



Committee: PHED
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: To receive testimony – no vote expected
Keywords: #Forest Glen, Montgomery Hills, SMA, zoning

AGENDA ITEM #5
November 10, 2020
Public Hearing

SUBJECT

Sectional Map Amendment (SMA) H-137, filed by the Maryland-National Capital Park and Planning Commission, is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Forest Glen/Montgomery Hills Sector Plan.

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

DESCRIPTION/ISSUE

The Council will hold a public hearing on Sectional Map Amendment H-137. The SMA was filed on July 31, 2020 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Forest Glen/Montgomery Hills Sector Plan. On August 21, 2020, a corrected copy of the SMA was filed.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers approximately 230 acres in the Forest Glen/Montgomery Hills Plan area. Approximately 64 acres of underlying zoning are proposed for change in zoning classification. The remaining 165 acres are to be reconfirmed in the existing zoning classifications.
- The District Council approved the Forest Glen/Montgomery Hills Sector Plan on March 31, 2020. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Forest Glen/Montgomery Hills 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 November 12, 2019, 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 Forest Glen/Montgomery Hills Sector Plan on November 20, 2019.

This report contains:

Montgomery County Planning Board Corrected Transmittal of SMA H-137

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

August 21, 2020

The Honorable Sydney Katz
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Dear Council President Katz:

We are transmitting corrected maps reflecting the following changes to SMA application H-137:

- 9336 Georgia Avenue (retains original CRT zone)
 - o Map #2
 - o Map #4
 - o Map #9

- Walshview Terrace Road and related parcels (reflects change to TMD zone)
 - o Map #2
 - o Map #3
 - o Map #7

As previously noted, the Forest Glen/Montgomery Hills Sector Plan being implemented by this Sectional Map Amendment amends portions of the approved and adopted 1989 Master Plan for the Communities of Kensington-Wheaton, as amended; 1996 Forest Glen Sector Plan, as amended; and 2000 North and West Silver Spring Master Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as previously amended; the 2013 Countywide Transit Corridors Functional Master Plan; the Master Plan of Highways and Transitways, as amended; and the 2018 Bicycle Master Plan.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the Forest Glen/Montgomery Hills Sector Plan Sectional Map Amendment is approximately 230 acres. This corrected SMA proposes reclassification of approximately 63.70 (previous was 64.03) acres for the CRT mixed-use zone, CRN mixed-use zone, TMD Zone and confirmation of approximately 165.33 (previous was 165) acres of existing zones for the remainder of the plan area.

The corrected maps are included as an attachment. If you have additional questions or comments, Melissa Williams, the project manager, can be reached via email at melissa.williams@montgomeryplanning.org.

Sincerely,

Casey Anderson
Chair

Enclosures



CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

7.20.20

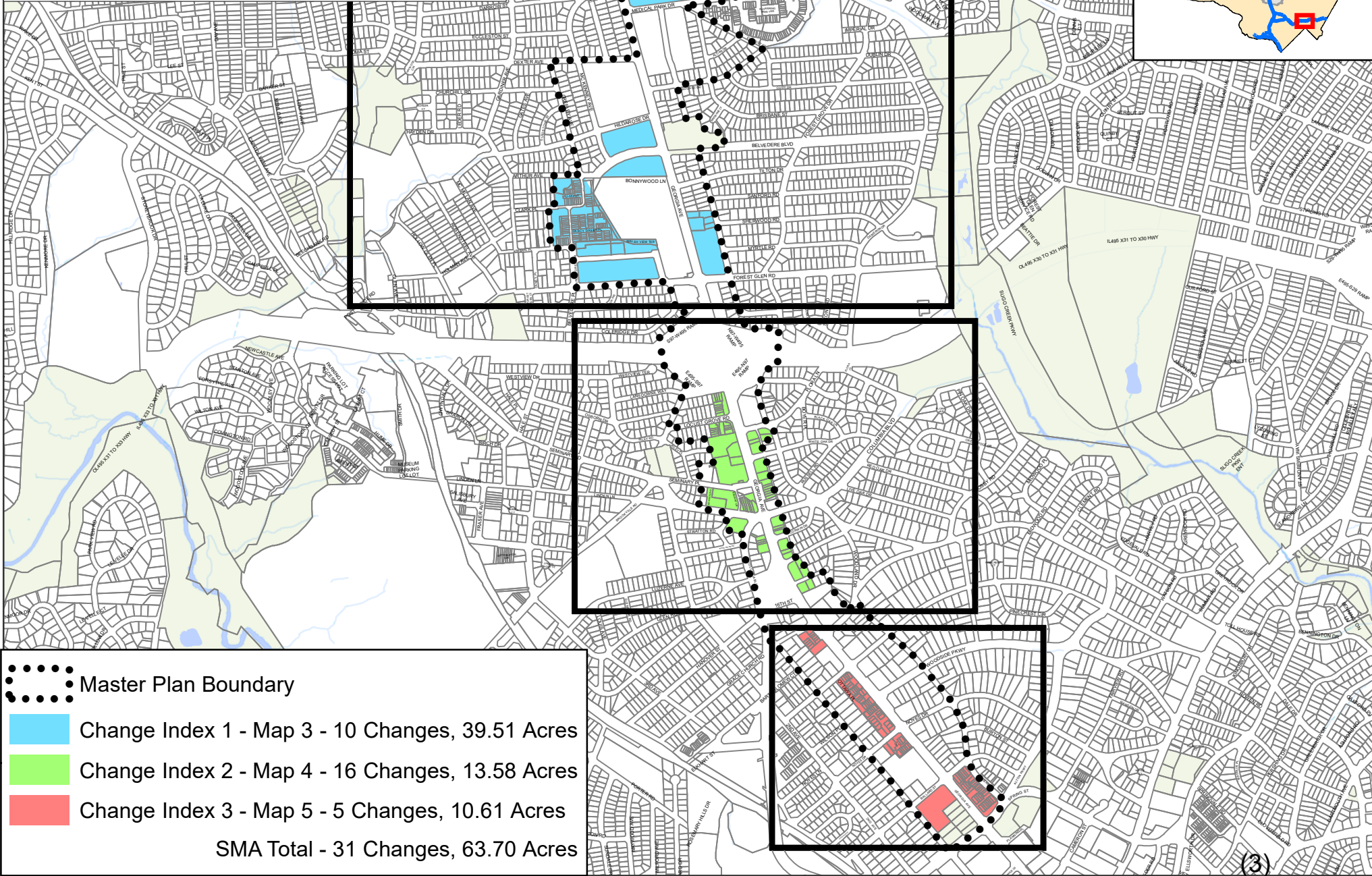
Date

Elza Hisel-McCoy
Division Chief
Area 1 Division

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-137) FOR FOREST GLEN / MONTGOMERY HILLS SECTOR PLAN

1 inch = 1,400 feet

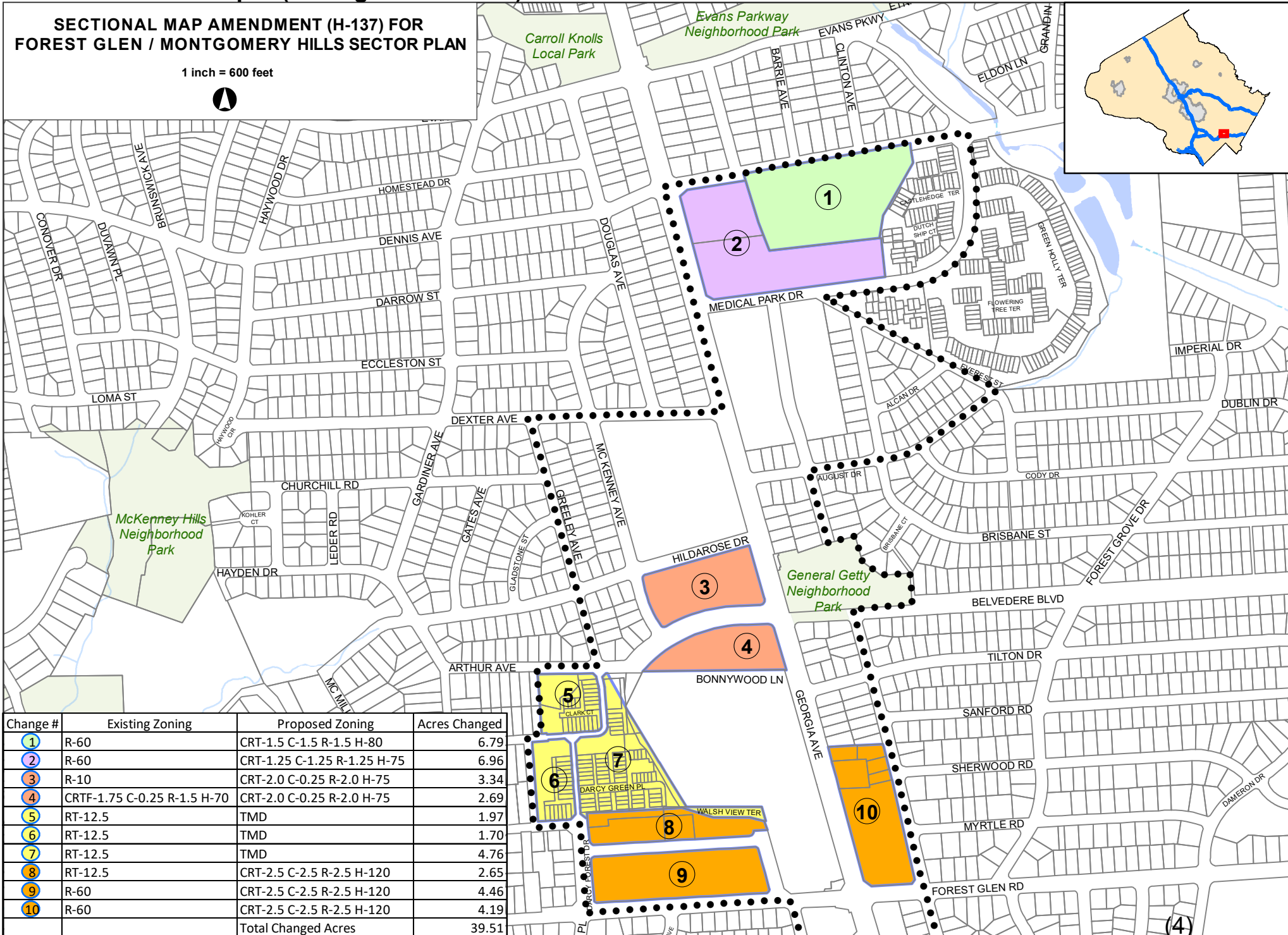


- Master Plan Boundary
- Change Index 1 - Map 3 - 10 Changes, 39.51 Acres
- Change Index 2 - Map 4 - 16 Changes, 13.58 Acres
- Change Index 3 - Map 5 - 5 Changes, 10.61 Acres
- SMA Total - 31 Changes, 63.70 Acres

