

Resolution No.:	<u>18-960</u>
Introduced:	<u>November 7, 2017</u>
Adopted:	<u>November 7, 2017</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**

Lead Sponsor: District Council

SUBJECT: Greater Lyttonsville Sector Plan Sectional Map Amendment (H-123)

OPINION

Sectional Map Amendment (SMA) H-123 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 Greater Lyttonsville Sector Plan. The SMA application covers approximately 585 acres. Approximately 123 acres of underlying zoning are proposed for change in zoning classification. The remaining 462 acres are to be reconfirmed in the existing zoning classifications.

The District Council approved the Greater Lyttonsville Sector Plan on February 7, 2017 and amended the resolution to correct two technical errors on March 28, 2017. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Greater Lyttonsville Sector Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on September 27, 2016, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the fiscal impact analysis for the Greater Lyttonsville Sector Plan on September 29, 2016.

Sectional Map Amendment (SMA) H-123 was filed on September 13, 2017 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Greater Lyttonsville Sector Plan.

The Council held a public hearing on the SMA for the Greater Lyttonsville Sector Plan on October 31, 2017. The Council did not receive any testimony objecting to the SMA recommendations.

The Council considered the Sectional Map Amendment at a worksession held on November 7, 2017 and approved one technical correction: amend the proposed zoning for Change # 12 to CRT-1.5, C-0.25, **R-1.5**, H-85 (rather than CRT-1.5, C-0.25, R-1.25, H-85), to be consistent with the Council's zoning recommendations in the approved Sector Plan. The Council

finds Sectional Map Amendment Application H-123 as amended to be consistent with the Approved and Adopted Greater Lyttonsville Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Greater Lyttonsville Sector Plan.

The evidence of record for Sectional Map Amendment H-123 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Greater Lyttonsville Sector Plan, dated September 27, 2016, and all record materials compiled in connection with the public hearing held by the Council on October 31, 2017 on Sectional Map Amendment H-123.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

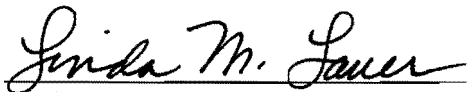
1. Application No. H-123, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Greater Lyttonsville Sector Plan consisting of approximately 585 acres, more or less, is GRANTED. Approximately 123 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage is to be reconfirmed in the existing underlying zoning classifications.

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Greater Lyttonsville Sector Plan.

Table 1: Parcels to be Rezoned¹

Area	Existing Zones	Proposed Zone	Acres
1	CRT-0.75, C-0.75, R-0.5, H-40	CRT-3.0, C-1.5, R-2.0, H-70	4.48
2	R-10	CR-2.5, C-0.25, R-2.5, H-145	30.6
3	R-10	CR-2.5, C-0.25, R-2.5, H-100	3.98
4	R-H	R-10	5.23
5	R-20	CRT-1.25, C-0.25, R-1.25, H-65	8.18
6	IM-2.5	CRN-1.0, C-0.5, R-1.0 H-45	4.08
7	IM-2.5	CRN-0.25, C-0.0, R-0.25, H-35	0.94
8	RT-15.0	R-60	0.12
9	IM-2.5, R-H, RT-15.0	CRT-2.5, C-0.25, R-2.5, H-70	6.56
10	R-20	CRT-1.5, C-0.25, R-1.5, H-70	4.19
11	R-H	CRT-1.25, C-0.25, R-1.25, H-150	5.95
12	R-20, R-60	CRT-1.5, C-0.25, R-1.5, H-85	12.42
13	R-20	CRT-1.5, C-0.25, R-1.5, H-85	1.66
14	R-20, R-60	CRT-1.5, C-0.25, R-1.5, H-85	1.13
15	IM-2.5, R-60, R-20	CRT-1.5, C-0.25, R-1.25, H-65	11.45
16	R-60	CRT-2.0, C-2.0, R-2.0, H-75	3.68
17	R-60	IM-2.5, H-50	17.13
18	R-60	IM-2.5, H-50	0.73
19	R-60	IM-2.5, H-50	1.31
		Total Changes	123.8

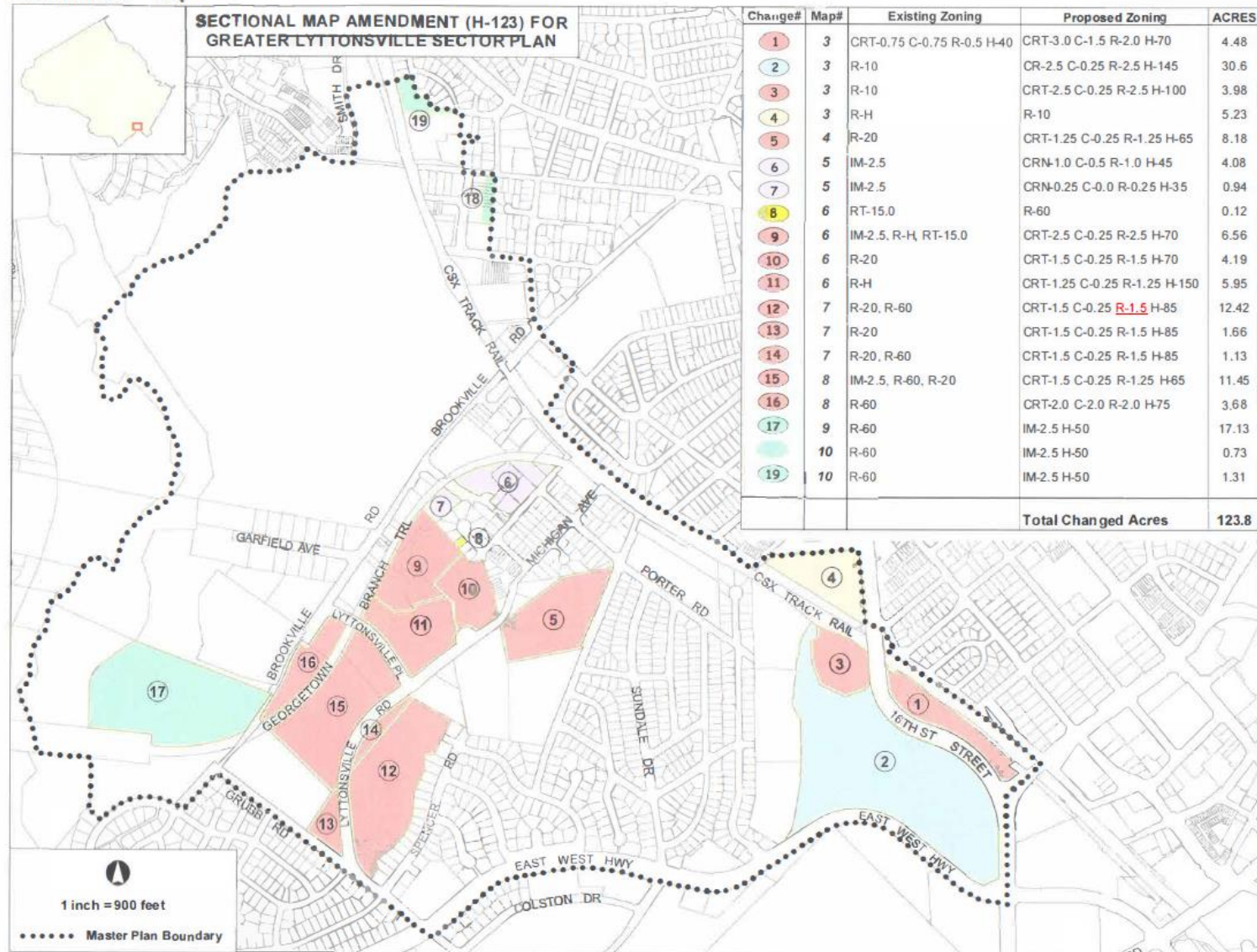
This is a correct copy of Council action.



