

**Corrective Map Amendments G-950 and G-951**

**Completed 11/8/12**



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**notice dates—not applicable**

**description**

These Corrective Map Amendments (CMAs) are part of the Planning Department's initiative to create an official zoning layer for the County in a Geographical Information System (GIS). Staff reviewed all official zoning maps for mapping errors that needed to be corrected before requesting District Council approval of the GIS-based official repository of zoning information. Staff found a total of 50 corrections to the zoning maps. The District Council approved fifteen corrections on July 26, 2011 (Council Resolution #17-243). The remaining 35 corrections consist of right-of-way withholding cases, mapping errors, and errors as a result of annexations.

On October 4, 2012, the Planning Board reviewed and approved twelve CMAs (G-915 through G-926), which were right-of-way withholding cases. Staff filed those CMAs with the District Council on October 19, 2012. This report contains two CMAs to correct annexation-related mapping errors. The remaining 21 cases will be presented to the Board in the near future.

**summary**

Staff recommendation: Approval to file two Corrective Map Amendments, G-950 and G-951, with a Planning Board recommendation of approval to the District Council for the following reason:

1. The corrections will correct misrepresentations of the zoning maps with regards to the municipal boundaries with the City of Rockville.

## Introduction

Section 59-H-10.1(b) of the Zoning Ordinance states that the purpose of a CMA is to “enable the District Council in lieu of a comprehensive sectional map 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.”

In the spring of 2008, the District Council approved *The Zoning Discovery* document, which among other recommendations, proposed to modernize Montgomery County’s zoning maps from the current hand-drawn and AutoCAD maps to ones generated through a GIS-based mapping tool. Should there be a need for a future comprehensive rezoning, the mapping process could be done quickly and accurately.

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 District Council’s approval to adopt a digital zoning layer for Montgomery County.

### A. Corrective Map Amendment G-950 (Attachment 2)

<b>Property ID/Location:</b>	P948, located at 14818 Southlawn Lane
<b>WSSC Grid:</b>	217NW05
<b>Proposed Reclassification:</b>	Correct the boundary line demarcating the City of Rockville and Montgomery County and designate this parcel in the I-2 Zone.

Parcel P948 is located on the northwest quadrant of the intersection of Southlawn Lane and East Gude Drive, abutting the boundary of the City of Rockville to the south. Several successful annexation petitions over a long period for inclusion in the City by individual property owners have created an intricate municipal boundary in the Gude Drive/Southlawn Lane area. The City annexed an adjacent parcel to the south of P948 in 2000.

Maps prepared for SMA G-516, which implemented the recommendations of the 1985 *Upper Rock Creek Master Plan*, show P948 within the County. This parcel is not part of the City of Rockville, as verified by City staff (see Attachment 3). It is within the *Upper Rock Creek Area Master Plan* boundaries, although the master plan does not have any specific recommendations for this site. The incorrect depiction of P948 as being located within the City’s boundary occurred in the processing of G-827, the SMA for the 2004 *Upper Rock Creek Area Master Plan*, which was approved by the District Council in October 2004. Prior to its removal from the zoning maps in 2004, this property was zoned I-2.

Staff recommends correcting the jurisdictional boundary between the County and the City of Rockville on the zoning map, and reinstating the I-2 zoning for this parcel.

**B. Corrective Map Amendment G-951 (Attachment 4)**

**Property ID/Location:** P543, located at 13001 Twinbrook Parkway  
**WSSC Grid:** 220NW07  
**Proposed Reclassification:** Correct the boundary line demarcating the City of Rockville and Montgomery County and designate this parcel in the R-20 Zone.

Parcel P543 is located on the east side of Twinbrook Parkway, north of its intersection with Vandergrift Avenue within the boundaries of the 1992 *North Bethesda/Garrett Park Master Plan*. The official zoning maps have no zoning designation for this site because it is depicted to be within the City of Rockville’s jurisdiction. Staff believes that the error occurred with the adoption of the *Master Plan for the City of Rockville*, in 1961, which inadvertently placed this parcel within the City of Rockville. The 1970 *Master Plan for North Bethesda-Garrett Park* placed this parcel back into the boundaries of the County. The 1970 plan designated the property for multiple-family, low density and proposed the R-20 Zone for the site. Although within the boundaries of the 1992 North Bethesda/Garrett Park Master Plan, the official zoning maps show this parcel outside of the County and no zone designation.

Staff has confirmed with MDlandrec.net, and the City of Rockville staff that this parcel is not within the City of Rockville (see Attachment 3). The site is currently surrounded by multiple-family, low-density zones of R-30 and R-20, approved by separate local map amendments.

