

GERMANTOWN PLAN

FOR THE TOWN SECTOR ZONE

PUBLIC HEARING DRAFT



Abstract

This Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1989 Germantown Master Plan, as amended; 1985 Boyds Master Plan, as amended; 1994 Clarksburg Master Plan, as amended; and 2009 Germantown Employment Area Sector Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended. This Plan covers 1,429 acres and makes recommendations for land use, density and zoning for privately and publicly owned land.

Sources of Copies

The Maryland-National Capital Park and Planning Commission
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The Maryland-National Capital Park and Planning Commission

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The Commission is charged with preparing, adopting and amending or extending *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*. The Commission operates in each county through Planning Boards appointed by those county governments. The Planning Boards are responsible for implementation of local plans, zoning ordinances, and subdivision regulations and the administration of the bi-county park system.

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PUBLIC HEARING DRAFT

Prepared by the Montgomery County Planning Department
MontgomeryPlanning.org

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Chapter I: Introduction

A. Purpose of the Master Plan

Much of Churchill Village’s visual character is defined by its lakes, mature tree canopy and abundant open space. It is mostly a stable residential community, with more than 95 percent of the land area devoted to housing and open space. However, with its close proximity to the Germantown Town Center, the neighborhoods of Churchill Village are ideally located to both the amenities of the town center and the picturesque tranquility of its lakes and natural areas. With a variety of transportation options, residents also have convenient access to jobs, shopping and entertainment within Germantown and beyond.

Churchill Village developed as a planned community and the regulatory controls used to oversee its development were unique. The most prominent of those controls was the village’s zoning. The Town Sector (T-S) Zone was established 50 years ago in Germantown, the second of two places to apply such a planned development zone to guide the orderly growth of the community. At the time, the zone was an innovative means for creating new towns envisioned by the county’s 1964 General Plan. The T-S Zone was established in Churchill Village, one of six villages that would, with a designated town

center, constitute Germantown. Five decades later, Germantown’s villages and town center are well established. The evolution of land use policy in the county has diminished the applicability of the Town Sector Zone and other planned development zones. As a result, the T-S zone was phased out as part of the comprehensive update of Montgomery County’s zoning ordinance in 2014.

The purpose of this master plan is to replace the existing Town Sector zoning with current zoning classifications for the Churchill Village community of Germantown. The master plan recommends appropriate zoning and ways of protecting the community’s open space and recreation areas, while maintaining the predominantly residential character of Churchill Village.

The plan recommends new zones related to three goals developed during the community planning process:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.

B. Plan Background

The development of the Town Sector Zone in Churchill Village was based on “new town” planning principles, which were intended to establish a self-contained community combining green space with commercial development and residential neighborhoods. New town guiding principles stressed quality of life as the foundation of planning. They aimed to allow residents to live, work and play in their own full-service community. Such towns were often planned and built in response to congested, overcrowded cities and the need for more housing. Through this approach beginning in 1968, the county provided the framework for the orderly development of Churchill Village. Public and private development was coordinated among multiple land owners, thereby producing the sought-after, quality-of-life experience of Churchill Village today.

To initiate the creation of the new community of Churchill Village, the Town Sector Zone (T-S Zone) was approved by a local map amendment. On October 30, 1968, the Montgomery County Council adopted Resolution No. 6-1654 and approved development plan No. F-148, which amended the zoning map to approve the Town Sector Zone for Churchill Village. This action resulted in one unifying zone – the T-S Zone – on 1,504¹ acres of largely undeveloped land.

Subsequent zoning cases added another 50 acres to the zone in 1974 (F-923) and 1997 (G-742).

The T-S Zone is different from conventional zoning classifications that typically require the strict separation of uses and rigid development standards. The zone provides greater flexibility in urban design so that property was not overly controlled by height, bulk, density and uses through a development plan². Instead, the zone guides growth and the locations and densities of residential and commercial uses, as well as roads, schools, walking trails, recreation areas and scenic open space. The results are evident in the mix of housing types, open spaces and numerous walking and biking trails that crisscross the community. Also available are a host of public playgrounds, sports fields, swimming pools and other recreation areas, including Churchill Lake and Little Seneca Lake.

Along the south side of Father Hurley Boulevard, between Wisteria Drive and Middlebrook Road, lie the only commercial uses in the plan area. A child daycare center, veterinary clinic, church, offices, retail and restaurants are part of this commercial node, which is adjacent to the Germantown Town Center (outside of the plan area). With most of the community built-out by about 1994, Churchill Village presently exhibits a mostly low-density, suburban residential setting and appeal.

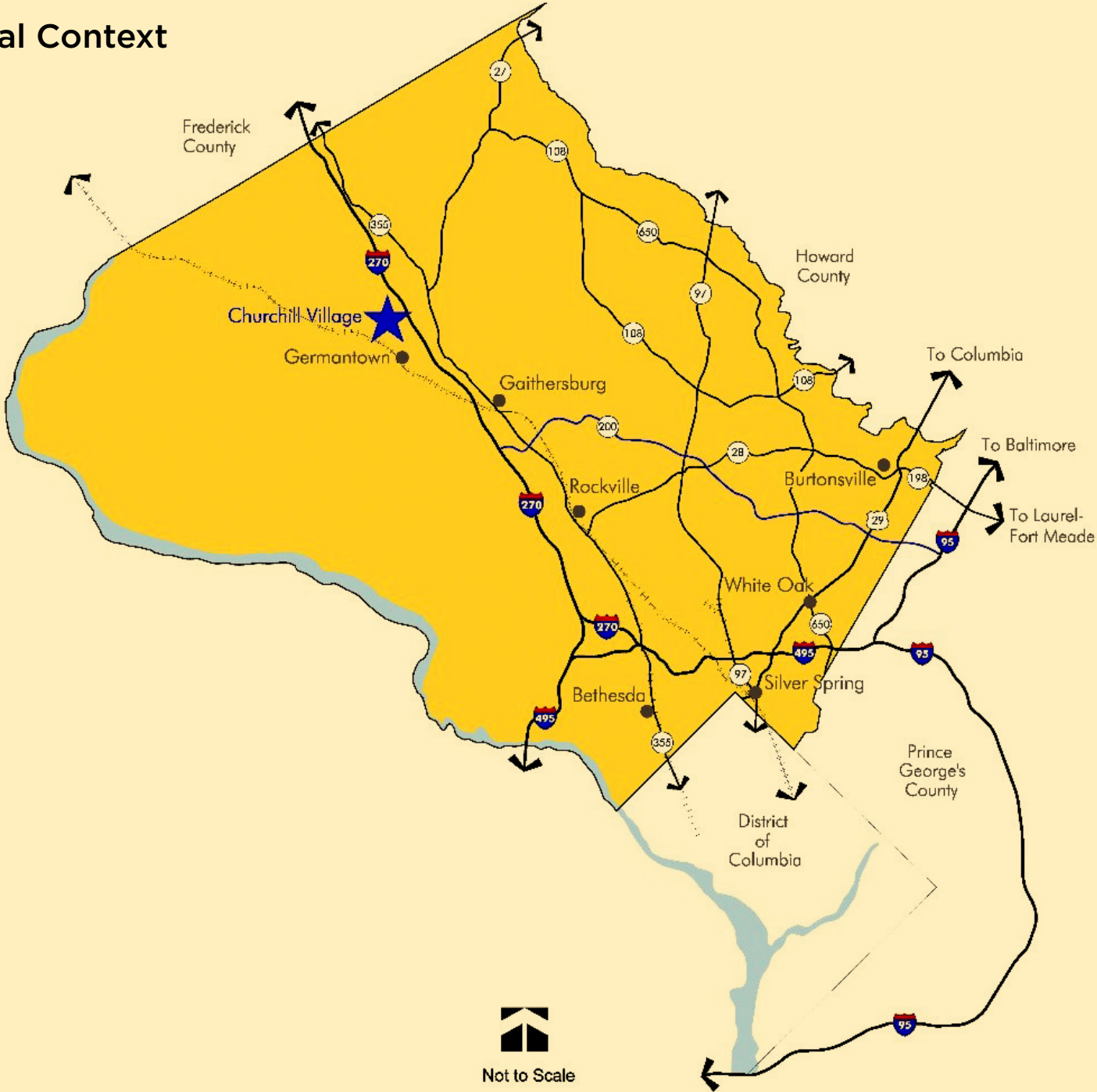
In 2014, Montgomery County adopted an updated zoning ordinance with new zoning classifications. Article 59-8 of the new ordinance, “Zones Retained from Previous Ordinance,” states the following: “The zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by a property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014 (Section 8.1.1).”

Germantown’s Town Sector Zone is included in Article 59-8 and, as a result, the T-S zone is no longer available as a zoning classification and will be phased out. When master or sector plans that contain any of the zones in Article 59-8 are updated or amended, the revised master plans will replace those zones and recommend new zones. In the Germantown Employment Area Sector Plan (2009), for example, about 300 acres of formerly T-S zoning were reclassified with new zones. When approved, the Germantown Plan for the Town Sector Zone, along with the 2019 MARC Rail Communities Plan, will remove the last remaining T-S-zoned land in the county.

¹ The original boundary of the T-S zone for Churchill Village was reduced by approximately 250 acres (from 1,504 to 1,254 acres), as a result of the 2009 Germantown Employment Area Sector Plan.

² A development plan was a planning board approval required as part of an application for rezoning land into the T-S zone. The applicant was required to illustrate and describe the location of all uses, specified maximum population, housing types, commercial areas, streets, natural areas, among other uses and features; and demonstrate how the development plan satisfied applicable findings.

Regional Context





Churchill Village

SNAPSHOT

- Total population of 14,006 in 5,697 households.
- Median age is 36.6 years (compared to 38.6 countywide).
- Mean household income is \$98,001 (compared to \$135,849 countywide).
- Median home value is \$343,164 (compared to \$467,500 countywide).
- Eight percent of the population is aged 65 years or older (compared to 14 percent countywide).
- Of households, 29 percent are singles living alone; 66 percent are married couples (with or without children).
- Non-Hispanic whites (43 percent) account for the largest share of the population, followed by non-Hispanic blacks (24 percent), Hispanics (20 percent), Asians (12 percent) and other populations (7 percent).
- Half (50 percent) of adults have earned a bachelor's degree or higher.
- Of commuters, 72 percent travel by car alone (compared to 65 percent countywide).
- About 1.5 percent of land is devoted to commercial uses with 45 percent dedicated to houses, townhomes.



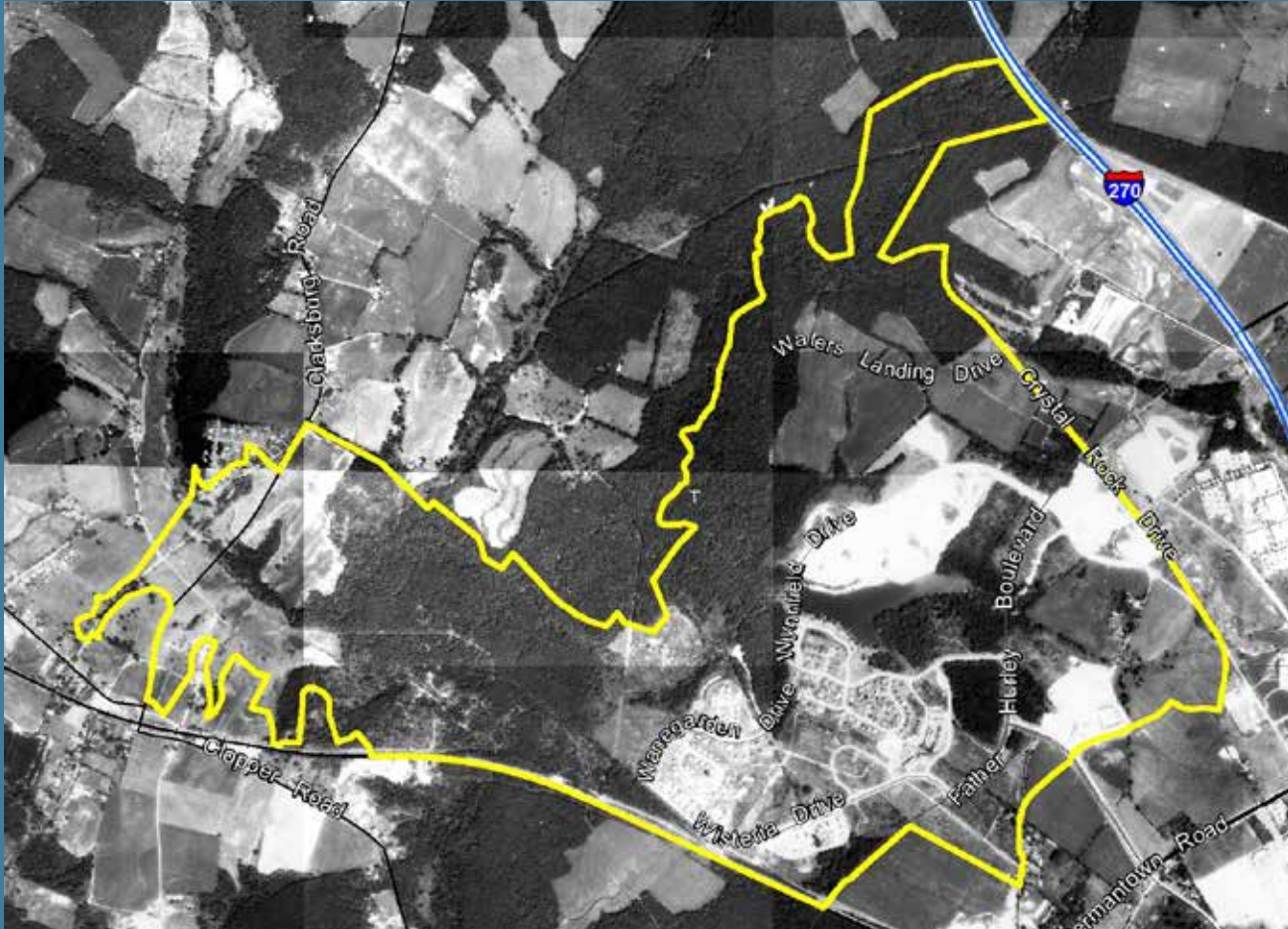


Figure 1: Aerial Image of Plan Area in 1979



Figure 2: 2017 Aerial Image of Plan Area



Little Seneca Lake

Black Hill Regional Park and Little Seneca Lake on the northern border of Germantown are popular recreational areas for enjoying the great outdoors. Despite Little Seneca Lakes' lure for leisure, this body of water was not merely created for fun. Owned by the Washington Suburban Sanitary Commission (WSSC), the 4.5-billion-gallon lake is actually a reservoir of emergency water supply for the Washington, DC metropolitan area.

The story of the lake and park originates in the 1960s when the Maryland-National Capital Park and Planning Commission (M-NCPPC) began to purchase land around streams across the county for the purpose of protecting watersheds and managing natural resources. In 1977, a master plan was developed for the environmentally sensitive Seneca Creek watershed that included a multi-purpose reservoir.

This effort overlapped with a major water shortage in the metropolitan area in the mid-1970s. As a result, Montgomery County agreed to work with WSSC to enlarge this lake for use as an emergency water supply. Engineers, environmental consultants, geo-technical consultants and government representatives

formed a committee to develop a plan for the park and lake.

