



Ashton Village Center

SECTOR PLAN

Montgomery Planning

Upcounty Planning

10/29/2020

Agenda item 08

Ashton Village Center Sector Plan

Worksession #1

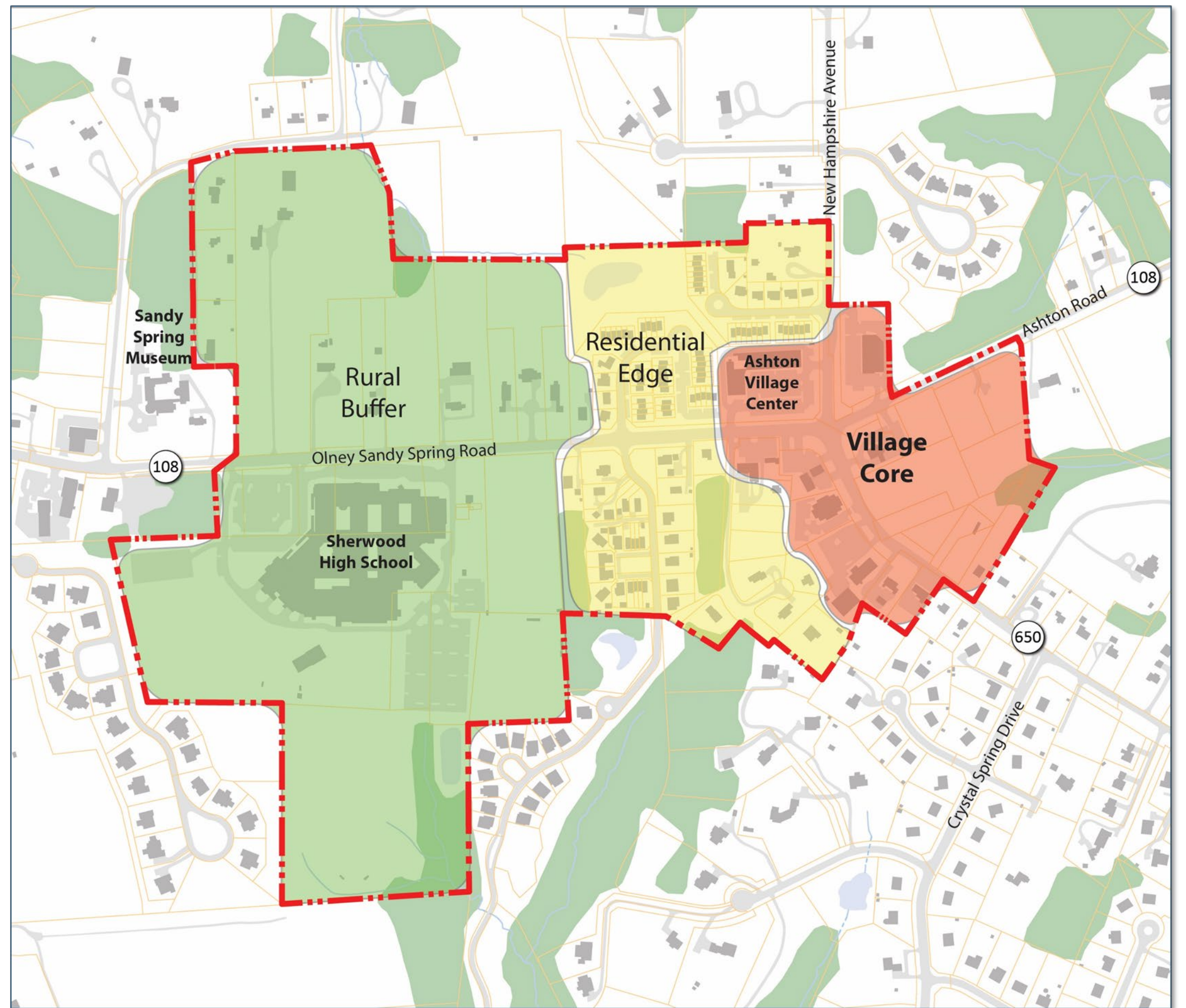


Summary

- Public Hearing: September 17, 2020
- Public Record Closed: September 24, 2020
- Feedback Received: We heard from ~50 people and organizations
- Worksession #1: Today
- Worksession #2: November 19, 2020

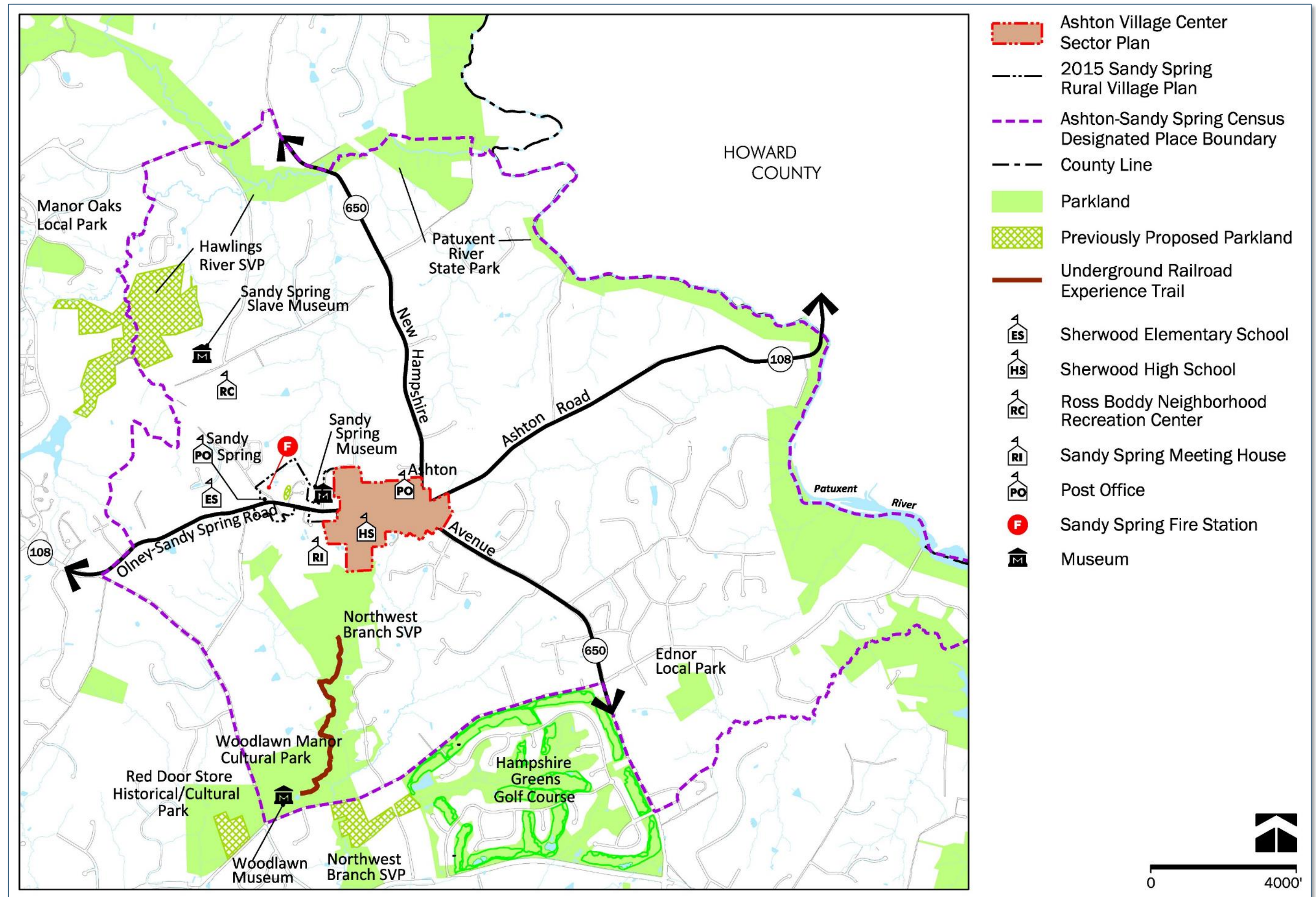
Topics

- Worksession #1
 - Community Facilities, Open Space and Trails
 - Environment
 - Historic Preservation
 - Land Use and Zoning
- Worksession #2 (November 19th)
 - Connectivity, Transportation and Circulation
 - Community Design and Design Guidelines
 - Implementation and Implementation Advisory Committee



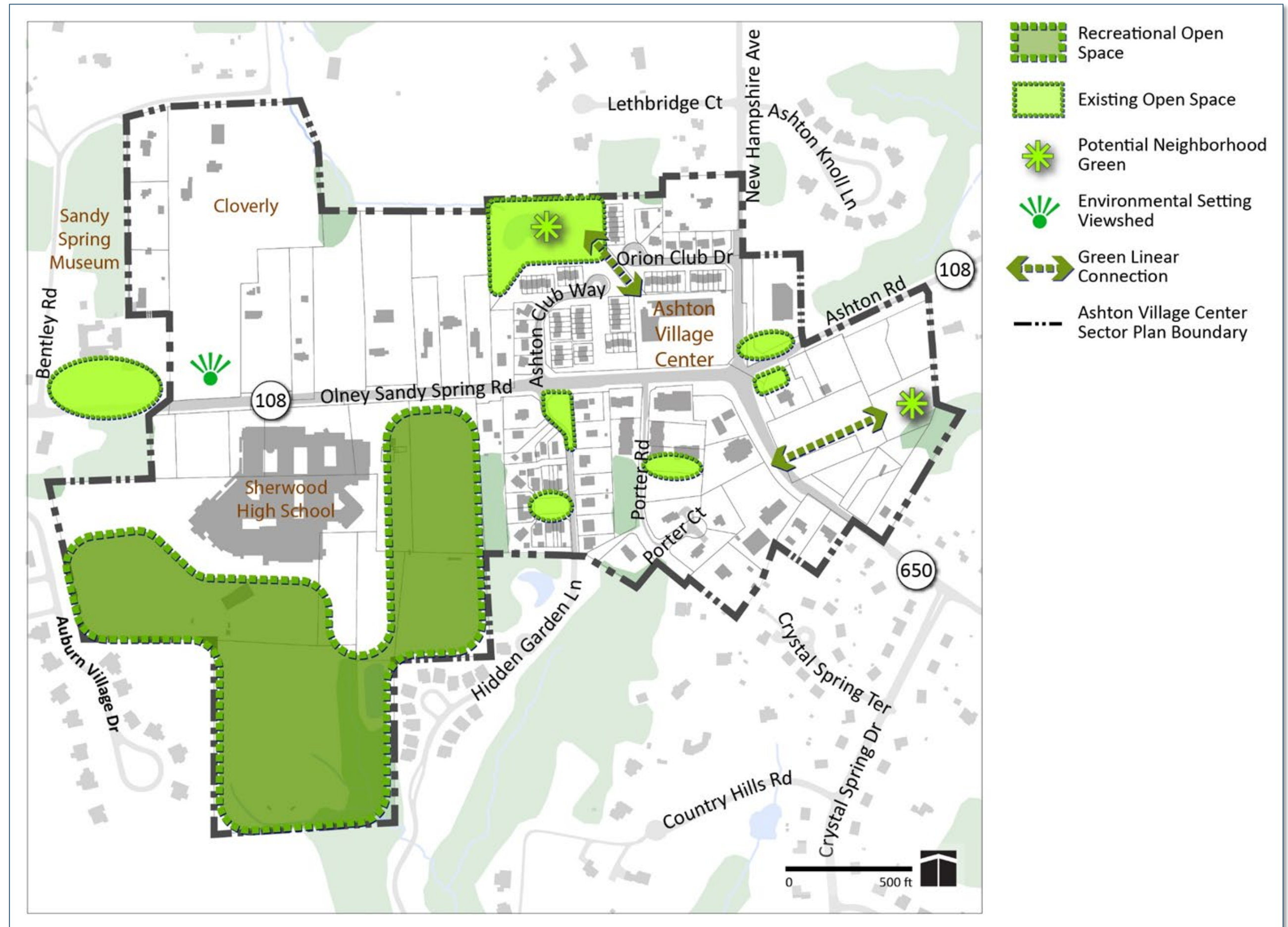
Community Facilities

- No new facilities proposed
- No parks within Plan area



Open Spaces

- Two potential neighborhood green/public gathering spaces identified
- Green linear connection between gathering space and village center



Ashton Village HOA Open Space

Comments:

- Concerns that the Plan's language was too aggressive regarding the use of the HOA open space for a public gathering space, with particular concern about the additional vehicular and foot traffic such a space would attract



Staff Recommendation:

- Incorporate some of the HOA's suggested modifications to clarify the intent of the Plan



