

Resolution No.:	<u>17-1240</u>
Introduced:	<u>October 7, 2014</u>
Adopted:	<u>October 7, 2014</u>

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

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By: District Council

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**SUBJECT:** White Oak Science Gateway Sectional Map Amendment (G-966)

**OPINION**

Sectional Map Amendment (SMA) G-966 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 White Oak Science Gateway Master Plan. The SMA application rezones approximately 862 acres and reconfirms the zoning on 2,138 acres. Additionally, approximately 710 acres of the US 29/Cherry Hill Road Employment Area are removed.

The Planning Board Draft White Oak Science Gateway Master Plan amended the Approved and Adopted 1997 White Oak Master Plan and portions of the Approved and Adopted 1997 Fairland Master Plan, as amended; the General Plan (on Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; the Master Plan for Historic Preservation, as amended; the Master Plan of Highways within Montgomery County, as amended; the Countywide Bikeways Functional Master Plan, as amended; and the Countywide Transit Corridors Functional Master Plan, as amended.

On September 20, 2013, the Montgomery County Planning Board transmitted to the County Executive and the County Council the September 2013 Planning Board Draft White Oak Science Gateway Master Plan, and on December 20, 2013, the Montgomery County Planning Board transmitted to the County Executive and the County Council revisions to the September 2013 Plan (the December 2013 Updated Version).

The District Council approved the December 2013 Updated Version of the White Oak Science Gateway Master Plan on July 29, 2014. The Plan sets forth the specific land use and zoning objectives for the development of the White Oak Science Gateway Master Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on February 4, 2014, wherein testimony was received from interested parties. On February 24, 2014, the County Executive transmitted to the County Council the Economic

Impact Analysis and on February 25, 2014, the County Executive transmitted to the County Council the Fiscal Impact Statement for the December 2013 Planning Board Draft White Oak Science Gateway Master Plan.

Sectional Map Amendment (SMA) G-966 was filed on August 1, 2014 by the Montgomery County Planning Board to implement the specific zoning recommendations of the White Oak Science Gateway Master Plan.

The Council held a public hearing on the SMA for the White Oak Science Gateway Master Plan on September 23, 2014. Most testimony was in support of the SMA as submitted by the Planning Board. The Council received testimony from the Woodmoor-Pinecrest Citizens Association opposing certain zoning changes in the SMA; however, the Council considered these objections during its review of the Master Plan and did not agree with the recommendation of the Citizens Association. No new information was submitted in their testimony on the SMA, and the Council continued to not support their recommendations for changes in zoning. The Council closed the record on September 24, 2014.

The Council considered the Sectional Map Amendment at a worksession held on October 7, 2014 and supports the SMA as submitted. To preserve grandfathering options under the new Zoning Ordinance, the effective date of the SMA rezoning is deferred until October 31, 2014, which is after the adoption of the District Map Amendment that will implement the new zones created as part of the Zoning Ordinance Rewrite.

The evidence of record for Sectional Map Amendment G-966 consists of all record materials compiled in connection with the District Council public hearing, worksessions, and actions on the Planning Board Draft of the White Oak Science Gateway Master Plan, dated December 20, 2013, and all record materials compiled in connection with the public hearing held by the Council on September 23, 2014 on Sectional Map Amendment G-966.

The Council finds Sectional Map Amendment Application G-966 as amended to be consistent with the Approved and Adopted White Oak Science Gateway Master Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted White Oak Science Gateway Master Plan. All zoning reclassifications approved by this Sectional Map Amendment supersede the zoning approved under District Map Amendment G-956. On October 30, 2014, the approved District Map Amendment G-956 zoning will supersede SMA G-966 only for property where the zoning is reconfirmed by G-966.

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, effective October 31, 2014.

**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-966, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the White Oak Science Gateway Master Plan consisting of approximately 3,000 acres, more or less, is GRANTED.
2. Approximately 862 acres are rezoned as a result of this action and the zoning on 2,138 acres is to be reconfirmed as currently zoned. Additionally, approximately 710 acres of the US 29/Cherry Hill Road Employment Area are removed. All zoning reclassifications approved by this Sectional Map Amendment supersede the zoning approved under District Map Amendment G-956. On October 30, 2014, the approved District Map Amendment G-956 zoning will supersede SMA G-966 only for property where the zoning is reconfirmed by G-966.
3. The following areas are reclassified as part of this action, consistent with the recommendations in the White Oak Science Gateway Master Plan.