After the plan was approved in 1984, approximately 1,680 acres of land were acquired, and construction of the dam started.

According to a recent history of Seneca Lake, the effort resulted in the displacement of 21 families, loss of four dairy farms, rerouting of Clarksburg Road and building of a new bridge over the rising lake. As the article notes, "Of historic sites, one prehistoric site, a one-room schoolhouse and a log slave cabin were lost to the slowly inundating waters, as well as the home and farm of James Boyd, for whom the town of Boyds is named."¹

As to the betterment of an emergency water supply, Little Seneca Lake also provides numerous assets as a regional recreational area, fishing and boating grounds, miles of paved and natural

hiking trails, and flood and sediment control, among other economic and environment returns. In the 2,000-acre Black Hill Park, wildlife flourishes with beaver, deer, eagles and numerous species of birds and waterfowl. Today, these bucolic jewels are conveniently close to the bustling cities of the county, yet upon entering, they feel a world away.

The largest water body in Montgomery County indeed, Little Seneca Lake is 505 acres in surface area and is as deep as 68 feet. It holds enough fresh water to fill-up 112,500 bathtubs². That's enough for 20- to 30-day supply of water to be used in the times of severe drought. Only once was that necessary when, during the summer drought of 1999, the emergency water supply was released into the Potomac River just above the fresh water intake for distribution to treatment plants.

¹ Soderberg, Susan. "Germantown Then & Now: The History of Little Seneca Lake" Germantown Patch, July 28, 2013, <https://patch.com/maryland/germantown/germantown-then-now-the-history-of-little-seneca-lake> (accessed May 9, 2019).

² USGS, A Million Gallons of Water - How Much is it?, https://www.usgs.gov/special-topic/water-science-school/science/a-million-gallons-water-how-much-it?qt-science_center_objects=0#qt-science_center_objects (accessed May 9, 2019).

C. Summary of Development Activity

1. Residential Development and Lake Churchill

Prior to 1960, the land that makes up Churchill Village was predominantly undeveloped forested areas and agricultural farms. Beginning around 1960 and until about 1994, the community was developed and built-out. Today, houses, townhomes and multifamily units are mixed and scattered across the community. Commercial uses, located in the southeastern portion of the plan area, were generally constructed between 1981 and 2003.

The manmade Lake Churchill was created from a stream and a small, deep pond in 1971, as required by the development plan, to serve as a stormwater management facility. Today, the 18-acre lake still provides that function, while also serving as a much-beloved community asset and source of recreation. Lake Churchill is owned and maintained by the Churchill Community Foundation, which extends membership to all property owners inside Churchill Village.

In addition to having membership in the Churchill Community Foundation, all property owners in the plan area (except for commercial property in the southeast portion of the plan area) belong to one of the following homeowners' associations (HOA): Churchill Village South, Churchill Village East and Waters Landing Association. Each HOA maintains its own common grounds, swimming pools, community centers, recreation facilities and other amenities.

Waters Landing HOA consists of 3,421 housing units: 975 townhomes, 604 single-family houses and 1,842 multi-family units. Waters Landing is generally located north of Lake Churchill and Father Hurley Boulevard, and the western most portion of the plan's land area adjacent to Lake Seneca. The homes in Waters Landing were constructed from about 1984 to 1997.

Churchill Village South HOA consists of about 800 single-family homes, townhouses and multifamily units. This HOA is generally located south of Lake Churchill and Lake Seneca, and includes the Willow Cove Townhouses, Villas at Willow Cove and Willow Cove Condominiums associations. Most of the homes in this area were constructed from about 1974 to 1987.

Churchill East Village, developed from about 1980 to 1985, consists of 534 townhomes. This HOA is located in the easternmost portion of the plan area between Middlebrook Road, Father Hurley Boulevard and Waters Landing Drive.

Waterford Place HOA consist 70 townhomes at Waters Landing Drive and Crystal Rock Drive. These units were constructed between 1991 and 1992.

The most recent residential development is the Churchill Senior Living apartments located at 21000 Father Hurley Boulevard. The first 121 units were completed in 2001; an additional 134 units were completed in 2016.

2. Commercial Development

Along the south side of Father Hurley

Boulevard, between Wisteria Drive and Middlebrook Road, are the only commercial uses in the plan area. These stores, restaurants and other businesses are located adjacent to and north of the Germantown Town Center (outside of the plan area). Farther north from the commercial area along Father Hurley Boulevard is the La Petite Academy daycare center, Seneca Knolls condominiums, Germantown Veterinary Clinic and Mother Seton Catholic Church.

Churchill Executive Park on Wisteria Drive consists of rentable and owner-occupied, townhouse-style professional office space that was built in 1989.

Built as a distribution warehouse, 13200 Wisteria Drive (Churchill Business Center) now contains a mix of uses, including food establishments, a paint store, an insurance office, auto body repair and other neighborhood-serving commercial uses. Directly to the south is Extra Space Storage, a self-storage facility located on a nearly four-acre parcel. To the south of the self-storage facility is a towing business located in a house.

3. Schools

Martin Luther King, Jr. Middle School was built in 1996 and has a 596-student enrollment. Lake Seneca Elementary on Wanegarden Drive has 545 students enrolled and was built in 1985. Both schools are within the area of the Churchill Village South HOA, which is located south of the lakes. Waters Landing Elementary School was built in 1988 and has an enrollment of 710 students.

There are two private schools in the plan area. Children’s Manor Montessori School offers classrooms for ages 6 weeks to 6 years old. La Petite Academy of Germantown provides infant care as well as preschool and pre-kindergarten programs, as well as before and after school programs for children in the surrounding area.

4. Parks

The 11.7-acre Waters Landing Local Park is located off Waters Landing Drive. This local park offers a children’s playground, a softball field, a football/soccer field, a multi-use field and two tennis courts. A picnic shelter with five picnic tables and a grill are available to residents and visitors. Restrooms are provided from April to October.

Black Hill Regional Park encompasses more than 2,000 acres and is located on the northwestern edges of the plan area. This regional park offers many recreational features, including sports fields, trails and nature programs.

There are no other publicly-owned facilities within in the proposed master plan boundary.

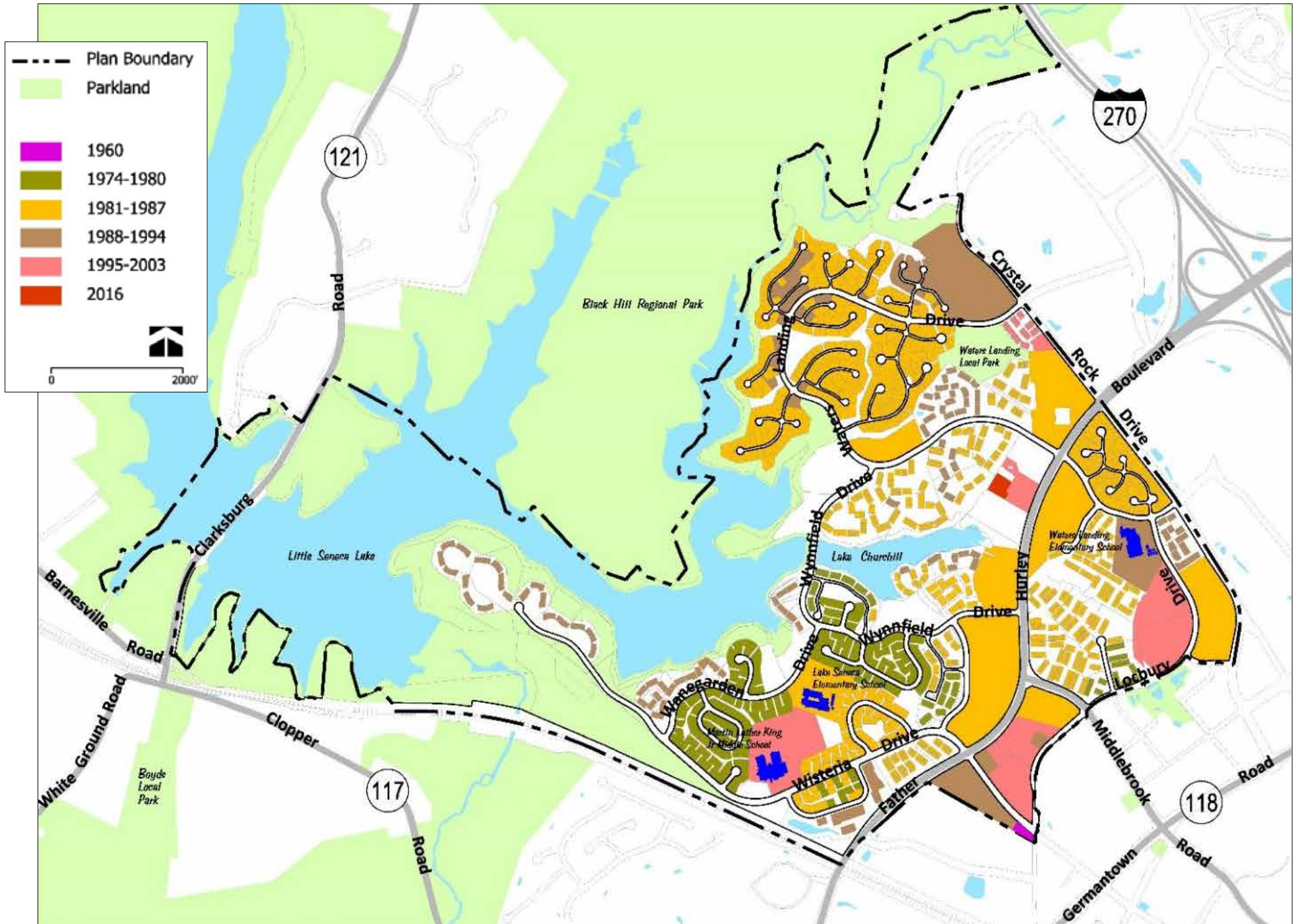
D. Plan Boundary

The master plan boundary includes all land zoned Town-Sector in Churchill Village plus some non-T-S-zoned properties around the periphery of the T-S zoned area. The plan boundary consists of approximately 1,429 acres of developed land (including the lakes) and is roughly bounded by Little Seneca Lake to the northwest, Crystal Rock Drive to the northeast, Locbury Drive to the

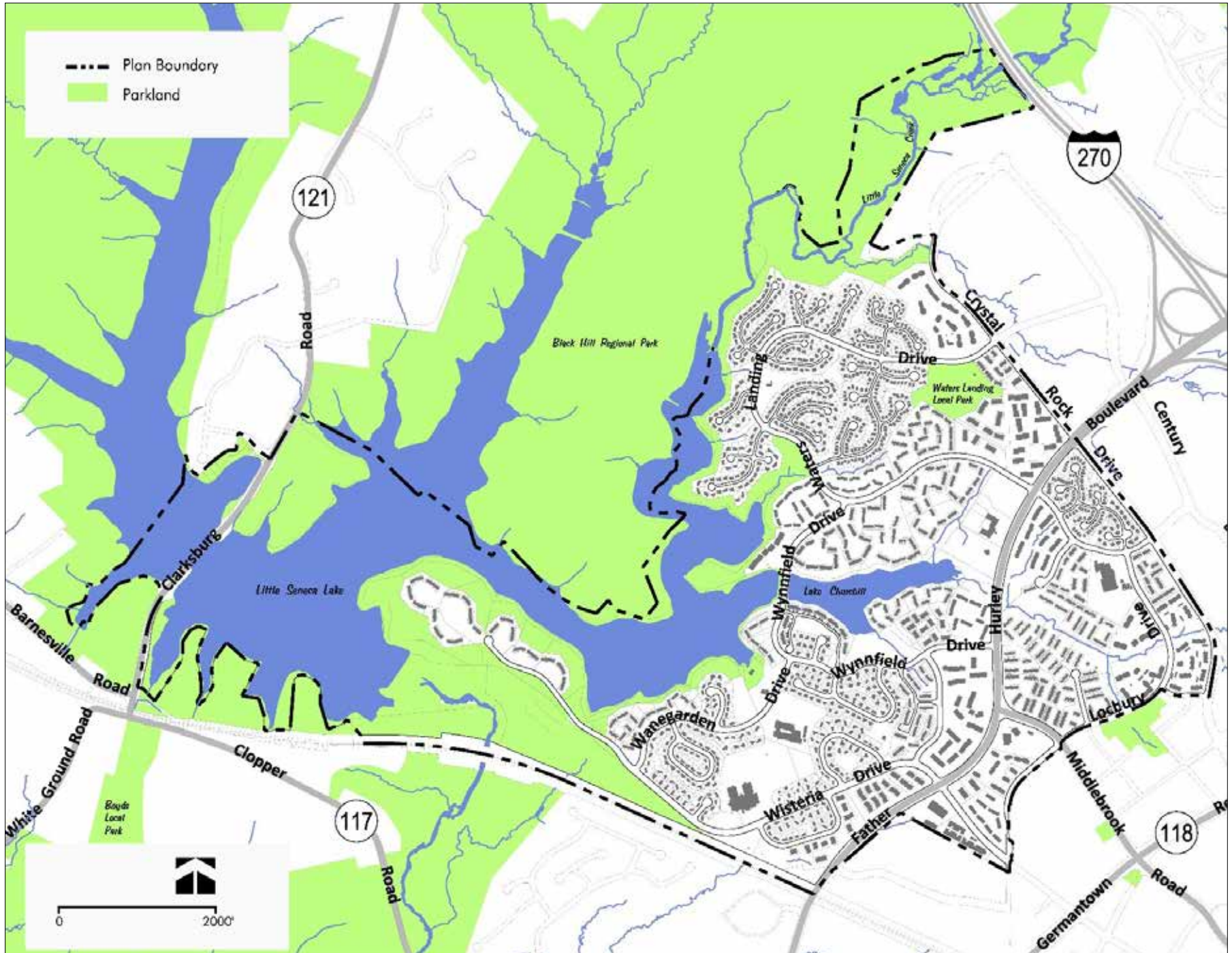
southeast and Father Hurley Boulevard and the CSX railroad tracks to the south.

Lake Churchill, built on a tributary of Little Seneca Creek, is also located within the plan area. The planning area contains 5,697 housing units surrounded by an extensive trail system, mature tree canopy, abundant open space, including Lake Churchill, and large portions of Little Seneca Lake.

Year Structure Built



Germantown Plan for the Town Sector Zone





E. Community Outreach and Engagement

Community engagement is a key component of this plan. A variety of outreach methods and techniques were used to encourage and support public participation from people and organizations with interests in Germantown and Churchill Village. These stakeholders included local residents, homeowner associations and business owners who were invited to participate, share ideas and provide feedback. The community outreach phase and the plan preparation were guided by an ongoing and collaborative engagement process that included the following events:

- Throughout summer and early fall 2018, Montgomery Planning staff met with several Germantown-area organizations and homeowners associations (HOA) at their regularly scheduled meetings to discuss the plan, receive comments and answer questions. These groups included the Churchill Community Foundation, Churchill Village South HOA, Waters Landing Association HOA and the Churchill Village East HOA.
- During the same time, staff met with government partners and agencies with a stake in the community and an interest in the plan. These groups included Montgomery County Council District 2 staff; Upcounty Regional Services Center staff; the Gaithersburg-Germantown Chamber of Commerce's Economic Development Committee; Washington Suburban Sanitary Commission staff; and Montgomery County Parks Department staff.

