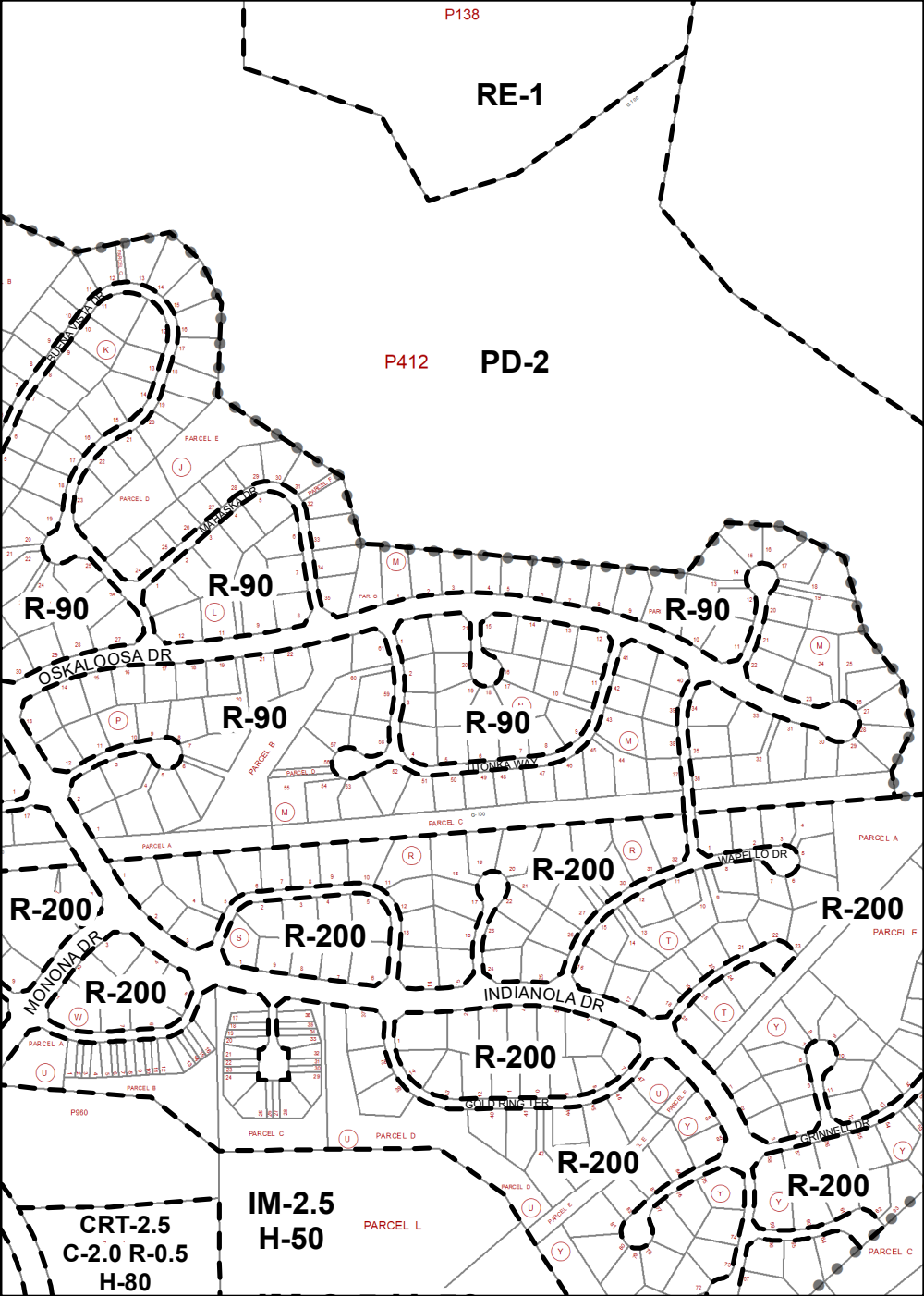
Existing Zoning

Changes # 53,54,56,57



Map Grids: 220NW07, 221NW07

Proposed Zoning