**Table 1: Parcels to be Rezoned<sup>1</sup>**

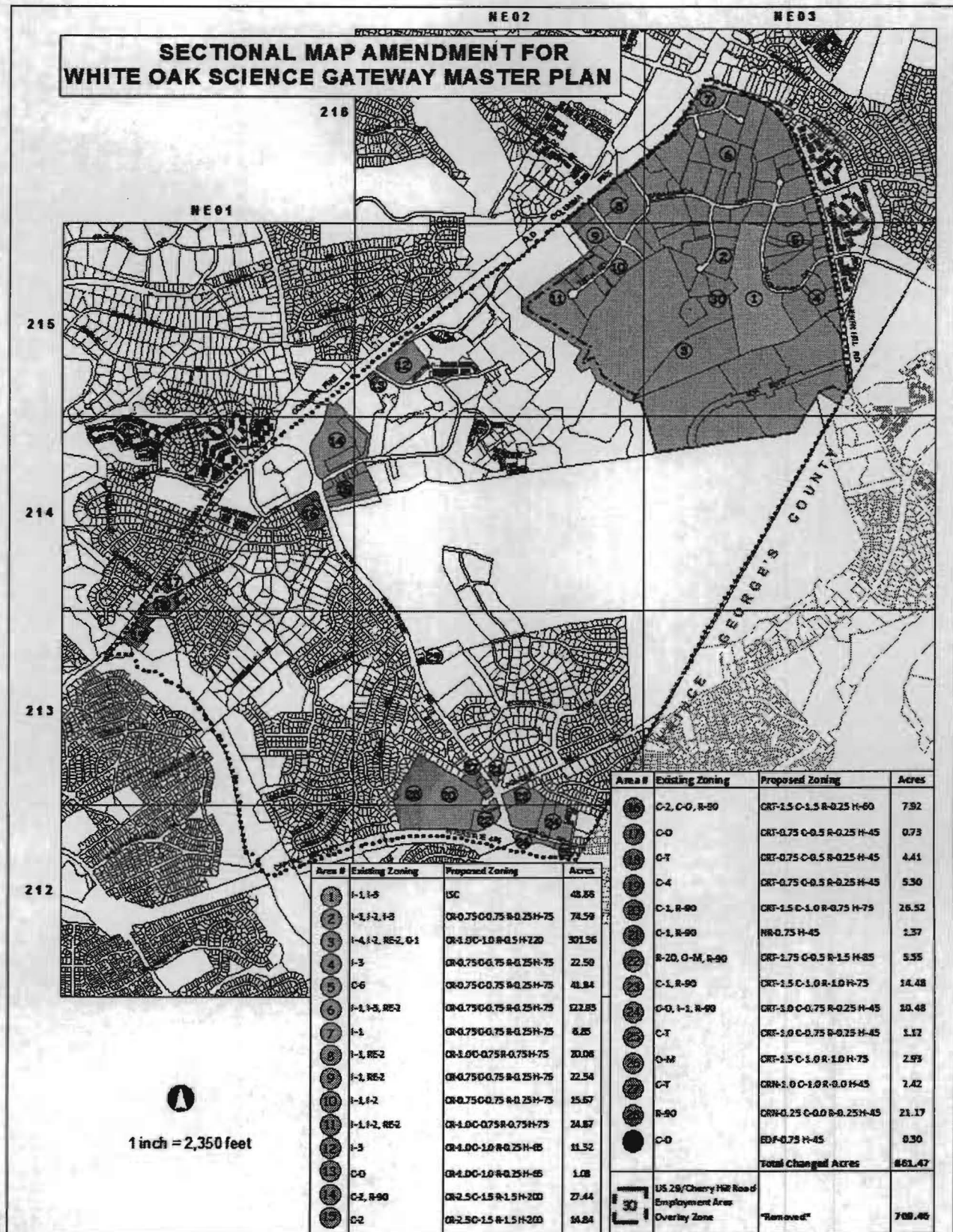
<b>Area #</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
1	I-1, I-3	LSC	48.86
2	I-1, I-2, I-3	CR-0.75 C-0.75 R-0.25 H-75	74.59
3	I-4, I-2, RE-2, C-1	CR-1.0 C-1.0 R-0.5 H-220	301.36
4	I-3	CR-0.75 C-0.75 R-0.25 H-75	22.50
5	C-6	CR-0.75 C-0.75 R-0.25 H-75	41.84
6	I-1, I-3, RE-2	CR-0.75 C-0.75 R-0.25 H-75	122.93
7	I-1	CR-0.75 C-0.75 R-0.25 H-75	6.85
8	I-1, RE-2	CR-1.0 C-0.75 R-0.75 H-75	20.08
9	I-1, RE-2	CR-0.75 C-0.75 R-0.25 H-75	22.54
10	I-1, I-2	CR-0.75 C-0.75 R-0.25 H-75	15.67
11	I-1, I-2, RE-2	CR-1.0 C-0.75 R-0.75 H-75	24.87
12	I-3	CR-1.0 C-1.0 R-0.25 H-65	11.32
13	C-O	CR-1.0 C-1.0 R-0.25 H-65	1.08
14	C-2, R-90	CR-2.5 C-1.5 R-1.5 H-200	27.44
15	C-2	CR-2.5 C-1.5 R-1.5 H-200	14.84
16	C-2, C-O, R-90	CRT-1.5 C-1.5 R-0.25 H-60	7.92
17	C-O	CRT-0.75 C-0.5 R-0.25 H-45	0.73
18	C-T	CRT-0.75 C-0.5 R-0.25 H-45	4.41
19	C-4	CRT-0.75 C-0.5 R-0.25 H-45	5.30
20	C-1, R-90	CRT-1.5 C-1.0 R-0.75 H-75	26.52
21	C-1, R-90	NR-0.75 H-45	1.37
22	R-20, R-90, O-M	CRT-1.75 C-0.5 R-1.5 H-85	5.55
23	C-1, R-90	CRT-1.5 C-1.0 R-1.0 H-75	14.48
24	C-O, I-1, R-90	CRT-1.0 C-0.75 R-0.25 H-45	10.48
25	C-T	CRT-1.0 C-0.75 R-0.25 H-45	1.12
26	O-M	CRT-1.5 C-1.0 R-1.0 H-75	2.93
27	C-T	CRN-1.0 C-1.0 R-0.0 H-45	2.42
28	R-90	CRN-0.25 C-0.0 R-0.25 H-45	21.17
29	C-O	EOF-0.75 H-45	0.30
		<b>Total Changed Acres</b>	<b>861.47</b>
30	US 29/Cherry Hill Road Employment Area Overlay Zone	*Removed*	<b>709.46</b>

