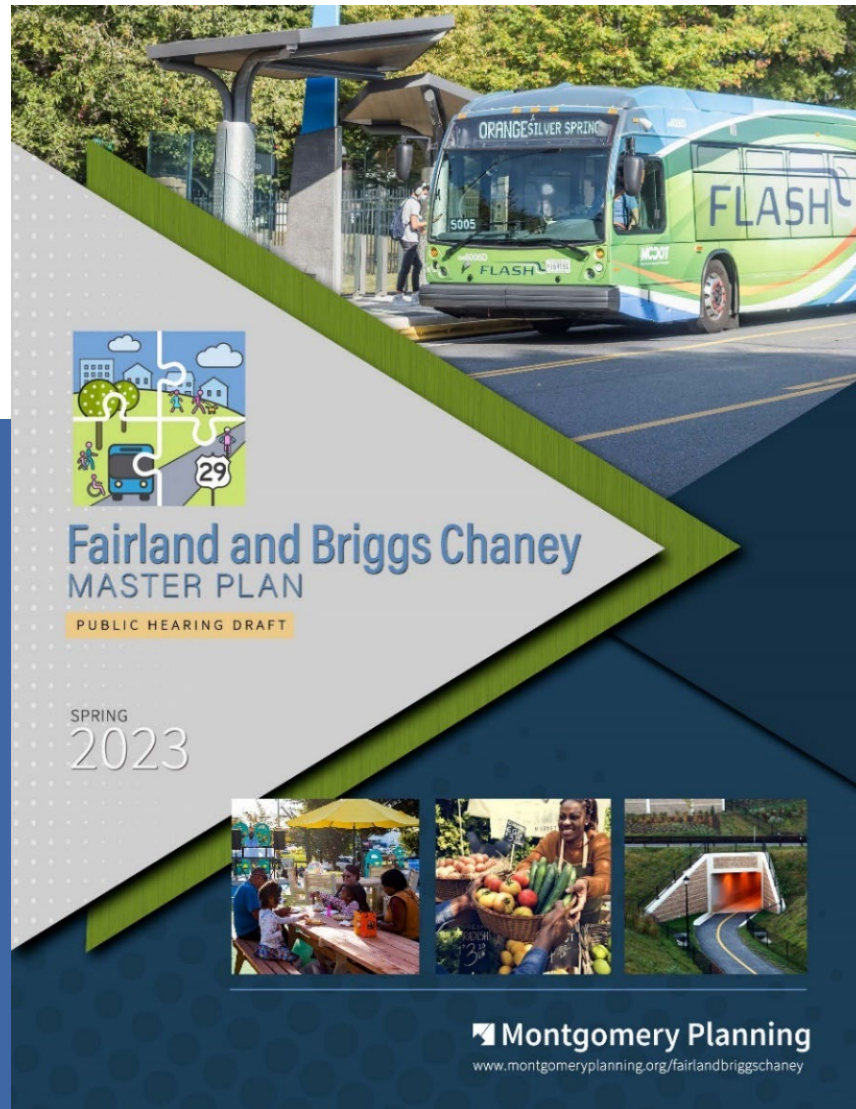


REQUEST TO APPROVE SECTIONAL MAP AMENDMENT APPLICATION (H-150) FOR THE FAIRLAND AND BRIGGS CHANEY MASTER PLAN



Description

The Planning Board will consider a recommendation of approval by the Montgomery County Council of Sectional Map Amendment application H-150 to implement the zoning recommendations of the Approved and Adopted *Fairland and Briggs Chaney Master Plan*.

Planning Staff

CL	Clark Larson, Planner III, Upcounty Planning, Clark.Larson@montgomeryplanning.org , 301-495-1331
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PB	Patrick Butler, Division Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

MASTER PLAN INFORMATION

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[Planning Division](#)

Upcounty

[Report Date](#)

February 16, 2024

[Planning Board Information](#)

MCPB
Item No. 12
February 29, 2024



Summary:

This document contains the following information:

- A recommendation to approve Sectional Map Amendment H-150 application by the County Council, with Technical Staff Report, to implement the zoning recommendations of the 2024 *Fairland and Briggs Chaney Master Plan*.

OVERVIEW

The 2024 *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. The northern and southern limits of the plan area extend approximately five miles on either side of U.S. 29.

The *Fairland and Briggs Chaney Master Plan* being implemented by this Sectional Map Amendment (SMA) amends *Thrive Montgomery 2050*, the General Plan for Montgomery County, and portions of the following functional plans and master plans: the *Fairland Master Plan* (1997); the *Countywide Transit Corridors Functional Master Plan* (2013); the *Master Plan of Highways and Transitways*, as amended (2018); the *Bicycle Master Plan* (2018), and the *Pedestrian Master Plan* (2023).

The *Fairland and Briggs Chaney Master Plan* was approved by the Montgomery County Council on December 12, 2023, by Resolution Number 20-348. On December 21, 2023, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 23-124, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission. On January 17, 2024, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 24-03.

Recommended Rezoning

The SMA will implement the *Fairland and Briggs Chaney Master Plan's* zoning recommendations. The zoning recommendations are intended to support the plan's land use goals:

- Leverage new development opportunities at major intersections to improve the public realm and pedestrian environment and increase access to neighborhood services and amenities.
- Support the establishment of Complete Streets and a safe pedestrian network.
- Enhance the inventory of community destinations by improving design quality and safety of parks, plazas, and public open space.
- Retrofit outdated auto-centric, suburban properties to more neighborhood-focused/compact centers, easily accessible by non-automobile modes.
- Encourage more efficient use of land by replacing surface parking lots and single-story buildings with multi-story, mixed-use buildings, structured parking, and public green space.
- Support the collocation of community resources near commercial, employment, light industrial, and residential uses.

The SMA proposes zoning changes, or reclassifications, for approximately 837 acres, and reconfirms existing zoning for approximately 963 acres. There are no pending local map amendment applications

in the plan area. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must extend to the center of the adjacent right-of-way.

Contents of the Sectional Map Amendment

The SMA application includes two map indices covering fifty (50) change areas that indicate the extent of zoning changes within the Fairland and Briggs Chaney Master Plan (see Attachment 1).

Planning staff have prepared a digital map of the proposed zoning changes that is available at: <https://mcatlas.org/sma/fairlandbriggschaney24/>.

STAFF RECOMMENDATION

Staff recommends approval of the Request to File and recommends approval of SMA H-150, which will implement the zoning recommendations in the approved and adopted *Fairland and Briggs Chaney Master Plan*.

NEXT STEPS

If the Planning Board approves the Request to File and recommends approval of SMA H-150, the County Council will schedule a public hearing to accept testimony on the SMA application and consider subsequent approval of the SMA by the Full County Council.

ATTACHMENTS

Attachment 1: Proposed Reclassifications with Index Map for Changes

Attachment 2: Draft Application to File for the County Council

SECTIONAL MAP AMENDMENT H-150

for the

FAIRLAND AND BRIGGS CHANEY MASTER PLAN



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.

2/15/2024

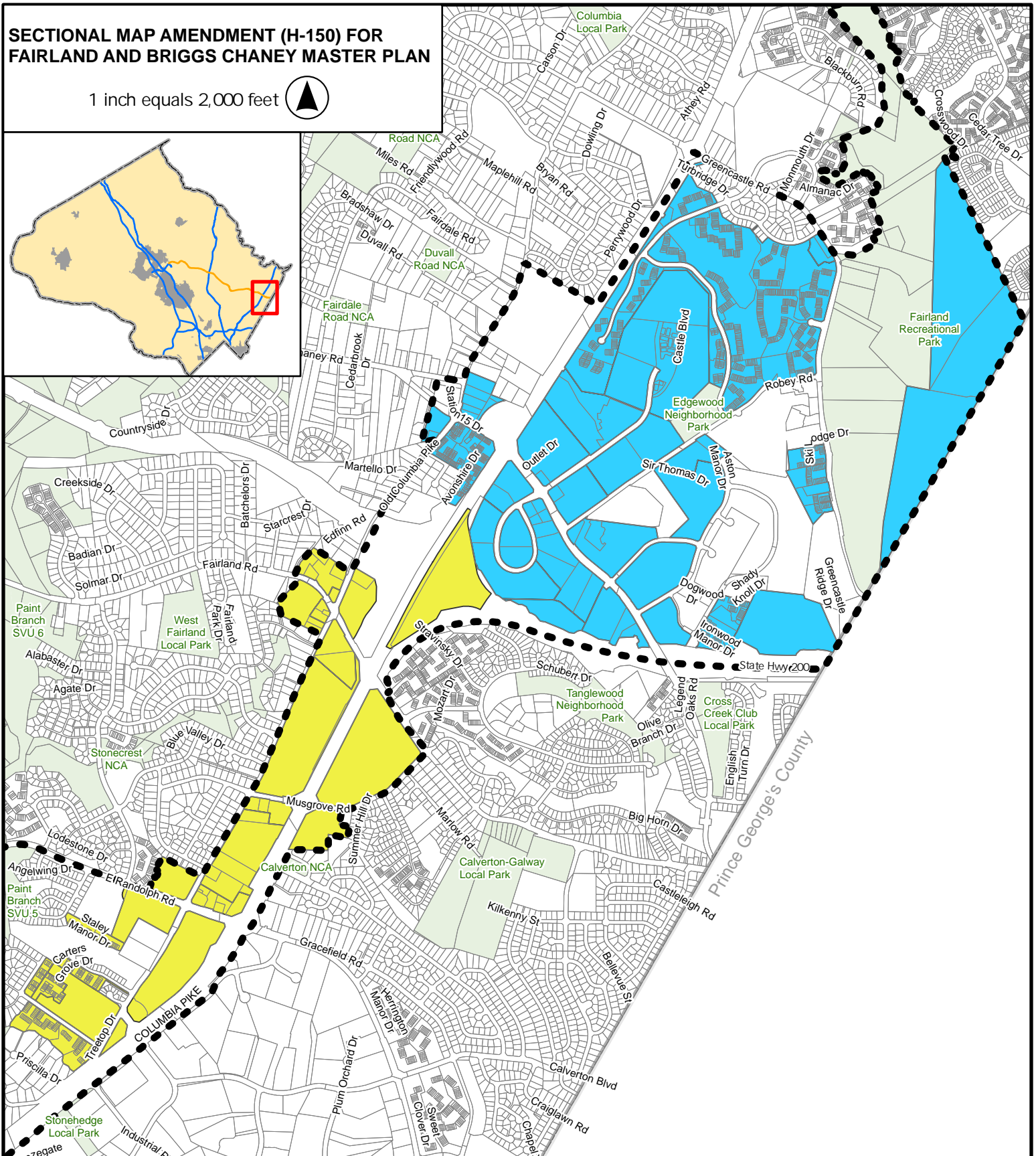
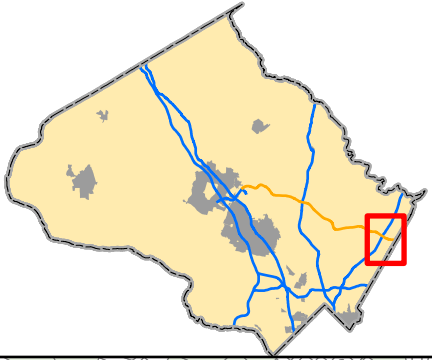
Date



Patrick Butler
Division Chief
Upcounty Division

Attachment 1 - Page 2

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 2,000 feet

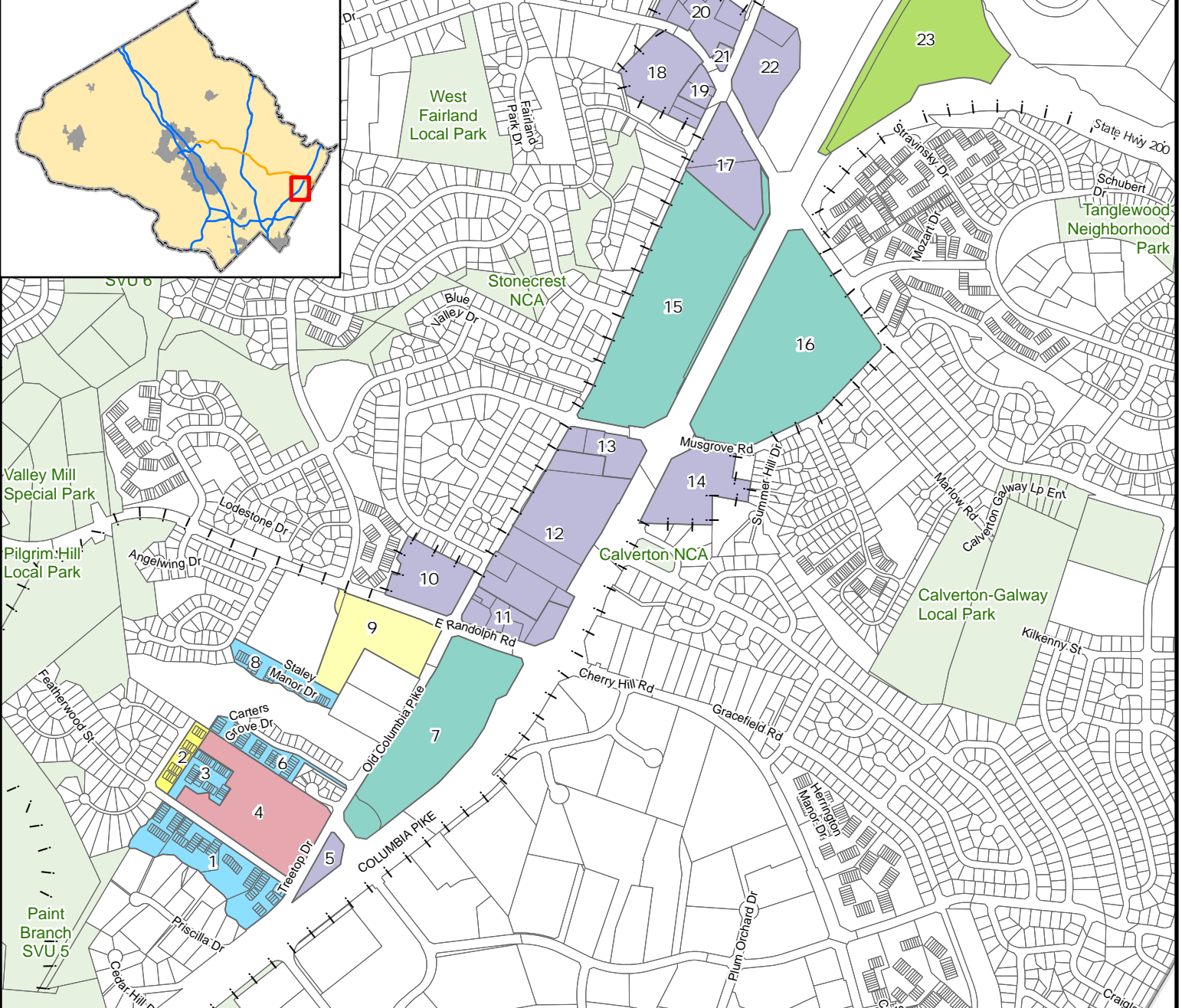


	Change Index 1 - Page 3 - 26 Changes, 606.7 Acres
	Change Index 2 - Page 4 - 24 Changes, 258.6 Acres
SMA Total - 50 Changes, 865.3 Acres	

Attachment 1 - Page 3

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 1,250 feet

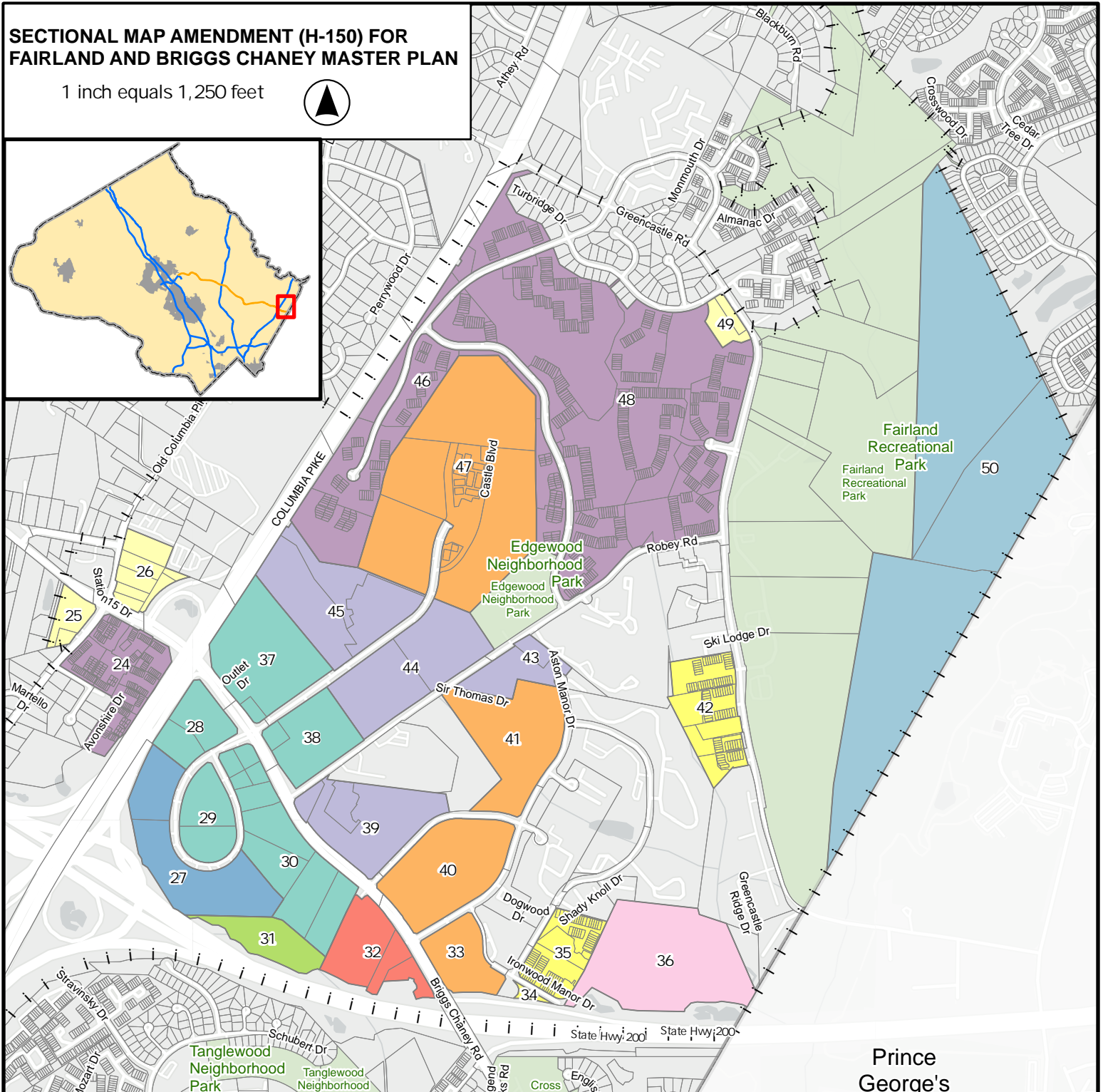
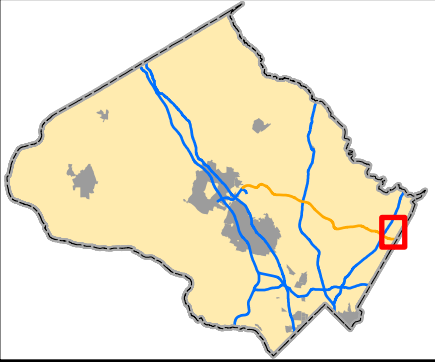


Change #	Existing Zoning	Proposed Zoning	Acres	Change #	Existing Zoning	Proposed Zoning	Acres
1	RT-12.5, R-200	TMD	11.87	13	R-90	CRT-1.25 C-0.75 R-1.25 H-65	4.24
2	R-90	TLD	2.13	14	R-90	CRT-1.25 C-0.75 R-1.25 H-65	8.93
3	RT-12.5	TMD	3.12	15	EOF-0.75 H-100T	CR-2.0C-1.5R-1.5H-120	35.95
4	R-H	R-10	16.44	16	EOF-1.5 H-75	CR-2.0C-1.5R-1.5H-120	36.16
5	CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-75	1.86	17	R-90	CRT-1.25 C-0.75 R-1.25 H-75	8.75
6	R-90	TMD	3.82	18	R-200	CRT-1.25 C-0.75 R-1.25 H-55	8
7	EOF-1.5 H-75	CR-2.0C-1.5R-1.5H-120	23.31	19	NR-0.75 H-45, CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-55	1.53
8	R-90	TMD	3.92	20	R-200	CRT-1.25 C-0.75 R-1.25 H-55	6.96
9	R-200	CRN-1.0C-0.0R-1.0H-75	11.09	21	NR-0.75 H-45	CRT-1.25 C-0.75 R-1.25 H-55	0.61
10	R-90	CRT-1.25 C-0.25 R-1.0H-55	6.8	22	R-90	CRT-1.5 C-0.75 R-1.25 H-75	8.54
11	CRT-0.75 C-0.75 R-0.25 H-35, CRT-0.75 C-0.75 R-0.25 H-45	CRT-1.25 C-0.75 R-1.25 H-75	5.23	23	TDR-6.0	Removed	27.9
12	R-200, R-90	CRT-1.25 C-0.75 R-1.25 H-55	21.68			Total Changed Acres	258.6

Attachment 1 - Page 4

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 1,250 feet



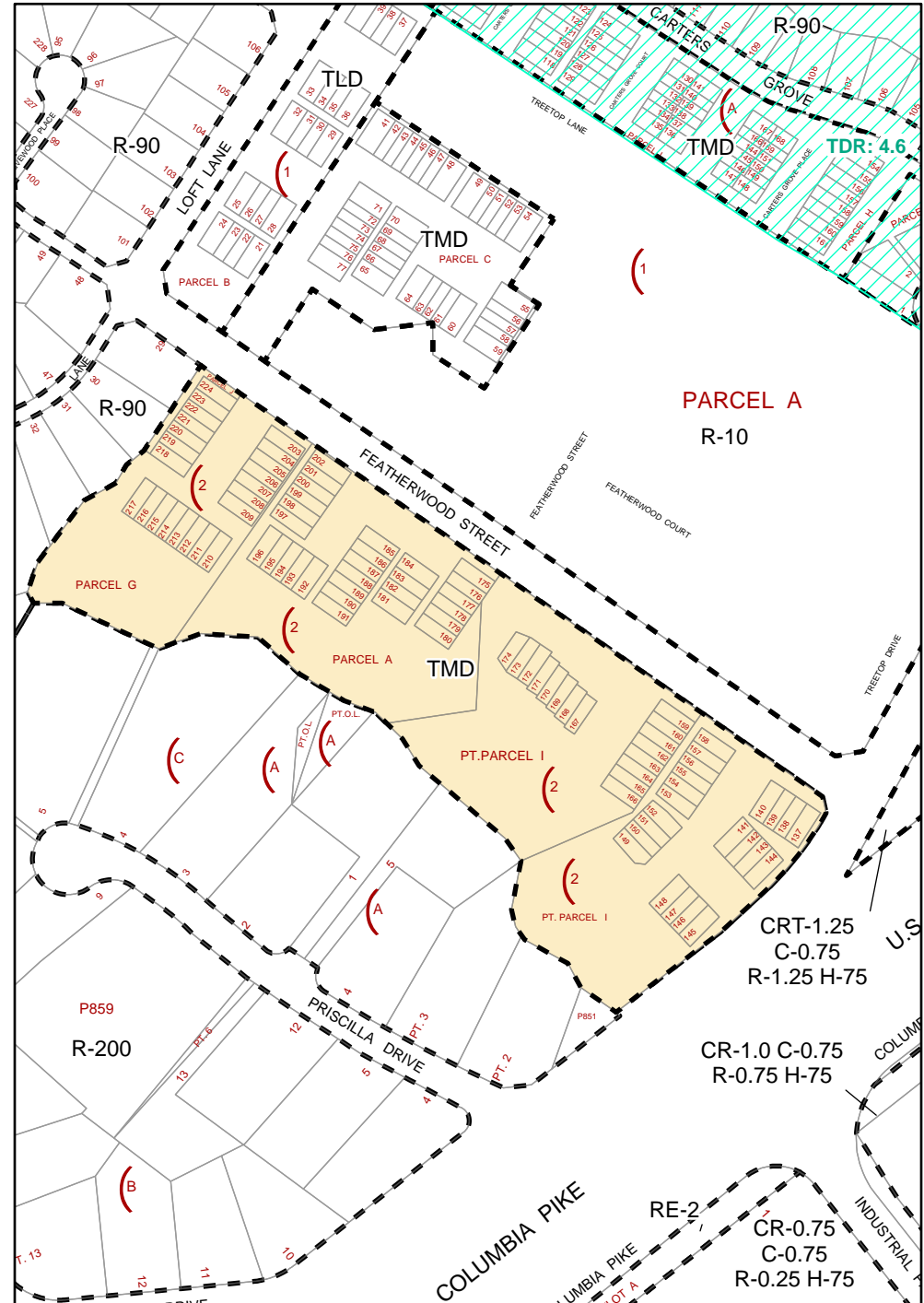
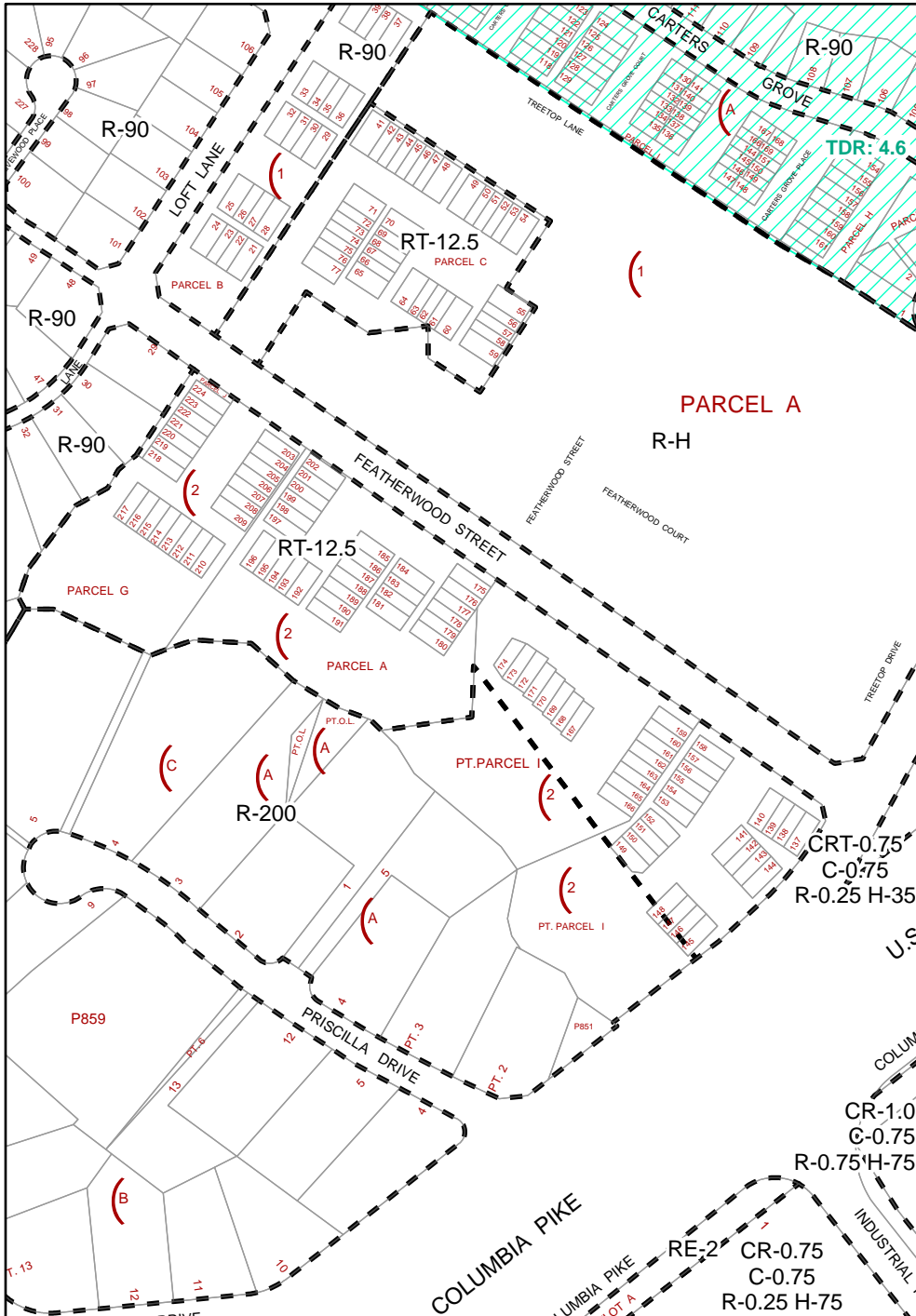
Prince George's

