

Public Hearing/Action

MEMORANDUM

June 5, 2015

TO: County Council

FROM:  Marlene Michaelson, Senior Legislative Analyst

SUBJECT: **Public Hearing/Action** – Sixteen Corrective Map Amendments (G-975 through G-984 and H-102 through H-107) to correct technical errors in zoning boundaries and zoning classifications on the official zoning maps for certain properties located throughout the County

The Planning Board has submitted Corrective Map Amendments G-975 through G-984 and H-102 through H-107 for Council approval. Two of the Corrective Map Amendments (CMAs) are to correct errors in District Map Amendment (DMA) G-956, the zoning map adopted as a result of the March 2014 approval of the revised Zoning Ordinance. Twelve of the CMAs are to correct errors in the White Oak Science Gateway Sectional Map Amendment (SMA) G-966. In addition, two CMAs are to correct errors predating DMA G-956. In a few cases, the DMA failed to place Transferable Development Rights (TDR) Overlay zones on properties; several other corrections are needed because the DMA did not change zones in White Oak that were changed throughout the County (e.g., the Residential Townhouse (RT) and Residential Highrise (RH) zones) because the master plan was pending. All errors are technical in nature and were discovered on the zoning map by Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

The map amendments (attached with transmittal letter and descriptions at © 1 to 79) have been grouped by WSSC grid, the mapping grids used by the official zoning map to organize the zoning designations throughout the County. The charts on © 15-19 and © 40-74 identify the street addresses of each property. Maps displaying the locations of the properties are shown on © 20-29 and © 75-79. The opinion and action resolution is attached at © 80-84.

As a reminder, the same ex parte rules that apply to sectional map amendments and local map amendments also apply to corrective map amendments. Therefore, Councilmembers should not engage in off-the-record communications.

G-975 - G-984
H-102 - H-107



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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March 17, 2015

RECEIVED
MONTGOMERY COUNTY
COUNCIL

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

SUBJECT: Corrective Map Amendments G-975 through G-984 and H-102 through H-107

Dear President Leventhal:

On behalf of the Montgomery County Planning Board, I am pleased to file an application for sixteen Corrective Map Amendments (CMAs) and transmit to the Council the Planning Board's unanimous recommendation of approval of these CMAs.

In March 2014, the Montgomery County Council, sitting as the District Council, approved the revised Zoning Ordinance, which also required the adoption of a new zoning map. This map was created through District Map Amendment (DMA) G-956, which was adopted by the District Council in July 2014. The new map became effective on October 30, 2014.

Following the effective date of DMA G-956, Staff discovered two errors in the recently approved District Map Amendment, twelve errors in the White Oak Science Gateway Sectional Map Amendment (SMA) G-966, and two errors predating DMA G-956. These are technical errors. As a result, Staff is recommending that these errors be corrected on the zoning map.

At its regular meeting on January 22, 2015, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed CMAs G-975 through G-984. On a motion by Commissioner Dreyfuss, seconded by Commissioner Wells-Harley, the Board authorized staff by a 5-0 vote to file these ten CMAs and transmit the Board's recommendation of approval of these CMAs to the Council.

At its regular meeting on March 12, 2015, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed CMAs H-102 through H-107. On a motion by Commissioner Dreyfuss, seconded by Commissioner Wells-Harley, the Board authorized staff by a 5-0 vote to file these six CMAs and transmit the Board's recommendation of approval of these CMAs to the Council.

Should you have any questions, please contact Matt Johnson, AICP at 301-495-1325.

Sincerely,

A handwritten signature in black ink, appearing to be 'Casey Anderson', written over a printed name and title.

Casey Anderson
Chair

Enclosure

Corrective Map Amendments G-975 through G-984



Matt Johnson, AICP, Research Associate, Zoning Ordinance Rewrite Project,
matt.johnson@montgomeryplanning.org, 301.495.1325



Pam Dunn, Acting Chief, Functional Planning and Policy Division,
pamela.dunn@montgomeryplanning.org, 301.650.5649



Rose Krasnow, Deputy Director,
rose.krasnow@montgomeryplanning.org, 301.495.4591

Completed 1/12/15

Description

These Corrective Map Amendments (CMAs) are necessary to correct technical errors that staff has discovered on the zoning map.

Staff recommendation: Approval to file ten Corrective Map Amendments, G-975 through G-984, with a Planning Board recommendation of approval to the District Council.

Introduction

Section 59-7.7.2 of the Zoning Ordinance states that the purpose of a Corrective Map Amendment (CMA) is for the "Correction of an administrative or technical error in a Sectional or District Map Amendment." Only the Planning Board may file an application for a CMA.

In March 2014, the District Council approved the revised Zoning Ordinance, which also required the adoption of a new zoning map. This map was created through District Map Amendment (DMA) G-956, which was adopted by the District Council in July 2014 (Council Resolution 17-1166). The new map became effective on October 30, 2014.

On October 28, 2014, the District Council approved seven Corrective Map Amendments (G-967 G-973) to correct six errors in the District Map Amendment and one error in an adopted Sectional Map Amendment (Council Resolution 17-1264).

Following the adoption of those seven CMAs, Staff discovered ten additional errors in the zoning map as a result of the recent District Map Amendment G-956, Sectional Map Amendment G-966, and one error carried forward from the October 29 zoning map. These are technical errors, such as an incorrectly drawn boundary in two cases. As a result, Staff is recommending that these errors be corrected on the zoning map.

A. Corrective Map Amendment G-975 (Attachment 2)

Property ID/Location:	Part of Lot 42, Block E, Gold Mine Crossing located at 2104 Gold Mine Road. <i>Olney Master Plan</i>
WSSC Grid:	226NW02
Proposed Reclassification:	0.04 acres from the RE-2 Zone to the RE-2 Zone with a TDR-2.0 Overlay Zone.

Part of Lot 42, Block E, Gold Mine Crossing (Subject Property) is located in the 2100 block of Gold Mine Road, in an area bounded by Gold Mine Road, Carter Mill Way, and Old Baltimore Road.

The Subject Property is occupied by a single-family detached residence. The existing zoning map shows this area as being zoned RE-2.

Background

Prior to October 30, 2014, this property was split-zoned, with the majority of the property being zoned RE-2 and a smaller area zoned RE-2/TDR.

A portion of the Subject Property was unintentionally rezoned from RE-2/TDR to RE-2 on October 30 by District Map Amendment G-956.

Under the new zoning ordinance, which became effective on October 30, TDR receiving areas are shown as an overlay zone atop the base zone. The small area of RE-2/TDR should have been included in the TDR overlay, as was done for the adjacent properties that were zoned RE-2/TDR.

However, during the District Map Amendment, this portion of the property was not included in the TDR Overlay.

Recommendation

Staff recommends rezoning approximately 0.04 acres from the RE-2 Zone to the RE-2 Zone with a TDR-2.0 Overlay to be consistent with the intent of District Map Amendment G-956.

B. Corrective Map Amendment G-976 (Attachment 3)

Property ID/Location:	Lots 1-30, Parcels B and C, and part of Parcel A, Block A, River Quarry located at the northwest corner of Seven Locks Road and River Road. <i>Potomac Subregion Master Plan</i>
WSSC Grid:	210NW08
Proposed Reclassification:	5.51 acres from the R-200 Zone to the R-200 Zone with a TDR-8.0 Overlay Zone.

Lots 1-30, Parcels B and C, and part of Parcel A, Block A, River Quarry (Subject Properties) are located in the northeast quadrant of the intersection of Old Seven Locks Road and River Road.

The Subject Properties are occupied by townhouses and detached single-family residences. The zoning map shows this area as being zoned R-200.

Background

Prior to October 30, 2014, this area was zoned R-200/TDR.

Under the new zoning ordinance, which became effective on October 30, TDR receiving areas are shown as an overlay zone atop the base zone. Therefore, in the District Map Amendment (G-956) effective on October 30, 2014, the Subject Properties should have been rezoned to the R-200 Zone with a TDR-8.0 Overlay.

However, DMA G-956 inadvertently left the TDR-8.0 Overlay off of the zoning map.

The TDR Overlay should be mapped as TDR-8.0, representing a maximum residential density of 8 dwelling units per acre, based on the recommendations of the Potomac Subregion Master Plan (2002). On page 56, the Plan notes that the Giancola Quarry,

which is where the Subject Properties are now located, was to have a maximum density including TDRs of 8 units per acre.

Recommendation

Staff recommends rezoning approximately 5.51 acres (the Subject Properties) to R-200 with a TDR-8.0 Overlay to be consistent with the intent of District Map Amendment G-956.

C. Corrective Map Amendment G-977 (Attachment 4)

Property ID/Location: Part of Parcel 670, Grid JS33,
Liber/Folio 21448/0396 located 16400 Layhill Road.
Olney Master Plan

WSSC Grid: 222NW01

Proposed Reclassification: 1.16 acres from the RC Zone to the NR-0.75 H-45 Zone.

Part of Parcel 670, Grid JS33, Liber/Folio 21448/0396 (Subject Property) is located at the northwest quadrant of the intersection of Norwood Road and Layhill Road.

The Subject Property is occupied by an abandoned store. The zoning map shows the Property to be zoned RC (Rural Cluster).

Background

The Subject Property was the subject of Local Map Amendment (LMA) B-513, which was adopted by the District Council in 1957 (Council Resolution 3-2745). The applicant requested the C-1 Zone for an area of approximately 1.7 acres.

In adopting the LMA, the Council revised the proposed area to a smaller 0.73 acres so as to withhold an area within 150 feet of the center line of both Norwood and Layhill Roads to provide for right-of-way for future expansion of these roads.

In general, right-of-way withholdings occurred through District Map Amendments, Sectional Map Amendments (SMA) and Local Map Amendments (LMA). The 1958 Zoning Ordinance stated that "any area reclassified by a local or sectional or District plan map amendment shall exclude and be held to exclude any portion of the area which lies in the bed of a road, street or alley, whether existing or proposed on a plan adopted by the Commission..."

However, in 1969, the Maryland Court of Appeals found withholding future rights-of-way from rezoning to be unconstitutional. On July 7, 1986, the District Council adopted Ordinance 10-75 (§59-2.2.4.A.3 of the Zoning Ordinance), which required the zoning for any previously withheld rights-of-way to match the zoning of the

property from which the zoning had been withheld. These corrections were typically done during the Sectional Map Amendment process, however, the subsequent SMAs failed to address this property.

The area that was rezoned by LMA to C-1 in 1957 is to the rear of the structure located on the Subject Property. On October 30, 2014, that C-1 portion of the Subject Property was rezoned by District Map Amendment G-956 to NR-0.75 H-45. The RC portion of the Subject Property was unaffected by the District Map Amendment. However, based on the 1986 ruling, the RC portion should have been given zoning that would match that of the property from which the zoning had been withheld.

Moreover, since the structure itself is actually located within the 150 foot setback from the centerlines that was previously withheld and because the structure is now vacant, it can no longer be legally occupied by commercial uses.

Recommendation

Staff recommends rezoning approximately 1.16 acres from RC to NR-0.75 H-45 to be consistent with Sec. 59-2.2.4.A.3 of the Zoning Ordinance.

D. Corrective Map Amendment G-978 (Attachment 5)

Property ID/Location: Lot 13, Block 2, Hillendale Heights, located at 10215 Royal Road.
White Oak Science Gateway Sector Plan

WSSC Grid: 213NE02

Proposed Reclassification: 0.26 acres from the CRN-0.25 C-0.0 R-0.25 H-45 Zone to the R-90 Zone.

Lot 13, Block 2, Hillendale Heights (Subject Property) is located at 10215 Royal Road. The Subject Property is occupied by a single-family detached house. The zoning map shows the Property to be zoned CRN-0.25 C-0.0 R-0.25 H-45.

Background

The Subject Property was rezoned from R-90 to CRN-0.25 C-0.0 R-0.25 H-45 on October 31, 2014 by Sectional Map Amendment (SMA) G-966 (Council Resolution 17-1240) following the adoption of the White Oak Science Gateway plan.

The intent of the plan was not to rezone the residential properties in this area. The plan indicates on page 39-40 (Planning Board Draft) that the CRN recommendation was intended only for the western portion of the National Labor College site.

The Subject Property abuts the National Labor College site, but is itself not a part of the site.

Recommendation

Staff recommends rezoning approximately 0.26 acres from the CRN-0.25 C-0.0 R-0.25 H-45 Zone to the R-90 Zone to be consistent with the intent of the White Oak Science Gateway Sector Plan.

E. Corrective Map Amendment G-979 (Attachment 6)

Property ID/Location: Parcel RRRR, Westfarm Technology Park, located at 12070, 12080, 12090, 12100, 12110, and 12114 Plum Orchard Drive.
White Oak Science Gateway Master Plan

WSSC Grid: 215NE03

Proposed Reclassification: 48.74 acres from the LSC Zone to the LSC-1.0 H-200 Zone.

Parcel RRRR, Westfarm Technology Park (Subject Property) is located at 12070, 12080, 12090, 12100, 12110, and 12114 Plum Orchard Drive.

The site is currently vacant. The Zoning Map shows the Subject Property as being zoned LSC.

Background

On October 30, 2014, the newly adopted Zoning Ordinance (Enacted Ordinance 17-43) and District Map Amendment G-956 (Council Resolution 17-1166) became effective.

On October 31, 2014, the Subject Property was rezoned from IM-2.5 H-50 and EOF-0.75 H-100 T to LSC by Sectional Map Amendment G-966 (Council Resolution 17-1240).

While the former Zoning Ordinance included an LSC Zone, the new Zoning Ordinance, effective October 30, 2014, includes a modified version of the LSC Zone. In the new Ordinance, the LSC Zone must be mapped on the Zoning Map with a specific maximum density and height.

Because the LSC Zone must be mapped with a density and height, the zone shown on the Zoning Map cannot legally exist.

The White Oak Science Gateway Master Plan recommended a maximum density on the Subject Property of 1.0 FAR. The Plan was silent on the subject of height.

The LSC Zone in the Ordinance that was in place on October 29 and as it is today allows heights up to 200 feet. During the District Map Amendment process, staff converted LSC properties without specific Master or Sector Plan recommendations in the LSC Zone to a mapped height of 200 feet.

Recommendation

Staff recommends rezoning approximately 48.74 acres from the LSC Zone to the LSC-1.0 H-200 Zone to be in conformance with the Zoning Ordinance and the White Oak Science Gateway Master Plan.

F. Corrective Map Amendment G-980 (Attachment 7)

Property ID/Location: Lot 1, White Oak Towers, located at 11700 Old Columbia Pike.
White Oak Science Gateway Sector Plan

WSSC Grid: 215NE02

Proposed Reclassification: 9.36 acres from the R-H Zone to the R-10 Zone

Lot 1, White Oak Towers (Subject Property) is located at 11700 Old Columbia Pike.

The site is currently occupied by a multi-family structure. The Zoning Map shows the property as being zoned R-H.

Background

On October 8, 1963, the District Council granted Local Map Amendment (LMA) C-1025 (Council Resolution unreadable on report) to the R-H Zone for a portion of the Subject Property.

The Council did not set any binding elements on density, and the staff report noted that the maximum yield on the site would be 413 units, which is 43.5 units per acre, the maximum density of the R-H zone.

On June 23, 1964, the District Council granted LMA C-1320 (Council Resolution 5-1116) to rezone an adjacent area of land to R-H. This area is part of the Subject Property. The Council did not set any binding elements to reduce the density from that allowed by the Zoning Ordinance.

The R-H Zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any

additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the R-H Zone would have been translated by staff to the R-10 Zone, which has the same maximum density as the R-H Zone at 43.5 dwelling units per acre.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the R-H zoned areas.

Recommendation

Staff recommends rezoning approximately 9.36 acres from the R-H Zone to the R-10 Zone to be in conformance with the District Council’s intent.

G. Corrective Map Amendment G-981 (Attachment 8)

Property ID/Location: Parcel A, The Oaks, located southeast of Old Columbia Pike at Carriage House Terrace and Carriage House Drive.
White Oak Science Gateway Master Plan

WSSC Grid: 215NE02

Proposed Reclassification: 9.22 acres from the R-H Zone to the R-10 Zone.

Parcel A, The Oaks (Subject Property) is located at Columbia Pike at Carriage House Terrace and Carriage House Drive.

The site is currently occupied by townhouses. The Zoning Map shows the property as being zoned R-H.

Background

On October 13, 1964, the District Council granted LMA C-1377 (Council Resolution 5-1376) for approximately 8.81 acres of the Subject Property to the R-H Zone. On May

25, 1971, the District Council approved LMA F-616 (Council Resolution 7-210) for 0.42 acres on the remainder of the Subject Property for the R-H Zone.

The Council did not set any binding elements on density, and the staff report noted that the maximum yield on the site would be 383 units in application C-1377, which is 43.5 units per acre, the maximum density of the R-H zone. The Council did not set any binding elements to reduce the density in application F-616.

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the R-H Zone would have been translated by staff to the R-10 Zone, which has the same maximum density as the R-H Zone at 43.5 dwelling units per acre.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the R-H zoned areas.

Recommendation

Staff recommends rezoning approximately 9.22 acres from the R-H Zone to the R-10 Zone to be in conformance with the District Council's intent.

H. Corrective Map Amendment G-982 (Attachment 9)

Property ID/Location: Parcel A, Parklands Manor and Parcel A, Columbia Towers, located southeast of Old Columbia Pike at Cliftdale Drive.
White Oak Science Gateway Master Plan

WSSC Grid: 215NE02

Proposed Reclassification: 27.75 acres from the R-H Zone to the R-10 Zone.

Parcel A, Parklands Manor and Parcel A, Columbia Towers (Subject Properties), are located southeast of Old Columbia Pike at Cliftdale Drive.

The site is currently occupied by townhouses and a multi-family structure. The Zoning Map shows the property as being zoned R-H.

Background

On October 20, 1964, the District Council granted LMA C-1459 (Council Resolution 5-1397) for approximately 17.3 acres of the Subject Properties to the R-H Zone. On January 7, 1969, the District Council adopted LMA E-810 (Council Resolution 6-1781) for approximately 11.26 acres of the Subject Properties to be added to the R-H Zone.

The Council did not set any binding elements on density, and the staff report in the application for LMA C-1459 noted that the maximum yield on the site would be 753 units, which is 43.5 units per acre, the maximum density of the R-H zone.

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the R-H Zone would have been translated by staff to the R-10 Zone, which has the same maximum density as the R-H Zone at 43.5 dwelling units per acre.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the R-H zoned areas.

Recommendation

Staff recommends rezoning approximately 27.75 acres from the R-H Zone to the R-10 Zone to be in conformance with the District Council’s intent.

I. Corrective Map Amendment G-983 (Attachment 10)

Property ID/Location: Part of Parcel B, White Oak, located at 11200 Lockwood Drive.
White Oak Science Gateway Master Plan

WSSC Grid: 214NE01

Proposed Reclassification: 25.77 acres from the R-H Zone to the R-10 Zone.

Part of Parcel B, White Oak (Subject Property), is located at 11200 Lockwood Drive.

The site is currently occupied by multi-family structures. The Zoning Map shows the property as being zoned R-H.

Background

On August 13, 1963, the District Council granted LMA C-1038 (Council Resolution 5-513) to rezone approximately 26.94 acres of the Subject Property to the R-H Zone.

The Council did not set any binding elements on density, and the staff report noted that the maximum yield on the site would be 1173 units, which is 43.5 units per acre, the maximum density of the R-H zone.

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the R-H Zone would have been translated by staff to the R-10 Zone, which has the same maximum density as the R-H Zone at 43.5 dwelling units per acre.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the R-H zoned areas.

Recommendation

Staff recommends rezoning approximately 25.77 acres from the R-H Zone to the R-10 Zone to be in conformance with the District Council’s intent.

J. Corrective Map Amendment G-984 (Attachment 11)

Property ID/Location: Lot 5, Block 1, William E. Richardson’s Addition to Northwest Branch Estates, located at 10700 Venetia Mill Circle.
White Oak Science Gateway Master Plan

WSSC Grid: 213NE01

Proposed Reclassification: 8.21 acres from the R-H Zone to the R-10 Zone.

Lot 5, Block 1, William E. Richardson’s Addition to Northwest Branch Estates (Subject Property), is located at 10700 Venetia Mill Circle.

The site is currently occupied by multi-family structures. The Zoning Map shows the property as being zoned R-H.

Background

On December 1, 1964, the District Council granted LMA C-1486 (Council Resolution 5-1488) to rezone approximately 8.34 acres of the Subject Property to R-H.

The Council did not set any binding elements on density, and the staff report noted that the maximum yield on the site would be 363 units, which is 43.5 units per acre, the maximum density of the R-H zone.

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the R-H Zone would have been translated by staff to the R-10 Zone, which has the same maximum density as the R-H Zone at 43.5 dwelling units per acre.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the R-H zoned areas.

Recommendation

Staff recommends rezoning approximately 8.21 acres from the R-H Zone to the R-10 Zone to be in conformance with the District Council's intent.

