

UNIVERSITY BOULEVARD CORRIDOR PLAN WORK SESSION #7



Description

The seventh work session will revisit the zoning recommendations discussed during the fourth work session, held on May 1, 2025, as well as the Draft University Boulevard Overlay Zone.

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SUMMARY

- The Planning Board received public testimony on the University Boulevard Public Hearing Draft during the public hearing on February 27, 2025, and received written testimony through March 13, 2025.
- The first six work sessions were held on March 20, April 3, April 24, May 1, May 15, and May 22, 2025, and included discussions on the public testimony received, land use, zoning, urban design, transportation, housing, community facilities, schools, historic resources, environmental sustainability, and parks, trails, and open space.
- The seventh work session will revisit the Commercial Residential Neighborhood (CRN) zoning recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, the Draft University Boulevard Overlay Zone, and the zoning recommendations for the Four Corners area.

MASTER PLAN INFORMATION

Draft

University Boulevard Corridor Plan
Public Hearing Draft Work Session #7

Lead Planner

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Date

May 23, 2025

Planning Division

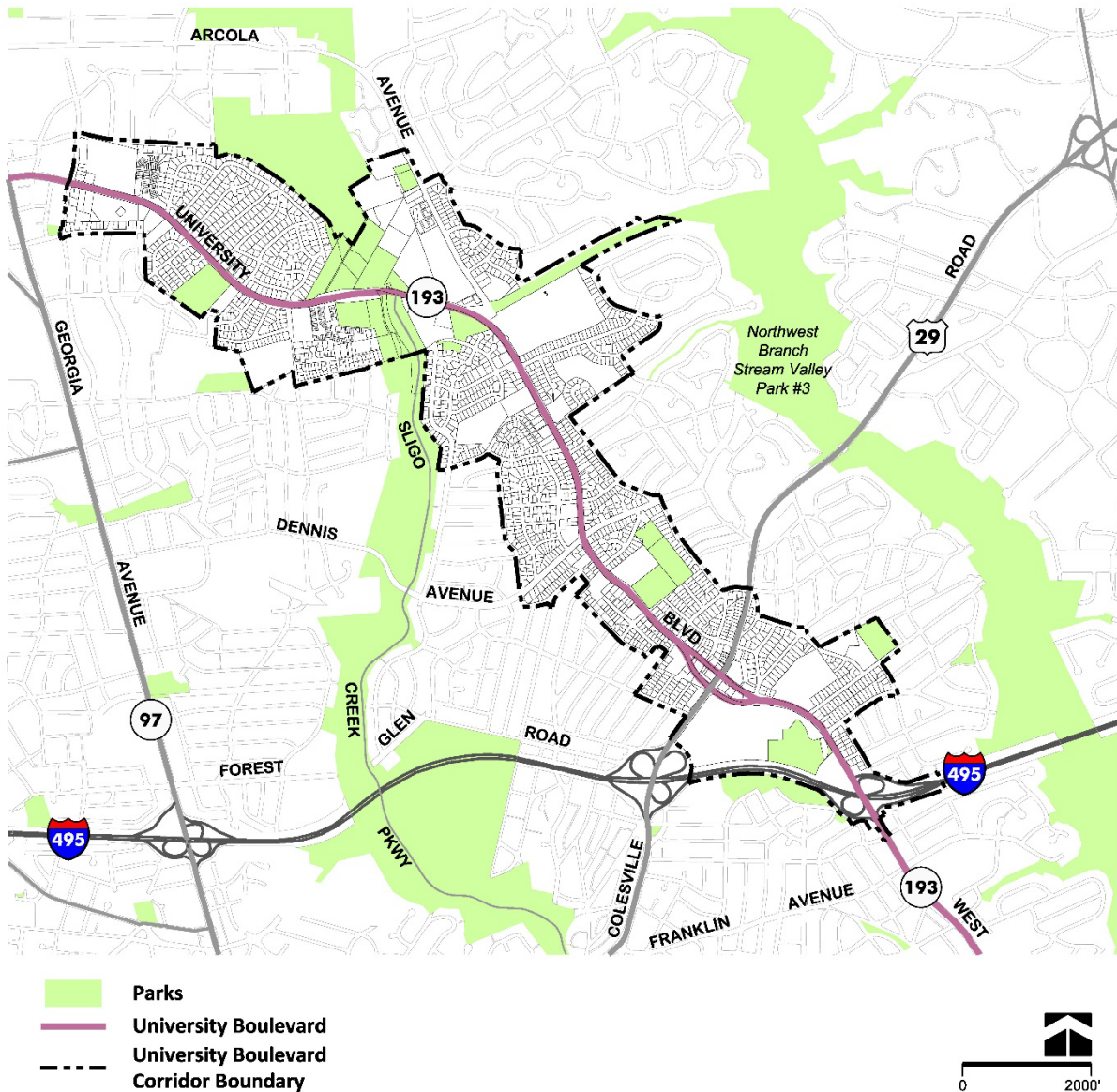
Midcounty Planning

Planning Board Information

MCPB

Item No. 5

May 29, 2025



WORK SESSION #7 – BACKGROUND AND OVERVIEW

The Planning Board Public Hearing for the University Boulevard Corridor Plan (Draft Plan) was held on February 27, 2025, and the public record remained open for written testimony through March 13, 2025. The first six work sessions included the following:

- The first work session was held on March 20, 2025, during which the Planning Board discussed the public testimony received as well as the organization and schedule of the remaining work sessions.
- The second work session was held on April 3, 2025, and focused on the land use, zoning, and urban design recommendations for properties with existing commercial uses, residential buildings, and properties near planned Bus Rapid Transit stations at Amherst Avenue, Inwood Avenue, Arcola Avenue, Dennis Avenue, and Four Corners. The work session also included a discussion on the zoning recommendations for the Kemp Mill Shopping Center.
- The third work session, held on April 24, 2025, continued discussions on the Kemp Mill Shopping Center, and focused on the transportation recommendations for the Draft Plan.
- The fourth work session, held on May 1, 2025, focused on the land use, zoning, and urban design recommendations for the residential blocks between planned Bus Rapid Transit stations and the recommended overlay zone.
- The fifth work session, held on May 15, 2025, focused on the housing, community facilities, and schools recommendations in the Draft Plan.
- The sixth work session, held on May 22, 2025, focused on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Draft Plan. The work session also revisited transportation recommendations discussed during the third work session.

The staff reports, attachments, and videos of the first six work sessions are available on the Montgomery County Planning Board website at www.montgomeryplanningboard.org/agendas.

The seventh work session, scheduled for May 29, 2025, will revisit the Commercial Residential Neighborhood (CRN) zoning recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, the Draft University Boulevard Overlay Zone, and the zoning recommendations for the Four Corners area.

Implementation of the recommended overlay zone will require a Zoning Text Amendment (ZTA) to Section 4.9 of the Zoning Ordinance. A draft Zoning Text Amendment for the University Boulevard Overlay Zone (UBOZ) is included as Attachment A. Planning Staff anticipate formally requesting the Planning Board transmit the draft ZTA for the UBOZ with the transmittal of the Planning Board Draft of the plan on June 12, 2025, but the attached draft provides the necessary context to consider when reviewing the Draft Plan.

NEXT STEPS

An eighth work session is anticipated on June 12, 2025, to comprehensively review revisions to the Draft Plan based on the discussions during preceding work sessions. At the conclusion of the eighth work session, Staff anticipates requesting the Planning Board's approval to transmit the Planning Board Draft Plan to the Montgomery County Council and County Executive.

ATTACHMENTS

Attachment A: Draft University Boulevard Overlay Zone Zoning Text Amendment

Ordinance No.: _____
Zoning Text Amendment No.: 25-xx
Concerning: University Boulevard
(UB) Overlay Zone
Revised: _____ Draft No.: _____
Introduced: _____
Public Hearing: _____
Adopted: _____
Effective: _____

**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: Councilmember _____
Co-Sponsors: Councilmembers _____

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- (1) establish the University Boulevard (UB) Overlay Zone; and
- (2) generally amend the provisions for overlay zones.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 4.9.	“Overlay Zones”
Section 4.9.22.	“White Flint 2-Parklawn (WF-P) Overlay Zone”

And adding the following Section:

Division 4.9.	“Overlay Zones”
Section 4.9.22.	“University Boulevard (UB) Overlay Zone”
Section 4.9.23.	“White Flint 2-Parklawn (WF-P) Overlay Zone”

EXPLANATION: **Boldface** indicates a Heading or a defined term.

Underlining indicates text that is added to existing law by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

* * * indicates existing law unaffected by the text amendment.

ORDINANCE

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 ordinance:

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Sec. 1. DIVISION 59-4.9 is amended as follows:

Division 4.9. Overlay Zones

* * *

Section 4.9.22 University Boulevard (UB) Overlay Zone

A. Purpose

The Purpose of the UB Overlay Zone is to increase the diversity and supply of housing in a compact, transit-oriented form of growth that maintains neighborhood character and scale, supports Bus Rapid Transit on University Boulevard and Colesville Road, creates complete communities, and improves safety for all.

B. Land Uses

1. The following modifications apply to properties located in the CRN Zone:

- a. Accessory Dwelling Units are permitted on properties improved with Single-Unit Living.
- b. On properties with no mapped commercial FAR, non-residential uses may be permitted following the allowed, permitted, or conditional uses of the R-60 zone under Section 3.1.6.

2. The following uses and use groups are prohibited within the University Boulevard Overlay Zone except as protected by Section 7.7.2. Nonconforming Uses:

- a. Vehicle/Equipment Sales and Rental (Section 3.5.12.)
- b. Vehicle Service (Section 3.5.13.)
- c. Drive-Thru (Section 3.5.14.F.)
- d. Manufacturing and Production (Section 3.6.4.)
- e. Self-Storage (Section 3.6.8.E.)

C. Development Standards

1. CRN Development

- a. Except as modified below, any development in the CRN zone on a net site less than 15,000 square feet shall use the development standards for the Duplex building type regardless of the proposed building type.
 - i. Lot coverage is limited to 35%.
 - ii. A minimum of one entrance per building is required to front a street or an open space.
 - iii. Minimum open space requirements do not apply.
 - iv. Screening of any exterior surface parking must meet the requirements set forth under Section 6.2.9.B.
- b. Any development on a net site 15,000 square feet or larger shall follow the development standards for the applicable building type except as follows
 - i. The maximum Build-to-Area setback for any building edge on University Boulevard is 10 feet. Apartment Building type.
- c. All on-site parking shall be located behind the front building line.

* * *

Section 5.9.[22]23. White Flint 2-Parklawn (WF-P) Overlay Zone

* * *

Sec. 3. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

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