Change #	Existing Zoning	Proposed Zoning	Acres	Change #	Existing Zoning	Proposed Zoning	Acres
24	RT-12.5	THD	14.55	38	R-20, CRN-0.5 C-0.5 R-0.25 H-35	CR-2.0 C-0.5 R-2.0 H-85	10.46
25	NR-0.75 H-45	CRN-1.0 C-0.75 R-0.75 H-45	3.17	39	RT-10.0, R30	CRT-2.0 C-0.25 R-2.0 H-85	16.83
26	EOF-1.5 H-75, R-200	CRN-1.5 C-1.25 R-1.25 H-65	6.72	40	R-30	R-20	18.08
27	GR-1.5 H-85, IM-2.5 H-50	IM-2.5 H-85	19.1	41	R-30	R-20	18.39
28	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-120	7.54	42	RT-8.0, R-30, RT-10.0	TLD	13.1
29	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	8.1	43	R-30	CRT-1.25 C-0.25 R-1.0 H-75	6.61
30	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	21.38	44	R-20	CRT-1.25 C-0.25 R-1.0 H-85	19.94
31	GR-1.5 H-85, R-60	R-60	6.81	45	R-20	CRT-1.5 C-0.25 R-1.5 H-85	21.82
32	EOF-0.75 H-100T	EOF-0.75 H-100	11.45	46	R-90	THD	39.34
33	R-30	R-20	7.7	47	R-H	R-20	59.45
34	RT-8.0	TLD	0.51	48	R-90	THD	102.34
35	RT-8.0	TLD	8.79	49	R-90	CRN-0.25 C-0.25 R-0.0 H-45	2.63
36	R-90, R-200	RC	27.71	50	PD-2	RE-2	115.58
37	CRT-2.25 C-1.5 R-0.75 H-75	CR-2.25 C-1.5 R-0.75 H-85	18.63			Total Changed Acres	606.7

Existing Zoning

Change #1

Proposed Zoning



Map Grid: 216NE02

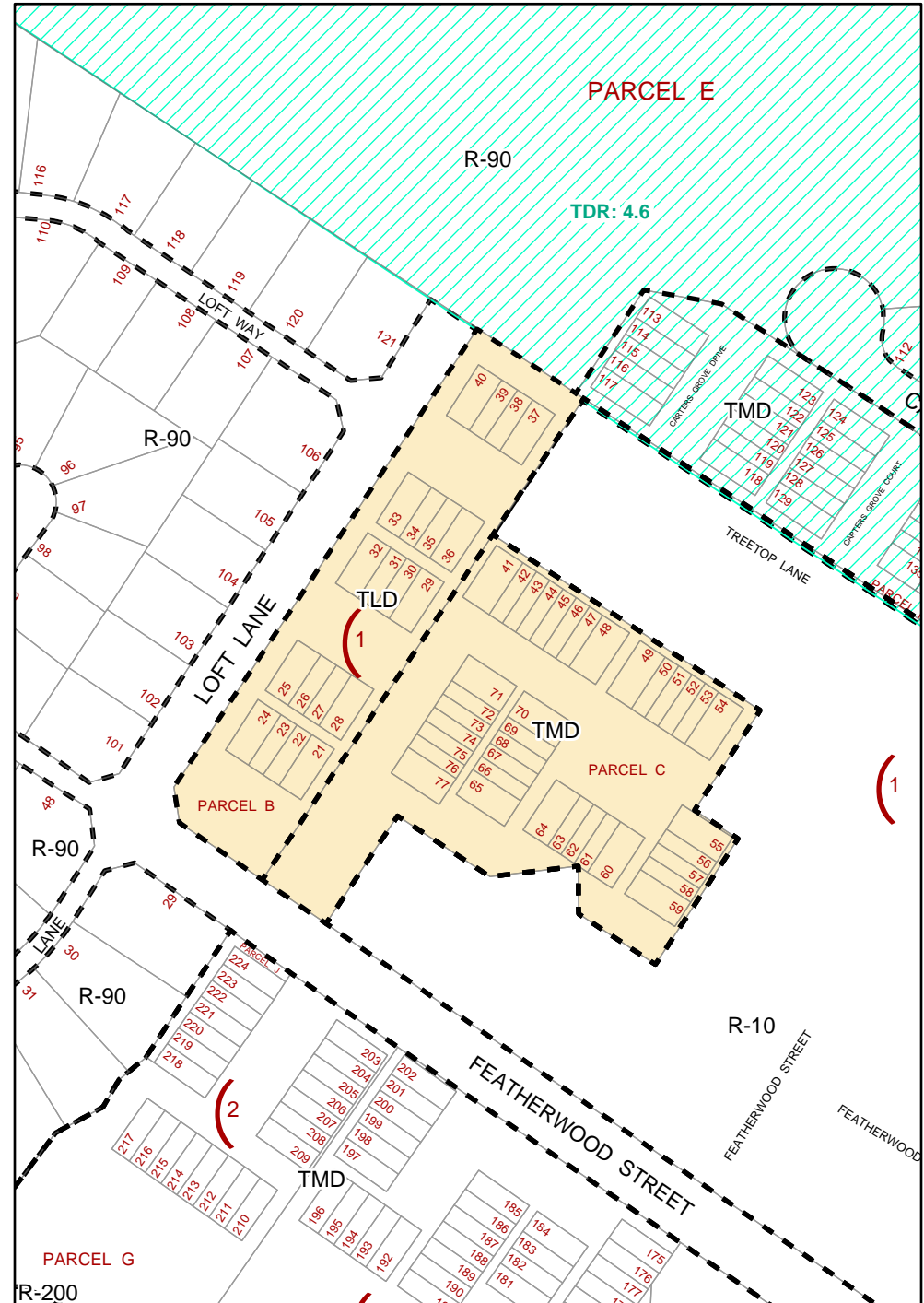
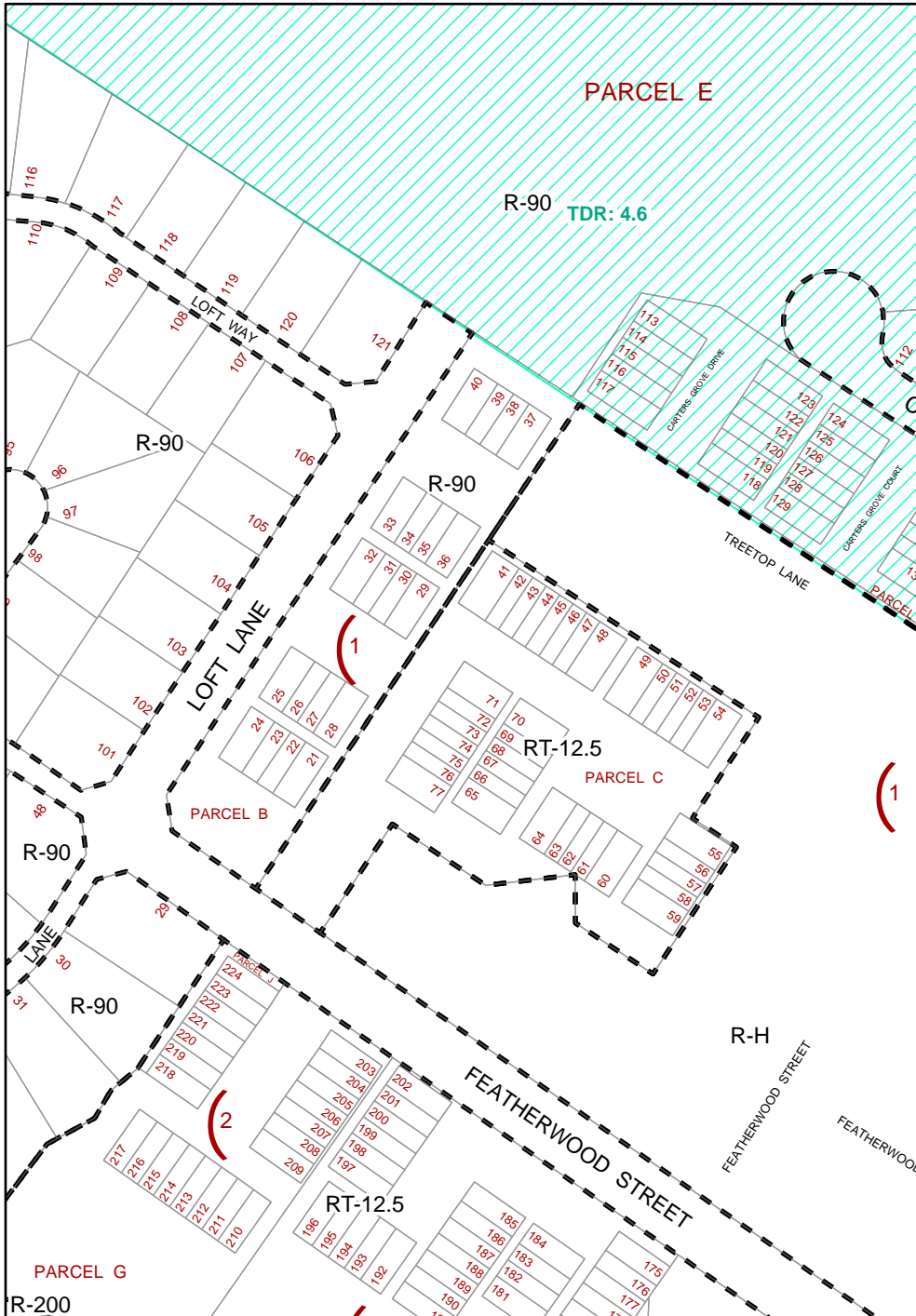
Overlay TDR

1 in = 300 ft

Existing Zoning

Change #2,3

Proposed Zoning

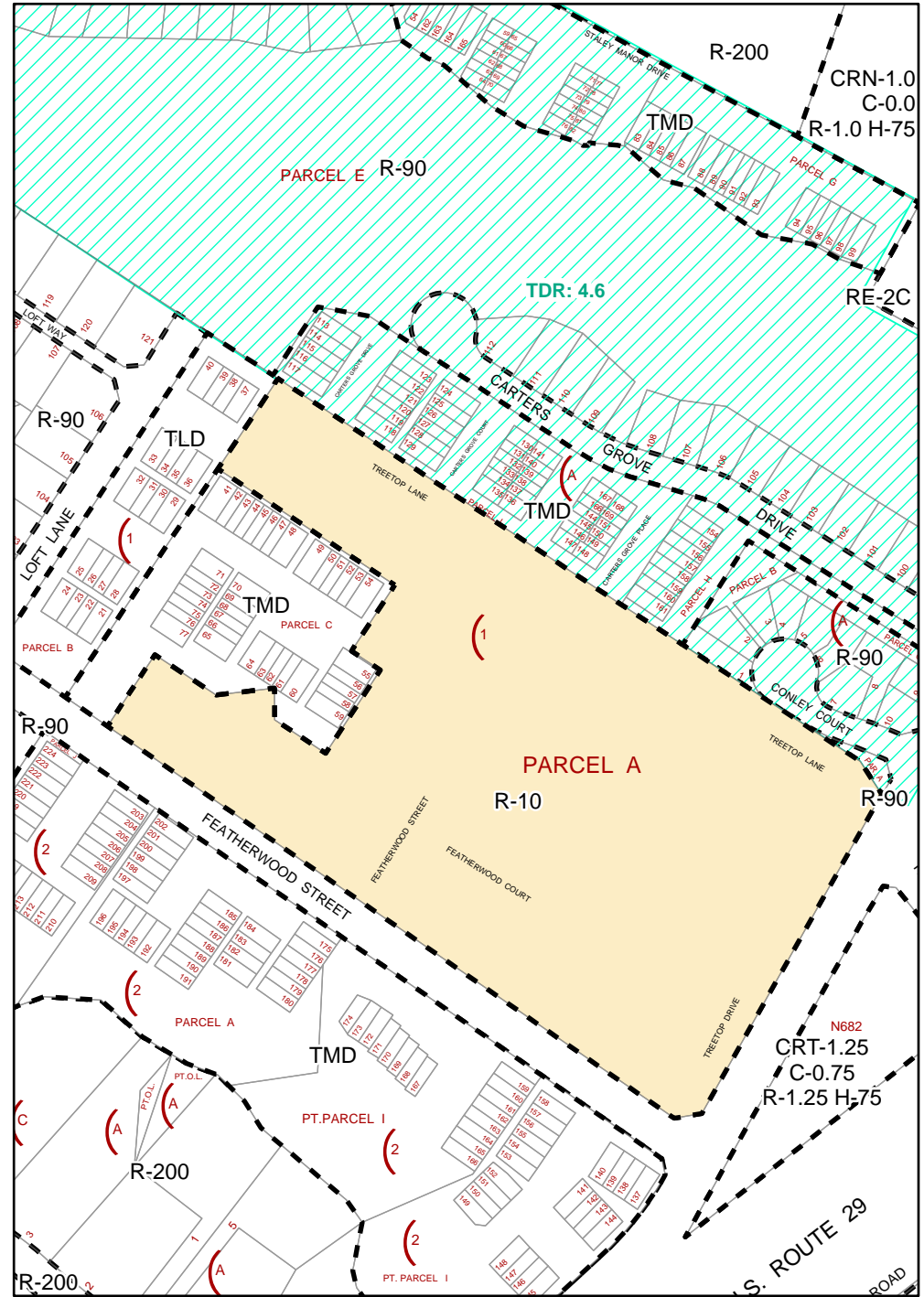
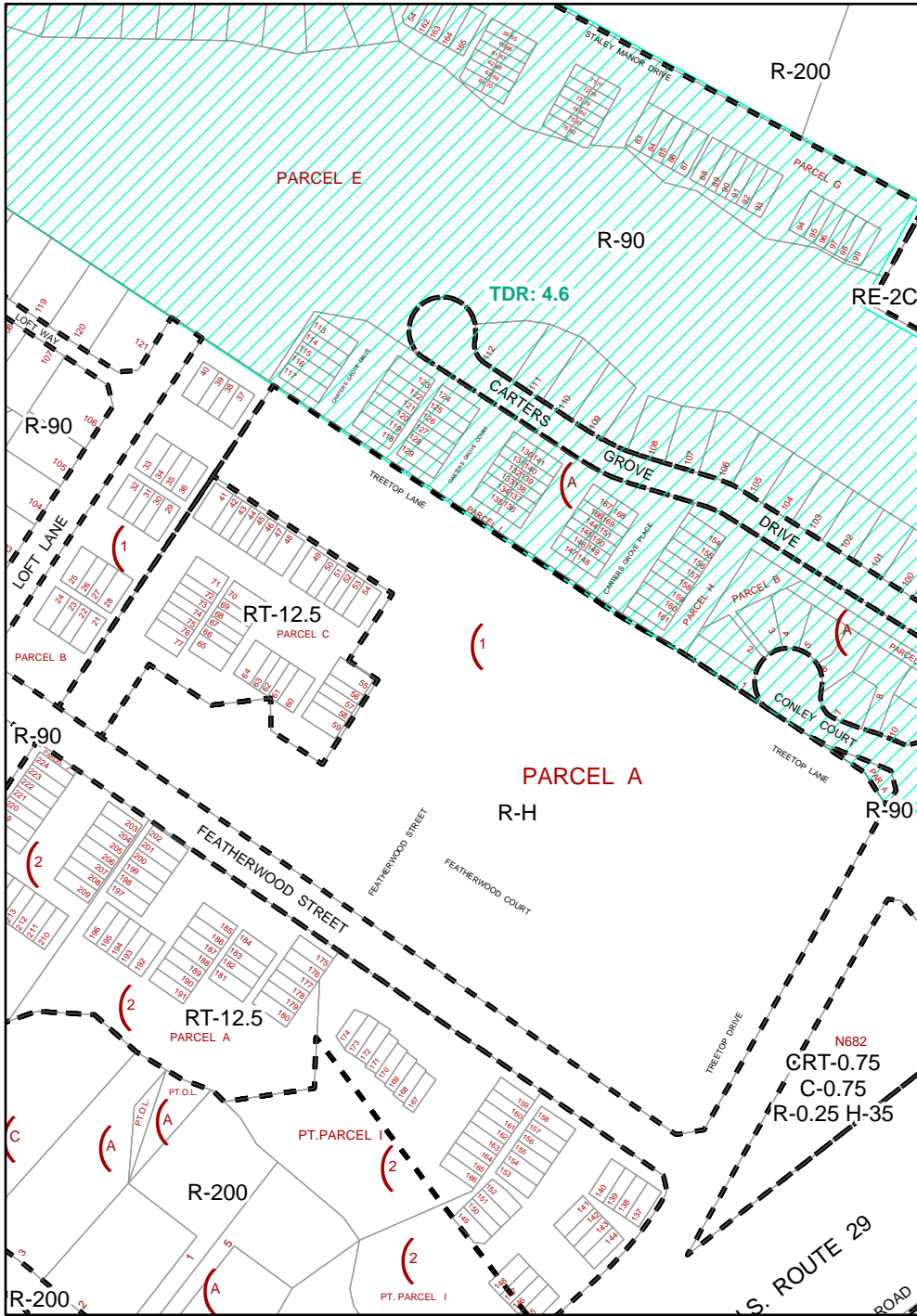


Overlay TDR

Existing Zoning

Change #4

Proposed Zoning



Map Grid: 216NE02

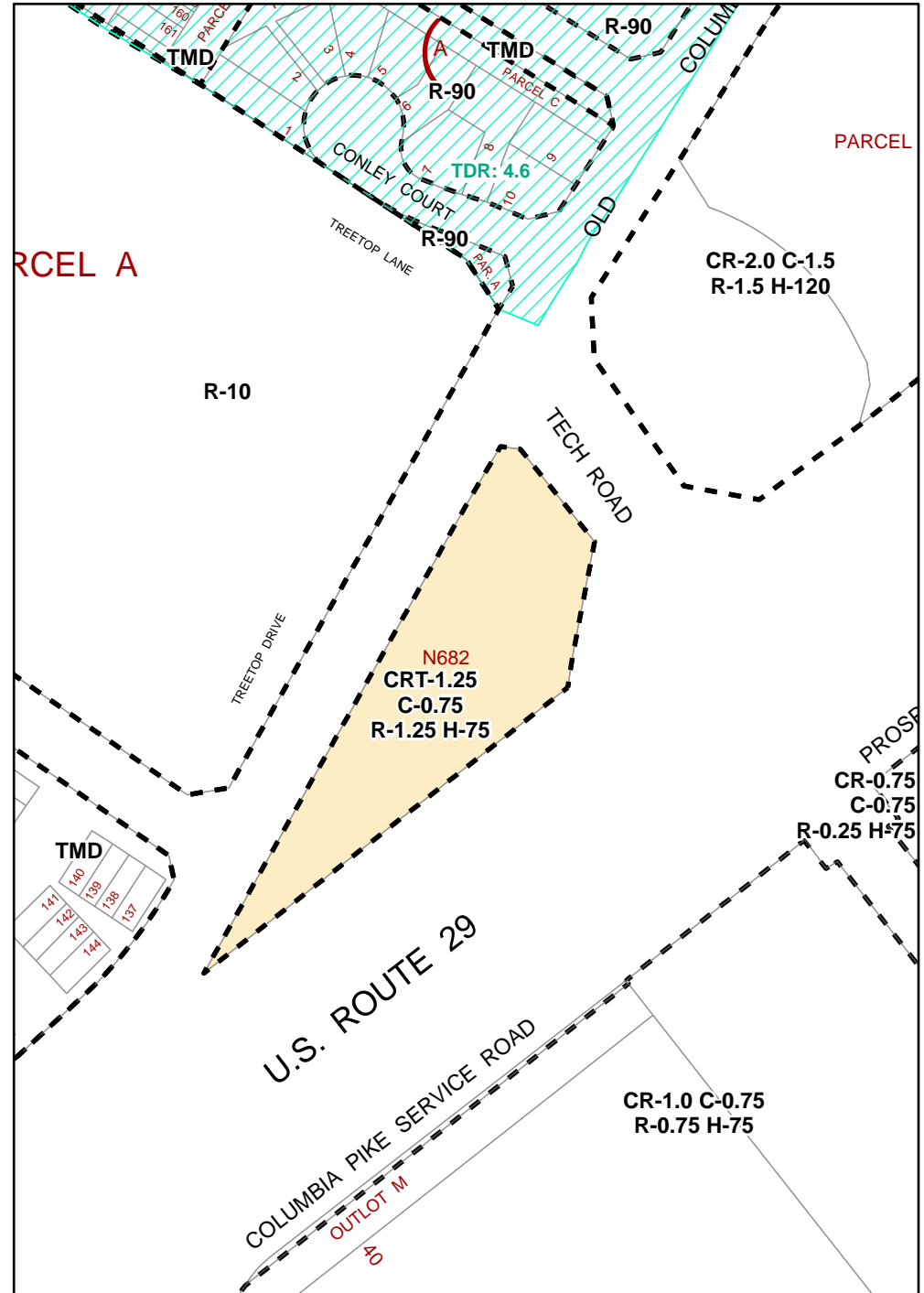
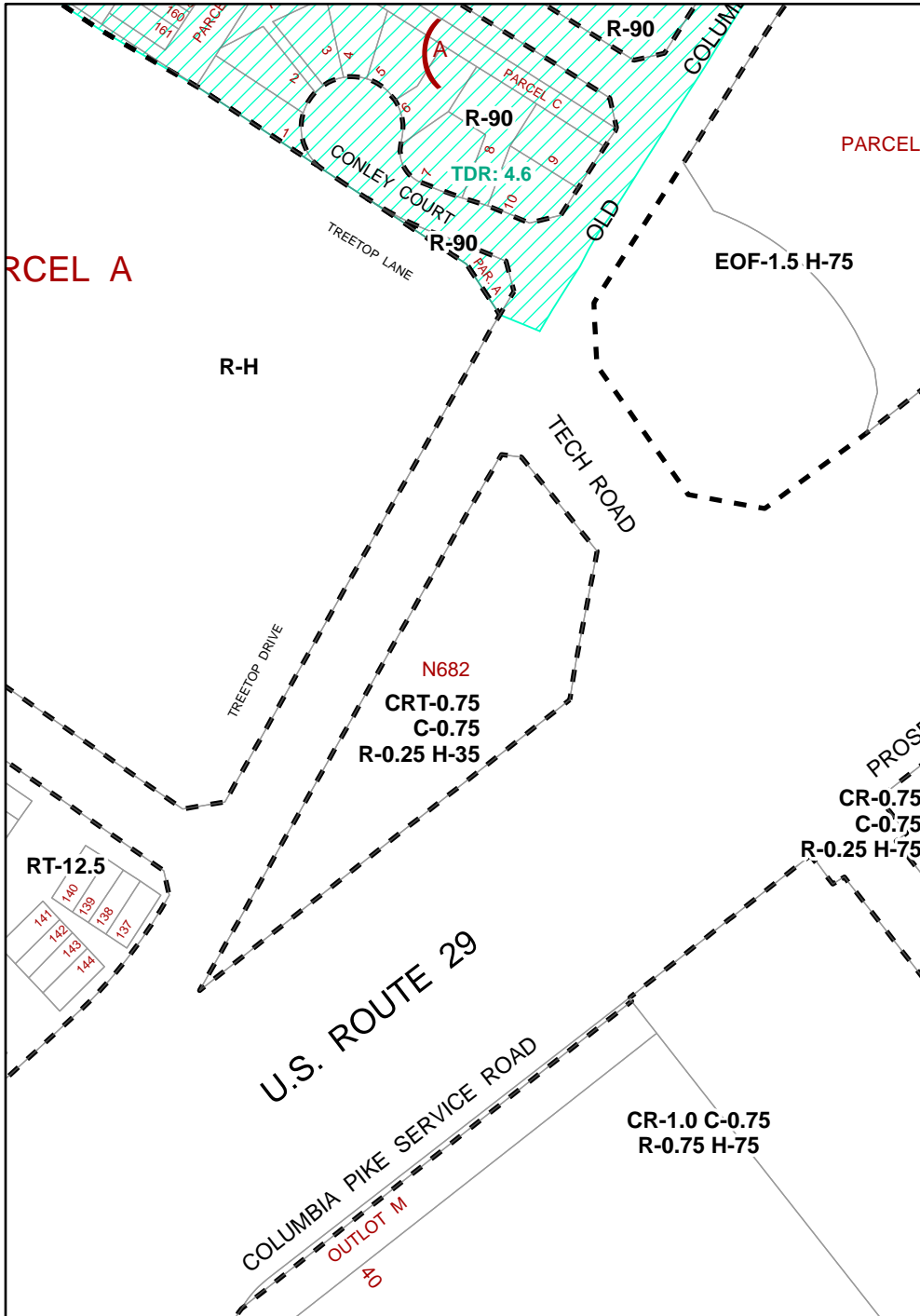
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1 in = 300 ft

Existing Zoning

Change #5

Proposed Zoning



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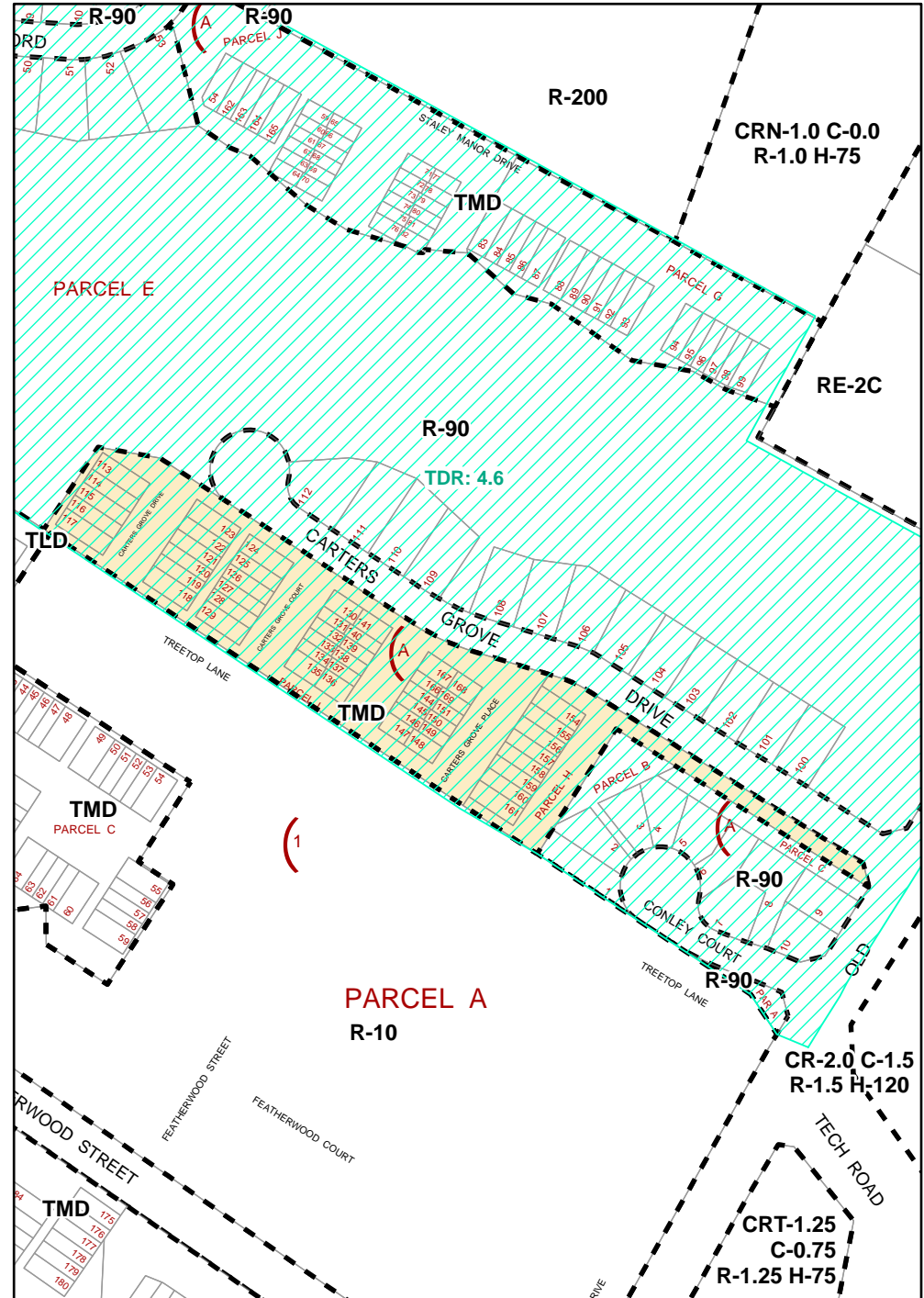
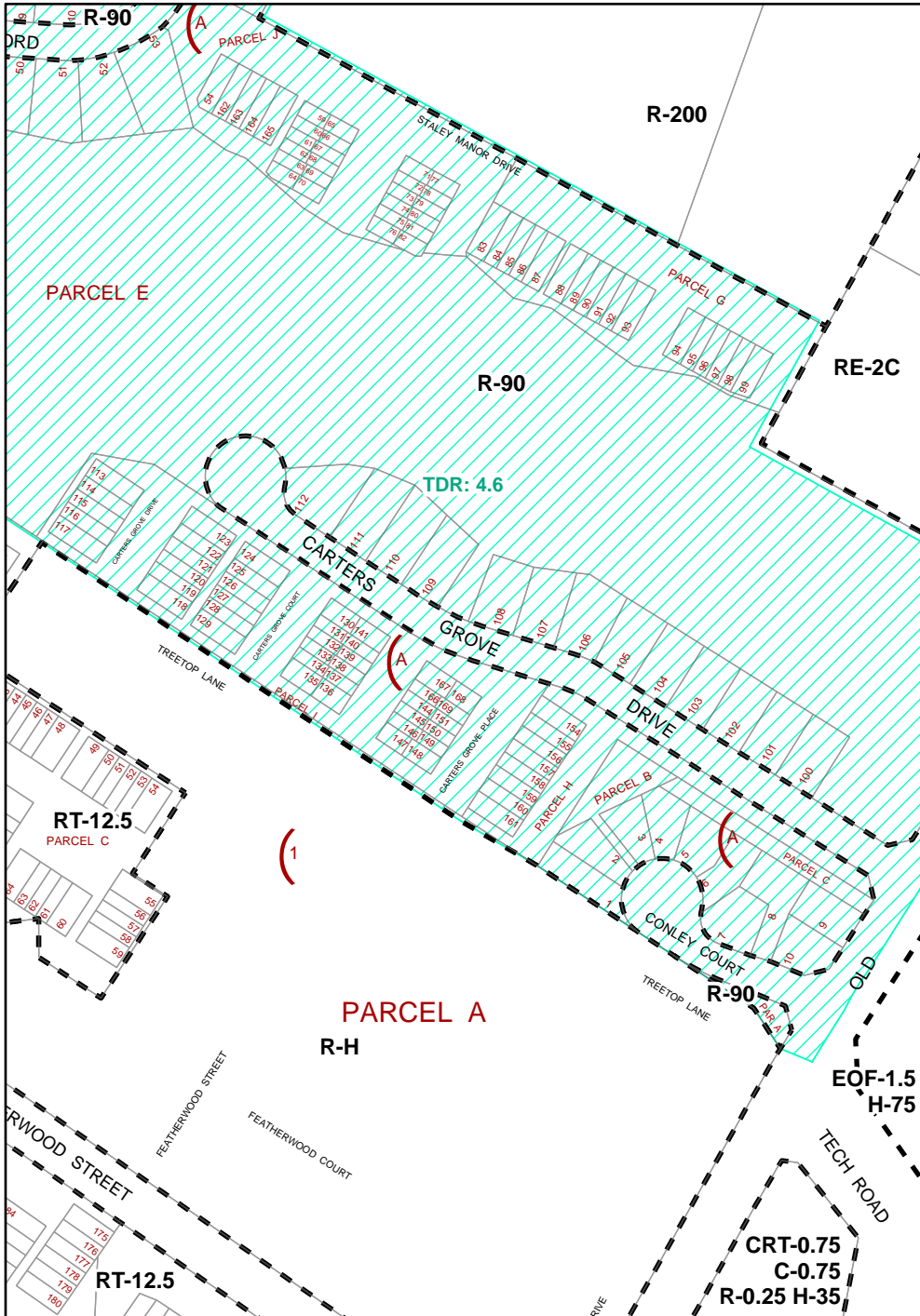
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1 in = 200 ft

