

Resolution No.: 17-1159
Introduced: July 8, 2014
Adopted: July 8, 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: Long Branch Sector Plan Sectional Map Amendment (G-962)

OPINION

Sectional Map Amendment (SMA) G-962 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 Long Branch Sector Plan. The SMA application covers approximately 241 acres, of which approximately 35.7 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Long Branch Sector Plan on November 13, 2013. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Long Branch Sector Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on July 9, 2013, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Long Branch Sector Plan on July 15, 2013.

Sectional Map Amendment (SMA) G-962 was filed on April 9, 2014 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Long Branch Sector Plan.

The Council held a public hearing on the SMA for the Long Branch Sector Plan on June 10, 2014. All testimony submitted was in support of the SMA. The Council closed the record on June 11 and reopened it on June 17 to allow the submission of the Planning Department Technical Staff Report, which was submitted on June 17. The technical staff report notes that for SMA Area #21, the SMA map incorrectly notes a zone of CRT 1.5, C 0.5, R 1.5, H 60. The zoning for SMA Area #21 should be CRT 1.5, C **0.25**, R 1.5, H 60. The chart and map in this opinion show the correct zoning.

The Council considered the Sectional Map Amendment at a worksession held on July 8, 2014. The Council finds Sectional Map Amendment Application G-962 to be consistent with the

Approved and Adopted Long Branch Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Long Branch Sector Plan.

The evidence of record for Sectional Map Amendment G-962 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Long Branch Sector Plan, dated July 9, 2013, and all record materials compiled in connection with the public hearing held by the Council on June 10, 2014 on Sectional Map Amendment G-962.

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-962, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Long Branch Sector Plan consisting of approximately 241 acres, more or less, is GRANTED. Approximately 35.7 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 Long Branch Sector Plan.

Table 1: Parcels to be Rezoned¹

Area	Existing Zoning	Proposed Zoning	Acres
1	C-1	CRT-3.0, C-1.0, R-2.75, H-120	1.04
2	C-1	CRT-3.0, C-1.0, R-2.75, H-100	5.15
3	C-1	CRT-3.0, C-1.0, R-2.75, H-85	2.43
4	C-1	CRT-3.0, C-0.5, R-2.5, H-85	1.12
5	C-1	CRT-3.0, C-0.5, R-2.5, H-85	2.61
6	C-1	CRT-2.5, C-0.5, R-2.5, H-85	0.87
7	C-1, R-30	CRT-2.5, C-0.5, R-2.5, H-85	2.24
8	R-60	CRT-2.5, C-0.25, R-2.5, H-85	1.58
9	C-1	CRT-2.5, C-0.5, R-2.5, H-85	2.02
10	R-10, R-60	CRT-2.5, C-0.25, R-2.5, H-70	1.62
11	C-1	CRT-3.0, C-1.0, R-2.75, H-70	2.06
12	C-1, R-10	CRT-2.5, C-0.5, R-2.5, H-60	2.32
13	R-10	CRT-2.5, C-0.25, R-2.5, H-60	1.69
14	C-1	CRT-2.5, C-1.0, R-2.0, H-60	1.27
15	C-1	CRT-1.5, C-0.25, R-1.5, H-60	0.46
16	C-O, R-60	CRT-1.5, C-0.5, R-1.5, H-60	2.03
17	C-1	CRT-1.5, C-1.0, R-1.5, H-60	0.82
18	C-1	CRT-2.0, C-0.5, R-1.5, H-55	1.71
19	C-1, R-60	CRT-1.5, C-0.5, R-1.5, H-50	1.15
20	C-1	CRT-1.5, C-0.5, R-1.5, H-50	0.30
21	C-1, R-60	CRT-1.5, C-0.25, R-1.5, H-50	0.58
22	R-10	CRT-1.5, C-0.25, R-1.5, H-50	0.17
23	R-10	CRT-1.5, C-0.25, R-1.5, H-50	0.24
24	R-60	R-10	0.19
		Total Changes Acres	35.67

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.

