

Master Plan Review

LONG BRANCH

Approved and Adopted

November 2013



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Council adopted the text of the new code in March and adopted the new zoning map in July 2014.

The new code and map will go into effect on October 30, 2014.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

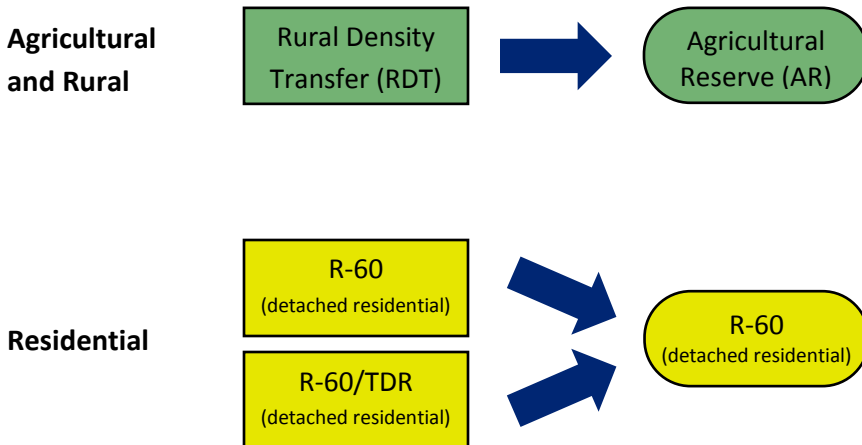
Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



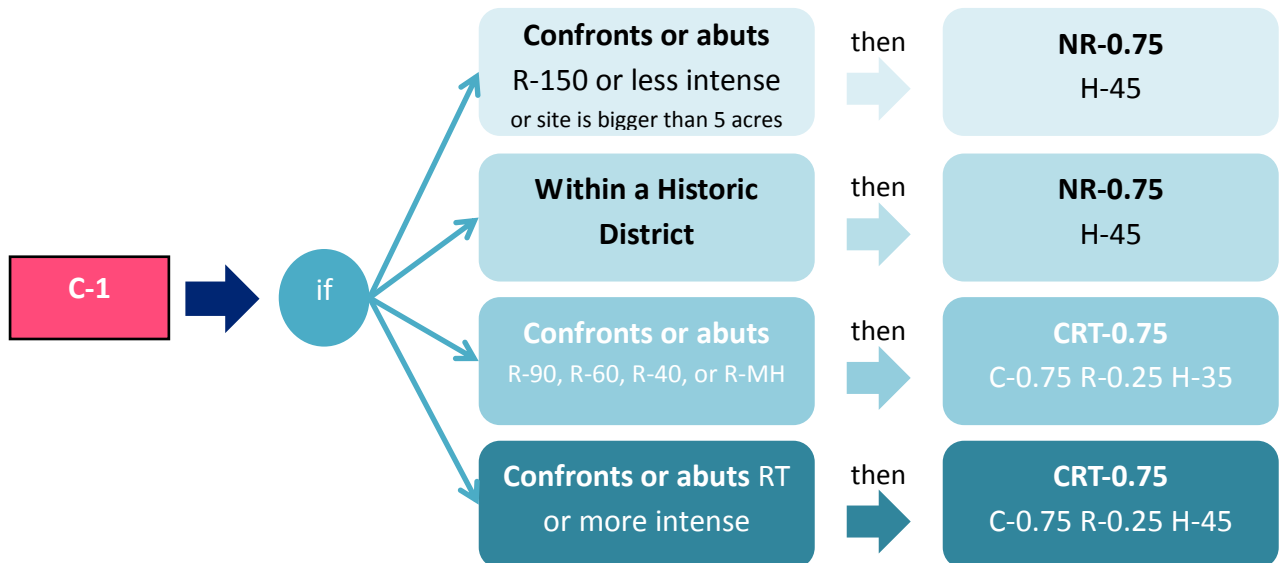
Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (*see example below*). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



PLAN HIGHLIGHTS

The Long Branch Sector Plan envisions a mixed-use, pedestrian-friendly, multi-cultural community that is served by the proposed Purple Line light rail transit system. The Long Branch Sector Plan is one in a series of land use plans for Purple Line station areas in Montgomery County. This proposed 16-mile light rail line between Bethesda and New Carrollton will interconnect activity centers and link to the Washington Metrorail system and other transit. Two Purple Line stations are proposed in Long Branch — one on Arliss Street, just to the north of Piney Branch Road and the other on University Boulevard, just south of its intersection with Piney Branch Road. Both stations provide opportunities to increase mobility for residents, shoppers, and workers and to recast Long Branch as a denser, mixed use, transit-oriented, and pedestrian-friendly place.

