


Clarksburg Master Plan Limited Amendment for the Ten Mile Creek Watershed

Public Hearing Draft
Limited Amendment to the 1994 Approved and Adopted

Clarksburg Master Plan & Hyattstown Special Study Area

to Allow an Exception to the Retail Staging Provisions



May 2011

Montgomery County Planning Department
M-NCPPC
MontgomeryPlanning.org

Community Workshop
November 19, 2012

montgomery county planning department

Clarksburg

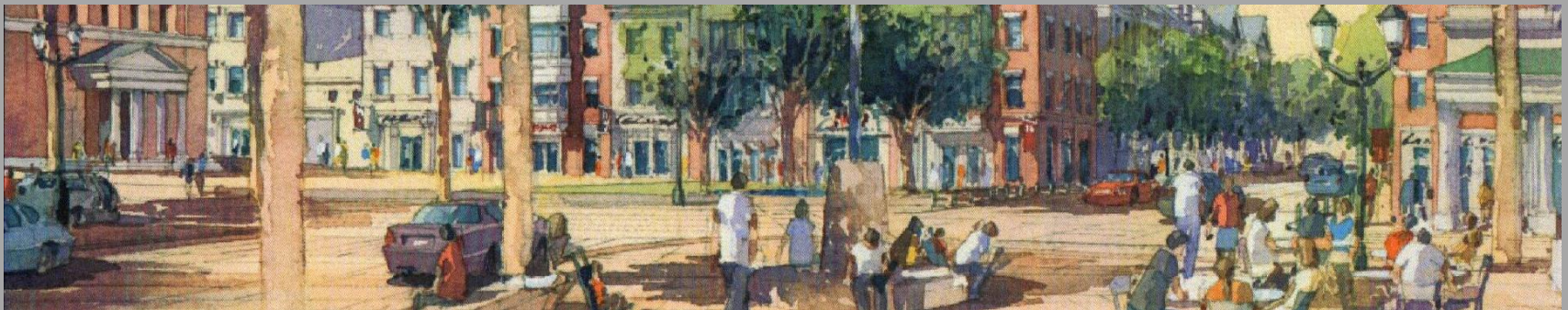
Agenda

- Welcome/ Review Information – 6:45 - 7:15
- Master Plan Orientation – 7:15-7:30
- Small Group Worksession – 7:30-8:15
- Small Group Reports – 8:15-9:00
- Thank You and Adjourn – 9:00

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scope

- October 9, 2012 - Planning Board authorized to proceed with a limited amendment to the Clarksburg Master Plan
- Planning Area limited to the Ten-Mile Creek watershed
- Goal: protect Clarksburg Town Center vision while protecting water quality
- Consider development scenarios, impact avoidance, development guidelines and practices, mitigation and offsets to arrive at recommendations
- Will not consider land use or zoning changes outside this amendment and will not affect the progress of approved development

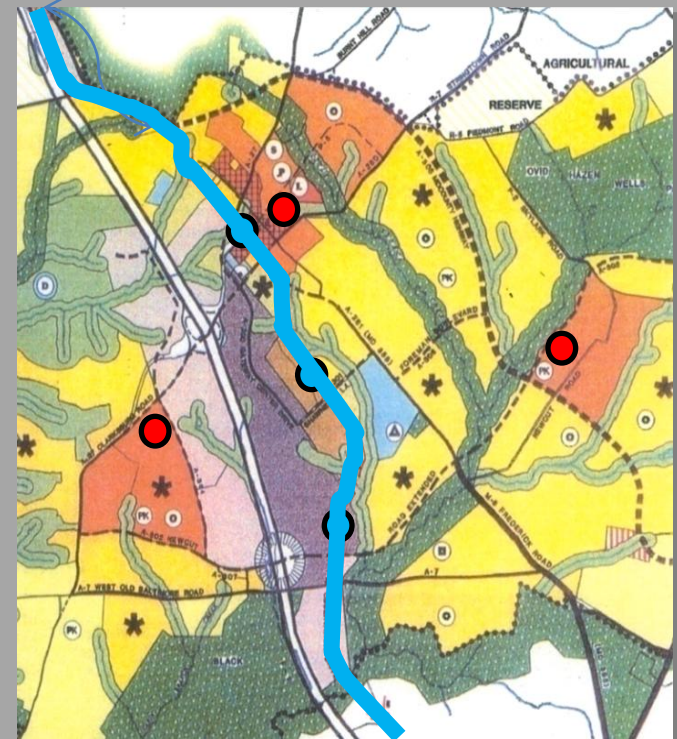


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context

■ Council Discussion to Focus the Plan

- Limited in scope
- Does not include the entire Town Center district
- Commitments regarding Town Center remain intact
- Decisions based on science
- Protect creeks to a reasonable extent
- Input from the public is important