Staff recommends correcting the jurisdictional boundary between the County and the City of Rockville on the zoning map, and designating this parcel as R-20, as recommended in the 1970 Plan.

**Conclusion**

Staff recommends that the Planning Board authorize staff to file an application for these corrective map amendments with the District Council in order to correct the zoning boundaries and designations as described above.

**Attachments**

- Attachment 1:** Properties Recommended for Map Corrections
- Attachment 2:** Corrective Map Amendment G-950
- Attachment 3:** Correspondence from the City of Rockville staff to Renée M. Kamen, AICP, dated September 7, 2012
- Attachment 4:** Corrective Map Amendment G-951

# ATTACHMENT 1

## Properties Recommended for Map Corrections

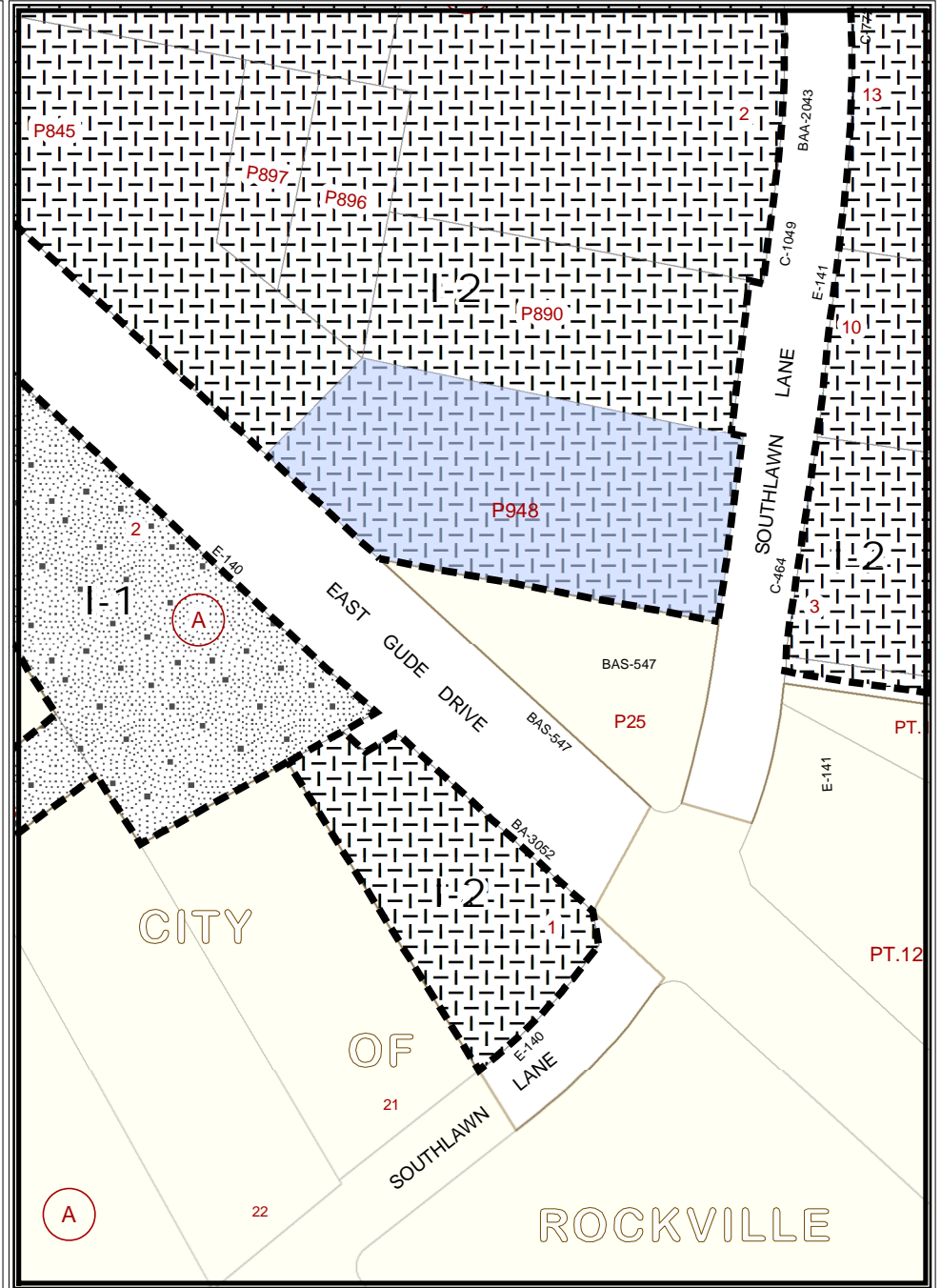
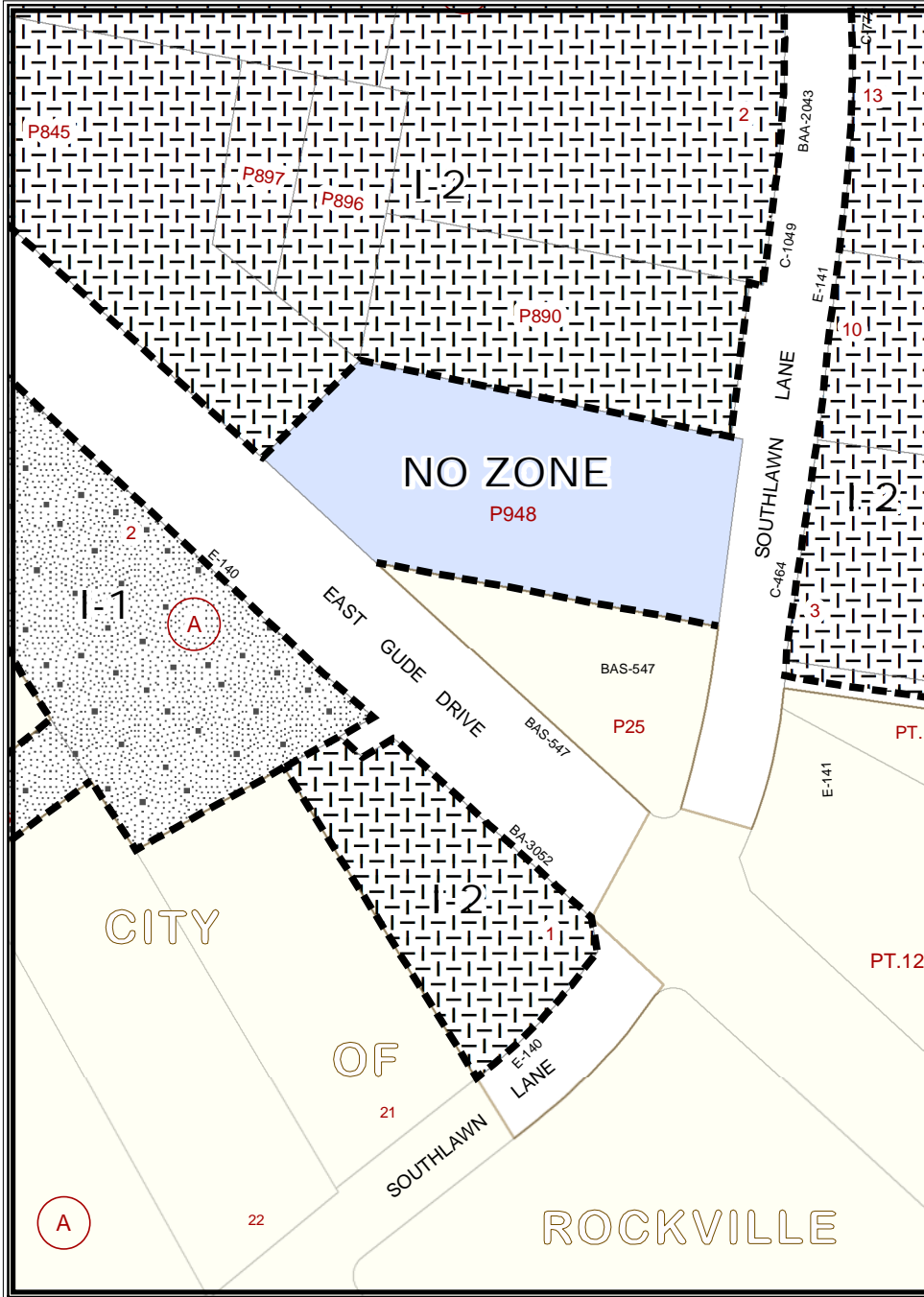
CMA #	Acreage	Address/Parcel ID	Area	Existing Zone	New Zone	Reason for Correction
G-950	2.2	14818 Southlawn Lane 04-01817543	Upper Rock Creek	No Zone	I-2	Mapping Error (Annexation)
G-951	0.28	13001 Twinbrook Pkwy. 04-00152546	North Bethesda/ Garrett Park	No Zone	R-20	Mapping Error (Annexation)

# ATTACHMENT 2

## Existing Zoning

 G-950

## Proposed Zoning



ATTACHMENT 3



City of  
**Rockville**  
Get Into It

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www.rockvillemd.gov

**September 7, 2012**

Renée M. Kamen, AICP  
Area 2 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Kamen,

Please accept this letter as confirmation that, according to City records, the following parcels are not, nor were ever considered, within the municipal boundary of the City of Rockville. The City recognizes these parcels as within the jurisdiction of Montgomery County for the purposes of zoning designation.

