



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

MCPB

Item # _____

January 27, 2011

MEMORANDUM

Date: January 20, 2011

To: Montgomery County Planning Board

From: Renée M. Kamen, AICP, Senior Planner *RMK*
Area 2 Division (301-495-4723)
Katherine Holt, Senior Planner
Area 3 Division

VIA: Rose Krasnow, Chief, Team 1, Division *RKH*

Subject: Request to Transmit Corrective Map Amendments to amend the Zoning Maps

Planning Board: January 27, 2011

Staff Recommendation:

Staff recommends that the Planning Board authorize staff to submit an application for a corrective map amendment with the District Council, pursuant to §59-H-10.2, in order to correct technical errors that led to inaccurate depictions of the zoning boundaries and zoning classifications for certain properties on the official zoning maps.

Specifically, the errors on the zoning maps to be corrected by this request are as shown below and described fully in the text to follow:

- A. **Map Grid:** 235NW11
Parcel ID: N323, N328, P226, P240, B-2, Lot 1; Parcel A, Lots 23, Lot 28 - 30, Block 1
Corrections: 4.33 acres from the RC zone to the RE-2C zone
0.49 acres from the RE-2C zone to the RC zone
- B. **Map Grid:** 233NW13
Parcel ID: P401; Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village; Lots 17-23, Block A; Parcel E, Block

A; Lots 22-25, Block C Parcels 070, 072, and 076, Block C; and Parcel A, Block E, Catawba Manor

Corrections: 0.58 acres from the RDT zone to the RMX-2 zone
1.11 acres from the R-200/TDR zone to the R-200 zone
1.68 acres from the RMX-2 zone to the R-200 zone
2.63 acres from the R-200 zone to the RMX-2 zone

- C. **Map Grid:** **233NW13 and 233NW12**
Parcel ID: Lots 49, 50, 51 and 52, Block F, Clarksburg Village
Correction: 0.25 acres from the R-200 zone to the R-200/TDR zone
- D. **Map Grid:** **232NW12 and 232NW13**
Parcel ID: Lots 16 -17, 40, and Parcel C, Block G; Lot 32, Block L, Clarksburg Village
Corrections: 0.27 acres from the R-200/TDR zone to the R-200 zone
0.02 acres from the R-200 zone to the R-200/TDR
- E. **Map Grid:** **225NW15**
Parcel ID: Part B, Block R "Kings Crossing"
Correction: 0.97 acres from the RDT zone to the Rural zone
- F. **Map Grid:** **225NW11**
Parcel ID: Parcel C & D, "Younger Brothers"
Corrections: 1.38 acres from the R-90 zone to the R-200 zone
- G. **Map Grid:** **219NW11**
Parcel ID: Parcel F, "Stonebridge and Parcel P028 "Piney Grove"
Correction: 1.17 acres from the R-200 zone to the R-200/TDR zone
- H. **Map Grid:** **218NW11 and 217NW11**
Parcel ID: Parcel P910, P133, and P250
Correction: 2.89 acres from the I-2 zone to the RE-2 zone
0.71 acres from the RE-2 zone to the I-2 zone
0.07 acres from the RE-2 zone to the R-200/TDR
- I. **Map Grid:** **217NW09**
Site: Lots 1 - 3, Block A, "Potomac Highlands"
Correction: 3.11 acres from the RE-1 zone to the R-200 zone
- J. **Map Grid:** **210NW10**
Parcel ID: Lots 16, Block A, "Potomac Station Estates" and Lot 176, Block EYE, "Avenel"
Corrections: 0.15 acres from the RE-2 zone to the RE-2C/TDR zone
0.15 acres from the RE-2C/TDR to the RE-2 zone

- K. **Map Grid:** **209NW05**
Parcel ID: Lot 5, Block 24D, “Edgemoor”
Correction: 0.1 acres from the R-60 zone to the TSR zone

- L. **Map Grid:** **225NW11**
Parcel ID: P800 and P880
Correction: 2.24 acres from no zone to I-3

Introduction:

§59-H-10 of the Zoning Ordinance sets forth the purpose, process and required contents of an application for a corrective map amendment. Specifically, §59-H-10.1(b) states that the purpose of a corrective map amendment is to “enable the District Council in lieu of a comprehensive sectional amendment to correct technical errors or inaccurate depictions of zoning boundary lines on an adopted map that are known as a result of mapping, surveying or other technical information.” Further, this division of the Ordinance authorizes the Planning Board to submit an application for a corrective map amendment.

The need for these corrective map amendments was discovered as a result of a comprehensive review of the zoning maps. This comprehensive review was set in motion after the Zoning Discovery document was approved by District Council in the spring of 2008. This is Part I of the corrective map amendments; more such amendments will follow. The Zoning Discovery proposed to move all of Montgomery County’s zoning maps away from the archaic “hand-drawn” and AutoCAD maps currently used to a set of new maps generated through Geographic Information Systems (GIS) which would allow for a potential comprehensive rezoning following the completion of the zoning ordinance rewrite which is currently underway.

To that end, several staff members were selected to organize, review, and correct the existing (non-official) GIS layer to correspond to the official 200-foot Mylars. The process of reviewing the maps occurred in several stages, in which final changes (if any) were signed off by a planner, one familiar with the master plan and the conversion project.

The corrective map amendment process is the first step toward finalizing this project. Step two, which will take place after action has occurred on all of the corrective map amendments, will be to seek the approval of the County Council to adopt the GIS zoning layer as the official zoning maps for Montgomery County.

The following map amendments have been grouped by WSSC grid, which are the mapping grids used by the official zoning map books in order to organize the zoning designations throughout the County. Further, the amendments are organized by type of change- annexation issues or simple technical errors (i.e., zoning designation incorrectly depicted).

Background/Summary

1. Technical/Mapping Errors

Mapping errors may occur in a couple of different ways: (1) incorrect interpretation of parcel lines during the application of a local map or sectional map amendment, or (2) misinterpretation of zoning boundaries which are located on sheets associated with sectional map amendments during the conversion of the hand-drawn maps to the AutoCAD maps, even if these areas lie outside of master plan boundaries. Section §59-H-10.1(b) states that the purpose of a corrective map amendment is to “enable the District Council, in lieu of a comprehensive sectional amendment, to correct technical errors or inaccurate depictions of zoning boundary lines on an adopted map that are known as a result of mapping, surveying or other technical information.” The following corrections are proposed to correct several misinterpretations of zoning boundaries based on proposed zoning applications either through local or sectional map amendments.

- A. Mapping Grid: 235NW11
Parcel ID: N323; P226; P240, Parcel B-2, Lot 1; Parcel A, Lots 23, 28 – 30, Block 1;**

This site is generally located east of Kings Valley Road and is part of the Montco Subdivision (See Attachment A). These parcels were reclassified in sectional map amendment G-266 in 1981 from the R-R zone to the R-200. Subsequently, the existing properties were split-zoned, through sectional map amendments G-352, G-570, and G-854, as RC and RE-2C, respectively. This corrective amendment which has been prepared using newly provided technology proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (N323; P226; P240, Parcel B-2, Lot 1; Parcel A, Lots 23, 28 – 30, Block 1;)

Staff recommends reclassifying approximately 4.33 acres of Parcels N323, P226, Parcel B-2, Lot 1 Parcel A, Lot 23, and Lots 29 – 30 Block 1 from the RC zone to the RE-2C zone. Additionally, staff recommends reclassifying approximately 0.49 acres of Parcel P240, and Lot 28, Block 1 from the RE-2C zone to the RC zone. (See Attachment A.)

- B. Map Grid: 233NW13
Parcel ID: P401;
Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village;
Lots 17-23, Block A; Parcel E, Block A; Lots 22-25, Block C Parcels 070, 072, and 076, Block C; and Parcel A, Block E, Catawba Manor**

B-1. Parcel ID: P401

Parcel P401 is located on the south side of Snowden Farm Parkway at its intersection with Clarksburg Road. (See Attachment B-1.) In 1981, the parcel was classified under the R-200 zoning category via the Preservation of Agriculture and Rural Open Space sectional master plan, G-266. The R-200 was then reconfirmed during the Damascus sectional map amendment G-352. The property was split-zoned via the 1994 sectional map amendment, G-710, from the R-200 zone to the RMX-2 and RDT zones. However, the zoning lines in these SMAs followed property lines that predated the subdivisions and were not adjusted according to lot lines, or, in this case, roadway alignments. This corrective amendment uses newly provided technology to make corrections that will adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (Parcel P401)

Staff proposes to reclassify approximately 0.58 acres of Parcel P401 from the RDT zone to the RMX-2 zone. (See Attachment B-1.)

B-2. Parcel ID: Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village

Located near the southeast side of Robin Song Drive, between Grand Elm Street and Flat Rock Lane, Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village are currently split-zoned as R-200 and R-200/TDR. (See Attachment B-2.) Originally, this site was incorporated into the zoning ordinance maps in 1958 as the R-R zone. Subsequently, this area was part of three additional sectional map amendments, F-925 (Rural- West), G-266 (Preservation of Agriculture and Rural Open Space Master Plan) and G-710 (Clarksburg Study Area). Per G-266, the entire area, including the subject parcels, were reclassified to the R-200 zone. It was during the Clarksburg Study Area sectional map amendment that the line was drawn designating both the R-200/TDR and R-200 zone. However, the zoning lines in these SMAs followed property lines that predated the subdivisions and were not adjusted according to lot lines. This corrective amendment prepared using newly provided technology proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village)

Staff proposes to reclassify approximately 1.11 acres of Lots 1 – 9, Block G; Lot 10, Block EYE and Parcel C EYE; Lot 52, Block F; Clarksburg Village from the R-200/TDR zone to the R-200 zone. (See Attachment B-2.)

**B-3. Parcel ID: Lots 17-23, Block A; Parcel E, Block A; Lots 22-25, Block C
Parcels 070 and 072, Block C; and Parcel A, Block E, Catawba Manor**

Located on the southeastern side of Snowden Farm Parkway, between Windsong Lane and Catawba Manor Way, Parcels 070, 072, and 76, Lots 17, 18, 19, 20, 21, 22, and Parcel A are currently split-zoned as R-200 and RMX-2. (See Attachment B-3.) Originally, this site was incorporated into the zoning ordinance maps in 1958 as the R-R zone. Subsequently, this area was part of three additional sectional map amendments, F-925 (Rural- West), G-266 (Preservation of Agriculture and Rural Open Space Master Plan) and G-710 (Clarksburg Study Area). Per G-266, the entire area, including the subject parcels, were reclassified to the R-200 zone. It was during the Clarksburg Study Area sectional map amendment that the line was drawn designating both the RMX-2 and R-200 zone. However, the zoning lines in these SMAs followed property lines that predated the subdivisions and were not adjusted according to lot lines. This corrective amendment that was prepared using newly provided technology proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

**Recommendation: (Lots 17-23, Block A; Parcel E, Block A; Lots 22-25, Block C
Parcels 070 and 072, Block C; and Parcel A, Block E, Catawba Manor)**

Staff proposes to reclassify approximately 2.63 acres of Lots 17-23, Block A; Parcel E, Block A; Lots 22-25, Block C Parcels 070 and 072, Block C; Catawba Manor from the R-200 zone to the RMX-2 zone and approximately 1.68 acres of Parcel A, Block E, Catawba Manor, from the RMX-2 zone to the R-200 zone. (See Attachment B-3.)

C. Map Grid: 233NW13 and 233NW12

Parcel ID: Lots 49, 50, 51, and 52, Block F, Clarksburg Village

Lots 49, 50, 51, and 52 are located on the northeast side of Robin Song Drive, approximately 580 feet southeast of its intersection with Grand Elm Street. (See Attachment C.) Currently, these lots are split-zoned as R-200/TDR and R-200. Previous sectional map amendments for these lots followed property lines that predated the subdivisions, and, during G-710, the zoning for these lots in the Clarksburg Study Area were not adjusted accordingly. This corrective amendment which was prepared using newly provided technology proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (Lots 49, 50, 51, and 52, Block F, Clarksburg Village)

Staff recommends reclassifying the approximately 0.25 acres from the R-200 zone to R-200/TDR. (See Attachment C.)

- D. Map Grid: 232NW12 and 233NW12**
Parcel ID: Lots 16 -17, 40, and Parcel C, Block G; Lot 32, Block L, Clarksburg Village

The above lots are generally located near the north and south sides of Granite Rock Drive, between Robin Song Drive and Bent Arrow Drive. (See Attachment D.) It was the during the Clarksburg Study Area sectional map amendment that the line was drawn designating both the R-200/TDR and R-200 zone. However, the zoning lines in these SMAs followed property lines that predated the subdivisions and were not adjusted according to lot lines. This corrective amendment, prepared using newly provided technology, proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (Lots 16 -17, 40, and Parcel C, Block G; Parcel A, Lot 32, Block L, Clarksburg Village)

Staff recommends reclassifying the approximately 0.27 acres of Lots from Lots 16 and 40, and Parcel C, Block G, Lot 32, Block L and Parcel A, from the R-200/TDR zone to R-200 zone and approximately 0.02 acres of Lot 17 and Parcel D, Block G from the R-200 zone to the R-200/TDR zone. (See Attachment D.)

- E. Map Grid: 225NW15**
Parcel ID: Parcel B, Block R “Kings Crossing”

The site is generally located north of Hoyles Road, northwest of the Kings Crossing subdivision, and is described as “a portion of Parcel B, Kings Crossing.” (See Attachment E.) The parcel was classified as Rural Residential (R-R) in the 1958 Countywide District Map Amendment and, in 1974, was reclassified to the Rural zone via Sectional Map Amendment, F-925. A mistake occurred at the time of the Preservation of Agriculture and Rural Open Space Master Plan (1981) when sectional map amendment G-266 was filed. The sectional map amendment showed a portion of the parcel (0.97 acres) being reclassified to the Rural Density Transfer (RDT) zone. This designation is incorrect as the subject area was outside of the Preservation of Agriculture and Rural Open Space Master Plan boundary and not subject to the proposed zoning of this master plan.

Recommendation: (Parcel B, Block R “Kings Crossing”)

Staff recommends reclassifying 0.97 acres of parcel B from the RDT zone to the Rural zone . (See Attachment E.)

- F. Map Grid: Sheet 225NW11**
Parcel ID: Parcels C & D “Res on Younger Bros ETC 3676 -200” (a.k.a. Site Number 53 of G-652)

This site is located in the center of the grid at the northern grid line west of Game Preserve Road and northeast of I-270. Currently this site is designated as R-90. (See Attachment F.) The R-90 zone was proposed for the entire parcel

during Sectional Map Amendment G-652 in 1990. This designation; however, is incorrect as resolution 11-1867 specifically states “retain R-90 zoning for tax parcels P672, P673, and P674; rezone remaining area to R-200”. The tax parcels P672, P673, and P674 are located to the north of the site, and on Map Grid 226NW11. Therefore, this site should be reclassified to the R-200 zone and should reflect this zone as part of the corrective map amendment.

Recommendation: (Parcels C & D “Res on Younger Bros ETC 3676 -200” (a.k.a. Site Number 53 of G-652))

Staff recommends reclassifying the approximately 1.38 acres from the R-90 zone to R-200 zone. (See Attachment F.)

G. Map Grid: 219NW11

Parcel ID: Parcels F, “Stonebridge” and P028, “Piney Grove”

Parcels F, “Stonebridge” and P028 “Piney Grove” are located just east of Secluded Lane, along the edge of the grid sheet. (See Attachment G.) Currently this site is classified as R-200. This area has a relatively short history in which to find where the mistake occurred. Initially, this site was reclassified from the R-200 to the R-200/TDR zone in 1987, within sectional map amendment G-567. Council adopted this reclassification of land, as proposed by staff (see Resolution #11-391).

In 2002, however, the site changed on the existing maps to R-200. Although this site was included in the Potomac Sub-Region Master Plan, it was not recommended for reclassification; rather this site was to be maintained in the R-200/TDR zone.

Recommendation: (Parcels F, “Stonebridge” and P028, “Piney Grove”)

Staff recommends reclassifying the approximately 1.17 acres of Parcels F and P028 from the R-200 zone to the R-200/TDR zone. (See Attachment G.)

H. Map Grid: 218NW 11 and 217NW11

Parcel ID: Parcels P910, P540, P133, and P250

Parcel P910, P133 and P250 are generally located on the northwest side of Piney Meetinghouse Road, approximately 1,200 feet southwest of its intersection with Boswell Lane. (See Attachment H-1 and H-2.) A portion of parcel P910 was reclassified to the I-2 zone, via the Potomac sectional map amendment, G-247. At that time, the line designating the boundary between the I-2 and RE-2 zones followed the southwest property line for P910; however, during the digitization of the maps from hand-drawn to AutoCAD, the zoning boundary line was inadvertently “moved” to follow parcels P540 and P250, which were not proposed to be changed either by staff or council during this sectional map amendment. Currently, the four parcels are split-zoned in the I-2 zone and the RE-2 zone.

