

Resolution No.: 18-238
Introduced: July 28, 2015
Adopted: July 28, 2015

**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: Aspen Hill Minor Master Plan Amendment Sectional Map Amendment (H-109)

OPINION

Sectional Map Amendment (SMA) H-109 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 Aspen Hill Minor Master Plan Amendment. The SMA application covers approximately 13.95 acres. All land in the area covered by the SMA is subject to a change in zoning classification.

The District Council approved the Aspen Hill Minor Master Plan Amendment on March 31, 2015. The Minor Master Plan Amendment sets forth the specific land use and zoning objectives for the development of the Aspen Hill Minor Master Plan Amendment area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on March 2, 2015, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Aspen Hill Minor Master Plan Amendment on January 30, 2015.

Sectional Map Amendment (SMA) H-109 was filed on May 28, 2015 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Aspen Hill Minor Master Plan Amendment.

The Council held a public hearing on the SMA for the Aspen Hill Minor Master Plan Amendment on July 21, 2015. The Council did not receive any testimony opposing the SMA.

The Council considered the Sectional Map Amendment at a worksession held on July 28, 2015. The Council finds Sectional Map Amendment Application H-109 to be consistent with the Approved and Adopted Aspen Hill Minor Master Plan Amendment and necessary to implement the land use and development policies expressed in the Approved and Adopted Aspen Hill Minor Master Plan Amendment.

The evidence of record for Sectional Map Amendment H-109 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Aspen Hill Minor Master Plan Amendment, dated March 2, 2015, and all record materials compiled in connection with the public hearing held by the Council on July 21, 2015 on Sectional Map Amendment H-109.

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. H-109, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Aspen Hill Minor Master Plan Amendment consisting of approximately 13.95 acres, more or less, is GRANTED. Approximately 10 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed in the existing zoning classifications, with adjustments to building height and Floor Area Ratio (FAR).
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Aspen Hill Minor Master Plan Amendment.

Table 1: Parcels to be Rezoned¹

Area #	Existing Zone	Proposed Zone	Acres
1	CRT-0.75 (C-0.75 R-0.25 H-45); EOF-3.0 (H-60); R-90	CRT-1.5 (C-0.5 R-1.0 H-60)	11.41
2	CRT-0.75 (C-0.75 R-0.25 H-35)	CRT-0.5 (C-0.5 R-0.25 H-45)	1.08
3	EOF-1.5 (H-75); EOF-1.5 (H-60)	EOF-1.5 (H-45)	1.46
Total Changed Acres			13.95

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. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.



