

Resolution No.: 18-534
Introduced: June 21, 2016
Adopted: June 21, 2016

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Montgomery Village Master Plan Sectional Map Amendment (H-112)

OPINION

Sectional Map Amendment (SMA) H-112 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Montgomery Village Master Plan. The SMA application covers approximately 2,512 acres. It would rezone approximately 2,270 acres and reconfirm the zoning on 65 acres. It will also add the 2,435 acre Montgomery Village Overlay zone, which is coterminous with the Montgomery Village Master Plan area.

The District Council approved the Montgomery Village Master Plan on February 9, 2016. The Master Plan sets forth the specific land use and zoning objectives for the development of the Montgomery Village Master Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on December 1, 2015, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Montgomery Village Master Plan on January 6, 2016.

Sectional Map Amendment (SMA) H-112 was filed on April 12, 2016 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Montgomery Village Master Plan.

The Council held a public hearing on the SMA for the Montgomery Village Master Plan on June 14, 2016. In addition to testimony in support of the SMA and testimony not germane to the rezoning, the Council received testimony asking that there be a separate zone for open space. Open space throughout the County has the same zone as the surrounding properties, which provides the flexibility to add new open space without requiring a rezoning. The Council did not believe there was any merit to changing this practice. Moreover, the Montgomery Village Overlay Zone (adopted in February 2016) ensures that existing open space owned by the Montgomery Village Foundation and homeowners associations will be retained as open space.

The Council considered the Sectional Map Amendment at a worksession held on June 21, 2016. The Council finds Sectional Map Amendment Application H-112 to be consistent with the Approved and Adopted Montgomery Village Master Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Montgomery Village Master Plan.

The evidence of record for Sectional Map Amendment H-112 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Montgomery Village Master Plan, dated December 1, 2015, and all record materials compiled in connection with the public hearing held by the Council on June 14, 2016 on Sectional Map Amendment H-112.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

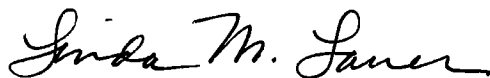
The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. H-112, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Montgomery Village Master Plan consisting of approximately 2,512 acres, more or less, is GRANTED. Approximately 2,270 acres are proposed for change in zoning classification and 65 acres are reconfirmed. In addition, the 2,435 acre Montgomery Village Overlay zone, which is coterminous with the Montgomery Village Master Plan area, is added.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Montgomery Village Master Plan.

Table 1: Parcels to be Rezoned¹

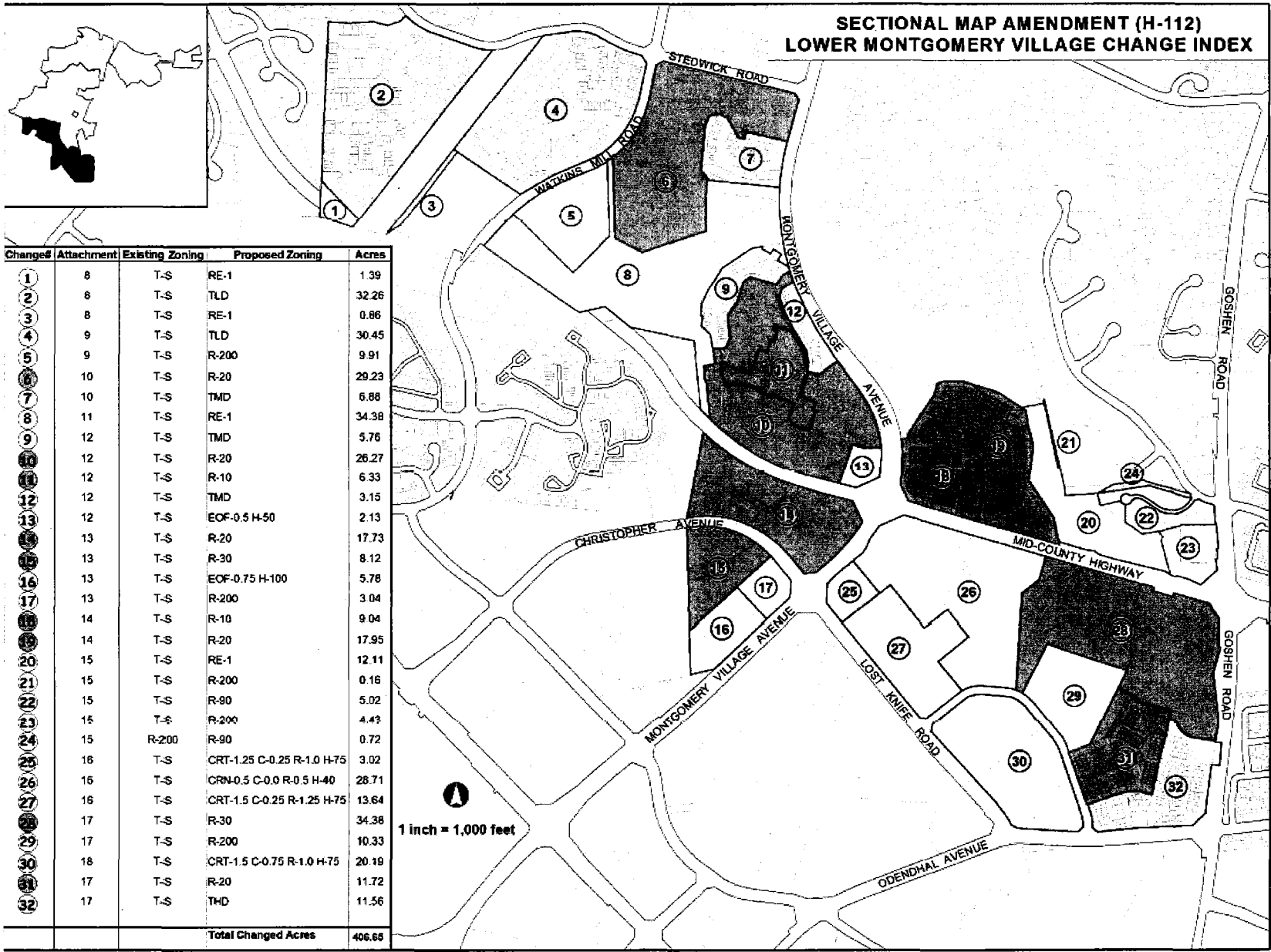
Area	Existing Zones	Proposed Zone	Acres
1, 3, 8, 20, 33, 35, 37, 40, 43, 44, 53, 71, 73, 75, 80, 83, 84, 87, 92, 99, 103, 114, 116, 119, 122, 123, 128, 130, 131, 134	T-S	RE-1	375.24
5, 17, 21, 23, 29, 38, 48, 49, 50, 55, 65, 66, 67, 68, 76, 89, 112, 113, 117	T-S	R-200	219.66
22, 34, 47, 69, 70, 74, 82, 85, 106, 109, 115, 120, 127, 132, 135	T-S	R-90	542.82
107	T-S	R-60	13.19
2, 4, 36, 39, 46, 56, 58, 61, 79, 81, 88, 93, 100, 110, 111, 126, 129, 133	T-S	TLD	469.37
7, 9, 12, 41, 42, 45, 57, 77, 90, 102, 104, 105, 125	T-S	TMD	162.67
32, 86, 101	T-S	THD	54.45
11, 18, 63, 64, 94	T-S	R-10	37.68
6, 10, 14, 19, 31, 52, 62, 78, 108	T-S	R-20	168.00
15, 28	T-S	R-30	42.50
26	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
54	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
25	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
72	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
27	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
30	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
51	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
60	T-S	EOF-0.5 H-45	1.70
13, 91	T-S	EOF-0.5 H-50	3.96
16	T-S	EOF-0.75 H-100	5.78
97	T-S	IL-0.5 H-45	5.26
95, 96, 98	T-S	NR-0.25 H-45	23.58
	N/A	Montgomery Village Overlay Zone	2,512.48
		Total Changes	2267.77

This is a correct copy of Council action.

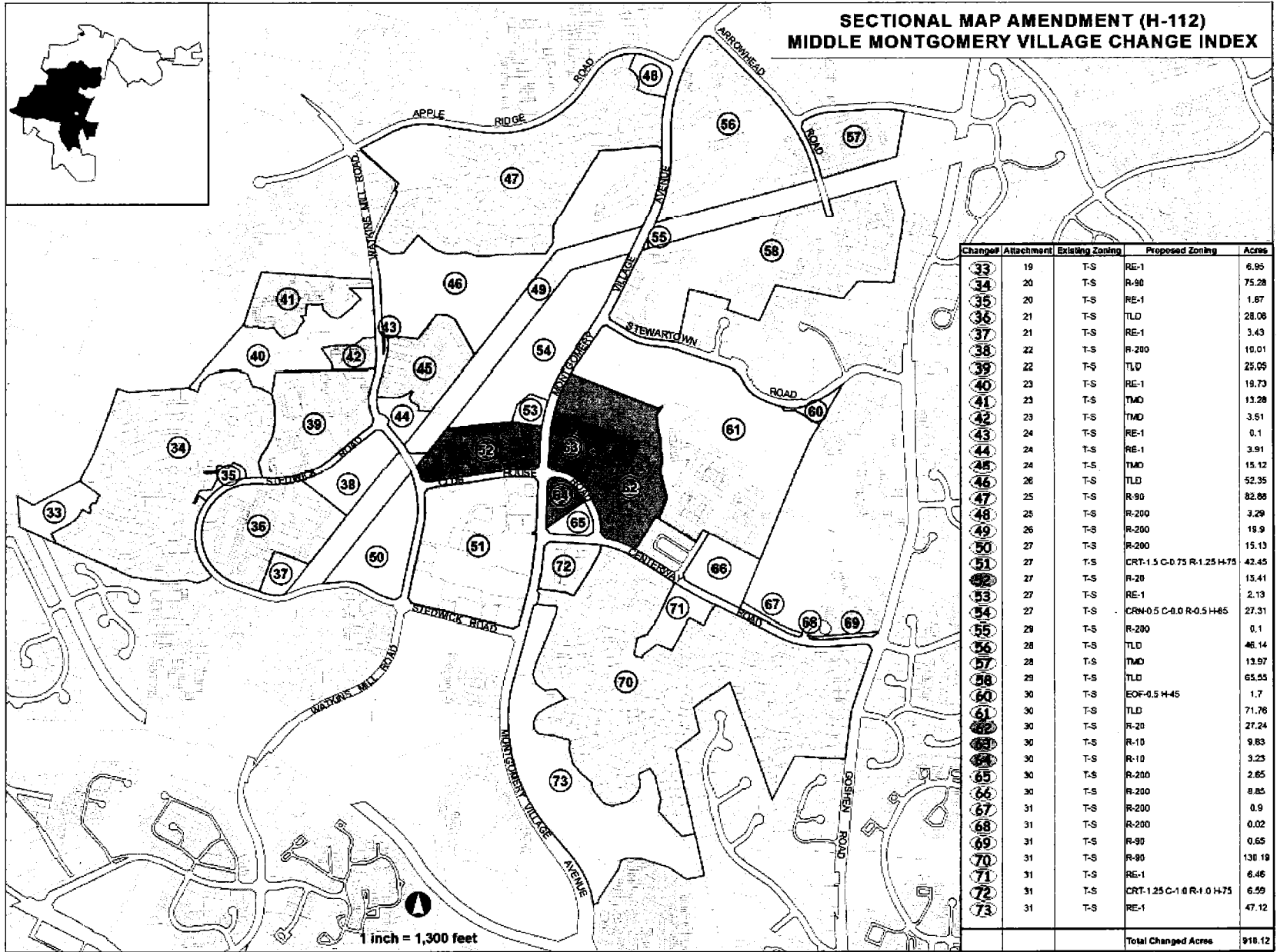


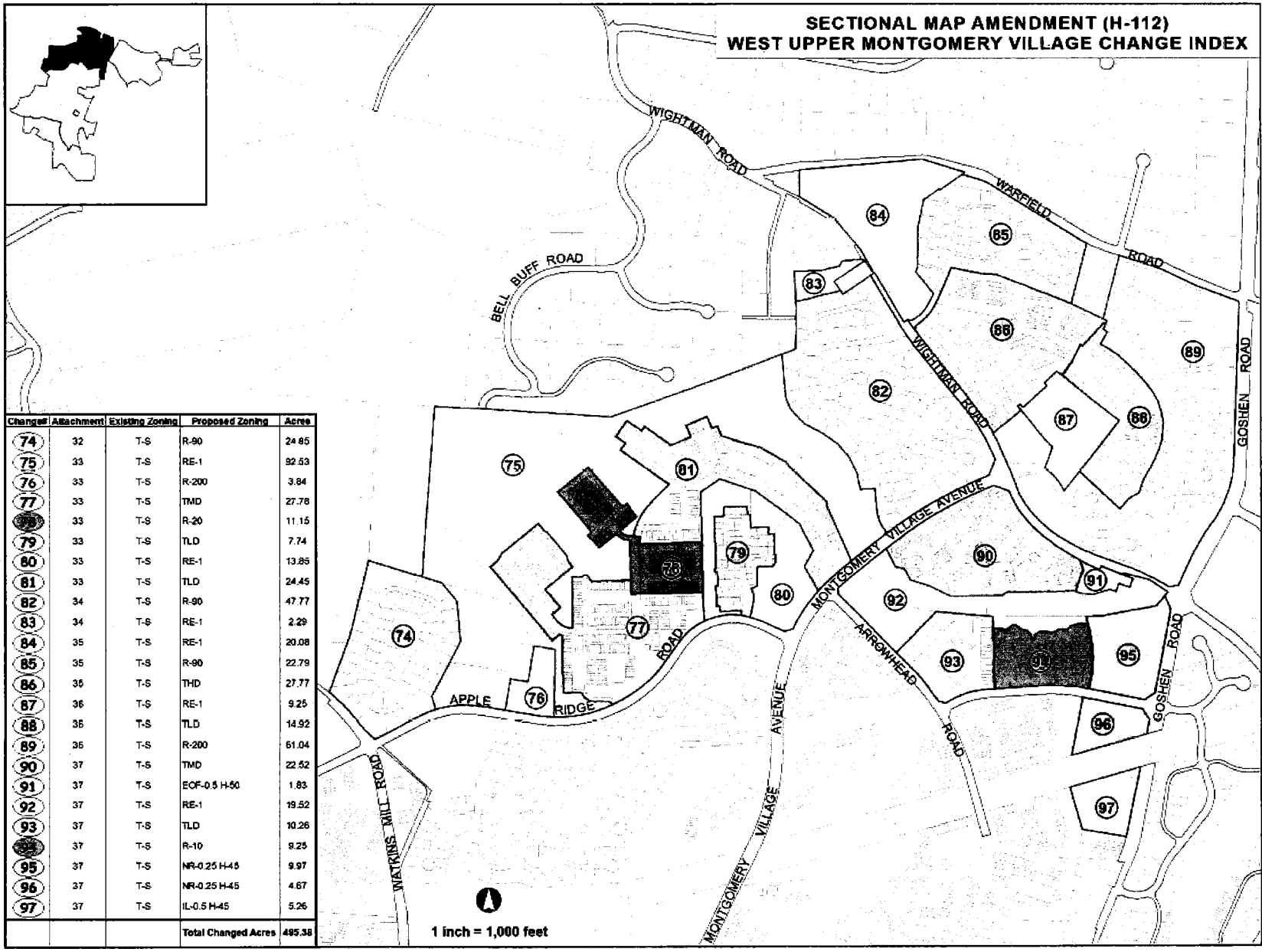
Linda M. Lauer, Clerk of the Council

¹ The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
1	8	T-S	RE-1	1.39
2	8	T-S	TLD	32.26
3	8	T-S	RE-1	0.86
4	9	T-S	TLD	30.45
5	9	T-S	R-200	9.91
6	10	T-S	R-20	29.23
7	10	T-S	TMD	6.88
8	11	T-S	RE-1	34.38
9	12	T-S	TMD	5.76
10	12	T-S	R-20	26.27
11	12	T-S	R-10	6.33
12	12	T-S	TMD	3.15
13	12	T-S	EOF-0.5 H-50	2.13
14	13	T-S	R-20	17.73
15	13	T-S	R-30	8.12
16	13	T-S	EOF-0.75 H-100	5.78
17	13	T-S	R-200	3.04
18	14	T-S	R-10	9.04
19	14	T-S	R-20	17.95
20	15	T-S	RE-1	12.11
21	15	T-S	R-200	0.16
22	15	T-S	R-90	5.02
23	15	T-S	R-200	4.43
24	15	R-200	R-90	0.72
25	16	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
26	16	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
27	16	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
28	17	T-S	R-30	34.38
29	17	T-S	R-200	10.33
30	18	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
31	17	T-S	R-20	11.72
32	17	T-S	TMD	11.56
Total Changed Acres				406.65

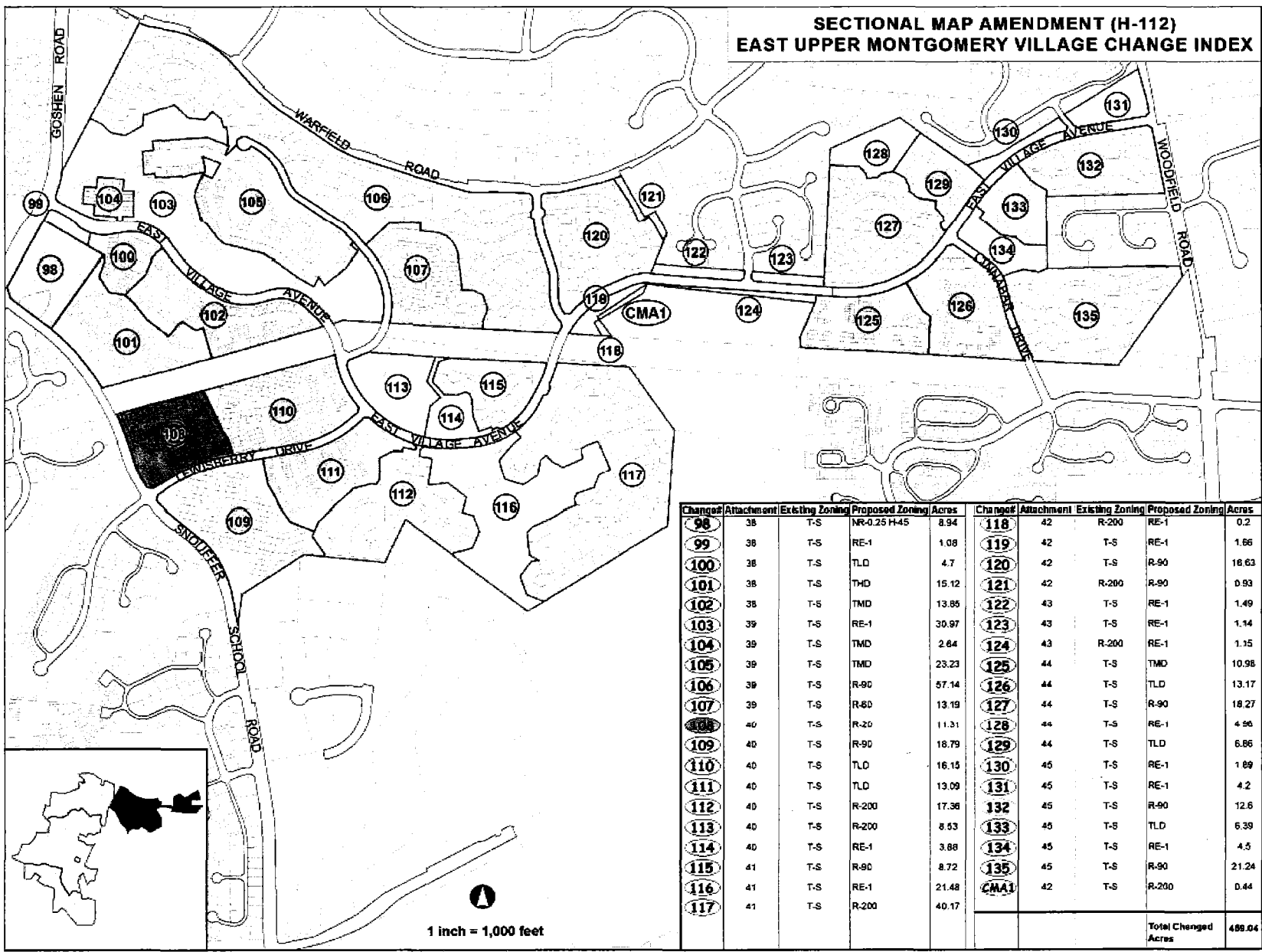




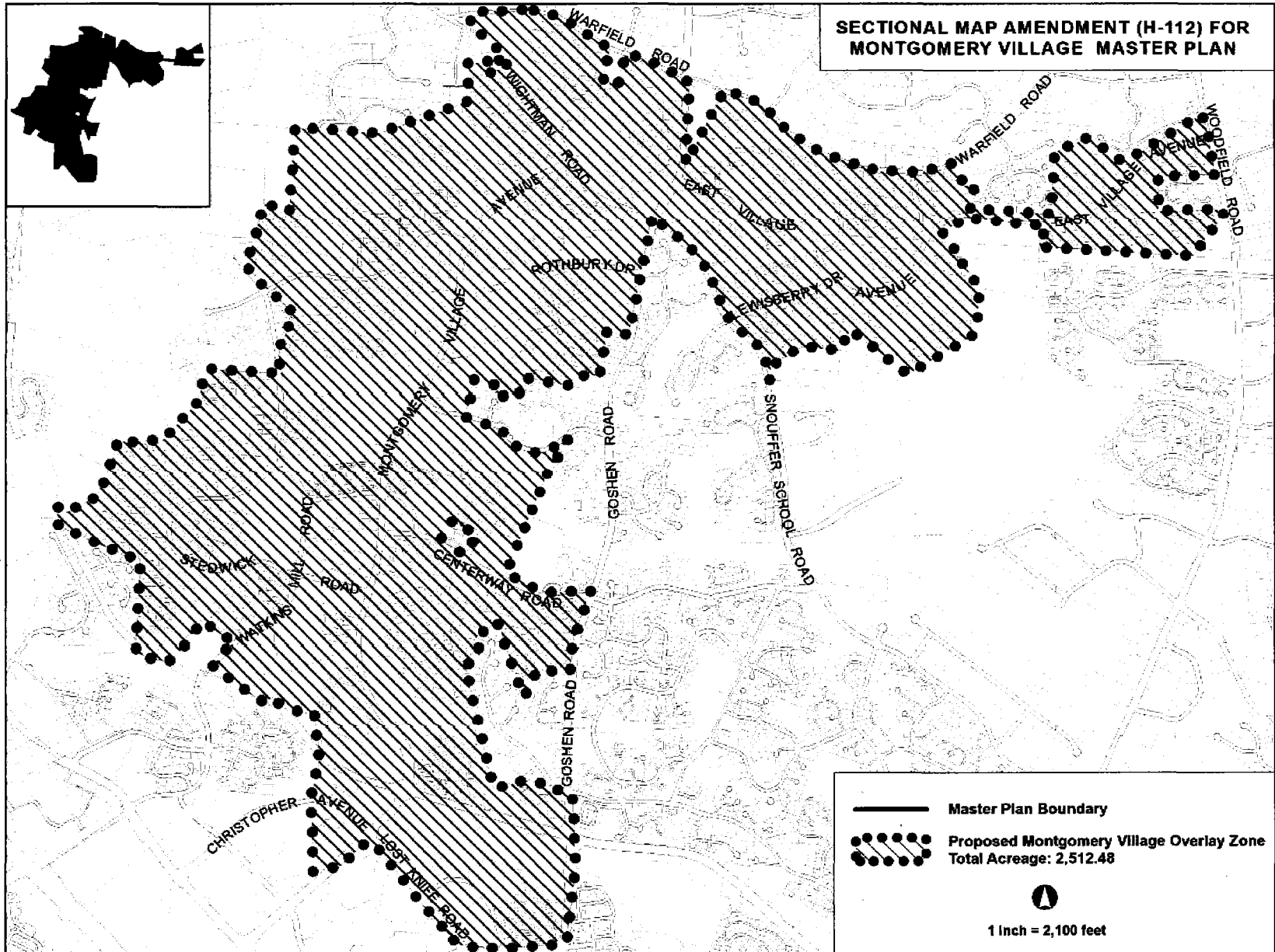
Changed	Attachment	Existing Zoning	Proposed Zoning	Acres
74	32	T-S	R-90	24.85
75	33	T-S	RE-1	92.53
76	33	T-S	R-200	3.84
77	33	T-S	TMD	27.78
78	33	T-S	R-20	11.15
79	33	T-S	TLD	7.74
80	33	T-S	RE-1	13.85
81	33	T-S	TLD	24.45
82	34	T-S	R-90	47.77
83	34	T-S	RE-1	2.29
84	35	T-S	RE-1	20.08
85	35	T-S	R-90	22.79
86	36	T-S	THD	27.77
87	36	T-S	RE-1	9.25
88	36	T-S	TLD	14.92
89	36	T-S	R-200	61.04
90	37	T-S	TMD	22.52
91	37	T-S	ECF-0.5 H-50	1.83
92	37	T-S	RE-1	19.52
93	37	T-S	TLD	10.26
94	37	T-S	R-10	9.25
95	37	T-S	NR-0.25 H-45	9.97
96	37	T-S	NR-0.25 H-45	4.67
97	37	T-S	IL-0.5 H-45	5.26
Total Changed Acres				495.38

1 inch = 1,000 feet

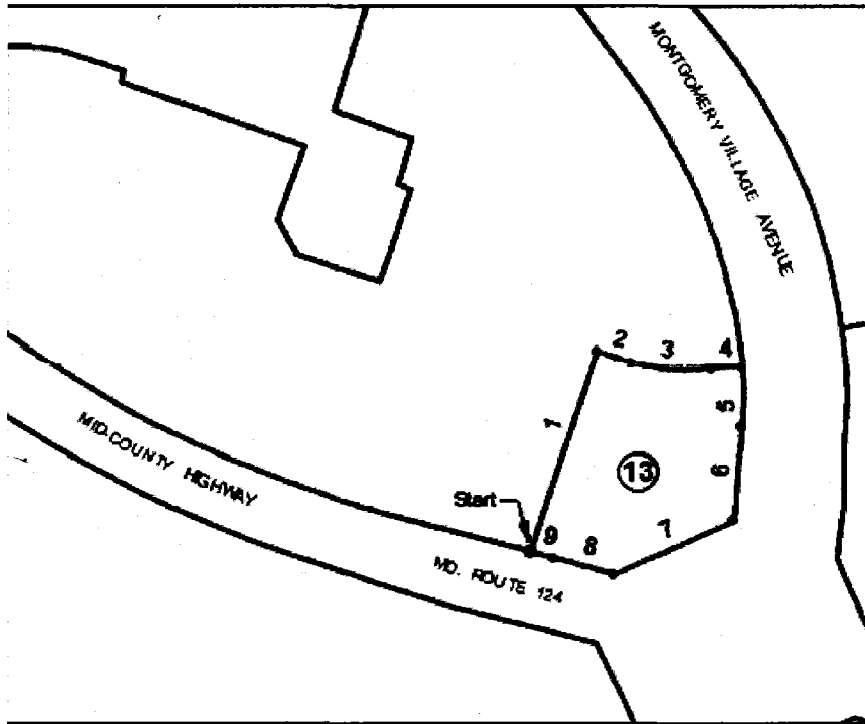
**SECTIONAL MAP AMENDMENT (H-112)
EAST UPPER MONTGOMERY VILLAGE CHANGE INDEX**



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres	Change#	Attachment	Existing Zoning	Proposed Zoning	Acres	
98	38	T-S	NR-0.25 H-45	8.94	118	42	R-200	RE-1	0.2	
99	38	T-S	RE-1	1.08	119	42	T-S	RE-1	1.66	
100	38	T-S	TLD	4.7	120	42	T-S	R-90	18.63	
101	38	T-S	THD	15.12	121	42	R-200	R-90	0.93	
102	38	T-S	TMD	13.85	122	43	T-S	RE-1	1.49	
103	39	T-S	RE-1	30.97	123	43	T-S	RE-1	1.14	
104	39	T-S	TMD	2.84	124	43	R-200	RE-1	1.15	
105	39	T-S	TMD	23.23	125	44	T-S	TMD	10.98	
106	39	T-S	R-90	57.14	126	44	T-S	TLD	13.17	
107	39	T-S	R-80	13.19	127	44	T-S	R-90	18.27	
108	40	T-S	R-20	11.31	128	44	T-S	RE-1	4.96	
109	40	T-S	R-90	18.79	129	44	T-S	TLD	6.86	
110	40	T-S	TLD	16.15	130	45	T-S	RE-1	1.89	
111	40	T-S	TLD	13.09	131	45	T-S	RE-1	4.2	
112	40	T-S	R-200	17.36	132	45	T-S	R-90	12.6	
113	40	T-S	R-200	8.53	133	45	T-S	TLD	6.39	
114	40	T-S	RE-1	3.88	134	45	T-S	RE-1	4.5	
115	41	T-S	R-90	8.72	135	45	T-S	R-90	21.24	
116	41	T-S	RE-1	21.48	CMA1	42	T-S	R-200	0.44	
117	41	T-S	R-200	40.17						
									Total Changed Acres	489.04



Metes and bounds description for split zone block #13



Beginning at an XY coordinate recognized as
 NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
 From point - X: 1254647.983704' Y: 544132.423889'

Thence **Segment 1** Direction: N 18-41-37 E, Distance: 352.62'

Thence **Segment 2** Direction: S 71-32-45 E, Distance: 59.04'

Curve right Chord **Segment 3** Direction: S 85-50-48 E, Distance: 135.48'

Thence **Segment 4** Direction: N 87-50-37 E, Distance: 49.25'

Curve right Chord **Segment 5** Direction: S 0-7-11 W, Distance: 100.24'

Thence **Segment 6**: -Direction: S 5-5-50 W, Distance: 156.91'

Thence **Segment 7**: -Direction: S 66-6-20 W, Distance: 216.70'

Thence **Segment 8**: -Direction: N 75-19-40 W, Distance: 102.68'

Thence **Segment 9**: Direction: N 75-19-40 W, Distance: 43.16'

SECTIONAL MAP AMENDMENT H-112
for the
MONTGOMERY VILLAGE MASTER PLAN



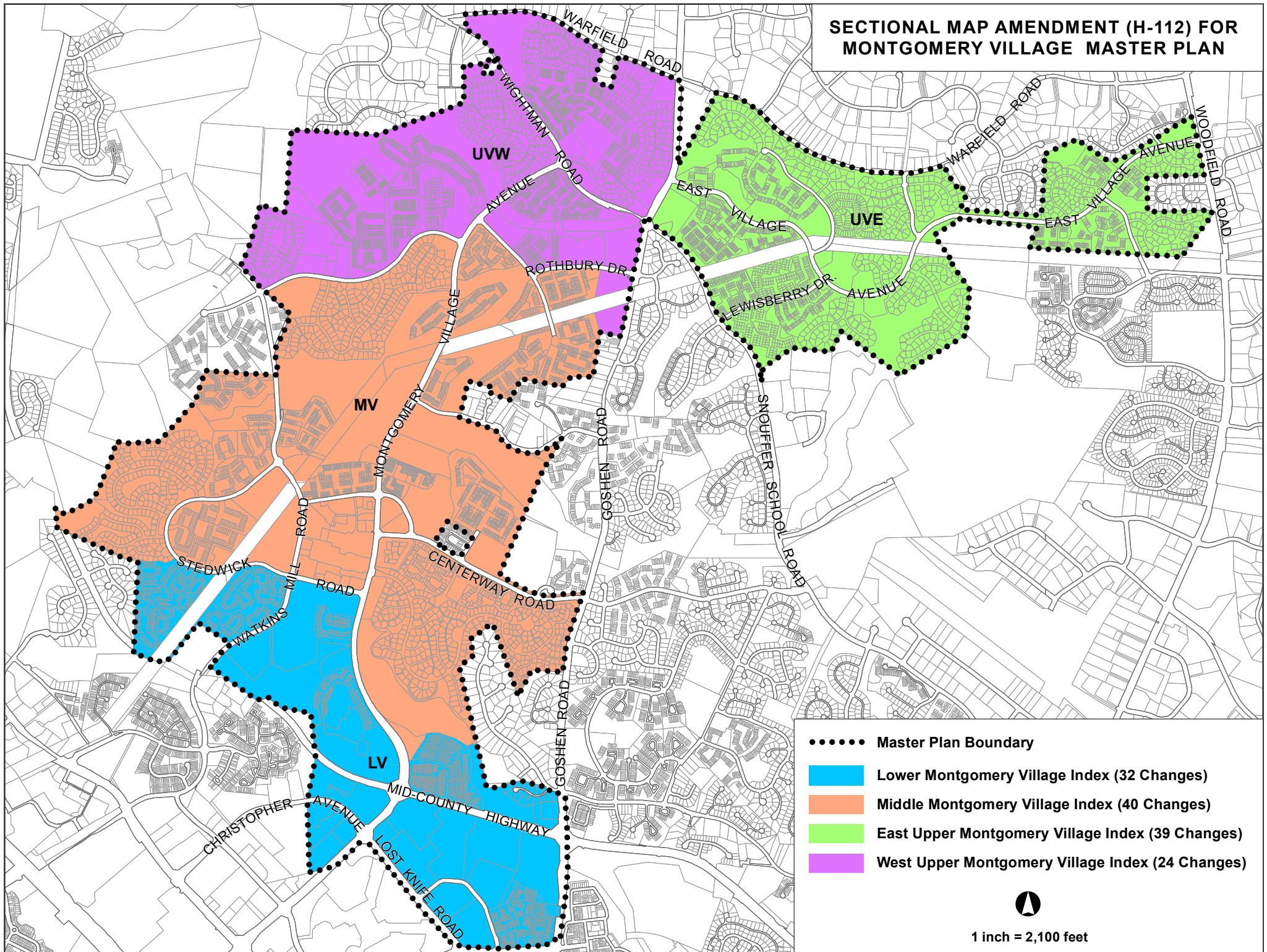
CERTIFICATION

This is to certify that the Master Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

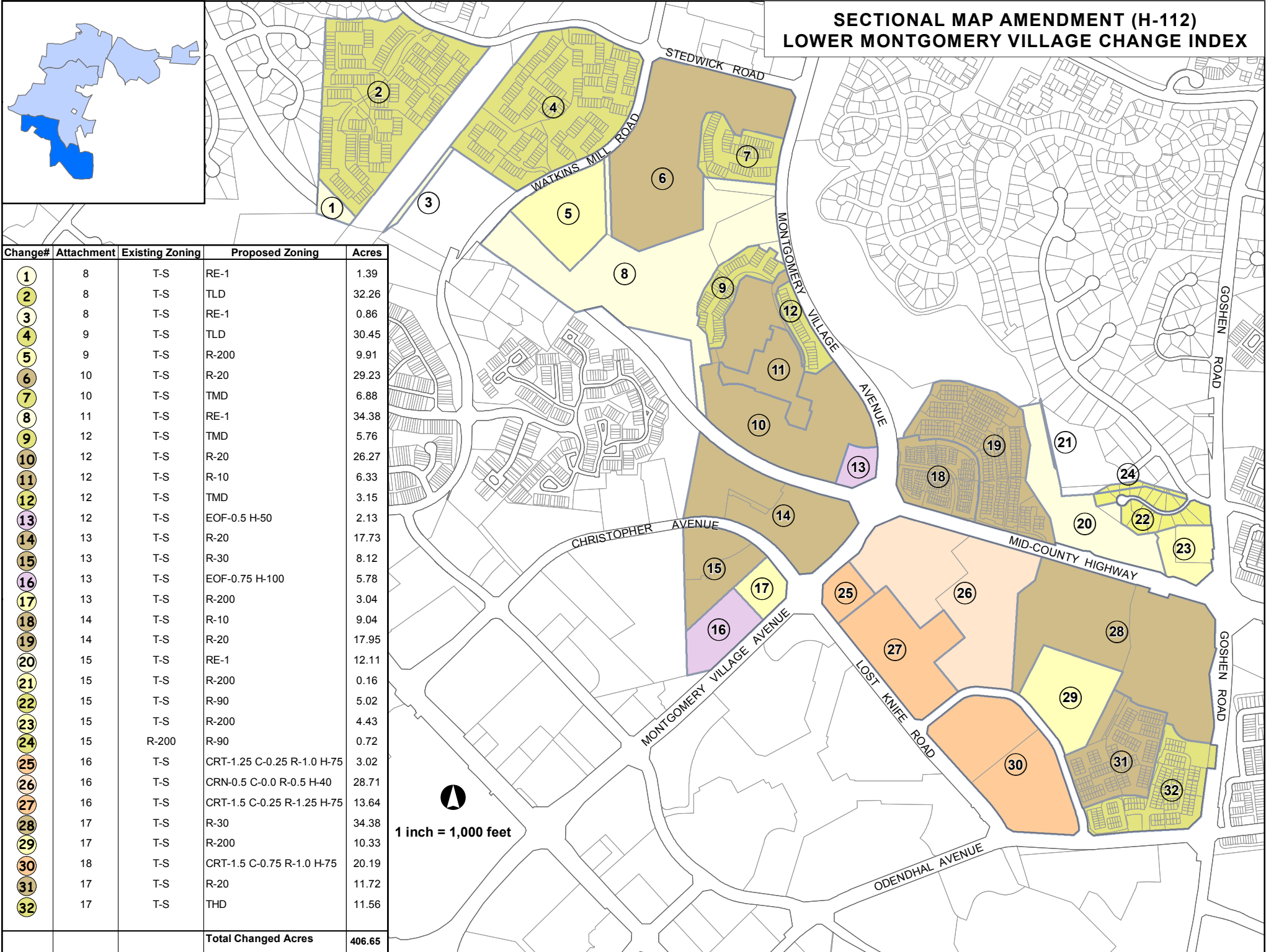
Date

Glenn Kreger
Division Chief
Area 2 Division

SECTIONAL MAP AMENDMENT (H-112) FOR
MONTGOMERY VILLAGE MASTER PLAN



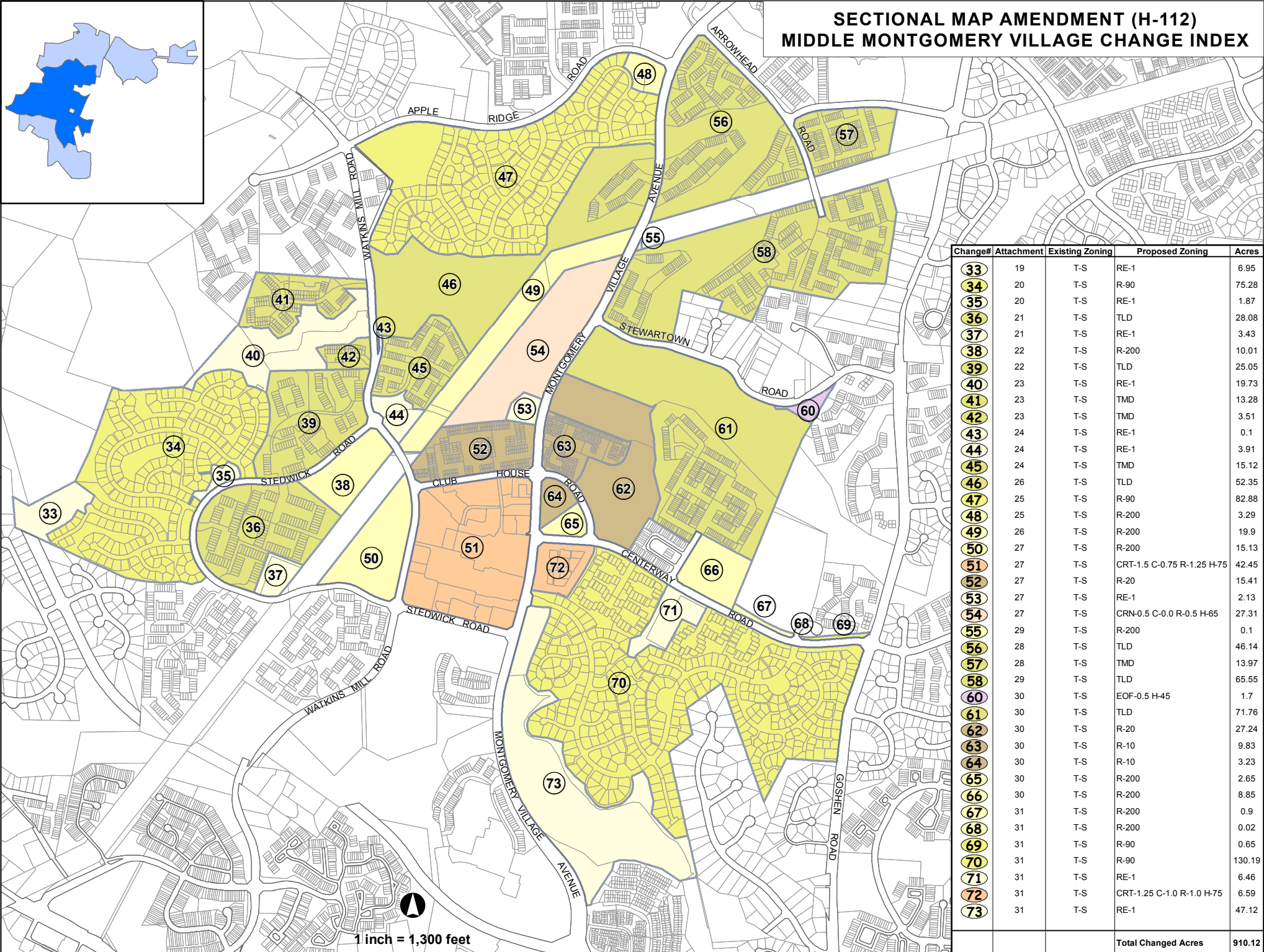
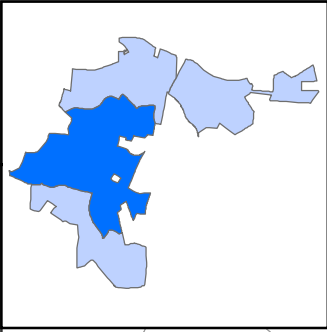
SECTIONAL MAP AMENDMENT (H-112)
LOWER MONTGOMERY VILLAGE CHANGE INDEX