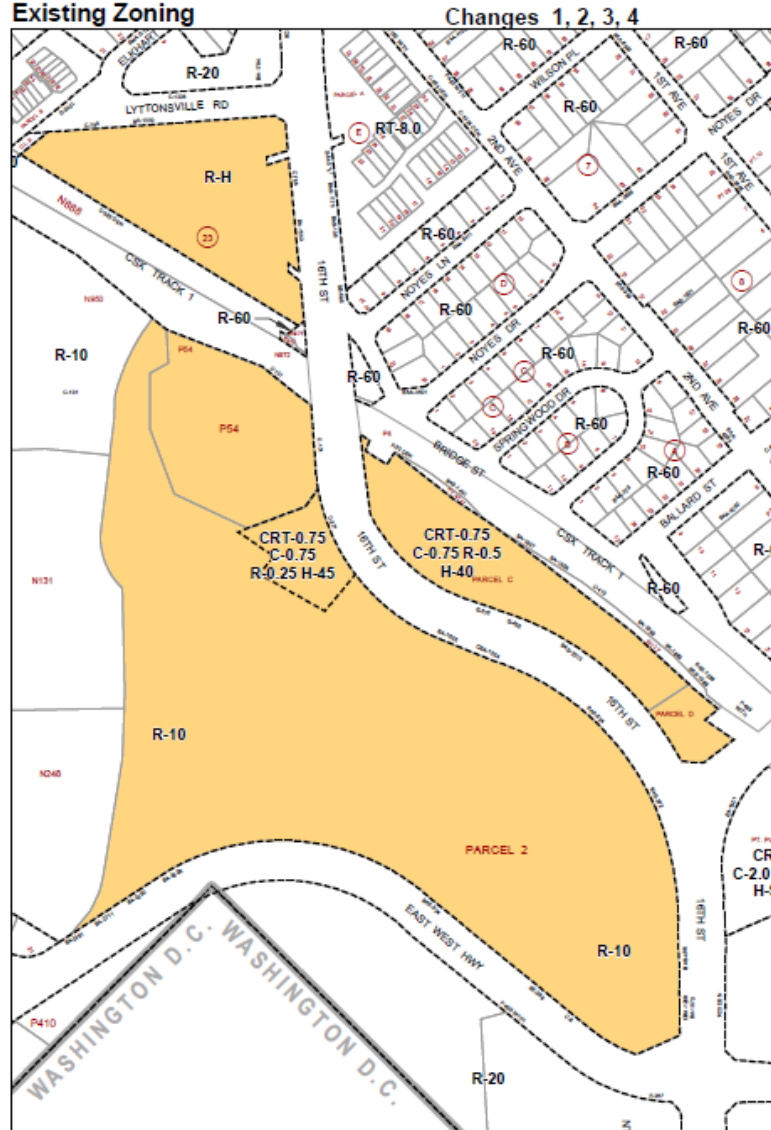
Linda M. Lauer, Clerk of the Council

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

Attachment 1 - Map 2

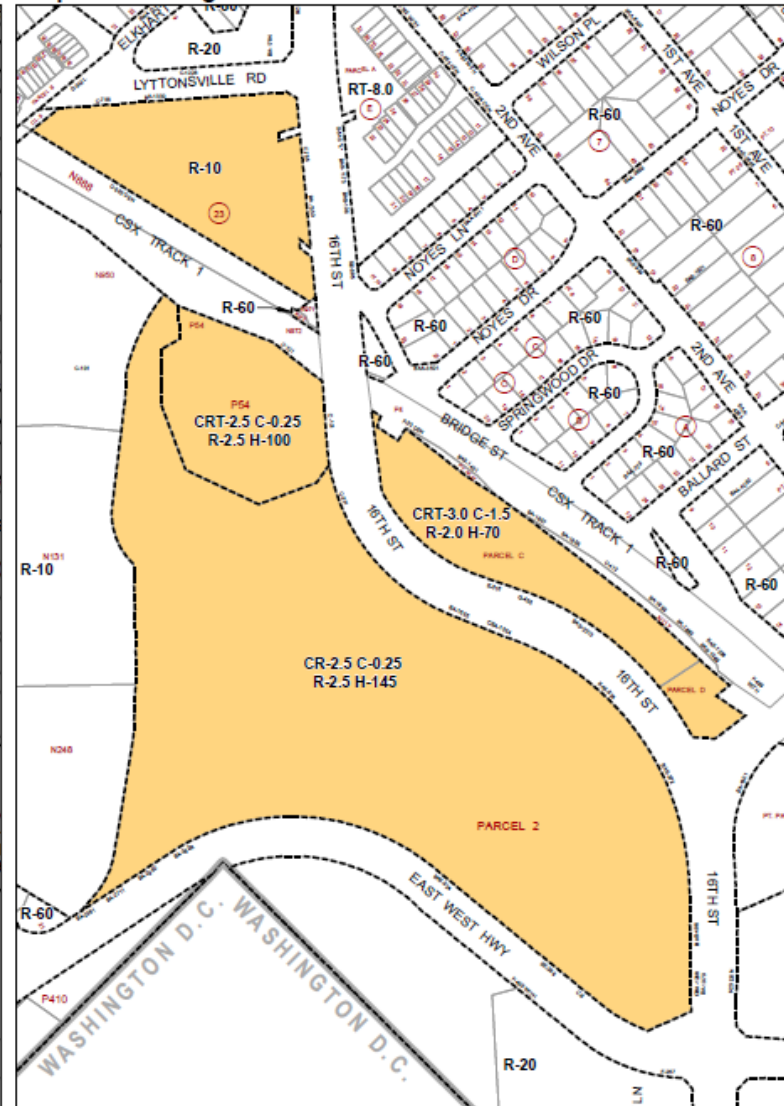


Attachment 1 - Map 3