Additionally, a 60-foot wide swatch of P910, which lies along Piney Meeting House Road was not zoned I-2 during SMA G-247, rather remained its residential zone designation of RR. (See Attachment H-2.) Subsequent SMAs show this swatch of land being changed from RR, via G-247, to R-200 via F-925, then to R-200/TDR, via G-567. At all times, this 60-foot portion of P910 extended from the southernmost to the northernmost stretches of the parcel; however, at the time G-800, approximately 0.07 acres of the southwestern most portion of this parcel was inadvertently changed from R-200/TDR to RE-2, although reconfirmed as R-200/TDR. Parcel P910 was not subject to any proposed changes during this SMA and the error appears to have occurred after the SMA was approved.

Recommendation: (Parcels P910, P133, and P250)

Staff recommends the following actions to correct the technical error created when moving from the hand-drawn to Auto/CAD technology: reclassify approximately 2.89 acres of Parcels P540 and P250 from the I-2 zone to the RE-2 zone and reclassify approximately 0.71 acres of Parcels P910 and P133 from the RE-2 zone to the I-2 zone. (See Attachment H-1 and H-2.) Also, staff recommends that 0.07 acres of P910 be reclassified from the RE-2 to the R-200/TDR zone. (See Attachment H-2.)

I. Map Grid: 217NW09

Parcel ID: Lots 1 – 3, Block A “Potomac Highlands”

Lots 1 – 3, Block A “Potomac Highlands” are located on the northeast side of Scott Drive, between Veirs Drive/Westcott Place and Overlea Drive. Currently a portion of Lot 1 and all of Lots 2 and 3 are classified under the RE-1. (See Attachment I.) In 2002, however, zoning on the site changed on the existing maps from R-200 to RE-2. The line between the two zones was inadvertently moved across Scott Drive while drawing these maps. Although this site was included in the Potomac Subregion Master Plan, it was not recommended for reclassification either by staff or Council rather this site was to be maintained in the R-200 according to the Potomac Subregion Master Plan.

Recommendation: Lots 1 – 3, Block A “Potomac Highlands”

This corrective map amendment is proposed to correct the mapping error and reclassify the lots to the originally designated R-200. (See Attachment I.)

J. Map Grid: 210NW10

Parcel ID: Lot 16, Block A “Potomac Station Estates” and Lot 176, Block “EYE,” “Avenel

Located on the west side of Avenel Farm Drive, south of its intersection with Oaklyn Drive, Lots 16 and 176 are split-zoned RE-2 and RE-2C/TDR. (See Attachment J.) The RE-2 and RE-2/TDR zones followed the property lines, until G-800. However, the zoning lines in G-800 followed property lines that predated the re-subdivision and were not adjusted according to lot lines. This corrective

amendment, prepared using newly provided technology, proposes corrections to adjust the zoning lines for split-zoned lots to coincide with property lines.

Recommendation: (Lot 16, Block A “Potomac Station Estates” and Lot 176, Block “EYE,” “Avenel)

Staff recommends removing the split-zones and make minor adjustments according to the primary zone of each parcel, which is RE-2 for Lot 16, Block A and RE-2C/TDR for Lot 176, Bloc “EYE”. The overall adjustment is negligible, as the area for each lot to be reclassified is approximately 6,397 square feet. (See Attachment J.)

**K. Map Grid: 209NW05
Parcel ID: Lot 5, Block 24D, Edgemoor**

Lot 5 is located on the north side of Hampden Lane between Arlington Road and Woodmont Avenue. This parcel is currently zoned R-60; however, it was subject to local map amendment G-842, approved via District Council resolution 15-1617 on September 16, 2006. (See Attachment K.) The application approved by Council was a request to reclassify the zoning for this property from the R-60 zone to the TS-R zone. The zoning map was updated incorrectly and only reflected a portion of the parcel as TS-R. During review staff found this to be an inaccurate depiction of the zone boundaries.

Recommendation: (Lot 5, Block 24D, Edgemor)

Staff recommends reclassifying approximately 0.1 acres of Lot 5; Block 24D from the R-60 zone to the TS-R zone in order to properly show the intent of the zoning boundaries established in G-842. (See Attachment K.)

2. Municipal Boundary Correction (Map Grid: 225NW11)

- L.** The McGown and Casey properties, parcels 800, and P880 respectively, are located on the northeast side of the CSX tracks, near its intersection with Game Preserve Road. (See Attachment L.) Both properties are adjacent vacant lands owned by PEPCO and the state of Maryland. They are also bounded by vacant lands within the City of Gaithersburg. These sites have been omitted from any master plan boundaries since about 1974 with the approval of F-805, which was associated with the Gaithersburg Master Plan. The northern part of parcel 800 was rezoned at that time from the RR zone to the I-3 zone. Staff believes that the error occurred when a portion of the adjacent parcel, P880, was annexed into the City of Gaithersburg, via City Resolution R-8-68. This annexation occurred May 31, 1968. Staff consulted with the City of Gaithersburg and confirmed that neither the southern portion of Parcel 800 nor the northern portion of the Casey property has been annexed.

Recommendation: (Parcel 800 and P880)

In order to correct the official zoning sheets, staff recommends that the municipal boundary between the County and the City of Gaithersburg be modified to reflect those portions of Parcels 800 and 880 that lie within Montgomery County. Additionally, staff recommends reclassifying the southern, approximately 2.24 acres from depicting no zone to the I-3 zone. (See Attachment L.)

Conclusion

Staff recommends that the Planning Board authorize staff to submit an application for these corrective map amendments with the District Council for the following reasons:

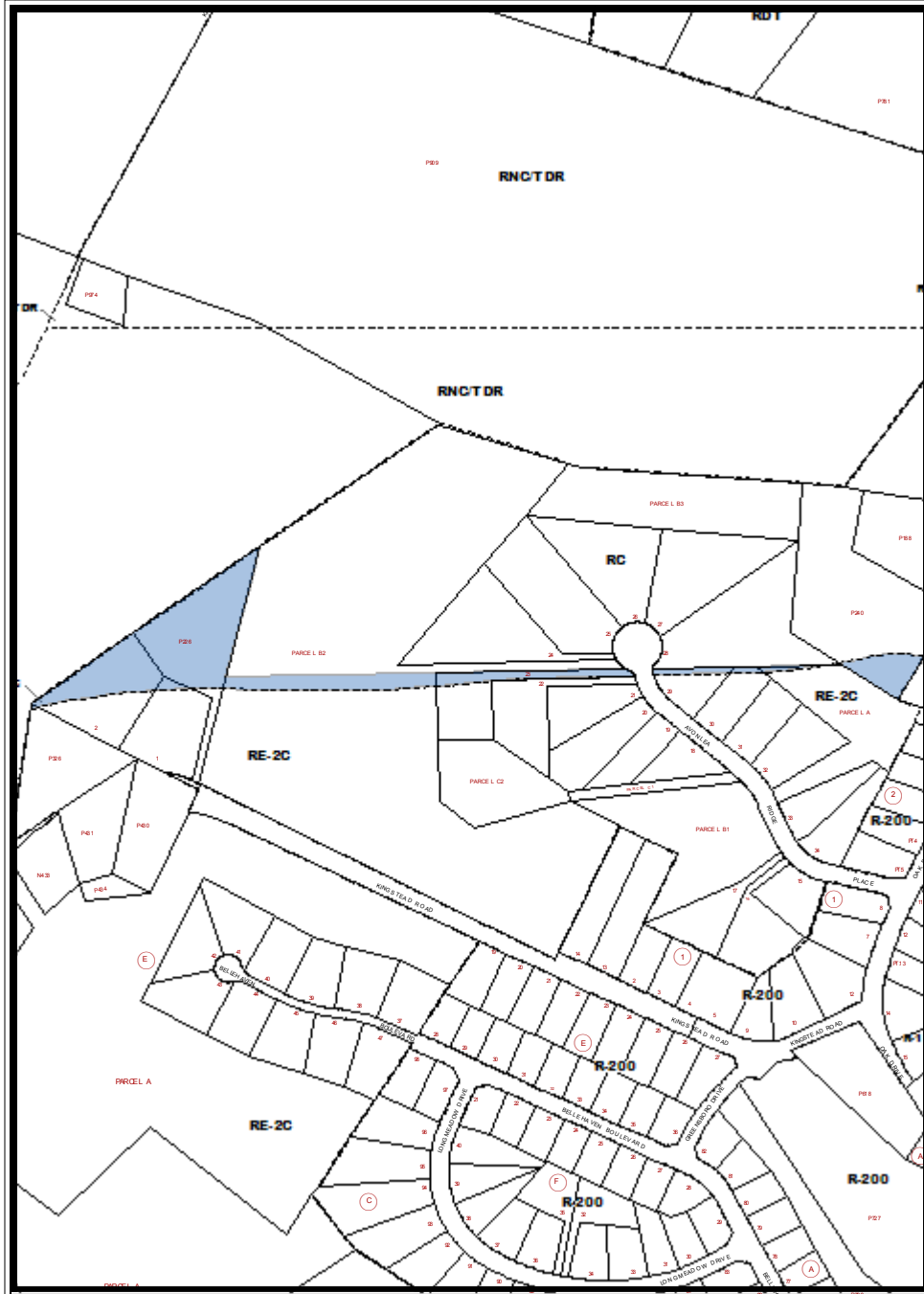
1. The corrective map amendments will correct the above-listed technical errors in labeling and other identified mapping errors as defined above.
2. The corrective map amendments will accurately depict those zoning designations, as defined on the zoning ordinance map.
3. The proposed technical and mapping error corrections are in accordance with the requirements of §59-H-10 of the Montgomery County Zoning Ordinance.

ATTACHMENTS

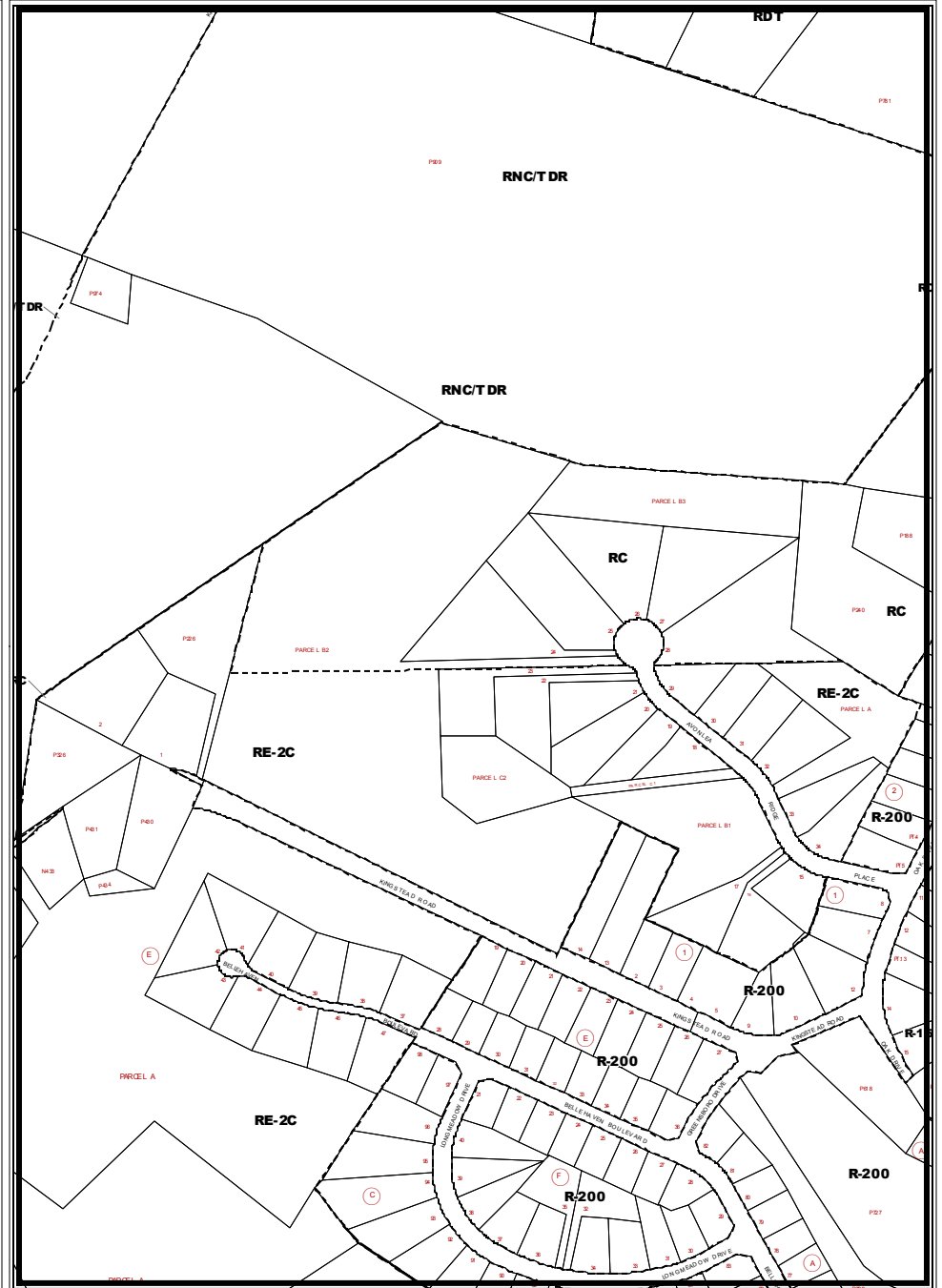
- A. 235NW11
- B. 233NW13
- C. 233NW13 and 232NW12
- D. 232NW12 and 232NW13
- E. 225NW15
- F. 225NW11
- G. 219NW11
- H. 218NW11 and 217NW11
- I. 217NW09
- J. 210NW10
- K. 209NW05
- L. 225NW11