- On October 11, 2018, Montgomery Planning staff held a community kick-off meeting at the Upcounty Regional Services Center that was attended by Germantown residents and community stakeholders. This outreach meeting officially notified the community that the plan was underway. It provided a platform to engage stakeholders in discussions about the purpose, scope and goals of the plan. Following a staff presentation and discussion, an open house format provided opportunities for one-on-one dialogue among staff and participants. Topics raised included zoning for vacant land, open space protection and proposed residential zoning.
- On March 14, 2019, a second community meeting was held to present Montgomery Planning staff's preliminary recommendations and a proposed zoning map. Similar to the kick-off meeting, the staff presentation was followed by an open house and poster displays. Staff was present to discuss the plan and answer questions. Topics included open space and recreation, zoning and potential infill development, the planning process and additional opportunities for the community to participate.
- Regular updates through the plan website, news releases and opportunities to provide testimony before the Planning Board kept stakeholders informed and engaged.

Community meeting photos, Master Plan kick-off meeting at the Upcounty Regional Services Center in October 2018.

F. Planning Framework and Context

The General Plan for Montgomery County, “On Wedges and Corridors,” was adopted by the Maryland-National Capital Park and Planning Commission in 1964. Its purpose is to help establish overall policies for development of the Maryland-Washington Regional District and relate these policies to the metropolitan framework. The General Plan envisions development radiating outward from Washington, DC in a series of cities along major transportation corridors, with wedges of lower density and green open space placed in between them. Each corridor city was to be relatively self-sufficient with employment, a range of housing choices and supportive community services. Germantown, which includes Churchill Village, was identified as a corridor city and a master plan for this “city” was completed in 1974.

The intent of the 1974 Master Plan for Germantown Master Plan was to fulfill the objectives of the General Plan. More specifically, the 1974 Maser Plan for Germantown recommended that Germantown (which includes Churchill Village) develop into a “new community” similar to new towns such as Reston, VA and Columbia, MD. Unlike those new communities, however, Germantown could not be uniformly built by a single real estate developer because of fragmented land ownership. To manage this concern, the Montgomery County government coordinated the efforts of planning, zoning, subdivision, capital programming and many individual developments to create a cohesive “new town.”

The 1989 Germantown Master Plan built upon the recommendations of the 1974 Master Plan for Germantown. It modified four elements of

the earlier plan: housing, community identity, community facilities and live/work balance. The 1989 Germantown Master Plan noted that Churchill Village was nearly built-out with only 132 acres of developable land remaining. Furthermore, the 1989 plan concluded that Churchill Village would not be served by a “village center” at Waters Landing Drive and Father Hurley Boulevard because two major shopping areas (Sugarloaf Centre and Germantown Commons) are in close proximity the Germantown area and serve the community. As a result, the recommendation was revised from a village center to a religious facility and senior housing that remains today.

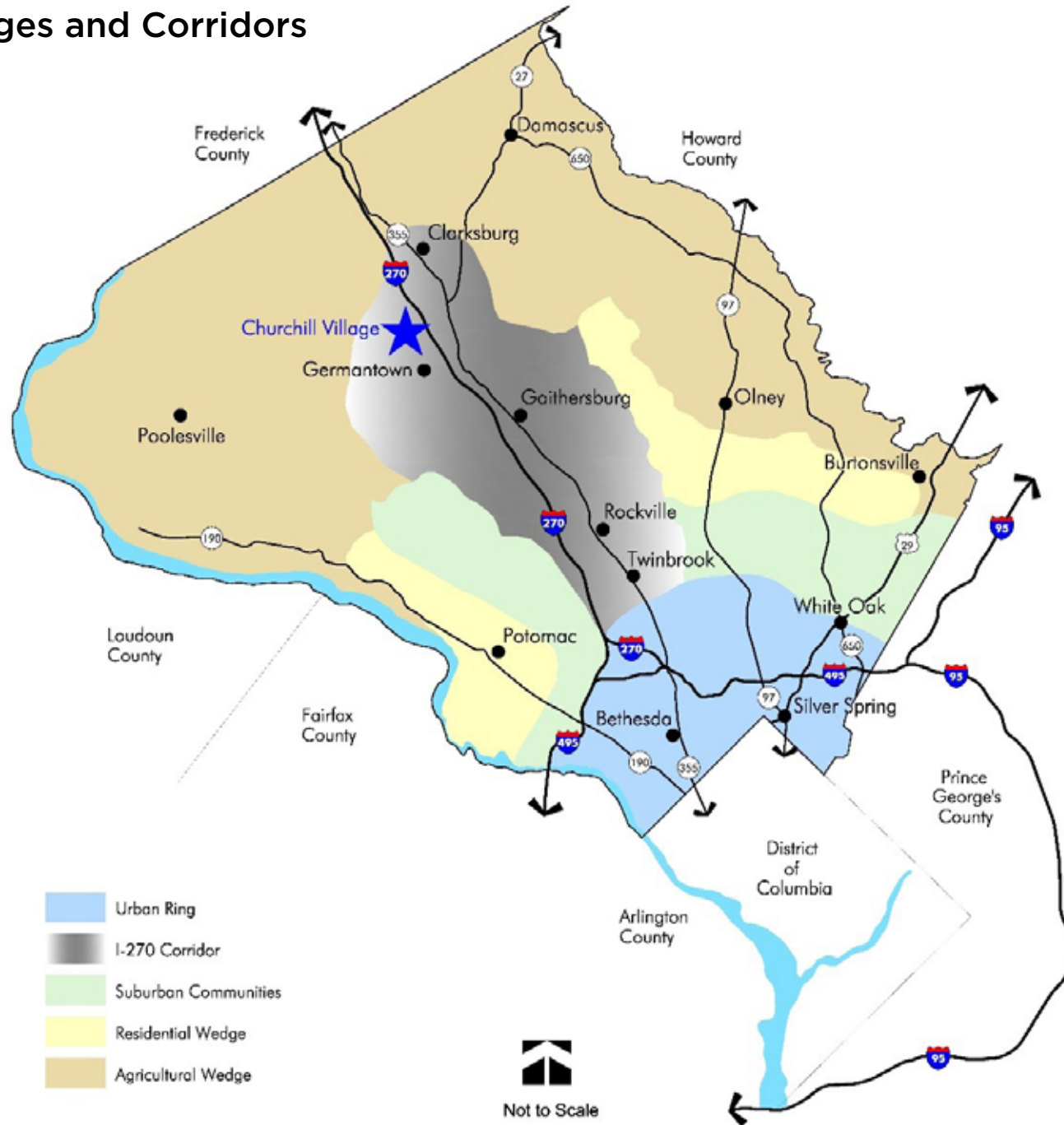
The 2009 Germantown Employment Area Sector Plan included approximately 300 acres of the Churchill T-S Zone, including portions of the Town Center, West End and North End District. Approximately 250 acres of the T-S Zone were changed to Transit Mixed-Use (TMX-2) to facilitate mixed-use development. (These areas were rezoned Commercial-Residential after the 2014 zoning ordinance rewrite.) The remaining 1,292 acres of Churchill Village are noted as largely built-out with residential uses and guided by the 1989 Germantown Master Plan. It is this largely residential area that is the subject of the Germantown Plan for the Town Sector Zone.

Smaller areas of the current master plan are located within the Clarksburg Master Plan (1994) and the Boyds Master Plan (1985) boundaries. These areas encompass mostly Little Seneca Lake and Black Hills Regional Park. Relevant recommendations of the Clarksburg Master Plan are to maximize access to Black Hills Regional Park and promote linkages to the park’s hiking and bicycle trails. Relevant recommendations

of the Boyds Master Plan propose that Black Hills Regional Park incorporates a modest level of facility development without alteration of its the natural environment, with an emphasis on passive recreational uses.

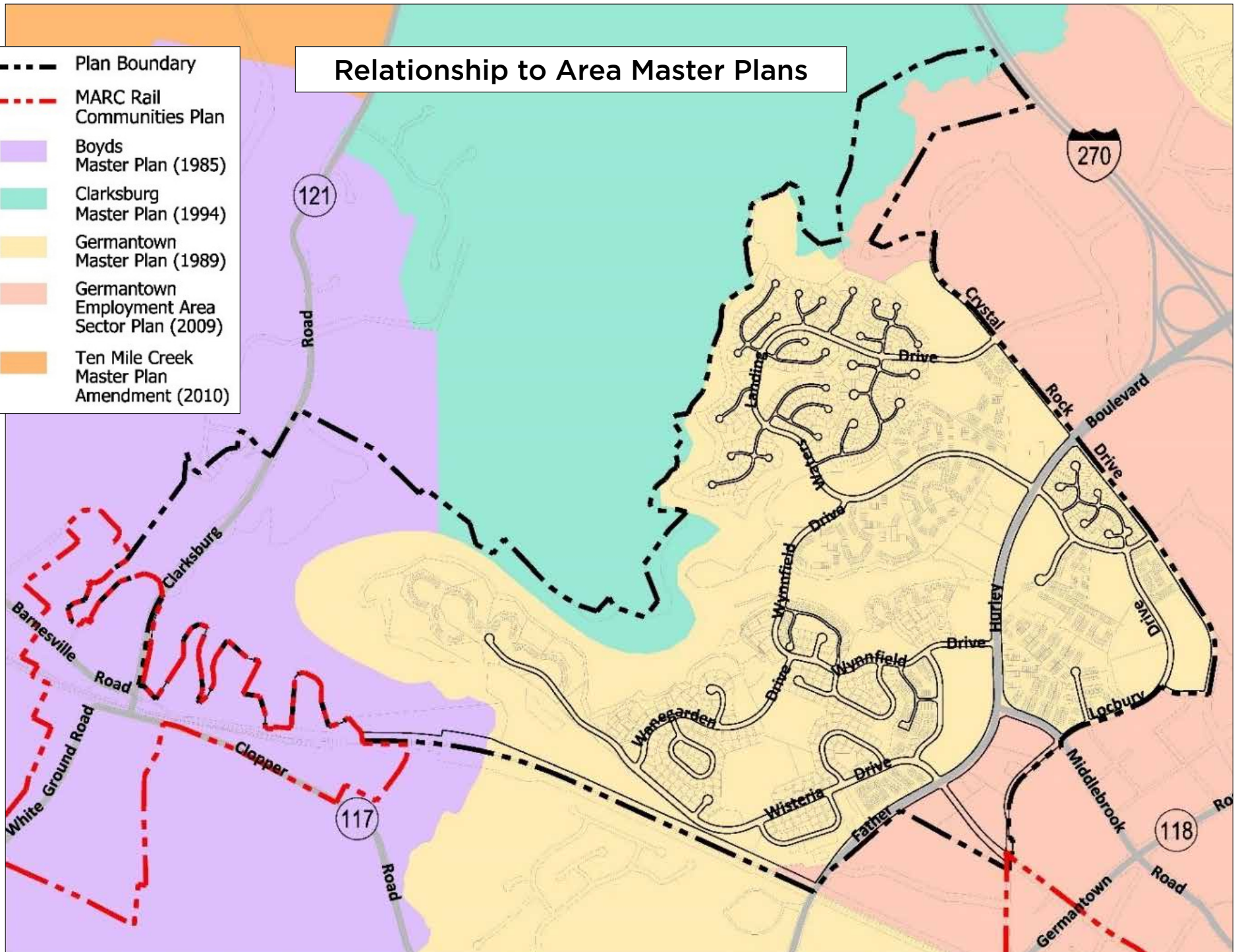
Pursuant to the rules for the T-S Zone, “applications for [zoning] reclassification [were] prohibited until 50 years after the grant of the T-S zone” (Zoning Ordinance, §59-8.3.3.D.3.b). Since the T-S Zone was approved in 1968, this feature expired in 2018. While it is not expected that rezoning applications will be submitted as a result of the expiration date, the zoning reclassification is the primary purpose of this master plan.

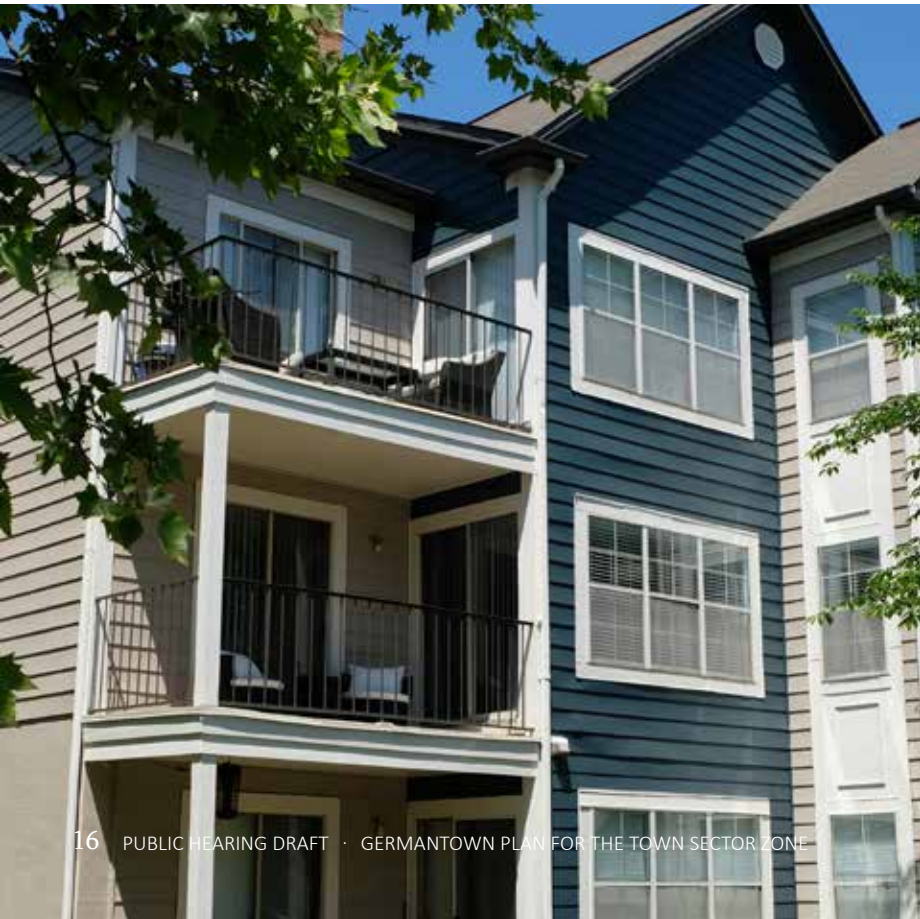
Wedges and Corridors



Relationship to Area Master Plans

- Plan Boundary
- - - MARC Rail Communities Plan
- Boys Master Plan (1985)
- Clarksburg Master Plan (1994)
- Germantown Master Plan (1989)
- Germantown Employment Area Sector Plan (2009)
- Ten Mile Creek Master Plan Amendment (2010)





Vision and Strategies

During the community outreach and engagement phase, the planning team recorded dozens of comments and observations from stakeholders. The public engagement efforts resulted in three goals listed here and discussed in detail below:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.