Attachment 1 - Map 3 (Change Index 1 of 3)

SECTIONAL MAP AMENDMENT (H-137) FOR FOREST GLEN / MONTGOMERY HILLS SECTOR PLAN

1 inch = 600 feet

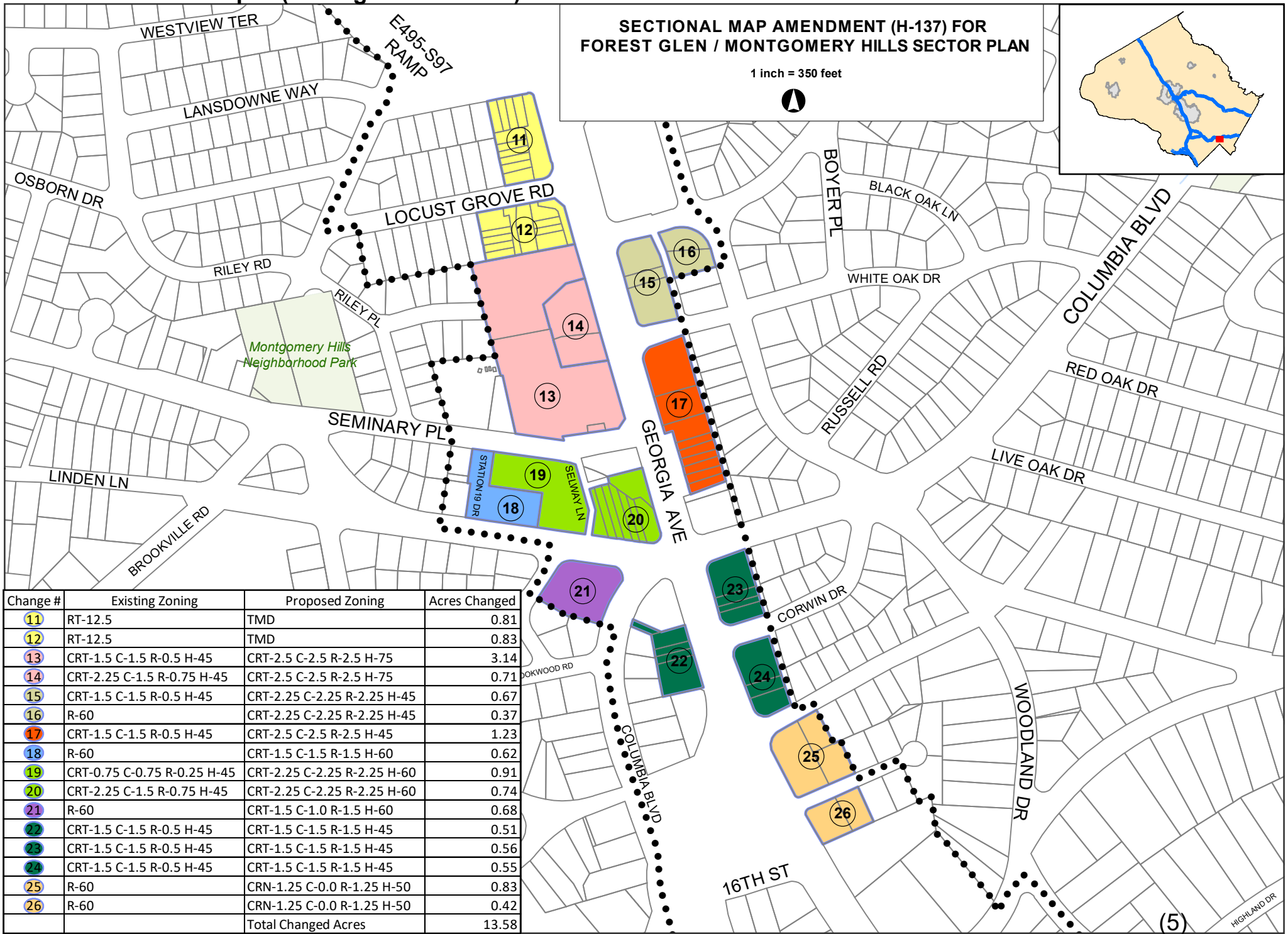


| Change # | Existing Zoning | Proposed Zoning | Acres Changed |
|----------|-----------------------------|-----------------------------|---------------|
| ① | R-60 | CRT-1.5 C-1.5 R-1.5 H-80 | 6.79 |
| ② | R-60 | CRT-1.25 C-1.25 R-1.25 H-75 | 6.96 |
| ③ | R-10 | CRT-2.0 C-0.25 R-2.0 H-75 | 3.34 |
| ④ | CRTF-1.75 C-0.25 R-1.5 H-70 | CRT-2.0 C-0.25 R-2.0 H-75 | 2.69 |
| ⑤ | RT-12.5 | TMD | 1.97 |
| ⑥ | RT-12.5 | TMD | 1.70 |
| ⑦ | RT-12.5 | TMD | 4.76 |
| ⑧ | RT-12.5 | CRT-2.5 C-2.5 R-2.5 H-120 | 2.65 |
| ⑨ | R-60 | CRT-2.5 C-2.5 R-2.5 H-120 | 4.46 |
| ⑩ | R-60 | CRT-2.5 C-2.5 R-2.5 H-120 | 4.19 |
| | | Total Changed Acres | 39.51 |

Attachment 1 - Map 4 (Change Index 2 of 3)