Existing Zoning

Change #6

Proposed Zoning



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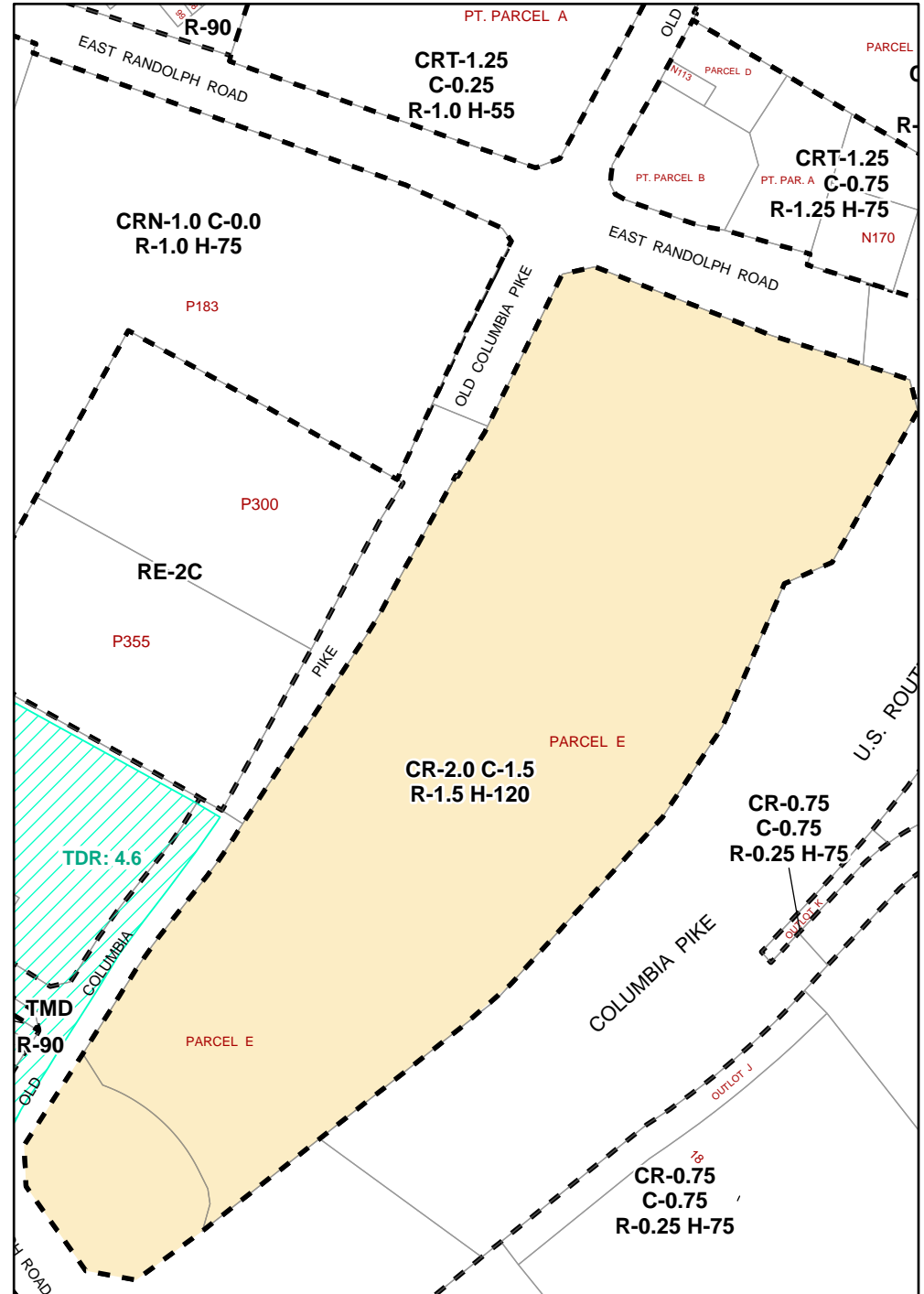
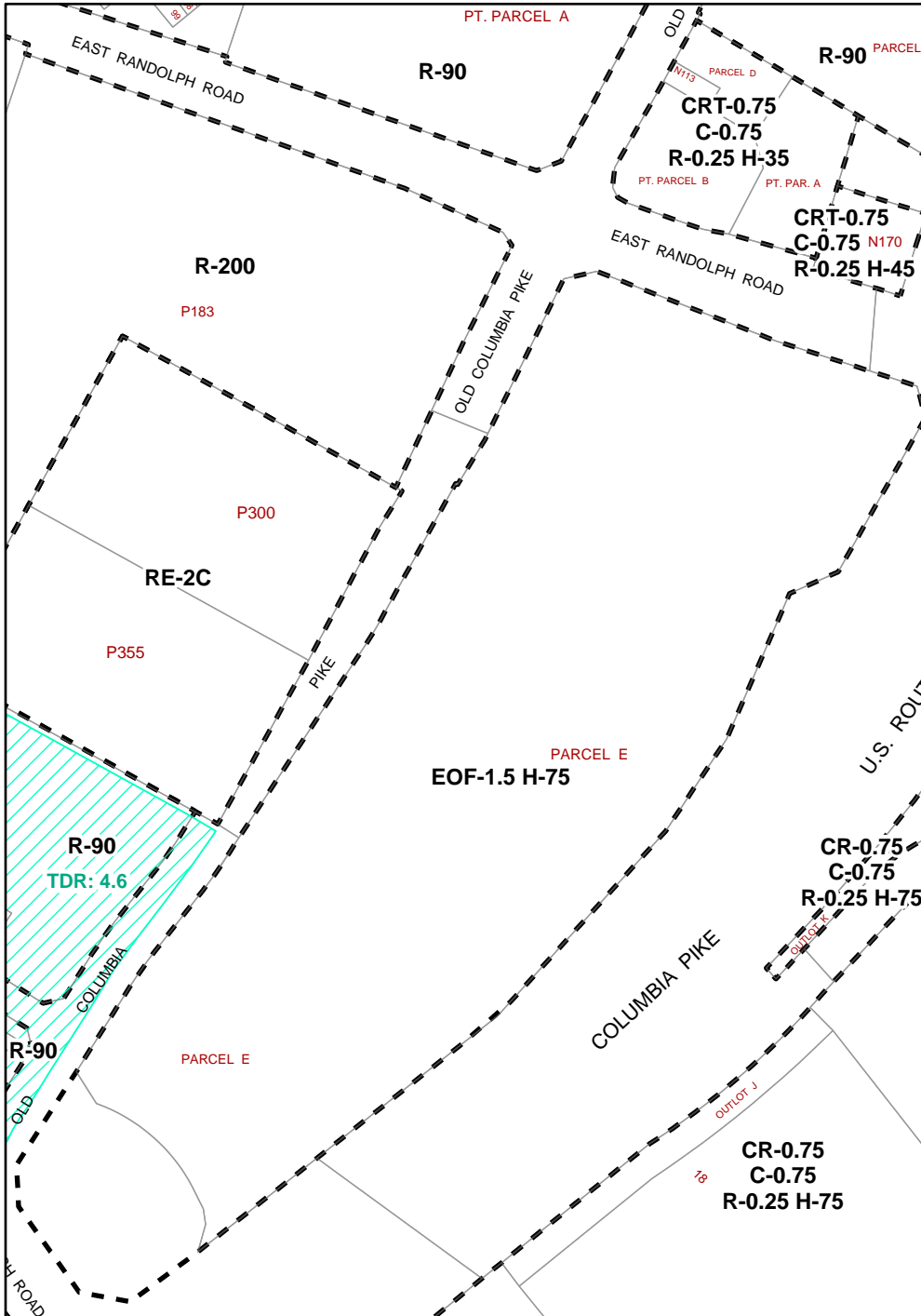
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1 in = 250 ft

Existing Zoning

Change #7

Proposed Zoning



Map Grid: 216NE02

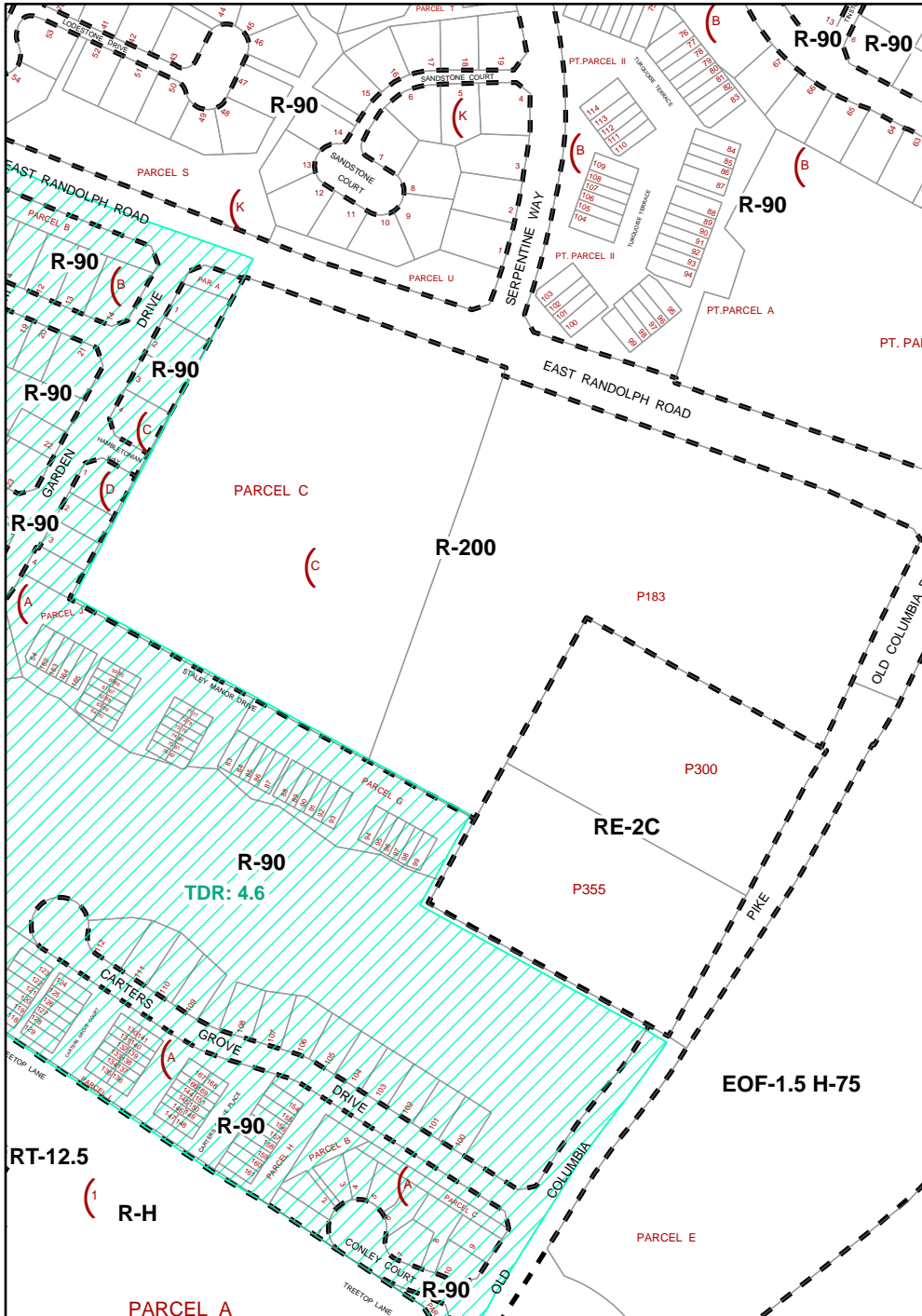
Overlay TDR

1 in = 300 ft

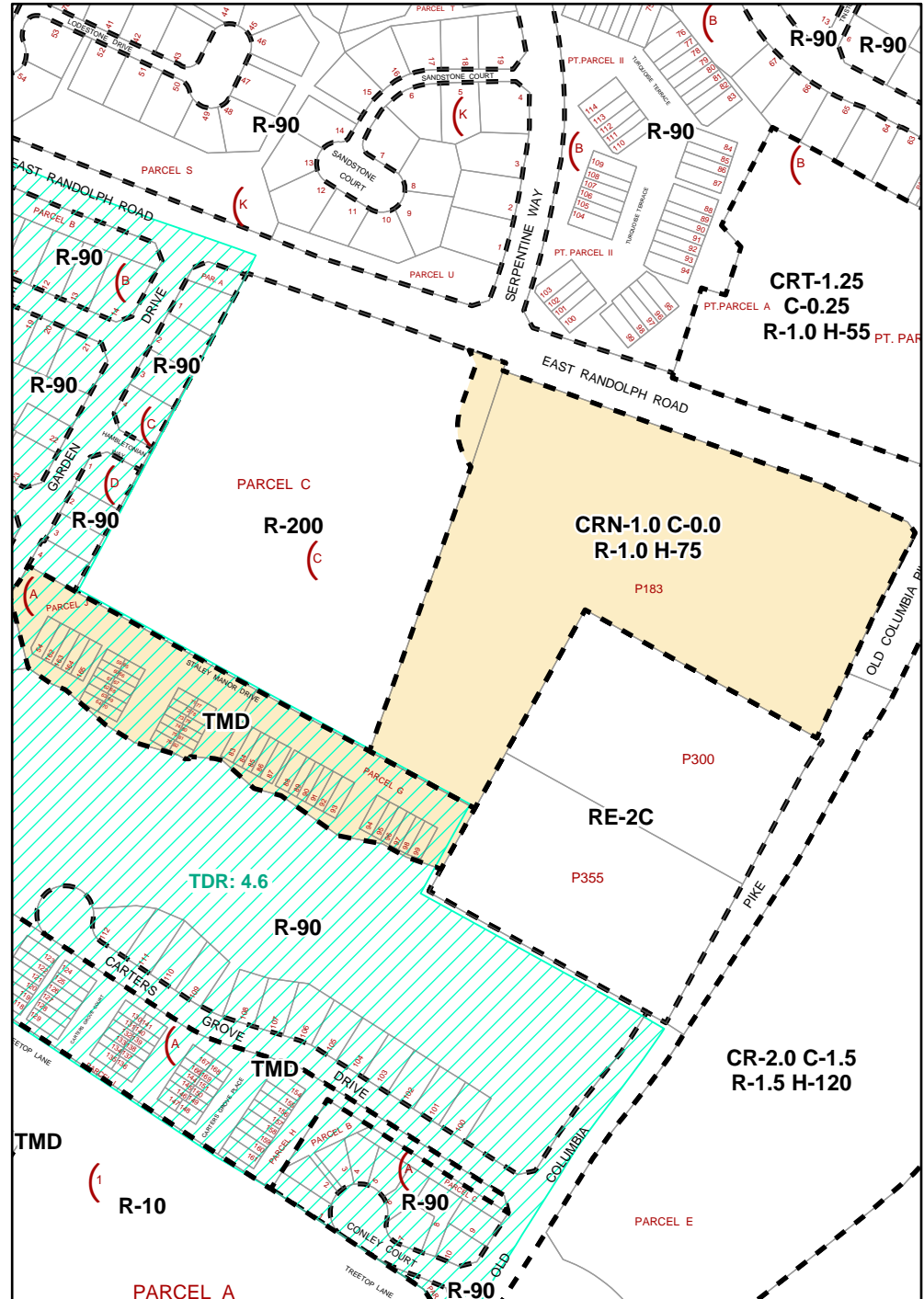
Existing Zoning

Change #8,9

Proposed Zoning



Map Grid: 216NE02



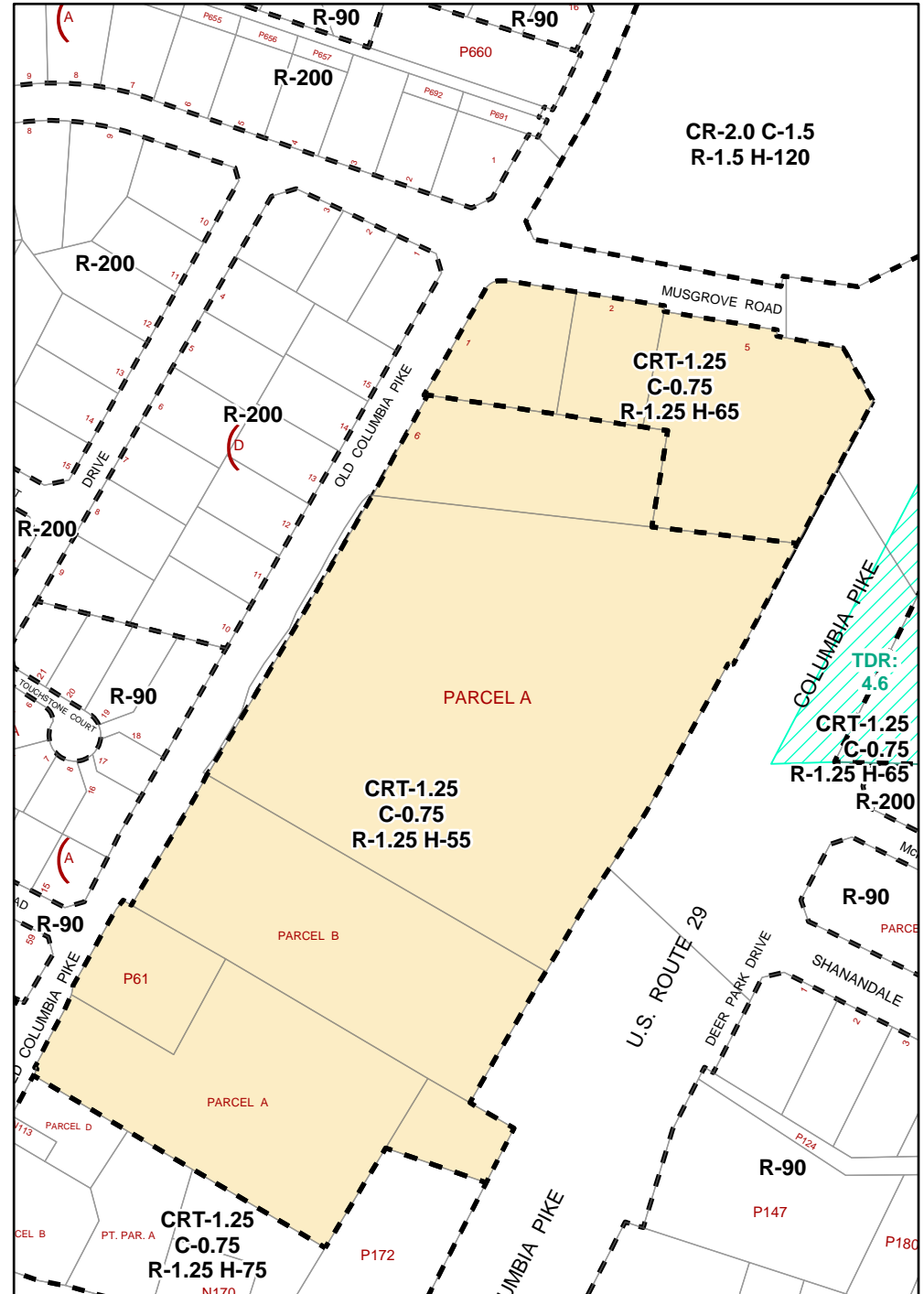
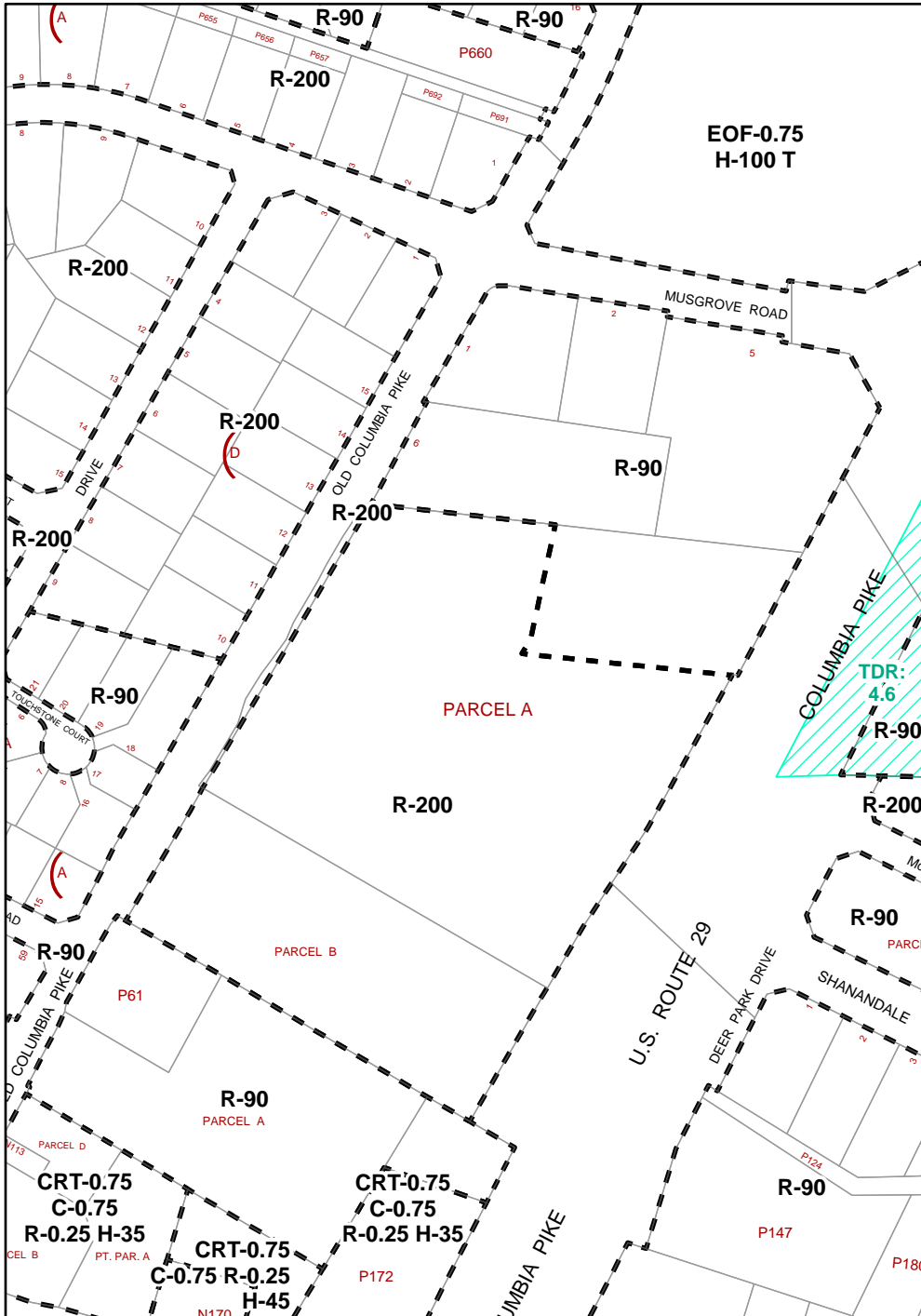
Overlay TDR

1 in = 350 ft

Existing Zoning

Change #12,13

Proposed Zoning



Map Grid: 217NE03

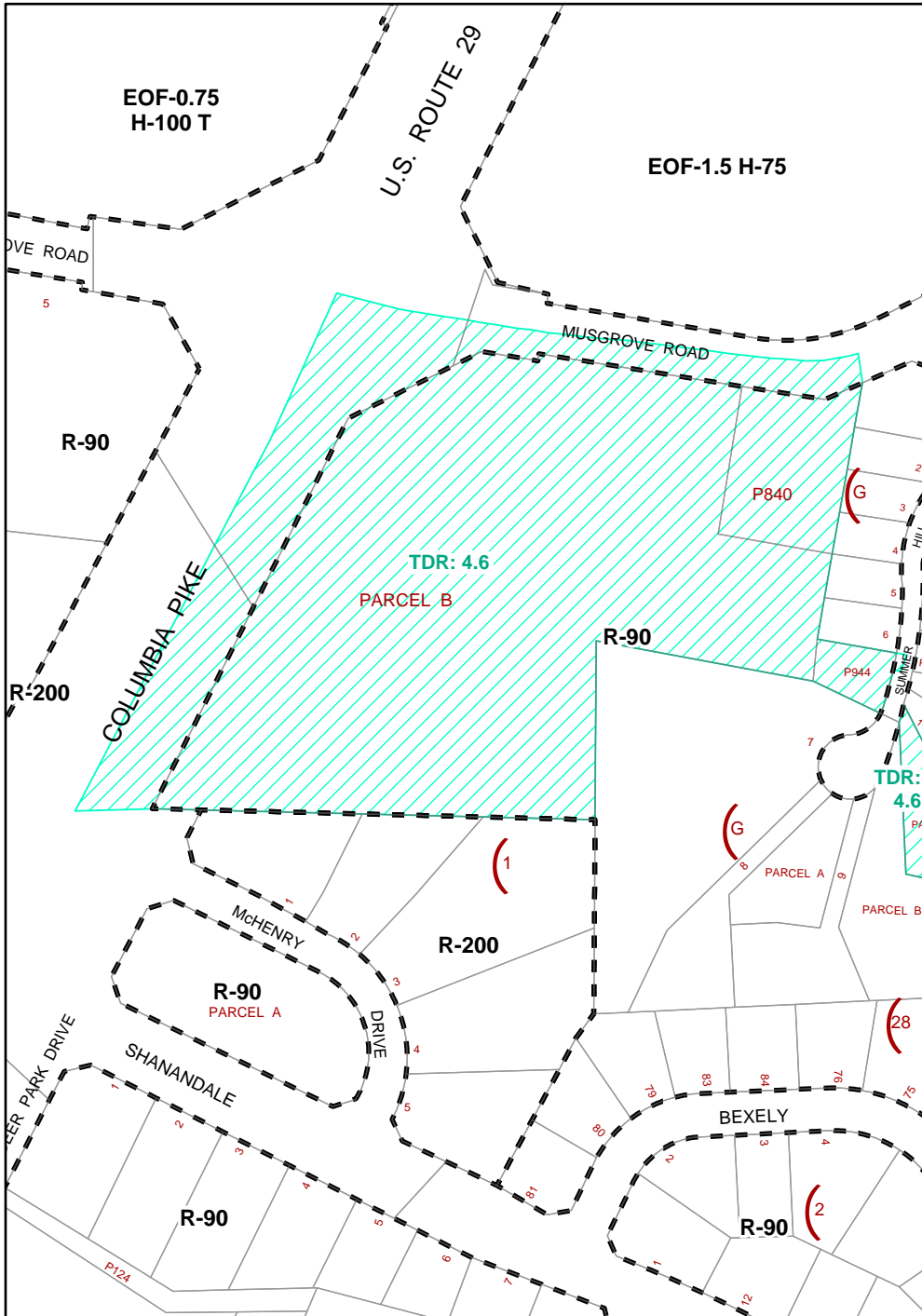
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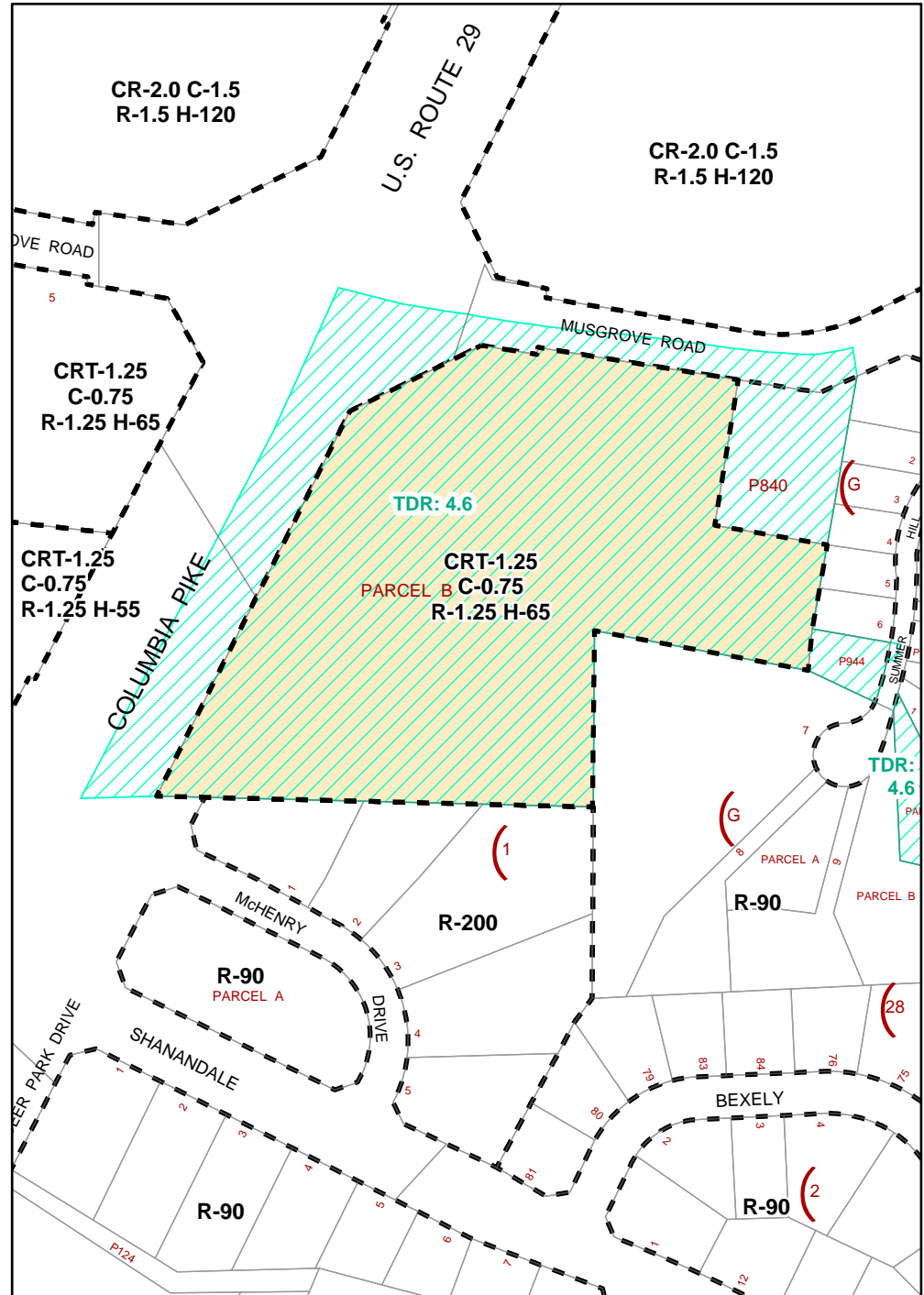
Existing Zoning

