

Corrective Map Amendments H-102 through H-107



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Description

The following Corrective Map Amendments (CMAs) are necessary to correct technical errors that staff has discovered on the zoning map.

Staff recommendation: Approval to file six Corrective Map Amendments, H-102 through H-107, with a Planning Board recommendation of approval to the District Council.

Introduction

Section 59-7.7.2 of the Zoning Ordinance states that the purpose of a Corrective Map Amendment (CMA) is for the “Correction of an administrative or technical error in a Sectional or District Map Amendment.” Only the Planning Board may file an application for a CMA.

In March 2014, the District Council approved the revised Zoning Ordinance, which also required the adoption of a new zoning map. This map was created through District Map Amendment (DMA) G-956, which was adopted by the District Council in July 2014 (Council Resolution 17-1166). The new map became effective on October 30, 2014.

On October 28, 2014, the District Council approved seven Corrective Map Amendments (G-967 G-973) to correct six errors in the District Map Amendment and one error in an adopted Sectional Map Amendment (Council Resolution 17-1264).

Following the adoption of those seven CMAs, Staff discovered five additional errors in the zoning map as a result of the recent Sectional Map Amendment G-966, and one error carried forward from the October 29 zoning map. These are technical errors. As a result, Staff is recommending that these errors be corrected on the zoning map.

Attachment 1 includes a list of the properties affected by these Corrective Map Amendments.

A. Corrective Map Amendment H-102 (Attachment 2)

Property ID/Location:	Lots 1-27, 29-32, and 50-53, Block A, Black Hills Estates; Parcel A, Block A, Black Hills Estates; Lots 1-3, Georgian Wood; Parcel 13 liber/folio 05090/0076; and Parcel 66, liber/folio 32442/0682 located at 21104-21117 Chrisman Hill Court, 14400-14520 Chrisman Hill Drive, 21201-21217 Chrisman Hill Terrace, and 21311-21409 (odd numbers) Clarksburg Road. <i>Clarksburg Master Plan</i>
WSSC Grid:	229NW14, 230NW14
Proposed Reclassification:	103.09 acres from the R-200 zone to the RE-1 zone.

The Subject Properties are occupied by approximately 40 single-family detached residences. The existing zoning map shows this area as being zoned R-200.

Background

Prior to 1994, the Subject Properties were zoned R-200. On October 25, 1994, the District Council adopted Sectional Map Amendment (SMA) G-710 (Council Resolution 12-1844) following the adoption of the Clarksburg Master Plan and Hyattstown Special Study Area.

The Master Plan recommended downzoning the Subject Properties from R-200 to RE-1, as indicated by the map on page 97 of the Master Plan. The intent of the Sectional Map Amendment was to rezone this area to the RE-1 zone in compliance with the Master Plan recommendation. However, when staff prepared the SMA maps for adoption, the downzoning of the Subject Properties was omitted so the R-200 zone remained in place in the adopted SMA, even though the index sheet for the Subject Properties indicates that they were to be changed.

Staff discovered this error in 2003 when reviewing Special Exception request S-2560. The applicants for this Special Exception were hoping to build a riding stable, which would have been permitted in either the R-200 or RE-1 zones.

In the Hearing Examiner's report, the zoning discrepancy was noted. Staff from the Planning Commission reported that the Planning Department intended to pursue a Corrective Map Amendment to correct the zoning, but this was not done prior to the hearing on the case, since it did not have any bearing on the ability to grant the Special Exception. The Hearing Examiner granted Special Exception S-2560, with conditions, on May 8, 2003.

It appears that Planning Staff never requested permission to file a Corrective Map Amendment for the Subject Properties, so the incorrect R-200 zoning has persisted on the zoning map.

Recommendation

Staff recommends rezoning approximately 103.09 acres from the R-200 zone to the RE-1 zone to be consistent with the Clarksburg Master Plan and the intent of Sectional Map Amendment G-710.

B. Corrective Map Amendment H-103 (Attachment 3)

Property ID/Location: Lots 1-20, Block A, Avenel Gardens and Parcel 23, Avenel Gardens located at 10100-10142 Avenel Gardens Lane.
White Oak Science Gateway Sector Plan

WSSC Grid: 212NE02

Proposed Reclassification: 2.07 acres from the RT-10.0 zone to the TMD zone.

The site is currently occupied by twenty townhouses. The Zoning Map shows the property as being zoned RT-10.0.

Background

On March 16, 1982, the District Council granted Sectional Map Amendment (SMA) G-337 (Council Resolution 9-1700) following the adoption of the Master Plan for

Eastern Montgomery County. In this area, the SMA changed the zoning to the RT-10.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-10.0 zone would have allowed up to 10.0 units per acre.

The RT-10.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, “Zones Retained from Previous Ordinance.” Section 59-8.1.1 states that “The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-10.0 zone would have been translated by staff to the TMD zone, which allows a maximum density that is similar to that of the RT-10.0 zone at 12.1 dwelling units per acre, compared to 10.0 dwelling units per acre under the RT-10.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-10.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 2.07 acres from the RT-10.0 zone to the TMD zone to be in conformance with the District Council’s intent.

C. Corrective Map Amendment H-104 (Attachment 4)

Property ID/Location: Lots 1-115, Block A, Gatestone and Parcels A-J, Block A, Gatestone located at 11500-11515 Pittsford Glen Way, 11500-11508 Rabbit Run Terrace, 11500-11512 Sutherland Hill Way, 1-15 Treetop View Court, 1601-1654 Treetop View

Terrace, 1-1696 White Oak Vista Drive, 1-11 White Oak Vista Court, and 11501-11519 White Oak Vista Terrace.

White Oak Science Gateway Sector Plan

WSSC Grid: 215NE02

Proposed Reclassification: 23.82 acres from the RT-6.0 zone to the TLD zone.

The site is currently occupied by approximately one-hundred fifteen townhouses. The Zoning Map shows the property as being zoned RT-6.0.

Background

On July 8, 1997, the District Council granted Sectional Map Amendment (SMA) G-746 (Council Resolution 13-979) following the adoption of the White Oak Master Plan. In this area, the SMA changed the zoning to the RT-6.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-6.0 zone would have allowed up to 6.0 units per acre.

The RT-6.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, “Zones Retained from Previous Ordinance.” Section 59-8.1.1 states that “The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-6.0 zone would have been translated by staff to the TLD zone, which allows a maximum density that is similar to the RT-6.0 zone at 9.07 dwelling units per acre, compared to 6.0 dwelling units per acre under the RT-6.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-6.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 23.82 acres from the RT-6.0 zone to the TLD zone to be in conformance with the District Council’s intent.

D. Corrective Map Amendment H-105 (Attachment 5)

Property ID/Location: Parcel F, White Oak located at 11100-11234 (even numbers) Oak Leaf Drive and 11155-11287 Columbia Pike.
White Oak Science Gateway Sector Plan

WSSC Grid: 214NE01

Proposed Reclassification: 9.35 acres from the RT-12.5 zone to the THD zone.

The site is currently occupied by townhouses. The Zoning Map shows the property as being zoned RT-12.5.

Background

On November 28, 1962, the District Council granted Local Map Amendment (LMA) E-441 (Council Resolution 5-2593) and assigned the R-T zone to a portion of the Subject Property.

The Council did not set any binding elements on density, and at the time, the R-T zone would have allowed up to 12.5 units per acre.

In 1978, the District Council adopted Ordinance 8-71, which renamed the R-T zone to RT-12.5. This ZTA, introduced in November 1977, also created the RT-6.0, RT-8.0, and RT-10.0 zones. The District Council did not adopt a Sectional or District Map Amendment to reflect this change. The zoning maps were changed to reflect the new name at the point when they were revised. Ordinance 8-71 was adopted on June 13, 1978 and became effective immediately.

Therefore, while this property was initially zoned R-T by Local Map Amendment E-441, it became RT-12.5 on June 13, 1978. It remains RT-12.5 now.

The RT-12.5 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, “Zones Retained from Previous Ordinance.” Section 59-8.1.1 states that “The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-12.5 zone would have been translated by staff to the THD zone, which has a maximum density that is similar to the RT-12.5 zone at 15.02 dwelling units per acre, compared to 12.5 dwelling units per acre under the RT-12.5 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-12.5 zoned areas.

Recommendation

Staff recommends rezoning approximately 9.35 acres from the RT-12.5 zone to the THD zone to be in conformance with the District Council’s intent.

E. Corrective Map Amendment H-106 (Attachment 6)

Property ID/Location: Lots 1-59, Block A, Maple Ridge at Burnt Mills and Parcels B and C and part of Parcel A, Block A, Maple Ridge at Burnt Mills located at 11001-11011 Abbey Station Lane, 1100-11014 Ascott View Lane, 11000-11013 Bradbury Manor Court, and 500-630 Seaton Square Drive.

White Oak Science Gateway Master Plan

WSSC Grid: 214NE01

Proposed Reclassification: 7.89 acres from the RT-8.0 zone to the TLD zone.

The site is currently occupied by approximately 60 townhouses. The Zoning Map shows the property as being zoned RT-8.0.

Background

On March 16, 1982, the District Council granted Sectional Map Amendment (SMA) G-337 (Council Resolution 9-1700) following the adoption of the Master Plan for Eastern Montgomery County. In this area, the SMA changed the zoning to the RT-8.0 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-8.0 zone would have allowed up to 8.0 units per acre.