A. Maintain the Residential Core

Prior to 1960, the land that makes up Churchill Village consisted of undeveloped forested areas and agricultural farms. Beginning around 1960 and until about 1994, much of the community was developed with residential, commercial and institutional buildings and roads. In 1985, Little Seneca Lake reservoir was created. Today, detached houses, townhomes and multifamily units mixed across the community at varying densities. However, low- to medium-density development is the predominant development pattern. Interspersed within the residential areas are churches, schools and recreational facilities.

The Germantown Plan for the Town Sector Zone will maintain existing residential land uses and densities to preserve the low- to medium density and safeguard the quality and character of the neighborhoods. The building types allowed in the updated zoning will be consistent with single-family homes, townhomes and multi-family housing. Standards for overall height and bulk of buildings and landscaping design guidelines will ensure consistency with the as-built environment. Context-sensitive infill development is proposed that complements surrounding uses.

B. Protect open space and recreation areas

Abundant parks, recreation and open spaces are a central feature of Churchill Village. These are important and treasured places in Germantown. The plan area features a variety of public and private recreation areas, parks and trails. The plan recommends protecting existing open spaces, trails, recreation areas and conservation areas from development. These areas will continue to be used for the benefit of residents and visitors today and tomorrow.

Public Parks and Open Space

- Waters Landing Local Park is a 12-acre park acquired and built by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in 1993. The park offers a softball field, football/soccer field, multi-use field and two tennis courts. There is also a picnic area and a shelter.
- A portion of Black Hill Regional Park lies within the plan area and includes trails for hiking and biking, including a trail along the shoreline of Little Seneca Lake. These park trails are connected to the network of trails within the community. Other features of the park include

multiple picnic shelters, an area for dogs, volleyball courts, a fishing pier, boat rentals and several playgrounds.

- A large portion of Little Seneca Lake lies within the plan area. It was created in 1984 to provide an emergency water supply for the Washington, DC metropolitan area. The lake also provides recreational opportunities to boat and fish. The reservoir is operated by the Washington Suburban Sanitary Commission (WSSC).

School Facilities Open Space and Recreation

Three Montgomery County Public Schools within the plan area offer additional open space and recreational amenities:

- Lake Seneca Elementary School (1985)
- Waters Landing Elementary School (1988)
- Martin Luther King, Jr. Middle School (1996)

All three public schools offer informal grassy areas for outdoor play. In addition, Waters Landing Elementary School provides playground equipment, basketball courts and a sports field; Lake Seneca Elementary School offers a playground and a sports field; and Martin Luther

King, Jr. Middle School provides sports fields and tennis courts.

Privately-Owned Recreation Facilities

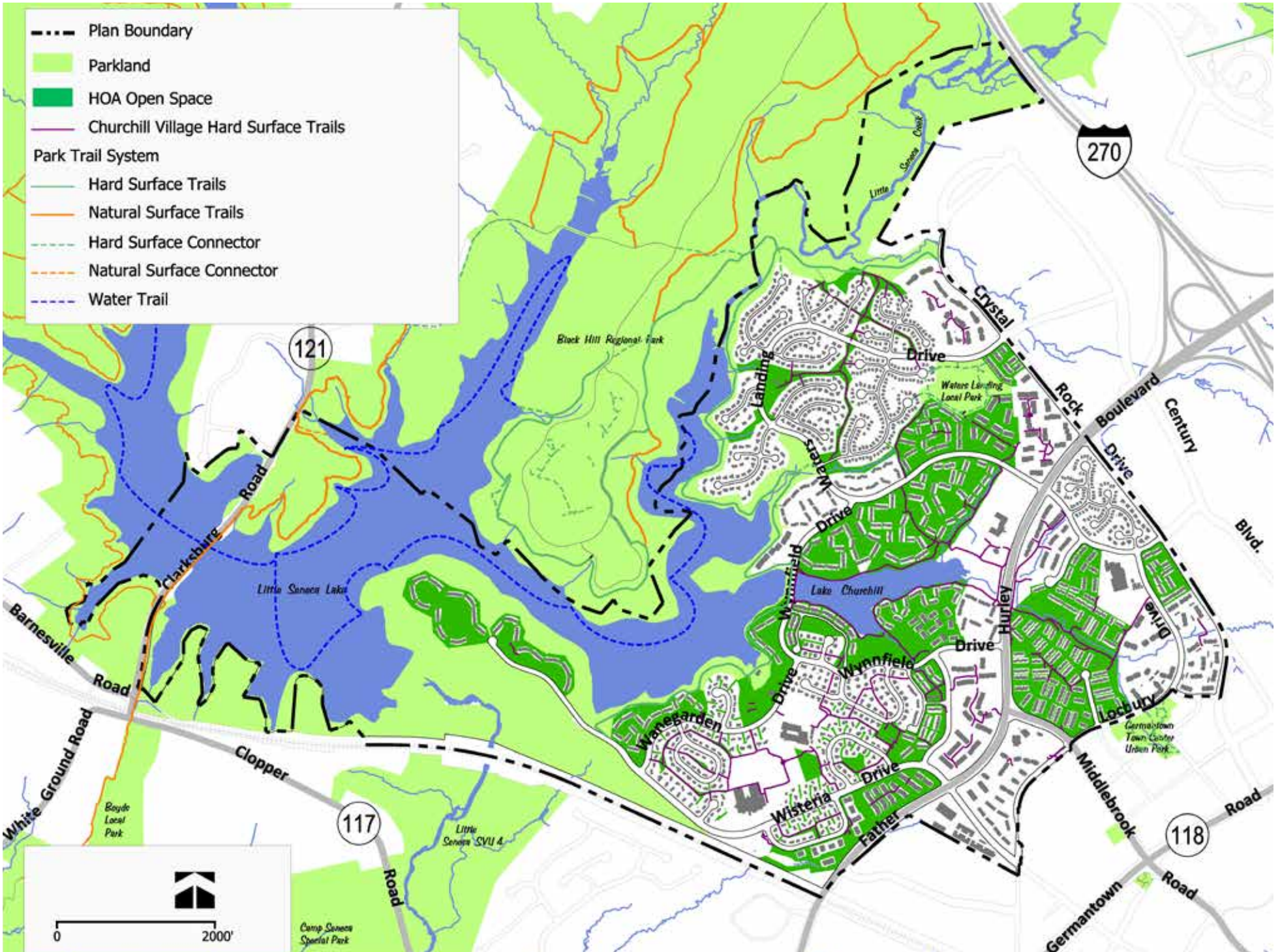
All property owners in Churchill Village are members of the Churchill Community Foundation, which primarily maintains Lake Churchill and the trails surrounding the lake. Additionally, most property owners belong to homeowner associations, including Waters Landing Association, Churchill East Village and Churchill Village South. These associations govern property within their respective boundaries with regard to exterior alterations of private homes. They also provide leisure and recreation facilities, including swimming pools, playgrounds, community rooms and interconnected trails.

Trails and Bikeways

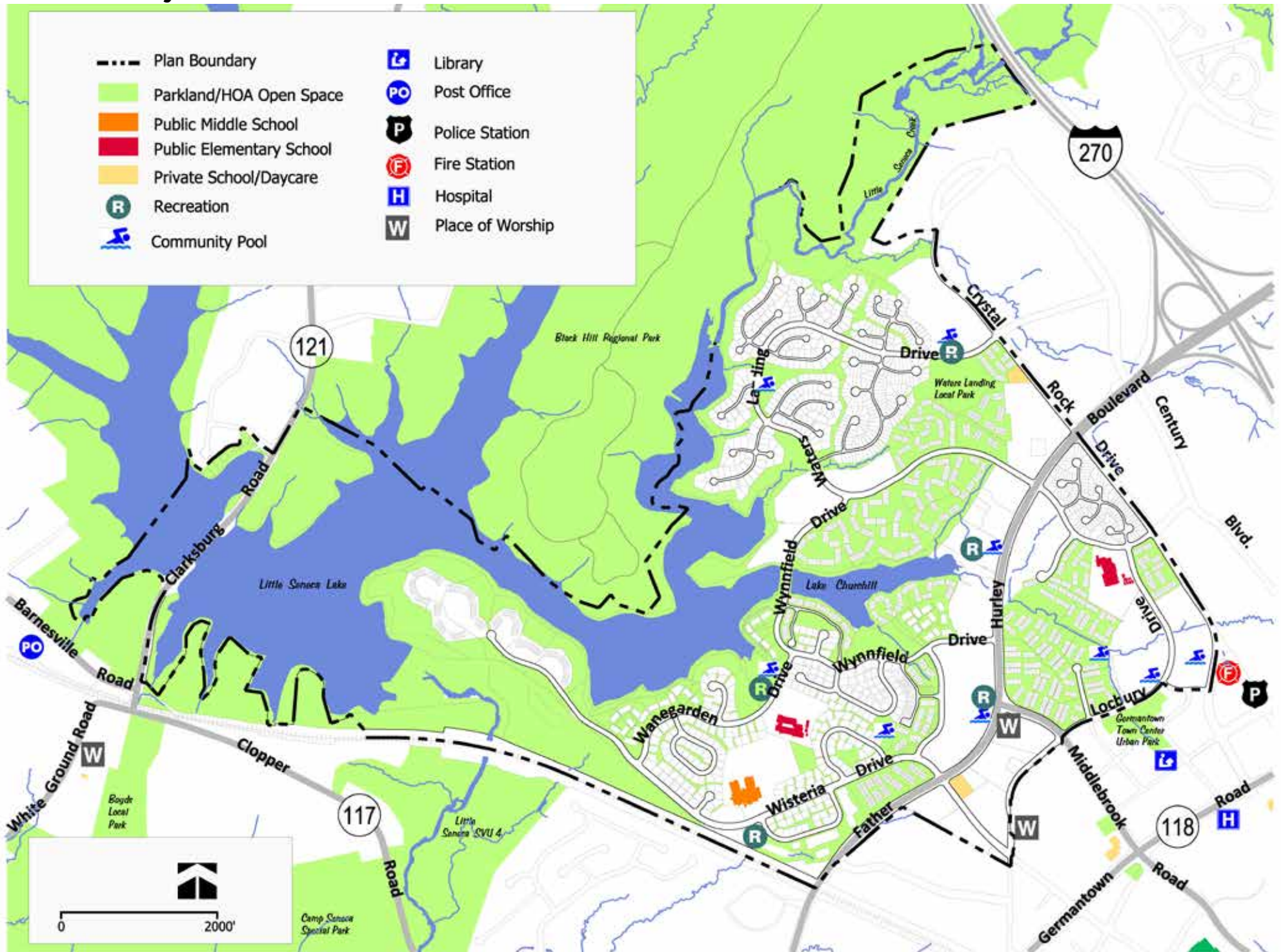
Churchill Village offers some of the most extensive and well-connected trails in Montgomery County. These shared-use paths accommodate people walking, bicycling and using non-motorized equipment. The trails connect multiple Churchill neighborhoods and their schools, lakes, parks and other places of interest.



Trails and Open Space



Community Facilities



C. Support neighborhood-serving commercial uses

The community-serving commercial corridor located at Father Hurley Boulevard and Wisteria Drive was developed between 1981 and 2003. It is mostly auto-oriented and located at the southeastern most part of the plan area, adjacent to the Germantown town center. The corridor provides neighborhood-supporting retail, restaurants and professional offices for Churchill residents and surrounding Germantown neighborhoods.

Examples of existing businesses on Wisteria Drive include a paint store, a fitness center, restaurants, beer and wine stores, automobile repair services and a self-storage facility. The Churchill Executive Plaza, also located on Wisteria Drive, is a condominium business park consisting of eight two-story buildings with surface parking. Uses include offices for lawyers, accountants, physicians, dentists and other professional services. On Father Hurley Boulevard north of Wisteria Drive are the La Petite Academy of Germantown, a private pre-kindergarten school, the Germantown Veterinary Clinic and Mother Seton Parish.

The plan supports a variety of neighborhood-serving commercial uses suitable for the surrounding residential neighborhoods, as well as the Town Center. The recommendation ensures the continued use of existing commercial uses and allow for future reinvestment. Moderate changes for property along Wisteria Boulevard include recommendations for mixed uses and opportunities for new residential development. Redevelopment of the commercial area could include more pedestrian-oriented buildings offering a variety of commercial uses with housing.





Chapter III:

Plan Recommendations

The master plan recommendations are organized around the three primary goals that comprise the vision for the plan:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.

For each goal, the plan provides an inventory of existing conditions and a plan strategy for implementation (See Chapter II). Land use and zoning recommendations are discussed below and presented on the respective maps.

A. Land Use Recommendations

- Preserve and support the community's residential housing and neighborhoods by zoning these areas appropriately to maintain current housing types and densities.
- Address variations in development standards that result from rezoning.
- Protect open space, recreation areas and conservation areas by applying a restrictive overlay zone that would prevent inconsistent development and uses.
- Promote appropriate infill development that complements surrounding uses.
- Encourage mixed-use development where appropriate.
- Support neighborhood-serving commercial uses and community institutional uses.

B. Zoning Recommendations

1. Residential

Zoning recommendations for residential neighborhoods maintain the existing residential land uses and densities and preserve the low- to medium density character found in Churchill Village. The building types allowed in the recommended zoning are consistent with single-family homes, duplexes, townhomes and multi-family housing. Overall height and bulk regulations of buildings and landscaping standards are consistent with the as-built environment.

Existing neighborhoods of single-family homes are recommended for Residential-60 or Residential-90 Zones (areas of one-family detached homes). Existing townhouse communities are recommended for one of three zones,

depending on the density of the existing development: low-density (TLD), medium density (TMD) or high density (THD). Multi-family housing communities are recommended for either the Commercial Residential Neighborhood (CRN), Residential-20 or Residential-30 Zones, depending on the density of the existing development. The table below shows the maximum residential density within each zone.

Residential Zones				
Unit Type	Max. Density per Acre		Min. Lot Size	Zone
	Standard Method	Optional Method ¹		
Single Family Detached / Duplex	2.18	2.44	20,000 SF	R-200
	4.84	4.39	9,000 SF	R-90
	7.26	6.10	6,000 SF	R-60
	10.89	10.12	4,000 SF	R-40
Townhouse	9.07	9.76	1,250 SF	TLD
	12.10	15.25	1,100 SF	TMD
	15.02	18.30	1,000 SF	THD
Multi-Family	14.50	17.69	1,000 SF	R-30
	21.70	26.47	1,000 SF	R-20
	43.50	53.07	1,000 SF	CRN

¹The optional method density values are the maximum residential densities allowed prior to ZTA 18-06, effective October 29, 2018. Under the bonus density provisions of ZTA 18-06, additional density can be achieved by providing greater than 15% MPDUs.

2. Non-Residential

Low-density residential zones are recommended for institutional uses and public facilities. This type of zoning is typical for these uses throughout the county. The R-200 Zone (one-family detached houses, large lots) is recommended for all public schools in the plan area: Lake Seneca Elementary School, Waters Landing Elementary School and Martin Luther King, Jr. Middle School. The R-200 Zone is also recommended for Mother Seton Parish the only religious institution within the plan area.

