



Request to File and Approve the Rock Spring Sector Plan Sectional Map Amendment (H-126)



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Completed: 1/17/18

Staff Recommendation

Recommend approval of the Request to File and recommend approval of the Sectional Map Amendment (SMA) for the *Rock Spring Sector Plan*.

Summary

Request to File Sectional Map Amendment H-126, with Technical Staff Report, to implement the recommendations of the approved and adopted 2017 *Rock Spring Sector Plan*.

Background

The *Rock Spring Sector Plan* encompasses approximately 535 acres in North Bethesda, near the nexus of Interstates 495 and 270. The Sector Plan area is bounded by I-270 to the north, Old Georgetown Road to the east, Democracy Boulevard to the south, and Westlake Drive to the west.

The *Rock Spring Sector 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 *Rock Spring Sector Plan* was approved by the Montgomery County Council on November 14, 2017, by Resolution Number 18-964. On December 14, 2017, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 17-121, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission. On December 20, 2017, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 17-38.

Recommended Rezoning

This SMA will implement the *Rock Spring Sector Plan's* zoning recommendations. The Plan promotes mixed-use redevelopment for properties along the central spine, which links the three clusters in the Plan area from east to west along Rock Spring Drive, Fernwood Drive, and Westlake Terrace. The SMA proposes zoning changes, or reclassification, for approximately 245 acres, and reconfirms existing zoning for approximately 290 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

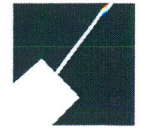
The SMA application includes eight map indices indicating the boundaries of the *Rock Spring Sector Plan* (see Attachment 1). Planning staff will prepare a digital map that will be available at mcatlas.org/sma/rockspring.

Conclusion

Staff recommends approval of the Request to File and recommends approval of SMA H-126, which will implement the zoning recommendations in the approved and adopted *Rock Spring Sector Plan*.

Attachment 1: Proposed Zoning Reclassifications with Index Maps for Changes

SECTIONAL MAP AMENDMENT H-126
for the
ROCK SPRING MASTER PLAN



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.

1/2/18

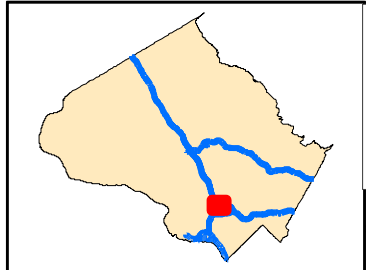
Date

Carrie Sanders

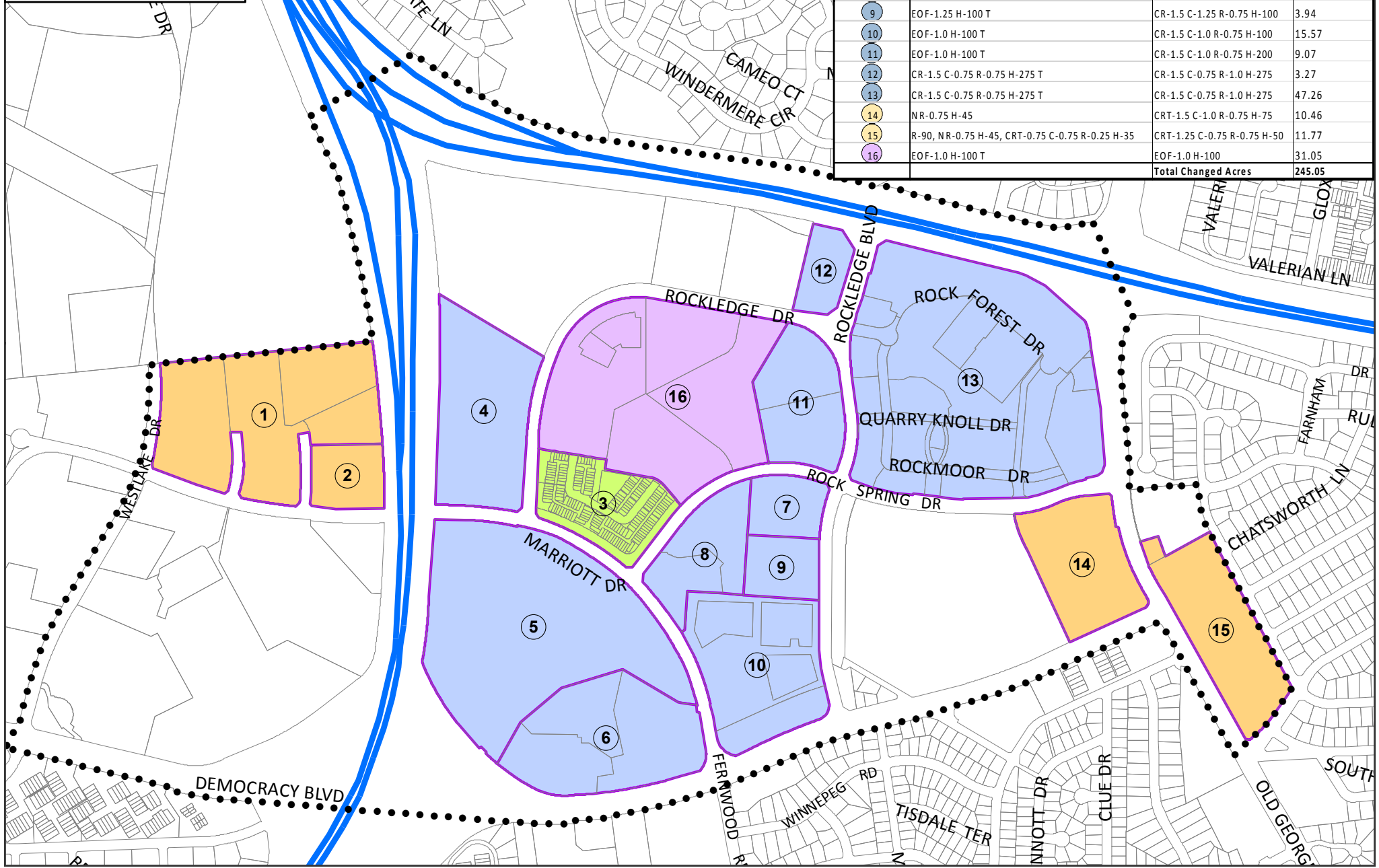
Carrie Sanders
Division Chief
Area 2 Division