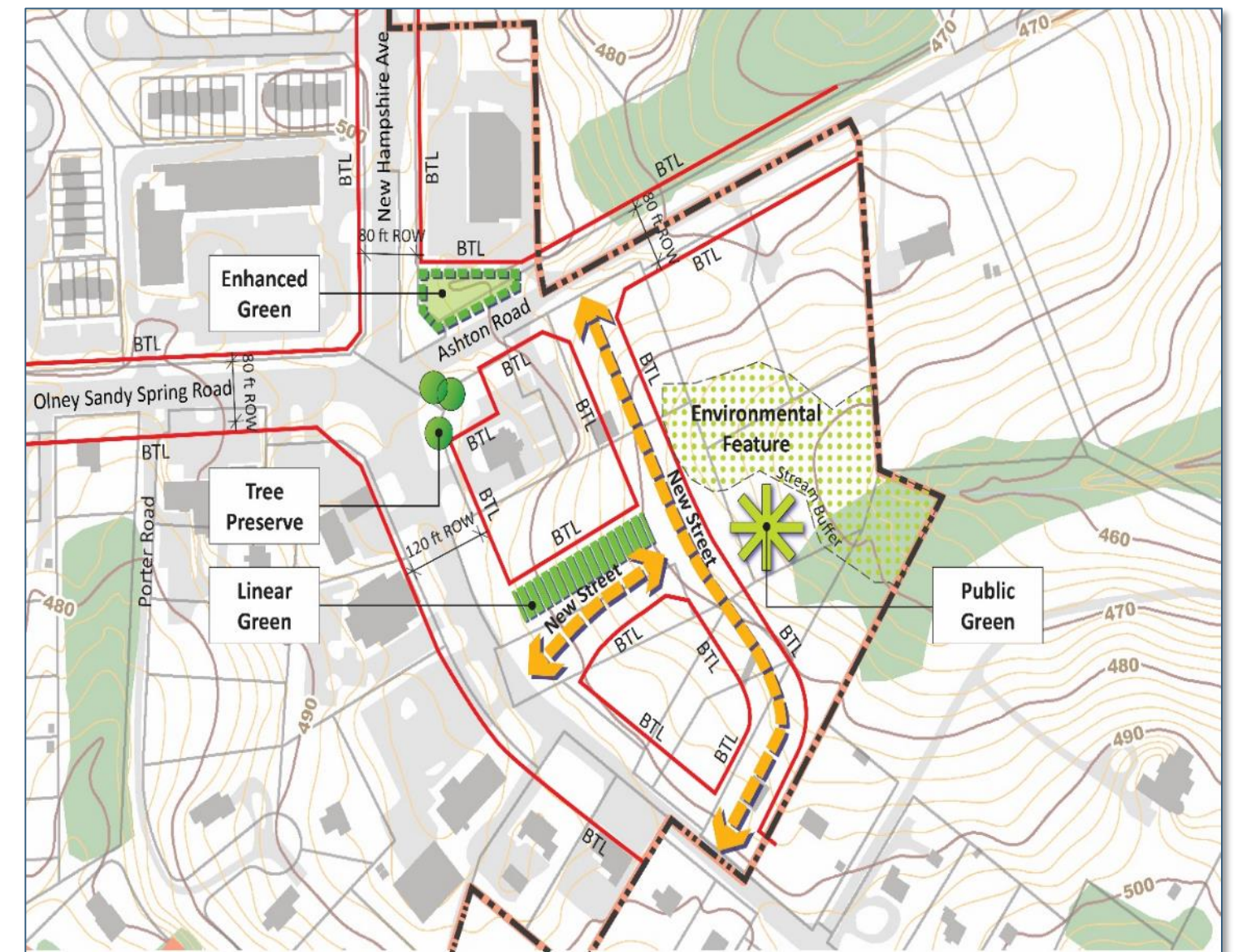
Southeast Quadrant Open Space

Comments:

- Widespread support of the open space concept for the southeast quadrant
- The property owner requests the ability to provide private open spaces as well as the recommended public open space, and to be allowed to fence the private areas

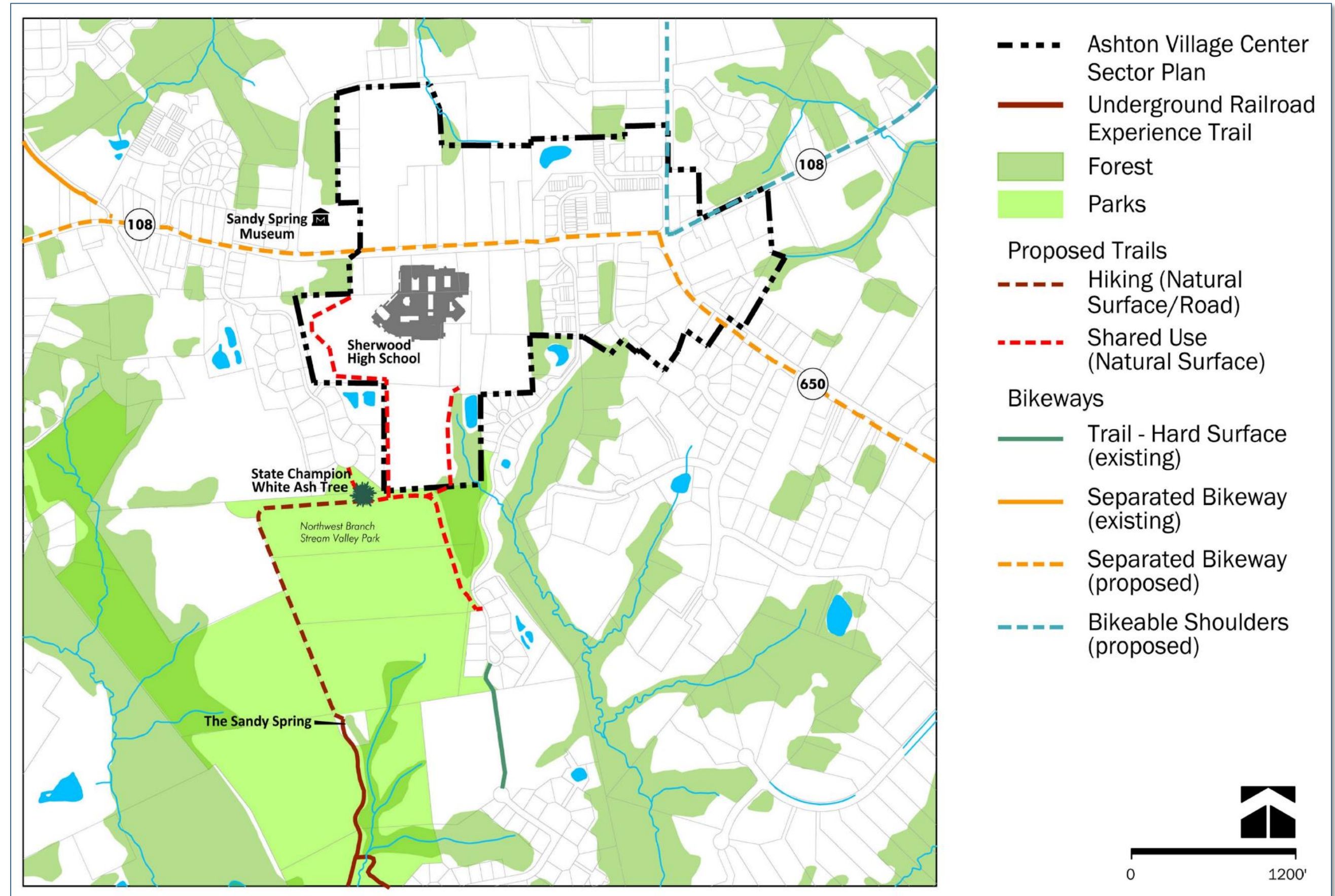
Staff Recommendation:

- Revise the Plan text to differentiate between required public open space and requested private open spaces, including allowing fences around the private spaces and to modify the legend of the Recommended Open Spaces map to indicate the linear greens are “potential”



Trails

- Trail connection through high school property
- Support for trails outside Plan area



Trails

Comments:

- Acknowledge equestrian trails and ensure that multi-use trails in the area are equestrian-friendly

Staff Recommendation:

- Revise the Plan language to support equestrian use when describing the surrounding multi-use trail network and the necessary remaining connections



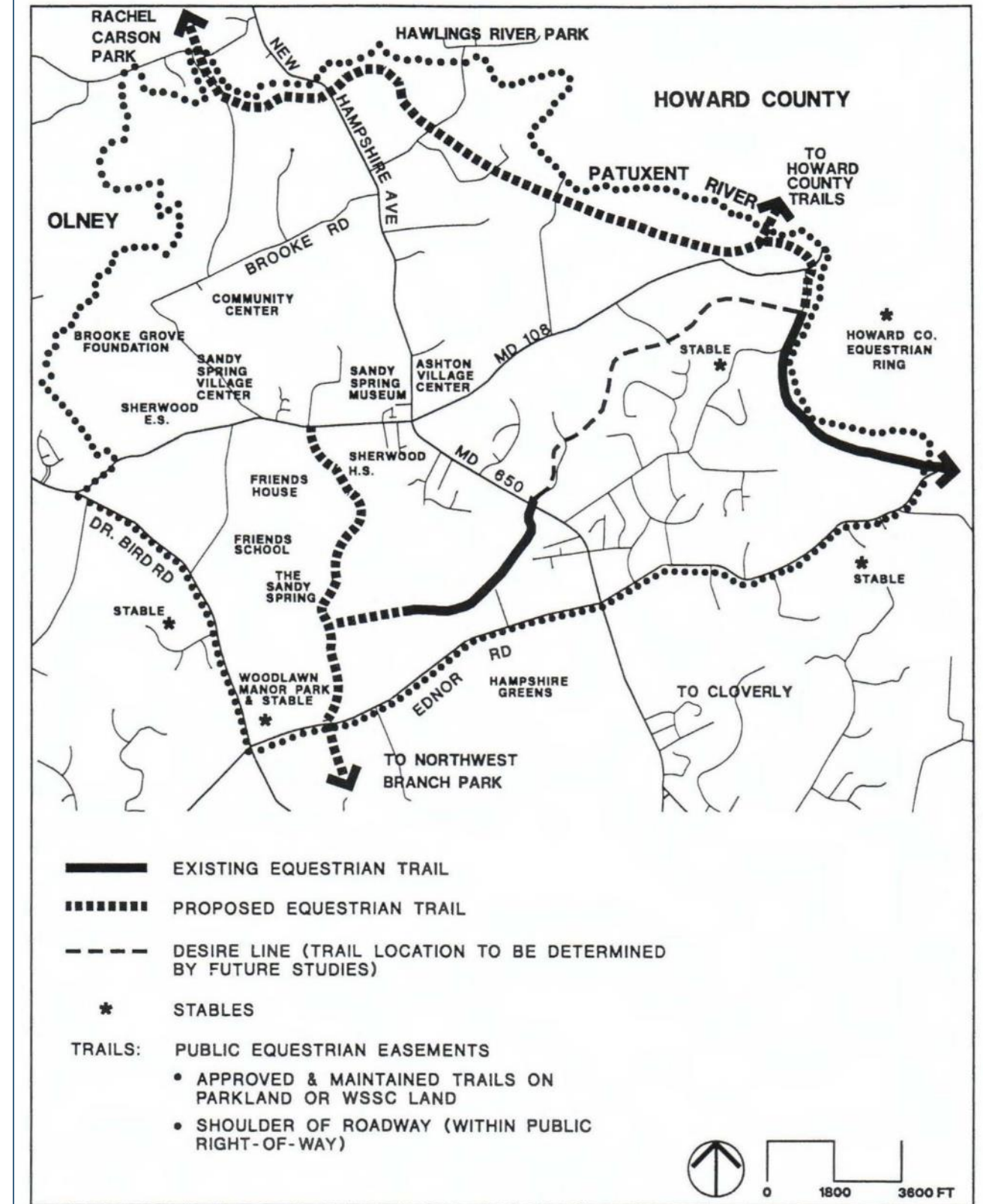
Horses across from Sherwood High School



Horse crossing sign across from Sherwood High School

EQUESTRIAN TRAIL SYSTEM

FIGURE 28



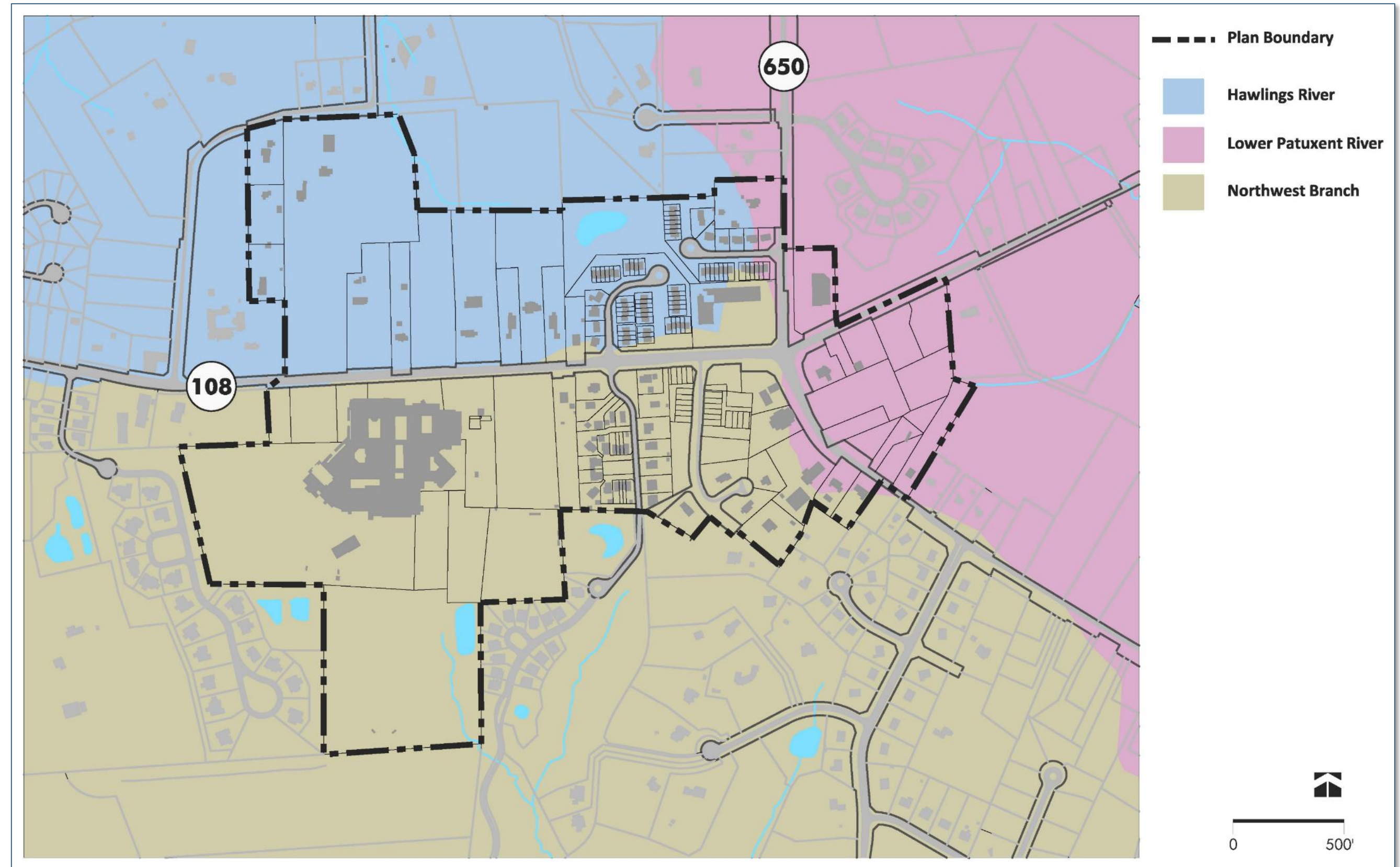
APPROVED AND ADOPTED

- 74 -

SANDY SPRING/ASHTON MASTER PLAN

Environment

- Three watersheds
- Patuxent Primary Management Area (blue and pink areas on map)
- Shade
- Greenhouse gases