ATTACHMENT A

Existing Zoning



Proposed Zoning



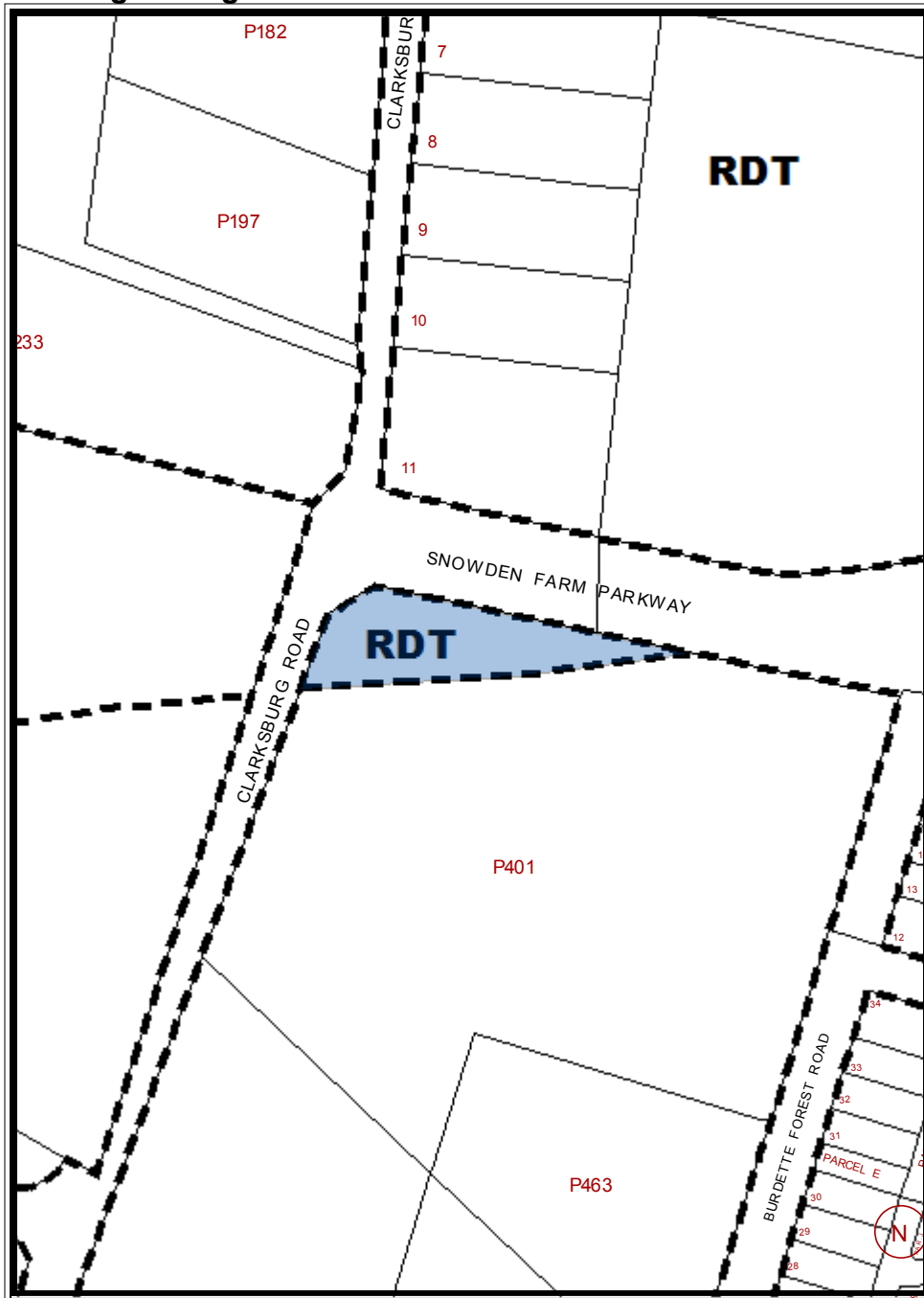
Map Grid: 235NW11

 Corrective Map Amendment

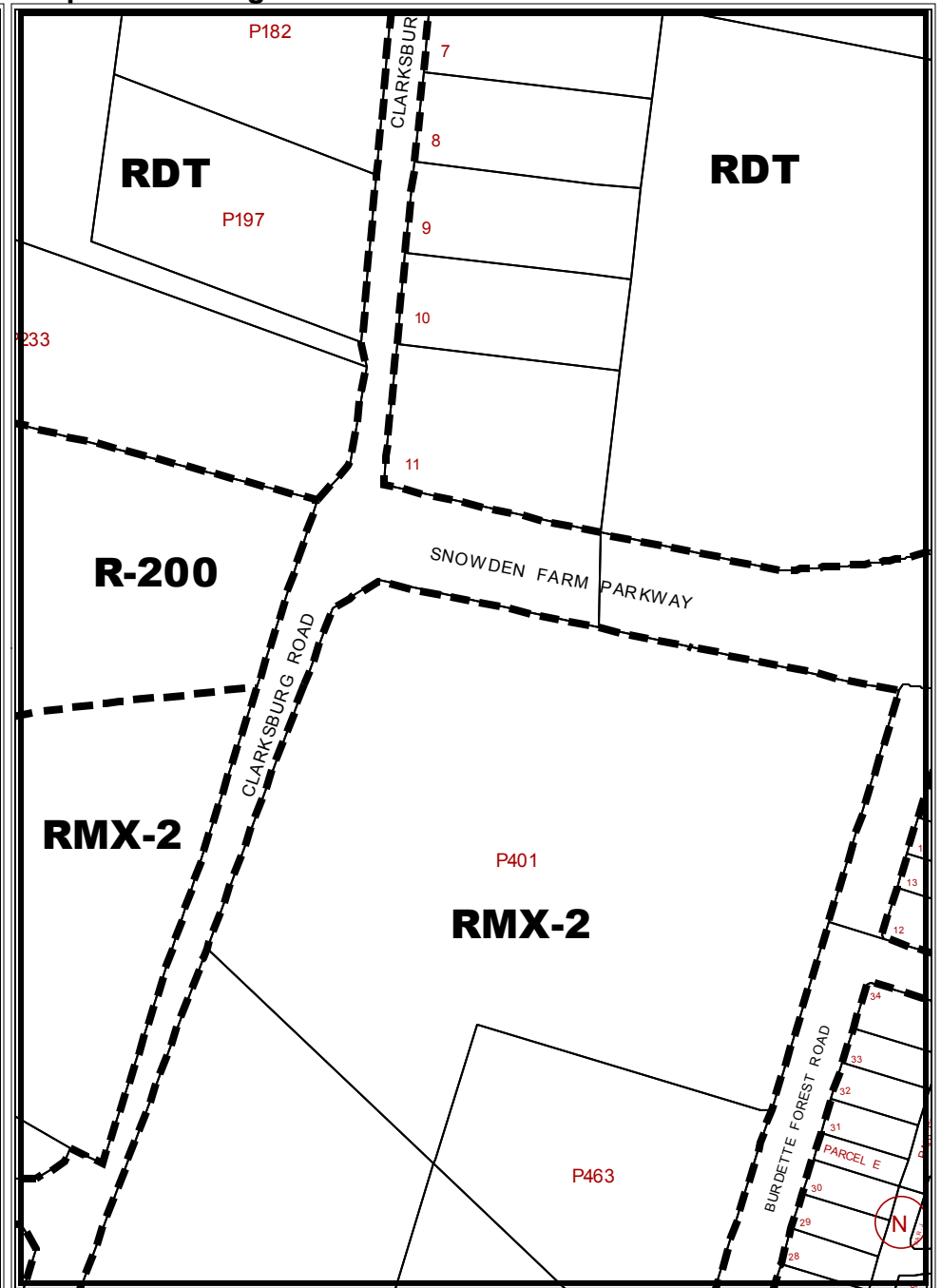
1 in = 600 ft

ATTACHMENT B-1

Existing Zoning



Proposed Zoning



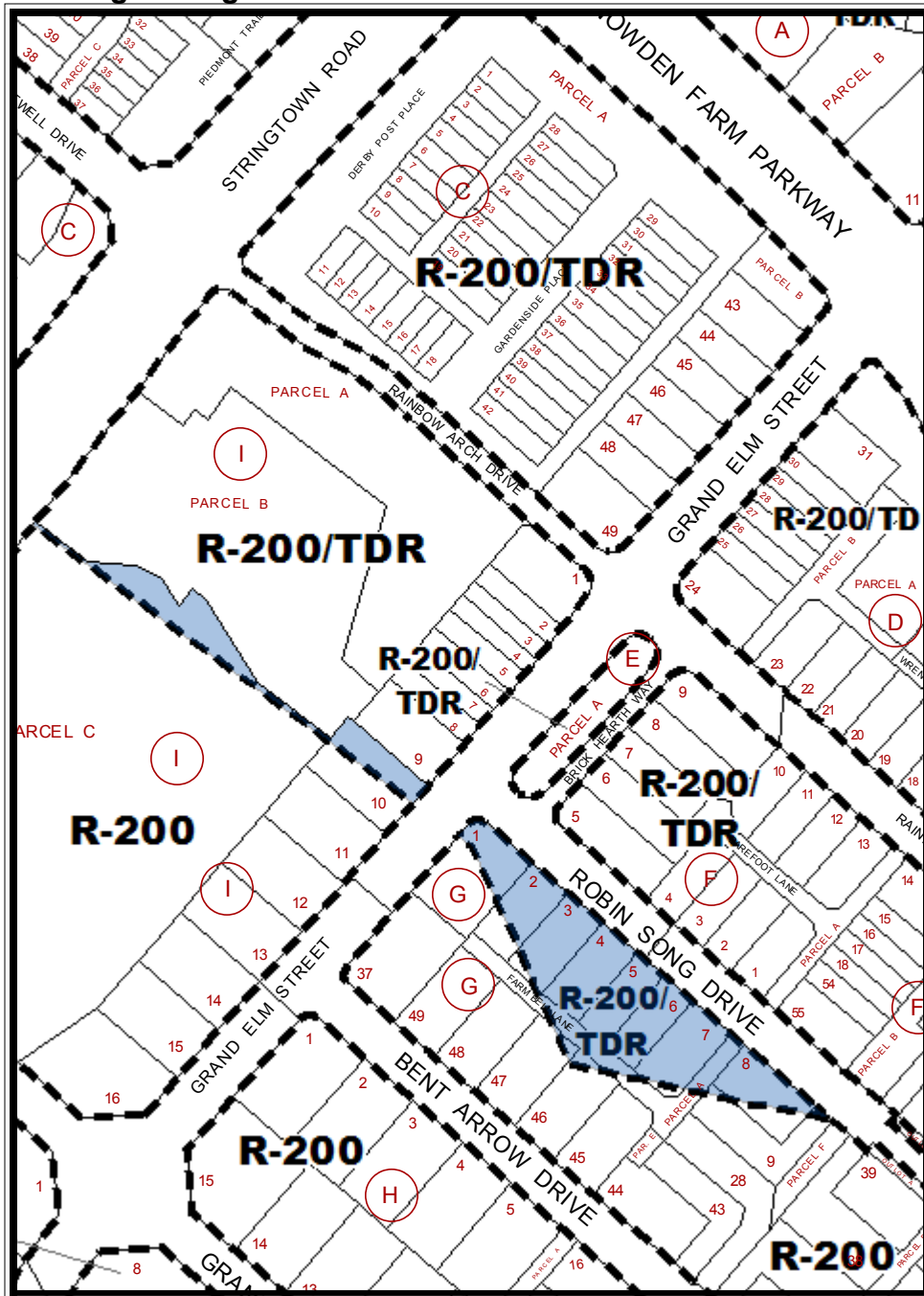
Map Grid: 233NW13

 Corrective Map Amendment

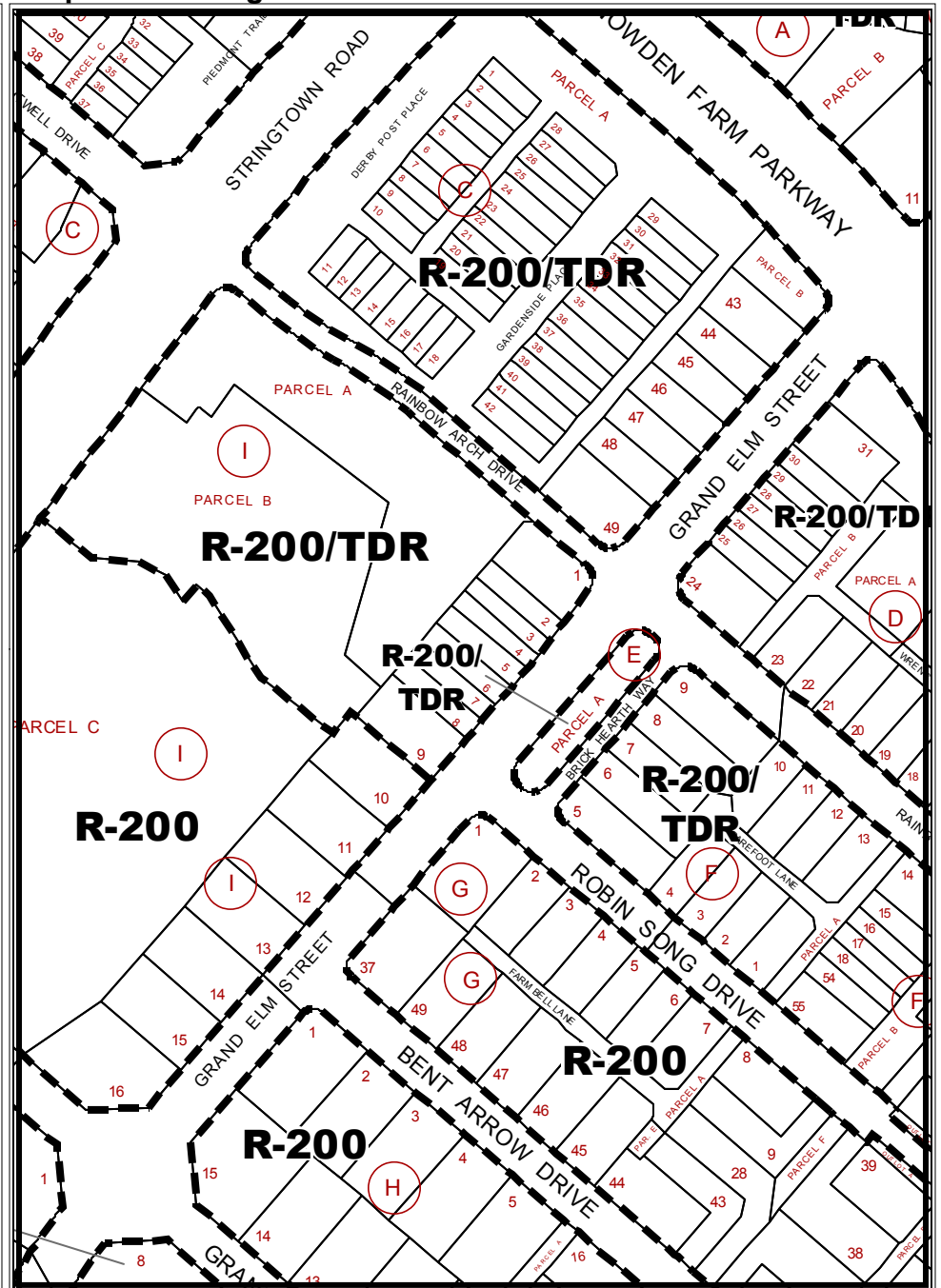
1 in = 200 ft

ATTACHMENT B-2

Existing Zoning



Proposed Zoning



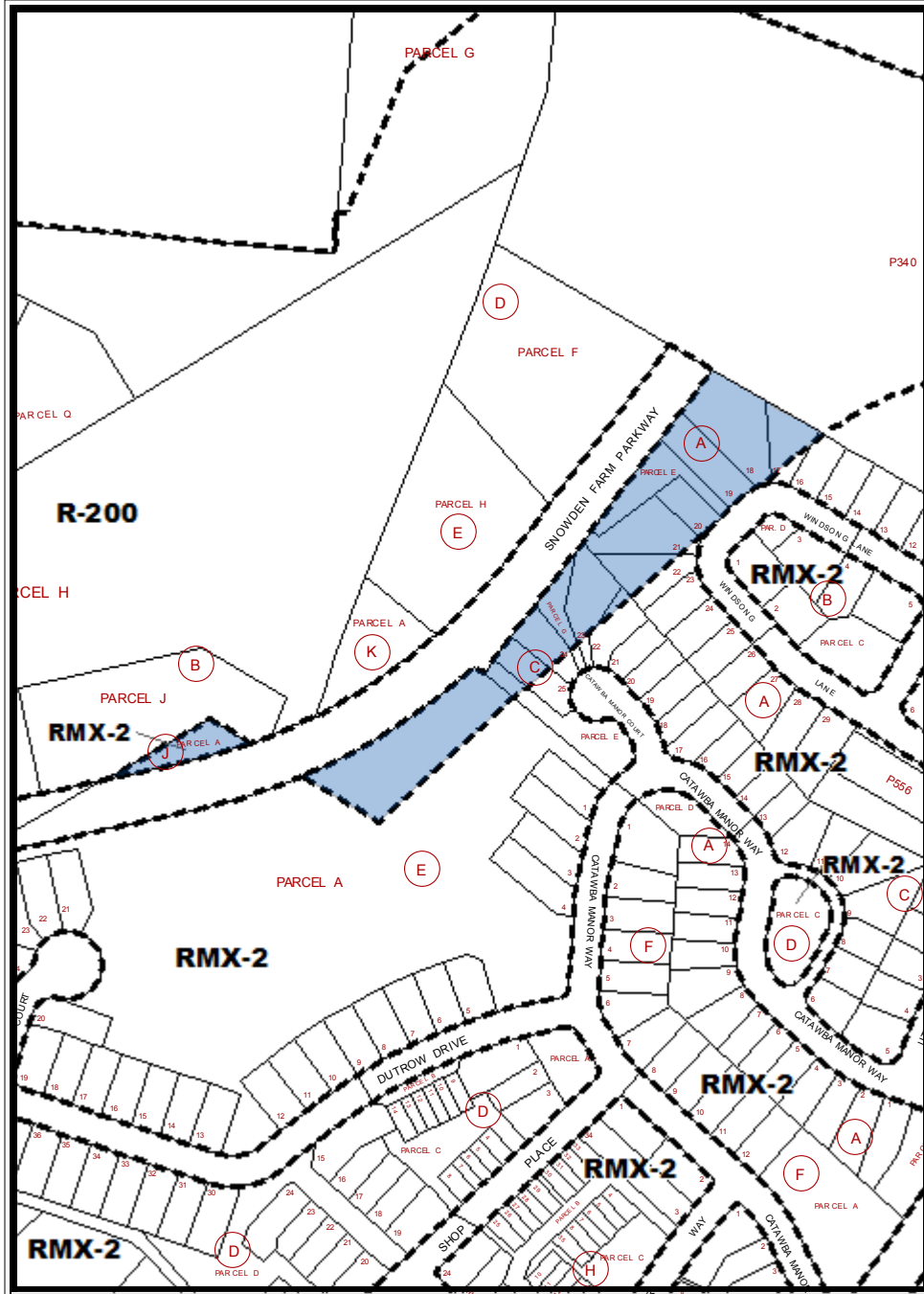
Map Grid: 233NW13

 Corrective Map Amendment

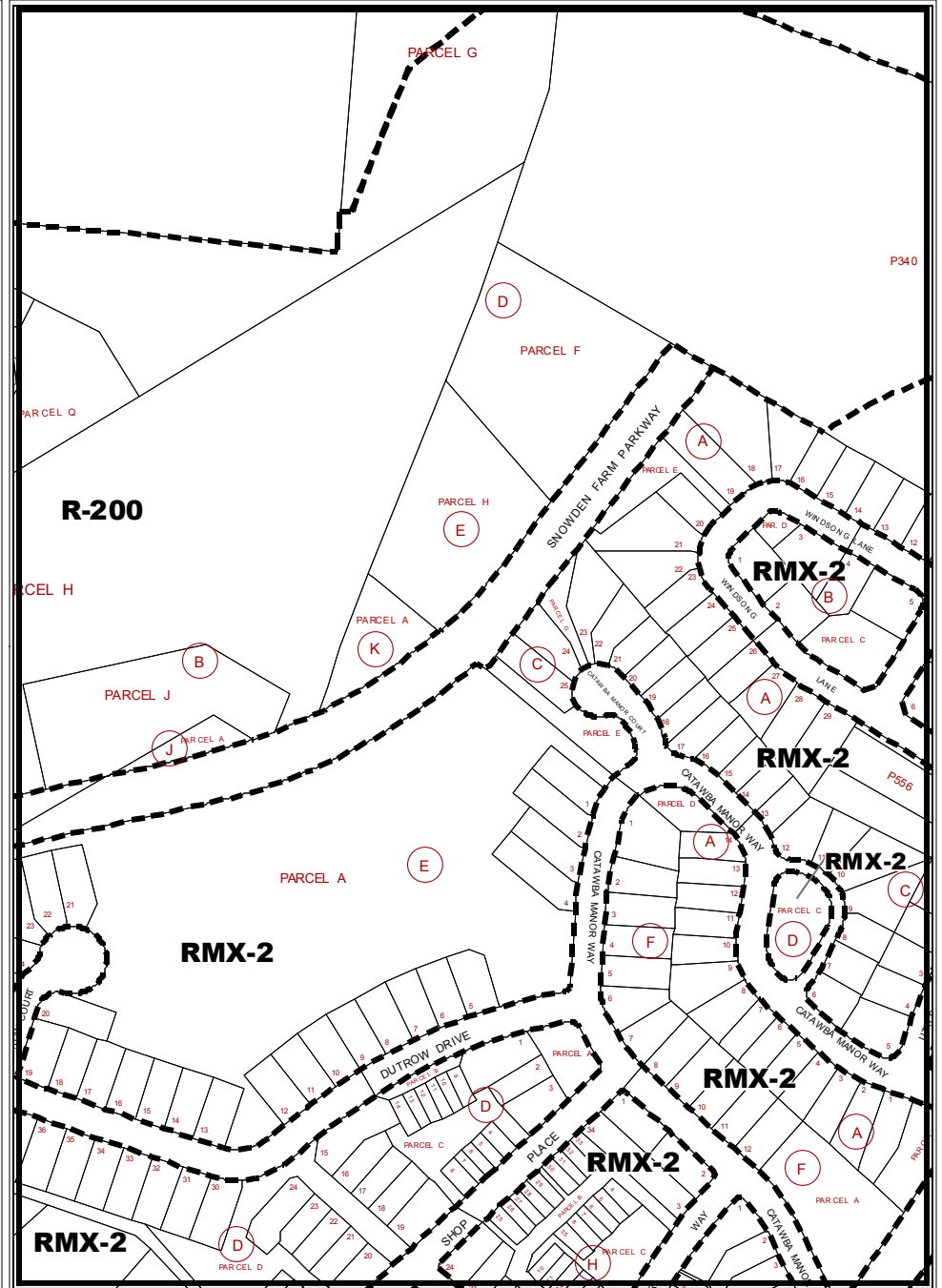
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ATTACHMENT B-3