SECTIONAL MAP AMENDMENT (H-137) FOR FOREST GLEN / MONTGOMERY HILLS SECTOR PLAN

1 inch = 350 feet

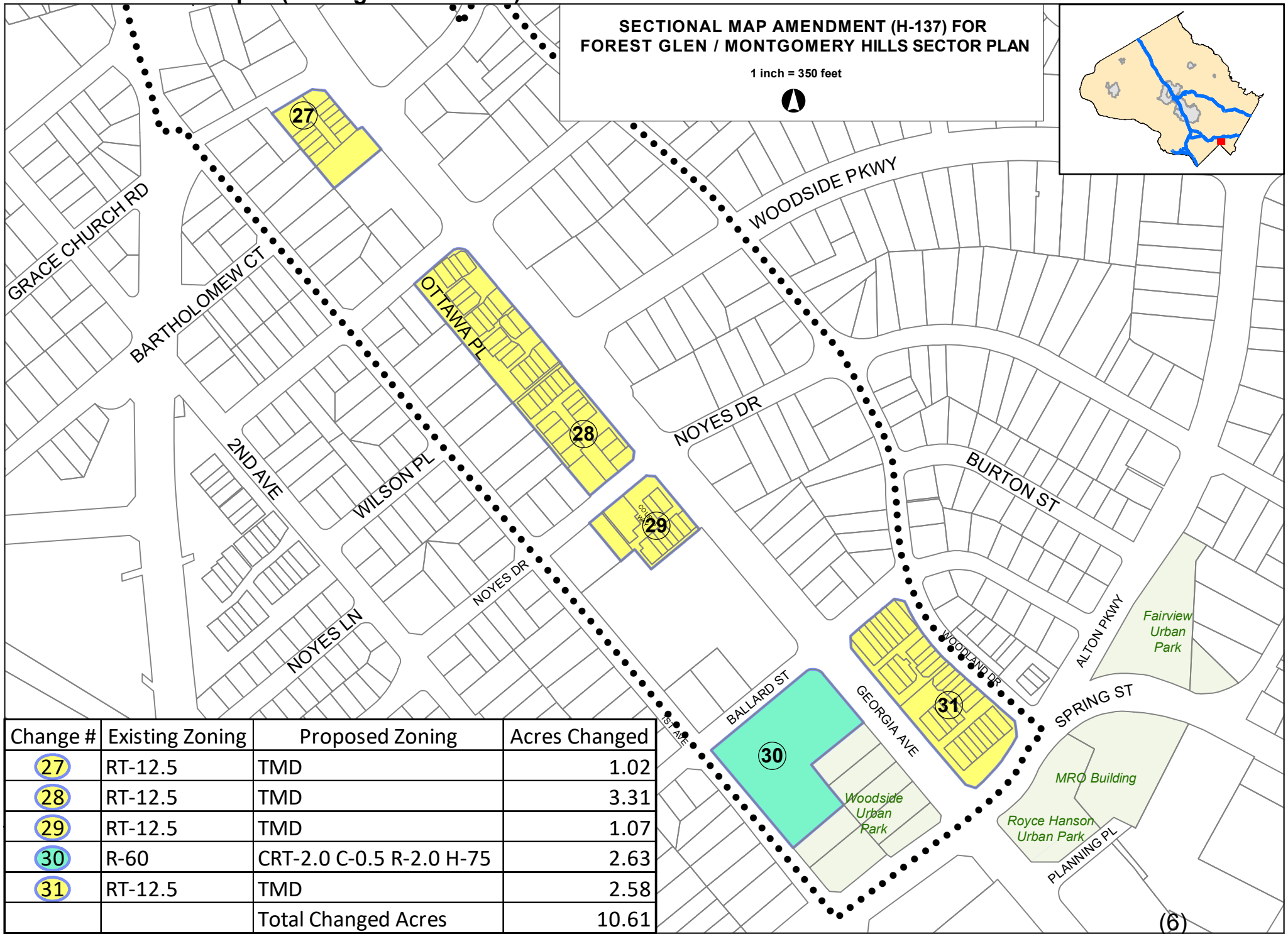


| Change # | Existing Zoning | Proposed Zoning | Acres Changed |
|---------------------|-----------------------------|-----------------------------|---------------|
| 11 | RT-12.5 | TMD | 0.81 |
| 12 | RT-12.5 | TMD | 0.83 |
| 13 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-2.5 C-2.5 R-2.5 H-75 | 3.14 |
| 14 | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.5 C-2.5 R-2.5 H-75 | 0.71 |
| 15 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-2.25 C-2.25 R-2.25 H-45 | 0.67 |
| 16 | R-60 | CRT-2.25 C-2.25 R-2.25 H-45 | 0.37 |
| 17 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-2.5 C-2.5 R-2.5 H-45 | 1.23 |
| 18 | R-60 | CRT-1.5 C-1.5 R-1.5 H-60 | 0.62 |
| 19 | CRT-0.75 C-0.75 R-0.25 H-45 | CRT-2.25 C-2.25 R-2.25 H-60 | 0.91 |
| 20 | CRT-2.25 C-1.5 R-0.75 H-45 | CRT-2.25 C-2.25 R-2.25 H-60 | 0.74 |
| 21 | R-60 | CRT-1.5 C-1.0 R-1.5 H-60 | 0.68 |
| 22 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-1.5 C-1.5 R-1.5 H-45 | 0.51 |
| 23 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-1.5 C-1.5 R-1.5 H-45 | 0.56 |
| 24 | CRT-1.5 C-1.5 R-0.5 H-45 | CRT-1.5 C-1.5 R-1.5 H-45 | 0.55 |
| 25 | R-60 | CRN-1.25 C-0.0 R-1.25 H-50 | 0.83 |
| 26 | R-60 | CRN-1.25 C-0.0 R-1.25 H-50 | 0.42 |
| Total Changed Acres | | | 13.58 |

Attachment 1 - Map 5 (Change Index 3 of 3)

SECTIONAL MAP AMENDMENT (H-137) FOR FOREST GLEN / MONTGOMERY HILLS SECTOR PLAN

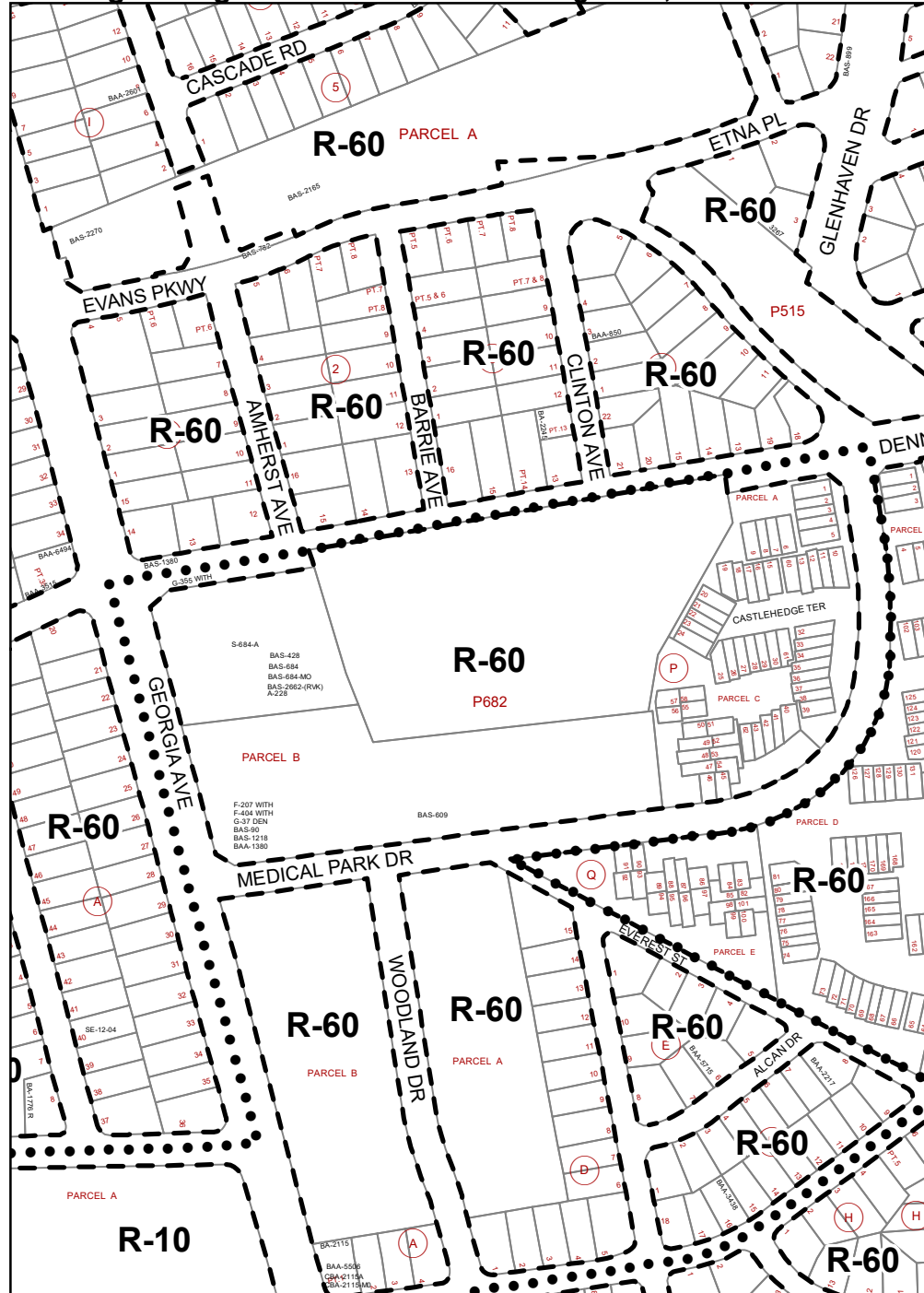
1 inch = 350 feet



| Change # | Existing Zoning | Proposed Zoning | Acres Changed |
|----------|-----------------|--------------------------|---------------|
| 27 | RT-12.5 | TMD | 1.02 |
| 28 | RT-12.5 | TMD | 3.31 |
| 29 | RT-12.5 | TMD | 1.07 |
| 30 | R-60 | CRT-2.0 C-0.5 R-2.0 H-75 | 2.63 |
| 31 | RT-12.5 | TMD | 2.58 |
| | | Total Changed Acres | 10.61 |