Tax Account Number: 00152546  
Site Address: Twinbrook Parkway  
Tax Map/Parcel: HR11/P543  
Legal Description: PT PAR E ON HALPINE ROAD

Tax Account Number: 01817543  
Site Address: 14818 Southlawn Lane  
Tax Map/Parcel/Lot: GS41/P948/P7  
Legal Description: BURGUNDY PARK

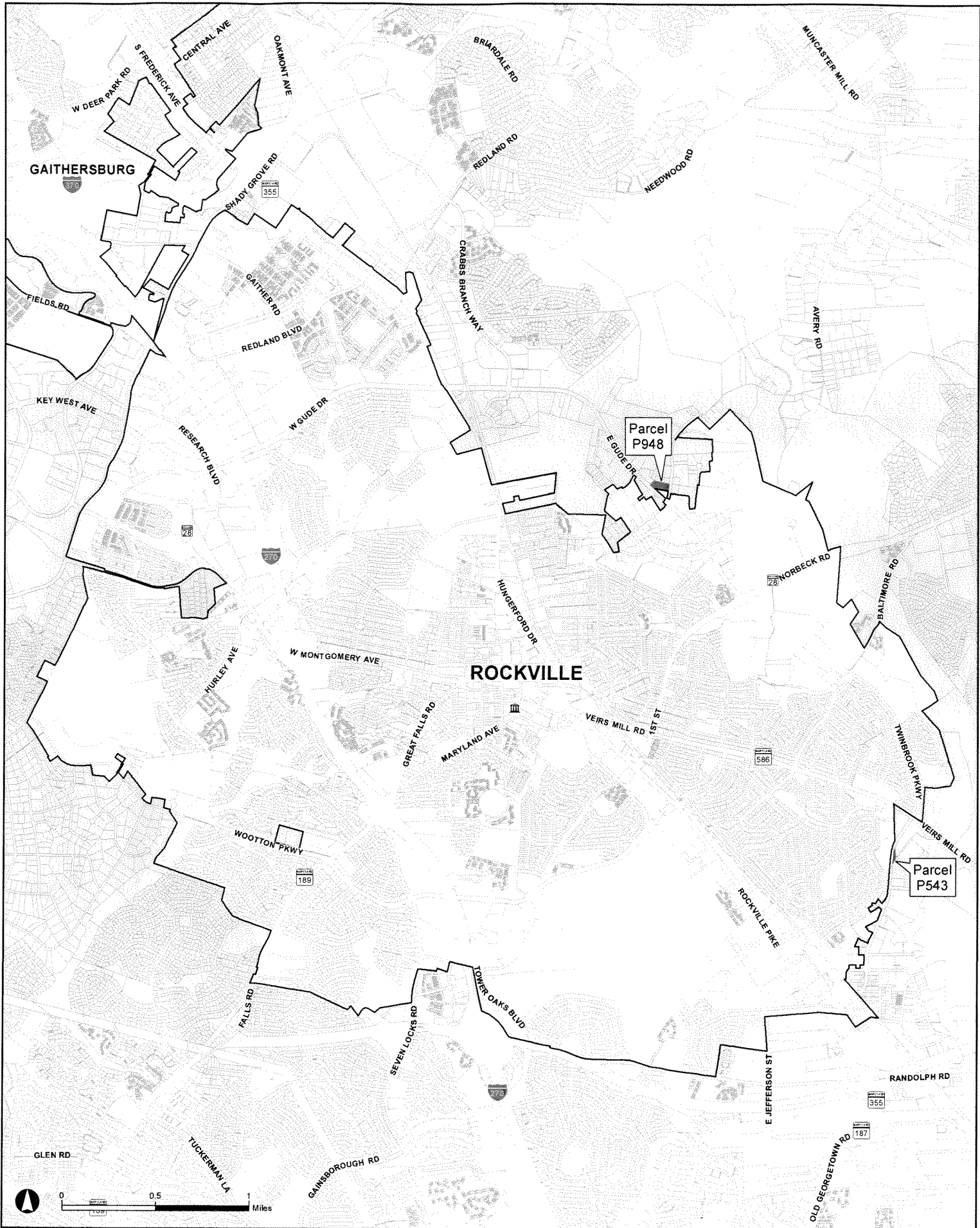
Attached with this letter is a map representing the official municipal boundaries as currently maintained by the City of Rockville. As always, feel free to contact the Department of Community Planning and Development Services in the event of any future questions or clarifications.