Change #14

Proposed Zoning



Map Grid: 217NE03



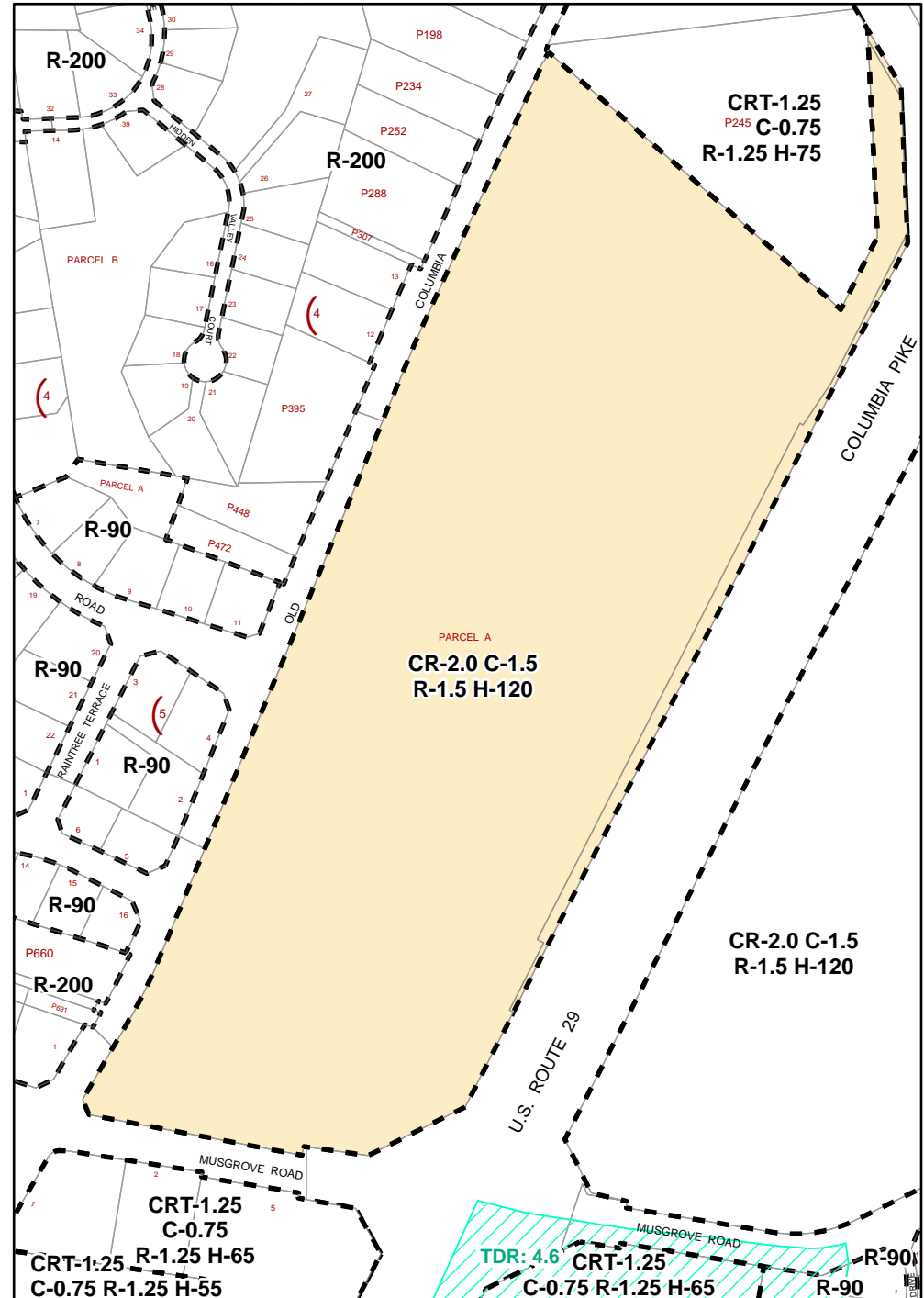
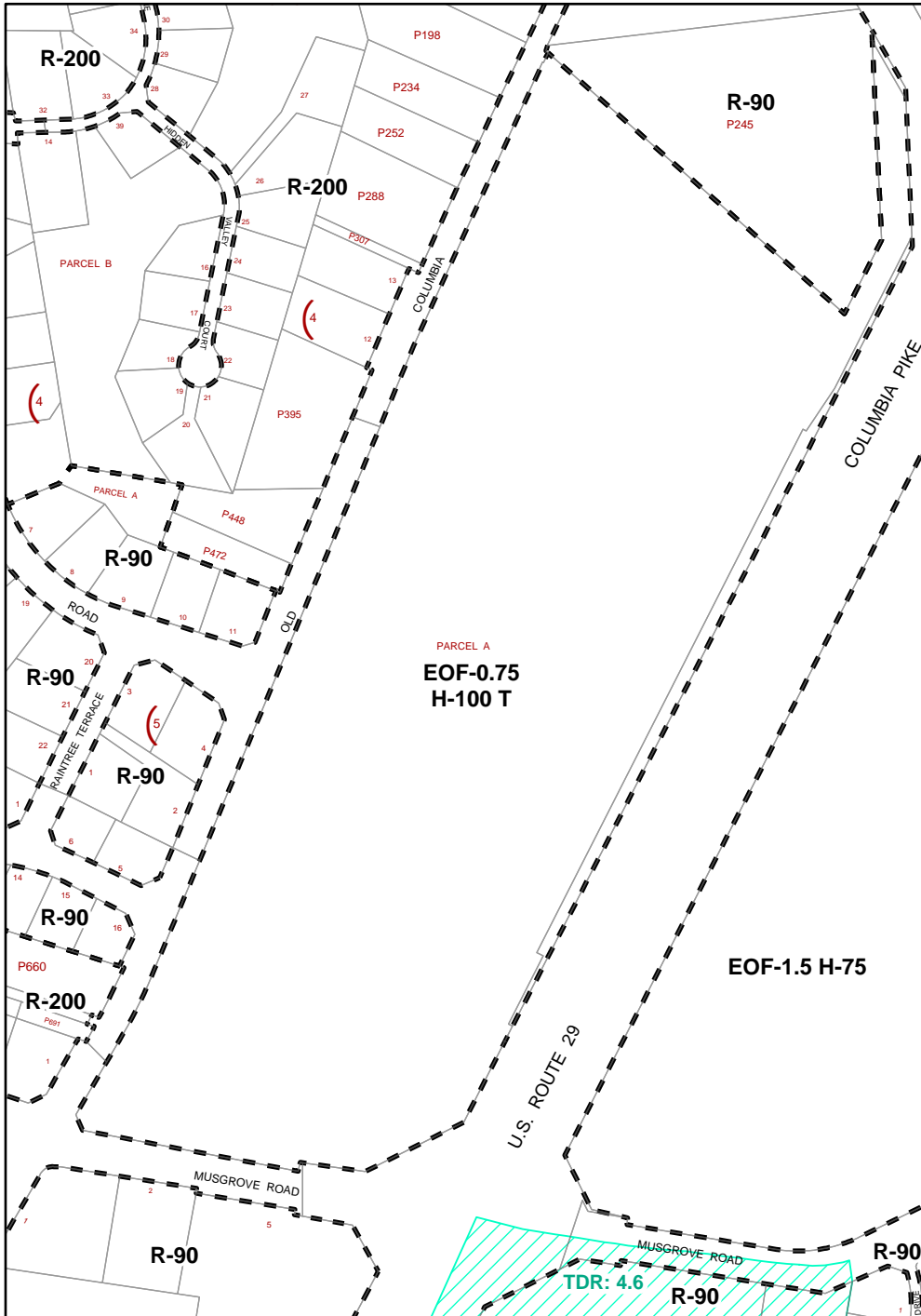
Overlay TDR

1 in = 250 ft

Existing Zoning

Change #15

Proposed Zoning



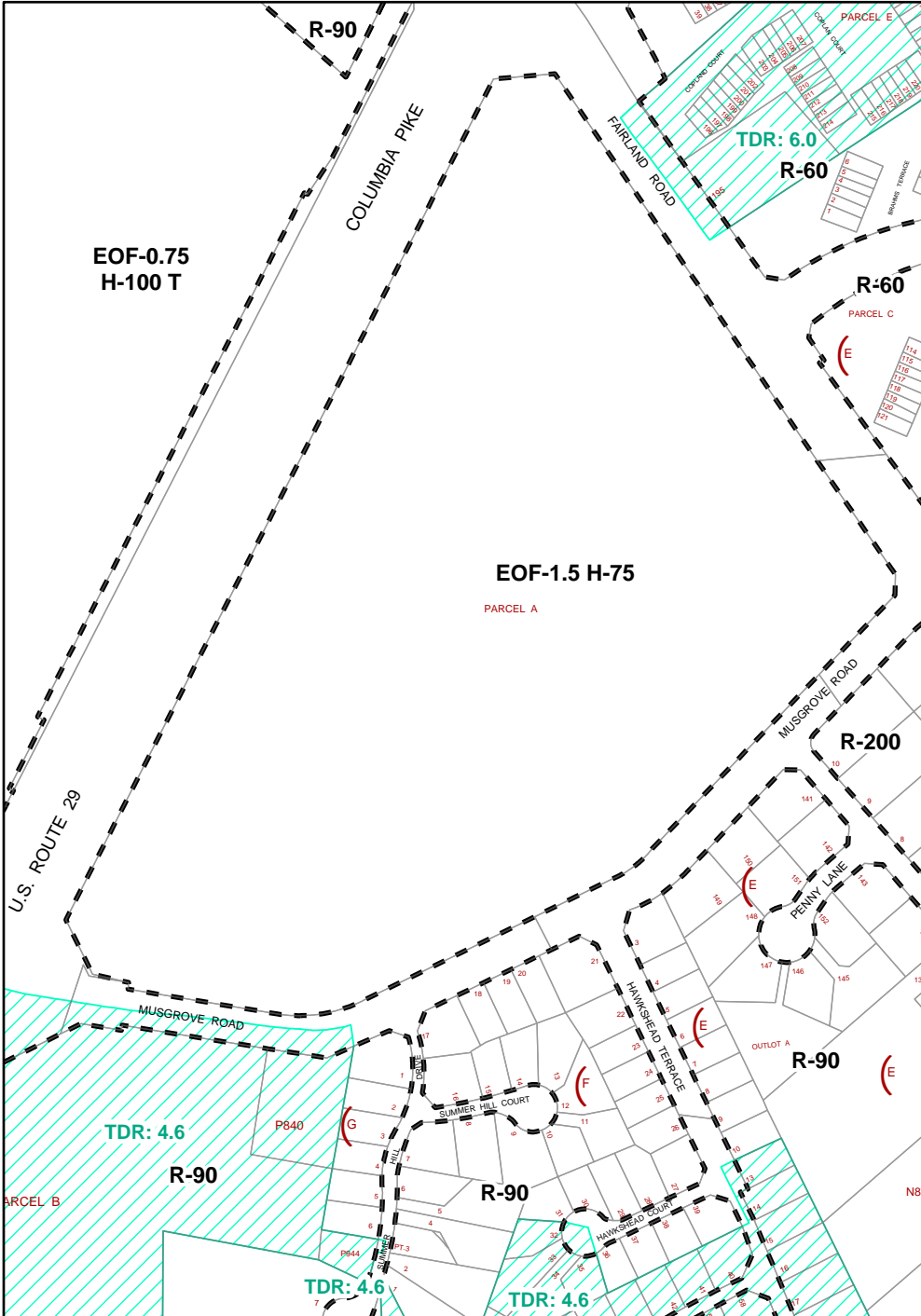
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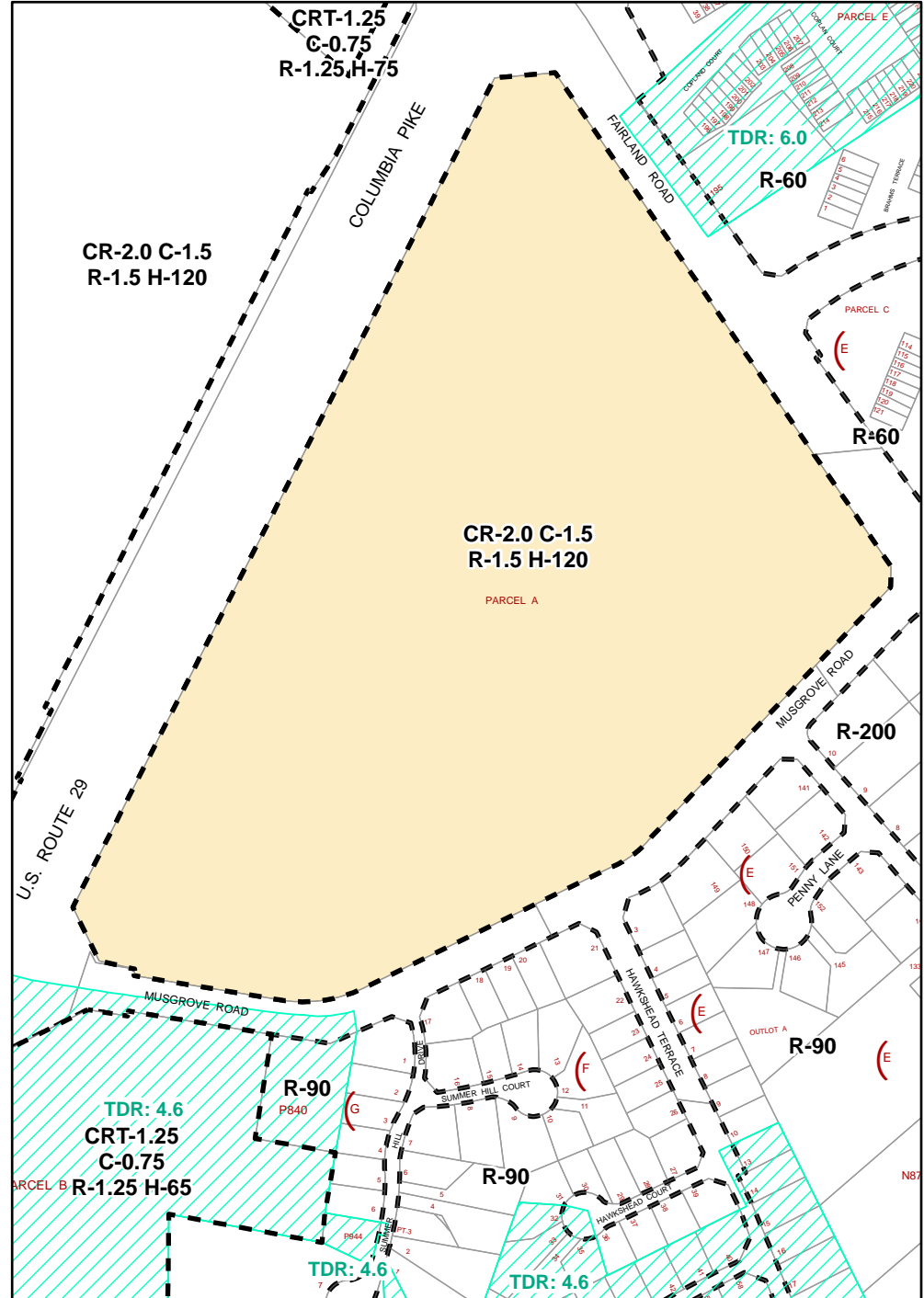
Existing Zoning

Change #16

Proposed Zoning



Map Grid: 217NE03



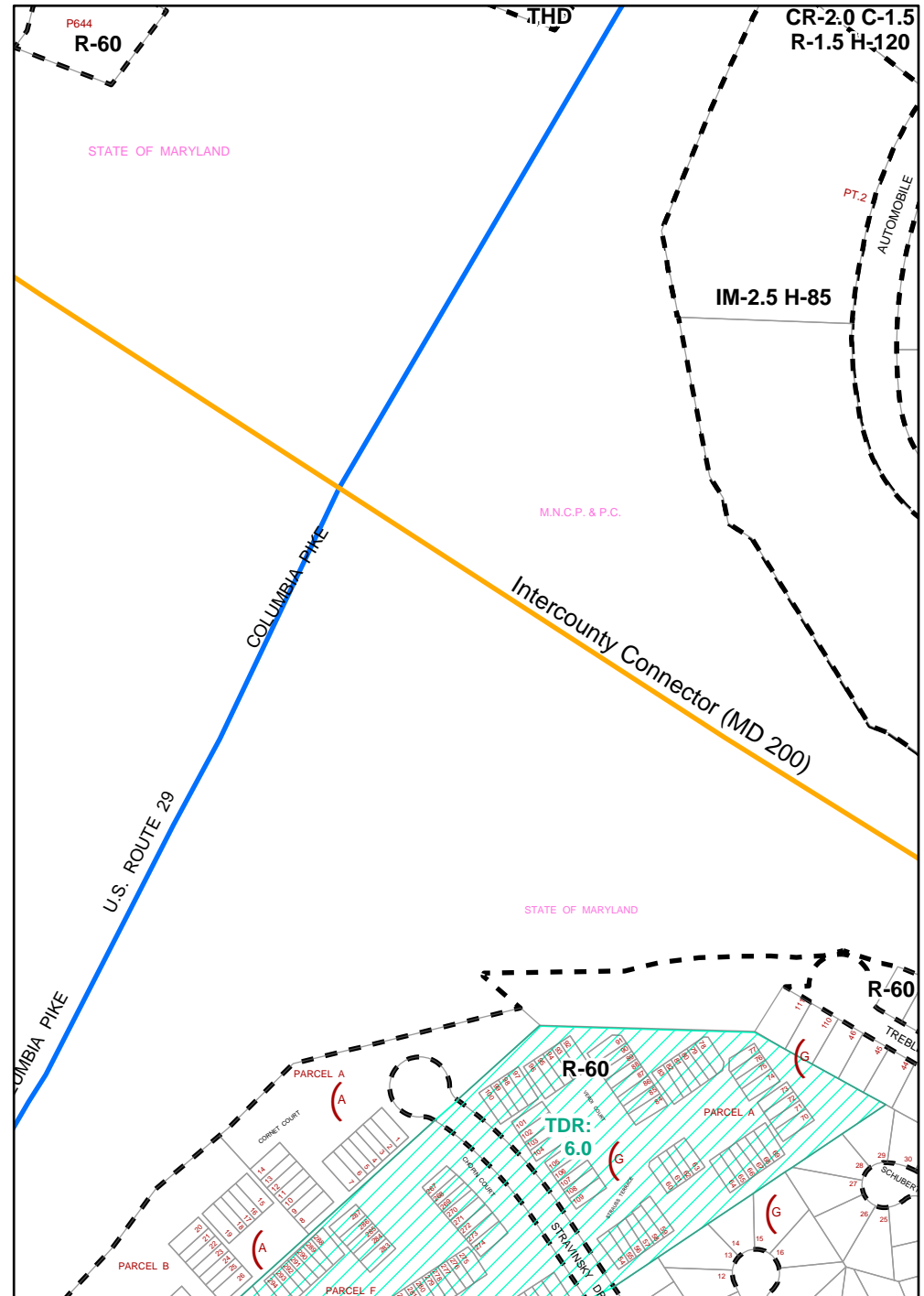
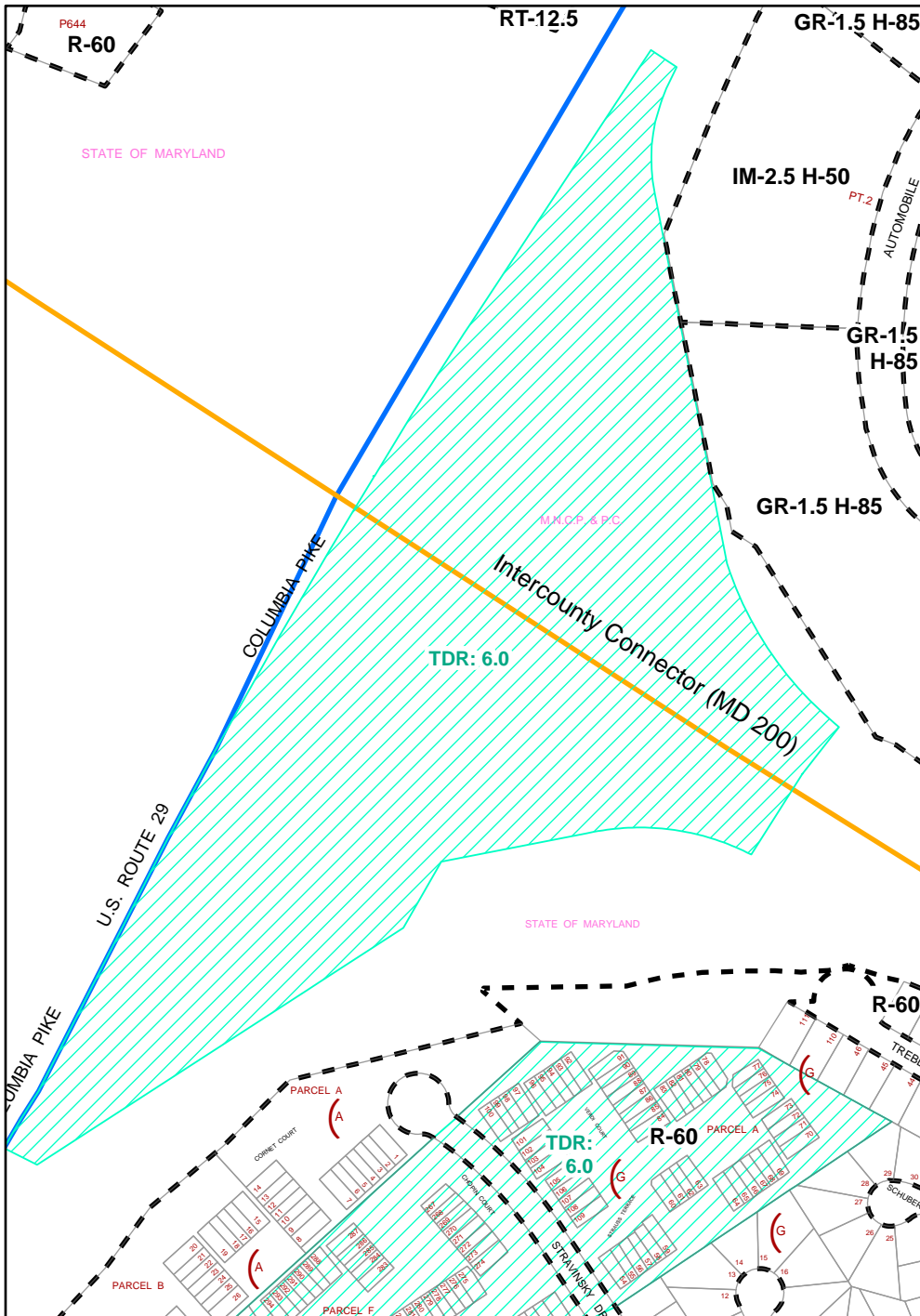
Overlay TDR

1 in = 350 ft

Existing Zoning

Change #23

Proposed Zoning



Map Grid: 217NE03, 218NE03

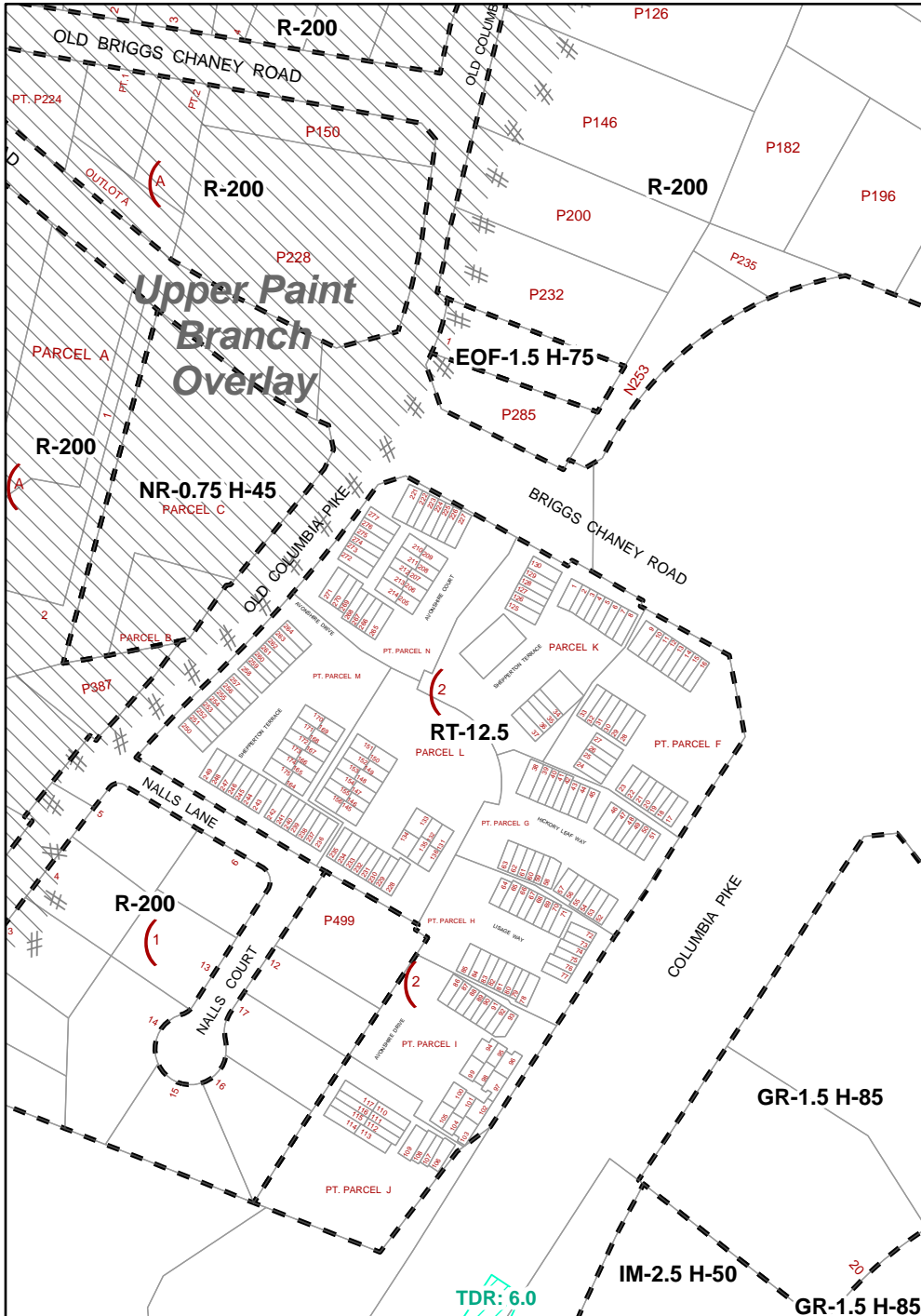
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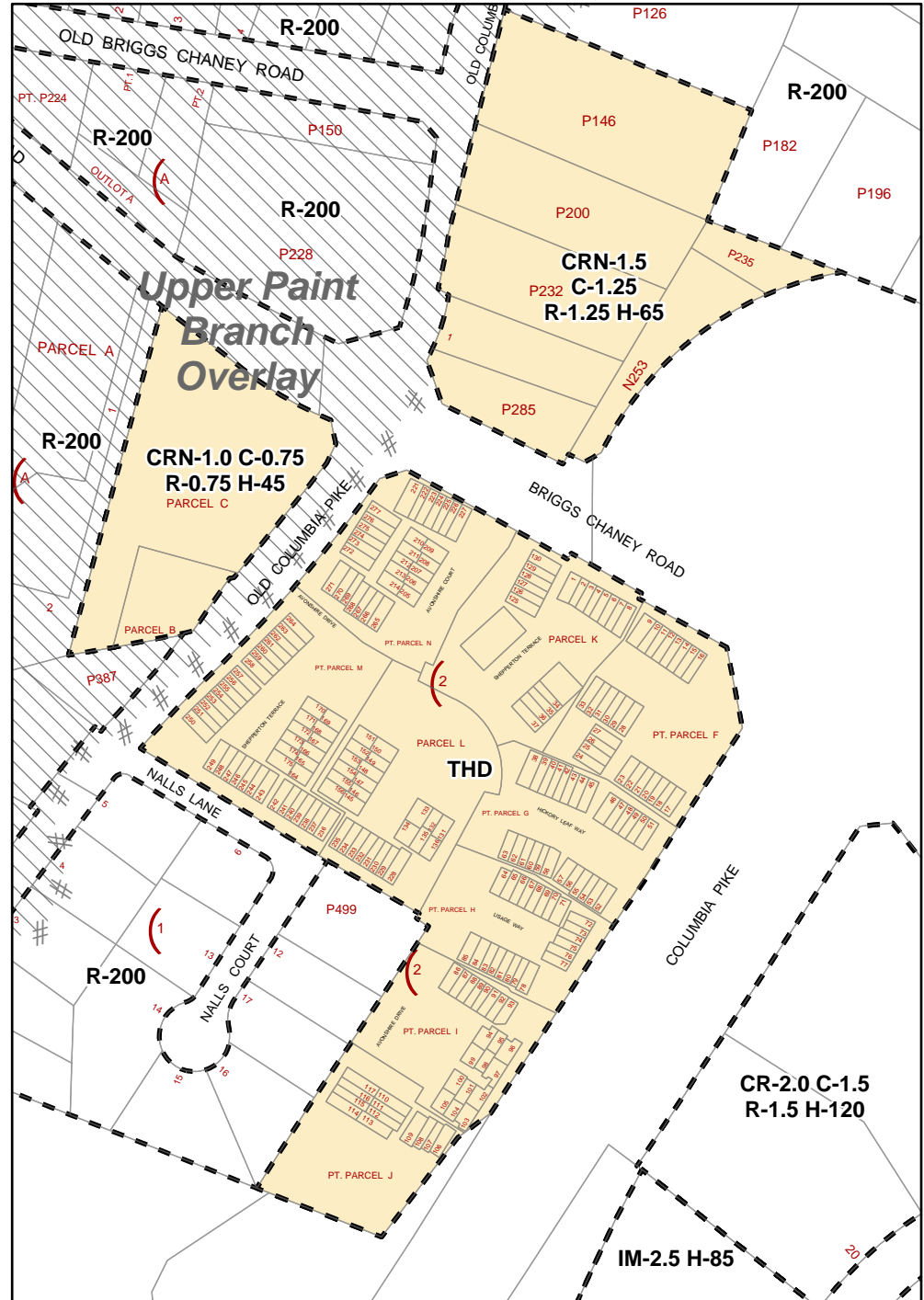
Existing Zoning