SECTIONAL MAP AMENDMENT (H-126) FOR
ROCK SPRING MASTER PLAN

1 inch = 800 feet



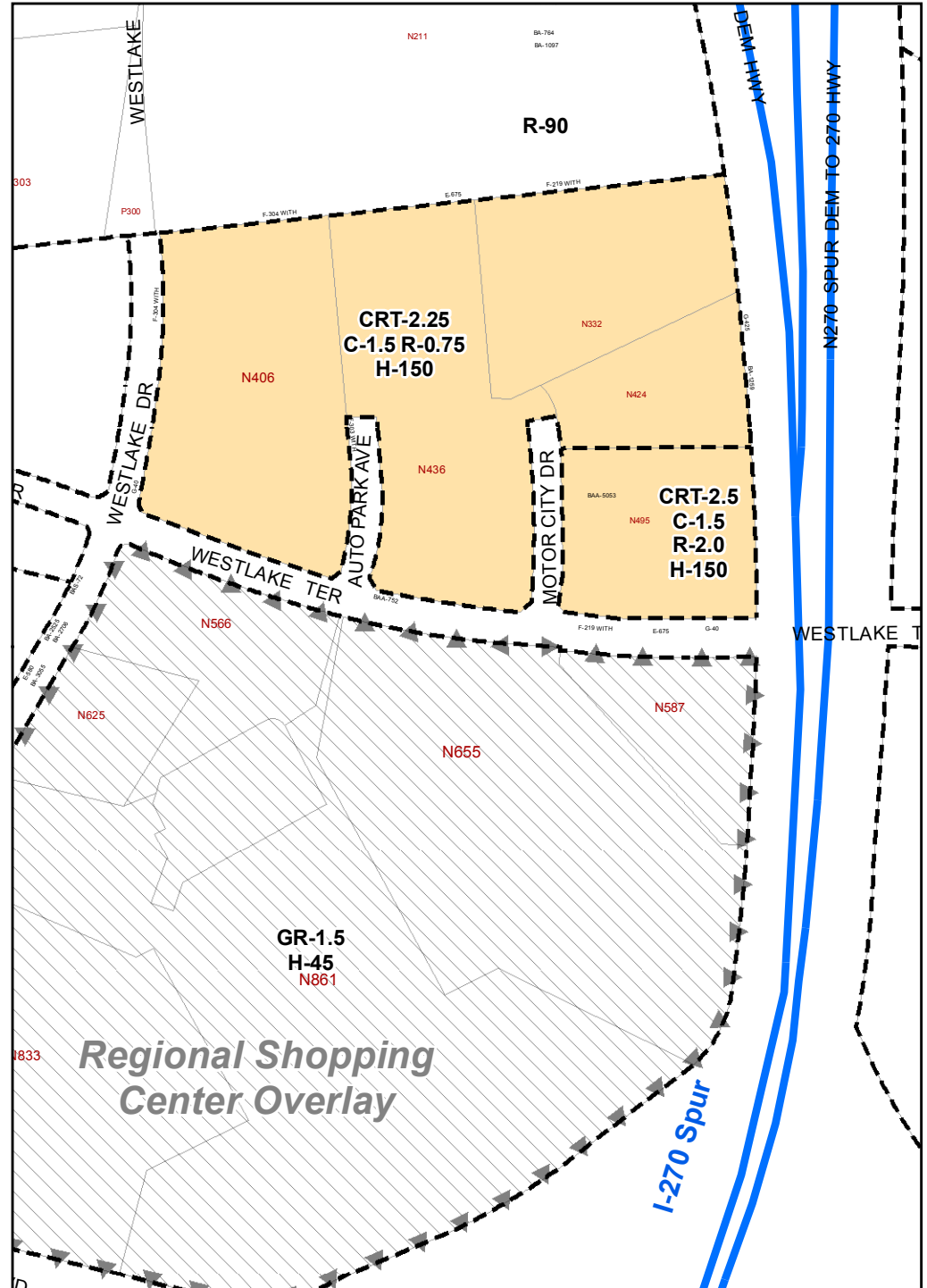
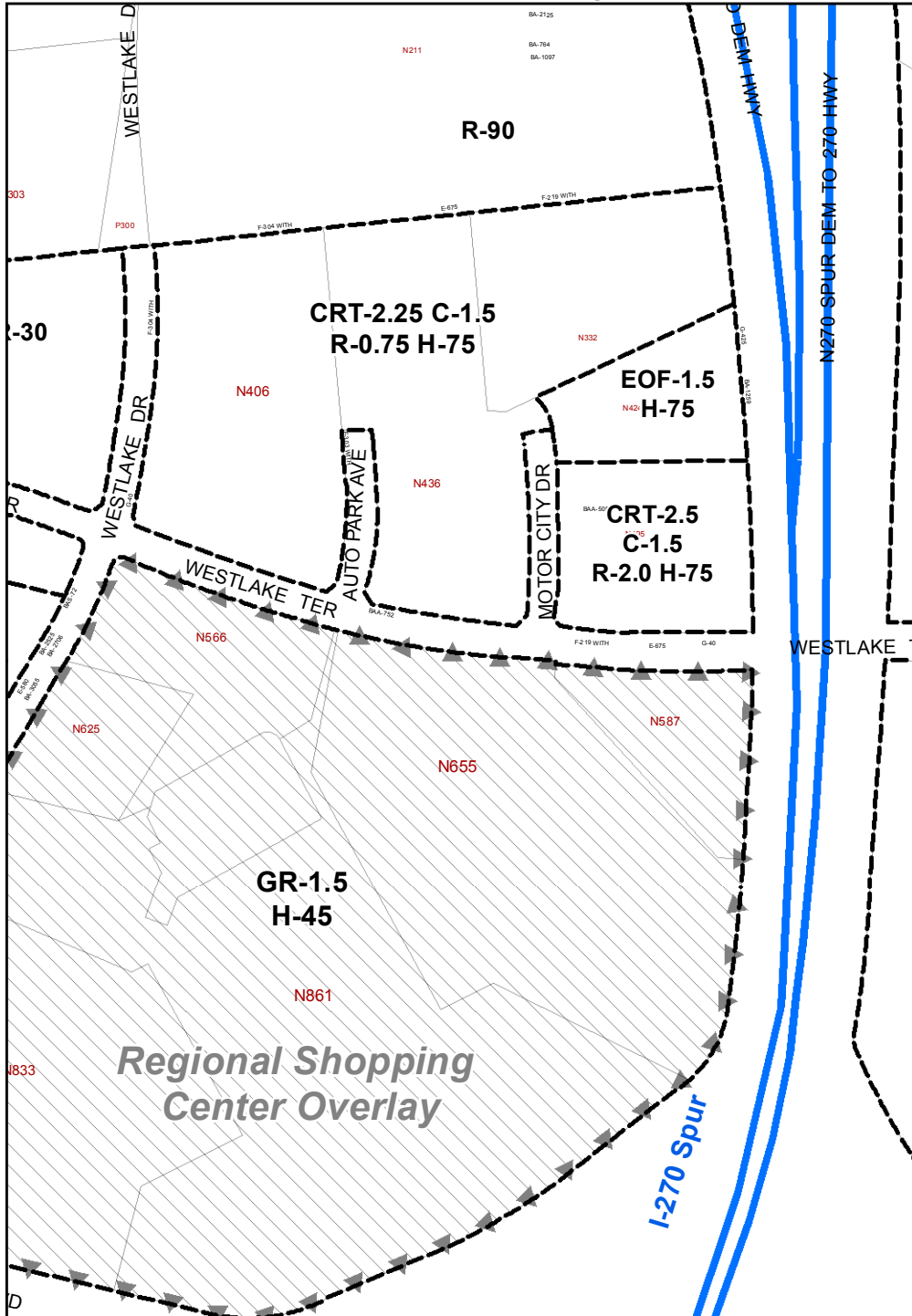
Change#	Existing Zoning	Proposed Zoning	Acres Changed
1	CRT-2.25 C-1.5 R-0.75 H-75, EOF-1.5 H-75	CRT-2.25 C-1.5 R-0.75 H-150	23.15
2	CRT-2.5 C-1.5 R-2.0 H-75	CRT-2.5 C-1.5 R-2.0 H-150	4.09
3	EOF-1.0 H-100 T	THD	9.05
4	EOF-1.25 H-150	CR-1.5 C-1.25 R-0.75 H-200	14.93
5	EOF-0.75 H-100 T	CR-1.5 C-0.75 R-0.75 H-150	33.68
6	EOF-1.0 H-110 T	CR-1.5 C-1.0 R-0.75 H-150	16.18
7	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-100	3.93
8	EOF-1.5 H-100 T	CR-1.5 C-1.5 R-0.75 H-100	7.65
9	EOF-1.25 H-100 T	CR-1.5 C-1.25 R-0.75 H-100	3.94
10	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-100	15.57
11	EOF-1.0 H-100 T	CR-1.5 C-1.0 R-0.75 H-200	9.07
12	CR-1.5 C-0.75 R-0.75 H-275 T	CR-1.5 C-0.75 R-1.0 H-275	3.27
13	CR-1.5 C-0.75 R-0.75 H-275 T	CR-1.5 C-0.75 R-1.0 H-275	47.26
14	NR-0.75 H-45	CRT-1.5 C-1.0 R-0.75 H-75	10.46
15	R-90, NR-0.75 H-45, CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-0.75 H-50	11.77
16	EOF-1.0 H-100 T	EOF-1.0 H-100	31.05
Total Changed Acres			245.05