The RT-8.0 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, “Zones Retained from Previous Ordinance.” Section 59-8.1.1 states that “The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-8.0 zone would have been translated by staff to the TLD zone, which has a maximum density that is similar to the RT-8.0 zone at 9.07 dwelling units per acre, compared to 8.0 dwelling units per acre under the RT-8.0 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-8.0 zoned areas.

Recommendation

Staff recommends rezoning approximately 7.89 acres from the RT-8.0 zone to the TLD zone to be in conformance with the District Council’s intent.

F. Corrective Map Amendment H-107 (Attachment 7)

Property ID/Location:	Lots 12-29, Block B, Northwest Branch Estates and Parcel D and part of Parcel C, Block B, Northwest Branch Estates located at 10835-10875 (odd numbers) Lockwood Drive. <i>White Oak Science Gateway Sector Plan</i>
WSSC Grid:	214NE01
Proposed Reclassification:	1.55 acres from the RT-12.5 zone to the THD zone

The site is currently occupied by eighteen townhouses. The Zoning Map shows the property as being zoned RT-12.5.

Background

On October 17, 1978, the District Council granted Local Map Amendment (LMA) G-107 (Council Resolution 8-2225) to the RT-12.5 zone for the Subject Properties.

The Council did not set any binding elements on density, and at the time, the RT-12.5 zone would have allowed up to 12.5 units per acre.

The RT-12.5 zone is one of the zones contained in Division 59-8 of the Zoning Ordinance, “Zones Retained from Previous Ordinance.” Section 59-8.1.1 states that “The Zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014.”

While the White Oak Science Gateway Sector Plan was being considered, it was not clear whether the SMA would be adopted before or after the effective date of the new Ordinance. In fact, it became effective on October 31, 2014 – the day after the new Ordinance took effect. If the area in question had not been the subject of the ongoing sector plan discussion, the RT-12.5 zone would have been translated by staff to the THD zone, which has a maximum density that is similar to the RT-12.5 zone at 15.02 dwelling units per acre, compared to 12.5 dwelling units per acre under the RT-12.5 zone.

Moreover, while the Ordinance does not explicitly prohibit the retention of zones listed in Division 59-8 in Sectional Map Amendments passed after October 30, 2014, it was clear that the District Council’s intent was to phase these zones out with the adoption of new Master or Sector Plans and their accompanying SMAs.

Sectional Map Amendment G-966 (Council Resolution 17-1240), which was adopted in conjunction with the White Oak Science Gateway Sector Plan, did not remove the RT-12.5 zoned areas.

Recommendation

Staff recommends rezoning approximately 1.55 acres from the RT-12.5 zone to the THD zone to be in conformance with the District Council’s intent.

Attachments

- Attachment 1:** Table of Properties Recommended for Reclassification
- Attachment 2:** Corrective Map Amendment H-102
- Attachment 3:** Corrective Map Amendment H-103
- Attachment 4:** Corrective Map Amendment H-104
- Attachment 5:** Corrective Map Amendment H-105
- Attachment 6:** Corrective Map Amendment H-106
- Attachment 7:** Corrective Map Amendment H-107

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REVIEW\MapChangesSince_PB_May2\CorrectiveMapAmendments\CMA_Feb2015_StaffReport_Rev.docx

ATTACHMENT 1 – properties recommended for reclassification

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
H-102 (A)	103.9	21104 CHRISMAN HILL CT 02-02468466	Clarksburg	R-200	RE-1	Technical Mapping error
		21105 CHRISMAN HILL CT 02-02468546				
		21108 CHRISMAN HILL CT 02-02468477				
		21109 CHRISMAN HILL CT 02-02468535				
		21112 CHRISMAN HILL CT 02-02468488				
		21113 CHRISMAN HILL CT 02-02468524				
		21117 CHRISMAN HILL CT 02-02468490				
		0 CHRISMAN HILL DR 02-02468502				
		14400 CHRISMAN HILL DR 02-02468648				
14401 CHRISMAN HILL DR 02-02468637						

¹ Acreage equates to the total number of acres affected by the proposed zoning change, not the individual size(s) of the parcel(s).

² Existing zone correlates to the amendment area only.