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
1	8	T-S	RE-1	1.39
2	8	T-S	TLD	32.26
3	8	T-S	RE-1	0.86
4	9	T-S	TLD	30.45
5	9	T-S	R-200	9.91
6	10	T-S	R-20	29.23
7	10	T-S	TMD	6.88
8	11	T-S	RE-1	34.38
9	12	T-S	TMD	5.76
10	12	T-S	R-20	26.27
11	12	T-S	R-10	6.33
12	12	T-S	TMD	3.15
13	12	T-S	EOF-0.5 H-50	2.13
14	13	T-S	R-20	17.73
15	13	T-S	R-30	8.12
16	13	T-S	EOF-0.75 H-100	5.78
17	13	T-S	R-200	3.04
18	14	T-S	R-10	9.04
19	14	T-S	R-20	17.95
20	15	T-S	RE-1	12.11
21	15	T-S	R-200	0.16
22	15	T-S	R-90	5.02
23	15	T-S	R-200	4.43
24	15	R-200	R-90	0.72
25	16	T-S	CRT-1.25 C-0.25 R-1.0 H-75	3.02
26	16	T-S	CRN-0.5 C-0.0 R-0.5 H-40	28.71
27	16	T-S	CRT-1.5 C-0.25 R-1.25 H-75	13.64
28	17	T-S	R-30	34.38
29	17	T-S	R-200	10.33
30	18	T-S	CRT-1.5 C-0.75 R-1.0 H-75	20.19
31	17	T-S	R-20	11.72
32	17	T-S	THD	11.56
Total Changed Acres				406.65

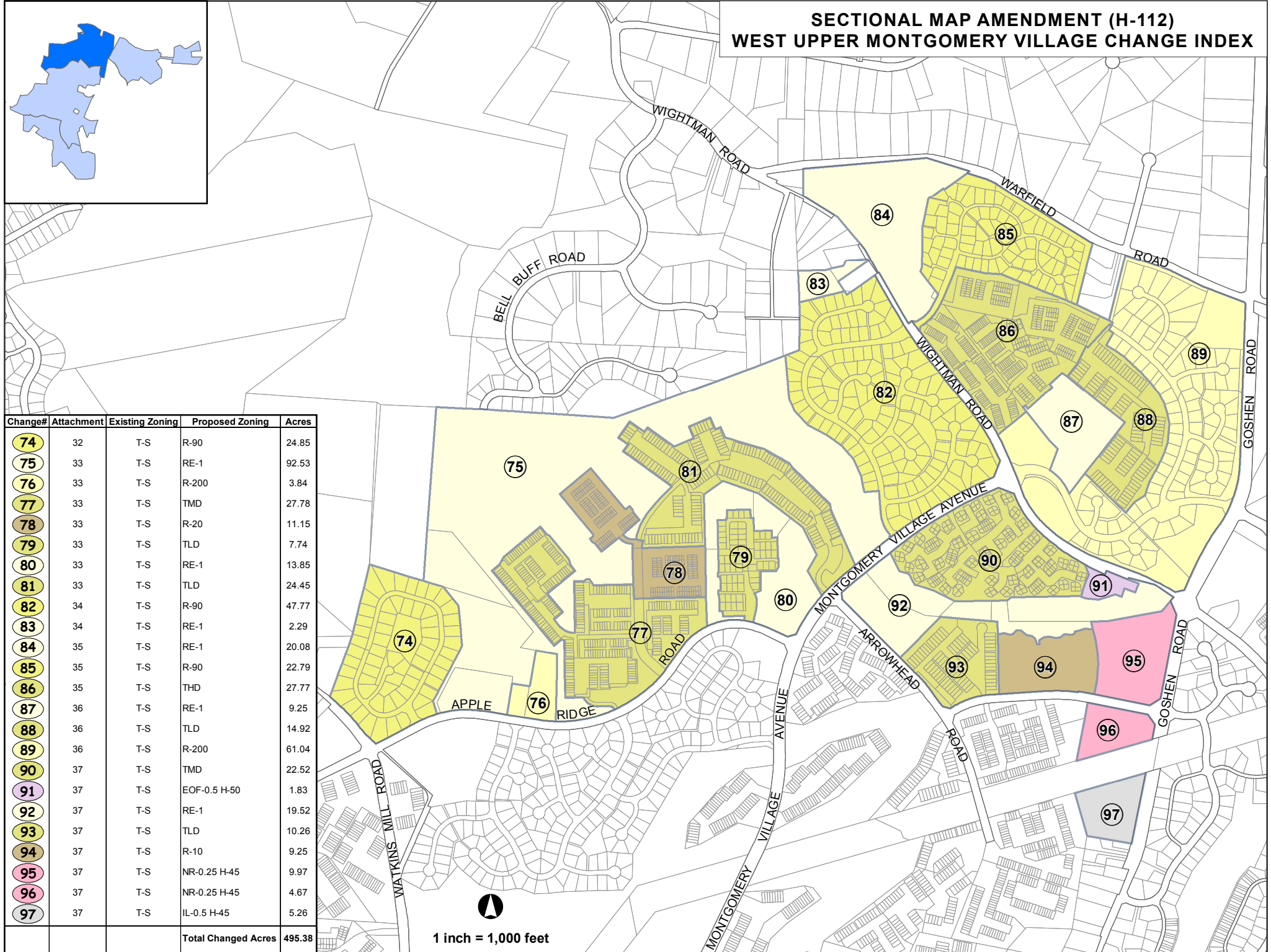
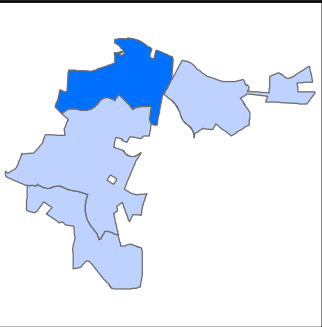
1 inch = 1,000 feet

SECTIONAL MAP AMENDMENT (H-112)
MIDDLE MONTGOMERY VILLAGE CHANGE INDEX



Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
33	19	T-S	RE-1	6.95
34	20	T-S	R-90	75.28
35	20	T-S	RE-1	1.87
36	21	T-S	TLD	28.08
37	21	T-S	RE-1	3.43
38	22	T-S	R-200	10.01
39	22	T-S	TLD	25.05
40	23	T-S	RE-1	19.73
41	23	T-S	TMD	13.28
42	23	T-S	TMD	3.51
43	24	T-S	RE-1	0.1
44	24	T-S	RE-1	3.91
45	24	T-S	TMD	15.12
46	26	T-S	TLD	52.35
47	25	T-S	R-90	82.88
48	25	T-S	R-200	3.29
49	26	T-S	R-200	19.9
50	27	T-S	R-200	15.13
51	27	T-S	CRT-1.5 C-0.75 R-1.25 H-75	42.45
52	27	T-S	R-20	15.41
53	27	T-S	RE-1	2.13
54	27	T-S	CRN-0.5 C-0.0 R-0.5 H-65	27.31
55	29	T-S	R-200	0.1
56	28	T-S	TLD	46.14
57	28	T-S	TMD	13.97
58	29	T-S	TLD	65.55
60	30	T-S	EOF-0.5 H-45	1.7
61	30	T-S	TLD	71.76
62	30	T-S	R-20	27.24
63	30	T-S	R-10	9.83
64	30	T-S	R-10	3.23
65	30	T-S	R-200	2.65
66	30	T-S	R-200	8.85
67	31	T-S	R-200	0.9
68	31	T-S	R-200	0.02
69	31	T-S	R-90	0.65
70	31	T-S	R-90	130.19
71	31	T-S	RE-1	6.46
72	31	T-S	CRT-1.25 C-1.0 R-1.0 H-75	6.59
73	31	T-S	RE-1	47.12
			Total Changed Acres	910.12

SECTIONAL MAP AMENDMENT (H-112)
WEST UPPER MONTGOMERY VILLAGE CHANGE INDEX

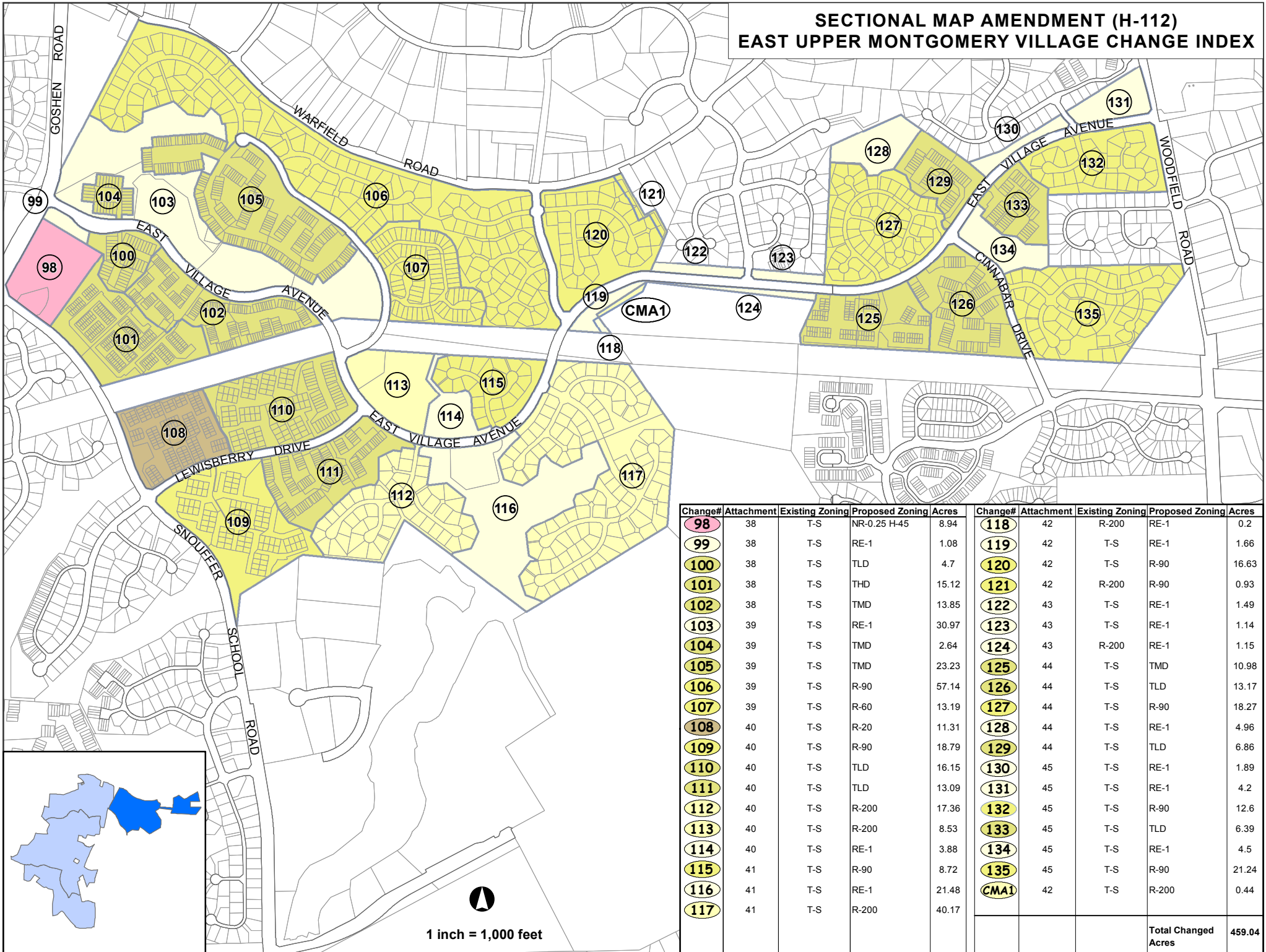


Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
74	32	T-S	R-90	24.85
75	33	T-S	RE-1	92.53
76	33	T-S	R-200	3.84
77	33	T-S	TMD	27.78
78	33	T-S	R-20	11.15
79	33	T-S	TLD	7.74
80	33	T-S	RE-1	13.85
81	33	T-S	TLD	24.45
82	34	T-S	R-90	47.77
83	34	T-S	RE-1	2.29
84	35	T-S	RE-1	20.08
85	35	T-S	R-90	22.79
86	35	T-S	THD	27.77
87	36	T-S	RE-1	9.25
88	36	T-S	TLD	14.92
89	36	T-S	R-200	61.04
90	37	T-S	TMD	22.52
91	37	T-S	EOF-0.5 H-50	1.83
92	37	T-S	RE-1	19.52
93	37	T-S	TLD	10.26
94	37	T-S	R-10	9.25
95	37	T-S	NR-0.25 H-45	9.97
96	37	T-S	NR-0.25 H-45	4.67
97	37	T-S	IL-0.5 H-45	5.26
Total Changed Acres				495.38



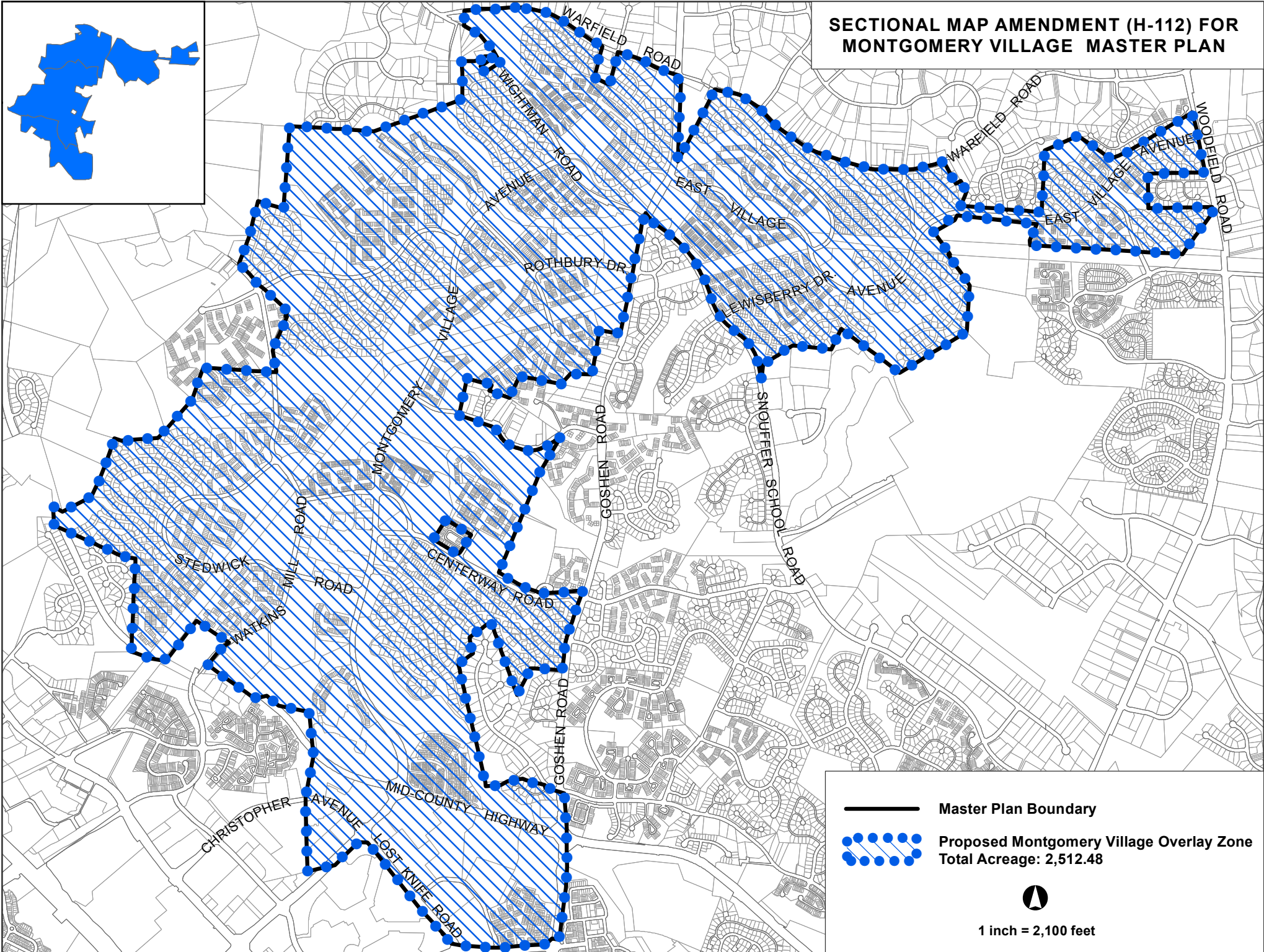
1 inch = 1,000 feet

**SECTIONAL MAP AMENDMENT (H-112)
EAST UPPER MONTGOMERY VILLAGE CHANGE INDEX**

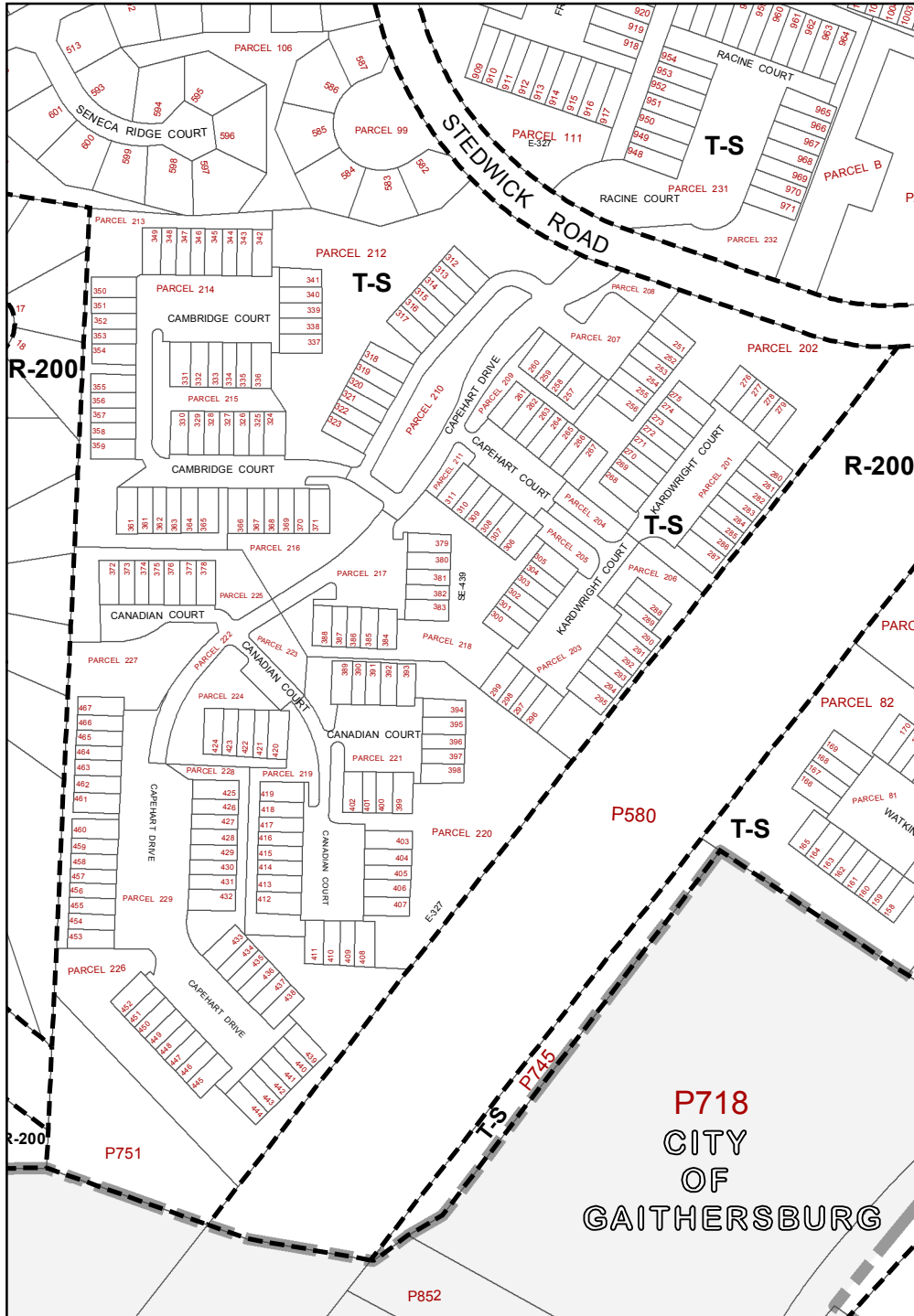


Change#	Attachment	Existing Zoning	Proposed Zoning	Acres	Change#	Attachment	Existing Zoning	Proposed Zoning	Acres
98	38	T-S	NR-0.25 H-45	8.94	118	42	R-200	RE-1	0.2
99	38	T-S	RE-1	1.08	119	42	T-S	RE-1	1.66
100	38	T-S	TLD	4.7	120	42	T-S	R-90	16.63
101	38	T-S	THD	15.12	121	42	R-200	R-90	0.93
102	38	T-S	TMD	13.85	122	43	T-S	RE-1	1.49
103	39	T-S	RE-1	30.97	123	43	T-S	RE-1	1.14
104	39	T-S	TMD	2.64	124	43	R-200	RE-1	1.15
105	39	T-S	TMD	23.23	125	44	T-S	TMD	10.98
106	39	T-S	R-90	57.14	126	44	T-S	TLD	13.17
107	39	T-S	R-60	13.19	127	44	T-S	R-90	18.27
108	40	T-S	R-20	11.31	128	44	T-S	RE-1	4.96
109	40	T-S	R-90	18.79	129	44	T-S	TLD	6.86
110	40	T-S	TLD	16.15	130	45	T-S	RE-1	1.89
111	40	T-S	TLD	13.09	131	45	T-S	RE-1	4.2
112	40	T-S	R-200	17.36	132	45	T-S	R-90	12.6
113	40	T-S	R-200	8.53	133	45	T-S	TLD	6.39
114	40	T-S	RE-1	3.88	134	45	T-S	RE-1	4.5
115	41	T-S	R-90	8.72	135	45	T-S	R-90	21.24
116	41	T-S	RE-1	21.48	CMA1	42	T-S	R-200	0.44
117	41	T-S	R-200	40.17					
								Total Changed Acres	459.04

**SECTIONAL MAP AMENDMENT (H-112) FOR
MONTGOMERY VILLAGE MASTER PLAN**



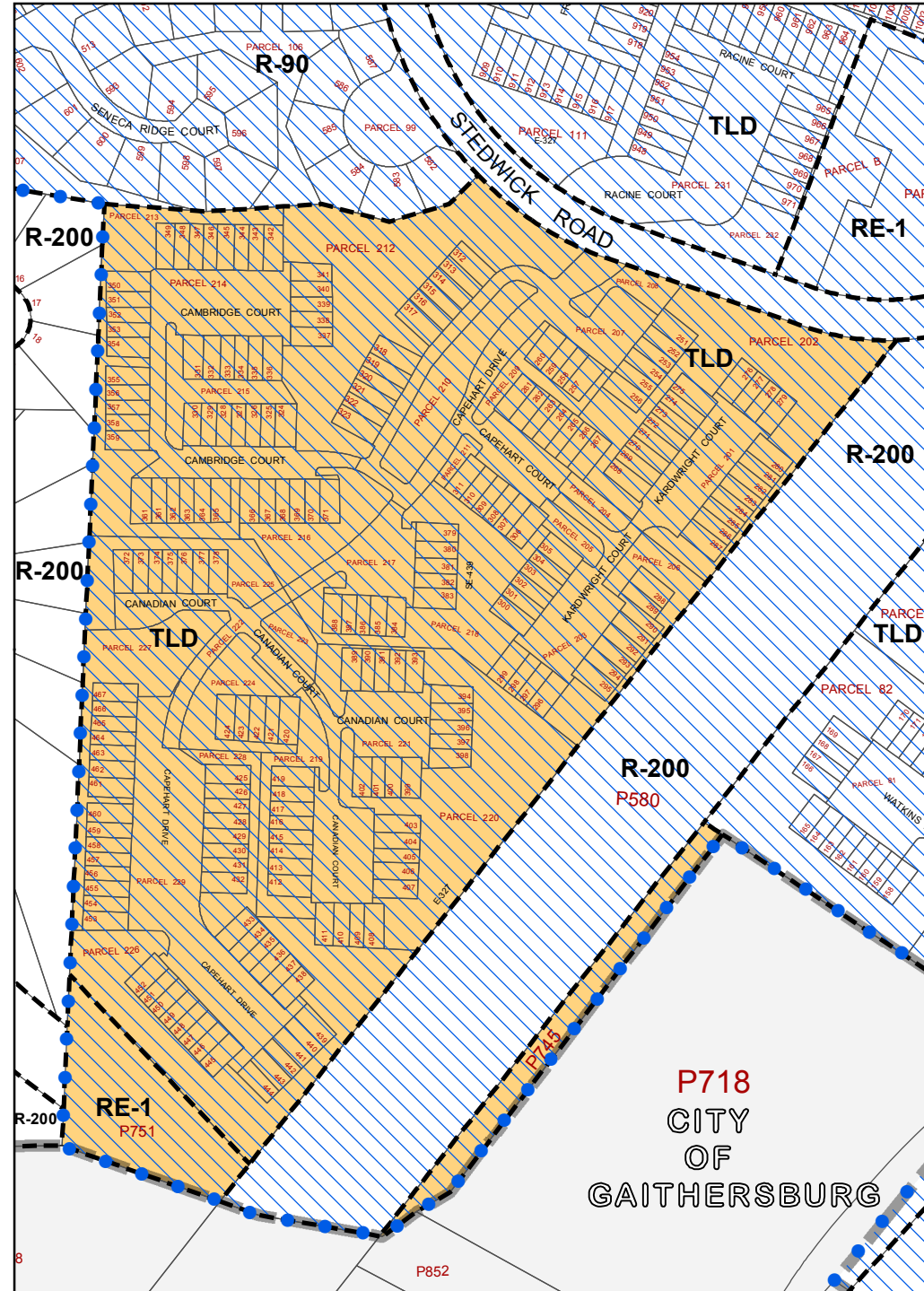
ATTACHMENT 8
Existing Zoning



Map Grid: 226NW10

Changes 1-3

Proposed Zoning

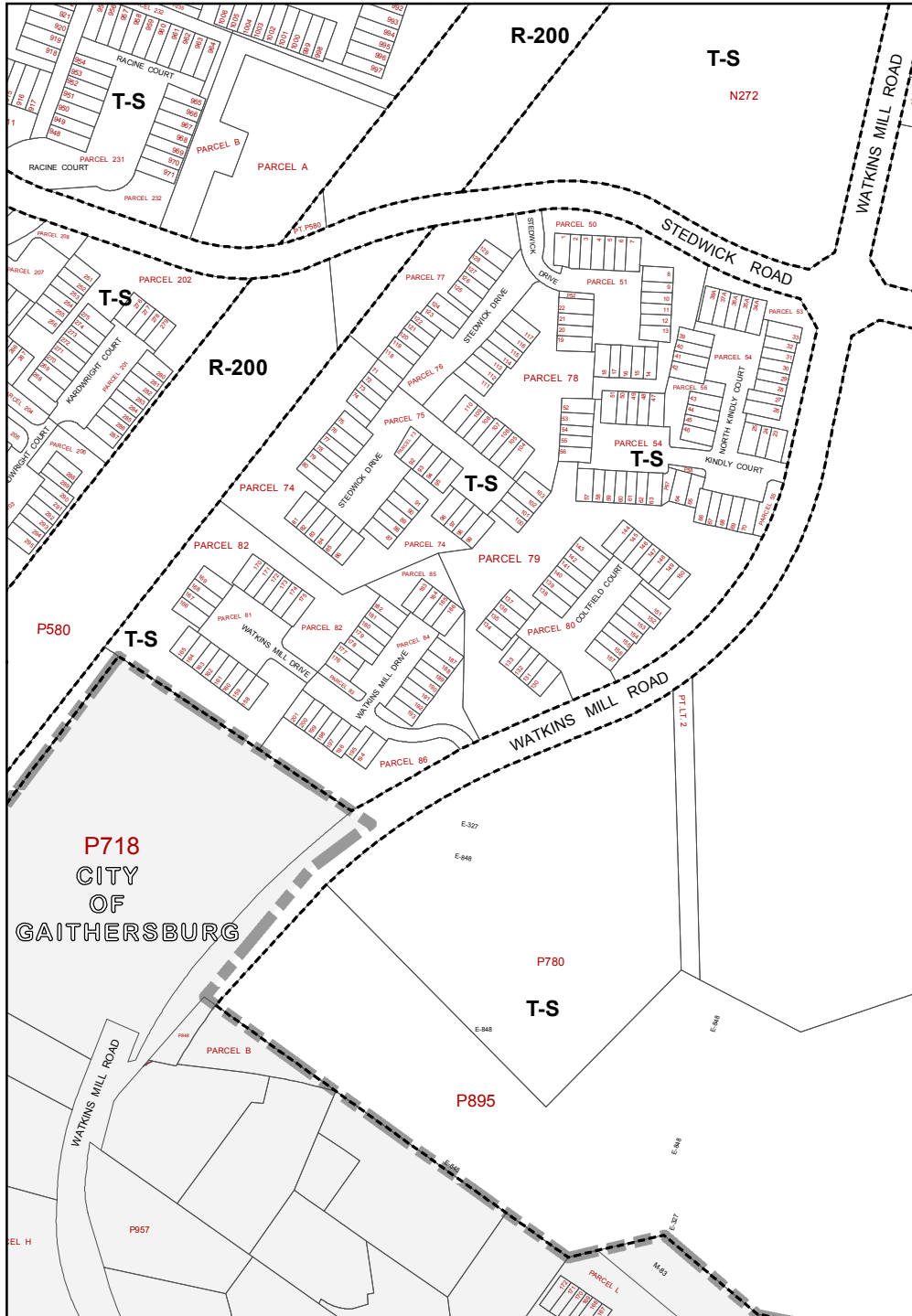


 Proposed Montgomery Village Overlay Zone

1 in = 300 ft

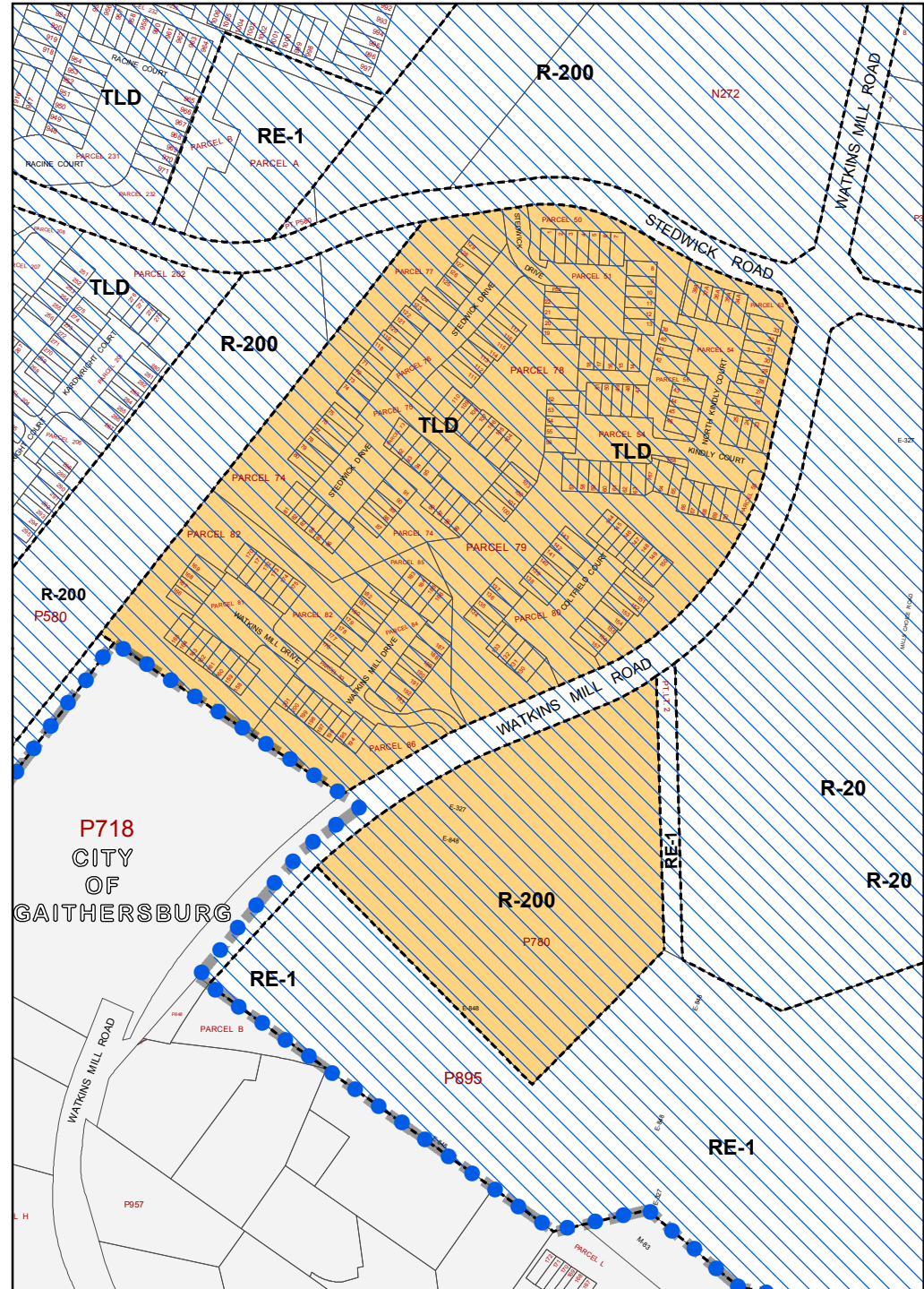
ATTACHMENT 9
Existing Zoning

Changes 4, 5



Map Grid: 226NW10

Proposed Zoning

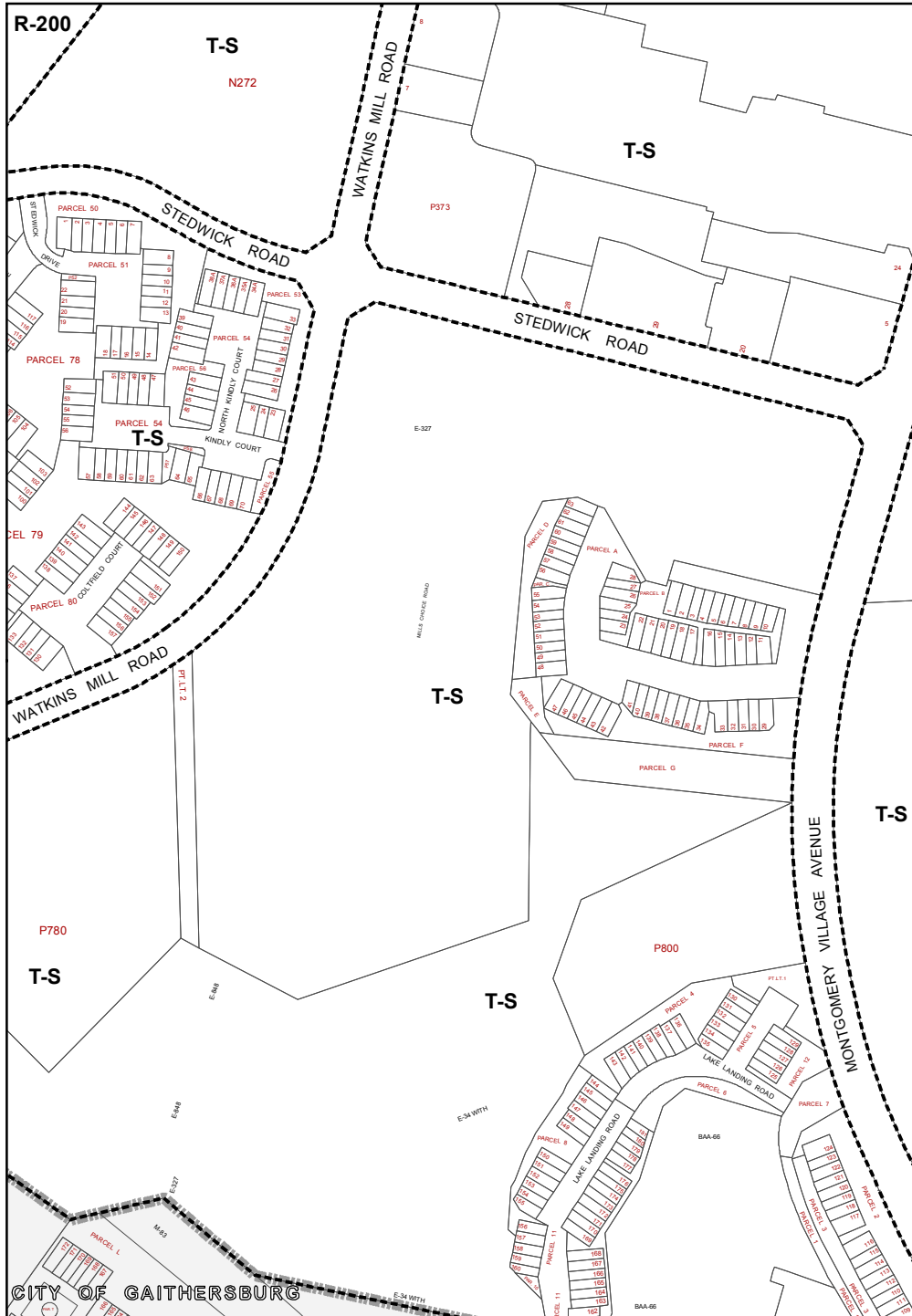


 *Proposed Montgomery Village Overlay Zone*

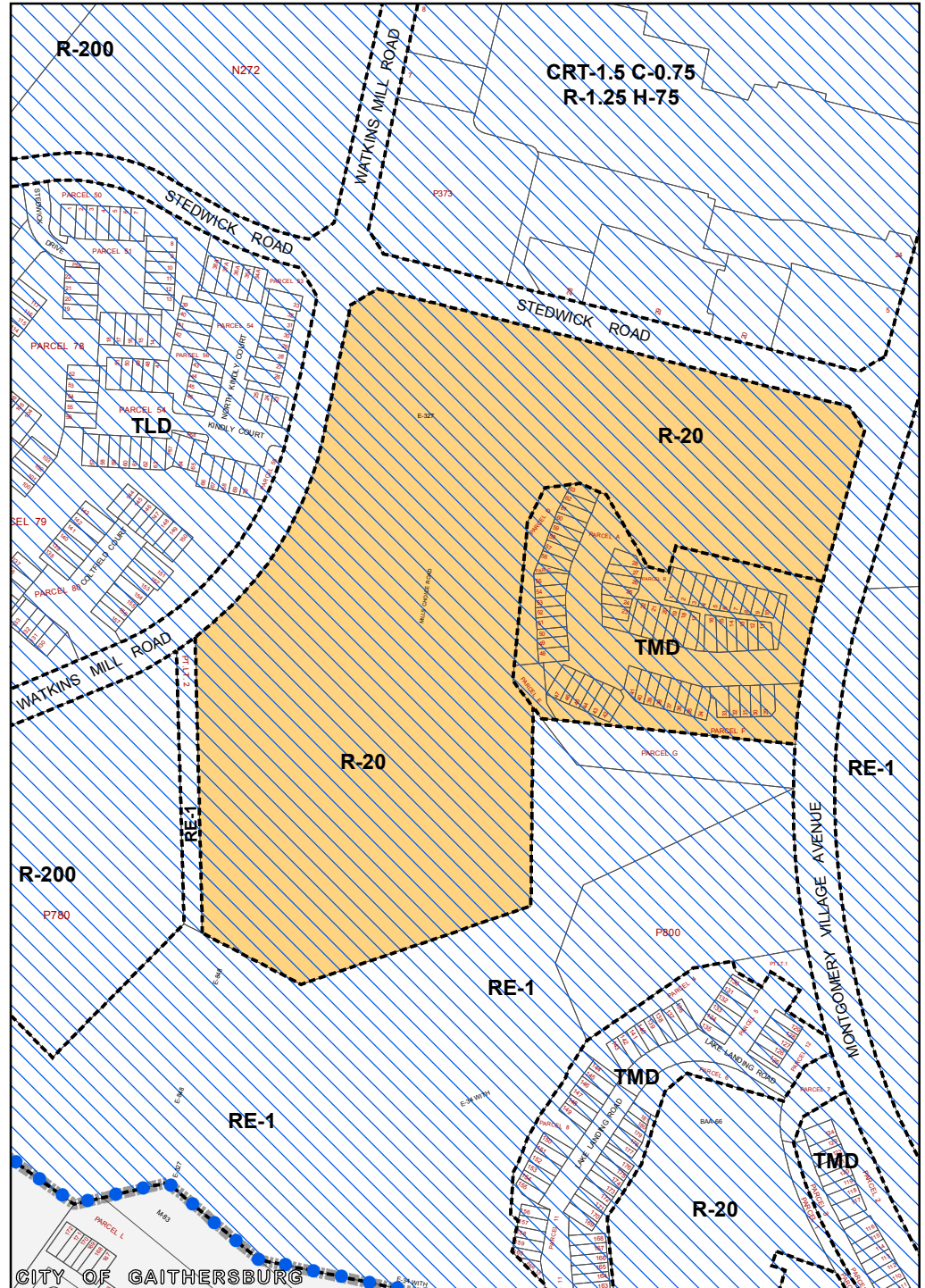
1 in = 400 ft

ATTACHMENT 10
Existing Zoning

Changes 6, 7



Proposed Zoning



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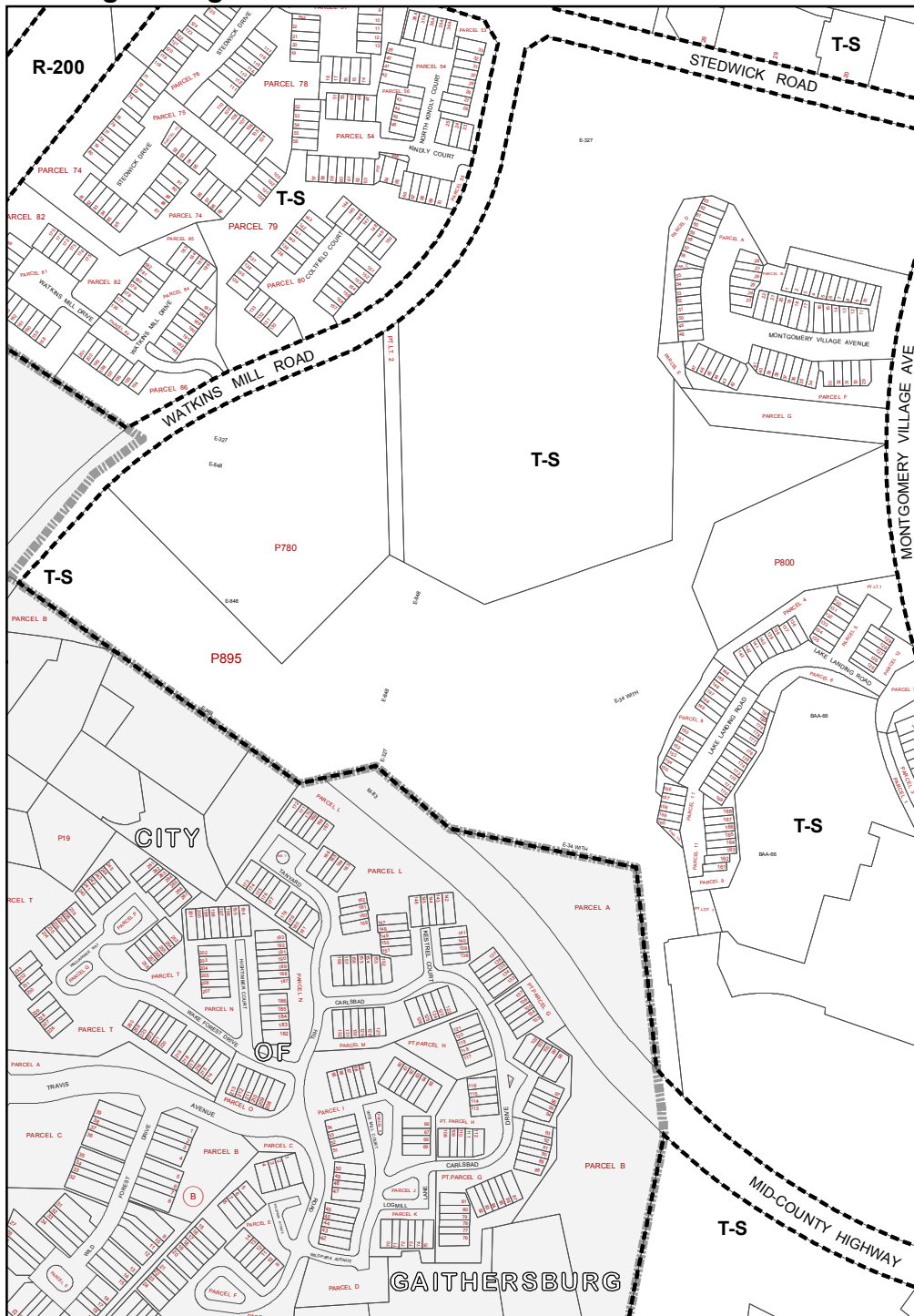
Map Grid: 225 & 226NW10