Existing Zoning



Proposed Zoning



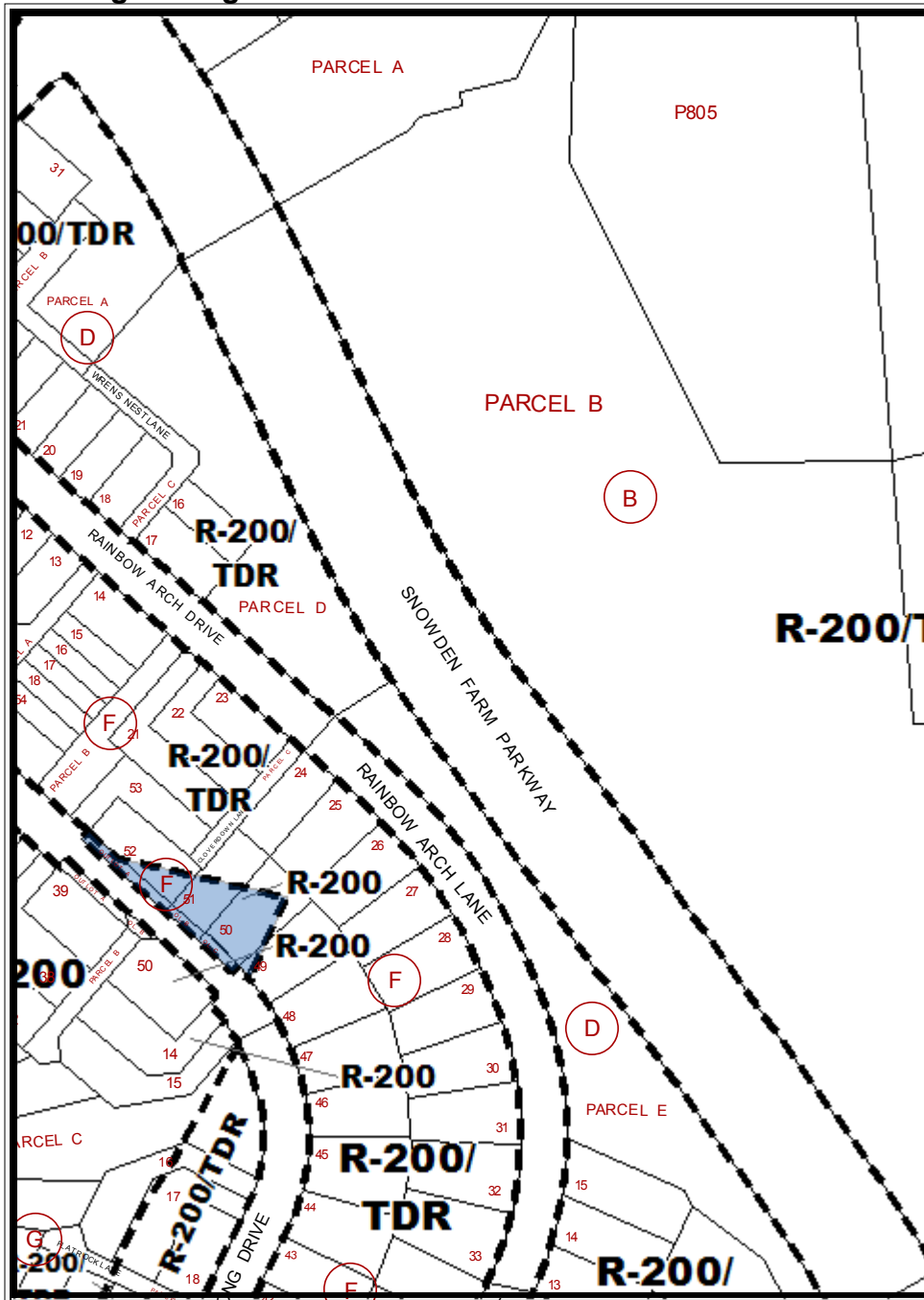
Map Grid: 233NW13

 Corrective Map Amendment

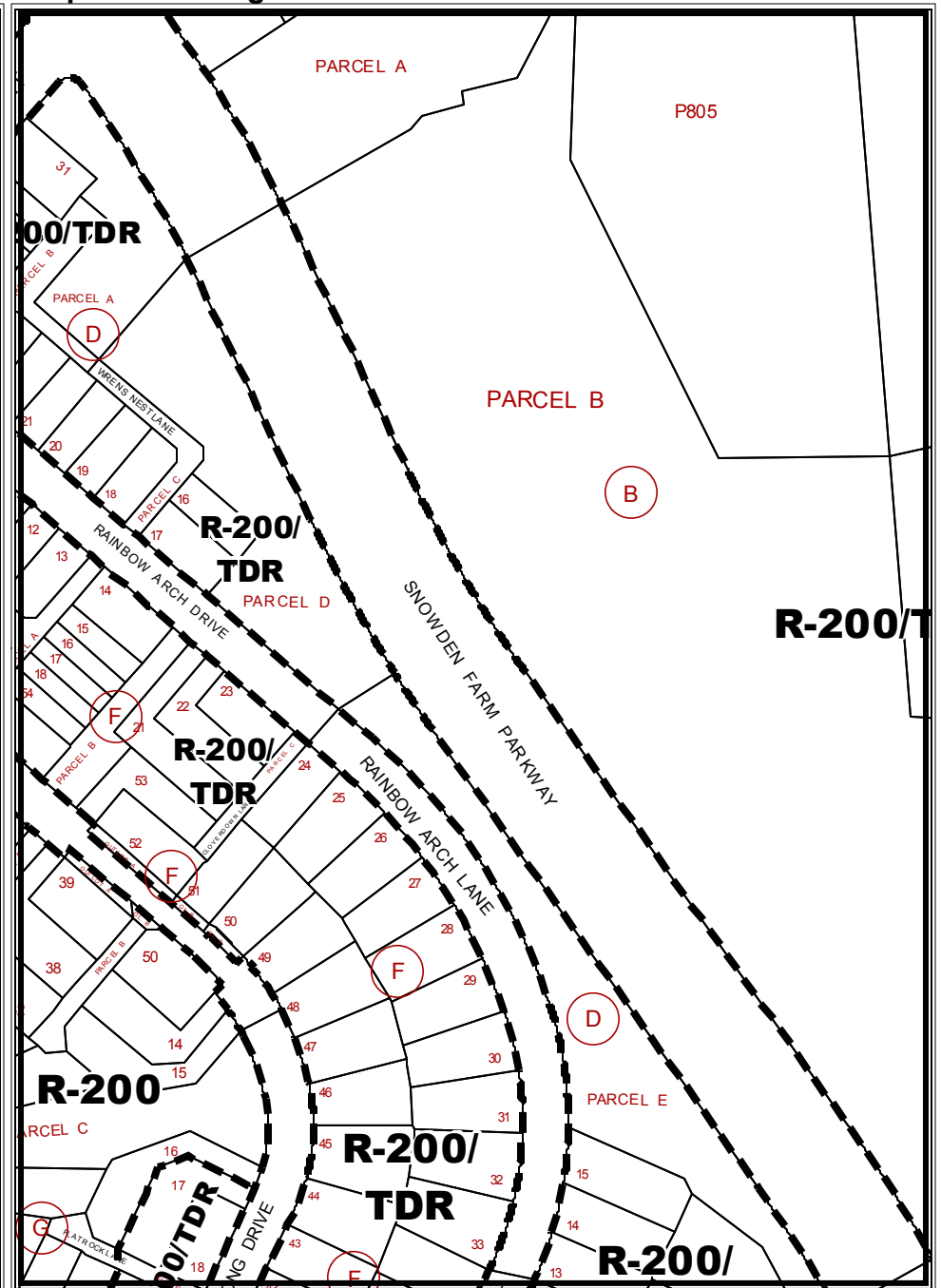
1 in = 300 ft

ATTACHMENT C

Existing Zoning

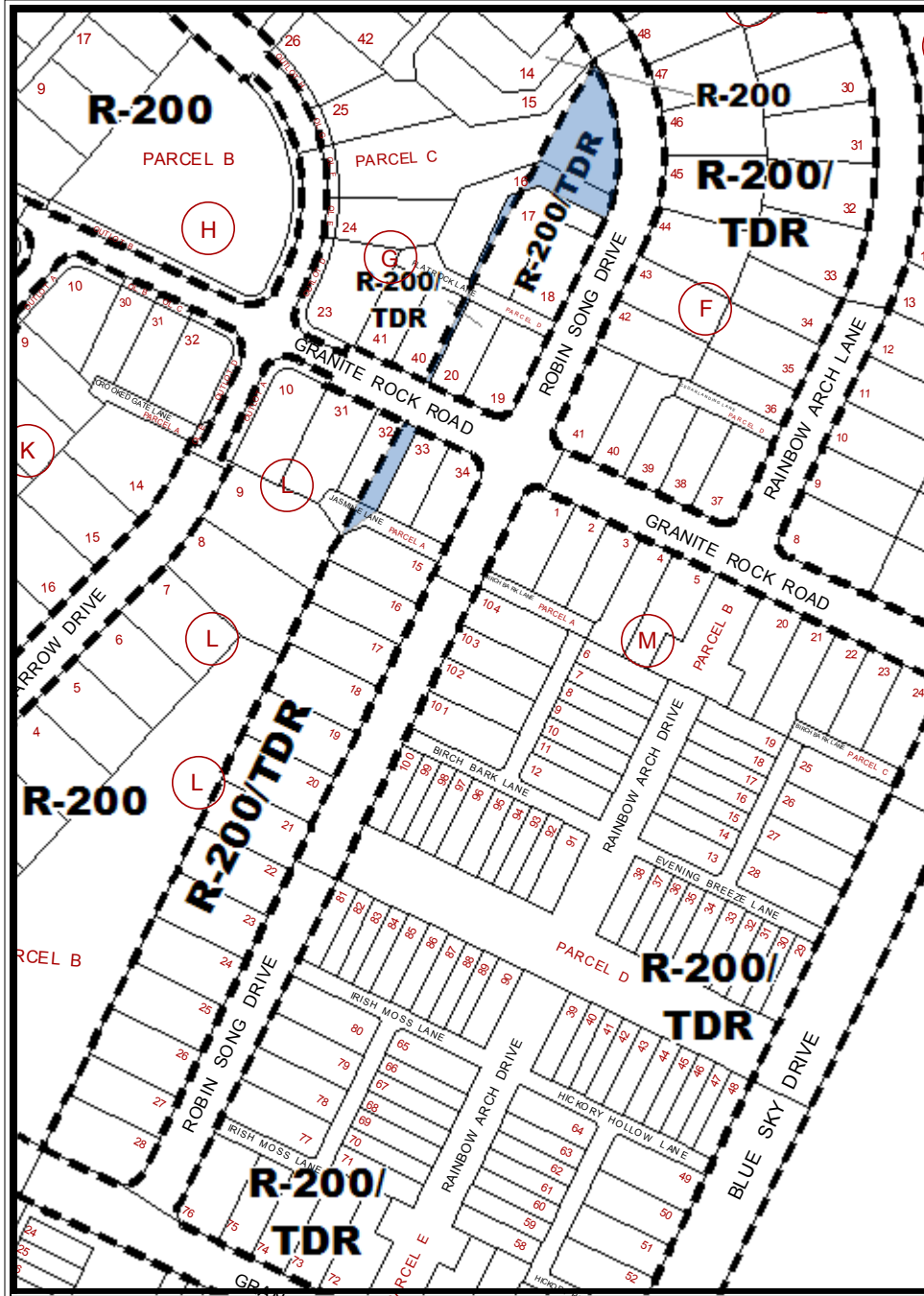


Proposed Zoning

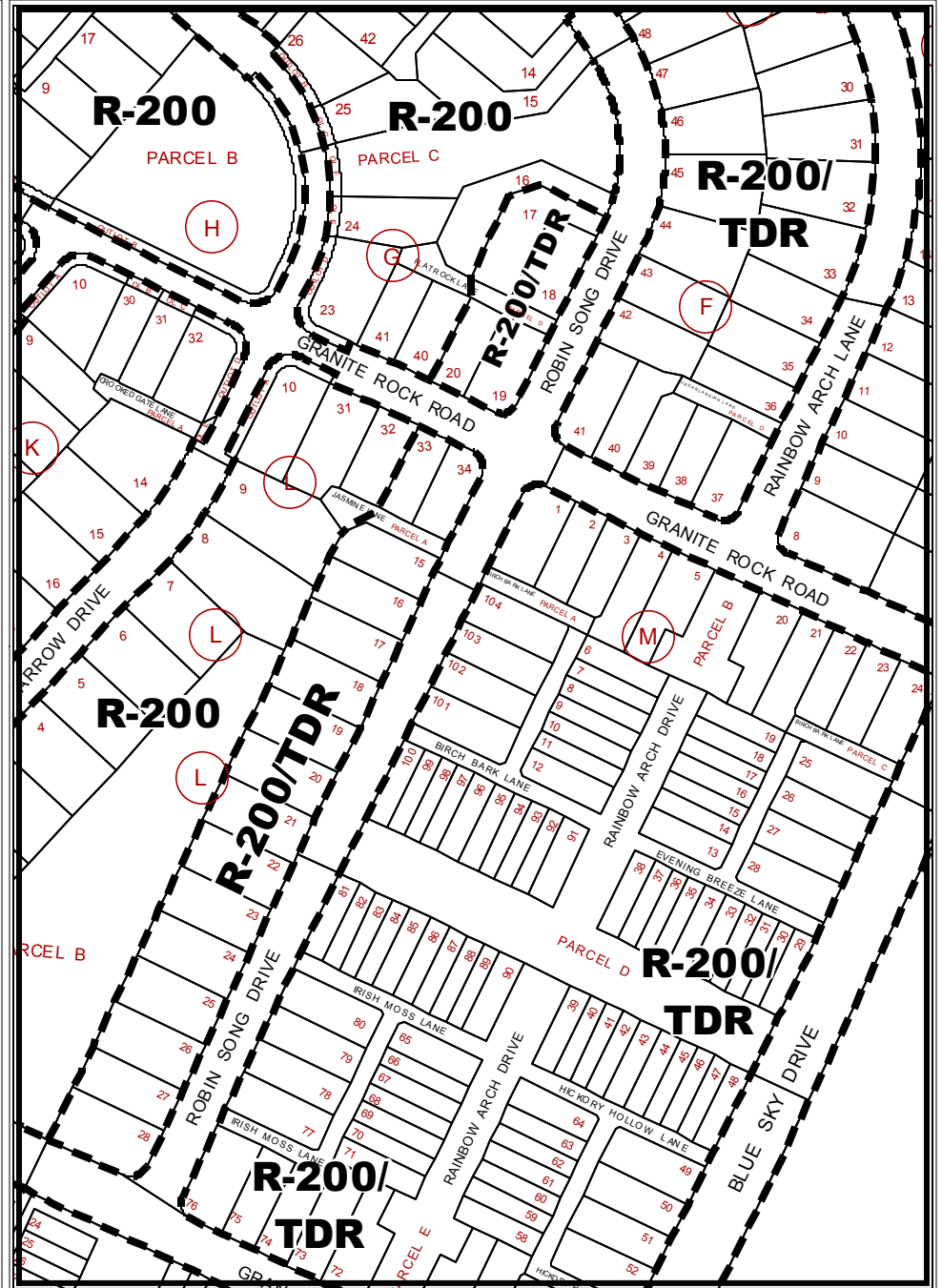


ATTACHMENT D

Existing Zoning



Proposed Zoning



Map Grid: 232NW12 & 232NW13