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public outreach

Meeting	When	Objective
Upcounty Citizens Advisory Board	October 22,2012	Provide an overview of the current Clarksburg Master Plan and status of various development projects
Community Workshop - Project Kick-off	November 19, 2012	Listen and Learn - Introduce the master plan amendment and process; identify and better understand issues and priorities
Community Workshop	February 2013	Explore and Create – Seek input and review draft planning principles and preliminary concepts
Planning Board	March 2013	Work Session to present and discuss preliminary concepts, tradeoffs and recommendations – seek Board direction
Public Meeting	April 2013	Present staff recommendations
Planning Board	May 2013	Present Staff Draft and set public hearing
Planning Board	June 2013	Public hearing – Staff Draft
Planning Board	July-September 2013	Work sessions to prepare Planning Board Draft
Planning Board	October 2013	Transmit Planning Board Draft to County

■ Environmental

- analyze existing water quality and natural resources
- analyze potential impacts of development
- recommend protective measures, guidance for development, and potential mitigation and enhancement projects

- Economic

- analyze potential market and economic impacts associated with development scenarios

■ Traffic/transportation

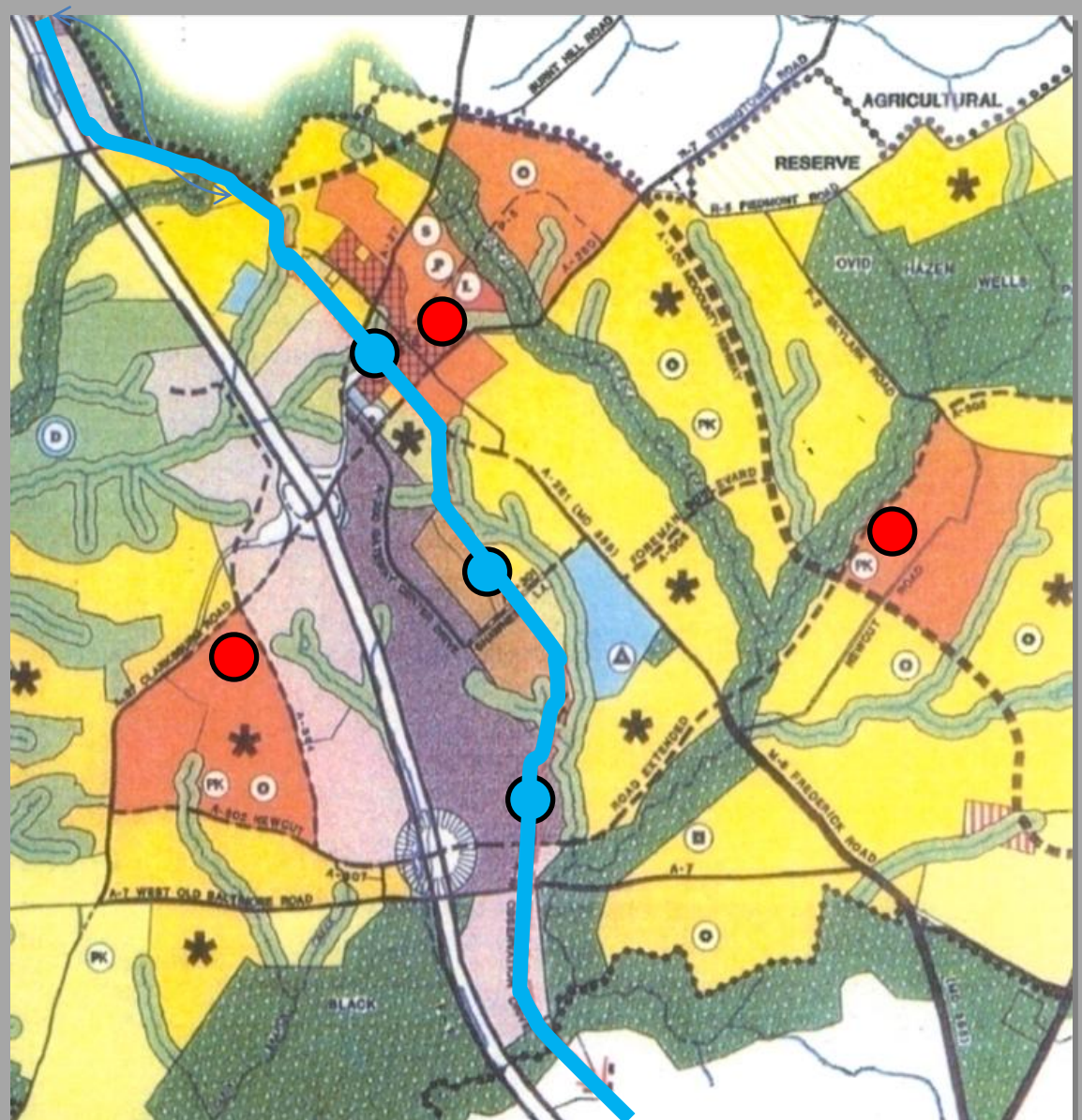
- analyze traffic and transportation issues related to development scenarios