Attachments

- Attachment 1:** Table of Properties Recommended for Reclassification
- Attachment 2:** Corrective Map Amendment G-975
- Attachment 3:** Corrective Map Amendment G-976
- Attachment 4:** Corrective Map Amendment G-977
- Attachment 5:** Corrective Map Amendment G-978
- Attachment 6:** Corrective Map Amendment G-979
- Attachment 7:** Corrective Map Amendment G-980
- Attachment 8:** Corrective Map Amendment G-981
- Attachment 9:** Corrective Map Amendment G-982
- Attachment 10:** Corrective Map Amendment G-983
- Attachment 11:** Corrective Map Amendment G-984

MCJ

O:\PLANNING DIRECTOR\Zoning Code Rewrite\ZONE CONVERSION MP
REVIEW\MapChangesSince_PB_May2\CMA_Jan2015_StaffReport.docx

ATTACHMENT 1 – properties recommended for reclassification

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
G-975 (A)	0.04	2104 Gold Mine Road 08-02990318	Olney	RE-2	RE-2 + TDR-2.0 Overlay	Technical Mapping error
G-976 (B)	5.51	8321 Quarry Manor Ter 8259 Quarry Manor Ter 10-03575897 8319 Quarry Manor Ter 8255 Quarry Manor Ter 10-03575886 8317 Quarry Manor Ter 8251 Quarry Manor Ter 10-03575875 8315 Quarry Manor Ter 8247 Quarry Manor Ter 10-03575864 8313 Quarry Manor Ter 8243 Quarry Manor Ter 10-03575853 8311 Quarry Manor Ter 8239 Quarry Manor Ter 10-03575842 8309 Quarry Manor Ter 8235 Quarry Manor Ter 10-03575831	Potomac Subregion	R-200	R-200 + TDR-8.0 Overlay	Technical Mapping error

¹ Acreage equates to the total number of acres affected by the proposed zoning change, not the individual size(s) of the parcel(s).

² Existing zone correlates to the amendment area only.

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CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(B)		8307 Quarry Manor Ter 8231 Quarry Manor Ter 10-03575820 8200 River Quarry Pl 10-03575818 8202 River Quarry Pl 10-03575807 8204 River Quarry Pl 10-03575795 8205 River Quarry Pl 10-03575580 8206 River Quarry Pl 10-03575784 8207 River Quarry Pl 10-03575591 8208 River Quarry Pl 10-03575773 8209 River Quarry Pl 10-03575603 8210 River Quarry Pl 10-03575762 8211 River Quarry Pl 10-03575614				

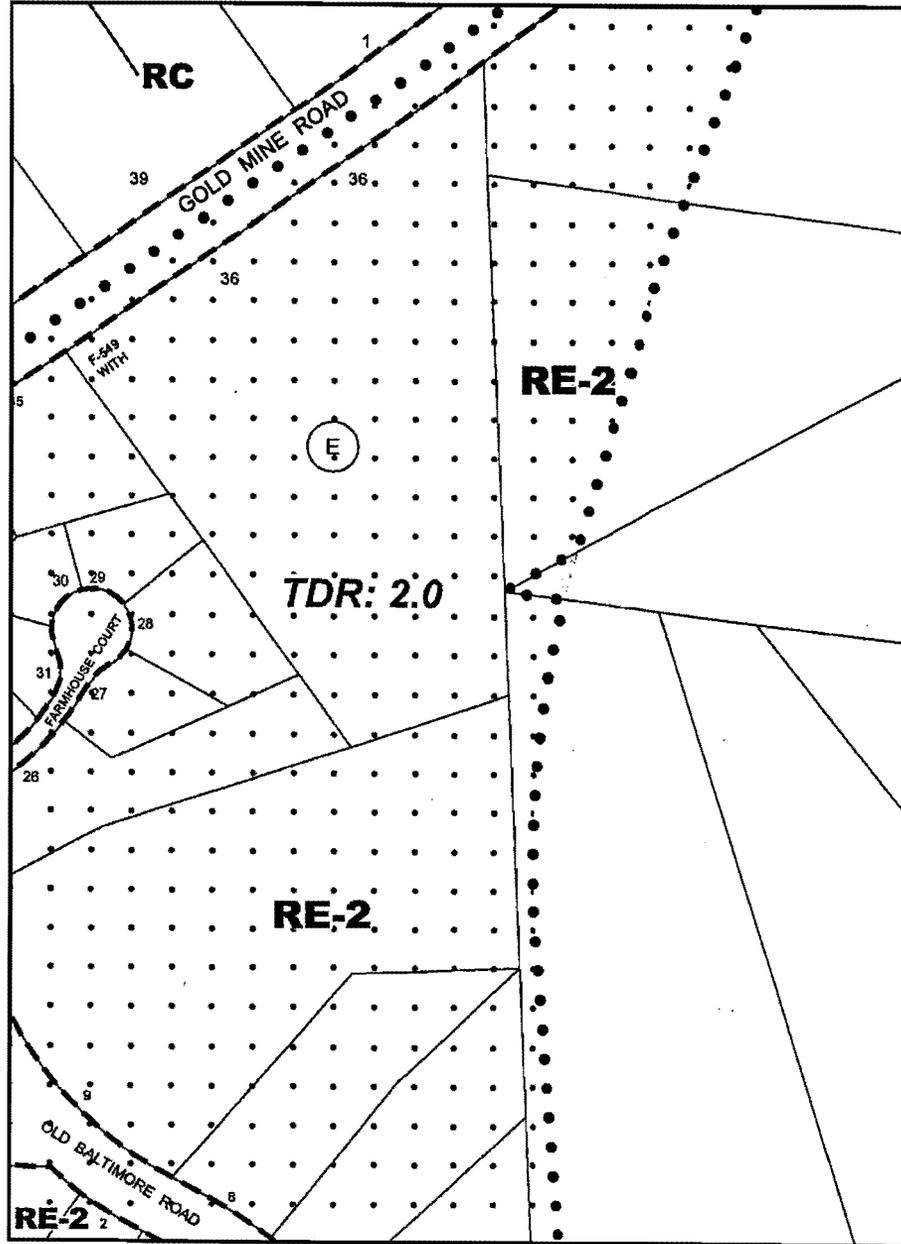
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone ³	Reason for Correction
(B)		8212 River Quarry Pl 10-03575751				
		8213 River Quarry Pl 10-03575625				
		8214 River Quarry Pl 10-03575740				
		8215 River Quarry Pl 10-03575636				
		8216 River Quarry Pl 7825 River Road 10-03575738				
		8217 River Quarry Pl 10-03575647				
		8218 River Quarry Pl 10-03575727				
		8219 River Quarry Pl 10-03575658				
		8220 River Quarry Pl 10-03575716				
		8221 River Quarry Pl 10-03575660				
8222 River Quarry Pl 10-03575705						

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(B)		8224 River Quarry Pl 10-03575693 0 River Quarry Pl 10-03575671 10-03575578 0 Quarry Manor Ter 10-03575578				
G-977	1.16	16400 Layhill Road 08-03381164	Olney	RC	NR-0.75 H-45	ROW Withholding
(C)						
G-978	0.26	10215 Royal Road 05-00318485	White Oak Science Gateway	CRN-0.25 C- 0.0 R-0.25 H- 45	R-90	Technical Mapping error
(D)						
G-979	48.74	12070 Plum Orchard Dr 12080 Plum Orchard Dr 12090 Plum Orchard Dr 12100 Plum Orchard Dr 12110 Plum Orchard Dr 12114 Plum Orchard Dr 05-03681054	White Oak Science Gateway	LSC	LSC-1.0 H-200	Technical Mapping error
(E)						
G-980	9.36	11700 Old Columbia Pike 05-00255992	White Oak Science Gateway	R-H	R-10	Technical Mapping error
(F)						
G-981	9.22	0 Old Columbia Pike 05-00265774 U 374179 11746-11811 Carriage House Dr 1601-1655 Carriage House Ter C000411	White Oak Science Gateway	R-H	R-10	Technical Mapping error
(G)						

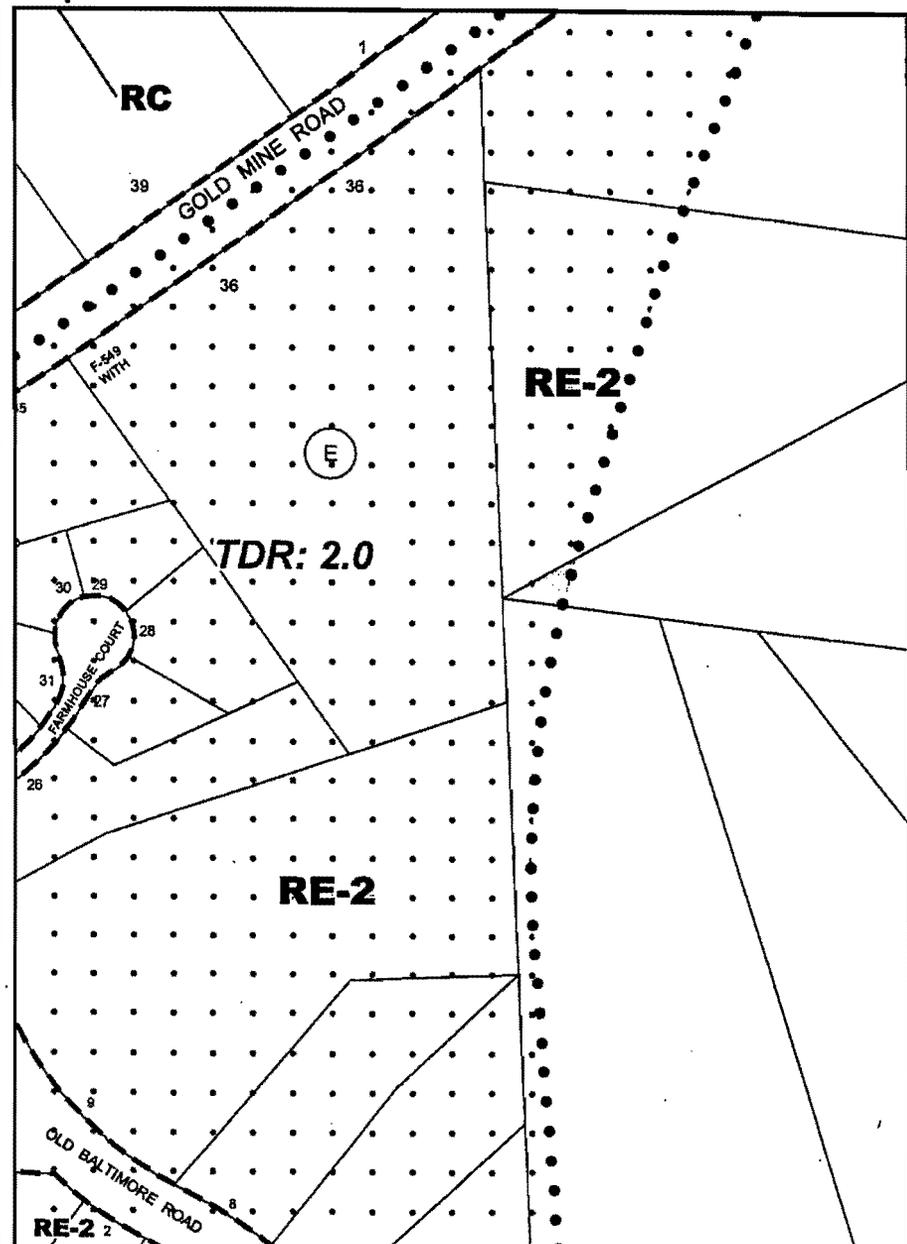
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
G-982 (H)	27.75	11801-12041 Old Columbia Pike 11900-12069 Crimson La 12000-12035 Bronzegate Pl 12100-12131 Cliftdale Dr 12100-12150 Turnstone Ct 1901-1933 Amberstone Ct 1800-1940 Bronzegate Blv C000454	White Oak Science Gateway	R-H	R-10	Technical Mapping error
G-983 (I)	25.77	11200 Lockwood Dr 05-00261914 11215 Oak Leaf Dr 11235 Oak Leaf Dr 05-00255115	White Oak Science Gateway	R-H	R-10	Technical Mapping error
G-984 (J)	8.21	10700 Venetia Mill Cir 05-02835296	White Oak Science Gateway	R-H	R-10	Technical Mapping error

ATTACHMENT # 2 (G-975)

Existing Zoning - January, 2015



Proposed Correction



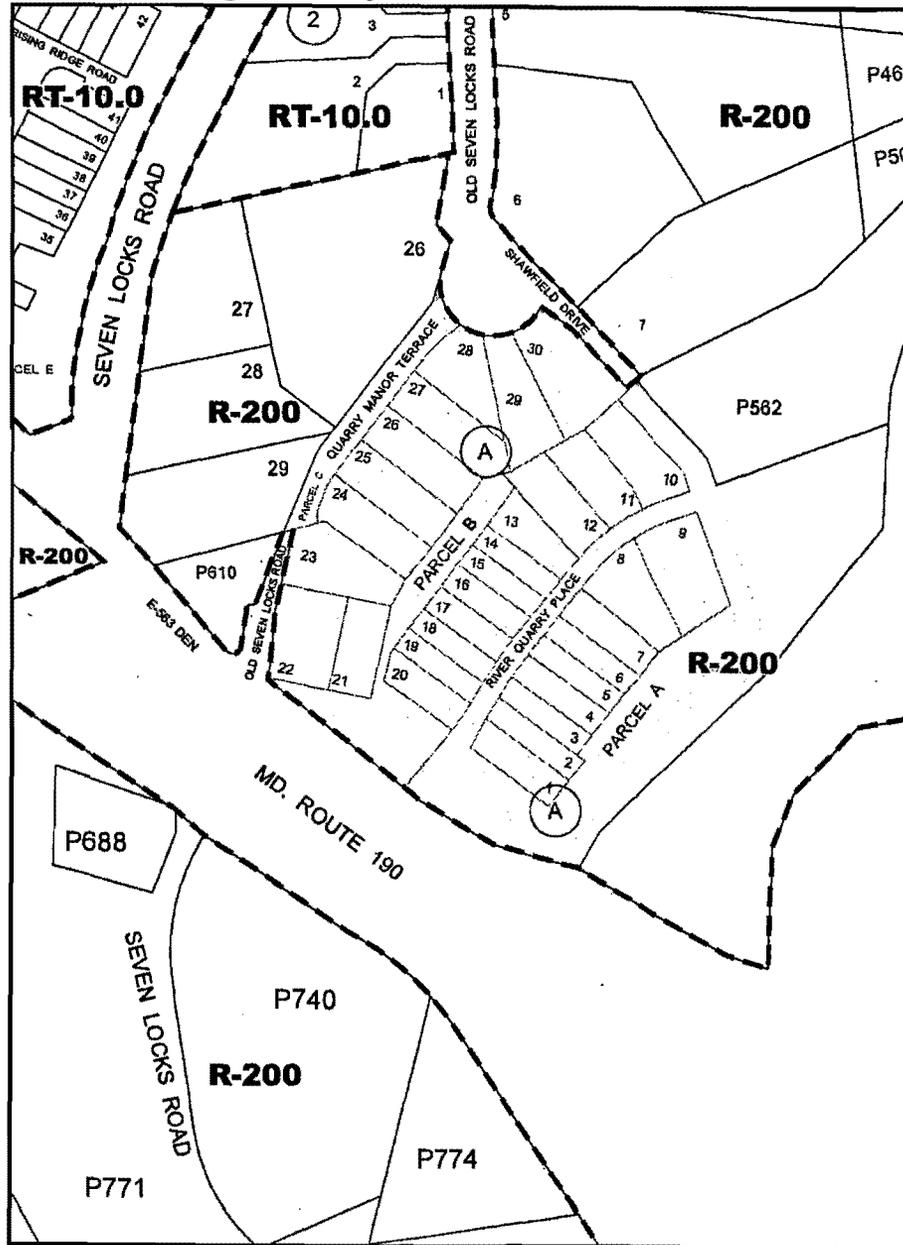
Map Grid: 226NW02 & 227NW02

1 in = 200 ft

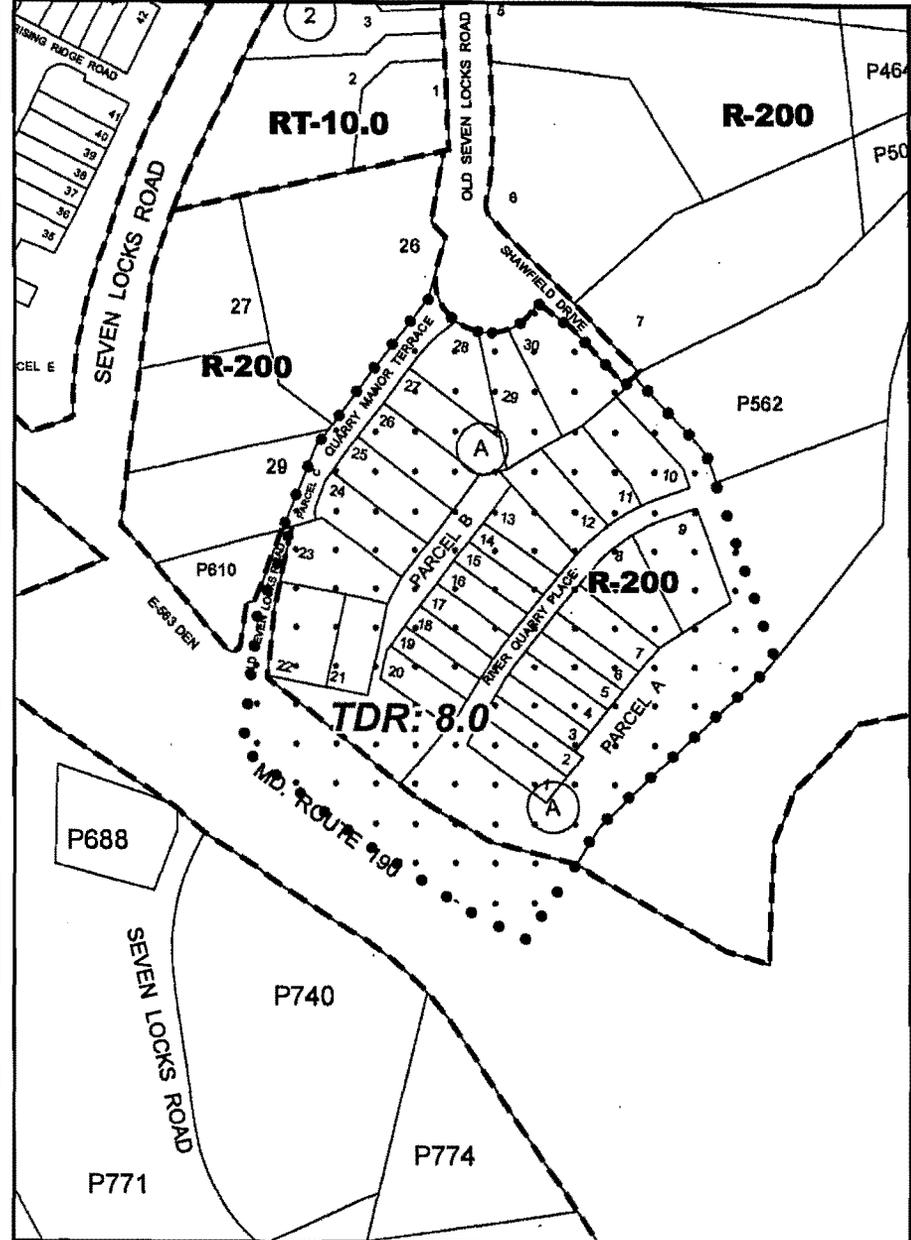
(2)

ATTACHMENT # 3 (G-976)

