

# GERMANTOWN PLAN

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## FOR THE TOWN SECTOR ZONE

Montgomery Planning Planning Area 3

10/11/2018

### Kickoff Meeting

Upcounty Regional Services Center



# Tonight's agenda...



WELCOME



STAFF  
PRESENTATION



QUESTIONS  
AND  
COMMENTS



OPEN HOUSE



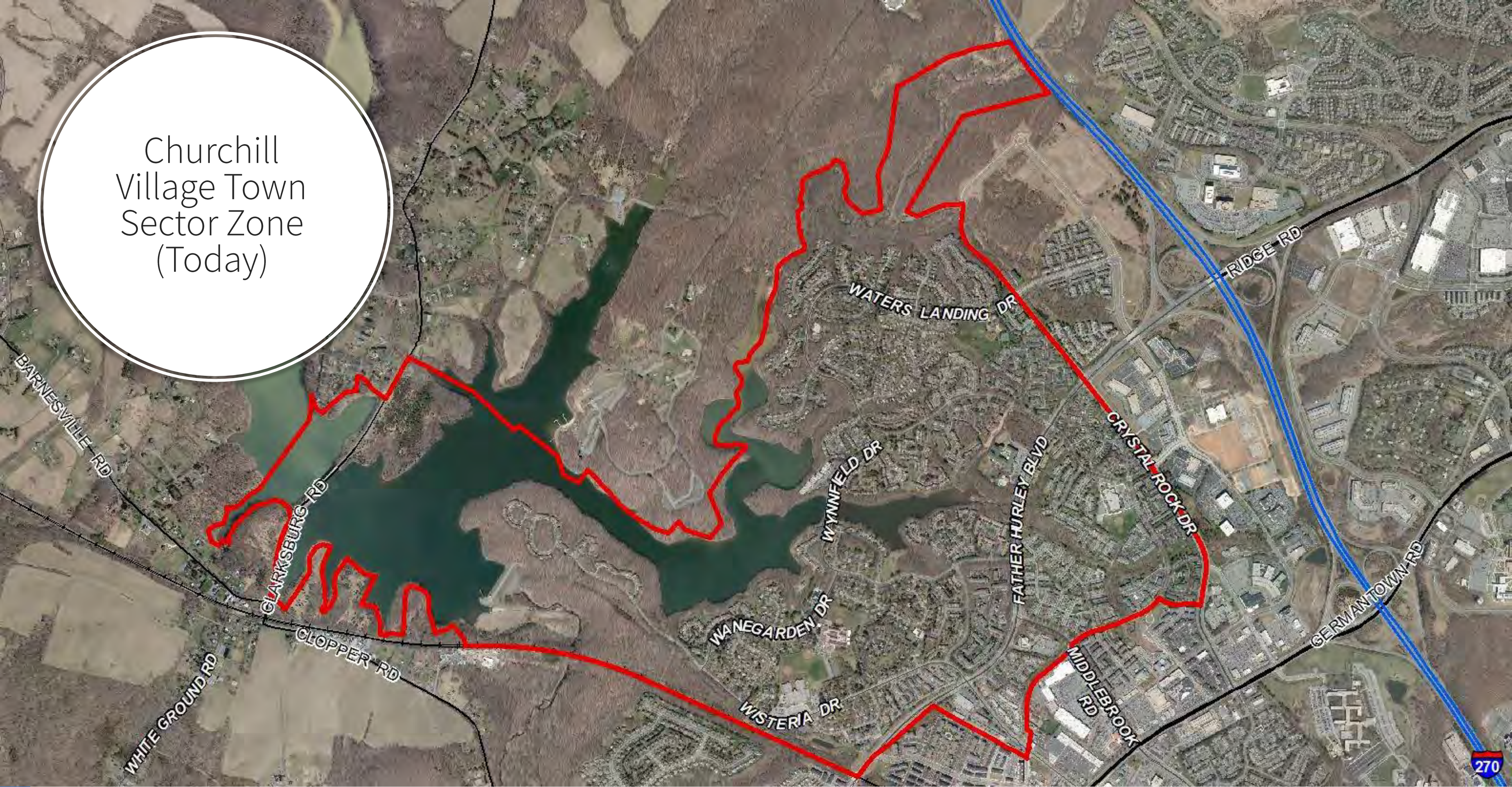
# Montgomery Planning

- Part of Maryland-National Capital Park and Planning Commission
- Support County Council, Planning Board, Historic Preservation Commission
- Master planning to guide growth and development
- Functional planning to guide county-wide policies
- Regulatory review of land development

Why are we  
doing a master  
plan  
amendment?