Change #24,25,26

Proposed Zoning



Map Grid: 218NE03



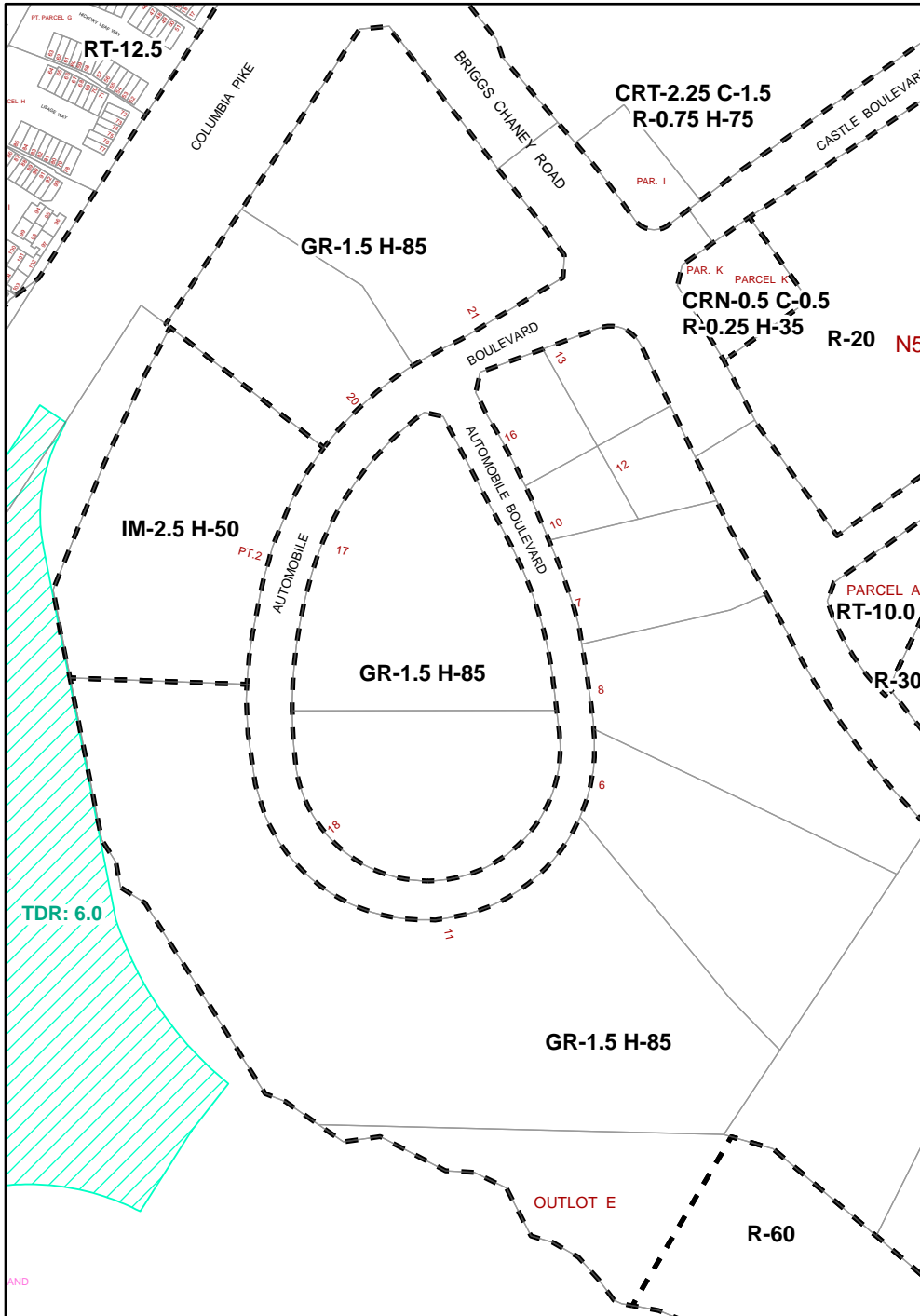
Overlay TDR # Overlay Zones

1 in = 300 ft

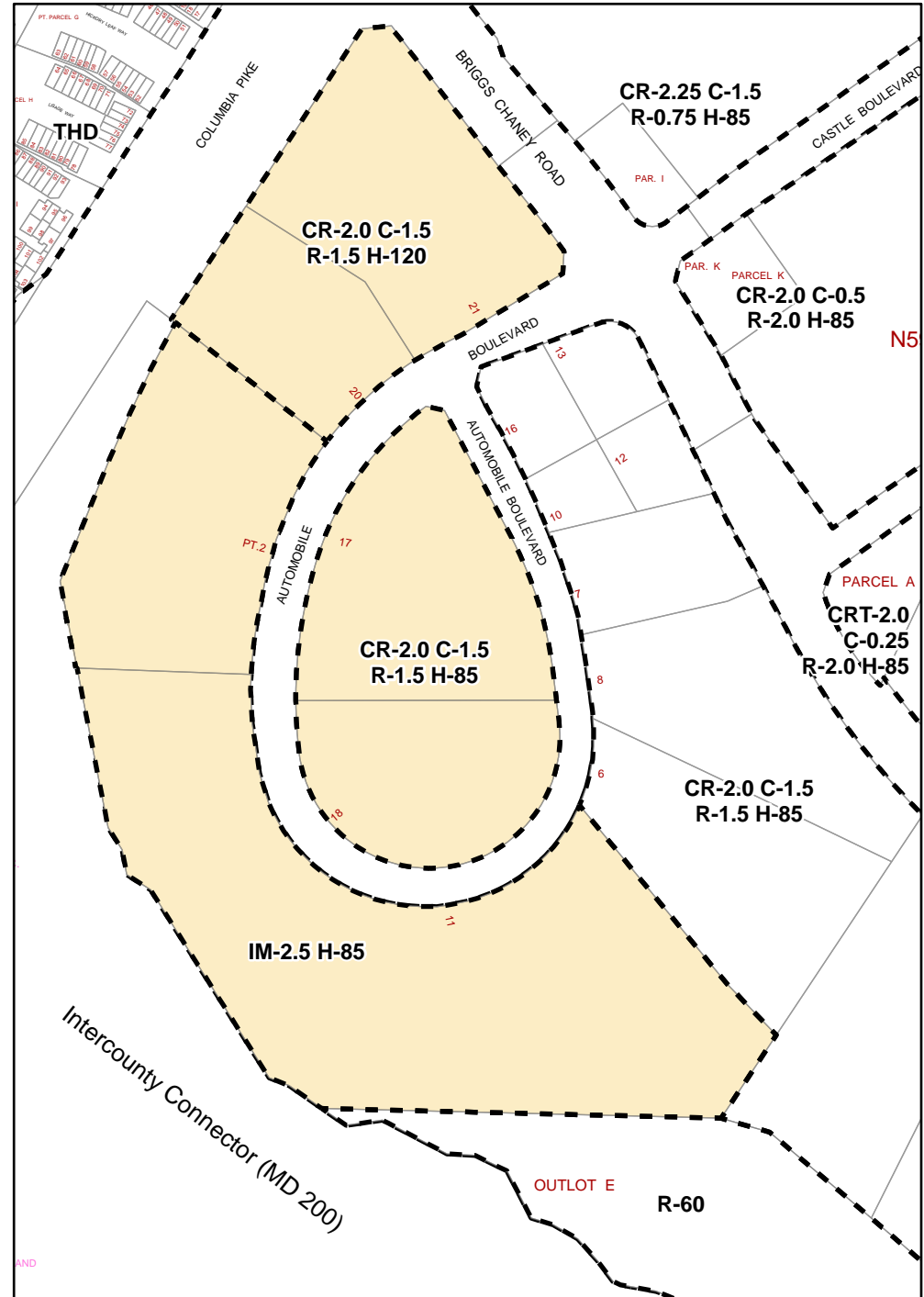
Existing Zoning

Change #27,28,29

Proposed Zoning



Map Grid: 217NE03, 218NE03

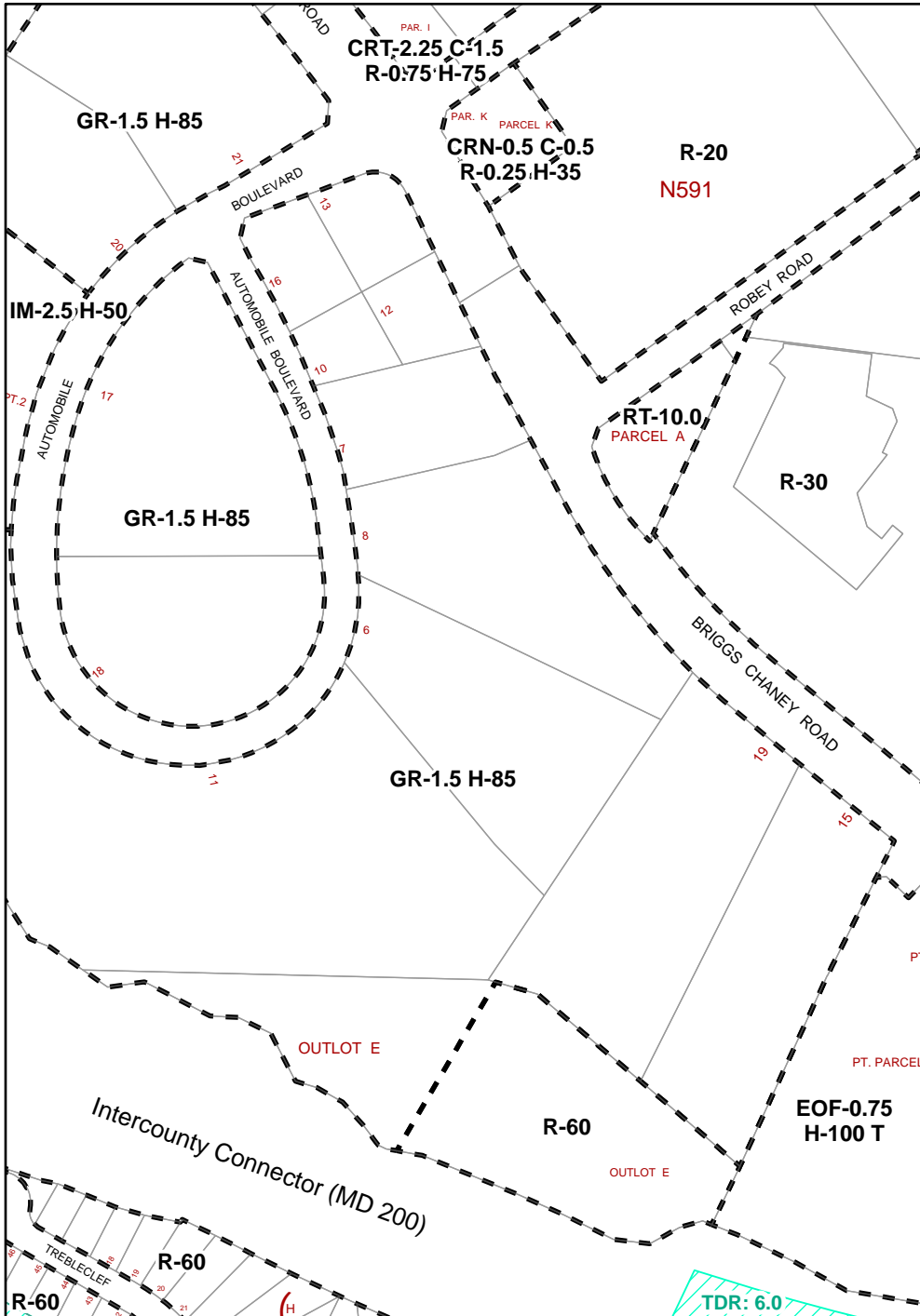


 Overlay TDR

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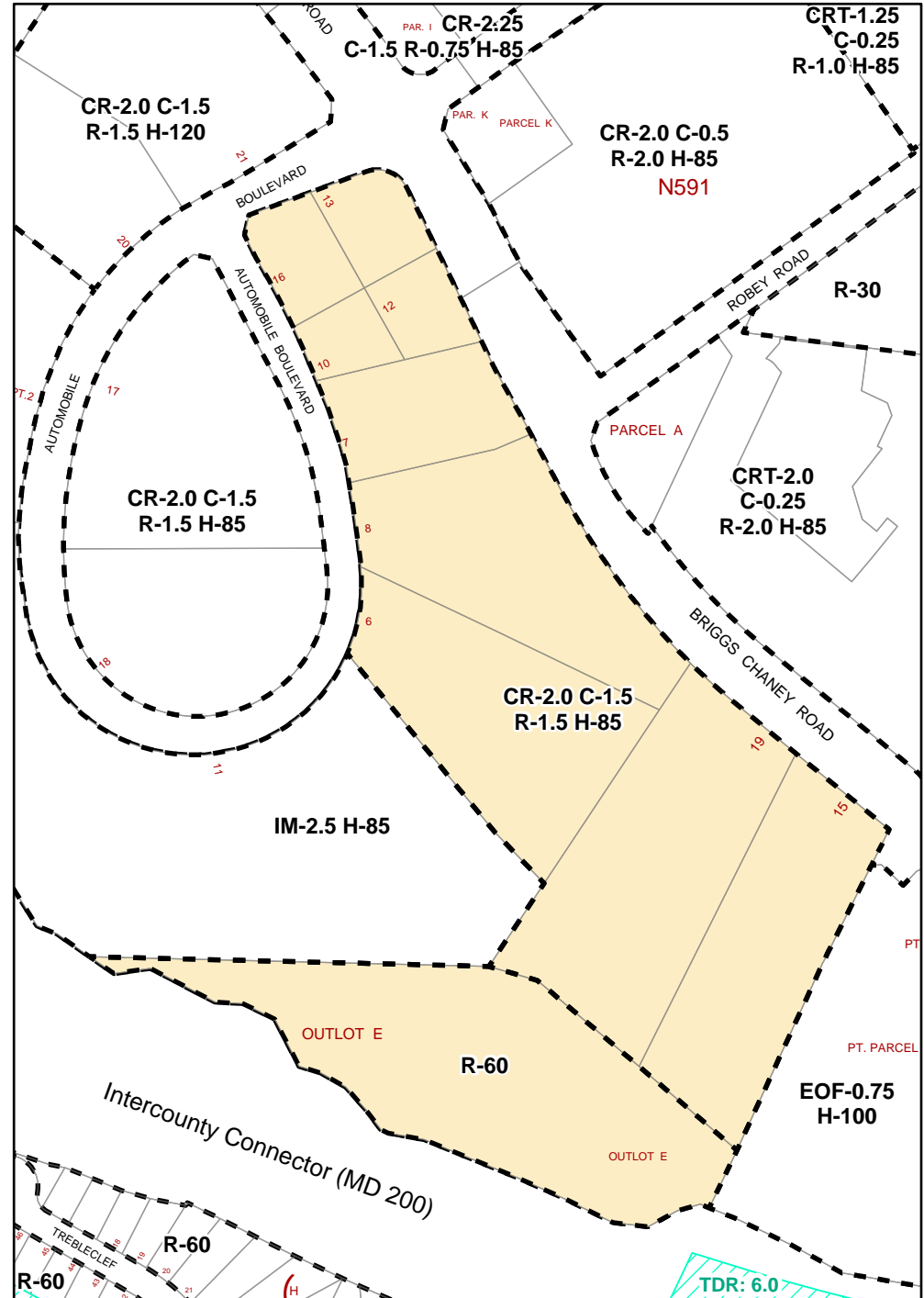
Existing Zoning

Change #30,31



Map Grid: 217NE04, 218NE04

Proposed Zoning



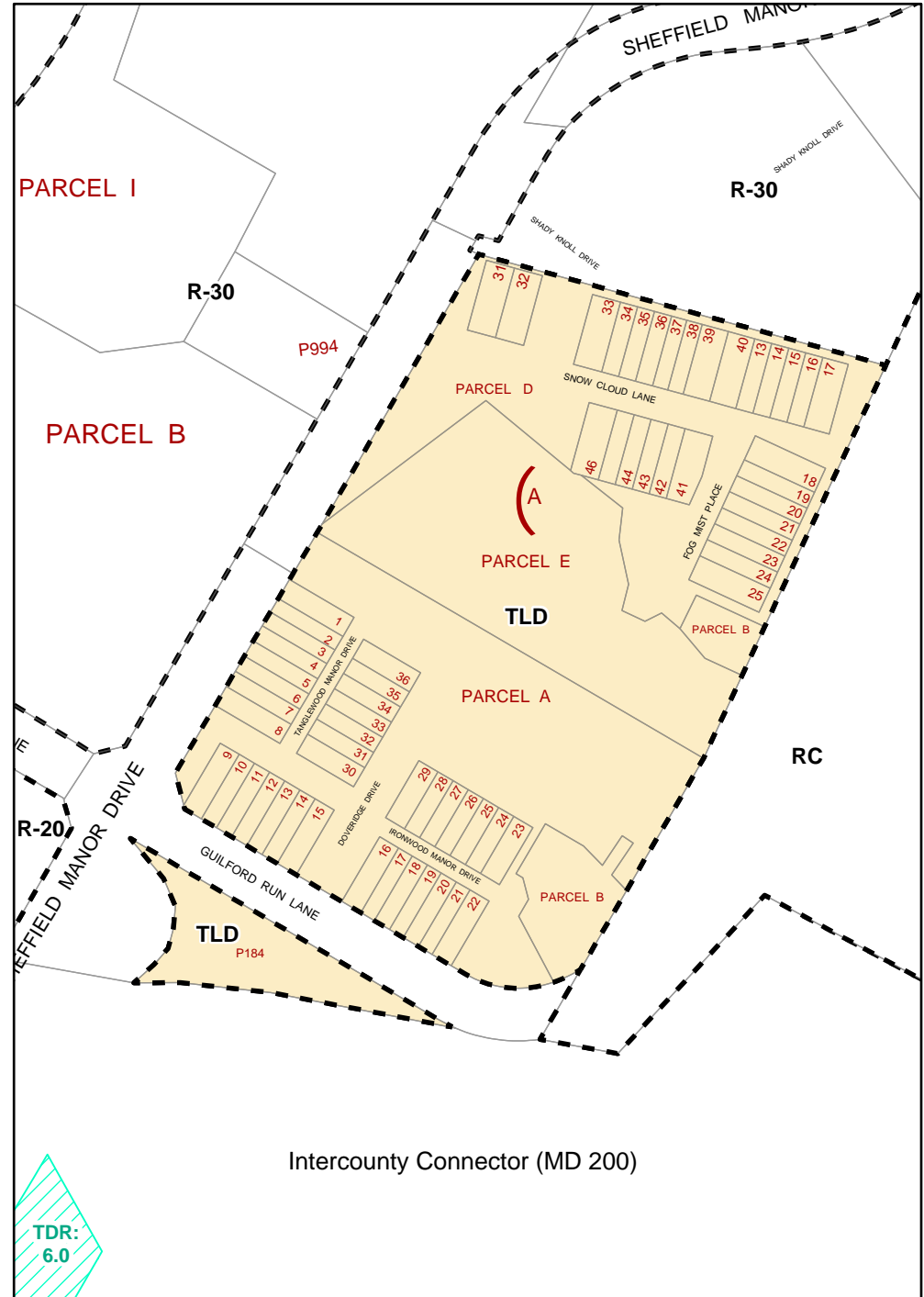
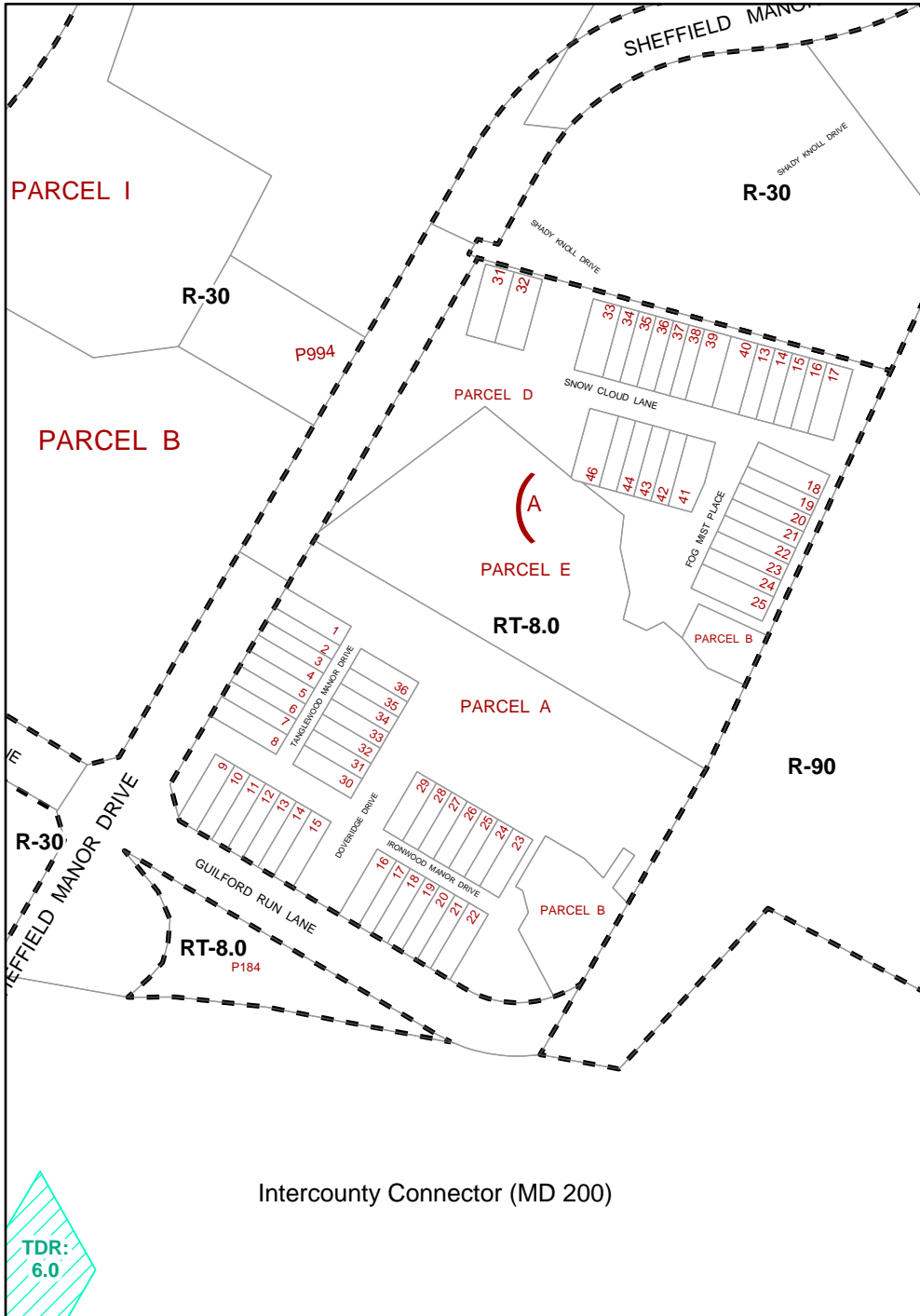
Overlay TDR