Existing Zoning - January, 2015



Proposed Correction



Map Grid: 210NW08

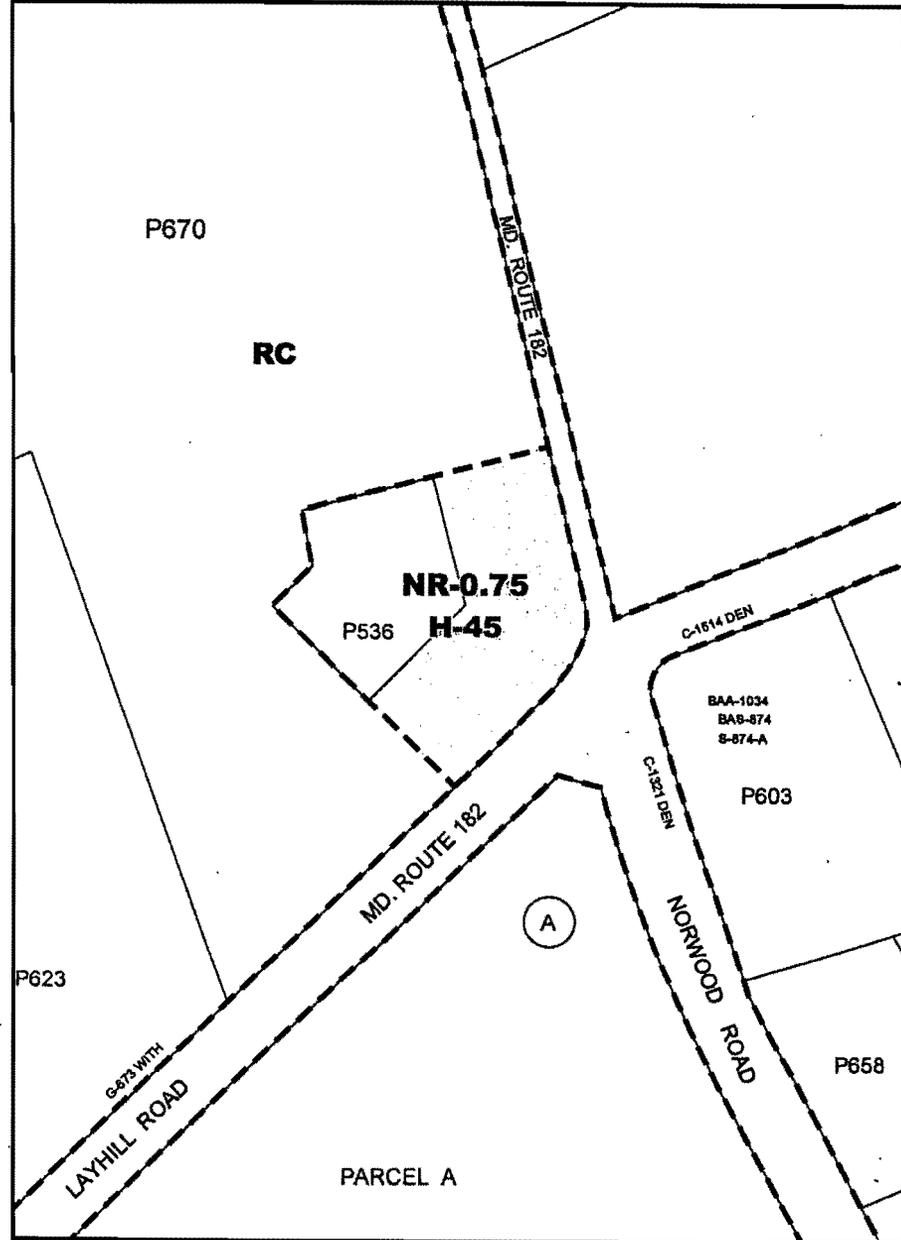
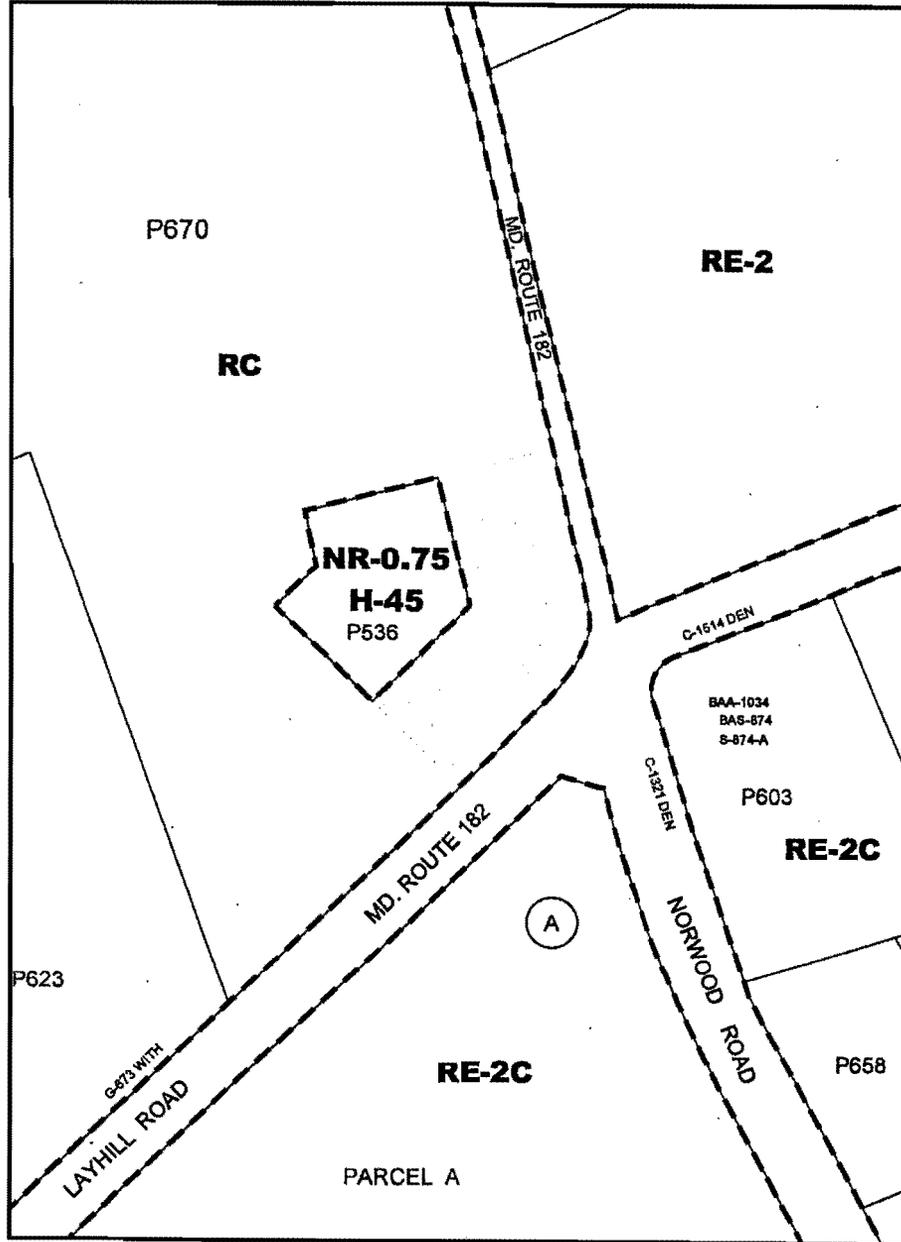
1 in = 200 ft

17

ATTACHMENT # 4 (G-977)

Existing Zoning - January, 2015

Proposed Correction



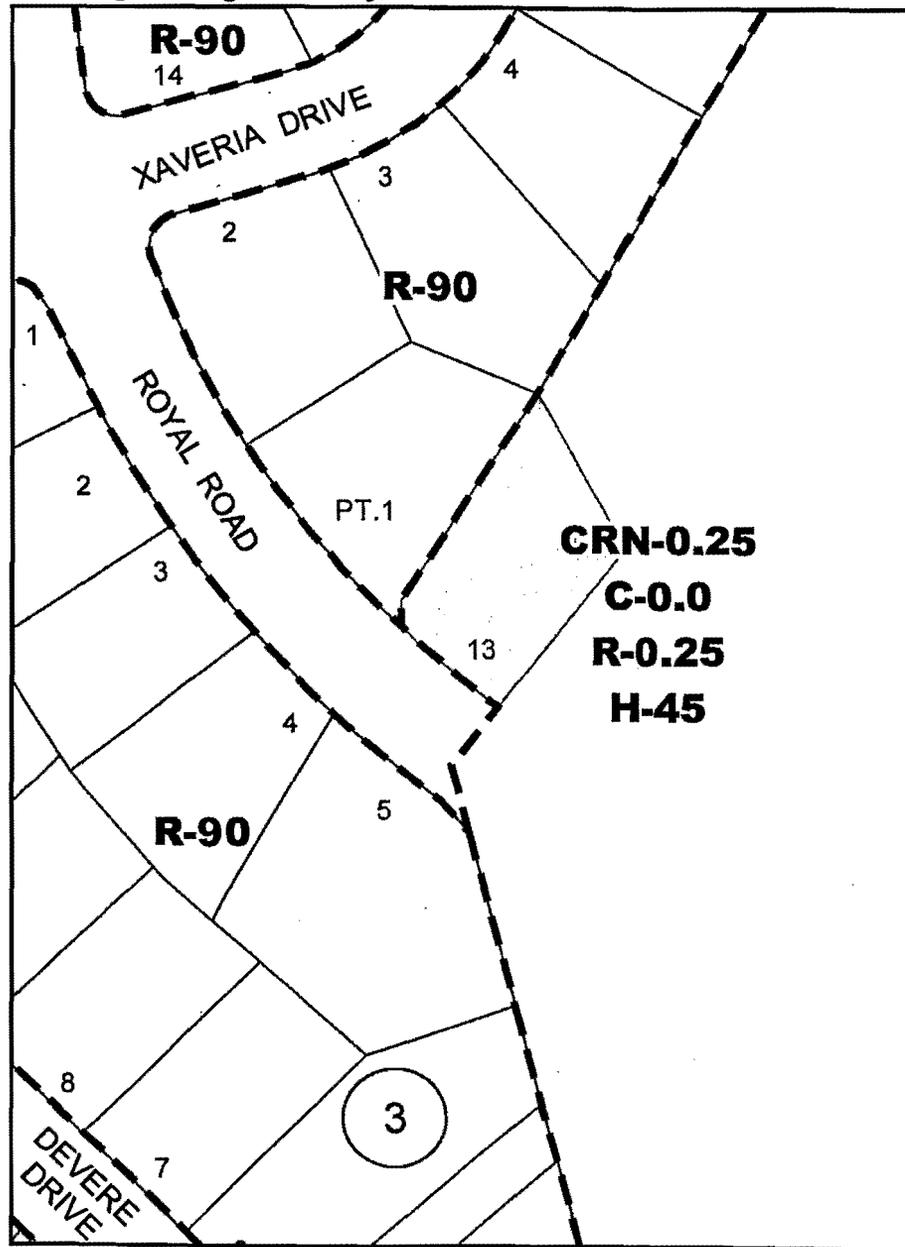
Map Grid: 222NW01

1 in = 200 ft

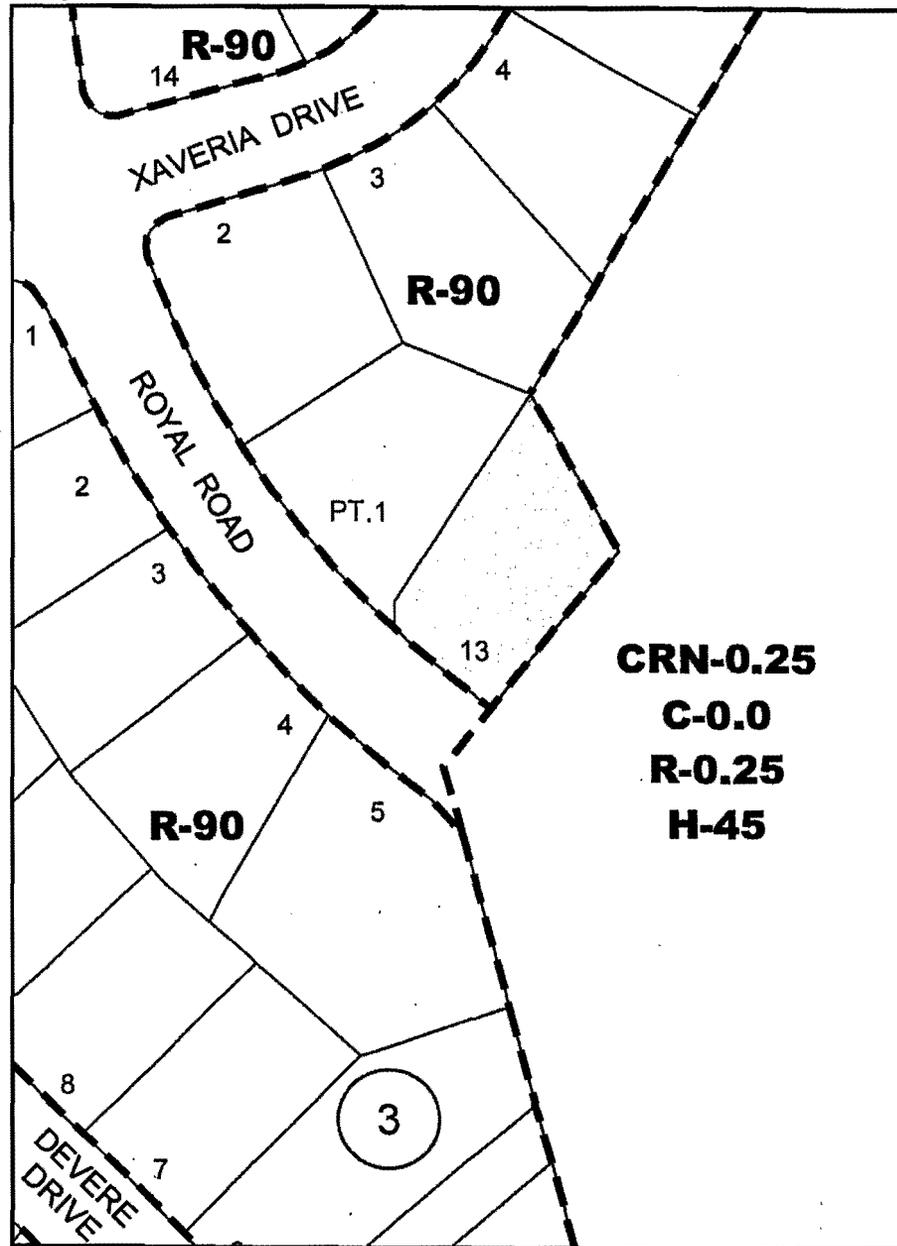
22

ATTACHMENT # 5 (G-978)

Existing Zoning - January, 2015



Proposed Correction

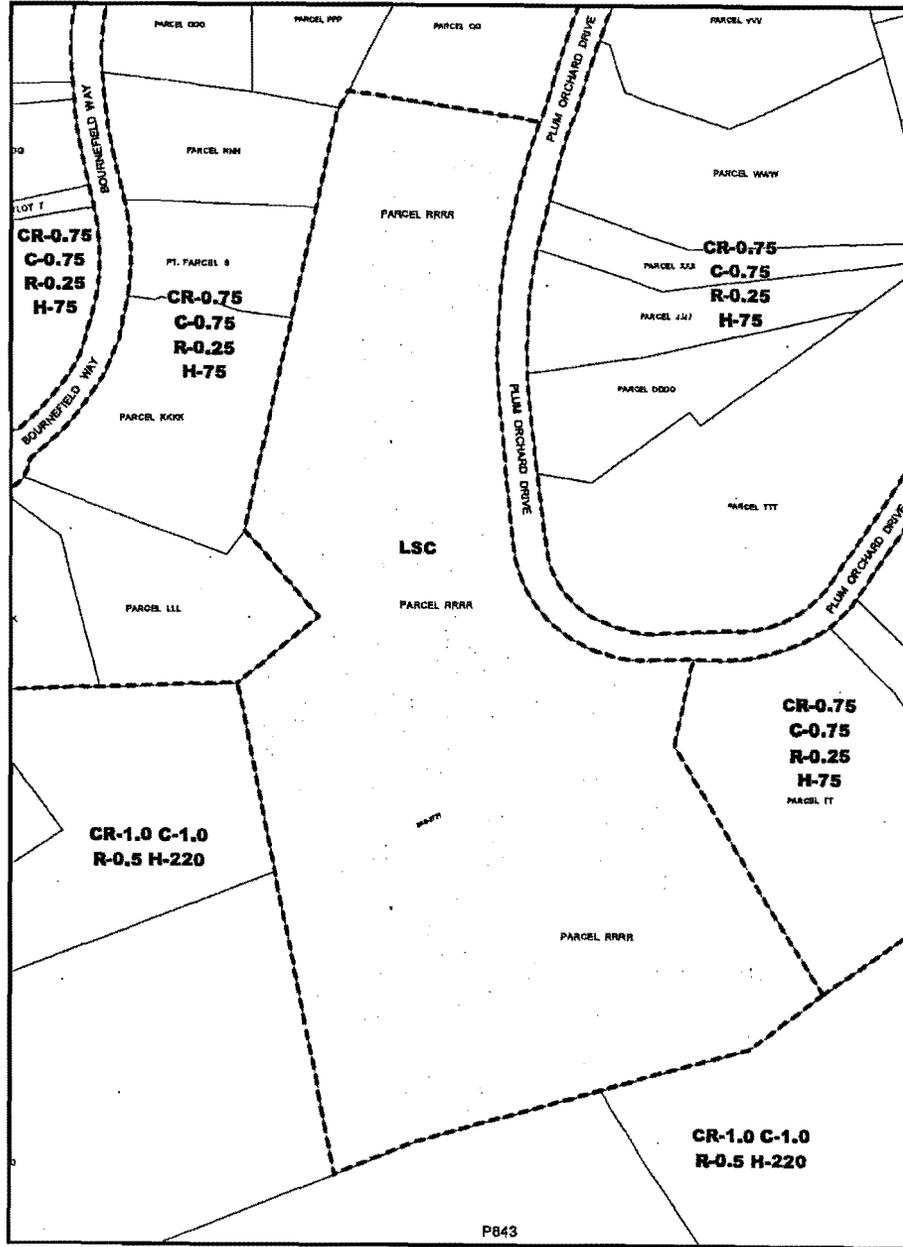


Map Grid: 212NE02 & 213NE02

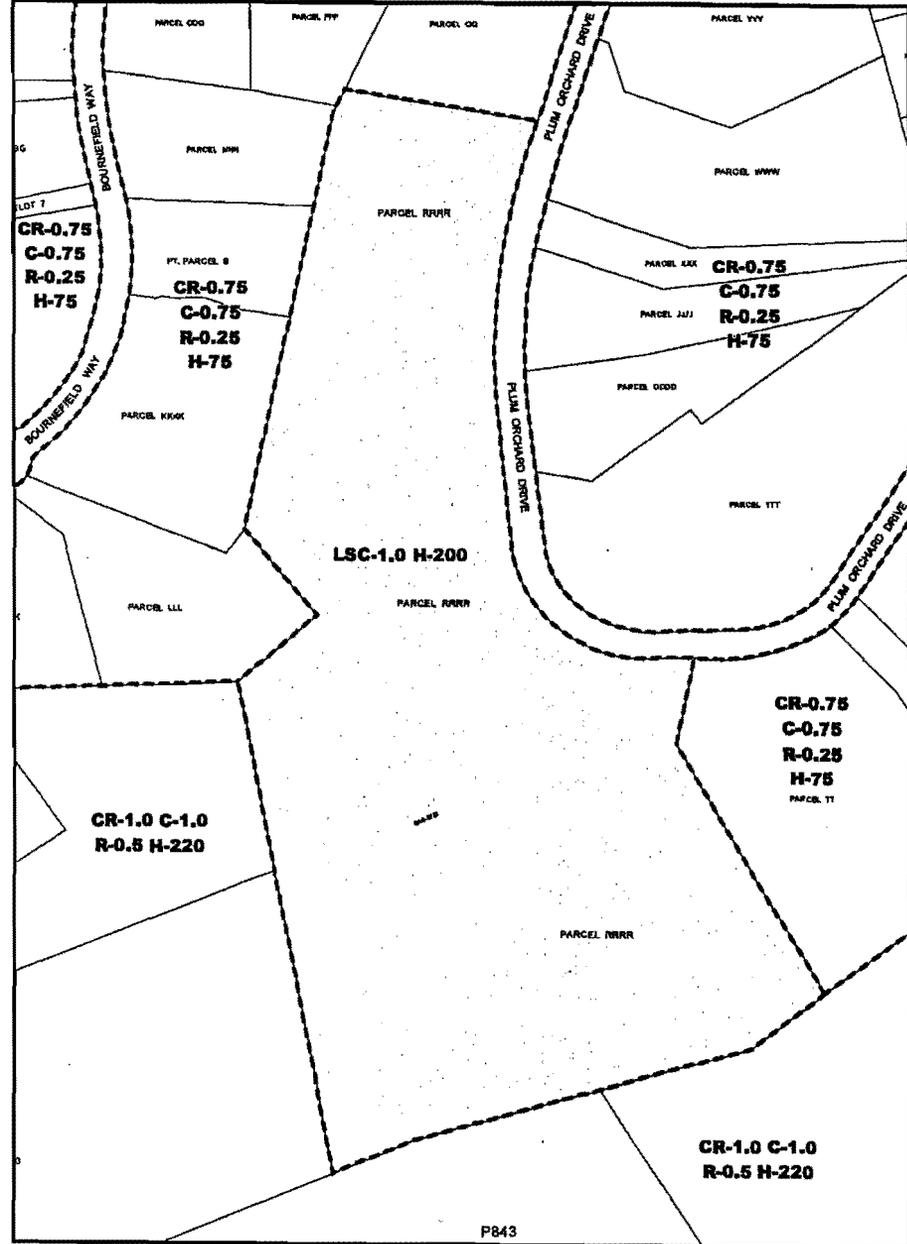
1 in = 100 ft

ATTACHMENT # 6 (G-979)

