

Resolution No.: 16-1019
Introduced: May 5, 2009
Adopted: June 23, 2009

**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.

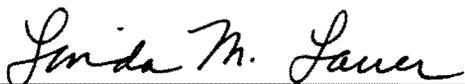
Action

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