1 in = 350 ft

Existing Zoning

Change #34,35

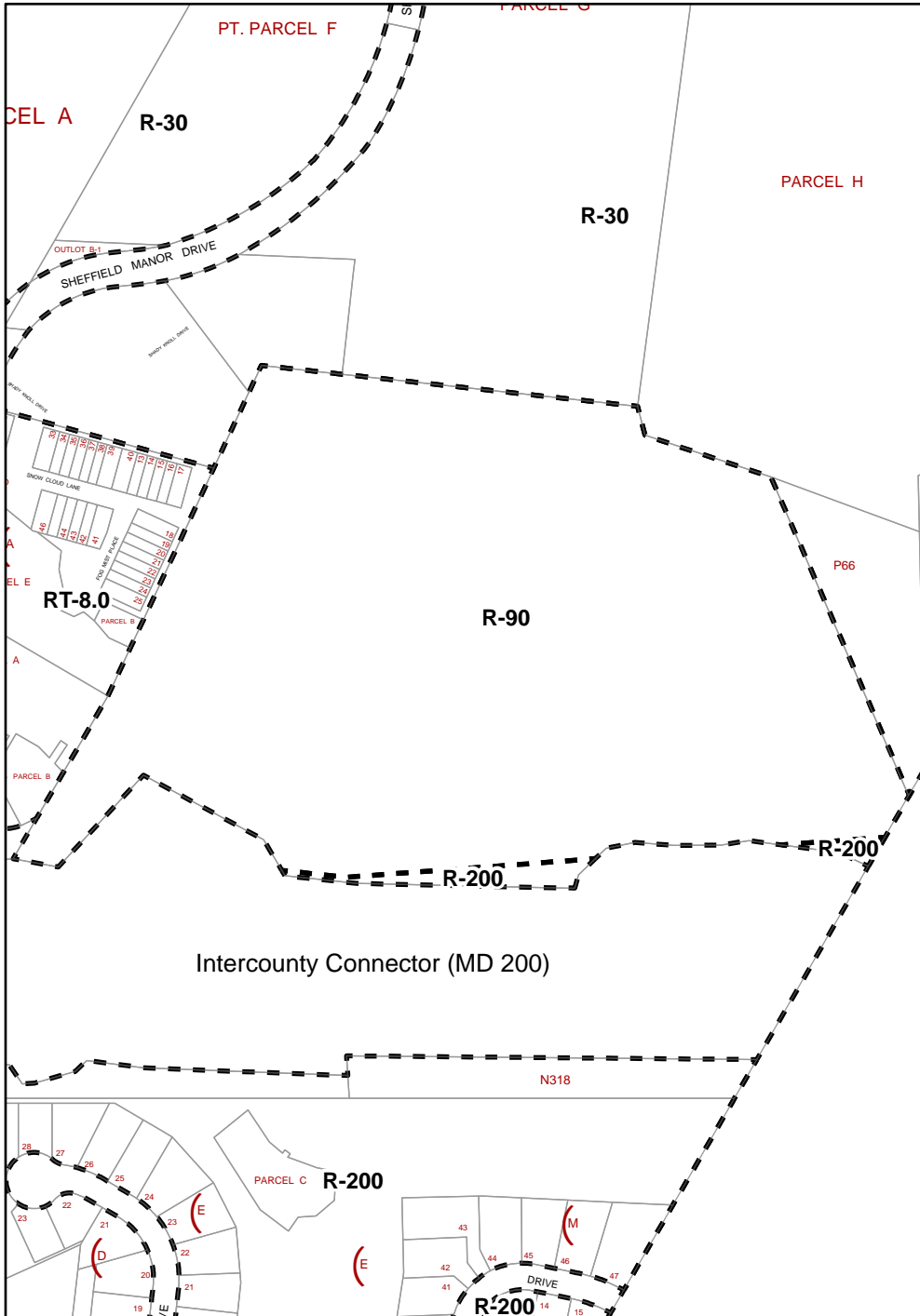
Proposed Zoning



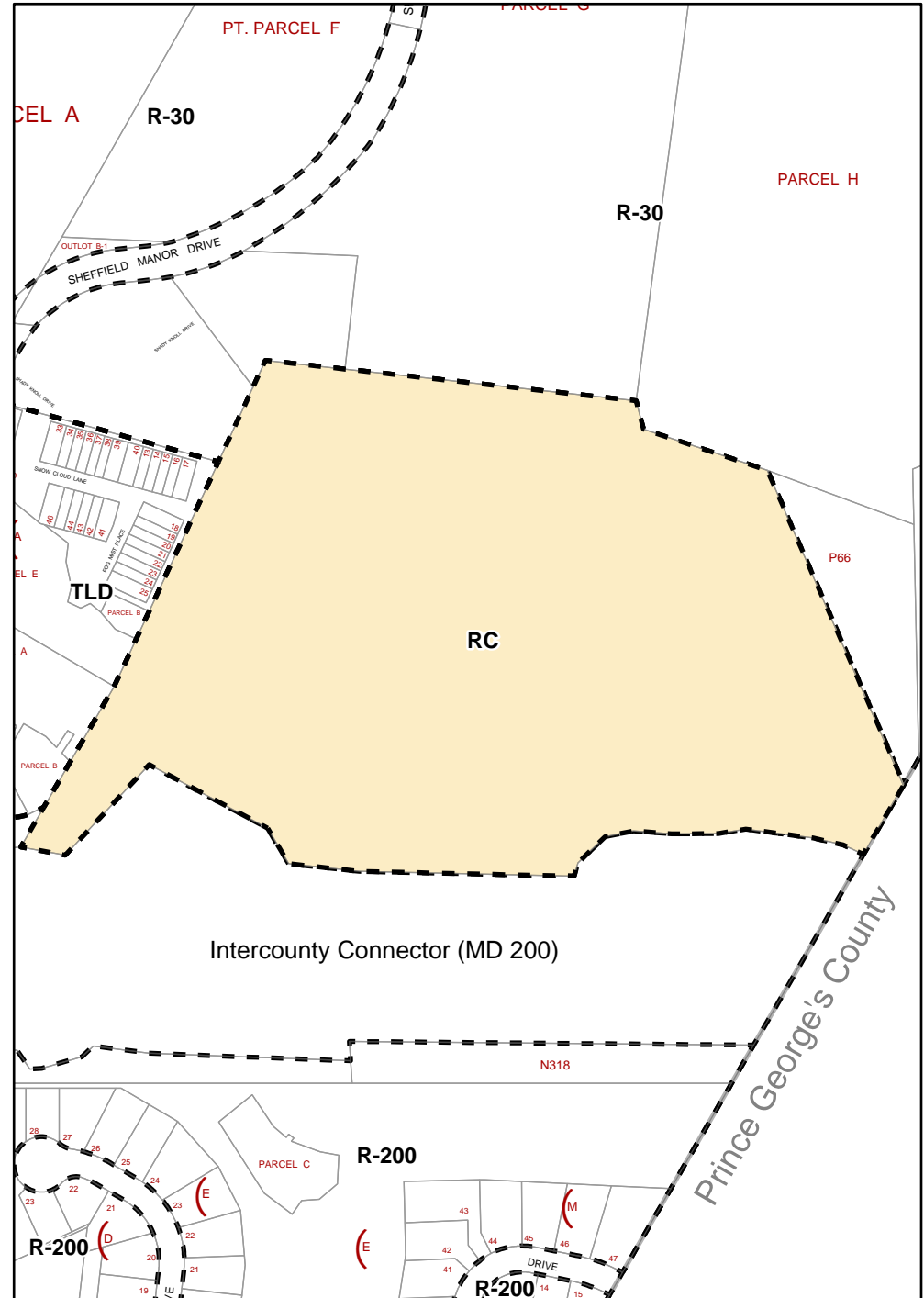
Existing Zoning

Change #36

Proposed Zoning



Map Grid: 217NE04, 218NE04

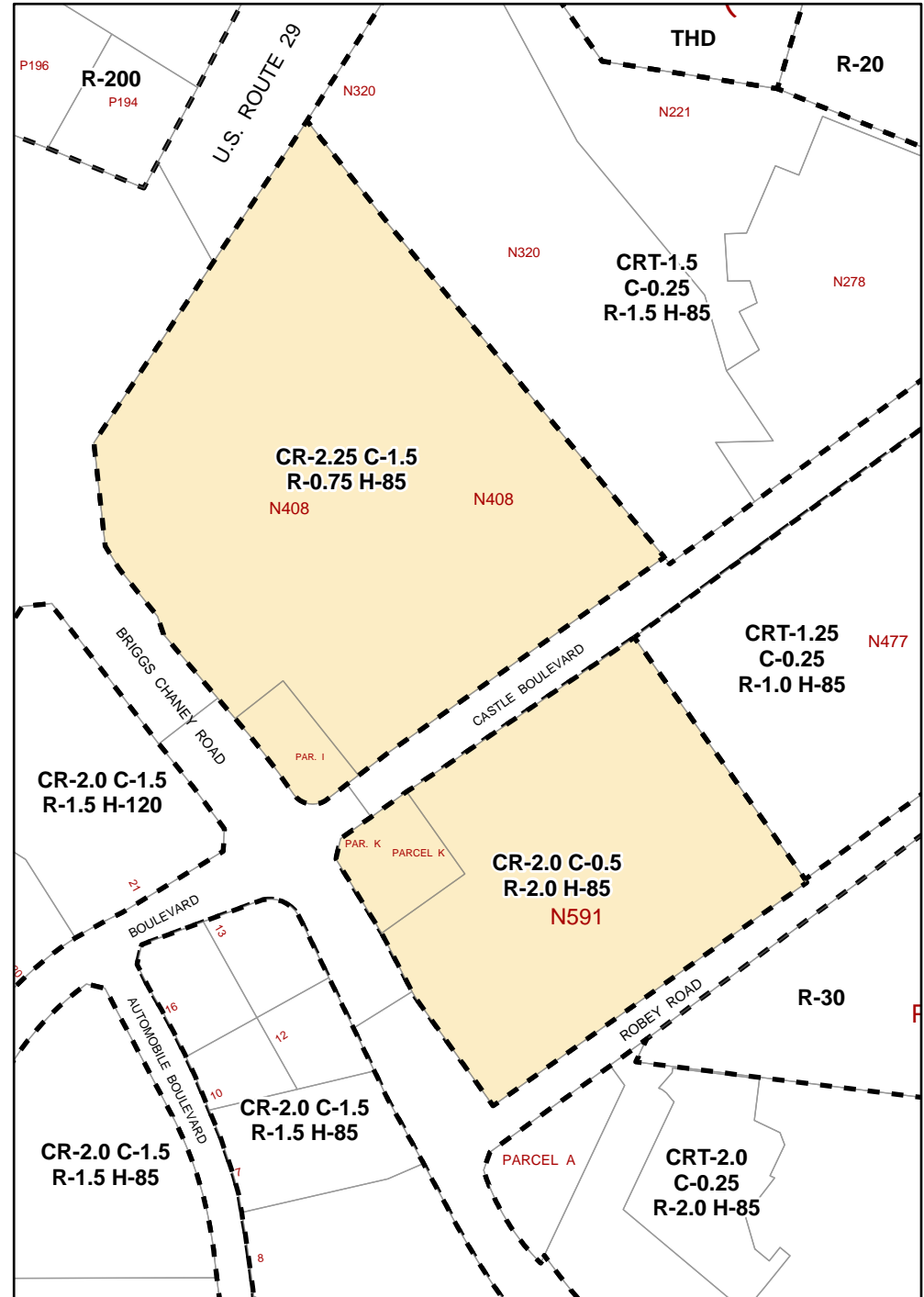
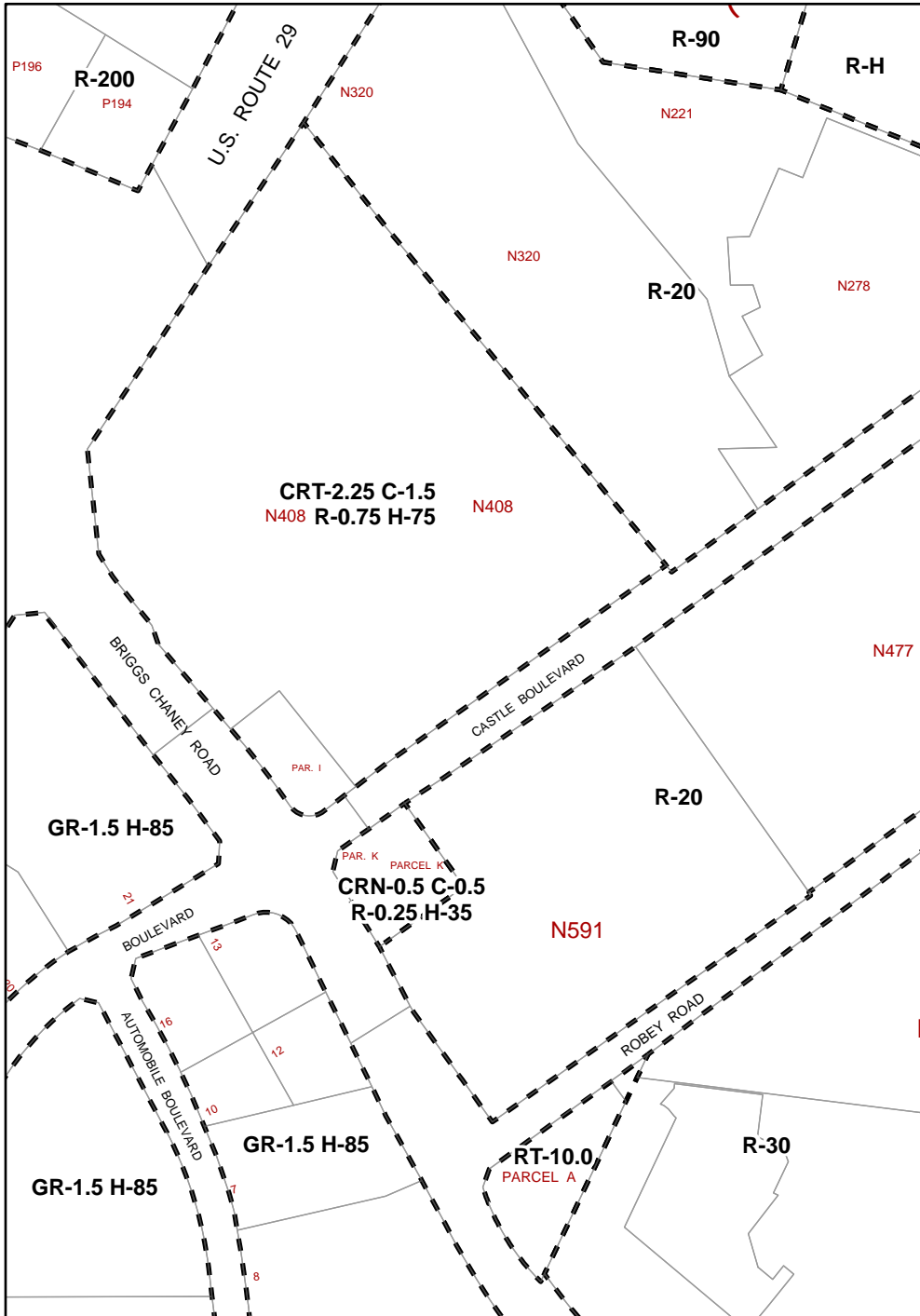


1 in = 350 ft

Existing Zoning

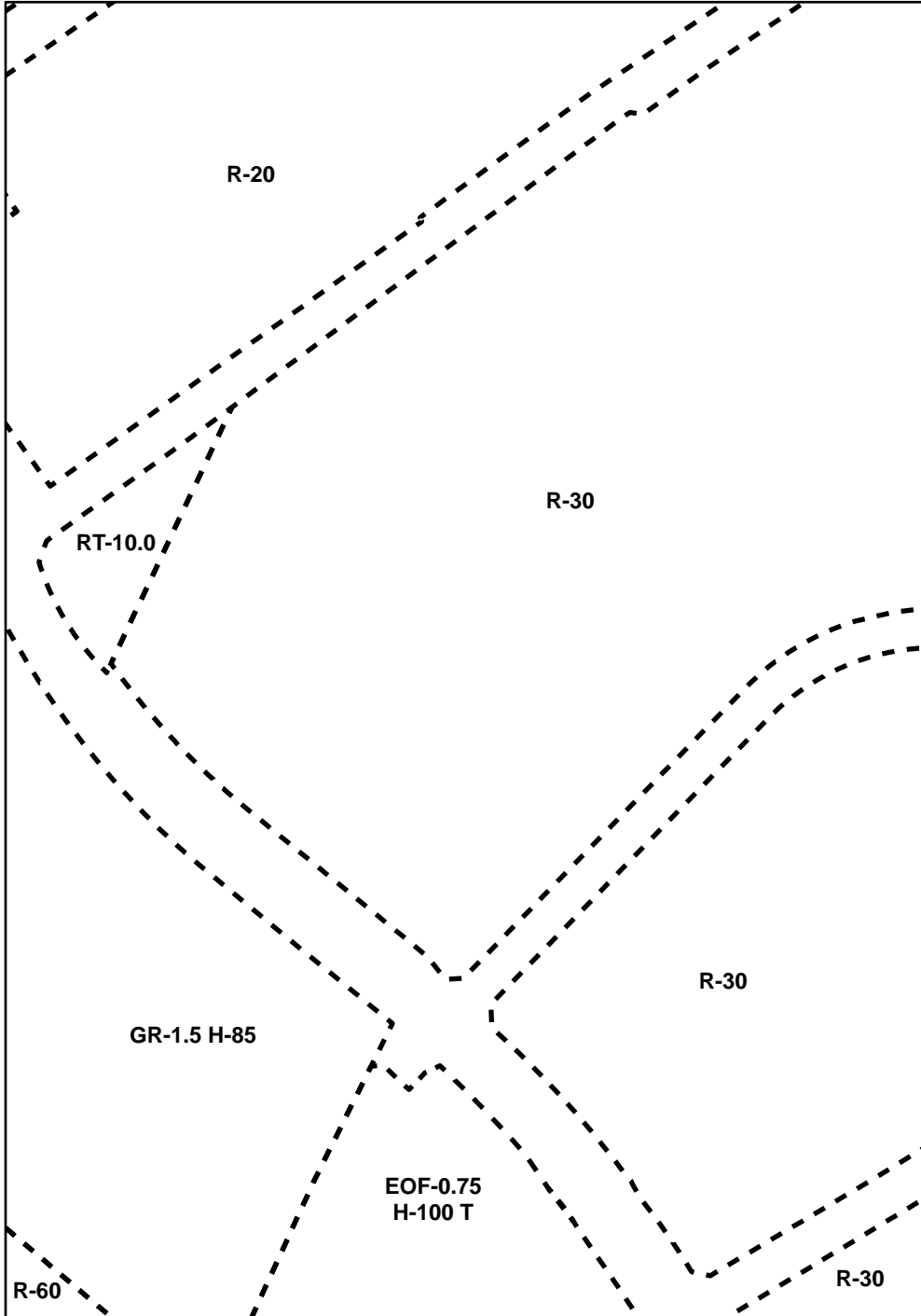
Change #37,38

Proposed Zoning

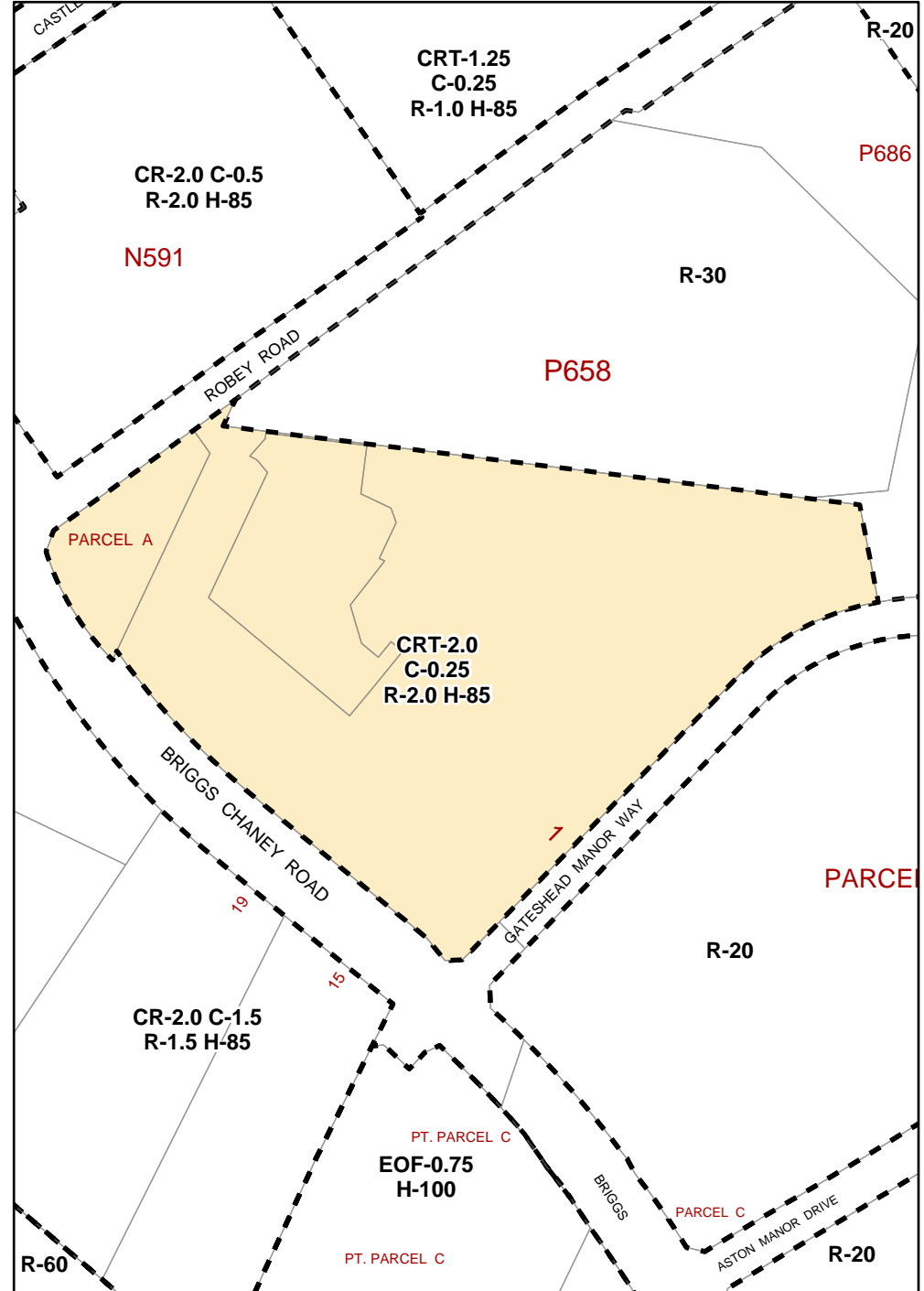


Existing Zoning

Change #39



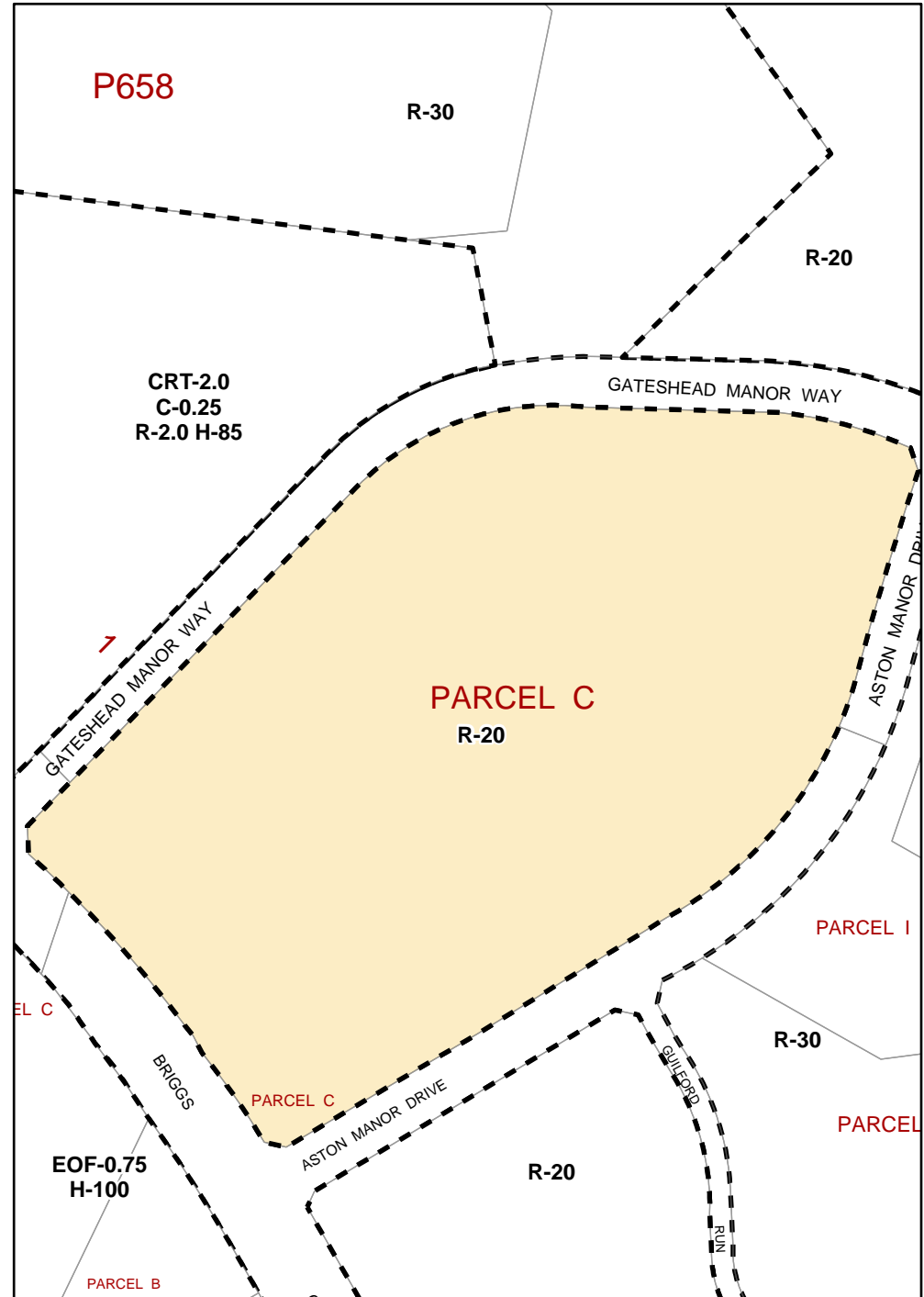
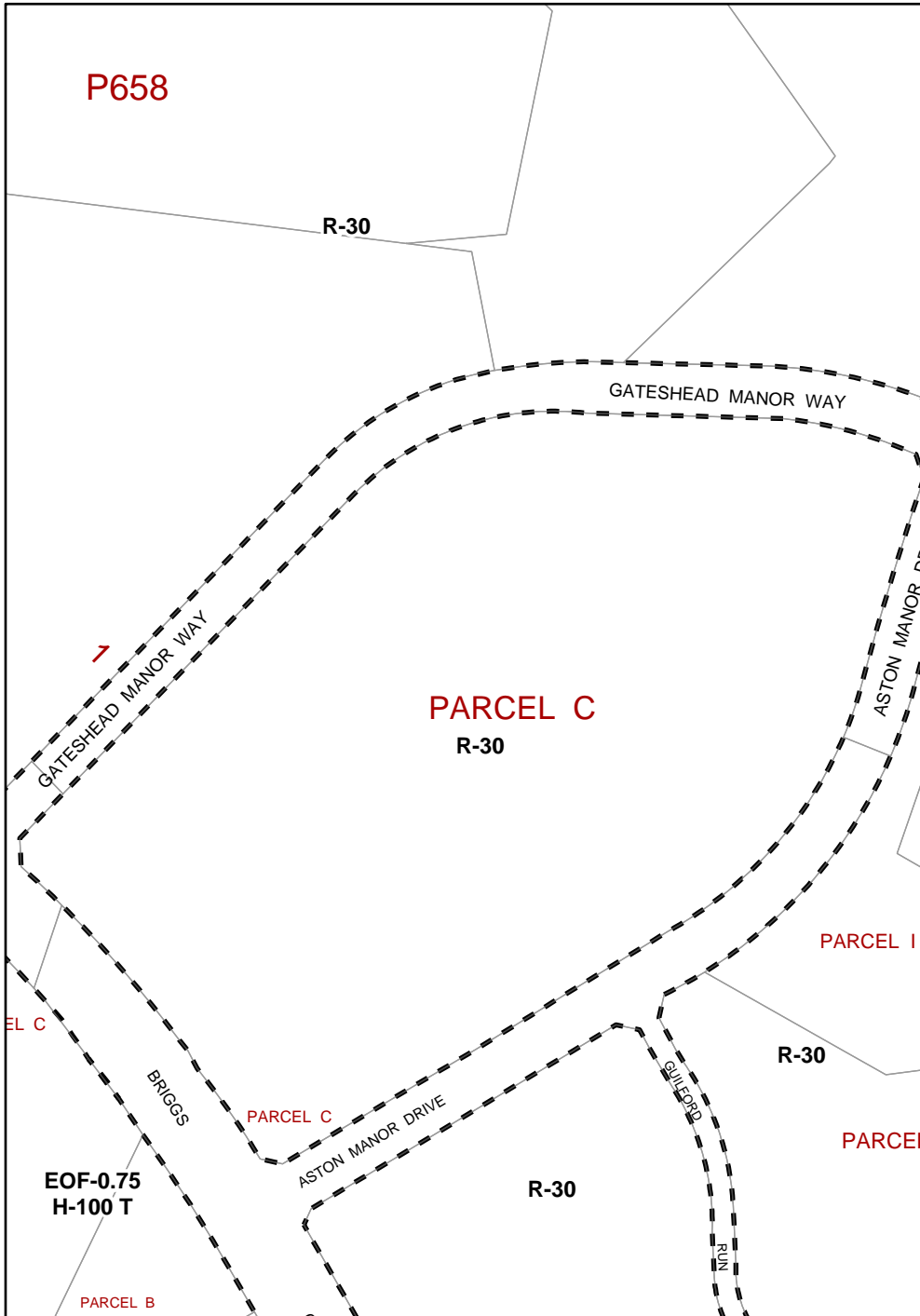
Proposed Zoning