Existing Zoning - January, 2015



Proposed Correction



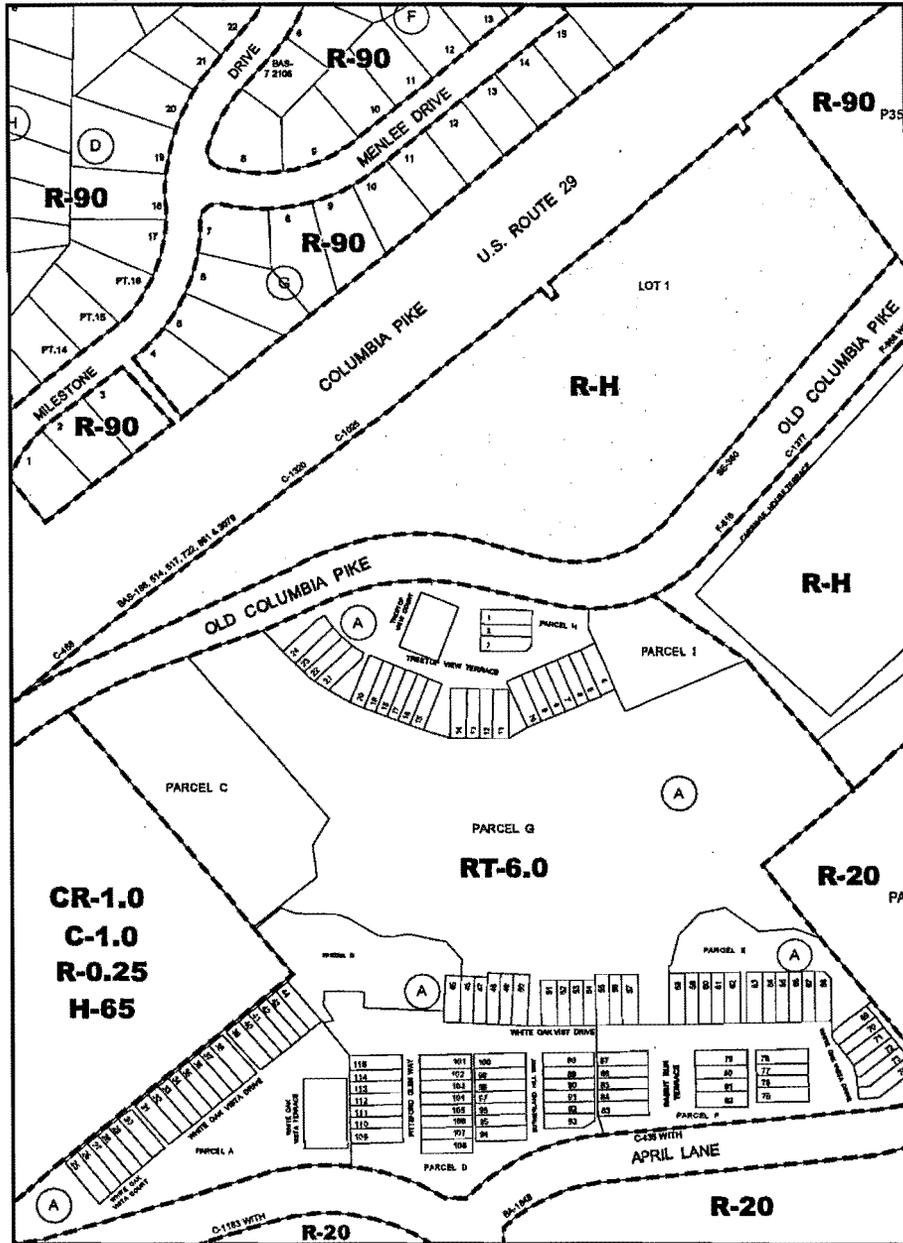
Map Grid: 215NE03

1 in = 450 ft

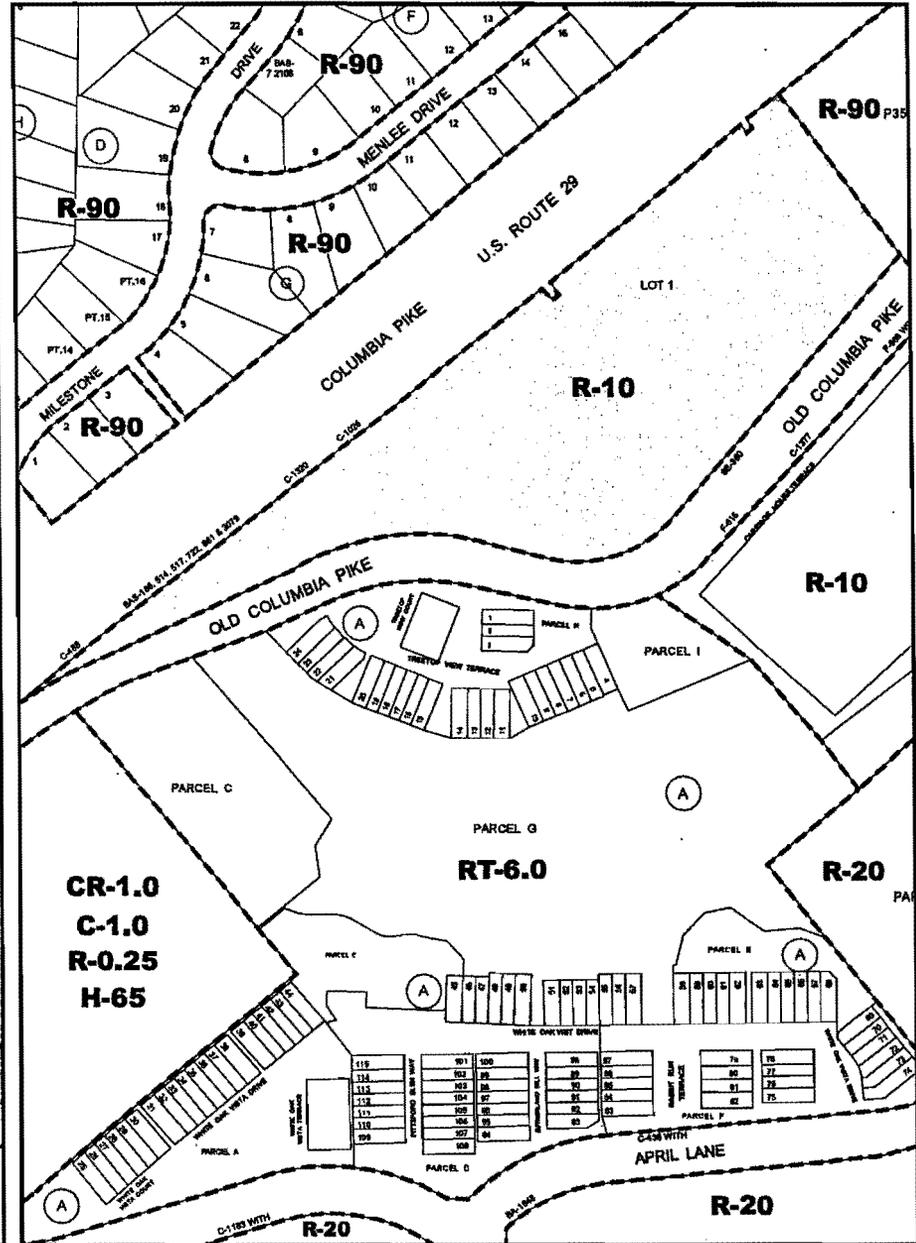
24

ATTACHMENT # 7 (G-980)

Existing Zoning - January, 2015



Proposed Correction



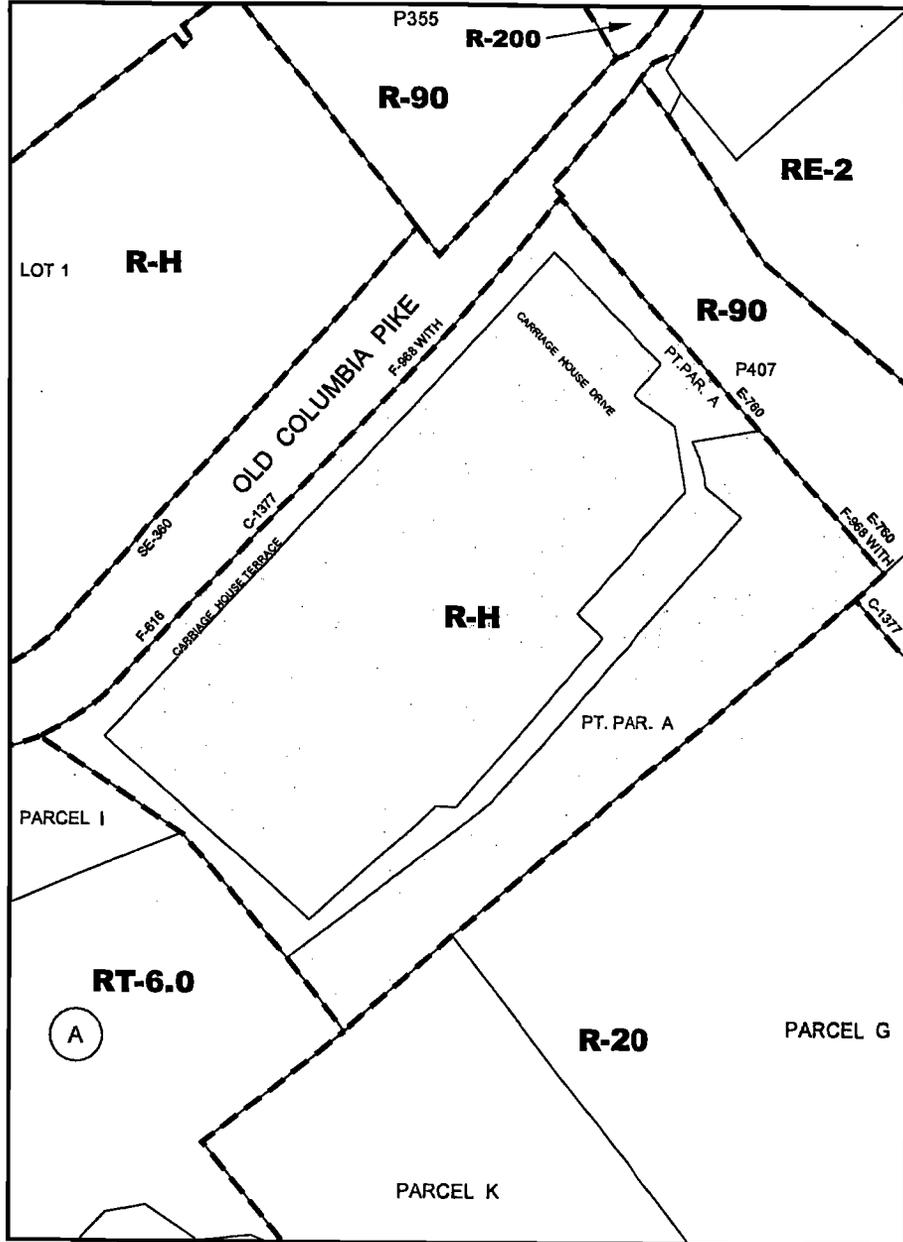
Map Grid: 215NE02

1 in = 300 ft

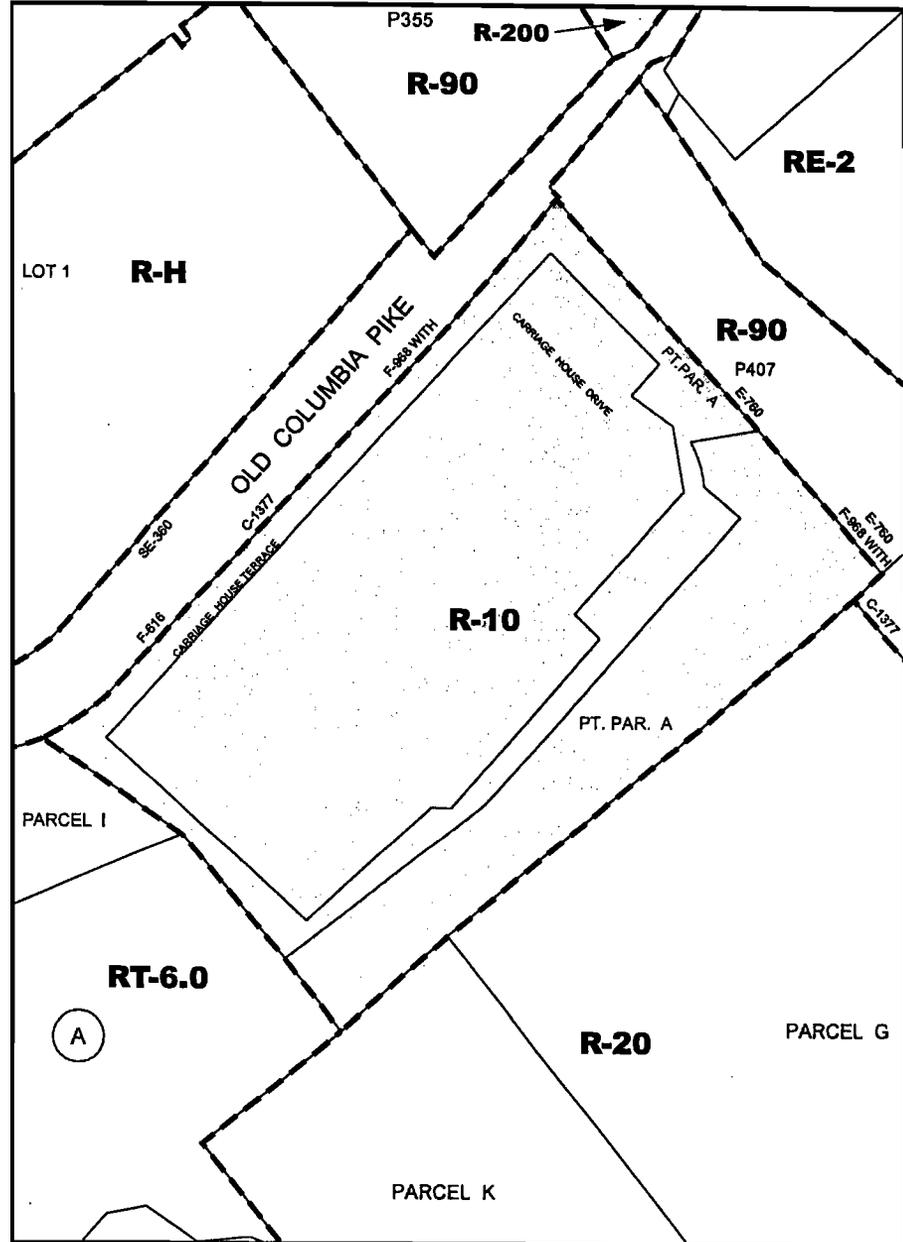
25

ATTACHMENT # 8 (G-981)

Existing Zoning - January, 2015



Proposed Correction



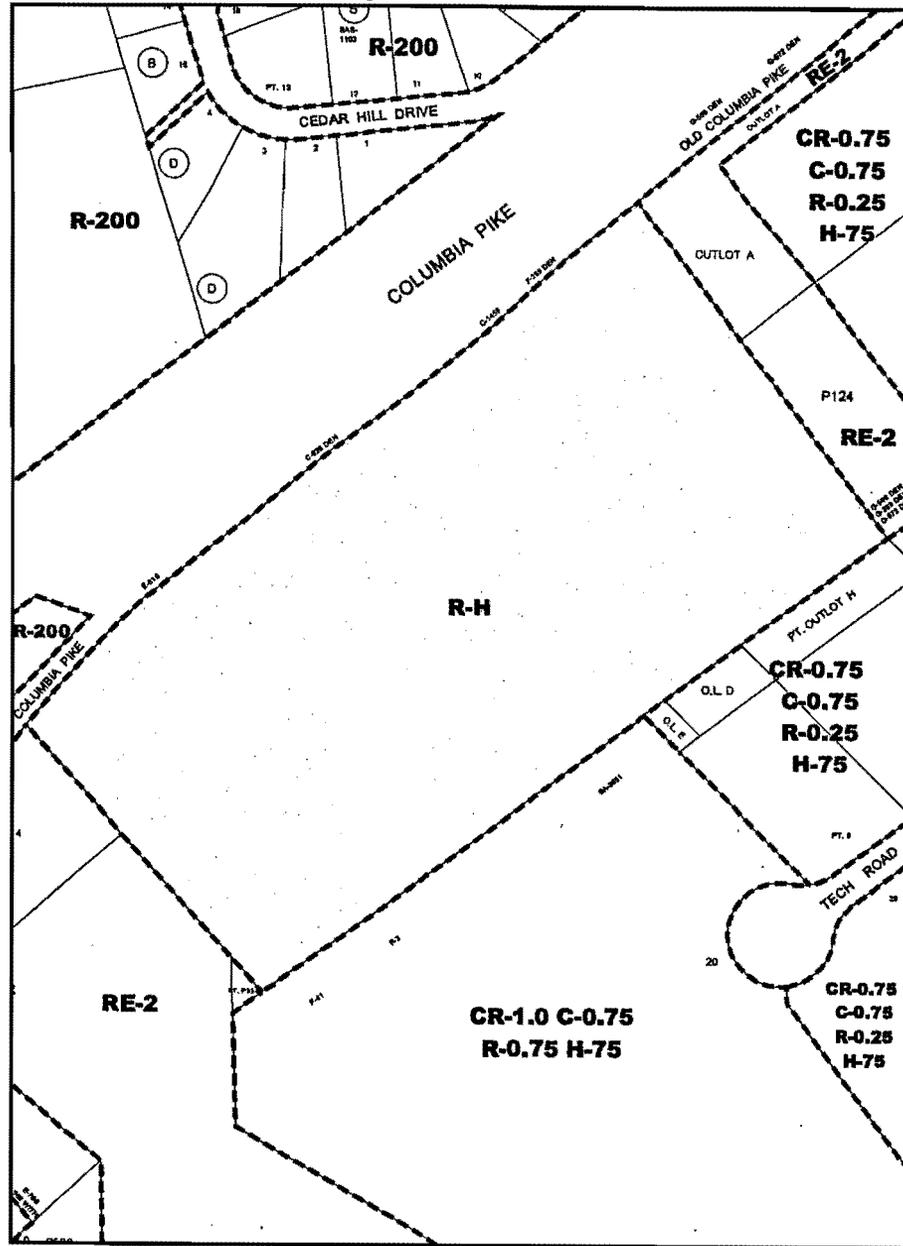
Map Grid: 215NE02

1 in = 200 ft

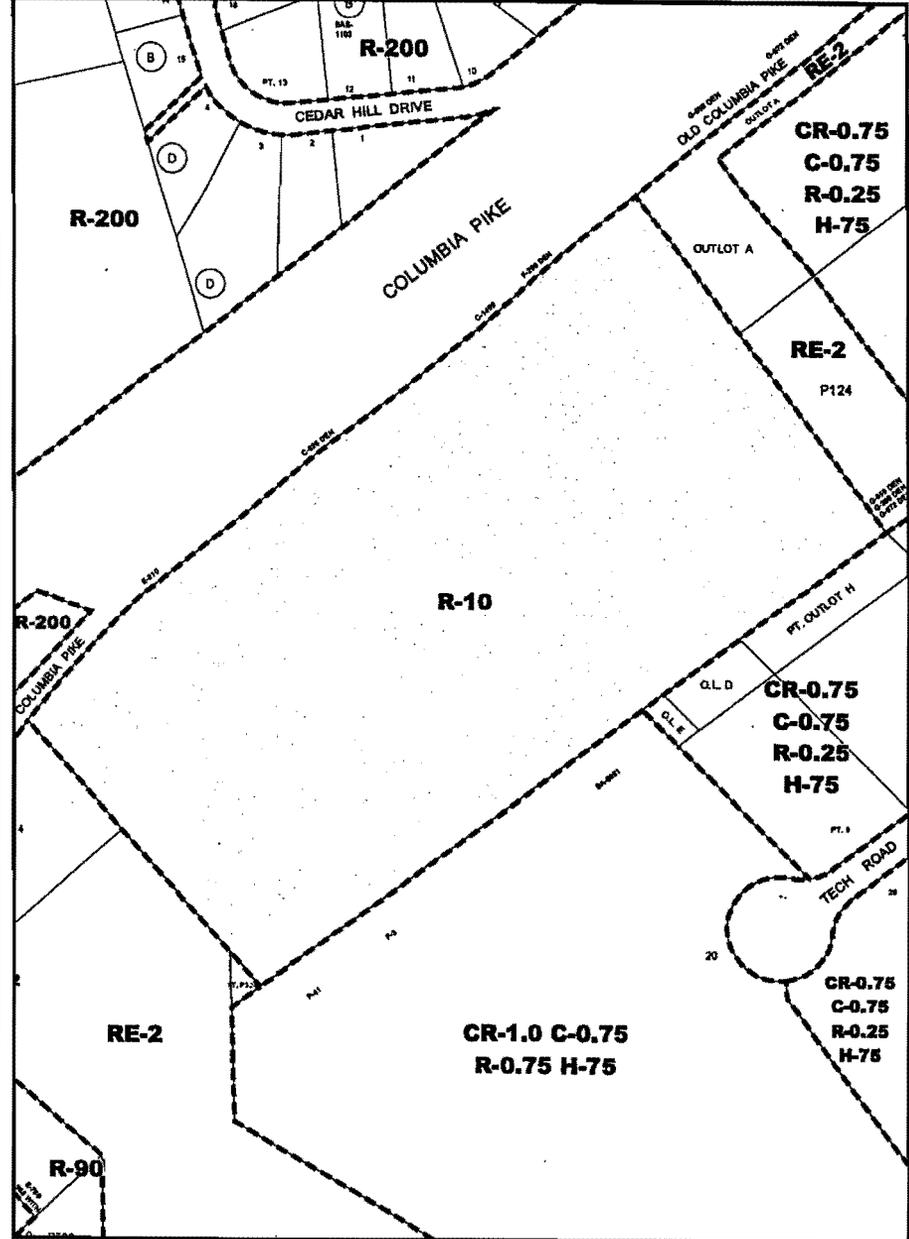
26

ATTACHMENT # 9 (G-982)