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(A)		14404 CHRISMAN HILL DR 02-02468650 14405 CHRISMAN HILL DR 02-02468626 14408 CHRISMAN HILL DR 02-02468661 14411 CHRISMAN HILL DR 02-02468615 14412 CHRISMAN HILL DR 02-02468672 14416 CHRISMAN HILL DR 02-02468568 14419 CHRISMAN HILL DR 02-02468557 14420 CHRISMAN HILL DR 02-02468570 14424 CHRISMAN HILL DR 02-02566911 14428 CHRISMAN HILL DR 02-02566900 14500 CHRISMAN HILL DR 02-02468592				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(A)		14501 CHRISMAN HILL DR 02-02468513 14504 CHRISMAN HILL DR 02-02468752 14508 CHRISMAN HILL DR 02-02468763 14512 CHRISMAN HILL DR 02-02468774 14515 CHRISMAN HILL DR 02-02468375 14516 CHRISMAN HILL DR 02-02566897 14520 CHRISMAN HILL DR 02-02566886 21201 CHRISMAN HILL TER 02-02468422 21205 CHRISMAN HILL TER 02-02468411 21208 CHRISMAN HILL TER 02-02468386 21209 CHRISMAN HILL TER 02-02468400				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(A)		21212 CHRISMAN HILL TER 02-02468433 21213 CHRISMAN HILL TER 02-02468397 21216 CHRISMAN HILL TER 02-02468444 21217 CHRISMAN HILL TER 02-02468455 21311 CLARKSBURG RD 02-00021888 21315 CLARKSBURG RD 02-00020667 21401 CLARKSBURG RD 02-00029645 21405 CLARKSBURG RD 02-00021582 21409 CLARKSBURG RD 02-00021161				
H-103 (B)	2.07	0 AVENEL GARDENS LN 05-02366950 10100 AVENEL GARDENS LN 05-02366961 10102 AVENEL GARDENS LN 05-02366972	White Oak Science Gateway	RT-10.0	TMD	Technical Mapping error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(B)		10104 AVENEL GARDENS LN 05-02366983 10106 AVENEL GARDENS LN 05-02366994 10108 AVENEL GARDENS LN 05-02367008 10110 AVENEL GARDENS LN 05-02367010 10114 AVENEL GARDENS LN 05-02367021 10116 AVENEL GARDENS LN 05-02367032 10118 AVENEL GARDENS LN 05-02367043 10120 AVENEL GARDENS LN 05-02367054 10122 AVENEL GARDENS LN 05-02367065 10124 AVENEL GARDENS LN 05-02367076 10126 AVENEL GARDENS LN 05-02367087				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(B)		10130 AVENEL GARDENS LN 05-02367098 10132 AVENEL GARDENS LN 05-02367101 10134 AVENEL GARDENS LN 05-02367112 10136 AVENEL GARDENS LN 05-02367123 10138 AVENEL GARDENS LN 05-02367134 10140 AVENEL GARDENS LN 05-02367145 10142 AVENEL GARDENS LN 05-02367156				
H-104 (C)	23.82	0 OLD COLUMBIA PIK 05-03346194 0 OLD COLUMBIA PIK 05-03400986 11500 PITTSFORD GLEN WAY 05-03336708 11501 PITTSFORD GLEN WAY 05-03336696 11502 PITTSFORD GLEN WAY 05-03336710	White Oak Science Gateway	RT-6.0	TLD	Technical Mapping Error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11503 PITTSFORD GLEN WAY 05-03336685 11504 PITTSFORD GLEN WAY 05-03336721 11505 PITTSFORD GLEN WAY 05-03336674 11506 PITTSFORD GLEN WAY 05-03336732 11507 PITTSFORD GLEN WAY 05-03336663 11508 PITTSFORD GLEN WAY 05-03336743 11509 PITTSFORD GLEN WAY 05-03336652 11510 PITTSFORD GLEN WAY 05-03336754 11511 PITTSFORD GLEN WAY 05-03336641 11512 PITTSFORD GLEN WAY 05-03336765 11513 PITTSFORD GLEN WAY 05-03336630				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11515 PITTSFORD GLEN WAY 05-03336628 11500 RABBIT RUN TER 05-03337042 11501 RABBIT RUN TER 05-03337031 11502 RABBIT RUN TER 05-03337053 11503 RABBIT RUN TER 05-03337020 11504 RABBIT RUN TER 05-03337064 11505 RABBIT RUN TER 05-03337018 11506 RABBIT RUN TER 05-03337075 11507 RABBIT RUN TER 05-03337007 11508 RABBIT RUN TER 05-03337086 0 STEWART LN 05-03336355				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11500 SUTHERLAND HILL WAY 05-03336550 11501 SUTHERLAND HILL WAY 05-03336548 11502 SUTHERLAND HILL WAY 05-03336561 11503 SUTHERLAND HILL WAY 05-03336537 11504 SUTHERLAND HILL WAY 05-03336572 11505 SUTHERLAND HILL WAY 05-03336526 11506 SUTHERLAND HILL WAY 05-03336583 11507 SUTHERLAND HILL WAY 05-03336515 11508 SUTHERLAND HILL WAY 05-03336594 11509 SUTHERLAND HILL WAY 05-03336504 11510 SUTHERLAND HILL WAY 05-03336606				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11511 SUTHERLAND HILL WAY 05-03336492 11512 SUTHERLAND HILL WAY 05-03336617 1 TREETOP VIEW CT 05-03444397 3 TREETOP VIEW CT 05-03444386 5 TREETOP VIEW CT 05-03444375 7 TREETOP VIEW CT 05-03444364 9 TREETOP VIEW CT 05-03444353 11 TREETOP VIEW CT 05-03444342 13 TREETOP VIEW CT 05-03444331 15 TREETOP VIEW CT 05-03444320 0 TREETOP VIEW TER 05-03401002				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		0 TREETOP VIEW TER 05-03400997				
		1601 TREETOP VIEW TER 05-03401252				
		1603 TREETOP VIEW TER 05-03401241				
		1605 TREETOP VIEW TER 05-03401230				
		1607 TREETOP VIEW TER 05-03401228				
		1611 TREETOP VIEW TER 05-03401217				
		1613 TREETOP VIEW TER 05-03401206				
		1615 TREETOP VIEW TER 05-03401194				
		1617 TREETOP VIEW TER 05-03401183				
		1619 TREETOP VIEW TER 05-03401172				
		1621 TREETOP VIEW TER 05-03401161				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		1625 TREETOP VIEW TER 05-03401150 1627 TREETOP VIEW TER 05-03401148 1629 TREETOP VIEW TER 05-03401137 1631 TREETOP VIEW TER 05-03401126 1635 TREETOP VIEW TER 05-03401115 1637 TREETOP VIEW TER 05-03401104 1639 TREETOP VIEW TER 05-03401092 1641 TREETOP VIEW TER 05-03401081 1643 TREETOP VIEW TER 05-03401070 1645 TREETOP VIEW TER 05-03401068 1647 TREETOP VIEW TER 05-03401057				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		1650 TREETOP VIEW TER 05-03401046 1652 TREETOP VIEW TER 05-03401035 1654 TREETOP VIEW TER 05-03401024 1 WHITE OAK VISTA CT 05-03336195 3 WHITE OAK VISTA CT 05-03336184 5 WHITE OAK VISTA CT 05-03336173 7 WHITE OAK VISTA CT 05-03336162 9 WHITE OAK VISTA CT 05-03336151 11 WHITE OAK VISTA CT 05-03336140 0 WHITE OAK VISTA DR 05-03336787 0 WHITE OAK VISTA DR 05-03336344				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		0 WHITE OAK VISTA DR 05-03336776 1600 WHITE OAK VISTA DR 05-03336207 1602 WHITE OAK VISTA DR 05-03336218 1604 WHITE OAK VISTA DR 05-03336220 1606 WHITE OAK VISTA DR 05-03336231 1608 WHITE OAK VISTA DR 05-03336242 1610 WHITE OAK VISTA DR 05-03336253 1612 WHITE OAK VISTA DR 05-03336264 1614 WHITE OAK VISTA DR 05-03336275 1618 WHITE OAK VISTA DR 05-03336286 1620 WHITE OAK VISTA DR 05-03336297				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		1622 WHITE OAK VISTA DR 05-03336300				
		1624 WHITE OAK VISTA DR 05-03336311				
		1626 WHITE OAK VISTA DR 05-03336322				
		1628 WHITE OAK VISTA DR 05-03336333				
		1632 WHITE OAK VISTA DR 05-03336366				
		1634 WHITE OAK VISTA DR 05-03336377				
		1636 WHITE OAK VISTA DR 05-03336388				
		1638 WHITE OAK VISTA DR 05-03336390				
		1640 WHITE OAK VISTA DR 05-03336402				
		1642 WHITE OAK VISTA DR 05-03336413				
		1646 WHITE OAK VISTA DR 05-03336424				
		1648 WHITE OAK VISTA DR 05-03336435				
		1650 WHITE OAK VISTA DR 05-03336446				
		1652 WHITE OAK VISTA DR 05-03336457				
		1654 WHITE OAK VISTA DR 05-03336468				
		1656 WHITE OAK VISTA DR 05-03336470				
		1658 WHITE OAK VISTA DR 05-03336481				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
		1662 WHITE OAK VISTA DR 05-03336798				
		1664 WHITE OAK VISTA DR 05-03336801				
		1666 WHITE OAK VISTA DR 05-03336812				
		1668 WHITE OAK VISTA DR 05-03336823				
		1670 WHITE OAK VISTA DR 05-03336834				
		1674 WHITE OAK VISTA DR 05-03336845				
		1676 WHITE OAK VISTA DR 05-03336856				
		1678 WHITE OAK VISTA DR 05-03336867				
		1680 WHITE OAK VISTA DR 05-03336878				
		1682 WHITE OAK VISTA DR 05-03336880				
		1684 WHITE OAK VISTA DR 05-03336891				
		1686 WHITE OAK VISTA DR 05-03336903				
		1688 WHITE OAK VISTA DR 05-03336914				
		1689 WHITE OAK VISTA DR 05-03336993				
		1690 WHITE OAK VISTA DR 05-03336925				
		1691 WHITE OAK VISTA DR 05-03336982				
		1692 WHITE OAK VISTA DR 05-03336936				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
		1693 WHITE OAK VISTA DR 05-03336971				
		1694 WHITE OAK VISTA DR 05-03336947				
		1695 WHITE OAK VISTA DR 05-03336960				
		1696 WHITE OAK VISTA DR 05-03336958				
		0 WHITE OAK VISTA TER 05-03336127				
		11501 WHITE OAK VISTA TER 05-03410143				
		11503 WHITE OAK VISTA TER 05-03410132				
		11505 WHITE OAK VISTA TER 05-03410121				
		11507 WHITE OAK VISTA TER 05-03410110				
		11509 WHITE OAK VISTA TER 05-03410108				
		11511 WHITE OAK VISTA TER 05-03410096				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(C)		11513 WHITE OAK VISTA TER 05-03410085 11515 WHITE OAK VISTA TER 05-03410074 11517 WHITE OAK VISTA TER 05-03410063 11519 WHITE OAK VISTA TER 05-03410052				
H-105 (D)	9.35	11155 COLUMBIA PIK 05-01539650 11157 COLUMBIA PIK 05-01539648 11159 COLUMBIA PIK 05-01539637 11161 COLUMBIA PIK 05-01539626 11163 COLUMBIA PIK 05-01539615 11165 COLUMBIA PIK 05-01539604 11167 COLUMBIA PIK 05-01539592 11169 COLUMBIA PIK 05-01539581	White Oak Science Gateway	RT-12.5	THD	Technical Mapping error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11173 COLUMBIA PIK 05-01539570 11175 COLUMBIA PIK 05-01539568 11177 COLUMBIA PIK 05-01539557 11179 COLUMBIA PIK 05-01539546 11181 COLUMBIA PIK 05-01539535 11183 COLUMBIA PIK 05-01539524 11185 COLUMBIA PIK 05-01539513 11187 COLUMBIA PIK 05-01539502 11189 COLUMBIA PIK 05-01539490 11191 COLUMBIA PIK 05-01539488 11193 COLUMBIA PIK 05-01539477				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11195 COLUMBIA PIK 05-01539466 11197 COLUMBIA PIK 05-01539455 11199 COLUMBIA PIK 05-01539444 11213 COLUMBIA PIK 05-01539422 11215 COLUMBIA PIK 05-01539411 11217 COLUMBIA PIK 05-01539400 11219 COLUMBIA PIK 05-01539397 11221 COLUMBIA PIK 05-01539386 11223 COLUMBIA PIK 05-01539375 11227 COLUMBIA PIK 05-01539353 11229 COLUMBIA PIK 05-01539342				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11231 COLUMBIA PIK 05-01539331				
		11233 COLUMBIA PIK 05-01539320				
		11235 COLUMBIA PIK 05-01539318				
		11237 COLUMBIA PIK 05-01539307				
		11239 COLUMBIA PIK 05-01539295				
		11241 COLUMBIA PIK 05-01539284				
		11243 COLUMBIA PIK 05-01539273				
		11245 COLUMBIA PIK 05-01539262				
		11247 COLUMBIA PIK 05-01539251				
		11255 COLUMBIA PIK 05-01539240				
		11257 COLUMBIA PIK 05-01539238				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11259 COLUMBIA PIK 05-01539227 11261 COLUMBIA PIK 05-01539216 11263 COLUMBIA PIK 05-01539205 11265 COLUMBIA PIK 05-01539193 11267 COLUMBIA PIK 05-01539182 11269 COLUMBIA PIK 05-01539171 11271 COLUMBIA PIK 05-01539160 11273 COLUMBIA PIK 05-01539158 11275 COLUMBIA PIK 05-01539147 11277 COLUMBIA PIK 05-01539136 11279 COLUMBIA PIK 05-01539125				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11281 COLUMBIA PIK 05-01539114 11283 COLUMBIA PIK 05-01539103 11285 COLUMBIA PIK 05-01539091 11287 COLUMBIA PIK 05-0271172 11211 COLUMBIA PIKE 05-01539433 11225 COLUMBIA PIKE 05-01539364 11100 OAK LEAF DR 05-01539843 11102 OAK LEAF DR 05-01539854 11104 OAK LEAF DR 05-01539865 11106 OAK LEAF DR 05-01539876 11108 OAK LEAF DR 05-01539887				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11110 OAK LEAF DR 05-01539898 11112 OAK LEAF DR 05-01539901 11114 OAK LEAF DR 05-01539912 11116 OAK LEAF DR 05-01539923 11118 OAK LEAF DR 05-01539934 11120 OAK LEAF DR 05-01539945 11122 OAK LEAF DR 05-01539956 11124 OAK LEAF DR 05-01539967 11126 OAK LEAF DR 05-01539978 11128 OAK LEAF DR 05-01539980 11130 OAK LEAF DR 05-01539991				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11132 OAK LEAF DR 05-01540000 11134 OAK LEAF DR 05-01540011 11136 OAK LEAF DR 05-01540022 11138 OAK LEAF DR 05-01540033 11140 OAK LEAF DR 05-01540044 11142 OAK LEAF DR 05-01540055 11144 OAK LEAF DR 05-01540066 11146 OAK LEAF DR 05-01540077 11148 OAK LEAF DR 05-01540088 11150 OAK LEAF DR 05-01540090 11152 OAK LEAF DR 05-01540102				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11154 OAK LEAF DR 05-01540113 11156 OAK LEAF DR 05-01540124 11158 OAK LEAF DR 05-01540135 11160 OAK LEAF DR 05-01540146 11162 OAK LEAF DR 05-01540157 11170 OAK LEAF DR 05-01539661 11202 OAK LEAF DR 05-01539672 11204 OAK LEAF DR 05-01539683 11206 OAK LEAF DR 05-01539694 11208 OAK LEAF DR 05-01539706 11210 OAK LEAF DR 05-01539717				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11212 OAK LEAF DR 05-01539728 11214 OAK LEAF DR 05-01539730 11216 OAK LEAF DR 05-01539741 11218 OAK LEAF DR 05-01539752 11220 OAK LEAF DR 05-01539763 11222 OAK LEAF DR 05-01539774 11224 OAK LEAF DR 05-01539785 11226 OAK LEAF DR 05-01539796 11228 OAK LEAF DR 05-01539808 11230 OAK LEAF DR 05-01539810 11232 OAK LEAF DR 05-01539821				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(D)		11234 OAK LEAF DR 05-01539832				
H-106 (E)	7.89	0 ABBEY STATION LN 05-03433667 11001 ABBEY STATION LN 05-03433862 11003 ABBEY STATION LN 05-03433851 11005 ABBEY STATION LN 05-03433840 11007 ABBEY STATION LN 05-03433827 11009 ABBEY STATION LN 05-03433816 11011 ABBEY STATION LN 05-03433805 11000 ASCOTT VIEW LN 05-03434241 11001 ASCOTT VIEW LN 05-03434252 11002 ASCOTT VIEW LN 05-03434230 11003 ASCOTT VIEW LN 05-03434263	White Oak Science Gateway	RT-8.0	TLD	Technical Mapping error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		11004 ASCOTT VIEW LN 05-03434228				
		11005 ASCOTT VIEW LN 05-03434274				
		11006 ASCOTT VIEW LN 05-03434217				
		11008 ASCOTT VIEW LN 05-03434206				
		11010 ASCOTT VIEW LN 05-03434194				
		11012 ASCOTT VIEW LN 05-03434183				
		11014 ASCOTT VIEW LN 05-03434172				
		11000 BRADBURY MANOR CT 05-03433838				
		11001 BRADBURY MANOR CT 05-03434161				
		11002 BRADBURY MANOR CT 05-03433920				
		11003 BRADBURY MANOR CT 05-03434150				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		11004 BRADBURY MANOR CT 05-03433918 11005 BRADBURY MANOR CT 05-03434148 11006 BRADBURY MANOR CT 05-03433907 11007 BRADBURY MANOR CT 05-03434137 11008 BRADBURY MANOR CT 05-03433895 11009 BRADBURY MANOR CT 05-03434126 11010 BRADBURY MANOR CT 05-03433884 11011 BRADBURY MANOR CT 05-03434115 11012 BRADBURY MANOR CT 05-03433873 11013 BRADBURY MANOR CT 05-03434104 0 LOCKWOOD DR 05-03433931				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		0 SEATON SQUARE DR 05-03433942 0 SEATON SQUARE DR 05-03433656 500 SEATON SQUARE DR 05-03433793 502 SEATON SQUARE DR 05-03433782 504 SEATON SQUARE DR 05-03433771 506 SEATON SQUARE DR 05-03433760 508 SEATON SQUARE DR 05-03433758 512 SEATON SQUARE DR 05-03433747 514 SEATON SQUARE DR 05-03433736 516 SEATON SQUARE DR 05-03433725 518 SEATON SQUARE DR 05-03433714				

