

MEMORANDUM

May 14, 2010

TO: County Council

FROM:  Marlene Michaelson, Senior Legislative Analyst

SUBJECT: Sectional Map Amendment for the Germantown Employment Area Plan

The Council approved the Sector Plan for the Germantown Employment Area on September 22, 2009. Attached is the application for the Germantown Sector Plan Sectional Map Amendment (SMA) submitted by the Planning Board (© 1 to 9). The SMA implements recommendations of the recently Approved and Adopted Germantown Sector Plan by putting into effect zoning changes recommended in the Sector Plan. In addition, it makes slight adjustments to zoning boundaries to complete the transition from hand-drawn to digital zoning maps. An opinion approving the SMA with the changes recommended by the Committee is attached at © 14 to 17.

Committee Recommendation: The Committee recommends approval of the SMA with the changes for the Montgomery College property, the right-of-way for a road on the North Village 270 Limited Partnership property, and to correct a technical error.

Councilmembers should remember that consideration of an SMA is subject to the ex parte rule and, therefore, the Council may only consider information that is part of the public record. Staff recommends against allowing any member of the audience, other than Staff, to participate in the worksession discussion, since their comments would not be a part of the official record.

Background

The total area within the SMA is approximately 2,629 acres, of which approximately 919 acres are proposed for new zoning classifications (including 18 acres proposed for corrective technical adjustments). The SMA proposes to reconfirm the remaining acreage with existing zoning. The SMA recommended rezonings are listed on © 16.

A public hearing on the Sectional Map Amendment was held on March 16, 2010. The Council received testimony from several property owners who supported the SMA as submitted and generally supported the use of the Transit Mixed-Use (TMX) zone with its provision for the purchase of building lot termination (BLT) easements. The Council also received testimony on issues other than the zoning recommendations in the SMA (e.g., the alignment of Cider Press Place). These issues are not before the Council at this time and are therefore not addressed in this memorandum. Corrective technical

adjustments described on © 7 to 8 are also not addressed further in this memorandum; the Committee recommends approval of all technical adjustments. The Planning, Housing, and Economic Development (PHED) Committee met on May 5, 2010 to discuss the SMA. Their recommendations are presented below.

Technical Zoning Correction

Committee Recommendation: The Committee supports this technical correction to the SMA.

Planning Department staff noted a technical mistake in the SMA that was submitted to the Council. A property located at the southwest corner of MD355 and Gunner's Branch Road in the Fox Chapel District is split between two pages (Zoning Sheets) in the SMA with a very small corner on a separate page (see © 11). This corner was accidentally shown as R-200 instead of the RT-12.5 zoning on the rest of the property. Planning Department staff recommend correcting this by changing the map to indicate that this small corner is RT-12.5. Staff concurs.

North Village 270 Limited Partnership Property

Committee Recommendation: The Committee supports the property owner request to rezone the right-of-way for the loop of Crystal Rock Drive on the property to the same zone as the remainder of the property.

The North Village 270 Limited Partnership (Lerner Enterprises) property is rezoned in the SMA from the Town Sector (TS) zone to the Transit Mixed Use (TMX-2) zone, consistent with the Sector Plan recommendations. The property owner supported this request, but was concerned that the rezoning did not include the right-of-way for the loop of Crystal Rock Drive, which is on the property and kept in the TS zone. They hope to relocate the unbuilt loop road to the south and want to make sure they can develop under a single zone. They have requested that the SMA rezone all of the property to TMX-2, including: (1) the current location of the unbuilt Crystal Rock Drive loop; and (2) the area where they propose to relocate the Crystal Rock Drive loop.

Planning Department Staff and Council Staff both support this request.

Zoning for Montgomery College

Committee Recommendation: Support the Montgomery College request for Life Science Center (LSC) zoning on their property.

The Sector Plan recommended I-3 zoning for Montgomery College, but noted that the Life Sciences Center (LSC) zone might also be appropriate for the site and that this issue should be considered once the Council finalized amendments to the LSC zone. The Sector Plan comments on this issue are as follows:

The existing combination of I-3 and R-60 zoning on the College property will probably not serve the College's goals to partner with private biotechnology, medical, and/or technology businesses that may help support the College's mission. This Sector Plan recommends rezoning the entire

property to the I-3 zone (for development under the standard or optional method), which appears to provide the greatest flexibility to meet the College's needs. Current revisions being considered for the Life Science Center (LSC) zone could also make this zone appropriate for the College property. Once the zone is amended, additional analysis should determine whether the I-3 or LSC zone would better serve the College's needs. If this determination is made after the Sectional Map Amendment, and rezoning is advised, a government-sponsored Local Map Amendment may be appropriate.

The Council took action on the LSC zone on April 27, 2010 and, after evaluating the amendments to the zone, the College believes it is preferable to the I-3 zone. Although the LSC zone requires a minimum amount of life sciences uses and limits general office space, the College believes that these requirements are consistent with their plans for the campus. The SMA as submitted shows the College property as I-3. The Committee (and Staff) support their request to change the zoning designation to LSC.

Seneca Meadows/Wegmans

Committee Recommendation: The Committee supports TMX-2 zoning, since it is consistent with the Sector Plan recommendations for this property and no new information was presented that justified reconsideration of the Sector Plan zoning recommendation.

The Sector Plan recommended rezoning a portion of the Seneca Meadows area from I-3 to Transit Mixed-Use (TMX-2) to allow a mix of uses at the Corridor Cities Transit (CCT) station, and the SMA implements that recommendation. The sole issue before the Council at this time is whether the TMX zone is the appropriate zone for this site; however, most of the testimony focused on whether the Council should allow a Wegmans grocery store at this location. (The Council received approximately 130 letters on this issue, split fairly evenly between those who support or oppose having a Wegmans at this location.) The property owner supports the TMX-2 zoning.

The PHED Committee specifically considered comments regarding Wegmans during its review of the Sector Plan and concluded that master plans should not recommend for or against **specific** land uses or companies, but needed to focus on the zoning and overall land uses that would be allowed. The Committee and Council determined that TMX-2 was the correct zone for a property adjacent to a CCT station and supported the Planning Board recommendation for TMX-2 zoning at this location.

