



Request to File the Grosvenor-Strathmore Metro Area Minor Master Plan Sectional Map Amendment (H-127)



Maren Hill, Senior Planner, maren.hill@montgomeryplanning.org, 301.650.5613



Nancy Sturgeon, Master Planner Supervisor, Master Plan Team, Area 2 Division,
Nancy.Sturgeon@montgomeryplanning.org, 301.495.1308



Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301.495.4653

Completed: 1/17/18

Staff Recommendation

Recommend approval of the Request to File and recommend approval of the Sectional Map Amendment (SMA) for the *Grosvenor-Strathmore Metro Area Minor Master Plan*.

Summary

Request to File Sectional Map Amendment H-127, with Technical Staff Report, to implement the recommendations of the approved and adopted 2018 *Grosvenor-Strathmore Metro Area Minor Master Plan*.

Background

The *Grosvenor-Strathmore Metro Area Minor Master Plan* encompasses approximately 117 acres in North Bethesda, on the Metrorail Red Line just north of Interstate 495 and east of Rockville Pike. The Minor Master Plan area is bounded by Rock Creek Park to the south, MD 355 (Rockville Pike) to the west, the Town of Garrett Park to the north, and low density residential areas and Holy Cross Academy to the east.

The *Grosvenor-Strathmore Metro Area Minor Master Plan* being implemented by this SMA amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; the 1992 *North Bethesda-Garrett Park Master Plan*, as amended; the *Master Plan of Bikeways*, as amended; and the *Master Plan of Highways and Transitways*, as amended.

The *Grosvenor-Strathmore Metro Area Minor Master Plan* was approved by the Montgomery County Council on December 5, 2017, by Resolution Number 18-978. On January 11, 2018, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 18-001, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission. On January 17, 2018, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 18-02.

Recommended Rezoning

This SMA will implement the *Grosvenor-Strathmore Metro Area Minor Master Plan's* zoning recommendations. The Plan promotes mixed-use redevelopment for the Grosvenor-Strathmore Metro Station parcel with high density residential and limited commercial development opportunities. The SMA proposes zoning changes, or reclassification, for approximately 57 acres, and reconfirms existing zoning for approximately 60 acres. There are no pending local map amendment applications in the Plan area. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must run to the center of the adjacent right-of-way.

Contents of the Sectional Map Amendment

The SMA application includes four map indices indicating the boundaries of the *Grosvenor-Strathmore Metro Area Minor Master Plan* (see Attachment 1). Planning staff will prepare a digital map that will be available at mcatlas.org/sma/grosvenor.

Conclusion

Staff recommends approval of the Request to File and recommends approval of SMA H-127, which will implement the zoning recommendations in the approved and adopted *Grosvenor-Strathmore Metro Area Minor Master Plan*.

