

AGENDA ITEM #4
May 5, 2009

Action

MEMORANDUM

May 1, 2009

TO: County Council

FROM:  Marlene L. Michaelson, Senior Legislative Analyst

SUBJECT: Resolution to Set a Public Hearing for the Twinbrook Sectional Map Amendment (G-880)

Attached is a resolution to set the public hearing for the Twinbrook Sectional Map Amendment (SMA) and the application for the SMA submitted by the Planning Board. The SMA would implement the recommendations of the recently Approved and Adopted Twinbrook Sector Plan by putting into effect zoning changes recommended in the Sector Plan.

Councilmembers should remember that the SMA is restricted by ex parte rules. Therefore, Councilmembers should not engage in off-the-record communications.

Resolution No.: _____
Introduced: May 5, 2009
Adopted: _____

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

By: District Council

Subject: Notice of Public Hearing on Sectional Map Amendment (G-880) for the Twinbrook Sector Plan Area

Background

1. On, March 26, 2009 the Montgomery County Planning Board submitted a proposed Sectional Map Amendment to rezone approximately 68 acres in the Twinbrook Sector Plan area. The remaining land in the SMA will retain its existing zoning classification.
2. The Sectional Map Amendment is consistent with the recommendations of the recently Approved and Adopted 2008 Twinbrook Sector Plan.

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:

Legal notice shall be given of the public hearing to be held on June 9, 2009 at 1:30 p.m., at the Council Office Building, located at 100 Maryland Avenue, Rockville, Maryland, for the purpose of giving the public an opportunity to comment on the proposed Sectional Map Amendment.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

LU & ZONING



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

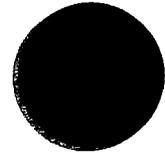
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OFFICE OF THE CHAIRMAN

March 11, 2009

The Honorable Phil Andrews
President
Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

041309



Subject: Sectional Map Amendment
Twinbrook Sector Plan

Dear Mr. Andrews:

On December 9, 2008, the Montgomery County Council, sitting as the District Council, approved the Twinbrook Sector Plan by Resolution No. 16-812. The Maryland-National Capital Park and Planning Commission adopted the Amendment on January 21, 2009, by Resolution No. 09-02.

At its regularly scheduled meeting on February 26, 2009, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) for the Twinbrook Sector Plan with a vote of 5-0. This SMA implements the zoning recommendations for the Twinbrook Sector Plan.

Transmitted herewith are copies of the Twinbrook Sector Plan Sectional Map Amendment for filing in accordance with Article 59-H of the Zoning Ordinance of Montgomery County, Maryland.

We look forward to working with you to complete this project.

Sincerely,

Royce Hanson
Chairman

2009 MAR 26 AM 11:47

MONTGOMERY COUNTY COUNCIL

Enclosures



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

MCPB
Item # 12
02/19/09

February 5, 2009

MEMORANDUM

TO: Montgomery County Planning Board

FROM: John A. Carter, Chief *JAC*
Urban Design and Preservation Division

Kristin O'Connor, Senior Planner *KO*
Vision Division (301) 495-2172

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Twinbrook Sector Plan

RECOMMENDATION

Approval to file a Sectional Map Amendment (SMA) for the *Approved and Adopted Twinbrook Sector Plan*.

DISCUSSION

The Twinbrook SMA has been prepared using the computerized property maps and this SMA will contain the following series of sheets: (1) the current hand-drawn zoning sheet, (2) the new computer-generated zoning on a transparent sheet, and (3) the proposed zoning as on a transparent sheet.

The total area in the Twinbrook SMA is approximately 150 acres. Of that, approximately 68 acres are being rezoned, and 82 acres are being reconfirmed.

To implement the *Twinbrook Sector Plan*, this SMA records the following rezonings (see attached map):

- Approximately three acres from R-90 to TMX-2
- Approximately nine acres from R-200 to TMX-2
- Approximately 36 acres from I-1 to TMX-2 to allow for biotech uses and flexible zoning to allow for residential, retail, and office
- Approximately 12 acres from I-4 to TMX-2 to allow for transit uses within ¼ mile from the Metro station
- Approximately five acres of O-M to TMX-2
- Approximately three acres of C-O to TMX-2

Currently, there are no zoning cases within the boundary of the proposed Twinbrook Sectional Map Amendment area.