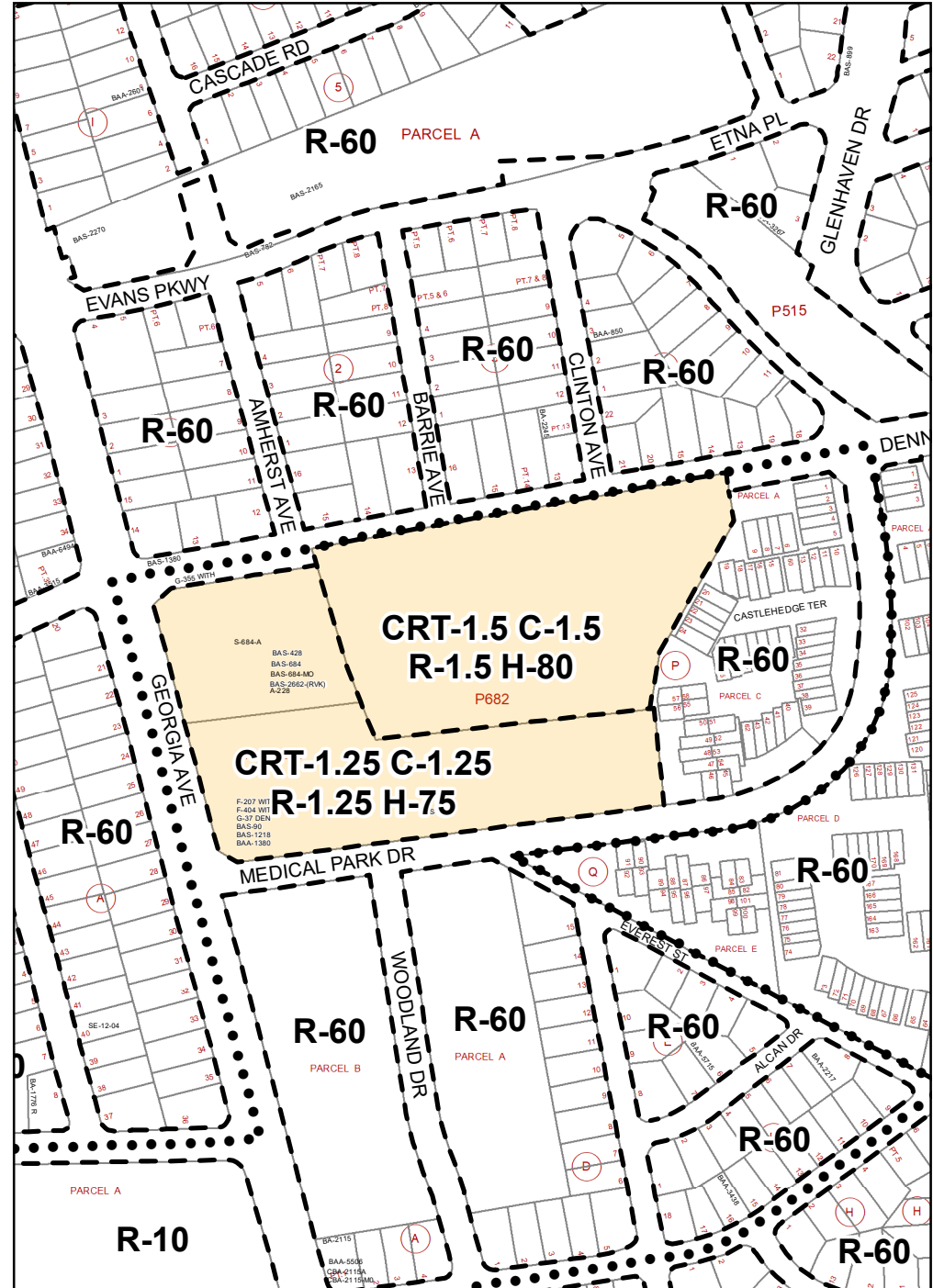
Attachment 1 - Map 6

Existing Zoning



Map Grid: 213NW02

Proposed Zoning

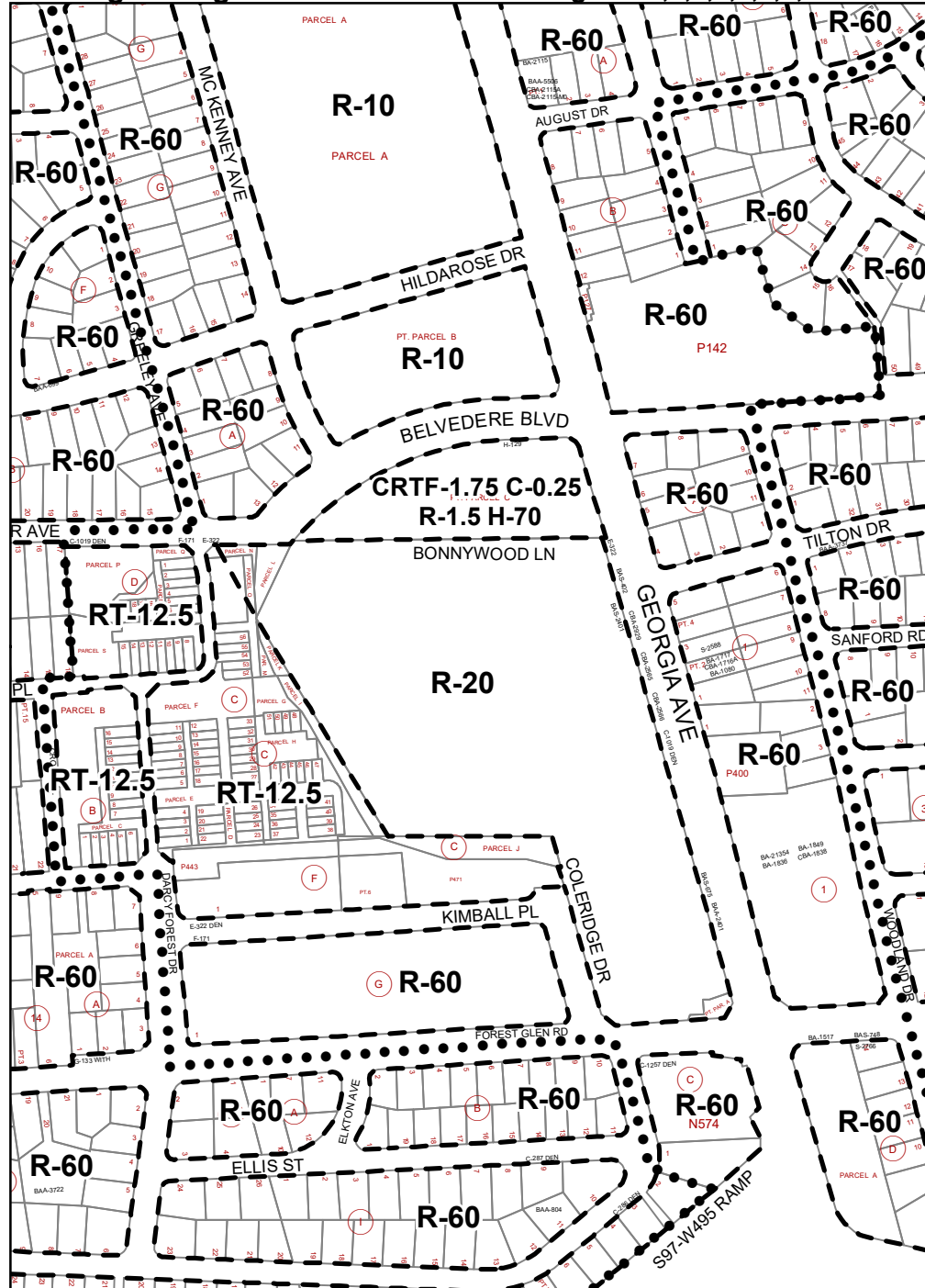


Master Plan Boundary

(7) in = 350 ft

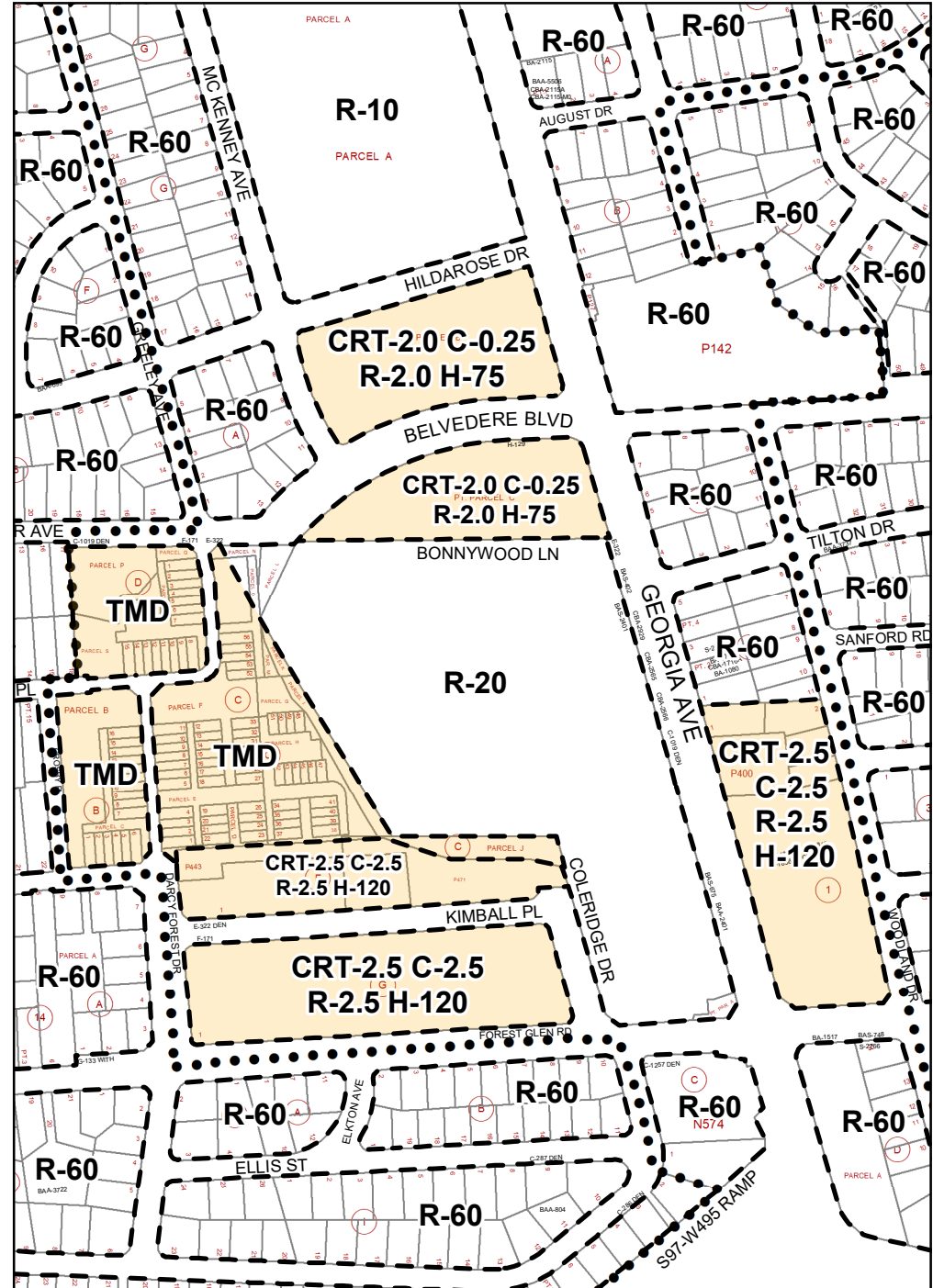
Attachment 1 - Map 7

Existing Zoning



Changes # 3,4,5,6,7,8,9,10

