



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 15, 2004

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Khalid Afzal, Team Leader *KA*
Community-Based Planning Division

FROM: Frederick Vernon Boyd, Community Planner (301/495-4654) *FVB*
Community-Based Planning Division

SUBJECT: Upper Rock Creek Area Master Plan Sectional Map Amendment

RECOMMENDATION: Approval to file a Sectional Map Amendment to implement recommendations of the Approved and Adopted Upper Rock Creek Area Master Plan

BACKGROUND

The District Council approved the Upper Rock Creek Area Master Plan on February 24, 2004, by Resolution 15-519. The Maryland-National Capital Park and Planning Commission adopted the approved plan on April 21, 2004, by Resolution 04-06.

After the approval and adoption of a master plan, a Sectional Map Amendment (SMA) is filed to put the master plan's zoning recommendations into place. The Upper Rock Creek Area Master Plan recommends zoning reclassifications for five properties in the master plan area. Because several of the properties are now in two zones, this Sectional Map Amendment proposes a total of nine reclassifications to implement master plan recommendations.

This Sectional Map Amendment also proposes to adjust zoning boundaries in nine cases to place lots entirely in a single zone. Lines in the previous SMA done in Upper Rock Creek, G-516, in many areas followed property lines that predated subdivision of the property. For some of these subdivisions, zoning boundaries that clearly split individual properties are shown on record plats; for others no such clear delineation is shown. Where record plats show zoning boundaries splitting properties, the split zones have been left in place. Where no clear delineation is shown, this SMA proposes to adjust the zoning line so that properties are in a single zone, which conforms to the practice of recording a single zone for each property.

The acreage in the Upper Rock Creek Area Master Plan totals about 11,167 acres. Of this total, approximately 337 acres are included in the proposed amendment to the Shady Grove Sector Plan and are therefore not included in this Sectional Map Amendment. This SMA therefore includes about 10,830 acres. This Sectional Map Amendment proposes to reclassify approximately 904 acres; the remaining 9,926 acres are proposed to reconfirm their existing zones.

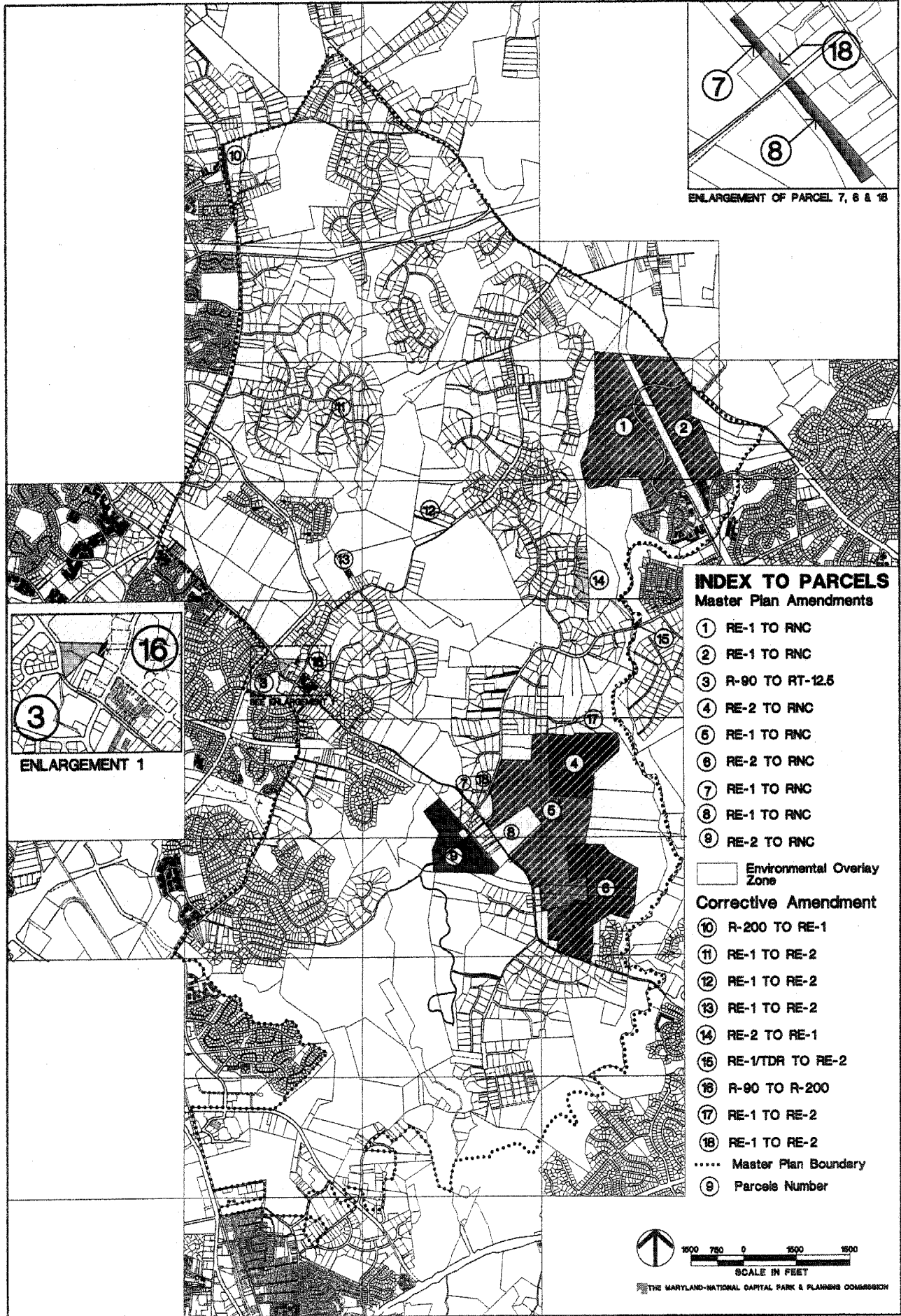
There are no pending zoning cases within the boundaries of the proposed Upper Rock Creek Area Sectional Map Amendment.

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Attachments

List of Parcels

<i>SMA Parcel Designation</i>	<i>Size in Square Feet</i>	<i>Existing Zone</i>	<i>Proposed Zone</i>
Master Plan Amendments			
Parcel 1	9,372,370	RE-1	RNC
Parcel 2	4,939,970	RE-1	RNC
Parcel 3	135,036	R-90	RT-12.5
Parcel 4	3,841,992	RE-2	RNC
Parcel 5	10,432,088	RE-1	RNC
Parcel 6	6,197,173	RE-2	RNC
Parcel 7	27,007	RE-1	RNC
Parcel 8	80,586	RE-1	RNC
Parcel 9	3,145,032	RE-2	RNC
Total	38,171,254 (876 acres)		
Corrective Amendments			
Parcel 10	198,619	R-200	RE-1
Parcel 11	161,383	RE-1	RE-2
Parcel 12	35,125	RE-1	RE-2
Parcel 13	50,094	RE-1	RE-2
Parcel 14	703,714	RE-2	RE-1
Parcel 15	2,178	RE-1/TDR	RE-2
Parcel 16	15,298	R-90	R-200
Parcel 17	47,758	RE-1	RE-2
Parcel 18	21,367	RE-1	RE-2
TOTAL	1,235,536 (28 acres)		

SECTIONAL MAP AMENDMENT FOR UPPER ROCK CREEK AREA MASTER PLAN



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