



Montgomery Planning Area 3

May 16, 2019

# Ashton Village Center Sector Plan

Kickoff Meeting



# Welcome!

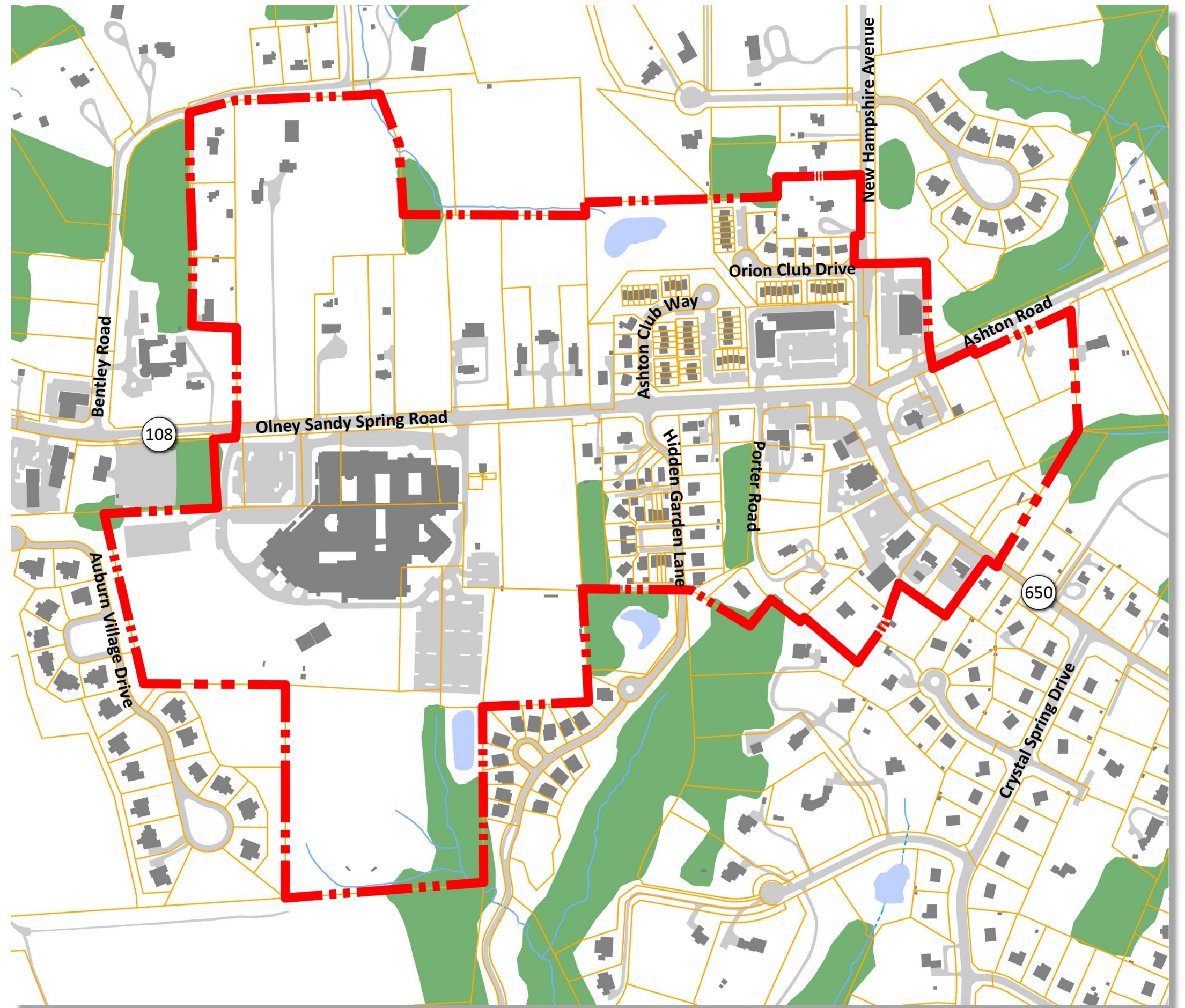


# Proposed Plan Purpose

- Evaluate Land uses, zoning, design and other relevant issues in the proposed plan area.
- Evaluate design and streetscape options that increase walkability and meet Vision Zero objectives for increased pedestrian and bicyclist safety.
- Raise awareness of the County's rich array of cultural and historic resources.