3. The metes and bounds descriptions for split zoned properties are as follows:

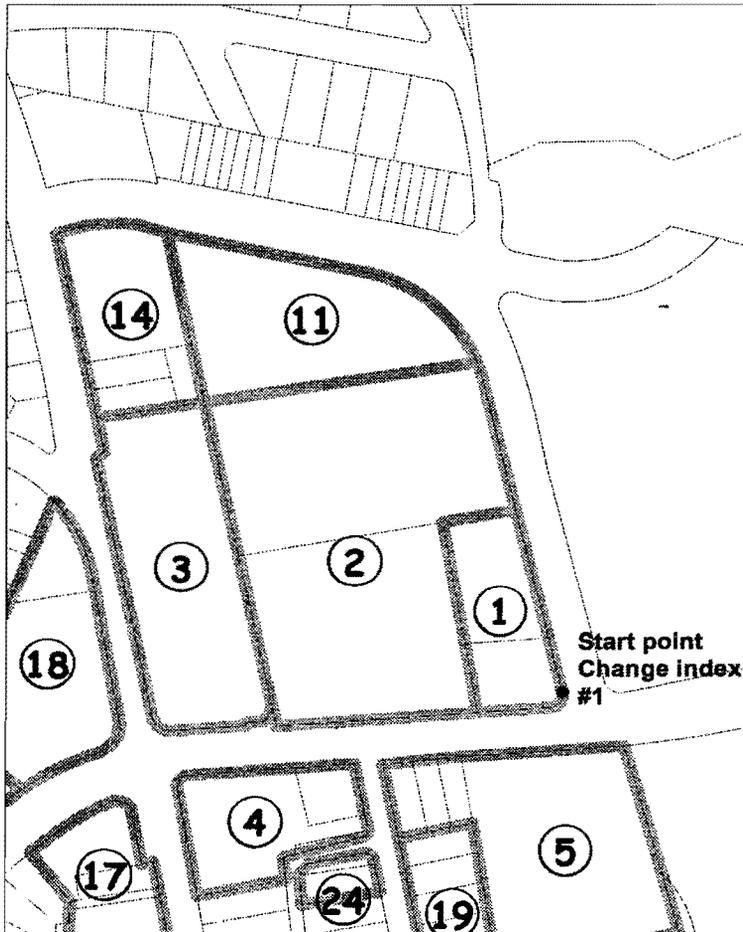
Metes and bounds description for split zone properties #1

Beginning at an XY coordinate recognized as

NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1311987.166' Y: 485053.737'

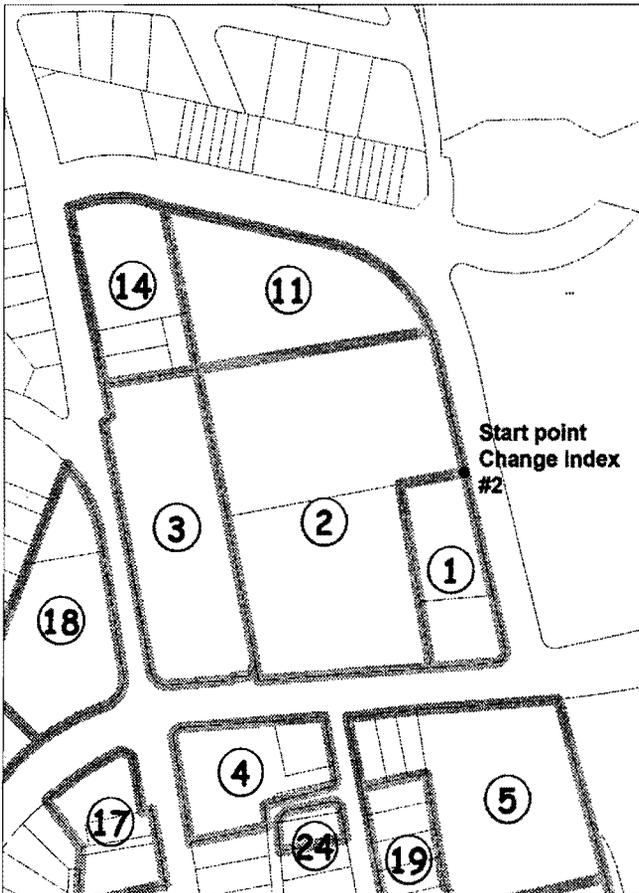
Thence -	Direction N 13-38-9 W	Distance: 98.03'	
Thence -	Direction: N 13-49-30 W	Distance: 227.328'	
Thence -	Direction: S 80-9-11 W	Distance: 122.24'	
Thence-	Direction: S 10-3-10 E	Distance: 213.339'	
Thence-	Direction: S 9-51-50 E	Distance: 120.465'	
Thence-	Direction: N 86-0-30 E	Distance: 122.655'	
Curve left 19.998'	Chord - Direction: N 35-5-25 E	Distance: 30.681'	Radius:



Metes and bounds description for split zone properties #2

Beginning at an XY coordinate recognized as
NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
From point - X: 1311909.734' Y: 485369.747'