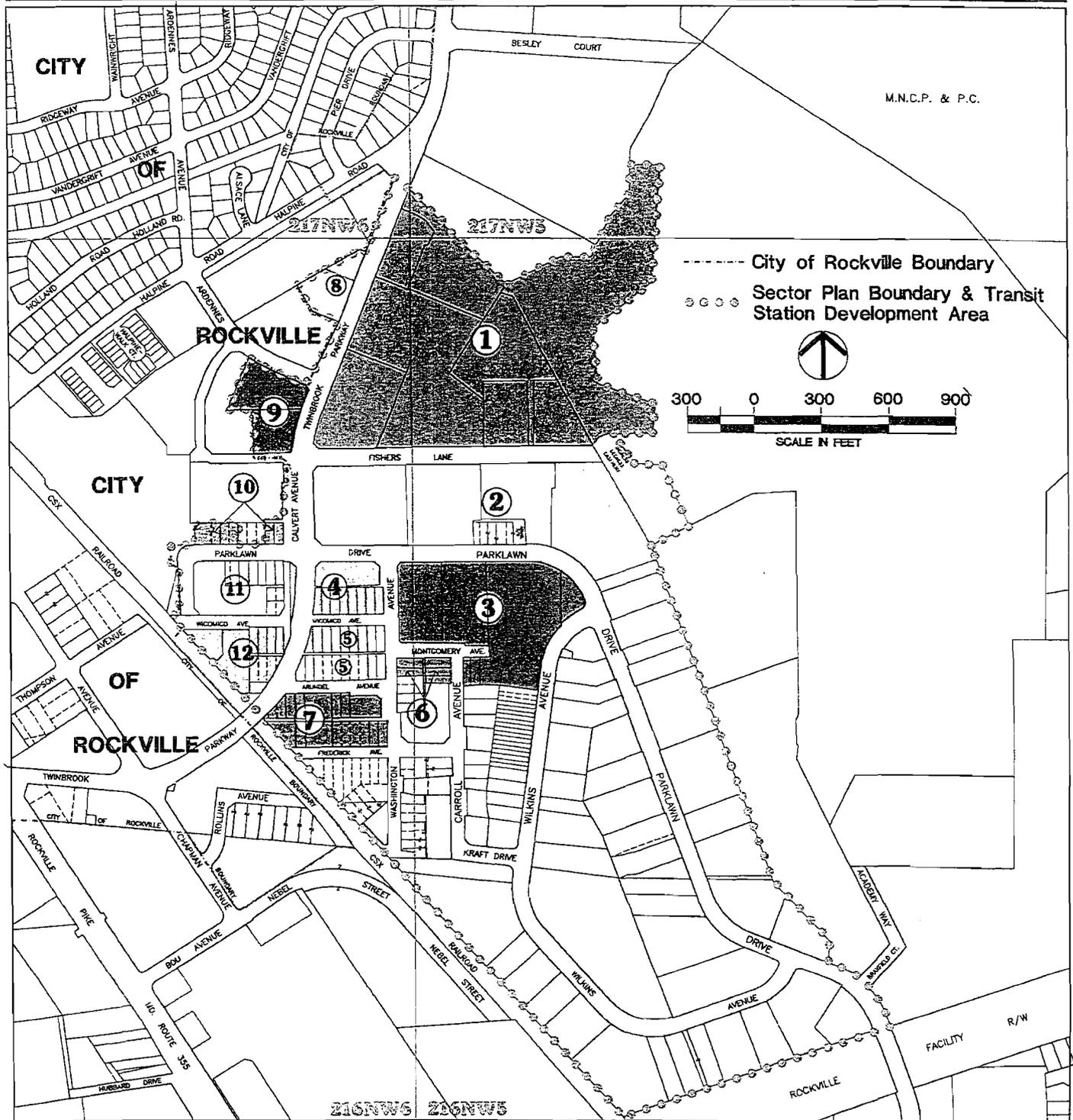
CONCLUSION

Approval of the Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the *Approved and Adopted Twinbrook Sector Plan*. Staff recommends approval of the Twinbrook Sectional Map Amendment.

Attachments: Index to Parcels

M:\Twinbrook\SMA Memo to Planning Board

TWINBROOK SECTOR PLAN SECTIONAL MAP AMENDMENT



PARCELS INDEX

- | | | |
|------------------------------|-----------------------|----------------------------|
| ① C-O, I-1 & R-200 TO TMX-2 | ⑥ I-4 TO TMX-2 | ⑪ O-M TO TMX-2 |
| ② I-1, R-90 & R-200 TO TMX-2 | ⑦ I-4 & R-90 TO TMX-2 | ⑫ R-90, I-1 & O-M TO TMX-2 |
| ③ I-1 & I-4 TO TMX-2 | ⑧ O-M TO TMX-2 | |
| ④ I-4 & R-90 TO TMX-2 | ⑨ I-4 TO TMX-2 | |
| ⑤ I-4 & R-90 TO TMX-2 | ⑩ R-90 TO TMX-2 | |

INDEX TO PARCELS