

MEMORANDUM

June 19, 2009

TO: County Council

FROM: Marlene L. Michaelson, Senior Legislative Analyst
Shondell Foster, Research Associate

SUBJECT: Twinbrook Sector Plan Sectional Map Amendment (SMA)

The Council approved the Twinbrook Sector Plan on December 9, 2009. Attached is the application for the Twinbrook Sector Plan SMA submitted by the Planning Board (© 1 to 4) and a Draft Resolution approving the SMA as submitted (© 5 to 6). The SMA implements recommendations of the recently Approved and Adopted Twinbrook Sector Plan by putting into effect zoning changes recommended in the Sector Plan.

The total area within the SMA is approximately 150 acres, of which approximately 68 acres are proposed for new zoning classifications. The SMA proposes to reconfirm the remaining acreage with existing zoning. The SMA recommended rezonings are listed on © 4.

A public hearing on the Sectional Map Amendment was held on June 9, 2009. The Council received testimony from two property owners who supported the SMA. One attorney, while supporting the recommended TMX-2 zoning, expressed concerns about the need for optimal flexibility for the Parklawn property and about the cost of required exactions, such as the building lot termination (BLT) requirements. These issues are not SMA issues and are therefore not addressed in this memorandum. Given the nature of the testimony, this SMA was not the subject of Committee review.

The recommended rezonings are consistent with the recommendations in the Twinbrook Sector Plan and, therefore, **Staff recommends approval of the Twinbrook Sector Plan SMA as submitted.**

Councilmembers should remember that consideration of an SMA is subject to the ex parte rule and, therefore, the Council may only consider information that is part of the public record. Staff recommends against allowing any member of the audience, other than Staff, to participate in the worksession discussion, since their comments would not be a part of the official record.

LUT ZONING



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

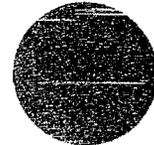
MM
CC
SBF
LL
JZ
SF

OFFICE OF THE CHAIRMAN

March 11, 2009

The Honorable Phil Andrews
President
Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

041309



Subject: Sectional Map Amendment
Twinbrook Sector Plan

Dear Mr. Andrews:

On December 9, 2008, the Montgomery County Council, sitting as the District Council, approved the Twinbrook Sector Plan by Resolution No. 16-812. The Maryland-National Capital Park and Planning Commission adopted the Amendment on January 21, 2009, by Resolution No. 09-02.

At its regularly scheduled meeting on February 26, 2009, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) for the Twinbrook Sector Plan with a vote of 5-0. This SMA implements the zoning recommendations for the Twinbrook Sector Plan.

Transmitted herewith are copies of the Twinbrook Sector Plan Sectional Map Amendment for filing in accordance with Article 59-H of the Zoning Ordinance of Montgomery County, Maryland.

We look forward to working with you to complete this project.

Sincerely,

Royce Hanson
Chairman

2009 MAR 26 AM 11:47

MONTGOMERY COUNTY COUNCIL

Enclosures





MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 5, 2009

MEMORANDUM

TO: Montgomery County Planning Board

FROM: John A. Carter, Chief ^{JAC}
Urban Design and Preservation Division

Kristin O'Connor, Senior Planner ^{KO}
Vision Division (301) 495-2172

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Twinbrook Sector Plan

RECOMMENDATION

Approval to file a Sectional Map Amendment (SMA) for the *Approved and Adopted Twinbrook Sector Plan*.

DISCUSSION

The Twinbrook SMA has been prepared using the computerized property maps and this SMA will contain the following series of sheets: (1) the current hand-drawn zoning sheet, (2) the new computer-generated zoning on a transparent sheet, and (3) the proposed zoning as on a transparent sheet.

The total area in the Twinbrook SMA is approximately 150 acres. Of that, approximately 68 acres are being rezoned, and 82 acres are being reconfirmed.

