

Resolution No.:	<u>18-1086</u>
Introduced:	<u>April 10, 2018</u>
Adopted:	<u>April 10, 2018</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**

By: District Council

SUBJECT: Rock Spring Master Plan Sectional Map Amendment (H-126)

OPINION

Sectional Map Amendment (SMA) H-126 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Rock Spring Master Plan. The SMA application covers approximately 535 acres. Approximately 245 acres of underlying zoning are proposed for change in zoning classification. The remaining 290 acres are to be reconfirmed in the existing zoning classifications.

The District Council approved the Rock Spring Master Plan on November 14, 2017. The Master Plan sets forth the specific land use and zoning objectives for the development of the Rock Spring Master 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 June 20, 2017, 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 Executive's fiscal impact statement for the Rock Spring Master Plan on July 5, 2017.

Sectional Map Amendment (SMA) H-126 was filed on January 29, 2018 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Rock Spring Master Plan.

The Council held a public hearing on the SMA for the Rock Spring Master Plan on March 20, 2018. Other than from the Planning Board Chair, the Council did not receive any testimony regarding the SMA recommendations.

The Council considered the Sectional Map Amendment at a worksession held on April 10, 2018. The Council finds Sectional Map Amendment Application H-126 to be consistent with the Approved and Adopted Rock Spring Master Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Rock Spring Master Plan.

The evidence of record for Sectional Map Amendment H-126 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Rock Spring Master Plan, dated June 20, 2017, and all record materials compiled in connection with the public hearing held by the Council on March 20, 2018 on Sectional Map Amendment H-126.

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-126, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Rock Spring Master Plan consisting of approximately 535 acres, more or less, is GRANTED. Approximately 245 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 Rock Spring Master Plan.

Table 1: Parcels to be Rezoned¹

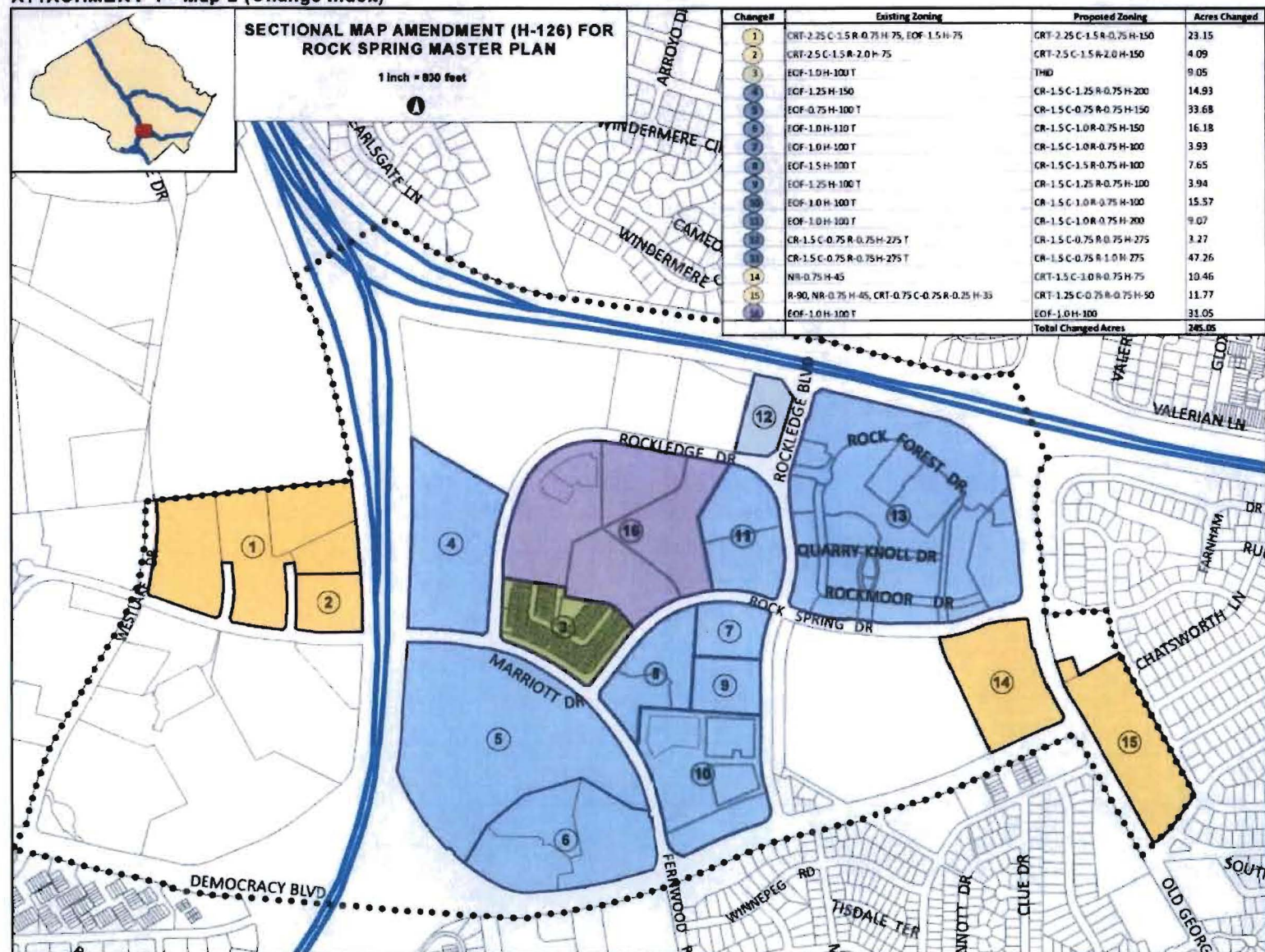
Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	CRT-2.25 C-1.5 R-0.75 H-75, EOF-1.5 H-75	CRT-2.25 C-1.5 R-0.75 H-150	23.15
2	CRT-2.5 C-1.5 R-2.0 H-75	CRT-2.5 C-1.5 R-2.0 H-150	4.09
3	EOF-1.0 H-100 T	THD	9.05
4	EOF-1.25 H-150	CR-1.5 C-1.25 R-0.75 H-200	14.93
5	EOF-0.75 H-100 T	CR-1.5 C-0.75 R-0.75 H-150	33.68
6	EOF-1.0 H-110 T	CR-1.5 C-1.0 R-0.75 H-150	16.18
7	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-100	3.93
8	EOF-1.5 H-100 T	CR-1.5 C-1.5 R-0.75 H-100	7.65
9	EOF-1.25 H-100 T	CR-1.5 C-1.25 R-0.75 H-100	3.94
10	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-100	15.57
11	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-200	9.07
12	CR-1.5 C-0.75 R-0.75 H-275 T	CR-1.5 C-0.75 R-0.75 H-275	3.27
13	CR-1.5 C-0.75 R-0.75 H-275 T	CR-1.5 C-0.75 R-1.0 H-275	47.26
14	NR-0.75 H-45	CRT-1.5 C-1.0 R-0.75 H-75	10.46
15	R-90, NR-0.75 H-45, CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-0.75 H-50	11.77
16	EOF-1.0 H-100 T	EOF-1.0 H-100	31.05
		Total Changes	245.05