Regards,

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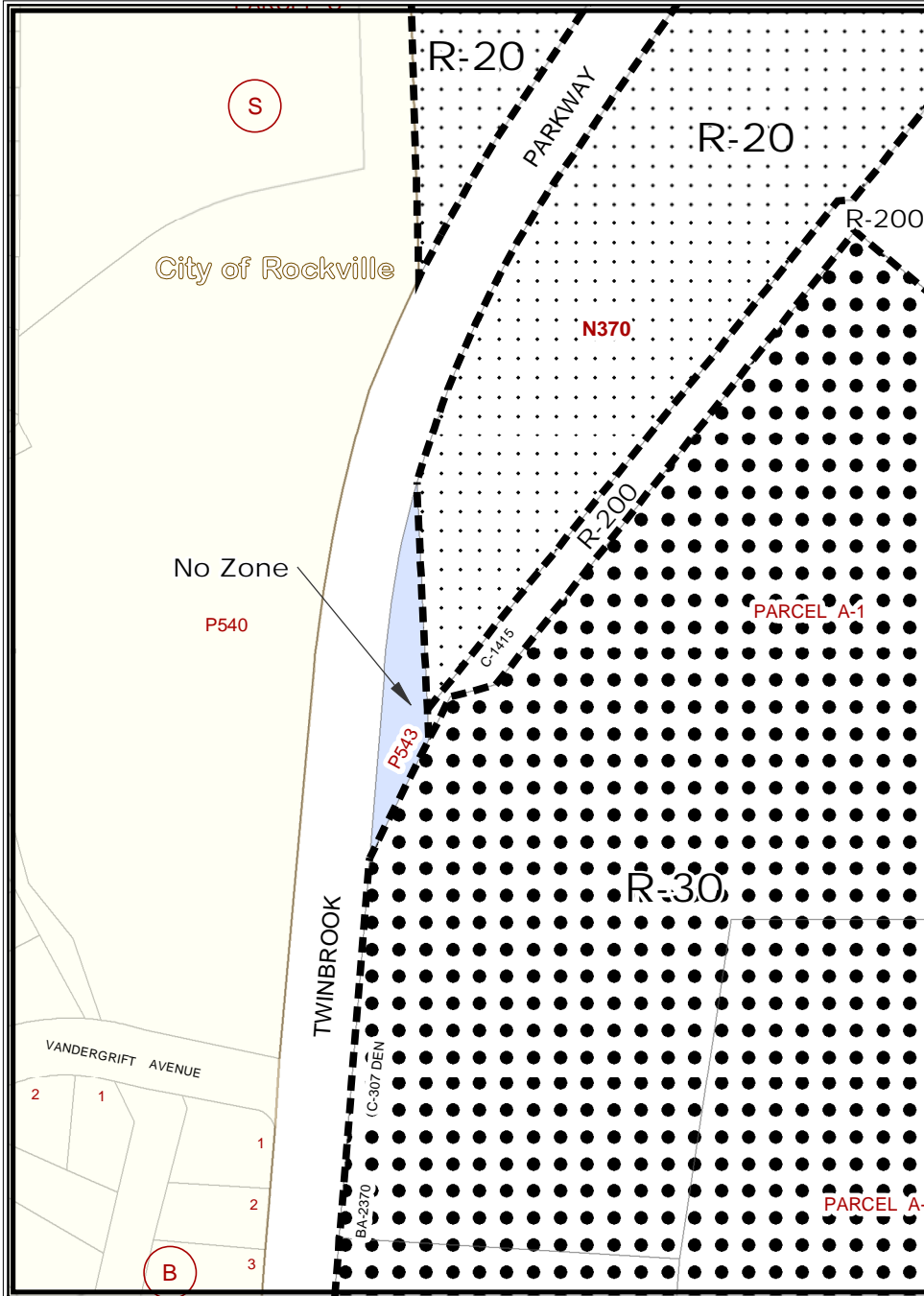
Susan Swift, AICP  
Director, Community Planning and Development Services

**Attachments (1): Rockville Municipal Boundary Map**



# ATTACHMENT 4

## Existing Zoning



## Proposed Zoning