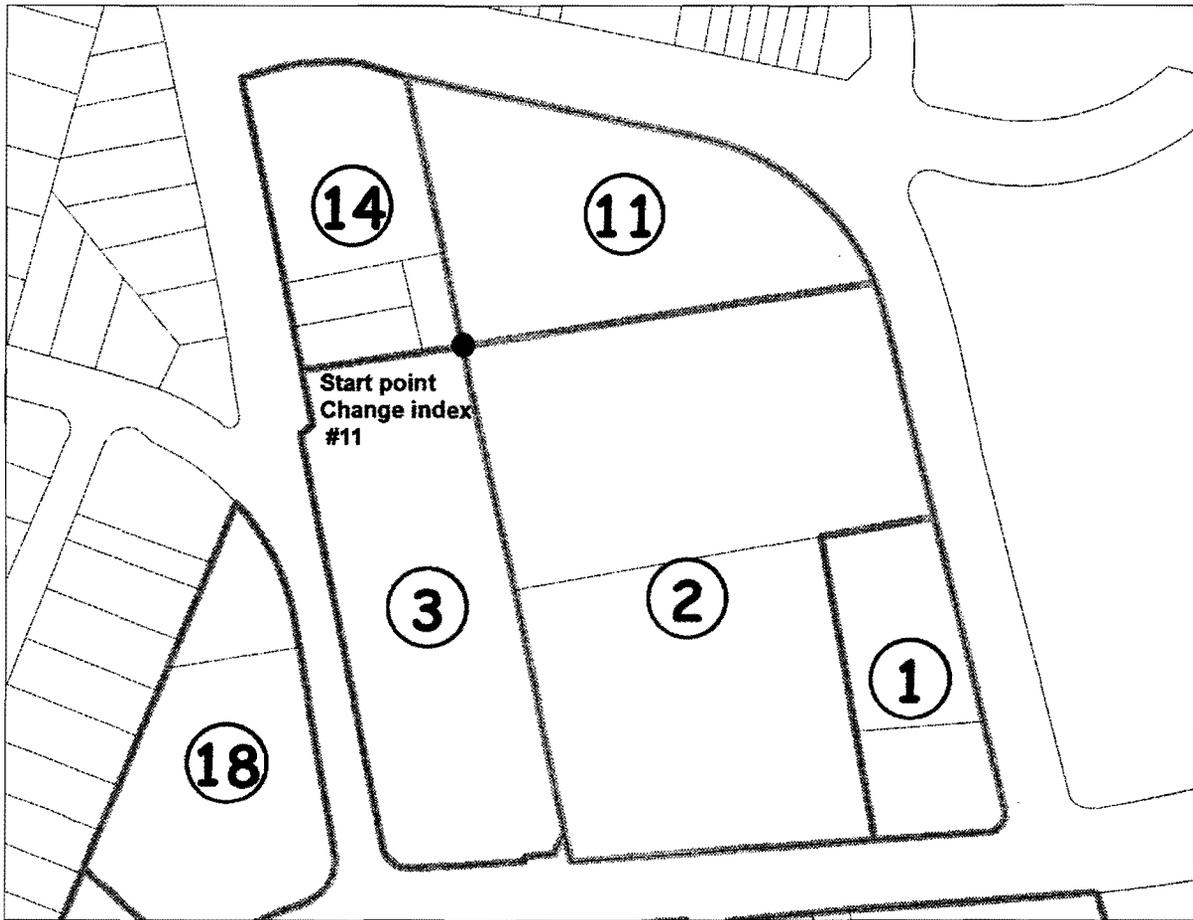
Thence -	Direction: S 80-9-11 W	Distance: 122.24'	
Thence-	Direction: S 10-3-10 E	Distance: 213.339'	
Thence-	Direction: S 9-51-50 E	Distance: 120.465'	
Thence-	Direction: S 86-1-14 W	Distance: 327.268'	
Thence-	Direction: N 12-56-32 W	Distance: 32.003'	
Thence-	Direction: N 11-50-9 W	Distance: 268.551'	
Thence-	Direction: N 12-6-58 W	Distance: 162.265'	
Thence-	Direction: N 12-29-14 W	Distance: 105.94'	
Thence-	Direction: N 81-20-35 E	Distance: 448.94'	
Curve right	Chord - Direction: S 17-47-39 E	Distance: 36.177'	Radius:
255.175'			
Thence-	Direction: S 13-49-30 E	Distance: 223.351'	



Metes and bounds description for split zone properties #11

Beginning at an XY coordinate recognized as
NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
From point - X: 1311401.476' Y: 485553.498'