Existing Zoning



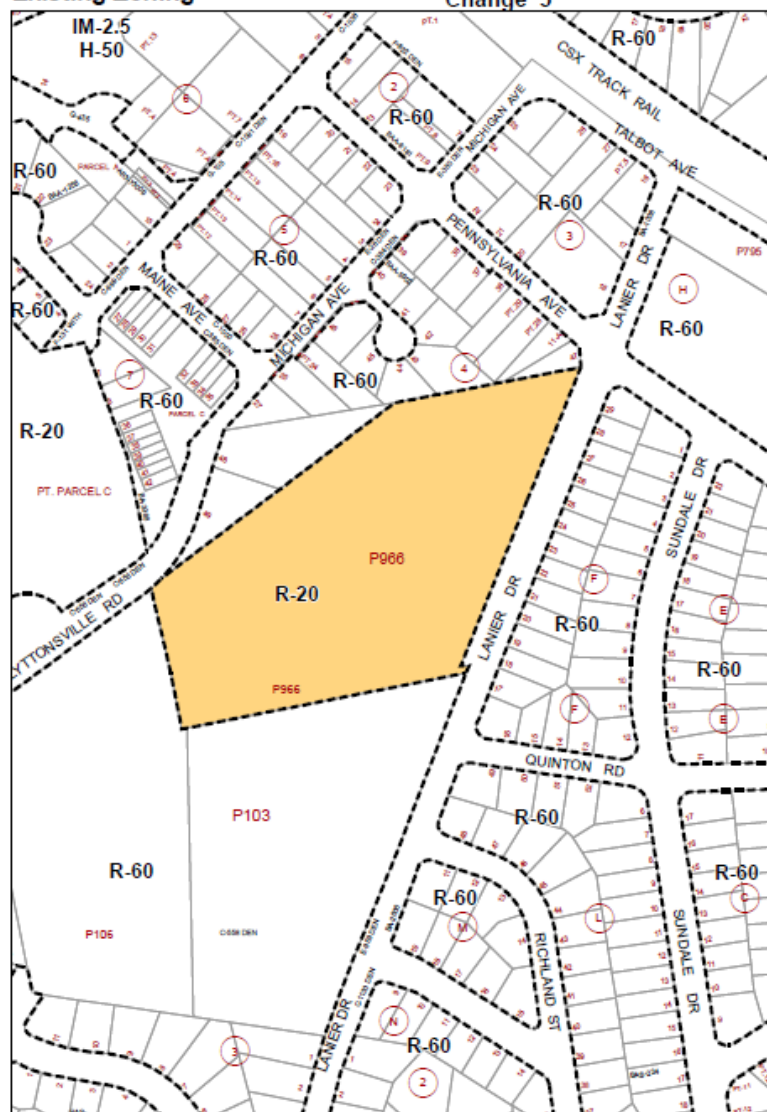
Map Grid: 210 & 211 NW02

Proposed Zoning



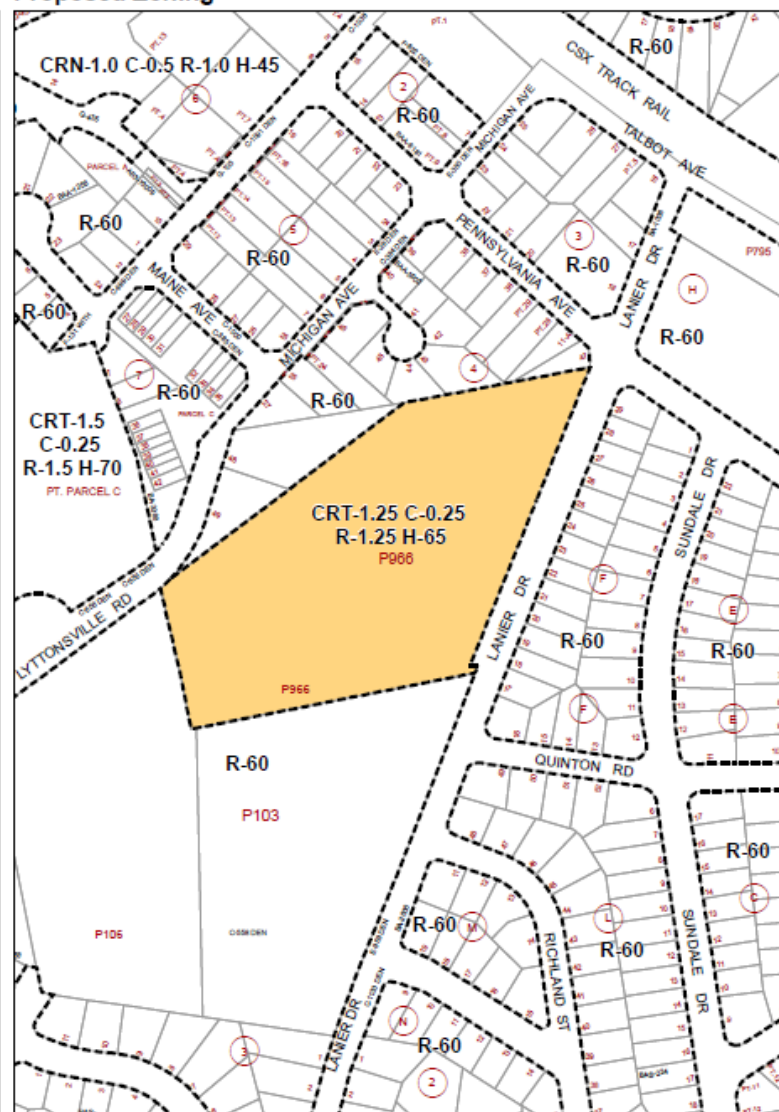
1 in = 400 ft

Change 5

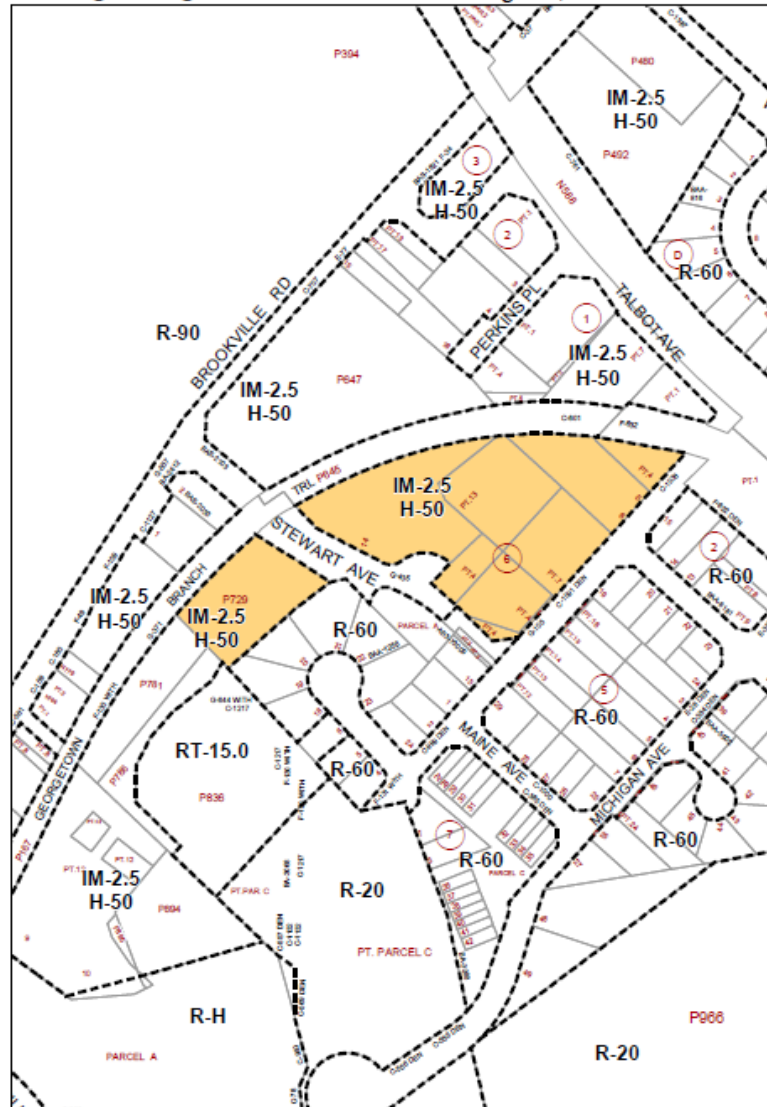