Attachment 1: Proposed Zoning Reclassifications with Index Maps for Changes

SECTIONAL MAP AMENDMENT H-127

for the

GROSVENOR STRATHMORE MINOR MASTER PLAN AMENDMENT



CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

12/22/17

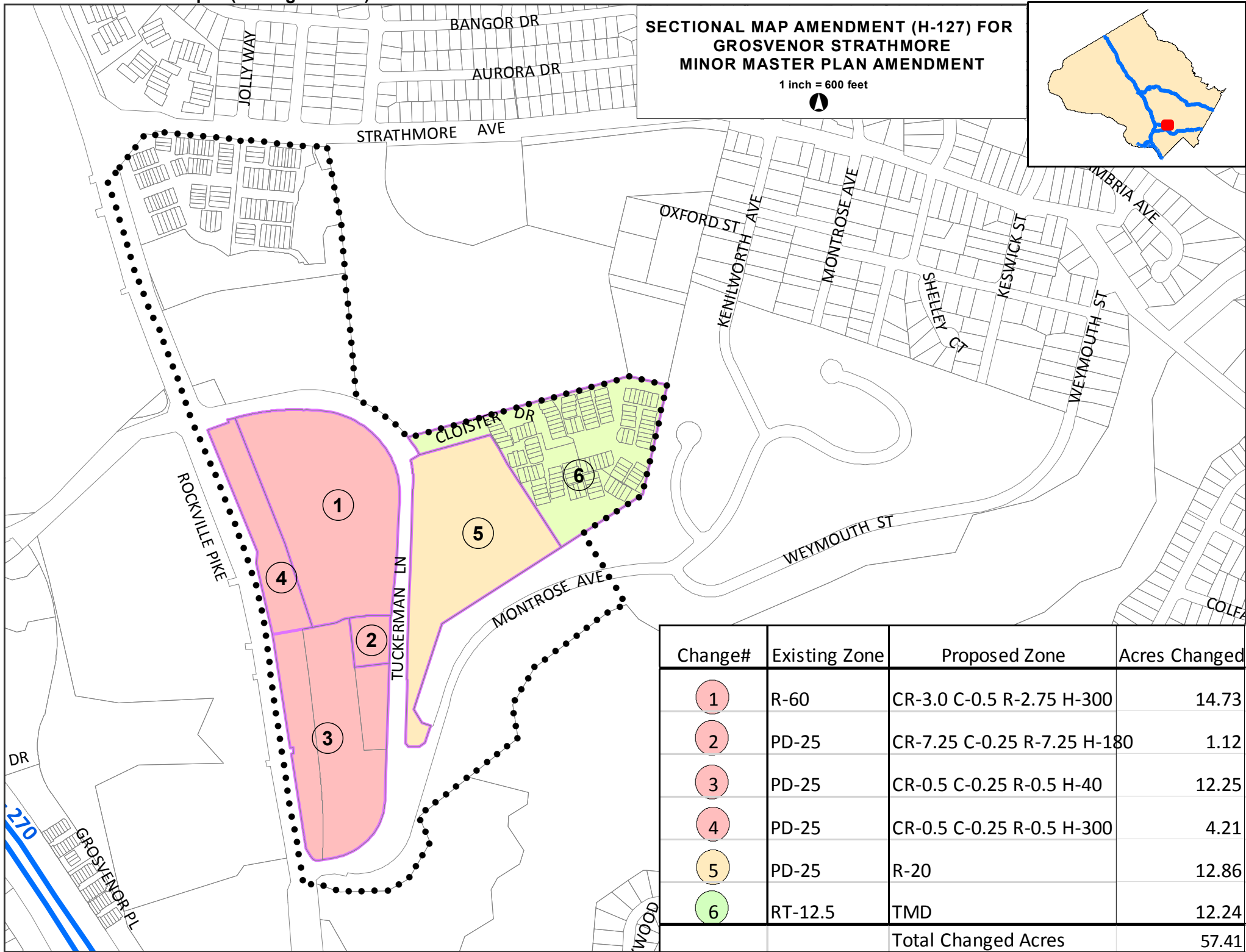
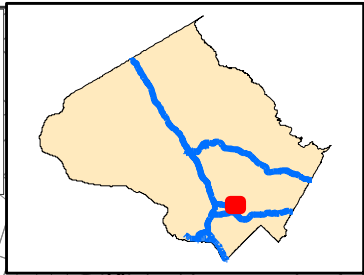
Date