Existing Zoning - January, 2015



Proposed Correction



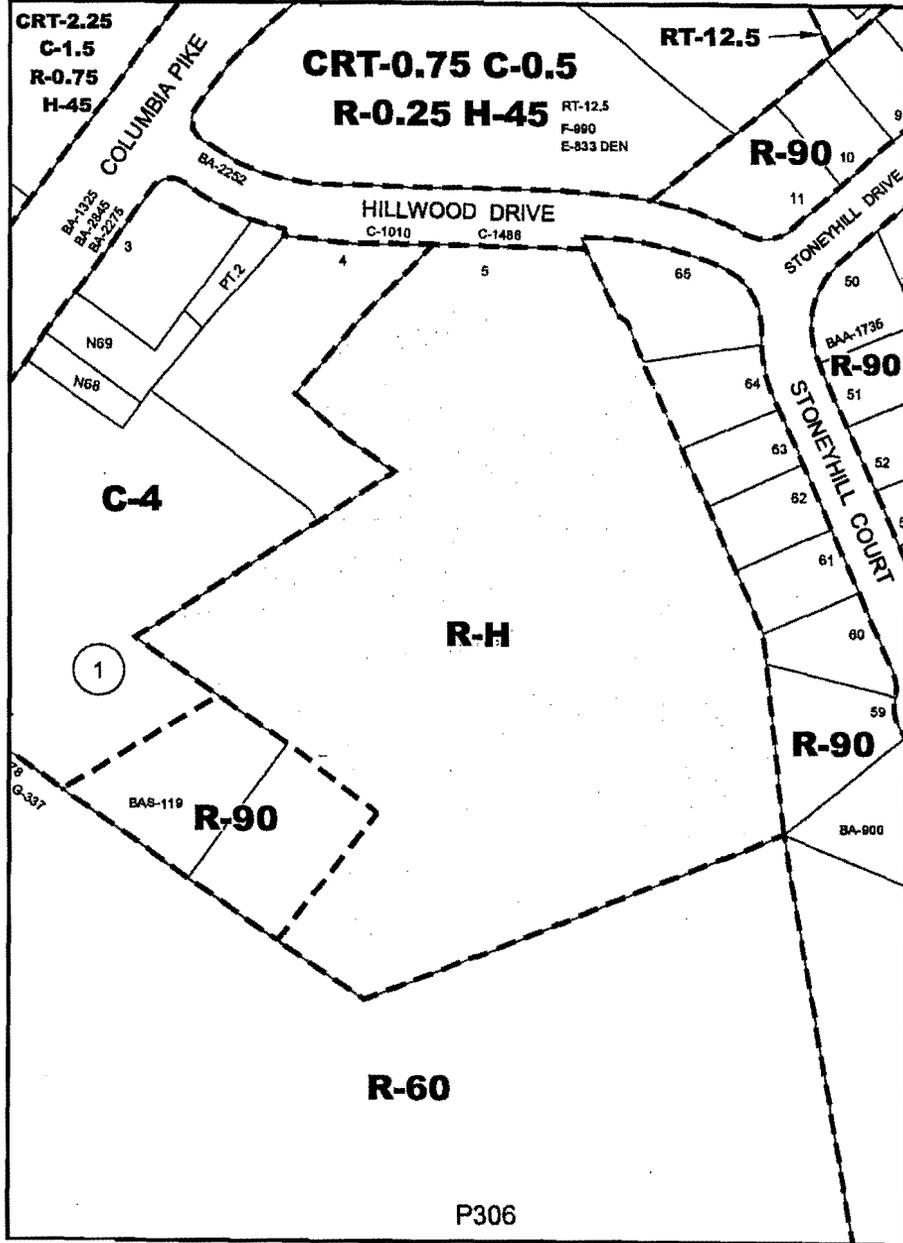
Map Grid: 215NE02

1 in = 350 ft

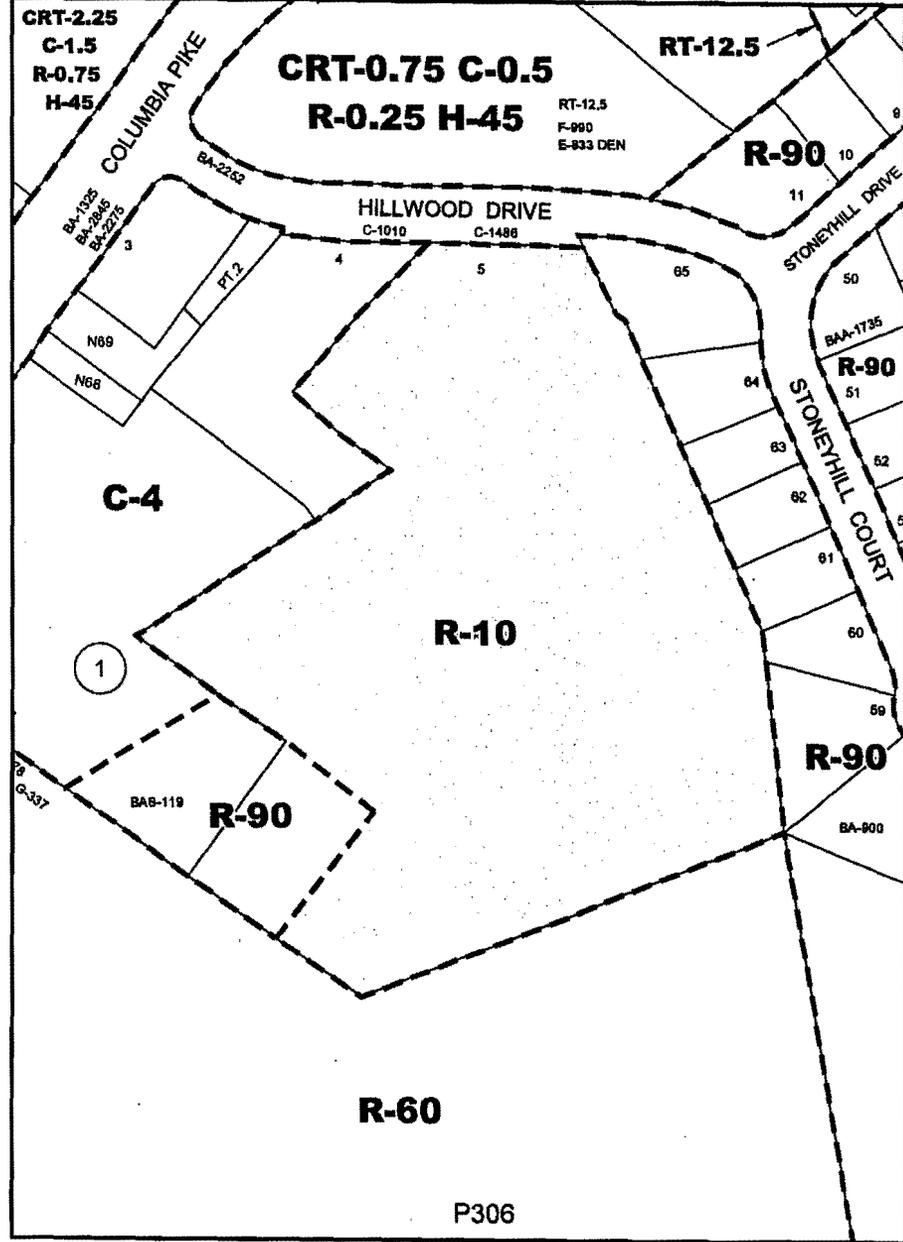
21

ATTACHMENT # 11 (G-984)

Existing Zoning - January, 2015



Proposed Correction



Map Grid: 214NE01

1 in = 200 ft



Corrective Map Amendments H-102 through H-107



Matt Johnson, AICP, Research Associate, Zoning Ordinance Rewrite Project,
matt.johnson@montgomeryplanning.org, 301.495.1325



Pam Dunn, Acting Chief, Functional Planning and Policy Division,
pamela.dunn@montgomeryplanning.org, 301.650.5649



Rose Krasnow, Deputy Director,
rose.krasnow@montgomeryplanning.org, 301.495.4591

Completed 2/20/15

Description

The following Corrective Map Amendments (CMAs) are necessary to correct technical errors that staff has discovered on the zoning map.

Staff recommendation: Approval to file six Corrective Map Amendments, H-102 through H-107, with a Planning Board recommendation of approval to the District Council.

Introduction

Section 59-7.7.2 of the Zoning Ordinance states that the purpose of a Corrective Map Amendment (CMA) is for the "Correction of an administrative or technical error in a Sectional or District Map Amendment." Only the Planning Board may file an application for a CMA.

In March 2014, the District Council approved the revised Zoning Ordinance, which also required the adoption of a new zoning map. This map was created through District Map Amendment (DMA) G-956, which was adopted by the District Council in July 2014 (Council Resolution 17-1166). The new map became effective on October 30, 2014.

On October 28, 2014, the District Council approved seven Corrective Map Amendments (G-967 G-973) to correct six errors in the District Map Amendment and one error in an adopted Sectional Map Amendment (Council Resolution 17-1264).

Following the adoption of those seven CMAs, Staff discovered five additional errors in the zoning map as a result of the recent Sectional Map Amendment G-966, and one error carried forward from the October 29 zoning map. These are technical errors. As a result, Staff is recommending that these errors be corrected on the zoning map.

Attachment 1 includes a list of the properties affected by these Corrective Map Amendments.

A. Corrective Map Amendment H-102 (Attachment 2)

Property ID/Location:	Lots 1-27, 29-32, and 50-53, Block A, Black Hills Estates; Parcel A, Block A, Black Hills Estates; Lots 1-3, Georgian Wood; Parcel 13 liber/folio 05090/0076; and Parcel 66, liber/folio 32442/0682 located at 21104-21117 Chrisman Hill Court, 14400-14520 Chrisman Hill Drive, 21201-21217 Chrisman Hill Terrace, and 21311-21409 (odd numbers) Clarksburg Road. <i>Clarksburg Master Plan</i>
WSSC Grid:	229NW14, 230NW14
Proposed Reclassification:	103.09 acres from the R-200 zone to the RE-1 zone.

The Subject Properties are occupied by approximately 40 single-family detached residences. The existing zoning map shows this area as being zoned R-200.

Background

Prior to 1994, the Subject Properties were zoned R-200. On October 25, 1994, the District Council adopted Sectional Map Amendment (SMA) G-710 (Council Resolution 12-1844) following the adoption of the Clarksburg Master Plan and Hyattstown Special Study Area.

The Master Plan recommended downzoning the Subject Properties from R-200 to RE-1, as indicated by the map on page 97 of the Master Plan. The intent of the Sectional Map Amendment was to rezone this area to the RE-1 zone in compliance with the Master Plan recommendation. However, when staff prepared the SMA maps for adoption, the downzoning of the Subject Properties was omitted so the R-200 zone remained in place in the adopted SMA, even though the index sheet for the Subject Properties indicates that they were to be changed.

Staff discovered this error in 2003 when reviewing Special Exception request S-2560. The applicants for this Special Exception were hoping to build a riding stable, which would have been permitted in either the R-200 or RE-1 zones.

In the Hearing Examiner's report, the zoning discrepancy was noted. Staff from the Planning Commission reported that the Planning Department intended to pursue a Corrective Map Amendment to correct the zoning, but this was not done prior to the hearing on the case, since it did not have any bearing on the ability to grant the Special Exception. The Hearing Examiner granted Special Exception S-2560, with conditions, on May 8, 2003.

It appears that Planning Staff never requested permission to file a Corrective Map Amendment for the Subject Properties, so the incorrect R-200 zoning has persisted on the zoning map.

Recommendation

Staff recommends rezoning approximately 103.09 acres from the R-200 zone to the RE-1 zone to be consistent with the Clarksburg Master Plan and the intent of Sectional Map Amendment G-710.

B. Corrective Map Amendment H-103 (Attachment 3)

Property ID/Location: Lots 1-20, Block A, Avenel Gardens and Parcel 23, Avenel Gardens located at 10100-10142 Avenel Gardens Lane.
White Oak Science Gateway Sector Plan

WSSC Grid: 212NE02

Proposed Reclassification: 2.07 acres from the RT-10.0 zone to the TMD zone.

The site is currently occupied by twenty townhouses. The Zoning Map shows the property as being zoned RT-10.0.

Background

On March 16, 1982, the District Council granted Sectional Map Amendment (SMA) G-337 (Council Resolution 9-1700) following the adoption of the Master Plan for

Eastern Montgomery County. In this area, the SMA changed the zoning to the RT-10.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-10.0 zone would have allowed up to 10.0 units per acre.

The RT-10.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014."

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-10.0 zone would have been translated by staff to the TMD zone, which allows a maximum density that is similar to that of the RT-10.0 zone at 12.1 dwelling units per acre, compared to 10.0 dwelling units per acre under the RT-10.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-10.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 2.07 acres from the RT-10.0 zone to the TMD zone to be in conformance with the District Council's intent.

C. Corrective Map Amendment H-104 (Attachment 4)

Property ID/Location: Lots 1-115, Block A, Gatestone and Parcels A-J,
Block A, Gatestone located at 11500-11515
Pittsford Glen Way, 11500-11508 Rabbit Run
Terrace, 11500-11512 Sutherland Hill Way, 1-15
Treetop View Court, 1601-1654 Treetop View

Terrace, 1-1696 White Oak Vista Drive, 1-11 White Oak Vista Court, and 11501-11519 White Oak Vista Terrace.

White Oak Science Gateway Sector Plan

WSSC Grid: 215NE02
Proposed Reclassification: 23.82 acres from the RT-6.0 zone to the TLD zone.

The site is currently occupied by approximately one-hundred fifteen townhouses. The Zoning Map shows the property as being zoned RT-6.0.

Background

On July 8, 1997, the District Council granted Sectional Map Amendment (SMA) G-746 (Council Resolution 13-979) following the adoption of the White Oak Master Plan. In this area, the SMA changed the zoning to the RT-6.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-6.0 zone would have allowed up to 6.0 units per acre.

The RT-6.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014."

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-6.0 zone would have been translated by staff to the TLD zone, which allows a maximum density that is similar to the RT-6.0 zone at 9.07 dwelling units per acre, compared to 6.0 dwelling units per acre under the RT-6.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-6.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 23.82 acres from the RT-6.0 zone to the TLD zone to be in conformance with the District Council's intent.

D. Corrective Map Amendment H-105 (Attachment 5)

Property ID/Location: Parcel F, White Oak located at 11100-11234 (even numbers) Oak Leaf Drive and 11155-11287 Columbia Pike.
White Oak Science Gateway Sector Plan

WSSC Grid: 214NE01

Proposed Reclassification: 9.35 acres from the RT-12.5 zone to the THD zone.

The site is currently occupied by townhouses. The Zoning Map shows the property as being zoned RT-12.5.

Background

On November 28, 1962, the District Council granted Local Map Amendment (LMA) E-441 (Council Resolution 5-2593) and assigned the R-T zone to a portion of the Subject Property.

The Council did not set any binding elements on density, and at the time, the R-T zone would have allowed up to 12.5 units per acre.

In 1978, the District Council adopted Ordinance 8-71, which renamed the R-T zone to RT-12.5. This ZTA, introduced in November 1977, also created the RT-6.0, RT-8.0, and RT-10.0 zones. The District Council did not adopt a Sectional or District Map Amendment to reflect this change. The zoning maps were changed to reflect the new name at the point when they were revised. Ordinance 8-71 was adopted on June 13, 1978 and became effective immediately.

Therefore, while this property was initially zoned R-T by Local Map Amendment E-441, it became RT-12.5 on June 13, 1978. It remains RT-12.5 now.

The RT-12.5 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014."

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-12.5 zone would have been translated by staff to the THD zone, which has a maximum density that is similar to the RT-12.5 zone at 15.02 dwelling units per acre, compared to 12.5 dwelling units per acre under the RT-12.5 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-12.5 zoned areas.

Recommendation

Staff recommends rezoning approximately 9.35 acres from the RT-12.5 zone to the THD zone to be in conformance with the District Council's intent.

E. Corrective Map Amendment H-106 (Attachment 6)

Property ID/Location: Lots 1-59, Block A, Maple Ridge at Burnt Mills and Parcels B and C and part of Parcel A, Block A, Maple Ridge at Burnt Mills located at 11001-11011 Abbey Station Lane, 1100-11014 Ascott View Lane, 11000-11013 Bradbury Manor Court, and 500-630 Seaton Square Drive.

White Oak Science Gateway Master Plan

WSSC Grid: 214NE01

Proposed Reclassification: 7.89 acres from the RT-8.0 zone to the TLD zone.

The site is currently occupied by approximately 60 townhouses. The Zoning Map shows the property as being zoned RT-8.0.

Background

On March 16, 1982, the District Council granted Sectional Map Amendment (SMA) G-337 (Council Resolution 9-1700) following the adoption of the Master Plan for Eastern Montgomery County. In this area, the SMA changed the zoning to the RT-8.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-8.0 zone would have allowed up to 8.0 units per acre.

The RT-8.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014."

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-8.0 zone would have been translated by staff to the TLD zone, which has a maximum density that is similar to the RT-8.0 zone at 9.07 dwelling units per acre, compared to 8.0 dwelling units per acre under the RT-8.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-8.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 7.89 acres from the RT-8.0 zone to the TLD zone to be in conformance with the District Council's intent.

F. Corrective Map Amendment H-107 (Attachment 7)

Property ID/Location:	Lots 12-29, Block B, Northwest Branch Estates and Parcel D and part of Parcel C, Block B, Northwest Branch Estates located at 10835-10875 (odd numbers) Lockwood Drive. <i>White Oak Science Gateway Sector Plan</i>
WSSC Grid:	214NE01
Proposed Reclassification:	1.55 acres from the RT-12.5 zone to the THD zone

The site is currently occupied by eighteen townhouses. The Zoning Map shows the property as being zoned RT-12.5.

Background

On October 17, 1978, the District Council granted Local Map Amendment (LMA) G-107 (Council Resolution 8-2225) to the RT-12.5 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-12.5 zone would have allowed up to 12.5 units per acre.

The RT-12.5 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, "Zones Retained from Previous Ordinance." Section 59-8.1.1 states that "The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014."

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-12.5 zone would have been translated by staff to the THD zone, which has a maximum density that is similar to the RT-12.5 zone at 15.02 dwelling units per acre, compared to 12.5 dwelling units per acre under the RT-12.5 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council's intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-12.5 zoned areas.

Recommendation

Staff recommends rezoning approximately 1.55 acres from the RT-12.5 zone to the THD zone to be in conformance with the District Council's intent.

Attachments

- Attachment 1:** Table of Properties Recommended for Reclassification
- Attachment 2:** Corrective Map Amendment H-102
- Attachment 3:** Corrective Map Amendment H-103
- Attachment 4:** Corrective Map Amendment H-104
- Attachment 5:** Corrective Map Amendment H-105
- Attachment 6:** Corrective Map Amendment H-106
- Attachment 7:** Corrective Map Amendment H-107

MCJ

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REVIEW\MapChangesSince_PB_May2\CorrectiveMapAmendments\CMA_Feb2015_StaffReport_Rev.docx

ATTACHMENT 1 – properties recommended for reclassification

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
H-102 (A)	103.9	21104 CHRISMAN HILL CT 02-02468466	Clarksburg	R-200	RE-1	Technical Mapping error
		21105 CHRISMAN HILL CT 02-02468546				
		21108 CHRISMAN HILL CT 02-02468477				
		21109 CHRISMAN HILL CT 02-02468535				
		21112 CHRISMAN HILL CT 02-02468488				
		21113 CHRISMAN HILL CT 02-02468524				
		21117 CHRISMAN HILL CT 02-02468490				
		0 CHRISMAN HILL DR 02-02468502				
		14400 CHRISMAN HILL DR 02-02468648				
14401 CHRISMAN HILL DR 02-02468637						

¹ Acreage equates to the total number of acres affected by the proposed zoning change, not the individual size(s) of the parcel(s).

² Existing zone correlates to the amendment area only.