 Proposed Montgomery Village Overlay Zone

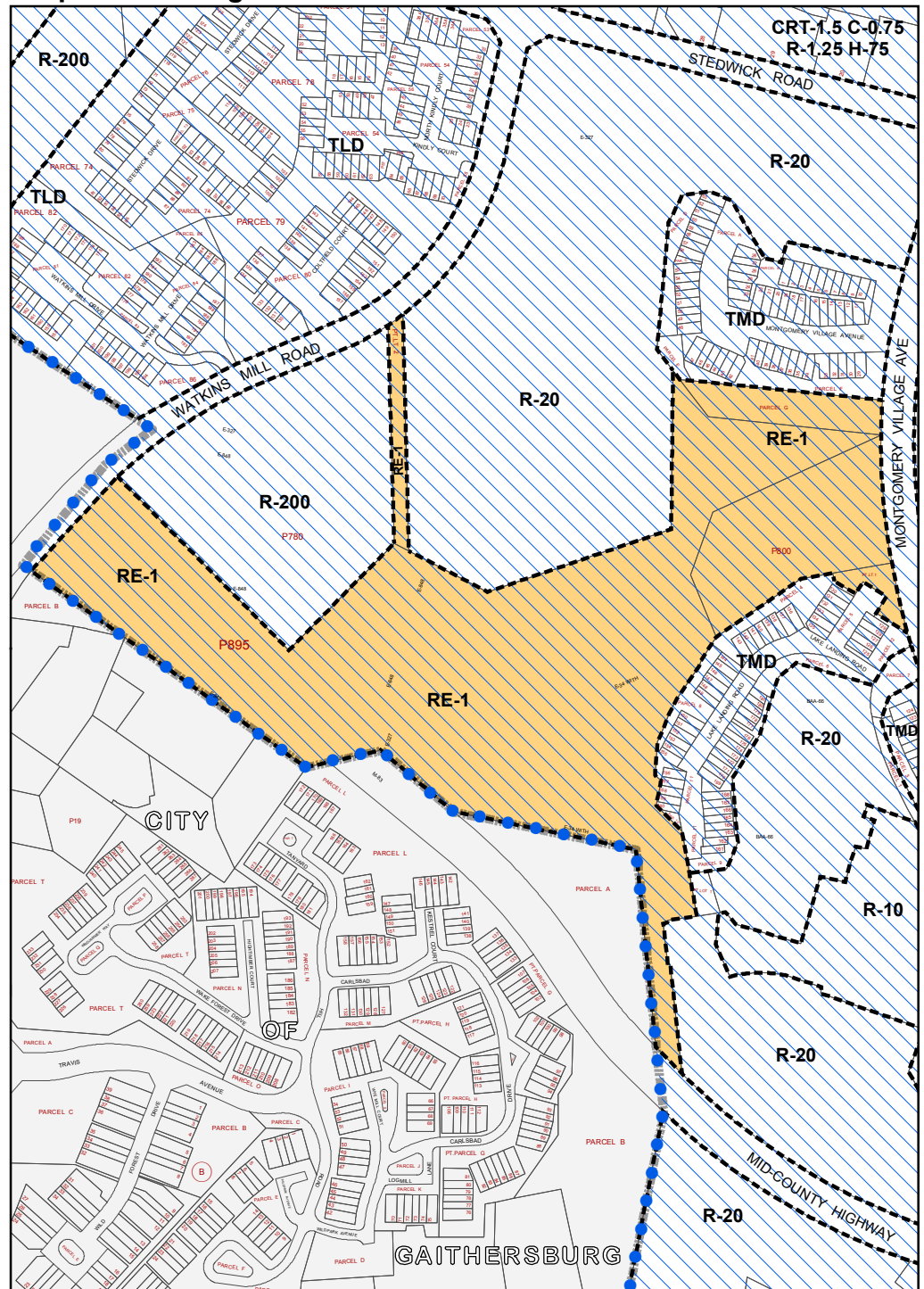
1 in = 400 ft

ATTACHMENT 11
Existing Zoning


Change 8



Proposed Zoning



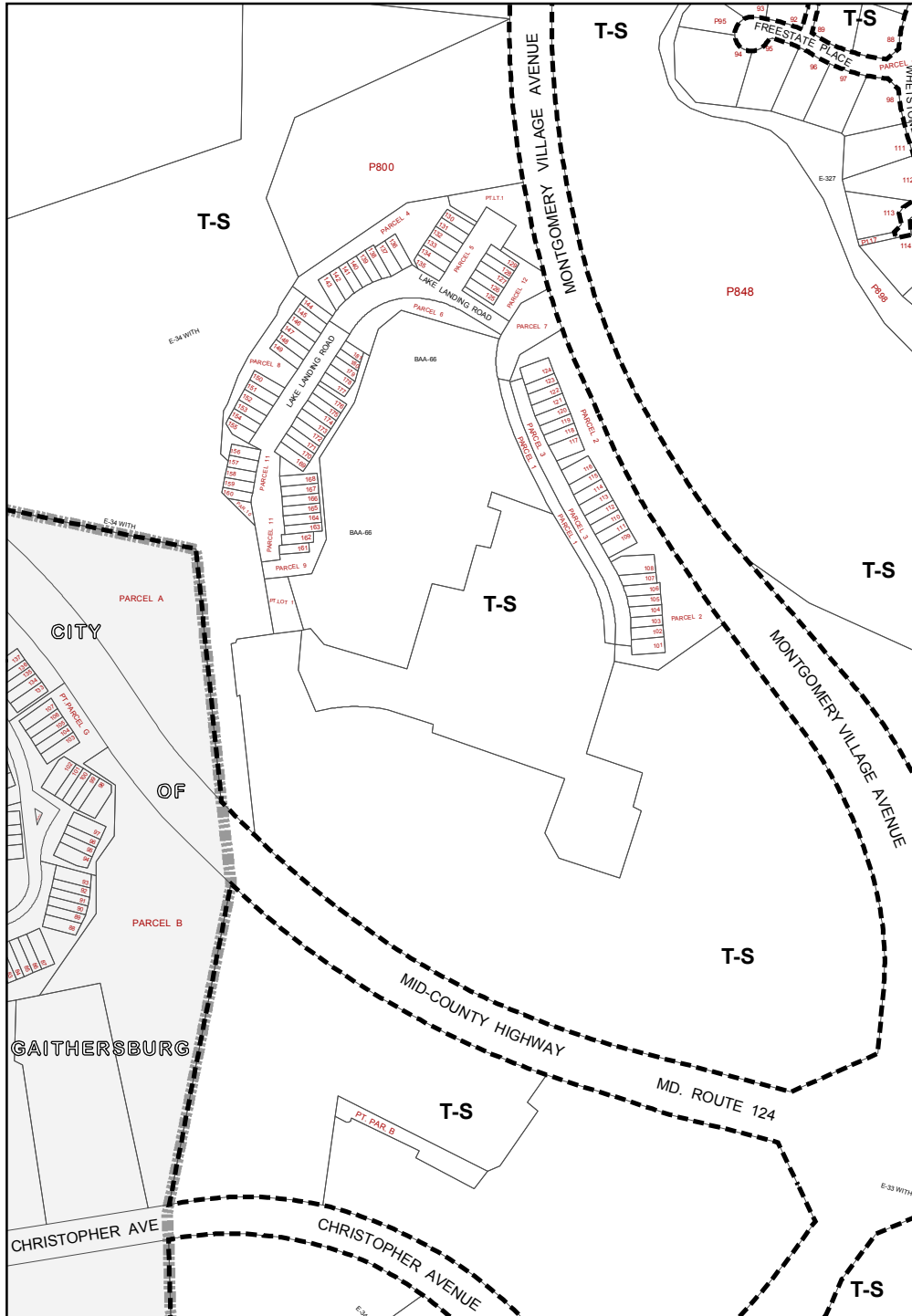
Map Grid: 225 & 226NW10

 Proposed Montgomery Village Overlay Zone

1 in = 500 ft

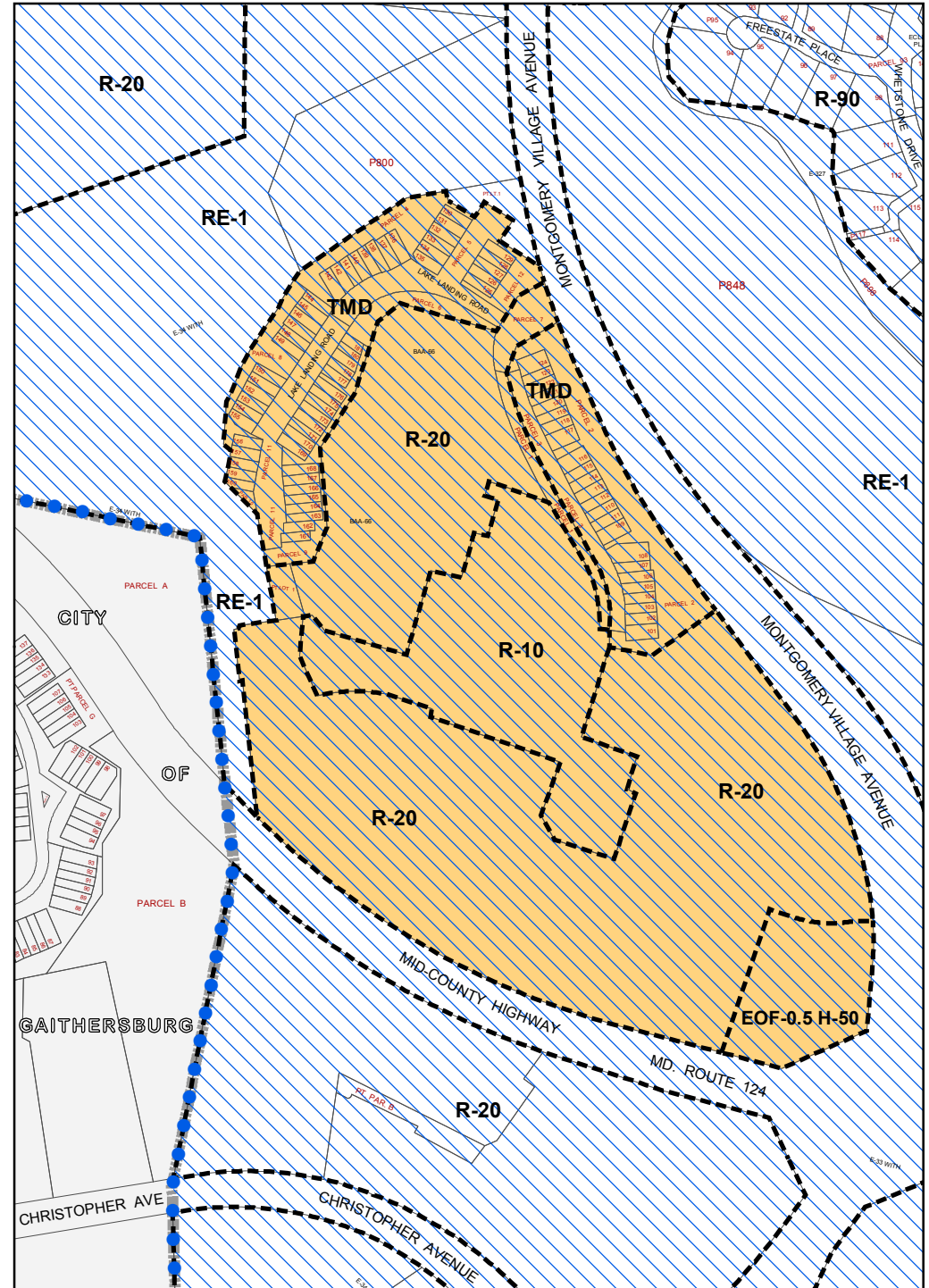
ATTACHMENT 12
Existing Zoning


Changes 9-13



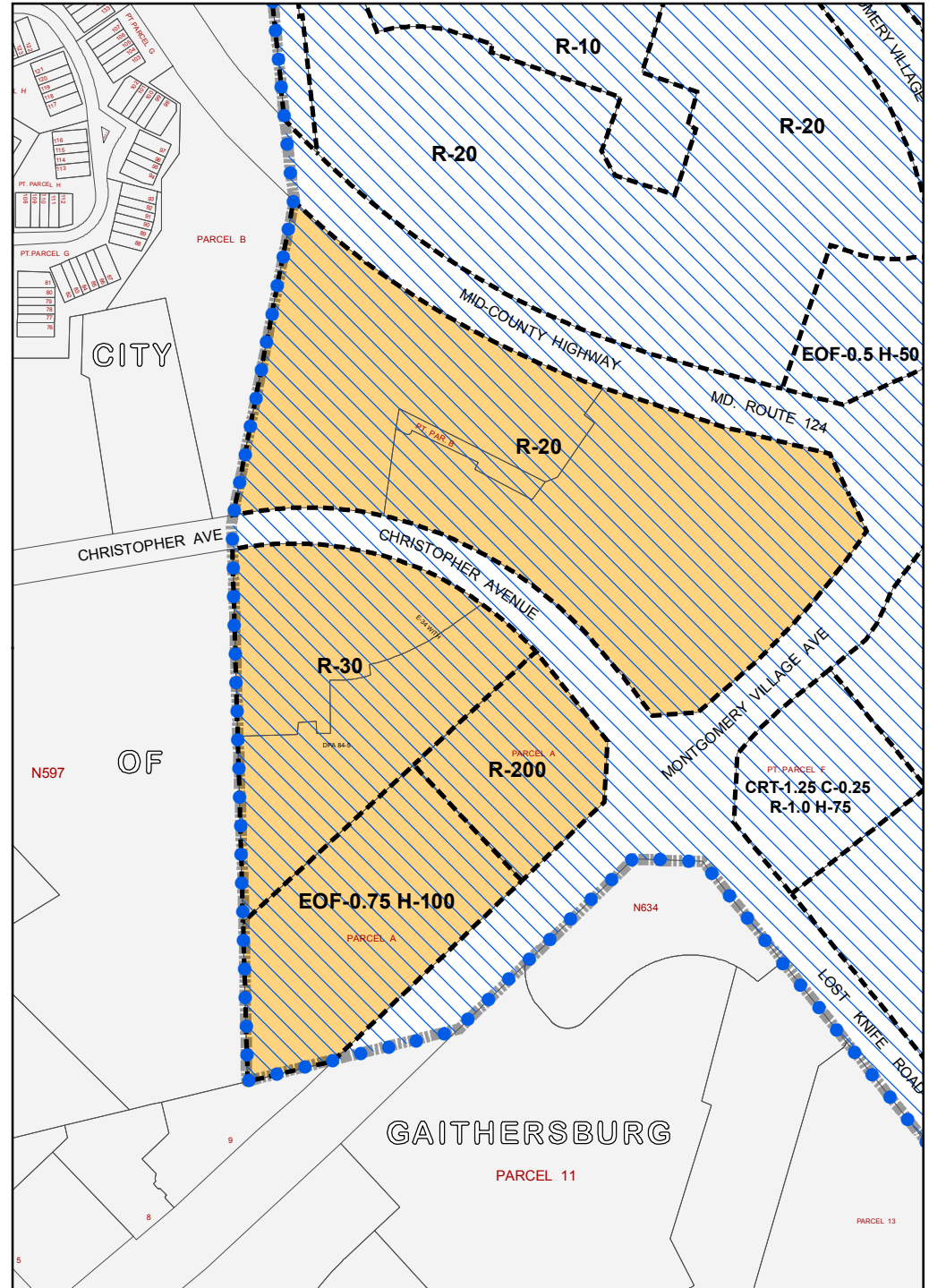
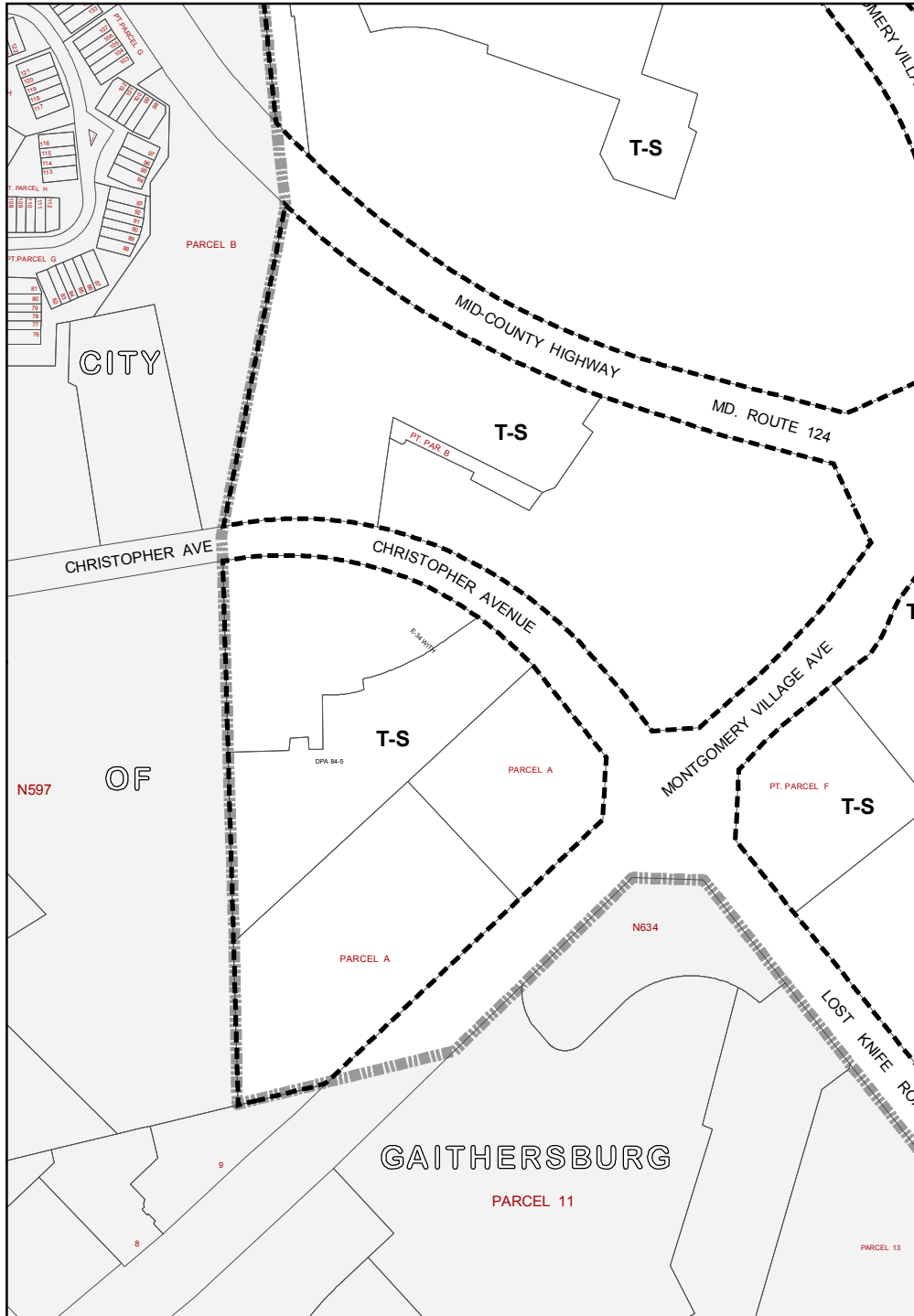
Map Grid: 225 & 226NW10

Proposed Zoning



 Proposed Montgomery Village Overlay Zone

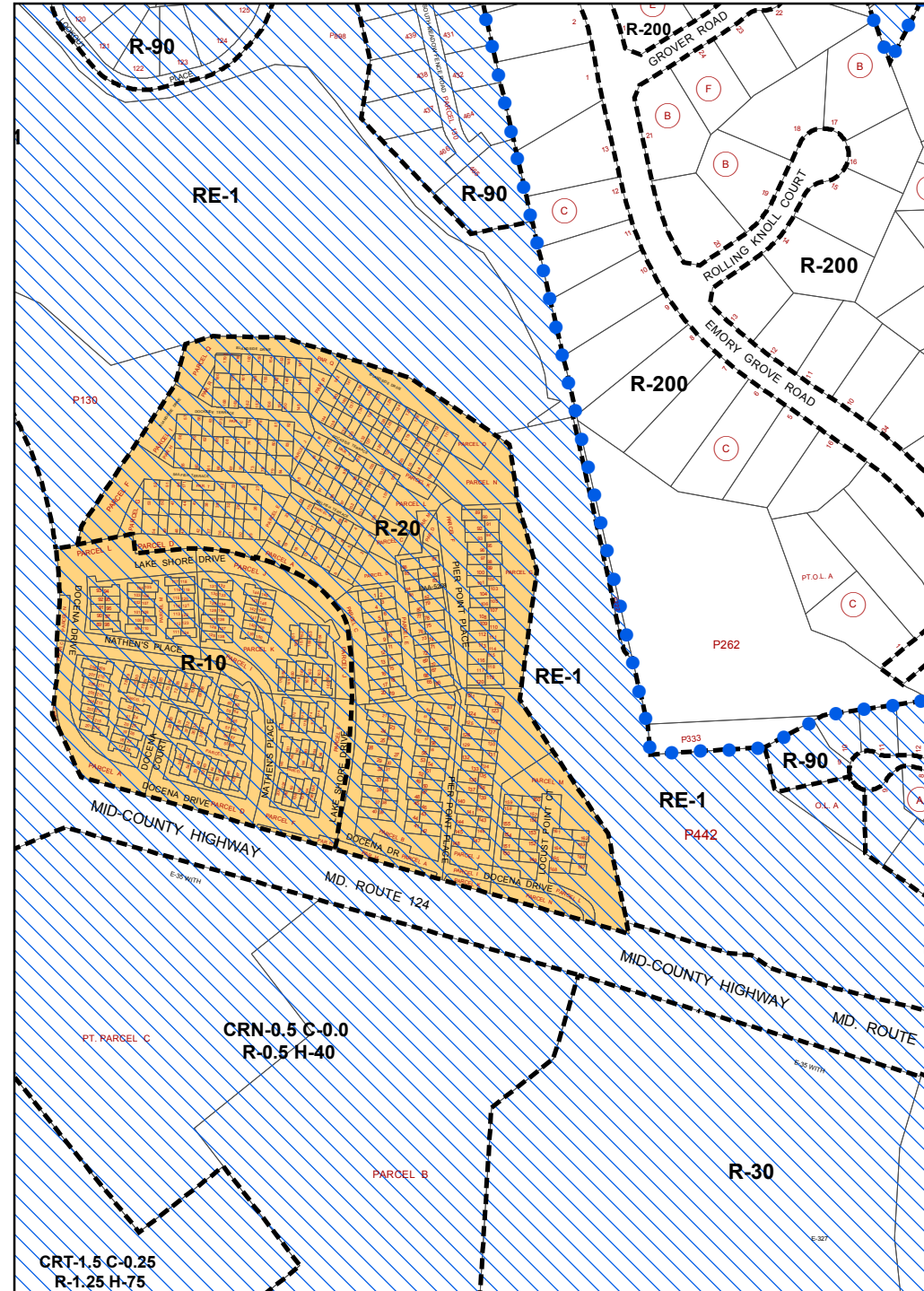
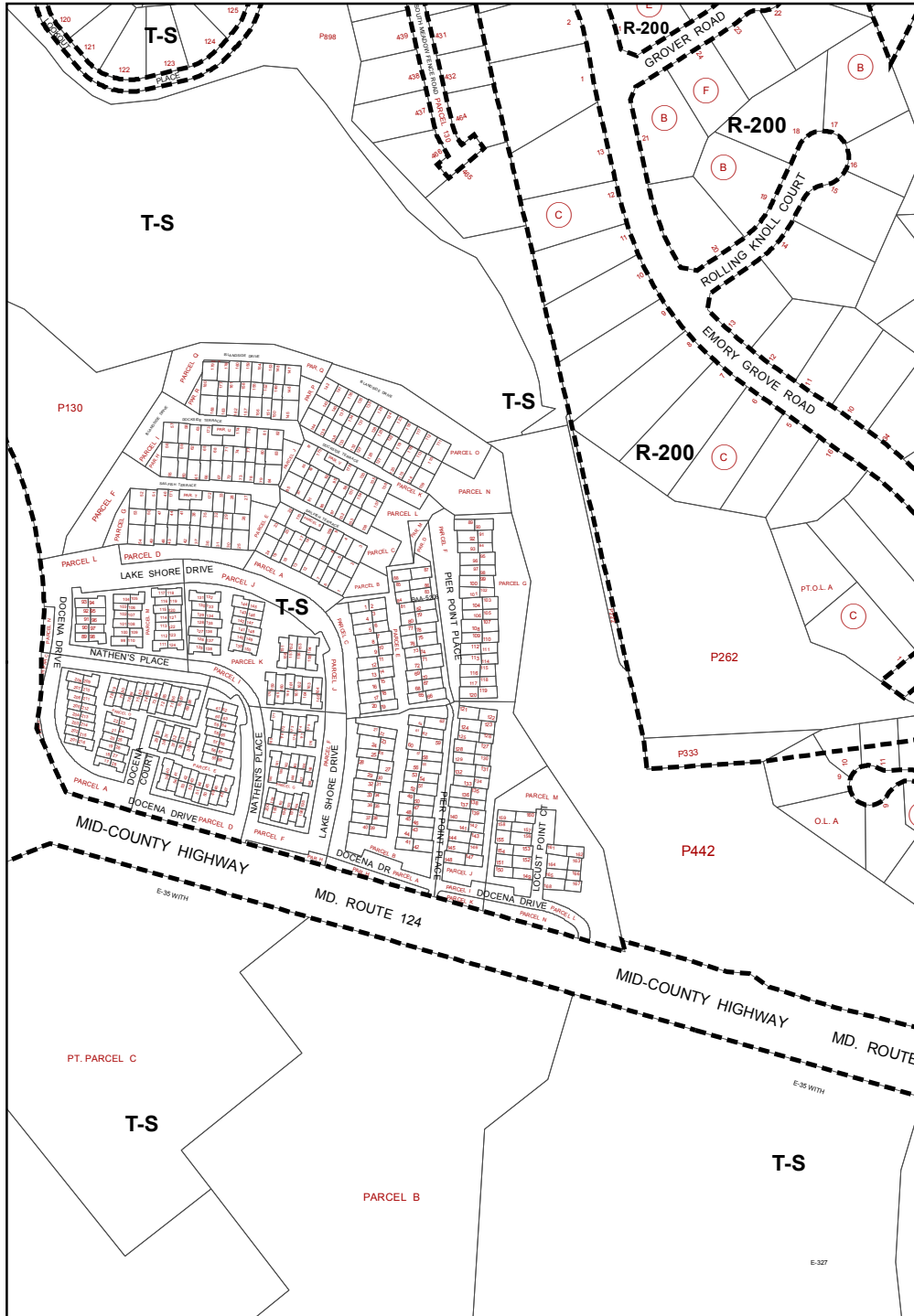
1 in = 400 ft