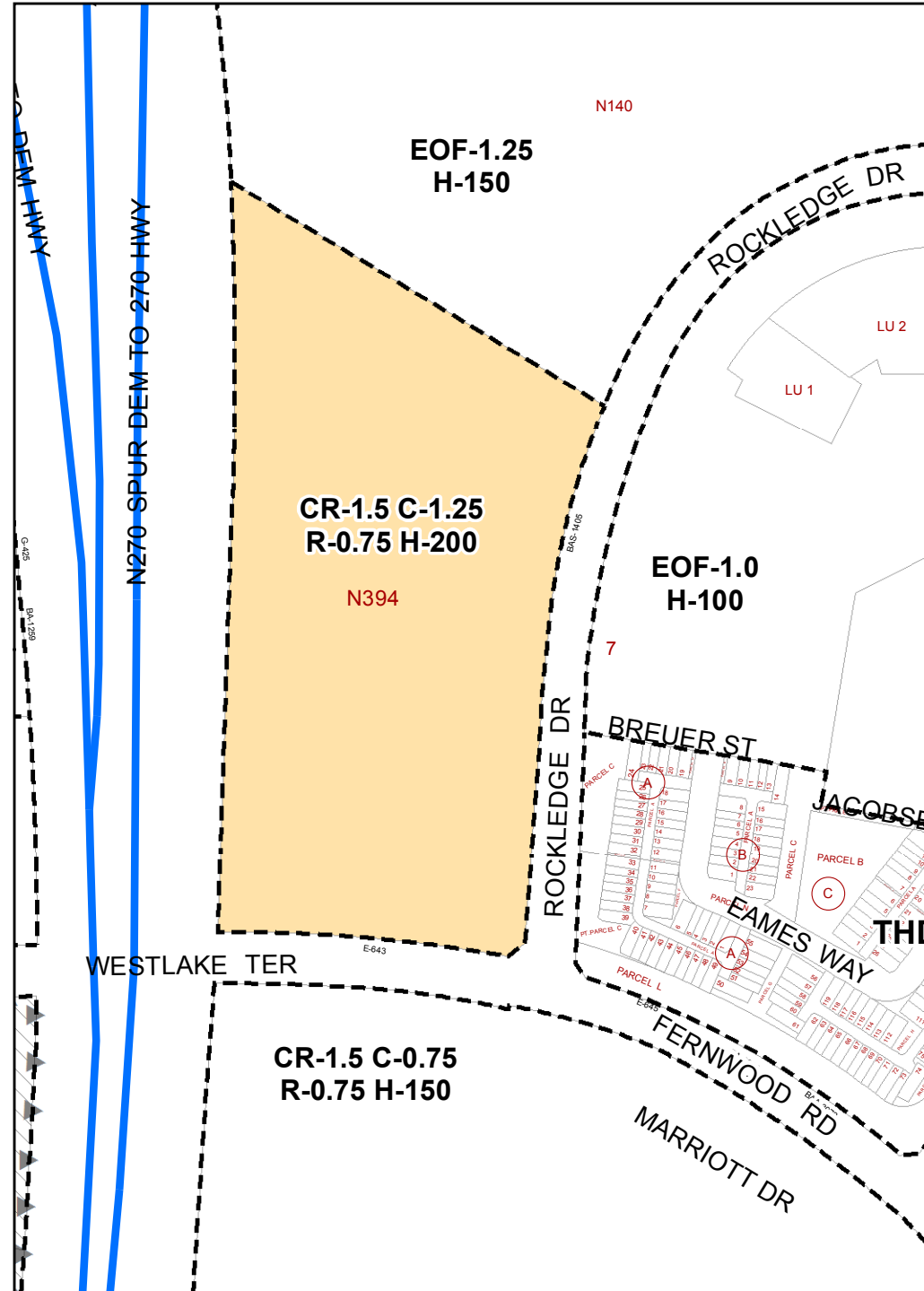
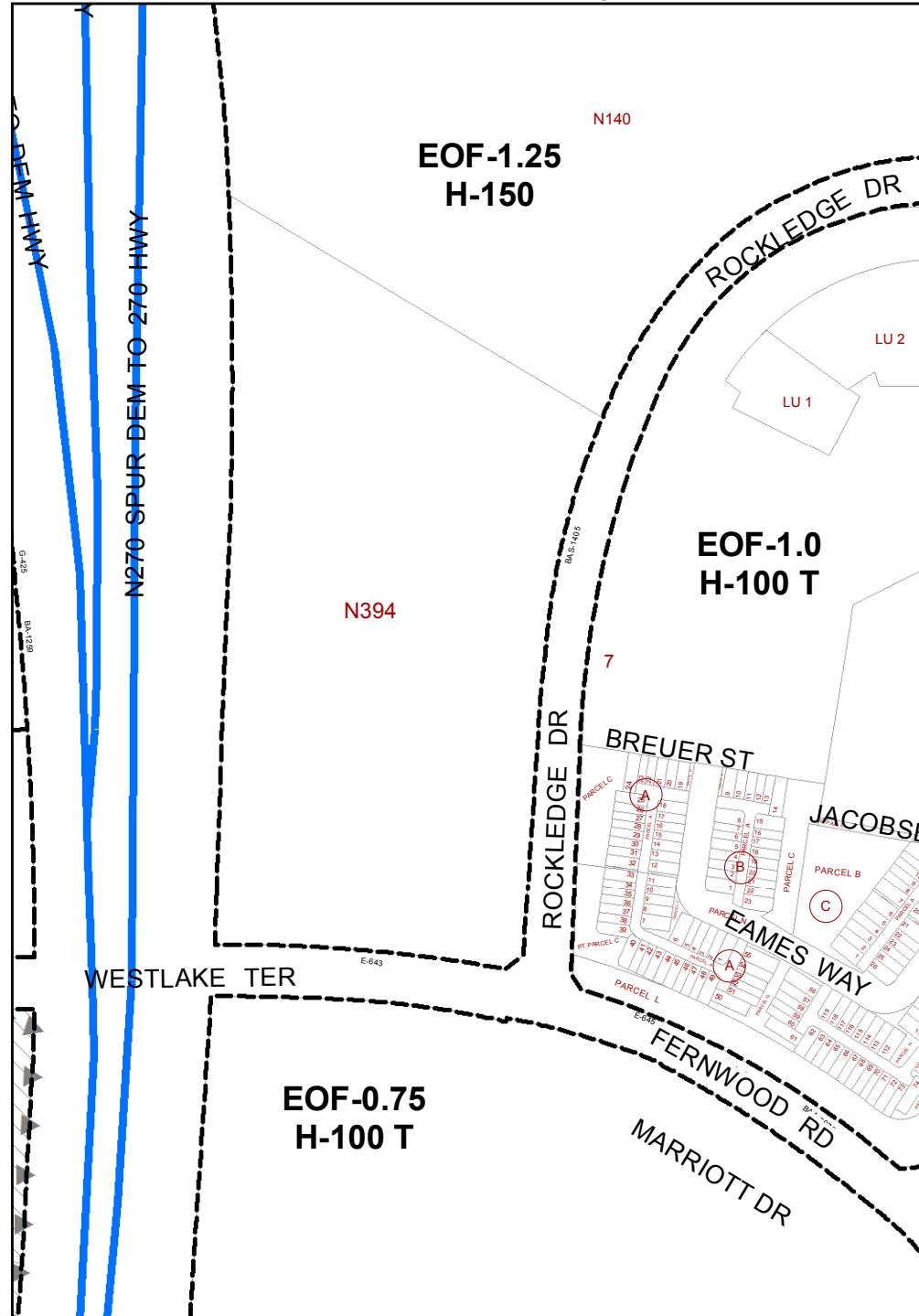