This Plan also sets the stage for incremental change in Long Branch by protecting its existing community character and the quality of life that both residents and visitors enjoy today. Therefore, the Plan's primary focus is on the commercial and residential areas along Piney Branch Road between Flower Avenue and University Boulevard. The two hubs at either end of Piney Branch Road will help anchor Long Branch and allow a continuous band of development along this corridor. Piney Branch Road will also serve as a gateway boulevard, providing a strong identity; connecting all areas of the greater Long Branch community.



ZONE IMPLEMENTATION

The Long Branch Planning Area currently has 9 zones: 4 Residential Single-Family, 4 Residential Multi-Family and 1 Commercial/Residential Town.

Existing Residential Single-Family:

R-40: Detached Unit, Single-Family
R-60: Detached Unit, Single-Family
RT-8.0: Residential Townhouse
RT-12.5: Residential Townhouse

Existing Residential Multi-Family:

R-30: Multi-Family
R-20: Multi-Family
R-10: Multi-Family
R-H: Residential, High Rise

Existing Commercial/Residential:

CRT: Commercial/Residential Town

Standard Implementation:

All of these zones will remain exactly as they are, since their standard translations keep them the same.

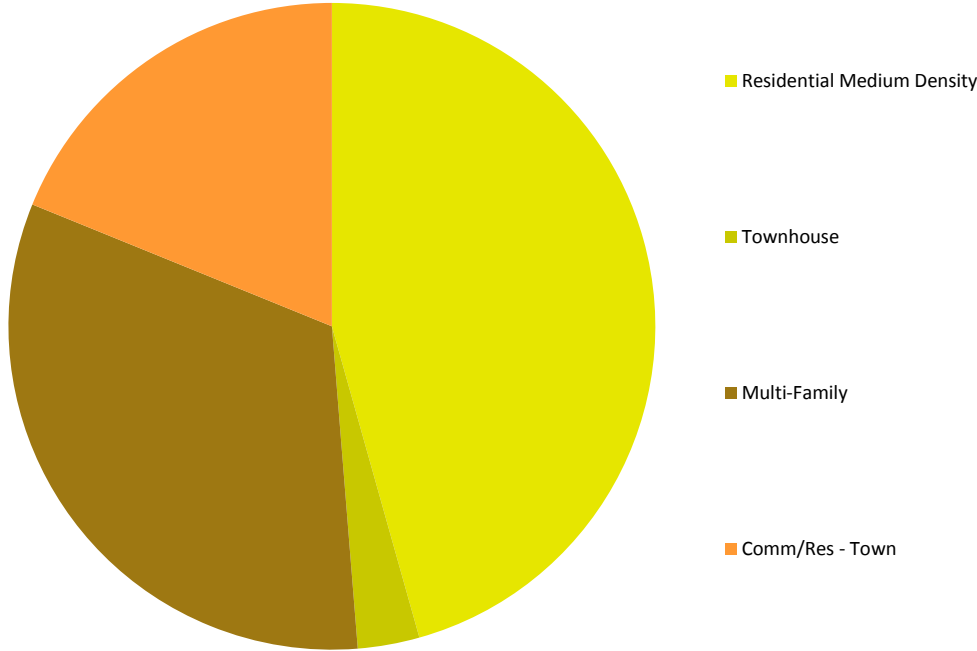
ZONE IMPLEMENTATION

| Long Branch | | | | | |
|----------------------------|---------------|---------|----------------------------|---------------|---------|
| Existing | | | Proposed | | |
| Zone | Acres | Percent | Zone | Acres | Percent |
| R-60 | 84.32 | 44.8% | | 84.32 | 44.8% |
| R-40 | 1.57 | 0.8% | | 1.57 | 0.8% |
| RT-8.0 | 3.94 | 2.1% | | 3.94 | 2.1% |
| RT-12.5 | 1.87 | 1.0% | | 1.87 | 1.0% |
| R-30 | 8.45 | 4.5% | | 8.45 | 4.5% |
| R-20 | 0.84 | 0.5% | | 0.84 | 0.5% |
