






Veirs Mill Corridor Master Plan: Work Session #3

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Completed: 07/05/18

The Planning Board’s public hearing on the Veirs Mill Corridor Master Plan was held on April 26, 2018 and the public hearing record closed on May 10, 2018. The Planning Board’s first work session for the plan was held on May 17, 2018 and the second work session was held on June 7, 2018. Both work sessions focused on the land use and zoning recommendations in the public hearing draft.

The land use and zoning recommendations of the Veirs Mill Corridor Master Plan Public Hearing Draft seek to preserve and maintain the existing residential scale and character and introduce limited redevelopment near existing and future transit. This strategic redevelopment provides an opportunity for modest density increases to support transit, achieve variation in housing types to accommodate demographic change and provide a transition between major roadways and the existing residential neighborhoods.

Discussions during the first two work sessions focused on the zoning recommendations for specific properties as well as the mechanisms to achieve increased residential densities and housing typologies beyond single-family detached, townhouses and large, multifamily buildings.

During the third work session, staff will provide additional detail on the zoning recommendations discussed in the first two work sessions and conclude discussions on the land use and zoning recommendations for the Connecticut / Randolph, Robindale and Twinbrook Districts. Attachment 1 provides an overview of the existing zoning, zoning recommended in the public hearing draft and zoning requests received in the written testimony for select properties. Attachment 2 includes a summary of the written public hearing testimony received since the second work session.

A fourth work session is scheduled for September 20, 2018 to initiate discussion on the draft plan’s transportation recommendations.

Key milestones in the Veirs Mill Corridor Master Plan process include the following:

- January 11, 2018 Preliminary Recommendations presented to the Planning Board
- March 8, 2018 Working Draft presented to the Planning Board
- March 22, 2018 Public Hearing Draft available
- April 26, 2018 Planning Board Public Hearing
- May 17, 2018 Planning Board Work Session #1
- June 7, 2018 Planning Board Work Session #2
- July 12, 2018 Planning Board Work Session #3

- September 20, 2018 Planning Board Work Session #4
- October 4, 2018 Planning Board Work Session #5
- October 18, 2018 Planning Board Work Session #6

Attachments

1. Summary of Zoning Recommendations
2. Summary of written public hearing testimony received after May 31, 2018
3. Written comments received after May 31, 2018

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Attachment 1: Summary of Zoning Recommendations

	<u>Property</u>	<u>Page</u>	<u>Existing Zoning</u>	<u>PH Draft Zoning</u>	<u>Owner's Requested Zoning</u>	<u>Staff Response</u>
1	Northeast Quadrant of Veirs Mill Rd and Randolph Rd	80	CRT-0.75, C-0.75, R-0.25, H-45 CRN-0.5, C-0.5, R-0.25, H-35	CRT 1.25, C-0.75, R-0.75, H-50	No testimony received	CRT 1.25, C-0.75, R-0.75, H-65
2	Department of Recreation	81	R-60	CRN 1.0, C-0.0, R-1.0, H-45	No testimony received	CRN 1.0, C-0.0, R-1.0, H-65 with Design Guidelines
3	Veirs Mill Village	79	CRT-0.75, C-0.75, R-0.25, H-45 R-60	CRT 1.25, C-0.75, R-1.0, H-75	CRT-1.25, C-1.25, R-1.25, H-75	Maintain PH Draft Zoning
4	Stonemill Square	78	CRT-0.75, C-0.75, R-0.25, H-45 R-60	CRT 1.25, C-0.75, R-1.0, H-75	Concurs with PH Draft Zoning	Maintain PH Draft Zoning
5	Robindale Dr Single-Family Parcels	94	R-60	Confirm Existing Zoning Support Future Local Map Amendment	Request Rezoning to CRN 1.5 (12607 and 12615 Veirs Mill Rd) Confirm Existing Zoning (4710 and 4714 Adrian St)	CRN 1.5, C-0.0, R-1.5, H-45 (12607 and 12615 Veirs Mill Rd) CRNF 1.5, C-0.0, R-1.5, H-45 with Design Guidelines (Properties between Robindale Dr and the Shrine of St. Jude Catholic Church)
6	Rock Creek Woods	98	R-20	Confirm Existing Zoning Support Future Local Map Amendment	CRT-1.25, H-75	CRT-1.25, C-0.25, R-1.25, H-75
7	Halpine View (13001 Twinbrook Pkwy and 5508 Dowgate Ct)	98	R-30	Confirm Existing Zoning	CRT-1.5, C-0.25, R-1.25, H-85	CRT-1.25, C-0.25, R-1.25, H-85 with Guidelines

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Attachment 1: Summary of Zoning Recommendations

	<u>Property</u>	<u>Page</u>	<u>Existing Zoning</u>	<u>PH Draft Zoning</u>	<u>Owner's Requested Zoning</u>	<u>Staff Response</u>
8	Halpine View (12813 Twinbrook Pkwy)	98	R-30	CRT-1.25, C-0.25, R-1.0, H-85	CRT-1.5, C-0.25, R-1.25, H-85	CRT-1.25, C-0.25, R-1.25, H-85 with Guidelines
9	Parkway Woods	98	R-30	CRT-1.25, C-0.25, R-1.0, H-85	No testimony received	CRT-1.25, C-0.25, R-1.25, H-85
10	Halpine Hamlet	98	R-30	CRT-1.25, C-0.25, R-1.0, H-85	No testimony received	CRT-1.25, C-0.25, R-1.25, H-85

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Attachment 2: Summary of Written Public Hearing Testimony Received after May 31, 2018

	<u>Issue / Property</u>	<u>Page</u>	<u>Testimony or Comment</u>	<u>Commenter</u>	<u>Staff Response</u>
1	Mobility	27-52	Support plan and recommendations to create a walkable, bikable complete street on Veirs Mill Road and allow the road to fulfill its functions for walking, biking, transit and driving.	David Berrigan	Staff concurs. The draft plan seeks to introduce infrastructure for pedestrians, bicyclists and transit users.


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Attachment 3: Written comments received after May 31, 2018

Email

Viers Mill Improvements

Email

From  berrigad50@gmail.com

To  <MCP-Chair MCP-Chair>;  Clyde Dmonte;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Viers Mill Improvements

Date Sent **Date Received** 5/31/2018 9:20 AM

Dear Planning Chair,

I sure love the Rock Creek trail bridge over Viers mill and the Matthew Henson trail.

But for greater use of Viers mill for walking and cycling, it would be super to have the road improved as well.

Viers mill is both a key arterial and a huge influence on our community

Please help it fulfill its many functions - walking biking, transit and driving

A walkable cyclable complete street connecting twin brook and Randolph could help give the whole aspen hill views mill zone a great identity and feeling further enhancing this area as a great place to live.

I live on Parkvale Road not far from Veirs Mill and its a significant part of my transportation neighborhood

I strongly support making it a more complete street

David Berrigan
14200 Parkvale Road