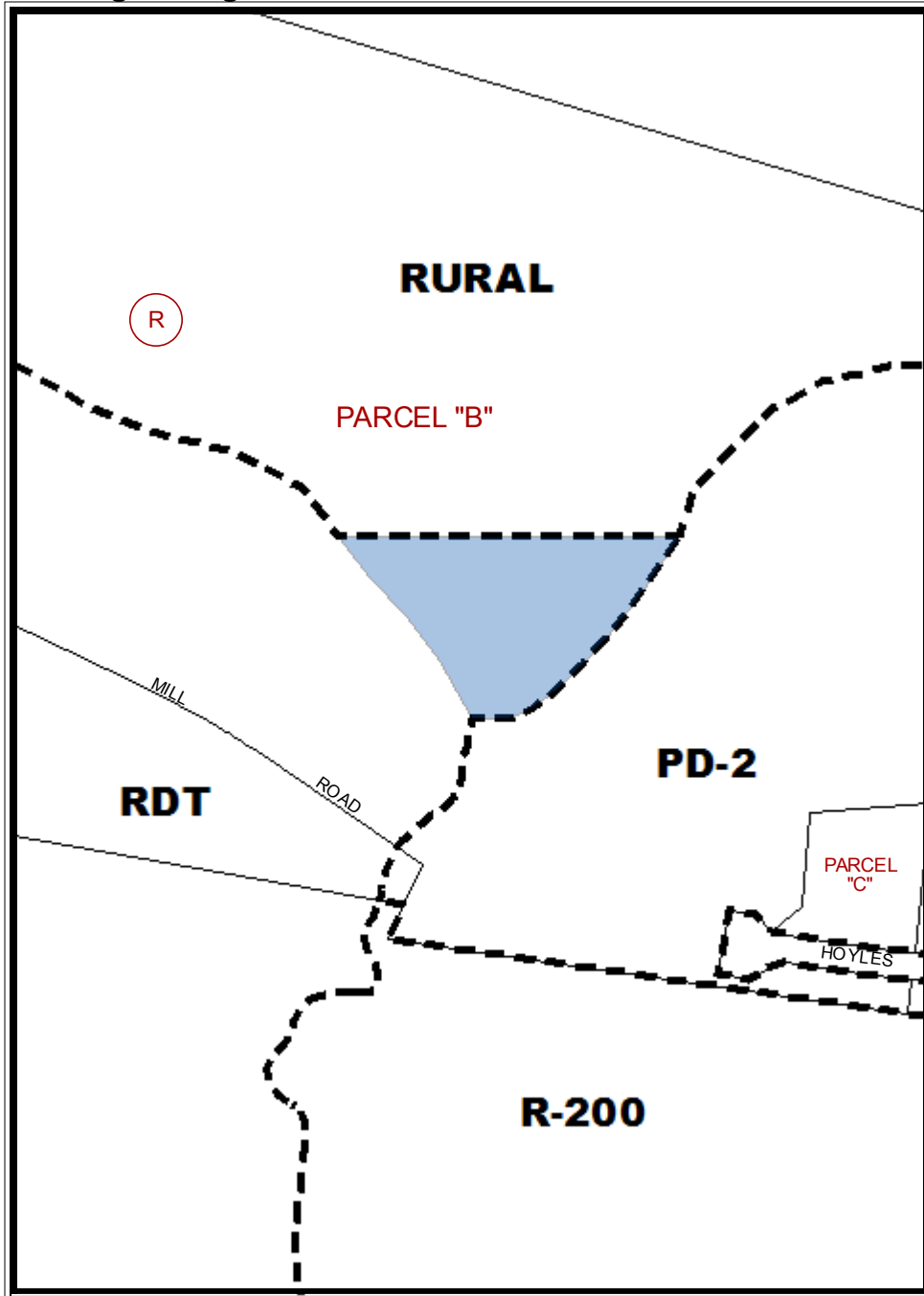


Corrective Map Amendment

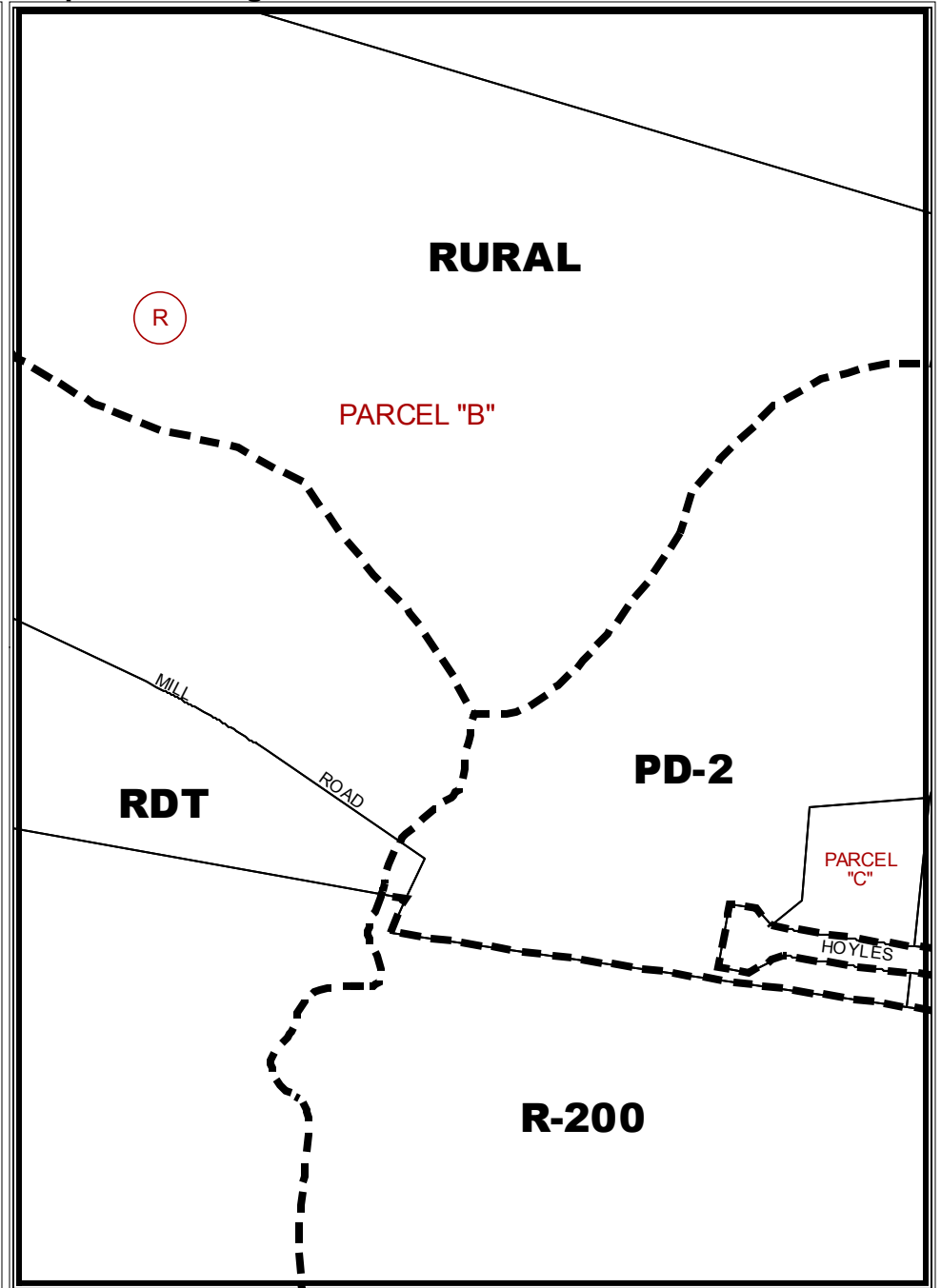
1 in = 200 ft

ATTACHMENT E

Existing Zoning



Proposed Zoning



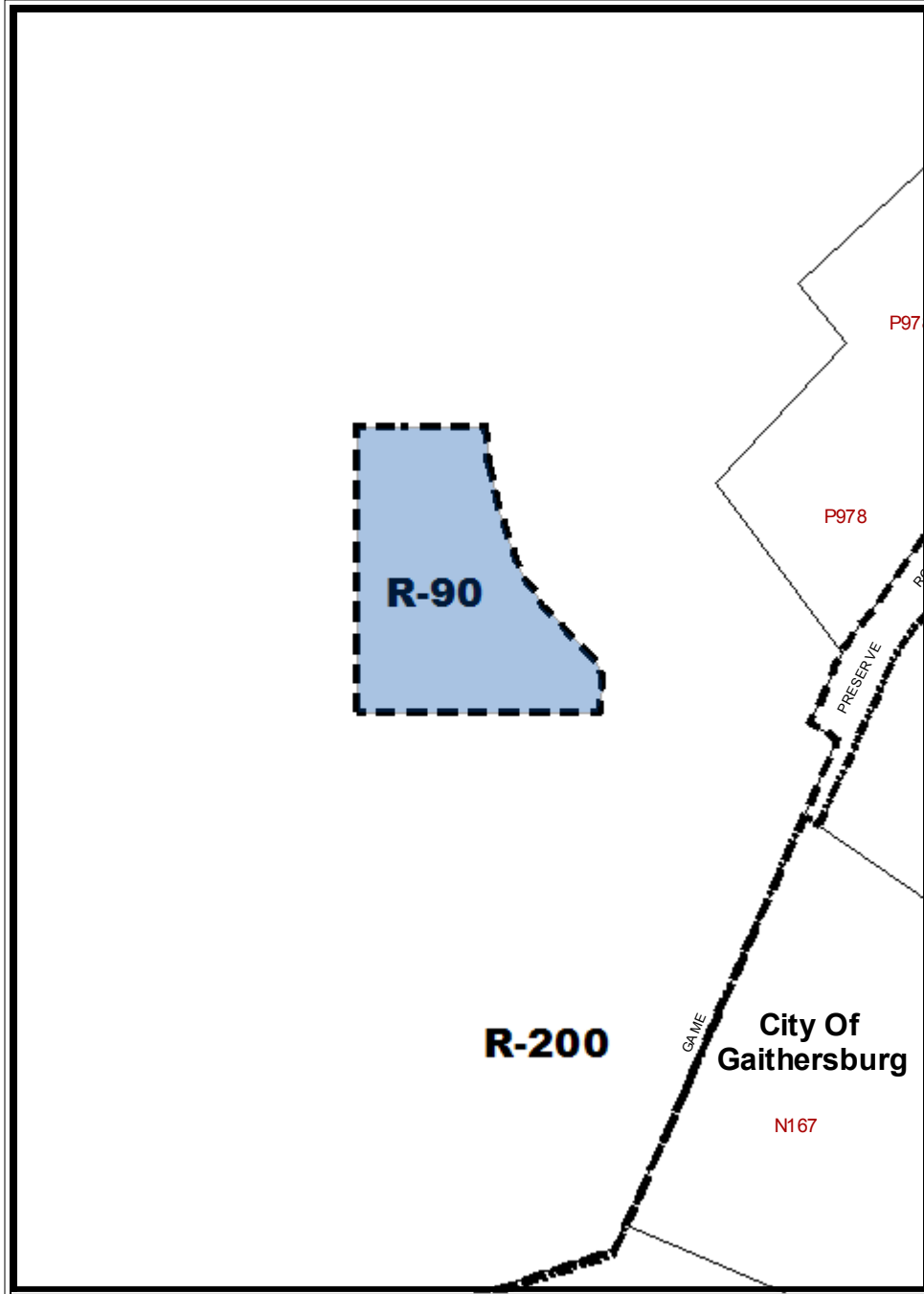
Map Grid: 225NW15

 Corrective Map Amendment

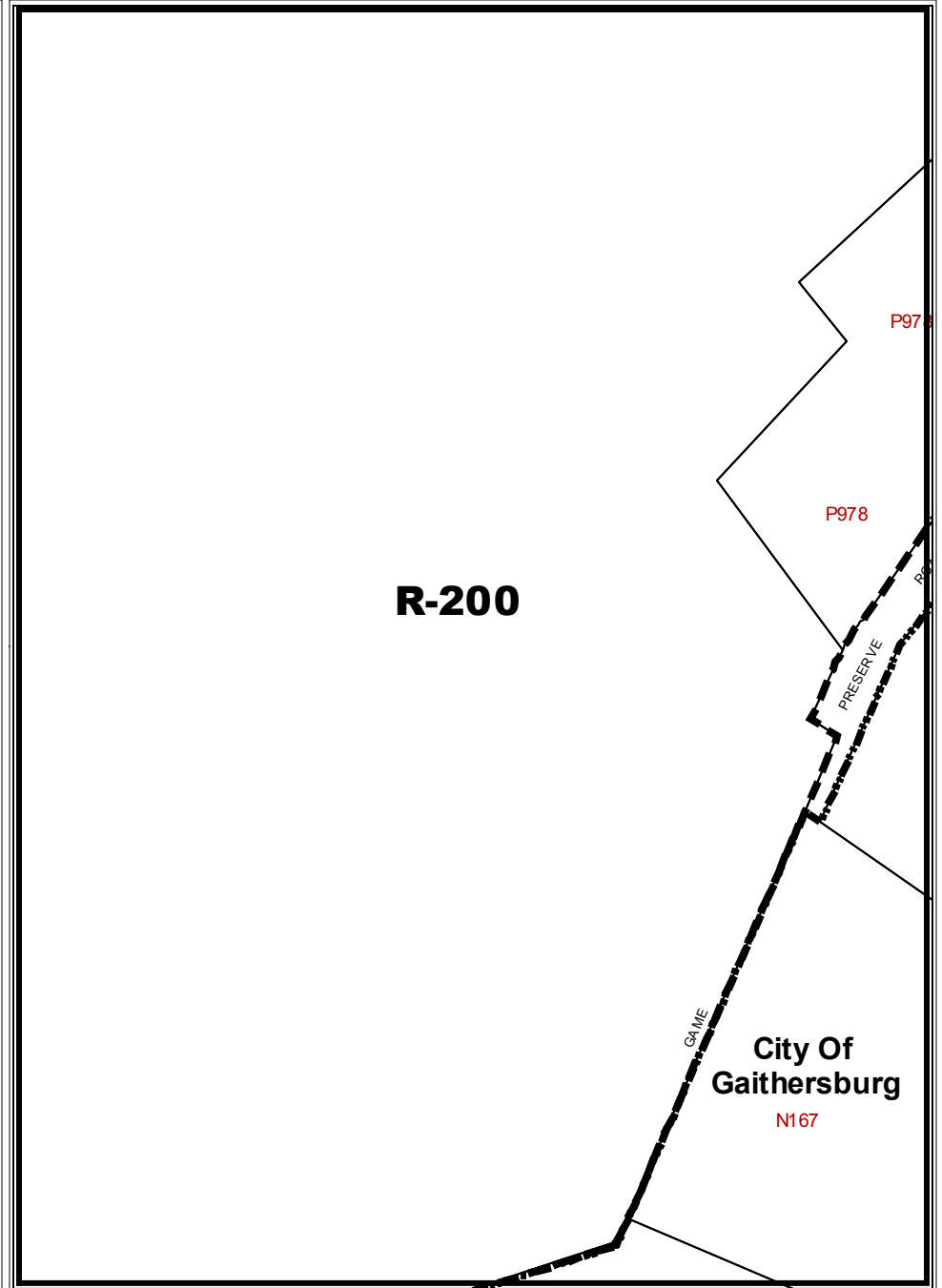
1 in = 200 ft

ATTACHMENT F

Existing Zoning



Proposed Zoning