ATTACHMENT 14
Existing Zoning

Changes 18, 19

Proposed Zoning



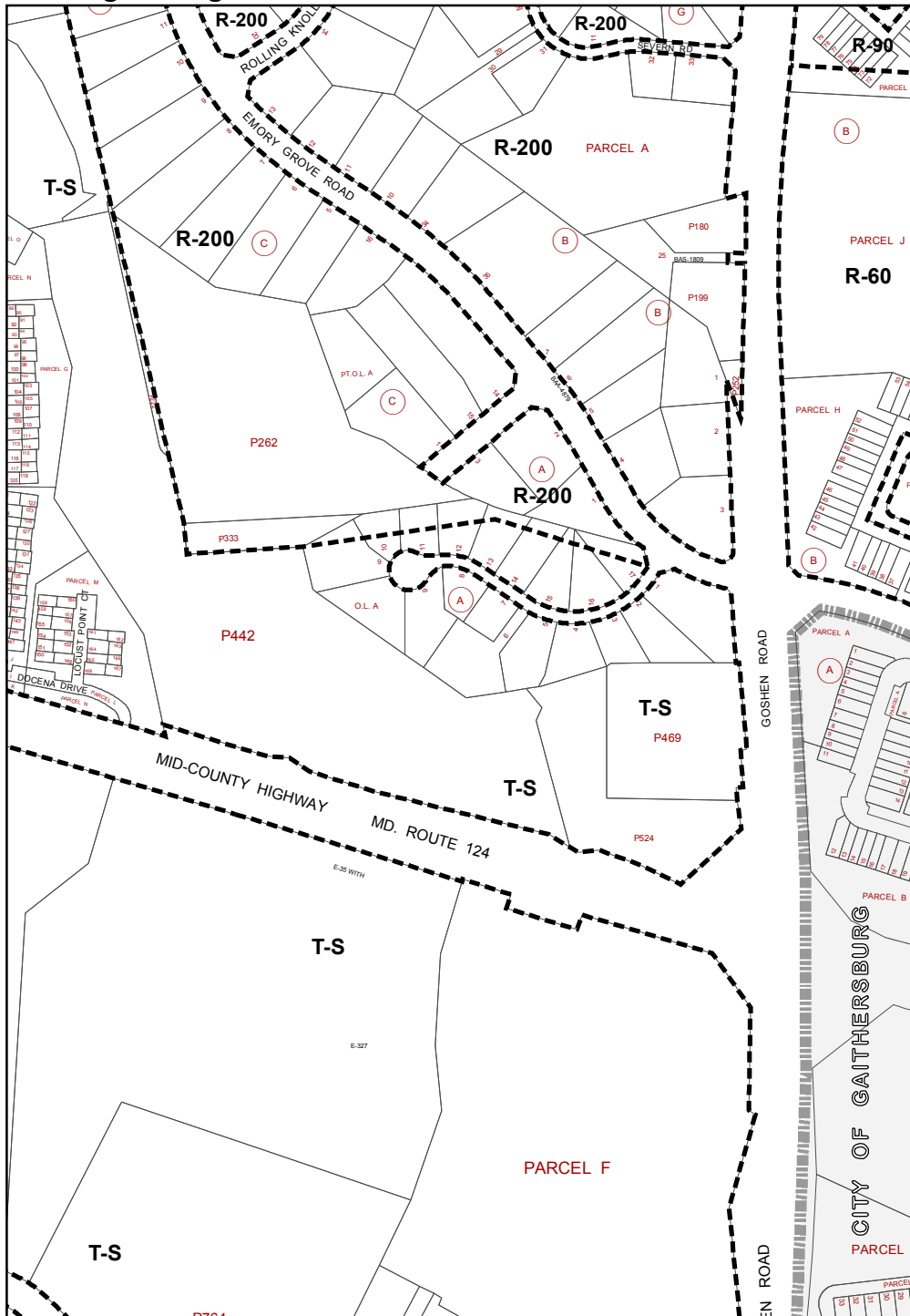
Map Grid: 225NW 9 & 10

 Proposed Montgomery Village Overlay Zone

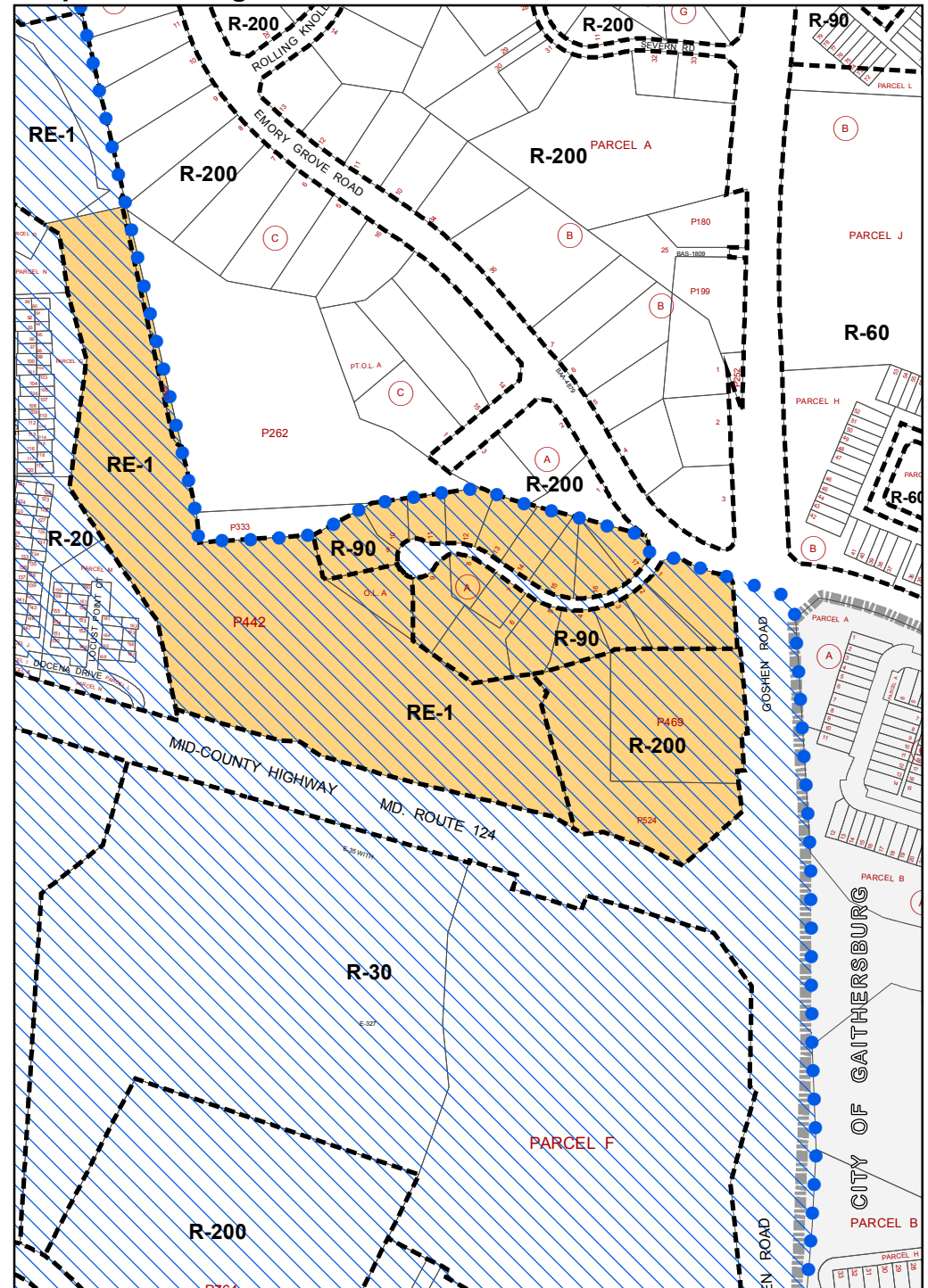
1 in = 400 ft

ATTACHMENT 15
Existing Zoning


Changes 20-24



Proposed Zoning



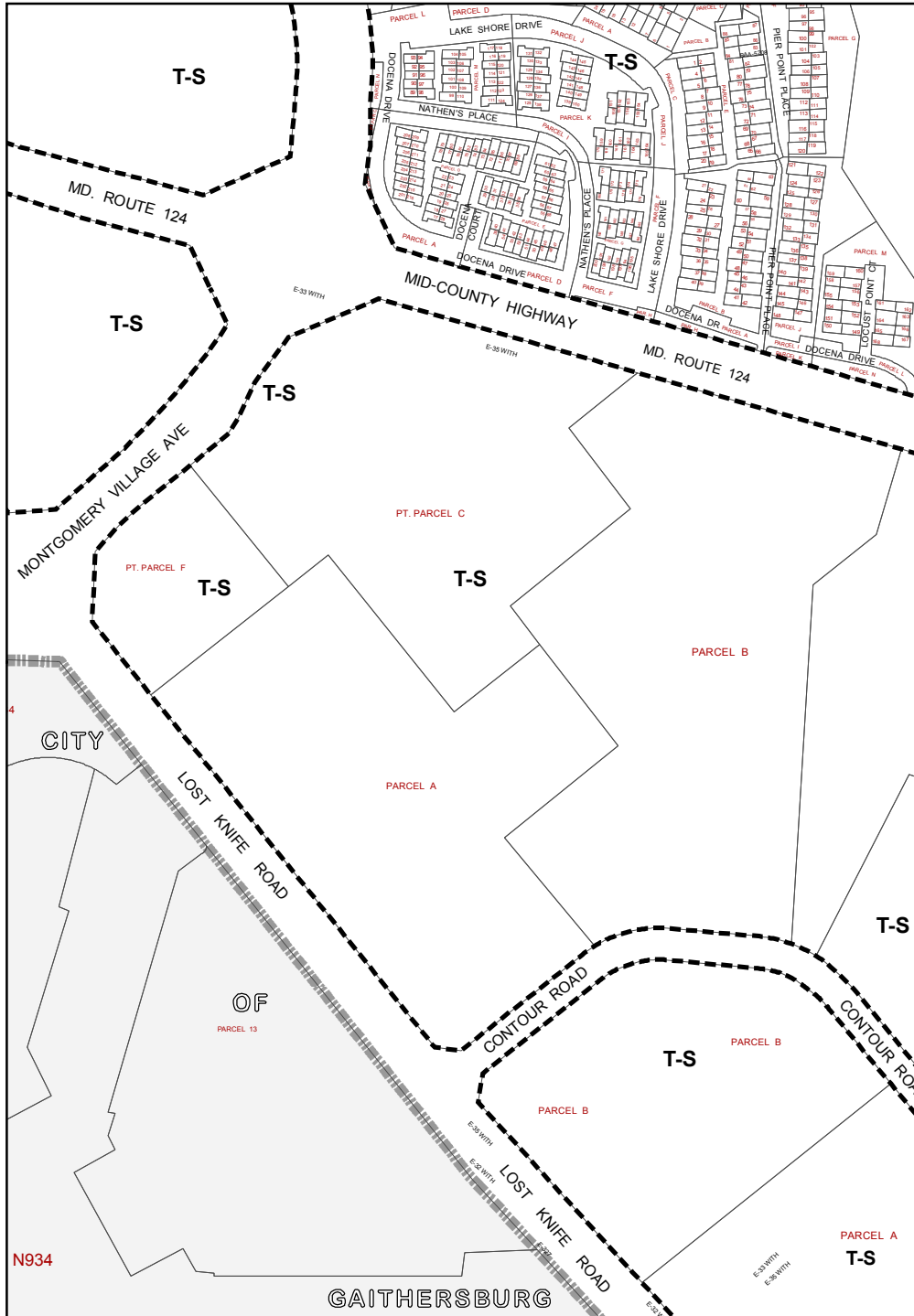
Map Grid: 225NW9

 Proposed Montgomery Village Overlay Zone

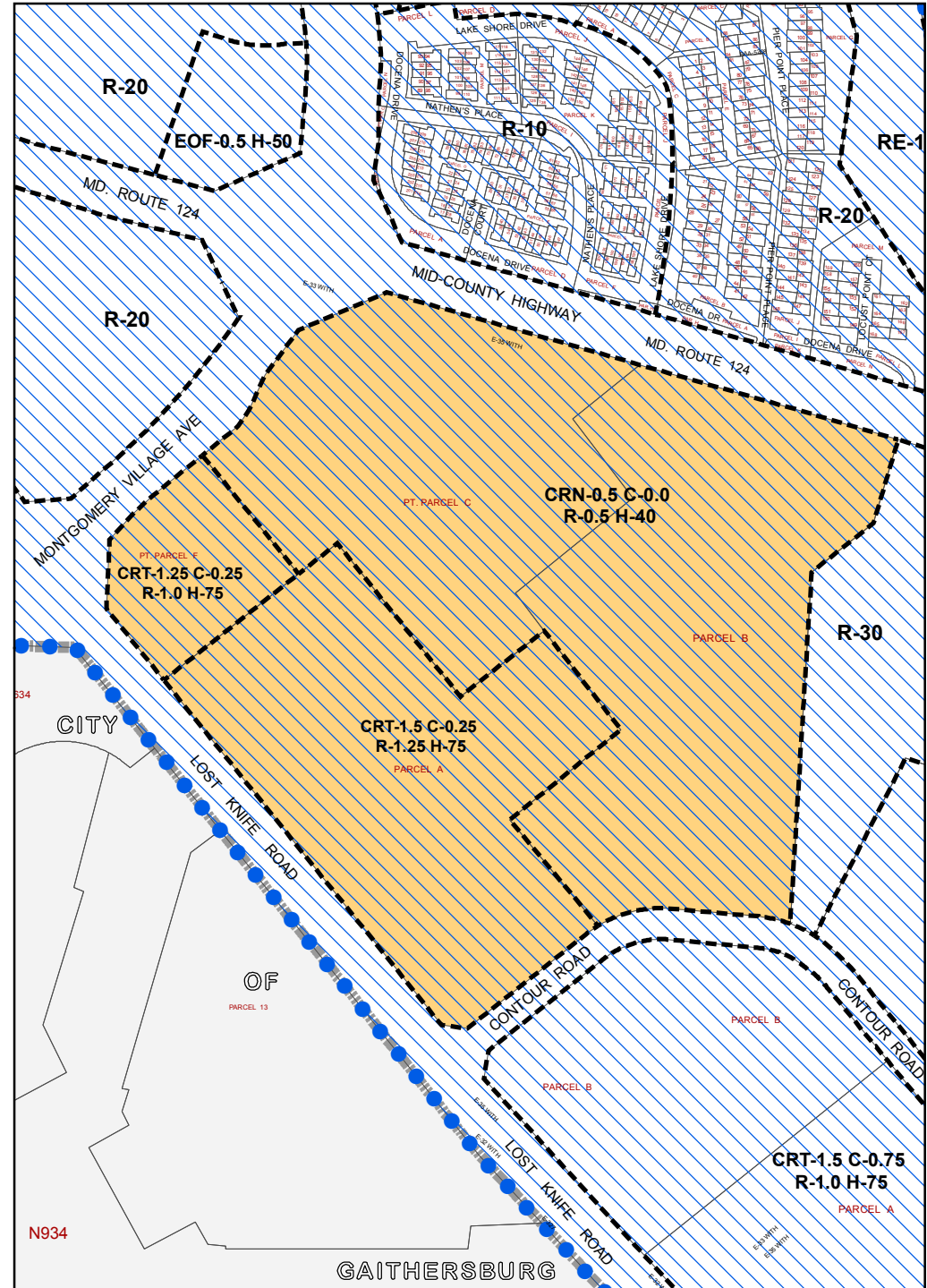
1 in = 400 ft

ATTACHMENT 16
Existing Zoning

Changes 25-27



Proposed Zoning



Map Grid: 225NW 9 & 10

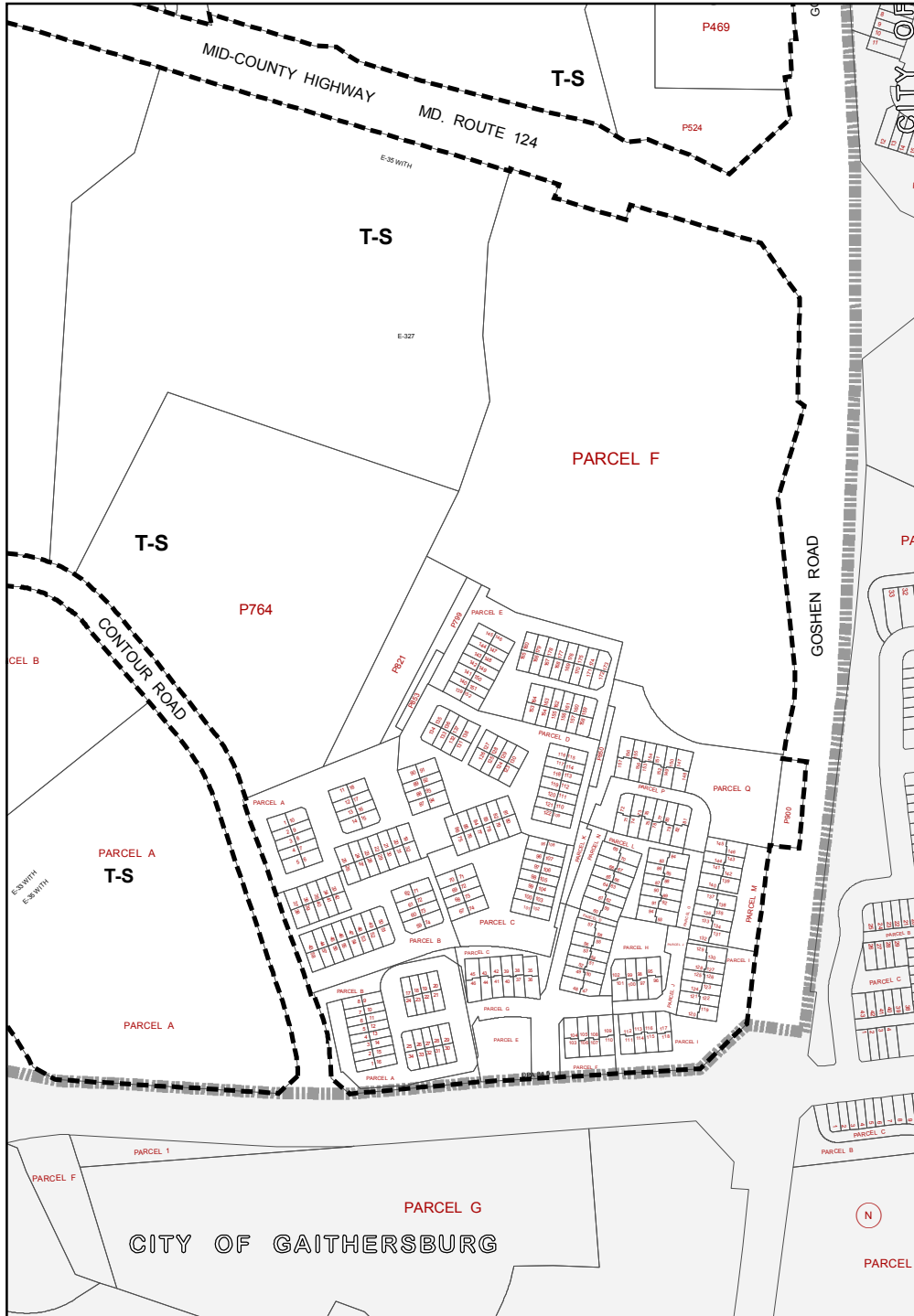


Proposed Montgomery Village Overlay Zone

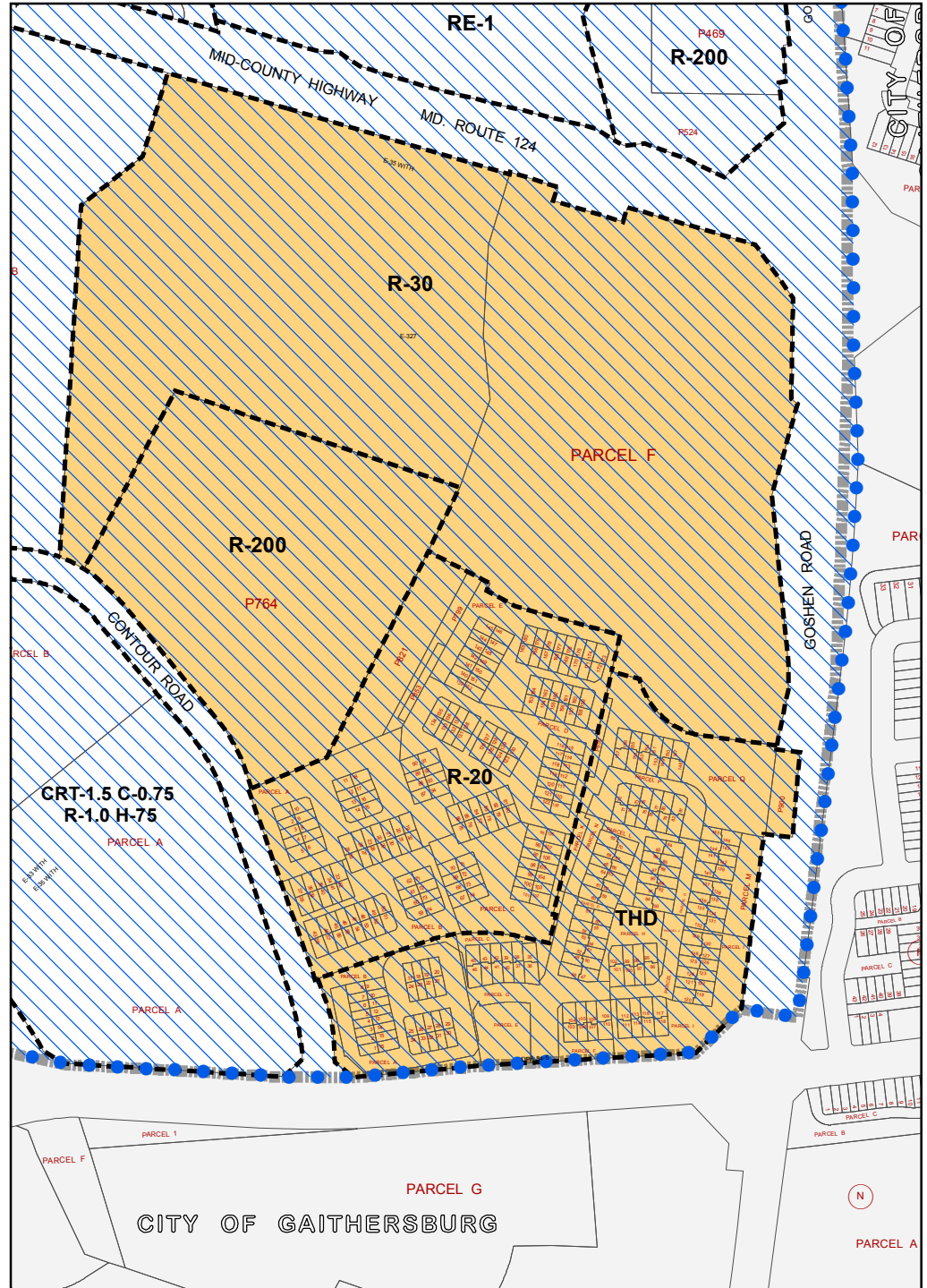
1 in = 400 ft

ATTACHMENT 17
Existing Zoning


Changes 28, 29, 31, 32



Proposed Zoning



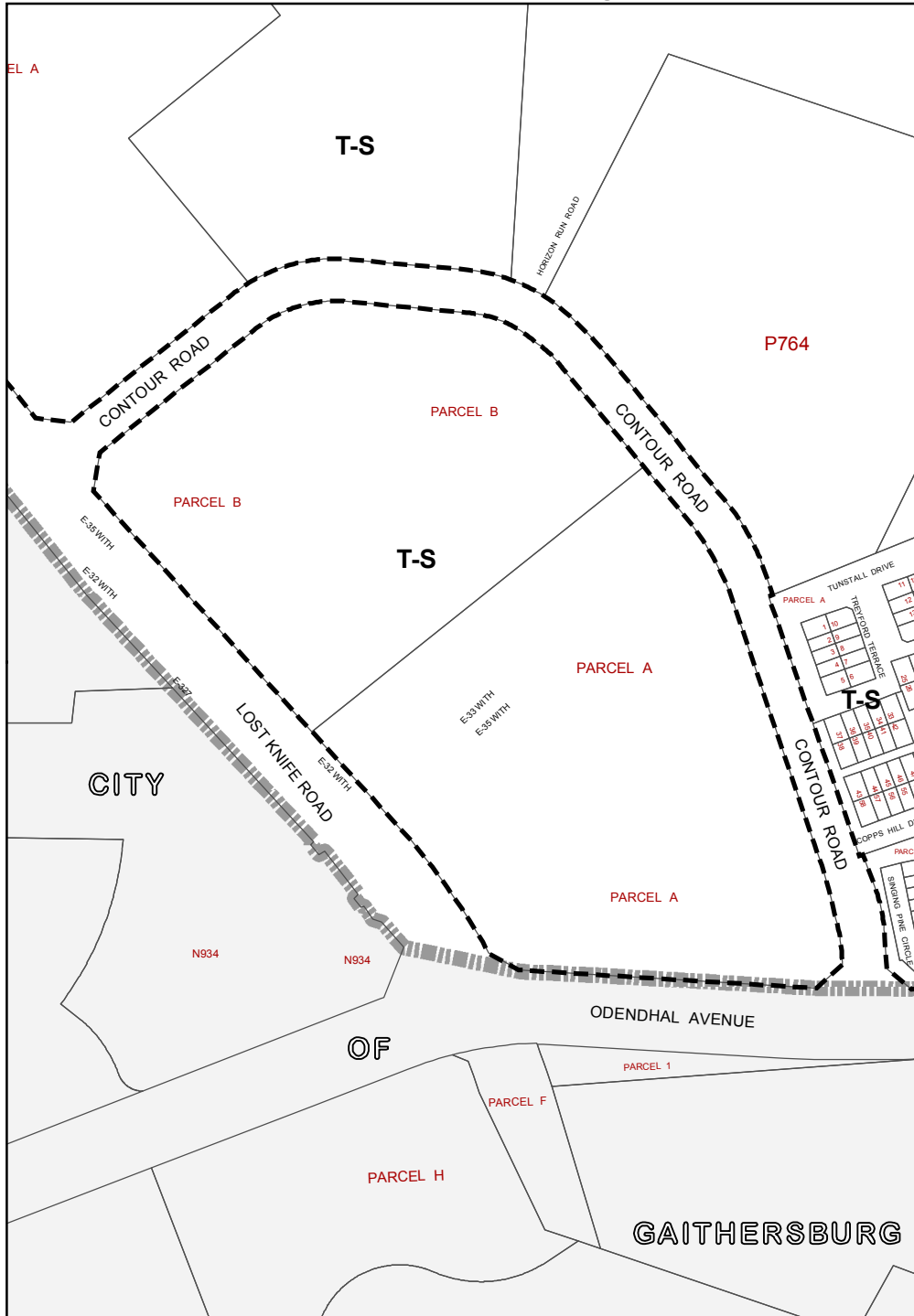
Map Grid: 224 & 225NW9

 Proposed Montgomery Village Overlay Zone

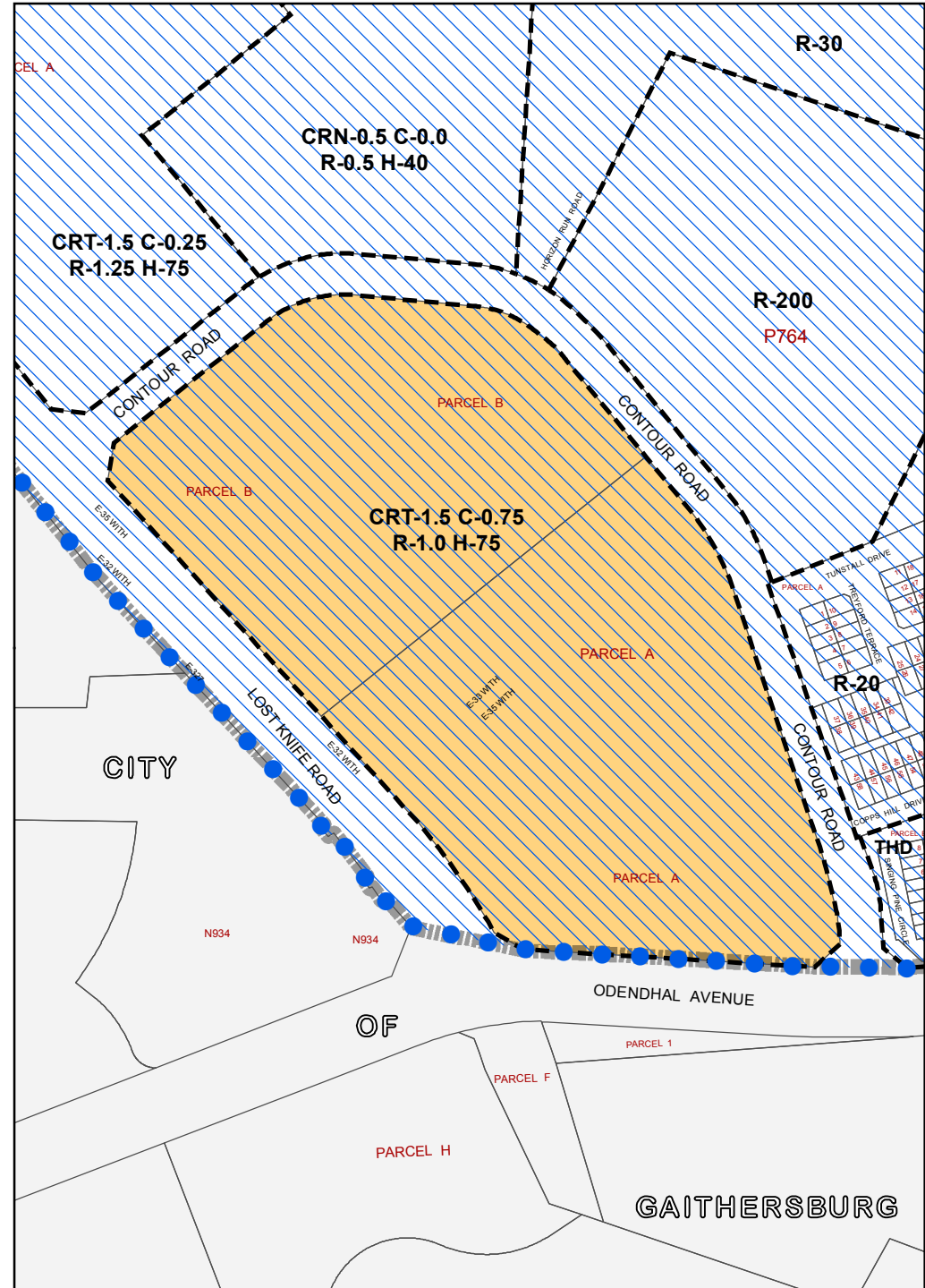
1 in = 400 ft

ATTACHMENT 18
Existing Zoning

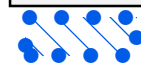
Change 30



Proposed Zoning

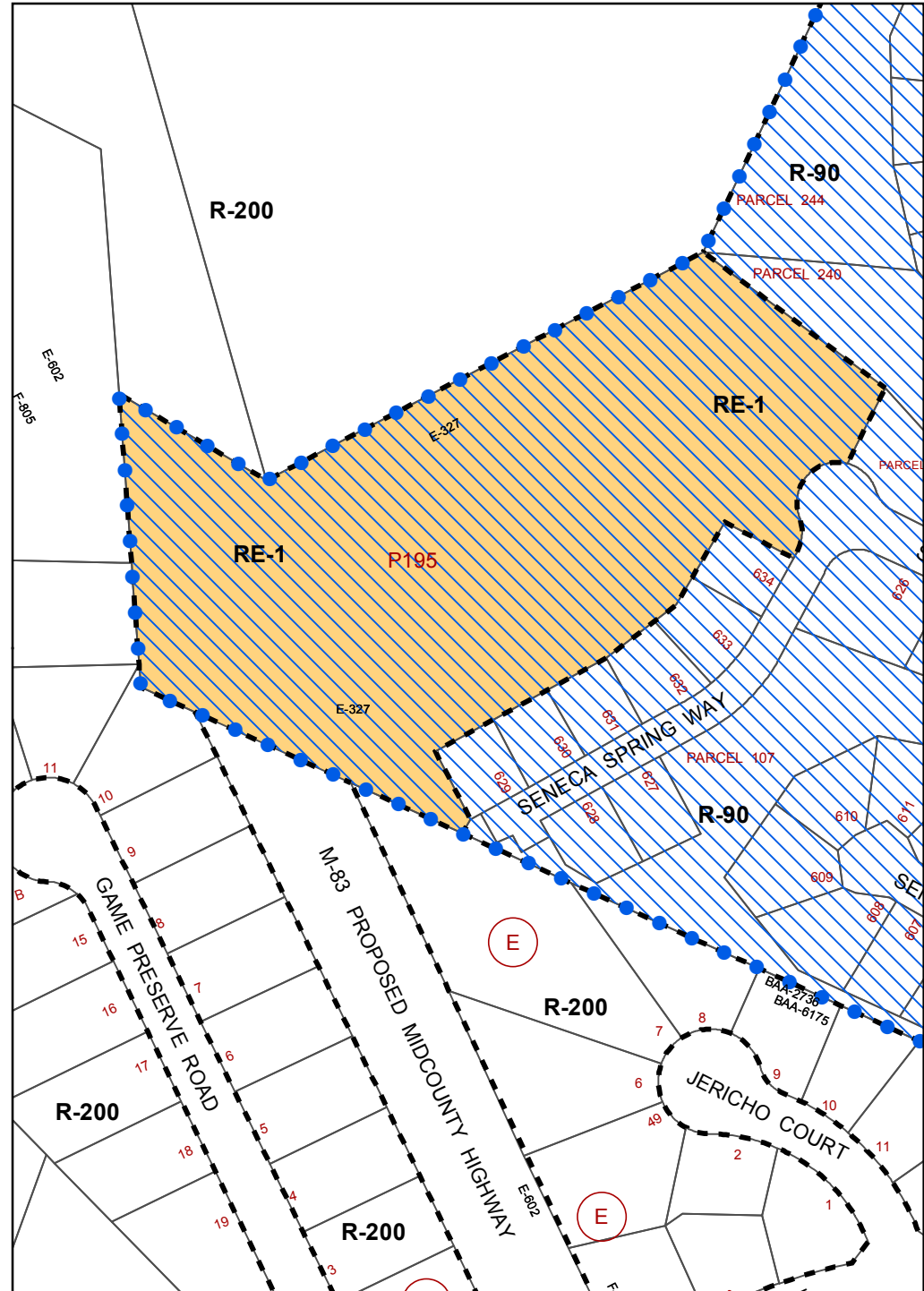
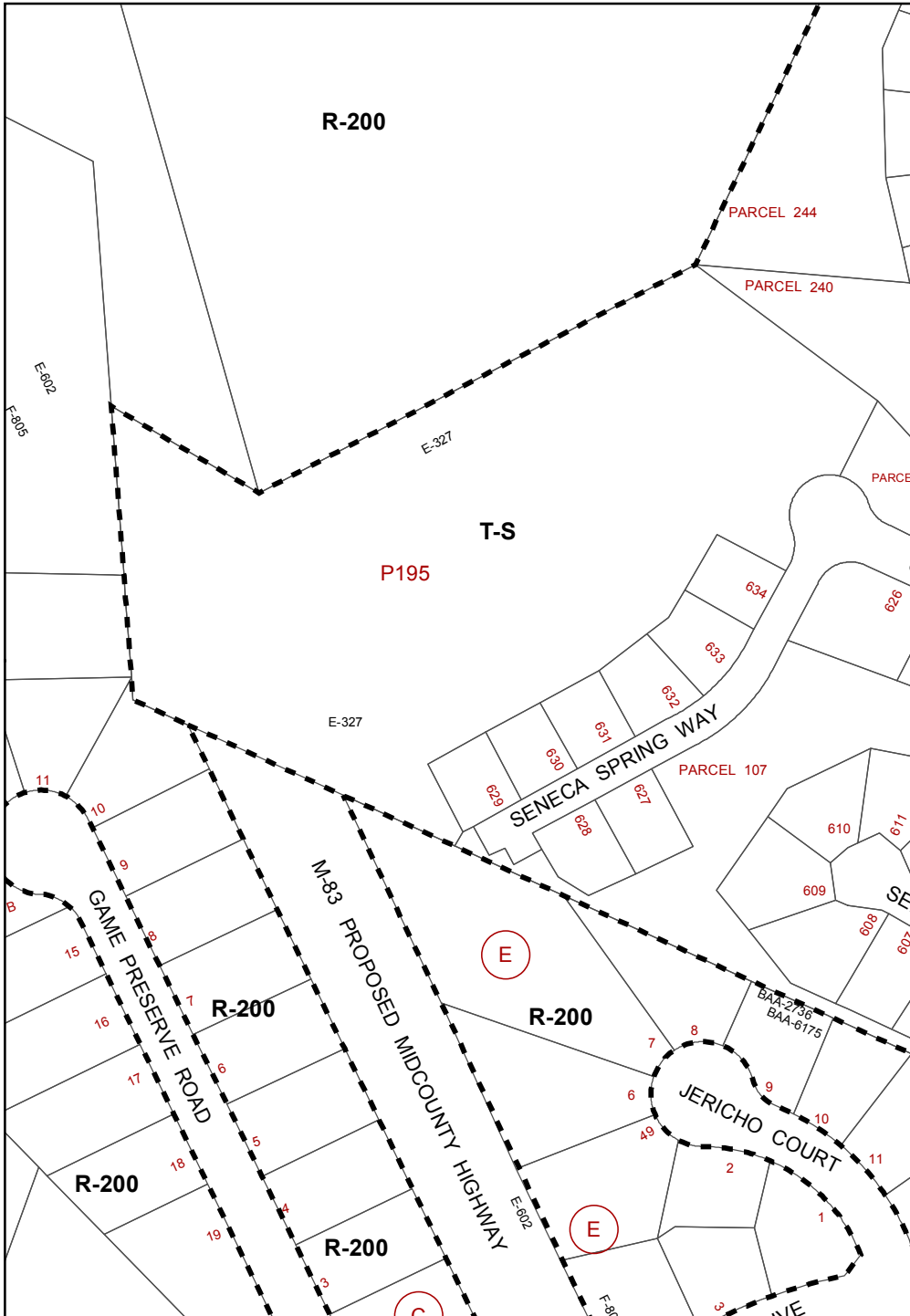


Map Grid: 224 and 225NW 9 & 10



Proposed Montgomery Village Overlay Zone

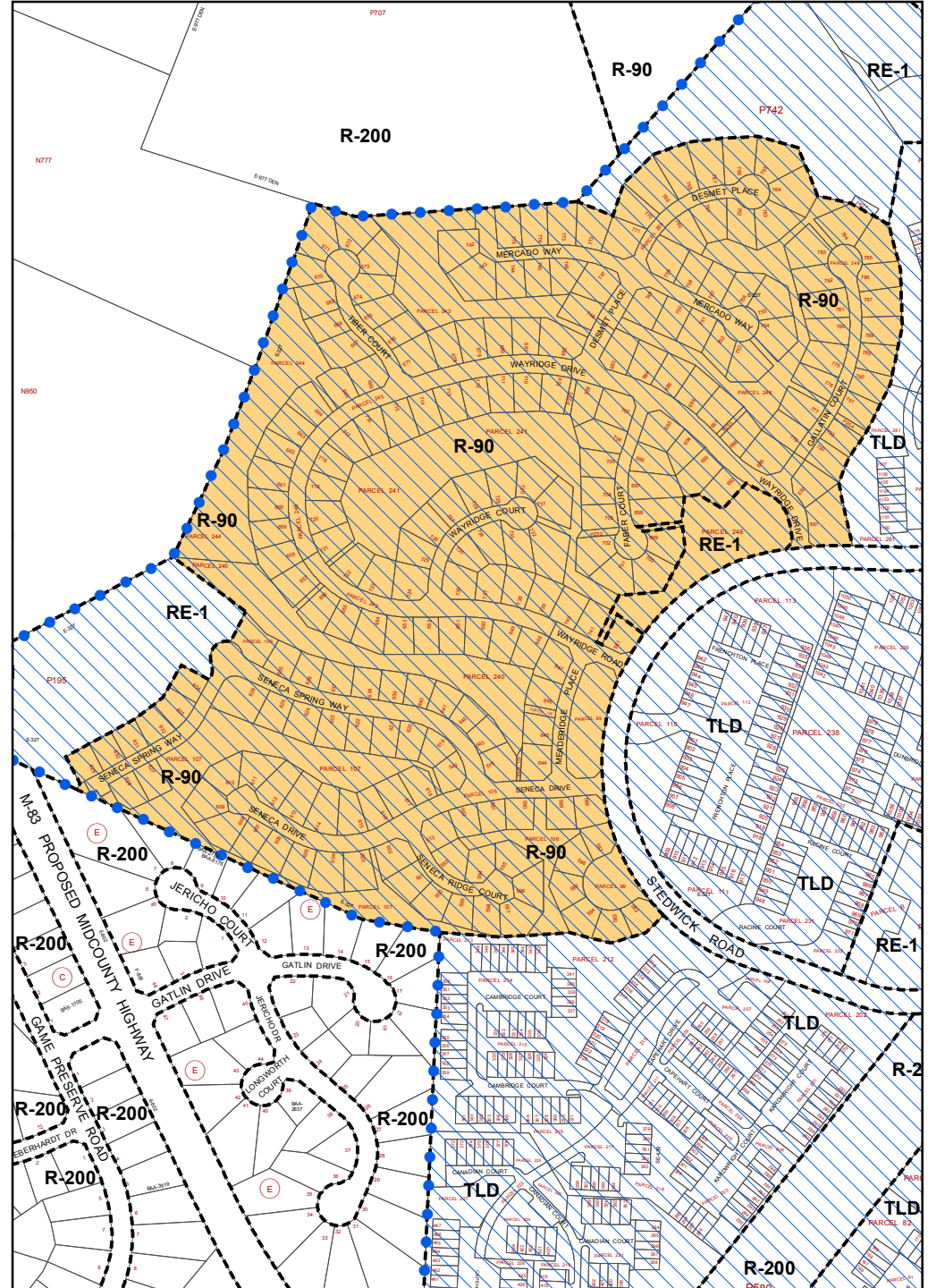
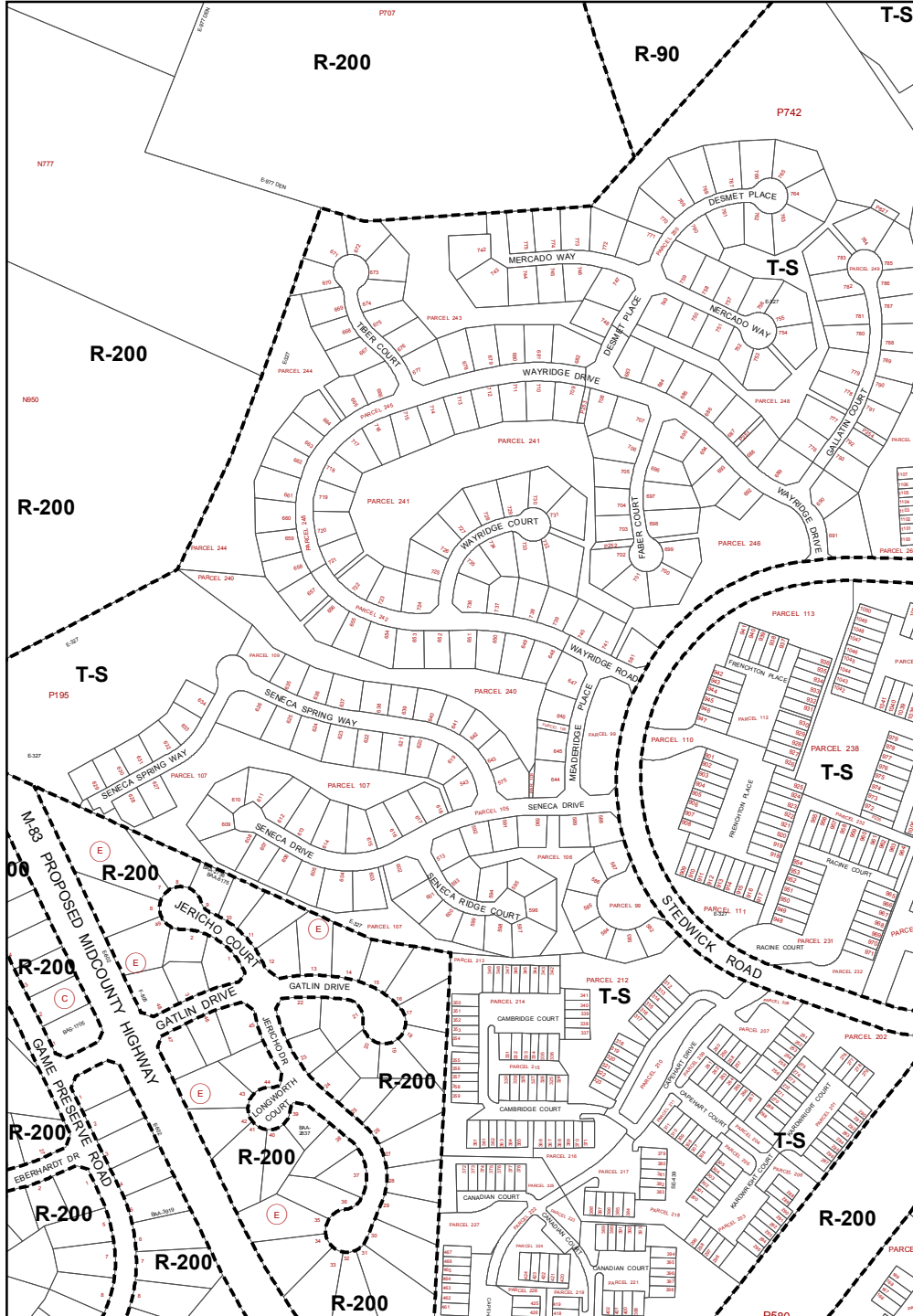
1 in = 300 ft



ATTACHMENT 20
Existing Zoning

Changes 34, 35

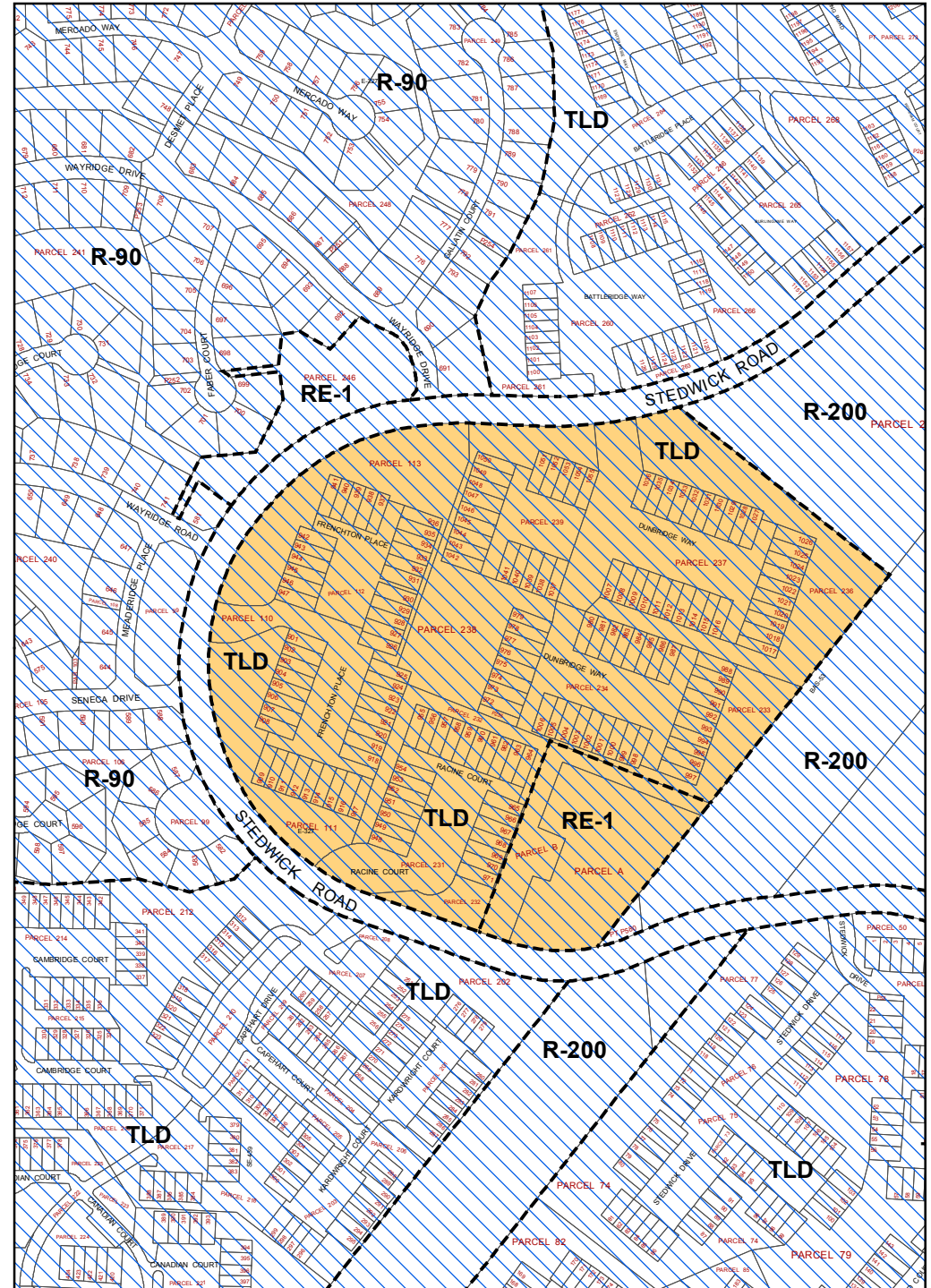
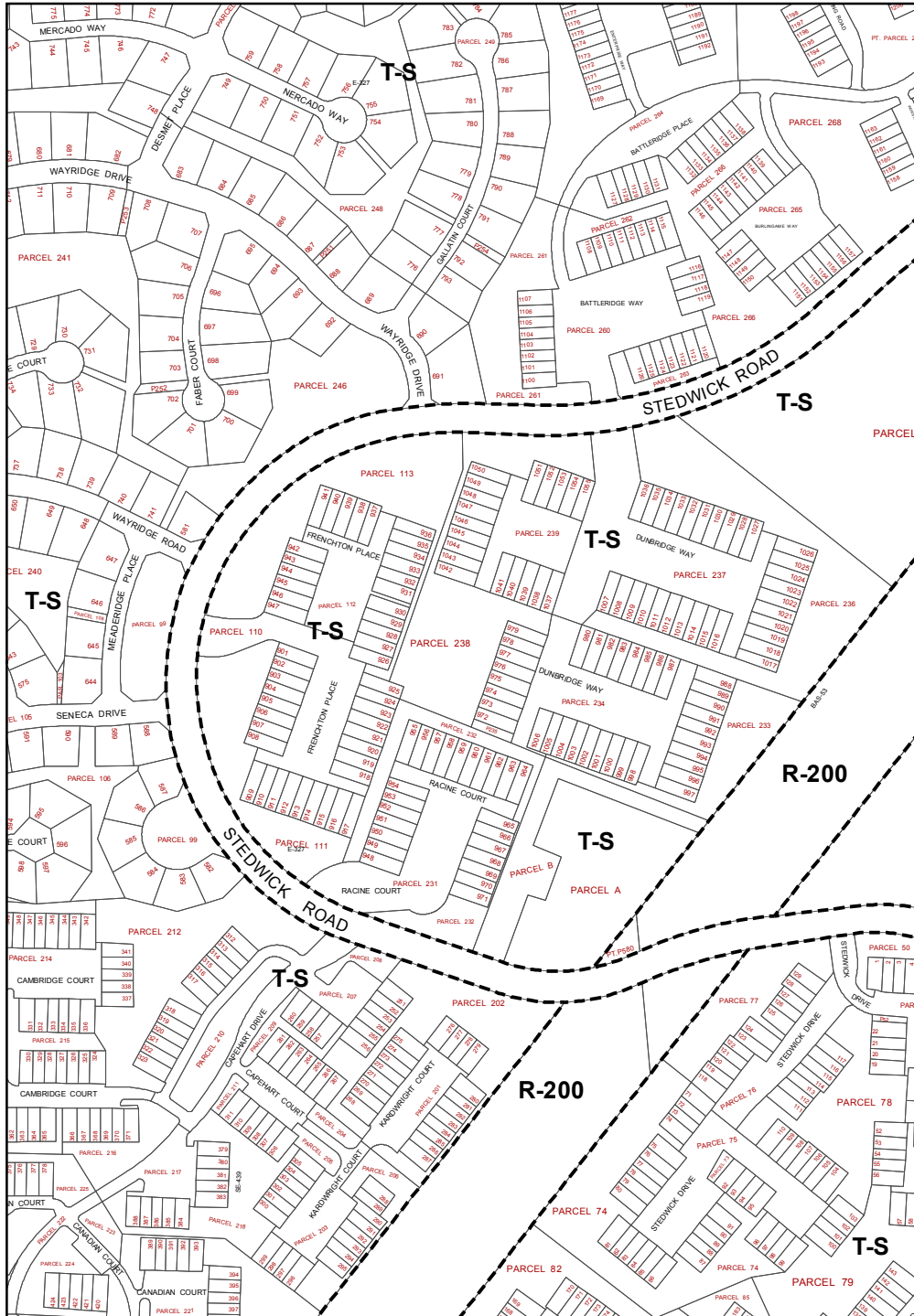
Proposed Zoning