Attachment 1 - Map 3
Existing Zoning

Changes 1, 2

Proposed Zoning

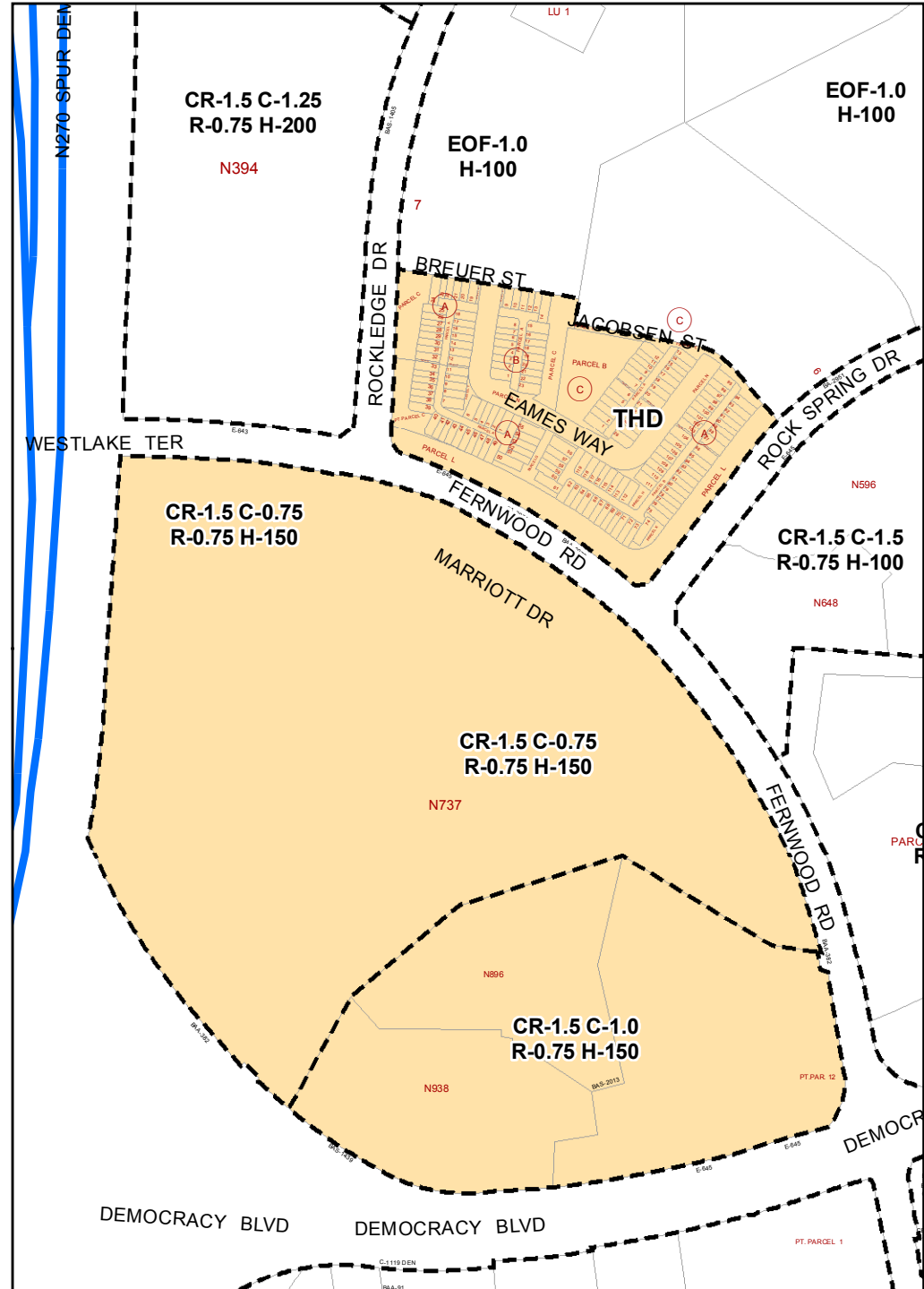
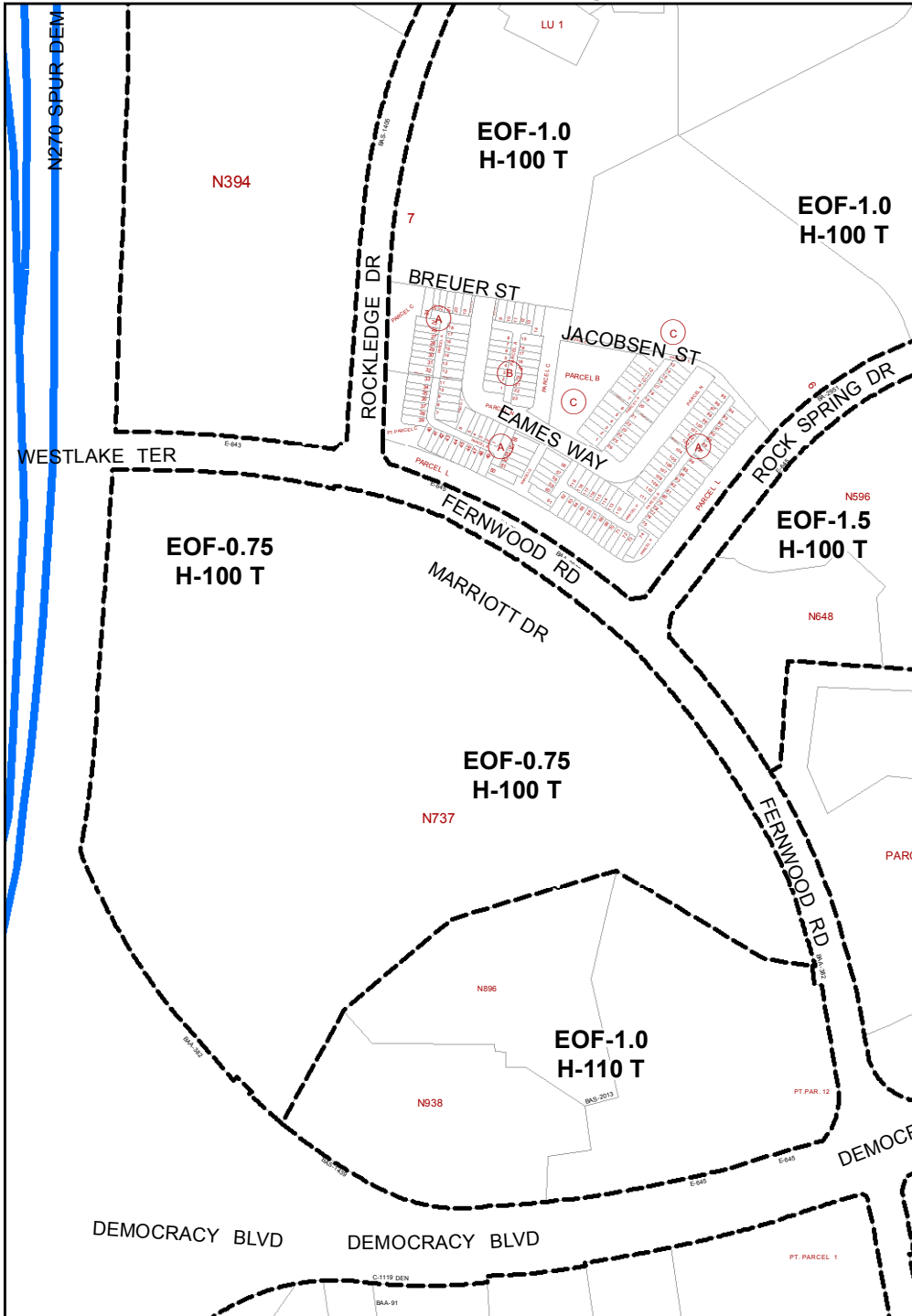