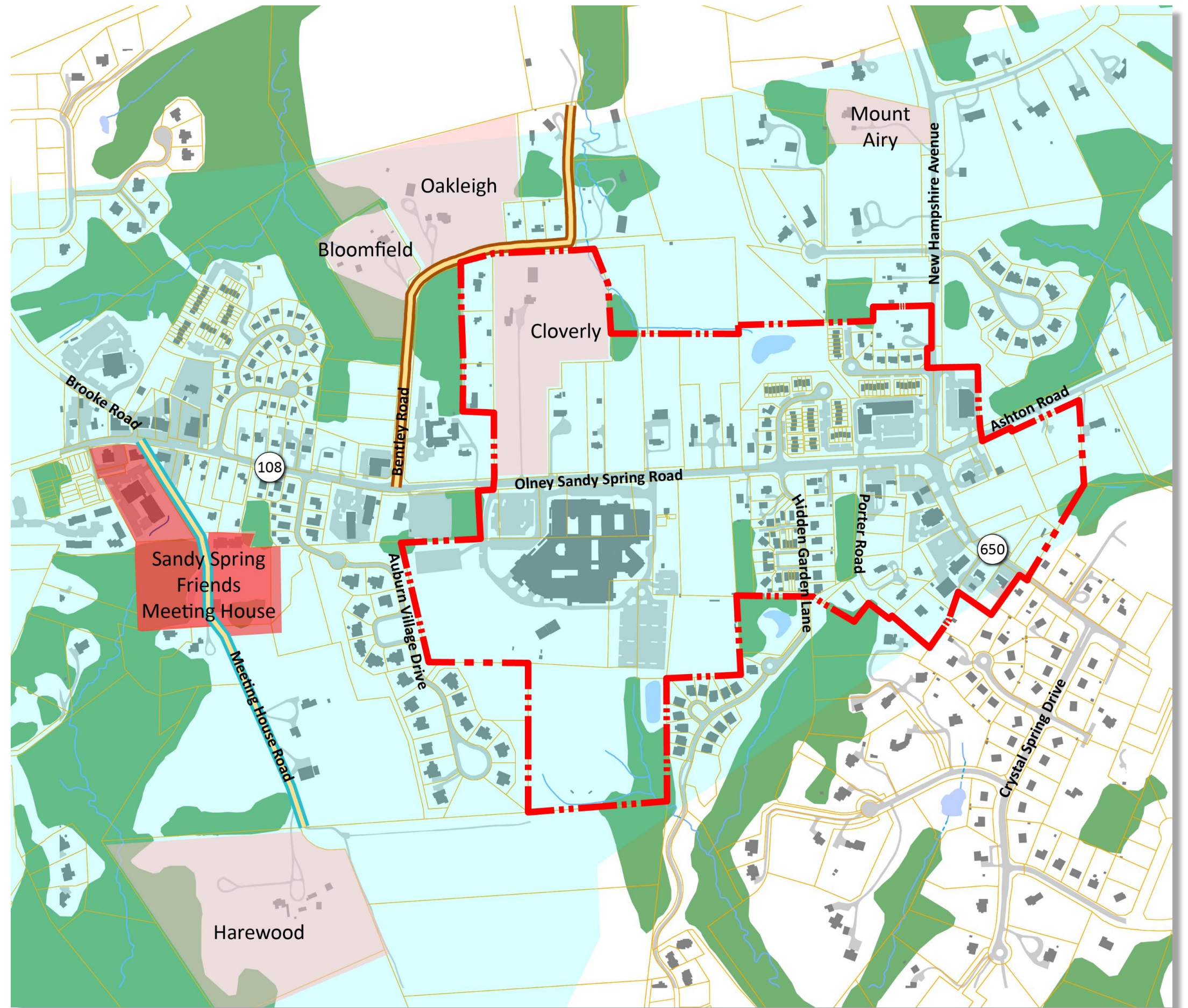
# Proposed Boundary

- Includes the following:
  - Sandy Spring /Ashton Rural Village (SSA) Overlay Zone.
  - PD-5 zone north of Route 108.



