



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 10, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

FROM: Callum Murray, Potomac Team Leader *CM*
Community-Based Planning Division

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Approved and Adopted Potomac Subregion Master Plan

RECOMMENDATION: Request approval to file a Sectional Map Amendment for the Approved and Adopted Potomac Subregion Master Plan to implement the recommendations of the Plan.

BACKGROUND:

On March 5, 2002, the County Council, sitting as the District Council, approved the Potomac Subregion Master Plan by Resolution No. 14-1170. On April 11, 2002, the Full Commission adopted the approved Potomac Subregion Master Plan by Resolution M-NCPPC No. 02-05.

Once a master plan is approved and adopted, a Sectional Map Amendment (SMA) is filed to implement the zoning recommendations in the master plan. The Potomac Subregion Master Plan contains thirteen zoning recommendations that would be implemented through the SMA process. These are as follows:

POTOMAC

- | | | |
|----|--------------------|---------------------------------------|
| 1. | Cabin John Center | From C-1 and R-90 to RMX-2C and RT-15 |
| 2. | Fortune Parc | From R-200 and R-90 to I-3 |
| 3. | Giancola Quarry | From R-200 to R-200/TDR-8 |
| 4. | Stoneyhurst Quarry | From R-200 to RMX-1/TDR-6 |

NORTH POTOMAC

- | | | |
|----|----------------|--|
| 5. | Country Corner | From R-200 to R-200/TDR-10 |
| 6. | Rickman | From C-1, C-2, R-200, and R-200/TDR to R&D |

TRAVILAH

- | | | |
|----|-------------------|---------------------------------|
| 7. | Lower Greenbrier | From RE-2 to RNC |
| 8. | Johnson | From RE-2 and R-200/TDR to RE-2 |
| 9. | PMH, Fling, Casey | From RE-2 to RE-2C |

DARNESTOWN

- | | | |
|-----|--------------------|-----------------------------|
| 10. | Ancient Oak | From R-200 and RC to RE-1 |
| 11. | Darnestown Village | Rural Village Overlay Zone |
| 12. | Haddonfield Lane | From RE-2 and RC to RE-2 |
| 13. | High Meadow Road | From RE-2 and R-200 to RE-2 |

Several of the above properties (1, 2, 6, 8, 12, and 13) are split-zoned lots or parcels. The recommendation on the latter two (12 and 13) is to adjust split-zoning on residential lots so that zoning lines follow property lines and lots are entirely within one zone.