Map Grid: 210 & 211 NW02

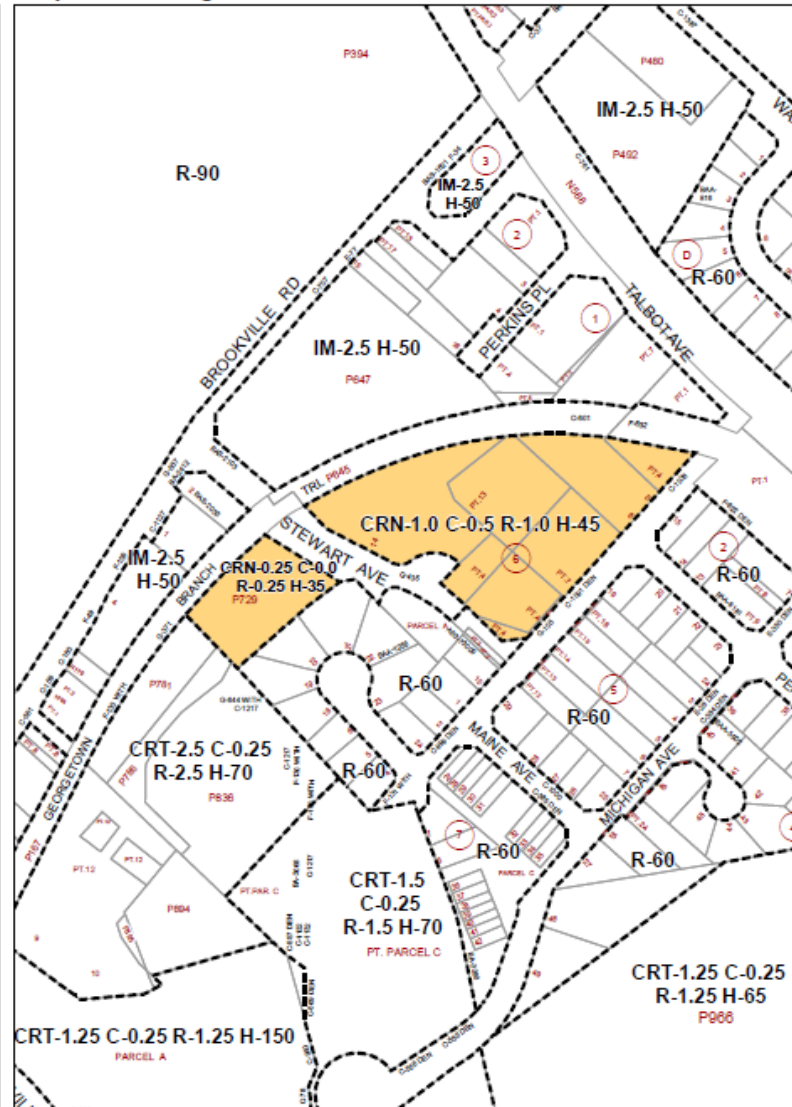
Proposed Zoning


$$1 \text{ in} = 300 \text{ ft}$$

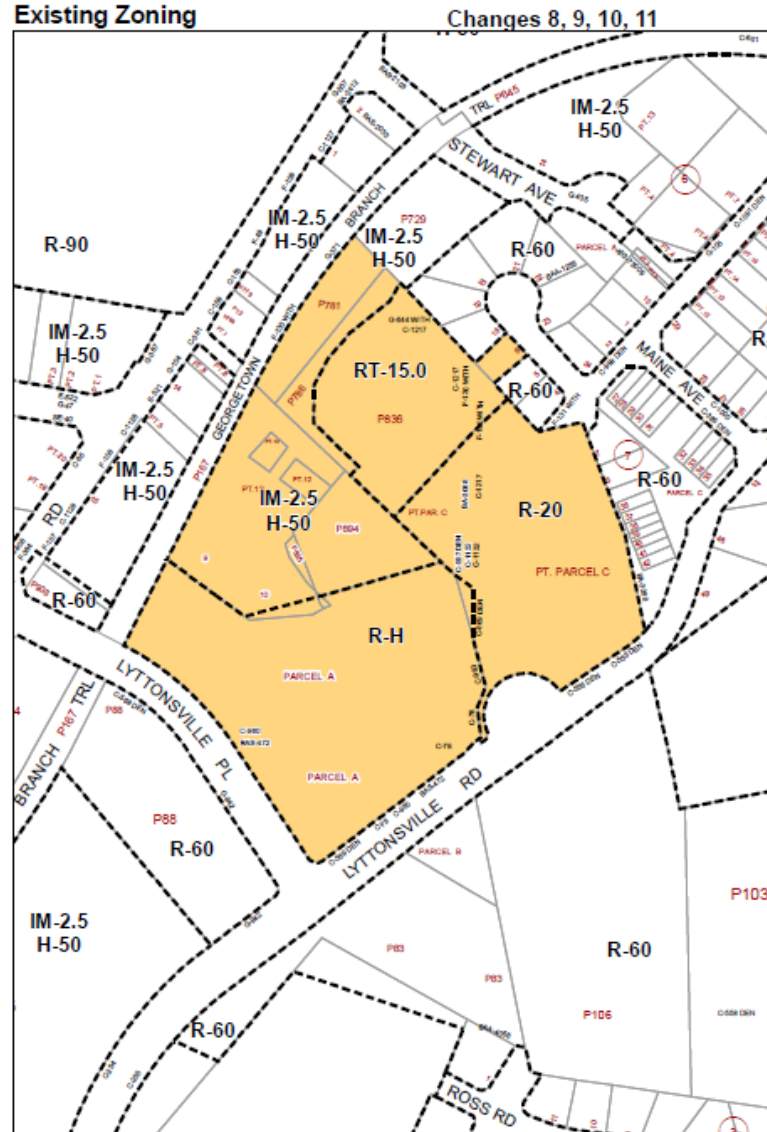
**Attachment 1 - Map 5
Existing Zoning**