To implement the *Twinbrook Sector Plan*, this SMA records the following rezonings (see attached map):

- Approximately three acres from R-90 to TMX-2
- Approximately nine acres from R-200 to TMX-2
- Approximately 36 acres from I-1 to TMX-2 to allow for biotech uses and flexible zoning to allow for residential, retail, and office
- Approximately 12 acres from I-4 to TMX-2 to allow for transit uses within ¼ mile from the Metro station
- Approximately five acres of O-M to TMX-2
- Approximately three acres of C-O to TMX-2

Currently, there are no zoning cases within the boundary of the proposed Twinbrook Sectional Map Amendment area.

(2)

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

www.MontgomeryPlanning.org

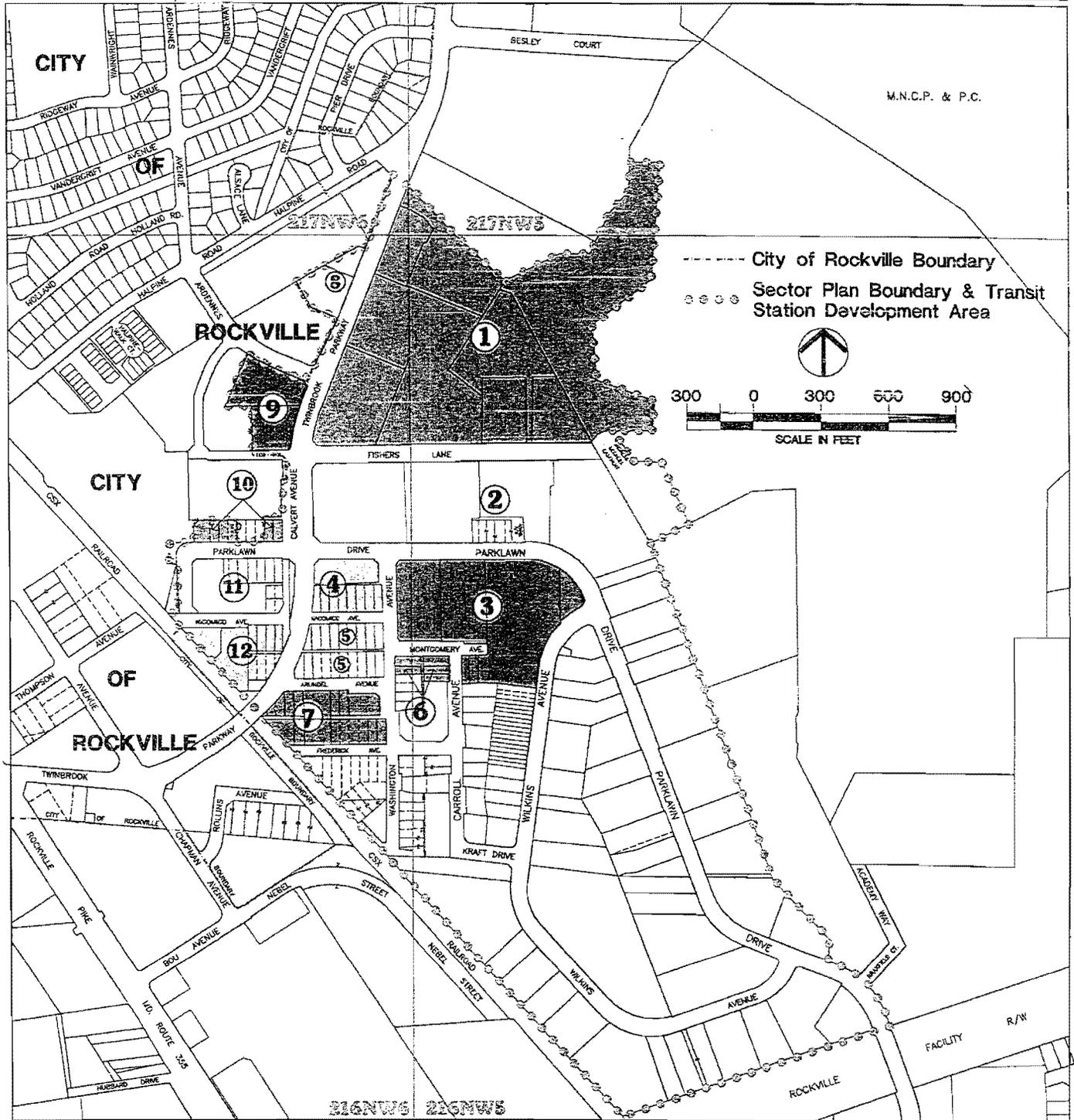
CONCLUSION

Approval of the Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the *Approved and Adopted Twinbrook Sector Plan*. Staff recommends approval of the Twinbrook Sectional Map Amendment.

Attachments: Index to Parcels

M:\Twinbrook\SMA Memo to Planning Board

TWINBROOK SECTOR PLAN SECTIONAL MAP AMENDMENT



PARCELS INDEX

- | | | |
|------------------------------|-----------------------|----------------------------|
| ① C-O, I-1 & R-200 TO TMX-2 | ⑥ I-4 TO TMX-2 | ⑪ O-M TO TMX-2 |
| ② I-1, R-90 & R-200 TO TMX-2 | ⑦ I-4 & R-90 TO TMX-2 | ⑫ R-90, I-1 & O-M TO TMX-2 |
| ③ I-1 & I-4 TO TMX-2 | ⑧ O-M TO TMX-2 | |
| ④ I-4 & R-90 TO TMX-2 | ⑨ I-4 TO TMX-2 | |
| ⑤ I-4 & R-90 TO TMX-2 | ⑩ R-90 TO TMX-2 | |

INDEX TO PARCELS

④

Resolution No.: _____
Introduced: _____
Adopted: _____

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

By: District Council

SUBJECT: Application No. G-880 for Amendment to the Zoning Map, County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, Opinion and Resolution on Application

OPINION