Proposed Zoning



Map Grid: 212NW02

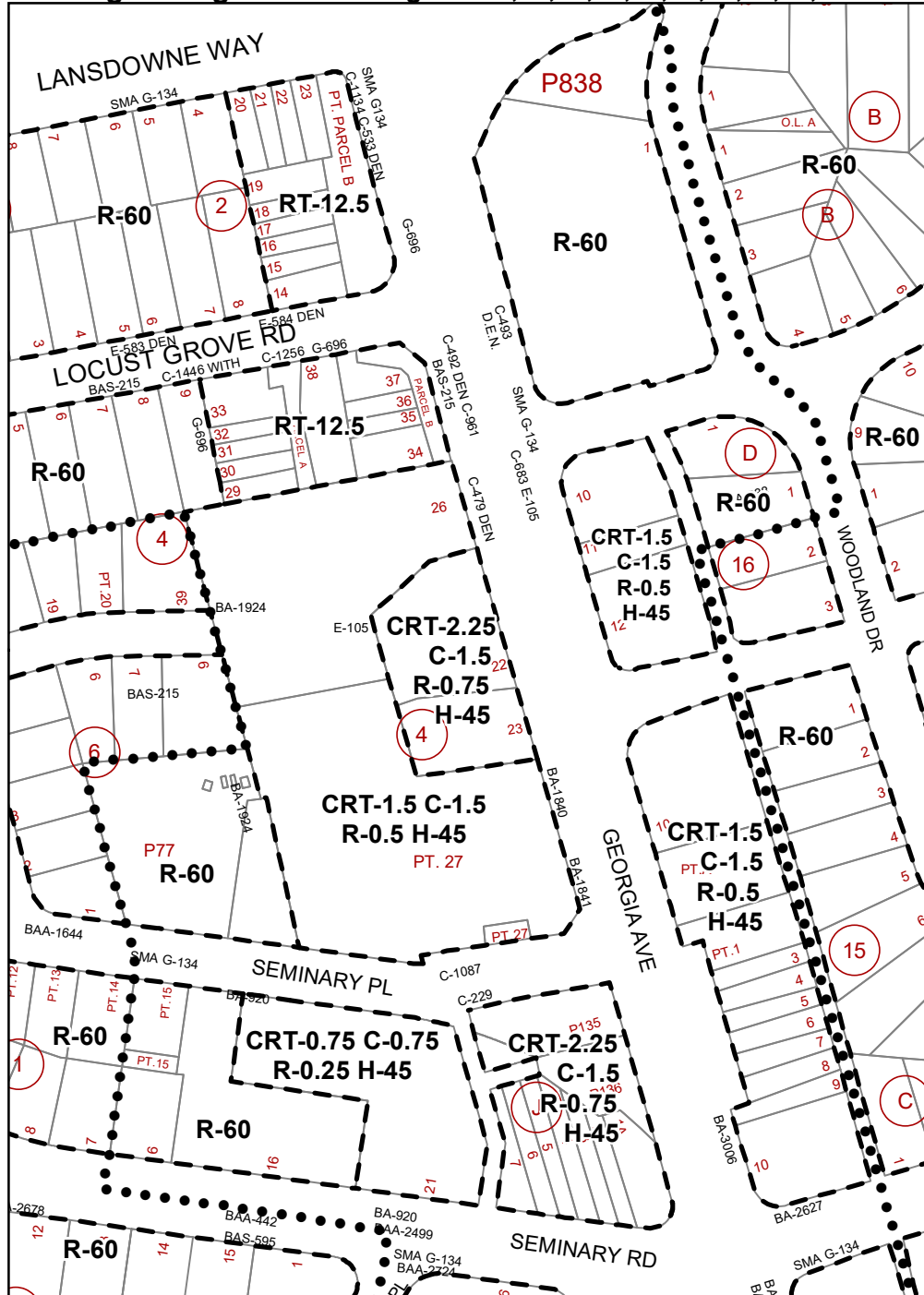
Master Plan Boundary

(8) in = 400 ft

Attachment 1 - Map 8

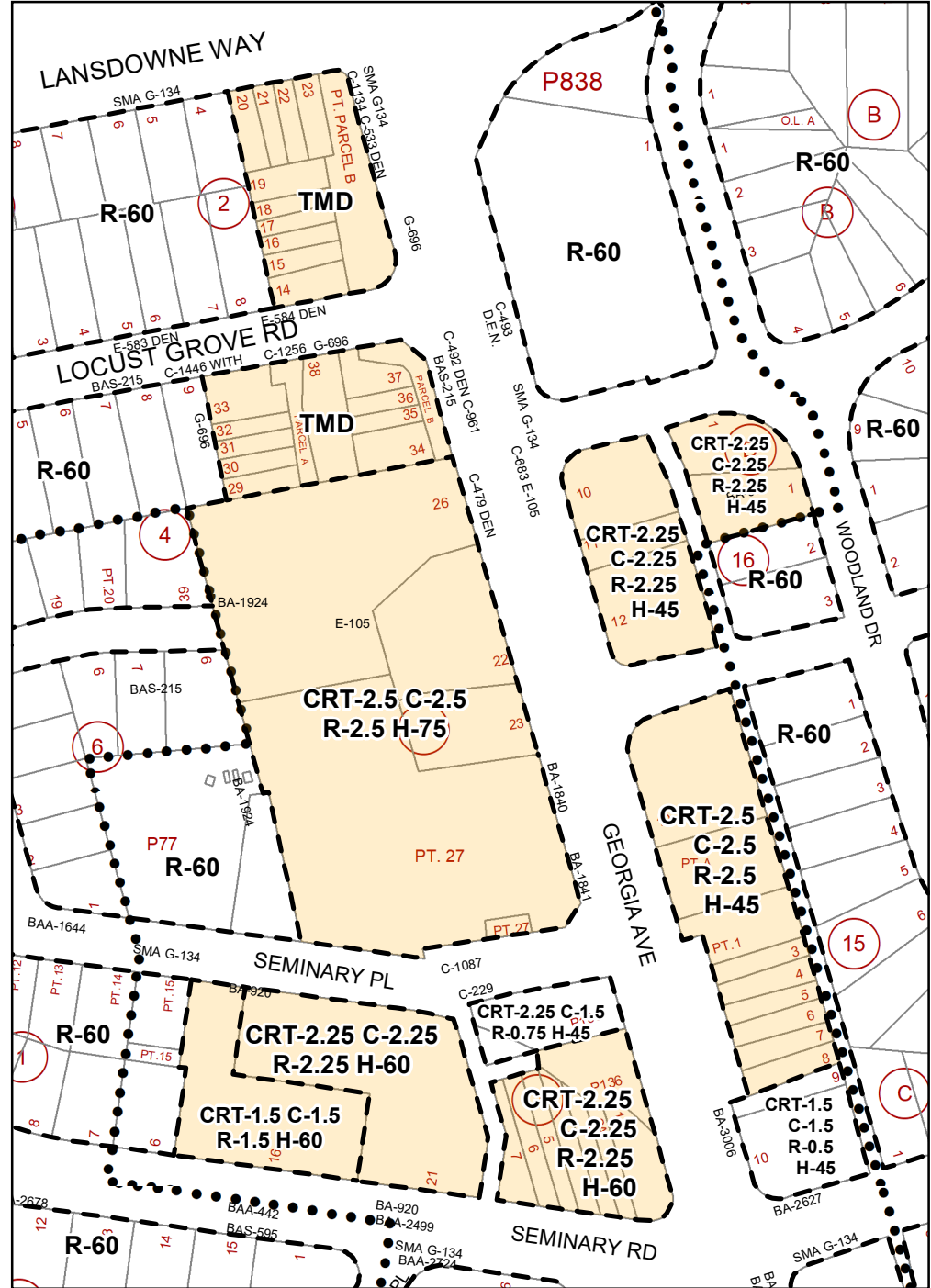
Existing Zoning

Changes # 11,12,13,14,15,16,17,18,19,20



Map Grids: 212NW02 (North) and 211NW02 (South)