Carrie Sanders

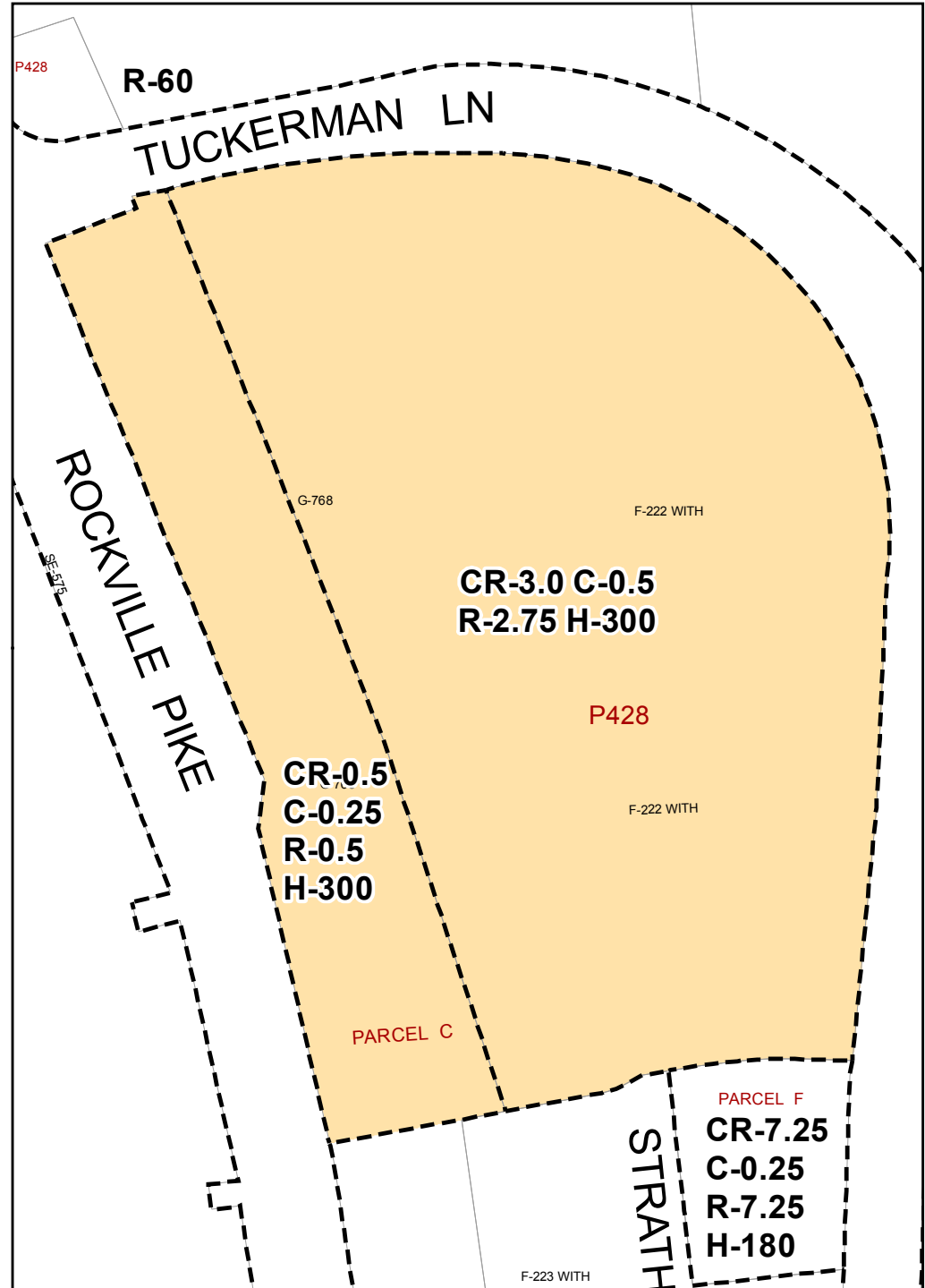