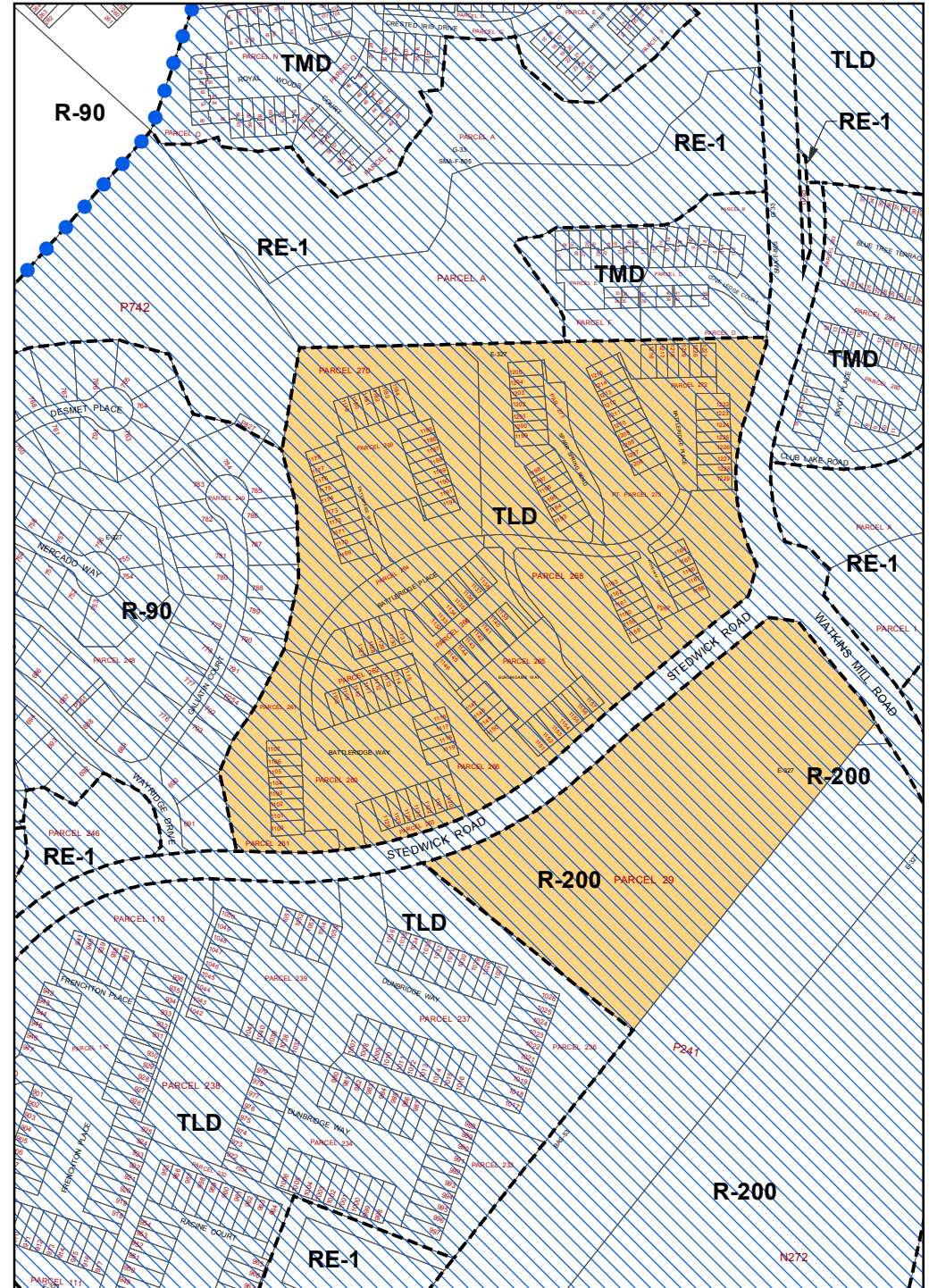
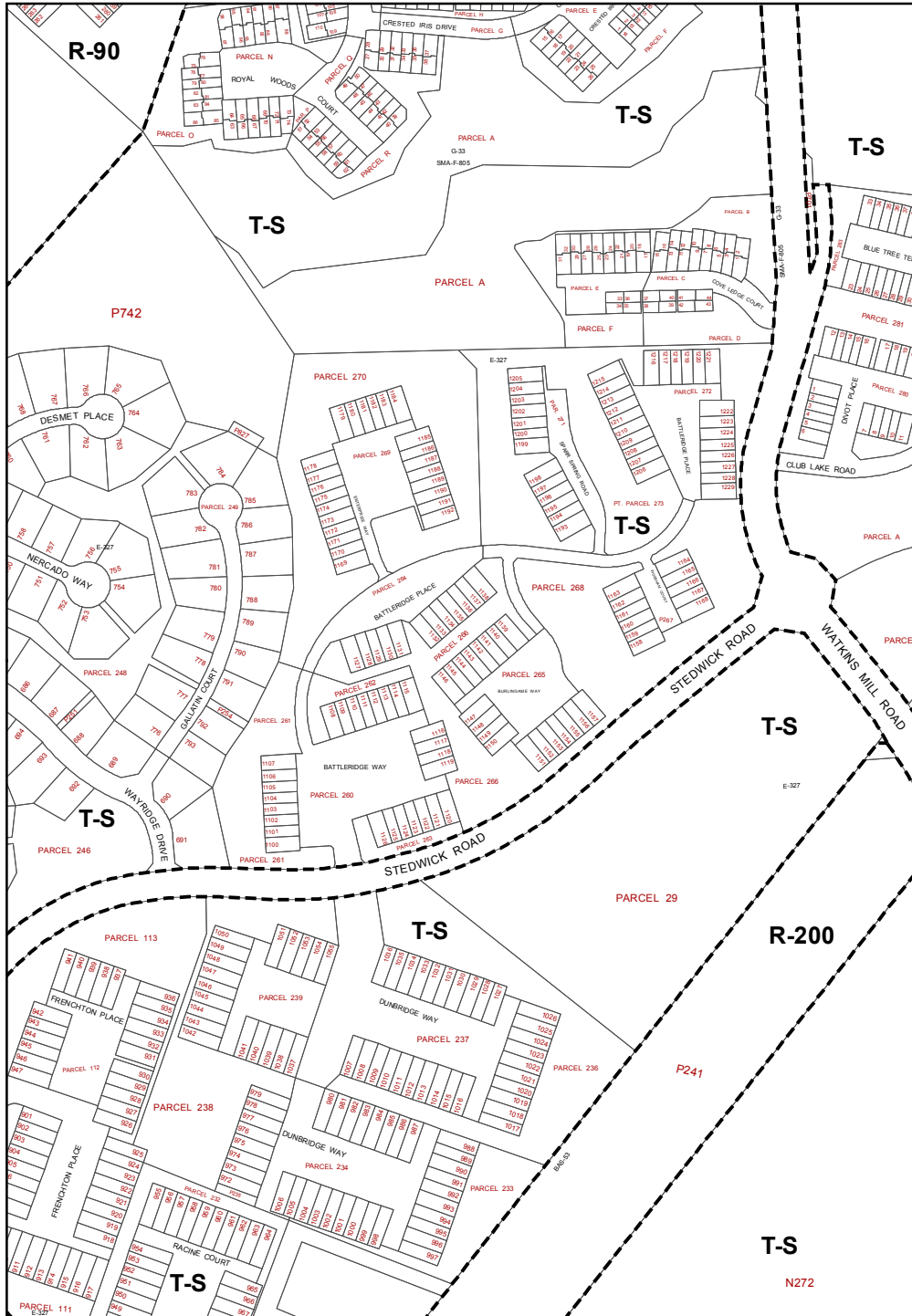


Map Grid: 226 and 227NW 10 & 11

 Proposed Montgomery Village Overlay Zone

1 in = 500 ft

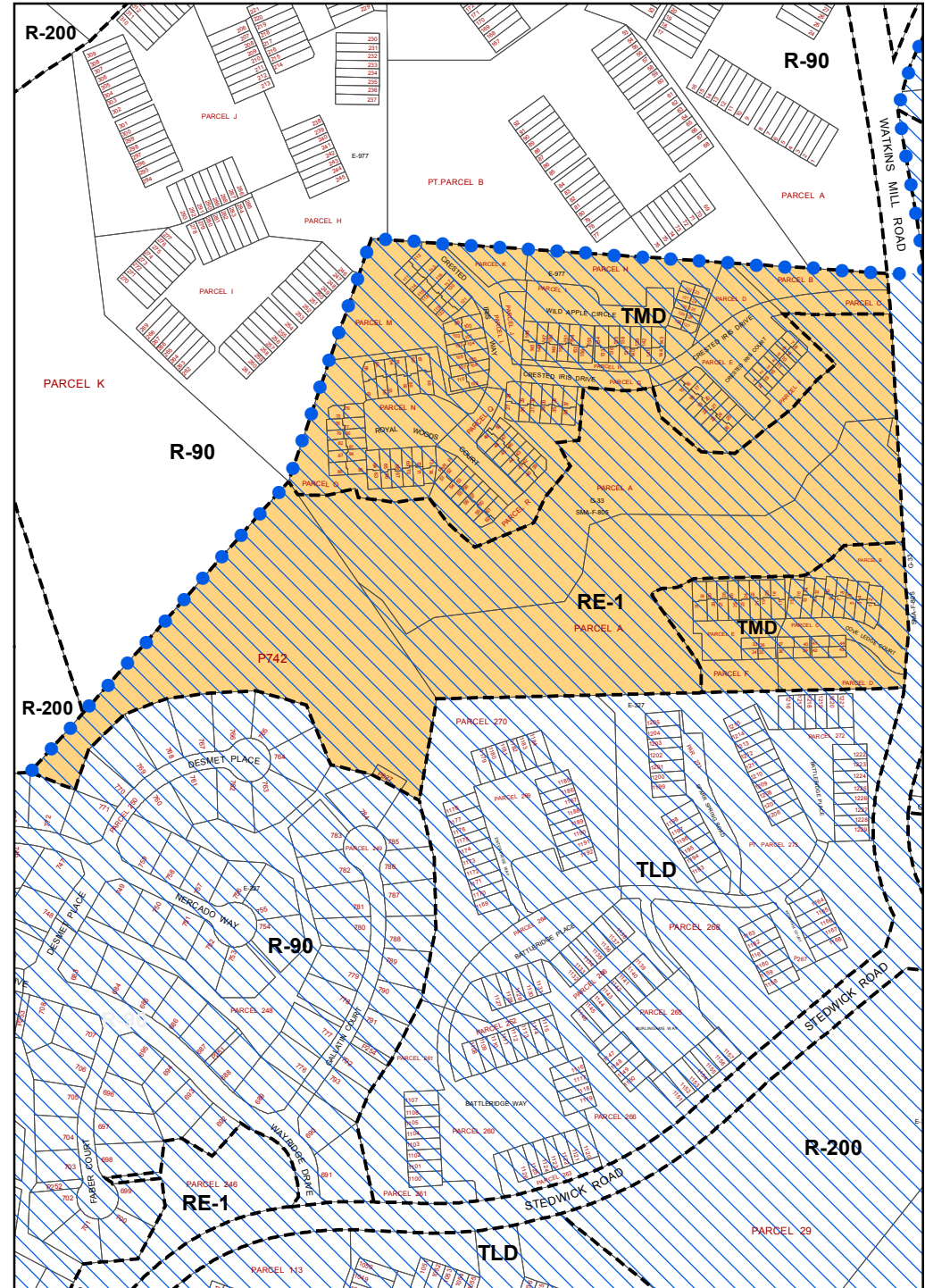
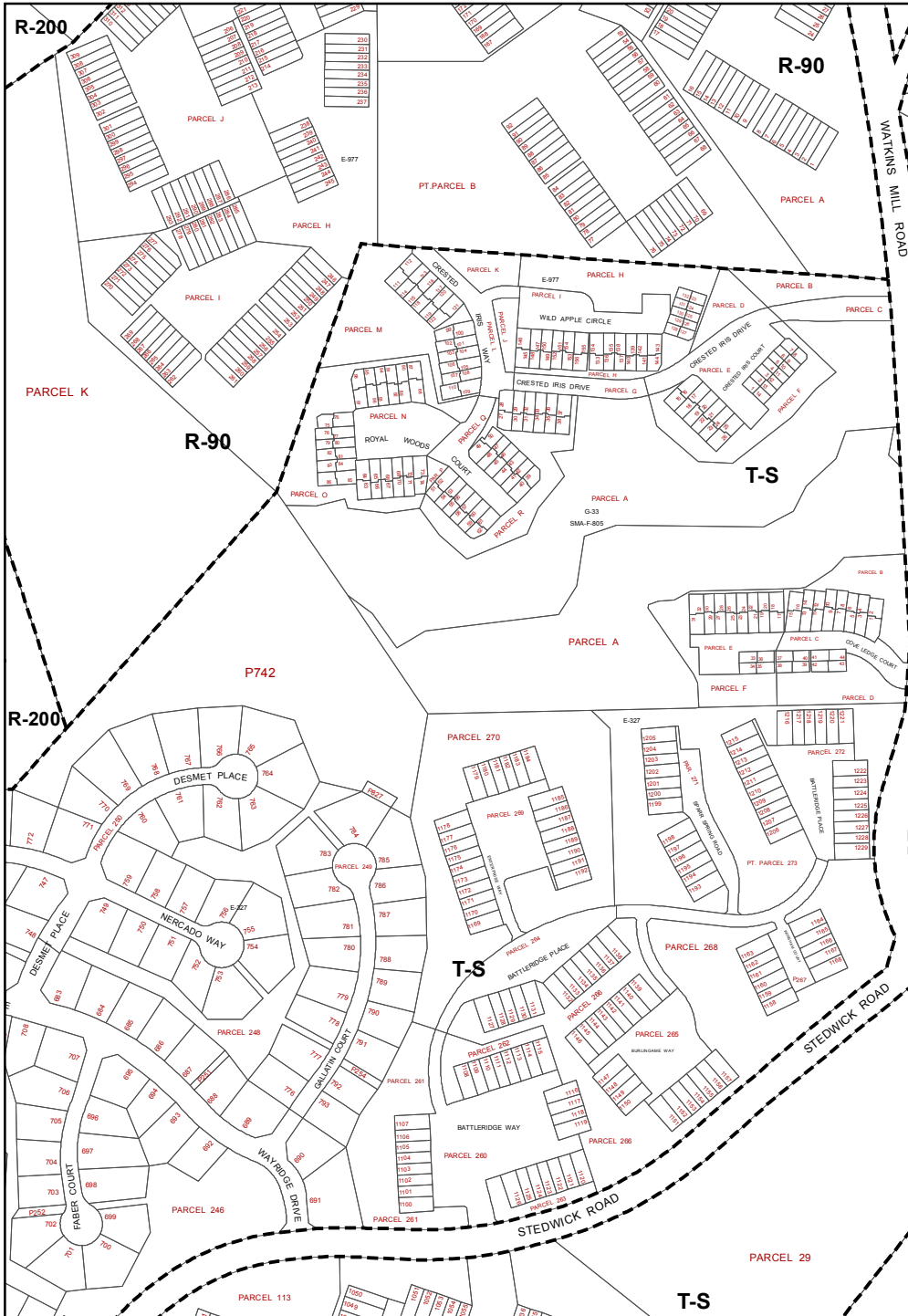




ATTACHMENT 23
Existing Zoning

Changes 40-42

Proposed Zoning



Map Grid: 226 and 227NW 10

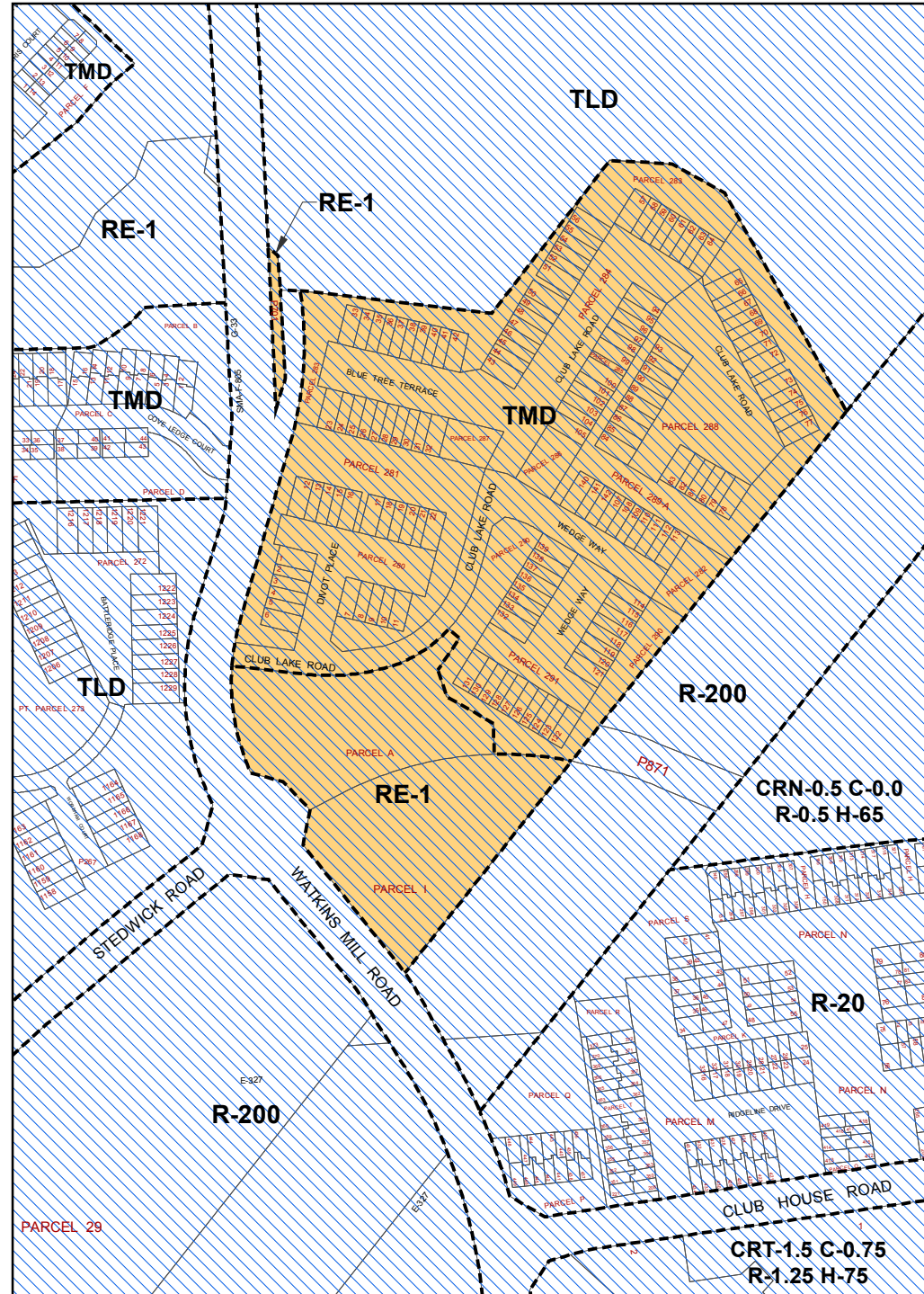
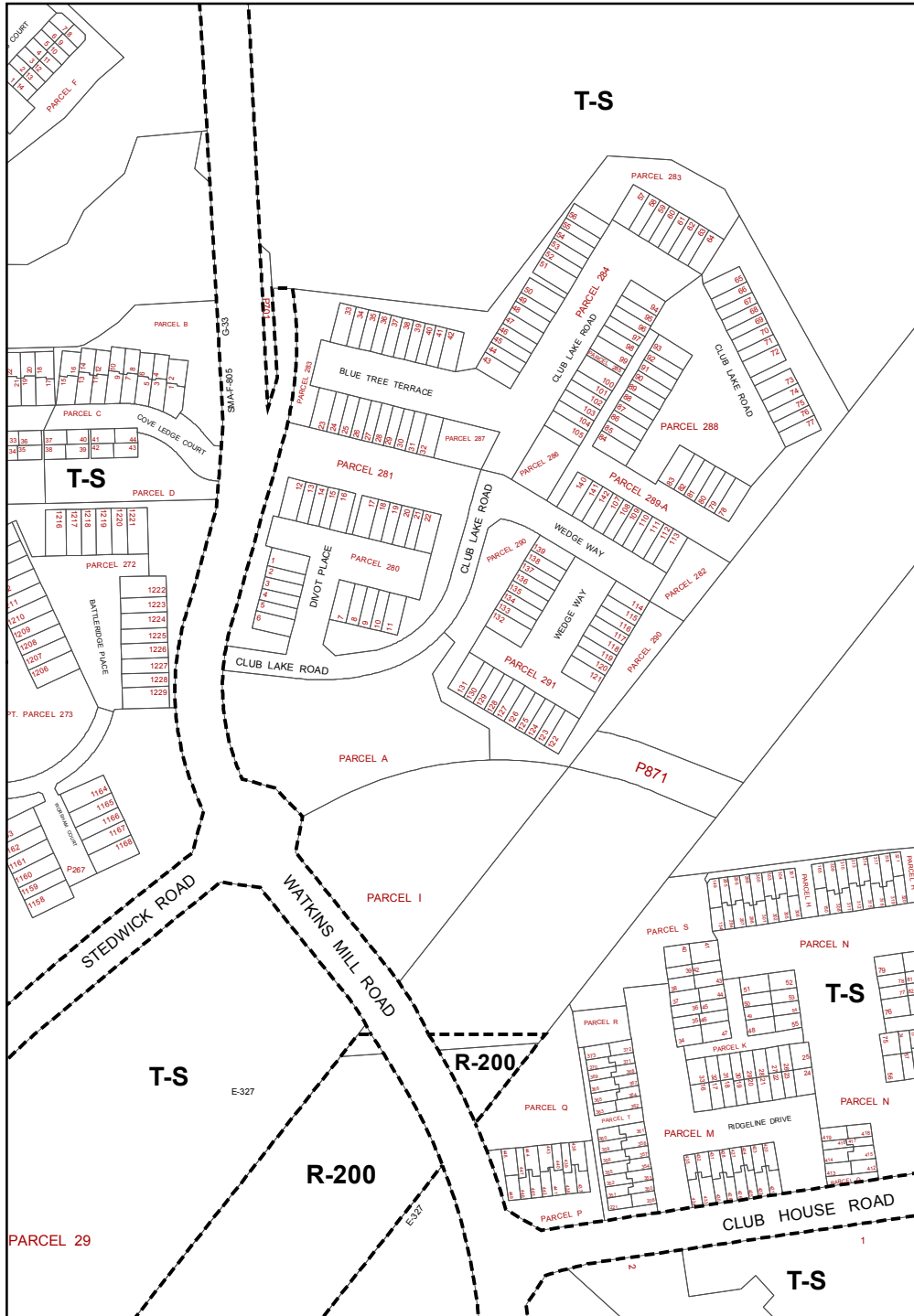
 *Proposed Montgomery Village Overlay Zone*