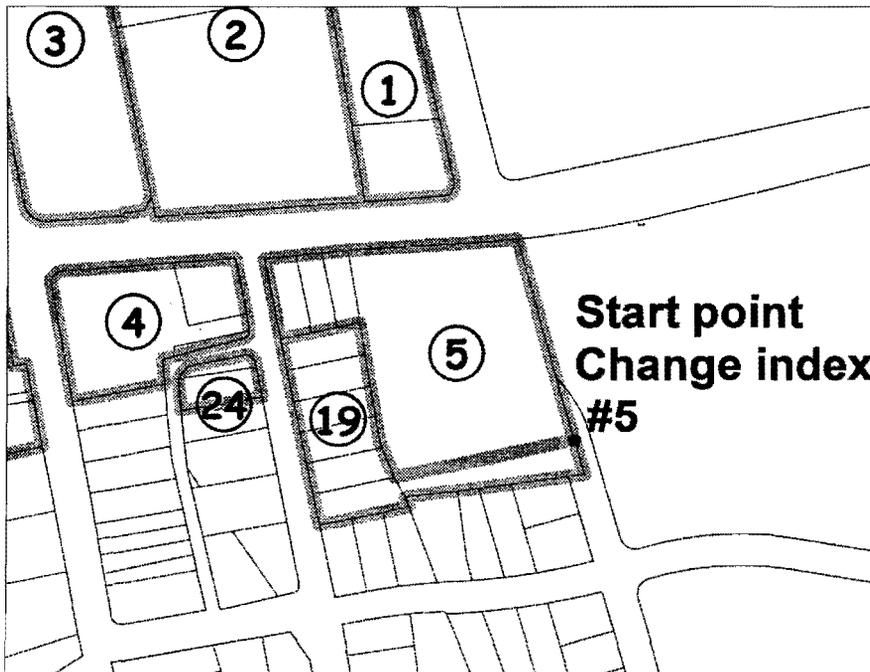
Thence-	Direction: N 81-20-35 E	Distance: 448.94'
Curve left	Chord - Direction: N 50-8-16 W	Distance: 241.423'
	Radius: 254.876'	
Thence-	Direction: N 78-18-20 W	Distance: 326.531'
Thence-	Direction: S 12-7-1 E	Distance: 193.278'
Thence-	Direction: S 12-7-1 E	Distance: 101.689'



Metes and bounds description for split zone properties #5

Beginning at an XY coordinate recognized as
 NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
 From point - X: 1312178.527' Y: 484645.860'

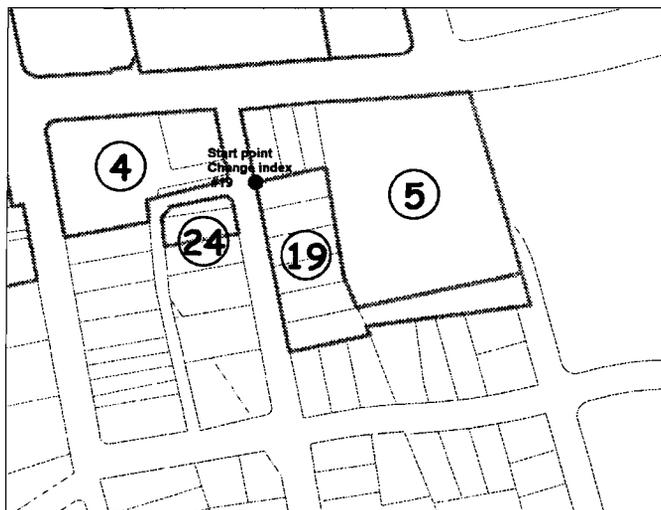
Thence-	Direction: N 16-3-51 W	Distance: 329.333'
Thence-	Direction: S 85-45-58 W	Distance: 122.931'
Thence-	Direction: S 86-29-45 W	Distance: 144.734'
Thence-	Direction: S 84-7-13 W	Distance: 39.629'
Thence-	Direction: S 84-7-11 W	Distance: 40.371'
Thence-	Direction: S 84-7-15 W	Distance: 50.001'
Thence-	Direction: S 11-48-51 E	Distance: 129.002'
Thence-	Direction: N 78-9-3 E	Distance: 49.729'
Thence-	Direction: N 78-9-4 E	Distance: 39.788'
Thence-	Direction: N 78-9-14 E	Distance: 35.384'
Thence-	Direction: S 9-37-50 E	Distance: 50.039'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 41.68'
Thence-	Direction: S 22-32-58 E	Distance: 8.619'
Thence-	Direction: S 22-37-4 E	Distance: 50.847'
Thence-	Direction: N 78-11-10 E	Distance: 290.054'



Metes and bounds description for split zone properties #19

Beginning at an XY coordinate recognized as
 NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
 From point - X: 1311717.432' Y: 484804.825'