Attachment 1 - Map 5
Existing Zoning

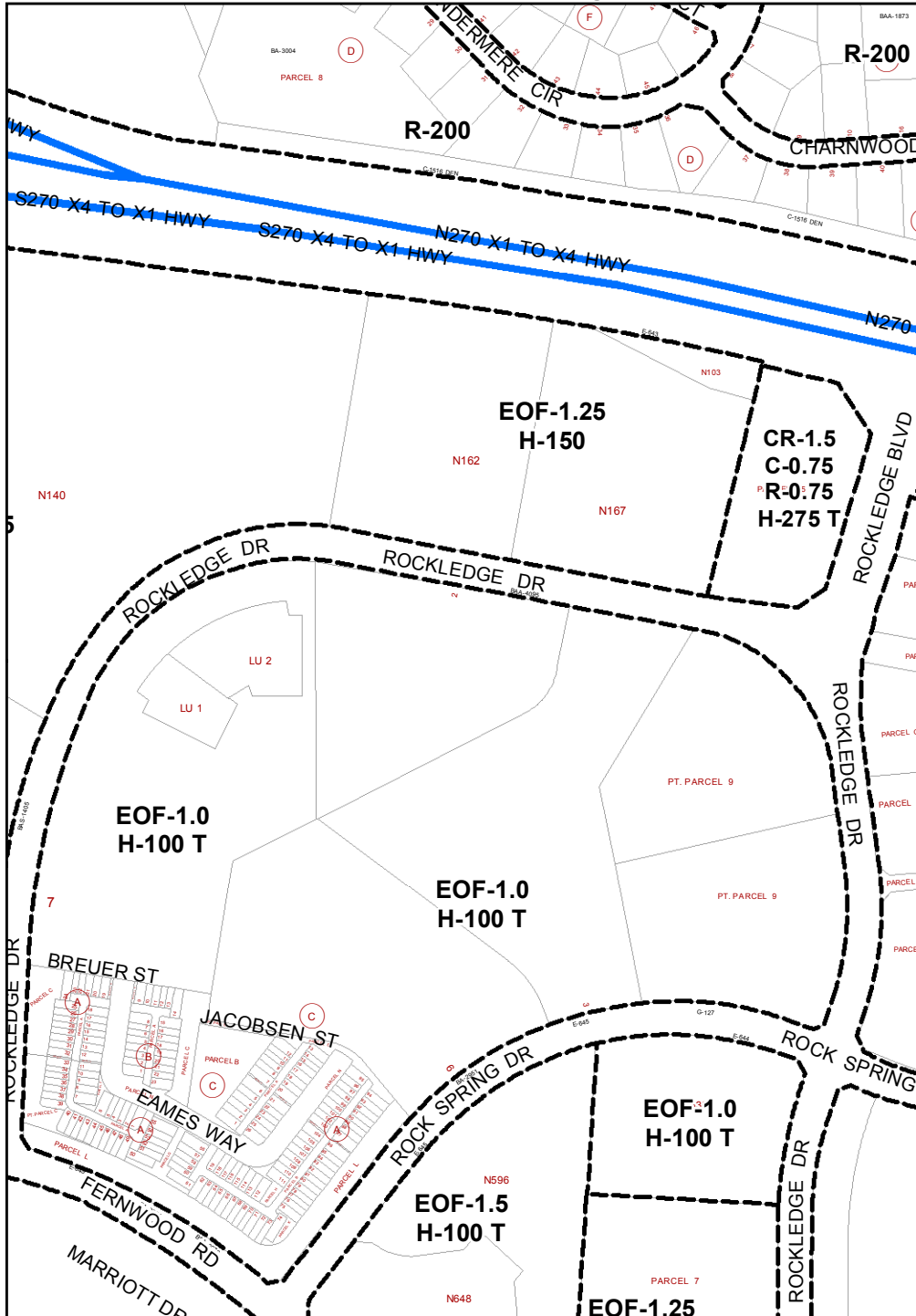
Changes: 3, 5, 6

Proposed Zoning

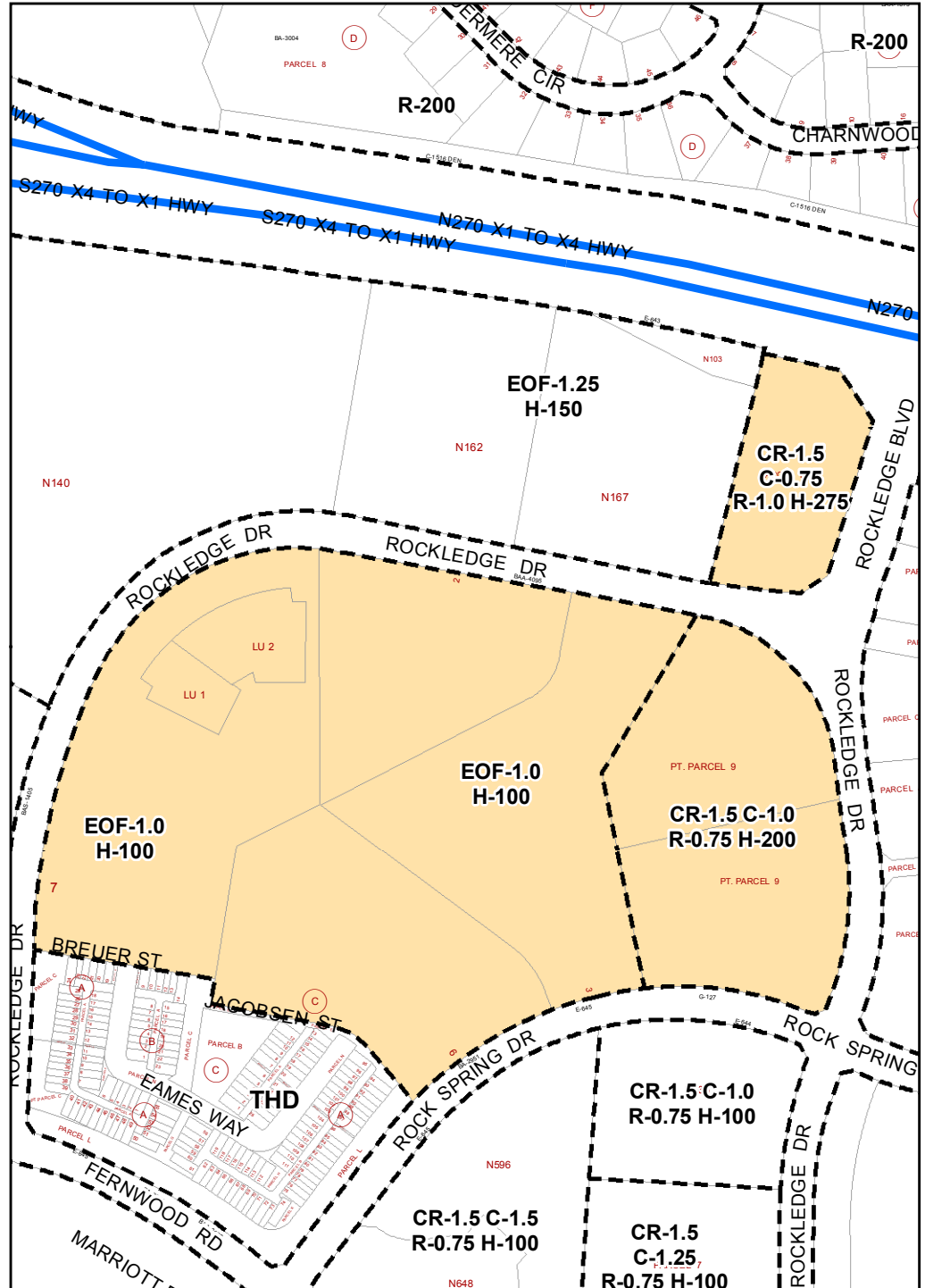


