

Resolution No.: 15-1552
Introduced: July 18, 2006
Adopted: July 18, 2006

**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-853 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-853 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 Woodmont Triangle Amendment to the Bethesda Central Business District (CBD) Sector Plan. The SMA application covers approximately 98 acres. The area proposed for reclassification consists of approximately 7 acres proposed for new zoning classifications. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Woodmont Triangle Amendment on January 31, 2006. The Woodmont Triangle Amendment sets forth the specific land use and zoning objectives for the development of the Woodmont Triangle plan area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Woodmont Triangle Amendment by the County Executive, the District Council held a public hearing on May 10, 2006 and continued the hearing on July 12, 2006 wherein testimony was received from interested parties.

Sectional Map Amendment G-853 was filed on May 3, 2006 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Woodmont Triangle Amendment to the Bethesda CBD Sector Plan. The Council held a public hearing on June 13, 2006. The Planning, Housing, and Economic Development Committee held a worksession on July 10, 2006 and found the SMA to be consistent with the Sector Plan Amendment.

The Council considered the Sectional Map Amendment at a worksession held on July 18, 2006. The Council supported the Sectional Map Amendment as submitted by the Planning Board. The Council finds that Sectional Map Amendment Application G-853 is necessary to implement the land use and development policies expressed in the Approved and Adopted Woodmont Triangle Amendment to the Bethesda CBD Sector Plan. The Council finds that all zoning changes are

consistent with the recommendations of the Approved and Adopted Woodmont Triangle Amendment to the Bethesda CBD Sector Plan.

The evidence of record for Sectional Map Amendment G-853 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Woodmont Triangle Amendment to the Bethesda CBD Plan, dated December 2004, and all record materials compiled in connection with the public hearing held by the Council on June 13, 2006 on Sectional Map Amendment G-853.

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.

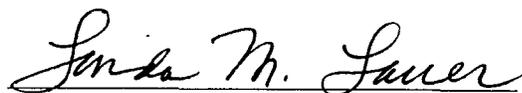
Action

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-853, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Woodmont Triangle Amendment to the Bethesda Central Business District Sector Plan, consisting of approximately 98 acres, more or less, is GRANTED. Approximately 7 acres are rezoned as a result of this action. The remaining acreage is to be reaffirmed as currently zoned.
2. The following parcels are reclassified as part of this action as recommended in the Sector Plan.

<u>Parcel</u>	<u>Land Area</u> <u>(acres)</u>	<u>Reclassification</u>
1	1.04	CBD-1 to CBD-R2
2	2.78	CBD-1 to CBD-2
3	3.65	CBD-1 to CBD-2

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council