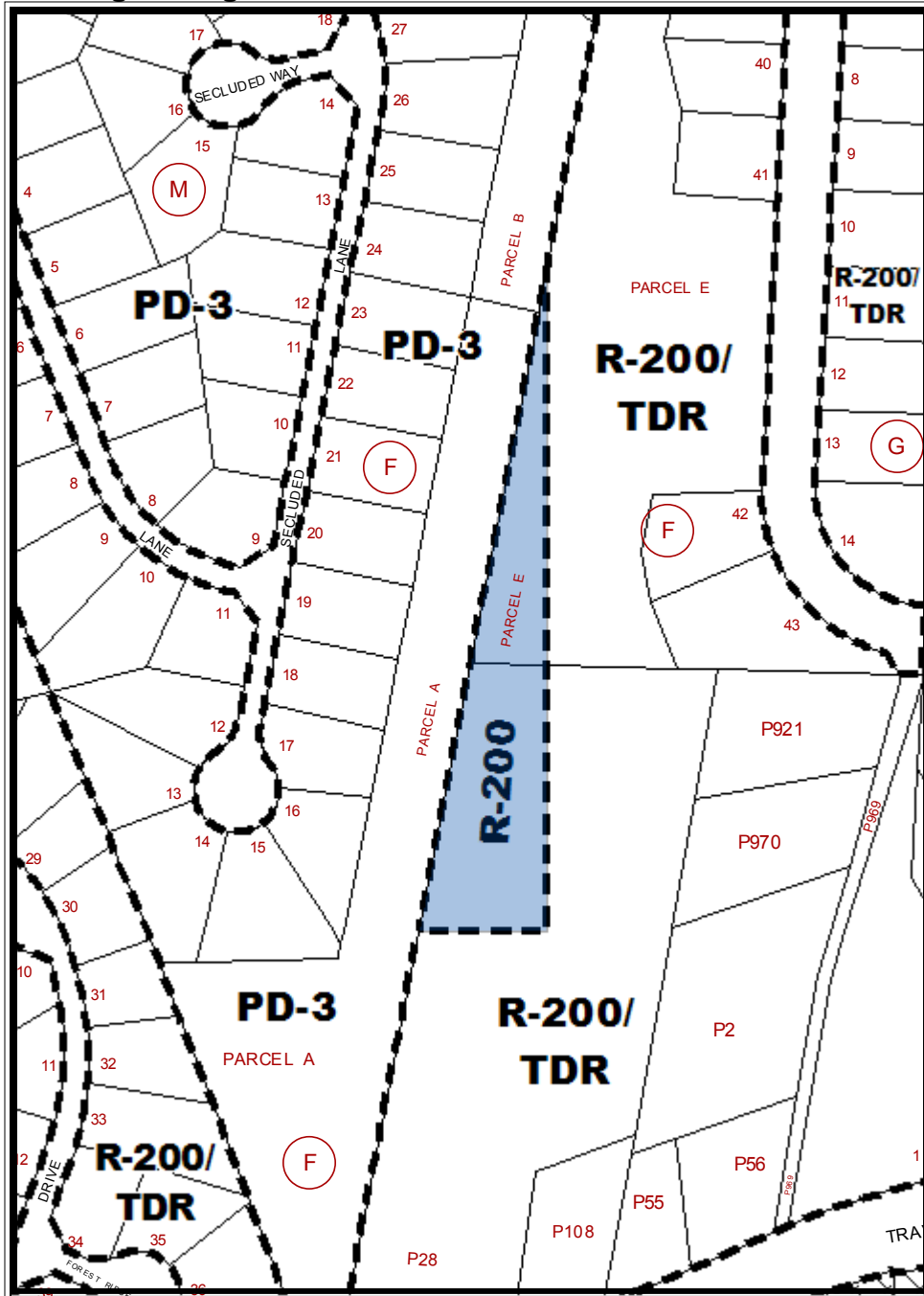
Map Grid: 225NW11

 Corrective Map Amendment

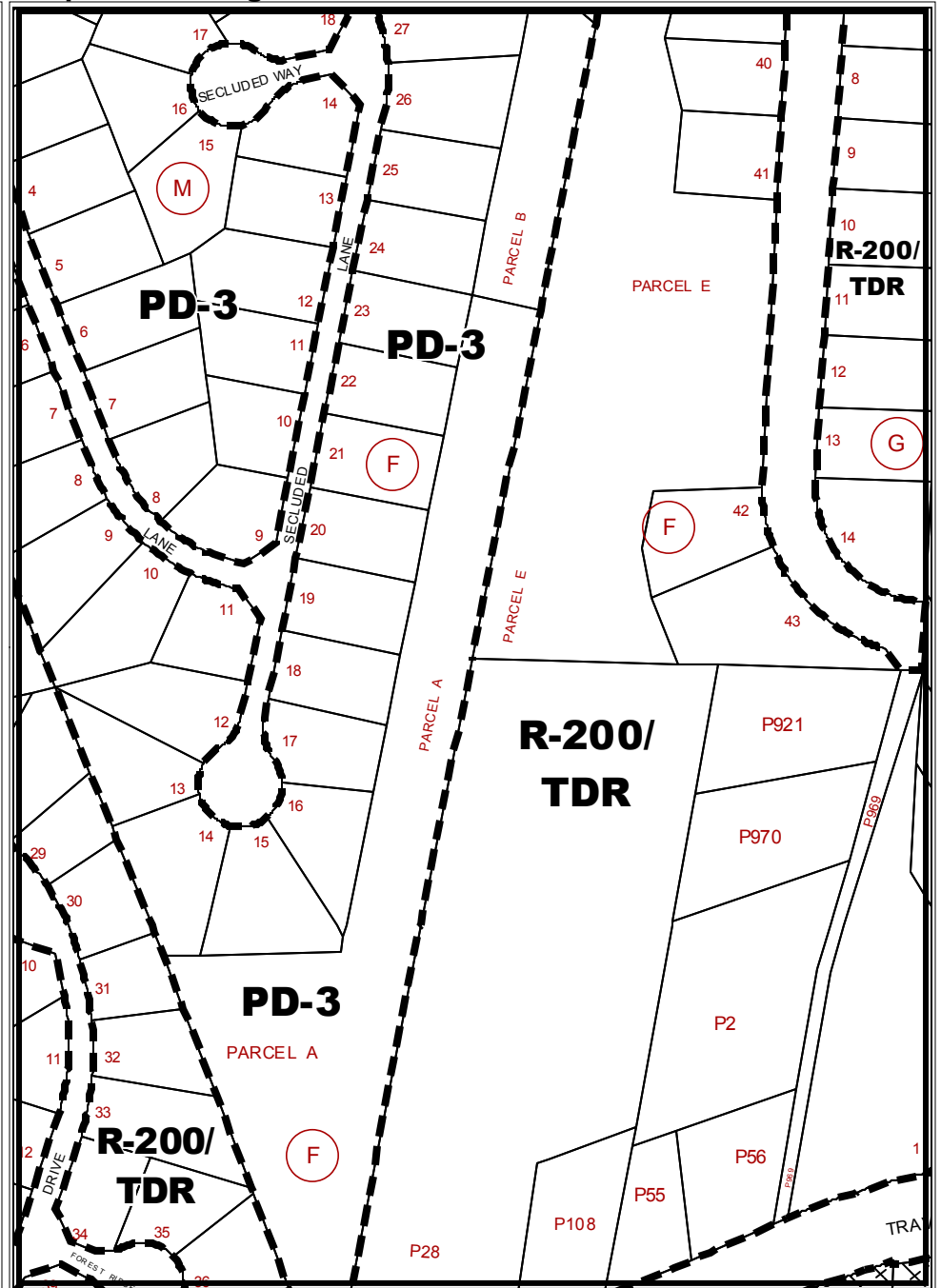
1 in = 200 ft

ATTACHMENT G

Existing Zoning



Proposed Zoning



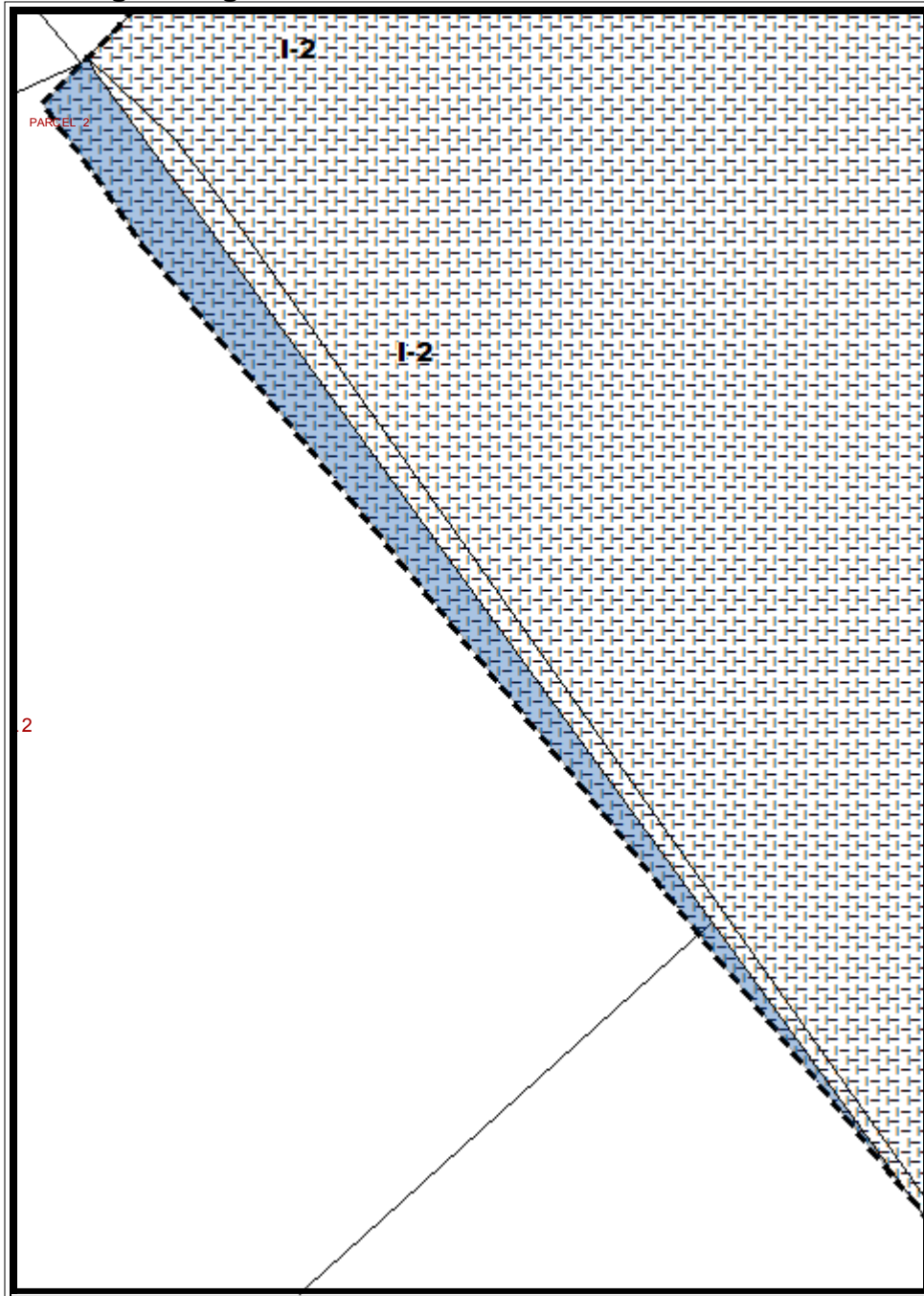
Map Grid: 219NW11

 Corrective Map Amendment

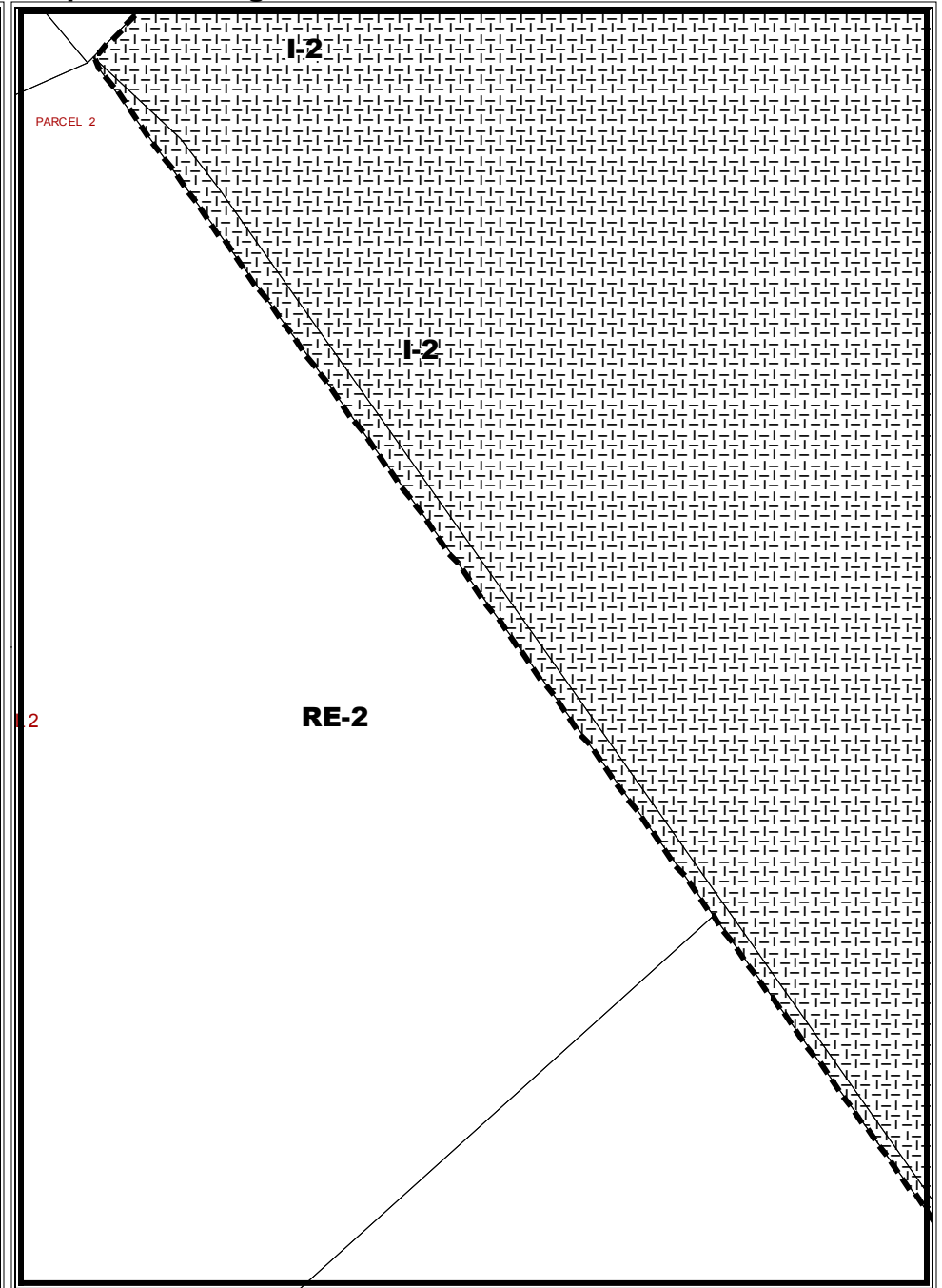
1 in = 200 ft

ATTACHMENT H-1

Existing Zoning



Proposed Zoning