Thence-	Direction: N 78-9-3 E	Distance: 49.729'
Thence-	Direction: N 78-9-4 E	Distance: 39.788'
Thence-	Direction: N 78-9-14 E	Distance: 35.384'
Thence-	Direction: S 9-37-50 E	Distance: 50.039'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 50.041'
Thence-	Direction: S 9-37-48 E	Distance: 41.68'
Thence-	Direction: S 22-32-58 E	Distance: 8.619'
Thence-	Direction: S 22-37-4 E	Distance: 50.847'
Thence-	Direction: N 78-11-10 E	Distance: 290.054'
Thence-	Direction: S 16-3-48 E	Distance: 57.118'
Thence-	Direction: S 82-51-12 W	Distance: 25.31'
Thence-	Direction: S 82-51-1 W	Distance: 90.803'
Thence-	Direction: S 82-50-55 W	Distance: 51.087'
Thence-	Direction: S 82-50-54 W	Distance: 33.876'
Thence-	Direction: S 82-50-58 W	Distance: 83.443'
Thence-	Direction: S 20-43-56 E	Distance: 16.374'
Thence-	Direction: S 78-11-21 W	Distance: 41.979'
Thence-	Direction: S 78-11-7 W	Distance: 50.001'
Thence-	Direction: S 78-11-13 W	Distance: 49.998'
Thence-	Direction: N 11-48-50 W	Distance: 50.001'
Thence-	Direction: N 11-48-50 W	Distance: 50'
Thence-	Direction: N 11-48-50 W	Distance: 50'
Thence-	Direction: N 11-48-51 W	Distance: 50.001'
Thence-	Direction: N 11-48-52 W	Distance: 49.998'
Thence-	Direction: N 11-48-41 W	Distance: 50'



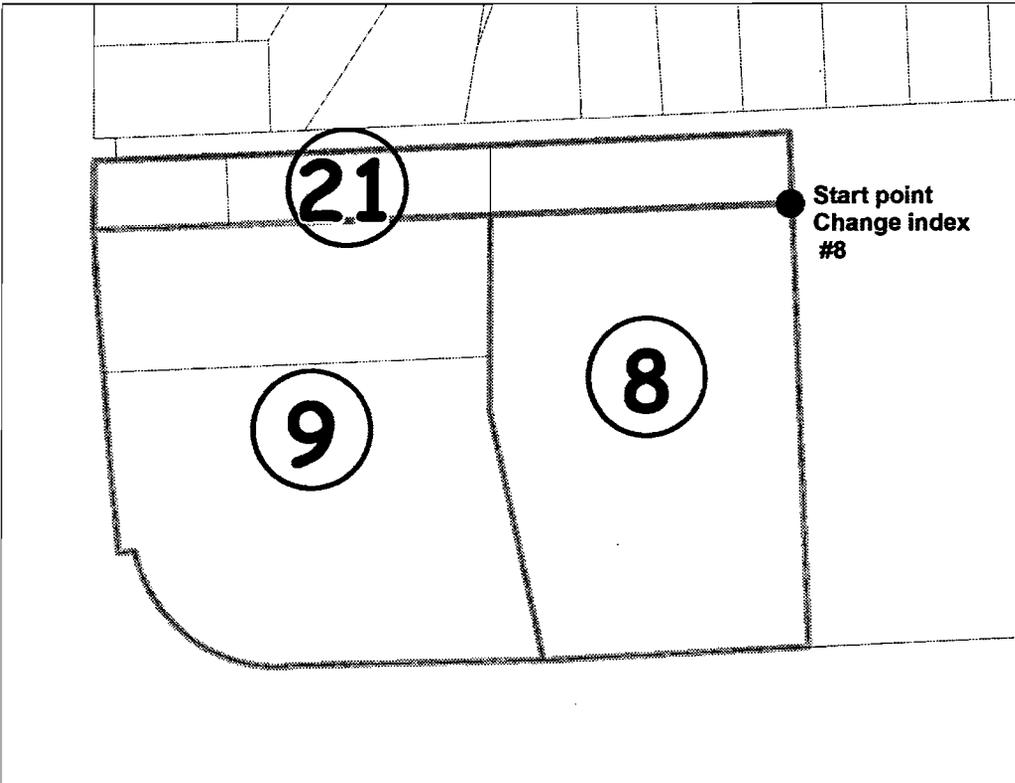
Metes and bounds description for split zone properties #8

Beginning at an XY coordinate recognized as

NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1314143.518' Y: 485858.301'