Existing Zoning

Change #40

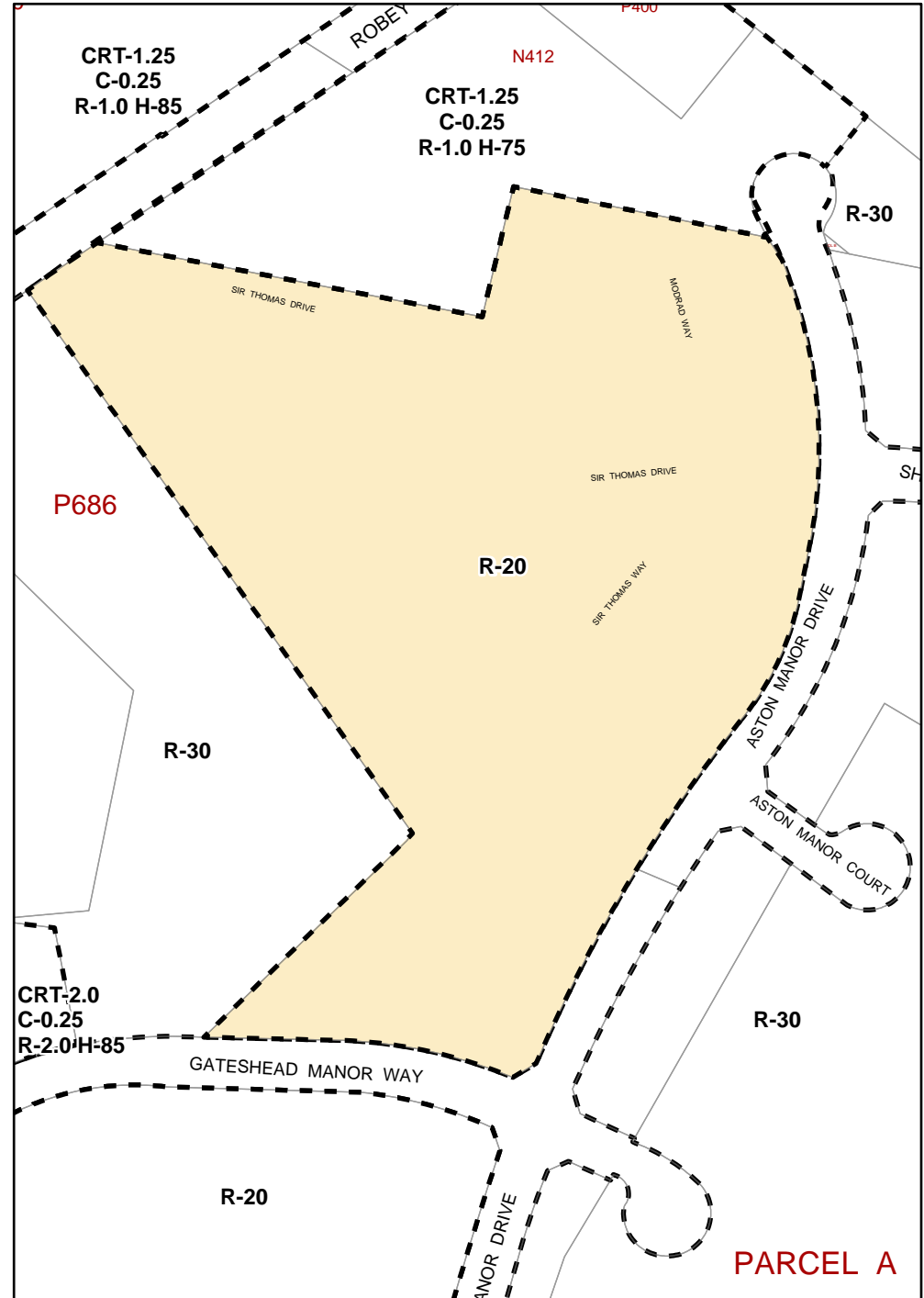
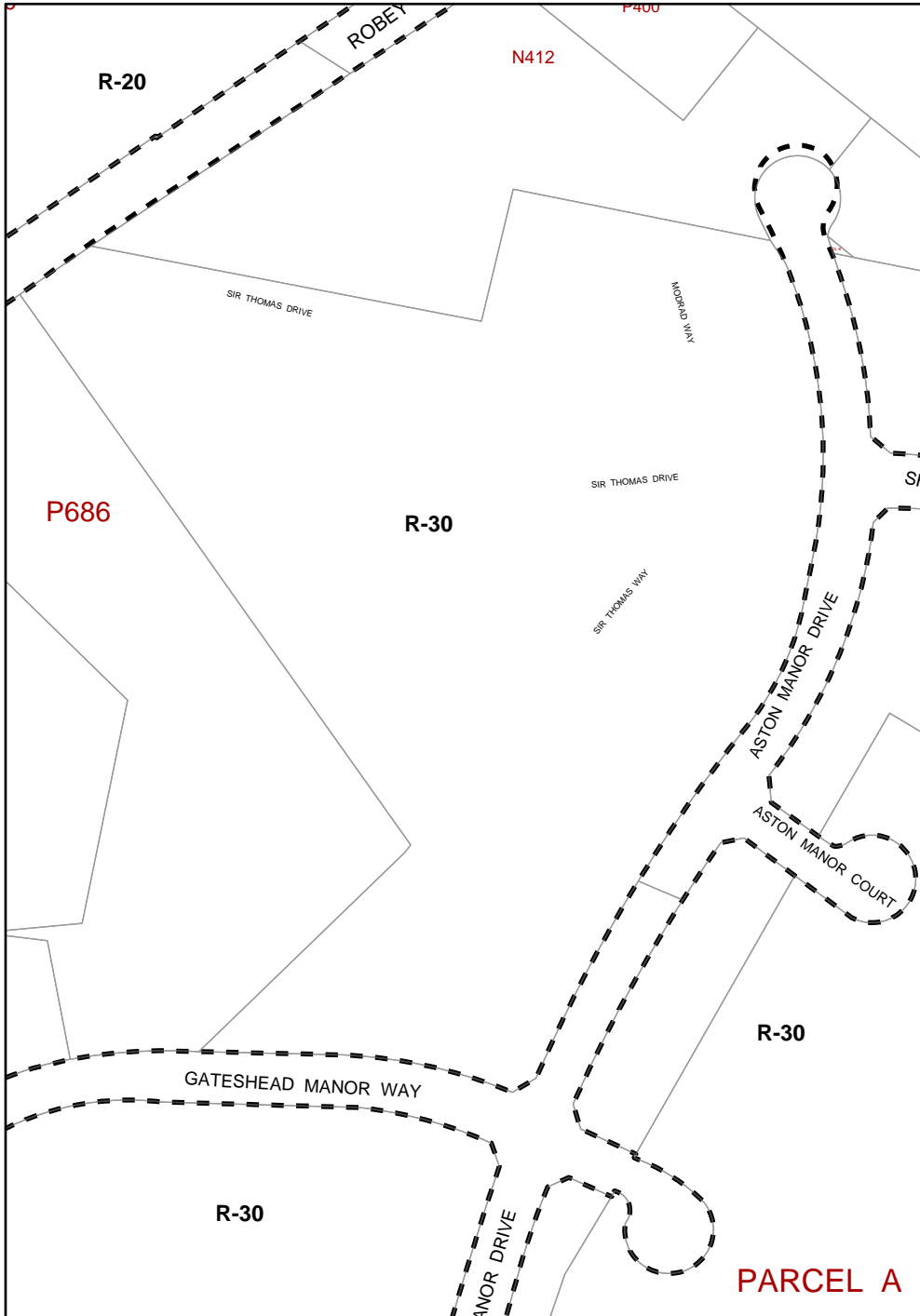
Proposed Zoning



Existing Zoning

Change #41

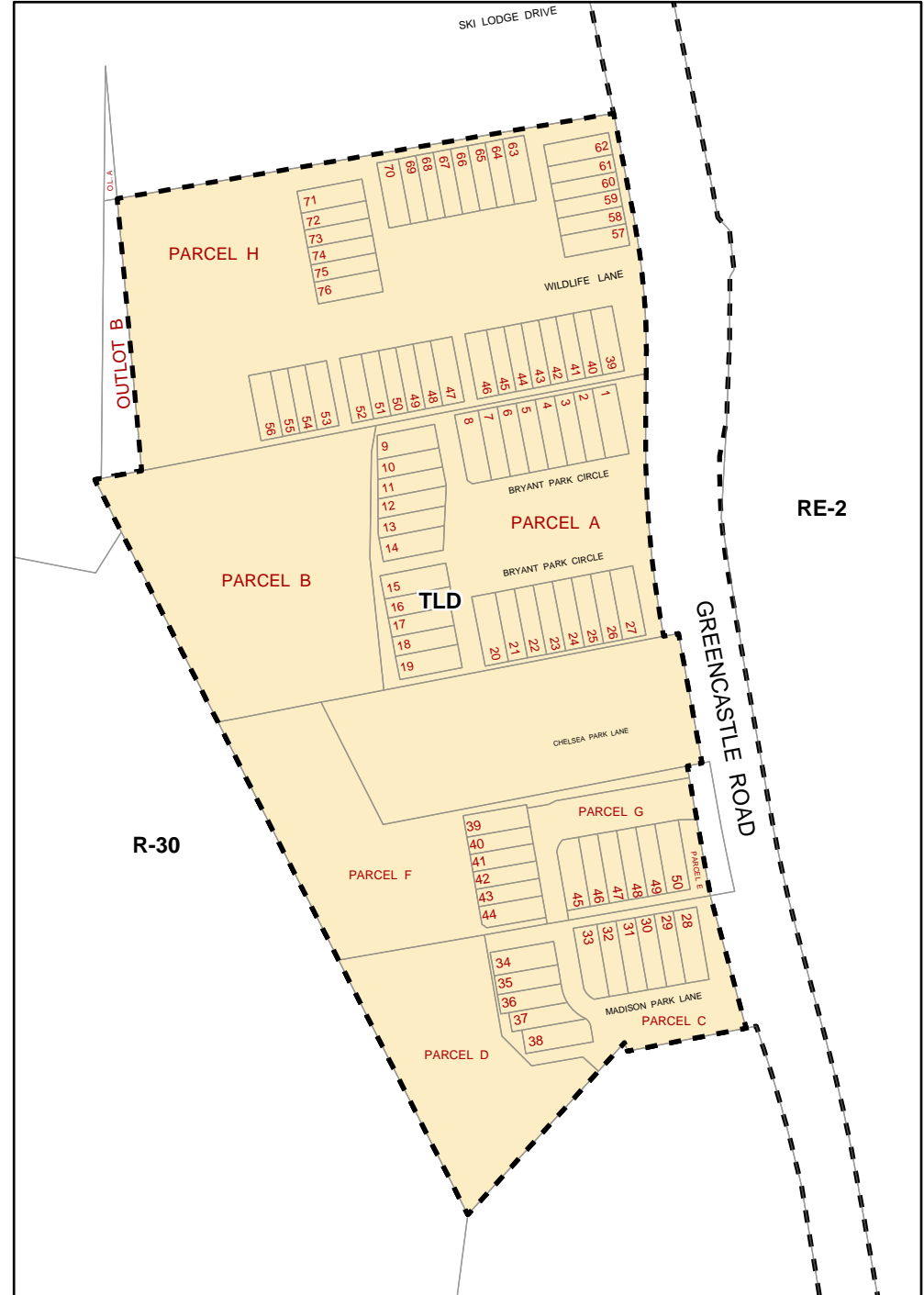
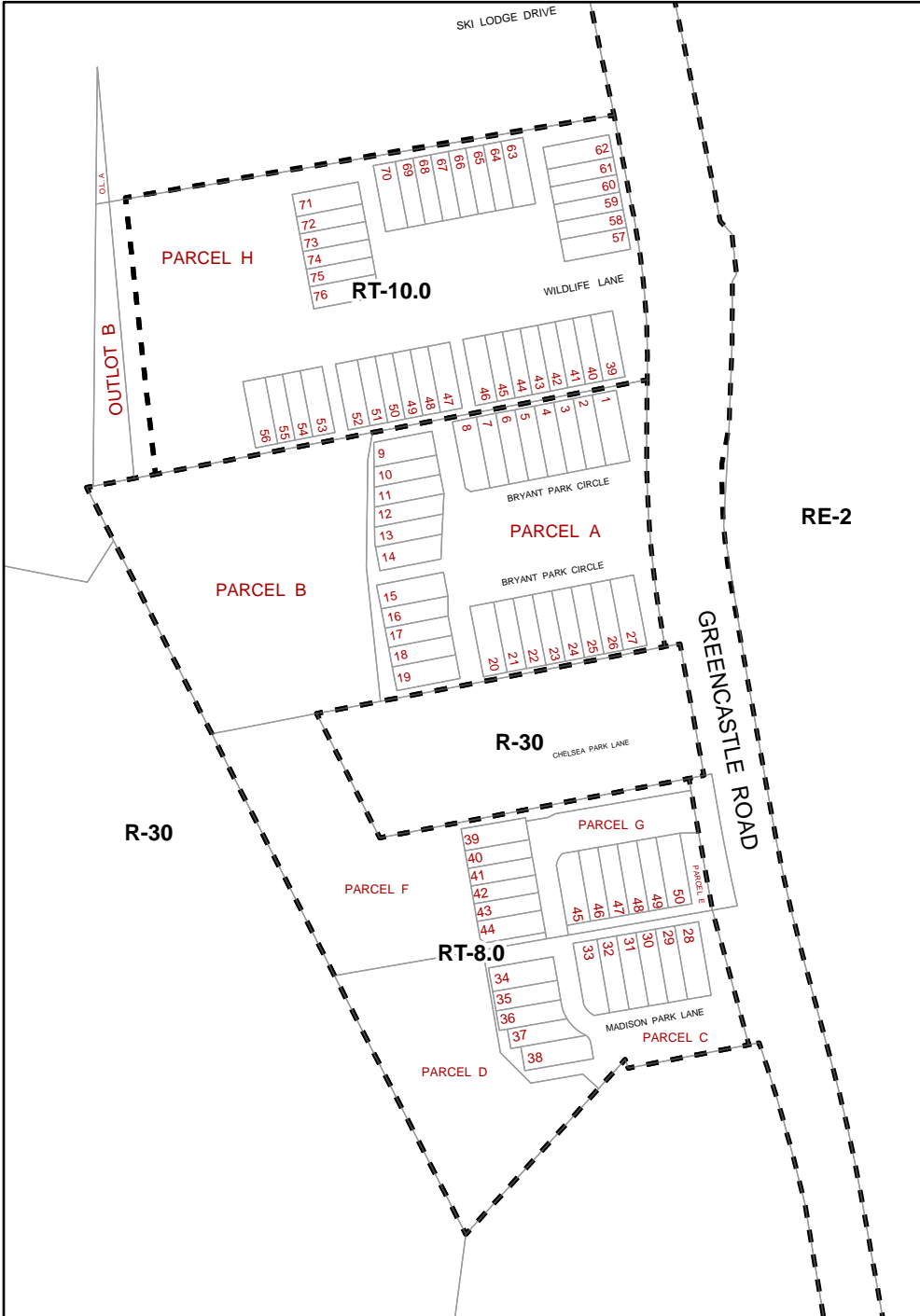
Proposed Zoning



Existing Zoning

Change #42

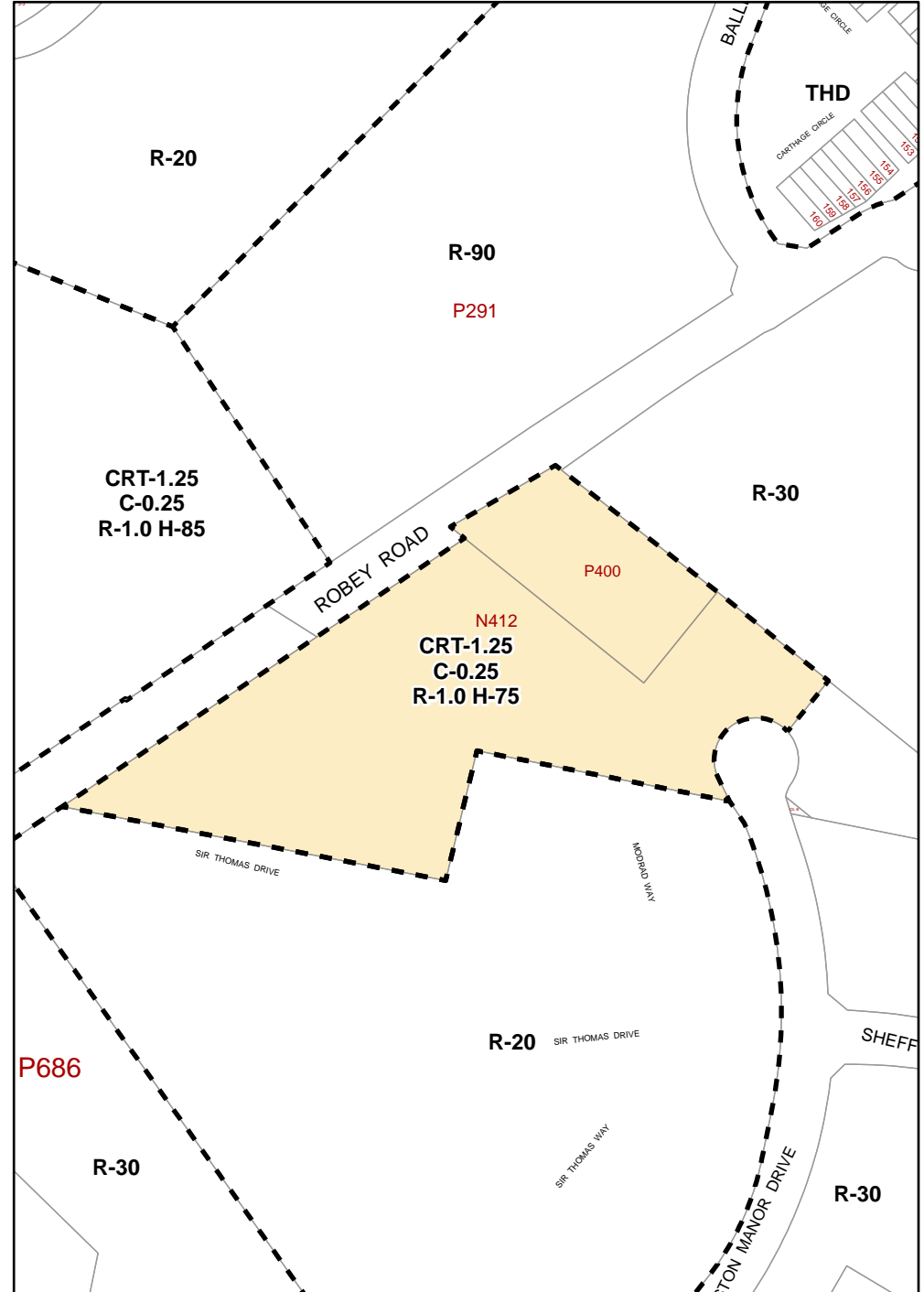
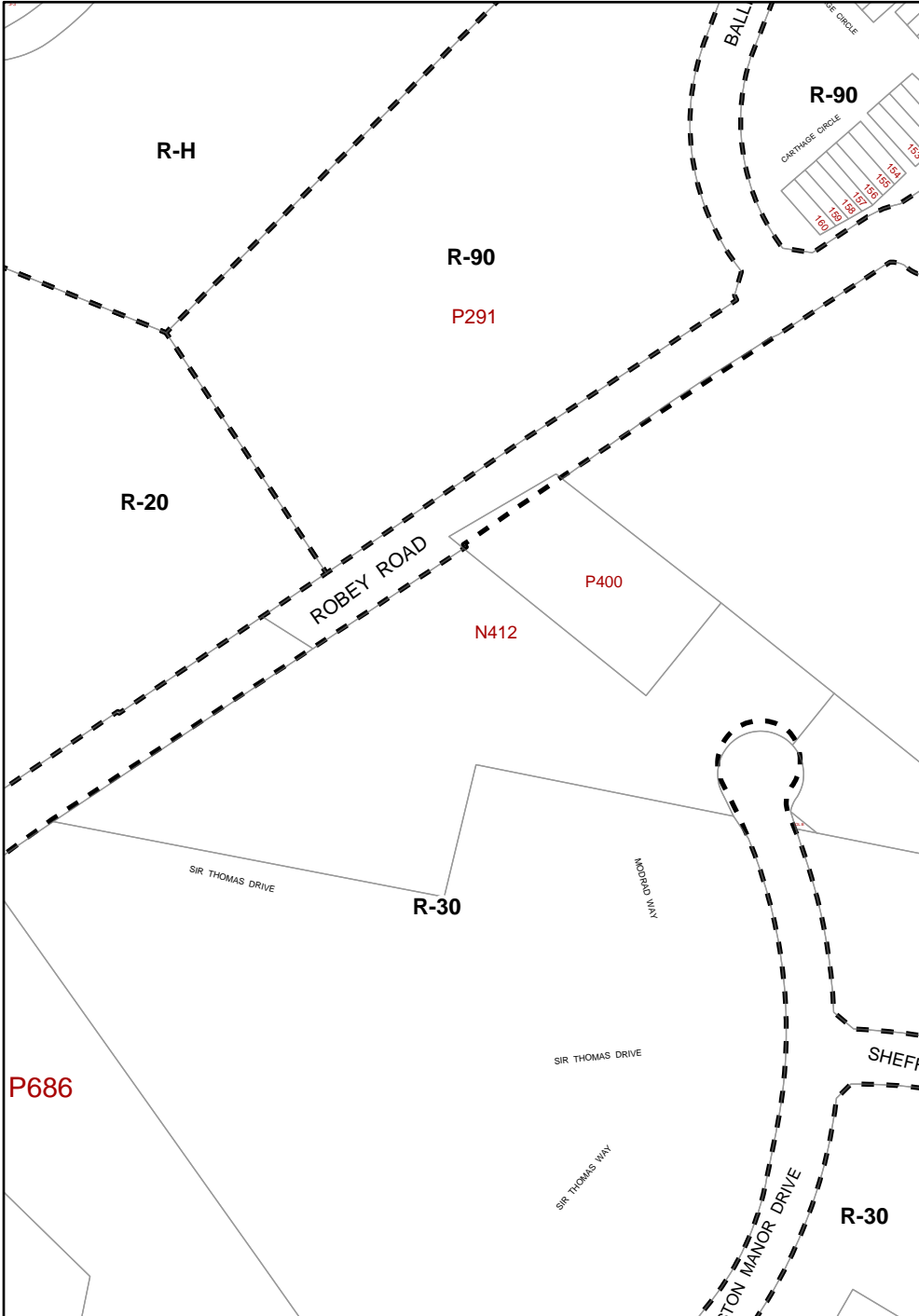
Proposed Zoning



Existing Zoning

Change #43

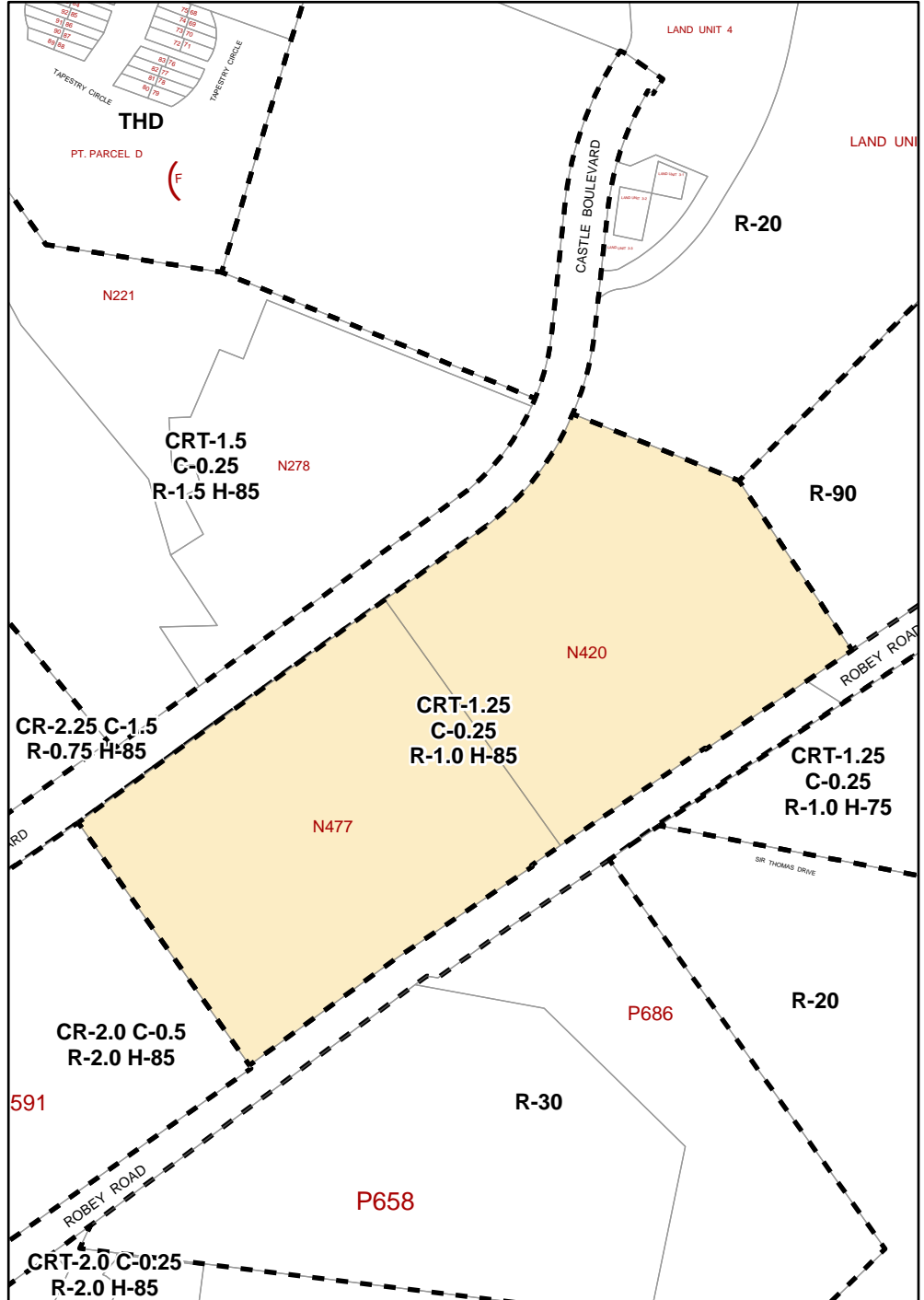
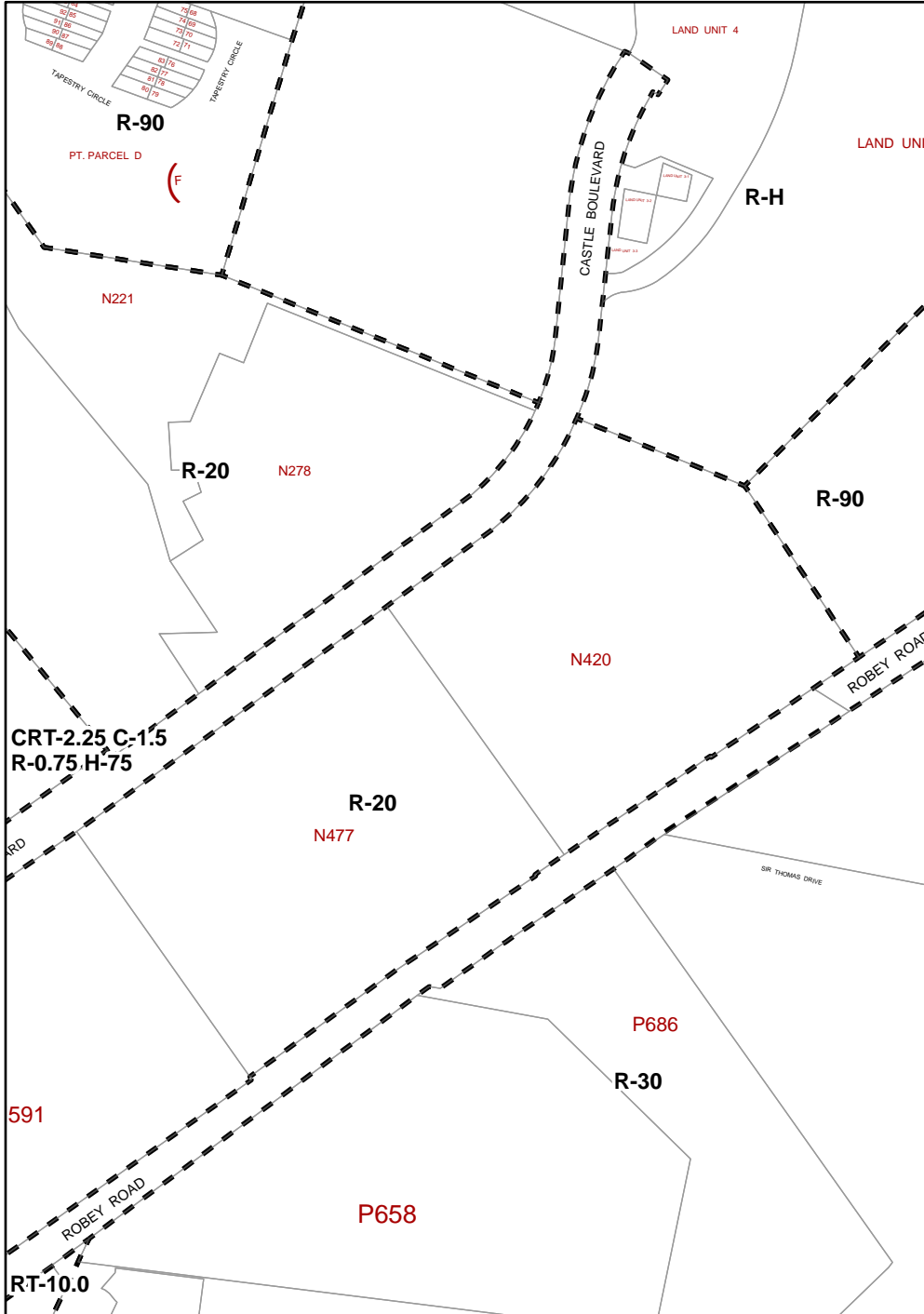
Proposed Zoning