| R-10 | 48.44 | 25.7% | | 48.44 | 25.7% |
| R-H | 3.29 | 1.8% | | 3.29 | 1.8% |
| CRT-1.5 C-0.25 R-1.5 H-50 | 0.99 | 0.5% | CRT-1.5 C-0.25 R-1.5 H-50 | 0.99 | 0.5% |
| CRT-1.5 C-0.25 R-1.5 H-60 | 0.46 | 0.3% | CRT-1.5 C-0.25 R-1.5 H-60 | 0.46 | 0.3% |
| CRT-1.5 C-0.5 R-1.5 H-50 | 1.46 | 0.8% | CRT-1.5 C-0.5 R-1.5 H-50 | 1.46 | 0.8% |
| CRT-1.5 C-0.5 R-1.5 H-60 | 2.03 | 1.1% | CRT-1.5 C-0.5 R-1.5 H-60 | 2.03 | 1.1% |
| CRT-1.5 C-1.0 R-1.5 H-60 | 0.81 | 0.4% | CRT-1.5 C-1.0 R-1.5 H-60 | 0.81 | 0.4% |
| CRT-2.0 C-0.5 R-1.5 H-55 | 1.71 | 0.9% | CRT-2.0 C-0.5 R-1.5 H-55 | 1.71 | 0.9% |
| CRT-2.5 C-0.25 R-2.5 H-60 | 1.69 | 0.9% | CRT-2.5 C-0.25 R-2.5 H-60 | 1.69 | 0.9% |
| CRT-2.5 C-0.25 R-2.5 H-70 | 1.62 | 0.9% | CRT-2.5 C-0.25 R-2.5 H-70 | 1.62 | 0.9% |
| CRT-2.5 C-0.25 R-2.5 H-85 | 1.58 | 0.8% | CRT-2.5 C-0.25 R-2.5 H-85 | 1.58 | 0.8% |
| CRT-2.5 C-0.5 R-2.5 H-60 | 2.32 | 1.2% | CRT-2.5 C-0.5 R-2.5 H-60 | 2.32 | 1.2% |
| CRT-2.5 C-0.5 R-2.5 H-85 | 5.13 | 2.7% | CRT-2.5 C-0.5 R-2.5 H-85 | 3.11 | 1.7% |
| | | | CRT-2.5 C-0.8 R-2.5 H-85* | 2.02 | 1.1% |
| CRT-2.5 C-1.0 R-2.0 H-60 | 1.27 | 0.7% | CRT-2.5 C-1.0 R-2.0 H-60 | 1.27 | 0.7% |
| CRT-3.0 C-0.5 R-2.5 H-85 | 3.73 | 2.0% | CRT-3.0 C-0.5 R-2.5 H-85 | 3.73 | 2.0% |
| CRT-3.0 C-1.0 R-2.75 H-100 | 5.15 | 2.7% | CRT-3.0 C-1.0 R-2.75 H-100 | 5.15 | 2.7% |
| CRT-3.0 C-1.0 R-2.75 H-120 | 1.04 | 0.6% | CRT-3.0 C-1.0 R-2.75 H-120 | 1.04 | 0.6% |
| CRT-3.0 C-1.0 R-2.75 H-70 | 2.06 | 1.1% | CRT-3.0 C-1.0 R-2.75 H-70 | 2.06 | 1.1% |
| CRT-3.0 C-1.0 R-2.75 H-85 | 2.43 | 1.3% | CRT-3.0 C-1.0 R-2.75 H-85 | 2.43 | 1.3% |
| Grand Total | 188.20 | | Grand Total | 188.20 | |

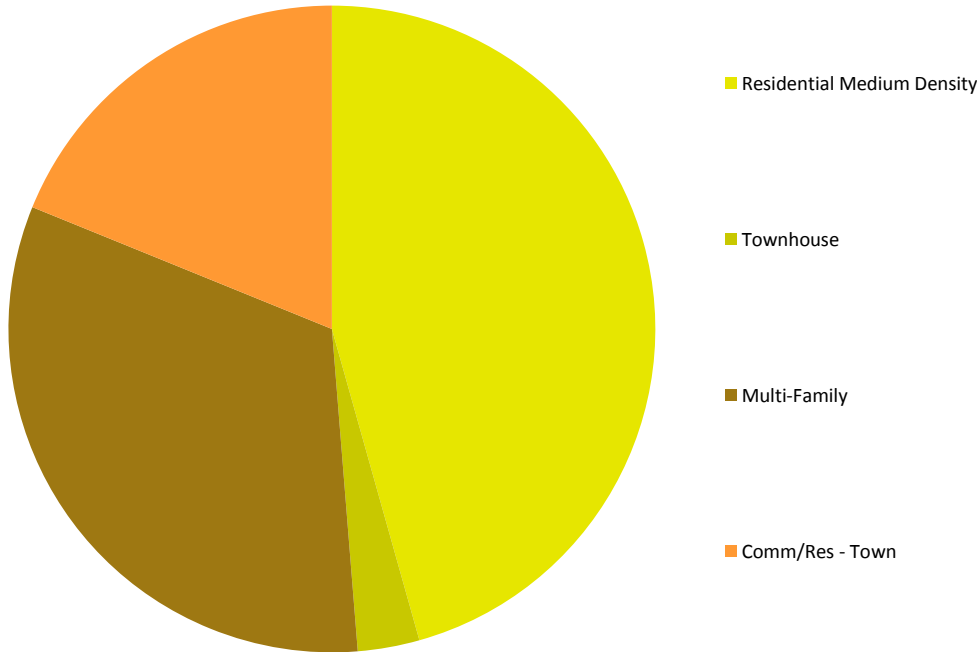
*The CRT-2.5 C-0.8 R-2.5 H-85 is the result of a mistake in the DMA, and will be corrected through Correctional Map Amendment before the DMA becomes effective on October 30.