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		520 SEATON SQUARE DR 05-03433703 522 SEATON SQUARE DR 05-03433691 524 SEATON SQUARE DR 05-03433680 526 SEATON SQUARE DR 05-03433678 600 SEATON SQUARE DR 05-03434092 602 SEATON SQUARE DR 05-03434081 604 SEATON SQUARE DR 05-03434070 606 SEATON SQUARE DR 05-03434068 608 SEATON SQUARE DR 05-03434057 610 SEATON SQUARE DR 05-03434046 612 SEATON SQUARE DR 05-03434035				

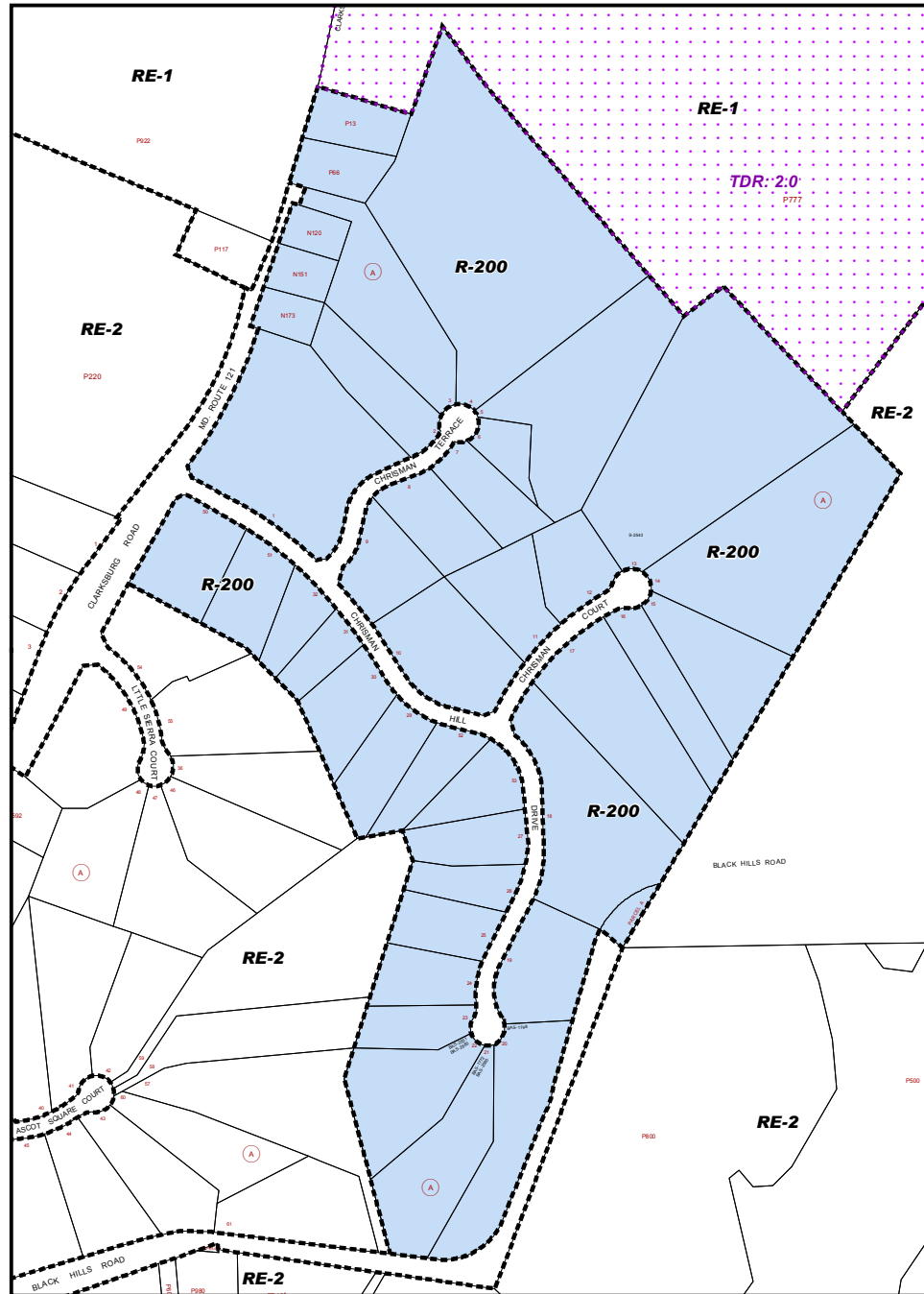
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(E)		614 SEATON SQUARE DR 05-03434024 618 SEATON SQUARE DR 05-03434013 620 SEATON SQUARE DR 05-03434002 622 SEATON SQUARE DR 05-03433997 624 SEATON SQUARE DR 05-03433986 626 SEATON SQUARE DR 05-03433975 628 SEATON SQUARE DR 05-03433964 630 SEATON SQUARE DR 05-03433953				
H-107 (F)	1.55	0 LOCKWOOD DR 05-02171266 10835 LOCKWOOD DR 05-02171277 10837 LOCKWOOD DR 05-02171288 10839 LOCKWOOD DR 05-02171290	White Oak Science Gateway	RT-12.5	THD	Technical Mapping error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(F)		10841 LOCKWOOD DR 05-02171302				
		10843 LOCKWOOD DR 05-02171313				
		10847 LOCKWOOD DR 05-02171324				
		10849 LOCKWOOD DR 05-02171335				
		10851 LOCKWOOD DR 05-02171346				
		10853 LOCKWOOD DR 05-02171357				
		10855 LOCKWOOD DR 05-02171368				
		10859 LOCKWOOD DR 05-02171370				
		10861 LOCKWOOD DR 05-02171381				
		10863 LOCKWOOD DR 05-02171392				
		10865 LOCKWOOD DR 05-02171404				