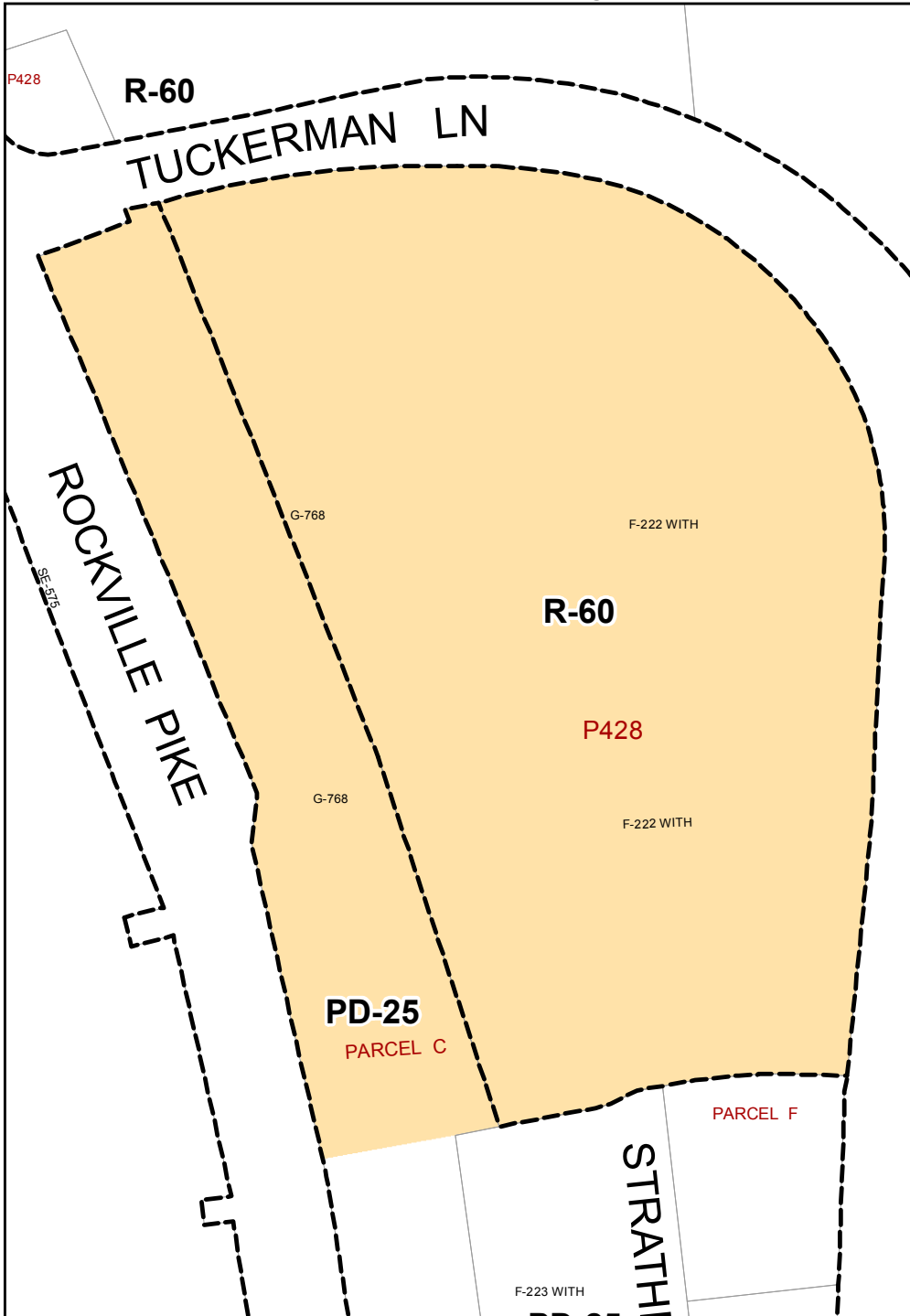
Carrie Sanders
Division Chief
Area 2 Division