This is a correct copy of Council action.

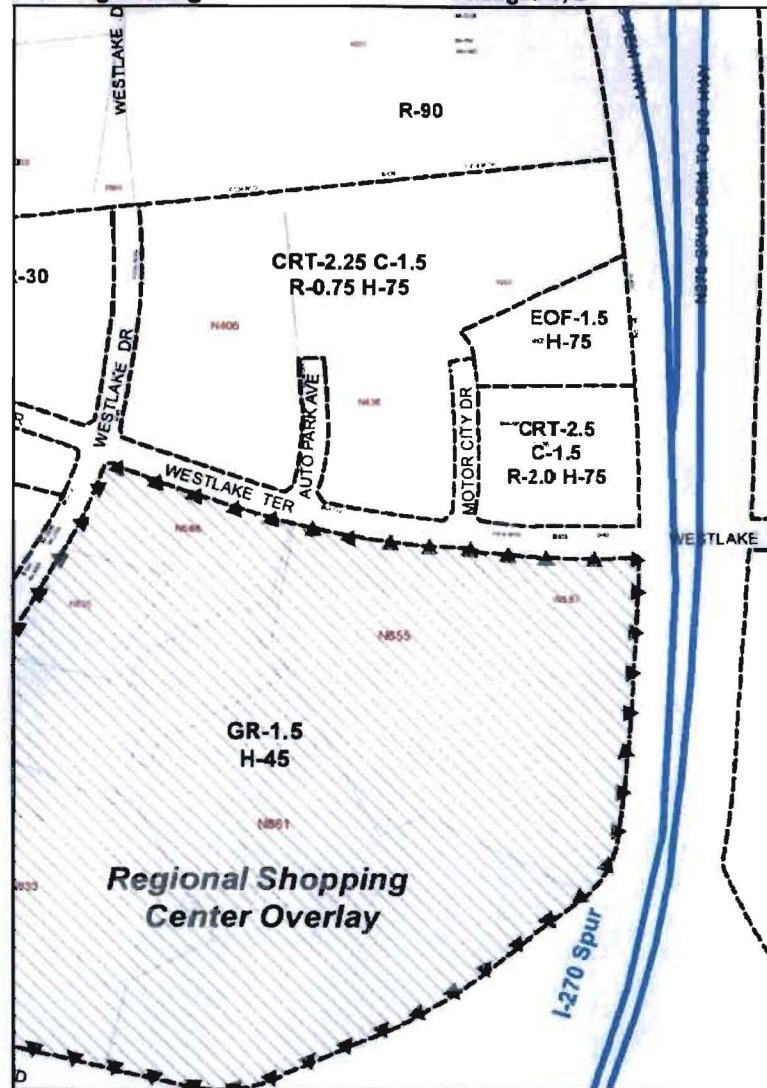

 Megan Davey Limarzi, Esq.
 Clerk of the Council

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 (Change Index)