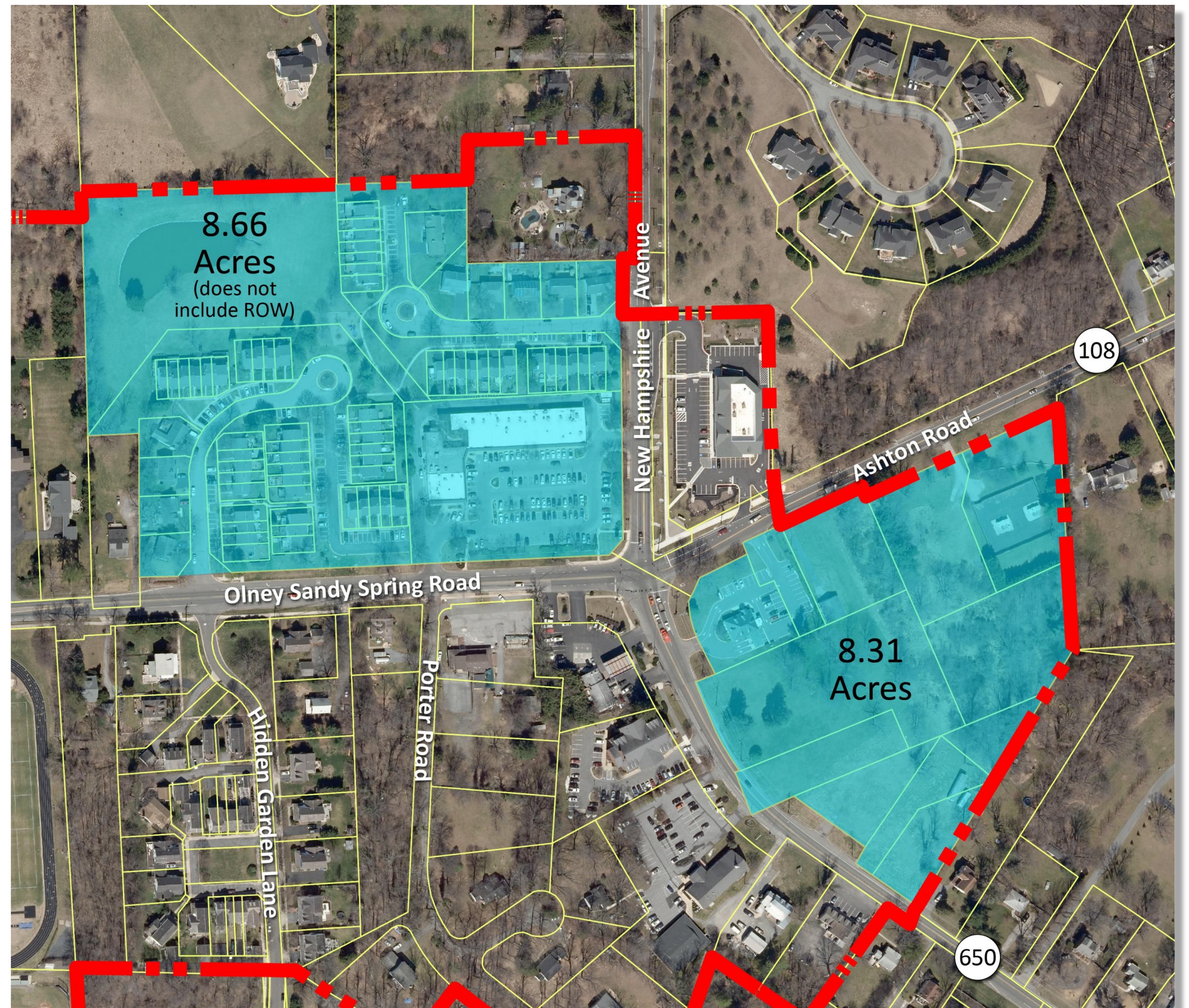
# Historic Resources

-  Master Plan Historic District
-  Master Plan Historic Site
-  Heritage Area
-  Exceptional Rustic Road
-  Rustic Road