Environment

Comments:

- Concerns that dense residential development in a rural area contradicts the county's policy to reduce greenhouse gas emissions
- The owner of the properties in the southeast quadrant requested revisions regarding the recommendation to maintain or plant shade trees

Staff Recommendation:

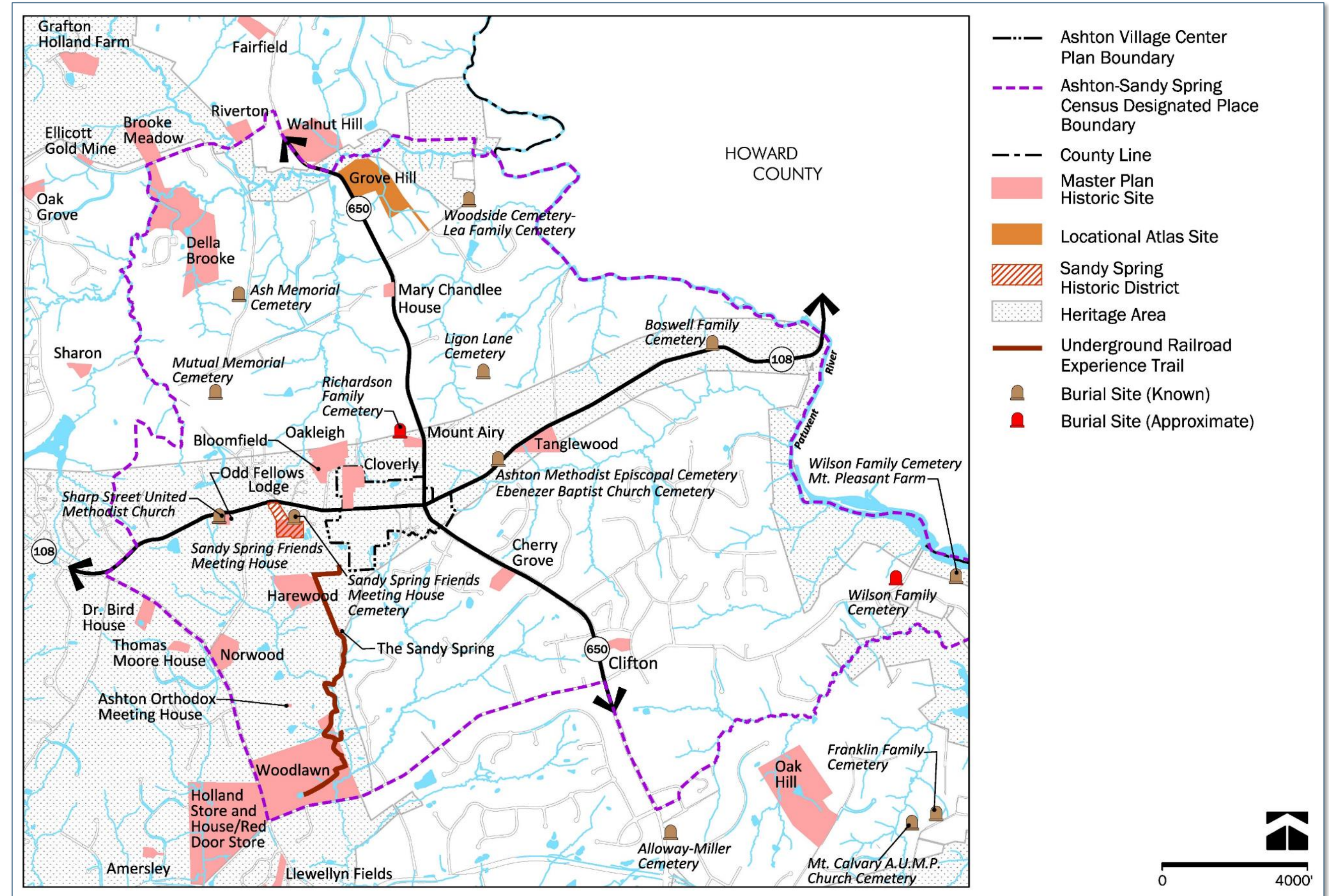
- Do not change Plan text. The Sector Plan doesn't designate strategic locations for the recommended trees; this will be addressed at development review



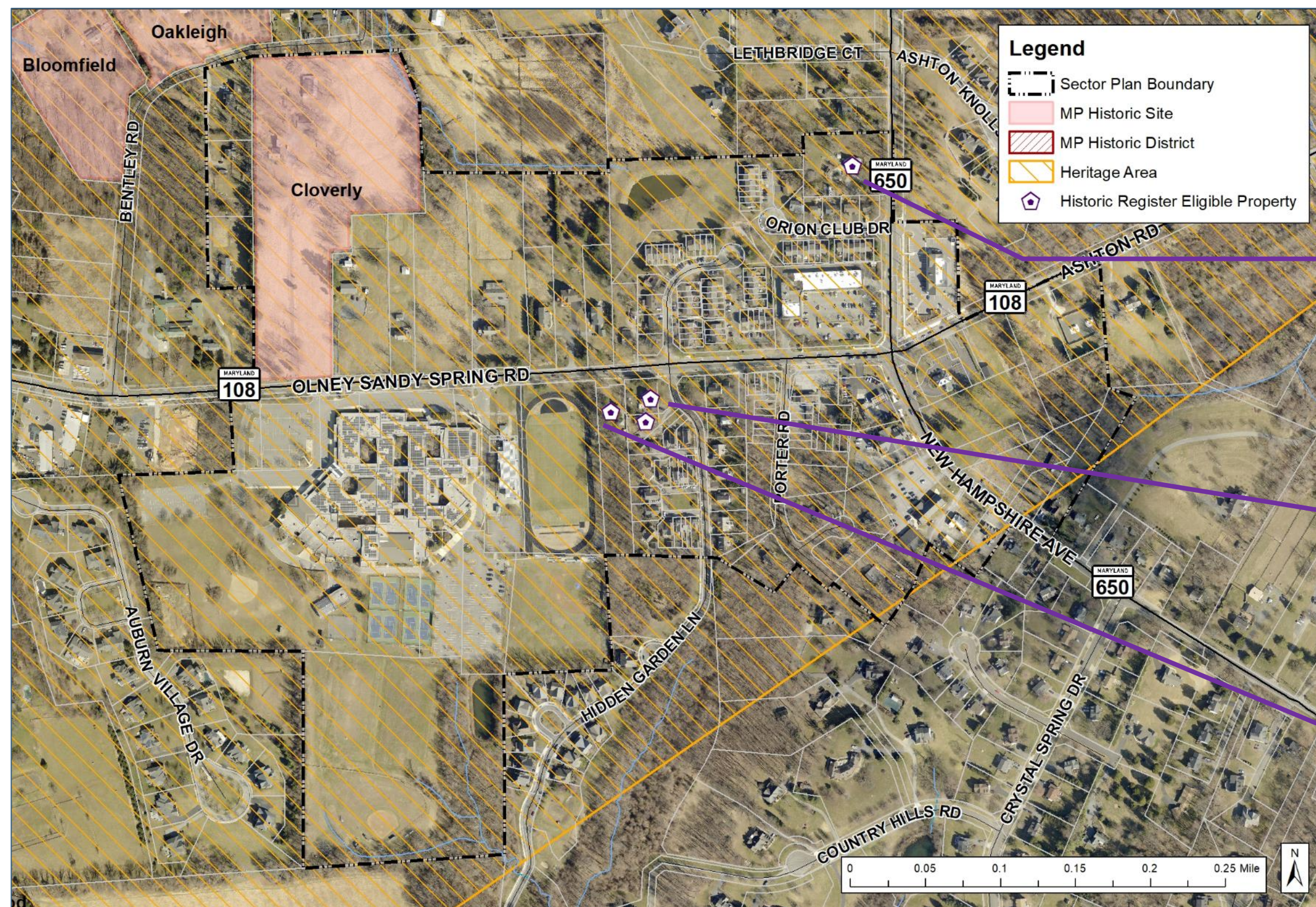
A view towards the environmental buffer in the southeast quadrant.

Historic Preservation

- Cloverly property
- Numerous nearby historic sites
- Heritage Montgomery's "Crossroads & Cultures" thematic area
- National Register eligible houses



Historic Resources in the Sector Plan Area



17920 New Hampshire Avenue (National Register Eligible)



17836-38 Hidden Garden Lane (National Register Eligible)



122 Olney-Sandy Spring Road (National Register Eligible)



Historic Preservation

Comments:

- General support for preserving the history of the area, with some also calling for protecting some of the viewsheds in Ashton

Staff Recommendation:

- No revisions requested/recommended



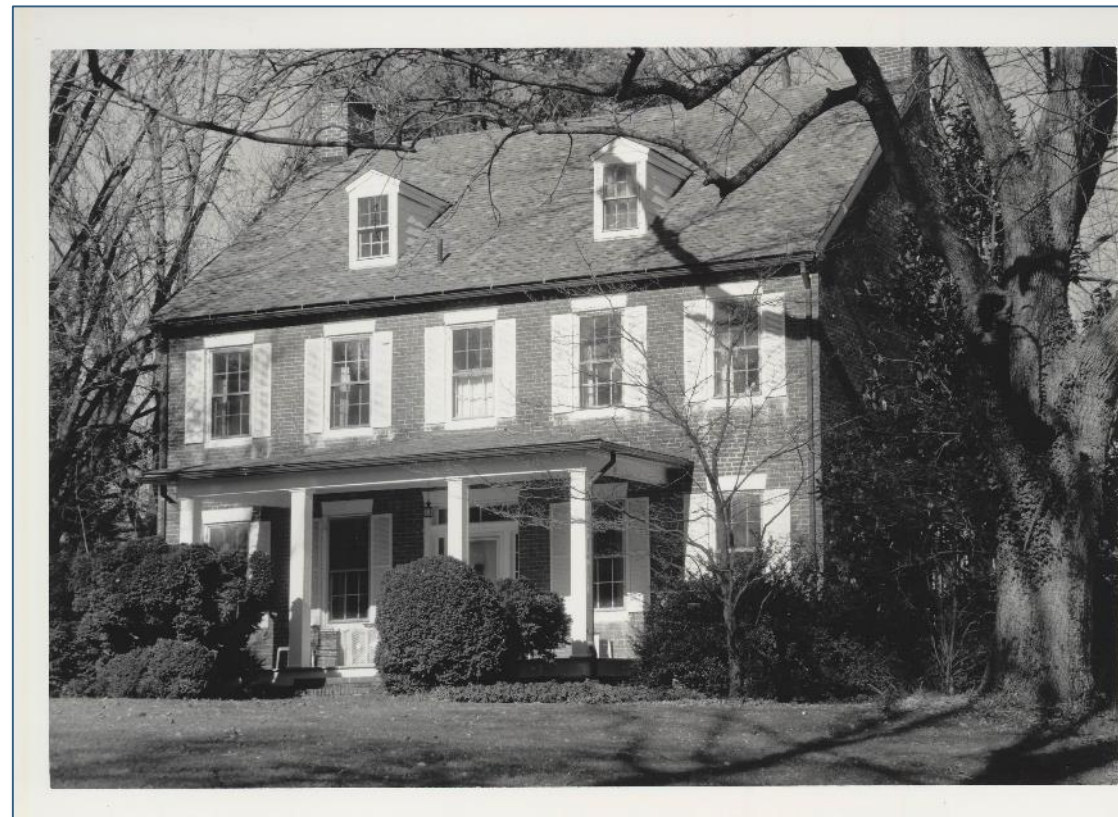
Heritage Montgomery is the county's
Certified Heritage Area.