The testimony has not provided any new information that would lead the Committee to recommend that the Council reconsider the zoning. Even if the Council now believes that a large grocery store should not be permitted near transit, the preferred solution would be to amend the TMX zone, rather than not apply it at this location. The Committee (and Staff) support the TMX zoning.

Farsaii Property

Committee Recommendation: Do not rezone this property to the CT or CO zone, due to the potential impact on the surrounding residential properties.

The Council received testimony from Stan Abrams on behalf of Dr. Farsaii, who owns a home next to the new fire station on Boland Farm road in Germantown. He currently has a medical practice in his home. Due to the impact of the fire station on his home, he has requested a rezoning to commercial

transition (CT) or commercial office (CO) zoning. Although there are 5 homes that are adjacent to the fire station, this is clearly the most impacted (see maps on © 12 and 13).

Staff has concerns with his request for CT or CO zoning. It does not appear that this property would meet the requirements for the CT zone, and the CO zones could allow a more intense development than is appropriate. The CT zone requires that the property be located between a **high-intensity commercial development** and a one-family residential area. A fire station would not meet the zoning ordinance definition of a high-intensity commercial use, and a revision to the zoning ordinance to broaden the potential locations for CT zoning would have far-ranging impact.

While the CO zone does not have a similar requirement, it can allow heights of 97 feet, unless the master plan specifically states that this height is inappropriate for this site. Both zones allow uses that may be inappropriate for this location, such as banks or general offices. If this property redevelops as a more intense commercial use, it could have a significantly greater impact on the adjacent neighbors than the fire station. Although Mr. Abrams has suggested that the rezoning would allow a commercial business to use the existing home, once rezoned, there would be no way to prevent the property owner from demolishing the existing house and building to the limits of the zone.

The Committee supported Staff's view that a better approach for this property would be a new special exception that recognizes the proximity to the fire station while also protecting the adjacent neighbors from an inappropriate commercial use. The Board of Appeals has already determined that the site is appropriate for a special exception, and the review of a new application could consider compatibility of the special exception with the adjoining residences. In Staff's opinion, this is the best way to ensure that the use maintains a residential appearance. The owner could apply for one of the following special exceptions:

- a medical clinic for 4 or less practitioners; or
- a medical practitioners' office for use of other than a resident of the building.

PH 5-12-09
Germantown SP



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

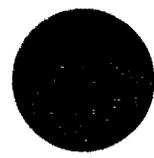
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OFFICE OF THE CHAIRMAN

February 4, 2010

The Honorable Nancy Floreen
President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

054101



2010 FEB -5 11:40

RECEIVED
MONTGOMERY COUNTY
COUNCIL

Dear Ms. Floreen:

On September 22, 2009, the District Council approved the Sector Plan for the Germantown Employment Area and The Maryland-National Capital Park and Planning Commission adopted the Sector Plan on October 22, 2009.

At its regular meeting on January 28, 2010, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) for the Germantown Sector Plan. This SMA implements the zoning recommendations of the *Approved and Adopted Sector Plan for the Germantown Employment Area: An Amendment to the Germantown Master Plan*.

The Planning Board included a zoning correction (shown as Area 33) to a property reconfirmed by this SMA. This correction re-draws the C-4 zoning line on a single parcel with C-4 and R-60/TDR zoning. This correction is necessary to accurately show the amount of C-4 property associated with the Cider Barrel.

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

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

Sincerely,

Royce Hanson
Chairman

RH:se:ha
Attachments

①

RECEIVED
MONTGOMERY COUNTY
COUNCIL

2010 FEB -5 AM 11:40

APPLICATION NUMBER: _____

DATE FILED: _____

HEARING DATE: _____

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE "ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND" FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE MONTGOMERY COUNTY ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND

The Maryland-National Capital Park and Planning Commission makes application with the County Council sitting as the District Council, for that portion of the Maryland-Washington Regional District within Montgomery County for a Sectional Map Amendment to implement the *Approved and Adopted Sector Plan for the Germantown Employment Area: An Amendment to the Germantown Master Plan*.

The Sector Plan for the Germantown Employment Area was approved by the County Council sitting as the District Council on September 22, 2009 and adopted by The Maryland-National Capital Park and Planning Commission on October 21, 2009. The Germantown Sector Plan is in Planning Area 19 and Election Districts 2 and 9.

The proposed classifications are contained in one volume keyed to the Zoning Atlas. Requested changes in zoning classification are on the overlays to the existing zoning pages. The total area within the boundaries of the Germantown Sector Plan is approximately 2,629. Of that, approximately 832 acres are proposed for a change in zoning classification. The remaining 1,797 acres are proposed to be reconfirmed in the existing zoning classification.



Royce Hanson, Chairman
Montgomery County Planning Board



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

January 13, 2010

MEMORANDUM

TO: Montgomery County Planning Board

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

FROM: Sue Edwards, Team Leader, North Central Transit Corridor (301-495-4518)
Vision Division *Sue*

SUBJECT: Application to File with the County Council a Sectional Map Amendment for the *Approved and Adopted Sector Plan for the Germantown Employment Area: An Amendment to the Germantown Master Plan*

STAFF RECOMMENDATION: Approval to file with the County Council a Sectional Map Amendment for the September 2009 Approved and Adopted Sector Plan for the Germantown Employment Area to implement the recommendations of the Plan.

BACKGROUND

On September 22, 2009, the County Council sitting as the District Council approved the *Sector Plan for the Germantown Employment Area: An Amendment to the Germantown Master Plan* by Resolution 16-1126. On October 22, 2009, the full Commission adopted and approved the Sector Plan for the Germantown Employment Area by M-NCPPC Resolution 09-21.

Once a master or sector plan is approved and adopted, a Sectional Map Amendment (SMA) is filed with the District Council. Sec. 59-H-3.2 requires that:

Within 5 days after accepting for filing an application for a sectional map amendment, the District Council or its designee must transmit a copy of the application to the Department and the Planning Board.

The Planning Board must submit a written recommendation to the County Council, sitting as the District Council, or its designee, which will incorporate it in the application file, and as part of the record on the application.