Existing Zoning

Change #44

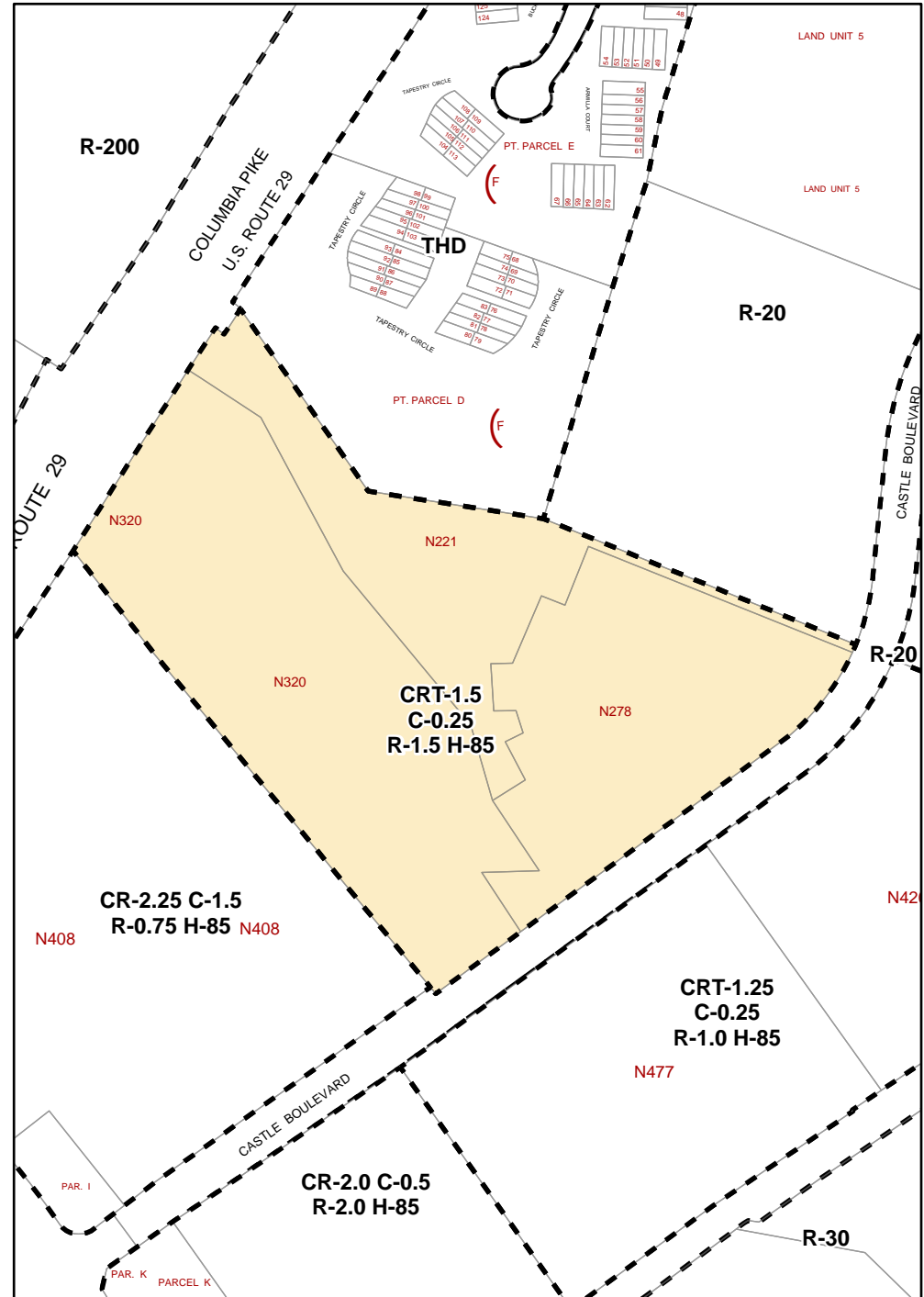
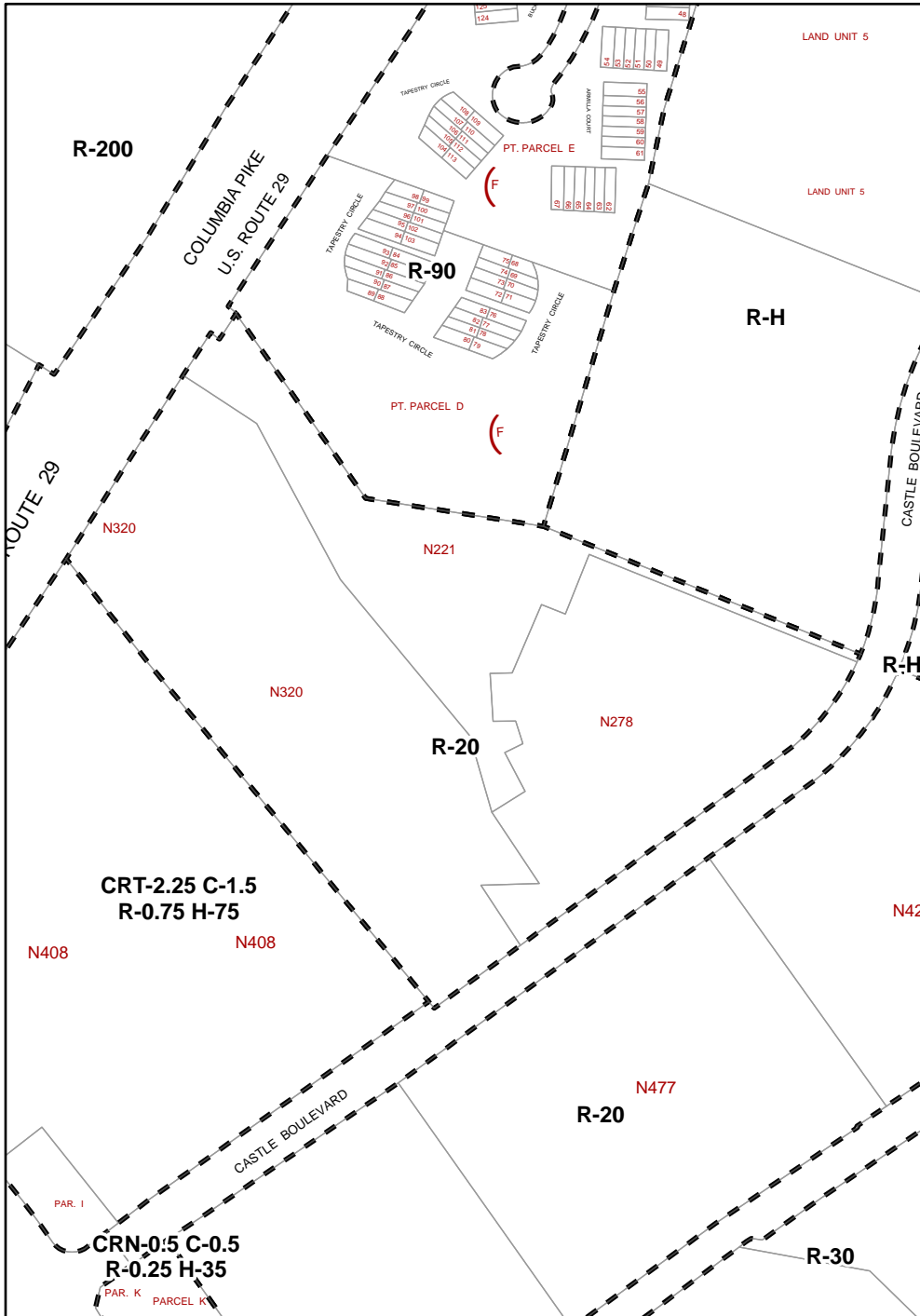
Proposed Zoning



Existing Zoning

Change #45

Proposed Zoning



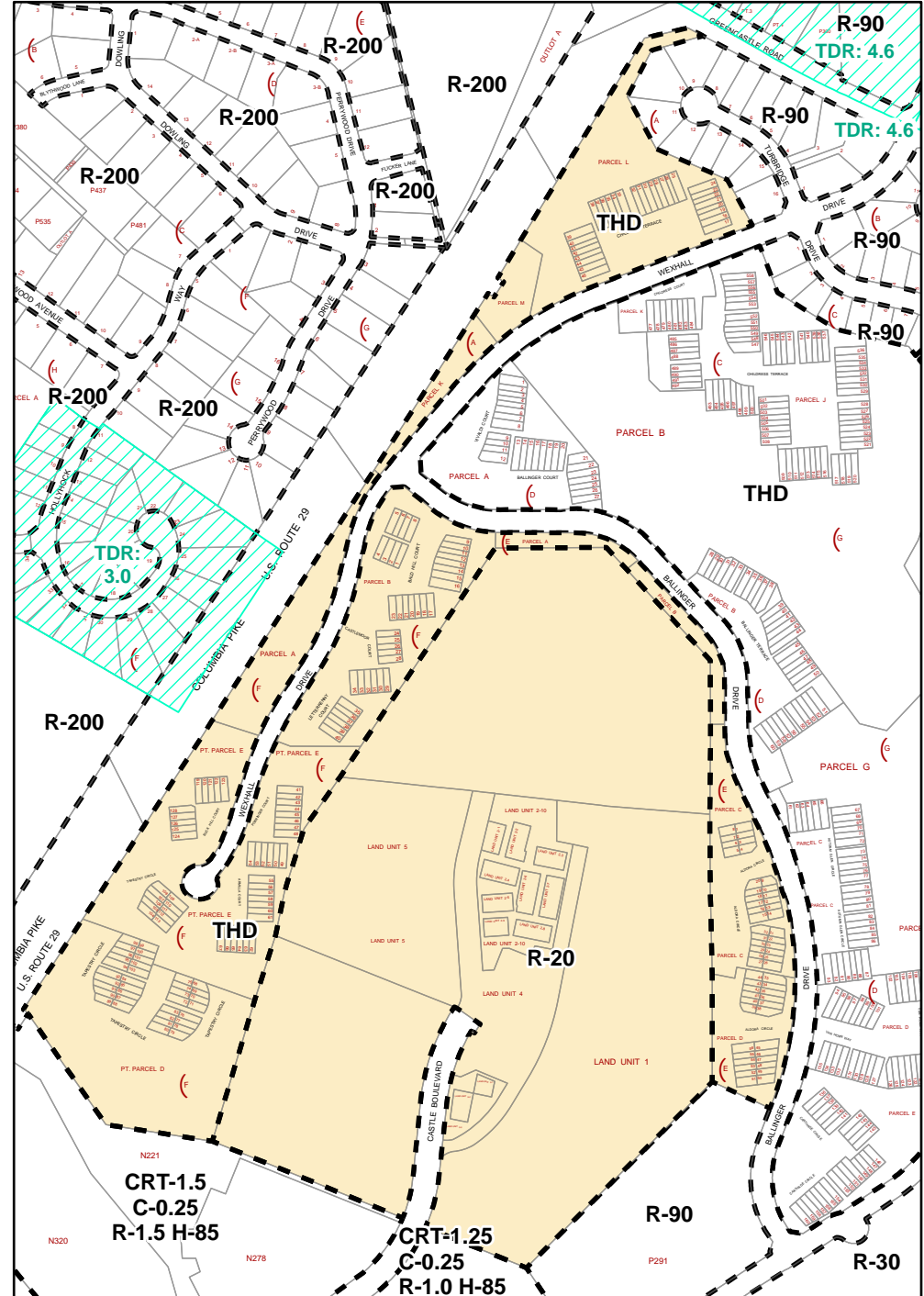
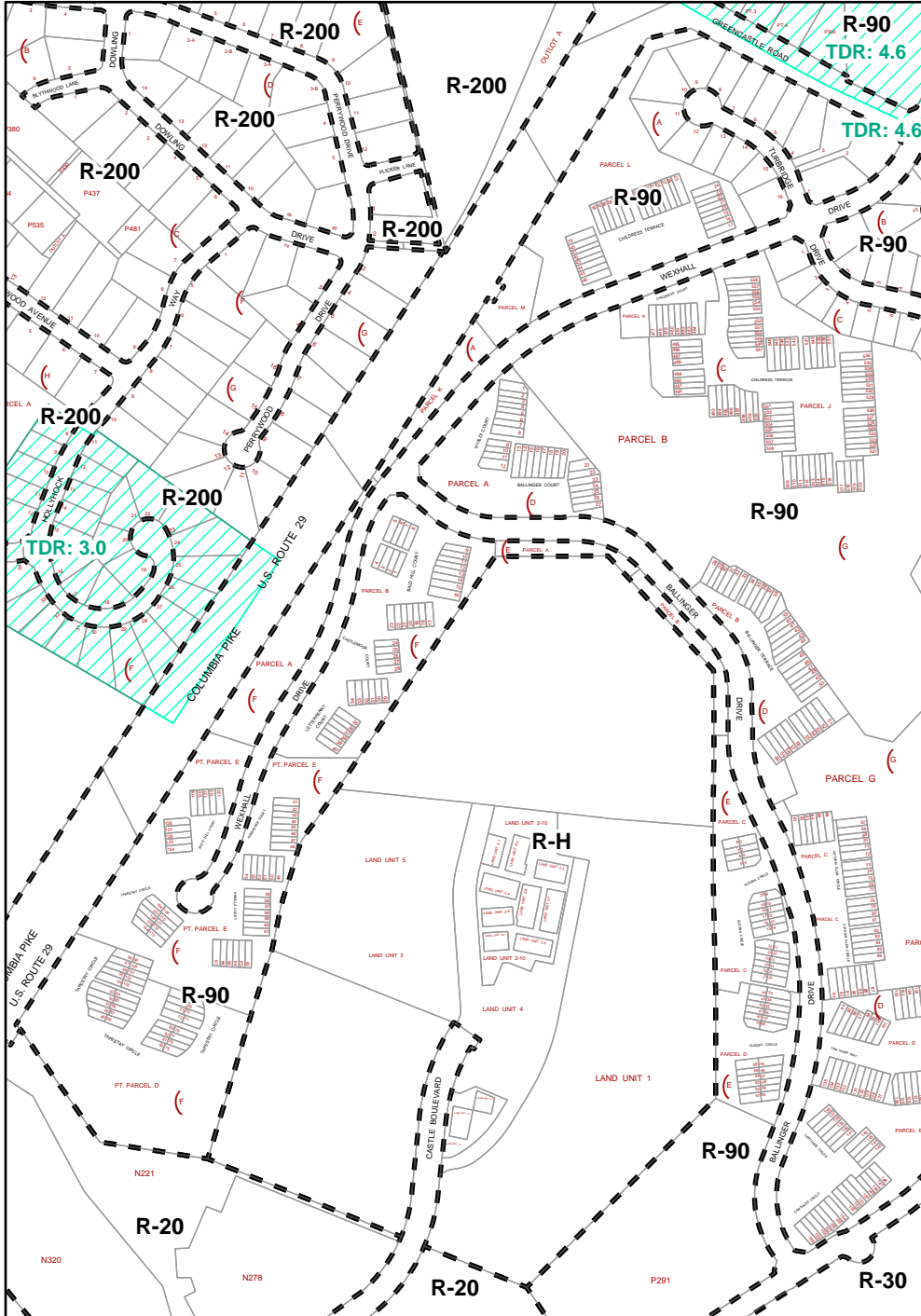
Map Grid: 218NE03, 218NE04

1 in = 350 ft

Existing Zoning

Change #46,47

Proposed Zoning



Map Grid: 218NE04, 219NE04

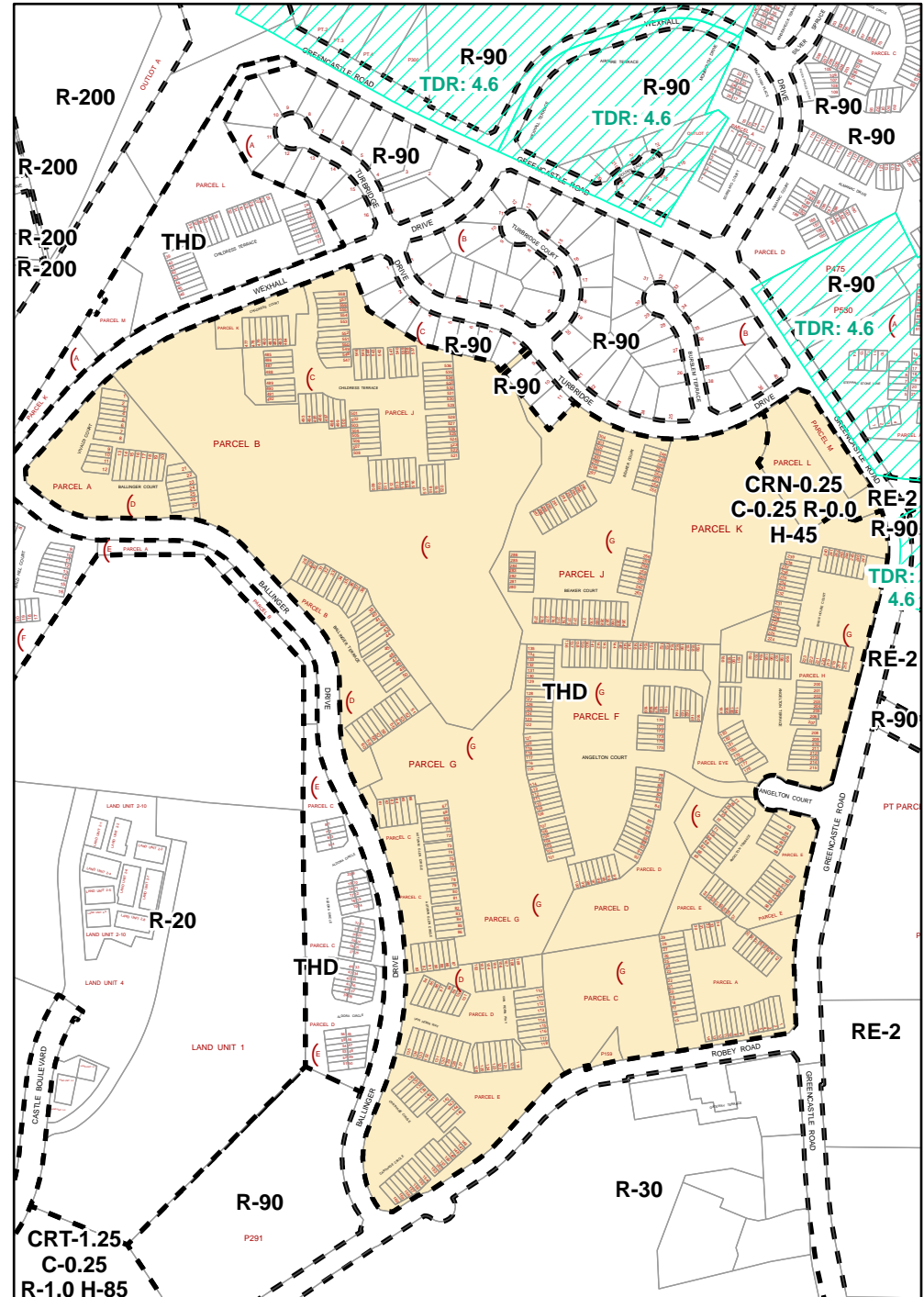
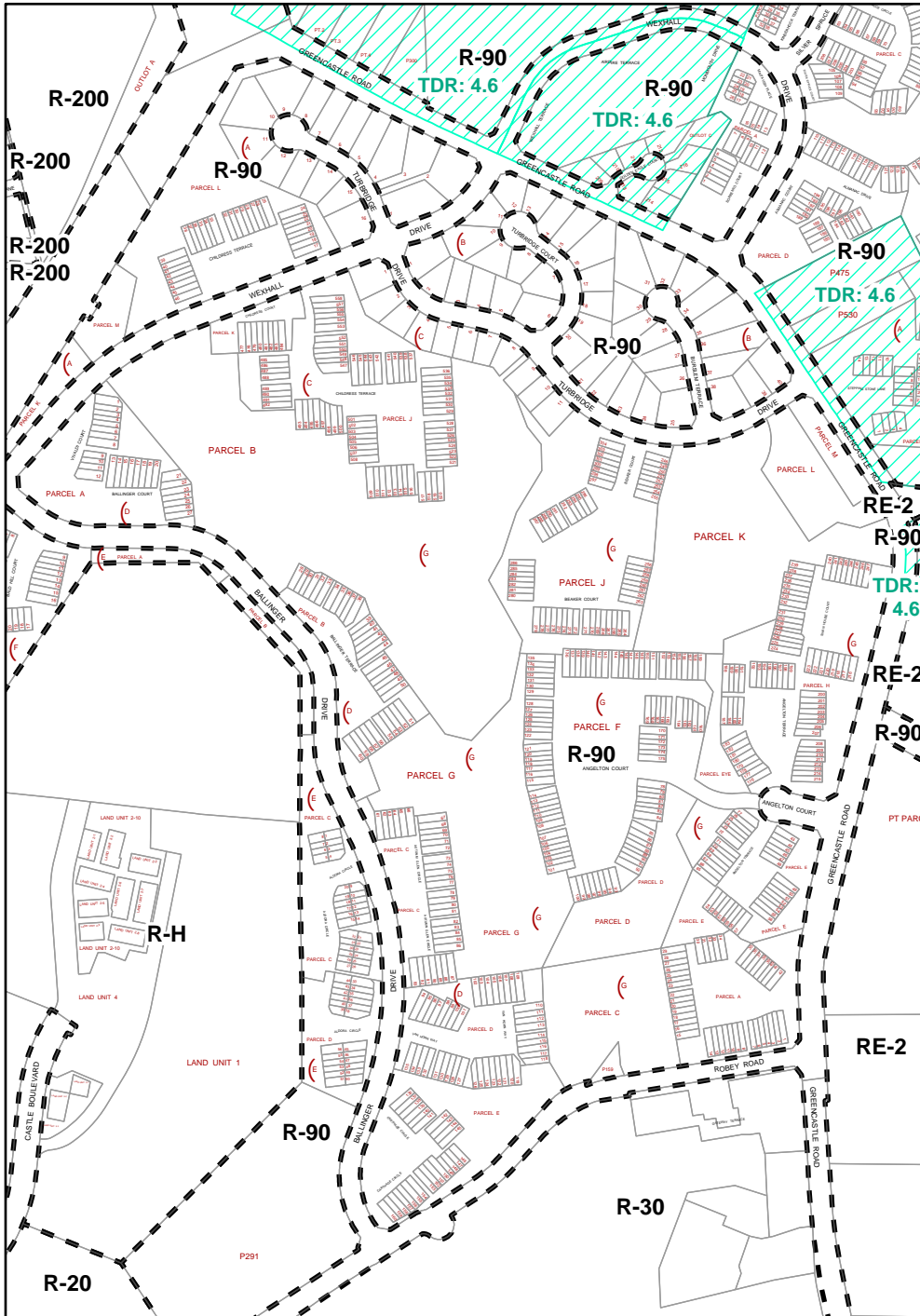
Overlay TDR

1 in = 575 ft

Existing Zoning

Change #48,49

Proposed Zoning



Map Grid: 218NE04, 219NE04

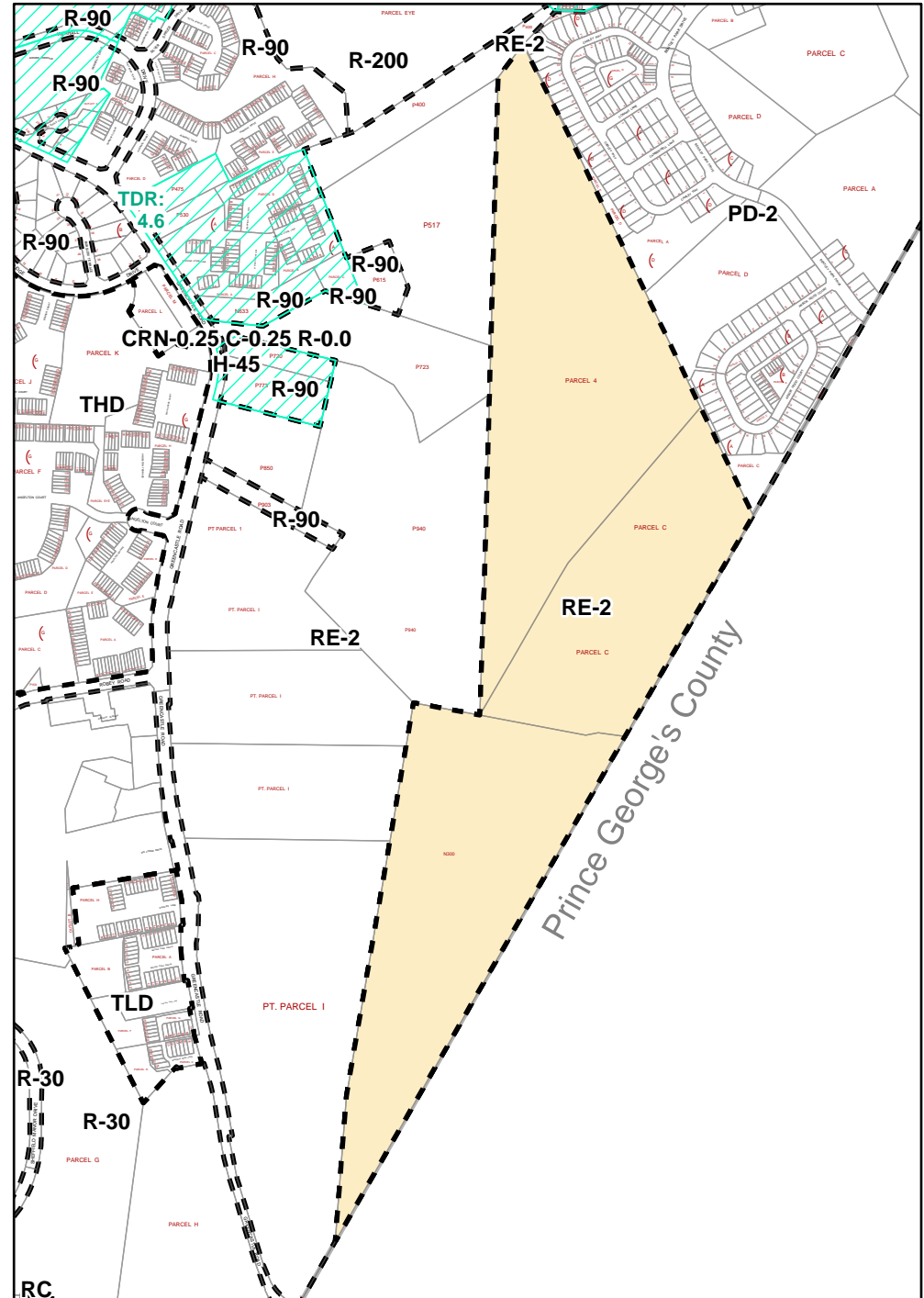
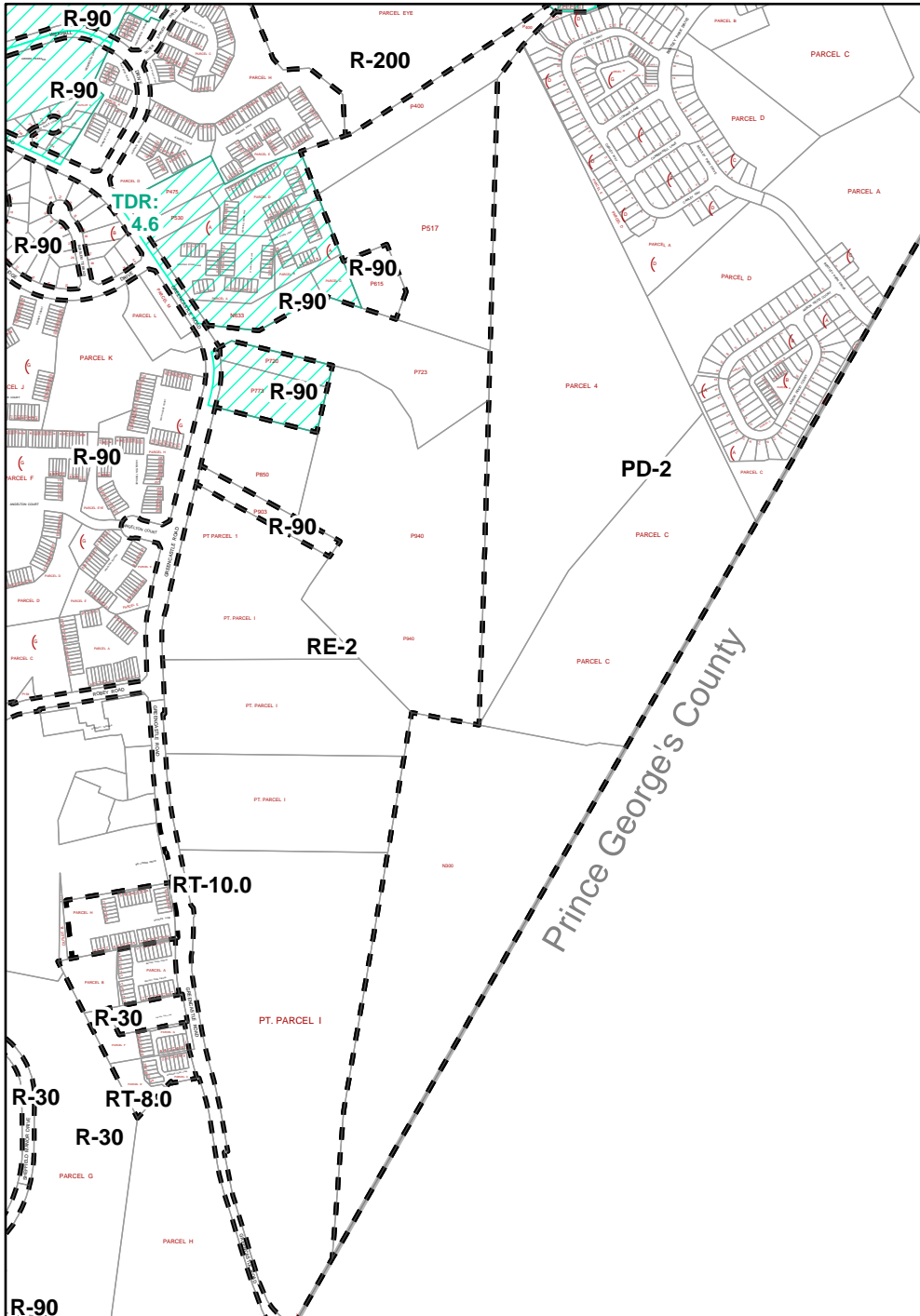
Overlay TDR

1 in = 600 ft

Existing Zoning

Change #50

Proposed Zoning



Application to File

APPLICATION NUMBER: H-150

DATE FILED: March 1, 2024

HEARING DATE: April 16, 2024

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE “ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND” FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes an application with the County Council, sitting as the District Council, for a portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the Approved and Adopted 2024 *Fairland and Briggs Chaney Master Plan*. The County Council, sitting as the District Council, approved the *Fairland and Briggs Chaney Master Plan* on December 12, 2023, (Council Resolution No. 20-348) and the Maryland-National Capital Park and Planning Commission adopted the *Fairland and Briggs Chaney Master Plan* on January 17, 2024 (MCPB Resolution Number 23-124; M-NCPPC Resolution Number 24-03). The *Fairland and Briggs Chaney Master Plan* area is in Planning Area 34 and Montgomery County Election District 5.

The proposed classifications are combined in one volume keyed to the Zoning Atlas. The *Fairland and Briggs Chaney Master Plan* being implemented by this Sectional Map Amendment amends the Approved and Adopted 1997 *Fairland Master Plan*; being also an amendment to *Thrive Montgomery 2050*, the General Plan for Montgomery County; 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 2023 *Pedestrian Master Plan*.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the *Fairland and Briggs Chaney Master Plan* Sectional Map Amendment is approximately 1,800 acres, of which approximately 837 acres are proposed for a change in zoning classification. The remaining 963 acres are proposed to be reconfirmed in the existing zoning classifications.

Artie Harris, Chair
Montgomery County Planning Board