Proposed Zoning



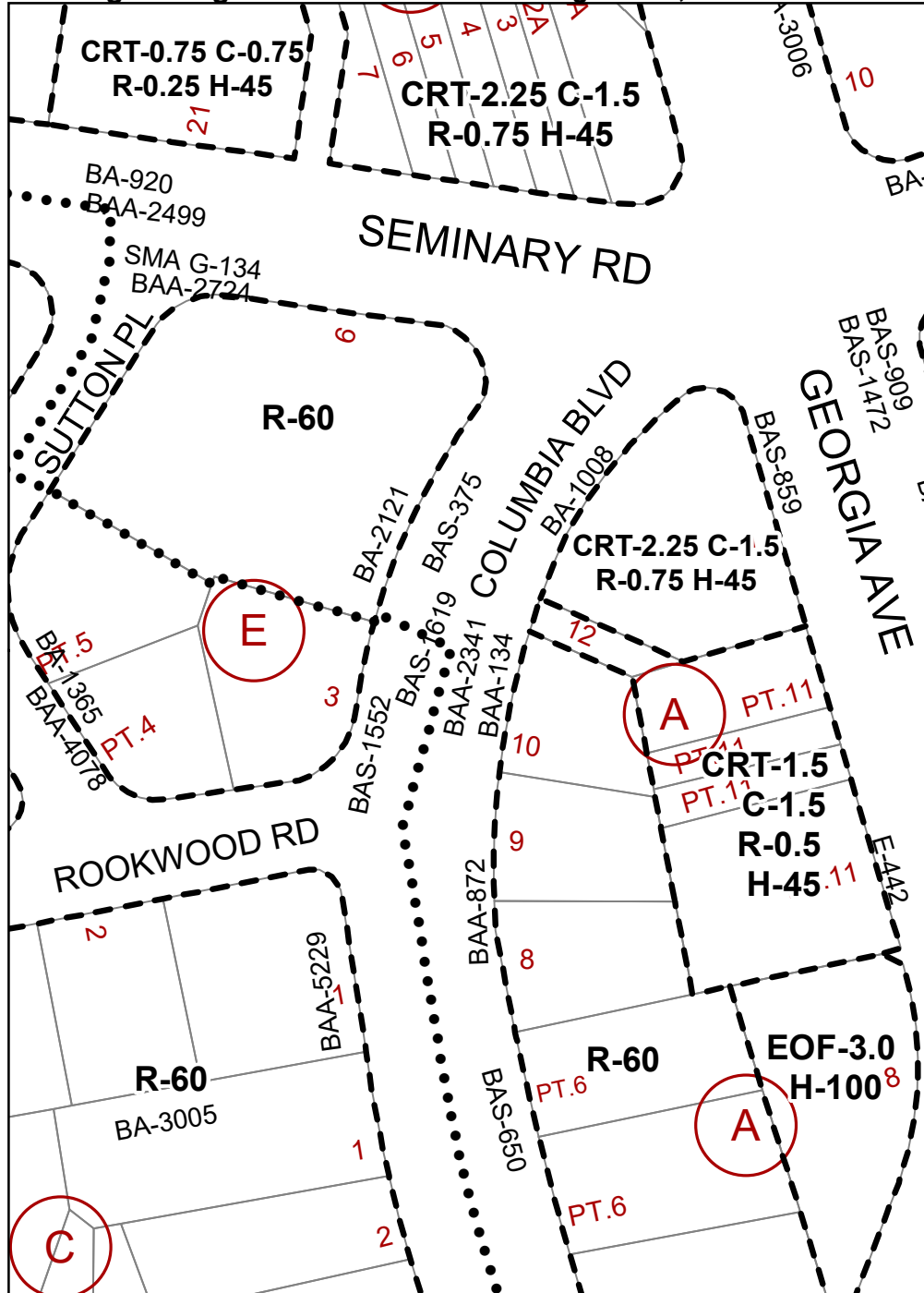
Master Plan Boundary

(9) in = 200 ft

Attachment 1 - Map 9

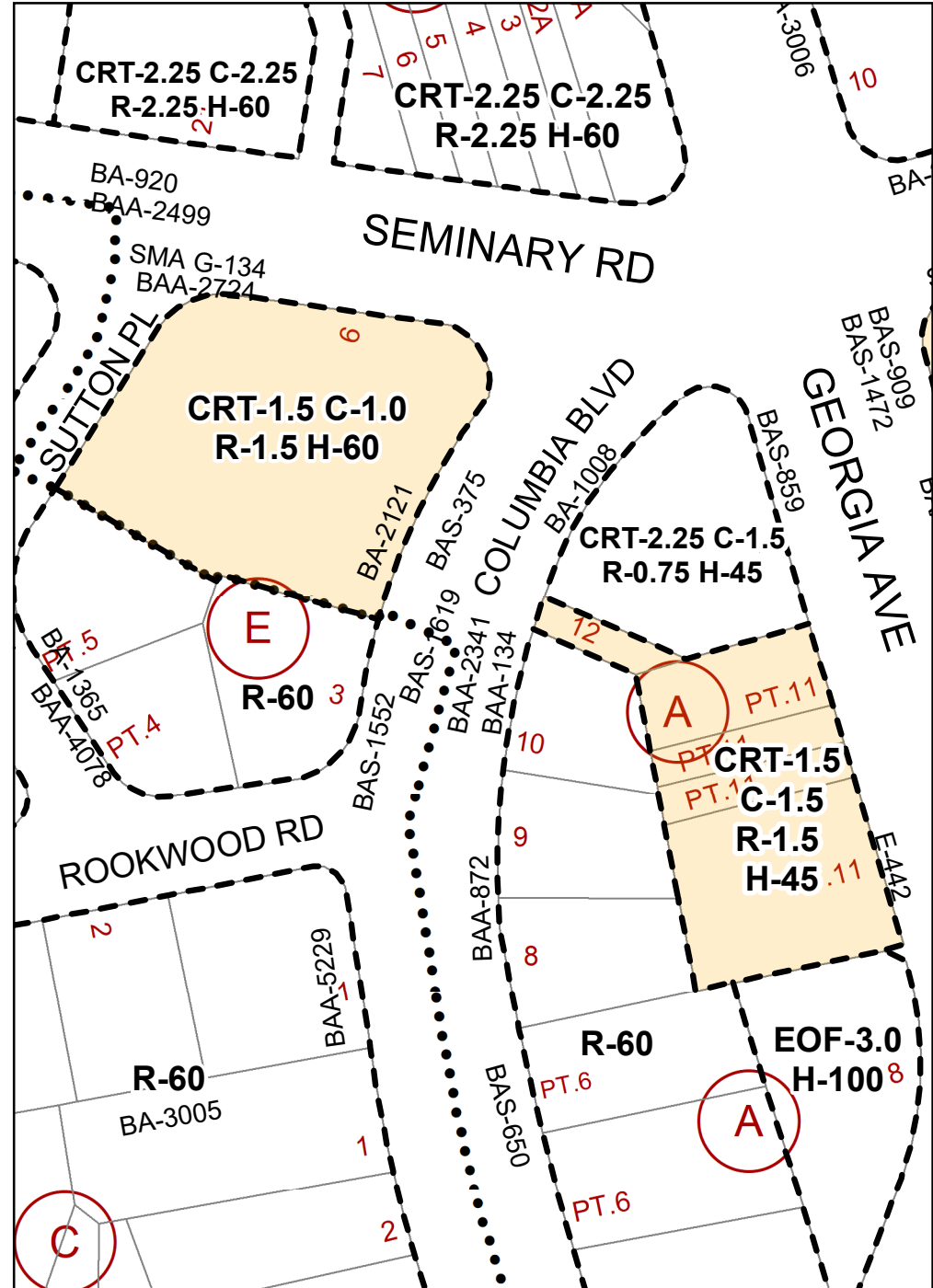
Existing Zoning

Changes # 21,22



Map Grid: 211NW02

Proposed Zoning



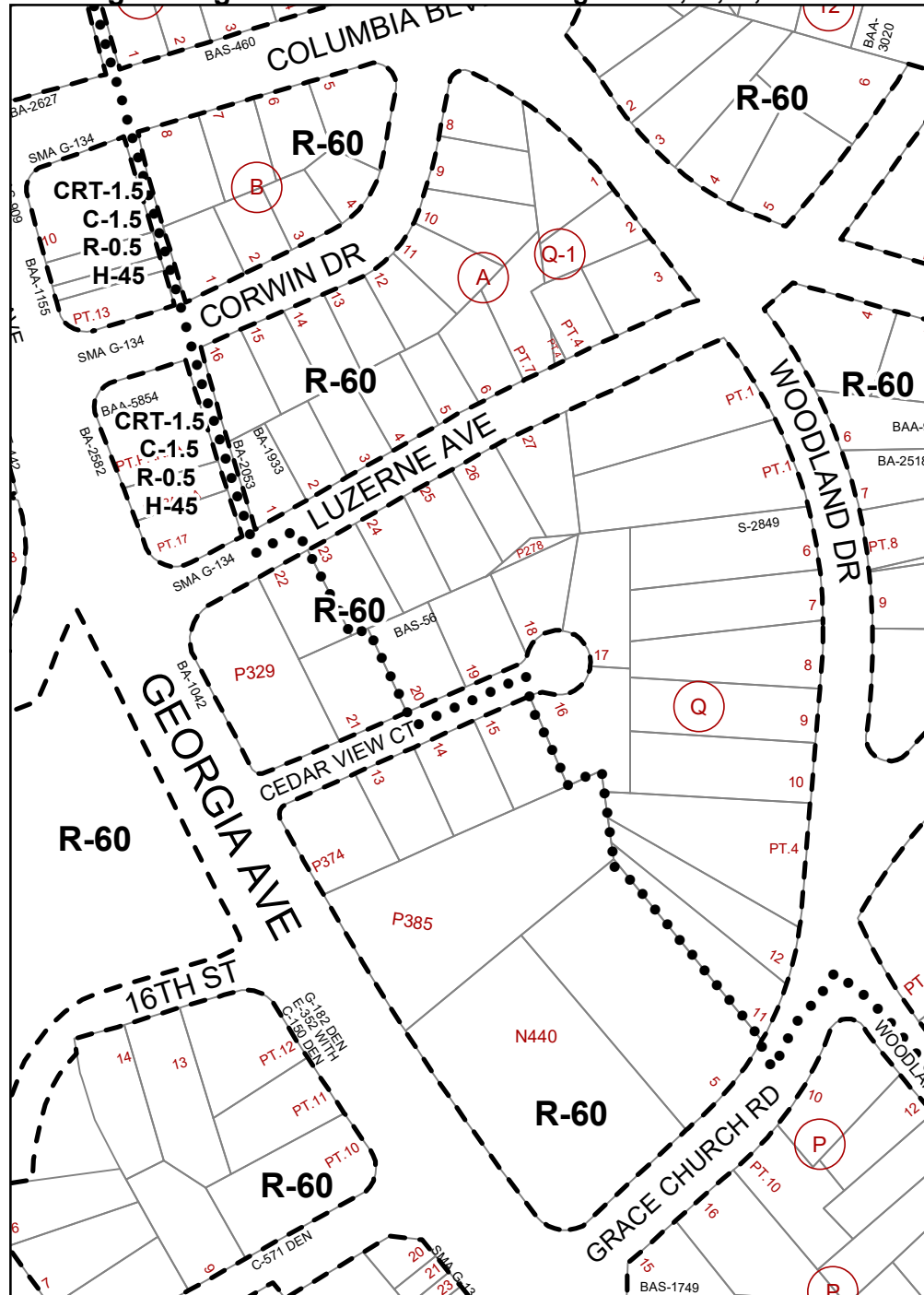
Master Plan Boundary