The District Council is required to hold a public hearing on all applications for sectional map amendments.

There are no pending zoning cases within the boundaries of the proposed Germantown Sector Plan Sectional Map Amendment.

CONTENTS OF THE SECTIONAL MAP AMENDMENT

This SMA is underway concurrent with a three-year project to convert hand-drawn zoning maps to GIS-based digital maps. In completing the SMA, Planning staff verified the existing zoning, zoning case histories, record plats, and dedication of property for public use for all properties within the Sector Plan boundary.

The SMA for the Germantown Employment Area Sector Plan will contain: (1) the existing zoning sheets; (2) the proposed zoning on a transparent sheet; (3) the index of properties to be rezoned; and (4) any corrective amendments.

Listed below are areas within the 2009 Sector Plan where zoning changes are recommended. Approximately 4,072 832 acres covering approximately 500 properties are affected by this SMA. The proposed SMA covers the following areas illustrated by the Index Map (Attachment A).

Existing zoning for all other areas is (approximately 1,797 4,798.06 acres) reconfirmed by this SMA.

Areas Covered by the Proposed SMA

SMA Property Designation	WSSC Grid Reference	Approximate Acreage	Existing Zoning	Proposed Zoning
Gateway District (see Note 1)				
Area 1	226 NW 13	40.55	R-H, R-30, PD-9, C-T	RMX-1
Town Center District				
Area 2	226 NW 13	19.58	C-T, O-M, R-200, R-H	TMX-2
Area 3	226 NW 13	1.02	R-200	TMX-2
Area 4	226 NW 13 227 NW 13	8.93	R-200, C-3, O-M	TMX-2
Area 5	227 NW 13	10.12	RMX-2	RMX-2C
Area 6	227 NW 13	20.44	C-3, C-5, C-O, T-S	TMX-2
Area 7	227 NW 13	3.81	C-3, R-30	TMX-2
Area 8	227 NW 13	16.14	C-2, C-3	RMX-2C
Area 9	227 NW 13	25.76	T-S	TMX-2
Area 10	227 NW 13	4.16	T-S	TMX-2
Area 11	227 NW 13	3.72	T-S	TMX-2
Area 12	227 NW 13	13.79	T-S	TMX-2
Area 13	227 NW 13	18.15	T-S	TMX-2
Area 14	227 NW 13	6.49	T-S	TMX-2
Area 15	227 NW 13 227 NW 12	5.42	T-S	TMX-2
Area 16	227 NW 13 227 NW 12	8.50	T-S	TMX-2
Area 17	227 NW 13 227 NW 12	6.92	I-1	TMX-2

SMA Property Designation	WSSC Grid Reference	Approximate Acreage	Existing Zoning	Proposed Zoning
Cloverleaf District				
Area 18	228 NW 13 228 NW 12	44.94	T-S, I-1, I-3	TMX-2
Area 19	228 NW 13 228 NW 12	108.50	T-S, I-1, I-3	TMX-2
Area 20	228 NW 13	25.39	I-3	TMX-2
North End District				
Area 21	228 NW 13 228 NW 13	19.48	I-3, T-S	TMX-2
Area 22	229 NW 13	2.23 3.56	I-3	TMX-2
Area 23	229 NW 13	43.20	T-S	TMX-2
Area 24	229 NW 13	54.63	T-S	TMX-2
Area 25	229 NW 13 229 NW 12	46.88	I-3	TMX-2
Seneca Meadows District				
Area 26	229 NW 12 228 NW 12	39.94	I-3	TMX-2
Area 27	229 NW 12 228 NW 12	8.81	I-3	TMX-2
Area 28	228 NW 12	15.20	I-3	TMX-2
Montgomery College District (see Notes 2 and 3)				
Area 29	228 NW 12 227 NW 12 227 NW 11	139.78	R-60, R-60/TDR	I-3
Area 33	228 NW 12	0.48	C-4	R-60/TDR
Fox Chapel District				
Area 30	227 NW 11	39.42	R-200, R-90, R-30, C-1	RMX-2C/TDR
Area 31	227 NW 11	8.38	RT-12.5	RT-15
Area 32	226 NW 11	3.04	R-90	C-1
TOTAL ACRES		813.32 815.13		

Note 1 concerning the Rolling Hills property (Gateway District)

While researching zoning case files as part of the digital map conversion process during this SMA, staff discovered that Local Map Amendment F-942 to PD-9 for this property approved in June 1975 was not correctly applied. The 1990 SMA (G-652 in February 1990) reconfirmed the zoning of the previous SMA, F-939 (September 1974), of R-H, PD-9, R-30 and C-T.

Planning staff believes the Planning Board and Council considered all relevant information in making zoning decisions and only brings this to the Board's attention for informational purposes.

Note 2 concerning the Montgomery College property

The 2009 Sector Plan states that:

The existing combination of I-3 and R-60 zoning on the College property will probably not serve the College's goals to partner with private biotechnology, medical, and/or technology businesses that may help support the College's mission. This Sector Plan recommends rezoning the entire property to the I-3 zone (for development under standard or optional method) which appears to provide the greatest flexibility to meet the College's needs. Current revisions being considered for the Life Science Center (LSC) zone could also make this zone appropriate for the College property. Once the zone is amended, additional analysis should determine whether the I-3 or LSC zone would better serve the College's needs. If this determination is made after the Sectional Map Amendment, and rezoning is advised, a government sponsored Local Map Amendment may be appropriate. (Council Resolution 16-1126, page 24.)

Note 3 concerning the Cider Barrel property

The Planning Board included a zoning correction (shown as Area 33) to a property reconfirmed by this SMA. This correction re-draws the C-4 zoning line on a single parcel with C-4 and R-60/TDR zoning. This correction is necessary to accurately show the amount of C-4 property associated with the Cider Barrel.

Council staff completed revisions to the LSC zone in December 2009; the revised zone has been distributed to Montgomery College facility planning staff and to representatives of Holy Cross Hospital who have applied to use a portion of the Montgomery College site for a hospital and medical office complex. Further discussion of the LSC zone at the Planning, Housing and Economic Development Committee (PHED) has been scheduled for January 28, 2009.