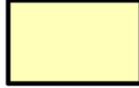



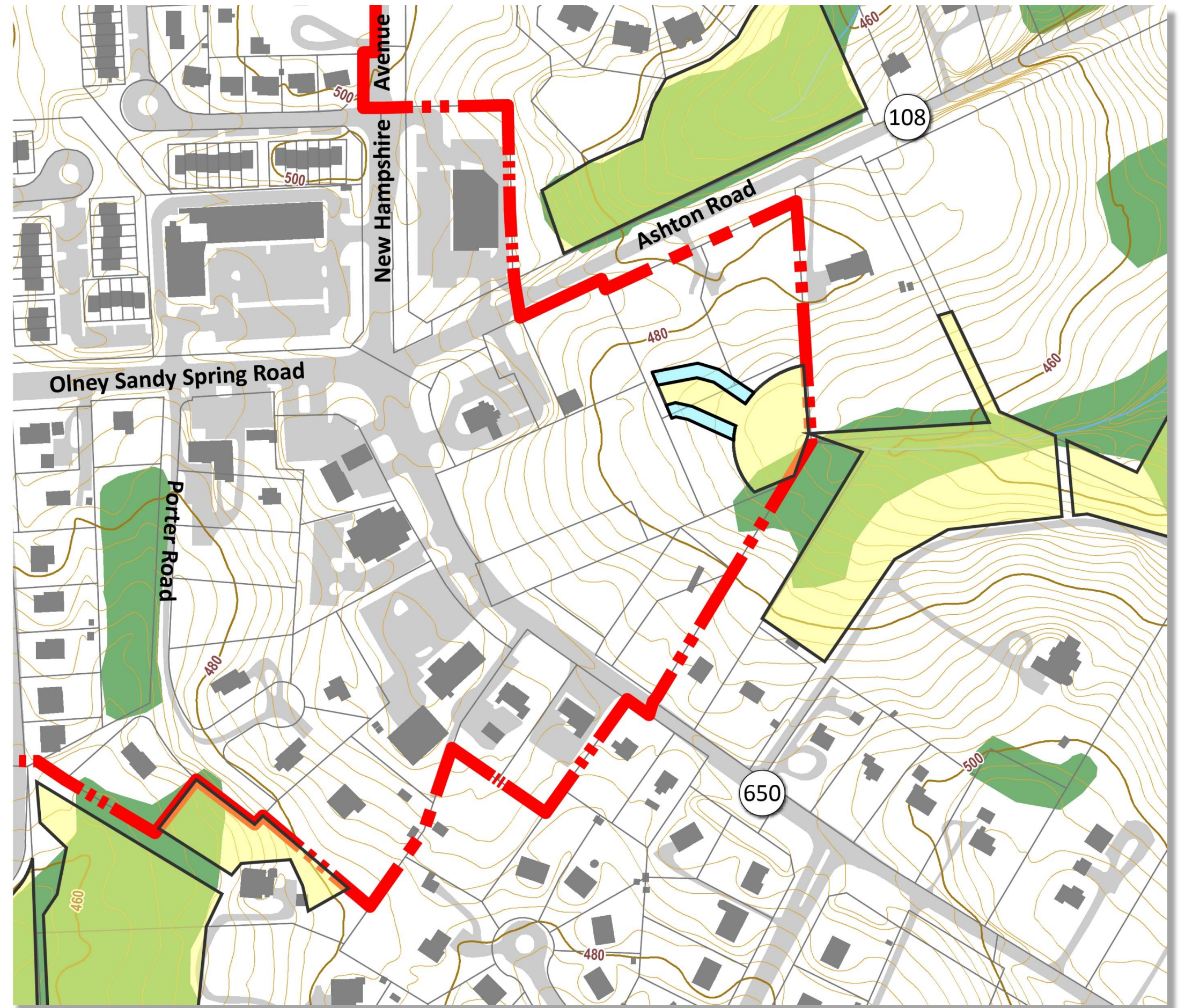
# Sites for Evaluation

- Ashton Village center is in the PD zone, which is no longer used.
- The southeast corner of New Hampshire Avenue and MD 108 has some environmental features.