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master plan concept

1994 Master Plan:

- 3 Mixed use, transit station areas in the Transit Corridor:
 - Town Center
 - Shawnee
 - COMSAT
- Retail Centers:
 - Town Center
 - Cabin Branch
 - Newcut Road



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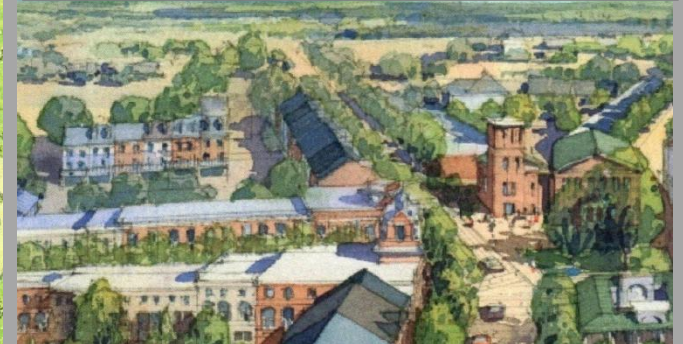
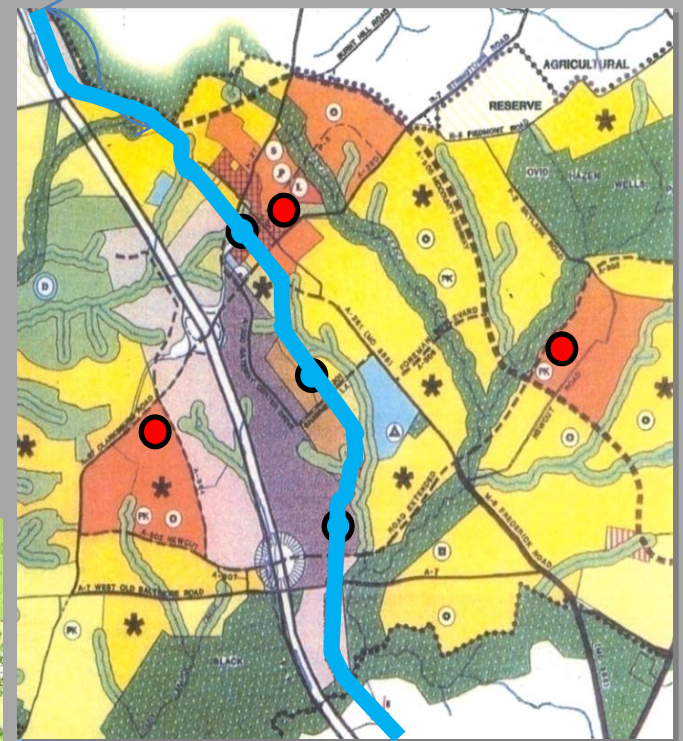
master plan concept