Attachment 1 - Map 3
Existing Zoning



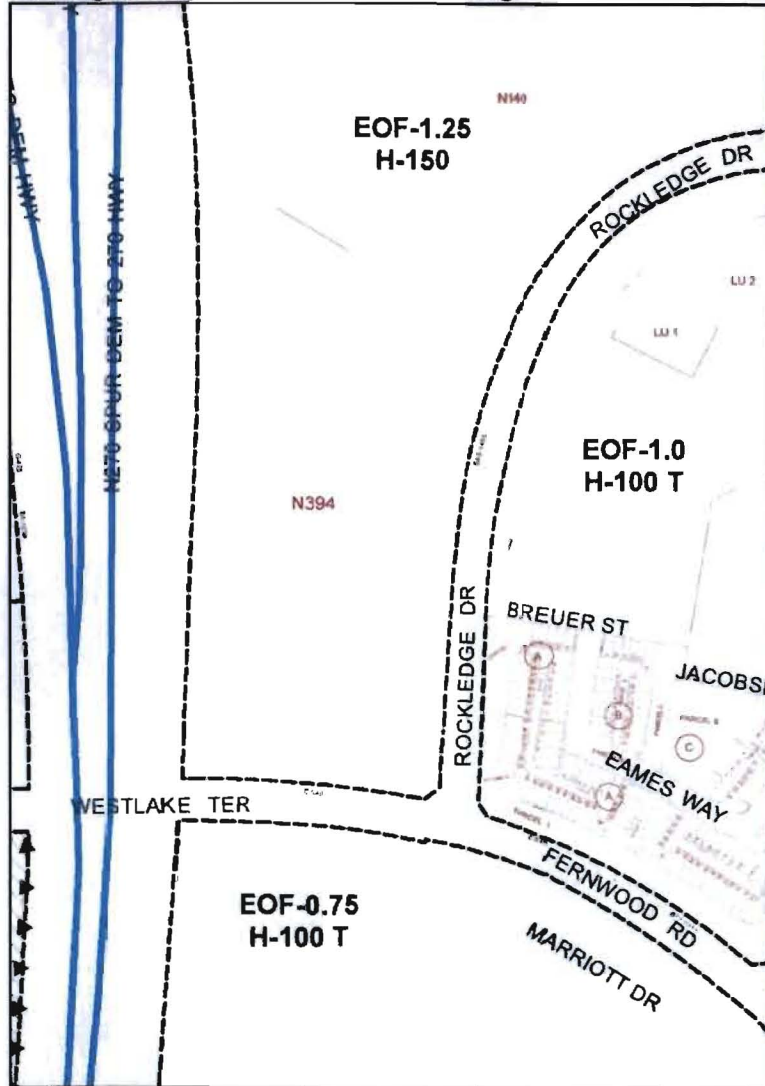
Proposed Zoning



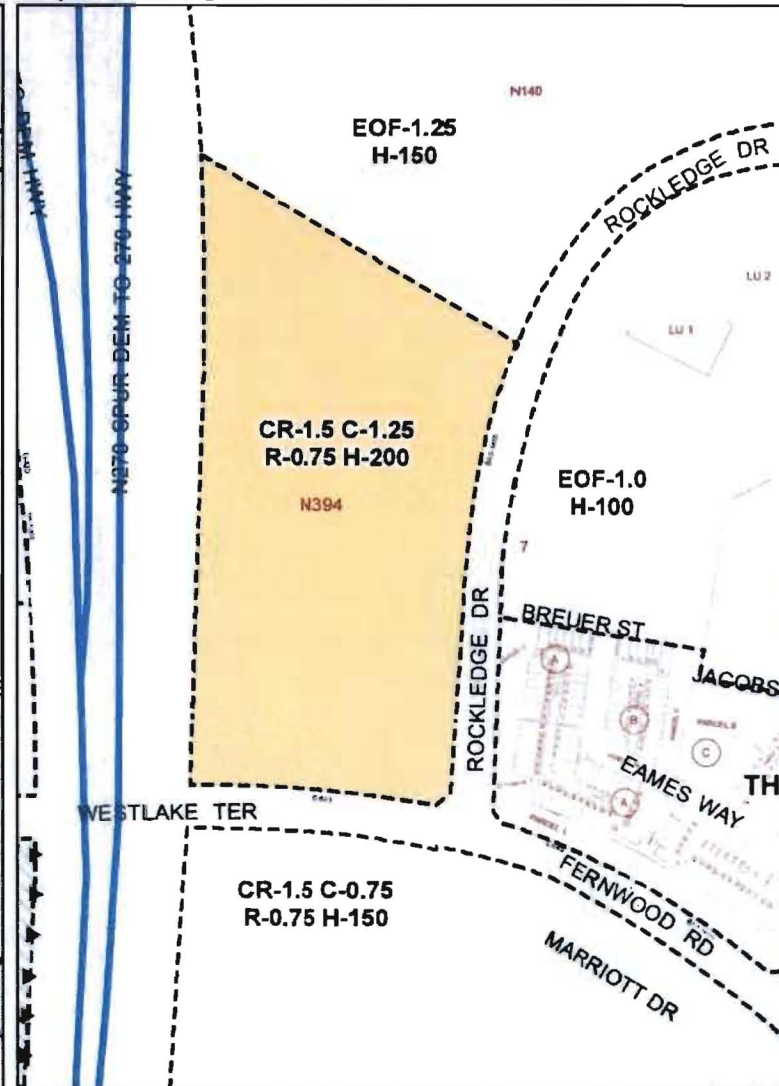
1 in = 400 ft

Attachment 1 - Map 4