(10) in = 100 ft

Attachment 1 - Map 10

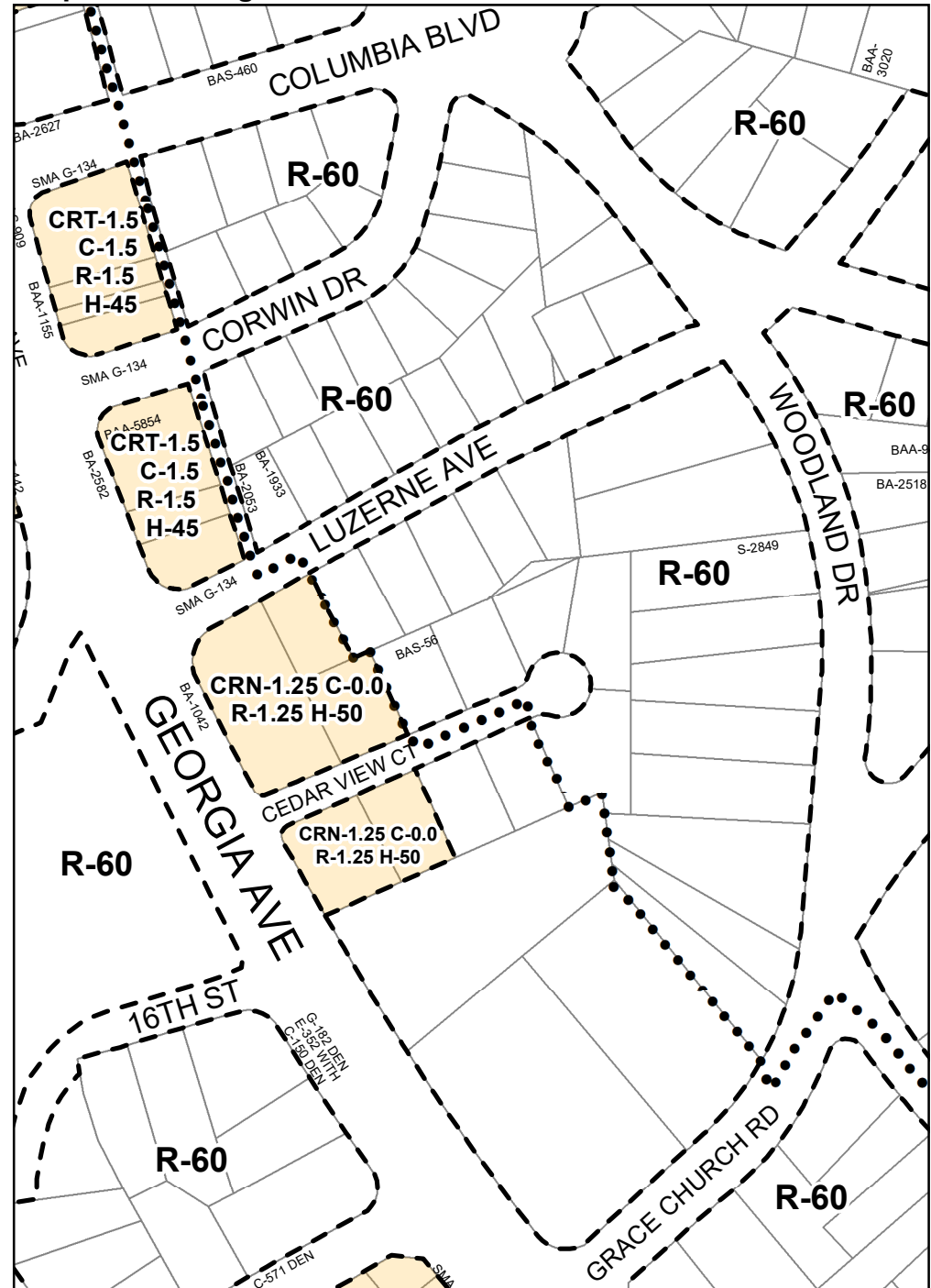
Existing Zoning

Changes # 23,24,25,26



Map Grid: 211NW02

Proposed Zoning



 Master Plan Boundary

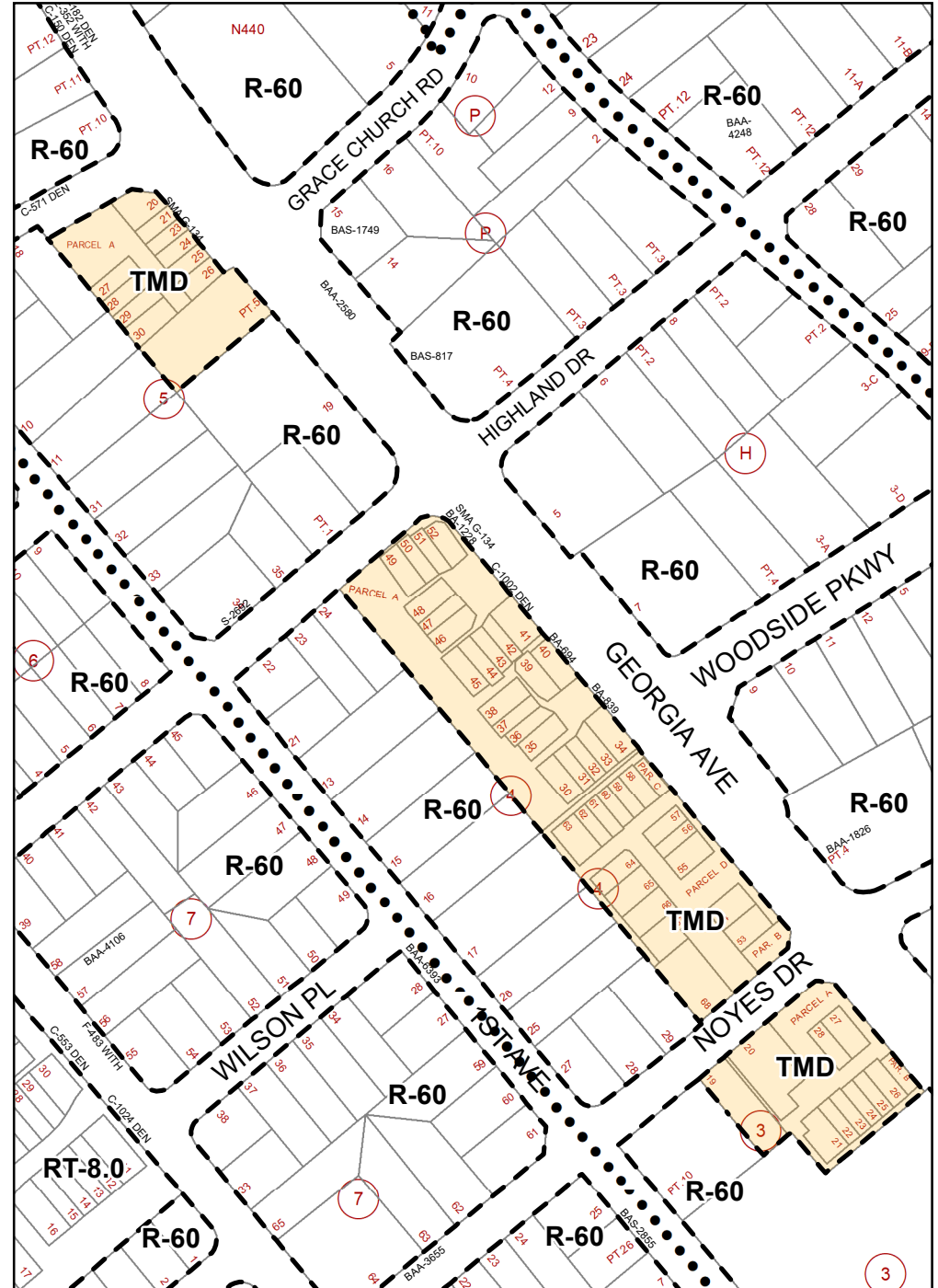
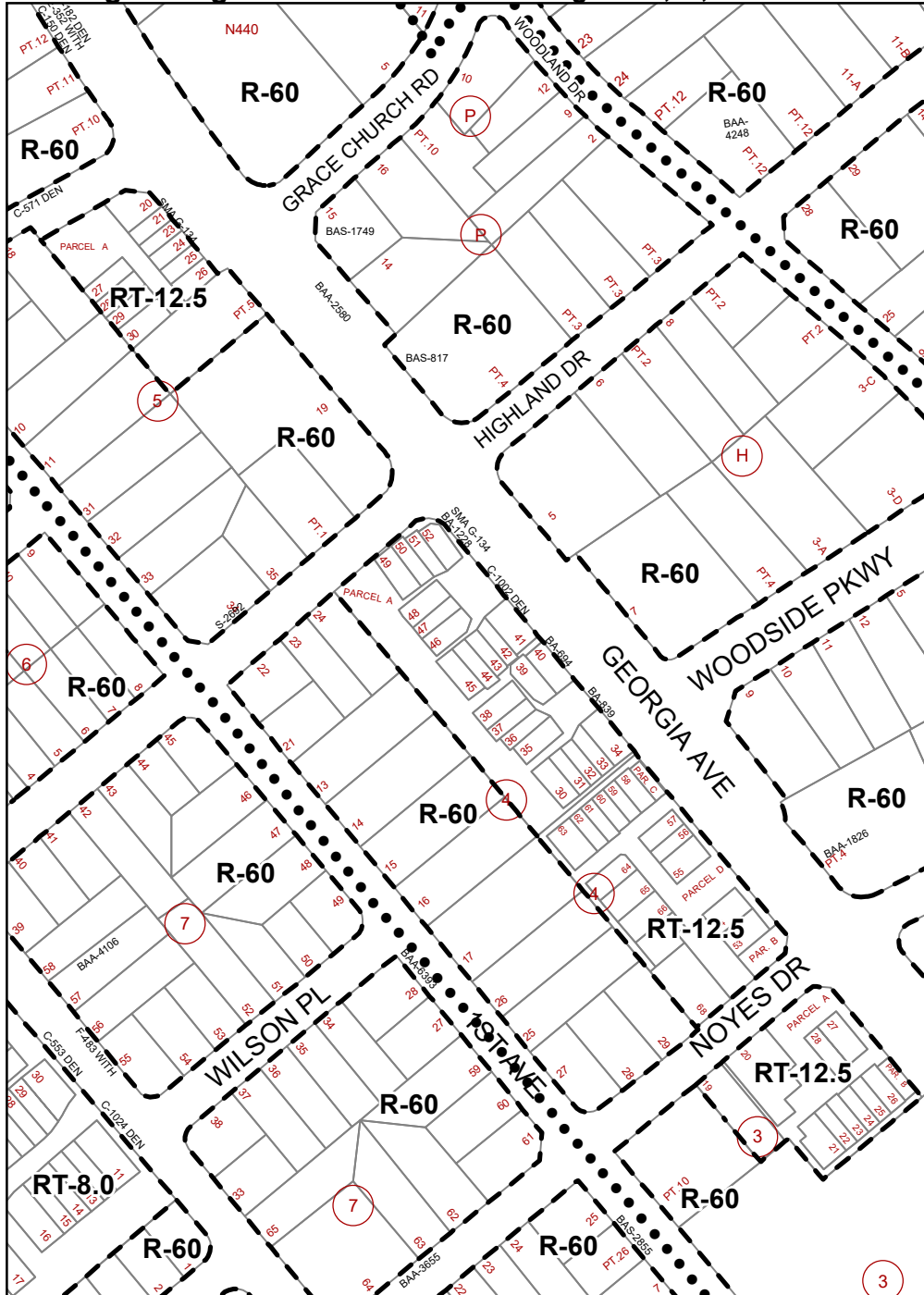
(11) in = 200 ft