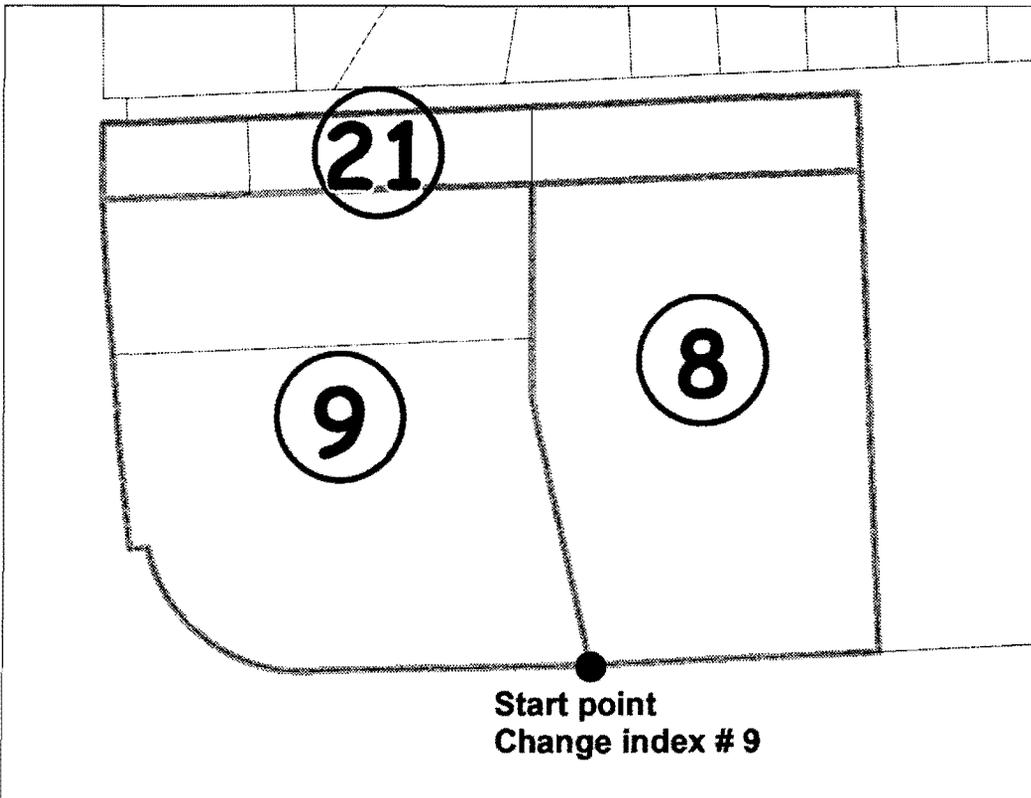
- Thence - Direction: S 2-20-19 E Distance: 320.908'
- Thence - Direction: S 87-24-15 W Distance: 192.12'
- Thence - Direction: N 12-15-29 W Distance: 182.751'
- Thence - Direction: N 0-6-15 W Distance: 40.08'
- Thence - Direction: N 0-6-0 W Distance: 102.478'
- Thence - Direction: N 87-50-41 E Distance: 218.035'



Metes and bounds description for split zone properties #9

Beginning at an XY coordinate recognized as
NAD_1983_StatePlane_Maryland_FIPS_1900_Feet
From point - X: 1313964.691' Y: 485528.960'

Thence-	Direction: N 12-15-29 W	Distance: 182.751'
Thence-	Direction: N 0-6-15 W	Distance: 40.08'
Thence-	Direction: N 0-6-0 W	Distance: 102.478'
Thence-	Direction: S 87-50-41 W	Distance: 188.308'
Thence-	Direction: S 87-50-41 W	Distance: 96.709'
Thence-	Direction: S 2-37-13 E	Distance: 27.831'
Thence-	Direction: S 3-37-22 E	Distance: 27.831'
Thence-	Direction: S 4-58-56 E	Distance: 47.751'
Thence-	Direction: S 4-12-29 E	Distance: 58.296'
Thence-	Direction: S 5-27-53 E	Distance: 72.133'
Thence-	Direction: N 84-51-26 E	Distance: 11.829'
Curve left	Chord - Direction: S 54-52-19 E	Distance: 142.678'
	Radius: 104.727'	
Thence-	Direction: N 88-48-1 E	Distance: 177.109'