Councilmember Knapp has introduced ZTA 09-10 to remove the Special Exception requirement for hospital use in the I-3 zone. The Planning Board opposed this ZTA in testimony at the public hearing on November 10, 2009. The PHED Committee review of ZTA 09-10 has not been scheduled.

AREAS AFFECTED BY THE SMA

The proposed SMA covers the following districts:

- Gateway – comprehensive rezoning of the Rolling Hills property from multiple zones (R-H, R-30, PD-9, and C-T) depicted in the 1990 SMA to RMX-1
- Town Center – comprehensive rezoning of designated properties from T-S and I-3 to TMX-2. The SMA also changes zoning for designated properties with single use zones (C-2, C-O, C-T, R-200) to mixed use zones such as RMX-2C and TMX-2
- Cloverleaf – zoning change for properties zoned I-1 and I-3 to TMX-2
- West End – comprehensive rezoning of properties designated I-3 and T-S to TMX-2

- Seneca Meadows – comprehensive rezoning of properties adjacent to the future Corridor Cities Transitway (CCT) station from I-3 to TMX-2
- Montgomery College – zoning change to College-owned properties from R-60 and R-60/TDR to I-3
- Fox Chapel – rezoning of split zoned or single purpose zones to RMX-2C. Area 32 contains three properties along MD 355 where zoning would change from R-90 to C-1

CORRECTIVE MAP AMENDMENTS

This SMA also makes slight adjustments to zoning boundaries on some properties within the Sector Plan boundaries to complete the transition from hand-drawn zoning maps to digital maps. Corrective map amendments also make a few changes to correct prior mapping errors found while preparing the SMA in accordance with Sec. 59-H-2.6 (d) (1-2):

(d) *A sectional map amendment may be filed:*

(1) to implement zoning changes that are recommended by a comprehensive plan or functional plan study for one or more tracts of land or a section of the Maryland-Washington Regional District within the county; or

(2) for the purpose of correcting existing zoning boundaries to enable the District Council to correct inaccurate depictions of zoning boundary lines on an adopted zoning map that are known or become apparent as the result of technical information.

Corrections to zoning boundaries or mistakes found in these zoning sheets for the 1989 Germantown Master Plan that are outside the 2009 Sector Plan boundaries (1990 Germantown Sectional Map Amendment) will be made in the County-wide comprehensive map amendment forthcoming in 2010-2011.

Corrective map amendments affect five properties and impact approximately 18 acres.

Corrective Map Designation	WSSC Grid Reference	Approximate Acreage	Zoning Mapped	Corrected Zoning
C-1	227 NW 12	1.85	I-1	R-200
C-2	229 NW 12	5.68	I-3	R-30
C-3	228 NW 12	0.19	R-60/TDR	C-4
C-4	227 NW 12	7.87	R & D	I-3
C-5	227 NW 12	2.03	R & D	I-3
TOTAL ACRES		17.62		

Corrective map designation C-1 replaces the mapped I-1 designation with R-200 as directed by the 1990 Germantown Master Plan SMA, G-652. The C-2 corrective map amendment places the R-30 designation as contained in Local Map Amendment G-759. Map designation C-3 resolves split zoning of a parcel under one owner. Map designations C-4 and C-5 place the I-3 zone on these properties as reconfirmed in the 1990 Germantown Master Plan SMA.

CONCLUSION

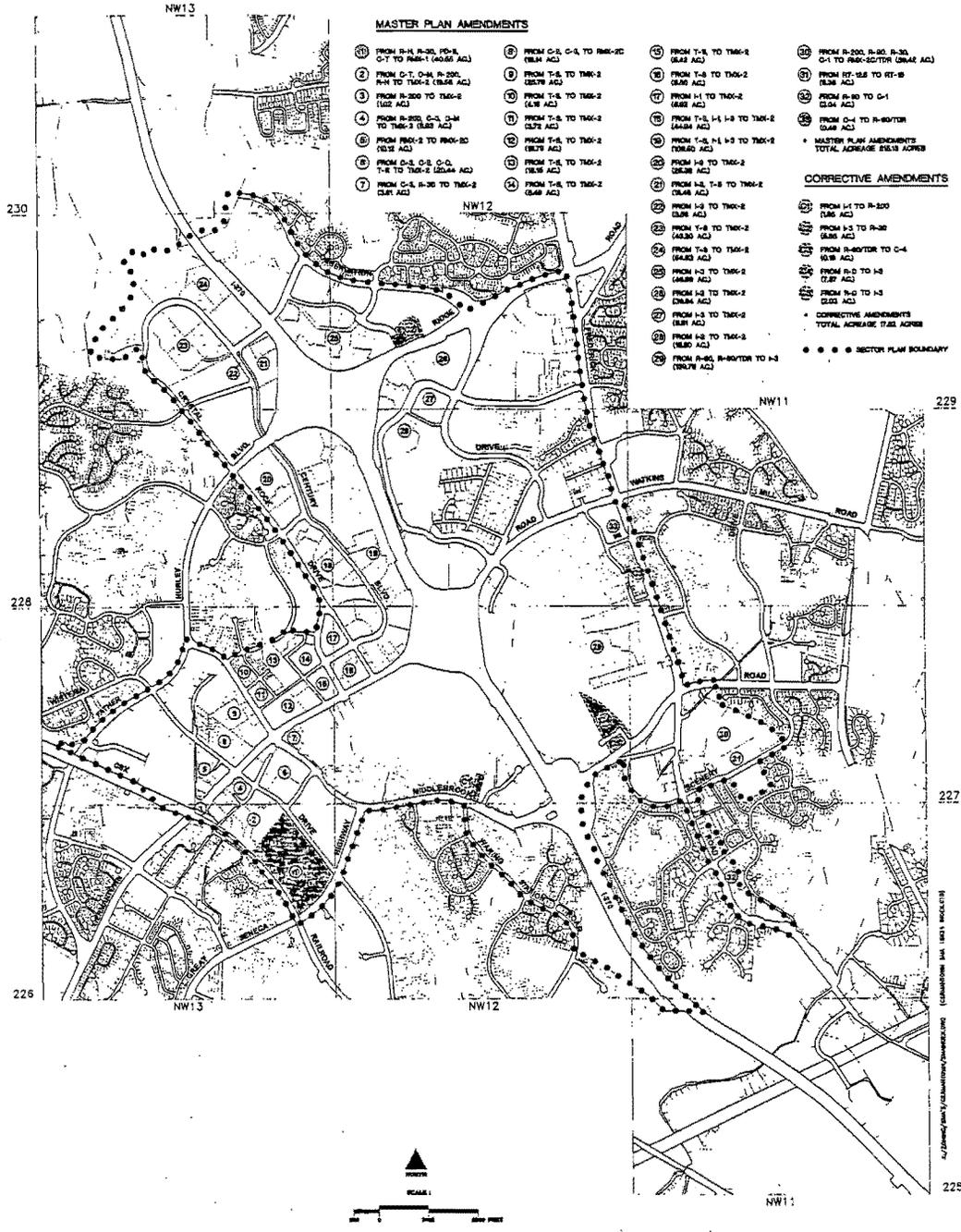
The Germantown Sector Plan SMA is unusually complex due to the large number of affected properties. Approximately 200 of the affected properties are individual residences or condominium associations which did not participate in or follow the Sector Plan development and review. Planning staff, with assistance from the Legal Department, will prepare a list of Frequently Asked Questions (FAQs) to be attached to the Notice to Property Owners/Interested Parties.

