



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 12
02/19/09

February 5, 2009

MEMORANDUM

TO: Montgomery County Planning Board

FROM: John A. Carter, Chief *JAC*
Urban Design and Preservation Division

Kristin O'Connor, Senior Planner *KO*
Vision Division (301) 495-2172

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Twinbrook Sector Plan

RECOMMENDATION

Approval to file a Sectional Map Amendment (SMA) for the *Approved and Adopted Twinbrook Sector Plan*.

DISCUSSION

The Twinbrook SMA has been prepared using the computerized property maps and this SMA will contain the following series of sheets: (1) the current hand-drawn zoning sheet, (2) the new computer-generated zoning on a transparent sheet, and (3) the proposed zoning as on a transparent sheet.

The total area in the Twinbrook SMA is approximately 150 acres. Of that, approximately 68 acres are being rezoned, and 82 acres are being reconfirmed.

To implement the *Twinbrook Sector Plan*, this SMA records the following rezonings (see attached map):

- Approximately three acres from R-90 to TMX-2
- Approximately nine acres from R-200 to TMX-2
- Approximately 36 acres from I-1 to TMX-2 to allow for biotech uses and flexible zoning to allow for residential, retail, and office
- Approximately 12 acres from I-4 to TMX-2 to allow for transit uses within ¼ mile from the Metro station
- Approximately five acres of O-M to TMX-2
- Approximately three acres of C-O to TMX-2

Currently, there are no zoning cases within the boundary of the proposed Twinbrook Sectional Map Amendment area.

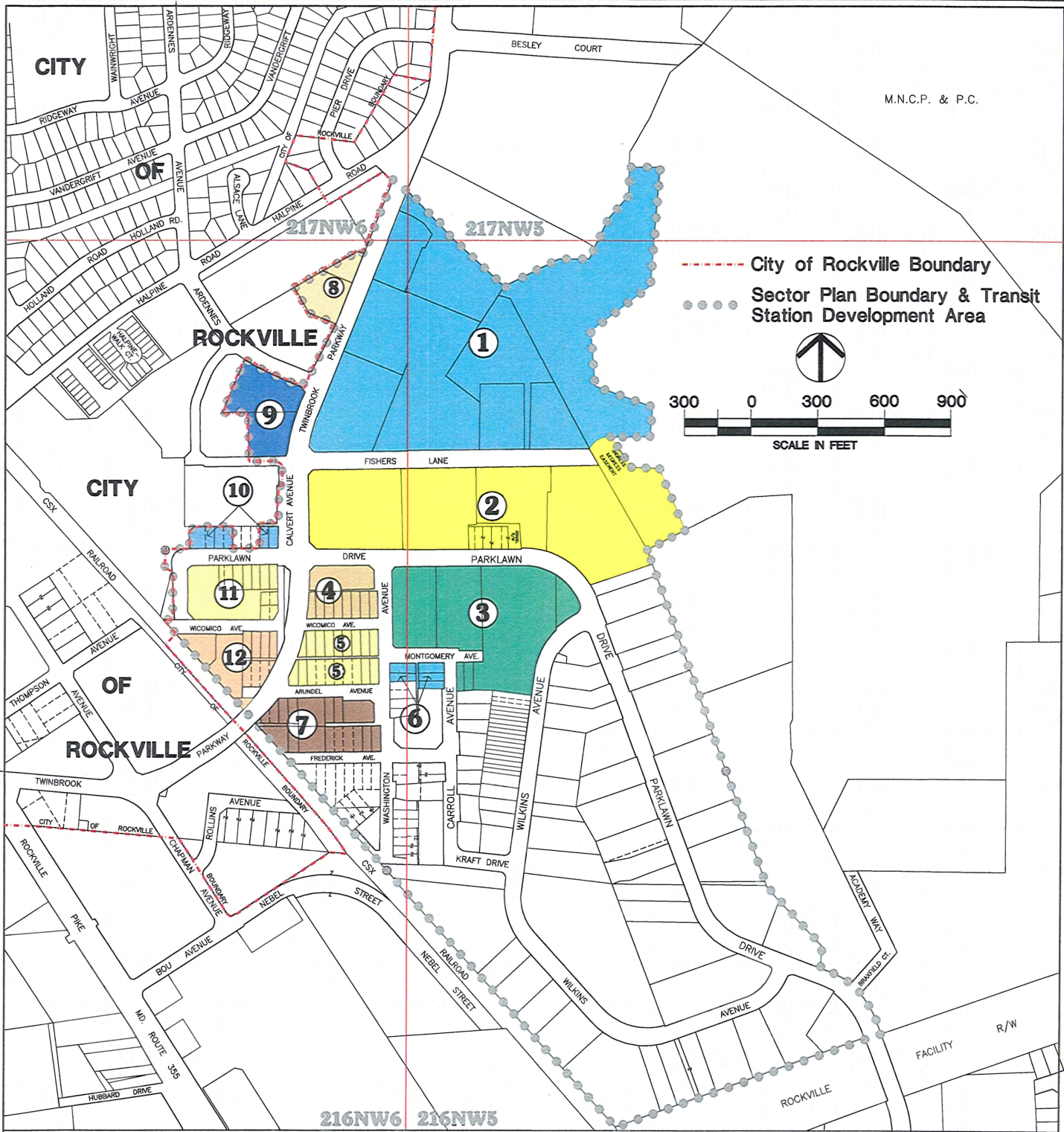
CONCLUSION

Approval of the Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the *Approved and Adopted Twinbrook Sector Plan*. Staff recommends approval of the Twinbrook Sectional Map Amendment.

Attachments: Index to Parcels

M:\Twinbrook\SMA Memo to Planning Board


TWINBROOK SECTOR PLAN SECTIONAL MAP AMENDMENT



M.N.C.P. & P.C.

--- City of Rockville Boundary

..... Sector Plan Boundary & Transit Station Development Area



300 0 300 600 900

SCALE IN FEET

PARCELS INDEX

① C-O, I-1 & R-200 TO TMX-2	⑥ I-4 TO TMX-2	⑪ O-M TO TMX-2
② I-1, R-90 & R-200 TO TMX-2	⑦ I-4 & R-90 TO TMX-2	⑫ R-90, I-1 & O-M TO TMX-2
③ I-1 & I-4 TO TMX-2	⑧ O-M TO TMX-2	
④ I-4 & R-90 TO TMX-2	⑨ I-4 TO TMX-2	
⑤ I-4 & R-90 TO TMX-2	⑩ R-90 TO TMX-2	

INDEX TO PARCELS