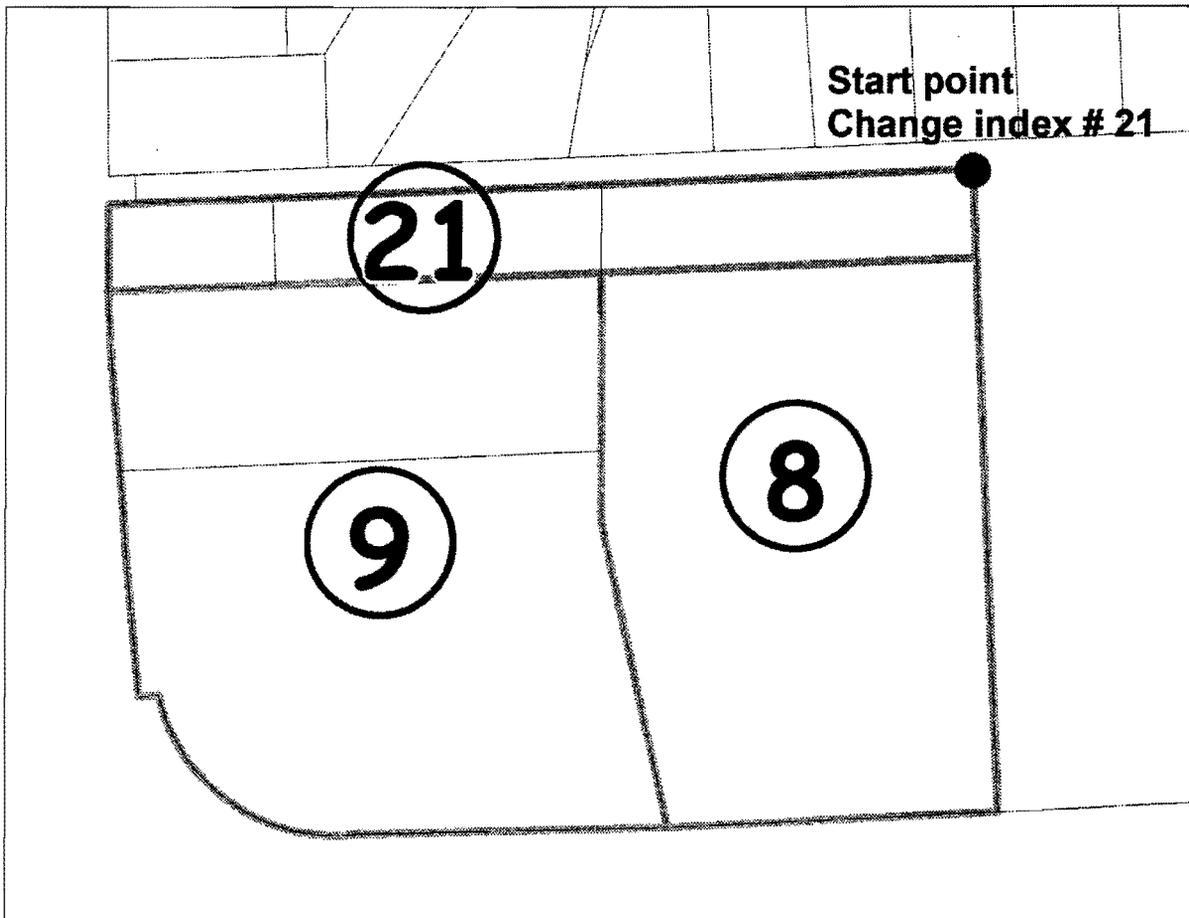
Metes and bounds description for split zone properties #21

Beginning at an XY coordinate recognized as

NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1314141.420' Y: 485909.690'

Thence-	Direction: S 87-39-42 W	Distance: 216.051'
Thence-	Direction: S 87-39-39 W	Distance: 190.291'
Thence-	Direction: S 87-35-6 W	Distance: 94.404'
Thence-	Direction: S 0-18-57 W	Distance: 49.75'
Thence-	Direction: N 87-50-41 E	Distance: 96.709'
Thence-	Direction: N 87-50-41 E	Distance: 188.308'
Thence-	Direction: N 87-50-41 E	Distance: 218.035'
Thence-	Direction: N 2-20-19 W	Distance: 51.432'