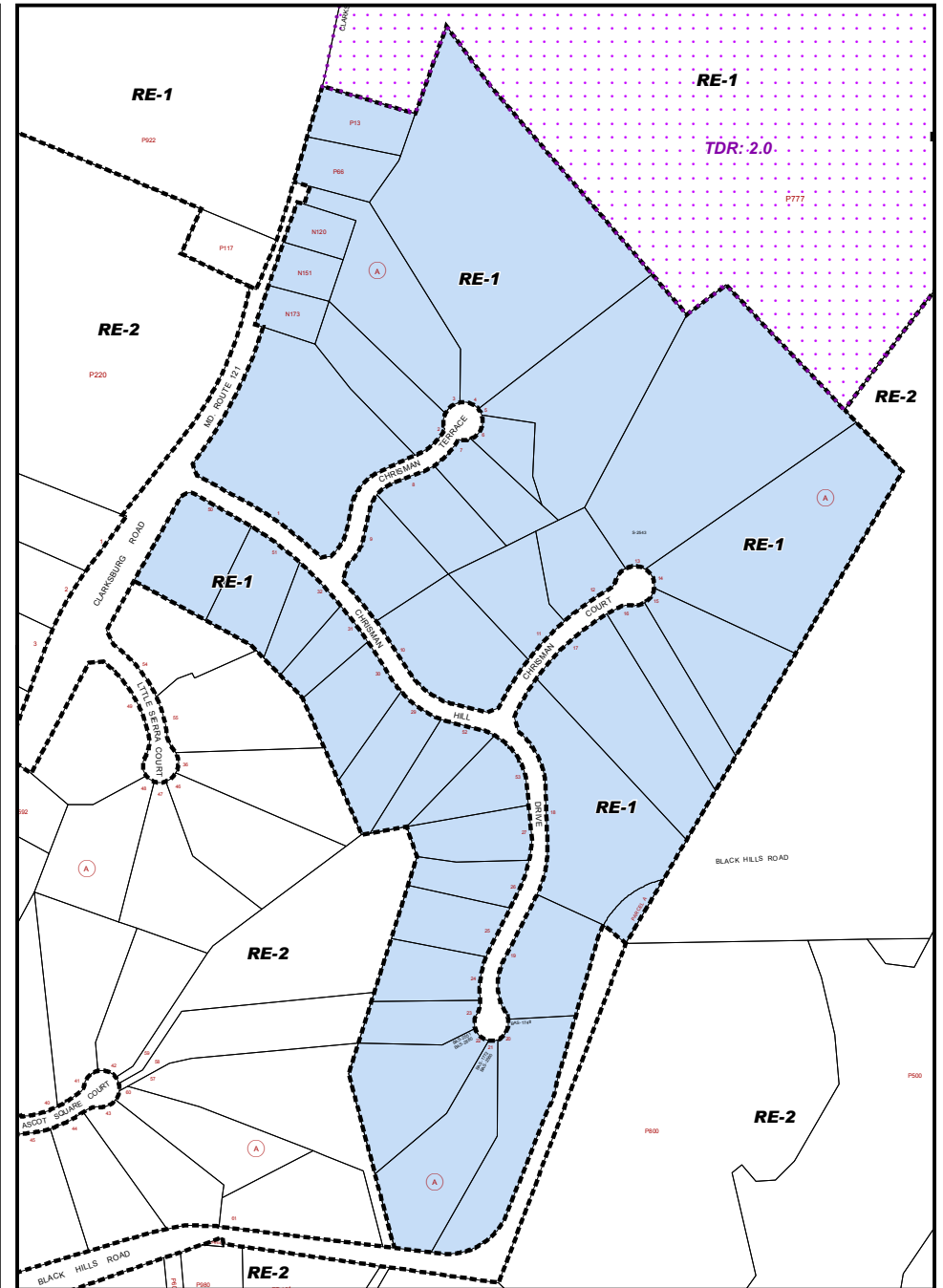
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	Proposed Zone	Reason for Correction
(F)		10869 LOCKWOOD DR 05-02171415 10871 LOCKWOOD DR 05-02171426 10873 LOCKWOOD DR 05-02171437 10875 LOCKWOOD DR 05-02171448				

ATTACHMENT # 2 (H-102)

