



May 14, 2010

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief, Vision Division *GK*

FROM: Nancy Sturgeon, Planner Coordinator (301-495-1308) *NS*
North Central Transit Corridor Team, Vision Division

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Approved Great Seneca Science Corridor Master Plan

STAFF RECOMMENDATION: Approval to File a Sectional Map Amendment (SMA)
to Implement the Recommendations of the Approved
Great Seneca Science Corridor Master Plan

Purpose of a Sectional Map Amendment

There are two reasons a Sectional Map Amendment (SMA) may be filed. The first is to implement zoning changes recommended by an approved comprehensive master plan or sector plan. The second is to correct an inaccurate description of zoning lines on an adopted zoning map that are known or become apparent as the result of technical information. In either case, the SMA must contain a statement describing the rationale in support of the proposed zoning changes or adjustments and must include the total acres in the application and the total acres proposed for rezoning, reconfirmation, or adjustment.

Background

On May 4, 2010, the County Council, sitting as the District Council, approved the Great Seneca Science Corridor Master Plan by Resolution Number 16-1325. The Great Seneca Science Corridor Master Plan contains recommendations to rezone a number of properties in the Life Sciences Center. The total acreage of the Great Seneca Science Corridor Master Plan is approximately 4,360 acres. The total acreage for the Life Sciences Center portion of the Master Plan is approximately 900 acres, of which 363 acres are recommended for rezoning through the SMA process. The remaining 537 acres in the Life Sciences Center is being reconfirmed with the existing zoning. Existing zoning is also being reconfirmed for the 3,460 acres outside of the Life Sciences Center, which includes all of the enclave areas.

Attachment A is a map of the entire Great Seneca Science Corridor Master Plan area. Attachment B is a map of the Life Sciences Center portion of the Master Plan showing the parcels for which there is a recommended zoning change. There are no pending zoning cases within the boundaries of the Master Plan.

Proposed Rezoning

This SMA proposes to rezone a number of properties in the five districts that comprise the Life Sciences Center to either the Life Sciences Center (LSC) Zone or the CR Zone. In addition, two small properties are proposed to be rezoned from R-90/TDR to C-T.

Through the SMA process for the 1990 *Shady Grove Study Area Master Plan (G-725)*, two similar zones -- the LSC Zone and the R&D Zone -- were created and applied to properties in this area. Rather than continue to have two similar zones for the Life Sciences Center, the Master Plan update recommended that the LSC Zone be modified and applied to more properties, including several with R&D zoning. One uniform zone in the districts that are primarily recommended for life sciences (LSC Central and LSC Belward) will enhance development or redevelopment possibilities, provide consistent land use options and development standards, and improve design cohesiveness.

During the update of the 2010 Master Plan, a substantial revision to the LSC Zone (zoning text amendment 09-07) was prepared and was adopted by the County Council on April 27, 2010. To help implement the Plan vision of a mixed-use, transit-oriented center, the LSC Zone now allows more uses, density, and height.

The newly adopted CR Zone is recommended for several parcels in LSC West and LSC North as well as two properties in LSC South. The CR Zone allows a mix of uses and is characterized by the following components: a total floor area ratio (FAR), a commercial (C) FAR, a residential (R) FAR, and a maximum height limit (H). Each CR Zone is designed to accommodate planning and design conditions on each property as recommended in the approved Great Seneca Science Corridor Master Plan.

Table 1 indicates the areas designated for each discrete zoning change.

Zoning Adjustments

There are 27 official zoning sheets for the Great Seneca Science Corridor Master Plan SMA. Adjustments to zoning boundaries or mistakes found on any zoning sheets in this SMA that are outside the Great Seneca Science Corridor Master Plan boundaries will be corrected as part of the County-wide comprehensive map amendment.

Conclusion

Approval of this Sectional Map Amendment will contribute towards implementing the vision and recommendations of the approved 2010 Great Seneca Science Corridor Master Plan. Staff recommends approval of the request to file the Sectional Map Amendment.