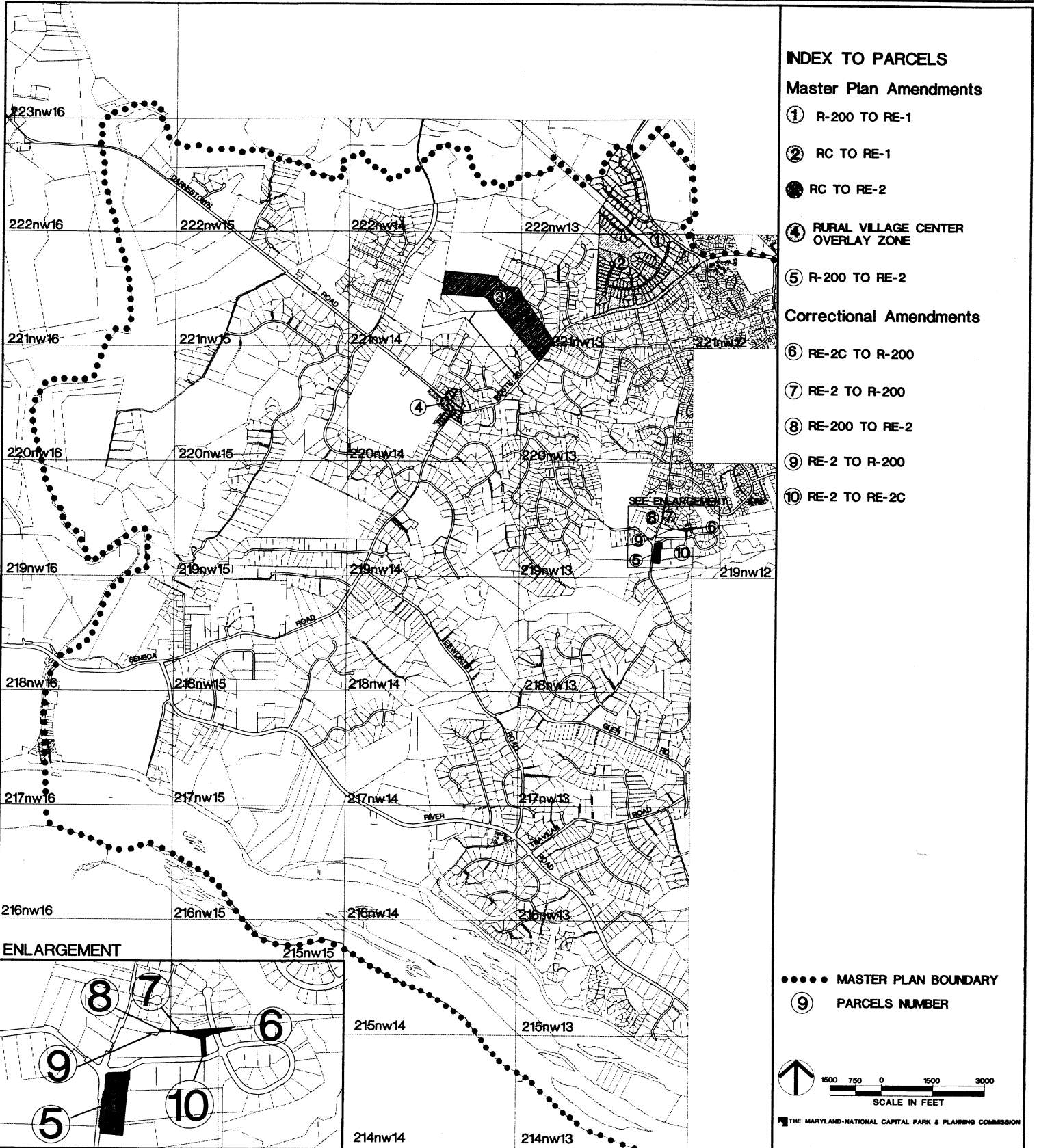
Many other examples of split-zoning of residential lots currently exist in the Potomac Subregion. The previous comprehensive SMA covering the Potomac Subregion, G-247, was adopted in 1980, with Transfer Development Rights (TDR) Zone SMAs for Cabin John, Darnestown, and Travilah (G-565, G-566, and G-567) adopted in 1987. The zoning lines in these SMAs followed property lines that predated the subdivisions and were not adjusted according to lot lines. It is recommended that this SMA also constitute a corrective SMA to adjust the zoning lines for the split-zoned lots to coincide with property lines. The attached Index to Parcels depicts the locations of all areas proposed for rezoning.

The total acreage within the boundary of the Potomac Subregion SMA is approximately 40,583 acres. Of the total, 890 acres are proposed for rezoning with the remainder, 39,693 acres, being confirmed in the existing zoning.

Currently, there are no pending zoning cases within the boundaries of the proposed Potomac Subregion Sectional Map Amendment.

CM:ha: a:\murray2\SMA2002.doc
Attachments

SECTIONAL MAP AMENDMENT FOR POTOMAC SUBREGION MASTER PLAN (BOOK I)