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CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Collection
(A)		14404 CHRISMAN HILL DR 02-02468650 14405 CHRISMAN HILL DR 02-02468626 14408 CHRISMAN HILL DR 02-02468661 14411 CHRISMAN HILL DR 02-02468615 14412 CHRISMAN HILL DR 02-02468672 14416 CHRISMAN HILL DR 02-02468568 14419 CHRISMAN HILL DR 02-02468557 14420 CHRISMAN HILL DR 02-02468570 14424 CHRISMAN HILL DR 02-02566911 14428 CHRISMAN HILL DR 02-02566900 14500 CHRISMAN HILL DR 02-02468592				

GMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(A)		14501 CHRISMAN HILL DR 02-02468513				
		14504 CHRISMAN HILL DR 02-02468752				
		14508 CHRISMAN HILL DR 02-02468763				
		14512 CHRISMAN HILL DR 02-02468774				
		14515 CHRISMAN HILL DR 02-02468375				
		14516 CHRISMAN HILL DR 02-02566897				
		14520 CHRISMAN HILL DR 02-02566886				
		21201 CHRISMAN HILL TER 02-02468422				
		21205 CHRISMAN HILL TER 02-02468411				
		21208 CHRISMAN HILL TER 02-02468386				
21209 CHRISMAN HILL TER 02-02468400						

EMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(A)		21212 CHRISMAN HILL TER 02-02468433				
		21213 CHRISMAN HILL TER 02-02468397				
		21216 CHRISMAN HILL TER 02-02468444				
		21217 CHRISMAN HILL TER 02-02468455				
		21311 CLARKSBURG RD 02-00021888				
		21315 CLARKSBURG RD 02-00020667				
		21401 CLARKSBURG RD 02-00029645				
		21405 CLARKSBURG RD 02-00021582				
		21409 CLARKSBURG RD 02-00021161				
H-103 (B)	2.07	0 AVENEL GARDENS LN 05-02366950	White Oak Science Gateway	RT-10.0	TMD	Technical Mapping error
		10100 AVENEL GARDENS LN 05-02366961				
		10102 AVENEL GARDENS LN 05-02366972				

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(B)		10104 AVENEL GARDENS LN 05-02366983				
		10106 AVENEL GARDENS LN 05-02366994				
		10108 AVENEL GARDENS LN 05-02367008				
		10110 AVENEL GARDENS LN 05-02367010				
		10114 AVENEL GARDENS LN 05-02367021				
		10116 AVENEL GARDENS LN 05-02367032				
		10118 AVENEL GARDENS LN 05-02367043				
		10120 AVENEL GARDENS LN 05-02367054				
		10122 AVENEL GARDENS LN 05-02367065				
10124 AVENEL GARDENS LN 05-02367076						
10126 AVENEL GARDENS LN 05-02367087						

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CMAA	Acres	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Connection
(B)		10130 AVENEL GARDENS LN 05-02367098				
		10132 AVENEL GARDENS LN 05-02367101				
		10134 AVENEL GARDENS LN 05-02367112				
		10136 AVENEL GARDENS LN 05-02367123				
		10138 AVENEL GARDENS LN 05-02367134				
		10140 AVENEL GARDENS LN 05-02367145				
		10142 AVENEL GARDENS LN 05-02367156				
H-104 (C)	23.82	0 OLD COLUMBIA PIK 05-03346194	White Oak Science Gateway	RT-6.0	TLD	Technical Mapping Error
		0 OLD COLUMBIA PIK 05-03400986				
		11500 PITTSFORD GLEN WAY 05-03336708				
		11501 PITTSFORD GLEN WAY 05-03336696				
		11502 PITTSFORD GLEN WAY 05-03336710				

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CMA #	Acreage	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11503 PITTSFORD GLEN WAY 05-03336685				
		11504 PITTSFORD GLEN WAY 05-03336721				
		11505 PITTSFORD GLEN WAY 05-03336674				
		11506 PITTSFORD GLEN WAY 05-03336732				
		11507 PITTSFORD GLEN WAY 05-03336663				
		11508 PITTSFORD GLEN WAY 05-03336743				
		11509 PITTSFORD GLEN WAY 05-03336652				
		11510 PITTSFORD GLEN WAY 05-03336754				
		11511 PITTSFORD GLEN WAY 05-03336641				
		11512 PITTSFORD GLEN WAY 05-03336765				
		11513 PITTSFORD GLEN WAY 05-03336630				

(H)

TMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Connection
(C)		11515 PITTSFORD GLEN WAY 05-03336628 11500 RABBIT RUN TER 05-03337042 11501 RABBIT RUN TER 05-03337031 11502 RABBIT RUN TER 05-03337053 11503 RABBIT RUN TER 05-03337020 11504 RABBIT RUN TER 05-03337064 11505 RABBIT RUN TER 05-03337018 11506 RABBIT RUN TER 05-03337075 11507 RABBIT RUN TER 05-03337007 11508 RABBIT RUN TER 05-03337086 0 STEWART LN 05-03336355				

(LH)

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(C)		11500 SUTHERLAND HILL WAY 05-03336550				
		11501 SUTHERLAND HILL WAY 05-03336548				
		11502 SUTHERLAND HILL WAY 05-03336561				
		11503 SUTHERLAND HILL WAY 05-03336537				
		11504 SUTHERLAND HILL WAY 05-03336572				
		11505 SUTHERLAND HILL WAY 05-03336526				
		11506 SUTHERLAND HILL WAY 05-03336583				
		11507 SUTHERLAND HILL WAY 05-03336515				
		11508 SUTHERLAND HILL WAY 05-03336594				
		11509 SUTHERLAND HILL WAY 05-03336504				
11510 SUTHERLAND HILL WAY 05-03336606						

DMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Collection
(C)		11511 SUTHERLAND HILL WAY 05-03336492 11512 SUTHERLAND HILL WAY 05-03336617 1 TREETOP VIEW CT 05-03444397 3 TREETOP VIEW CT 05-03444386 5 TREETOP VIEW CT 05-03444375 7 TREETOP VIEW CT 05-03444364 9 TREETOP VIEW CT 05-03444353 11 TREETOP VIEW CT 05-03444342 13 TREETOP VIEW CT 05-03444331 15 TREETOP VIEW CT 05-03444320 0 TREETOP VIEW TER 05-03401002				

(C)

GMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(C)		0 TREETOP VIEW TER 05-03400997				
		1601 TREETOP VIEW TER 05-03401252				
		1603 TREETOP VIEW TER 05-03401241				
		1605 TREETOP VIEW TER 05-03401230				
		1607 TREETOP VIEW TER 05-03401228				
		1611 TREETOP VIEW TER 05-03401217				
		1613 TREETOP VIEW TER 05-03401206				
		1615 TREETOP VIEW TER 05-03401194				
		1617 TREETOP VIEW TER 05-03401183				
		1619 TREETOP VIEW TER 05-03401172				
		1621 TREETOP VIEW TER 05-03401161				

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CMA#	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(C)		1625 TREETOP VIEW TER 05-03401150				
		1627 TREETOP VIEW TER 05-03401148				
		1629 TREETOP VIEW TER 05-03401137				
		1631 TREETOP VIEW TER 05-03401126				
		1635 TREETOP VIEW TER 05-03401115				
		1637 TREETOP VIEW TER 05-03401104				
		1639 TREETOP VIEW TER 05-03401092				
		1641 TREETOP VIEW TER 05-03401081				
		1643 TREETOP VIEW TER 05-03401070				
		1645 TREETOP VIEW TER 05-03401068				
		1647 TREETOP VIEW TER 05-03401057				

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(C)		1650 TREETOP VIEW TER 05-03401046 1652 TREETOP VIEW TER 05-03401035 1654 TREETOP VIEW TER 05-03401024 1 WHITE OAK VISTA CT 05-03336195 3 WHITE OAK VISTA CT 05-03336184 5 WHITE OAK VISTA CT 05-03336173 7 WHITE OAK VISTA CT 05-03336162 9 WHITE OAK VISTA CT 05-03336151 11 WHITE OAK VISTA CT 05-03336140 0 WHITE OAK VISTA DR 05-03336787 0 WHITE OAK VISTA DR 05-03336344				

CMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for correction
(C)		0 WHITE OAK VISTA DR 05-03336776 1600 WHITE OAK VISTA DR 05-03336207 1602 WHITE OAK VISTA DR 05-03336218 1604 WHITE OAK VISTA DR 05-03336220 1606 WHITE OAK VISTA DR 05-03336231 1608 WHITE OAK VISTA DR 05-03336242 1610 WHITE OAK VISTA DR 05-03336253 1612 WHITE OAK VISTA DR 05-03336264 1614 WHITE OAK VISTA DR 05-03336275 1618 WHITE OAK VISTA DR 05-03336286 1620 WHITE OAK VISTA DR 05-03336297				

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		1622 WHITE OAK VISTA DR 05-03336300 1624 WHITE OAK VISTA DR 05-03336311 1626 WHITE OAK VISTA DR 05-03336322 1628 WHITE OAK VISTA DR 05-03336333 1632 WHITE OAK VISTA DR 05-03336366 1634 WHITE OAK VISTA DR 05-03336377 1636 WHITE OAK VISTA DR 05-03336388 1638 WHITE OAK VISTA DR 05-03336390 1640 WHITE OAK VISTA DR 05-03336402 1642 WHITE OAK VISTA DR 05-03336413 1646 WHITE OAK VISTA DR 05-03336424 1648 WHITE OAK VISTA DR 05-03336435 1650 WHITE OAK VISTA DR 05-03336446 1652 WHITE OAK VISTA DR 05-03336457 1654 WHITE OAK VISTA DR 05-03336468 1656 WHITE OAK VISTA DR 05-03336470 1658 WHITE OAK VISTA DR 05-03336481				

BMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Competition
		1662 WHITE OAK VISTA DR 05-03336798				
		1664 WHITE OAK VISTA DR 05-03336801				
		1666 WHITE OAK VISTA DR 05-03336812				
		1668 WHITE OAK VISTA DR 05-03336823				
		1670 WHITE OAK VISTA DR 05-03336834				
		1674 WHITE OAK VISTA DR 05-03336845				
		1676 WHITE OAK VISTA DR 05-03336856				
		1678 WHITE OAK VISTA DR 05-03336867				
		1680 WHITE OAK VISTA DR 05-03336878				
		1682 WHITE OAK VISTA DR 05-03336880				
		1684 WHITE OAK VISTA DR 05-03336891				
		1686 WHITE OAK VISTA DR 05-03336903				
		1688 WHITE OAK VISTA DR 05-03336914				
		1689 WHITE OAK VISTA DR 05-03336993				
		1690 WHITE OAK VISTA DR 05-03336925				
		1691 WHITE OAK VISTA DR 05-03336982				
		1692 WHITE OAK VISTA DR 05-03336936				

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
		1693 WHITE OAK VISTA DR 05-03336971				
		1694 WHITE OAK VISTA DR 05-03336947				
		1695 WHITE OAK VISTA DR 05-03336960				
		1696 WHITE OAK VISTA DR 05-03336958				
		0 WHITE OAK VISTA TER 05-03336127				
		11501 WHITE OAK VISTA TER 05-03410143				
		11503 WHITE OAK VISTA TER 05-03410132				
		11505 WHITE OAK VISTA TER 05-03410121				
		11507 WHITE OAK VISTA TER 05-03410110				
		11509 WHITE OAK VISTA TER 05-03410108				
		11511 WHITE OAK VISTA TER 05-03410096				

CMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(C)		11513 WHITE OAK VISTA TER 05-03410085 11515 WHITE OAK VISTA TER 05-03410074 11517 WHITE OAK VISTA TER 05-03410063 11519 WHITE OAK VISTA TER 05-03410052				
H-105 (D)	9.35	11155 COLUMBIA PIK 05-01539650 11157 COLUMBIA PIK 05-01539648 11159 COLUMBIA PIK 05-01539637 11161 COLUMBIA PIK 05-01539626 11163 COLUMBIA PIK 05-01539615 11165 COLUMBIA PIK 05-01539604 11167 COLUMBIA PIK 05-01539592 11169 COLUMBIA PIK 05-01539581	White Oak Science Gateway	RT-12.5	THD	Technical Mapping error

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MA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11173 COLUMBIA PIK 05-01539570				
		11175 COLUMBIA PIK 05-01539568				
		11177 COLUMBIA PIK 05-01539557				
		11179 COLUMBIA PIK 05-01539546				
		11181 COLUMBIA PIK 05-01539535				
		11183 COLUMBIA PIK 05-01539524				
		11185 COLUMBIA PIK 05-01539513				
		11187 COLUMBIA PIK 05-01539502				
		11189 COLUMBIA PIK 05-01539490				
		11191 COLUMBIA PIK 05-01539488				
	11193 COLUMBIA PIK 05-01539477					

Area	Acres	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11195 COLUMBIA PIK 05-01539466				
		11197 COLUMBIA PIK 05-01539455				
		11199 COLUMBIA PIK 05-01539444				
		11213 COLUMBIA PIK 05-01539422				
		11215 COLUMBIA PIK 05-01539411				
		11217 COLUMBIA PIK 05-01539400				
		11219 COLUMBIA PIK 05-01539397				
		11221 COLUMBIA PIK 05-01539386				
		11223 COLUMBIA PIK 05-01539375				
		11227 COLUMBIA PIK 05-01539353				
	11229 COLUMBIA PIK 05-01539342					

GMA #	Acreage	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11231 COLUMBIA PIK 05-01539331				
		11233 COLUMBIA PIK 05-01539320				
		11235 COLUMBIA PIK 05-01539318				
		11237 COLUMBIA PIK 05-01539307				
		11239 COLUMBIA PIK 05-01539295				
		11241 COLUMBIA PIK 05-01539284				
		11243 COLUMBIA PIK 05-01539273				
		11245 COLUMBIA PIK 05-01539262				
		11247 COLUMBIA PIK 05-01539251				
		11255 COLUMBIA PIK 05-01539240				
11257 COLUMBIA PIK 05-01539238						

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Map #	Address	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11259 COLUMBIA PIK 05-01539227				
		11261 COLUMBIA PIK 05-01539216				
		11263 COLUMBIA PIK 05-01539205				
		11265 COLUMBIA PIK 05-01539193				
		11267 COLUMBIA PIK 05-01539182				
		11269 COLUMBIA PIK 05-01539171				
		11271 COLUMBIA PIK 05-01539160				
		11273 COLUMBIA PIK 05-01539158				
		11275 COLUMBIA PIK 05-01539147				
		11277 COLUMBIA PIK 05-01539136				
		11279 COLUMBIA PIK 05-01539125				

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		<p>11281 COLUMBIA PIK 05-01539114</p> <p>11283 COLUMBIA PIK 05-01539103</p> <p>11285 COLUMBIA PIK 05-01539091</p> <p>11287 COLUMBIA PIK 05-0271172</p> <p>11211 COLUMBIA PIKE 05-01539433</p> <p>11225 COLUMBIA PIKE 05-01539364</p> <p>11100 OAK LEAF DR 05-01539843</p> <p>11102 OAK LEAF DR 05-01539854</p> <p>11104 OAK LEAF DR 05-01539865</p> <p>11106 OAK LEAF DR 05-01539876</p> <p>11108 OAK LEAF DR 05-01539887</p>				

City/ID#	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11110 OAK LEAF DR 05-01539898				
		11112 OAK LEAF DR 05-01539901				
		11114 OAK LEAF DR 05-01539912				
		11116 OAK LEAF DR 05-01539923				
		11118 OAK LEAF DR 05-01539934				
		11120 OAK LEAF DR 05-01539945				
		11122 OAK LEAF DR 05-01539956				
		11124 OAK LEAF DR 05-01539967				
		11126 OAK LEAF DR 05-01539978				
		11128 OAK LEAF DR 05-01539980				
		11130 OAK LEAF DR 05-01539991				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11132 OAK LEAF DR 05-01540000				
		11134 OAK LEAF DR 05-01540011				
		11136 OAK LEAF DR 05-01540022				
		11138 OAK LEAF DR 05-01540033				
		11140 OAK LEAF DR 05-01540044				
		11142 OAK LEAF DR 05-01540055				
		11144 OAK LEAF DR 05-01540066				
		11146 OAK LEAF DR 05-01540077				
		11148 OAK LEAF DR 05-01540088				
		11150 OAK LEAF DR 05-01540090				
		11152 OAK LEAF DR 05-01540102				

(64)

DMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11154 OAK LEAF DR 05-01540113 11156 OAK LEAF DR 05-01540124 11158 OAK LEAF DR 05-01540135 11160 OAK LEAF DR 05-01540146 11162 OAK LEAF DR 05-01540157 11170 OAK LEAF DR 05-01539661 11202 OAK LEAF DR 05-01539672 11204 OAK LEAF DR 05-01539683 11206 OAK LEAF DR 05-01539694 11208 OAK LEAF DR 05-01539706 11210 OAK LEAF DR 05-01539717				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11212 OAK LEAF DR 05-01539728 11214 OAK LEAF DR 05-01539730 11216 OAK LEAF DR 05-01539741 11218 OAK LEAF DR 05-01539752 11220 OAK LEAF DR 05-01539763 11222 OAK LEAF DR 05-01539774 11224 OAK LEAF DR 05-01539785 11226 OAK LEAF DR 05-01539796 11228 OAK LEAF DR 05-01539808 11230 OAK LEAF DR 05-01539810 11232 OAK LEAF DR 05-01539821				

CMA	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(D)		11234 OAK LEAF DR 05-01539832				
H-106 (E)	7.89	0 ABBEY STATION LN 05-03433667 11001 ABBEY STATION LN 05-03433862 11003 ABBEY STATION LN 05-03433851 11005 ABBEY STATION LN 05-03433840 11007 ABBEY STATION LN 05-03433827 11009 ABBEY STATION LN 05-03433816 11011 ABBEY STATION LN 05-03433805 11000 ASCOTT VIEW LN 05-03434241 11001 ASCOTT VIEW LN 05-03434252 11002 ASCOTT VIEW LN 05-03434230 11003 ASCOTT VIEW LN 05-03434263	White Oak Science Gateway	RT-8.0	TLD	Technical Mapping error

CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(E)		11004 ASCOTT VIEW LN 05-03434228				
		11005 ASCOTT VIEW LN 05-03434274				
		11006 ASCOTT VIEW LN 05-03434217				
		11008 ASCOTT VIEW LN 05-03434206				
		11010 ASCOTT VIEW LN 05-03434194				
		11012 ASCOTT VIEW LN 05-03434183				
		11014 ASCOTT VIEW LN 05-03434172				
		11000 BRADBURY MANOR CT 05-03433838				
		11001 BRADBURY MANOR CT 05-03434161				
		11002 BRADBURY MANOR CT 05-03433920				
		11003 BRADBURY MANOR CT 05-03434150				

Map	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Connection
(E)		11004 BRADBURY MANOR CT 05-03433918 11005 BRADBURY MANOR CT 05-03434148 11006 BRADBURY MANOR CT 05-03433907 11007 BRADBURY MANOR CT 05-03434137 11008 BRADBURY MANOR CT 05-03433895 11009 BRADBURY MANOR CT 05-03434126 11010 BRADBURY MANOR CT 05-03433884 11011 BRADBURY MANOR CT 05-03434115 11012 BRADBURY MANOR CT 05-03433873 11013 BRADBURY MANOR CT 05-03434104 0 LOCKWOOD DR 05-03433931				

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GMA #	Acreage	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		0 SEATON SQUARE DR 05-03433942 0 SEATON SQUARE DR 05-03433656 500 SEATON SQUARE DR 05-03433793 502 SEATON SQUARE DR 05-03433782 504 SEATON SQUARE DR 05-03433771 506 SEATON SQUARE DR 05-03433760 508 SEATON SQUARE DR 05-03433758 512 SEATON SQUARE DR 05-03433747 514 SEATON SQUARE DR 05-03433736 516 SEATON SQUARE DR 05-03433725 518 SEATON SQUARE DR 05-03433714				

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EMA#	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(E)		520 SEATON SQUARE DR 05-03433703 522 SEATON SQUARE DR 05-03433691 524 SEATON SQUARE DR 05-03433680 526 SEATON SQUARE DR 05-03433678 600 SEATON SQUARE DR 05-03434092 602 SEATON SQUARE DR 05-03434081 604 SEATON SQUARE DR 05-03434070 606 SEATON SQUARE DR 05-03434068 608 SEATON SQUARE DR 05-03434057 610 SEATON SQUARE DR 05-03434046 612 SEATON SQUARE DR 05-03434035				

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OMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(E)		614 SEATON SQUARE DR 05-03434024 618 SEATON SQUARE DR 05-03434013 620 SEATON SQUARE DR 05-03434002 622 SEATON SQUARE DR 05-03433997 624 SEATON SQUARE DR 05-03433986 626 SEATON SQUARE DR 05-03433975 628 SEATON SQUARE DR 05-03433964 630 SEATON SQUARE DR 05-03433953				
H-107 (F)	1.55	0 LOCKWOOD DR 05-02171266 10835 LOCKWOOD DR 05-02171277 10837 LOCKWOOD DR 05-02171288 10839 LOCKWOOD DR 05-02171290	White Oak Science Gateway	RT-12.5	THD	Technical Mapping error

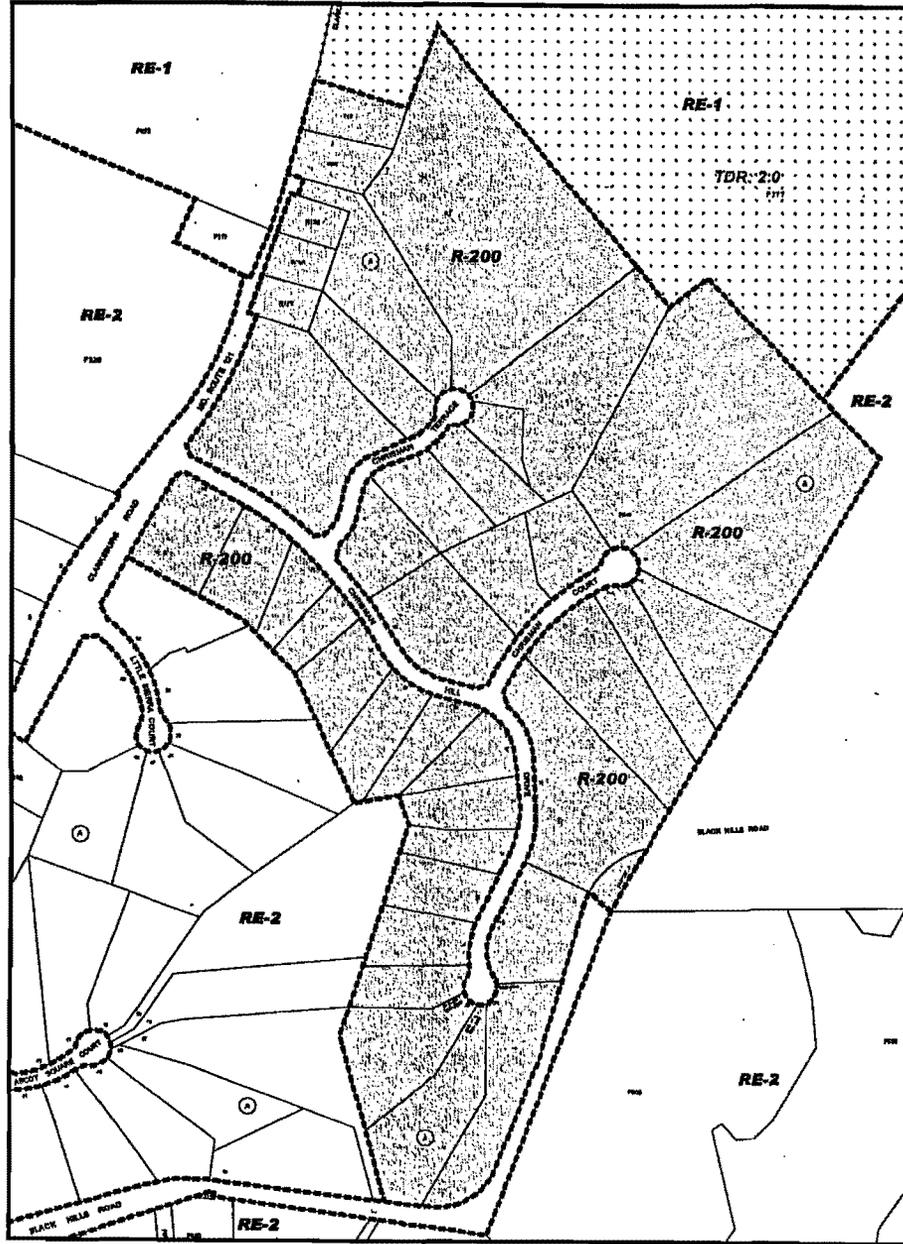
CMAA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Collection
(F)		10841 LOCKWOOD DR 05-02171302				
		10843 LOCKWOOD DR 05-02171313				
		10847 LOCKWOOD DR 05-02171324				
		10849 LOCKWOOD DR 05-02171335				
		10851 LOCKWOOD DR 05-02171346				
		10853 LOCKWOOD DR 05-02171357				
		10855 LOCKWOOD DR 05-02171368				
		10859 LOCKWOOD DR 05-02171370				
		10861 LOCKWOOD DR 05-02171381				
		10863 LOCKWOOD DR 05-02171392				
		10865 LOCKWOOD DR 05-02171404				

