

AGENDA ITEM #10
June 30, 2009

Public Hearing

MEMORANDUM

June 26, 2009

TO: County Council

FROM: Marlene L. Michaelson, Senior Legislative Analyst

SUBJECT: **Public Hearing:** Limited Amendment to the Wheaton Central Business District and Vicinity Sectional Map Amendment (G-883)

Attached is the application for the SMA submitted by the Planning Board. The SMA would implement the recommendations of the recently Approved and Adopted Limited Amendment to the Wheaton Central Business District and Vicinity 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.

LU & ZONING



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

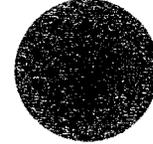
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OFFICE OF THE CHAIRMAN

May 8, 2009

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

042363



MAP IN FILE

Subject: Sectional Map Amendment
Limited Amendment to the Approved and Adopted 1990 Sector Plan for
Wheaton Central Business District and Vicinity.

Dear Mr. Andrews:

On December 9, 2008, the Montgomery County Council, sitting as the District Council, approved the Limited Amendment to the Approved and Adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity by Resolution No. 16-813. The Maryland-National Capital Park and Planning Commission adopted the Amendment on March 18, 2009, by Resolution No. 09-07.

At its regularly scheduled meeting on May 7, 2009, the Montgomery County Planning Board unanimously approved filing the Sectional Map Amendment (SMA) for the Limited Amendment to the Approved and Adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity. This SMA implements the zoning recommendations for the Limited Amendment.

Transmitted herewith are copies of the Sectional Map Amendment for the Limited Amendment to the Approved and Adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity 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

Attachments

2009 MAY 12 PM 3:24





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

MCPD
Item #
5/7/09

April 24, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*
Vision Division

Khalid Afzal, Team Leader, East Transit Corridor Team *KA*
Vision Division

FROM: Kristin O'Connor, Senior Planner, East Transit Corridor Team (301) 495-2172
Vision Division *KA for KO*

SUBJECT: Application to File a Sectional Map Amendment to Implement the Limited Amendment to the *Approved and Adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity*

RECOMMENDATION: Approval to file a Sectional Map Amendment (SMA) for a Limited Amendment to the 1990 *Approved and Adopted Sector Plan for the Wheaton Central Business District and Vicinity*.

DISCUSSION

The SMA for the December 2008 *Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity* will contain: 1) the current zoning sheets; and 2) the proposed zoning on a transparent sheet. The Limited Amendment SMA covers approximately 7.6 acres. Of that, approximately 7.45 acres are being rezoned, and .013 acres are being reconfirmed under the current zone.

To implement the *Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*, this SMA records the following rezonings (see Attachment 1 – Index to Parcels map):

Property	Size	Existing Zoning	Proposed Zoning
Lots 5,6 and Parcel C	3.65 acres	C-O	CBD-1.0
Lot 8	0.13 acres	C-O	C-O
Parcel 920 (WMATA)	3.8 acres	R-90/TDR	CBD-0.5

Currently, there is one pending zoning case within the boundary of the proposed Limited Amendment and SMA: a rezoning application (G-845) for PD-88 Zone on Lots 5, 6, and Parcel C. In a letter sent to the Hearing Examiner, the applicant's attorney confirmed that the case will be withdrawn upon the approval of this SMA.

Vision Division, 301-495-4555, Fax: 301-495-1304
8787 Georgia Avenue, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

CONCLUSION

Approval of the Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the *Approved and Adopted Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*. Staff recommends that the Planning Board authorize the SMA to be filed.

