

RESOLUTION OF ADOPTION FOR THE FAIRLAND AND BRIGGS CHANEY MASTER PLAN UPDATE

Fairland and Briggs Chaney
MASTER PLAN

PUBLIC HEARING DRAFT

SPRING
2023

Montgomery Planning
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Description

The Planning Board will review changes made to the *Fairland and Briggs Chaney Master Plan* through the County Council review and approval process and approve the Resolution of Adoption for transmission to the Maryland-National Capital Park and Planning Commission.

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MASTER PLAN INFORMATION

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[Report Date](#)

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MCPB
Item No. 9
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Summary:

This document contains the following information:

- A recommendation to approve the Resolution of Adoption to the *Fairland and Briggs Chaney Master Plan* to be transmitted to the Maryland-National Capital Park and Planning Commission ('Full Commission')
- A list of plan topics discussed and amended through the County Council review and approval process

PLAN STATUS

The *Fairland and Briggs Chaney Master Plan* is a corridor-focused amendment to the 1997 *Fairland Master Plan* that seeks to establish a renewed vision for a portion of Columbia Pike (U.S. 29) over the next 10 to 20 years. The Plan embraces a future for this corridor as a more complete, equitable, transit-oriented, and compact community.

Since the Planning Board voted to approve the *Fairland and Briggs Chaney Master Plan* on May 25, 2023 and transmitted the Plan to the County Council on June 9, 2023, the following actions have taken place:

- 1) The County Council held a public hearing on September 7, 2023.
- 2) The Planning, Housing, and Parks (PHP) Committee of the County Council held work sessions on October 16, October 23, October 30, and November 6, 2023, to review testimony received, and identified possible plan revisions.
- 3) The full County Council held work sessions on November 14 and November 27, 2023, to review and vote on the PHP Committee's recommended revisions.
- 4) The full County Council voted unanimously on a resolution of approval for the *Fairland and Briggs Chaney Master Plan*, as amended on December 12, 2023.

To fully adopt the *Fairland and Briggs Chaney Master Plan*, the Montgomery County Planning Board is required to vote on a Resolution of Adoption, and then transmit the resolution to the Maryland-National Capital Park and Planning Commission for approval of a Resolution of Adoption. A draft Montgomery County Planning Board Resolution of Adoption is included as Attachment A. The County Council Resolution of Approval is included as Attachment B.

COUNTY COUNCIL PLAN AMENDMENTS

The County Council discussed the following topics on the Planning Board Draft of the *Fairland and Briggs Chaney Master Plan*:

1) Drive-throughs

The Council accepted a unanimous recommendation of the PHP Committee to rephrase a plan recommendation on new drive-throughs, replacing "discourage" with "minimize the impact of", to read: "Minimize the impact of new drive-throughs to prioritize the pedestrian environment and Vision Zero goals over auto-oriented development."

2) Affordable Housing for Residential Development on Public Properties

The Council accepted a majority recommendation by the PHP Committee to replace the Planning Board's recommendation for redevelopment projects with a residential component

on public properties to strive for at least 25 percent of the recommended minimum 30 percent Moderately Priced Dwelling Units (MPDUs) affordable to households earning at or below 50 percent of the Area Median Income (AMI) with a different breakdown of the minimum 30 percent total MPDUs. The Council opted to recommend that 15 percent should be affordable to households earning 65-70 percent or less of AMI and 15 percent affordable to households earning at or below 50 percent of AMI.

3) Pedestrian and Bicycle Connections across U.S. 29

The Council accepted unanimous PHP Committee recommendations to add new plan wide recommendations for new pedestrian and bicycle connections across US 29 to improve connectivity between each side of US 29, as well as more specific recommendations for connectivity improvements within the Columbia Pike and Musgrove Activity Center.

4) Bus Rapid Transit lanes on U.S. 29

The Council accepted unanimous PHP Committee recommendations to re-state a plan preference for median-running dedicated transit lanes as studies are conducted for future phases of the U.S. 29 corridor's Flash BRT system.