# Environmental Feature

-  Forest Conservation Easement
-  Wetland Buffer



# 1998 Sandy Spring /Ashton Master Plan

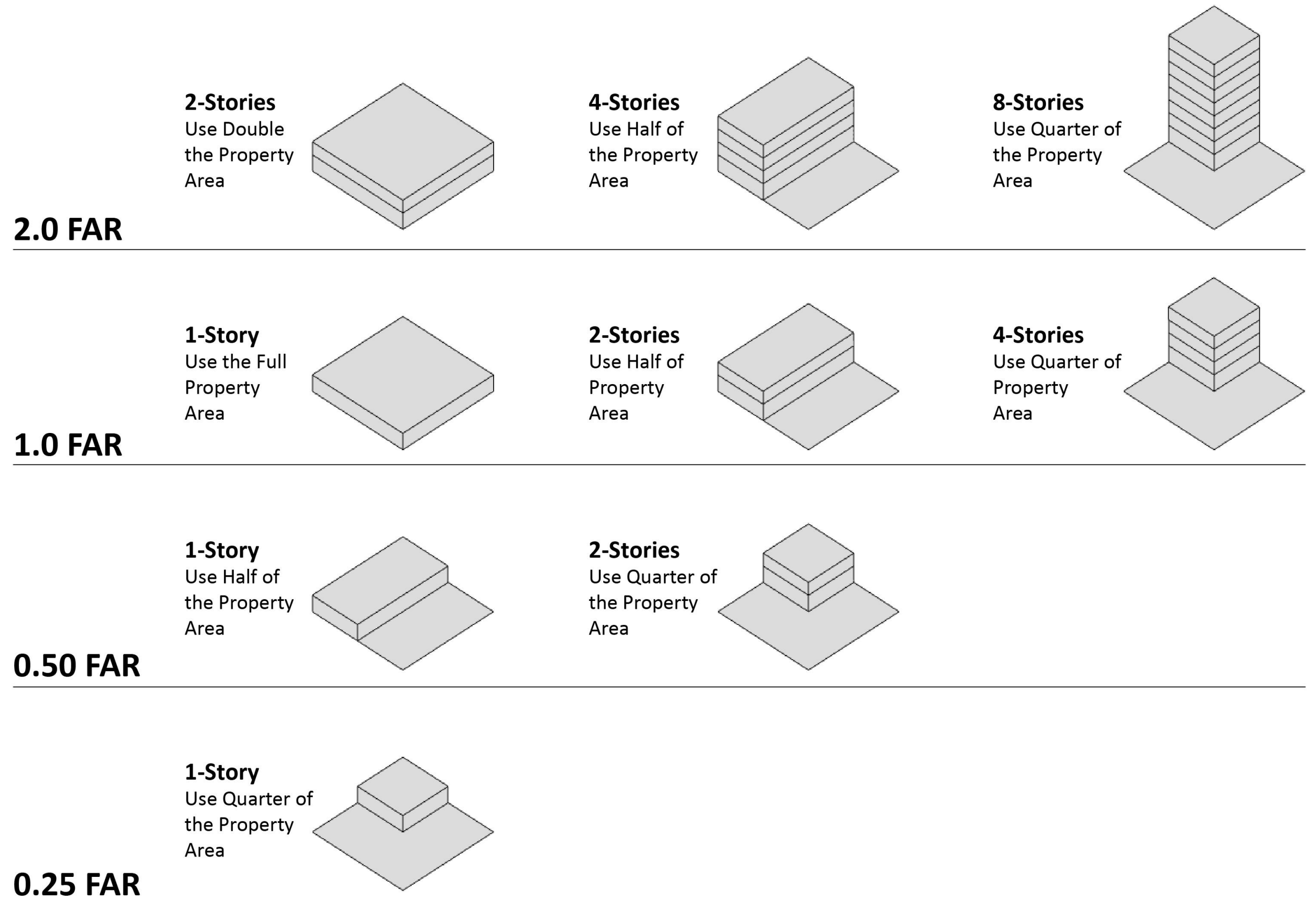
On page 39, the 1998 Plan states the following:

**Limit residential development in the southeast quadrant to single-family detached homes only, rather than townhouses.**

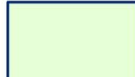
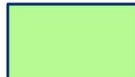












This Plan recognizes that special exception uses may be appropriate as well.