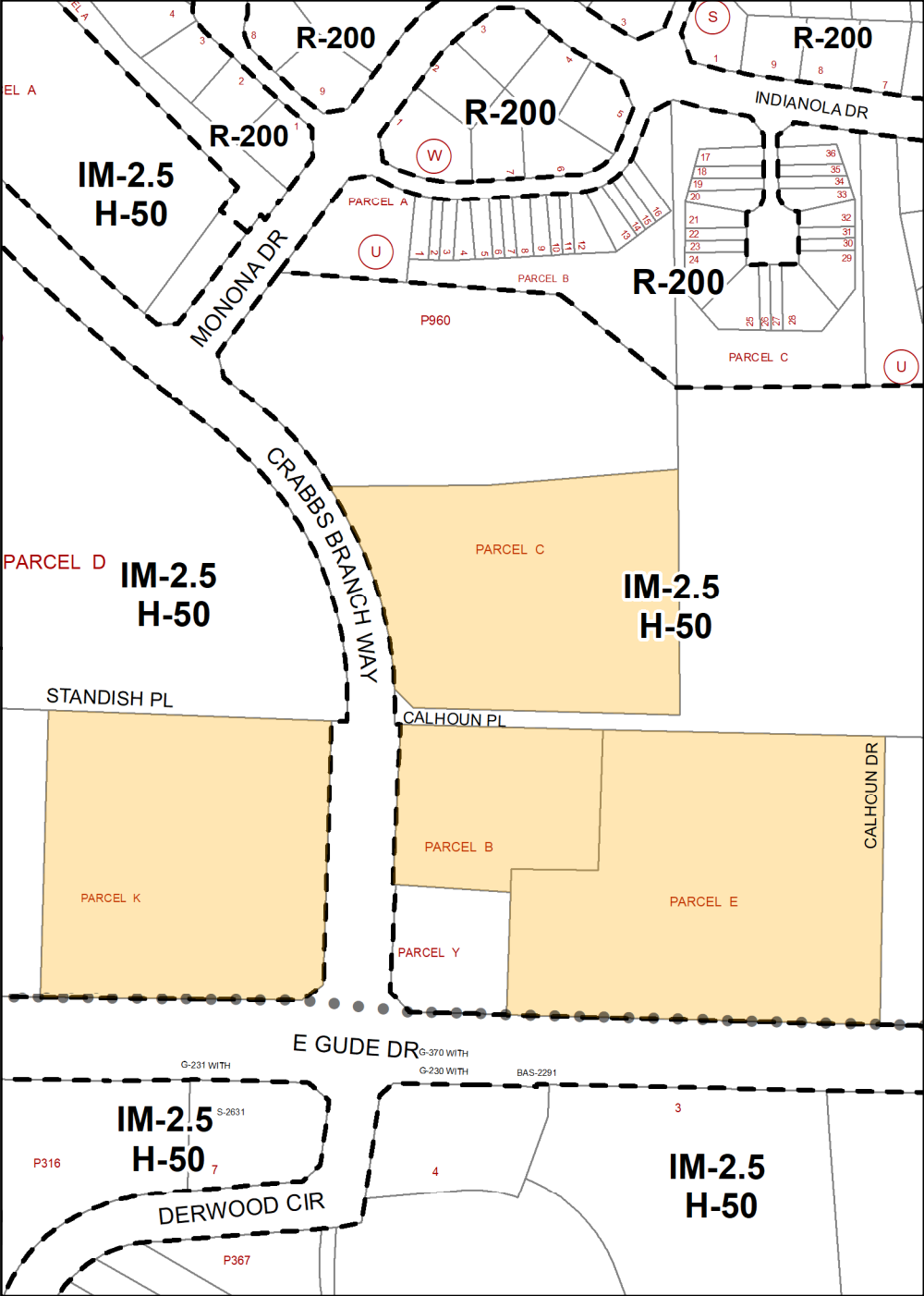


Master Plan Boundary

1 in = 520 ft

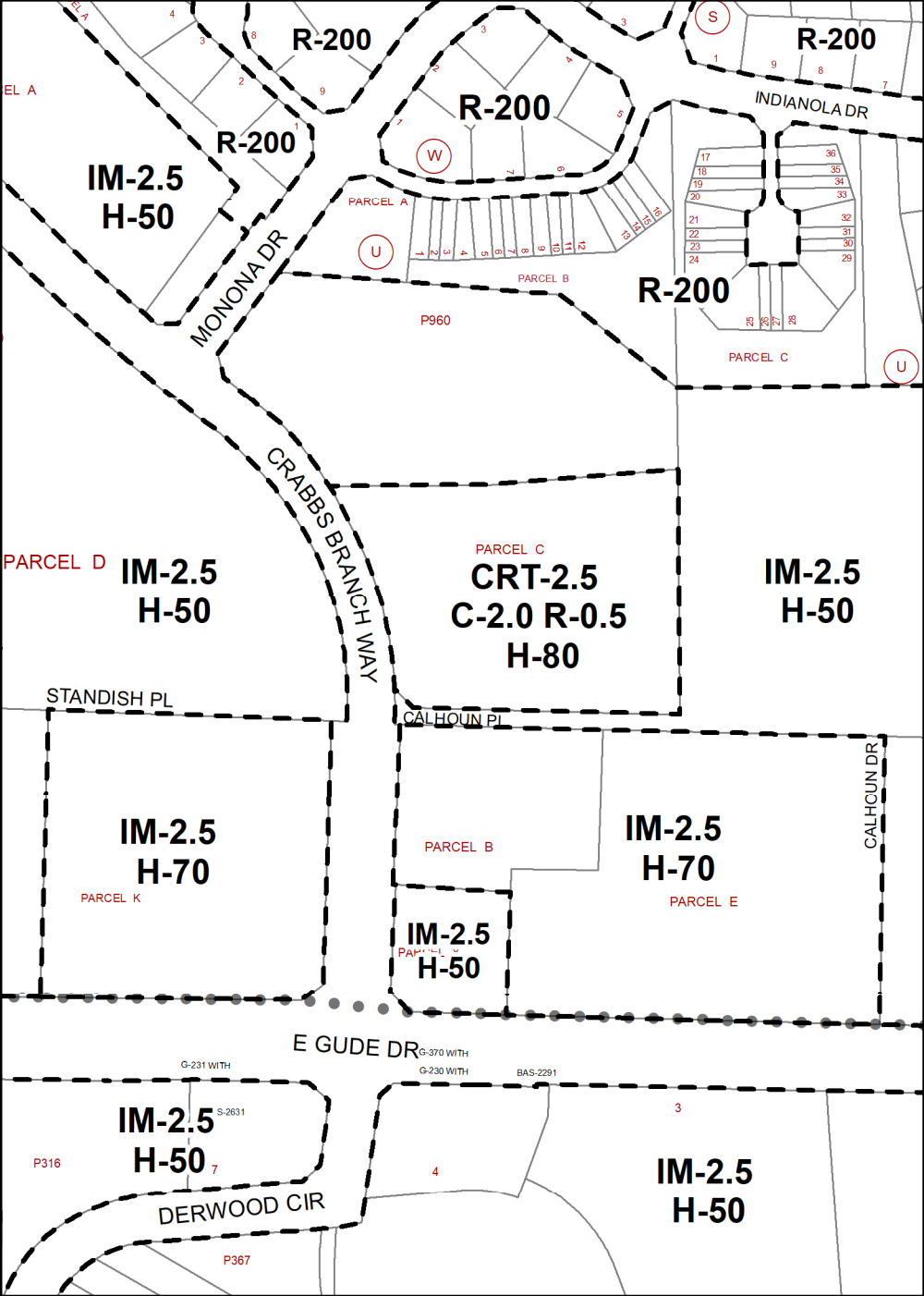
Attachment 1 - Map 23

Existing Zoning



Map Grids: 220NW07, 221NW07

Proposed Zoning



Master Plan Boundary

1 in = 300 ft