1994 Approved and Adopted Master Plan

Key Policies

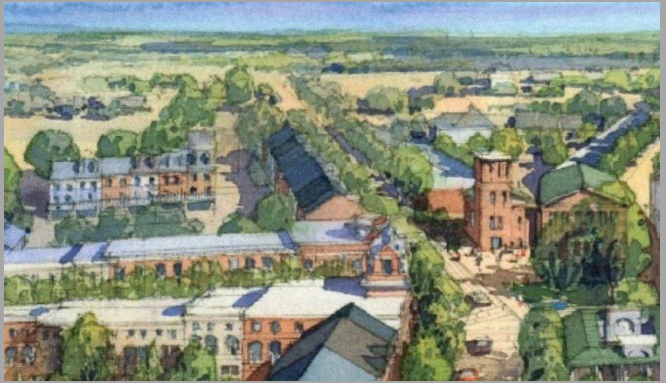
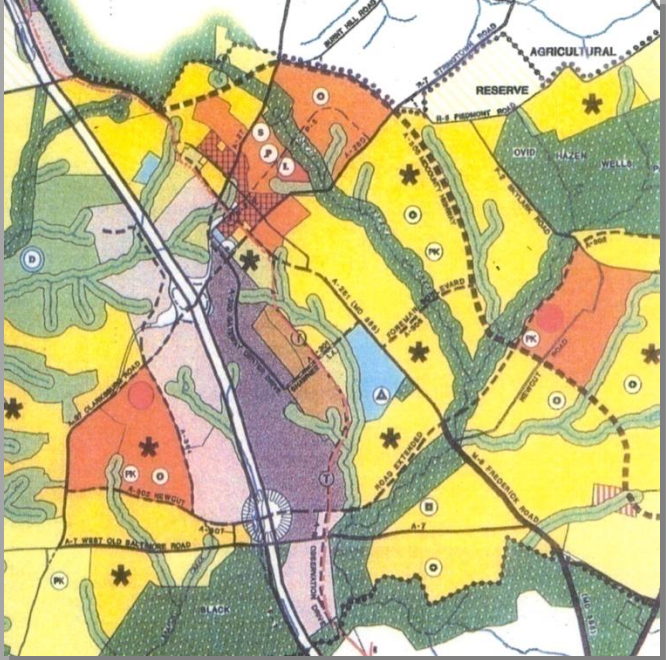
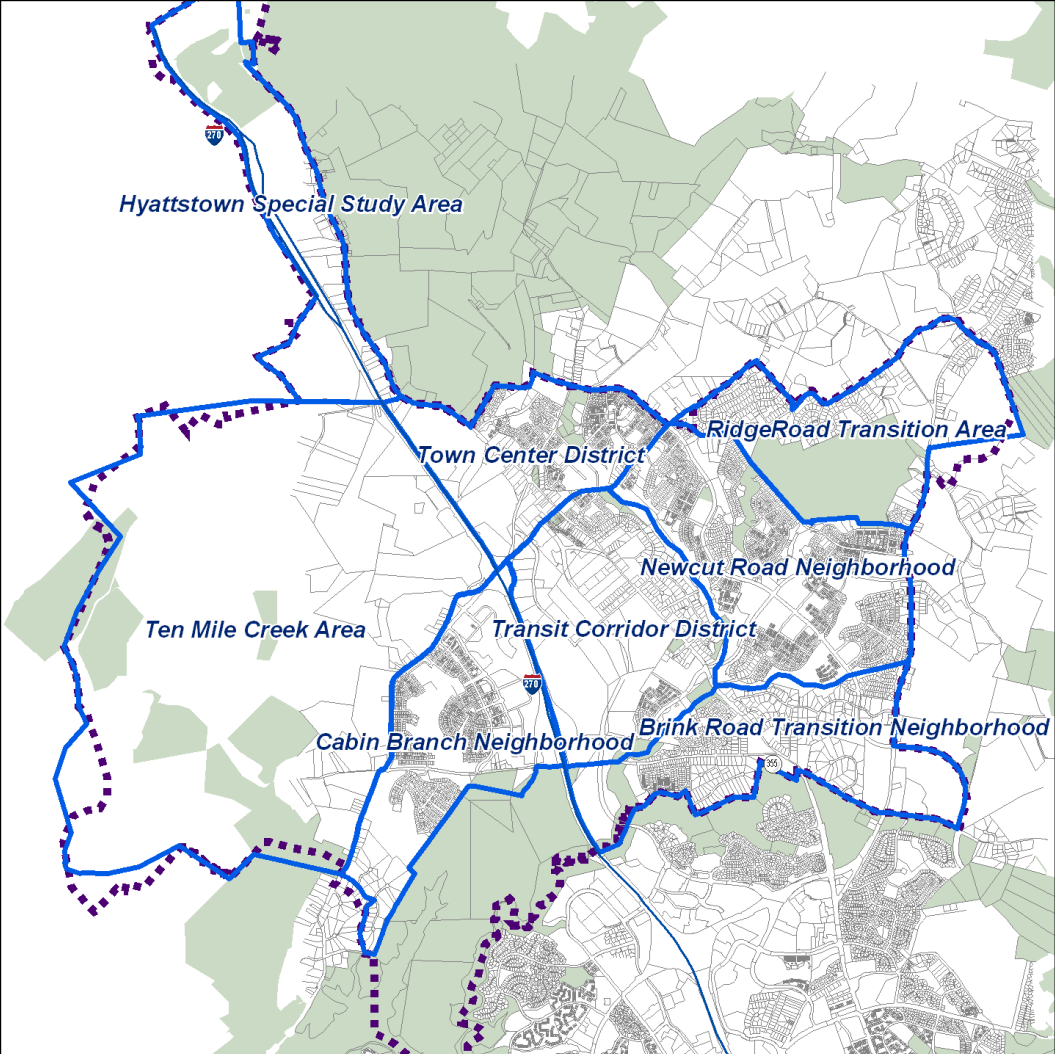
Development Concept:

- Town scale development
- Environmental stewardship
- Greenway network
- Transit system
- Hierarchy of roads and streets
- Transit oriented Town Center
- Transit and pedestrian oriented neighborhoods
- Employment along I-270
- Farmland preservation
- Staging



Clarksburg master plan concept

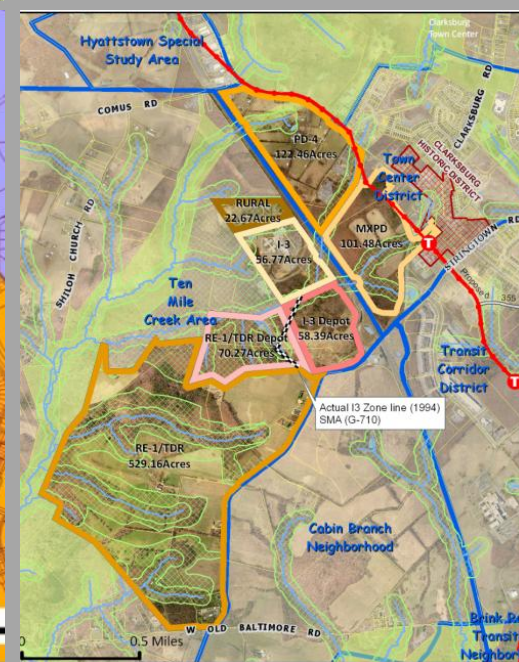
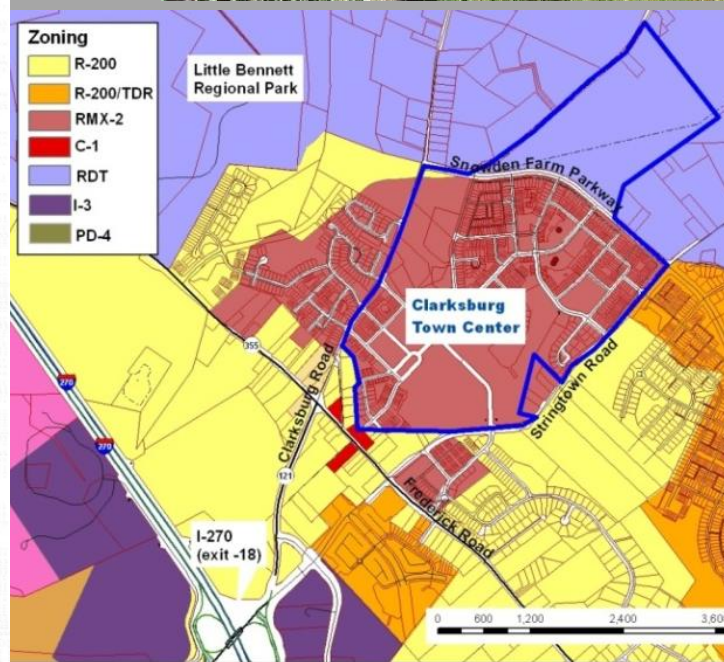
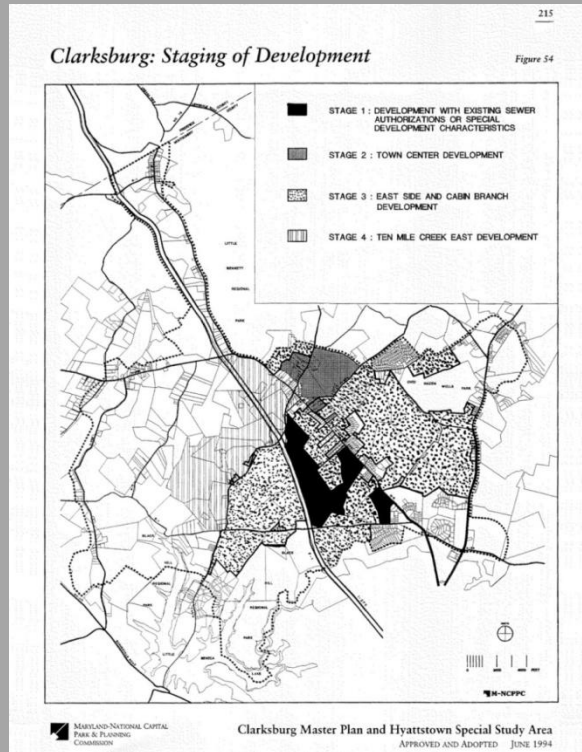
Master Plan - Analysis Areas



