

SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

SECTIONAL MAP AMENDMENT



Description

Request to file a Sectional Map Amendment to implement the recommendations of the approved and adopted 2022 *Silver Spring Downtown and Adjacent Communities Plan*.

MASTER PLAN INFORMATION

Plan Name

Silver Spring Downtown and Adjacent Communities Plan

Date

July 7, 2022

Lead Planner

Atara Margolies

Planning Division

DownCounty

Staff Contact

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Planning Board Information

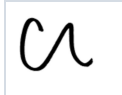
Item 9
07-07-2022



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STAFF RECOMMENDATION

Staff requests approval of the Request to File Sectional Map Amendment (SMA) H-146 with the Montgomery County District Council to amend the official zoning map and implement the recommendations in the approved and adopted 2022 *Silver Spring Downtown and Adjacent Communities Plan*.

BACKGROUND

On May 26, 2022, the District Council approved the *Silver Spring Downtown and Adjacent Communities Plan*, by Resolution No. 19-1297. On June 15, 2022, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution No. 22-18.

The *Silver Spring Downtown and Adjacent Communities Plan* area encompasses approximately 442 acres. This SMA proposes reclassification of approximately 261.47 acres for the CR mixed-use zone, CRT mixed-use zone, CRN mixed-use zone, THD zone and confirmation of existing zones for the remainder of the plan area.

SECTIONAL MAP AMENDMENT PROCESS

An SMA rezones or confirms the zoning of an area of the county as adopted and approved by a master plan. Section 59.7.2.3 (Sectional and District Map Amendment) of the Montgomery County Zoning Ordinance authorizes the Planning Board to apply to the District Council (in practice the County Council sitting as the District Council) for an SMA. First, the Planning Director must publish a report and recommendation at least 10 days before a Planning Board public meeting on the rezoning application. Then, the Planning Board's recommendation on the application must be submitted to the District Council. After that, the District Council conducts a public hearing and may approve with or without modification, deny, or remand the application to the Planning Board for additional analysis. If approved, the District Council must issue a resolution and opinion reflecting its decision within 60 days after the close of record, unless the time is extended by the District Council. The decision of the District Council is final.

RECOMMENDED REZONING

The Silver Spring Downtown and Adjacent Communities Plan is an update to the 2000 Silver Spring Central Business District Sector Plan. This plan 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; comprehensive amendment to portions of the Silver Spring Central Business District Sector Plan, as amended; North and West Silver Spring Master Plan, as amended; and East Silver Spring Master Plan as amended; Countywide Transit Corridors Functional Master Plan as amended; Master Plan of Highways and Transitways, as amended; and Bicycle Master Plan.

This plan makes recommendations within the plan area for land use and zoning, housing, economic growth, urban design, transportation, parks and public spaces, environmental resiliency, community facilities and historic resources.

The Plan envisions Silver Spring in 2040 as a thriving, mixed-use downtown that continues to be a regional center where people of all ages and stages in life want and can afford to live, work and play. The zoning recommendations implemented through this SMA will help achieve this vision by increasing the height and flexibility of the zoning and bringing non-conforming properties into conformance. The SMA also removes the Ripley/South Silver Spring Overlay Zone, adjusts the Fenton Village Overlay Zone to include properties rezoned as CRN and introduces a new Downtown Silver Spring Overlay Zone.

CONCLUSION

Staff recommends approval of the Request to File and recommends approval of the Sectional Map Amendment, which will implement the zoning recommendations in the Approved and Adopted *Silver Spring Downtown and Adjacent Communities Plan*.

ATTACHMENTS

- Attachment 1- *Silver Spring Downtown and Adjacent Communities Plan* SMA Index Maps and Zoning Reclassifications