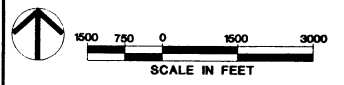
INDEX TO PARCELS Master Plan Amendments

- ① R-200 TO RE-1
- ② RC TO RE-1
- ③ RC TO RE-2
- ④ RURAL VILLAGE CENTER OVERLAY ZONE
- ⑤ R-200 TO RE-2

Correctional Amendments

- ⑥ RE-2C TO R-200
- ⑦ RE-2 TO R-200
- ⑧ RE-200 TO RE-2
- ⑨ RE-2 TO R-200
- ⑩ RE-2 TO RE-2C

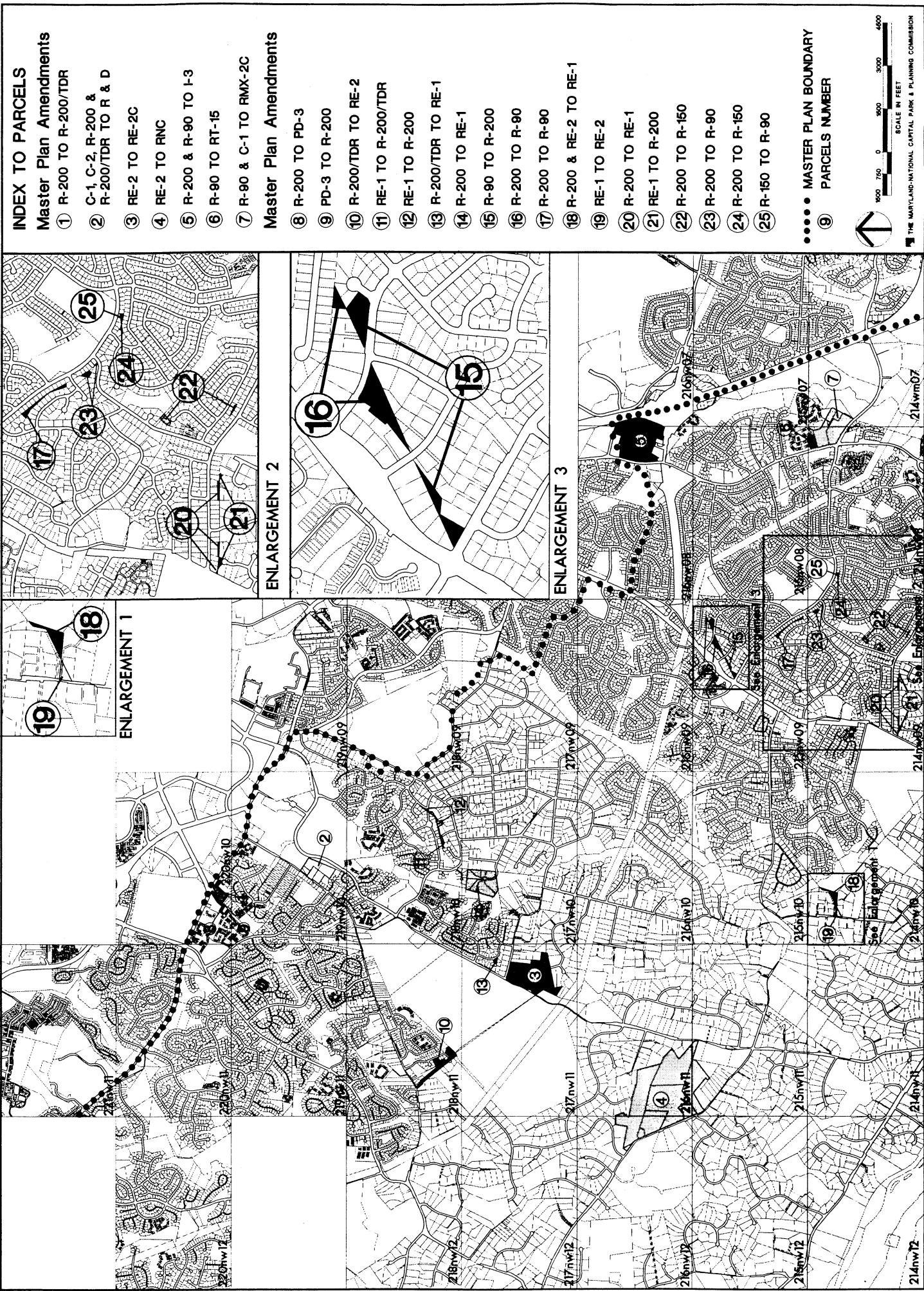
- MASTER PLAN BOUNDARY
- ⑨ PARCELS NUMBER



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

INDEX TO PARCELS

SECTIONAL MAP AMENDMENT FOR POTOMAC MASTER PLAN (BOOK II)



- INDEX TO PARCELS**
- Master Plan Amendments**
- ① R-200 TO R-200/TDR
 - ② C-1, C-2, R-200 & R-200/TDR TO R & D
 - ③ RE-2 TO RE-2C
 - ④ RE-2 TO RNC
 - ⑤ R-200 & R-90 TO I-3
 - ⑥ R-90 TO RT-15
 - ⑦ R-90 & C-1 TO RMX-2C
- Master Plan Amendments**
- ⑧ R-200 TO PD-3
 - ⑨ PD-3 TO R-200
 - ⑩ R-200/TDR TO RE-2
 - ⑪ RE-1 TO R-200/TDR
 - ⑫ RE-1 TO R-200
 - ⑬ R-200/TDR TO RE-1
 - ⑭ R-200 TO RE-1
 - ⑮ R-90 TO R-200
 - ⑯ R-200 TO R-90
 - ⑰ R-200 TO R-90
 - ⑱ R-200 & RE-2 TO RE-1
 - ⑲ RE-1 TO RE-2
 - ⑳ R-200 TO RE-1
 - ㉑ RE-1 TO R-200
 - ㉒ R-200 TO R-150
 - ㉓ R-200 TO R-90
 - ㉔ R-200 TO R-150
 - ㉕ R-150 TO R-90