ZONE IMPLEMENTATION

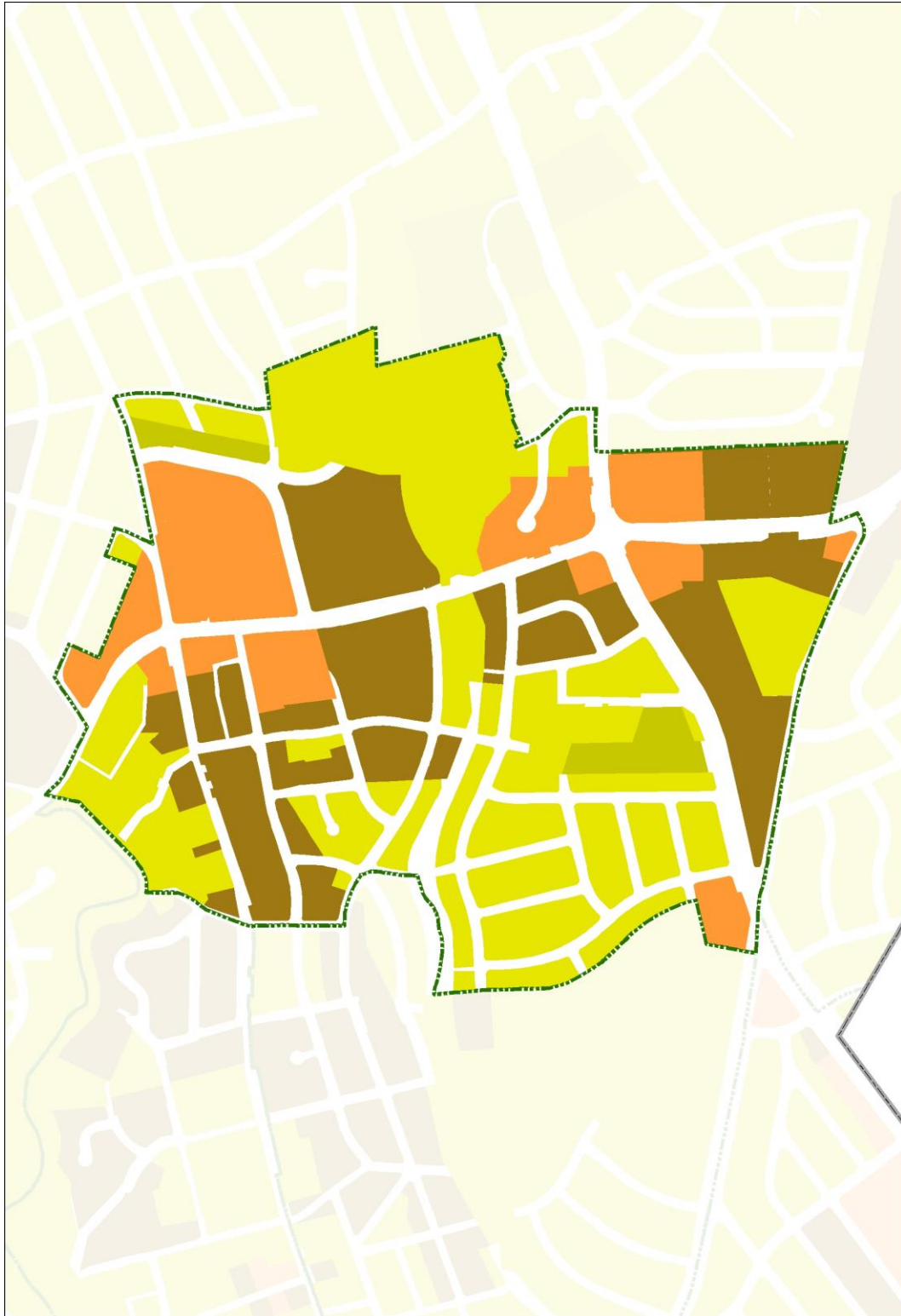
Long Branch: Existing Zoning



Long Branch: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

- Residential
Medium Density**
R-60
R-40

- Townhouse**
RT-8
RT-12.5

- Multi-Family**
R-30
R-20
R-10