Existing Zoning - February, 2015



Proposed Correction

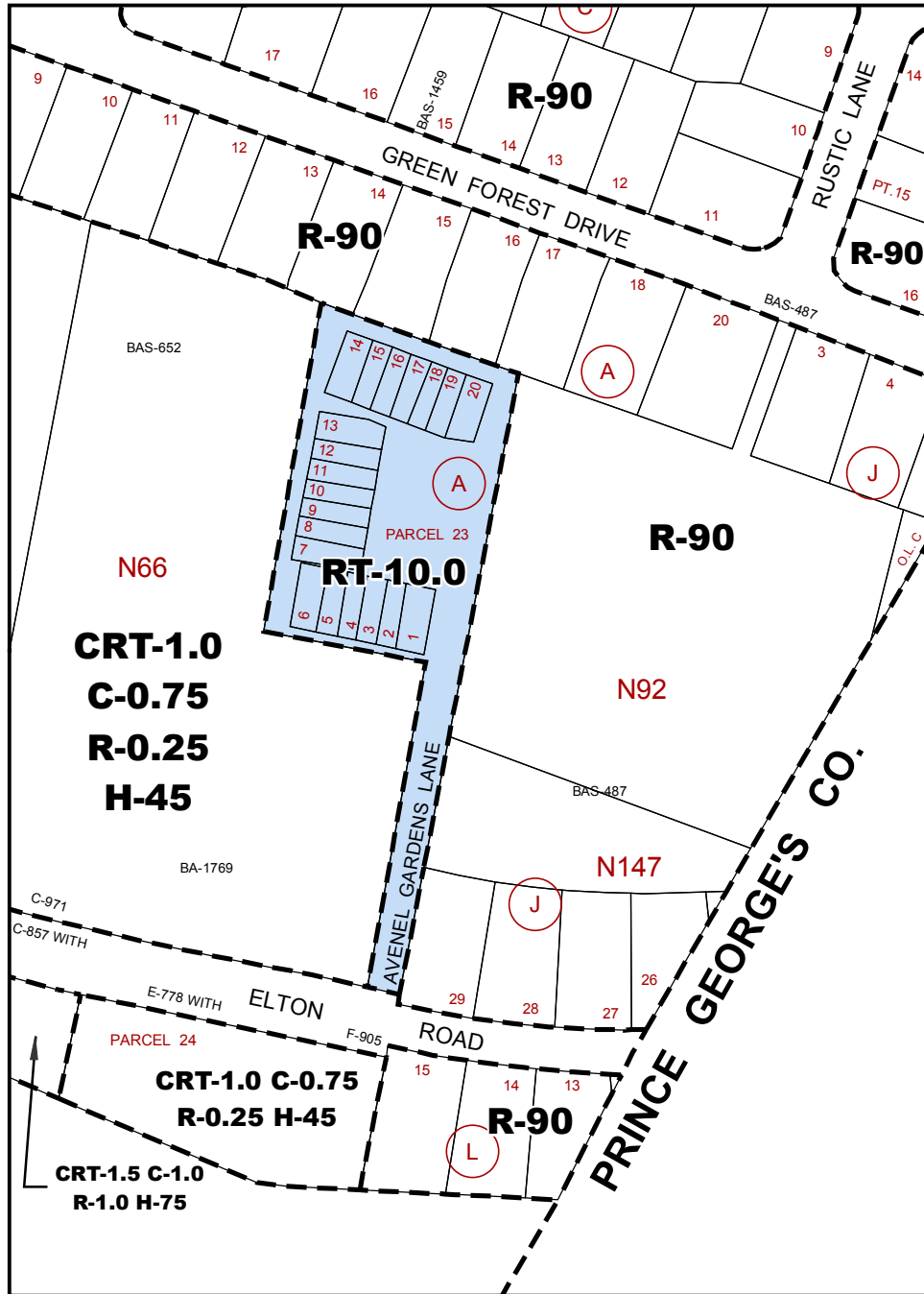


Map Grid: 229NW14 & 230NW14

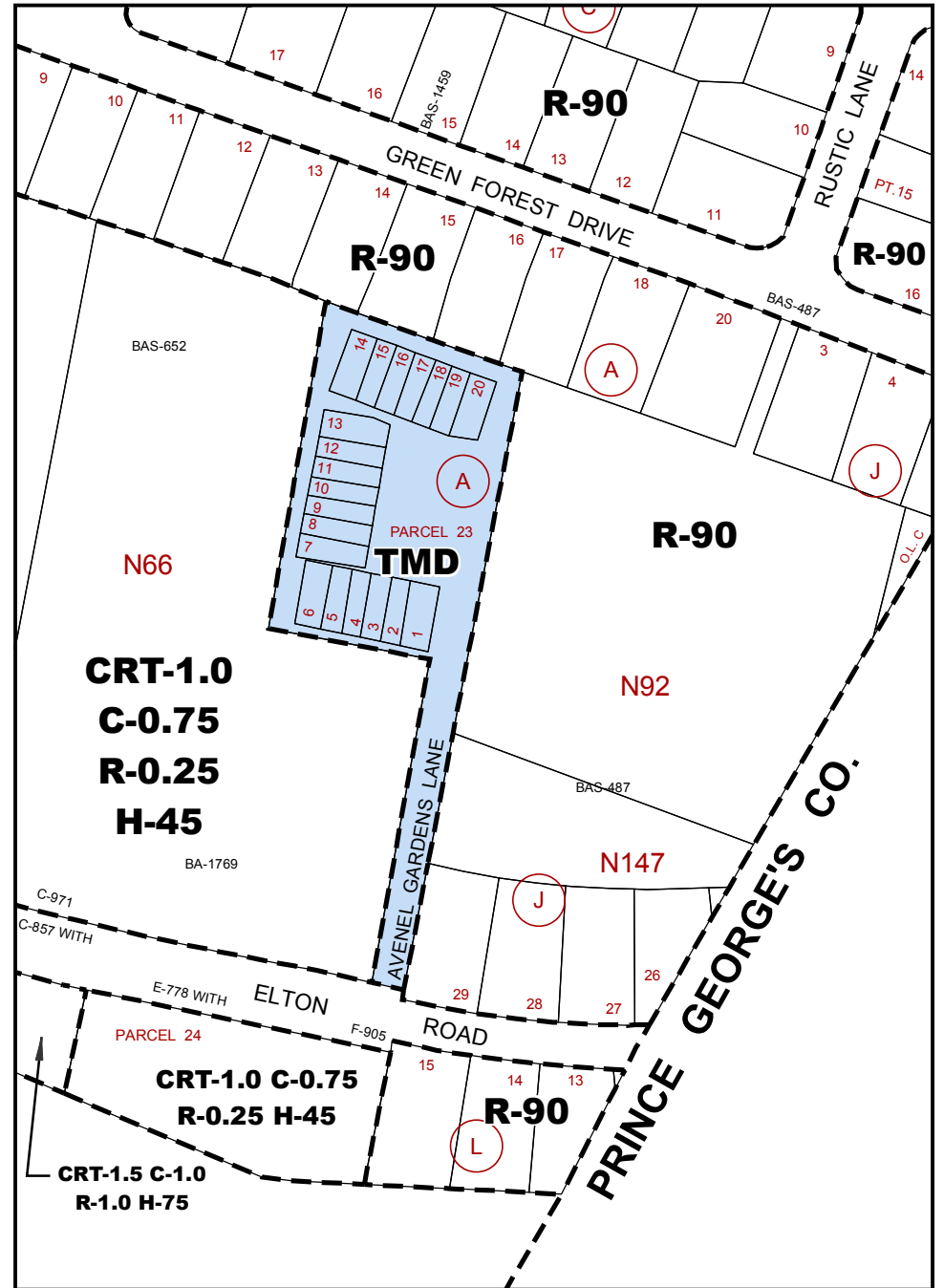
1 in = 600 ft

ATTACHMENT # 3 (H-103)