Proposed Zoning

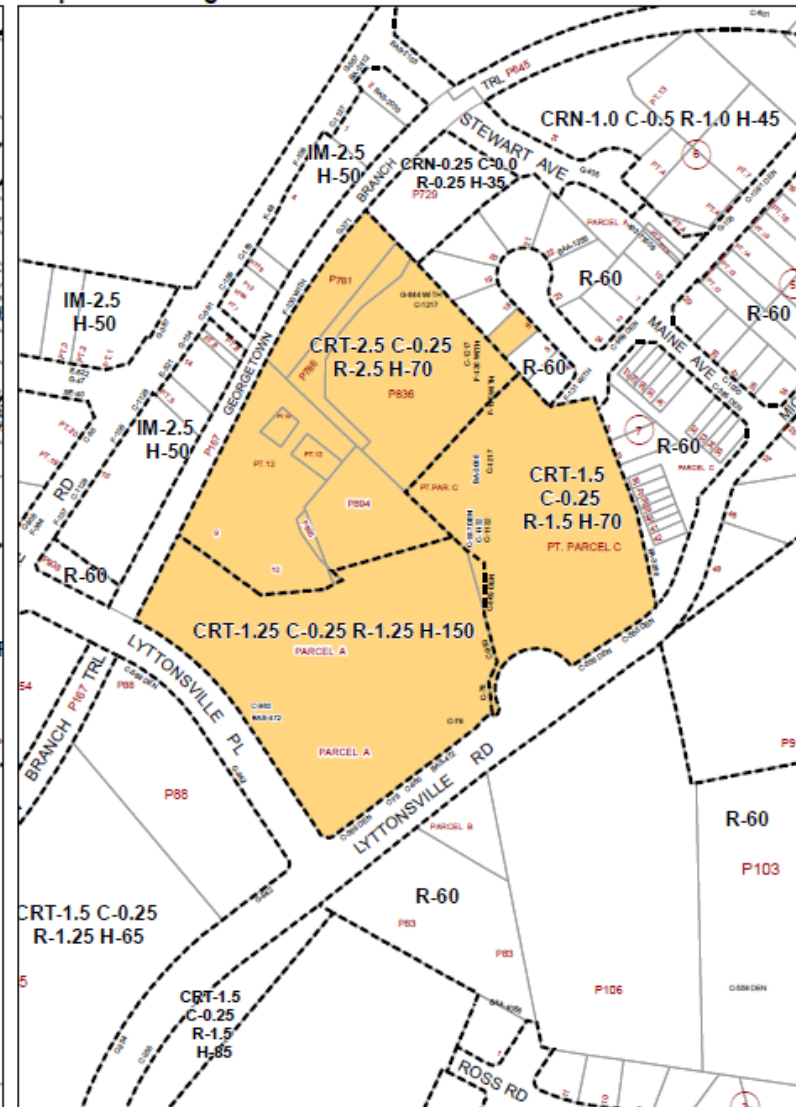


Attachment 1 - Map 6
Existing Zoning



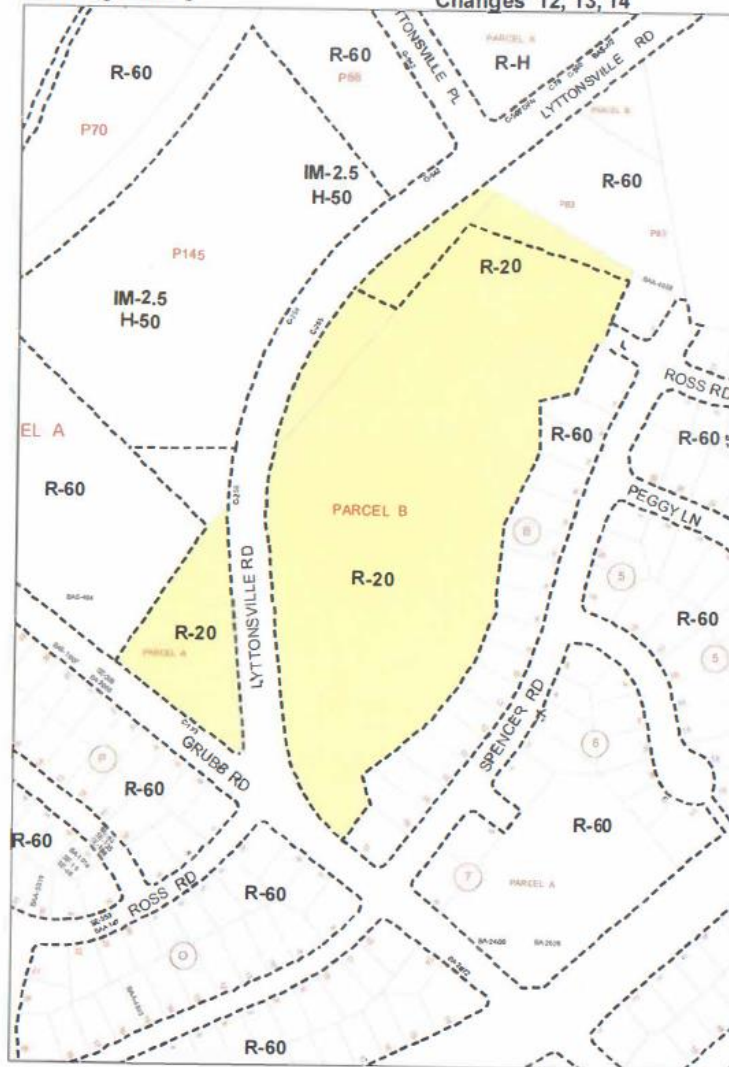
Map Grid: 210 & 211 NW 2 & 3

Proposed Zoning