1 in = 400 ft

ATTACHMENT 24
Existing Zoning

Changes 43-45

Proposed Zoning



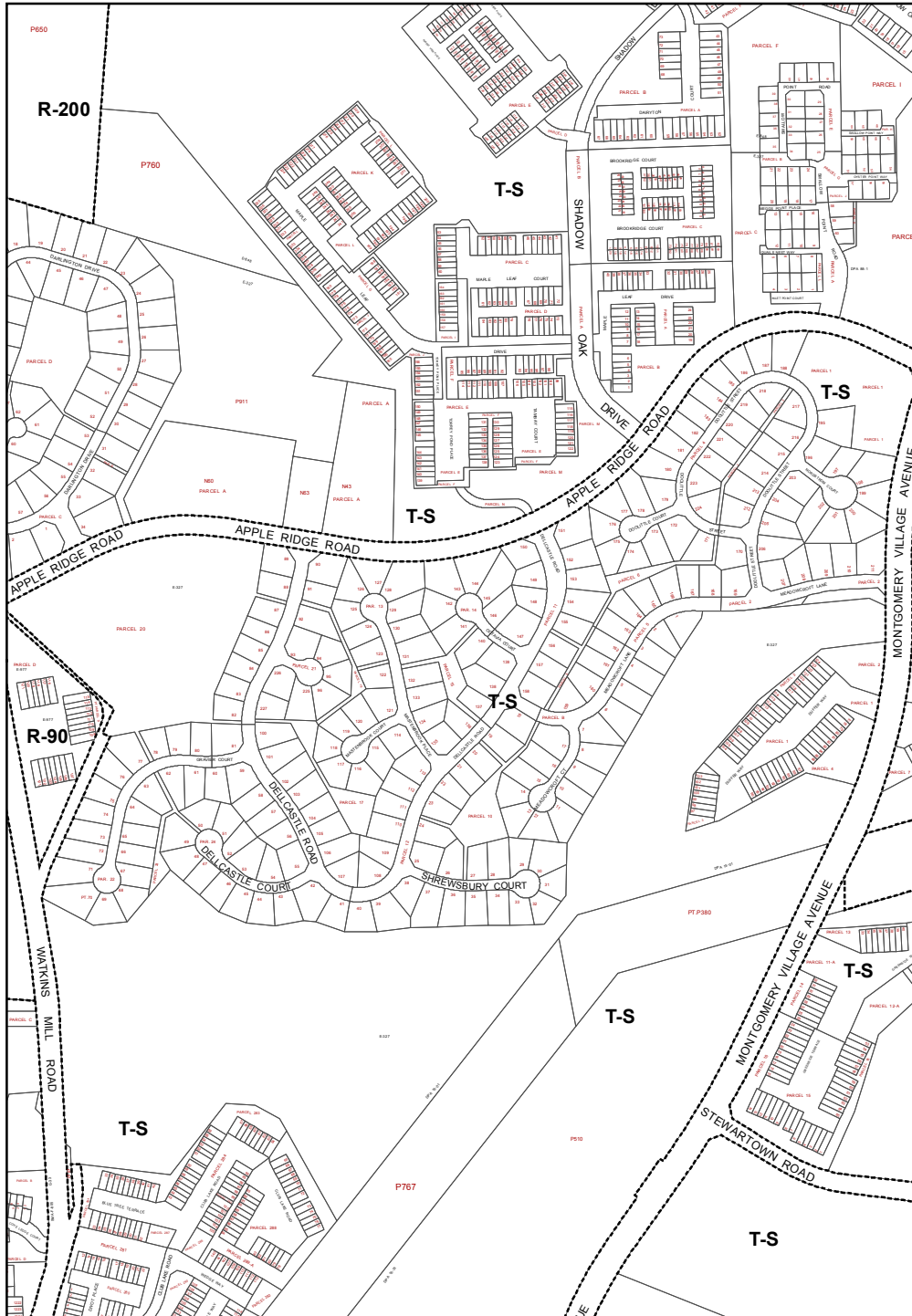
Map Grid: 226 and 227NW 10

 Proposed Montgomery Village Overlay Zone

1 in = 300 ft

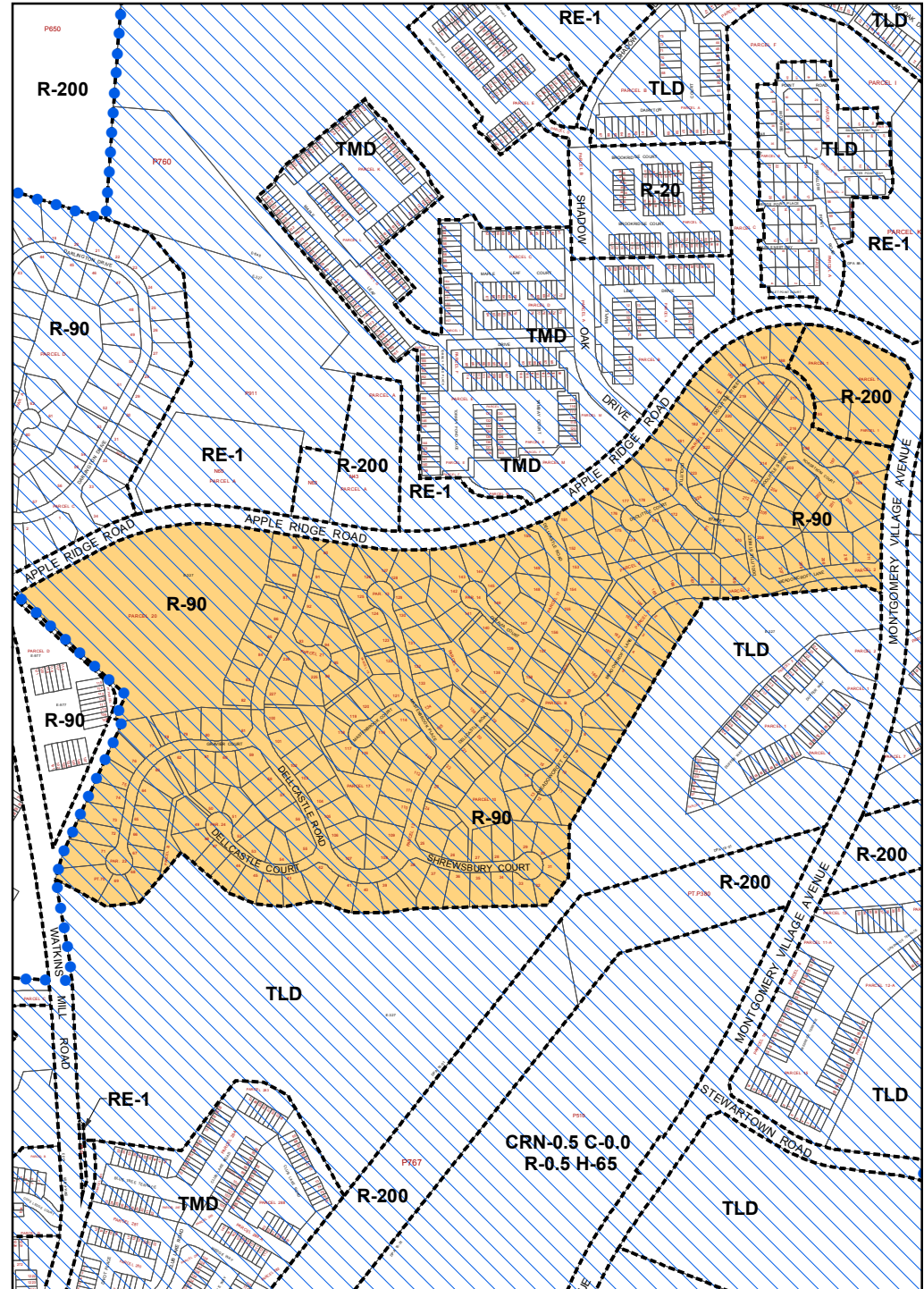
ATTACHMENT 25
Existing Zoning

Changes 47, 48



Map Grid: 227 and 228NW 9 & 10

Proposed Zoning

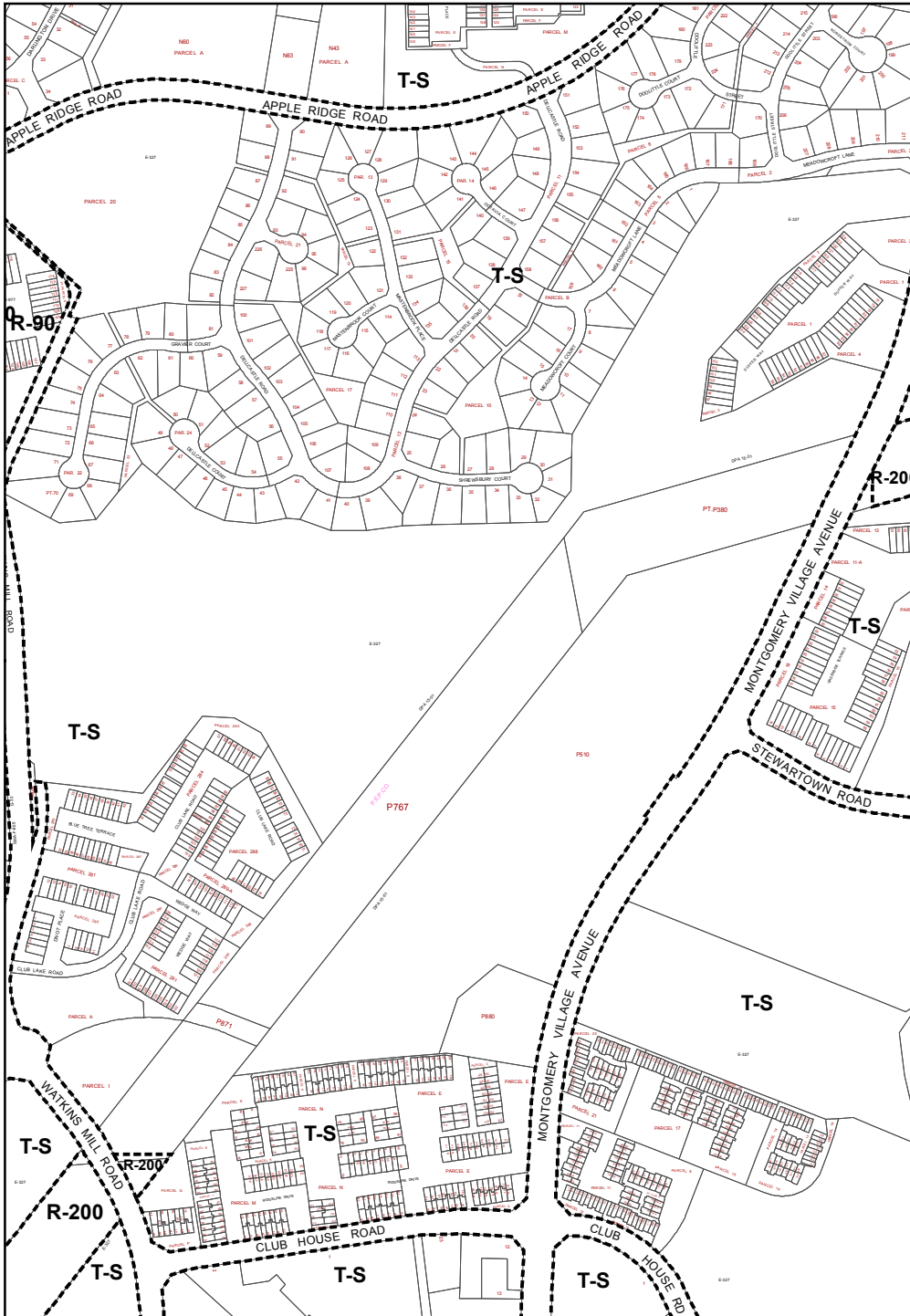


 Proposed Montgomery Village Overlay Zone

1 in = 650 ft

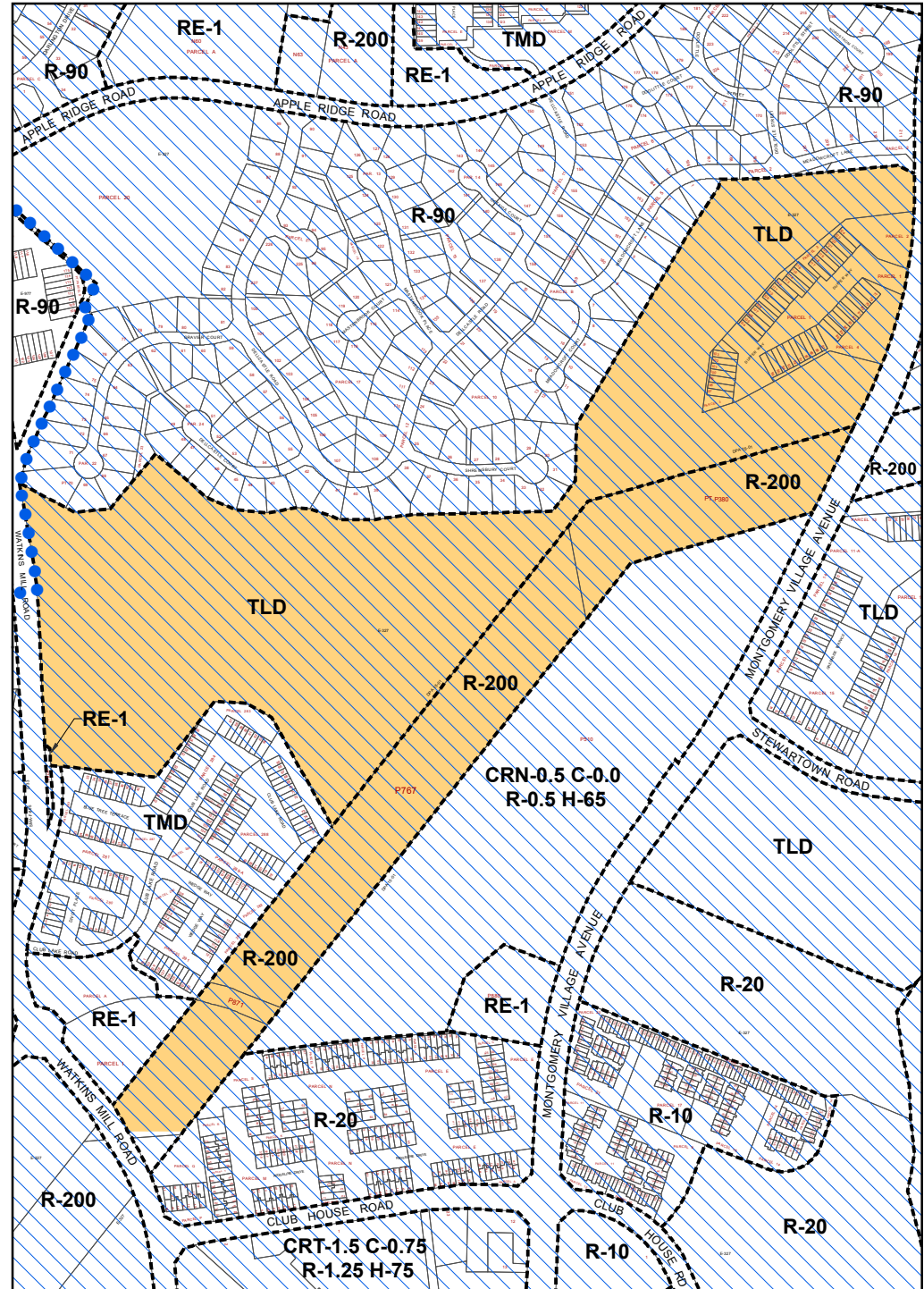
ATTACHMENT 26
Existing Zoning

Changes 46, 49



Map Grid: 226 and 227NW 10

Proposed Zoning

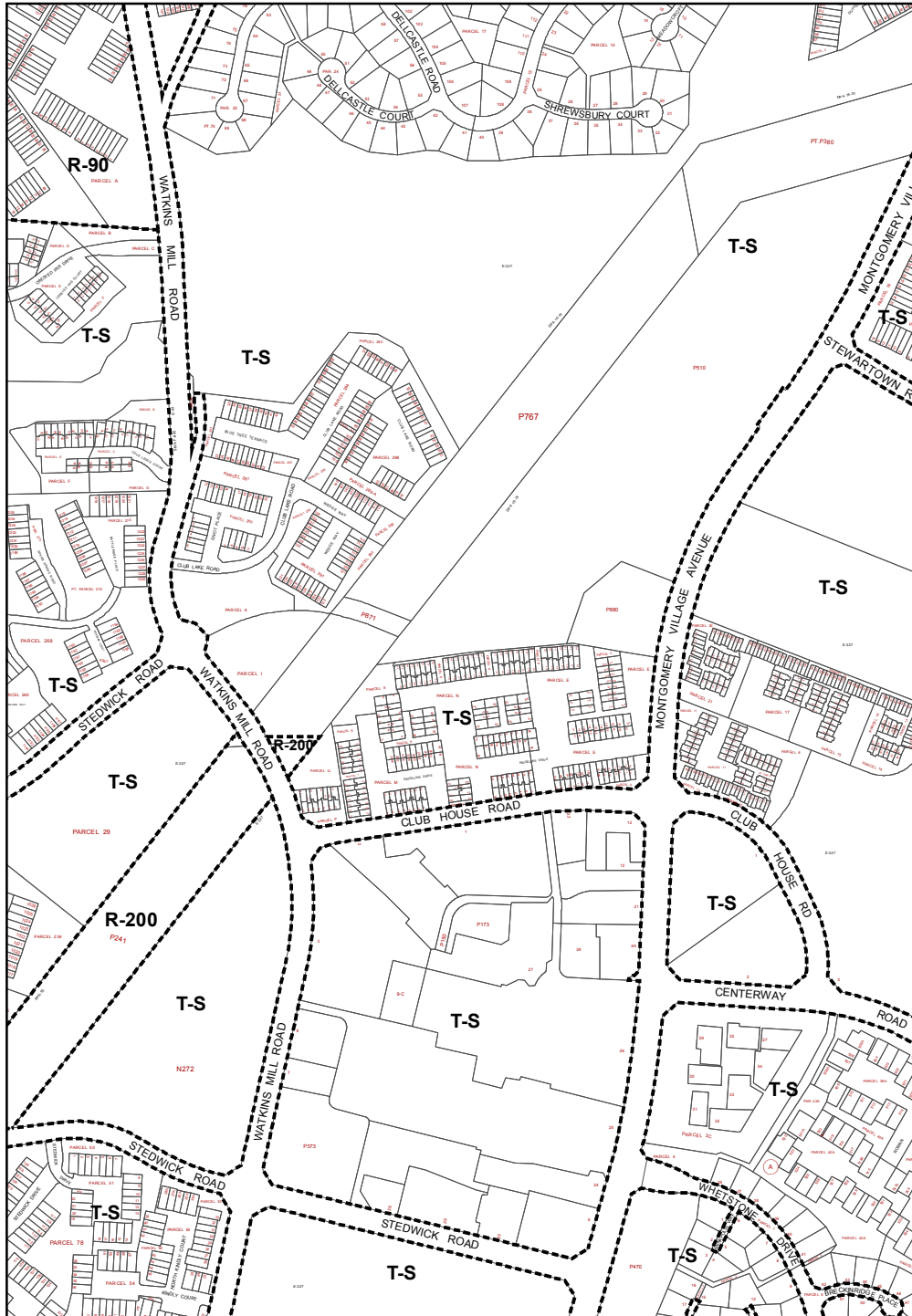


Proposed Montgomery Village Overlay Zone

1 in = 600 ft

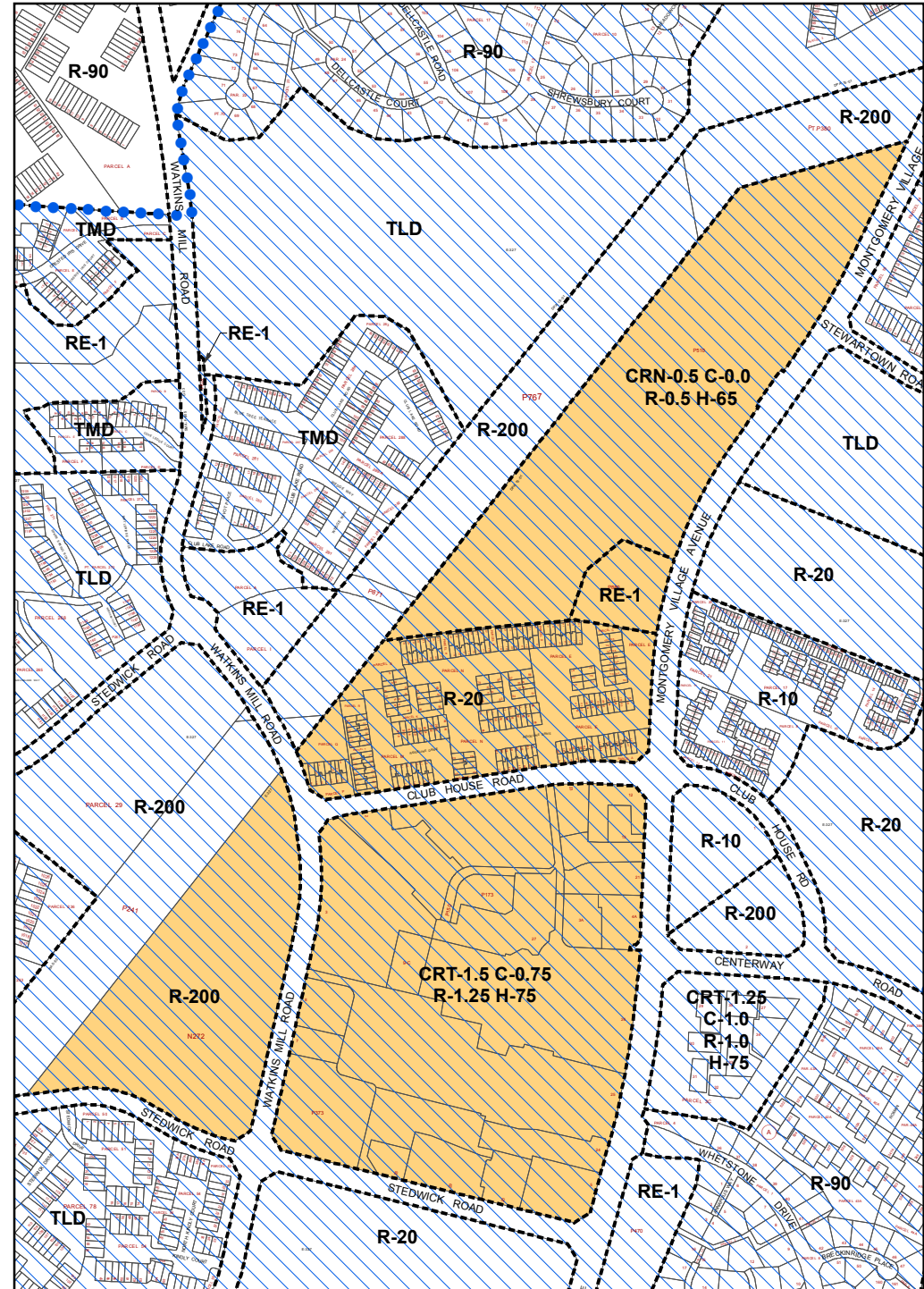
ATTACHMENT 27
Existing Zoning

Changes 50-54



Map Grid: 227 and 228NW 9 & 10

Proposed Zoning

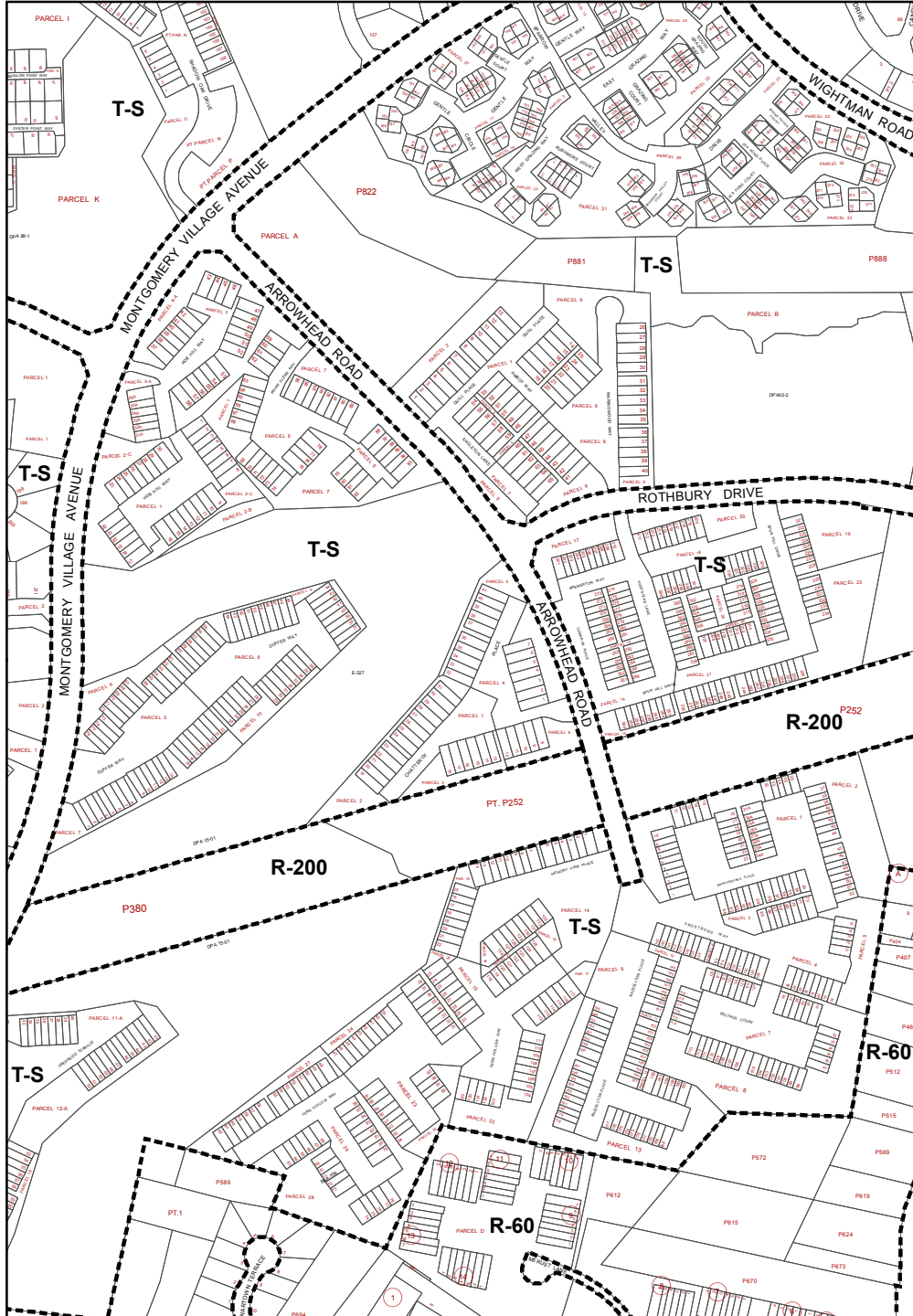


 Proposed Montgomery Village Overlay Zone

1 in = 650 ft

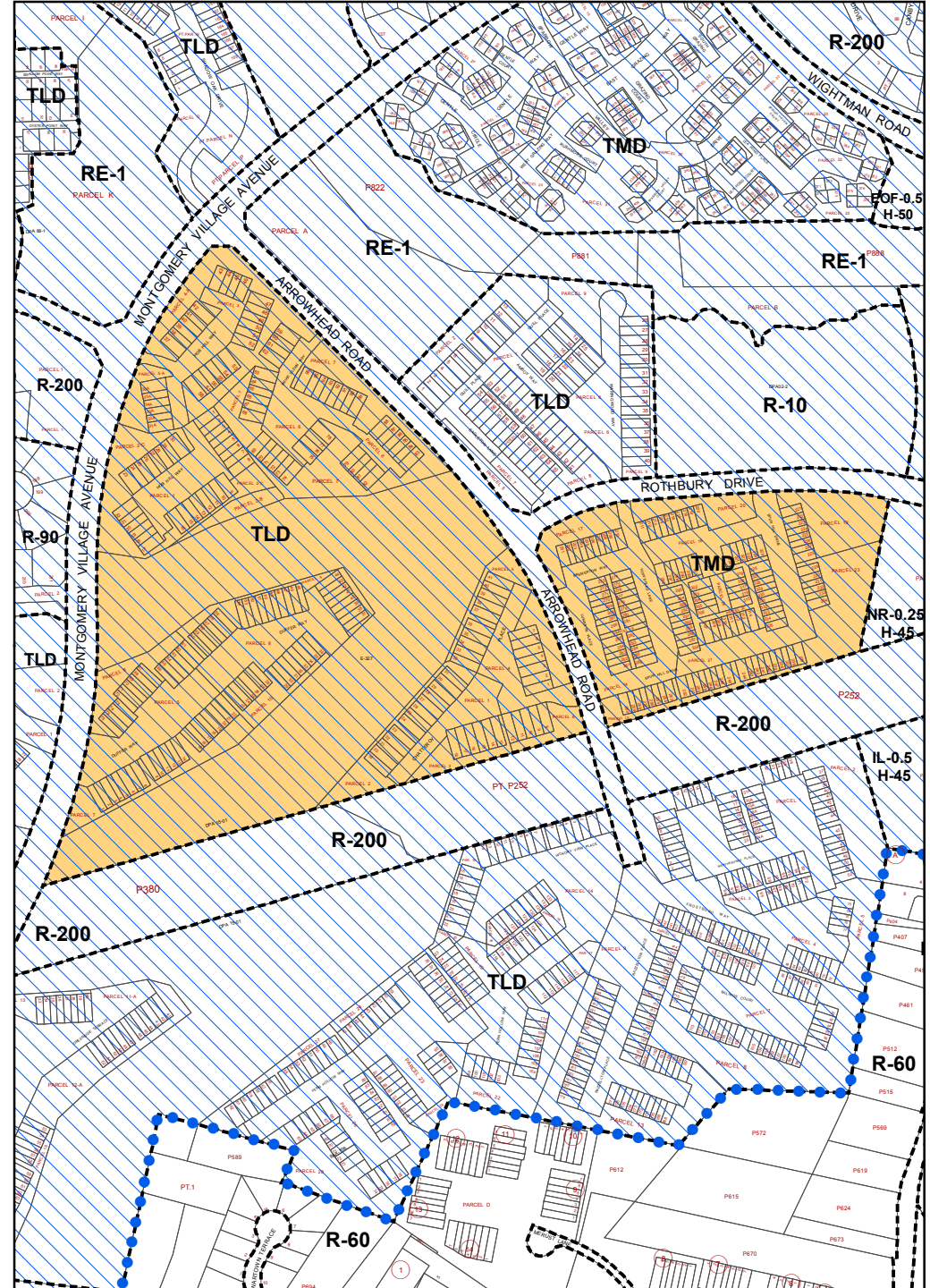
ATTACHMENT 28
Existing Zoning

Changes 56, 57



Map Grid: 227 and 228NW 9

Proposed Zoning



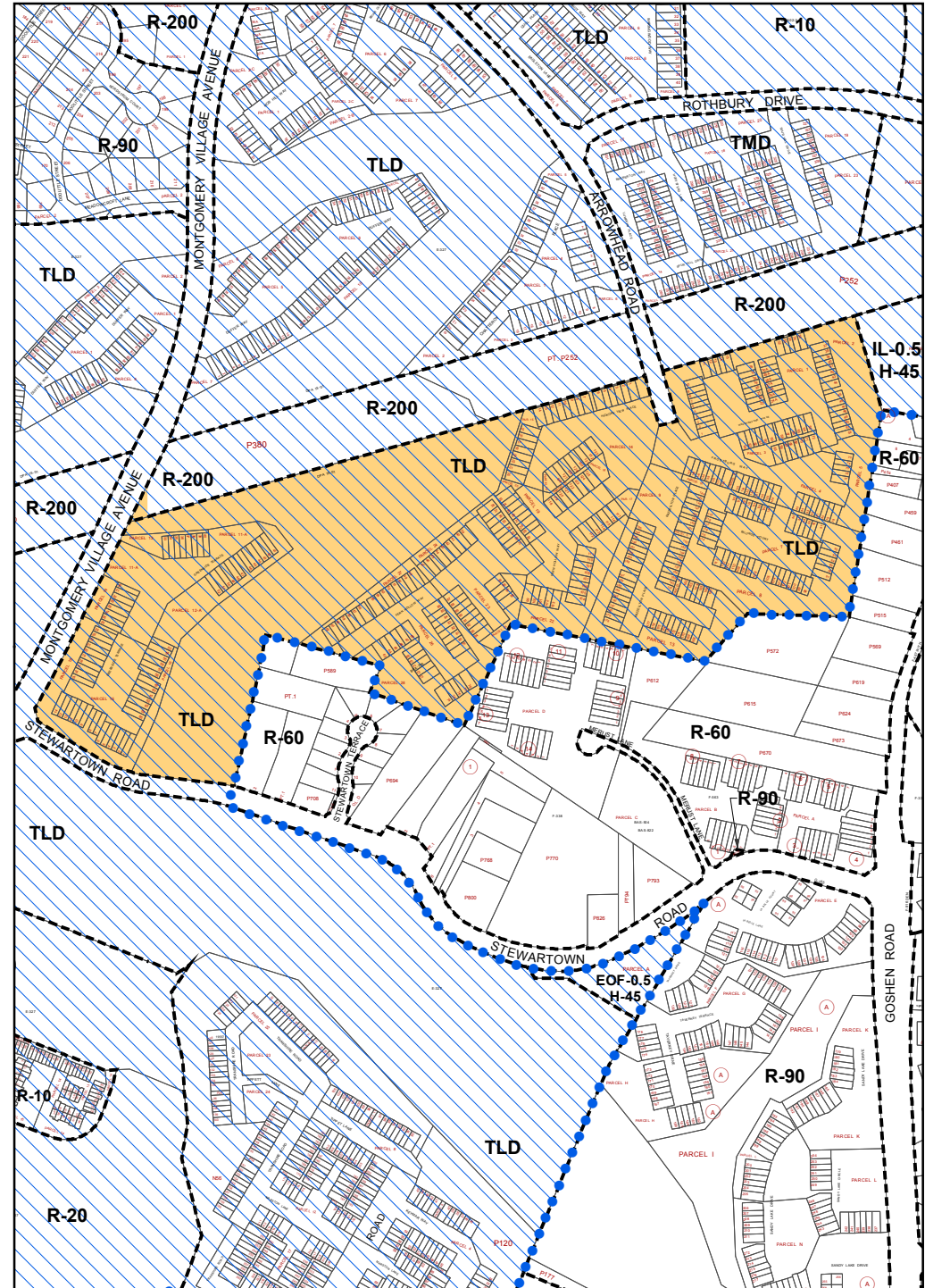
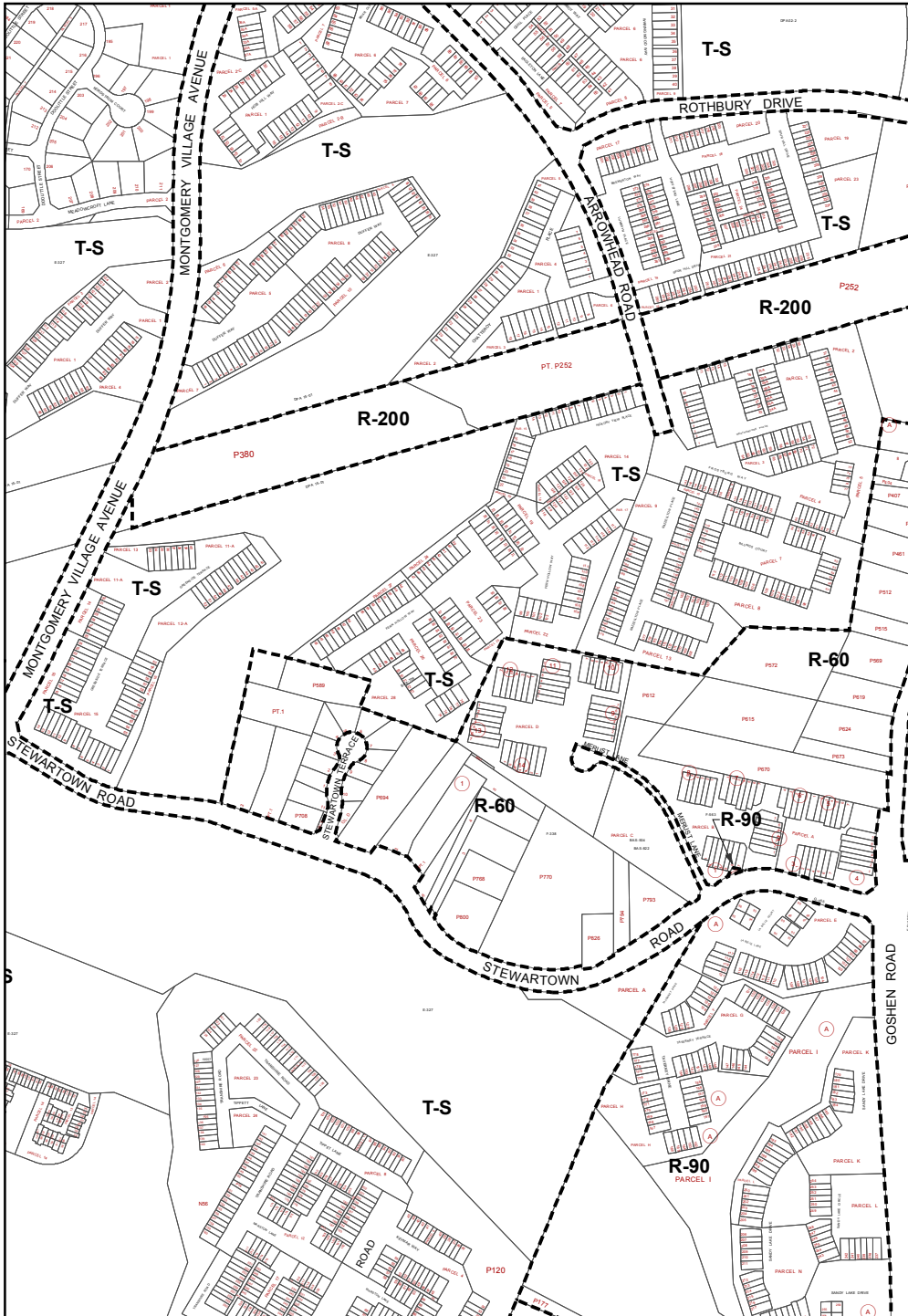
 Proposed Montgomery Village Overlay Zone

1 in = 550 ft

ATTACHMENT 29
Existing Zoning

Changes 55, 58

Proposed Zoning



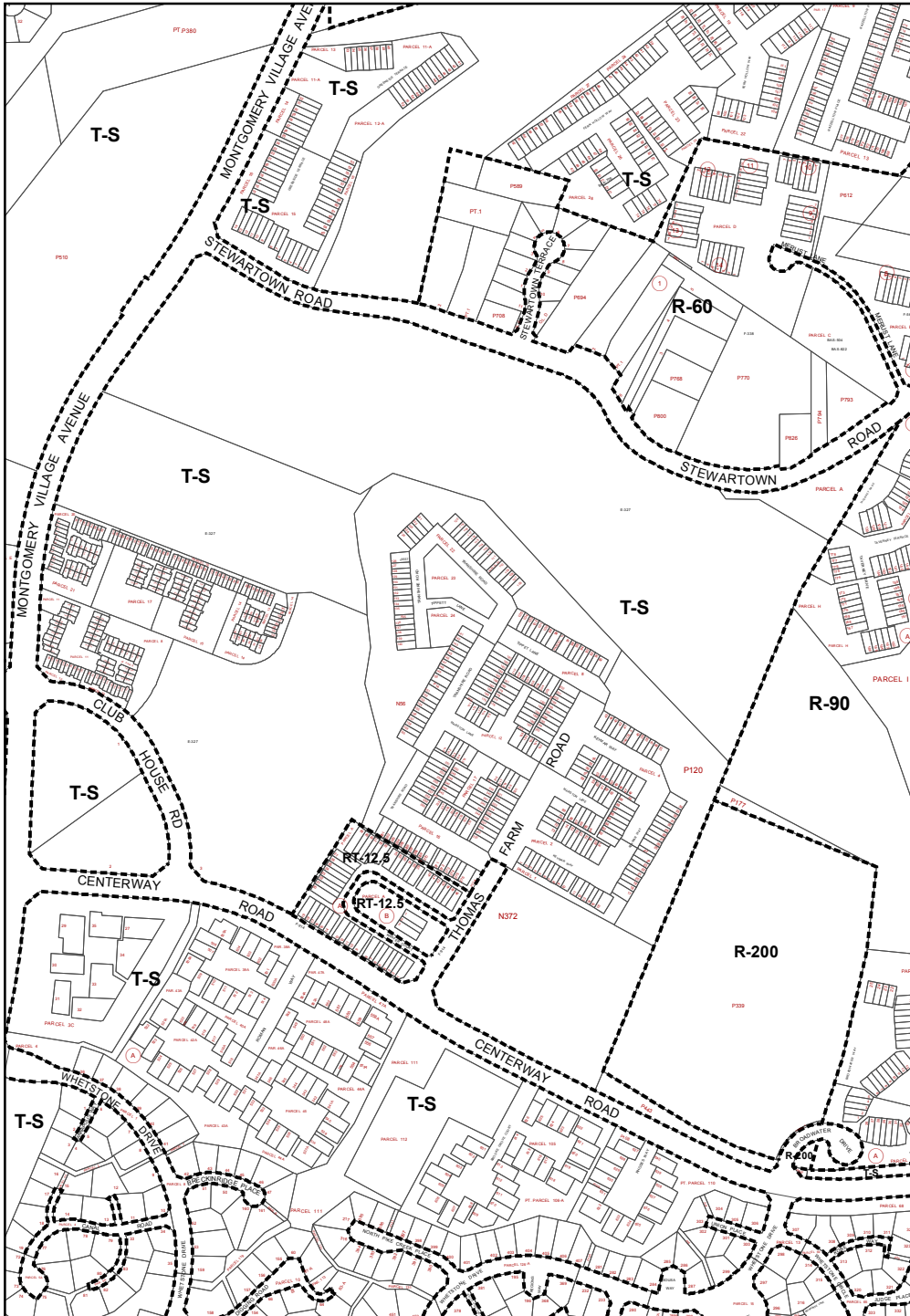
Map Grid: 227 and 228NW 9 & 10

 Proposed Montgomery Village Overlay Zone

1 in = 650 ft

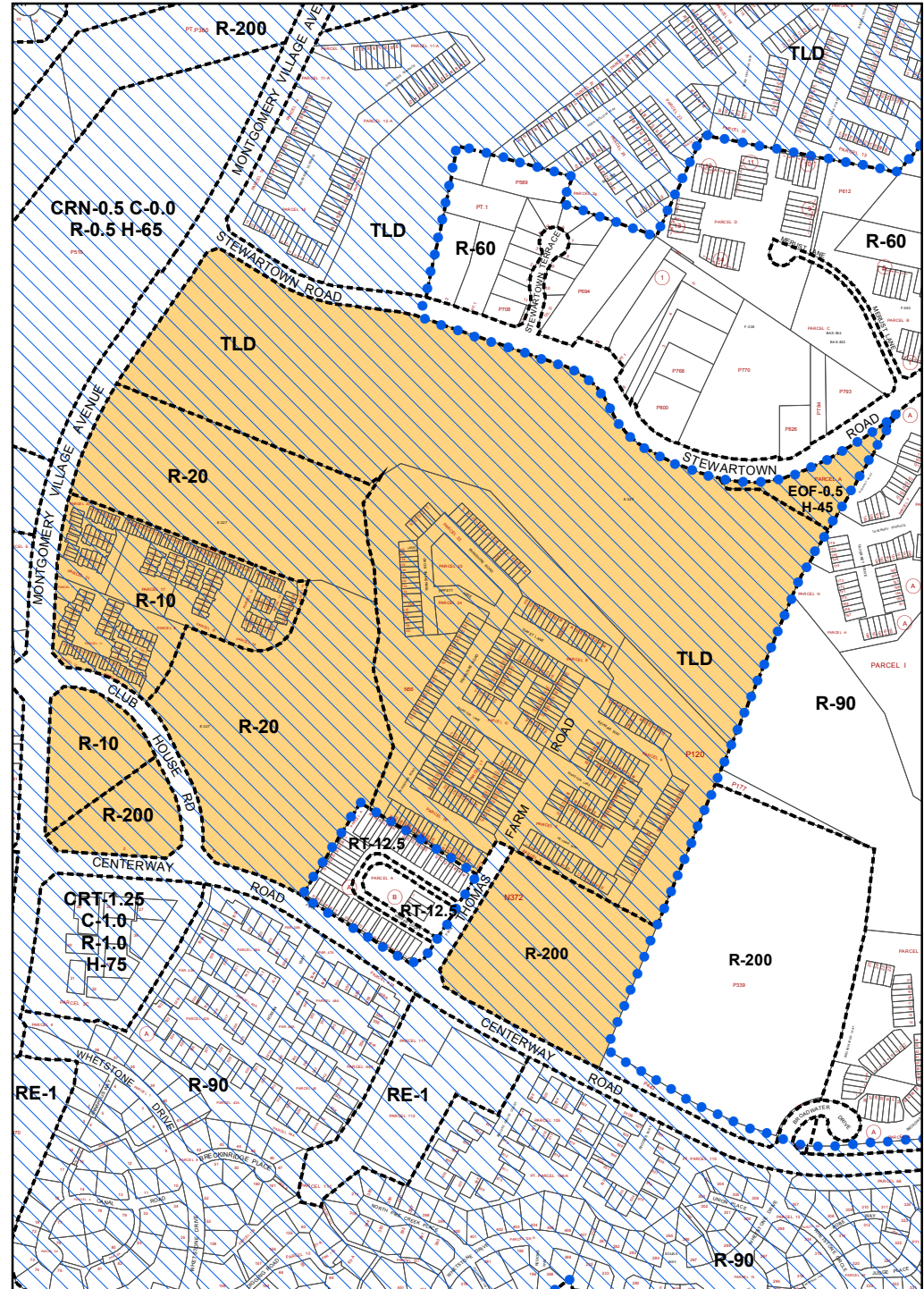
ATTACHMENT 30
Existing Zoning


Changes 60-66



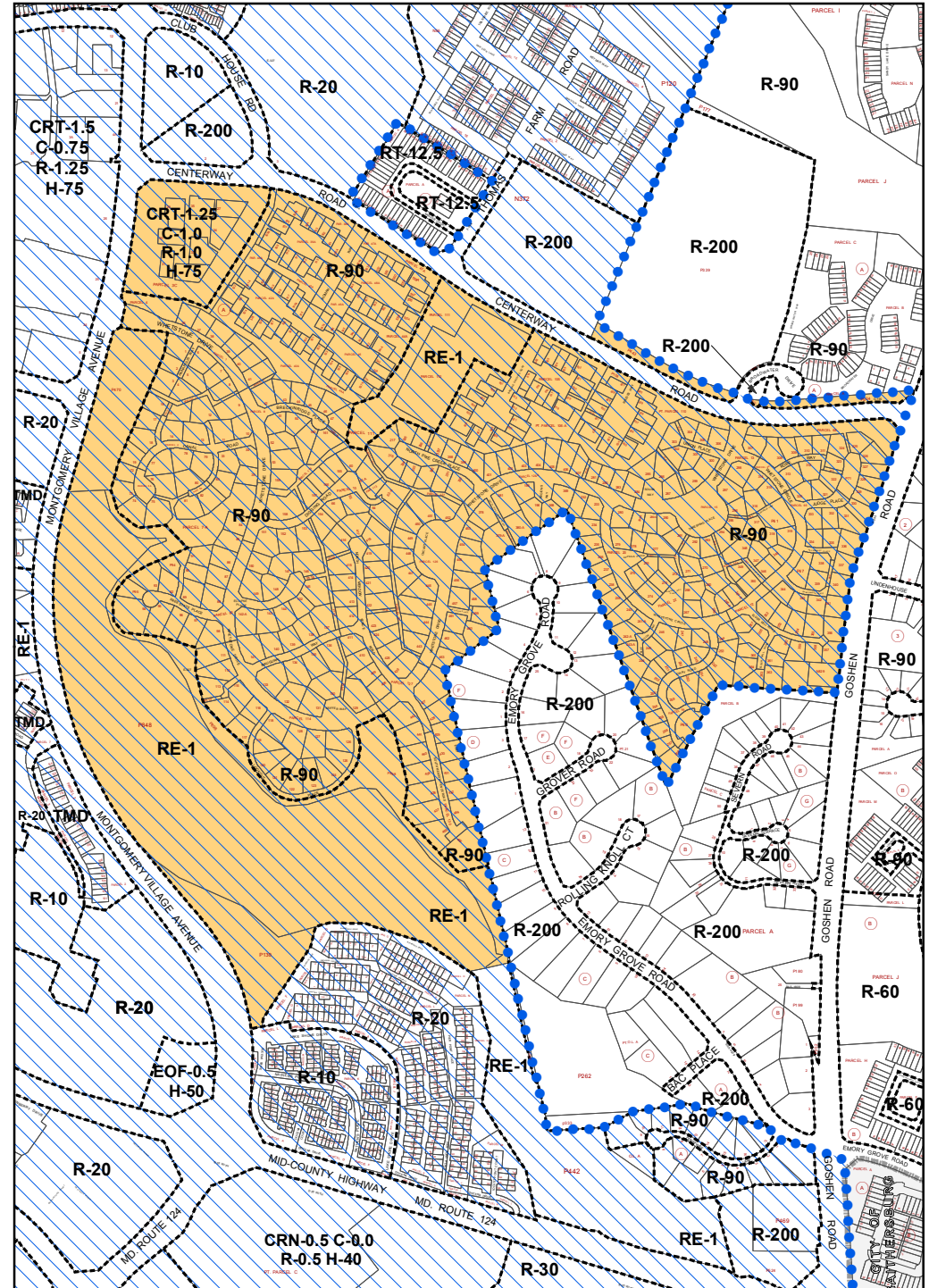
Map Grid: 226 and 227NW 9 & 10

Proposed Zoning



 Proposed Montgomery Village Overlay Zone

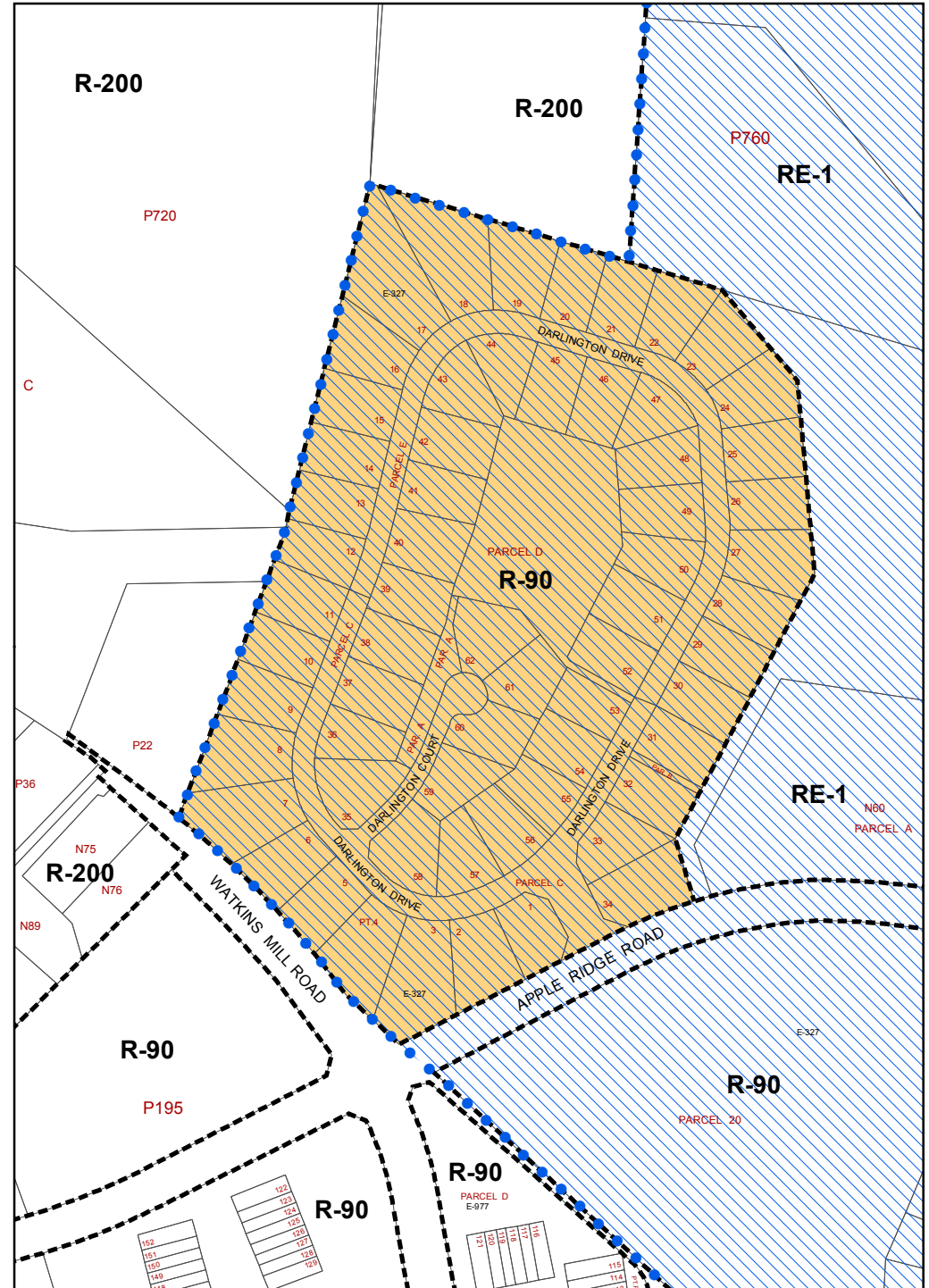
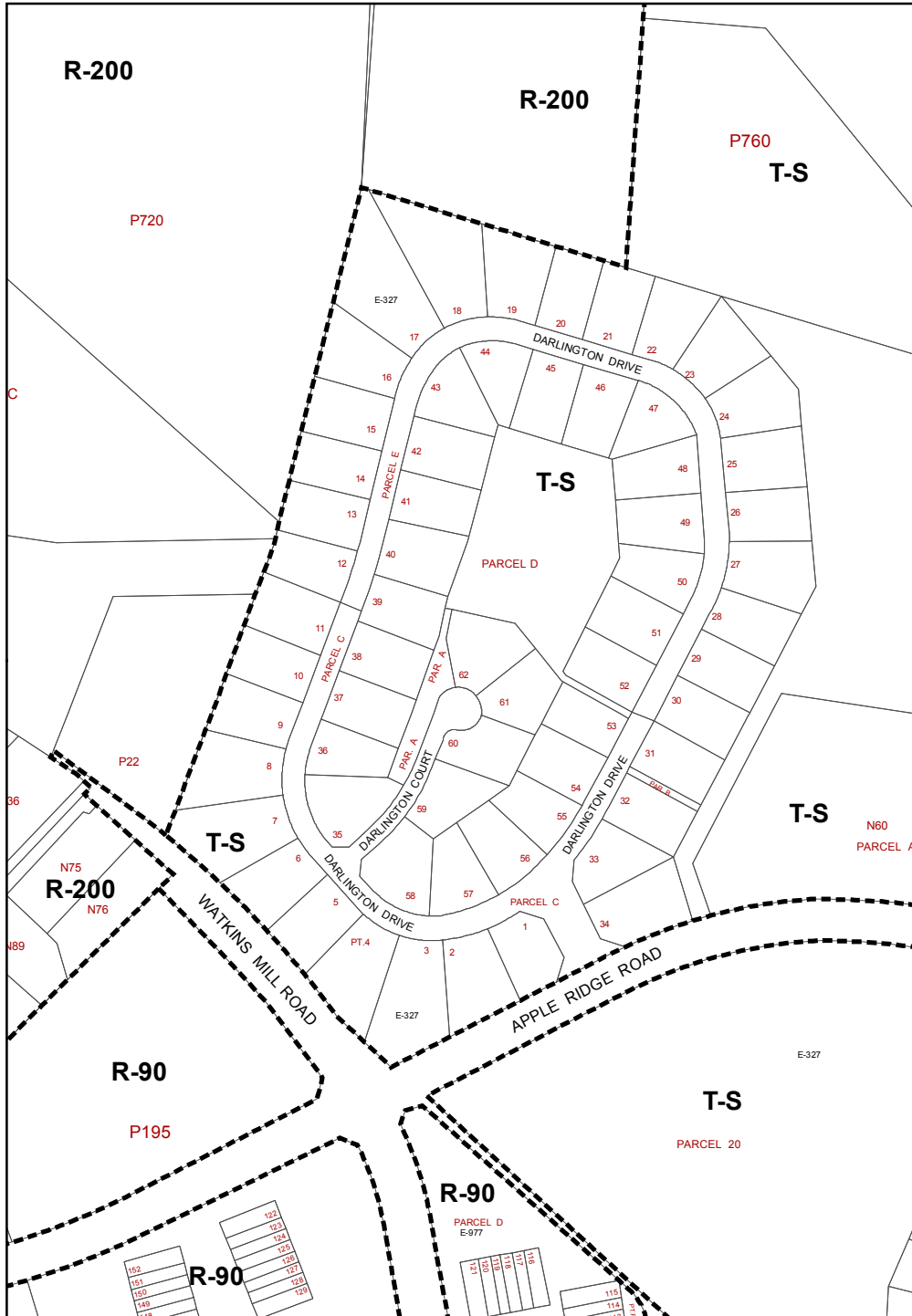
1 in = 650 ft



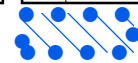
ATTACHMENT 32
Existing Zoning

Change 74

Proposed Zoning

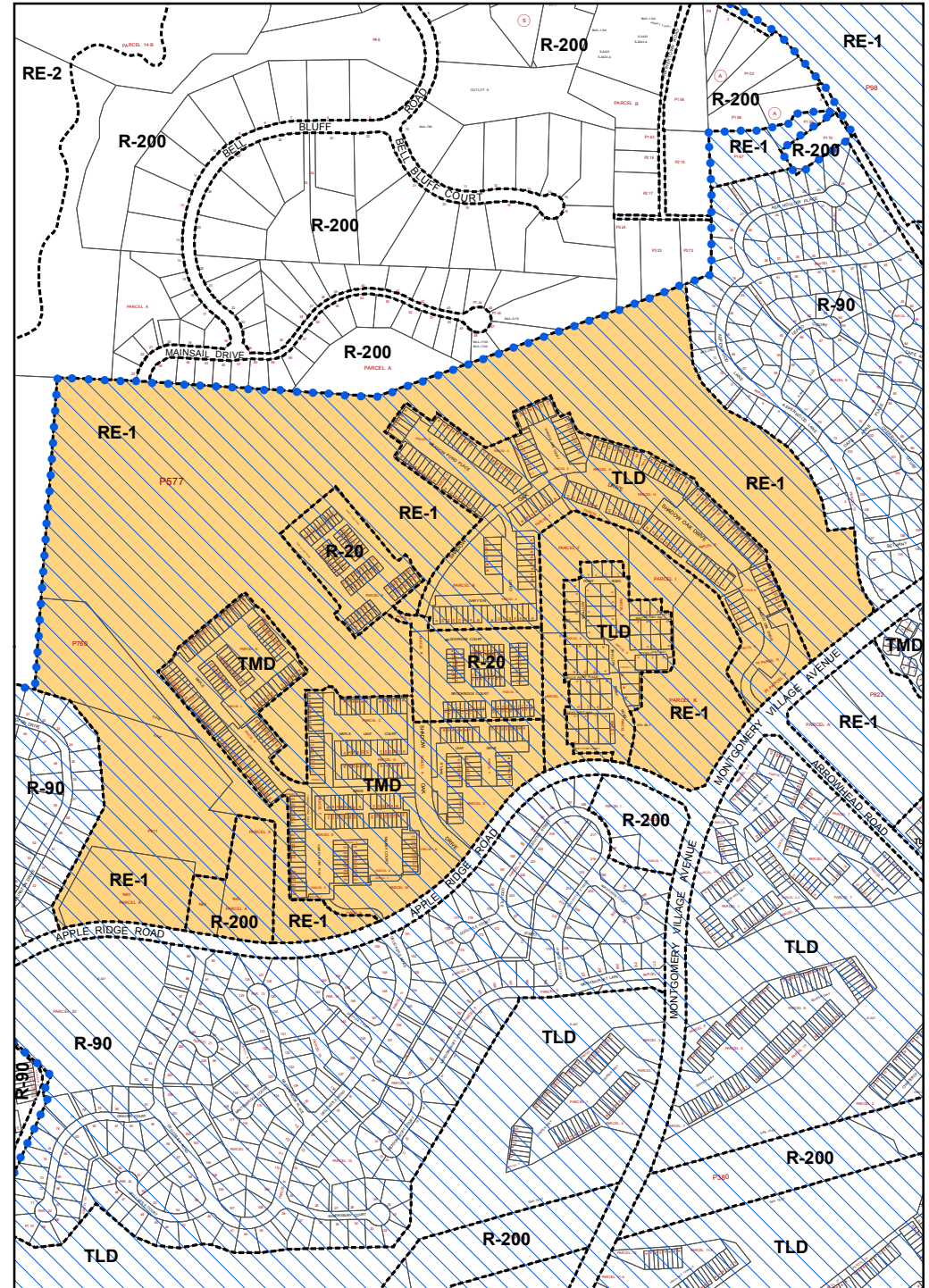
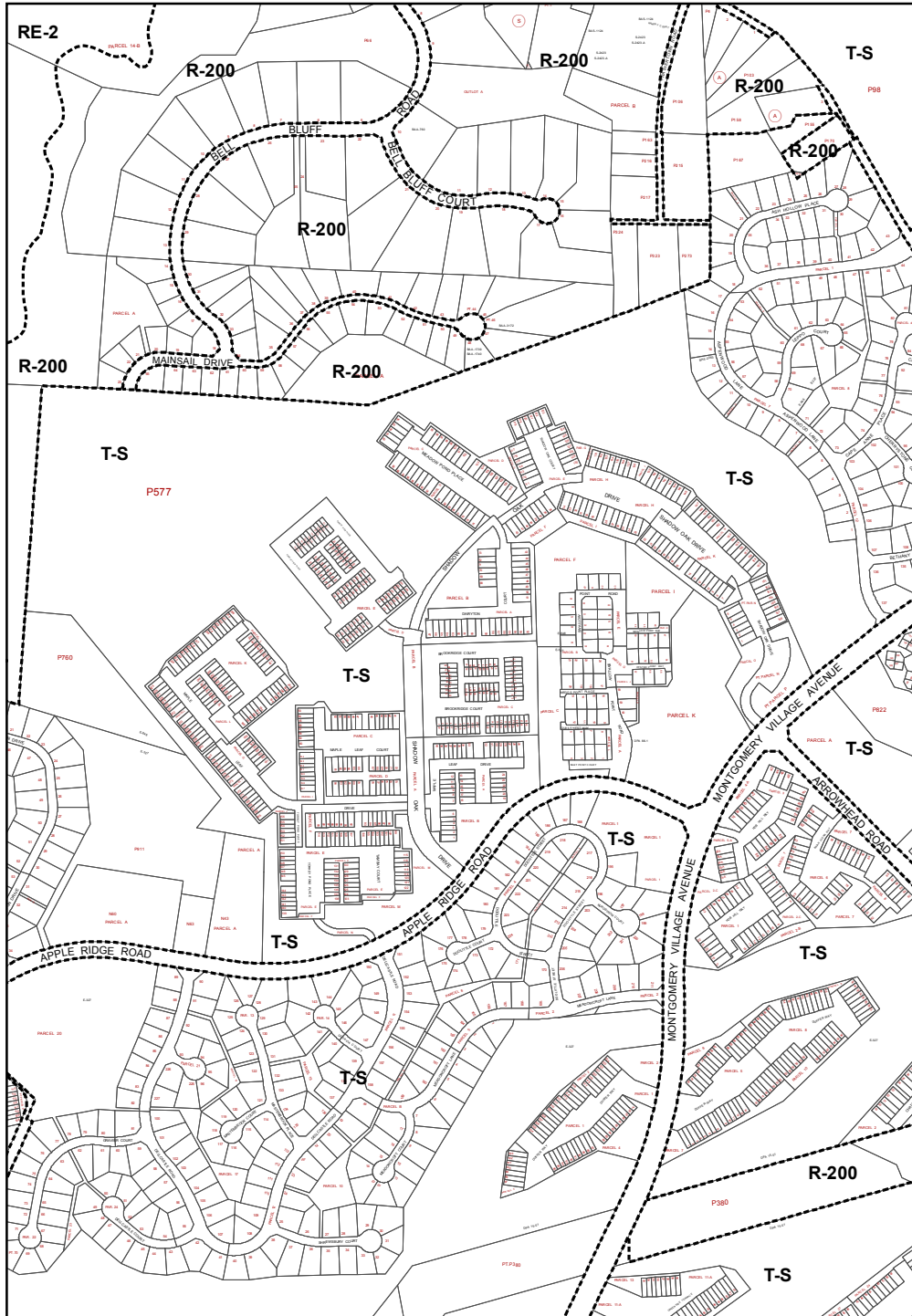