Existing Zoning

Changes: 4



Proposed Zoning

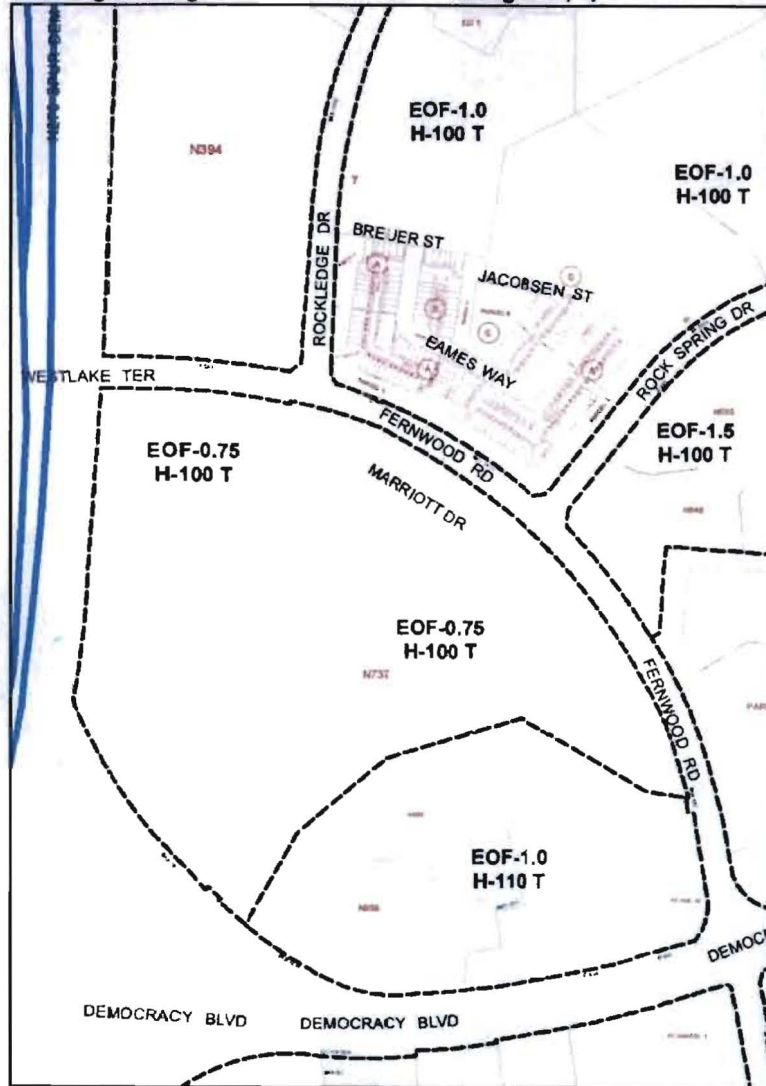


Map Grid: 213NW07

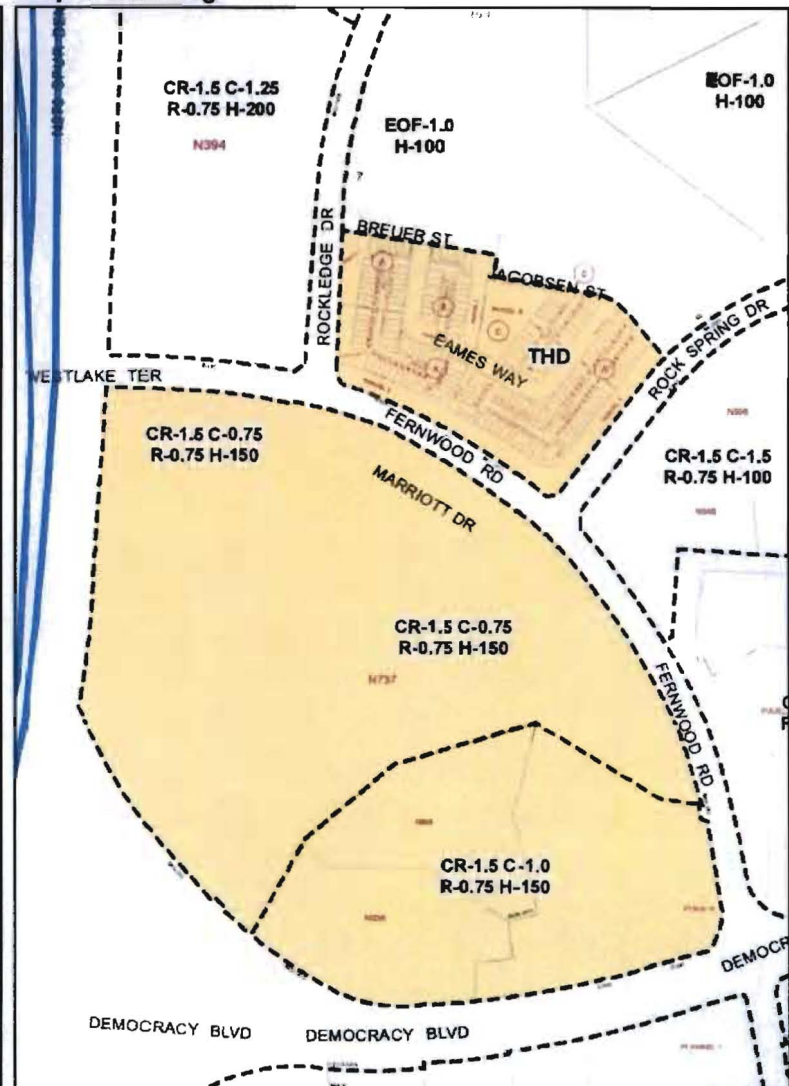
1 in = 300 ft