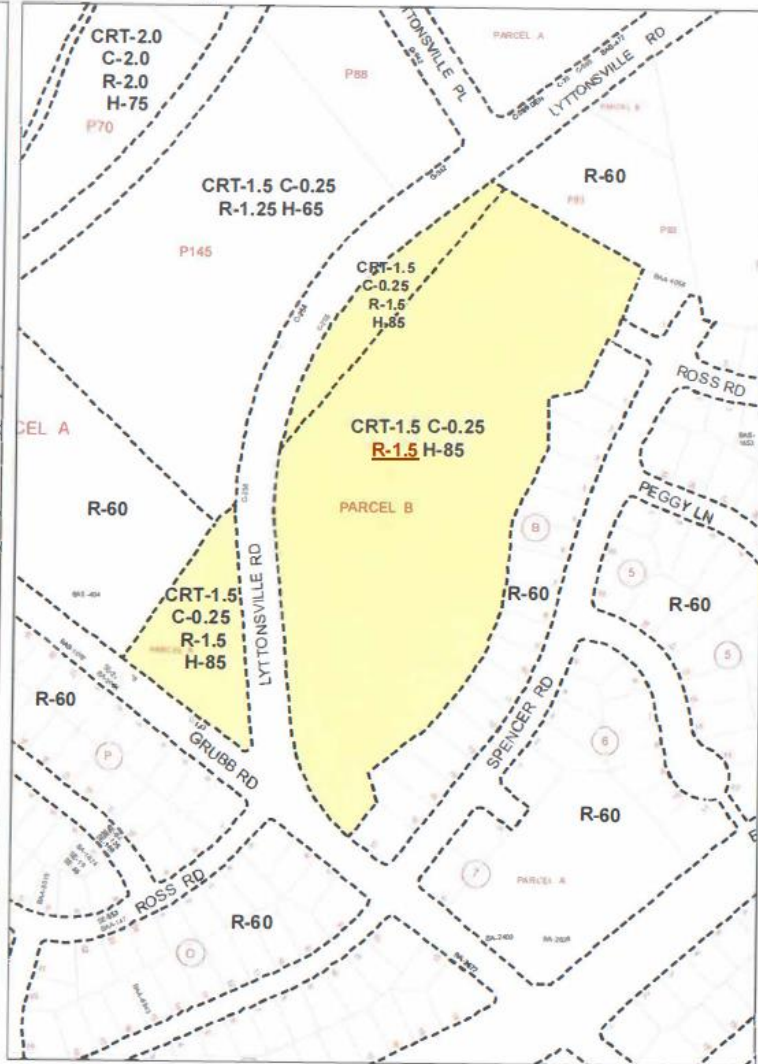
1 in = 300 ft

Attachment 1 - Map 7
Existing Zoning



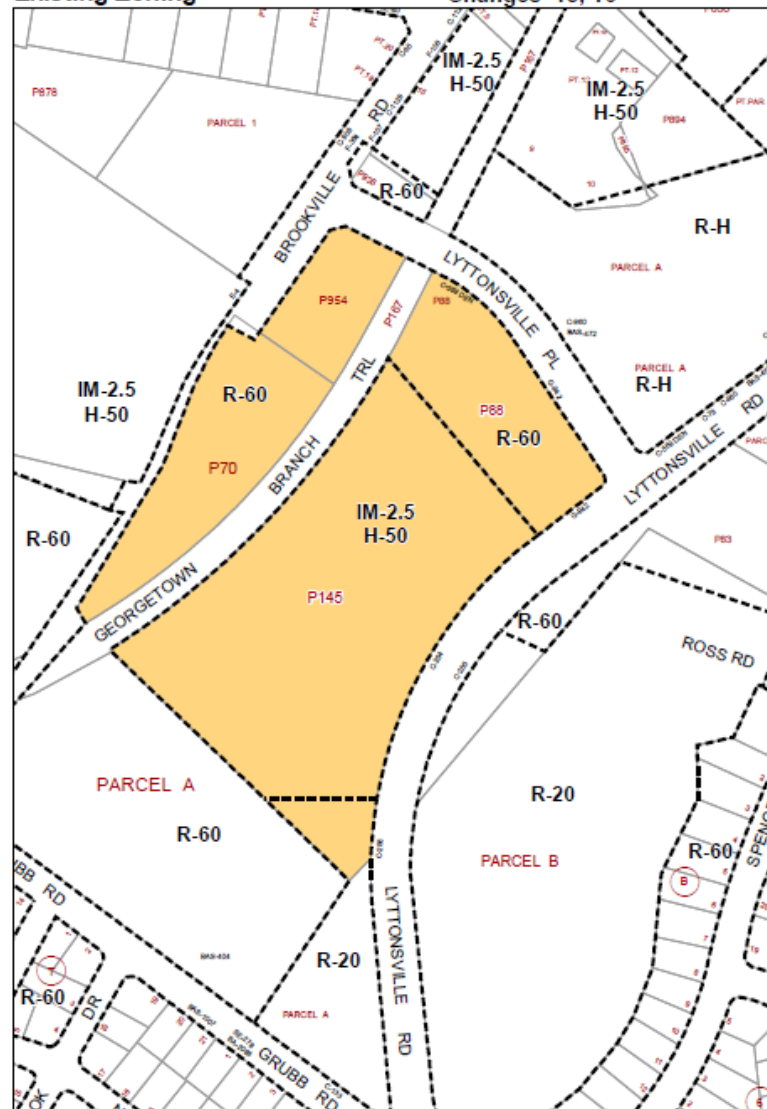
Map Grid: 210 NW 2 & 3

Proposed Zoning

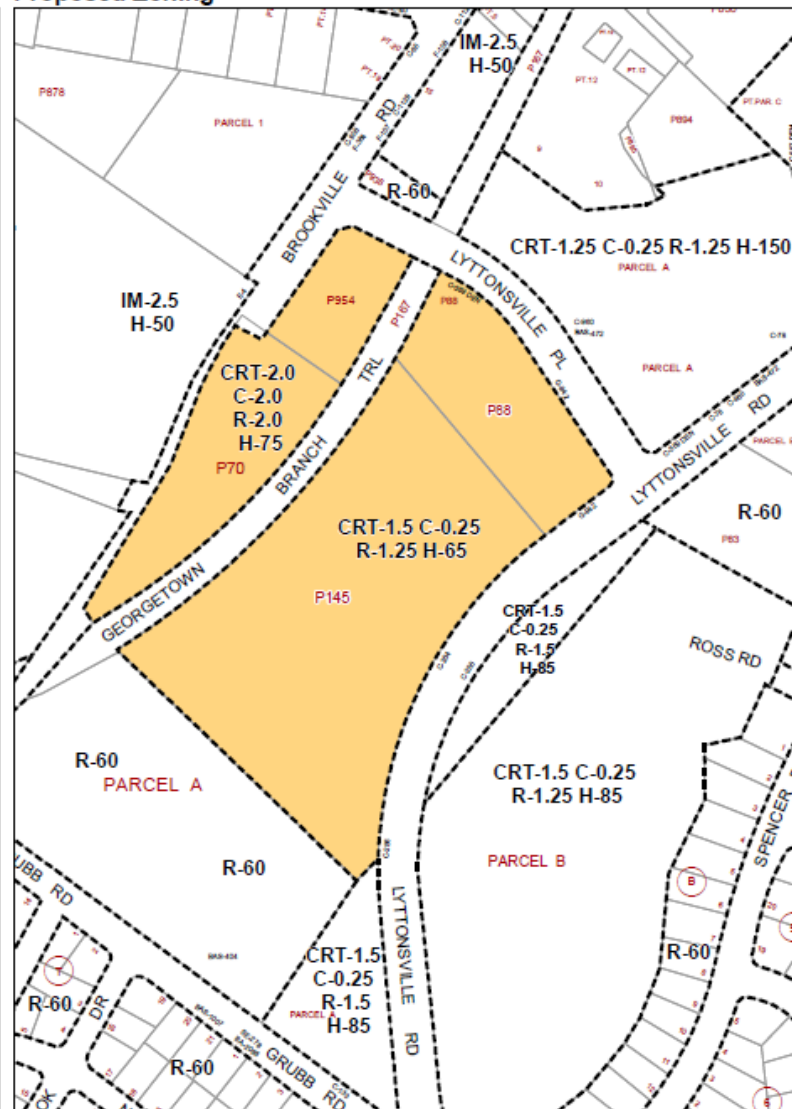


1 in = 300 ft

