



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

**MCPB**  
**Item #**  
**5/7/09**

April 24, 2009

**MEMORANDUM**

**TO:** Montgomery County Planning Board

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

Khalid Afzal, Team Leader, East Transit Corridor Team *KA*  
 Vision Division

**FROM:** Kristin O'Connor, Senior Planner, East Transit Corridor Team (301) 495-2172  
 Vision Division *KA for KO*

**SUBJECT:** Application to File a Sectional Map Amendment to Implement the Limited Amendment to the *Approved and Adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity*

**RECOMMENDATION:** Approval to file a Sectional Map Amendment (SMA) for a Limited Amendment to the 1990 *Approved and Adopted Sector Plan for the Wheaton Central Business District and Vicinity*.

**DISCUSSION**

The SMA for the December 2008 *Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity* will contain: 1) the current zoning sheets; and 2) the proposed zoning on a transparent sheet. The Limited Amendment SMA covers approximately 7.6 acres. Of that, approximately 7.45 acres are being rezoned, and .013 acres are being reconfirmed under the current zone.

To implement the *Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*, this SMA records the following rezonings (see Attachment 1 – Index to Parcels map):

Property	Size	Existing Zoning	Proposed Zoning
Lots 5,6 and Parcel C	3.65 acres	C-O	CBD-1.0
Lot 8	0.13 acres	C-O	C-O
Parcel 920 (WMATA)	3.8 acres	R-90/TDR	CBD-0.5

Currently, there is one pending zoning case within the boundary of the proposed Limited Amendment and SMA: a rezoning application (G-845) for PD-88 Zone on Lots 5, 6, and Parcel C. In a letter sent to the Hearing Examiner, the applicant's attorney confirmed that the case will be withdrawn upon the approval of this SMA.

## CONCLUSION

Approval of the Sectional Map Amendment will help implement the goals, objectives, policies, and recommendations of the *Approved and Adopted Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity*. Staff recommends that the Planning Board authorize the SMA to be filed.

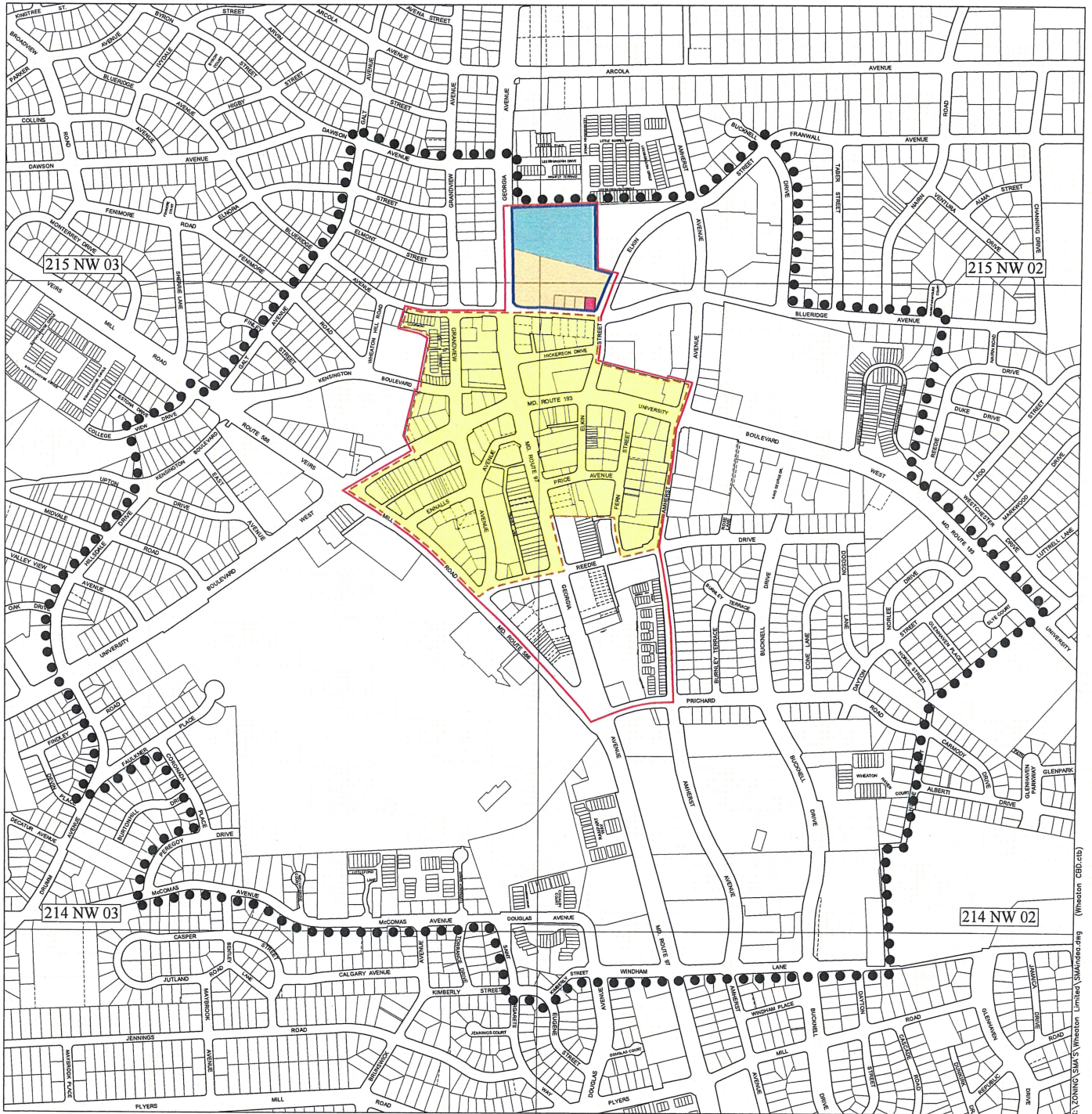
**KO:ha:** G:\OCONNOR\SMA\Final SMA MEMO to Planning Board for Wheaton CBD.doc

Attachment:

1. Index to Parcels map

# ATTACHMENT 1

## VICINITY MAP FOR WHEATON CBD LIMITED AMENDMENT S.M.A. AREA INDEX



### LEGEND

- |       |                                      |  |                                    |
|-------|--------------------------------------|--|------------------------------------|
| ● ● ● | SECTOR PLAN BOUNDARY                 |  | FROM R-80/TDR TO CBD-0.5 3.8 ACRES |
|       | C.B.D. BOUNDARY                      |  | FROM C-O TO CBD-1 3.85 ACRES       |
|       | WHEATON LIMITED S.M.A. AREA BOUNDARY |  | C-O TO BE RETAINED 0.13 ACRES      |
|       | WHEATON OVERLAY ZONE BOUNDARY        |  | TOTAL ACREAGE 7.45 ACRES           |



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