Approval of the Sectional Map Amendment will contribute towards implementing the vision and recommendations of the 2009 Adopted and Approved Sector Plan for the Germantown Employment Area. Staff recommends approval of the request to file the Sectional Map Amendment.

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Attachment A: Map Index to the Sectional Map Amendment for the Sector Plan for the Germantown Employment Area

SECTOR PLAN FOR THE GERMANTOWN EMPLOYMENT AREA - SECTIONAL MAP AMENDMENT



- MASTER PLAN AMENDMENTS**
- 1 FROM R-14, R-20, R-24, C-1 TO R-14 (1,000 AC)
 - 2 FROM C-1, C-4, R-20, R-11 TO T-60-2 (2,500 AC)
 - 3 FROM R-200 TO T-60-2 (100 AC)
 - 4 FROM R-200, C-3, C-4 TO T-60-2 (2,500 AC)
 - 5 FROM R-200 TO R-200-20 (100 AC)
 - 6 FROM C-3, C-4, C-5, T-6 TO T-60-2 (2,500 AC)
 - 7 FROM C-3, R-20 TO T-60-2 (2,500 AC)
 - 8 FROM C-3, C-4 TO R-200-20 (100 AC)
 - 9 FROM T-6 TO T-60-2 (2,500 AC)
 - 10 FROM T-6 TO T-60-2 (2,500 AC)
 - 11 FROM T-6 TO T-60-2 (2,500 AC)
 - 12 FROM T-6 TO T-60-2 (2,500 AC)
 - 13 FROM T-6 TO T-60-2 (2,500 AC)
 - 14 FROM T-6 TO T-60-2 (2,500 AC)
 - 15 FROM T-6 TO T-60-2 (2,500 AC)
 - 16 FROM T-6 TO T-60-2 (2,500 AC)
 - 17 FROM R-1 TO T-60-2 (2,500 AC)
 - 18 FROM T-6, R-1, R-2 TO T-60-2 (4,000 AC)
 - 19 FROM T-6, R-1, R-2 TO T-60-2 (4,000 AC)
 - 20 FROM R-2 TO T-60-2 (2,500 AC)
 - 21 FROM R-2, T-6 TO T-60-2 (2,500 AC)
 - 22 FROM R-2 TO T-60-2 (2,500 AC)
 - 23 FROM T-6 TO T-60-2 (2,500 AC)
 - 24 FROM T-6 TO T-60-2 (2,500 AC)
 - 25 FROM R-2 TO T-60-2 (2,500 AC)
 - 26 FROM R-2 TO T-60-2 (2,500 AC)
 - 27 FROM R-2 TO T-60-2 (2,500 AC)
 - 28 FROM R-2 TO T-60-2 (2,500 AC)
 - 29 FROM R-2 TO T-60-2 (2,500 AC)
 - 30 FROM R-2 TO T-60-2 (2,500 AC)
 - 31 FROM R-200, R-200, R-200, C-1 TO R-200-20 (2,500 AC)
 - 32 FROM R-200 TO R-200-20 (100 AC)
 - 33 FROM R-200 TO C-1 (2,500 AC)
 - 34 FROM C-1 TO R-200-20 (2,500 AC)
- M** MASTER PLAN AMENDMENTS
T TOTAL ACRES PLUS ADJ
- CORRECTIVE AMENDMENTS**
- 35 FROM R-1 TO R-200 (1,000 AC)
 - 36 FROM R-2 TO R-200 (2,500 AC)
 - 37 FROM R-200 TO C-4 (1,000 AC)
 - 38 FROM R-2 TO R-2 (2,500 AC)
 - 39 FROM R-2 TO R-2 (2,500 AC)
- C** CORRECTIVE AMENDMENTS
T TOTAL ACRES PLUS ADJ
- • • • • SECTOR PLAN BOUNDARY

April 29, 2010

Memorandum

To: Marlene Michaelson, Senior Legislative Analyst
Montgomery County Council Staff

Via: Glenn Kreger, Chief
Community Based Planning Division

From: Karen Kumm Morris, Master Planner
Urban Design and Historic Preservation Division