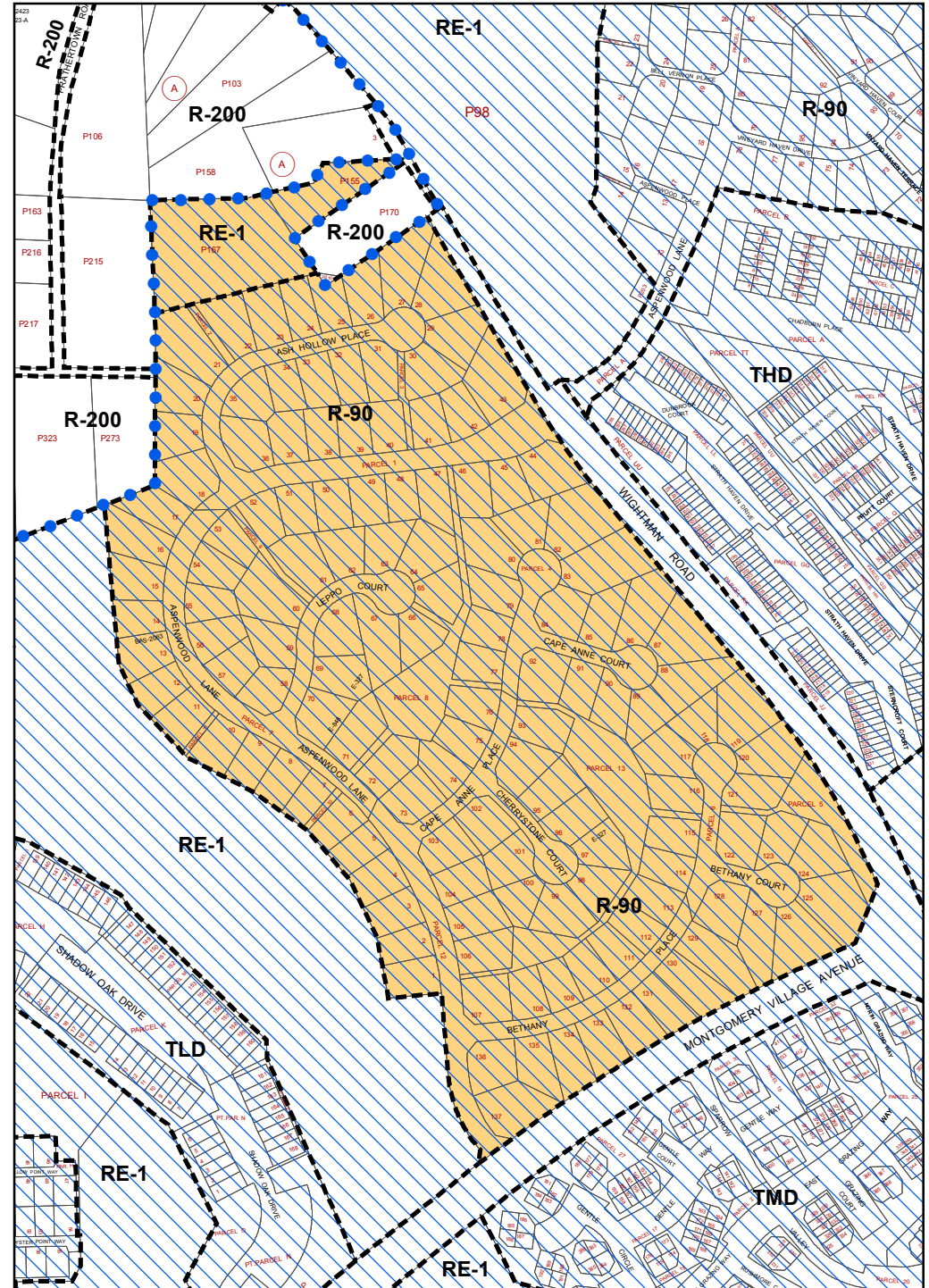
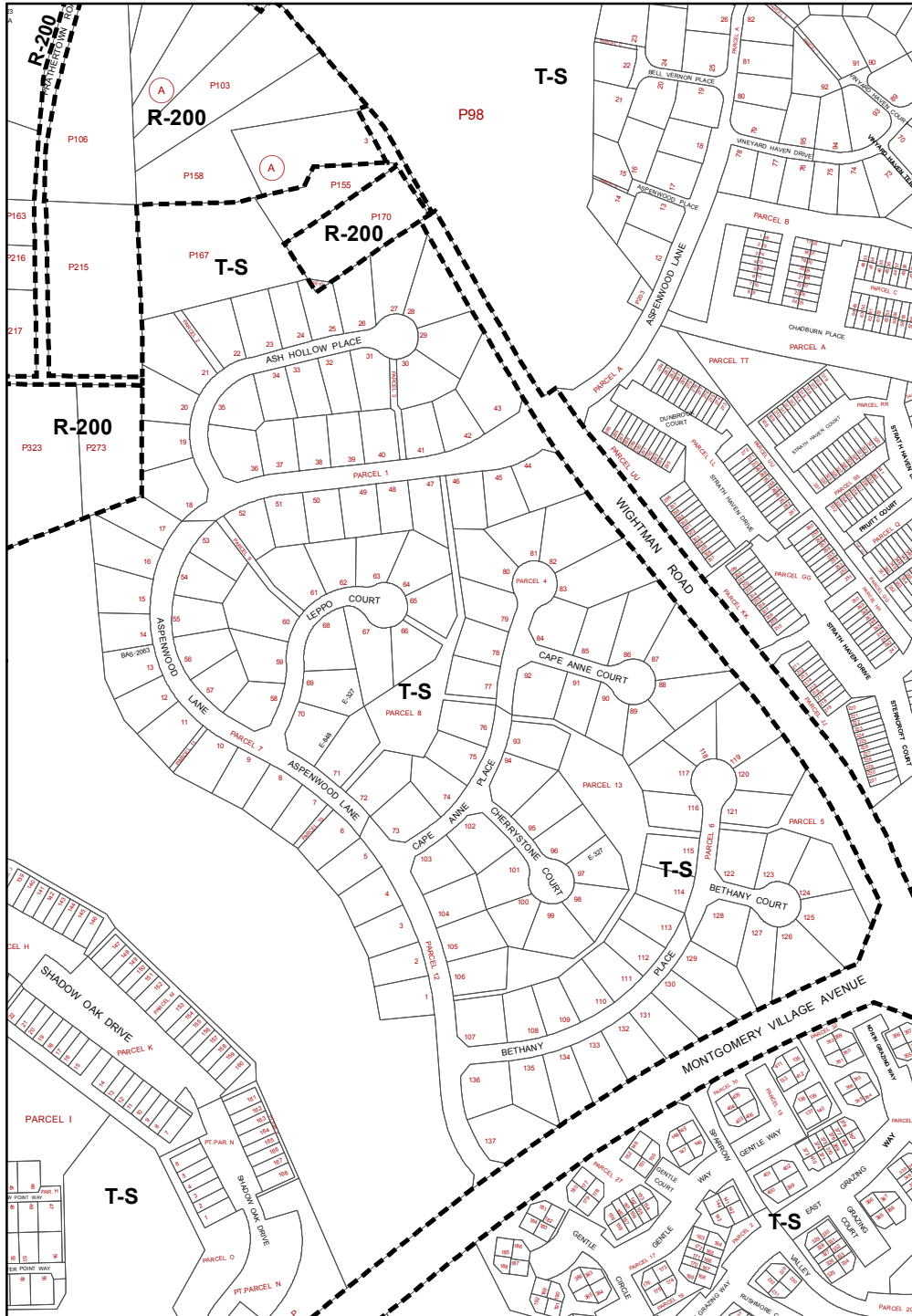
Map Grid: 227 and 228NW 10

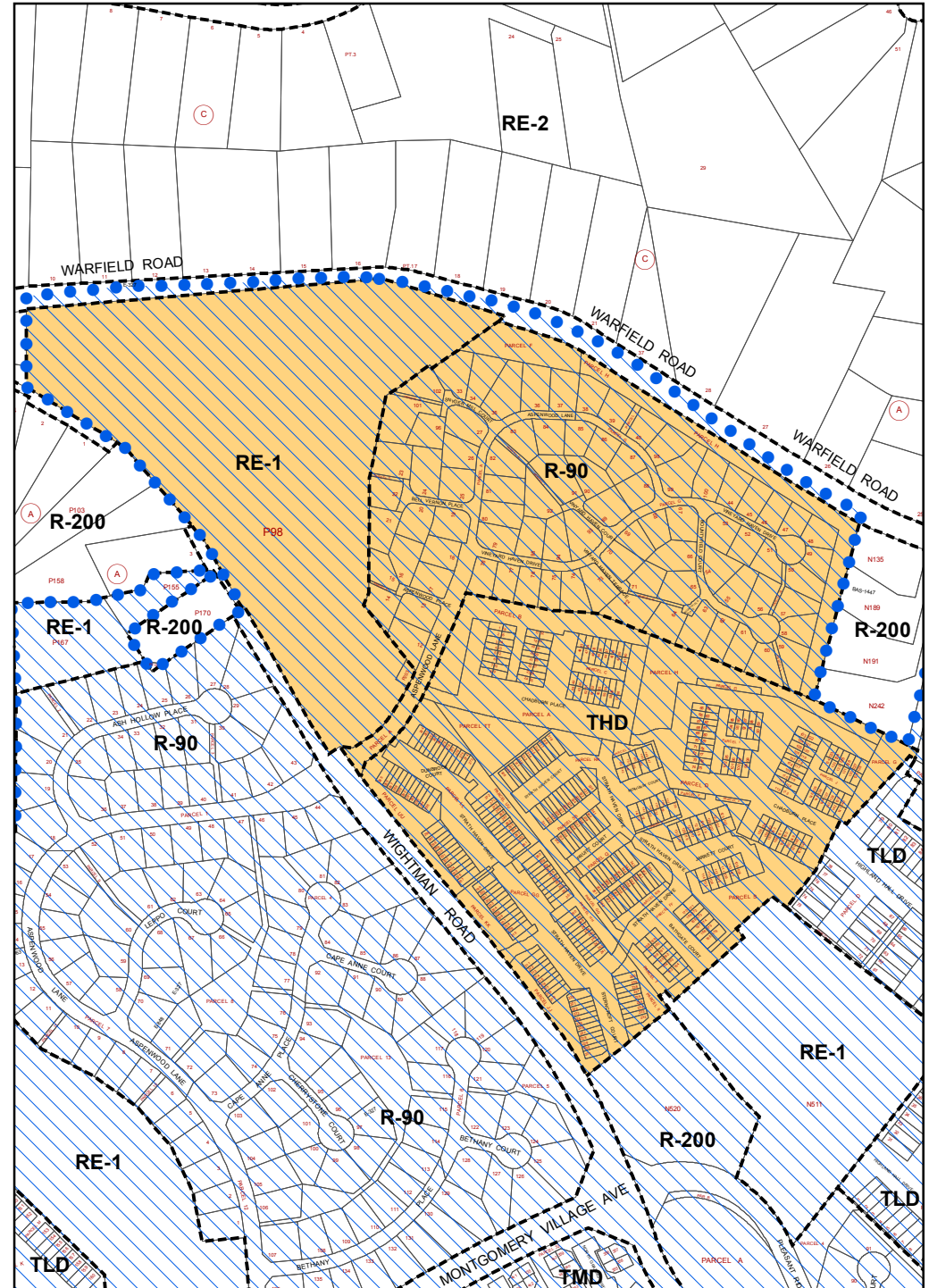
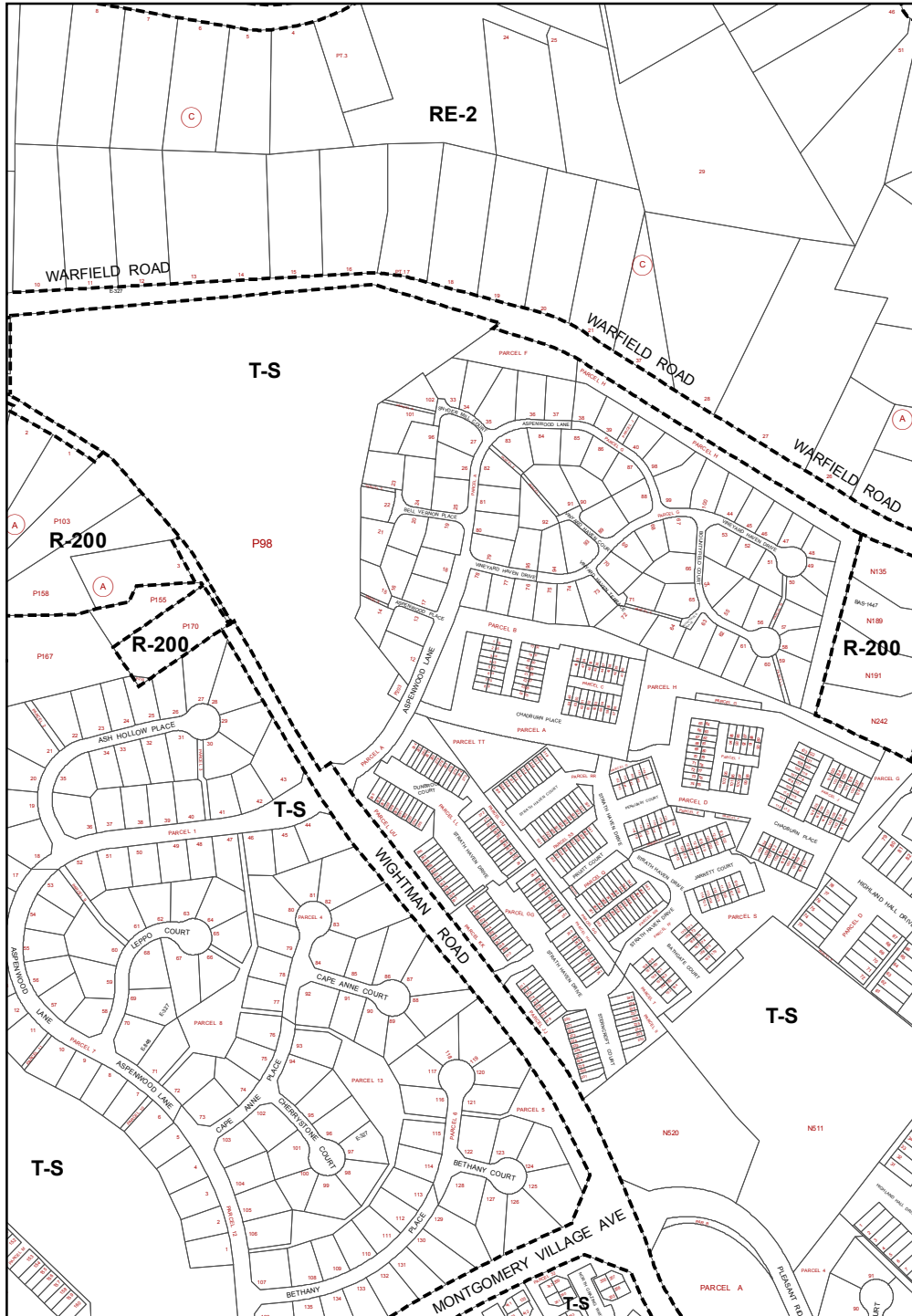


Proposed Montgomery Village Overlay Zone

1 in = 300 ft



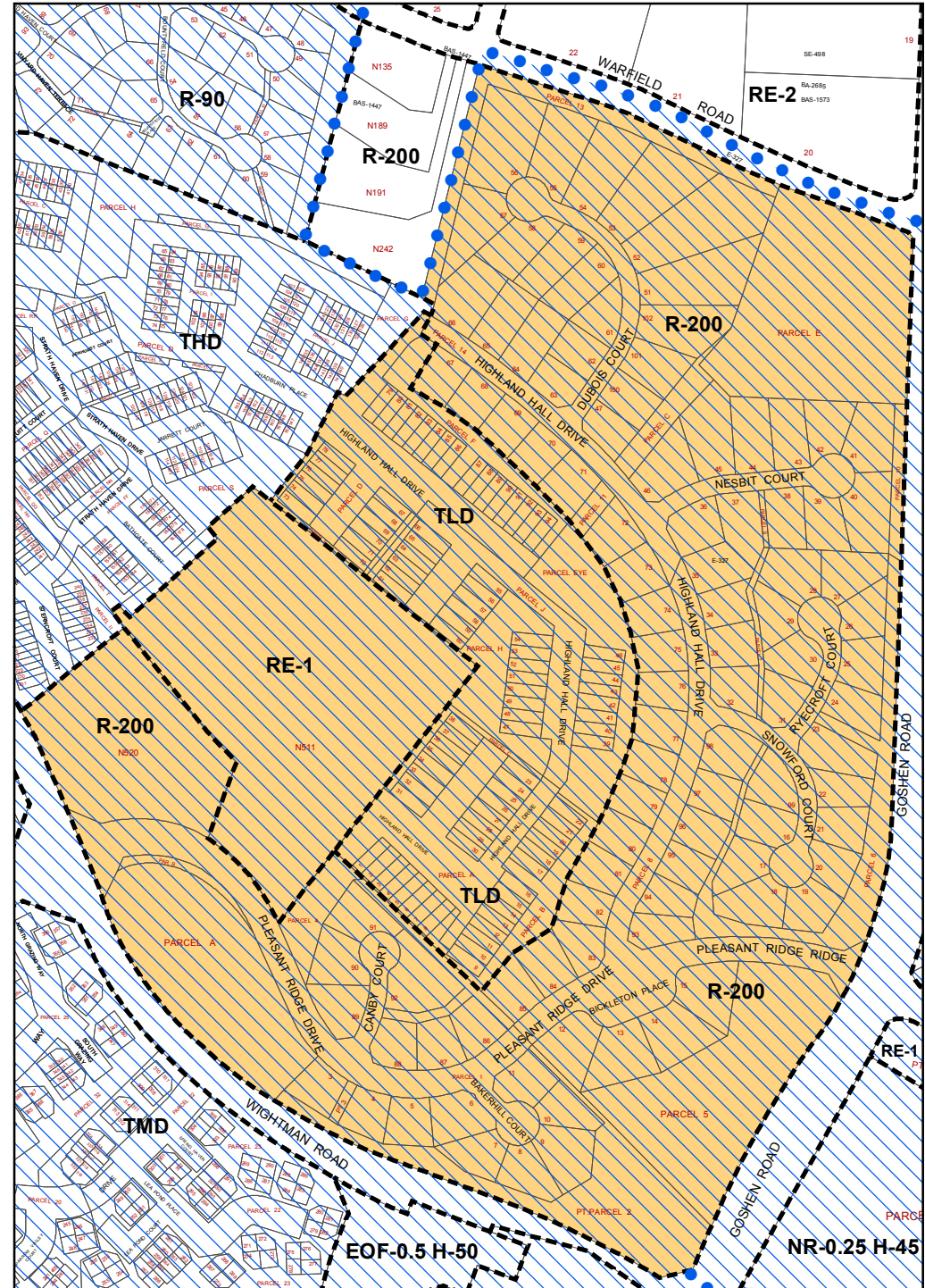
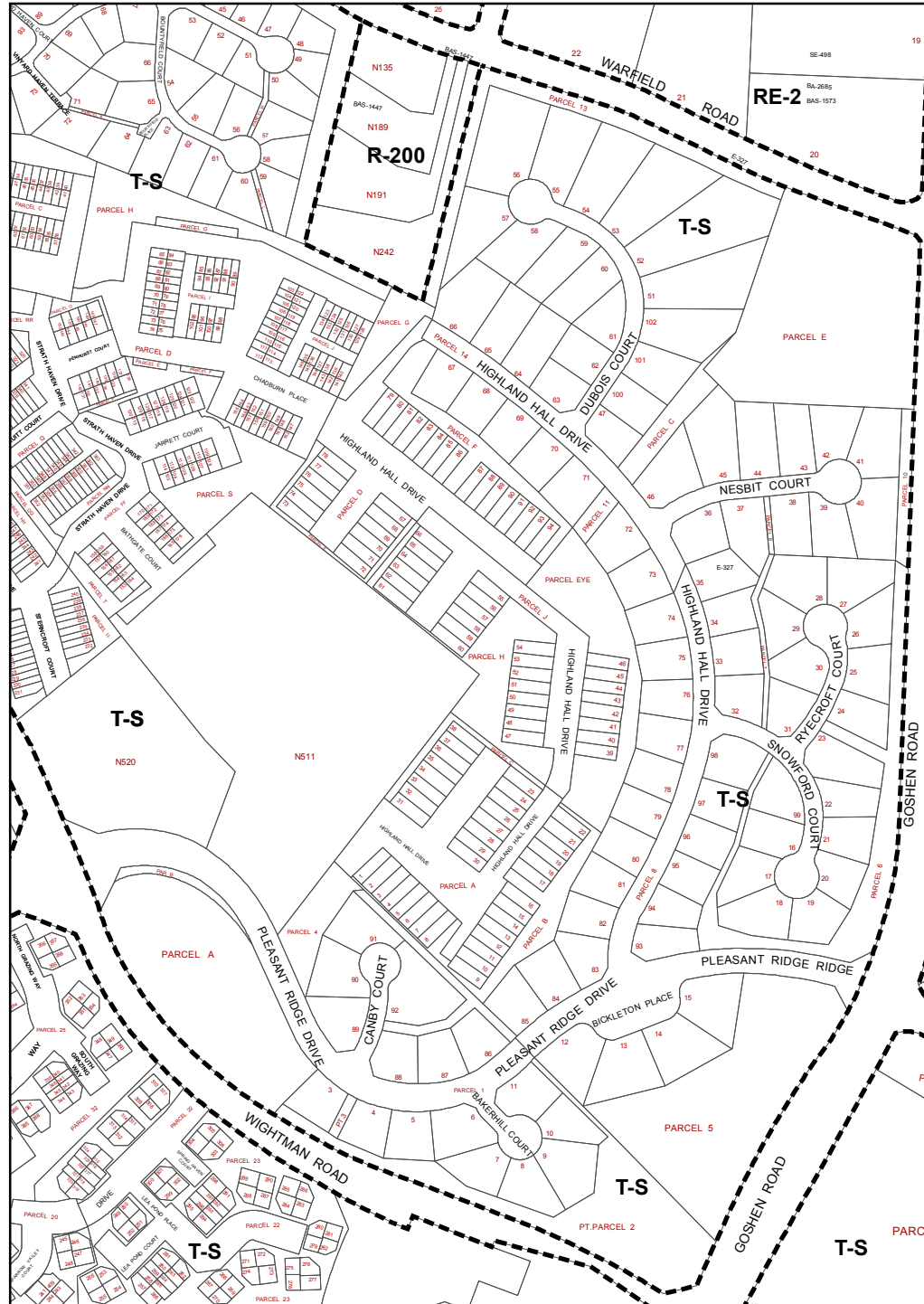




ATTACHMENT 36
Existing Zoning

Changes 87-89

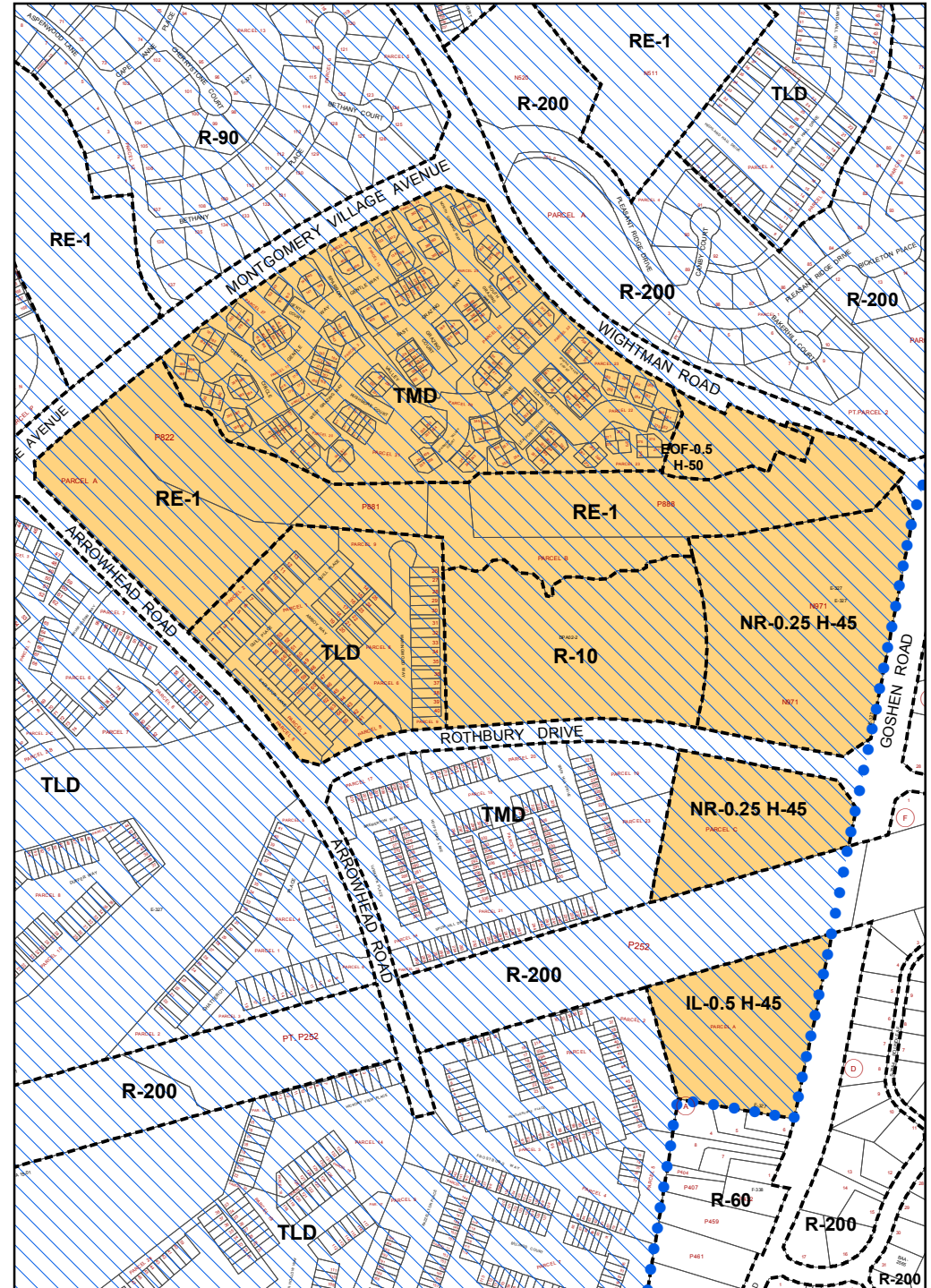
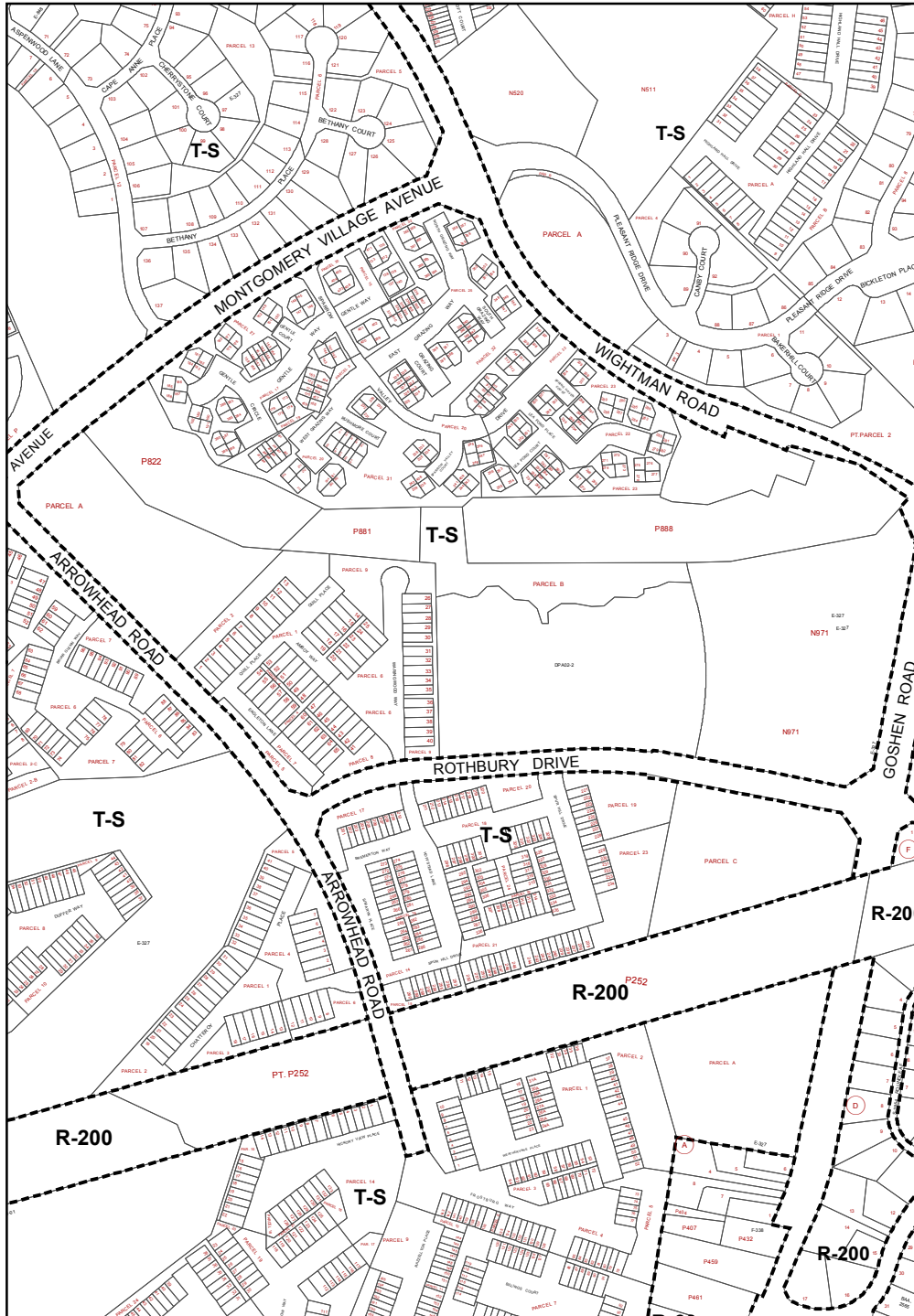
Proposed Zoning

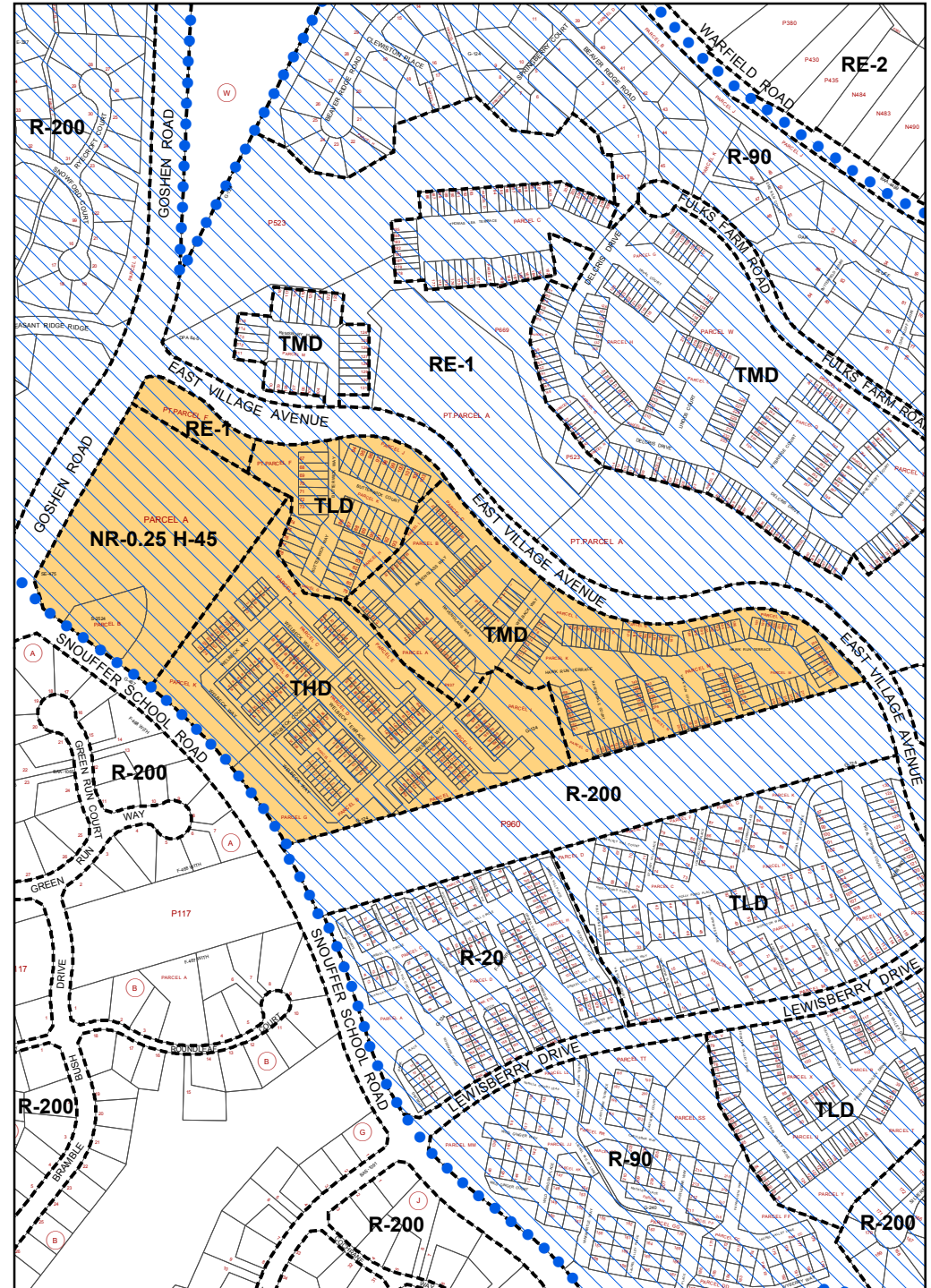
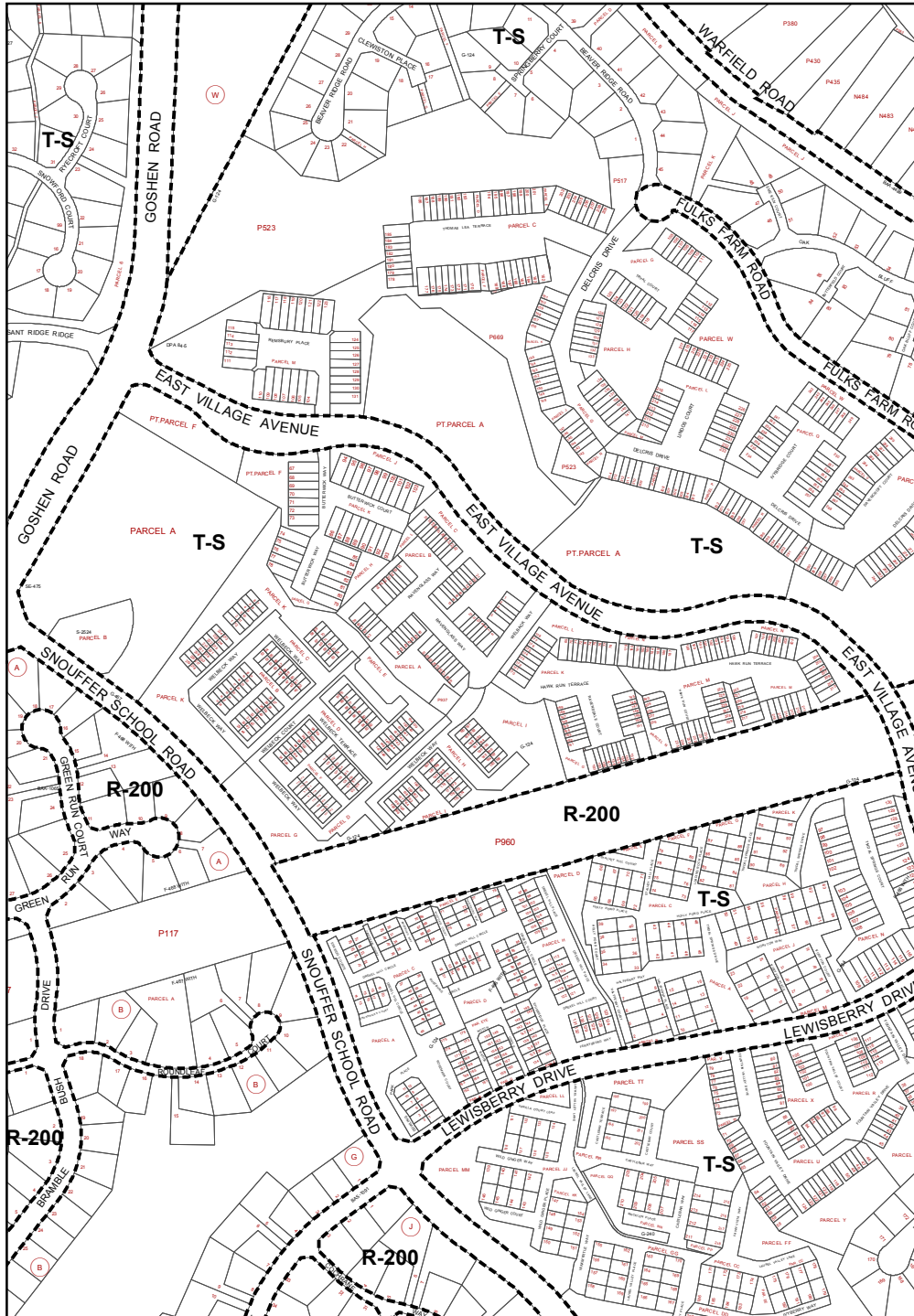