- Table 1: Parcels to be Rezoned
- Attachment A: Index for the Great Seneca Science Corridor Master Plan Sectional Map Amendment
- Attachment B: Index for the Great Seneca Science Corridor Master Plan Sectional Map Amendment - Life Sciences Center Area
- Attachment C: Map of Life Sciences Center Districts

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Table 1: Parcels to be Rezoned

Area #	Existing Zoning	Proposed Zoning
<i>LSC CENTRAL DISTRICT</i>		
1	R-200	LSC
2	O-M	LSC
3	R&D	LSC
4	R&D	LSC
<i>LSC WEST DISTRICT</i>		
5	R-90/TDR	C-T
6	R-90/TDR, O-M, LSC, C-3	CR-1.0 C-0.5 R-1.0 H-150'
<i>LSC BELWARD DISTRICT</i>		
7	R&D	LSC
<i>LSC NORTH DISTRICT</i>		
8	I-3	CR-2 C-1.5 R-1.5 H-150'
9	I-3	CR-1 C-0.5 R-1.0 H-80'
10	O-M	CR-1.5 C-1.5 R-1.5 H-100'
11	C-2, O-M	CR-1.5 C-1.5 R-1.5 H-100'
<i>LSC SOUTH DISTRICT</i>		
12	C-4	CR-0.75 C-0.5 R-0.75 H-80'
13	R&D	CR-0.5 C-0.5 R-0.5 H-80'

ATTACHMENT A

SECTIONAL MAP AMENDMENT FOR THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN



PARCELS TO BE REZONED

- ① FROM R-200 TO LSC (21.92 ACRES)
- ② FROM O-M TO LSC (14.53 ACRES)
- ③ FROM R&D TO LSC (5.65 ACRES)
- ④ FROM R&D TO LSC (9.85 ACRES)
- ⑤ FROM R-90/TDR TO C-T (1.98 ACRES)
- ⑥ FROM R-90/TDR, O-M, LSC, C-3 TO CR-10 C-0.5 R-10 H-150' (83.44 ACRES)
- ⑦ FROM R&D TO LSC (155.13 ACRES)
- ⑧ FROM I-3 TO CR-2 C-1.5 R-1.5 H-150' (8.94 ACRES)
- ⑨ FROM I-3 TO CR-1 C-0.5 R-1.0 H-80' (18.35 ACRES)
- ⑩ FROM O-M TO CR-1.5 C-1.5 R-1.5 H-100' (11.89 ACRES)
- ⑪ FROM C-2, O-M TO CR-1.5 C-1.5 R-1.5 H-100' (38.98 ACRES)
- ⑫ FROM C-4 TO CR-0.75 C-0.5 R-0.75 H-80' (5.55 ACRES)
- ⑬ FROM R&D TO CR-0.5 C-0.5 R-0.5 H-80' (13.11 ACRES)