Clarksburg staging

Four stages of development:

1. Sewer authorizations
2. Town Center
3. East side and Cabin Branch
4. 10 Mile Creek



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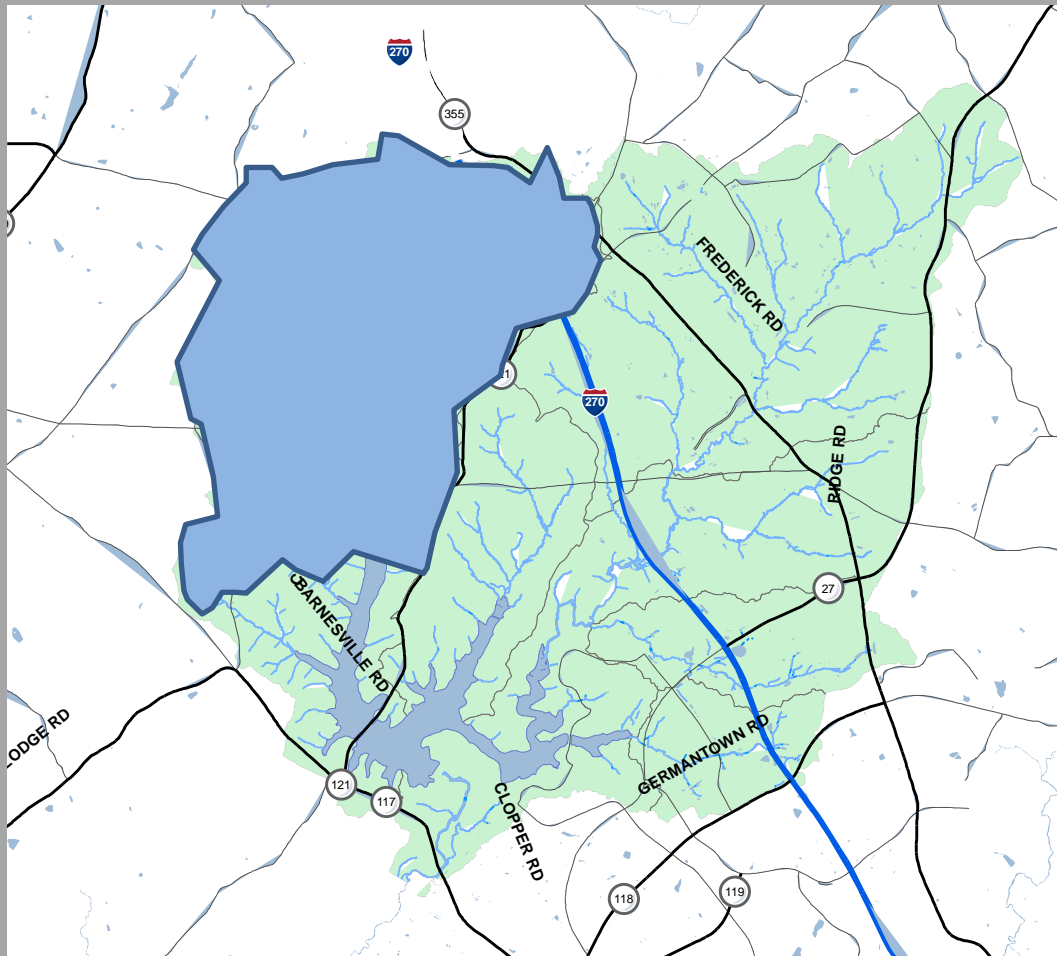
limited amendment



