

Worksession

Agenda Item #	2
Meeting Date	October 20, 2008
Prepared By	Suzanne Ludlow, Deputy City Manager
Approved By	Barbara B. Matthews, City Manager

Discussion Item	Discussion of In-fill Development (Mansionization)
Background	<p>Residents of a number of communities in Montgomery County and throughout the United States have been concerned about the replacement of modest-sized houses with very large residential structures that are out of character with the existing neighborhood. This effect is sometimes called “mansionization.”</p> <p>In the 2007-08 Fiscal Year work program, the Montgomery County Council asked Park and Planning staff to study in-fill housing and to study potential tools to improve the compatibility of in-fill housing. In the summer of 2007, County Councilmember Roger Berliner created an Infill Housing Task Force to consider the information.</p> <p>Subsequently, Councilmembers Berliner, Andrews, Elrich and Trachtenberg proposed Zoning Text Amendment 08-11 to amend the development standards for single-family homes in Montgomery County. A copy of that proposed legislation is attached. These development standards would apply to properties within Takoma Park, if adopted.</p> <p>At the City Council worksession of October 20, background on the subject of in-fill housing will be presented by Marybeth O’Quinn of Park and Planning, who staffed the Infill Housing Task Force. Comments on the subject will also be made by Wayne Goldstein of Montgomery Preservation, Inc.</p>
Policy	The City Council is concerned with development standards that may affect Takoma Park.
Fiscal Impact	None–Discussion Only
Attachments	<ul style="list-style-type: none"> - Proposed Zoning Text Amendment 08-11 - Infill Housing Task Force, Report on Task Force Work and Planning Department Support - Handout, “Mansionization: Is it Happening in Your Neighborhood?” - Handout, “Approach to Addressing Mansionization”
Recommendation	Become familiar with issue and proposed development standards
Special Consideration	Proposed Zoning Text Amendment 08-11 is scheduled to be discussed by the Planning, Housing, and Economic Development (PHED) Committee of the County Council on November 10, 2008.