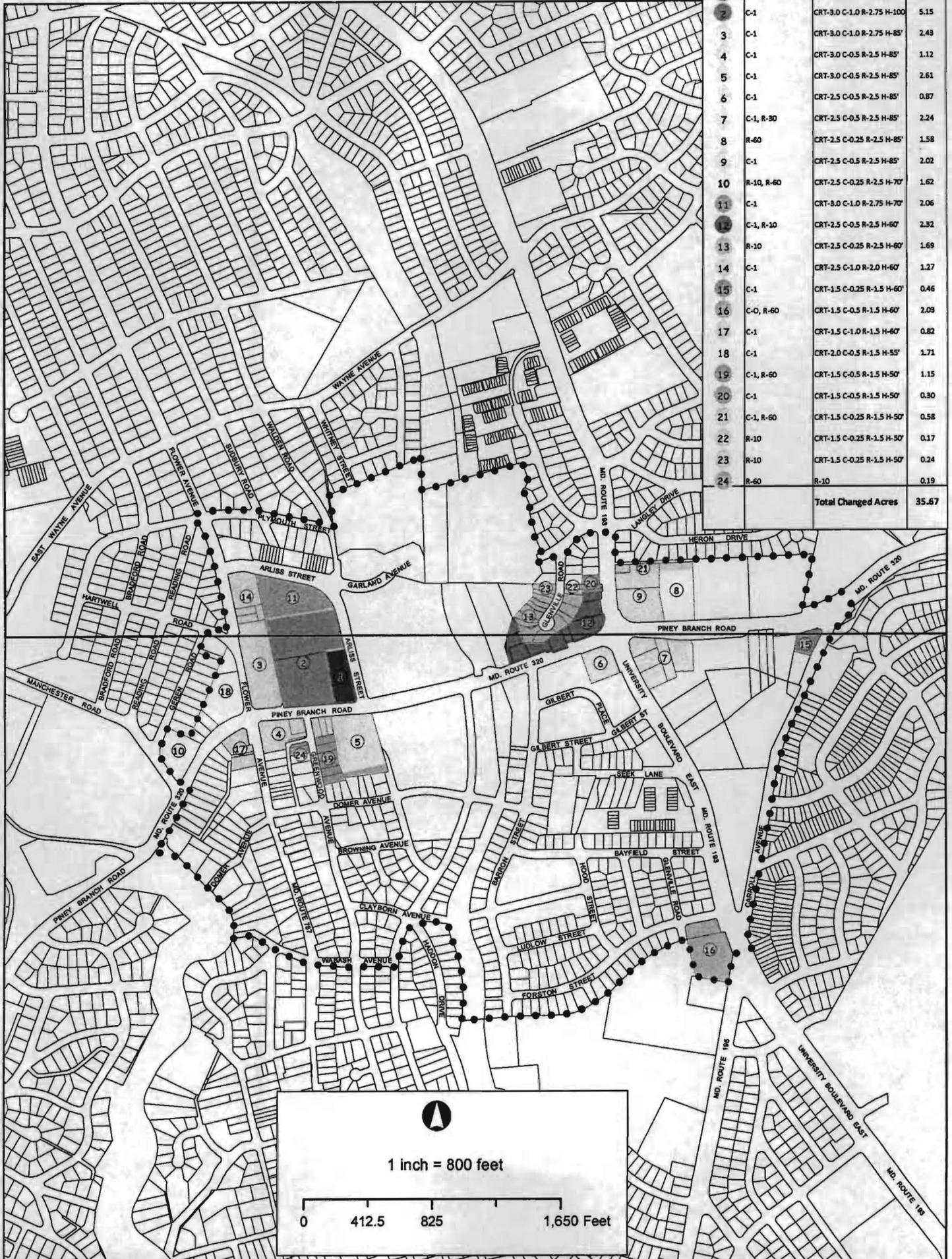


This is a correct copy of Council action.

Linda M. Lauer
Linda M. Lauer, Clerk of the Council

SECTIONAL MAP AMENDMENT FOR LONG BRANCH SECTOR PLAN
NE 01

Area #	Existing Zoning	Proposed Zoning	Acres
1	C-1	CRT-3.0 C-1.0 R-2.75 H-120	1.04
2	C-1	CRT-3.0 C-1.0 R-2.75 H-100	5.15
3	C-1	CRT-3.0 C-1.0 R-2.75 H-85'	2.43
4	C-1	CRT-3.0 C-0.5 R-2.5 H-85'	1.12
5	C-1	CRT-3.0 C-0.5 R-2.5 H-85'	2.61
6	C-1	CRT-2.5 C-0.5 R-2.5 H-85'	0.87
7	C-1, R-30	CRT-2.5 C-0.5 R-2.5 H-85'	2.24
8	R-60	CRT-2.5 C-0.25 R-2.5 H-85'	1.58
9	C-1	CRT-2.5 C-0.5 R-2.5 H-85'	2.02
10	R-10, R-60	CRT-2.5 C-0.25 R-2.5 H-70'	1.62
11	C-1	CRT-3.0 C-1.0 R-2.75 H-70'	2.06
12	C-1, R-10	CRT-2.5 C-0.5 R-2.5 H-60'	2.32
13	R-10	CRT-2.5 C-0.25 R-2.5 H-60'	1.69
14	C-1	CRT-2.5 C-1.0 R-2.0 H-60'	1.27
15	C-1	CRT-1.5 C-0.25 R-1.5 H-60'	0.46
16	C-O, R-60	CRT-1.5 C-0.5 R-1.5 H-60'	2.08
17	C-1	CRT-1.5 C-1.0 R-1.5 H-60'	0.82
18	C-1	CRT-2.0 C-0.5 R-1.5 H-55'	1.71
19	C-1, R-60	CRT-1.5 C-0.5 R-1.5 H-50'	1.15
20	C-1	CRT-1.5 C-0.5 R-1.5 H-50'	0.90
21	C-1, R-60	CRT-1.5 C-0.25 R-1.5 H-50'	0.58
22	R-10	CRT-1.5 C-0.25 R-1.5 H-50'	0.17
23	R-10	CRT-1.5 C-0.25 R-1.5 H-50'	0.24
24	R-60	R-10	0.19
Total Changed Acres			35.67



211

210