Subject: **Germantown Sectional Map Amendment – Minor Zoning Map Correction**

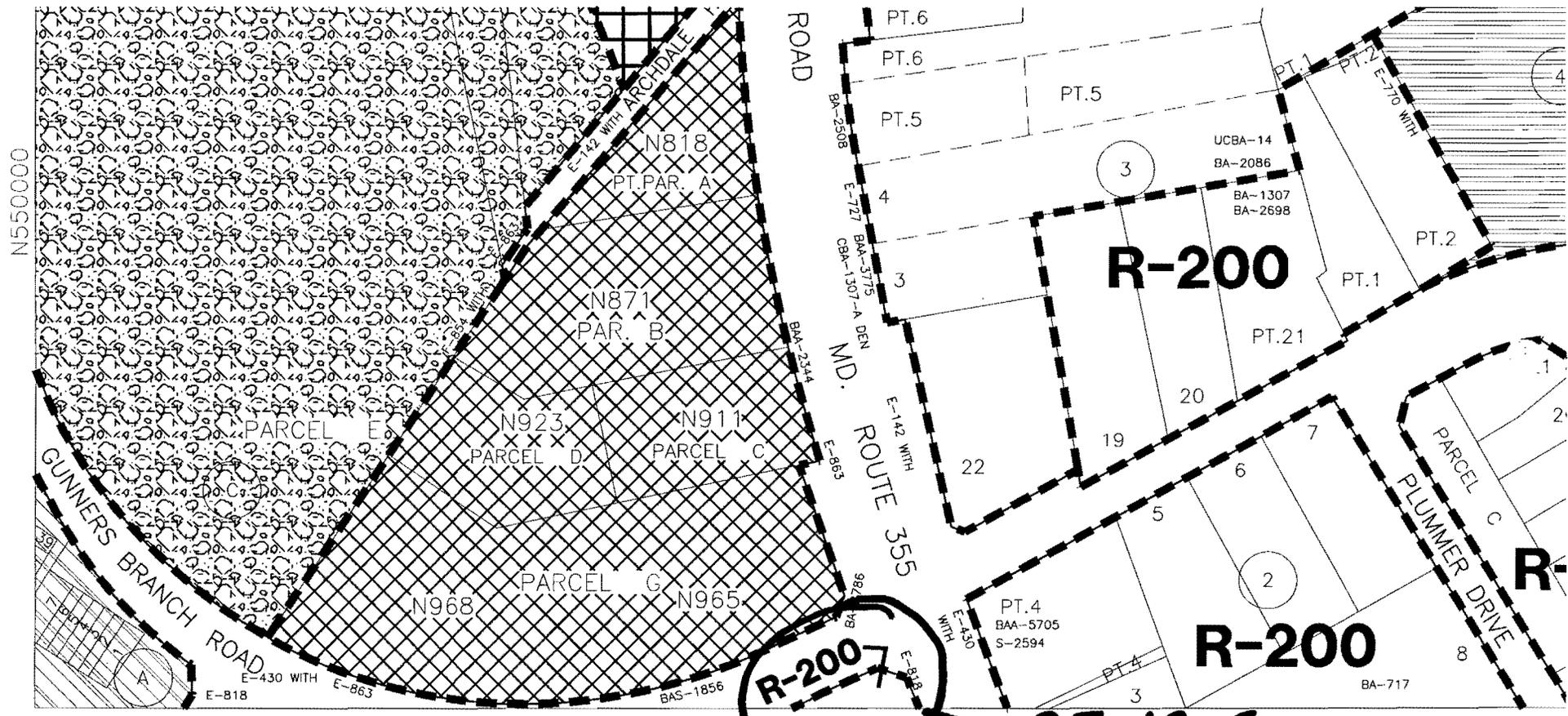
Property	Lot 5, Block 1
Tax Map No.	FU 122
Zoning Sheet No.	227NW11
Zoning	RT-12.5

The 2009 Germantown Sector Plan's Sectional Map Amendment (SMA) that was transmitted to the County Council on March 12, 2010 requires a minor map correction to show the proper zoning as the RT-12.5 Zone. The property is located at the southwest corner of MD 355 and Gunner's Branch Road in the Fox Chapel District of Germantown. The transmitted SMA shows the residential property incorrectly with R-200 zoning. The adjoining Zoning Sheet, FU 121, shows the property correctly with RT-12.5 zoning.

Please see the attached Zoning Sheet FU122 that highlights the property and the required correction. The County Council's resolution should reflect this correction.

into image processing, by city systems now required. Please refer to the Montgomery County Planning Department.