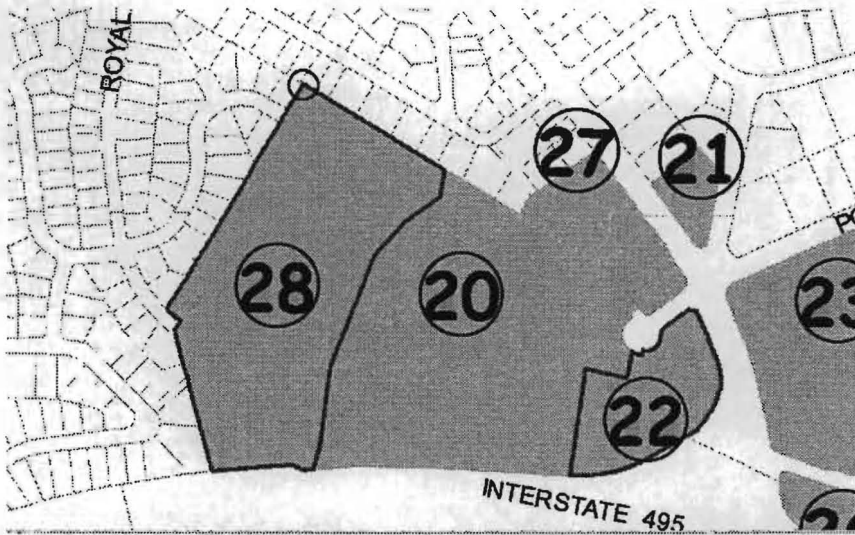
This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

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



**METES AND BOUNDS****Metes and bounds description for split zone block #28 – Western Portion of National Labor College Site**