Attachment 1 - Map 5
Existing Zoning

Changes: 3, 5, 6

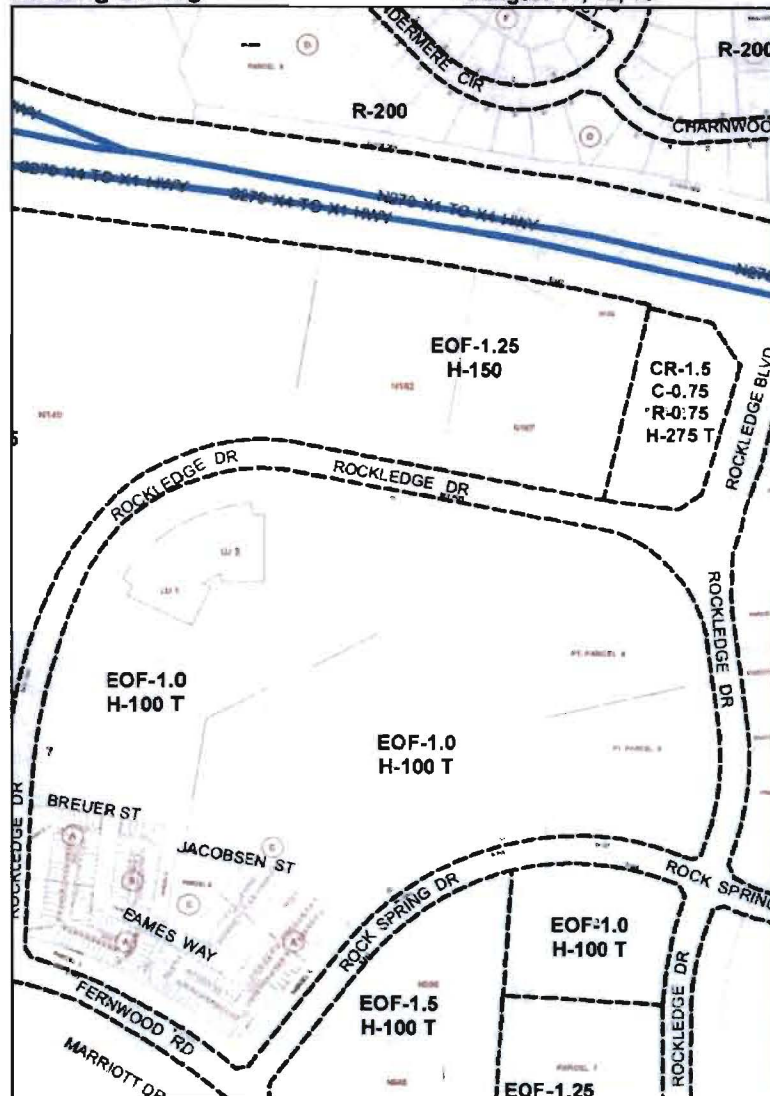


Proposed Zoning



Attachment 1 - Map 6

Changes: 11, 12, 16