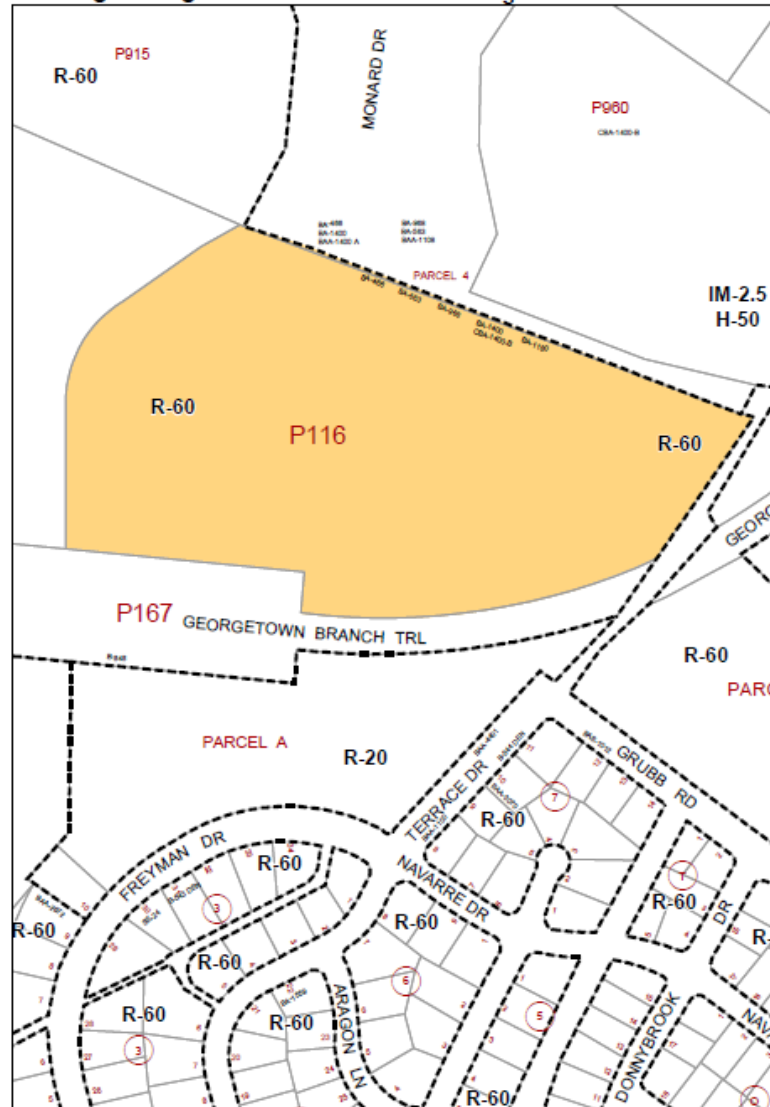
Attachment 1 - Map 8
Existing Zoning



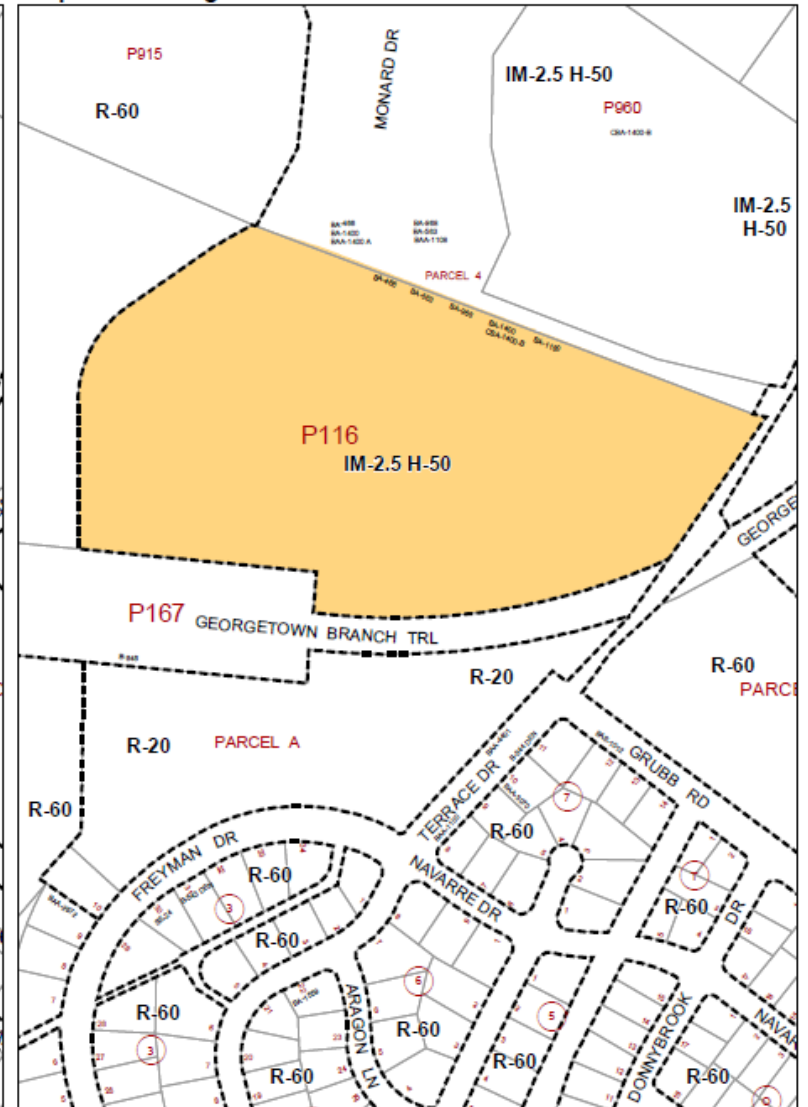
Proposed Zoning



Attachment 1 - Map 9
Existing Zoning



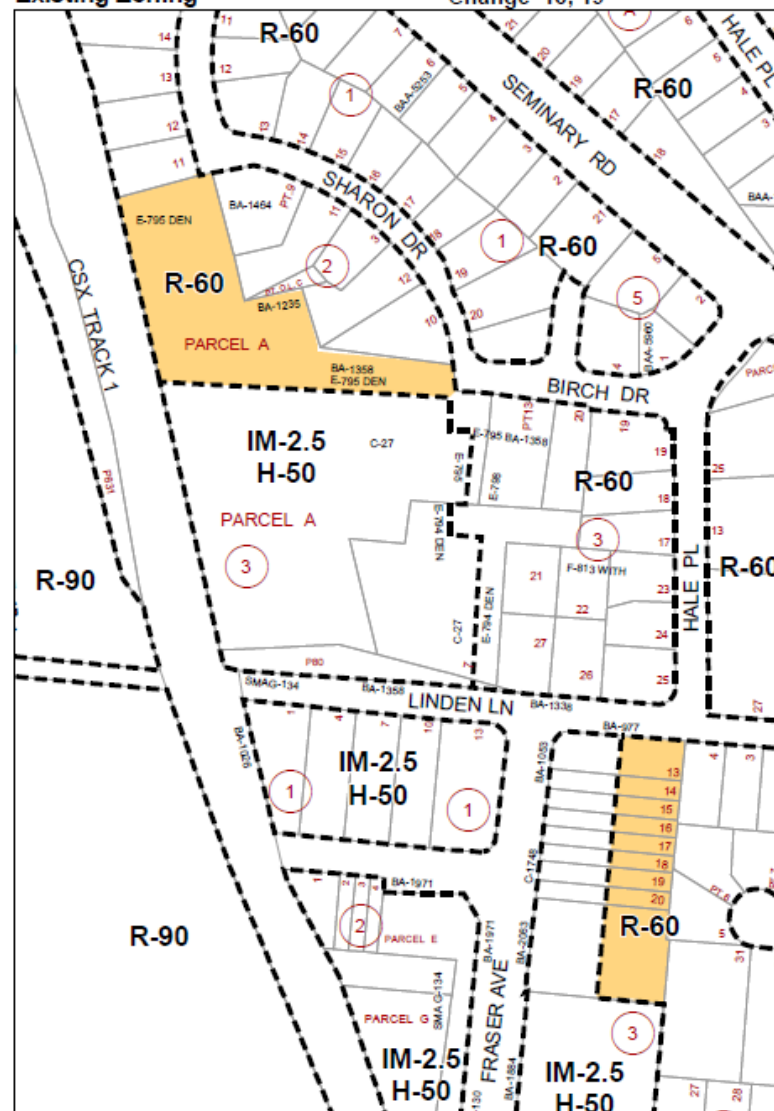