Limited amendment covers 10 Mile Creek watershed, including portion in Town Center District and all of Stage 4

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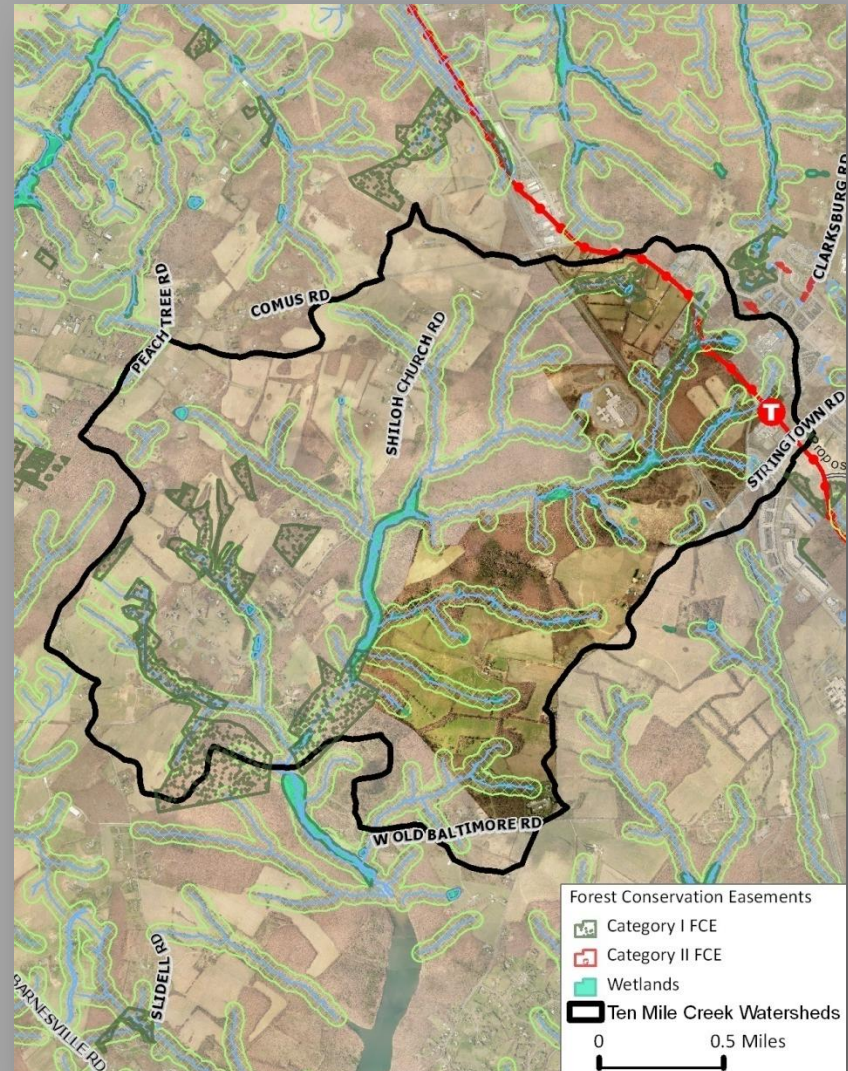
natural resources