Attachment 1 - Map 6
Existing Zoning

Changes: 11, 12, 16



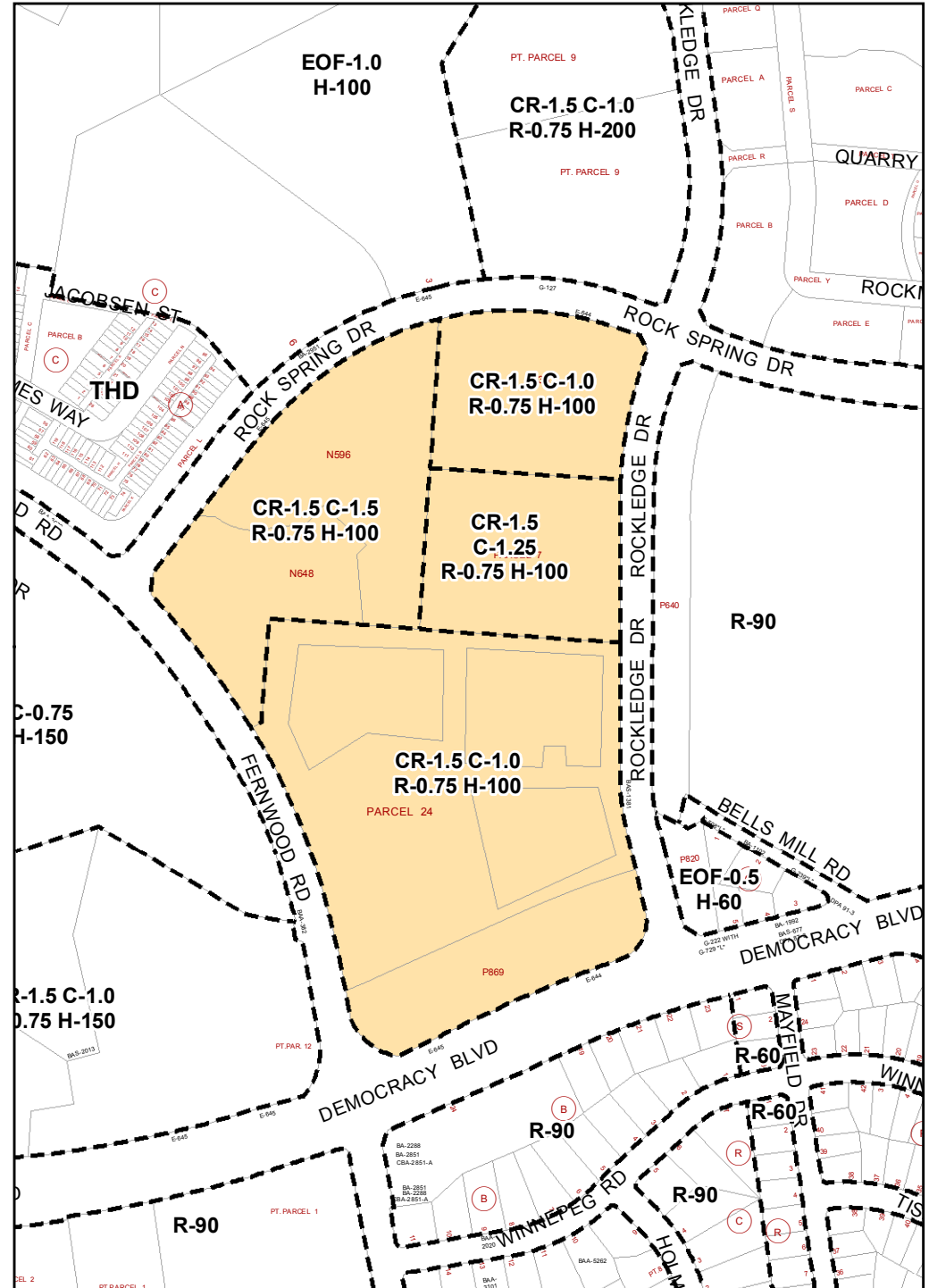
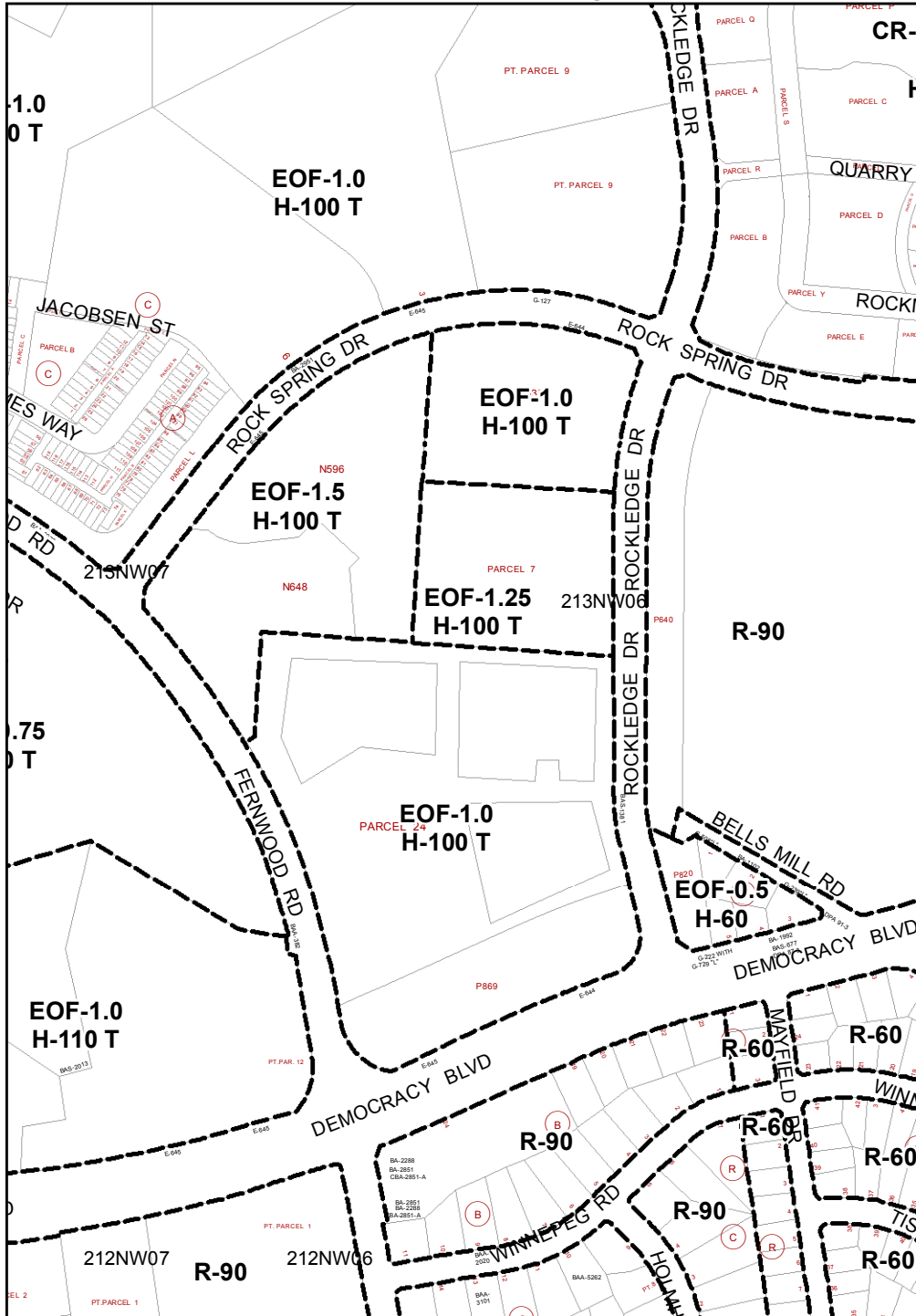
Proposed Zoning



