

Resolution No.:	<u>17-1138</u>
Introduced:	<u>June 17, 2014</u>
Adopted:	<u>June 17, 2014</u>

**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: Bethesda Purple Line Station Minor Master Plan Sectional Map Amendment (G-961)

OPINION

Sectional Map Amendment (SMA) G-961 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 Bethesda Purple Line Station Minor Master Plan. The SMA application covers approximately 13.34 acres, of which approximately 6.5 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Bethesda Purple Line Station Minor Master Plan on February 11, 2014. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Bethesda Purple Line Station Minor Master Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on January 14, 2014, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Bethesda Purple Line Station Minor Master Plan on January 31, 2014.

Sectional Map Amendment (SMA) G-961 was filed on April 11, 2014 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Bethesda Purple Line Station Minor Master Plan.

The Council held a public hearing on the SMA for the Bethesda Purple Line Station Minor Master Plan on June 10, 2014. All testimony submitted was in support of the SMA.

The Council considered the Sectional Map Amendment at a worksession held on June 17, 2014. The Council finds Sectional Map Amendment Application G-961 to be consistent with the Approved and Adopted Bethesda Purple Line Station Minor Master Plan and necessary to

implement the land use and development policies expressed in the Approved and Adopted Bethesda Purple Line Station Minor Master Plan.

The evidence of record for Sectional Map Amendment G-961 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Bethesda Purple Line Station Minor Master Plan, dated January 14, 2014, and all record materials compiled in connection with the public hearing held by the Council on June 10, 2014 on Sectional Map Amendment G-961.

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-961, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Bethesda Purple Line Station Minor Master Plan consisting of approximately 13.34 acres, more or less, is GRANTED. Approximately 6.5 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 Bethesda Purple Line Station Minor Master Plan.

Table 1: Parcels to be Rezoned¹

Area	Existing Zones	Proposed Zone	Acres
1	CBD-2	CR 8.0, C 7.5, R 7.5, H 250	1.88
2	CBD-2	CR 5.0, C 5.0, R 5.0, H 145	4.62
		Total Changes	6.5

This is a correct copy of Council action.


 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 surveys and the metes and bounds delineation in this resolution. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