5) Green Infrastructure Practices

The Council accepted a unanimous PHP Committee recommendation to replace the term, "Require," with "Strive to use," in a plan wide Environment recommendation to read: "Strive to use modern green infrastructure practices using nature-based solutions on all newly developing and redeveloping projects."

6) Traffic Calming

The Council agreed to include a PHP Committee recommendation to include recommendations to conduct traffic calming work to increase bicycle and pedestrian comfort and safety along two road segments in the plan area: Old Columbia Pike and Briggs Chaney Road. The PHP Committee recommendation was in response to a suggestion by the Montgomery County Department of Transportation (MCDOT).

7) Zoning

With one exception, the Council accepted PHP Committee recommendations to change some Planning Board-recommended zones from CRN to CRT and increase the maximum allowable density of total and/or residential floor area ratios (FAR) to at least 1.25 for a selection of properties in the Columbia Pike Corridor District. In considering these zoning changes, the PHP Committee sought to ensure that the proposed zoning would meet the minimum threshold that allow for optional method development and its required provision of public benefits.

The exception to the Council’s acceptance of PHP Committee zoning recommendations is for an undeveloped property at 2131 East Randolph Road. Here the Council sought to strike a balance between allowing increased residential density from the property’s current zoning of R-200, while prohibiting commercial development on the property with a 0.0 commercial FAR. In an 8-3 straw vote, Councilmembers Fani-Gonzalez, Leutke, and Jawando dissenting, the Council replaced the PHP Committee’s zoning recommendation (a 2-1 recommendation, Councilmember Friedson dissenting) of CRT-1.25 C-0.25 R-1.0 H-75 with the zone, **CRN-1.0 C-0.0 R-1.0 H-75** (the Planning Board’s original zoning recommendation was CRT-1.0 C-0.25 R-1.0 H-75).

Additionally, the Council accepted the PHP Committee’s recommendation to add to a recommendation that future development of the unimproved property at 2131 East Randolph Road should provide a pedestrian connection to an adjacent HOA property by adding a sentence following the recommendation to read: “Future development should also seek to provide compatible transitions to the neighboring properties.”

8) Redevelopment of County-owned Property

The Council accepted a PHP recommendation to add guidance for any redevelopment of public properties that includes the Eastern Montgomery Regional Services Center, U.S. 29 Flash BRT Orange Line Station and Park and Ride facility, Recreation Center, and associated surface parking lots to provide adequate transitions between new development and existing neighborhoods through appropriate building heights and development intensities.

9) Path and Trail Connectivity

In a minor change to the Planning Board draft plan, the Council supported a PHP Committee recommendation to merge two Residential Neighborhoods district-wide recommendations, combining a recommendation to establish, expand, and improve access for publicly accessible trail connections and for neighborhood connection paths with residential neighborhoods, Activity Centers, parkland, and recreational amenities into a single recommendation for both.

10) Underground Utilities

After a lengthy discussion, the Council opted to support Planning Board Draft language for a recommendation to underground utilities along Old Columbia Pike, Tech Road, and Briggs Chaney Road through private development and/or public projects. The PHP Committee had unanimously recommended to add “where feasible” as a clarification of the Planning Board’s recommendation. The Council also considered including explanatory language for how to evaluate feasibility of utility undergrounding. However, the Council ultimately chose to retain the Planning Board’s original language without a determination of feasibility.

STAFF RECOMMENDATION

Approve the County Council's amended *Fairland and Briggs Chaney Master Plan* with the Montgomery County Planning Board's Resolution of Adoption for Transmittal to the Full Commission.

NEXT STEPS

Following the Planning Board's approval, the Full Commission will review the Resolution of Adoption at their January 17, 2024 meeting.

ATTACHMENTS

Attachment A: MCPB Resolution Number 23-124, M-NCPPC Resolution Number 23-04

Attachment B: Montgomery County Council Resolution 20-348