The portions of Black Hills Regional Park and Little Seneca Lake that are located outside the plan area are zoned Residential Estate-2 (large lot, low density residential). The plan recommends the same zone (RE-2) for those portions of the park and lake that are inside the plan area boundary. The master plan also recommends the adoption of an overlay zone for the purpose of preserving the integrity and character of open spaces, recreational facilities and conservation areas (see Implementation chapter).

For property where development is encouraged, the plan recommends a Commercial Residential Neighborhood (CRN) Zone. For commercial properties where redevelopment is not anticipated, the plan attempts to reflect what is built on-the-ground with respect to zoning, density and land uses. Therefore, the Employment Office (EOF) and General Retail (GR) Zones are recommended for these preserved commercial properties. Once the master plan has been approved by the Montgomery County Council and adopted by the Maryland-National Capital Park and Planning Commission, the plan's recommended zoning will be implemented through a sectional map amendment.

The following table displays current land uses and the recommended zoning classifications for non-residential areas. Zones and densities are as follows:

Non-Residential Zones	
Land Use	Recommended Zoning
Black Hills Regional Park, Little Seneca Lake	RE-2
Local Park, HOA Open Space	RE-1
Public School, Religious Facility	R-200
Commercial	GR-0.5, EOF-0.5
Vacant Land	CRN-1.25, CR-2.0 ¹

¹CR-2.0 only applies to a thin strip of land between Father Hurley Blvd. and existing CR-2.0-zoned land.

Existing Land Use

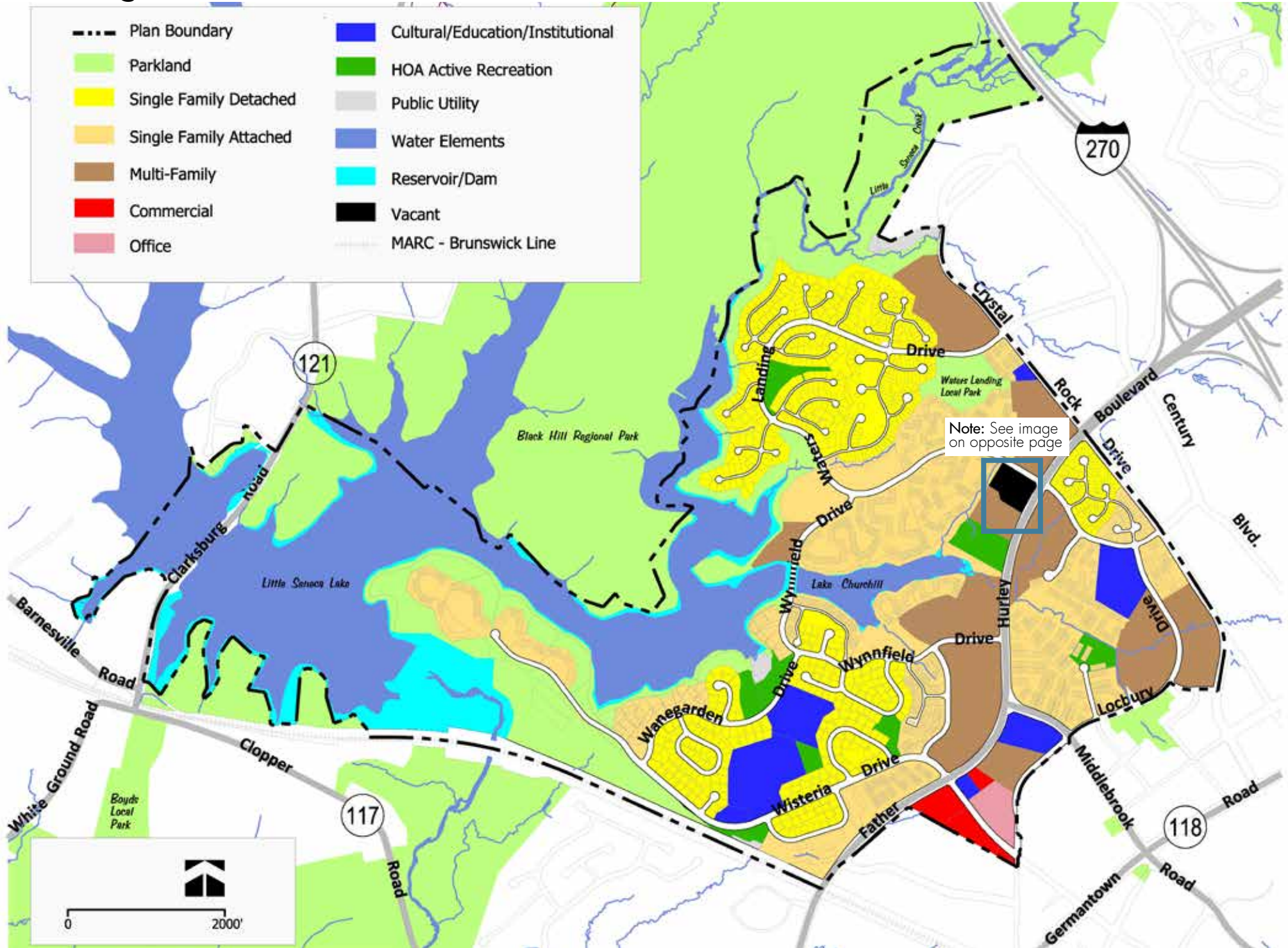
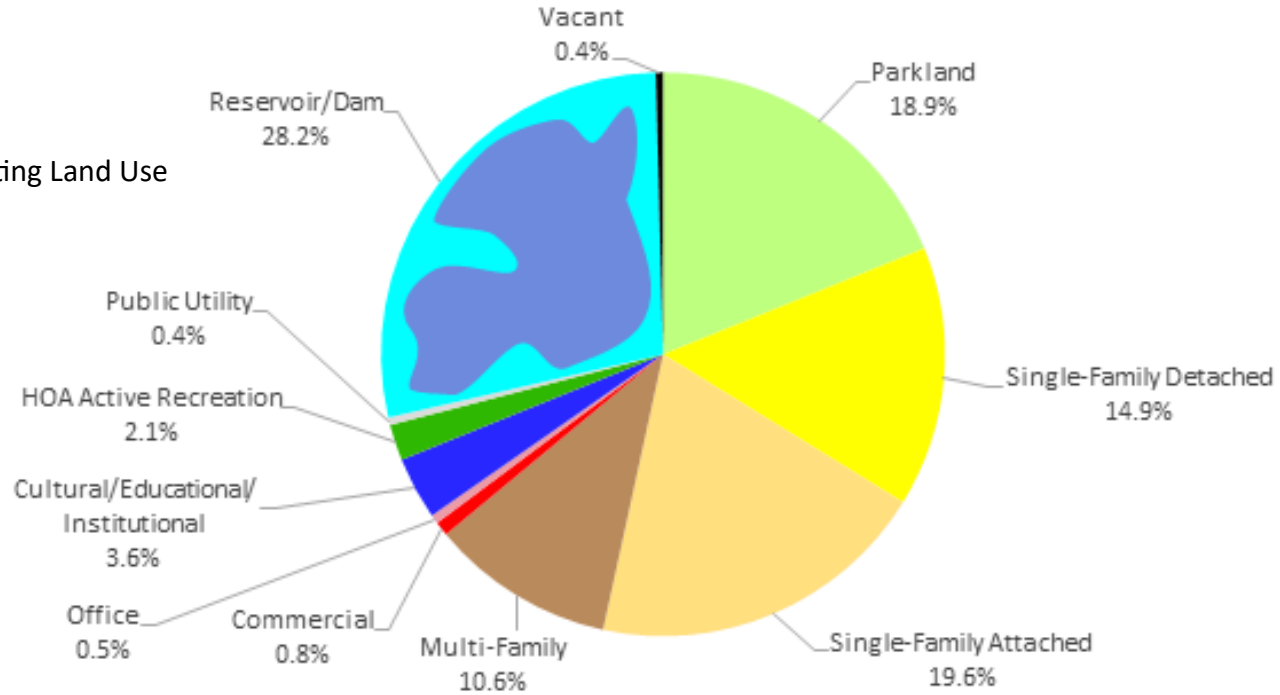
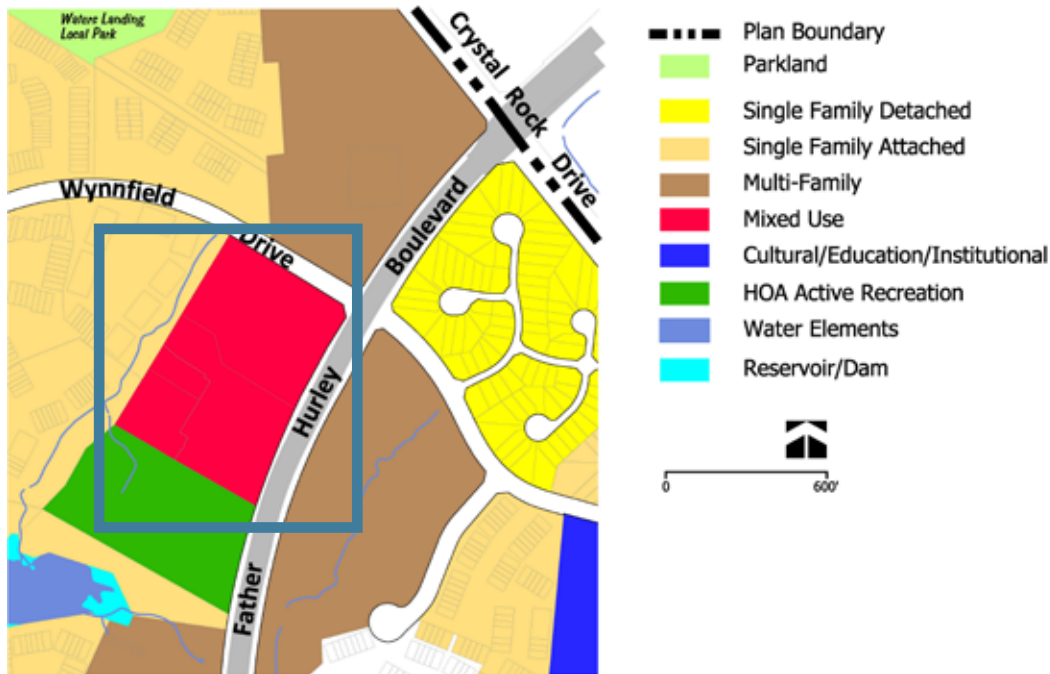