Attachment 1 - Map 11

Existing Zoning

Change # 27,28,29

Proposed Zoning



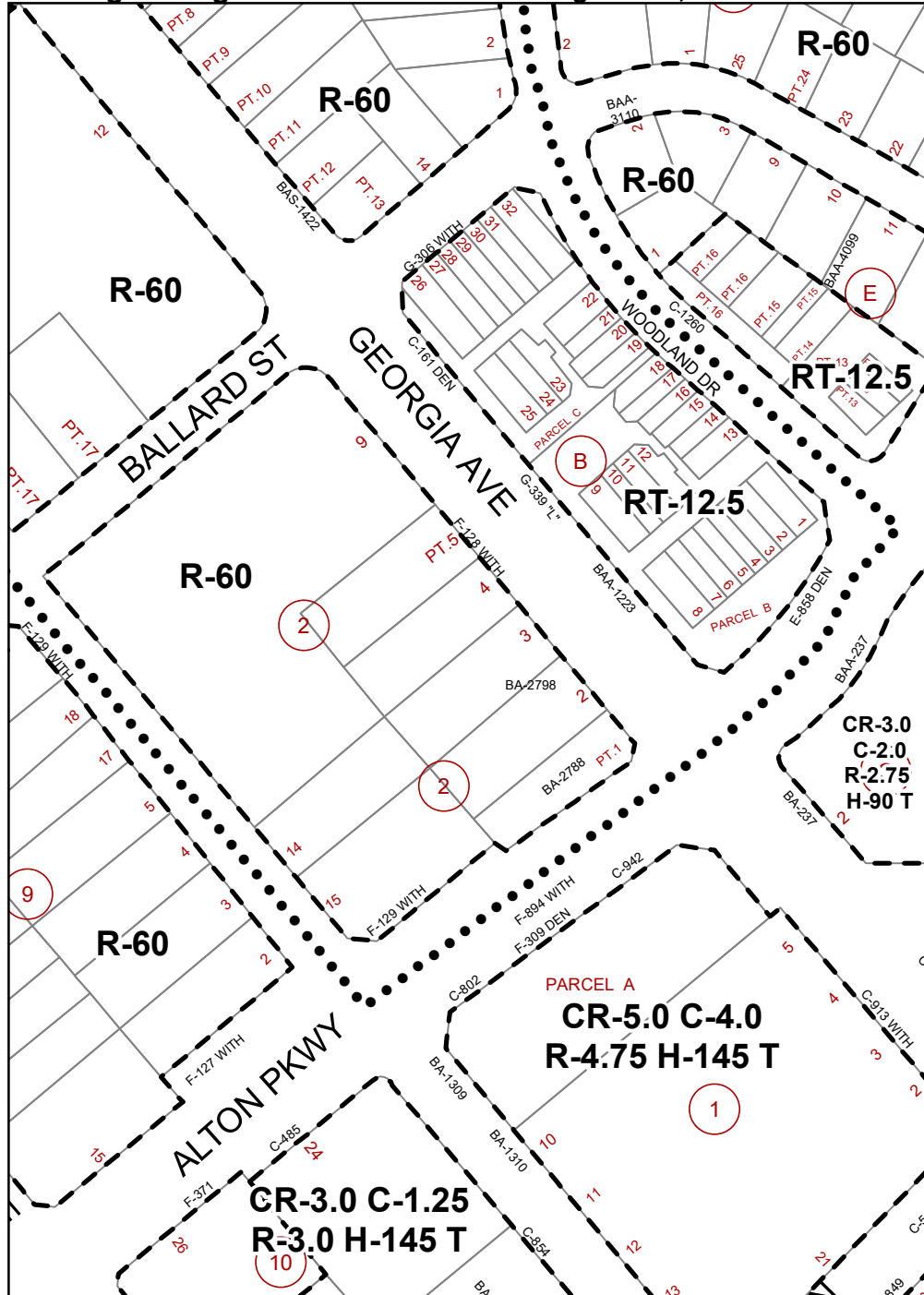
Map Grids: 211NW02 (North) and 210NW02 (South)

Master Plan Boundary

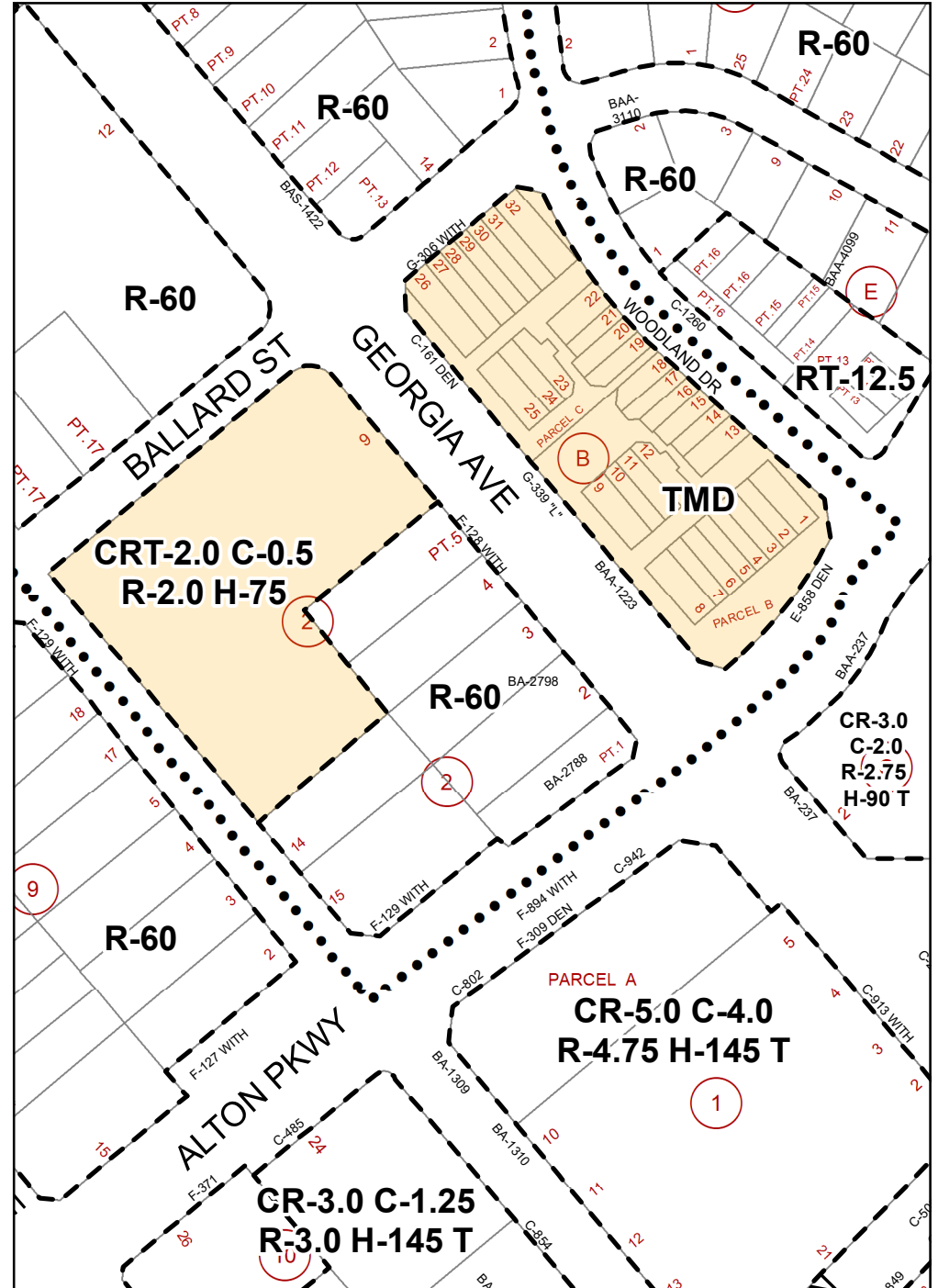
(12) in = 250 ft

Attachment 1 - Map 12

Existing Zoning



Proposed Zoning



Map Grids: 211NW02 (North) and 210NW02 (South)

Master Plan Boundary

(13) in = 200 ft