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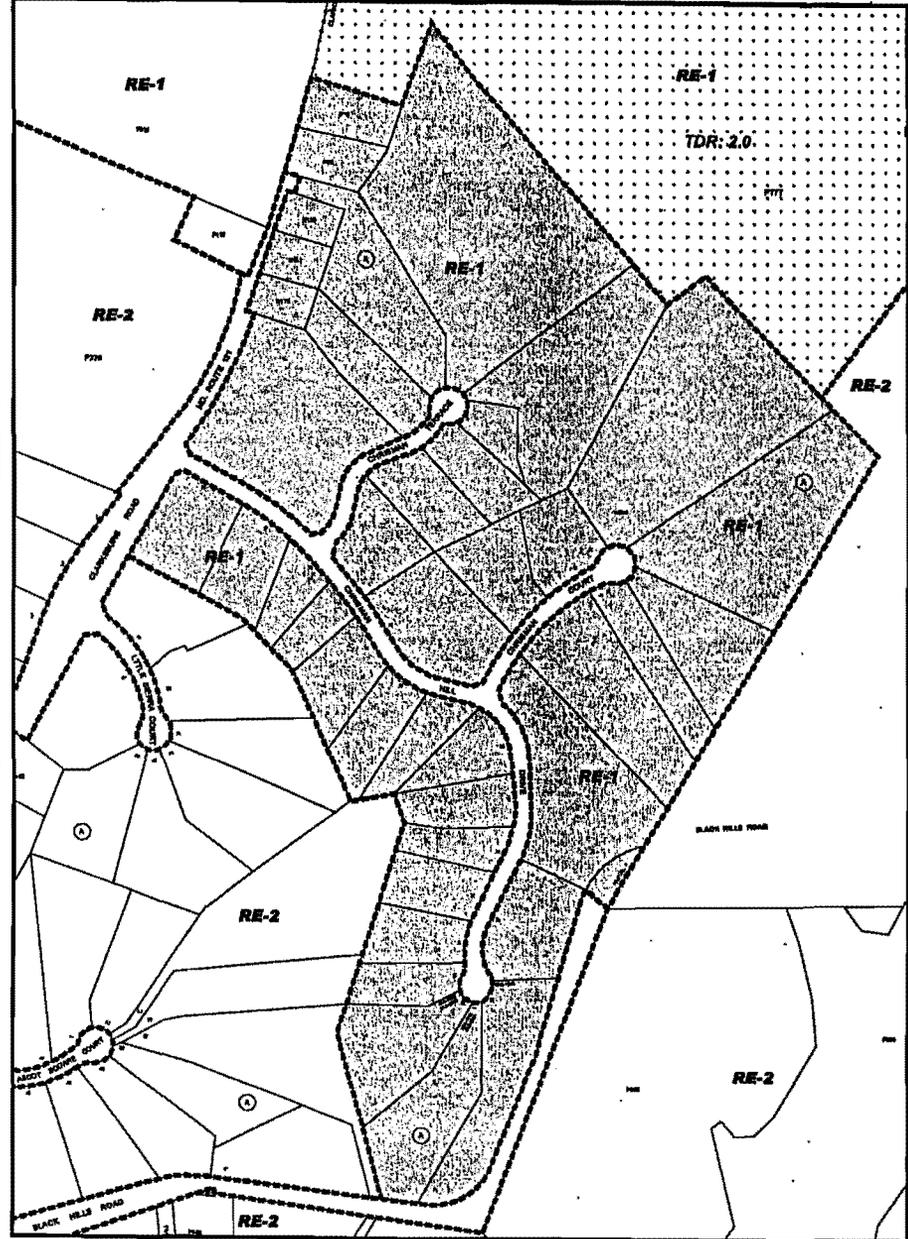
EMA #	Acreage	Address/Parcel ID	Area	Existing Zone	Proposed Zone	Reason for Correction
(F)		10869 LOCKWOOD DR 05-02171415				
		10871 LOCKWOOD DR 05-02171426				
		10873 LOCKWOOD DR 05-02171437				
		10875 LOCKWOOD DR 05-02171448				

ATTACHMENT # 2 (H-102)

Existing Zoning - February, 2015



Proposed Correction



Map Grid: 229NW14 & 230NW14

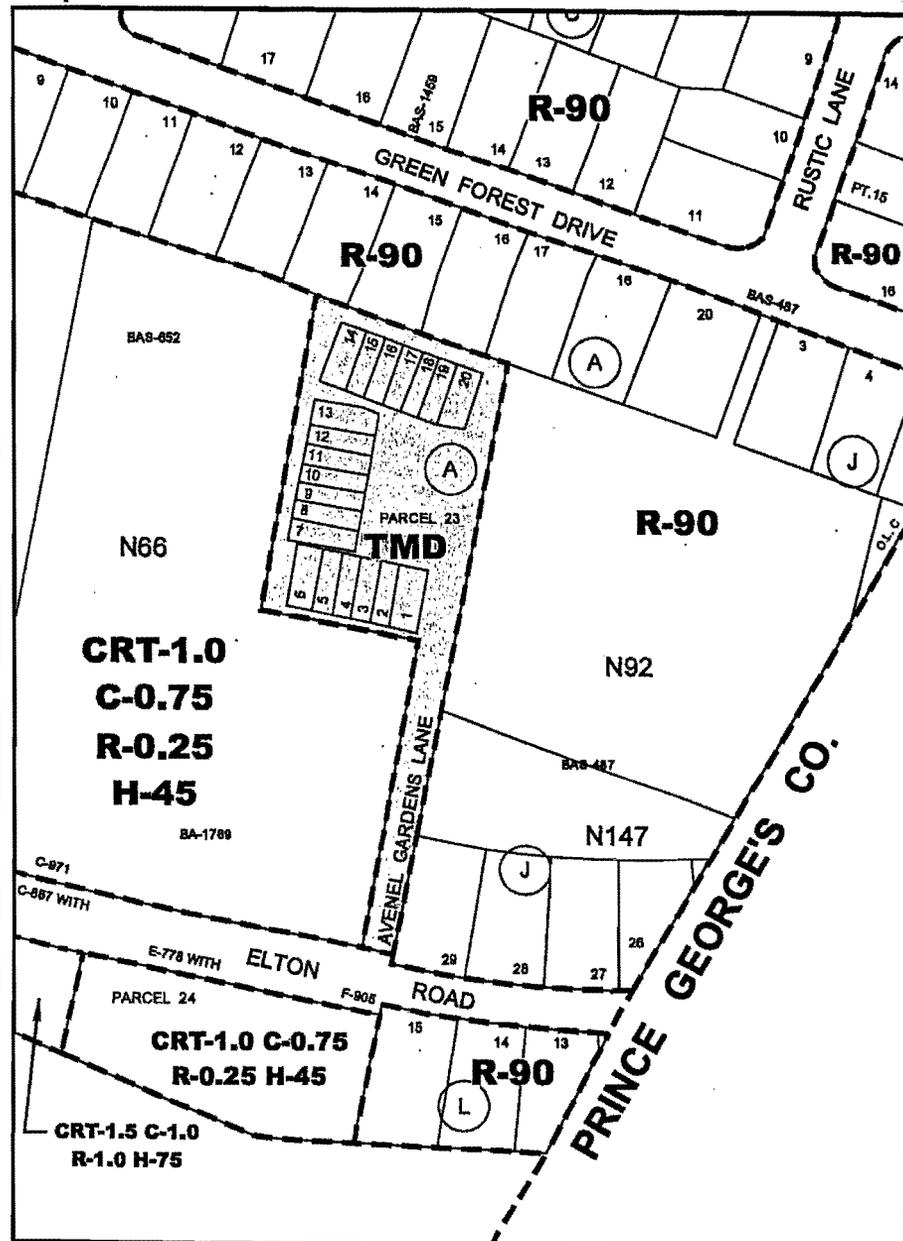
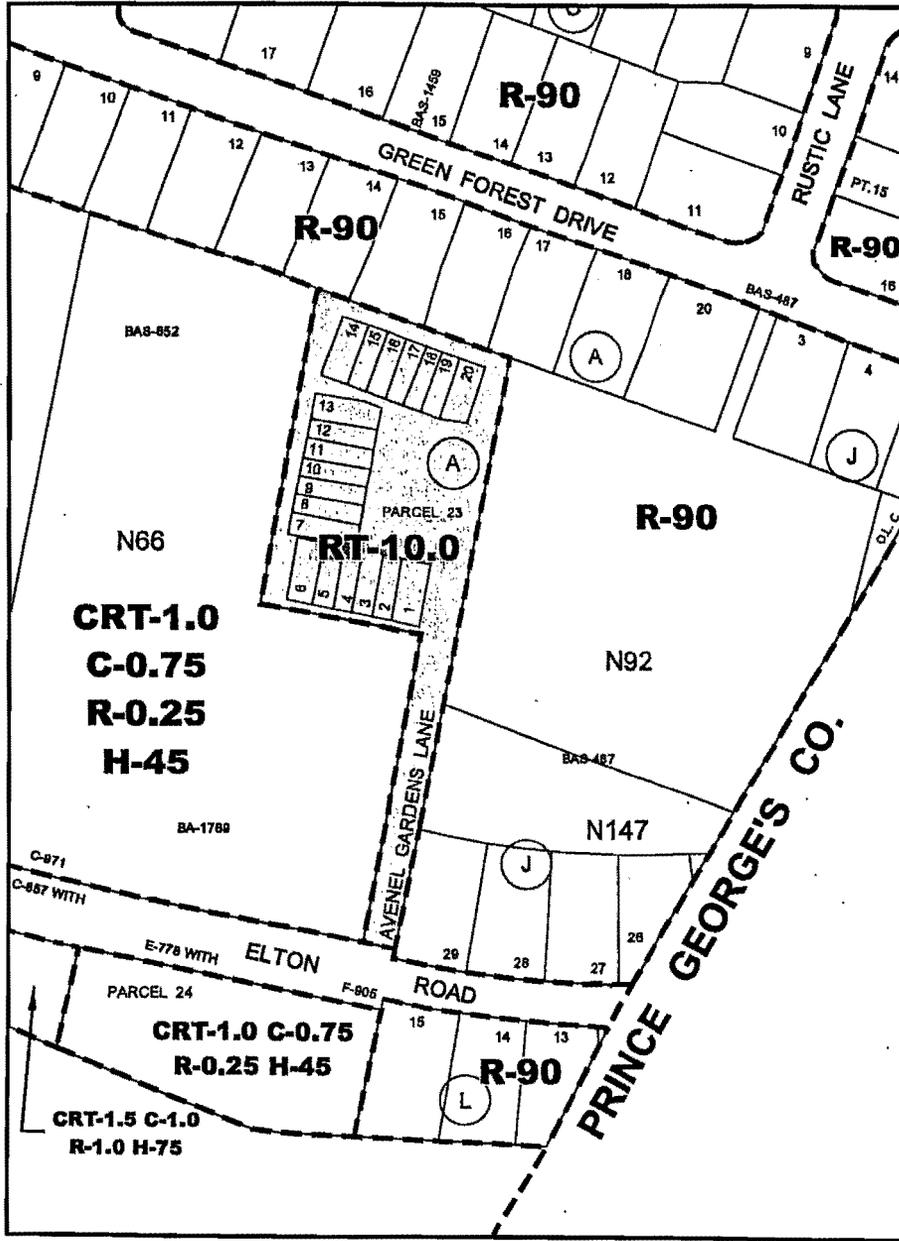
1 in = 600 ft

75

ATTACHMENT # 3 (H-103)

Existing Zoning - February, 2015

Proposed Correction



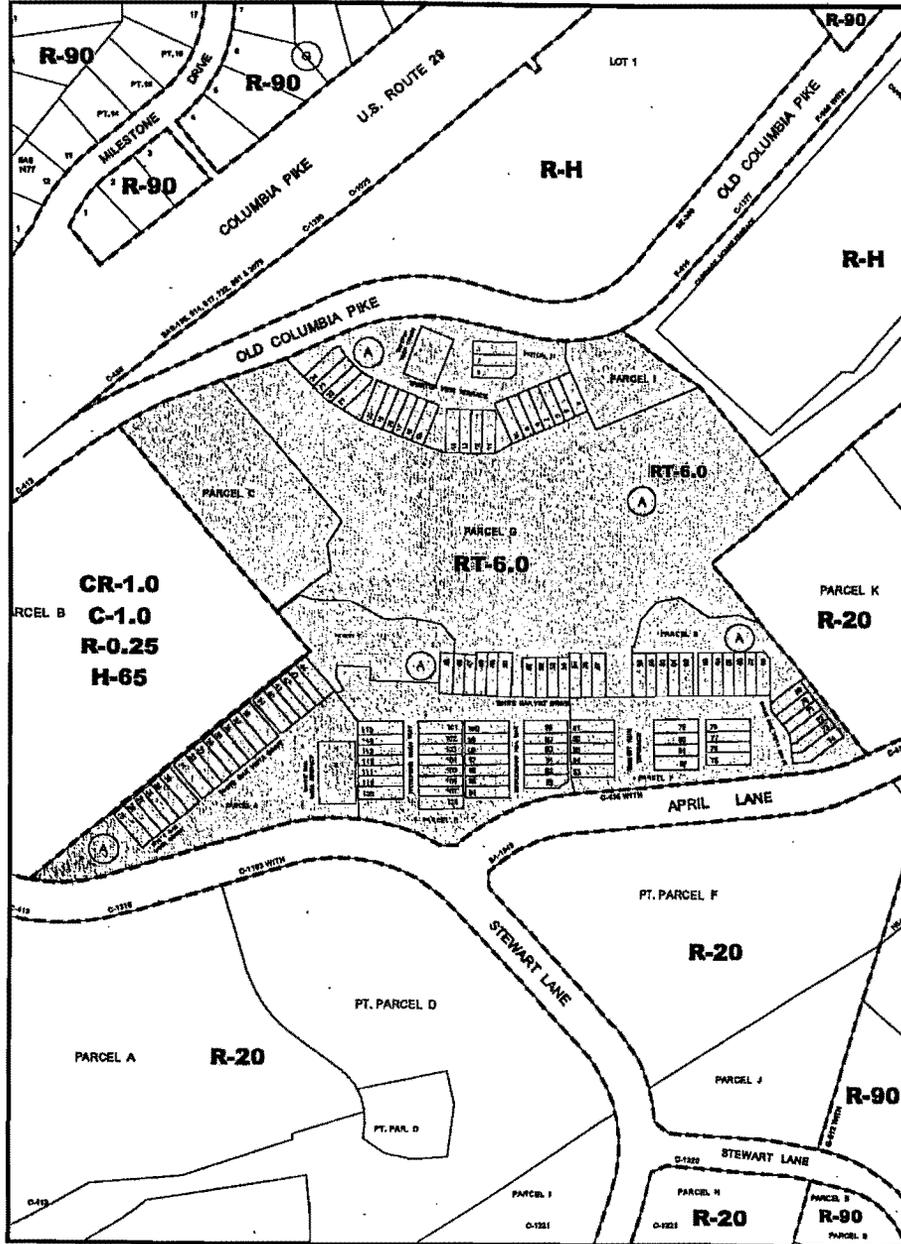
Map Grid: 212NE02 & 213NE02

1 in = 200 ft

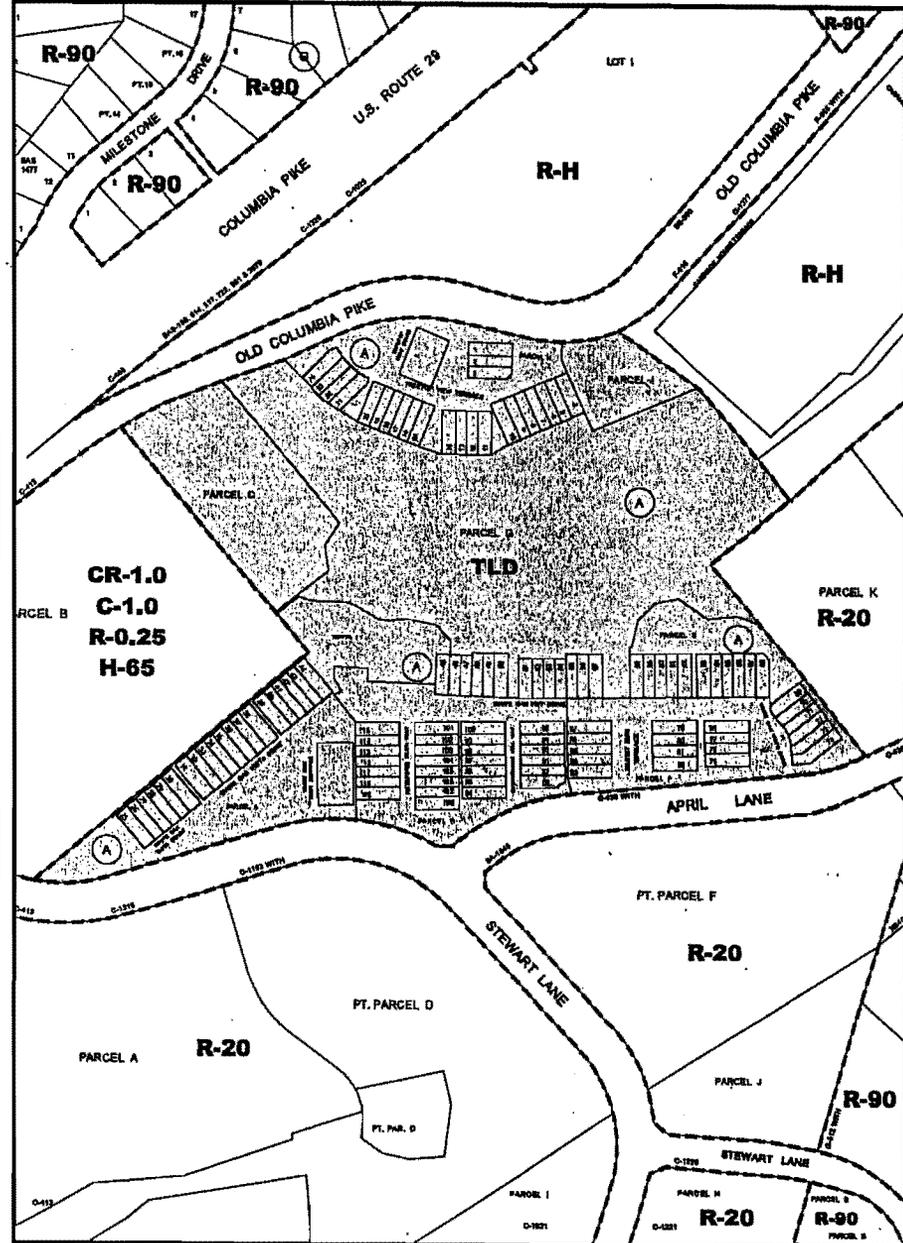
76

ATTACHMENT # 4 (H-104)