KO:ha: G:\CONNOR\SMA\Final SMA MEMO to Planning Board for Wheaton CBD.doc

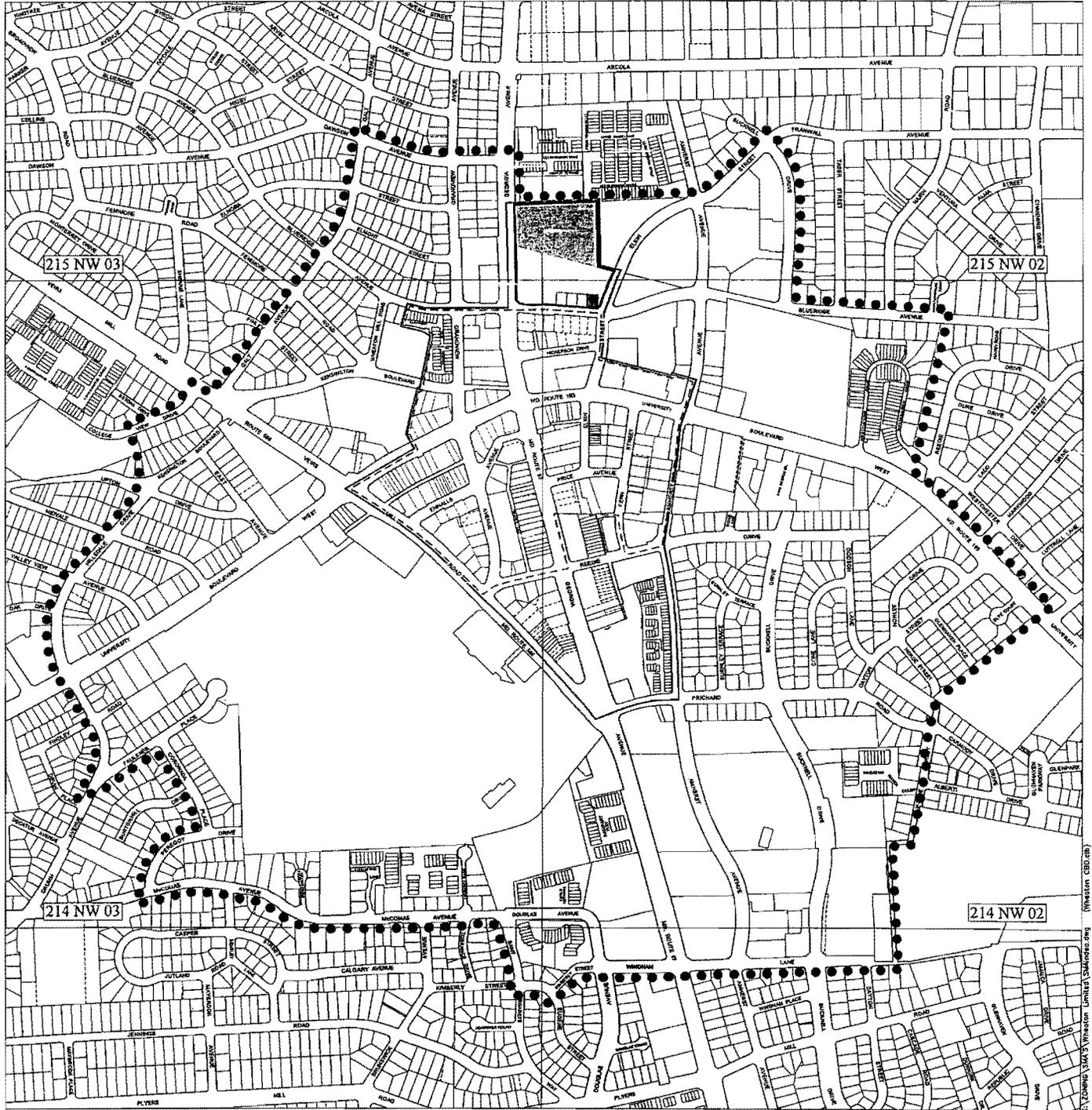
Attachment:

1. Index to Parcels map

ATTACHMENT 1

VICINITY MAP FOR

WHEATON CBD LIMITED AMENDMENT S.M.A. AREA INDEX



LEGEND

- | | | | |
|---------------|--------------------------------------|-------------------|------------------------------------|
| ●●● | SECTOR PLAN BOUNDARY | [Hatched Box] | FROM R-90/TDR TO CBD-0.6 3.8 ACRES |
| — | C.B.D. BOUNDARY | [White Box] | FROM C-0 TO CBD-1 3.85 ACRES |
| [Thick Line] | WHEATON LIMITED S.M.A. AREA BOUNDARY | [Dark Shaded Box] | C-0 TO BE RETAINED 0.13 ACRES |
| [Dashed Line] | WHEATON OVERLAY ZONE BOUNDARY | [Total Area] | TOTAL ACREAGE 7.45 ACRES |



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