Figure 3: Existing Land Use



Recommended Land Use

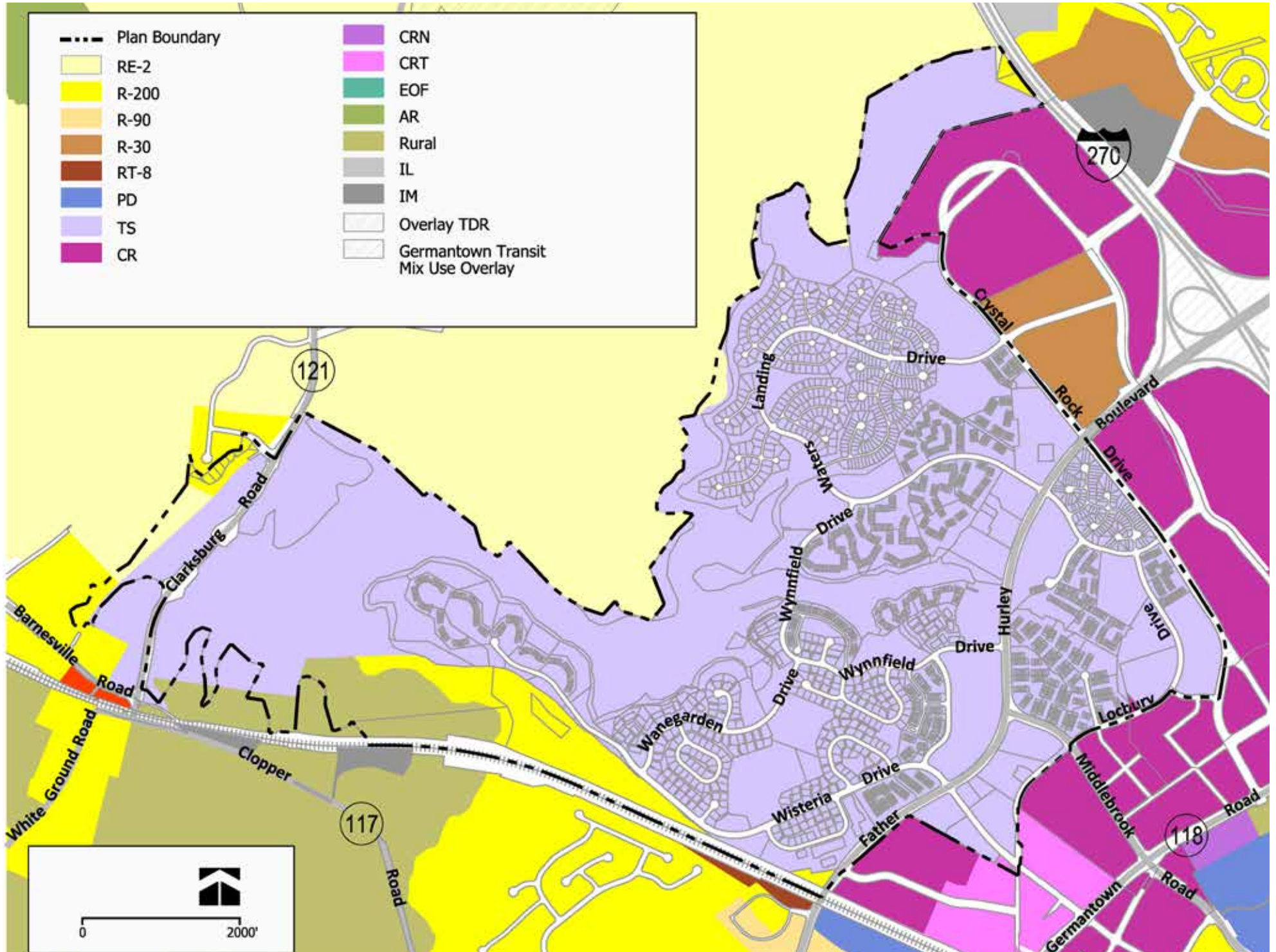


Recommended Land Uses

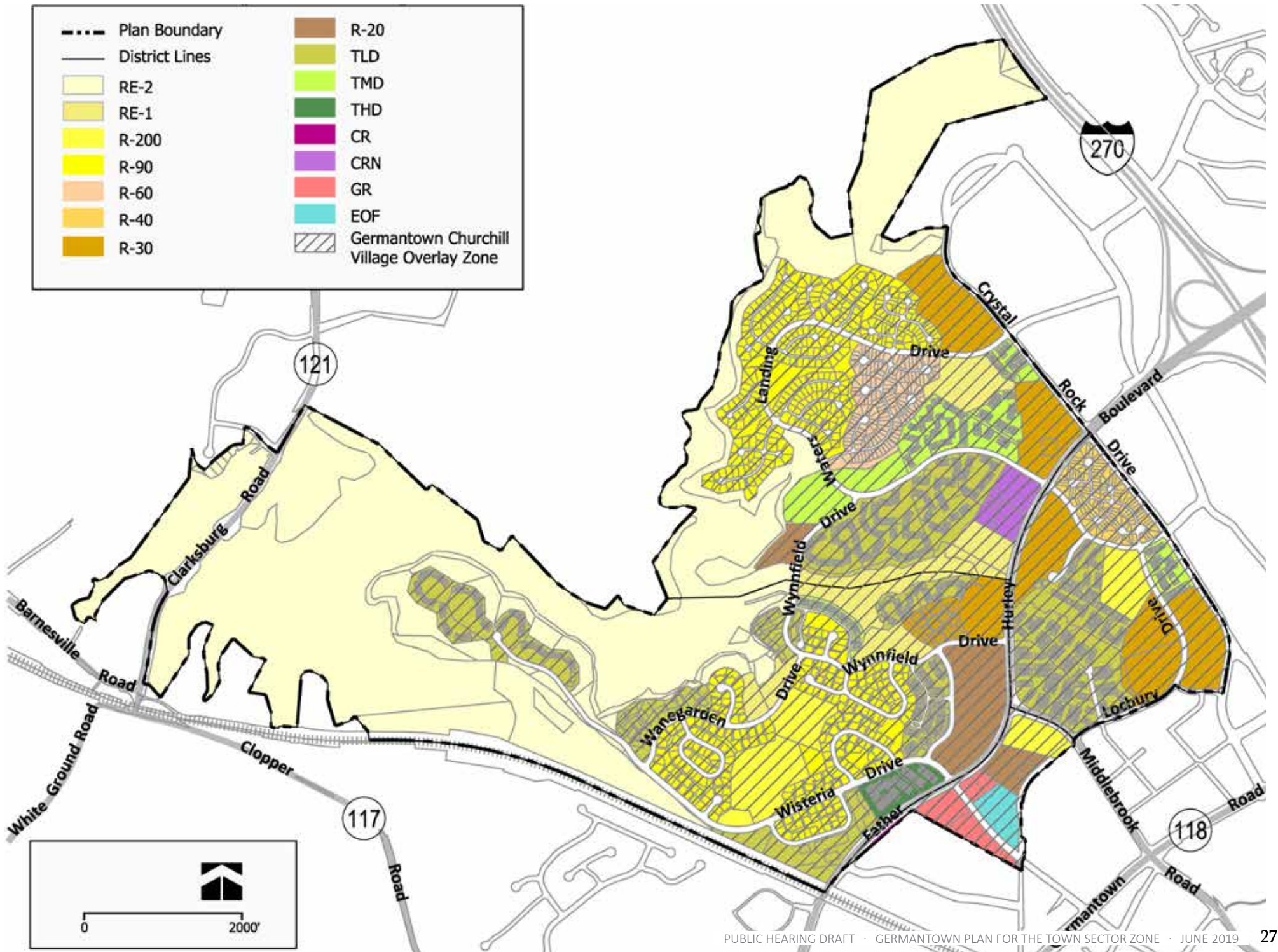
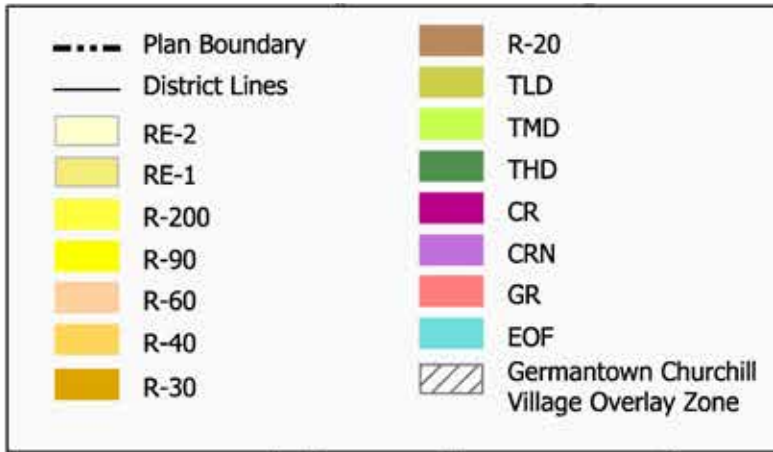
The recommended land use map is the same as the existing land use map (opposite page), with the exception of two sites at Father Hurley Boulevard and Waters Landing Drive.

The vacant 4.8-acre property at the corner and the 5.5-acre Churchill Senior Living Center site immediately to the south of the vacant parcel are both recommended for mixed-use development which could include a small amount of commercial development.

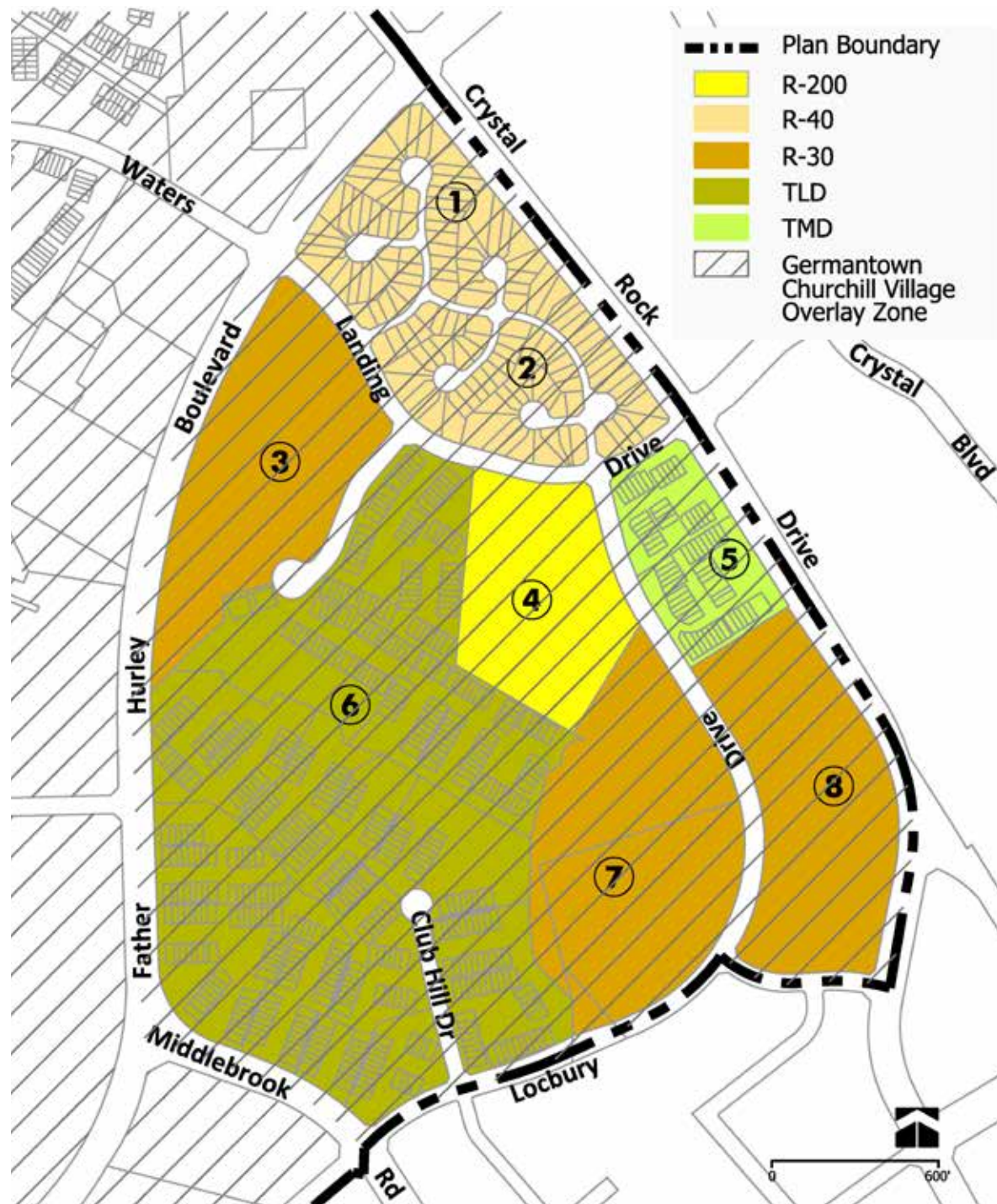
Existing Zoning



Recommended Zoning



Northeast District Recommended Zoning



Recommended Zoning: Northeast District

The Northeast District is located south of Father Hurley Boulevard and Crystal Rock Drive and north of Middlebrook Road. It contains single-family, townhouse, and multi-family dwelling units along with Waters Landing Elementary School. Waters Landing Association, Churchill East Village Community Association, Waterford Place Homeowners Association, and Esprit A Condominium are included in this district.

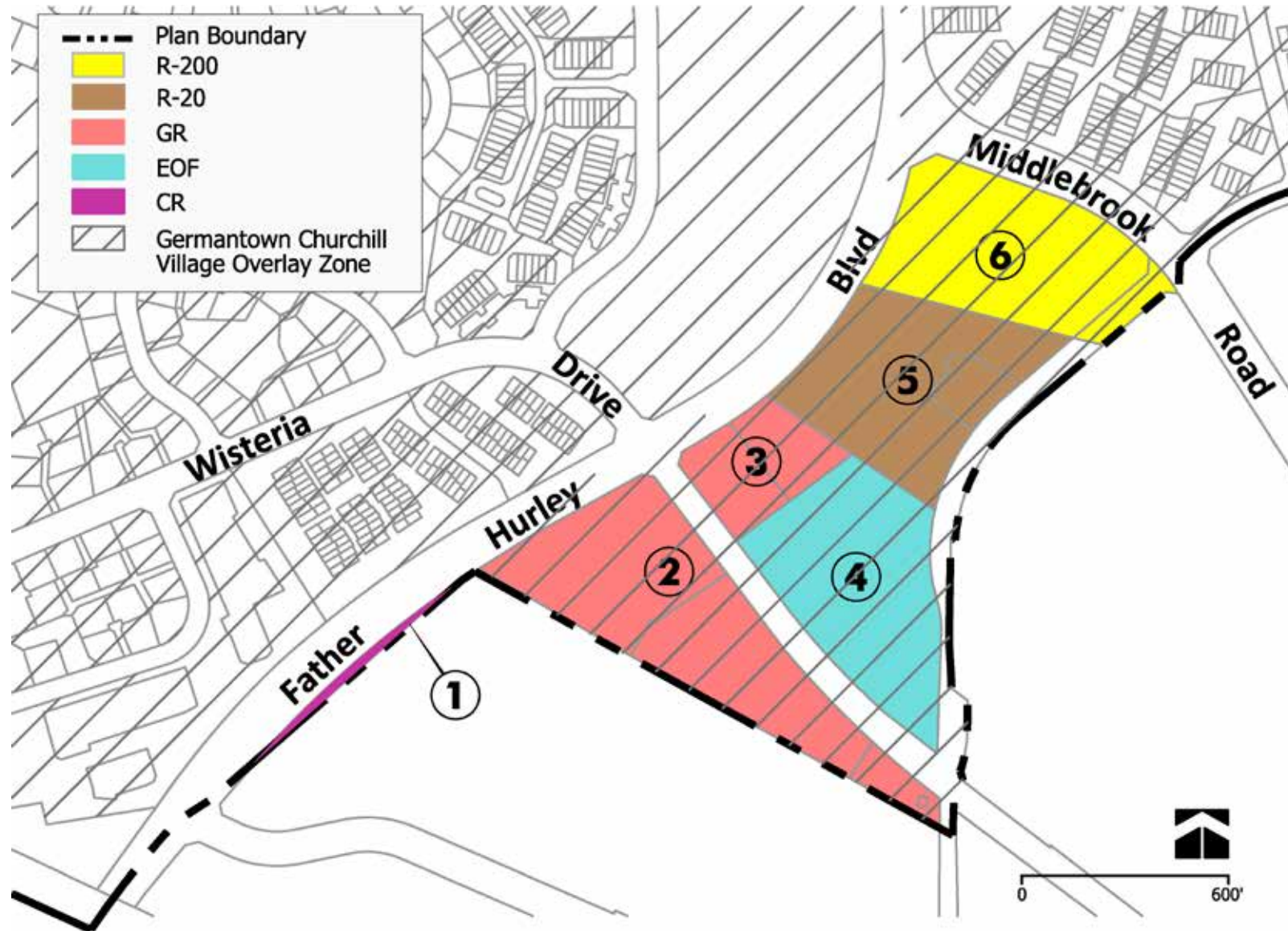


- R-40 is recommended for single-family houses and duplexes south of Crystal Rock Drive and Father Hurley Boulevard.
- R-30 is recommended for multi-family units, which includes the Acclaim at Germantown, Churchill View, Esprit, and Stonecreek Club Apartment Homes.
- TLD (Townhouse Low Density) is recommended for a large portion of the quadrant, which contains the Churchill East Village community of townhouses.
- TMD (Townhouse Medium Density) is recommended for Waterford Place between Crystal Rock Drive and Locbury Drive south of Waters Landing Drive.
- R-200 zone is recommended for Waters Landing Elementary school.

Northeast District

Map Key	Development Name	Existing				Recommended Zone
		Acres	Units	Unit Type	Density	
1	Alderleaf (North)	11.22	80	Single-family attached/duplex	7.13	R-40
2	Alderleaf (South)	6.68	52	Single-family attached/duplex	7.79	R-40
3	Esprit	13.90	216	Multi-family	15.54	R-30
4	Waters Landing Elementary School	9.93	1	Institutional	0.10	R-200
5	Waterford Place	6.51	70	Single-family attached	10.76	TMD
6	Churchill East Village	55.56	534	Single-family attached	9.61	TLD
7	Acclaim / Churchill View	17.41	283	Multi-family	16.25	R-30
8	Stonecreek Club Apartments	13.69	240	Multi-family	17.53	R-30

Southeast District Recommended Zoning



Recommended Zoning: Southeast District

The Southeast District is located along Father Hurley Boulevard and south of Middlebrook Road. It contains the only commercial area in the master plan. This district is not part of a homeowners association.

- The General Retail (GR) zone is recommended for the Churchill Business Center, self-storage facility, and auto repair uses. General Retail is also recommended for the veterinarian clinic and private school/daycare.
- The Employment-Office (EOF) zone is recommended for Churchill Executive Plaza, which allows the continuation of professional offices. This zone also would allow for a limited number of new residential units.
- R-20 is recommended for the Seneca Knolls condominium property on Father Hurley Boulevard.
- R-200 is recommended for the Mother Seton Catholic Church at the corner of Middlebrook Road and Father Hurley Boulevard.