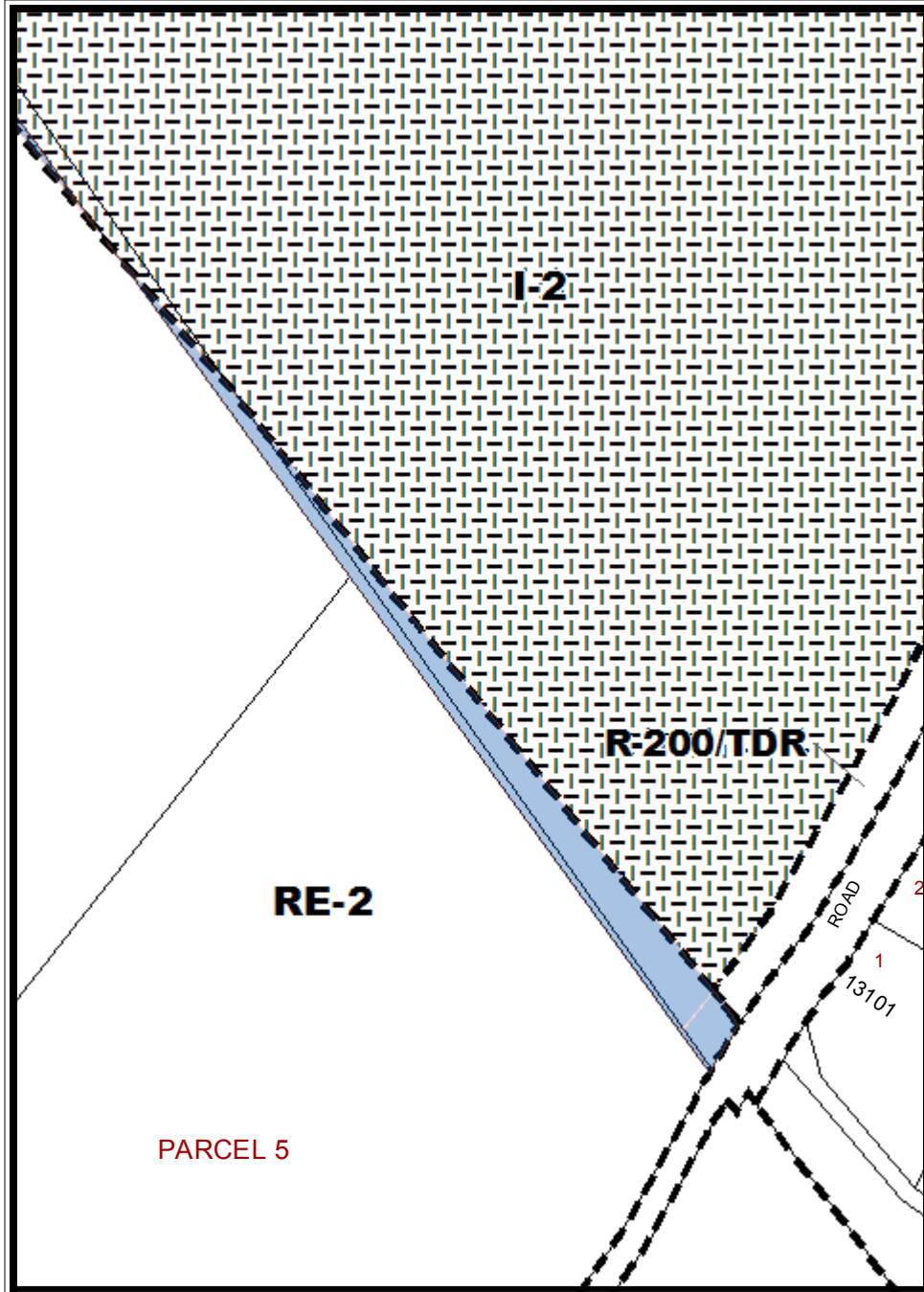
Map Grid: 218NW11 & 217NW11

 Corrective Map Amendment

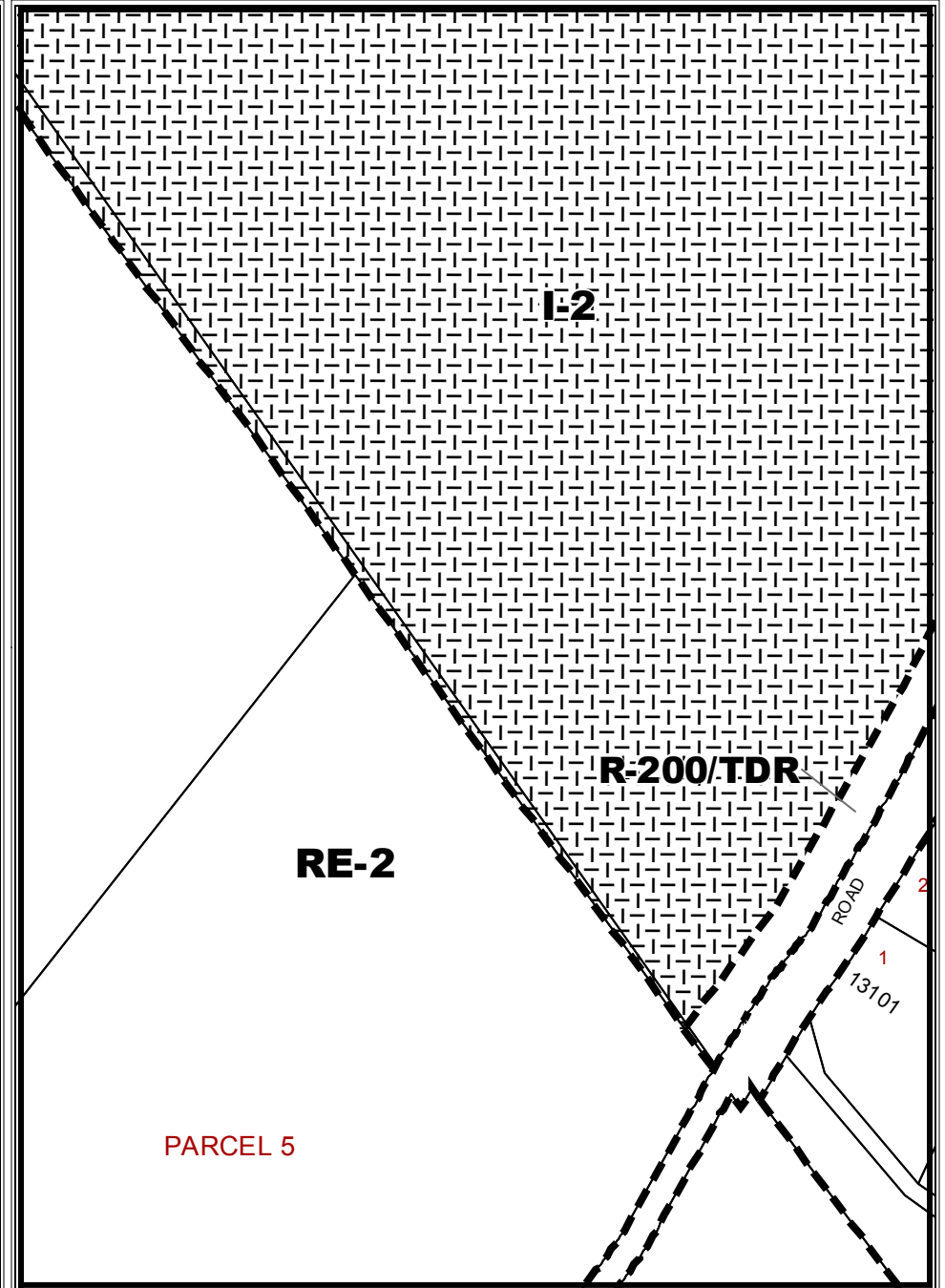
1 in = 300 ft

ATTACHMENT H-2

Existing Zoning



Proposed Zoning



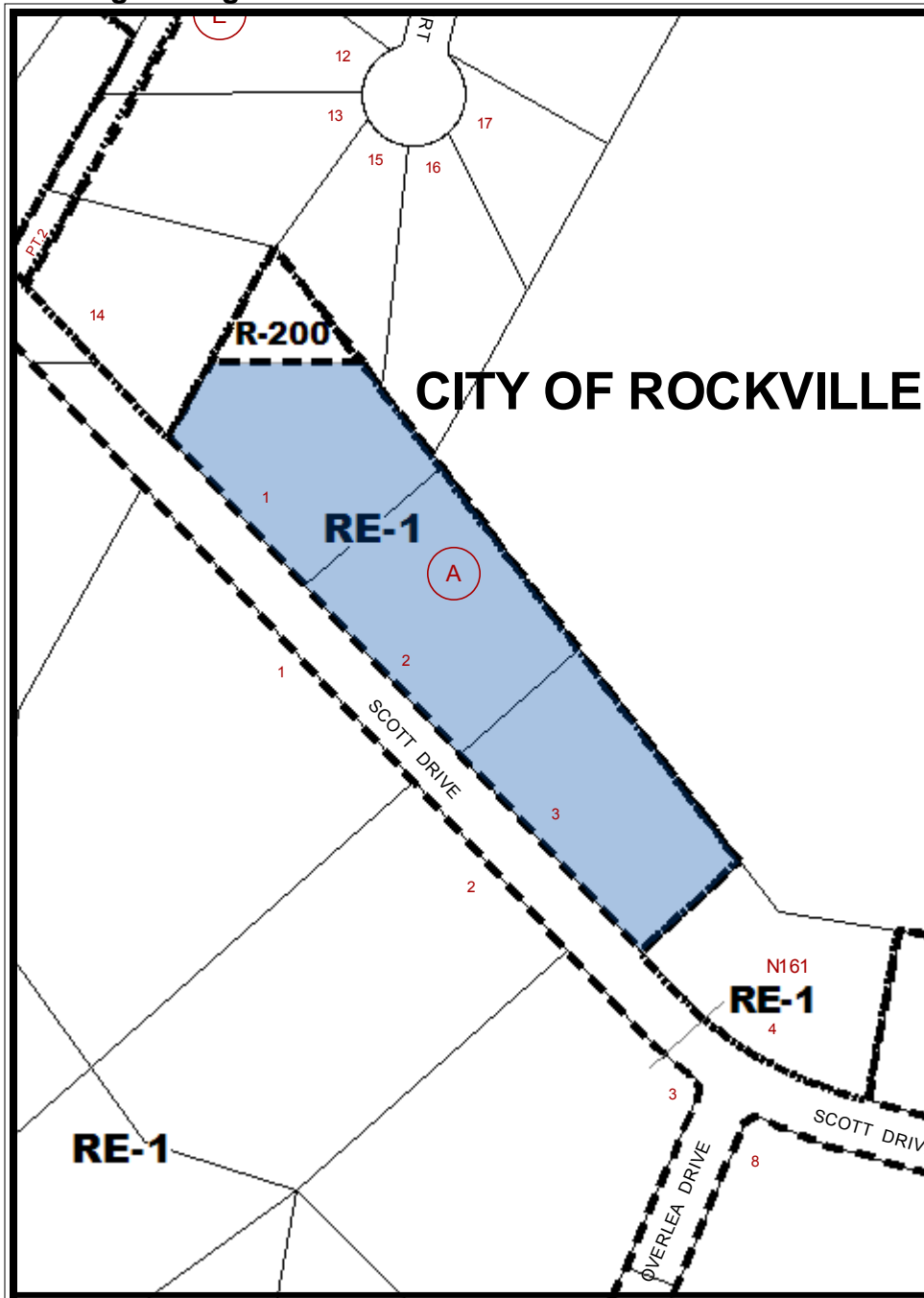
Map Grid: 218NW11 & 217NW11

 Corrective Map Amendment

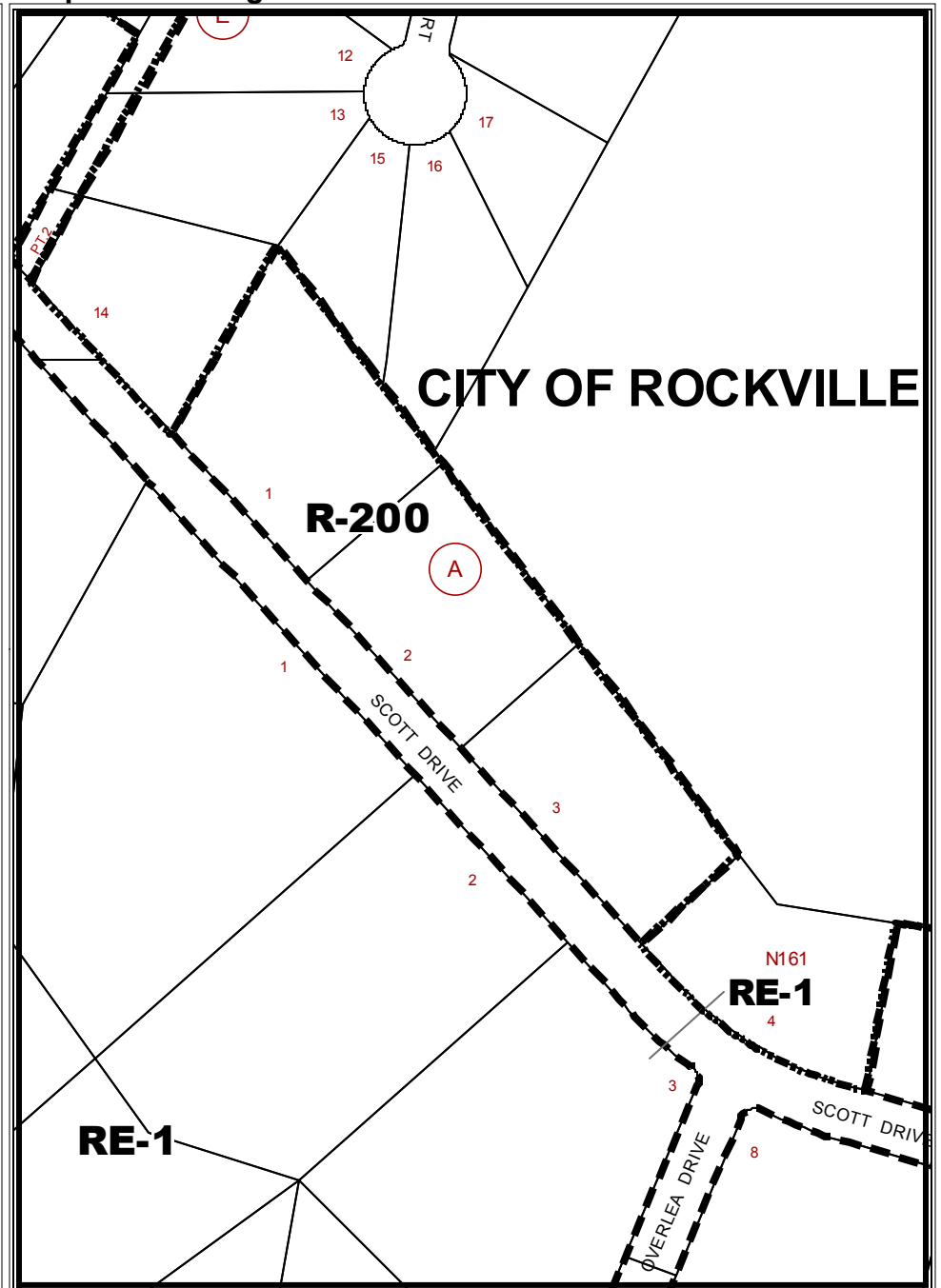
1 in = 200 ft

ATTACHMENT I (EYE)