Example of pedestrian scaled
wayfinding signage in
Riverdale Park, MD



Rhode Island Avenue Trolley
Trail sign and map



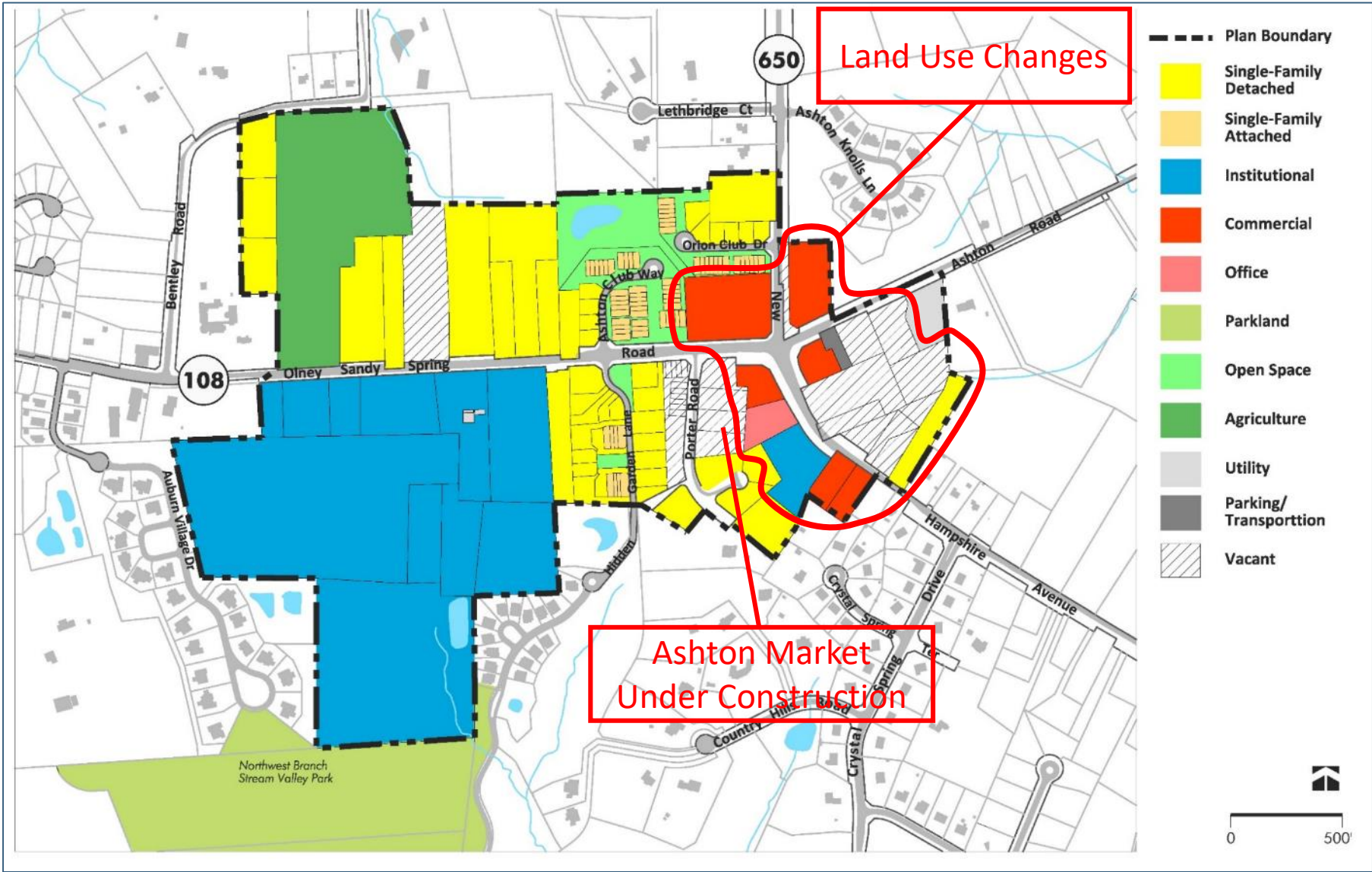
Cloverly(MP #28/65)



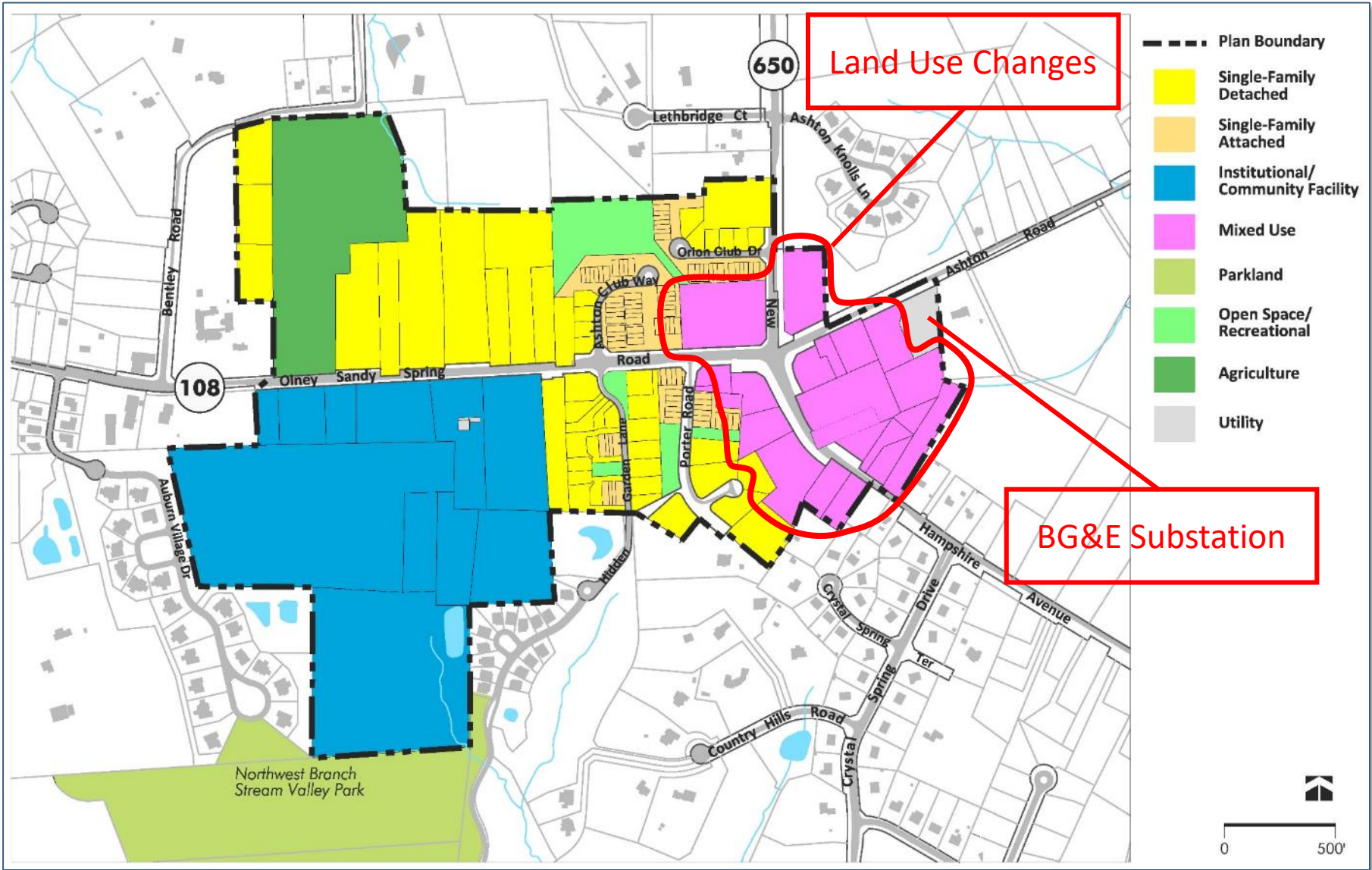
Nearby Woodlawn Manor Cultural Park (MP #18/14)

Land Use

Current Land Use

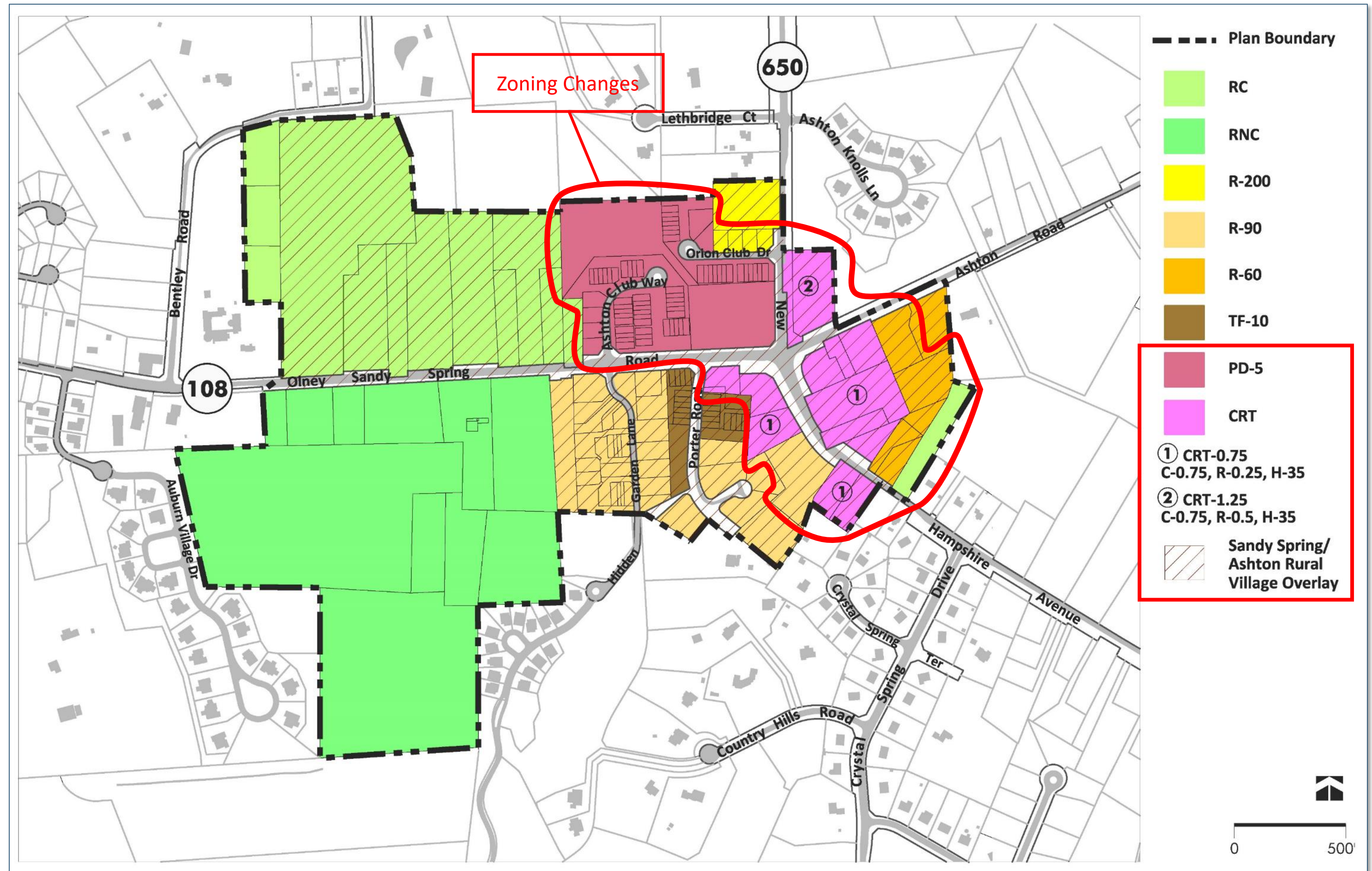


Proposed Land Use



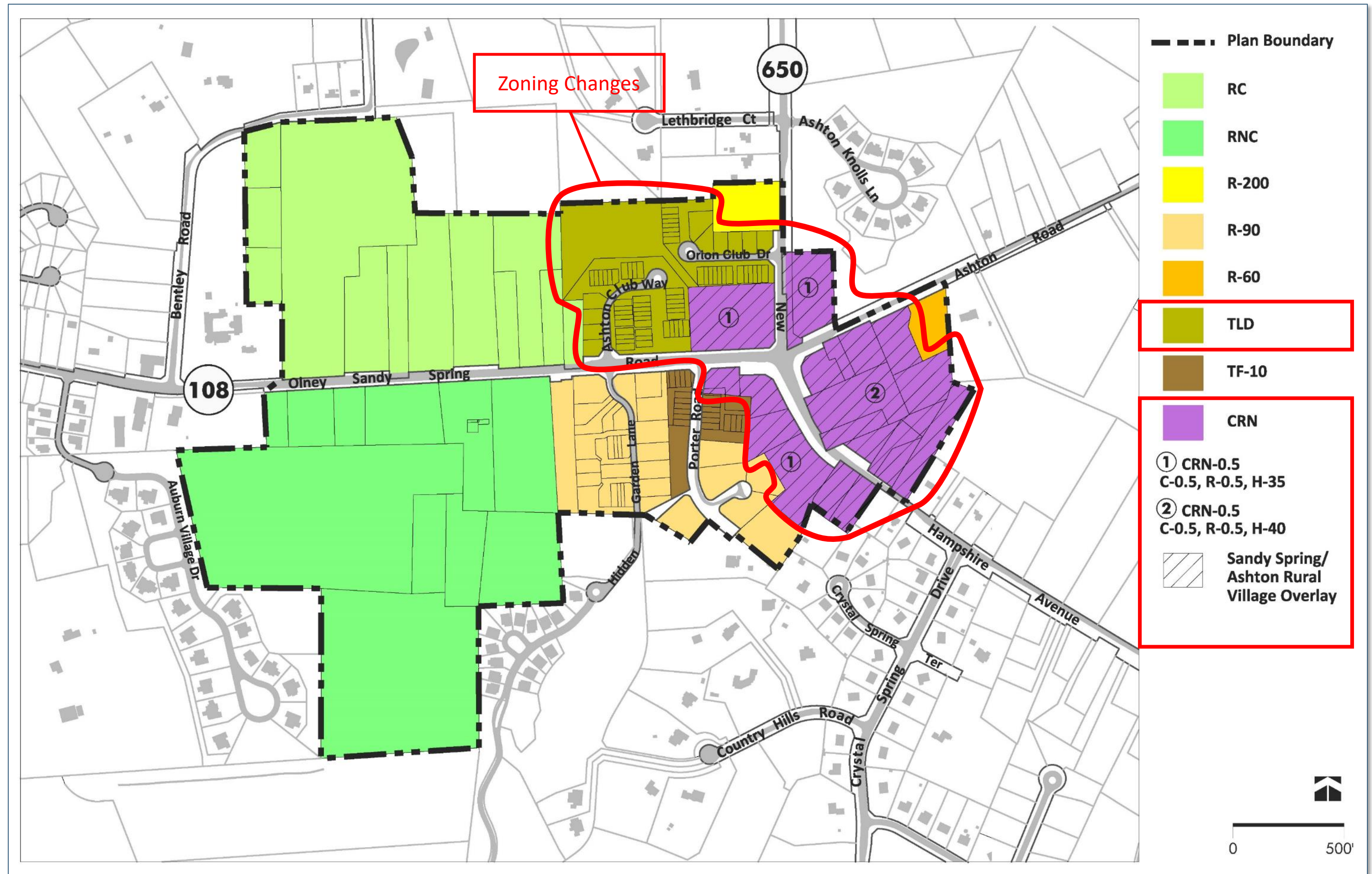
Current Zoning

- Highest density in the northeast quadrant (CVS)
- Overlay zone covers much of Plan area