Map Grid: 213NW07, 213NW06

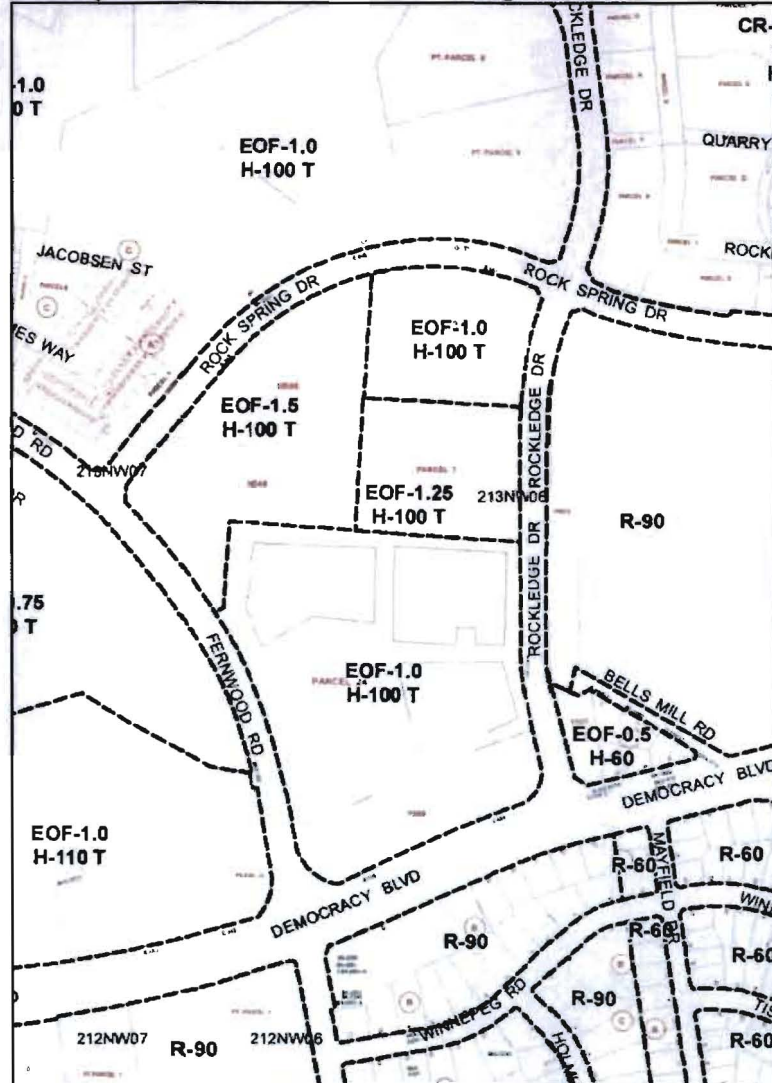
Proposed Zoning



1 in = 400 ft

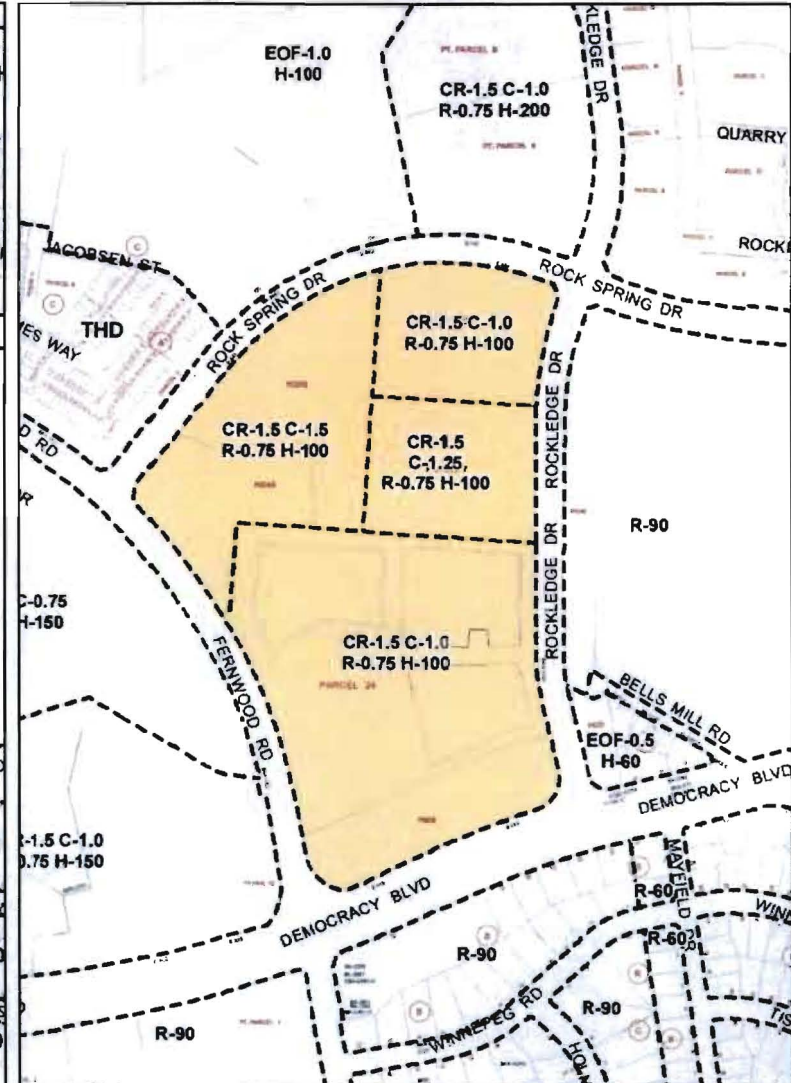
**Attachment 1 - Map 7
Existing Zoning**