11



Montgomery County Zoning

The Maryland National Capital Park and Planning Commission;  Montgomery County

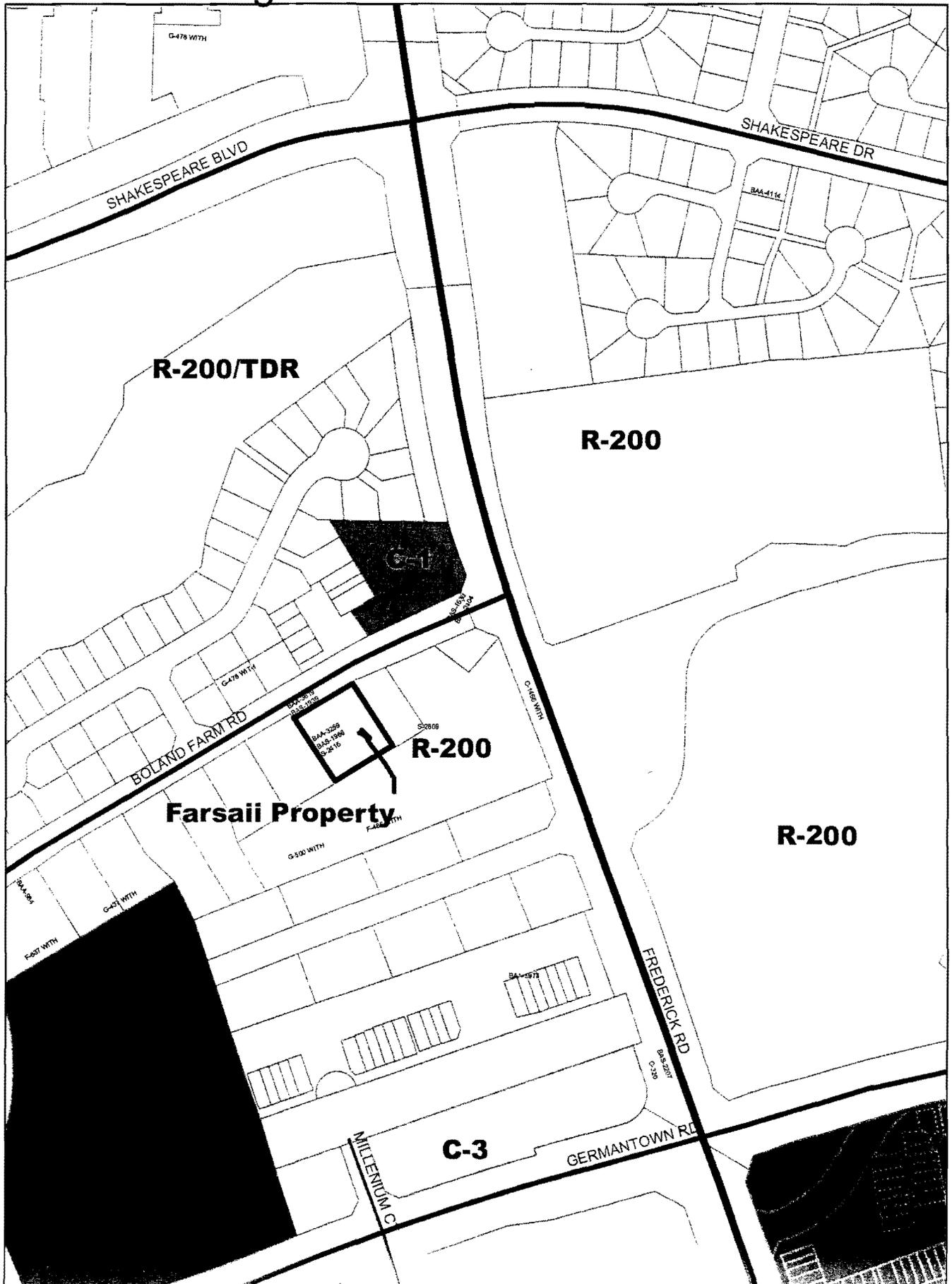
227NW11

EU563	FU123	FU343
EU562	FU122	FU342
EU561	FU121	FU341

PROPERTY UPDATES	
8/7/91	

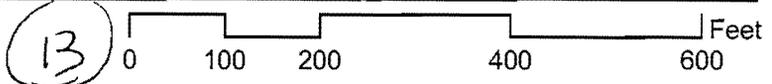
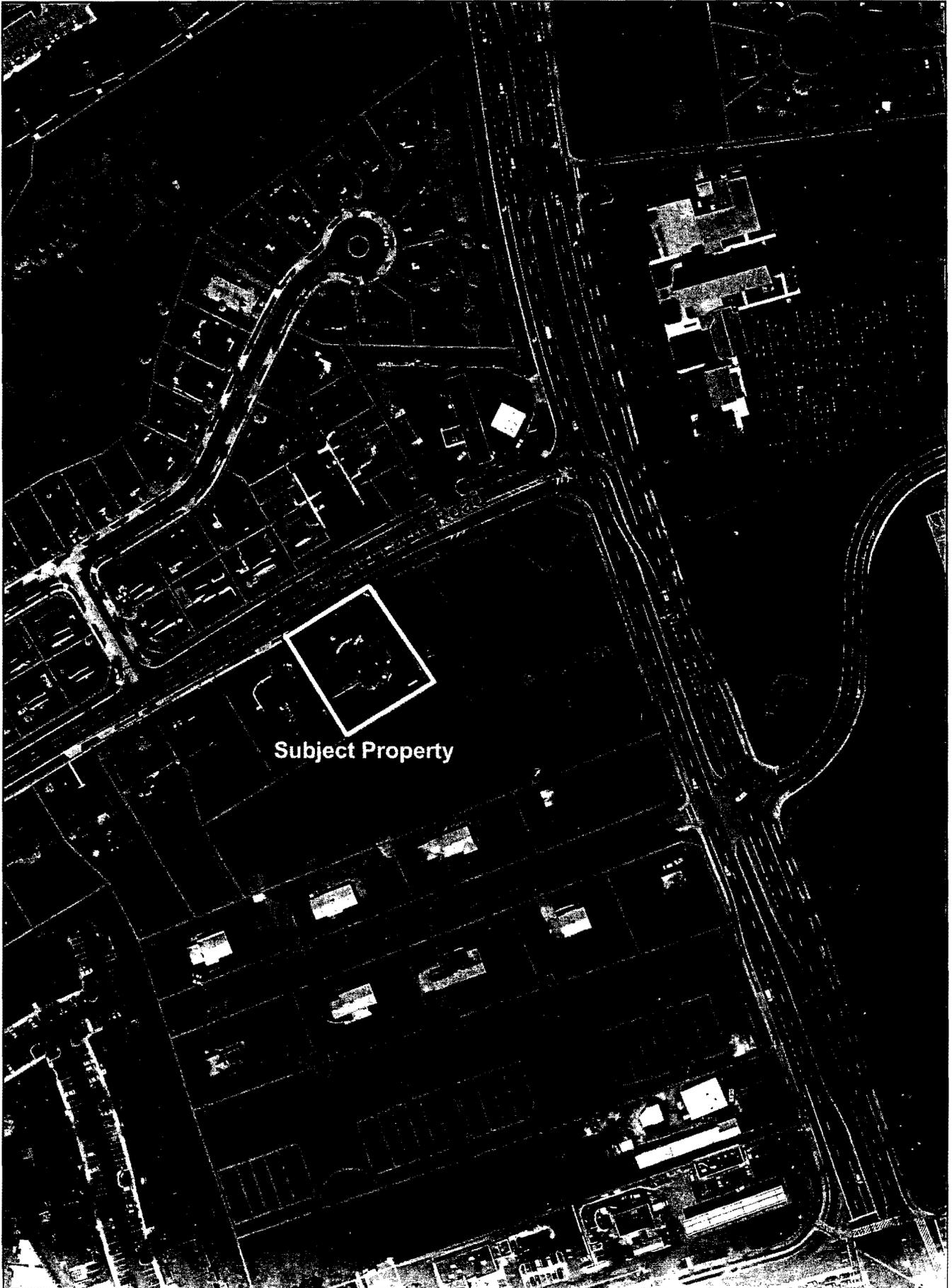
ZONING UPDATES
SMA G-404 ADOPTED 3/22/84
SMA G-652 ADOPTED 2/13/90