- MASTER PLAN BOUNDARY
- ⑨ PARCELS NUMBER

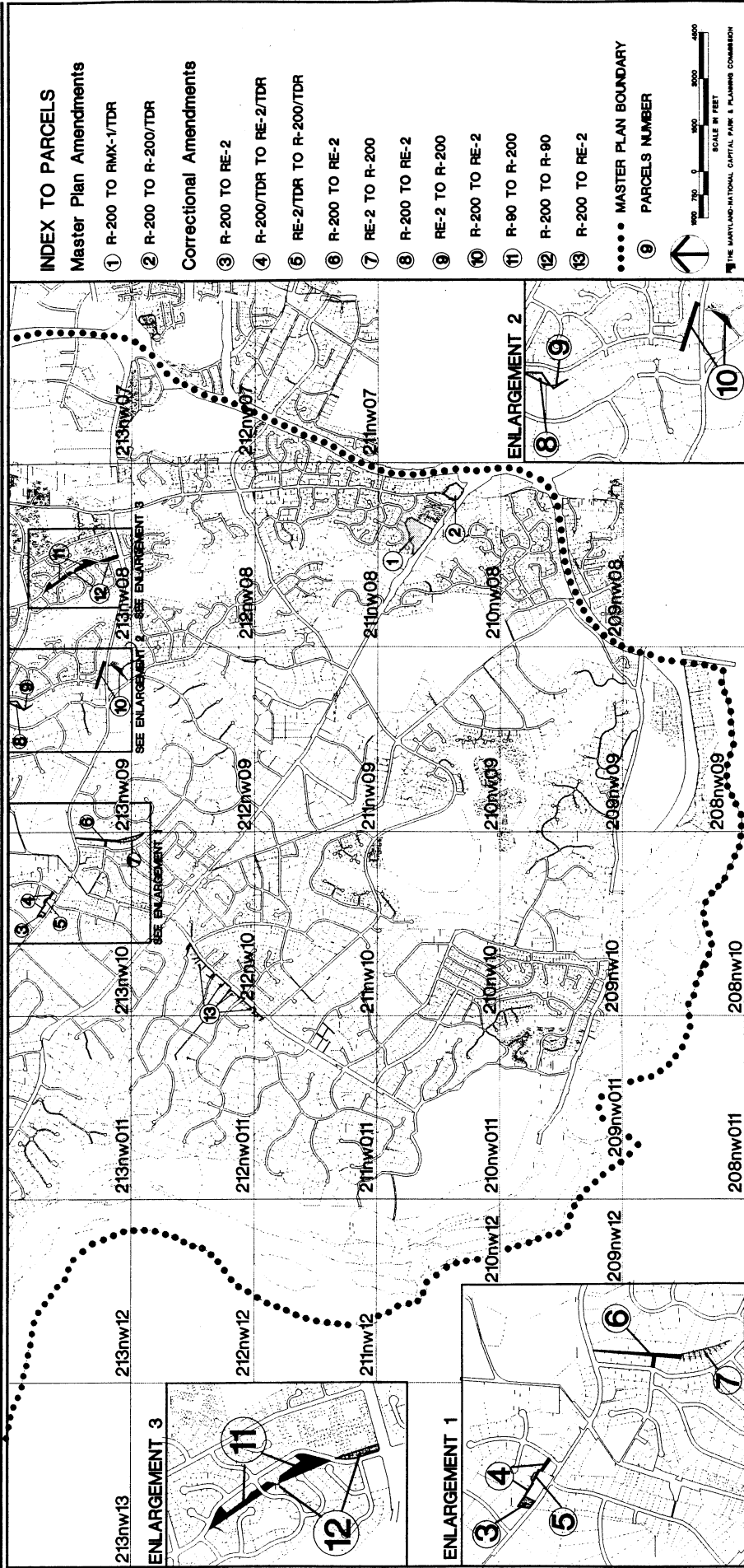
SCALE IN FEET

0 600 1200 1800 2400 3000 3600 4200 4800

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

INDEX TO PARCELS

SECTIONAL MAP AMENDMENT FOR POTOMAC SUBREGION MASTER PLAN (BOOK III)



INDEX TO PARCELS
Master Plan Amendments

- ① R-200 TO RMX-1/TDR
- ② R-200 TO R-200/TDR

Correctional Amendments

- ③ R-200 TO RE-2
- ④ R-200/TDR TO RE-2/TDR
- ⑤ RE-2/TDR TO R-200/TDR
- ⑥ R-200 TO RE-2
- ⑦ RE-2 TO R-200
- ⑧ R-200 TO RE-2
- ⑨ RE-2 TO R-200
- ⑩ R-200 TO RE-2
- ⑪ R-90 TO R-200
- ⑫ R-200 TO R-90
- ⑬ R-200 TO RE-2

- MASTER PLAN BOUNDARY
- ⑧ PARCELS NUMBER



INDEX TO PARCELS