Existing Zoning - February, 2015

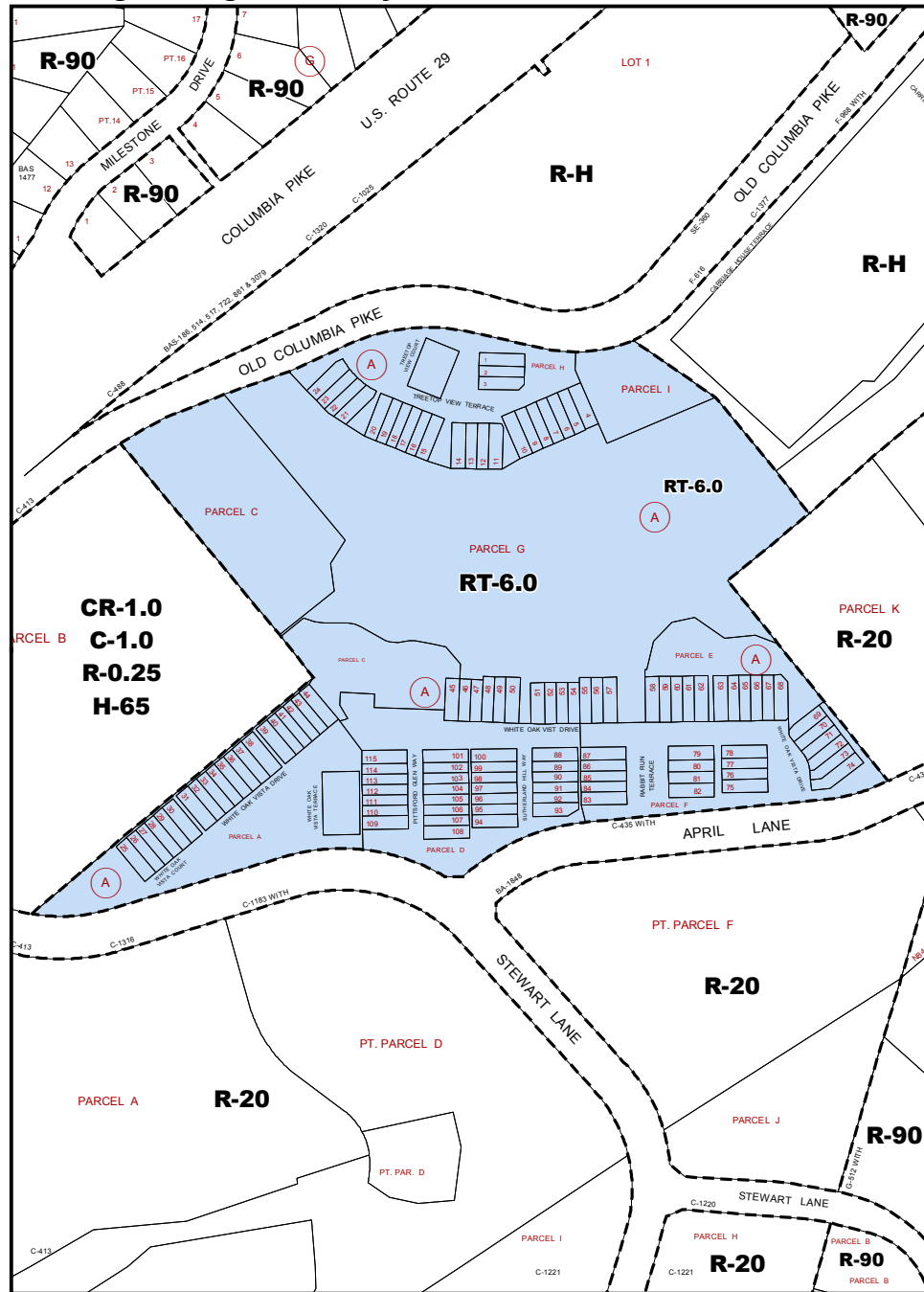


Proposed Correction

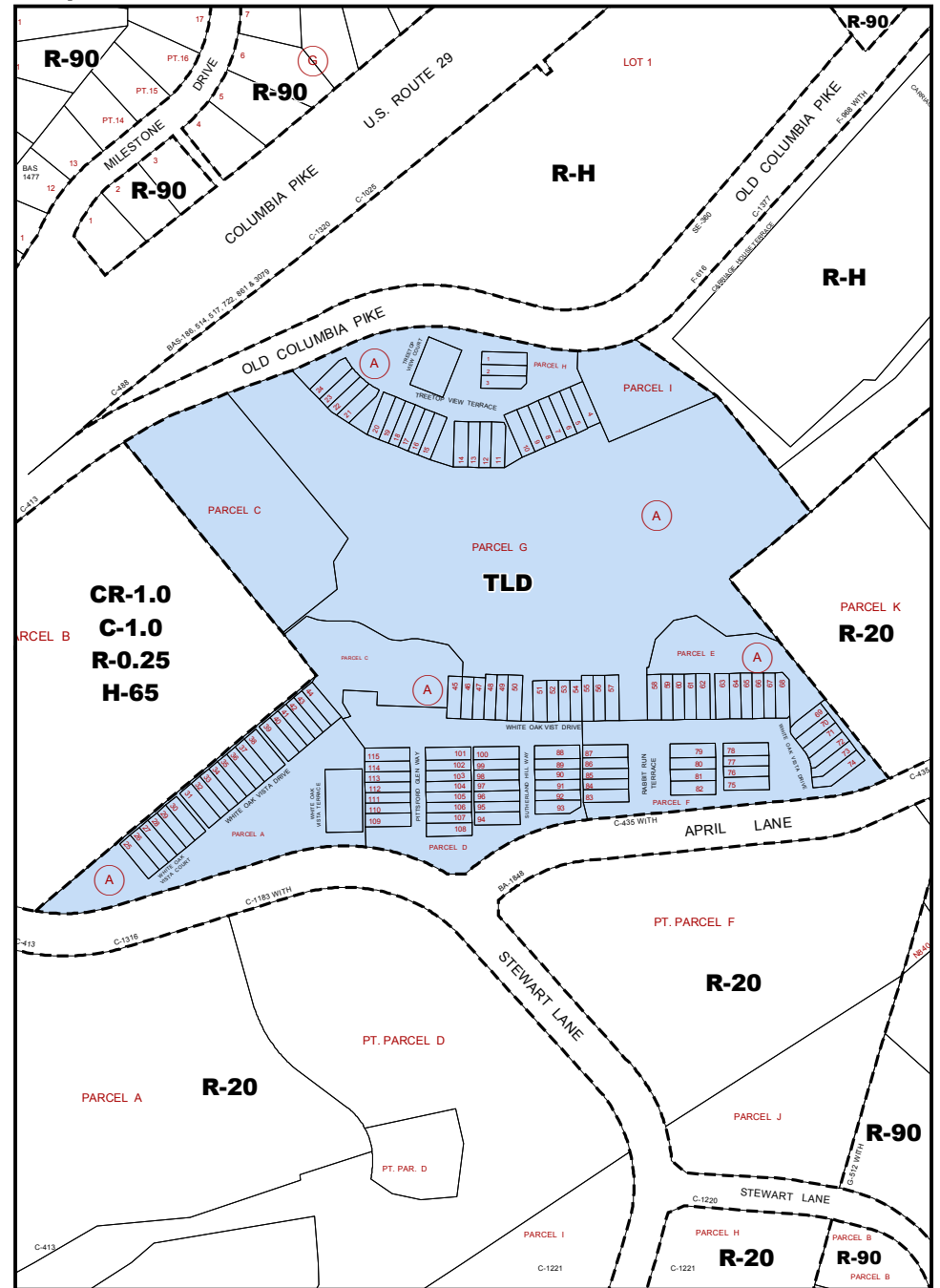


ATTACHMENT # 4 (H-104)

Existing Zoning - February, 2015

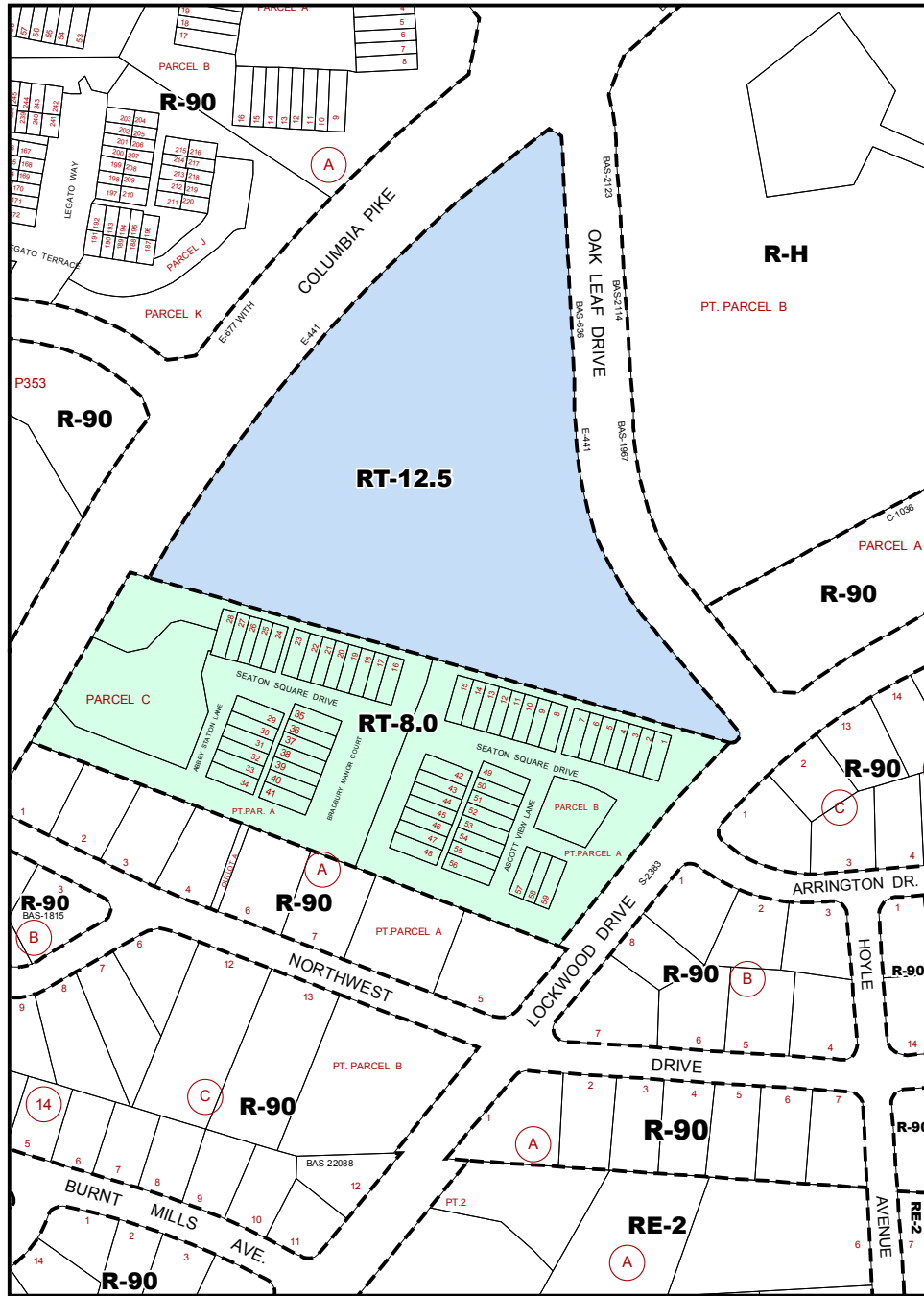


Proposed Correction



ATTACHMENT # 5 & 6 (H-105 & H-106)