Changes: 7, 8, 9, 10



Map Grid: 213NW07, 213NW06

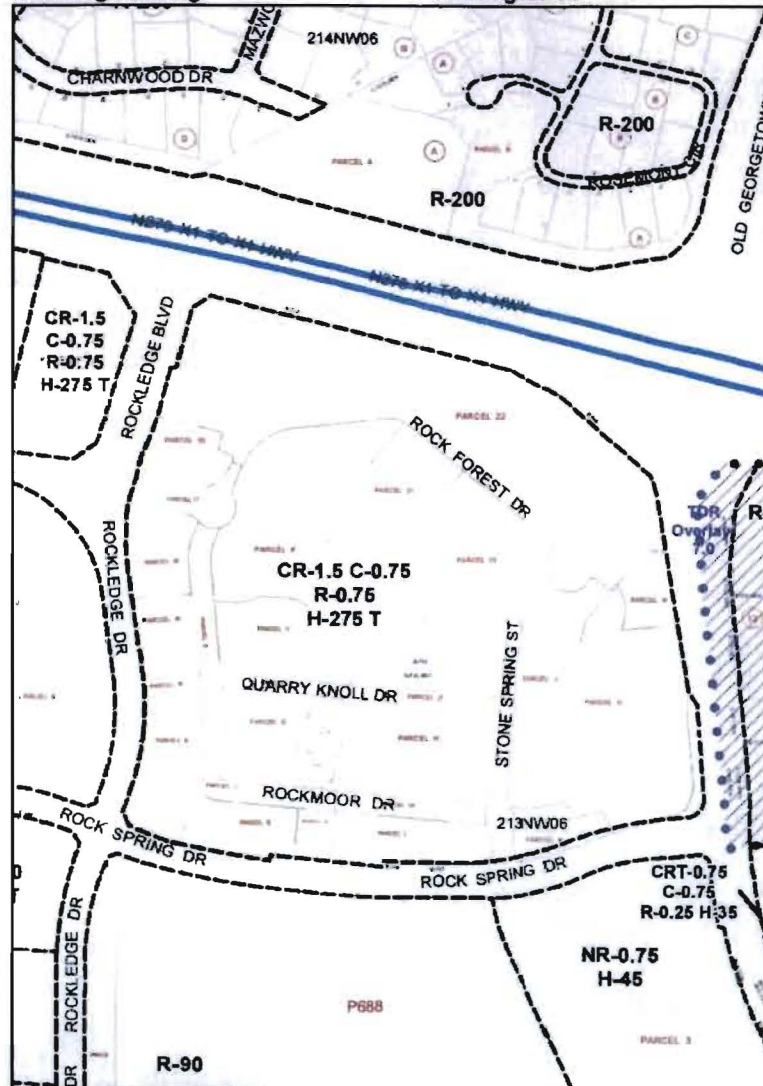
Proposed Zoning



1 in = 400 ft

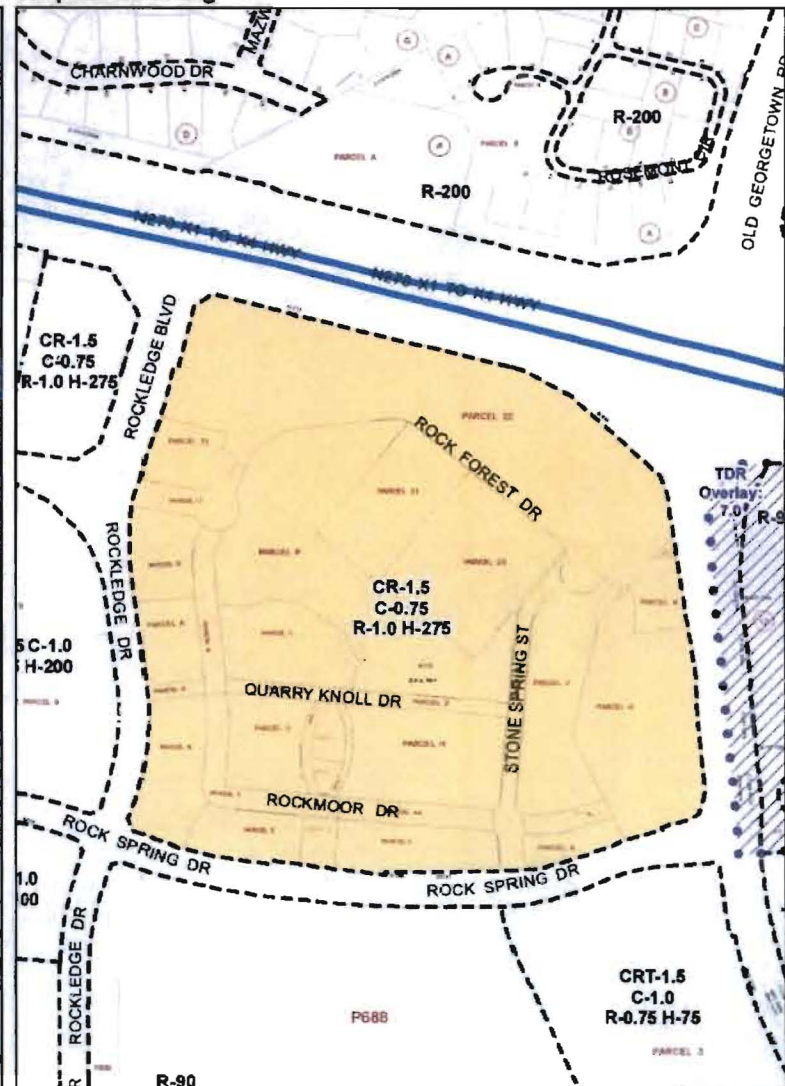
Attachment 1 - Map 8
Existing Zoning

Changes: 13



Map Grid: 213NW06, 214NW06