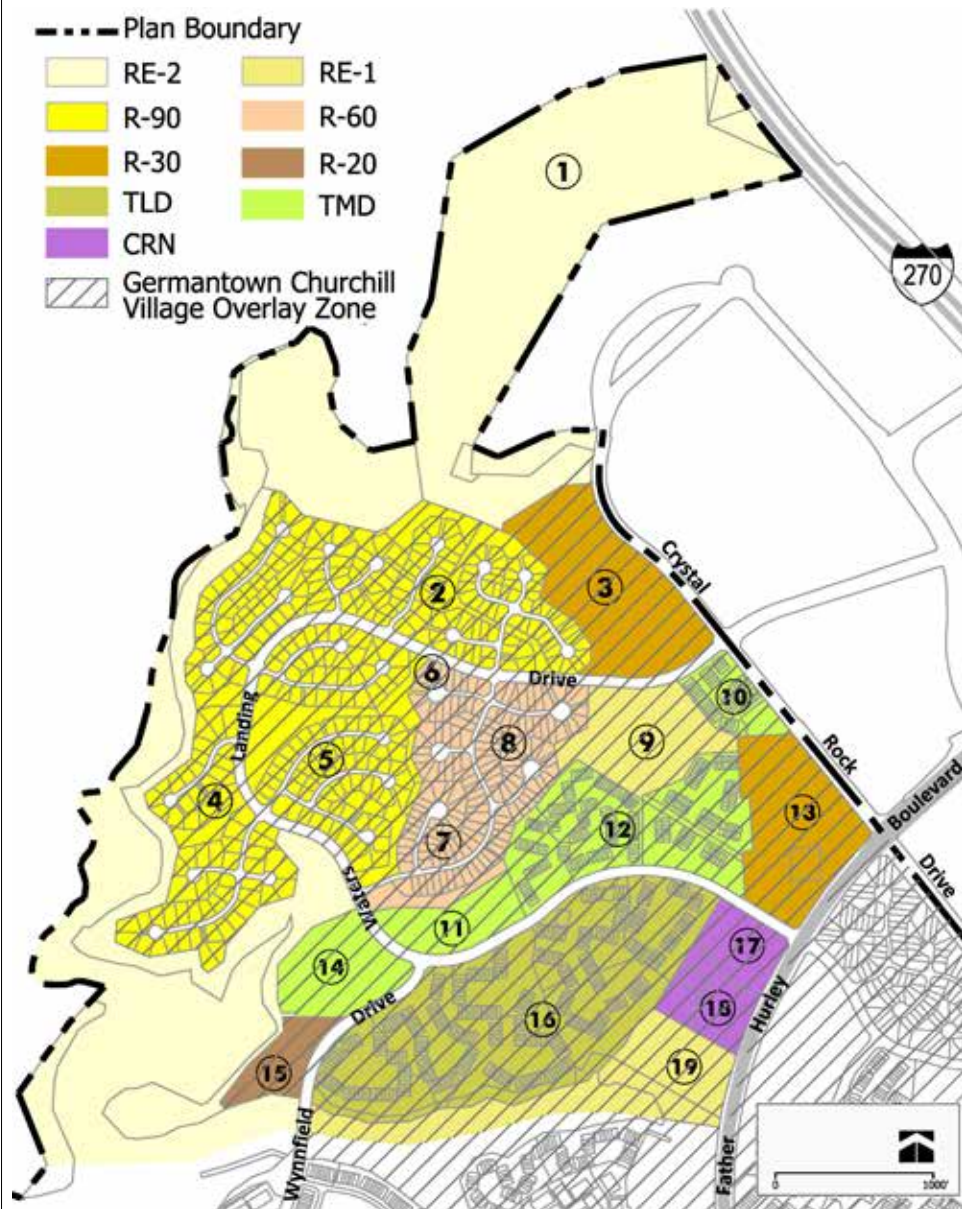


Southeast District

Map Key	Development Name	Existing					Recommended Zone
		Acres	Units	Square Footage (Commercial)	Unit Type	Density	
1	Father Hurley Boulevard Right-of-Way Strip (county-owned)	0.30	0	0	Vacant	0.00	CR-2.0 C-0.5 R-1.5 H-65
2	Churchill Business Center / Extra Space Storage	8.86	0	129,256	Commercial	0.33	GR-0.5 H-45
3	Vet Clinic and Daycare	2.47	1	16,165	Commercial	0.15	GR-0.5 H-35
4	Churchill Executive Park	6.50	0	82,509	Commercial	0.29	EOF-0.5 H-45
5	Seneca Knolls Condominium	6.46	138	0	Multi-family	21.35	R-20
6	Mother Seton Parish	6.68	1	0	Institutional	0.15	R-200

Northwest District Recommended Zoning

- Plan Boundary
- RE-2
- R-90
- R-30
- TLD
- CRN
- Germantown Churchill Village Overlay Zone
- RE-1
- R-60
- R-20
- TMD



Recommended Zoning: Northwest District

The Northwest District is bounded on the north by Crystal Rock Drive and Little Seneca Creek, with Little Seneca Lake towards the west and Lake Churchill to the south. It also includes portions of Black Hill Regional Park. The district contains single-family, townhouse, and multi-family dwelling units along with Waters Landing Local Park, and a WSSC pumping facility. Waters Landing Association HOA and Waverly Condominium Association are included in this district.

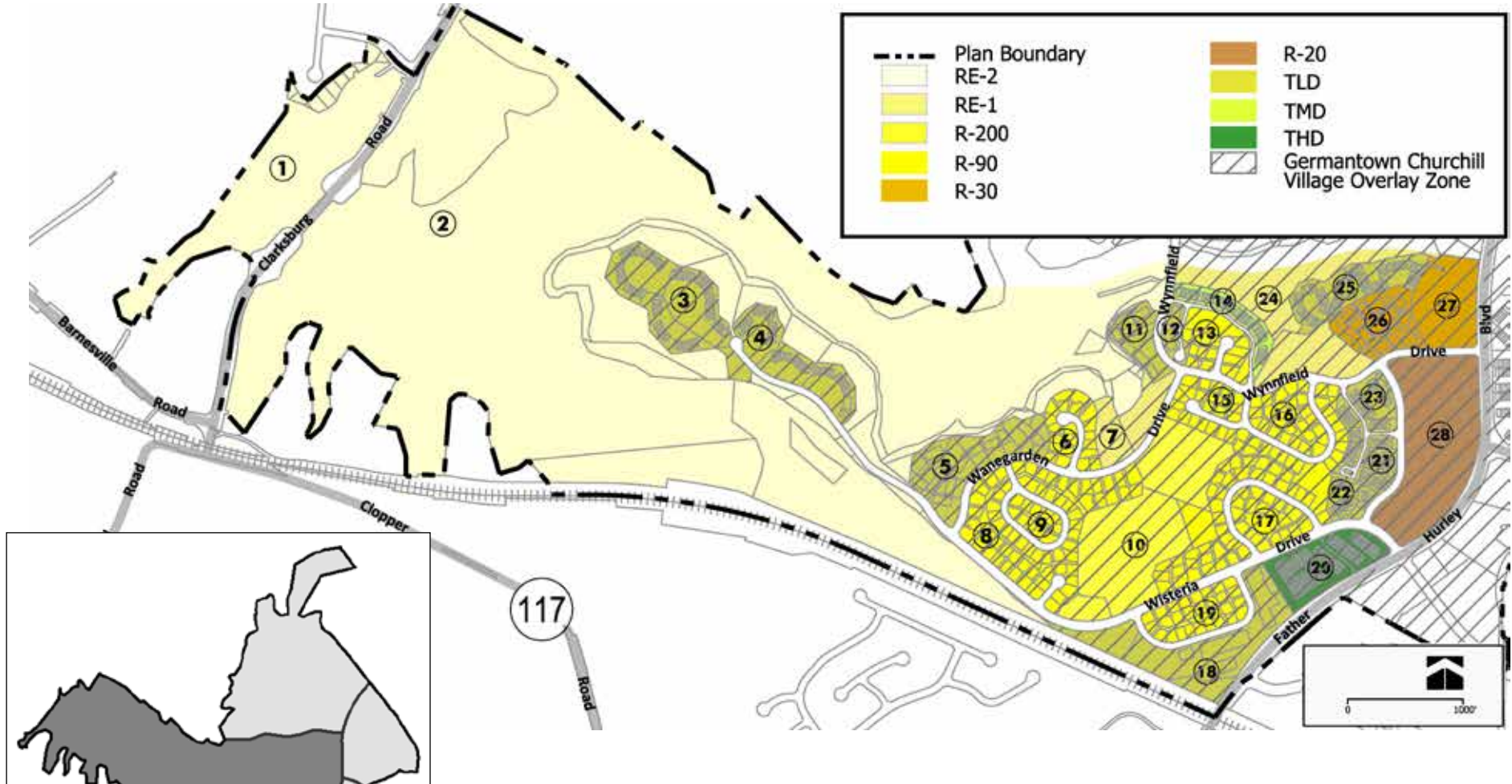
- R-60 and R-90 is recommended for single-family houses in this district.
- TLD (Townhouse Low Density) TMD (Townhouse Medium Density) is recommended for townhouses, and includes Diamond House Townhouses, Landing Glen, Waterbury Downs North, Waters Landing Townhouses South, and Waverly Condos.
- R-20 and R-30 is recommended for multi-family housing, which includes the Fairfield Gables, Waters House and South Shore Harbor properties.
- RE-2 is recommended for a large area of this district, which includes part of Little Seneca Lake with surrounding parkland.
- RE-1 is recommended for Waters Landing Local Park, Lake Churchill, and Churchill Village South open space.
- CRN (Commercial Residential Neighborhood) is recommended for the Churchill Senior Living apartments and vacant property at the corner of Father Hurley Boulevard and Waters Landing Drive.

Northwest District							
Map Key	Development Name	Existing					Recommended Zone
		Acres	Units	Square Footage (Commercial)	Unit Type	Density	
1	Little Seneca Lake / M-NCPPC Parkland ¹	543.99	1	0	Institutional	0.00	RE-2
2	Waters Landing Association A	32.29	137	0	Single-family detached	4.24	R-90
3	Fairfield Gables	19.16	300	0	Multi-family	15.66	R-30
4	Waters Landing Association B	24.62	85	0	Single-family detached	3.45	R-90
5	Waters Landing Association C	28.57	105	0	Single-family detached	3.68	R-90
6	Waters Landing Association D	1.51	10	0	Single-family detached	6.63	R-60
7	Waters Landing Association E	10.08	64	0	Single-family detached	6.35	R-60
8	Waters Landing Association F	13.58	71	0	Single-family detached	5.23	R-60
9	Waters Landing Local Park	11.72	0	0	Institutional	0.00	RE-1
10	Diamond Hill Townhouses / Montessori School	4.72	46	8,174	Single-family attached, Institutional	9.97	TMD
11	Waverly Condominiums	6.13	78	0	Single-family attached	12.72	TMD
12	Waterbury Downs North	22.46	261	0	Single-family attached	11.62	TMD
13	Waters House	15.41	248	0	Multi-family	16.09	R-30
14	Landing Glen	8.98	114	0	Single-family attached	12.69	TMD
15	South Shore Harbour	4.53	98	0	Multi-family	21.62	R-20
16	Waters Landing Townhouses (South)	49.80	362	0	Single-family attached	7.27	TLD
17	Vacant Parcel (P540)	4.84	0	0	Multi-family	0.00	CRN-1 .25 C-0.25 R-1.25 H-45
18	Churchill Senior Living ²	5.49	300	0	Multi-family	54.62	CRN-1 .25 C-0.25 R-1.25 H-45
19	Lake Churchill / Waters Landing Recreation / Churchill Village South Open Space ¹	34.78	1	0	Institutional	0.03	RE-1

¹ Development appears in multiple plan districts.

² 255 independent living units have been built; a further 45 assisted living units have been approved but not built.

Southwest District Recommended Zoning



Recommended Zoning: Southwest District

The Southeast District is north of the railroad and south of Lake Churchill and Little Seneca Lake, with a small part west of Clarksburg Road. The district contains multiple housing types along with Lake Seneca Elementary and Martin Luther King Jr. Middle Schools. Churchill Village South HOA, Waters Landing Assn., Willow Cove Townhouse Condo Assn., and the Villas at Willow Cove Condo Assn. are included in this quadrant.

- For single-family houses, R-90 is recommended
- R-20 and R-30 are recommended for multi-family developments
- Townhouse zoning is TLD (low density), TMD (medium density), and THD (high density).
- RE-2 is recommended for Little Seneca Lake and surrounding parkland; RE-1 is recommended for HOA open space.
- R-200 is recommended for both public schools.

Southwest District

Map Key	Development Name	Existing				Recommended Zone
		Acres	Units	Unit Type	Density	
1	Little Seneca Lake / M-NCPPC Parkland (West of MD 121)	34.57	0	Institutional	0.00	RE-2
2	Little Seneca Lake / M-NCPPC Parkland ¹	543.99	1	Institutional	0.00	RE-2
3	The Townes at Waters Edge (West)	13.99	88	Single-family attached	6.29	TLD
4	The Townes at Waters Edge (East)	9.42	62	Single-family attached	6.58	TLD
5	Willow Cove Townhouses (South)	11.20	88	Single-family attached	7.85	TLD
6	Churchill Village South A	5.34	21	Single-family detached	3.93	R-90
7	Churchill Village South Recreation Amenities/WSSC Facility	6.40	1	Institutional	0.16	RE-1
8	Churchill Village South B	19.69	67	Single-family detached	3.40	R-90
9	Churchill Village South C	2.76	11	Single-family detached	3.98	R-90
10	Lake Seneca ES/MLK Jr. MS	27.78	2	Institutional	0.07	R-200
11	Willow Cove Townhouses (North)	4.18	34	Single-family attached	8.14	TLD
12	Churchill Village South D	1.66	16	Single-family attached	9.64	TLD
13	Churchill Village South E	5.76	13	Single-family detached	2.26	R-90
14	Churchill Village South F	4.07	44	Single-family attached	10.82	TMD
15	Churchill Village South G	24.28	79	Single-family detached	3.25	R-90
16	Churchill Village South H	6.56	26	Single-family detached	3.97	R-90
17	Churchill Village South I ("Eye")	5.93	18	Single-family detached	3.03	R-90
18	Willow Cove Manor	15.49	98	Single-family attached	6.33	TLD
19	Churchill Village South J	6.99	27	Single-family detached	3.86	R-90
20	Waterbury Downs South	9.46	156	Single-family attached	16.49	THD
21	Churchill Village South K	0.06	0	Single-family attached	0.00	TLD
22	Churchill Village South L	8.07	76	Single-family attached	9.41	TLD
23	Churchill Village South M	3.65	28	Single-family attached	7.66	TLD
24	Lake Churchill / Waters Landing Recreation / Churchill Village South Open Space ¹	34.78	1	Institutional	0.03	RE-1
25	Churchill Village South N	8.39	80	Single-family attached	9.53	TLD
26	Villas at Willow Cove	7.79	96	Multi-family	12.32	R-30
27	Lakeview	9.24	150	Multi-family	16.24	R-30
28	Canterbury Apartments	23.07	544	Multi-family	23.58	R-20

¹Development appears in multiple plan districts.

C. Infill Development Recommendation

At the southwest quadrant of Father Hurley Boulevard and Waters Landing Drive is an unimproved parcel, the last such remaining property in Churchill Village. The 4.8-acre wooded lot is adjacent to the Churchill Senior Living Center apartments and near other townhouses and garden apartments. Previous planning visions for this area recommended a village center concept, intended to provide commercial facilities and services for the surrounding neighborhoods, as evidenced by the 1968 Churchill Village development plan and the 1974 Master Plan for Germantown. Specifically, a supermarket-based retail center was envisioned for the property.