Existing Zoning - February, 2015



Proposed Correction



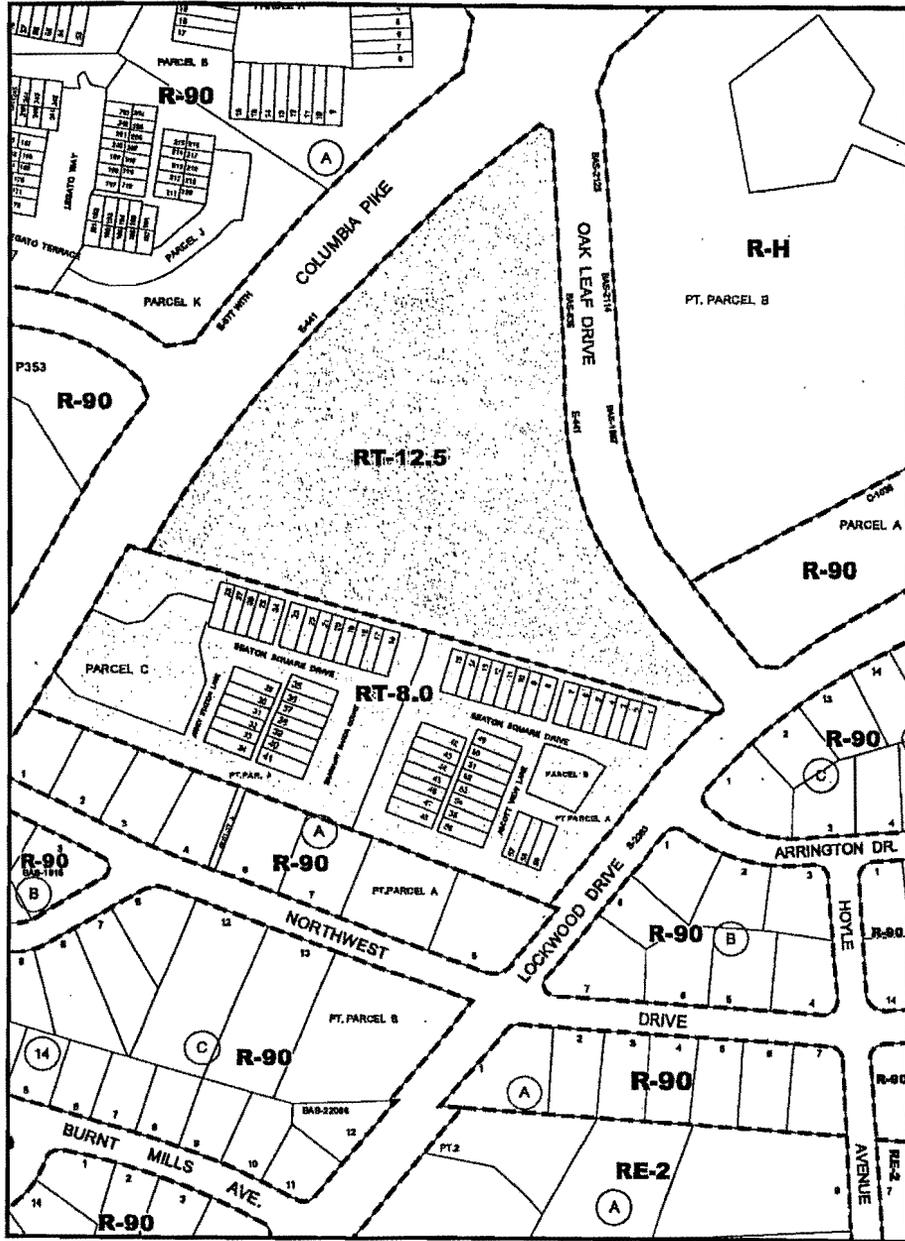
Map Grid: 215NE02

1 in = 350 ft

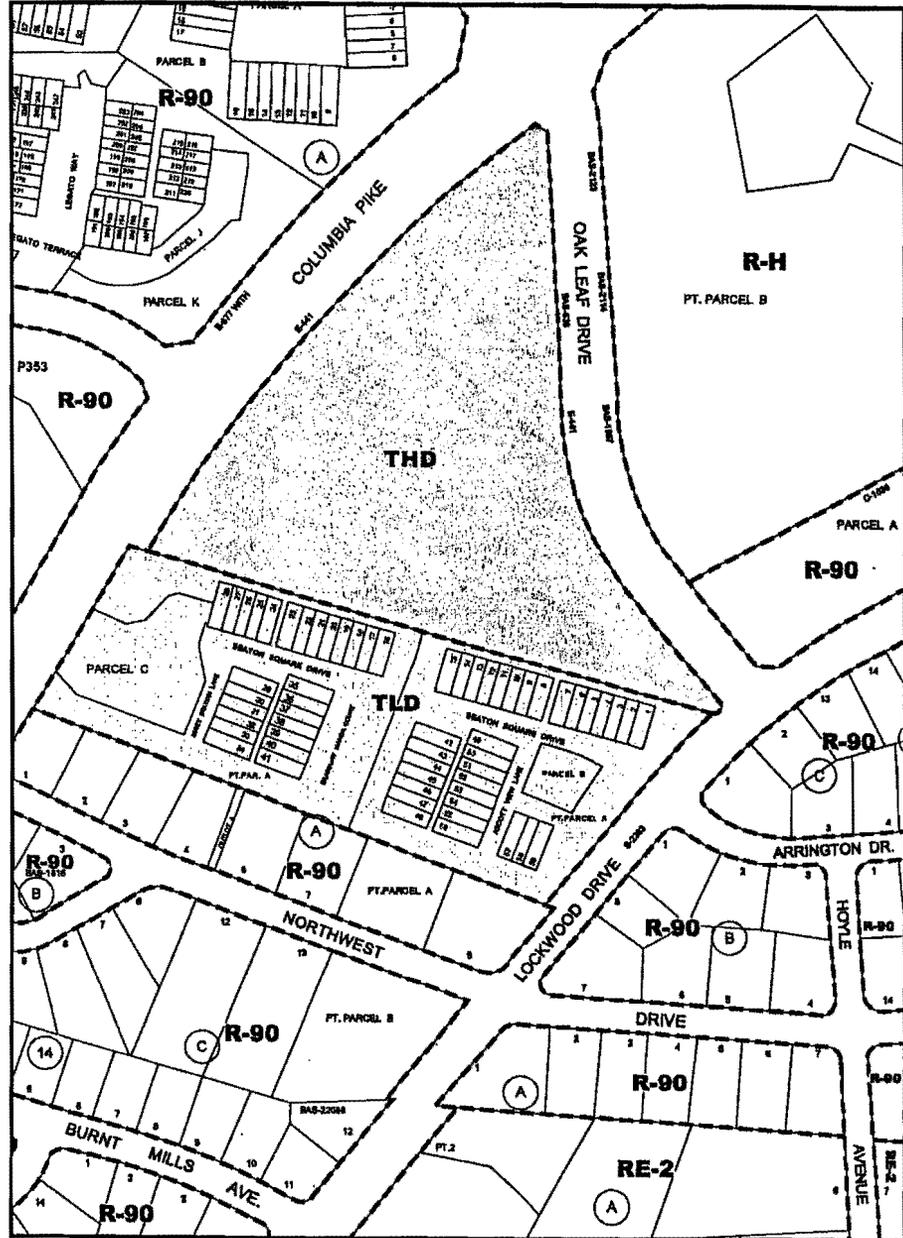
77

ATTACHMENT # 5 & 6 (H-105 & H-106)

Existing Zoning - February, 2015



Proposed Correction



Map Grid: 214NE01

 H-105
  H-106

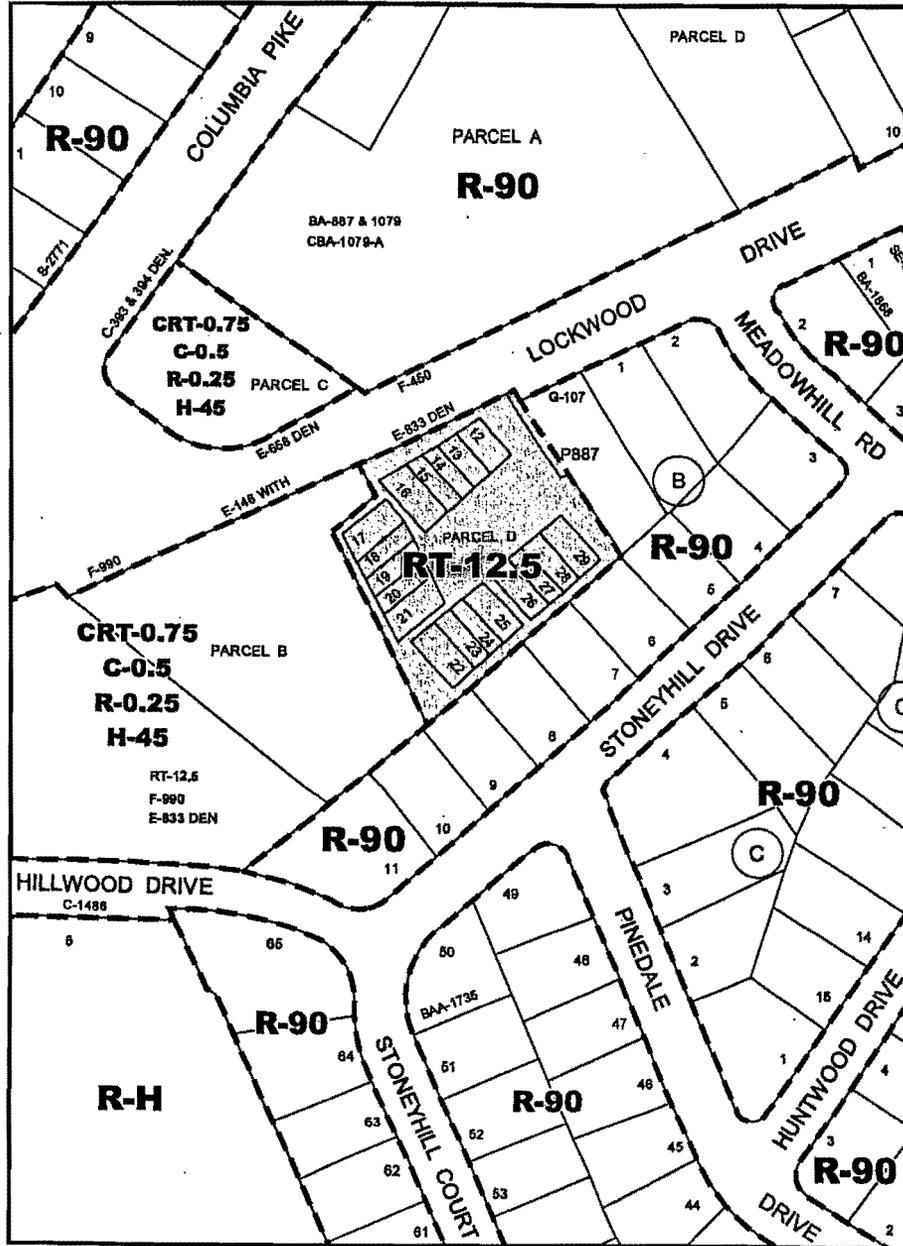
 H-105
  H-106

1 in = 300 ft

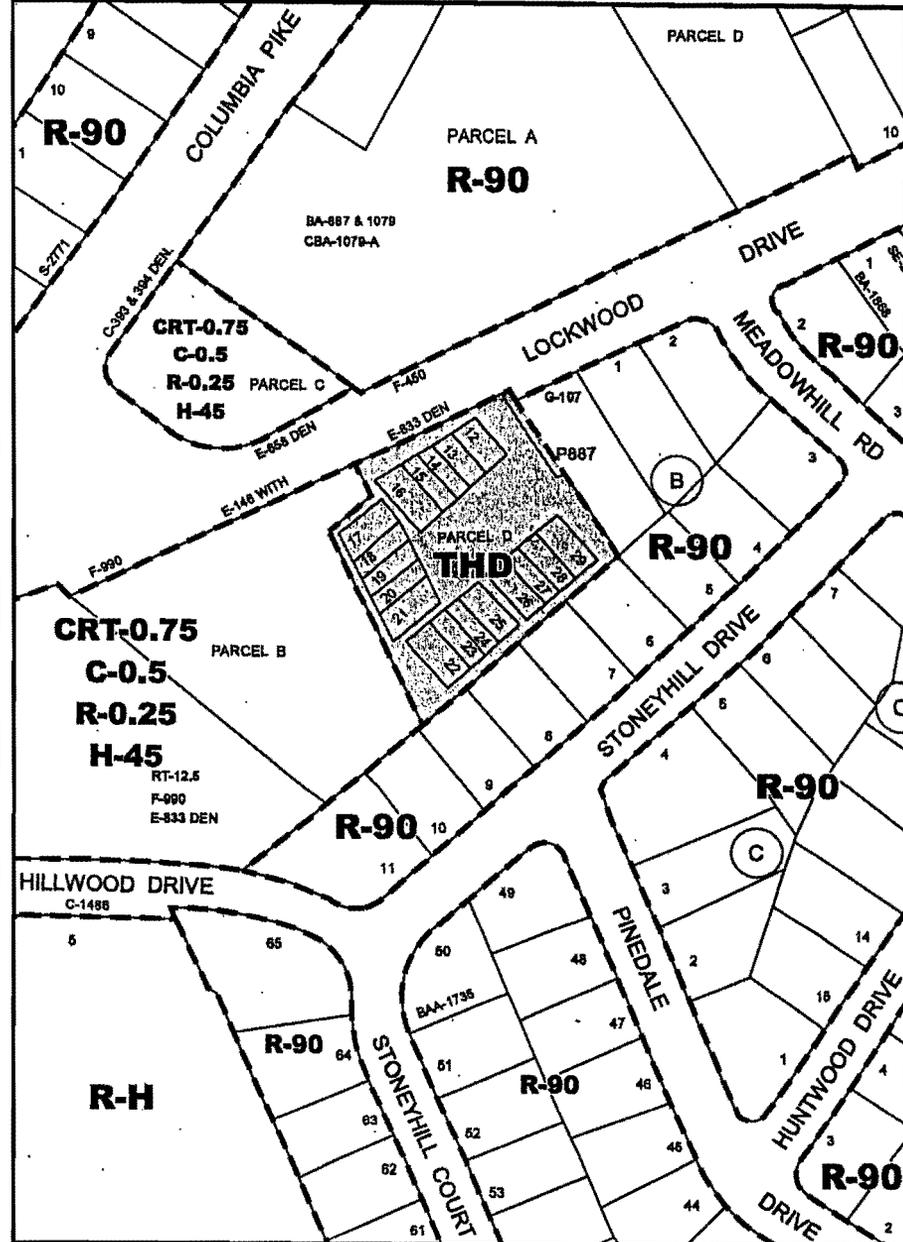
78

ATTACHMENT # 7 (H-107)

Existing Zoning - February, 2015



Proposed Correction



Map Grid: 214NE01

1 in = 200 ft

bl

Resolution No.: _____
Introduced: _____
Adopted: _____

**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: Sixteen Corrective Map Amendments (G-975 through G-984 and H-102 through H-107) to correct technical errors in zoning boundaries and zoning classifications on the official zoning maps for certain properties located throughout the County

OPINION

Sixteen Corrective Map Amendment Applications (G-975 through G-984 and H-102 through H-107) were filed on March 19, 2015 by the Maryland-National Capital Park and Planning Commission to correct mapping errors in the official Zoning Map. Two of the Corrective Map Amendments (CMAs) are to correct errors in District Map Amendment (DMA) G-956, the zoning map adopted as a result of the March 2014 approval of the revised Zoning Ordinance. Twelve of the CMAs are to correct errors in the White Oak Science Gateway Sectional Map Amendment (SMA) G-966. In addition, two CMAs are to correct errors predating DMA G-956. All errors are technical in nature and were discovered on the zoning map by Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

Corrective Map Amendment Applications G-975 through G-984 and H-102 through H-107 were the subject of a public hearing held by the District Council on June 9, 2015. The Council did not receive any testimony in opposition to the CMAs. The Corrective Map Amendments, the Planning Departmental staff analysis, and the revisions to the zoning maps were ~~carefully~~ *sket* considered by the District Council at a worksession held June 9, 2015. The Corrective Map Amendments were submitted as technical in nature and only for the purpose of correcting zoning errors in the official Zoning Map.

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, as filed.

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. Applications No. G-975 through G-984 and H-102 through H-107, requested by the Maryland-National Capital Park and Planning Commission for the Corrective Map Amendments to correct mapping errors in the official Zoning Map, are approved as filed.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Planning Department staff report for the Corrective Map Amendment.

A. Corrective Map Amendment G-975 (Attachment 2)

Property ID/Location: Part of Lot 42, Block E, Gold Mine Crossing located at 2104 Gold Mine Road.
Olney Master Plan

WSSC Grid: 226NW02

Proposed Reclassification: 0.04 acres from the RE-2 Zone to the RE-2 Zone with a TDR-2.0 Overlay Zone.

B. Corrective Map Amendment G-976 (Attachment 3)

Property ID/Location: Lots 1-30, Parcels B and C, and part of Parcel A, Block A, River Quarry located at the northwest corner of Seven Locks Road and River Road.
Potomac Subregion Master Plan

WSSC Grid: 210NW08

Proposed Reclassification: 5.51 acres from the R-200 Zone to the R-200 Zone with a TDR-8.0 Overlay Zone.

C. Corrective Map Amendment G-977 (Attachment 4)

Property ID/Location: Part of Parcel 670, Grid JS33, Liber/Folio 21448/0396 located 16400 Layhill Road.
Olney Master Plan

WSSC Grid: 222NW01

Proposed Reclassification: 1.16 acres from the RC Zone to the NR-0.75 H-45 Zone.

- D. Corrective Map Amendment G-978 (Attachment 5)**
Property ID/Location: Lot 13, Block 2, Hillandale Heights, located at 10215 Royal Road.
White Oak Science Gateway Sector Plan
WSSC Grid: 213NE02
Proposed Reclassification: 0.26 acres from the CRN-0.25 C-0.0 R-0.25 H-45 Zone to the R-90 Zone.
- E. Corrective Map Amendment G-979 (Attachment 6)**
Property ID/Location: Parcel RRRR, Westfarm Technology Park, located at 12070, 12080, 12090, 12100, 12110, and 12114 Plum Orchard Drive.
White Oak Science Gateway Master Plan
WSSC Grid: 215NE03
Proposed Reclassification: 48.74 acres from the LSC Zone to the LSC-1.0 H-200 Zone.
- F. Corrective Map Amendment G-980 (Attachment 7)**
Property ID/Location: Lot 1, White Oak Towers, located at 11700 Old Columbia Pike.
White Oak Science Gateway Sector Plan
WSSC Grid: 215NE02
Proposed Reclassification: 9.36 acres from the R-H Zone to the R-10 Zone
- G. Corrective Map Amendment G-981 (Attachment 8)**
Property ID/Location: Parcel A, The Oaks, located southeast of Old Columbia Pike at Carriage House Terrace and Carriage House Drive.
White Oak Science Gateway Master Plan
WSSC Grid: 215NE02
Proposed Reclassification: 9.22 acres from the R-H Zone to the R-10 Zone.
- H. Corrective Map Amendment G-982 (Attachment 9)**
Property ID/Location: Parcel A, Parklands Manor and Parcel A, Columbia Towers, located southeast of Old Columbia Pike at Clifftondale Drive.
White Oak Science Gateway Master Plan
WSSC Grid: 215NE02
Proposed Reclassification: 27.75 acres from the R-H Zone to the R-10 Zone.
- I. Corrective Map Amendment G-983 (Attachment 10)**
Property ID/Location: Part of Parcel B, White Oak, located at 11200 Lockwood Drive.
White Oak Science Gateway Master Plan
WSSC Grid: 214NE01
Proposed Reclassification: 25.77 acres from the R-H Zone to the R-10 Zone.

J. Corrective Map Amendment G-984 (Attachment 11)

Property ID/Location: Lot 5, Block 1, William E. Richardson's Addition to Northwest Branch Estates, located at 10700 Venetia Mill Circle.
White Oak Science Gateway Master Plan

WSSC Grid: 213NE01

Proposed Reclassification: 8.21 acres from the R-H Zone to the R-10 Zone.

K. Corrective Map Amendment H-102 (Attachment 2)

Property ID/Location: Lots 1-27, 29-32, and 50-53, Block A, Black Hills Estates; Parcel A, Block A, Black Hills Estates; Lots 1-3, Georgian Wood; Parcel 13 liber/folio 05090/0076; and Parcel 66, liber/folio 32442/0682 located at 21104-21117 Chrisman Hill Court, 14400-14520 Chrisman Hill Drive, 21201-21217 Chrisman Hill Terrace, and 21311-21409 (odd numbers) Clarksburg Road.
Clarksburg Master Plan

WSSC Grid: 229NW14, 230NW14

Proposed Reclassification: 103.09 acres from the R-200 zone to the RE-1 zone.

L. Corrective Map Amendment H-103 (Attachment 3)

Property ID/Location: Lots 1-20, Block A, Avenel Gardens and Parcel 23, Avenel Gardens located at 10100-10142 Avenel Gardens Lane.
White Oak Science Gateway Sector Plan

WSSC Grid: 212NE02

Proposed Reclassification: 2.07 acres from the RT-10.0 zone to the TMD zone.

M. Corrective Map Amendment H-104 (Attachment 4)

Property ID/Location: Lots 1-115, Block A, Gatestone and Parcels A-J, Block A, Gatestone located at 11500-11515 Pittsford Glen Way, 11500-11508 Rabbit Run Terrace, 11500-11512 Sutherland Hill Way, 1-15 Treetop View Court, 1601-1654 Treetop View Terrace, 1-1696 White Oak Vista Drive, 1-11 White Oak Vista Court, and 11501-11519 White Oak Vista Terrace.
White Oak Science Gateway Sector Plan

WSSC Grid: 215NE02

Proposed Reclassification: 23.82 acres from the RT-6.0 zone to the TLD zone.

N. Corrective Map Amendment H-105 (Attachment 5)

Property ID/Location: Parcel F, White Oak located at 11100-11234 (even numbers) Oak Leaf Drive and 11155-11287 Columbia Pike.
White Oak Science Gateway Sector Plan

WSSC Grid: 214NE01

Proposed Reclassification: 9.35 acres from the RT-12.5 zone to the THD zone.

O. Corrective Map Amendment H-106 (Attachment 6)

Property ID/Location: Lots 1-59, Block A, Maple Ridge at Burnt Mills and Parcels B and C and part of Parcel A, Block A, Maple Ridge at Burnt Mills located at 11001-11011 Abbey Station Lane, 1100-11014 Ascott View Lane, 11000-11013 Bradbury Manor Court, and 500-630 Seaton Square Drive.
White Oak Science Gateway Master Plan

WSSC Grid: 214NE01

Proposed Reclassification: 7.89 acres from the RT-8.0 zone to the TLD zone.

P. Corrective Map Amendment H-107 (Attachment 7)

Property ID/Location: Lots 12-29, Block B, Northwest Branch Estates and Parcel D and part of Parcel C, Block B, Northwest Branch Estates located at 10835-10875 (odd numbers) Lockwood Drive.
White Oak Science Gateway Sector Plan

WSSC Grid: 214NE01

Proposed Reclassification: 1.55 acres from the RT-12.5 zone to the THD zone

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council