

Resolution No.: 17-1006
Introduced: February 11, 2014
Adopted: February 11, 2014

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

By: District Council

SUBJECT: Glenmont Sectional Map Amendment (G-959)

OPINION

Sectional Map Amendment (SMA) G-959 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 Glenmont Sector Plan. The SMA application covers approximately 711 acres, of which approximately 68.5 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Glenmont Sector Plan on November 5, 2013. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Glenmont Sector Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on July 30, 2013 wherein testimony was received from interested parties. The County Executive transmitted to the County Council his fiscal impact analysis for the Glenmont Sector Plan on September 10, 2013.

Sectional Map Amendment (SMA) G-959 was filed on December 20, 2013 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Glenmont Sector Plan.

The Council held a public hearing on the SMA for the Glenmont Sector Plan on January 28, 2014; no testimony was received, nor were any issues noted.

The table listed in the Action section below shows the proposed rezonings by area. The recommended CRN zone on the WMATA Triangle parcel will split it into two zoning classifications: the new CRN-1.5, C-0.25, R-1.5, H-65; and the existing RT-12.5. The boundaries of the proposed CRN zone on this property were created to include approximately 2.31 acres of land currently under contract-to-purchase by the County. The boundaries of the contract land are described as the following:

- Beginning at an XY coordinate recognized as North 447,641.487 and East 747,006.321 in the Washington Metropolitan Area Transit Authority (WMATA Project Datum), on the second (2nd) or North 01 degree 44 minutes 30 seconds West, 909.41 foot deed line of said Liber 4139 at Folio 711, said point being 377.55 feet northerly from a concrete monument found marking the southerly end thereof, said point also lying on the easterly line of Flack Street, 60' wide, as shown on a plat of subdivision entitled "Plat No. 2, Glenmont Hills" recorded as Plat No. 2376 among the aforesaid Land Records; thence running with a portion of said second (2nd) deed line and with the common line of Lots 8, 12 and 13, Block A Glenmont Hills, recorded in said Plat No. 2376:
 - North 01 degree 48 minutes 30 seconds West, 329.29 feet to a point; thence leaving said common line and running so as to cross and include a portion of said subject property
 - North 45 degrees 39 minutes 44 seconds East, 135.20 feet to a point lying on the southwesterly line of Georgia Avenue, Maryland Route 97, as shown on State Road commission Plats 54559 through 54562; thence running with a portion of said southwesterly line of Georgia Avenue, the following five (5) courses and distances
 - South 44 degrees 20 minutes 16 seconds East, 91.16 feet to a point; thence
 - South 45 degrees 22 minutes 46 seconds East, 275.00 feet to a Washington Metropolitan Area Transit Authority disk found; thence
 - South 44 degrees 37 minutes 13 seconds West, 13.01 feet to a rebar with cap found; thence
 - South 00 degrees 33 minutes 23 seconds West, 22.26 feet to a rebar with cap found; thence
 - South 45 degrees 22 minutes 46 seconds East, 14.83 feet to a point; thence leaving said southwesterly line of Georgia Avenue, and running so as to cross and include a portion of said subject property, the following four (4) courses and distances
 - South 44 degrees 30 minutes 43 seconds West, 218.77 feet to a point; thence
 - North 45 degrees 22 minutes 21 seconds West, 93.20 feet to a point; thence
 - 34.02 feet along the arc of a tangent curve to the left, having a radius of 28.00 feet and a chord bearing and distance of North 80 degrees 10 minutes 56 seconds West, 31.97 feet to a point; thence
 - South 68 degrees 13 minutes 55 seconds West, 103.11 feet to the point of beginning 100,692 square feet or 2.31157 acres of land.

The boundaries of the property recommended for rezoning to CRN but not under contract for purchase by the County are described as follows:

- Beginning at an XY coordinate recognized as North 448,065.099 and East 784,092.628 in the Washington Metropolitan Area Transit Authority (WMATA Project Datum), said point also lying on the southwesterly line Georgia Avenue, Maryland Route 97, as shown on State Road commission Plats 54559 through 54562:
 - North 45 degrees 39 minutes 44 seconds East, 135.20 feet to a point; thence
 - North 01 degrees 48 minutes 30 seconds West, 201.16 feet to a point; thence
 - South 41 degrees 58 minutes 17 seconds East, 1.08 feet to a point lying on the southwesterly line of Georgia Avenue, Maryland Route 97; thence running with a

portion of said southwesterly line of Georgia Avenue, the following two (2) courses and distances

- o South 42 degrees 01 minutes 39 seconds East, 18.3 feet to a point; thence
- o South 44 degrees 20 minutes 16 seconds East, 128.82 feet to the point of beginning 8,644 square feet or 0.19843.

The Council considered the Sectional Map Amendment at a worksession held on February 11, 2014. The Council finds Sectional Map Amendment Application G-959 to be consistent with the Approved and Adopted Glenmont Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Glenmont Sector Plan.

The evidence of record for Sectional Map Amendment G-959 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Glenmont Sector Plan, dated July 30, 2013, and all record materials compiled in connection with the public hearing held by the Council on January 28, 2014 on Sectional Map Amendment G-959.