Proposed Zoning



1 in = 300 ft

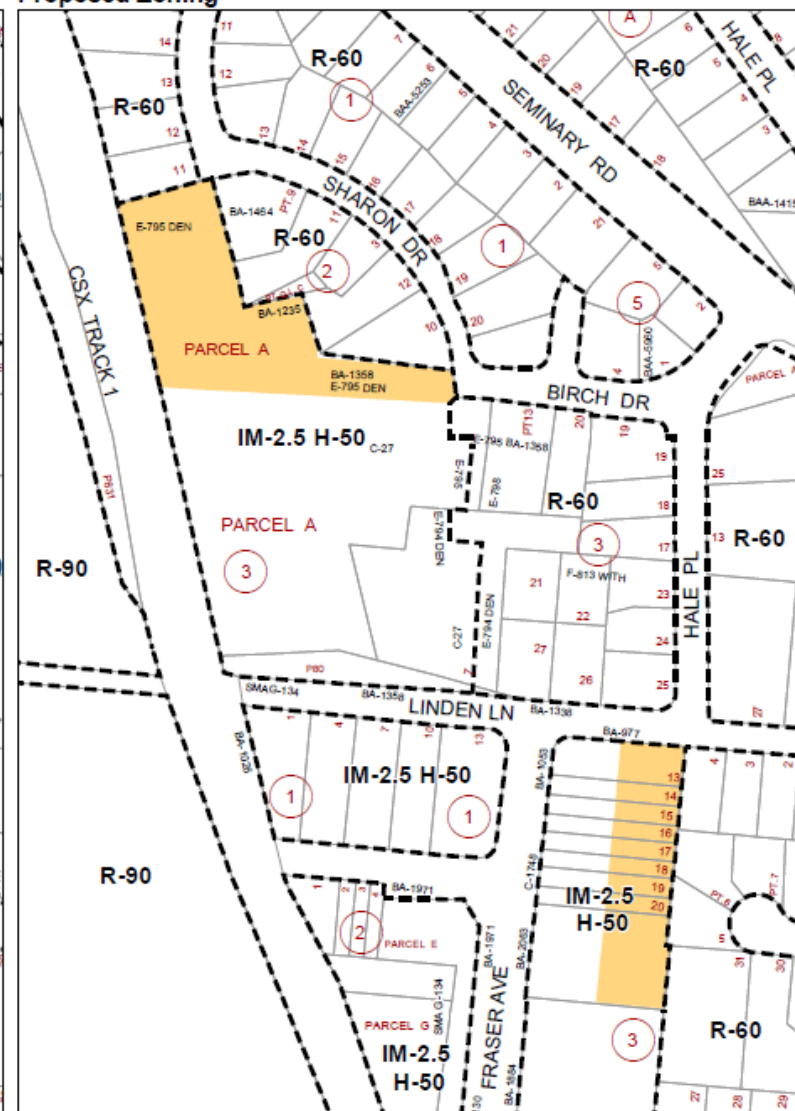
Existing Zoning

Change 18, 19



Map Grid: 211 & 212 NW02 & 3

Proposed Zoning


$$1 \text{ in} = 200 \text{ ft}$$