

Resolution No.: 18-180  
Introduced: June 9, 2015  
Adopted: June 9, 2015

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

---

By: District Council

---

**SUBJECT:** 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 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, 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.
- 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 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.
- 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