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 trials 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
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
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
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

Ashton Village Center in the Northwest Quadrant

Alloway Building in the Southwest Quadrant

CVS in the Northeast Quadrant

Sandy Spring Bank in the Southeast Quadrant

Christ Community Church of Ashton in the Southwest 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

Current Zone
- \textbf{CRT-0.75} C-0.75 R-0.25 H-35

Recommended Zone
- \textbf{CRN-0.5} C-0.5 R-0.5 H-35
- Developer’s request
- \textbf{CRN-0.75} C-0.5 R-0.5 H-35
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 multifamily units or requiring detached housing.
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

Staff Recommendation:
- Apply the recommended zone to the entire quadrant.
Residential Edge

Residential Edge Recommended Zoning

- R-200
- R-90
- TLD
- TF-10
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

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