

AGENDA ITEM #10
June 9, 2009

Public Hearing

MEMORANDUM

June 5, 2009

TO: County Council

FROM: Marlene L. Michaelson, Senior Legislative Analyst

SUBJECT: Public Hearing for the Twinbrook Sectional Map Amendment (G-880)

Attached is the application for a Sectional Map Amendment (SMA) to implement the recommendations of the recently Approved and Adopted Twinbrook Sector Plan. The SMA would put 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.

LU ZONING



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

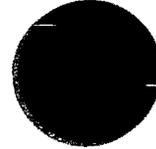
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OFFICE OF THE CHAIRMAN

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

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MONTGOMERY COUNTY COUNCIL

Enclosures

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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.

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8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

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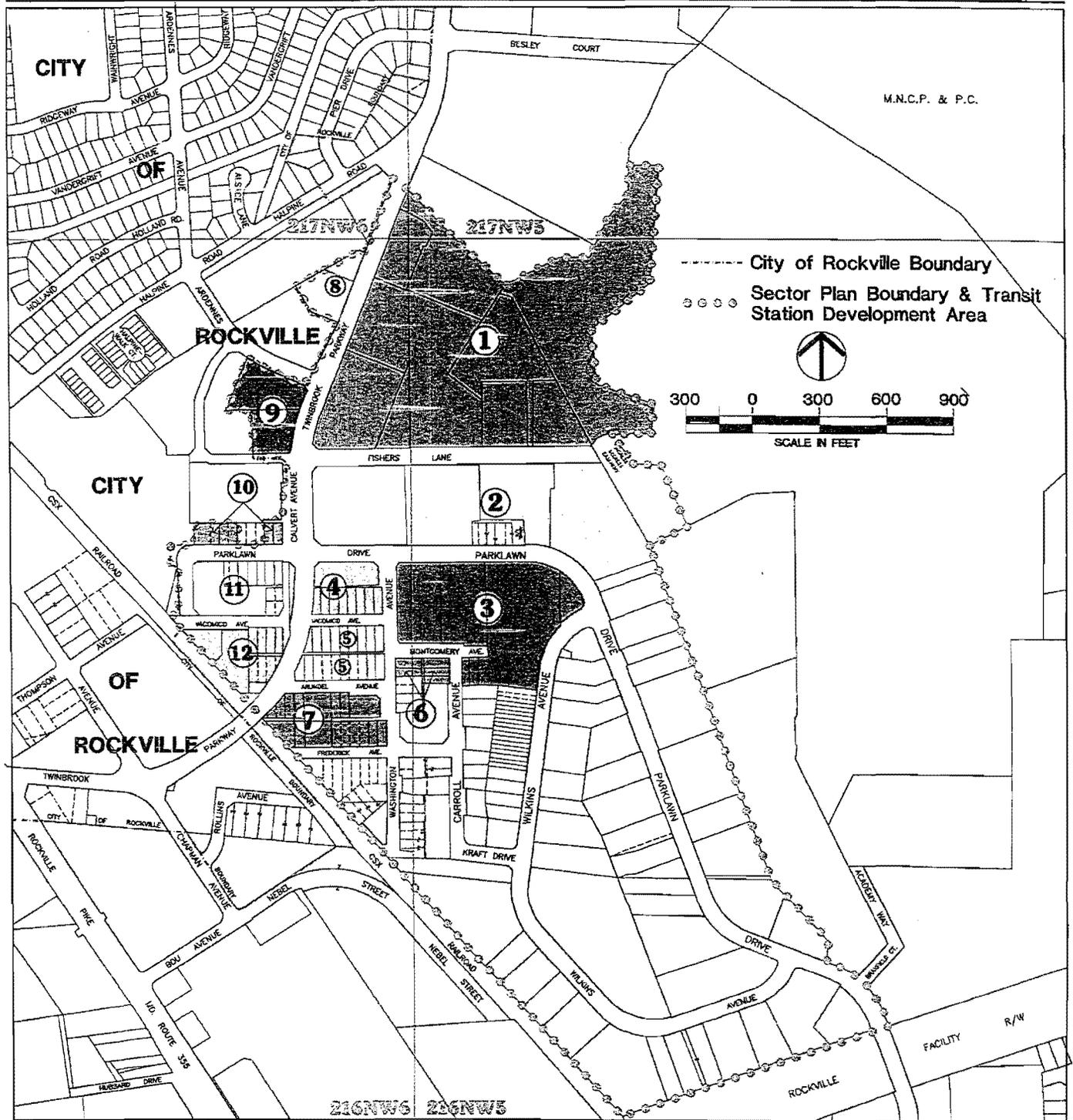
CONCLUSION

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

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