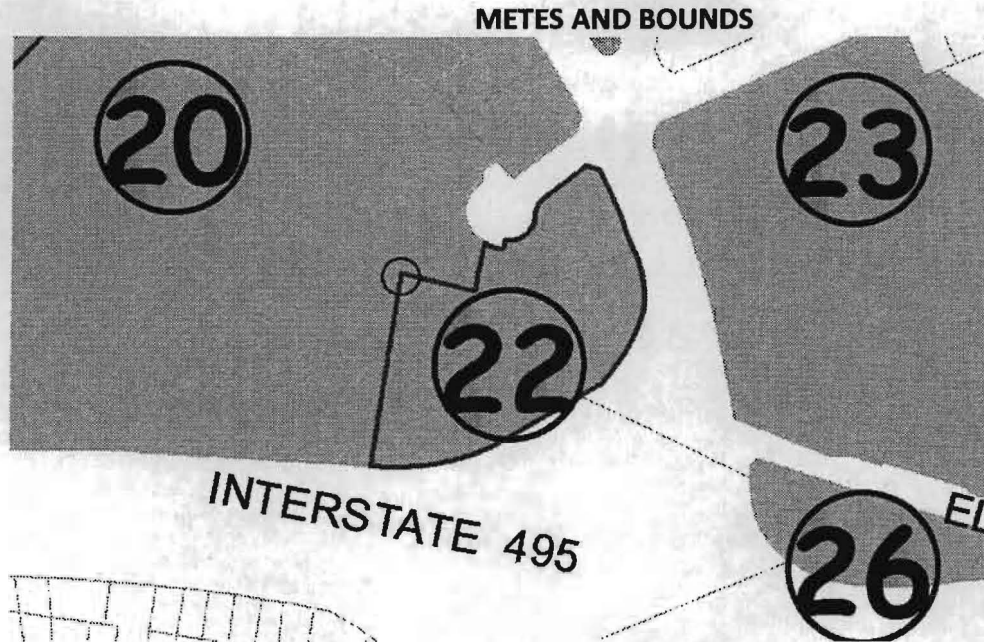
Beginning at an XY coordinate recognized as NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet

From point - X: 1317100.689'

Y: 494504.814'

Thence - Direction: S 59-14-48 E	Distance: 678.205'
Thence - Direction: S 10-44-32 W	Distance: 107.375'
Thence - Direction: S 53-42-33 W	Distance: 180.391'
Thence - Direction: S 42-48-2 W	Distance: 185.341'
Thence - Direction: S 21-25-49 W	Distance: 478.583'
Thence - Direction: S 7-18-10 W	Distance: 324.817'
Thence - Direction: S 16-58-17 W	Distance: 95.398'
Thence - Direction: S 87-41-12 W	Distance: 15.903'
Thence - Direction: S 82-26-47 W	Distance: 20.65'
Thence - Direction: N 67-26-59 W	Distance: 56.79'
Thence - Direction: S 86-17-16 W	Distance: 159.744'
Thence - Direction: S 84-20-57 W	Distance: 159.795'
Thence - Direction: N 15-1-45 W	Distance: 591.188'
Thence - Direction: N 37-52-18 E	Distance: 42.538'
Thence - Direction: N 50-12-36 W	Distance: 70.318'
Thence - Direction: N 0-23-41 E	Distance: 14.924'
Thence - Direction: N 32-57-36 E	Distance: 139.641'
Thence - Direction: N 30-48-44 E	Distance: 72.068'
Thence - Direction: N 30-39-26 E	Distance: 111.237'
Thence - Direction: N 30-53-8 E	Distance: 76.881'
Thence - Direction: N 30-53-8 E	Distance: 97.236'
Thence - Direction: N 30-51-24 E	Distance: 100.332'
Thence - Direction: N 30-48-44 E	Distance: 69.938'
Thence - Direction: N 30-48-44 E	Distance: 197.82'
Thence - Direction: N 30-48-43 E	Distance: 65.69'
Thence - Direction: N 30-48-44 E	Distance: 117.017'





**Metes and bounds description for split zone block #22**

Beginning at an XY coordinate recognized as NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet

From point - X: 1318199.480' Y: 492927.320'

Thence -	Direction: S 76-51-13 E	Distance: 169.709'	
Thence -	Direction: N 12-5-17 E	Distance: 110.417'	
Curve left	Chord - Direction: S 72-21-17 E	Distance: 42.99'	Radius: 75'
Thence -	Direction: N 11-4-33 E	Distance: 18.83'	
Curve left	Chord - Direction: N 50-50-4 E	Distance: 86.087'	Radius: 56'
Curve right	Chord - Direction: N 27-2-2 E	Distance: 44.511'	Radius: 50'
Thence -	Direction: N 53-27-52 E	Distance: 118.56'	
Thence -	Direction: S 76-6-37 E	Distance: 31.86'	
Thence -	Direction: S 24-46-20 E	Distance: 115.874'	
Thence -	Direction: S 21-10-57 E	Distance: 80.72'	
Curve right	Chord - Direction: S 9-3-26 E	Distance: 135.306'	Radius: 262.497'
Curve right	Chord - Direction: S 30-2-40 W	Distance: 191.815'	Radius: 372.43'
Thence -	Direction: S 60-17-51 W	Distance: 268.659'	
Curve right	Chord - Direction: S 80-17-58 W	Distance: 283.38'	Radius: 530.858'
Thence -	Direction: N 8-24-9 E	Distance: 434.197'	