R-H

- Comm/Res-
Town**
CRT

PROPOSED ZONING MAP

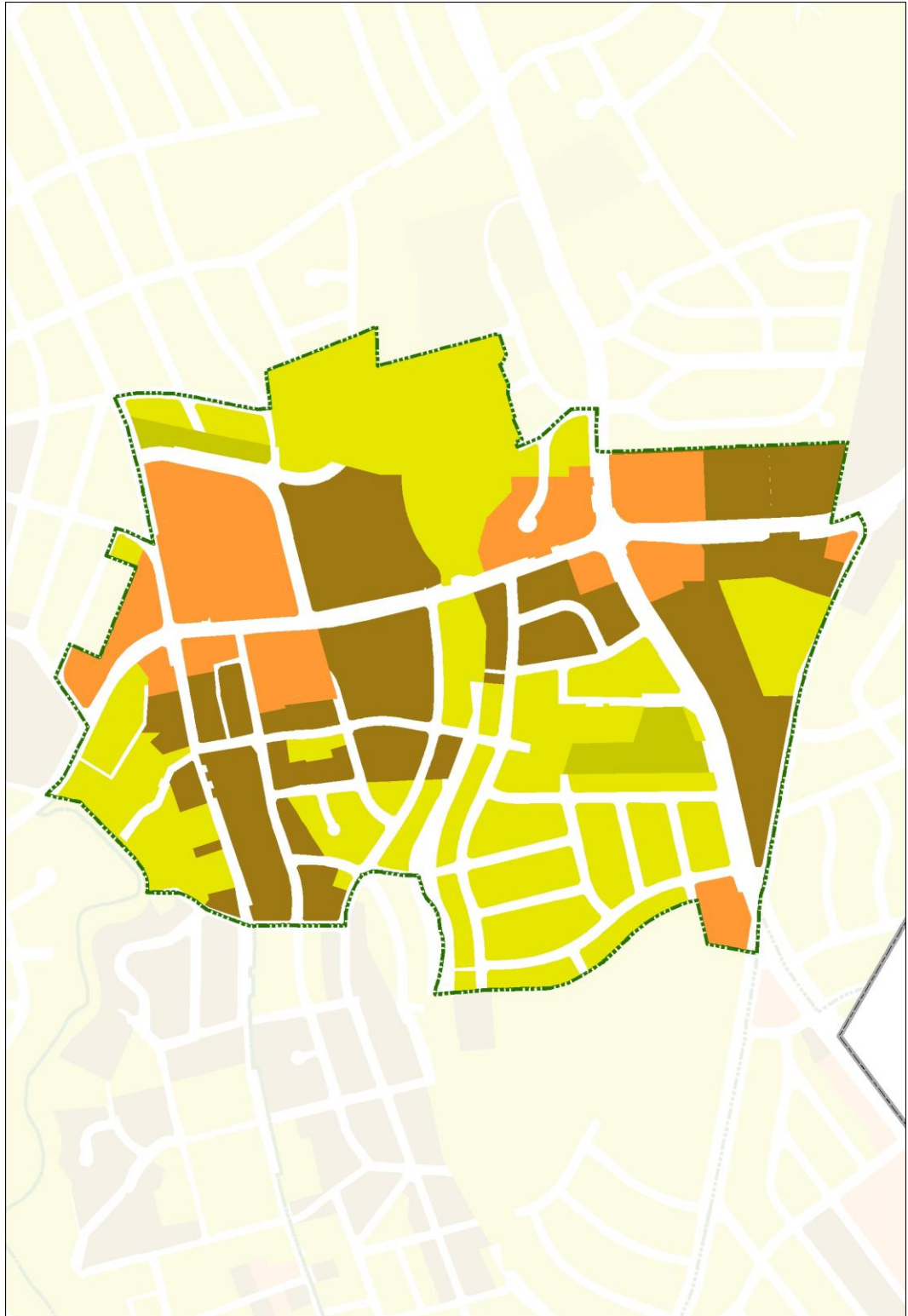
Proposed Zones

- Residential
Medium Density**
R-60
R-40

- Townhouse**
RT-8
RT-12.5

- Multi-Family**
R-30
R-20
R-10
R-H

- Comm/Res-
Town**
CRT



PLANNING AREA CONTEXT