Attachment 1 - Map 7
Existing Zoning

Changes: 7, 8, 9, 10

Proposed Zoning



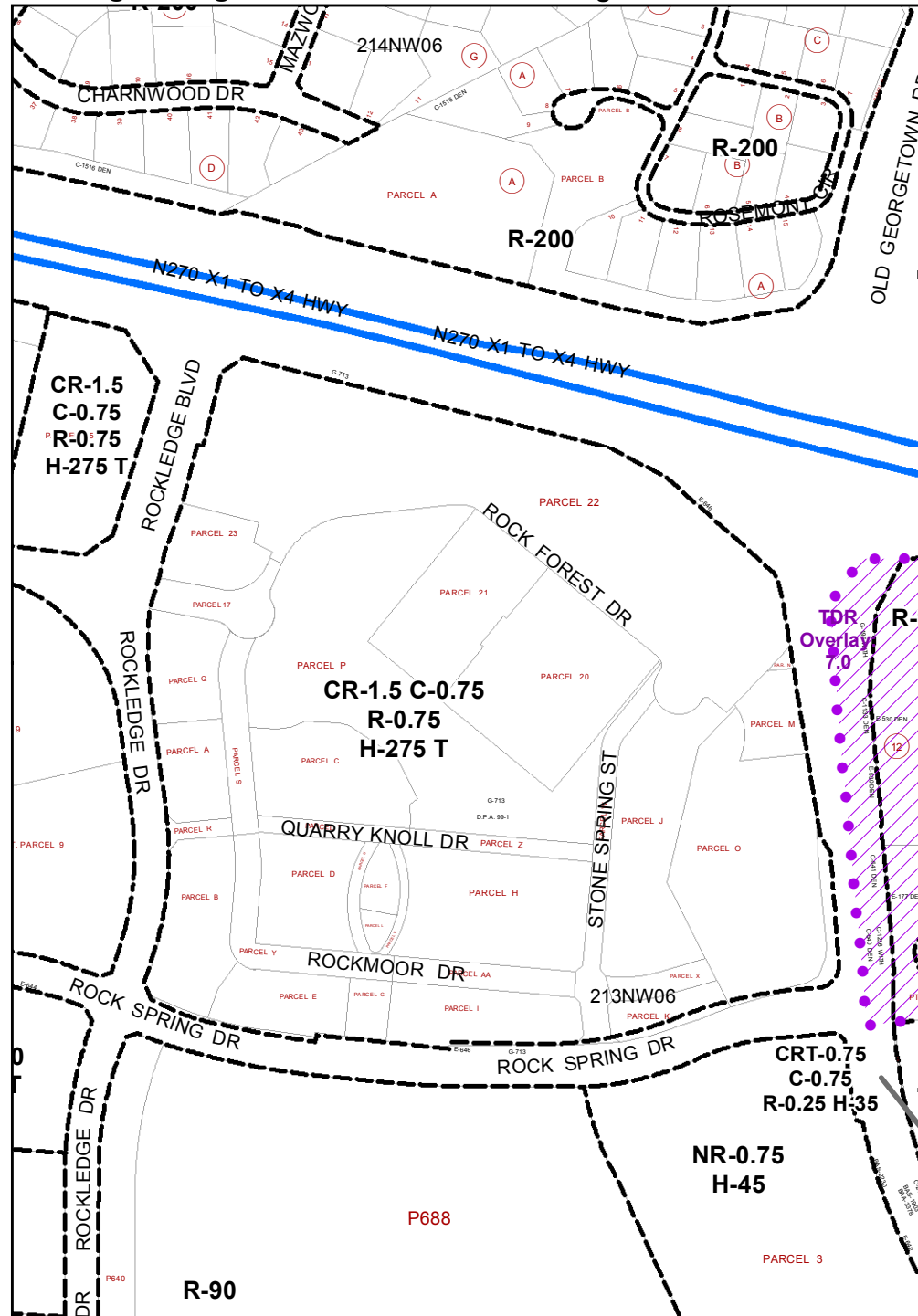
Map Grid: 213NW07, 213NW06

1 in = 400 ft

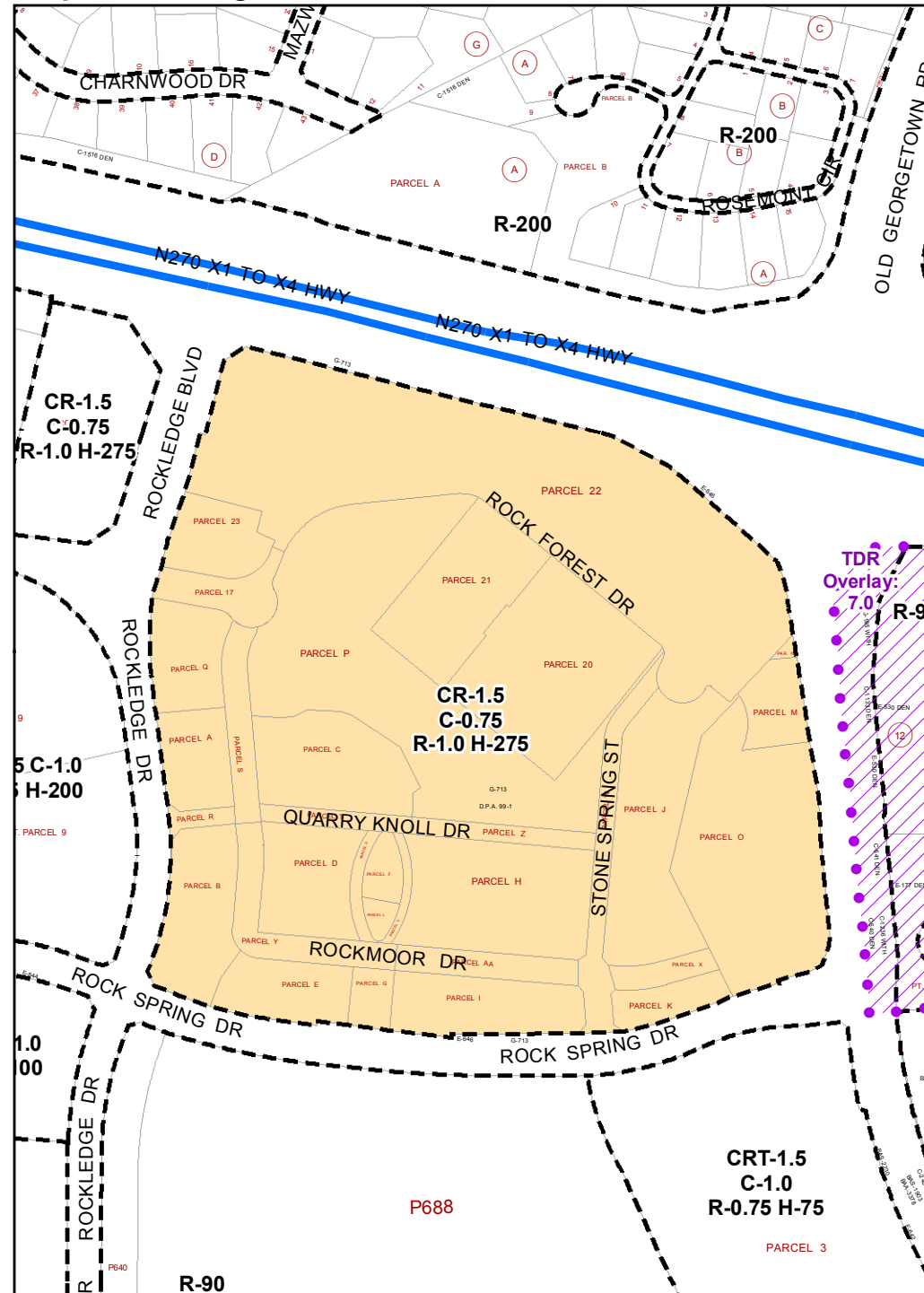