Proposed Zoning

- Slightly taller buildings allowed in the southeast quadrant
- Overlay zone only in Village Core

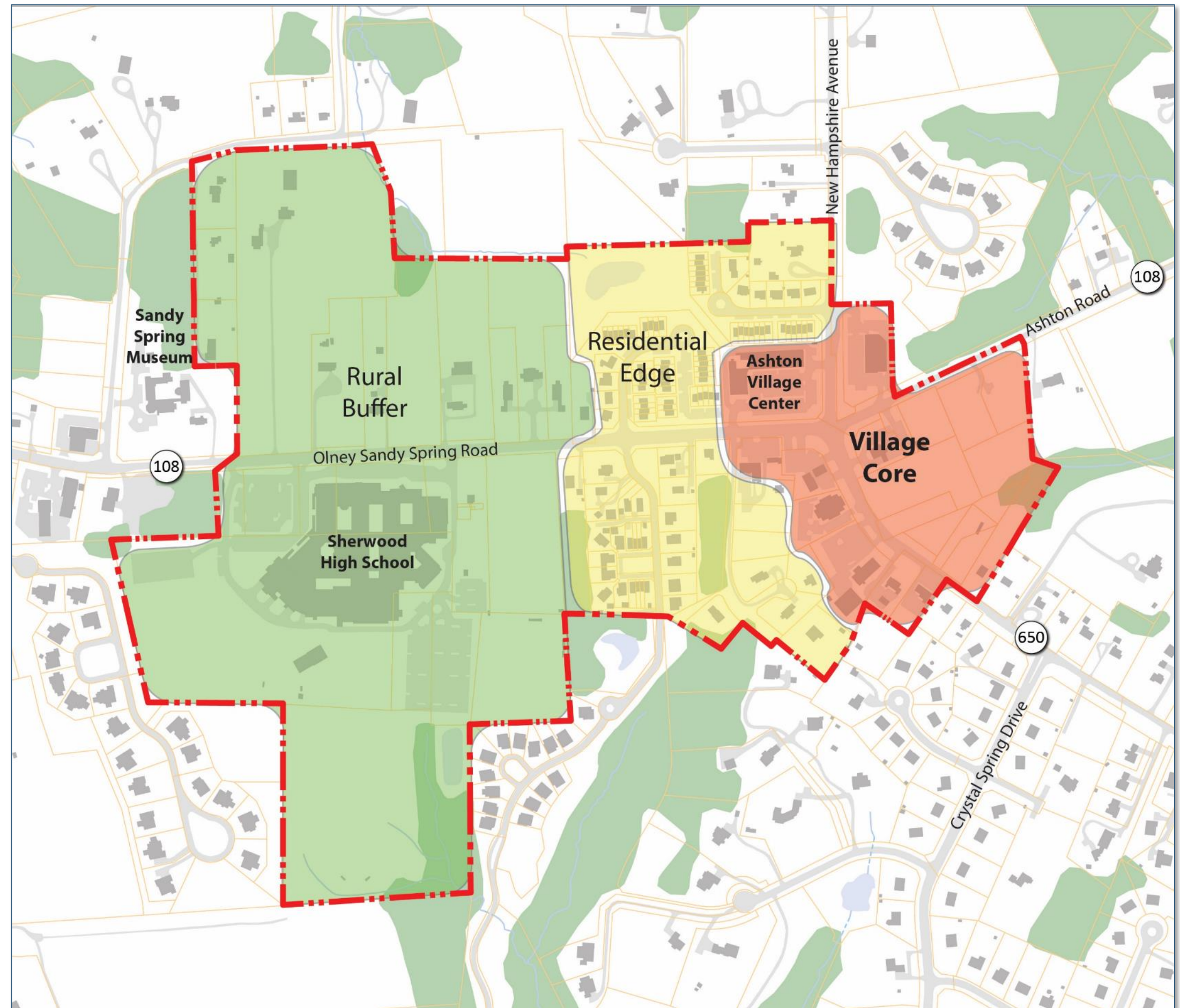


Themes from Land Use and Zoning Comments

- Lack of support for substantial amount of new housing
- Concern that the Plan recommends too much density and will diminish Ashton's rural character
- Requests to maintain the 1998 Plan recommendations for the existing scale of the Ashton Village Center
- Some support for the Plan's zoning changes that would allow for additional neighborhood-serving retail establishments and a modest amount of missing middle housing to benefit the community

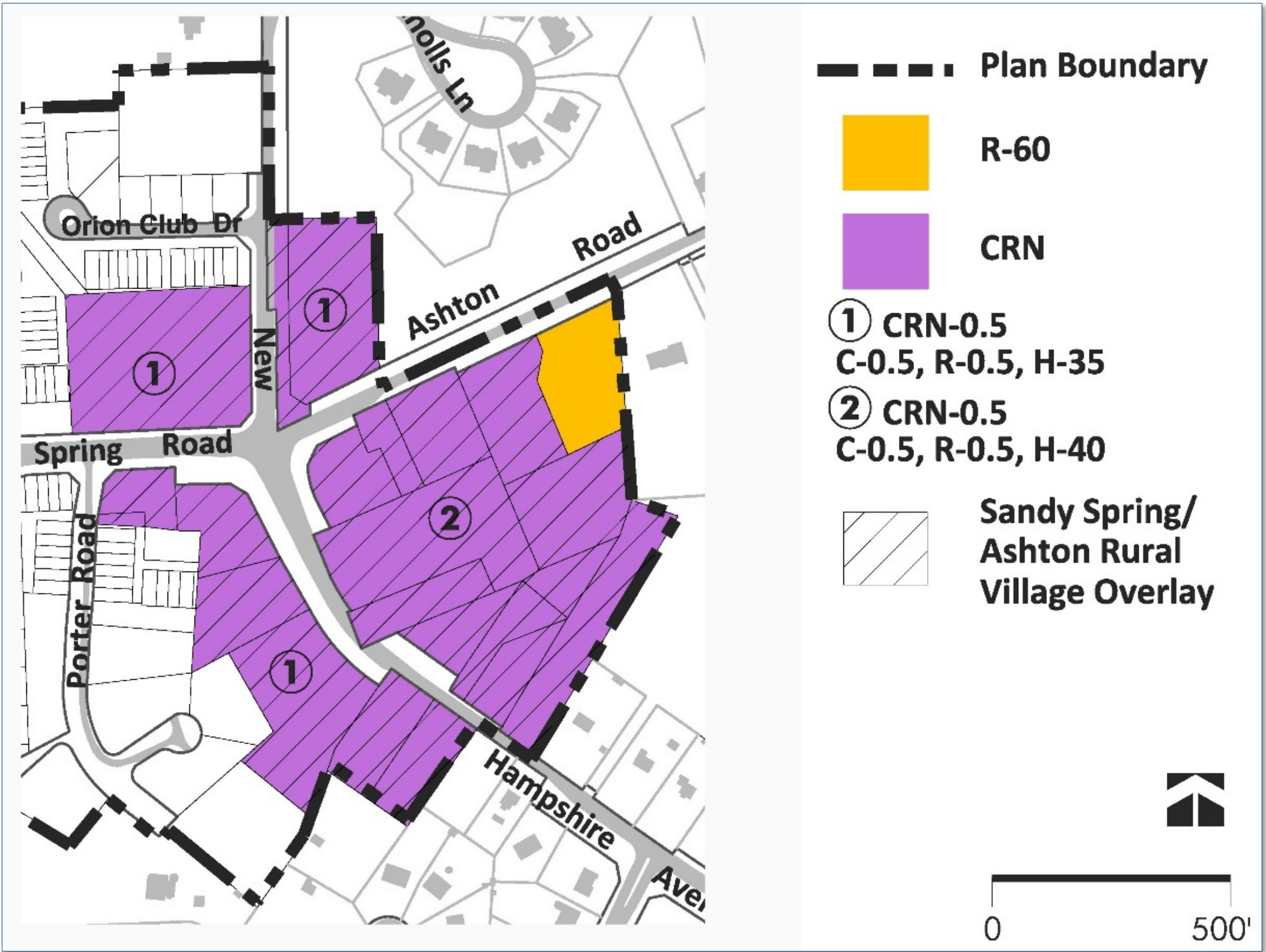
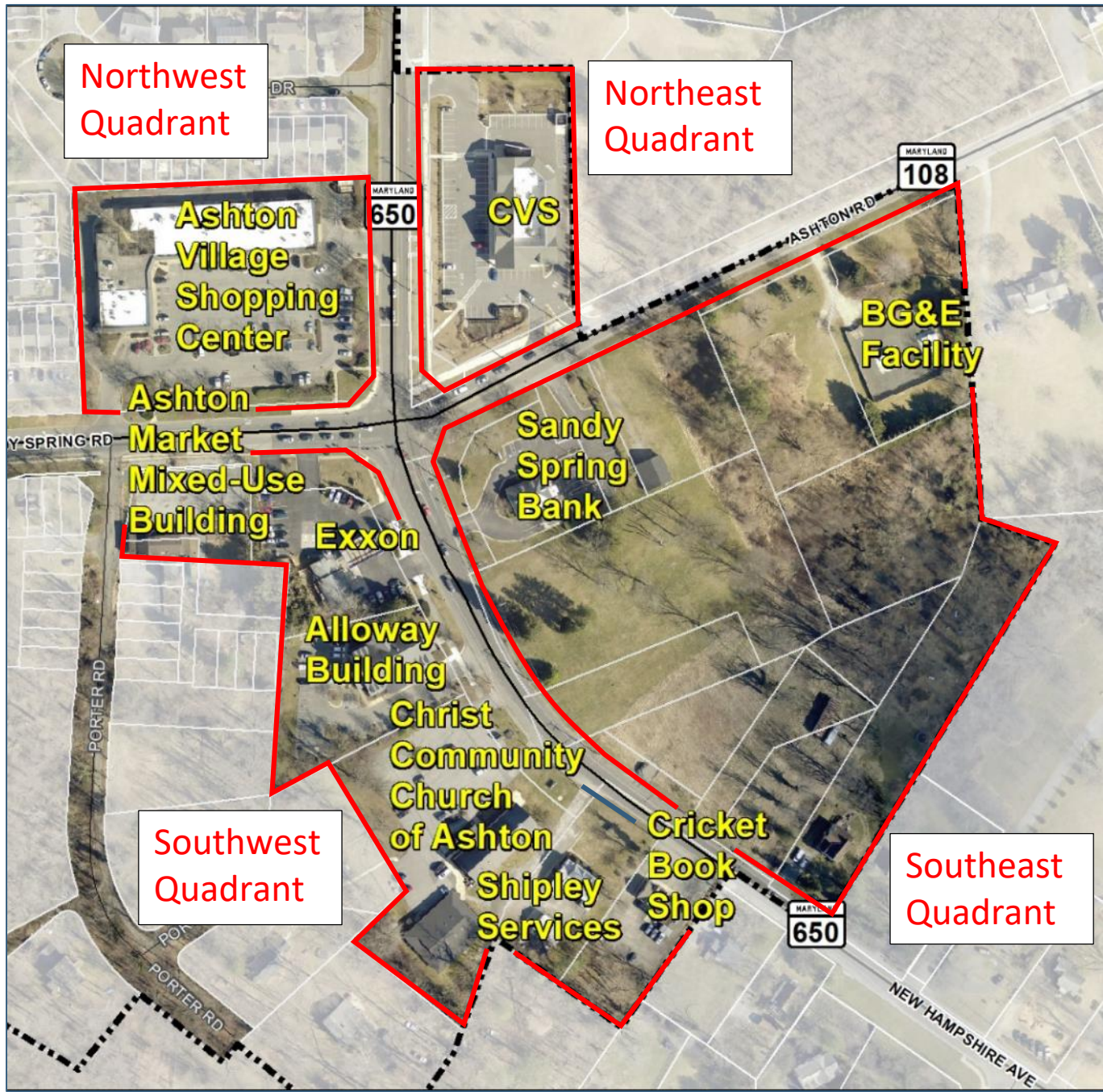
Chapter 4: Neighborhoods

