



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 16, 2011

MEMORANDUM

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Area One

William R. Barron, Team Leader  
Area One *WB*

**FROM:** Melissa Williams, Senior Planner (301.495.4642) *UKW*  
South Central Transit Corridor Team  
Area 1

**SUBJECT:** Takoma/Langley Crossroads Sector Plan – Revised CR Zones

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**STAFF RECOMMENDATION:** Discussion of Staff recommendations regarding the use of the proposed CRT (Town) Zone in the Planning Board Draft of the Takoma/Langley Crossroads Sector Plan.

**SCHEDULE FOR FUTURE WORKSESSIONS:**

The Planning Board will approve the transmittal of its recommendation to the County Council. The Council will hold a Public Hearing in May 2011.

**BACKGROUND**

The Planning Board Draft of the Takoma/Langley Crossroads Sector Plan was transmitted to the County Council in September 2010, and it recommended the original CR Zones on all commercially zoned and developed properties.

On January 21, 2011, the Planning Board was asked by the County Council to “revise each Master Plan as needed to reflect the proposed changes to the CR Zone, so that Council’s Public Hearing on each Plan will be on a draft plan with the correct zoning recommendations. To accomplish this, the Council will hold a second public hearing on

the TLC Plan in mid-May and ask that you transmit any amendments to the Plan related to the CR Zone prior to May 1<sup>st</sup>."

After reviewing public testimony, conferring with the City of Takoma Park and meeting with the development community, Staff is recommending changing the original CR to the proposed CRT (Town) Zone. This proposed Zone retains the characteristics of the original CR Zone but provides for a reduction in the number of public benefits and amenities required on smaller properties and in certain economically challenged communities; requirements which could prove to be an impediment to the increased development recommended by the Plan. Additionally, the proposed CRT (Town) Zone reinforces the Plan's commitment to compatibility with the existing residential community by providing for appropriate transitions and uses.

BLT  
program  
requirements

Staff has revised the proposed zoning map and text to reflect the recommendation of the proposed CRT (Town) Zone.

**REVISIONS TO TABLES/TEXT**

PAGE	ADDRESS	ORIGINAL	PROPOSED
50	949 UNIVERSITY BOULEVARD	CR 1.5, C1.0, R .5, H 60	CRT 1.5, C1.0, R .5, H 60
	1335 UNIVERSITY BOULEVARD	CR 2.5, C 2.5, R 1.5, H 80	CRT 2.5, C 2.5, R 1.5, H 80
	1355 E. UNIVERSITY BOULEVARD	CR 2.5, C 2.5, R 1.5, H 70	CRT 2.5, C 2.5, R 1.5, H 70
	1352 HOLTON LANE	CR 2.0, C 2.0, R 2.0, H 70	CRT 2.0, C 2.0, R 2.0, H 70
52	1167 UNIVERSITY BOULEVARD	CR 3.0, C 2.0, R 1.0, H 100	CRT 3.0, C 2.0, R 1.0, H 100
53	UNIVERSITY BOULEVARD	CR 2.5, C 2.0, R 1.5, H 100	CRT 2.5, C 2.0, R 1.5, H 100
54	7676 NEW HAMPSHIRE AVENUE	CR 2.5, C 2.5, R 2.5, H 60	CRT 2.5, C 2.5, R 2.5, H 60
56	7525 NEW HAMPSHIRE AVENUE	CR 2.0, C .5, R 1.5, H 60	CRT 2.0, C .5, R 1.5, H 60
57	7411 NEW HAMPSHIRE AVENUE	CR 1.5, C 1.0, R .5, H 60	CRT 1.5, C 1.0, R .5, H 60
58	7333 NEW HAMPSHIRE AVENUE	CR 2.0, C .5, R 1.5, H 110	CRT 2.0, C .5, R 1.5, H 110
59	7315 NEW HAMPSHIRE AVENUE	CR 2.0, C 2.0, R 2.0, H 60	CRT 2.0, C 2.0, R 2.0, H 60

Staff has been advised that the City of Takoma Park is continuing to study the proposed CRT (Town) Zone and its use in the Takoma Langley Crossroads Sector Plan and will provide their comments at the County Council Public Hearing. If the Board approves these changes to the zoning that was recommended in the original Planning Board Draft (May 2010) of the Takoma Langley Crossroads Sector Plan, Staff recommends that the Planning Board transmit these new zoning recommendations as soon as possible so that the County Council has greater flexibility in scheduling the Public Hearing.

Proposed Zoning