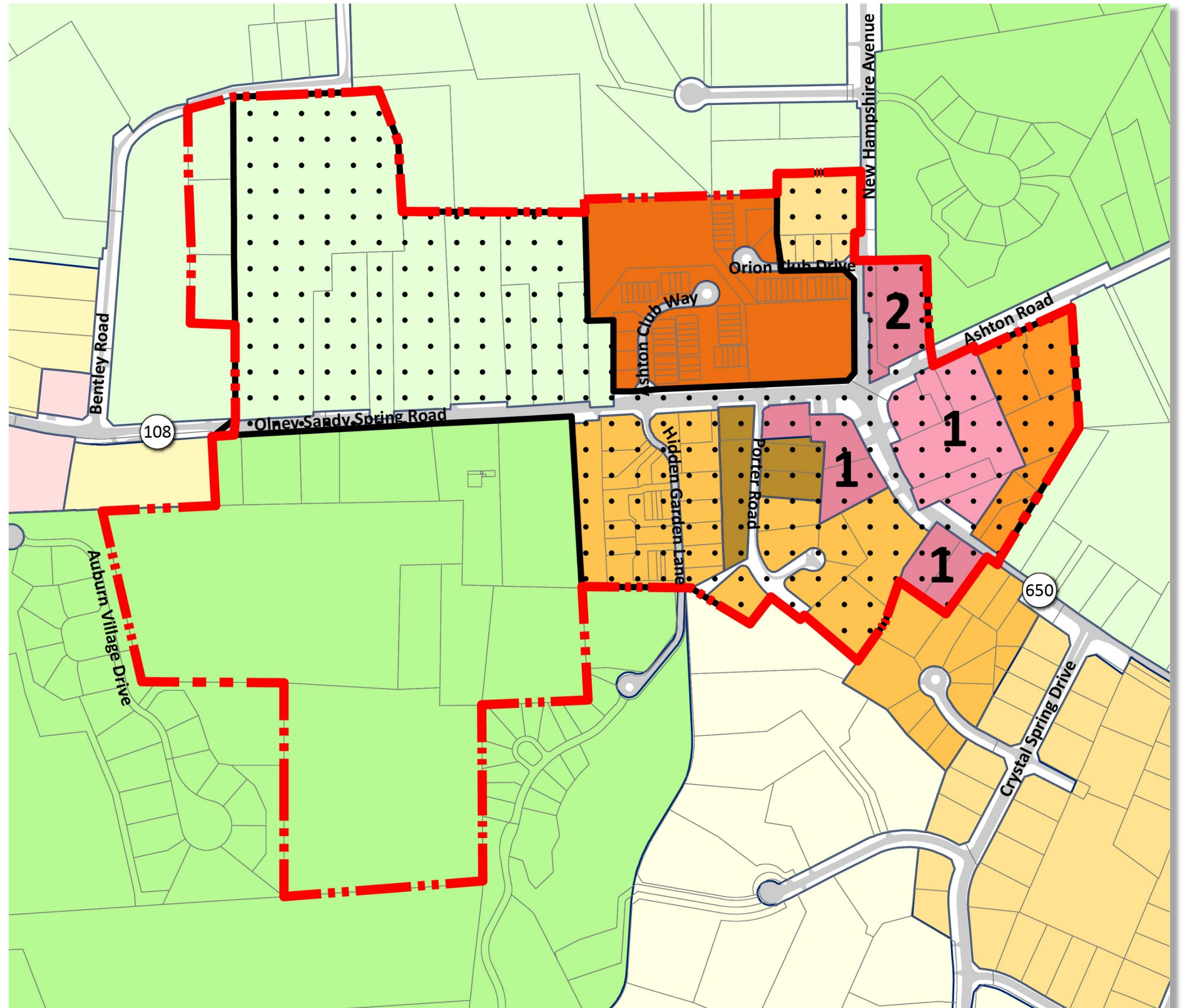


# Explanation of FAR



# Zoning

-  Residential Cluster (RC)
-  Residential Neighborhood Cluster (RNC)
-  Residential Estate - 2 (RE-2)
-  Residential Estate - 1 (RE-1)
-  Residential - 200 (R-200)
-  Residential - 90 (R-90)
-  Residential - 60 (R-60)
-  Planned Unit Development - 5 (PD-5)
-  Townhouse - Floating - 10 (TF-10)
-  Commercial Residential Neighborhood  
CRN 0.5, C 0.5, R 0.5, H 40
-  Commercial Residential Town
-  1 CRT 0.75, C 0.75, R 0.25, H 35
-  2 CRT 1.25, C 0.75, R 0.5, H 35
-  Sandy Spring/Ashton Rural  
Village Overlay



# Precedent: Hidden Garden Lane Residences



Aerial Photo



Street Views



# Precedent: George Mason Faculty Housing



Aerial Photo



Street View

# Precedent: Residential



# Precedent: Commercial



# Precedent: Commercial



# Proposed Plan Schedule

<b>Scope of Work</b>	May 23, 2019
<b>Design Workshop</b>	mid-June 2019
<b>Follow-up Community Meeting</b>	early-Fall 2019
<b>Planning Board Draft</b>	October 2019