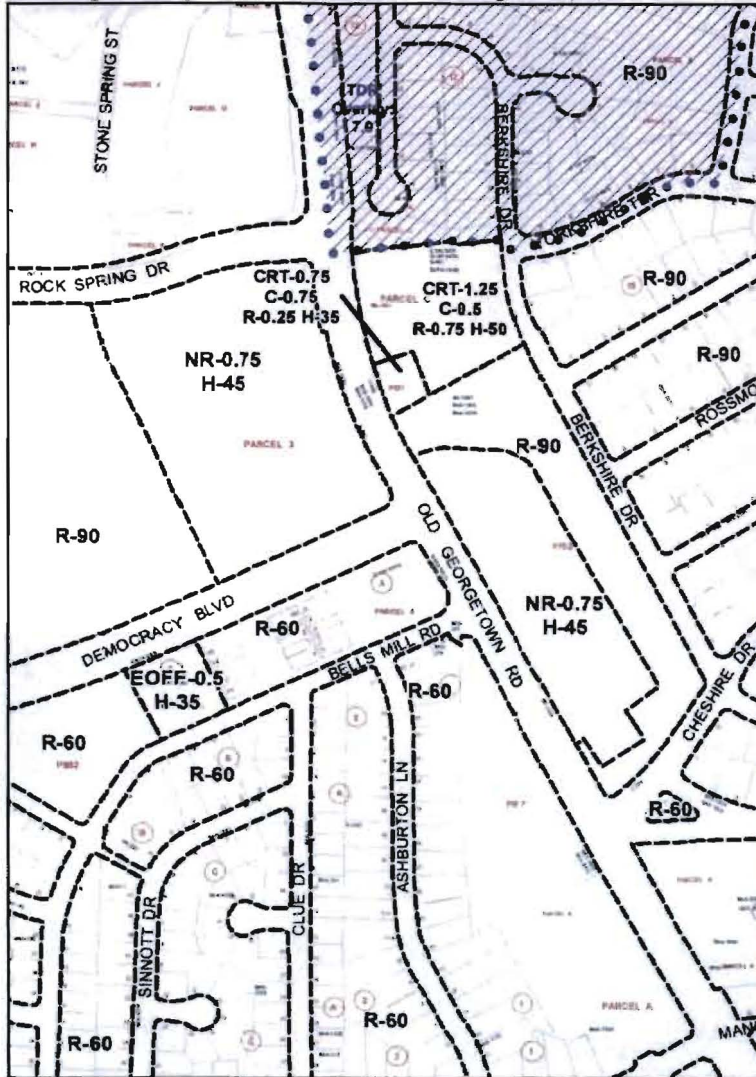
Proposed Zoning



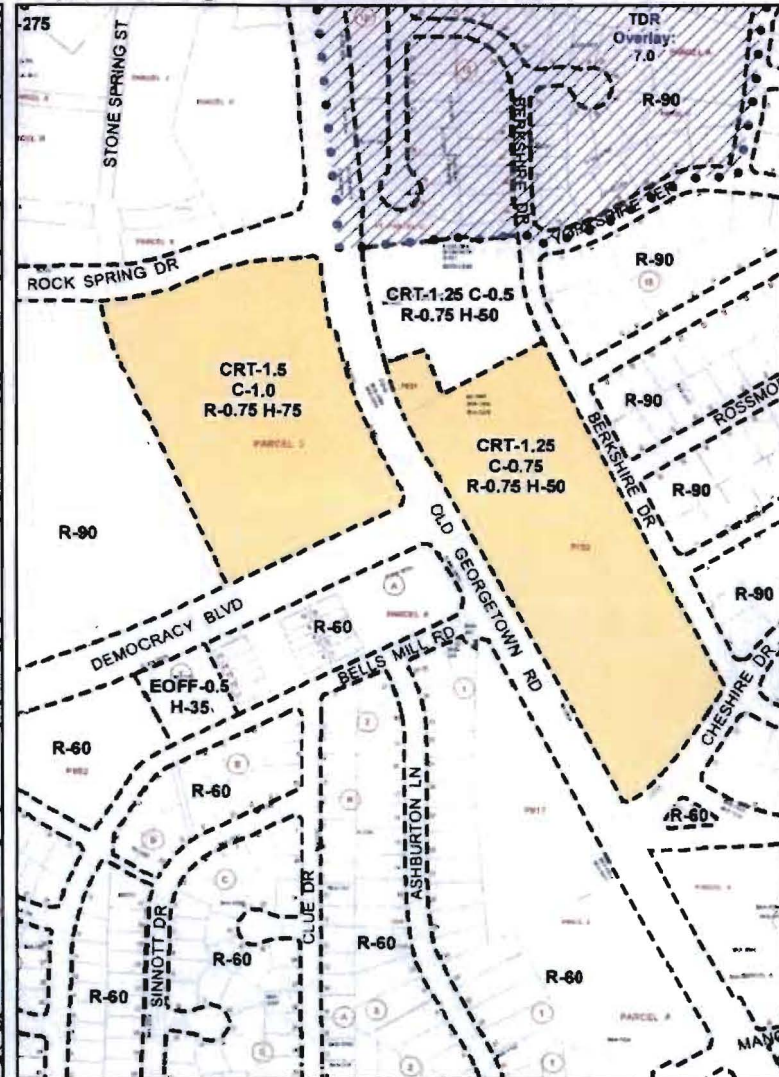
1 in = 400 ft

Attachment 1 - Map 9
Existing Zoning

Changes: 14, 15



Proposed Zoning



Map Grid: 213NW06

1 in = 400 ft