Prior Planning Board Worksessions

June 23, 2020
- Metro Neighborhoods: Metro West, Metro South, Old Derwood and Metro North-WMATA

July 9, 2020
- Historic Designation: Derwood Store and Post Office
Land Use and Zoning-Part 2
- Shady Grove Station, Westside and Jeremiah Park
- The Grove
- Shady Grove Road Corridor
- Other Key Properties
Shady Grove Station, Westside and Jeremiah Park

Background

**Overall Area:** 90 acres along Crabbs Branch Way

**Uses:** Current and Former County Facilities, including Montgomery County Department of Transportation; Liquor Warehouse; MCPS Bus Depot and Food Services, and Parks Department Maintenance and Training Center (Eastside of Crabbs Branch Way)

**Redevelopment:** In 2008, the County Executive established the *Smart Growth Initiative* as a major step toward relocating CSP uses and redeveloping the property. EYA was selected as the master developer and the purchaser for the westside of the development.

**Development Approvals**

- Preliminary Plan for all 90 acres and Site Plans for the westside.
Shady Grove Station, Westside and Jeremiah Park

Preliminary Plan

- The Planning Board in September 2012 approved a Preliminary Plan of Subdivision (No. 120120080) for the 90-acre property.
- Permits up to 2,210 residential units, including 15% MPDUs and 10% workforce housing.
- Non-Residential: 173,250 sq.ft.
- Public Facilities: Library, elementary school site and public park
Shady Grove Station, Westside and Jeremiah Park

Shady Grove Station, Westside

- The existing Site Plan, approved in January 2014, allows up to 1,521 residential dwelling units and up to 41,828 square feet of commercial development and space for a public library.

Draft Plan Recommendation

- Retain existing zone: CRT 1.0 C0.25 R0.75 H-90/TDR 0.89
Shady Grove Station, Westside and Jeremiah Park

MCPS Bus Relocation Background

- In 2014, the County’s Department of General Services (DGS) issued a Request for Development Proposals for Jeremiah Park. NVR and LCOR were selected as potential developers for this property.

- The County Council has delayed approving the Declaration of No Further Need (DNFN) for the Jeremiah Park property and has required interim and long-term solutions for the relocation of the MCPS bus depot.

- A variety of alternative bus depot sites have been considered, but no interim or long-term sites have been identified by DGS.
Shady Grove Station, Westside and Jeremiah Park

Draft Plan Recommendation

- Implement the approved Shady Grove Station, Jeremiah Park Preliminary Plan that would permit a future park school site along with new residential development, including affordable housing, public streets, and public facilities.
  - Most of the public testimony supported the complete relocation of the MCPS bus depot.
Shady Grove Station, Westside and Jeremiah Park

Draft Plan Recommendations

- If the adjacent MCPS bus depot is retained in the long-term, this Sector Plan recommends implementing a portion of the approved preliminary plan for this site.

- This Sector Plan recommends a minimum one-acre Neighborhood Green for this portion of Jeremiah Park, along with noise mitigation from the Metro Access Road.

- Rezone the property to the CRT 0.75 C0.25 R0.5 H-60/TDR 0.6 Zone.

Updated Zoning Recommendation

- CRT 0.75 C0.25 R0.5 H-80/TDR 0.6
  - Permit mid-rise development, including structured parking
The Grove

Shady Grove Frontage

Giant Foods

Surface Parking Area

Existing Zones

Employment Office (EOF 0.75, H-100F T)

Commercial Residential Town (CRT 1.0, C-0.5, R-0.5, H-65 T/TDR 0.81)
The Grove

- New development could be incremental and prioritize rear and unoccupied portions of the property.
- New internal connections could be built to link existing with new

The Grove
CR: 1.5 FAR
±1,399,456 gsf
±746 DU’s

Retain Existing Forested Areas

Existing Commercial
- Mixing existing viable uses with new development will introduce improvements in the near term.
The Grove

Draft Plan Recommendations

- Rezone The Grove shopping center from CRT 1.0 C0.5 R0.5 H-65T/TDR 0.81 Zone to CR 1.5 C0.5 R1.0 H-80 Zone to promote mixed-use development and contribute to the Sector Plan’s public benefits, including 15 percent of affordable housing, sustainability, and open space.
- Retain some of the existing wooded area.
- Provide a minimum 0.75-acre neighborhood green and a network of short blocks.
- Rezone the County-owned parcel (N947) from the EOF 0.75 H-100 T Zone to the EOF 0.75 H-60 Zone to align this property’s zone with the David Bone Equipment Maintenance Transit Operations Center property.