Churchill  
Village Town  
Sector Zone  
(Today)



# What is the approach to rezone Churchill?



Analyze existing  
uses and  
densities



Develop  
recommendations



Single-family  
zones



Townhomes,  
apartments zones



Commercial  
zones



Parks, recreation,  
open space



For example...

Single family homes at 4 units  
per acre may be classified R-90  
(Residential Detached)

A row of townhomes with brick and white siding, red shutters, and a dark SUV parked in front. The image is partially obscured by a large, semi-transparent white circle on the left side.

For example...

Townhomes at 10 units per acre  
may be classified TMD  
(Townhouse Medium Density)





For example...

Apartment homes at 20 units  
per acre may be classified R-20  
(Residential Multi-Unit Medium  
Density)



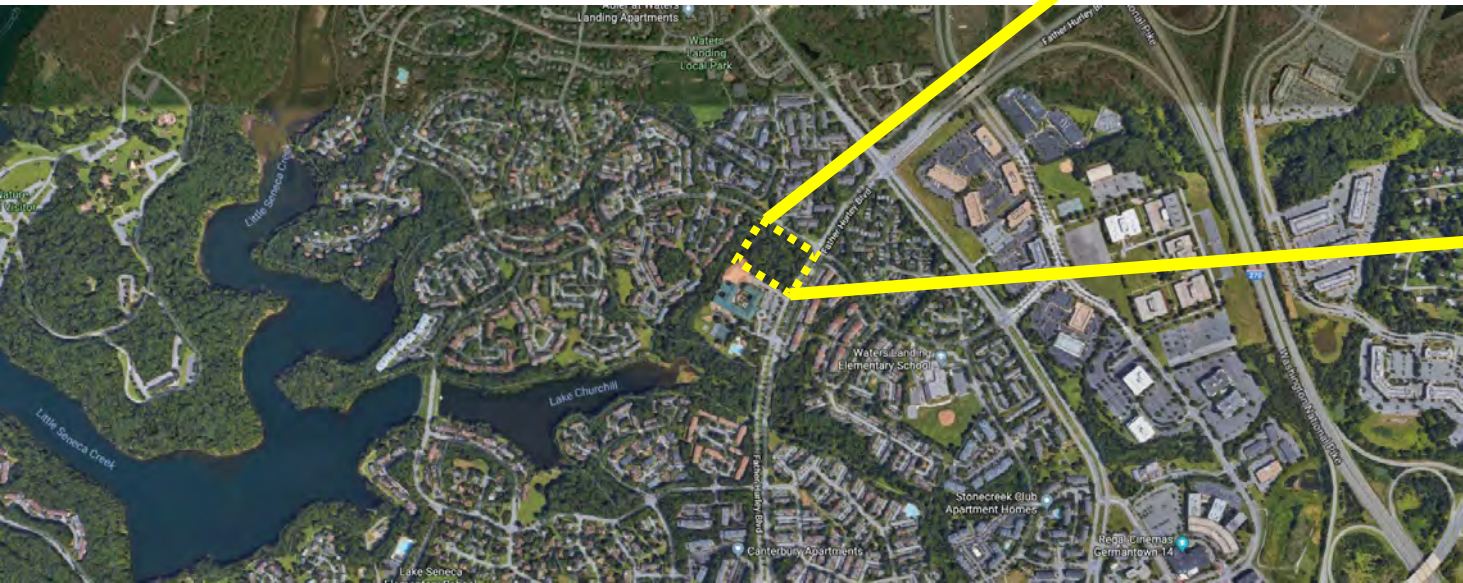
EXTRA SPACE  
**STORAGE.**  
EST. 1977

888-STORAGE

For example...

Commercial buildings would likely be classified as Commercial/Residential mixed use zone.

# Undeveloped Parcel Waters Landing Dr. & Father Hurley Blvd.



# The master plan amendment process...



Plan  
Development  
Analyze and  
Recommend

Underway



Planning Board  
Review and  
Recommend

Spring 2019



County Council  
and Executive  
Review and  
Approve

Summer 2019

# The timeline...

## GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

April 2018 to December 2018	Plan development, analysis, community outreach
January to March 2019	Planning Board review, work session, public hearing
April to June 2019	County Council and Executive review, work session, public hearing
Fall 2019	Sectional Map Amendment (zoning map revisions)

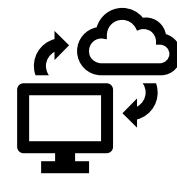
Stay  
connected



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- Jamey Pratt, Senior Planner

- Fred Boyd, Master Planner Supervisor



- Project Webpage:

- <http://montgomeryplanning.org/planning/communities/are-a-3/germantown/germantown-plan-town-sector-zone/>



- Twitter: @montgomeryplans

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