Existing Zoning



Proposed Zoning



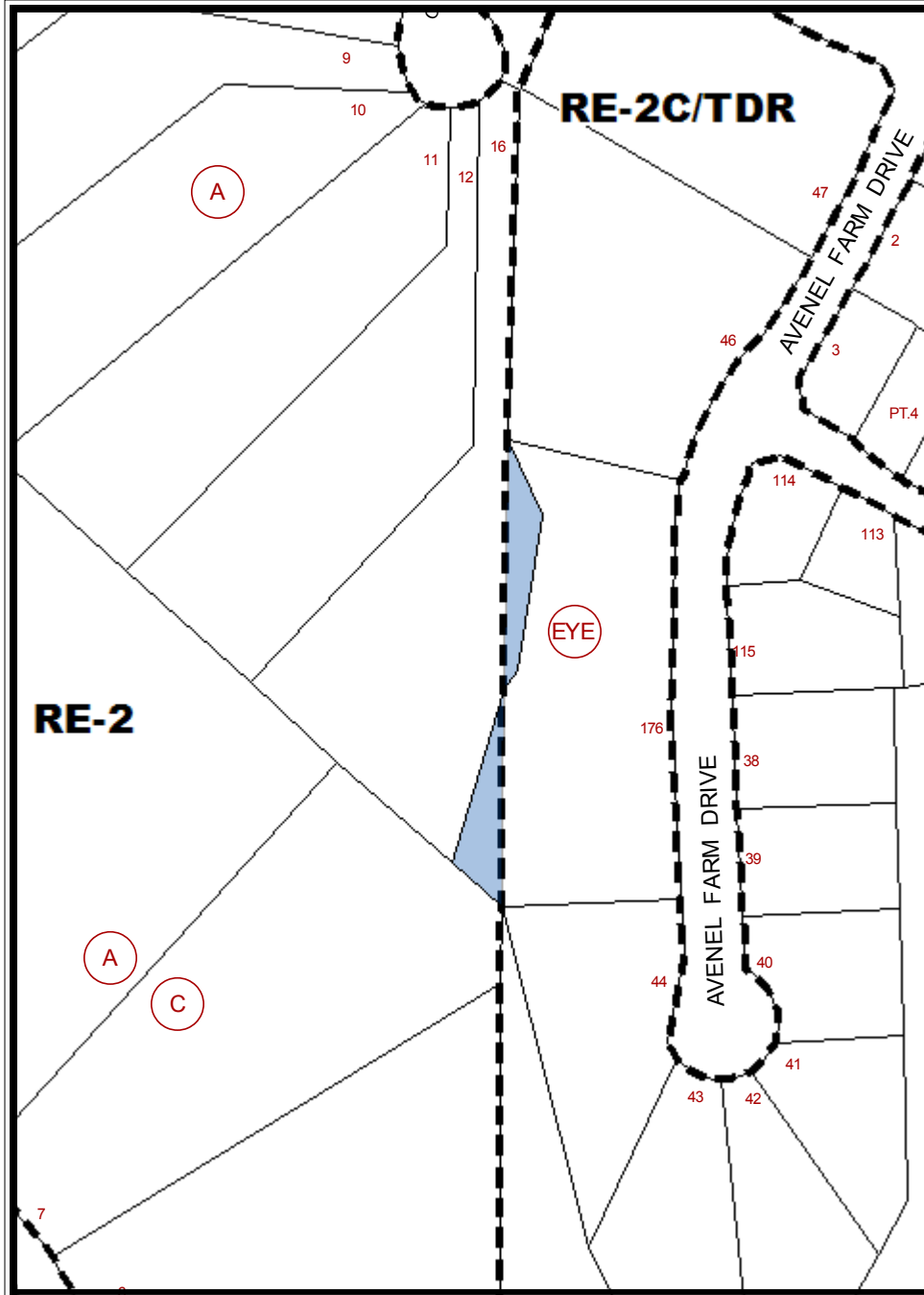
Map Grid: 217NW09

 Corrective Map Amendment

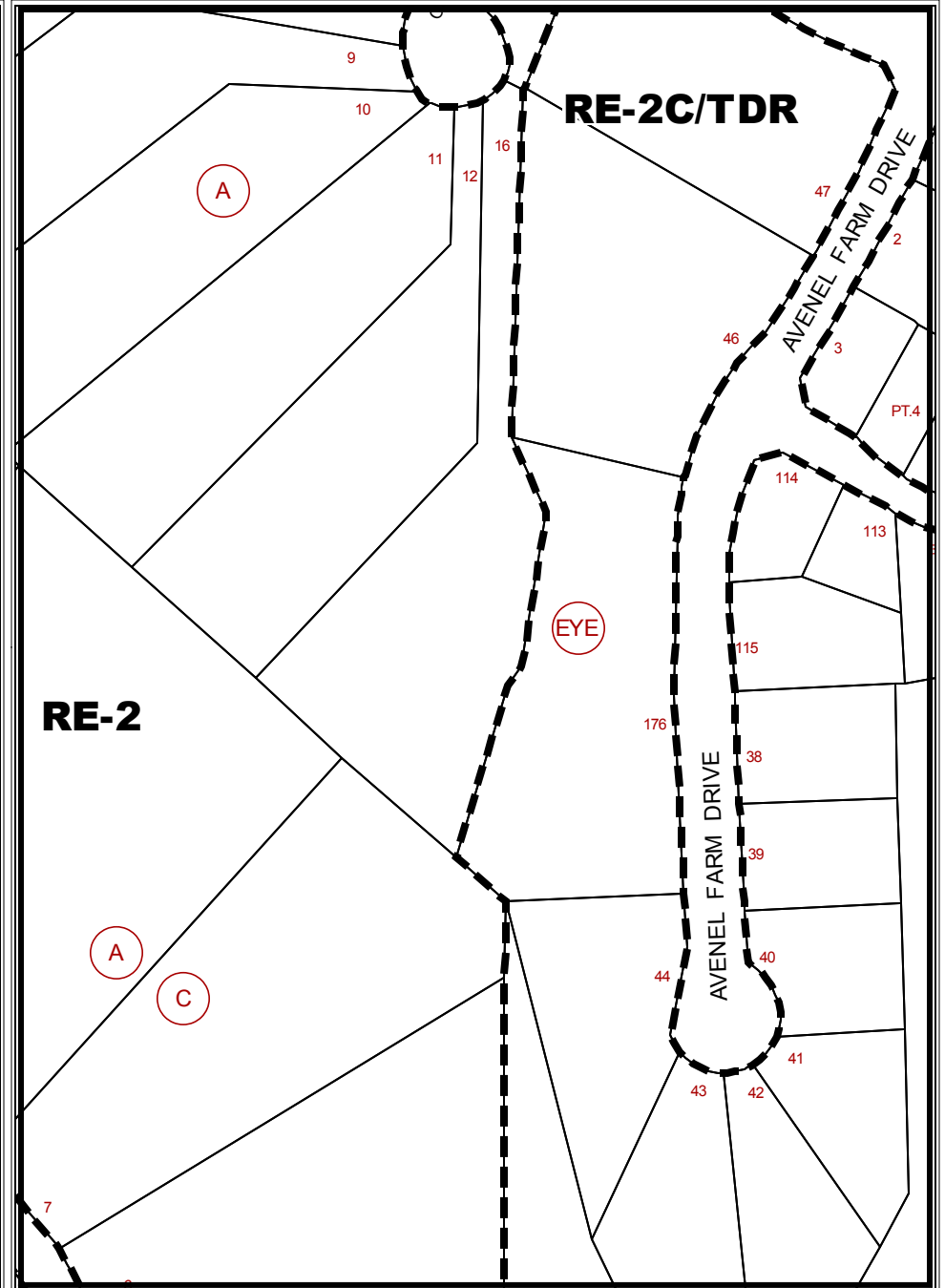
1 in = 200 ft

ATTACHMENT J

Existing Zoning



Proposed Zoning



Map Grid: 210NW10

 Corrective Map Amendment

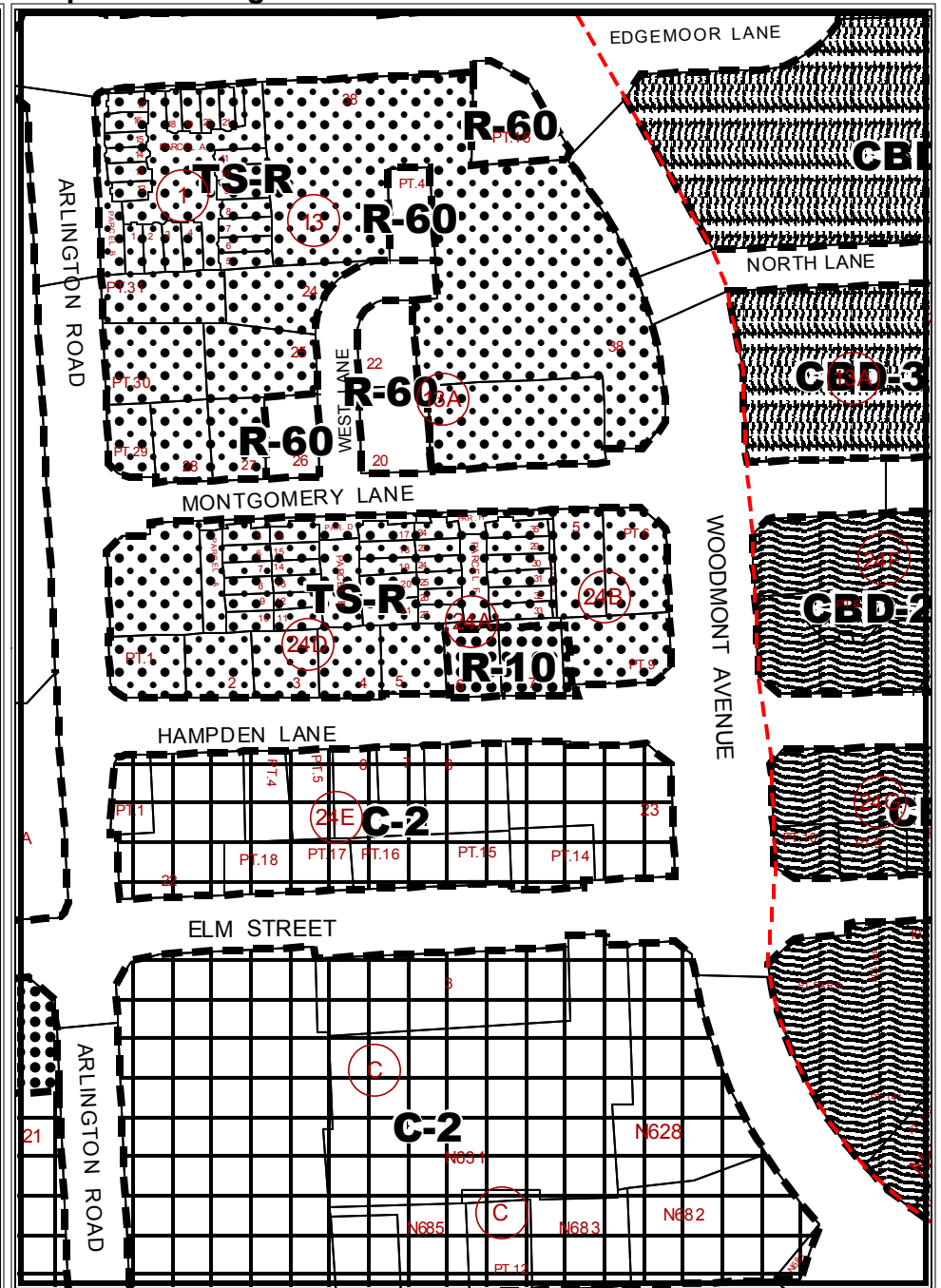
1 in = 200 ft

ATTACHMENT K

Existing Zoning



Proposed Zoning



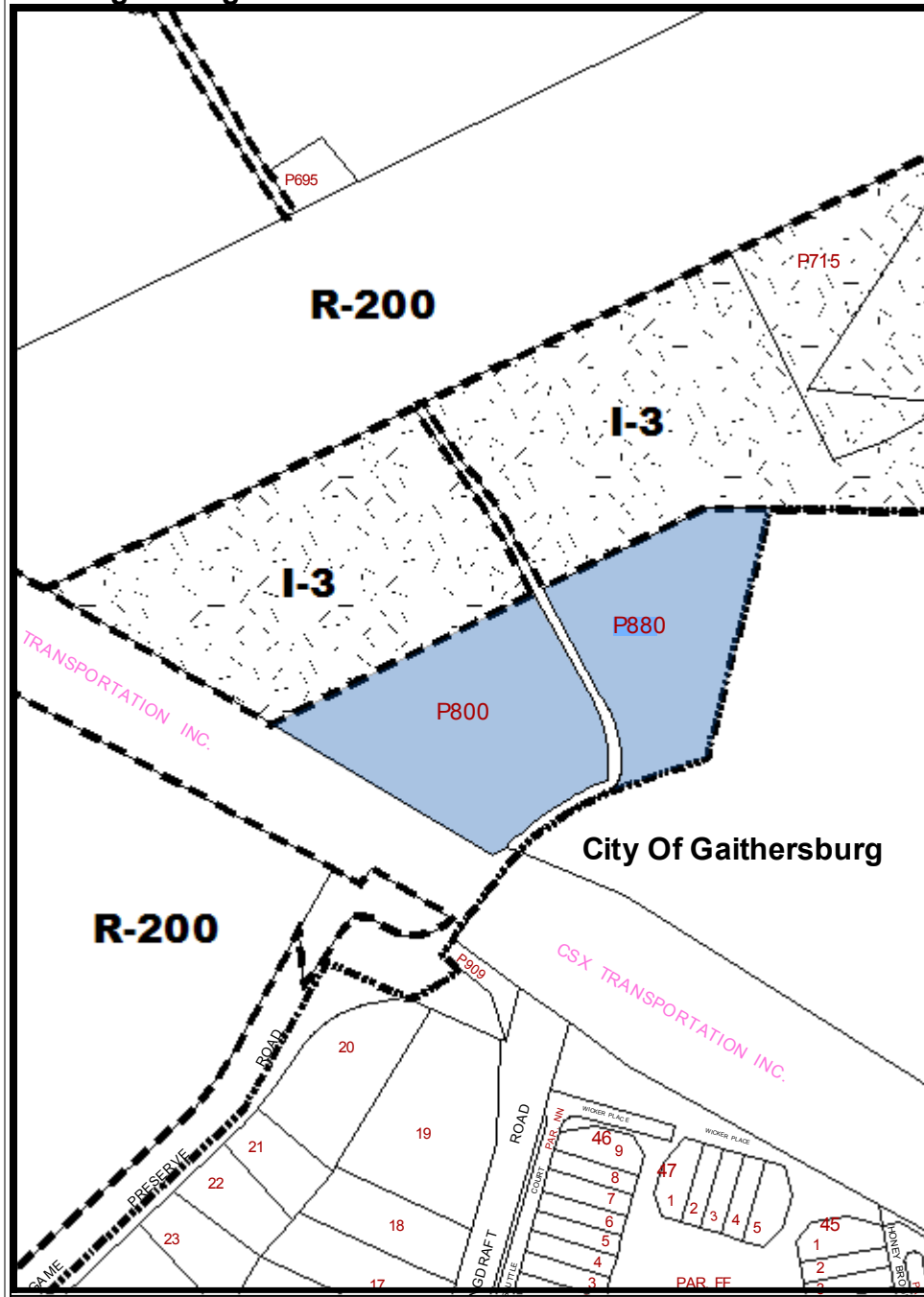
Map Grid: 209NW05

 Corrective Map Amendment

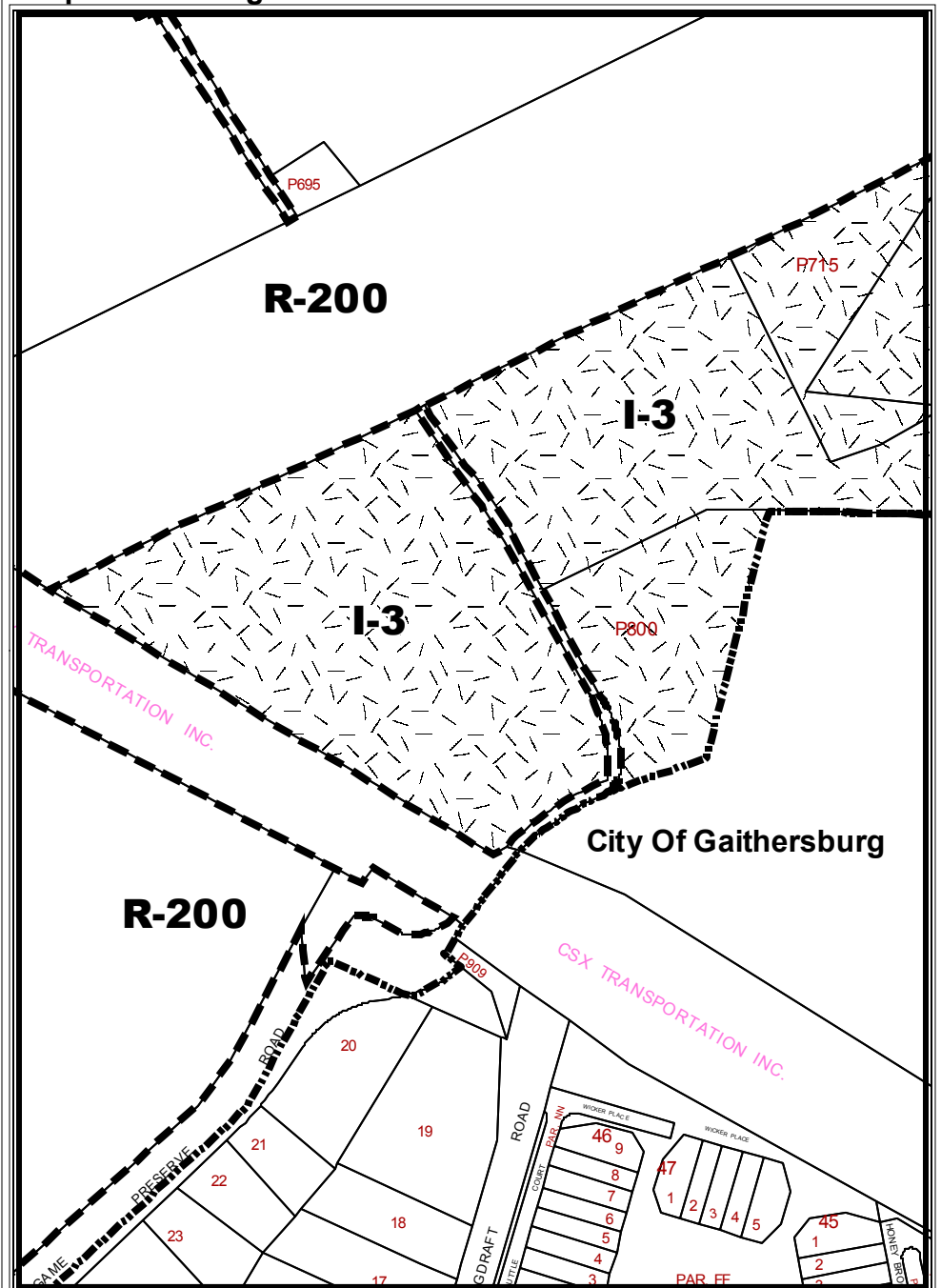
1 in = 200 ft

ATTACHMENT L

Existing Zoning



Proposed Zoning



 Corrective Map Amendment

1 in = 200 ft