- Village Core
 - “Right-size” zoning for a rural village
 - Most comments about southeast quadrant
- Rural Buffer and Residential Edge
 - Essentially leave unchanged



Village Core

Village Core Recommended Zoning



Village Core



Alloway Building in the Southwest Quadrant



Christ Community Church of Ashton in the Southwest Quadrant



Ashton Village Center in the Northwest Quadrant



CVS in the Northeast Quadrant



Sandy Spring Bank in the Southeast Quadrant

Southwest Quadrant

Comments:

- Retain existing overall density of 0.75 FAR for Ashton Market

Staff Recommendation:

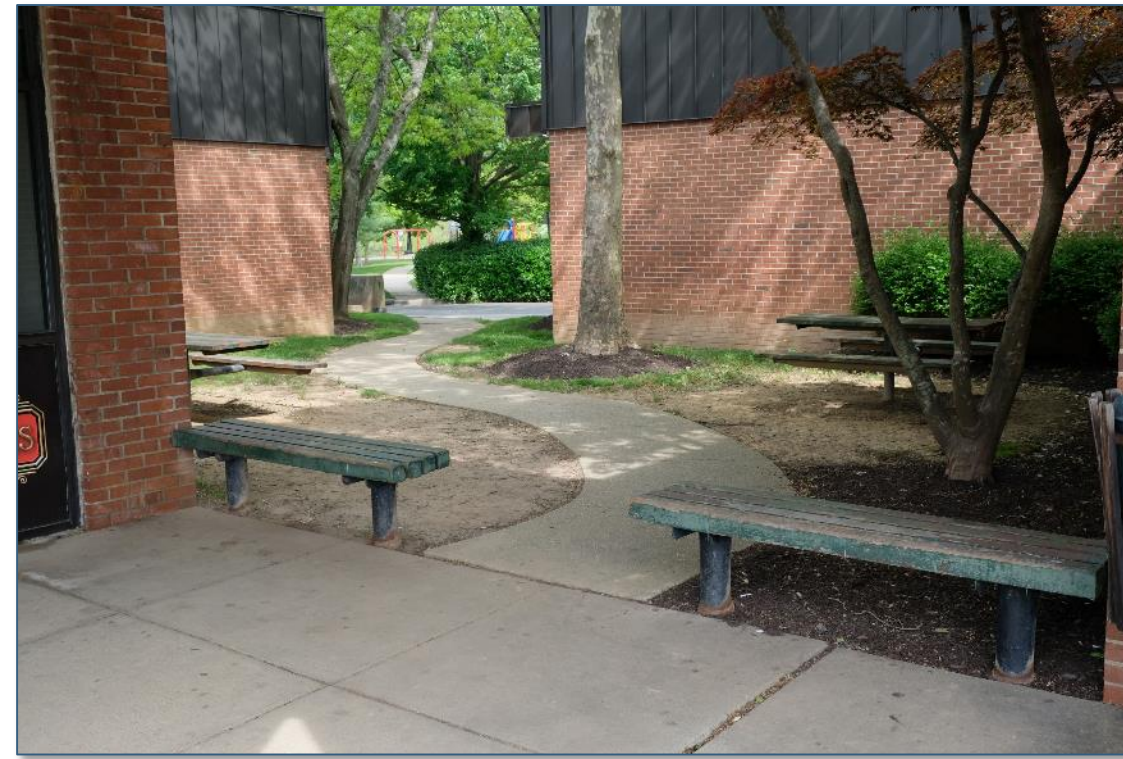
- Retain the Plan's recommended zone, with overall density of 0.5 FAR



Northwest Quadrant



Pylon Sign



Opening to Residential Neighborhood



Sidewalk in Front of Shops



Ashton Village Center Shopping Center

Northeast Quadrant



CVS and Ashton Monument Sign

Southeast Quadrant

Comments:

- Concerns that the Plan's recommended residential density of 0.5 FAR would allow for 150 residential units. Suggestions included limiting multi-family units or requiring detached housing

Village Core Framework

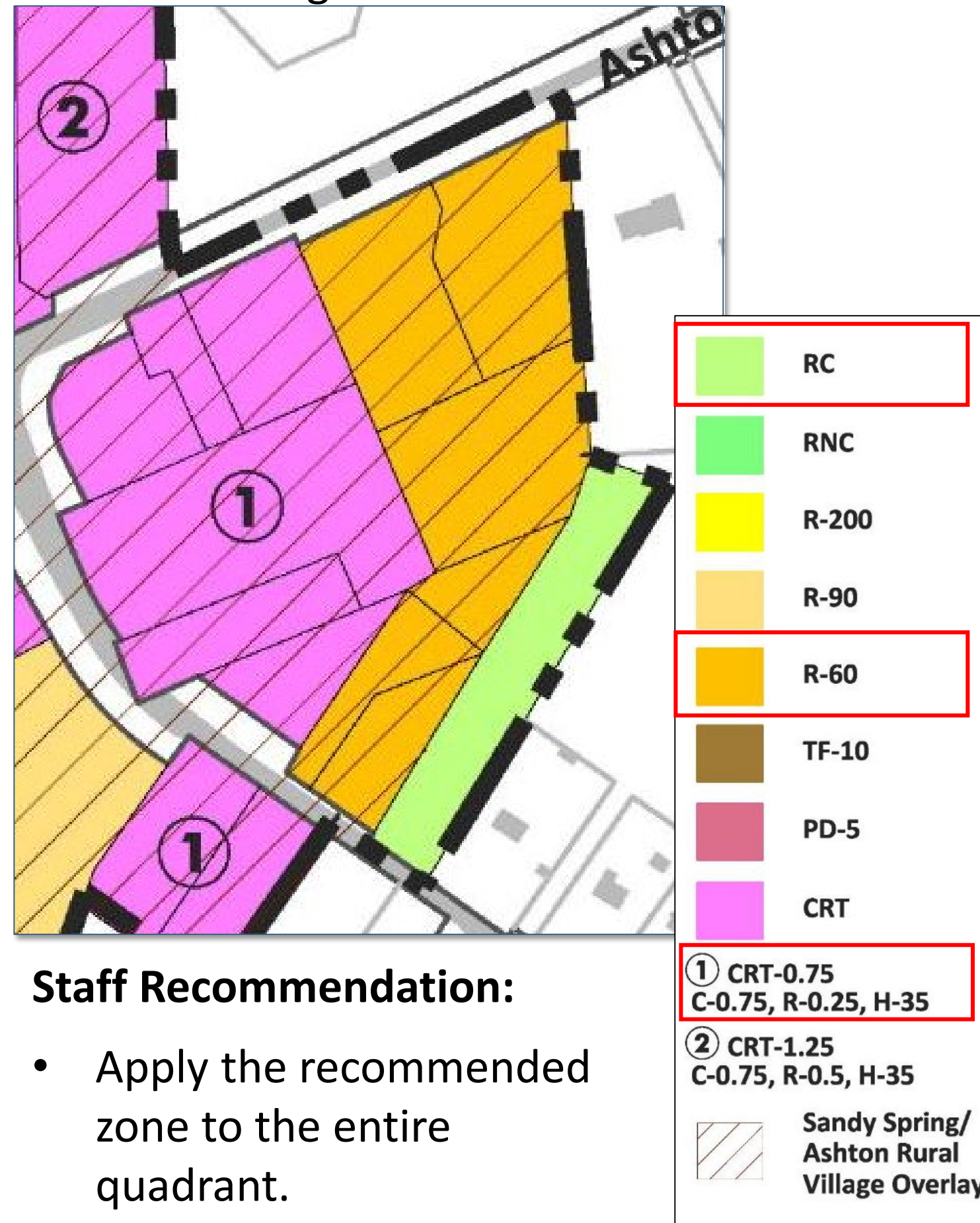


Southeast Quadrant

Comments:

- Retain the current zoning: CRT-0.75 C-0.75 R-0.25 H-35, R-60 and RC
- Apply the Plan's recommended zone: CRN-0.5 C-0.5 R-0.5 H-40
- Apply a reduced version of the recommended zone: CRN-0.5 C-0.5 R-0.25 H-35
- Split zone the quadrant
- Apply an increased version of the recommended zone: CRN-0.75 C-0.5 R-0.5 H-45

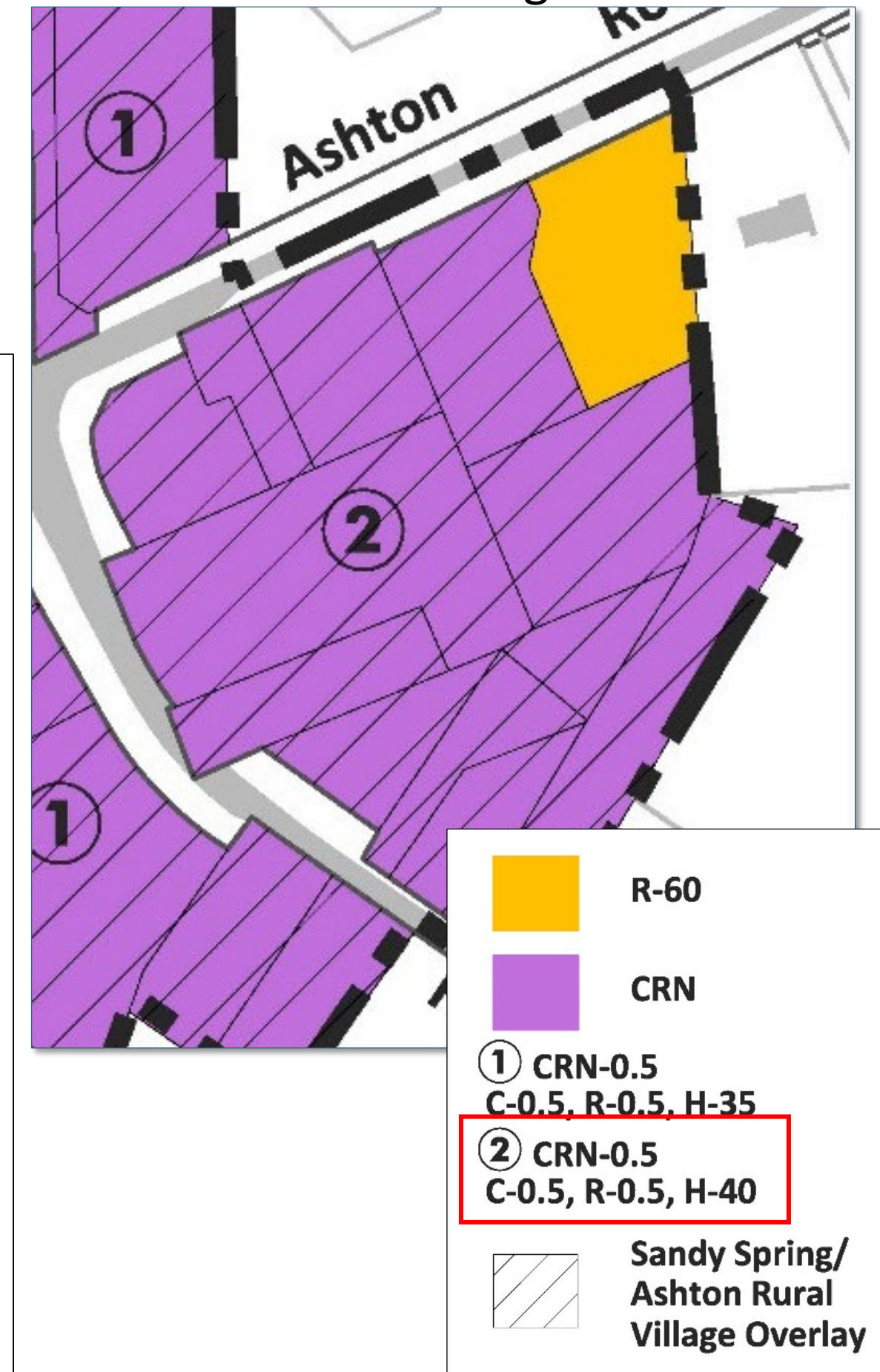
Current Zoning



Staff Recommendation:

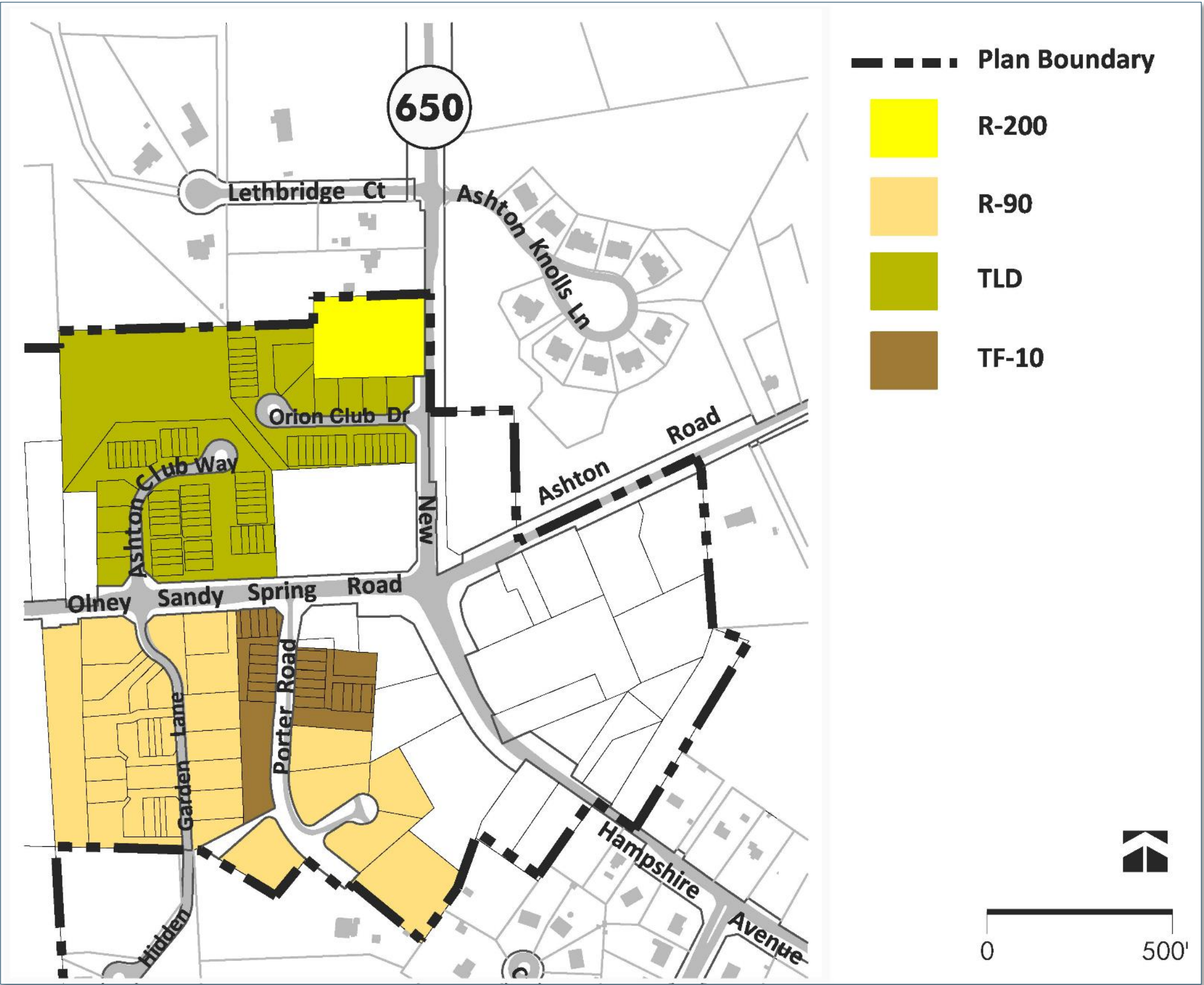
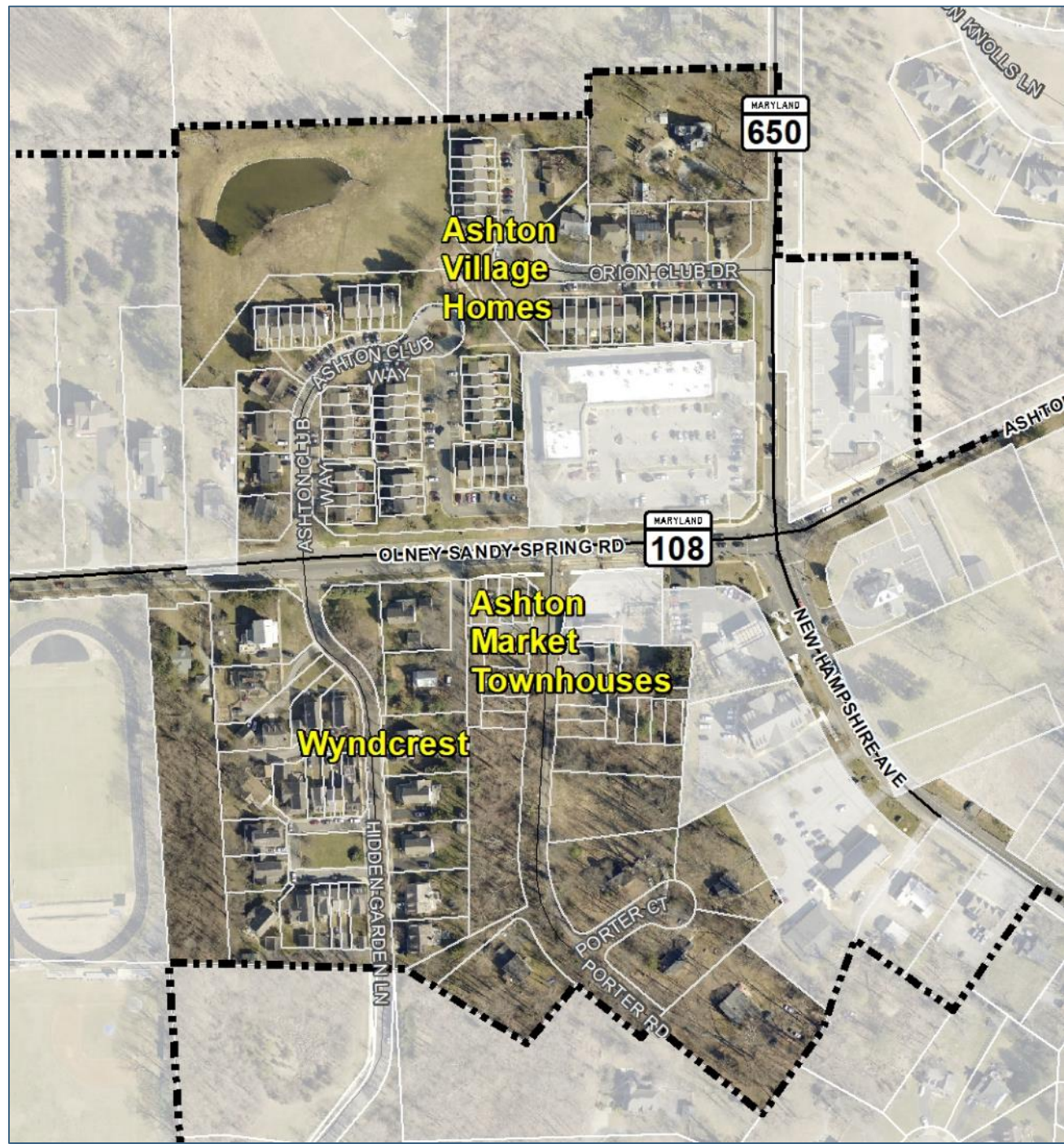
- Apply the recommended zone to the entire quadrant.

Recommended Zoning



Residential Edge

Residential Edge Recommended Zoning



Residential Edge



Ashton Village Townhouses



Ashton Village Detached House



Wyndcrest Townhouses



Wyndcrest Detached Houses



Wyndcrest Detached Houses

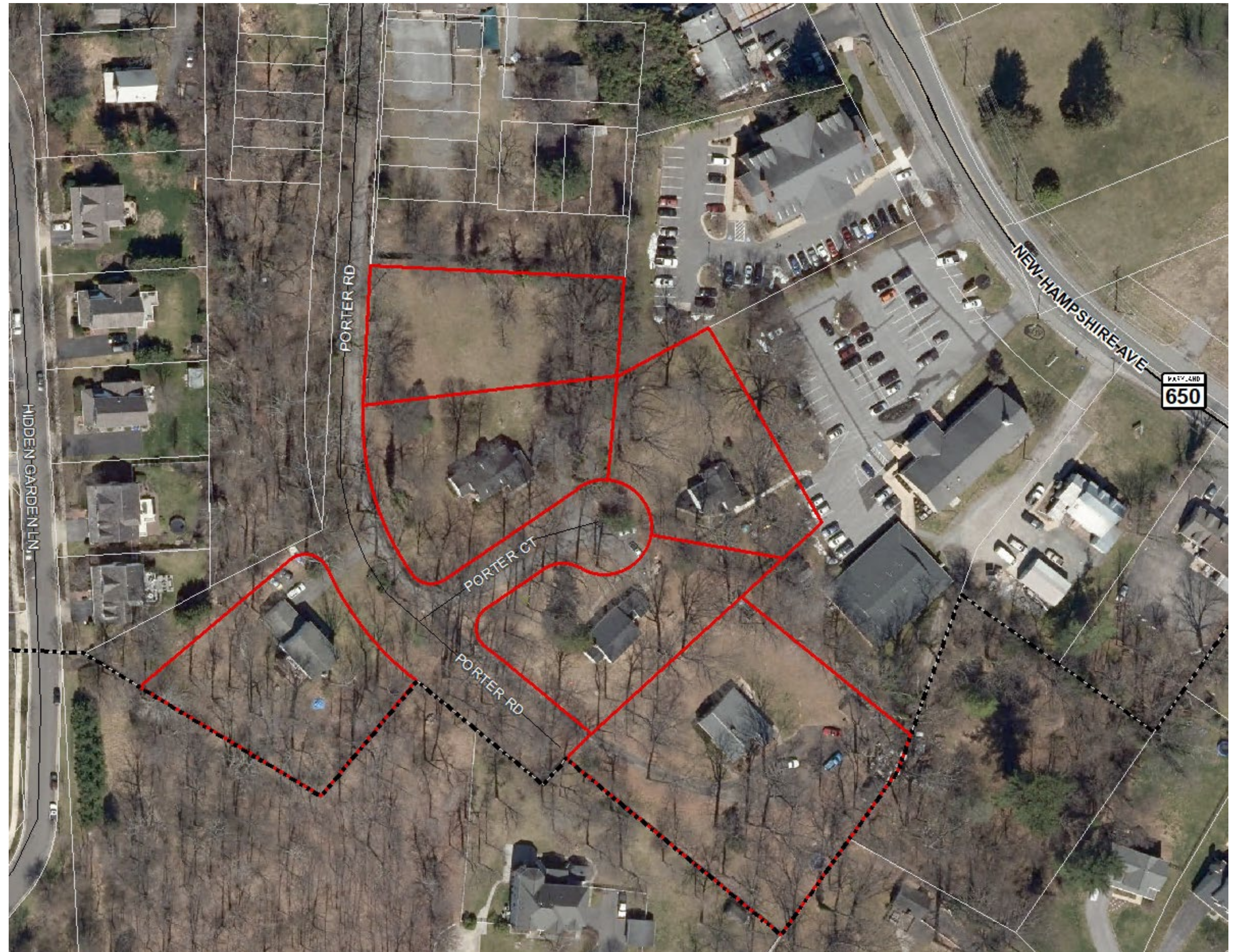
Porter Road R-90 Zone

Comments:

- The Ashton Market townhouse development will expand south down Porter Road
- The Ashton Market development will improve the site

Staff Recommendation:

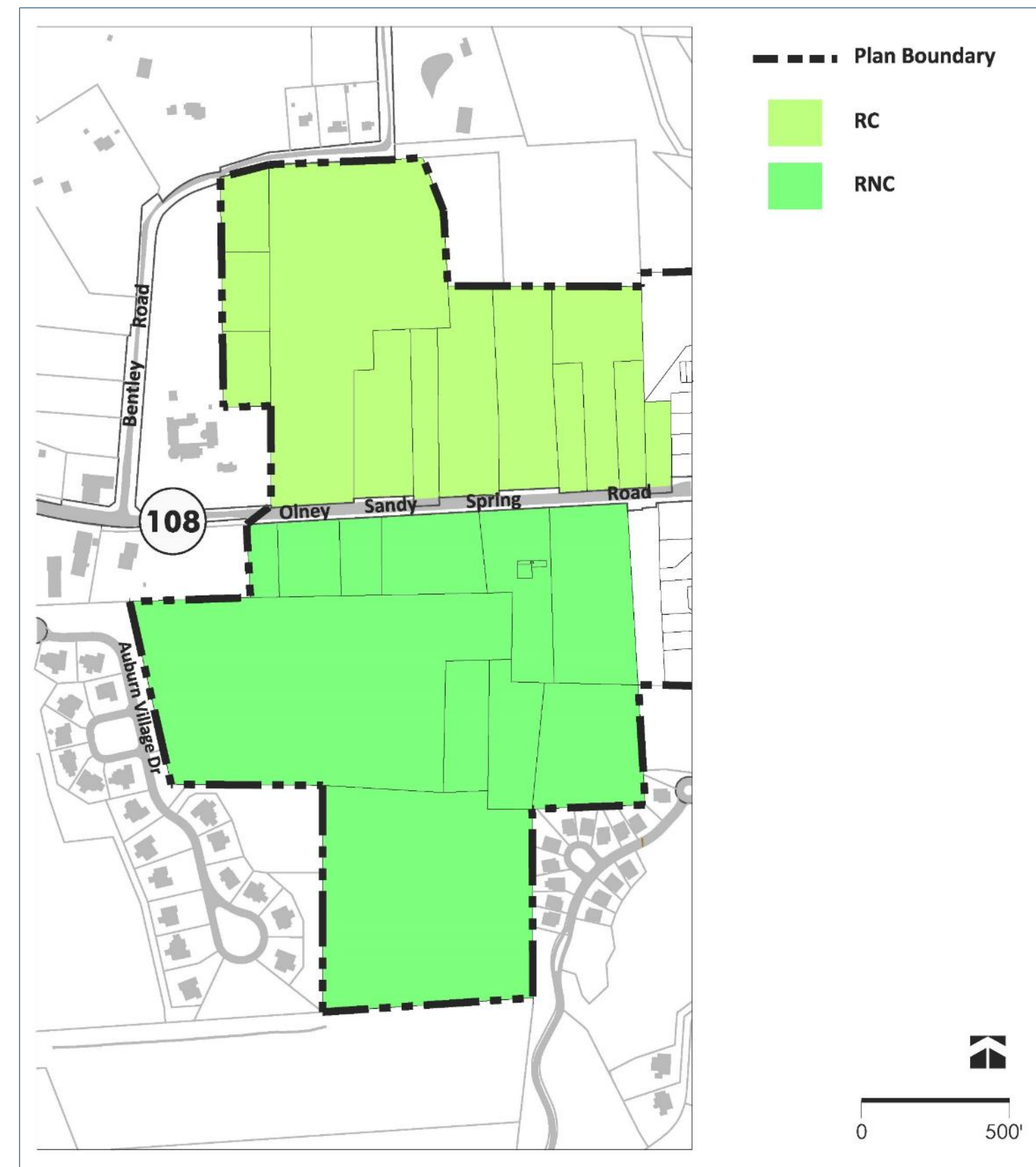
- Retain the R-90 zone for these properties.