However, the 1989 Germantown Master Plan recognized the low probability of achieving a retail center at this location given the parcel's proximity to other retail centers and the Germantown Town Center. As a result, an institutional/government land use category³ was approved for the property, concluding that a religious facility or senior housing was an appropriate use. The Churchill Senior Center apartments, constructed in two phases⁴ in 2001 and 2016, were built on part of this land. Today, 4.8 acres of this area remain undeveloped.

The 2017 Montgomery County Retail Strategy Report analyzed existing and potential retail commerce in Montgomery County. The report indicates an unmet demand for the Neighborhood Goods and Services (NG&S) retail category county-wide, as well as in the Germantown

area. The category includes establishments that serve local residents and workers, such as specialty food stores, hair salons, dry cleaners and similar uses in the Germantown-Clarksburg trade area, there remains an unmet need for NG&S through 2025. Therefore, this master plan recommends residential uses mixed with small-scale commercial uses that could serve the residents in neighborhoods surrounding this vacant land. **Figure 4** illustrates a possible mixed-use development with multi-family dwelling units, with small-scaled commercial uses and open space.

The 5.5-acre site immediately to the south of the vacant parcel contains the Churchill Senior Living Center. This property has been approved for 255 independent living units for seniors and 45 assisted living units. The independent living units have been built but the assisted living units have not. Given the rising demand for additional housing for seniors and the unmet need for neighborhood-serving retail uses discussed above, this plan also recommends a modest density increase for the site with a small commercial component.

This master plan recommends the Commercial/Residential Neighborhood (CRN) zone (CRN-1.25 C-0.25 R-1.25 H-45) for these two sites. The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed use centers and transitional edges in which retail tenant ground floor footprints are limited to preserve community scale.

³ Germantown Master Plan (1989) Land Use Map

⁴ A third phase, to construct an assisted living facility with 45 units, has been approved but has not been built.



Figure 4 – Illustrative plan of possible mixed-use development at Father Hurley Boulevard and Waters Landing Drive, with ground-floor commercial uses, residential units above and open space in the center of the development.

D. Connectivity

Churchill Village is served by north-south and east-west highways and arterial roads. Father Hurley Boulevard provides direct access to Interstate 270. Ride-on bus serves the community with three bus routes (83, 94, 98) with connecting service to the Germantown

Transit Center. A robust and connected bikeway system is planned through Montgomery County's 2018 Bicycle Master Plan. Churchill Village also has one of the most extensive, interconnected trail systems in the county.

This plan does not recommend any changes to the transportation network.

Roadway Classification										
Name	Designation	From Location	To Location	Classification	Existing Through Lanes	Planned Through Lanes	ROW (Feet)	Target Speed	Bicycle Facility Type	Bikeway Type
Clarksburg Rd	A-27	Barnesville Rd	Approx. 700' north of Ridge Oak Dr	Arterial	2	2	80	N/A	Separated Bikeway and Bikeable Shoulders	Sidepath (East Side) and Bikeable Shoulders
Crystal Rock Dr	B-11	WSSC Access Drive (Or Crystal Rock Trail)	Kinster Dr	Business	2	4	100	35	Separated Bikeway	Sidepath (Both Sides)
Crystal Rock Dr	A-22	Kinster Dr	Father Hurley Blvd	Arterial	2	4D	120	35	Separated Bikeway	Sidepath (Both Sides)
		Father Hurley Blvd	Aircraft Dr		4D				Separated Bikeway	Sidepath (West Side) and Separated Bike Lanes (Two-Way, East Side)
Crystal Rock Dr	B-24	Aircraft Dr	Rexmore Dr	Business	4D	4D	120	25	Separated Bikeway	Sidepath (West Side) and Separated Bike Lanes (Two-Way, East Side)
Father Hurley Blvd	CM-27	Crystal Rock Dr	CSX Tracks	Controlled Major Highway	4D	4D	120	40	Separated Bikeway	Sidepath (Both Sides)
Locbury Dr	B-5	Middlebrook Rd	Wisteria Dr	Business (Planned)	N/A	2	80	25	Separated Bikeway	Separated Bike Lanes (One-Way, Both Sides)
Locbury Dr	P-2	Waters Landing Dr	Middlebrook Rd	Primary Residential	2	2	70	25	Separated Bikeway	Sidepath (Side TBD)
Middlebrook Rd	B-20	Father Hurley Blvd	Locbury Dr	Business	4D	4D	120	25	Separated Bikeway	Sidepath (Both Sides)
Rexmore Dr	P-12	Locbury Dr	Crystal Rock Dr	Primary Residential	2	2	80	25		

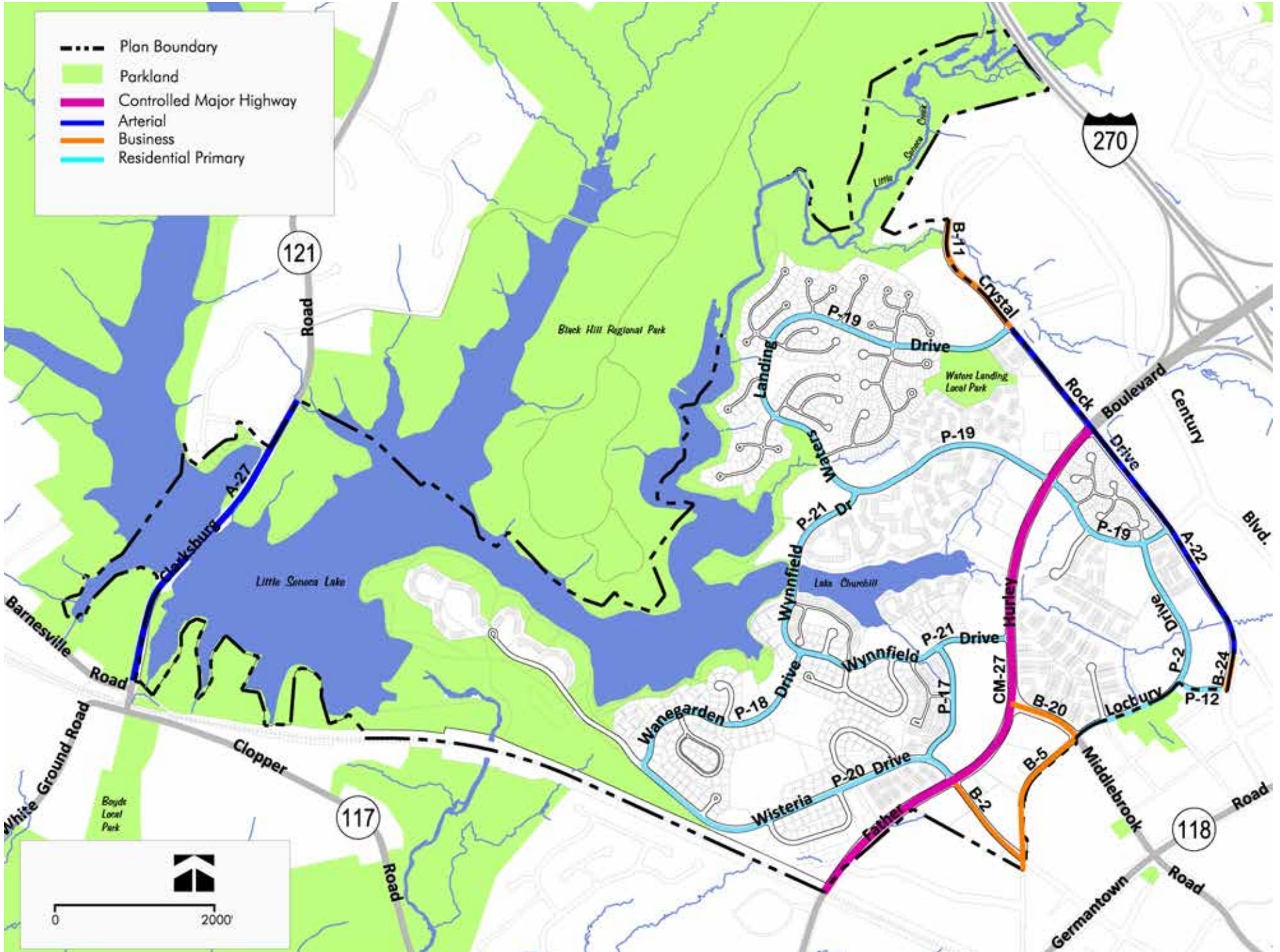
4D = Divided Roadway

Roadway Classification										
Name	Designation	From Location	To Location	Classification	Existing Through Lanes	Planned Through Lanes	ROW (Feet)	Target Speed	Bicycle Facility Type	Bikeway Type
Waldorf Dr	P-17	Wynnfield Dr	Wisteria Dr	Primary Residential	2	2	70	N/A		
Wanegarden Dr	P-18	Wynnfield Dr	Wisteria Dr	Primary Residential	2	2	70	N/A	Separated Bikeway	Sidepath (Side TBD)
Waters Rd	B-5	Approx. 90' south of Wisteria Dr	Wisteria Dr	Business	2	2	80	25		
Waters Landing Dr	P-19	Crystal Rock Dr	Crystal Rock Dr	Primary Residential	2	2	70	N/A	Separated Bikeway	Sidepath (Inner Side)
Wisteria Dr	P-20	Wanegarden Dr	Father Hurley Blvd	Primary Residential	2	2	70	N/A	Striped Bikeway	Buffered Bike Lanes
Wisteria Dr	B-2	Father Hurley Blvd	Waters Rd	Business	4	4D	112	25	Separated Bikeway	Sidepath (West Side) and Separated Bike Lanes (Two-Way, East Side)
Wynnfield Dr	P-21	Father Hurley Blvd	Waters Landing Dr	Primary Residential	2	2	70	N/A	[From Father Hurley Blvd to Wanegarden:] Separated Bikeway [From Shore Harbour Dr to Laurel Hill Way:] Trail	[From Father Hurley Blvd to Wanegarden:] Sidepath (Side TBD) [From Shore Harbour Dr to Laurel Hill Way:] Off-Street Trail

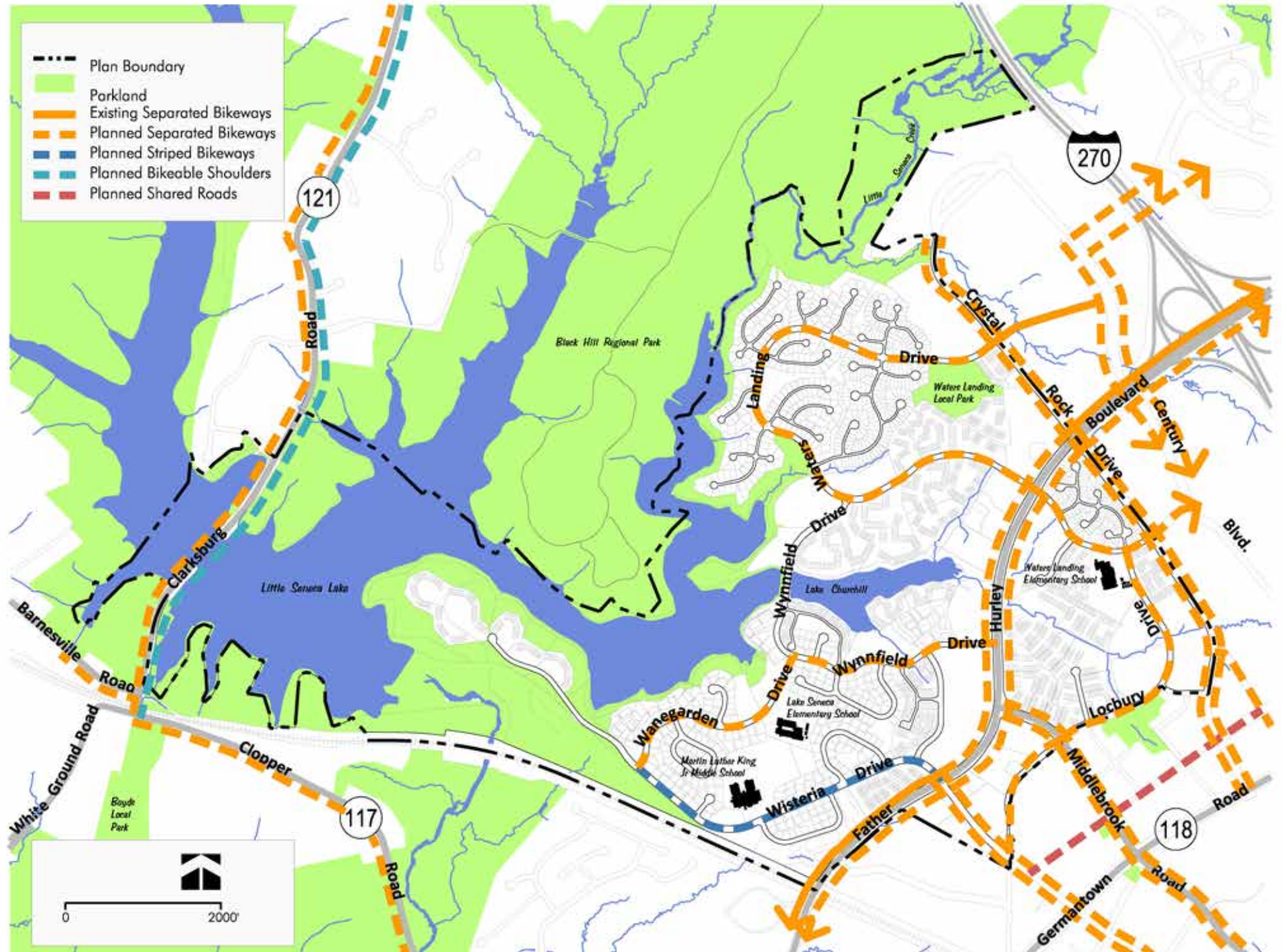
E. Carbon Emissions Analysis

The recommendations of the Germantown Plan for the Town Sector Zone have been subject to a carbon emissions analysis, in conformance with Montgomery County Code Section 33A-14. This study examined the three main components of greenhouse gas emissions: embodied emissions, building energy emissions and transportation emissions. The Appendix contains this analysis.

Street Network



Bicycle Plan





Chapter IV:

Implementation

A. Sectional Map Amendment

A sectional map amendment (SMA) is a comprehensive rezoning process that classifies properties within the planning area to correspond with the zoning recommendations contained in the master plan. Following approval by the Montgomery County Council, the master plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption of the SMA.

The SMA applies the master plan's recommended zoning to the official zoning map of Montgomery County. Once adopted by the Commission, the master plan amends the master or sector plans and any functional plans cited in the Commission's adoption resolution.

B. Germantown Churchill Village Overlay Zone

In order to preserve Churchill Village's positive qualities, overall residential character, recreation areas and open space, a new Germantown Churchill Village Overlay Zone is recommended. The overlay zone will:

- Address variations in development standards that result from rezoning of the Town Sector Zone to new zone categories.

- Allow existing uses permitted by-right to continue and be grandfathered into the county's zoning code.
- Preserve public recreation areas and open space, and quasi-public spaces owned and maintained by homeowner associations.

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GERMANTOWN PLAN

FOR THE TOWN SECTOR ZONE

PUBLIC HEARING DRAFT

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