Attachment 1 - Map 8

Existing Zoning

Changes: 13

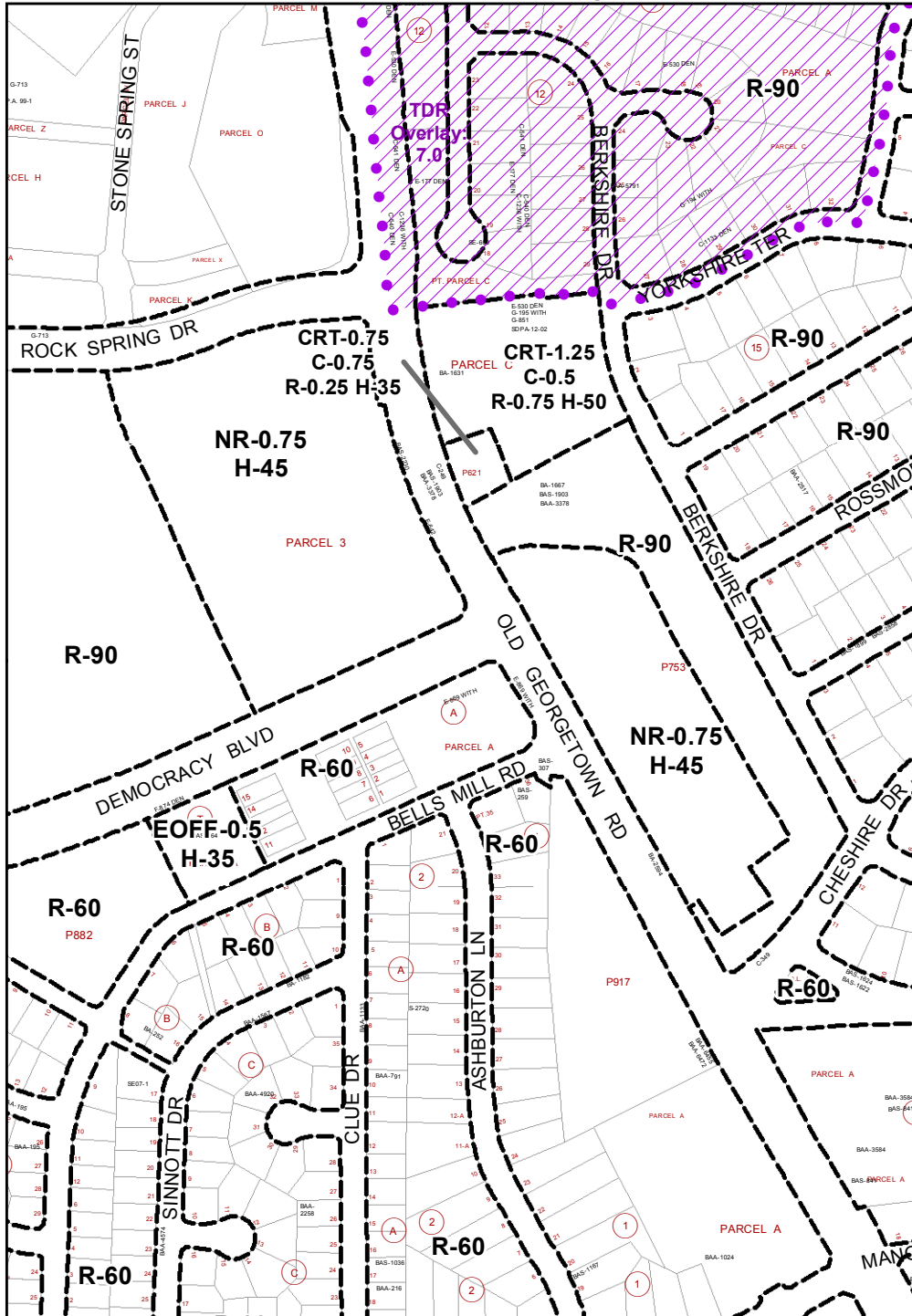


Proposed Zoning



Attachment 1 - Map 9
Existing Zoning

Changes: 14, 15



Proposed Zoning