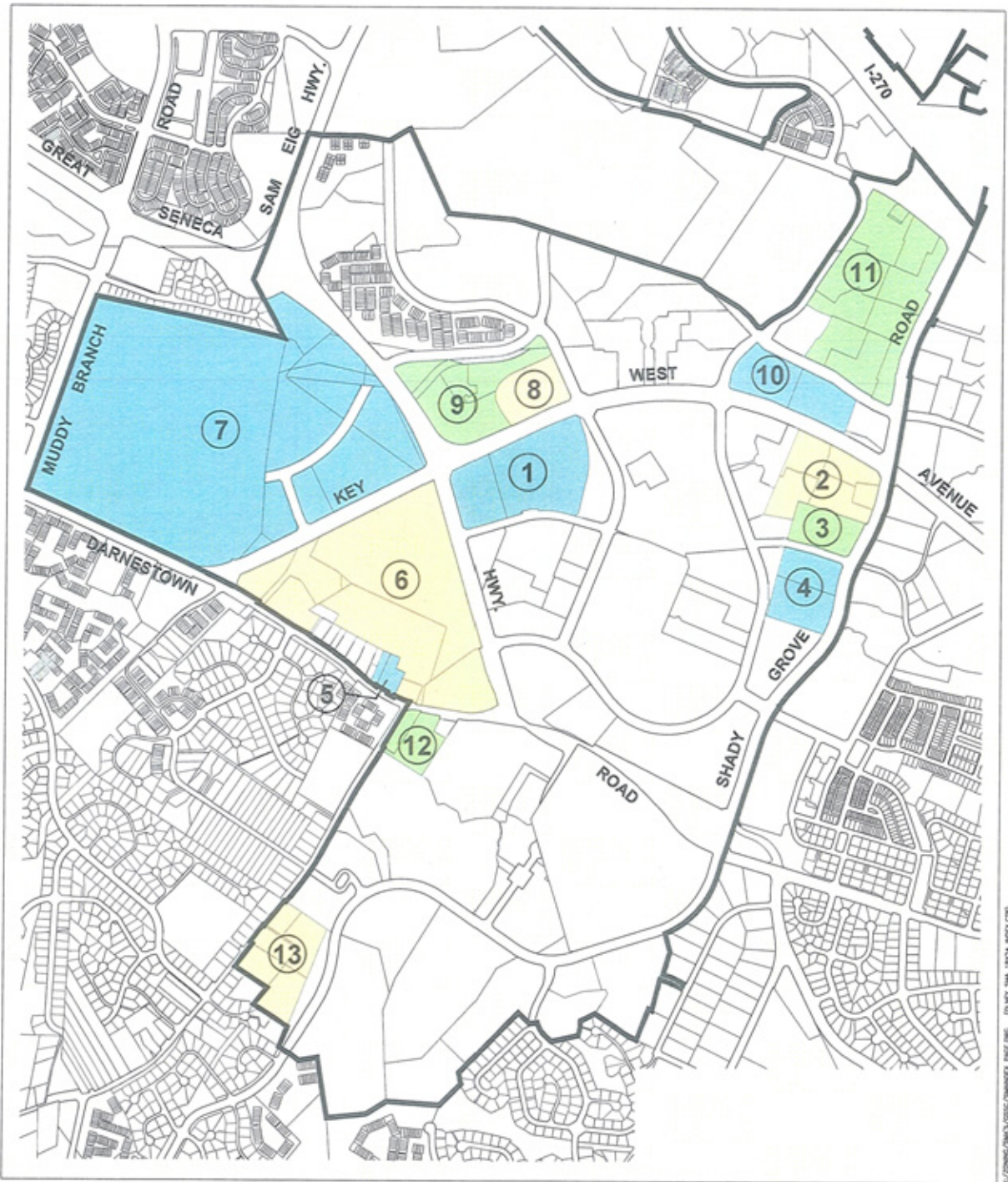
— MASTER PLAN BOUNDARY

• PARCELS TO BE REZONED TOTAL ACREAGE 363.10 ACRES



ATTACHMENT B

SECTIONAL MAP AMENDMENT FOR THE GREAT SENECA SCIENCE CORRIDOR MASTER PLAN



PARCELS TO BE REZONED

- 1 FROM R-200 TO LSC (21.92 ACRES)
- 2 FROM O-M TO LSC (14.53 ACRES)
- 3 FROM R&D TO LSC (5.65 ACRES)
- 4 FROM R&D TO LSC (9.85 ACRES)
- 5 FROM R-90/TDR TO C-T (1.98 ACRES)
- 6 FROM R-90/TDR, O-M, LSC, C-3 TO CR-10 C-0.5 R-10 H-150' (63.44 ACRES)

- 7 FROM R&D TO LSC (155.13 ACRES)
- 8 FROM I-3 TO CR-2 C-1.5 R-1.5 H-150' (8.94 ACRES)
- 9 FROM I-3 TO CR-1 C-0.5 R-1.0 H-80' (16.35 ACRES)
- 10 FROM O-M TO CR-1.5 C-1.5 R-1.5 H-100' (11.69 ACRES)
- 11 FROM C-2, O-M TO CR-1.5 C-1.5 R-1.5 H-100' (36.96 ACRES)
- 12 FROM C-4 TO CR-0.75 C-0.5 R-0.75 H-80' (5.55 ACRES)
- 13 FROM R&D TO CR-0.5 C-0.5 R-0.5 H-80' (13.11 ACRES)

— MASTER PLAN BOUNDARY
 • PARCELS TO BE REZONED
 TOTAL ACREAGE 363.10 ACRES



ATTACHMENT C

LSC: Districts