Infill redevelopment concept
The Draft Plan recommends modifying the 2006 Sector Plan’s recommendations for this corridor by proposing residential and non-residential development, rather than only research and development and office uses.

**U.S. Postal Service**
- Confirm the IM-0.5 H-50 Zone for the U.S. Postal Service property.

**Vacant Property (MD 355 and Shady Grove Road)**
- Confirm the EOF 0.75 H-100 Zone for the vacant property at Shady Grove Road and MD 355.
- Continue to support the recommendation for a fire station at this property.
Shady Grove Corridor

Vacant property

Existing Zone

Draft Plan Recommended Zone

EOF
Employment Office

EOF 0.75, H-100'

CRT
Commercial Residential Town

CRT 0.75 C-0.25, R-0.75, H-80'
Shady Grove Corridor

Shady Grove Plaza

Existing Zones

Draft Plan Recommended Zones

Planning Board Worksession
Shady Grove Corridor – Development Context

Shady Grove Neighborhood Center (Proposed-City of Rockville)

Upper Rock District (City of Rockville)

Shady Grove Plaza

Frederick Road

Shady Grove Road

Upper Rock District
**Shady Grove Corridor**

- **Shady Grove Plaza**
  - CRT: 1.5 FAR
  - $\pm 1,162,060$ gsf
  - $\pm 610$ DU's
  - CR: 1.5 FAR
  - $\pm 377,999$ gsf
  - $\pm 201$ DU's

- **Shady Grove Corridor**
  - Potential for development compatible with newer development between along Shady Grove Road I270 and Frederick Road
  - Examples: Upper Rock District, Shady Grove Neighborhood Center (Unbuilt)

- **Frederick Road Properties**
  - Existing will remain near term.
  - Zoned for more intense development in the long term.

- **Public Open Space**

- **Improved internal streets**
Crabbs Branch Office Park

- **Land Area**: 100 acres
- **Existing Development**: 1.64 M sq.ft.
- **Existing Zone**: Industrial Medium 2.5 H-50
- **Prior Zone**: Properties built under the Light Industrial (I-1) Zone
  - Office buildings permitted up to 120 feet
- **Uses**: Broad range of offices, flex-office, warehouses and light industrial
Crabbs Branch Office Park

Draft Plan Recommendations

- Retain most properties to the IM 2.5 H-50 Zone.

1. Three office buildings, 15850 and 15800 Crabbs Branch Way and 15810 Indianola Drive, at the northwestern quadrant at Indianola Drive and Crabbs Branch Way, are proposed for the Employment Office (EOF) Zone since they are traditional office buildings.

2. Existing office buildings located at 7500 Standish Place, and 15400 Calhoun Drive exceed the 50-foot height in the IM Zone. These buildings are 51 feet and 64 feet in height, respectively.

3. The office building at 7361 Calhoun Place, exceed the existing 50-foot height limit and the American Society of Plant Biologists headquarters, located at the intersection of Crabbs Branch Way and Monona Drive, are more appropriate for the EOF Zone.
Zoning Ordinance-Planned Development (PD) Zone
Section 8.1.1. of the 2014 Zoning Ordinance indicates that zones in Article 59-8, including the PD Zone, “may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or confirmed or applied to any property under a Sectional Map Amendment adopted after October 30, 2014.”

Shady Grove PD Zoned Properties
- Park Overlook-Mallard Cove
- Derwood Station
- Townes of Shady Grove
Planned Developed Zoned Properties

Derwood Station

Existing Zone

Multifamily

Townhouses

Single Family Dwellings

Draft Plan Recommended Zones

Shady Grove Sector Plan Boundary

PD-2

Planned Development

R-90

Residential, Single-Family

TLD

Townhouse Low Density

CRN

Commercial Residential Neighborhood

CRN B-1, D-6.5, R-0.35, H-0.9

Planning Board Worksession
Planned Developed Zoned Properties

**Townes at Shady Grove**

- **Existing Zone**
- **Draft Plan Recommended Zone**

Legend:
- R-200: Residential, Single-Family
- R-60: Residential, Single-Family
- R-90: Residential, Transferable Development Rights
- PD-2: Planned Development
- PD-35: Planned Development
- I-M: Industrial Medium
- I-M: Industrial Medium
- CRN: Commercial Residential Neighborhood
- CRN 1.0, C-0.0, R-1.0, H-65: Residential, Single-Family
- CRN 0.5, C-0.0, R-0.5, H-65: Residential, Single-Family
- CRN 1.0, C-0.0, R-1.0, H-65: Residential, Single-Family
- TLD: Townhouse Low Density
Next Worksession

Mobility Issues: September 10