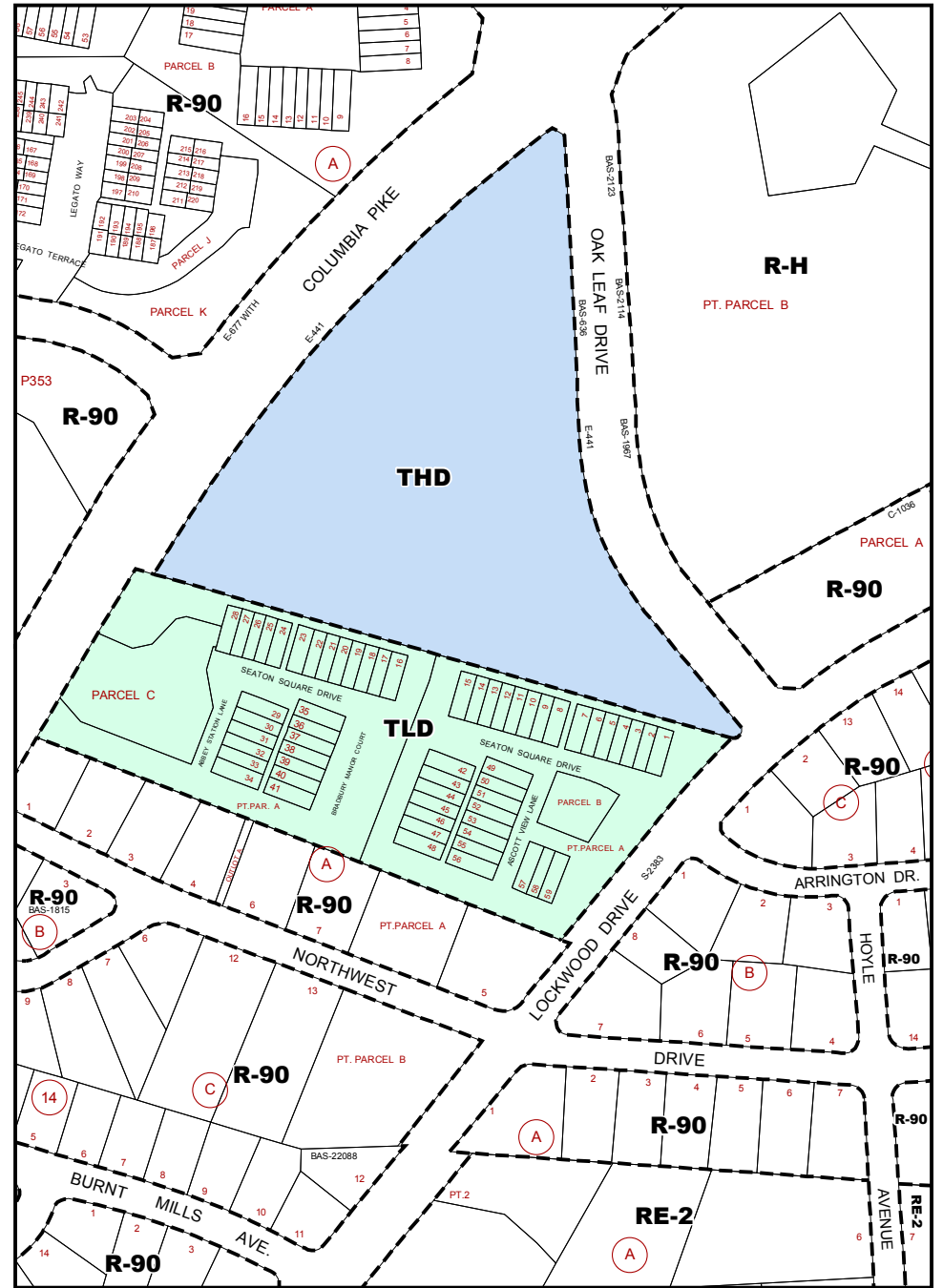
Existing Zoning - February, 2015



Map Grid: 214NE01

H-105
 H-106

Proposed Correction

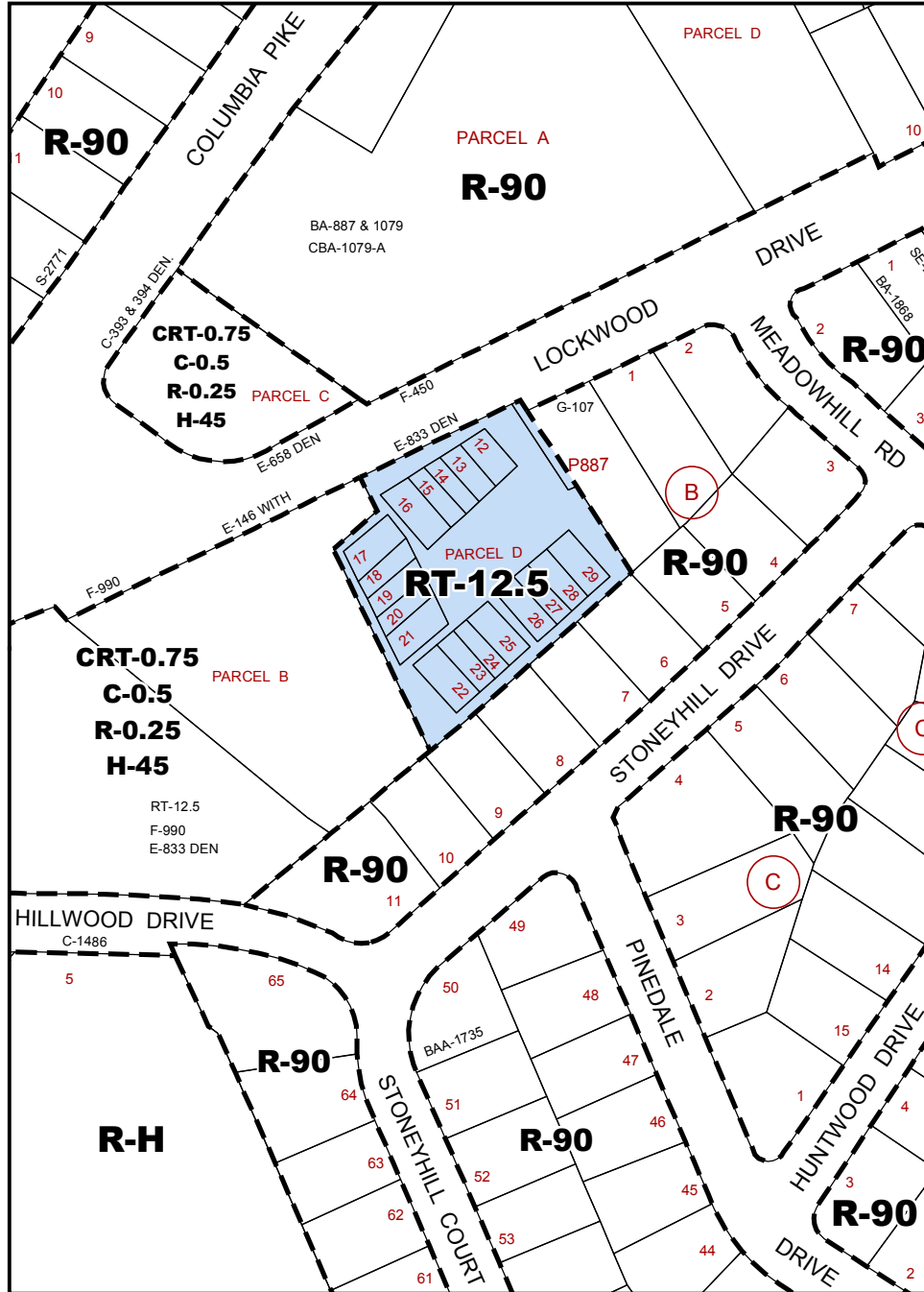


H-105
 H-106

1 in = 300 ft

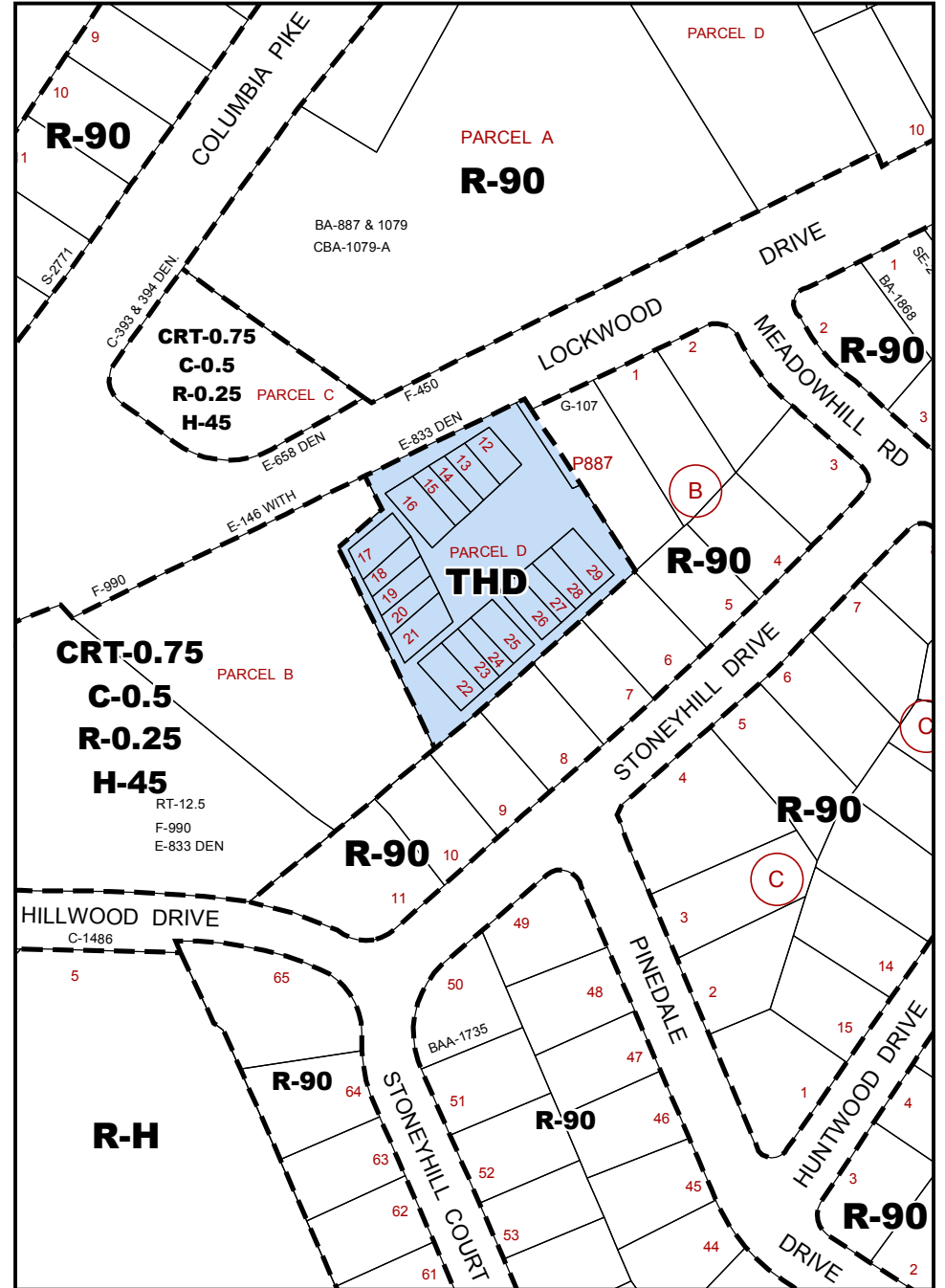
ATTACHMENT # 7 (H-107)

Existing Zoning - February, 2015



Map Grid: 214NE01

Proposed Correction



1 in = 200 ft