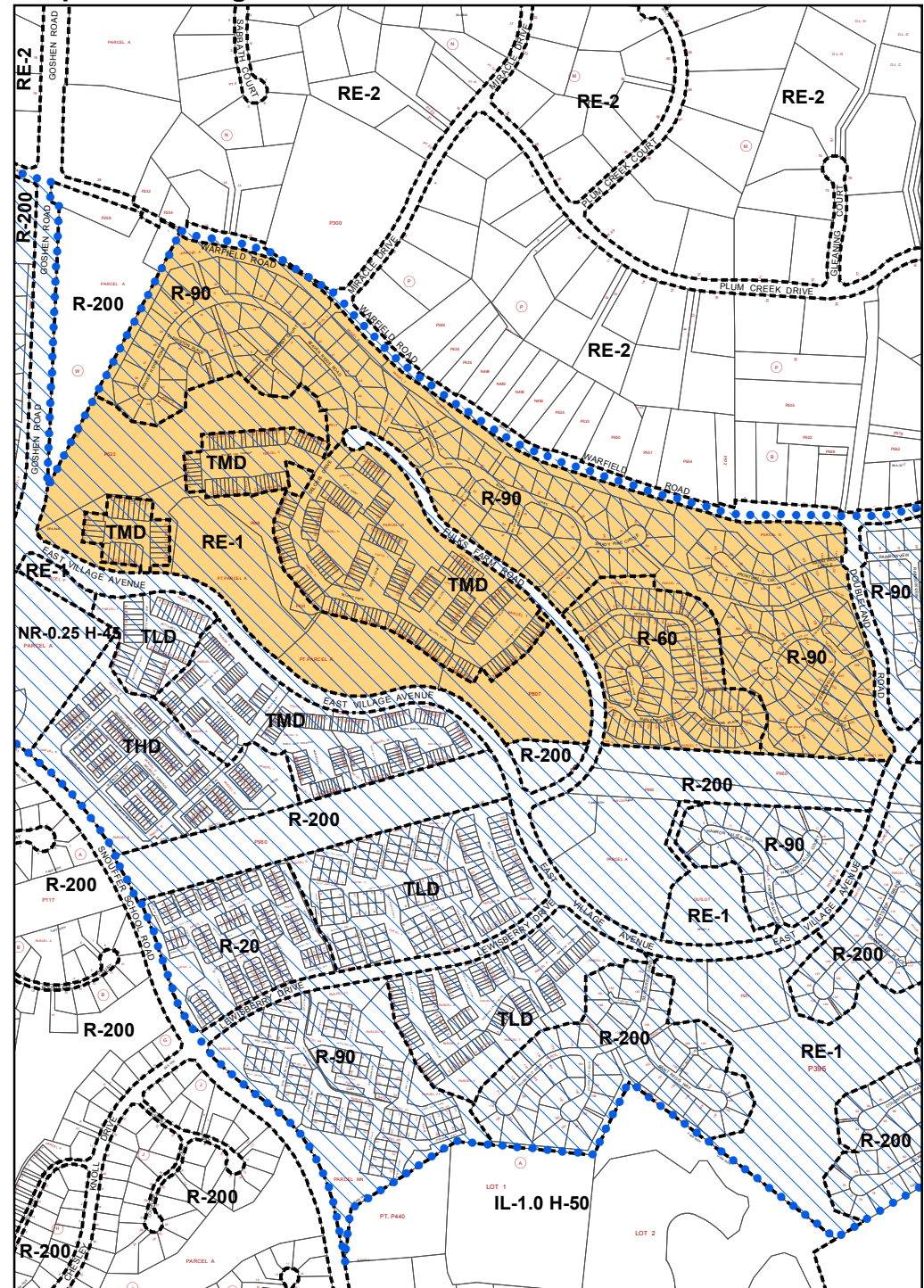
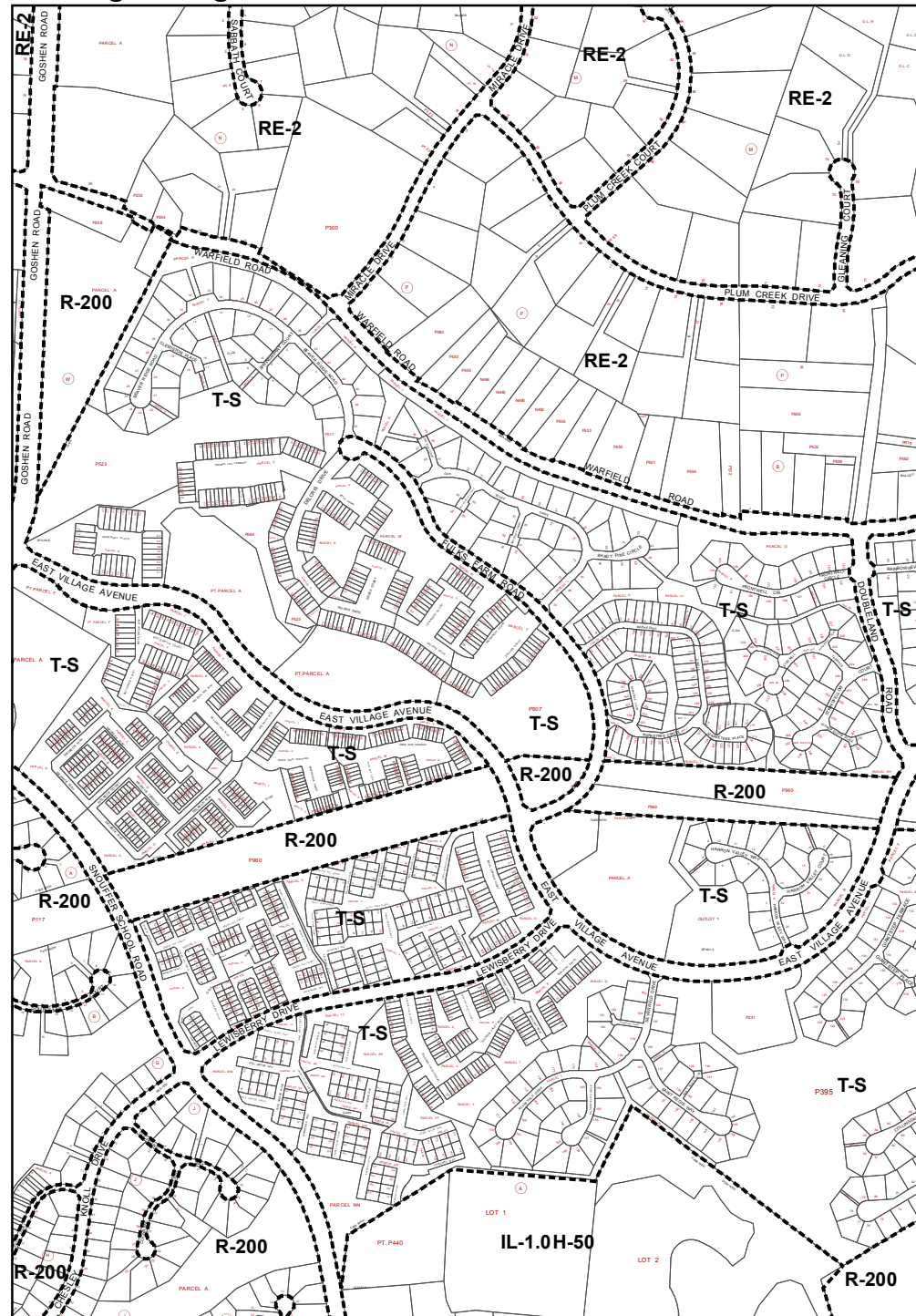
Map Grid: 228NW9

 Proposed Montgomery Village Overlay Zone

1 in = 400 ft

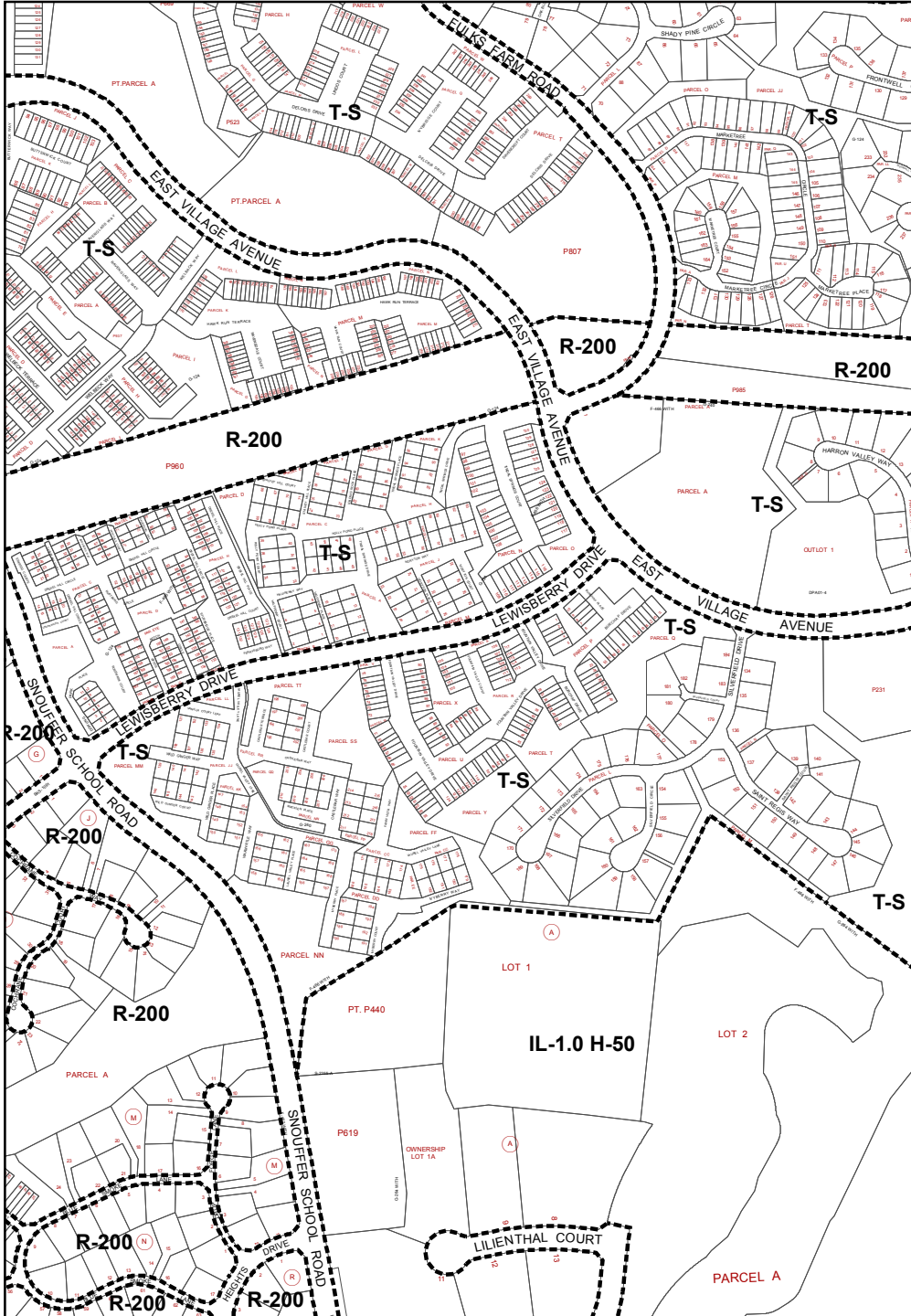




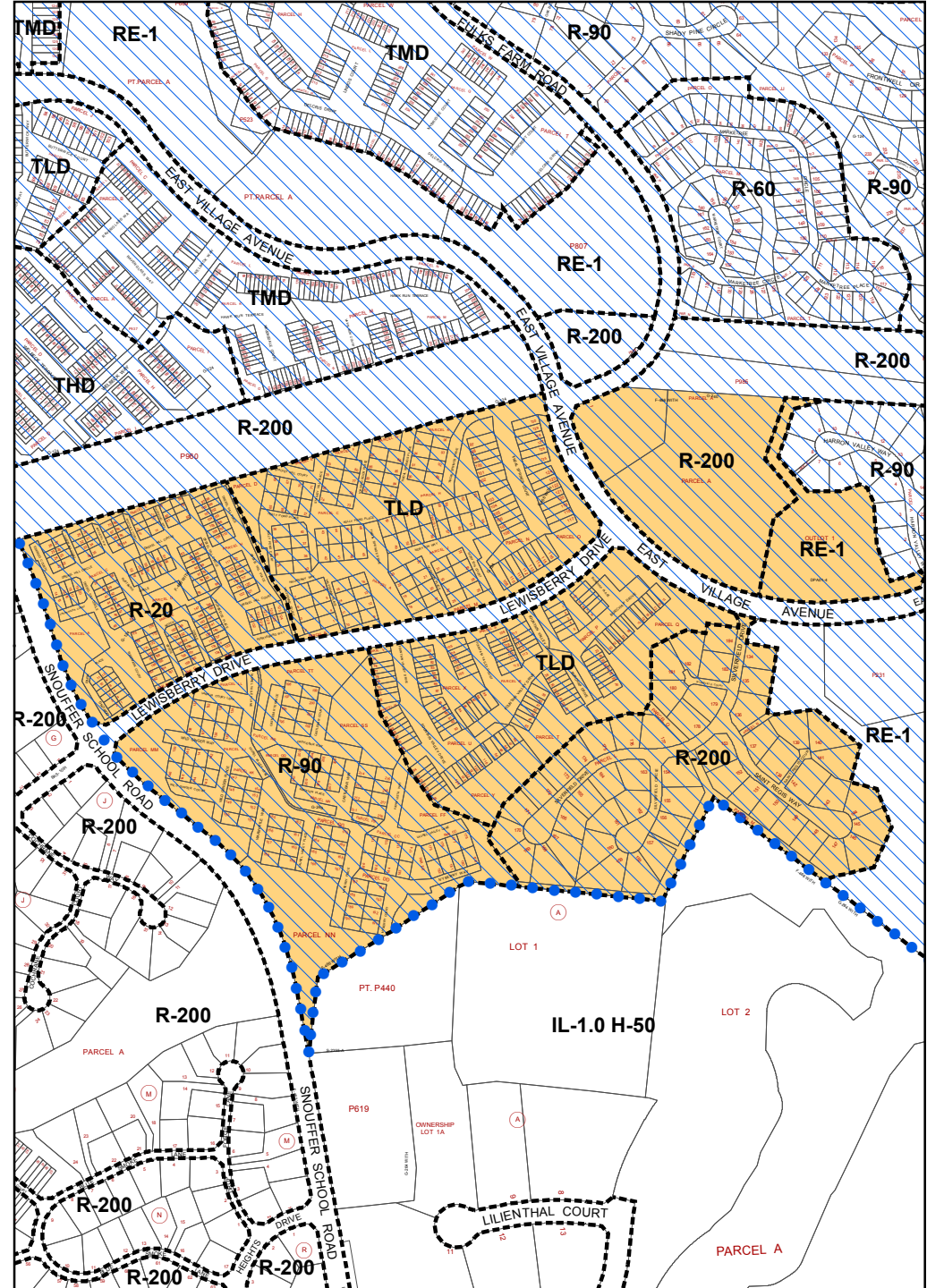


ATTACHMENT 40
Existing Zoning

Changes 108-114



Proposed Zoning



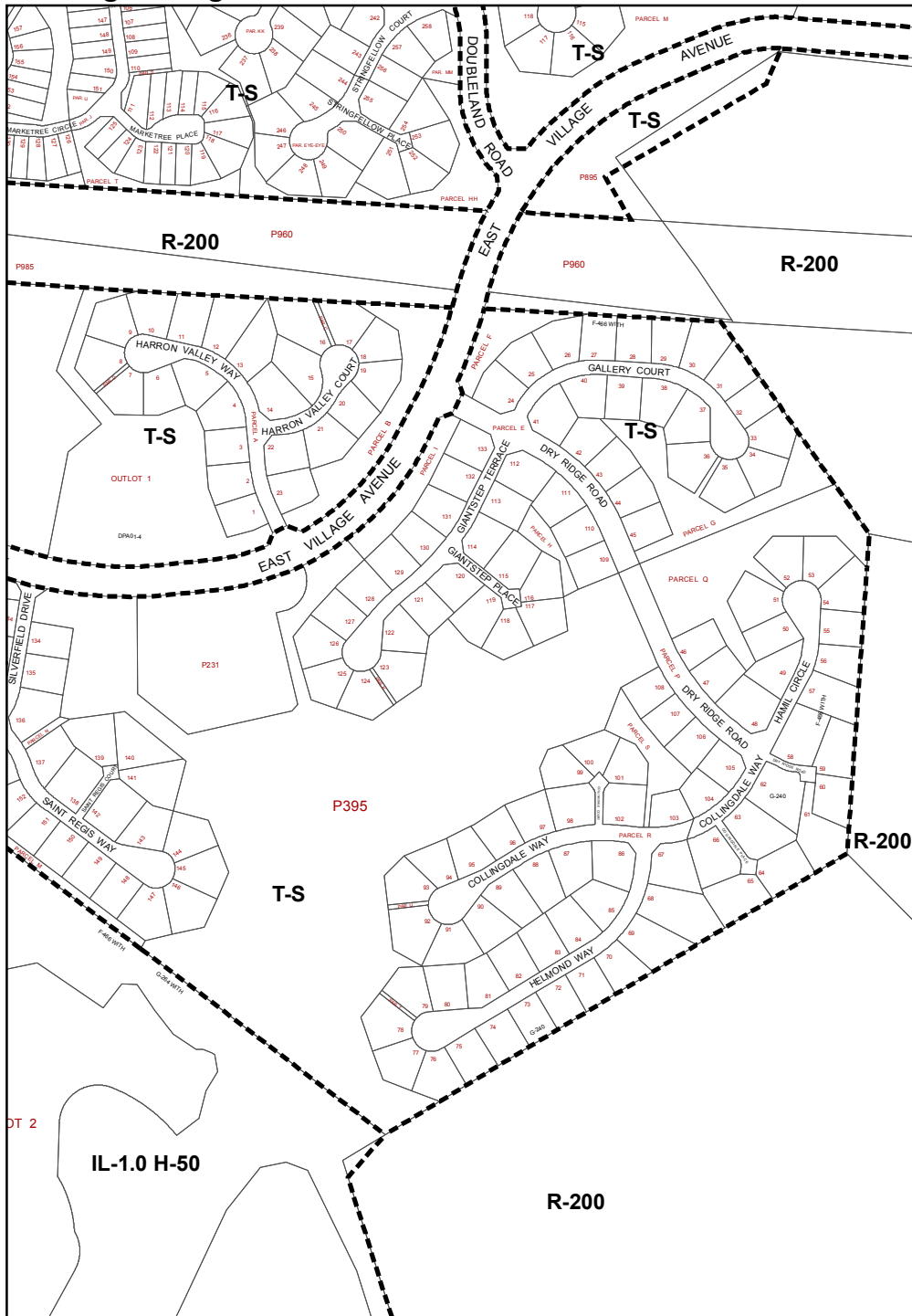
Map Grid: 227 and 228NW 8 & 9

 Proposed Montgomery Village Overlay Zone

1 in = 600 ft

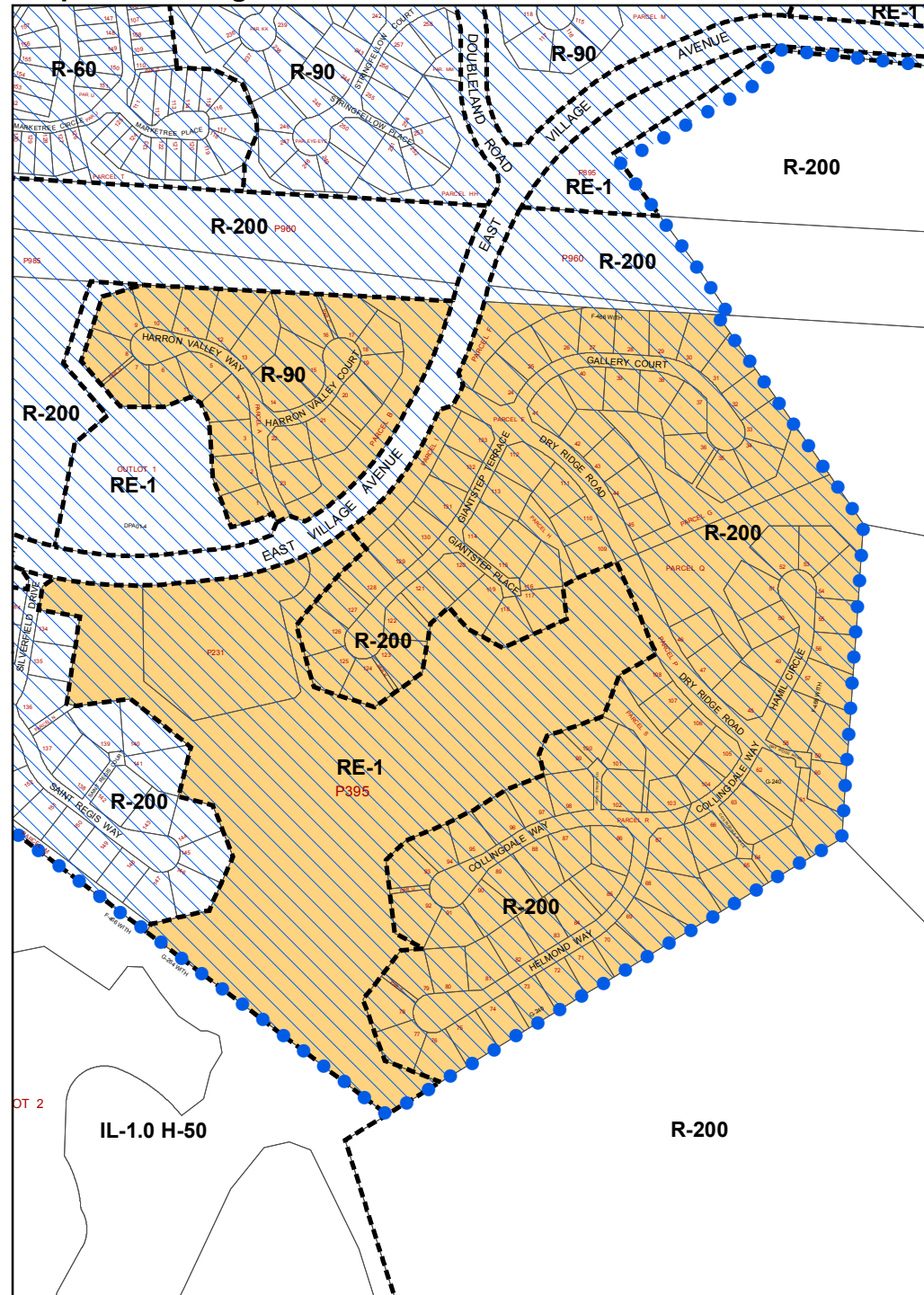
ATTACHMENT 41
Existing Zoning

Changes 115-117



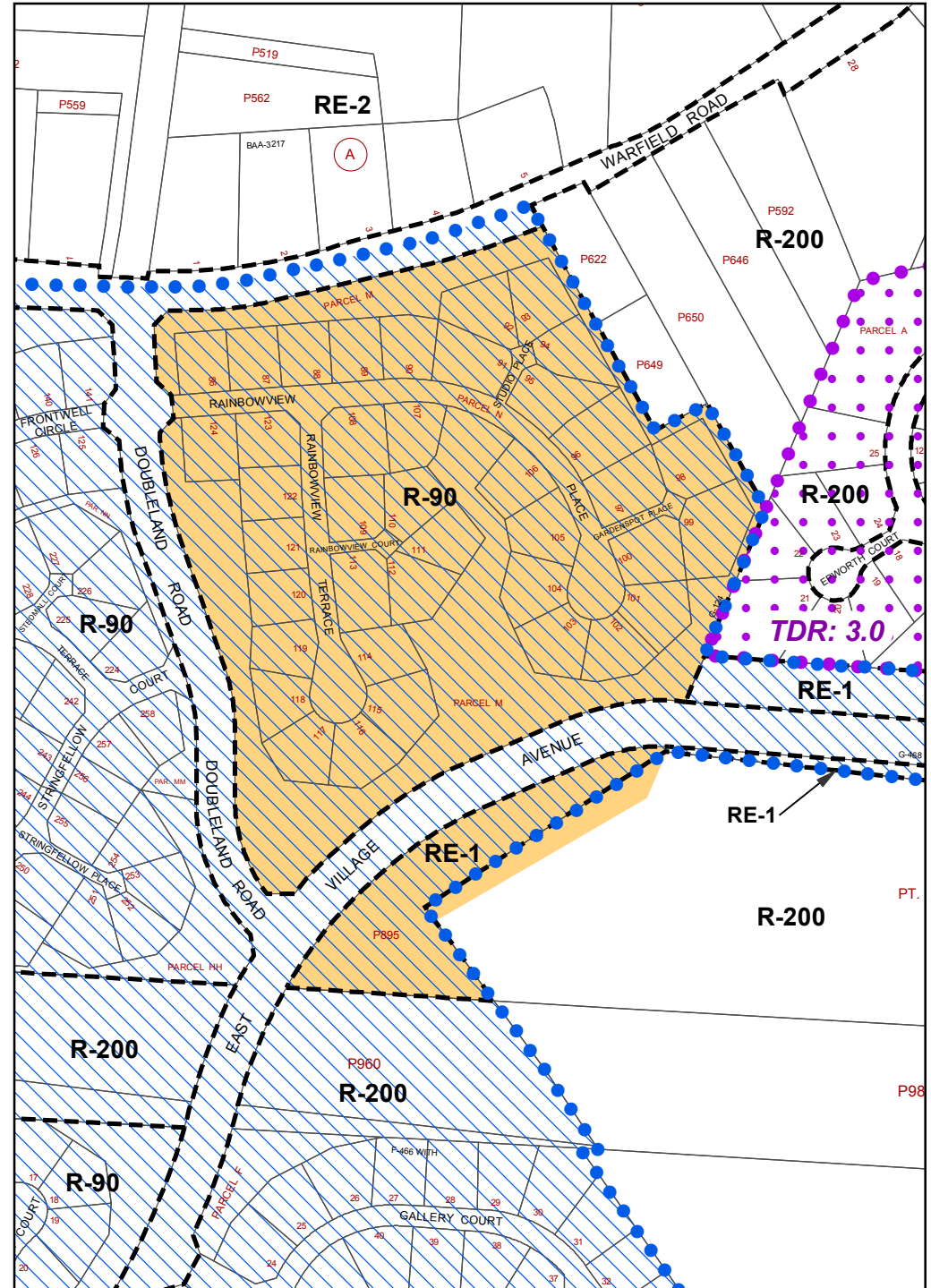
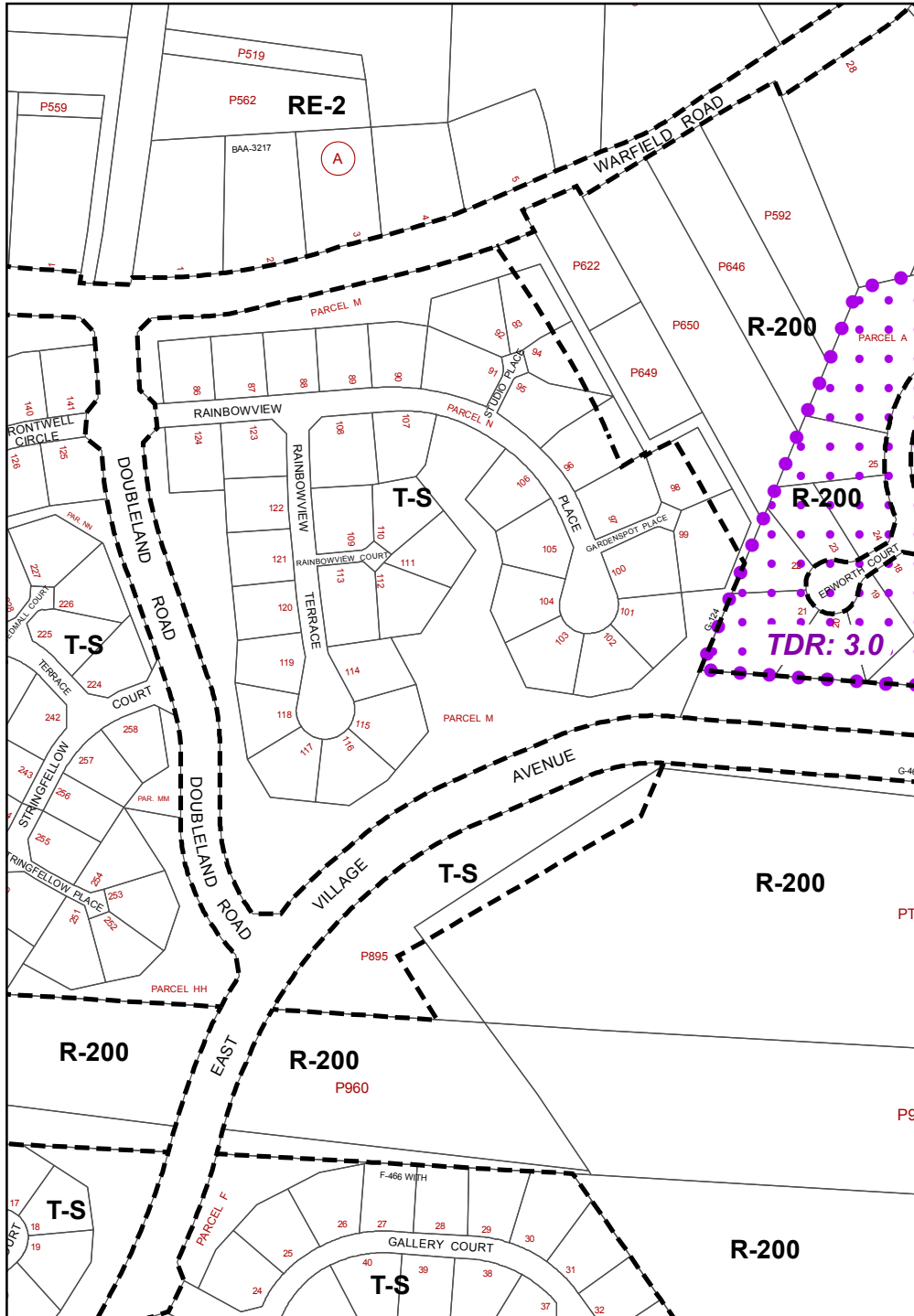
Map Grid: 227 and 228NW8

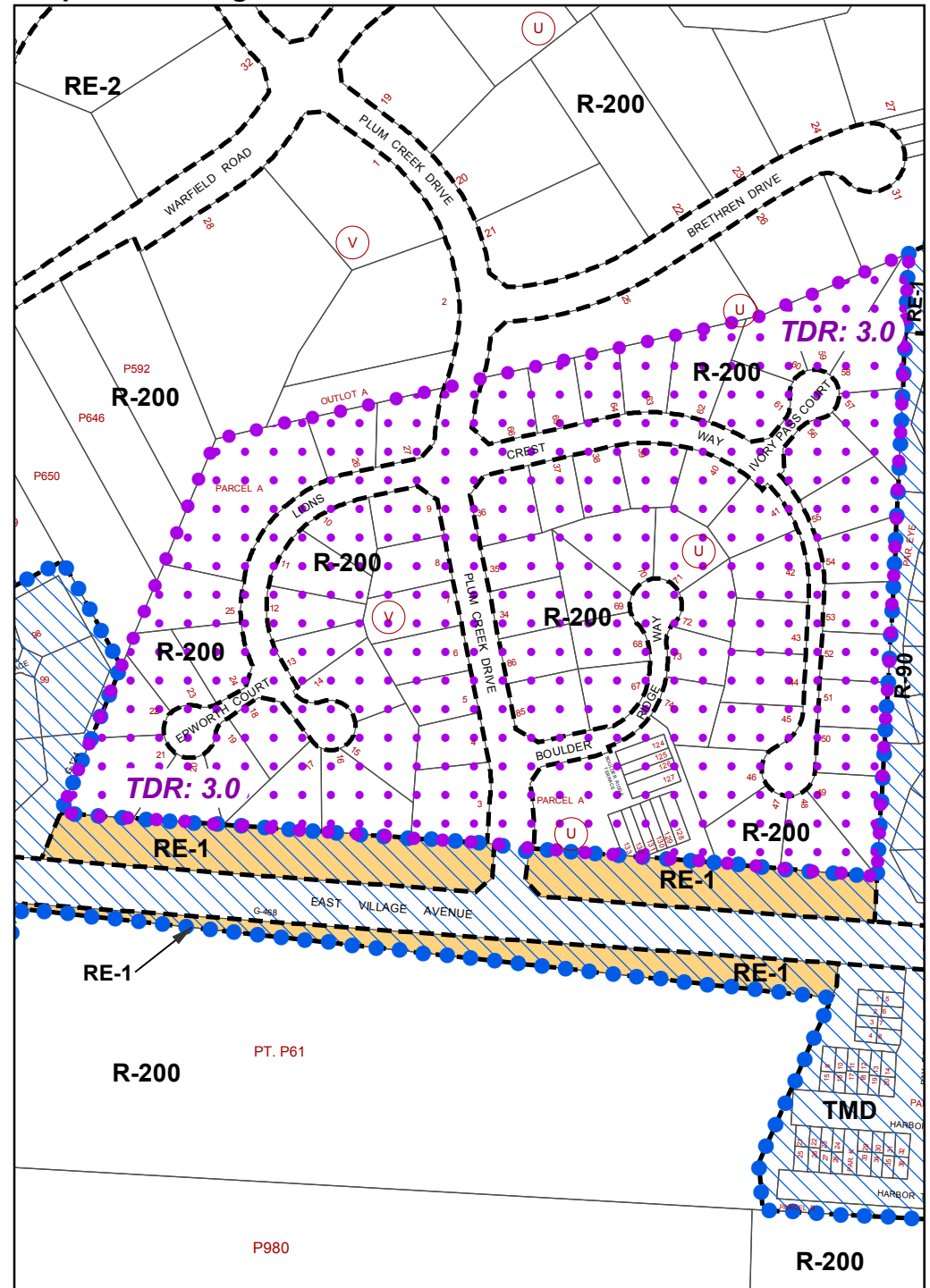
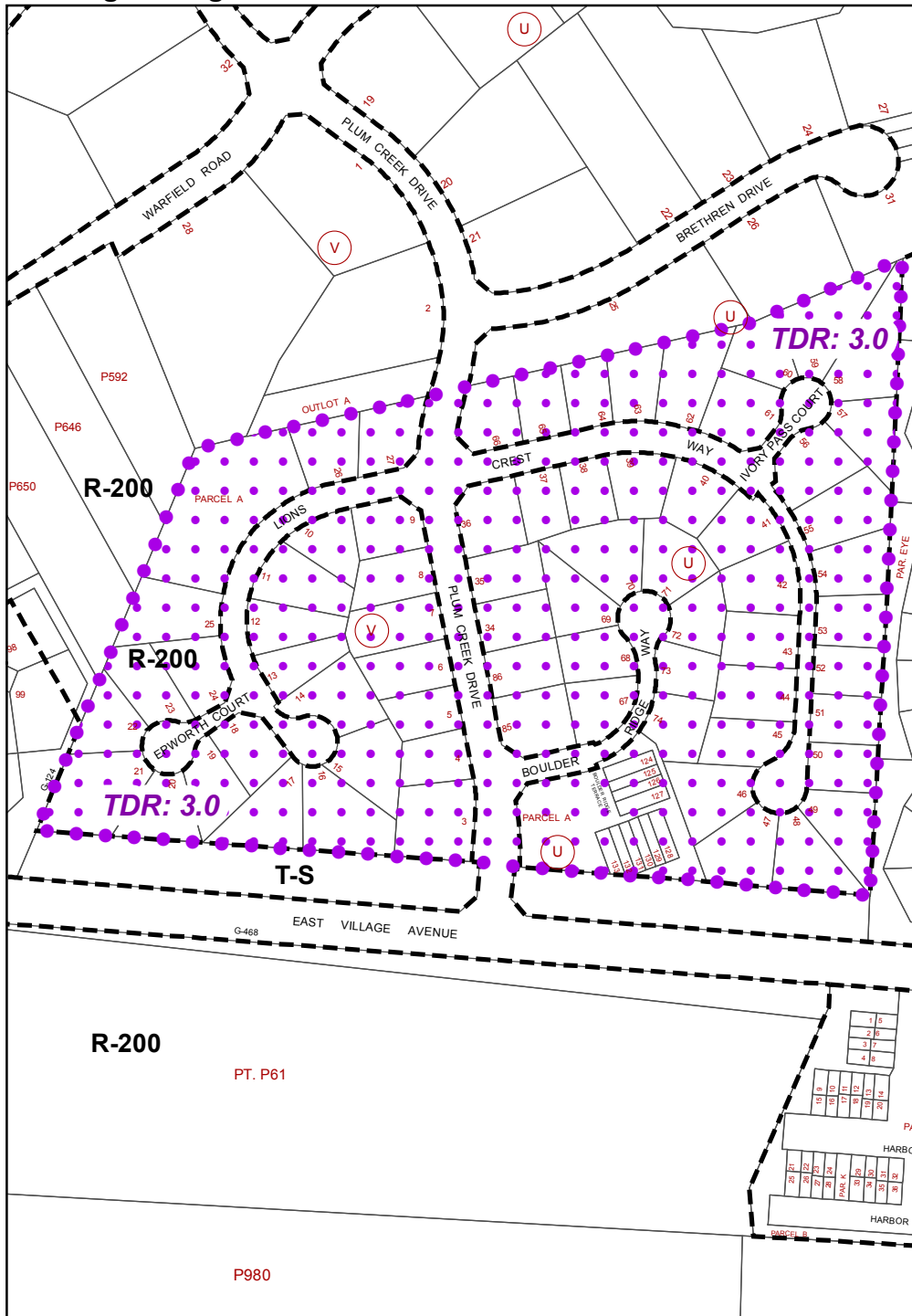
Proposed Zoning



 Proposed Montgomery Village Overlay Zone

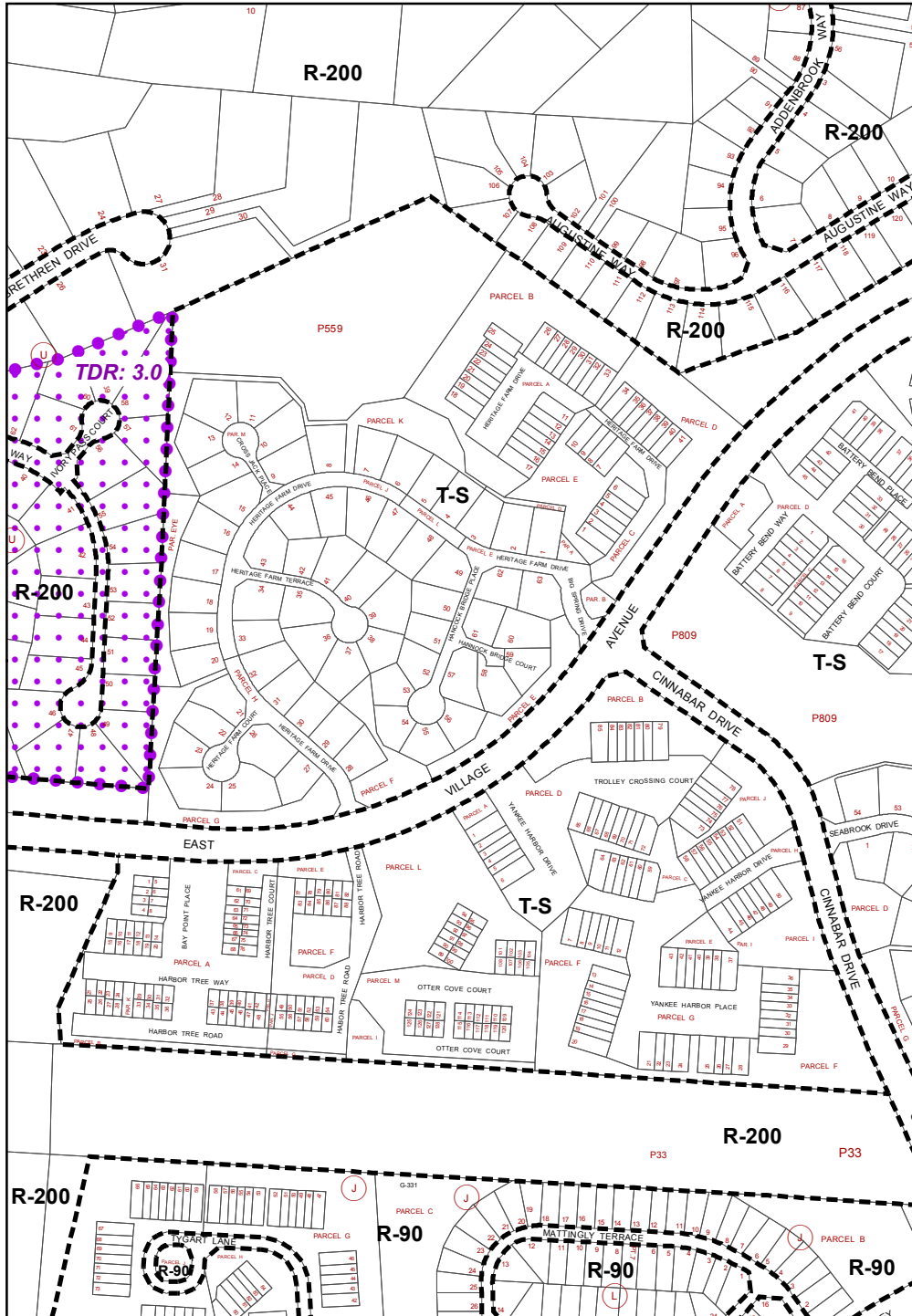
1 in = 450 ft



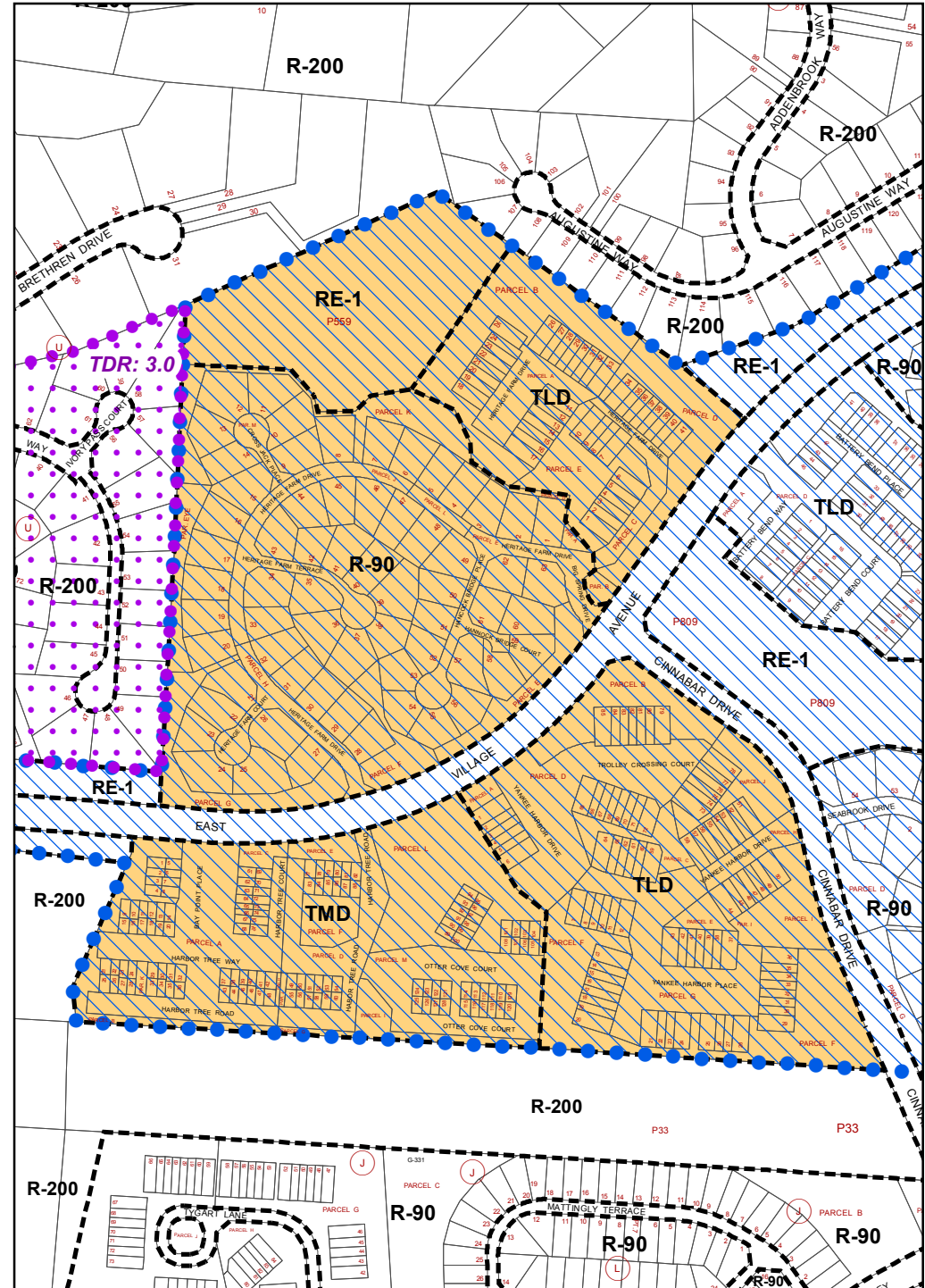


ATTACHMENT 44
Existing Zoning

Changes 125-129



Proposed Zoning



Map Grid: 227 and 228 NW 7 & 8

 Proposed Montgomery Village Overlay Zone

1 in = 400 ft