Rural Buffer



Rural Buffer Recommended Zoning



Rural Buffer



Sherwood High School Athletic Fields



MD 108 Entering Ashton from the West



Sherwood High School



Cloverly Property as Seen from High School



Horses Grazing Across from High School

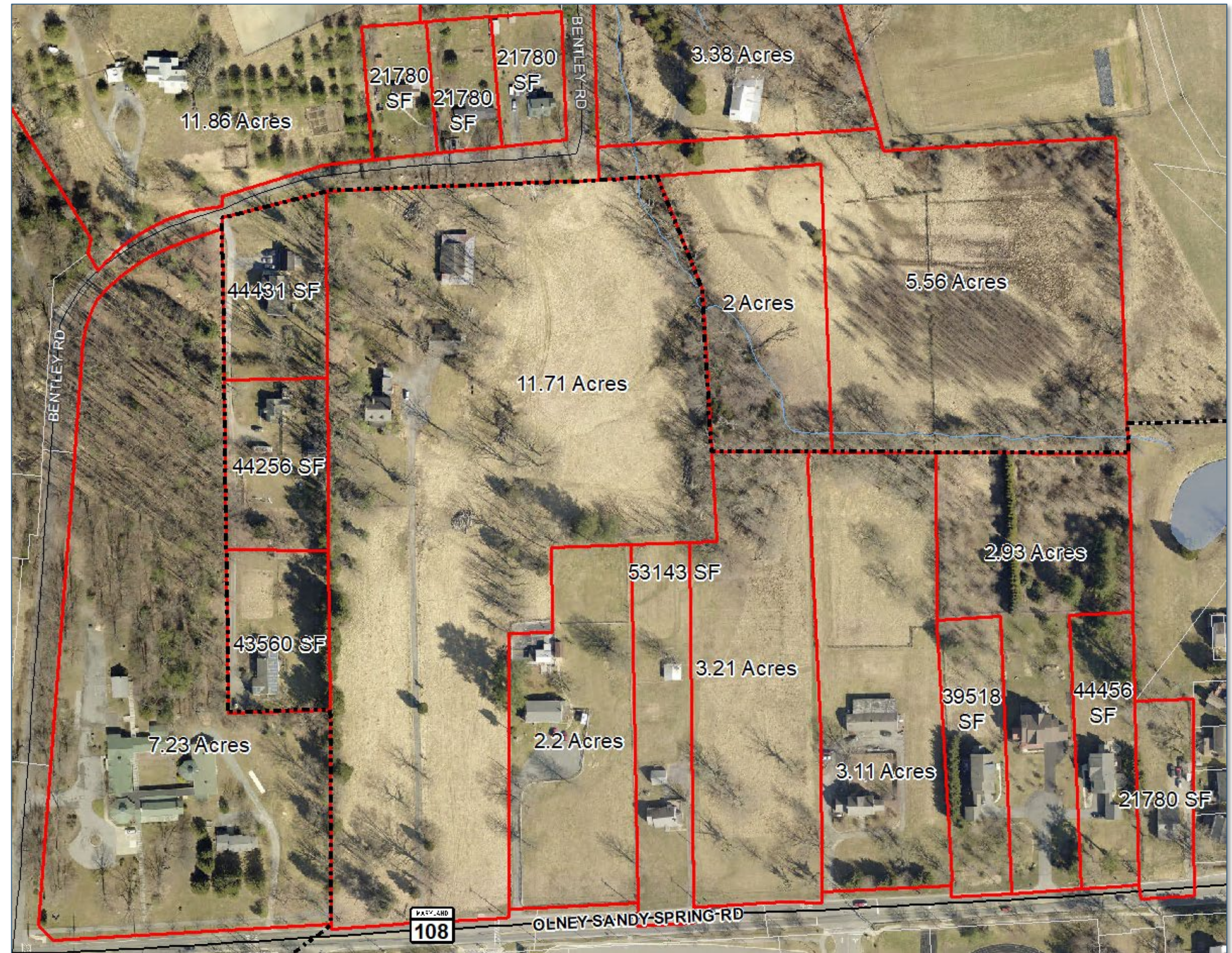
Cloverly Property

Comments:

- The owners have expressed deep concern over the zoning changes and historic designation that have been enacted over the past 30 years

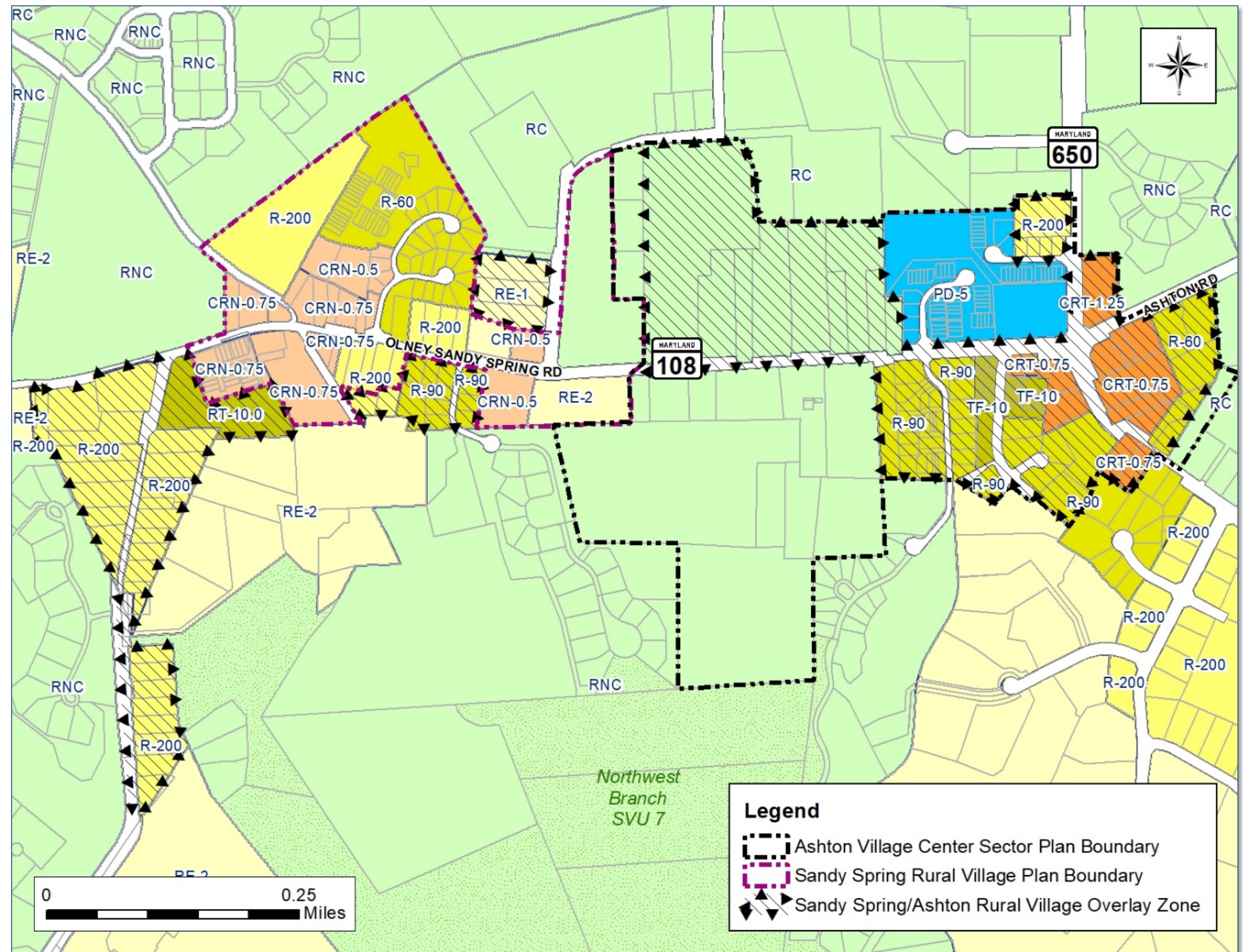
Staff Recommendation:

- Retain the RC zone



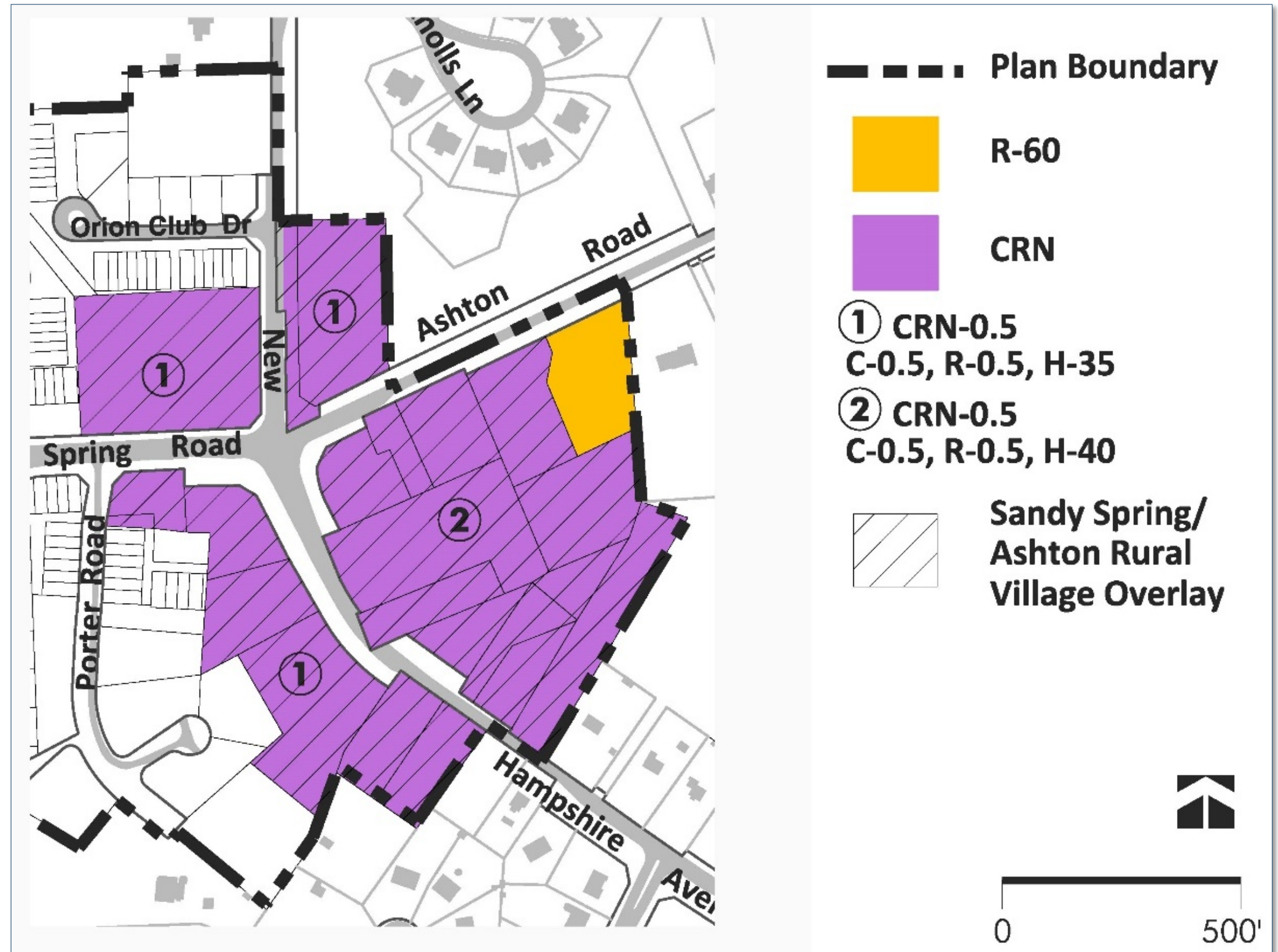
Sandy Spring/ Ashton Rural Overlay Zone

- Removed from Sandy Spring village center in 2015
- Community water and sewer
- Land-use restrictions
- Land-use allowances
- Residential zone development standards



Sandy Spring/ Ashton Rural Overlay Zone

- Non-residential zone development standards
 - Height capped at 24 feet or 30 with Planning Board approval
- Site Plan review required
- Parking in a Residential Zone
- SSA Overlay Zone Purpose



Sandy Spring/Ashton Rural Village Overlay Zone

Comments:

- Revise the wording regarding uses that can be allowed to continue or be altered, repaired or replaced to specify that the use can be on the same site or on a contiguous property
- Design guidelines should be encoded in the overlay zone

Staff Recommendation:

- Revise recommendation 3.2.5.g. to include filling stations and auto repair shops as uses allowed to be continued, altered, repaired or replaced
- Leave the design guidelines as a chapter in the Sector Plan

Next Up: Worksession #2 (November 19th)

Topics to be discussed:

- Connectivity, Transportation and Circulation
- Community Design and Design Guidelines
- Implementation and Implementation Advisory Committee