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-959, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Glenmont Sector Plan consisting of approximately 711 acres, more or less, is GRANTED. Approximately 68.5 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 Glenmont Sector Plan.

Table 1: Parcels to be Rezoned¹

Area#	Existing Zoning	Proposed Zoning	Acres
1	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120	19.49
2	R-90, RMX-2C	CR-2.0 C-0.5 R-1.75 H-120	15.91
3	TS-R	CR-2.0 C-0.25 R-2.0 H-120	30.66
4	RT-12.5	CRN-1.5 C-0.25 R-1.5 H-65	2.51

This is a correct copy of Council action.

Linda M. Lauer

Linda M. Lauer, Clerk of the Council

¹ The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

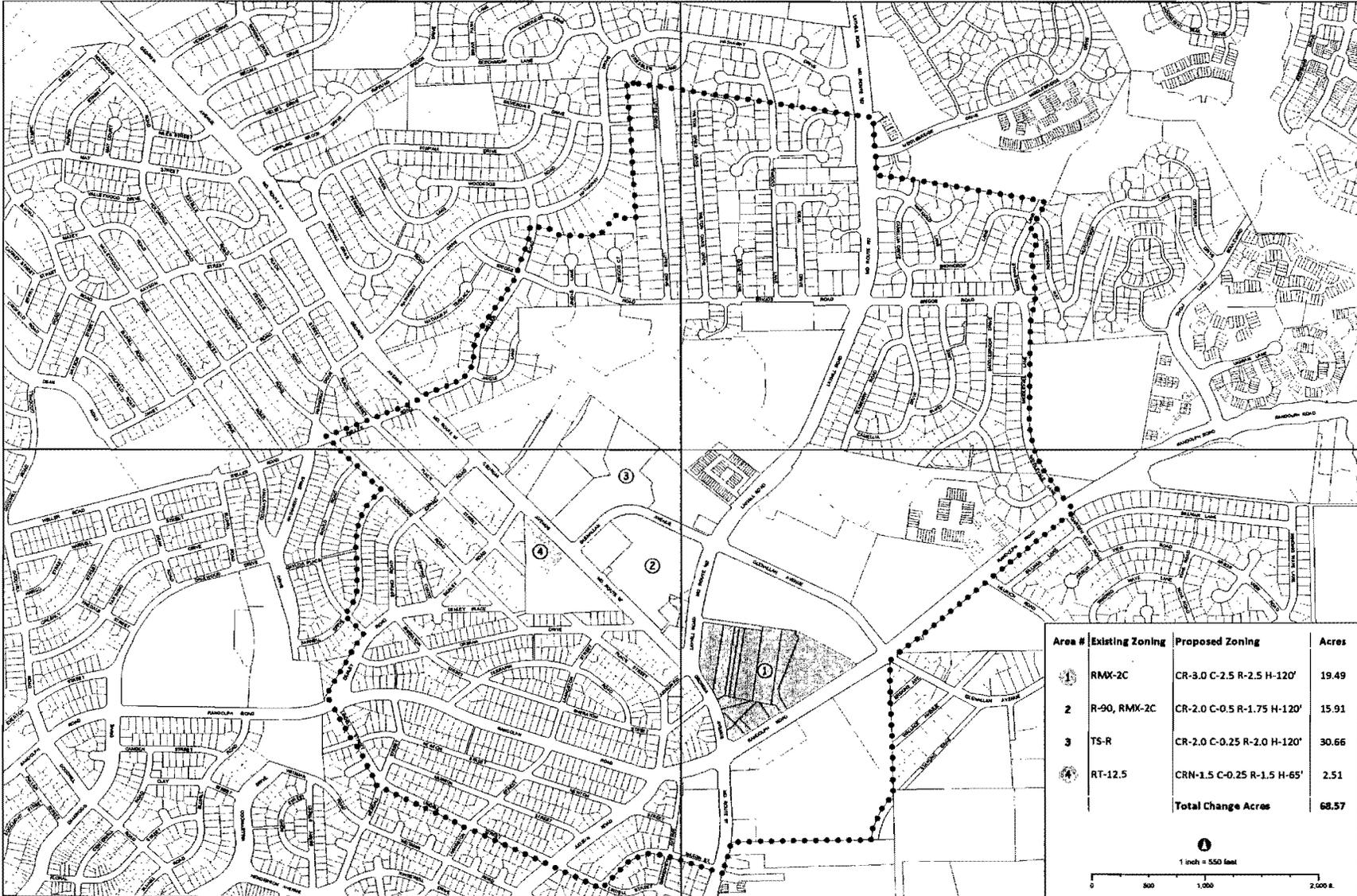
SECTIONAL MAP AMENDMENT FOR GLENMONT SECTOR PLAN

NW03

NW02

217

216



Area #	Existing Zoning	Proposed Zoning	Acres
1	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120'	19.49
2	R-90, RMX-2C	CR-2.0 C-0.5 R-1.75 H-120'	15.91
3	TS-R	CR-2.0 C-0.25 R-2.0 H-120'	30.66
4	RT-12.5	CRN-1.5 C-0.25 R-1.5 H-65'	2.51
Total Change Acres			68.57

1 inch = 550 feet