Farsaii Zoning



Not to Scale

Farsaii Property



Resolution No.: _____
Introduced: May 18, 2010
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: Application No. G-887 for Amendment to the Zoning Map, County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, Opinion and Resolution on Application

OPINION

Sectional Map Amendment G-887 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 Sector Plan for the Germantown Employment Area. The SMA application covers approximately 2,629 acres. The area proposed for reclassification consists of approximately 919 acres proposed for new zoning classifications. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Sector Plan for the Germantown Employment Area on September 22, 2009. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Germantown Employment area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Sector Plan for the Germantown Employment Area by the County Executive, the District Council held a public hearing on May 12, 2009 wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-887 was filed on February 5, 2010 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Sector Plan for the Germantown Employment Area on March 16, 2010. The Council held a public hearing on the SMA for the Sector Plan for the Germantown Employment Area. The Planning, Housing, and Economic Development (PHED) Committee held a worksession on the SMA on May 5, 2010 and presented its recommendations to the County Council on May 18, 2010.

The Council considered the comments of several property owners in support of the SMA and the requests for changes to the proposed zoning. It supported the Planning Department's recommendation for a technical correction to properly display the zoning at the southwest corner of MD355 and Gunner's Branch Road in the Fox Chapel District as RT-12.5 instead of R-200. It also supported the request of the North Village 270 Limited Partnership (Lerner Enterprises) to rezone the right-of-way for the loop of Crystal Rock Drive to the same zone as the rest of the property (TMX-2). The Council also supported the request of Montgomery College to rezone its property to the Life Sciences Center (LSC) zone. The

Sector Plan indicated that either I-3 or LSC would be an appropriate zone for the property and the SMA as submitted designated the I-3 zone.

The Council also considered testimony related to the proposed rezoning of the Seneca Meadows property from I-3 to TMX-2. While some of the testimony discussed the zoning, most of it addressed whether the County should allow a Wegmans grocery store at the site. The zoning for this property and potential land uses it would allow (including grocery stores such as Wegmans) was considered by the Council during its review of the Sector Plan. The Council determined that the TMX-2 zone was the appropriate zone for this site due to the presence of a transit stop along the Corridor Cities Transitway and the County policy of encouraged mixed-use development at transit stations. The Council reviewed the testimony submitted in connection with the SMA and determined that no new information was provided that would justify a reconsideration of the Sector Plan-recommended zoning for this property.

The Council also considered and rejected a request to rezone the Farsaii property to the CT or CO zone due to its proximity to a new fire station. The Council determined that commercial zoning at this location could have too great a negative impact on the surrounding residential properties and that the property would not meet the zoning ordinance requirements for the CT zone. The Council noted that a special exception may be a better option for ensuring compatibility with adjacent residential homes.

The Council considered the Sectional Map Amendment at a worksession held on May 18, 2010. The Council supported the Sectional Map Amendment with amendments set forth in this opinion. The Council finds that Sectional Map Amendment Application G-887 is necessary to implement the land use and development policies expressed in the Approved and Adopted Sector Plan for the Germantown Employment Area.

The evidence of record for Sectional Map Amendment G-887 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Sector Plan for the Germantown Employment Area, dated February 2009, and all record materials compiled in connection with the public hearing held by the Council on March 16, 2010 on Sectional Map Amendment G-887.

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. G-887, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Sector Plan for the Germantown Employment Area consisting of approximately 2,629 acres, more or less, is GRANTED. Approximately 919 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the in the Sector Plan for the Germantown Employment Area.

Parcels to be Rezoned		
Parcel(s)	Land Area (Acres)	Reclassification
Parcel 1	40.55	From R-H, R-30, PD-9, C-T to RMX-1
Parcel 2	19.58	From C-T, O-M, R-200, R-H to TMX-2
Parcel 3	1.02	From R-200 to TMX-2
Parcel 4	8.93	From R-200, C-3, O-M to TMX-2
Parcel 5	10.12	From RMX-2 to RMX-2C
Parcel 6	20.44	From C-3, C-5, C-O, T-S to TMX-2
Parcel 7	3.81	From C-3, R-30 to TMX-2
Parcel 8	16.14	From C-2, C-3 to RMX-2C
Parcel 9	25.76	From T-S to TMX-2
Parcel 10	4.16	From T-S to TMX-2
Parcel 11	3.72	From T-S to TMX-2
Parcel 12	13.79	From T-S to TMX-2
Parcel 13	18.15	From T-S to TMX-3
Parcel 14	6.49	From T-S to TMX-4
Parcel 15	5.42	From T-S to TMX-5
Parcel 16	8.50	From T-S to TMX-6
Parcel 17	6.92	From I-1 to TMX-2
Parcel 18	44.94	From T-S, I-1, I-3 to TMX-2
Parcel 19	108.50	From T-S, I-1, I-3 to TMX-2
Parcel 20	25.39	From I-3 to TMX-2
Parcel 21	19.48	From I-3, T-S to TMX-2
Parcel 22	3.56	From I-3 to TMX-2
Parcel 23	43.20	From T-S to TMX-2
Parcel 24	54.63	From T-S to TMX-2
Parcel 25	46.88	From I-3 to TMX-2
Parcel 26	39.94	From I-3 to TMX-2
Parcel 27	8.81	From I-3 to TMX-2
Parcel 28	15.20	From I-3 to TMX-2
Parcel 29	227.17	From R-60, R-60/TDR, I-3, R&D to LSC
Parcel 30	39.42	From R-200, R-90, R-30, C-1 to RMX-2C/TDR
Parcel 31	8.38	From RT-12.5 to RT-15
Parcel 32	3.04	From R-90 to C-1
Parcel 33	0.48	From C-4 to R-60/TDR
Subtotal	902.52	
Crystal Rock Drive Right-of- Way	8.36	
Corrective Amendments		
C1	1.85	From I-1 to R-200
C2	5.68	From I-3 to R-30
C3	0.19	From R-60/TDR to C-4
Subtotal	7.72	
TOTAL	918.60	

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council