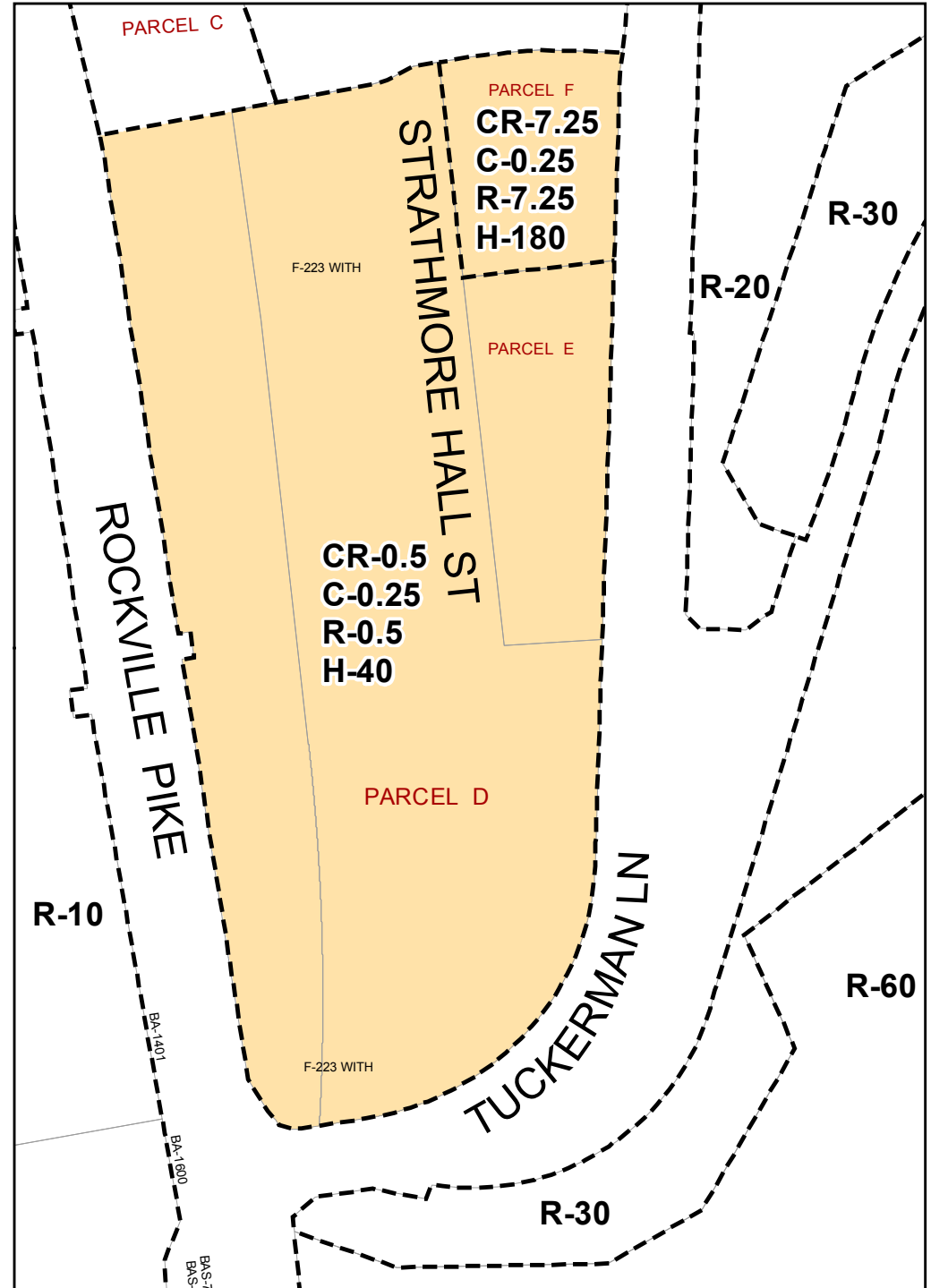
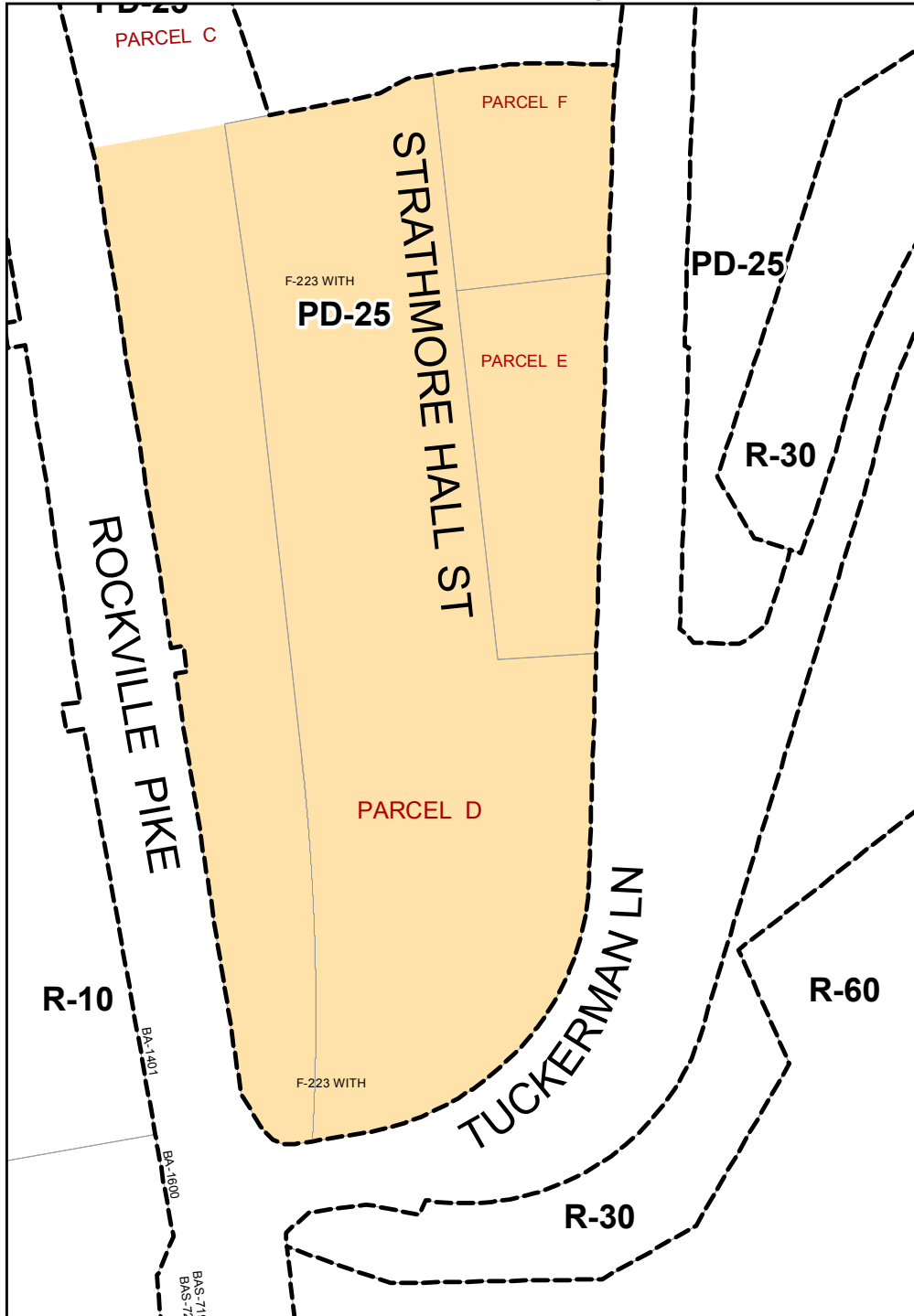
**SECTIONAL MAP AMENDMENT (H-127) FOR
GROSVENOR STRATHMORE
MINOR MASTER PLAN AMENDMENT**

1 inch = 600 feet



Change#	Existing Zone	Proposed Zone	Acres Changed
1	R-60	CR-3.0 C-0.5 R-2.75 H-300	14.73
2	PD-25	CR-7.25 C-0.25 R-7.25 H-180	1.12
3	PD-25	CR-0.5 C-0.25 R-0.5 H-40	12.25
4	PD-25	CR-0.5 C-0.25 R-0.5 H-300	4.21
5	PD-25	R-20	12.86
6	RT-12.5	TMD	12.24
Total Changed Acres			57.41





Attachment 1 - Map 5
Existing Zoning

Changes 5, 6

Proposed Zoning