Sectional Map Amendment G-880 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 Twinbrook Sector Plan. The SMA application covers approximately 150 acres. The area proposed for reclassification consists of approximately 68 acres proposed for new zoning classifications. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Twinbrook Sector Plan on December 9, 2008. The Master Plan sets forth the specific land use and zoning objectives for the development of the Twinbrook plan area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Twinbrook Sector Plan by the County Executive, the District Council held a public hearing on May 20, 2008 wherein testimony was received from interested parties.

Sectional Map Amendment G-880 was filed on March 26, 2009 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Twinbrook Sector Plan. The Council held a public hearing on June 9, 2009. Two property owners supported the recommended rezonings.

The Council considered the Sectional Map Amendment at a worksession held on June 23, 2009. The Council supported the Sectional Map Amendment as submitted by the Planning Board. The Council finds that Sectional Map Amendment Application G-880 is necessary to implement the land use and development policies expressed in the Approved and Adopted Twinbrook Sector Plan.

The evidence of record for Sectional Map Amendment G-880 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Twinbrook Sector Plan, dated January 2008, and all record materials compiled in connection with the public hearing held by the Council on June 9, 2009 on Sectional Map Amendment G-880.

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. G-880, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Twinbrook Sector Plan, consisting of approximately 150 acres, more or less, is GRANTED. Approximately 68 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following parcels are reclassified as part of this action as recommended in the Sector Plan.

<u>Parcel(s)</u>	<u>Land Area (acres)</u>	<u>Reclassification</u>
1	27.36	C-O, I-1, and R-200 to TMX-2
2	15.05	I-1, R-90, and R-200 to TMX-2
3	7.98	I-1 and I-4 to TMX-2
4,5,7	6.24	I-4 and R-90 to TMX-2
6,9	2.68	I-4 to TMX-2
8,11	3.39	O-M to TMX-2
10	0.63	R-90 to TMX-2
12	2.07	R-90, I-1, and O-M to TMX-2

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council