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natural resources

- Wide stream buffers
- Wetlands, springs
- Rolling topography
- Substantial forest
- Thin soils
- Edge of the Ag Reserve



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natural resources



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natural resources



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natural resources



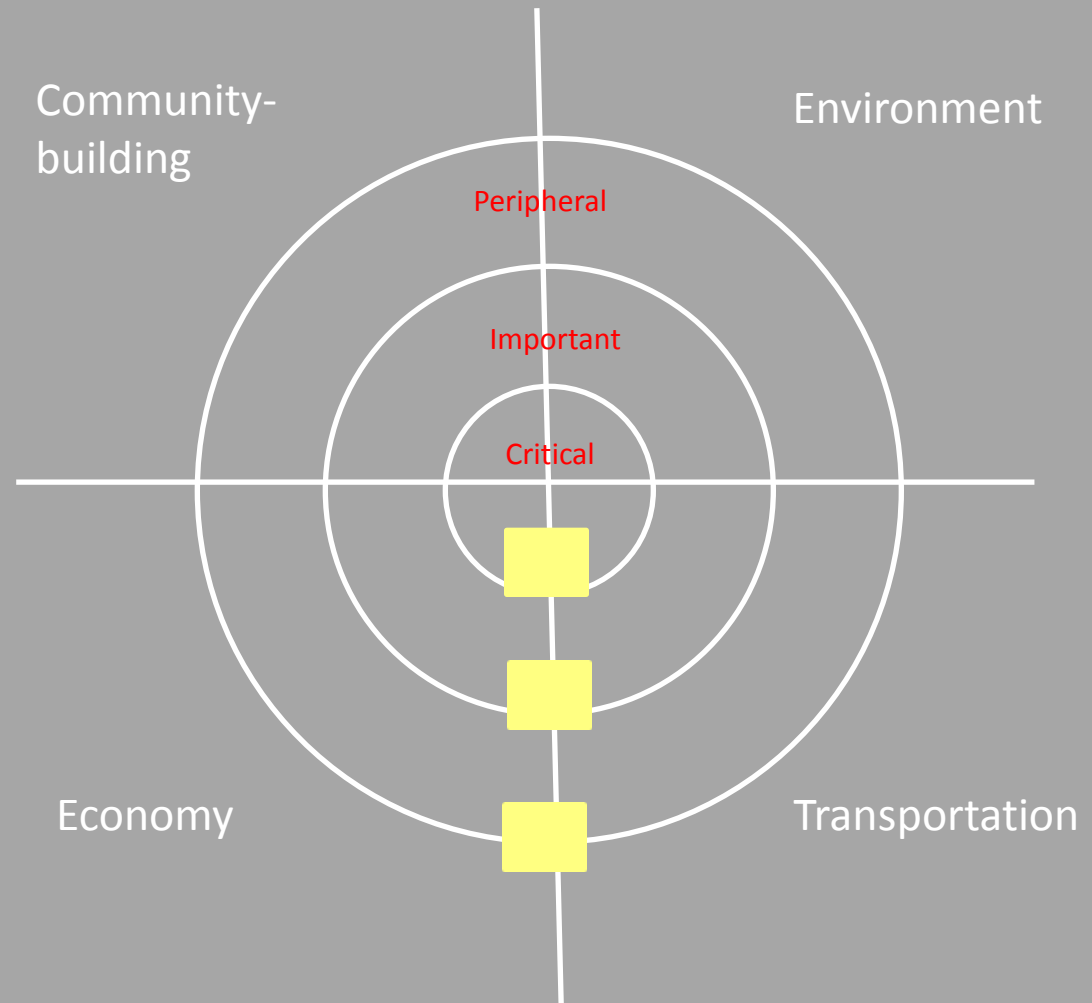
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natural resources



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- **'What's on your radar'** – next 45 minutes
- Summarize the discussion at each table
- Critical 3-5 topics that should be covered in the Sector Plan by heading.



Next Steps.....