



Request to File and Approve the White Flint 2 Sector Plan Sectional Map Amendment (H-128)



Nkosi Yearwood, Senior Planner, Area 2 Division, Nkosi.Yearwood@montgomeryplanning.org, 301.495.1332



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 *White Flint 2 Sector Plan*.

Summary

Request to File Sectional Map Amendment H-128, with the Technical Staff Report, to implement the recommendations of the approved and adopted 2018 *White Flint 2 Sector Plan*.

Background

The *White Flint 2 Sector Plan* area encompasses approximately 460 acres and is located between the 2010 *White Flint Sector Plan* area, the 2009 *Twinbrook Sector Plan* area and the southern portion of the City of Rockville. The *White Flint 2 Sector Plan* will be implemented by this SMA that 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 *Approved and Adopted 2010 White Flint Sector Plan*, as amended; the *Approved and Adopted 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.

On December 5, 2017, the County Council, sitting as the District Council, approved the White Flint 2 Sector Plan via Resolution No. 18-979. On January 11, 2018, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 17-130, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission (M-NCPPC). On January 17, 2018, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 18-01.

The White Flint 2 Sector Plan contains several rezoning recommendations that would be implemented through the SMA process. This SMA proposes reclassification of approximately 253 acres of properties, while reconfirming approximately 208 acres of properties in the Plan area. There are no pending local map amendment applications in the Plan area.

A new overlay zone, the White Flint 2-Parklawn Overlay, is proposed for the Randolph Hills Shopping Center area, which is east of the CSX tracks and it will encompass approximately 29 acres of properties in the Plan area. The Council's Planning Housing and Economic Development (PHED) Committee is currently reviewing the proposed overlay zone.

Recommended Rezoning

The proposed SMA will implement the *White Flint 2 Sector Plan's* zoning recommendations. Key recommendations in the Plan are to promote mixed-use development for properties along Rockville Pike (MD 355); contribute to the transformation of the single-use Executive Boulevard office park into a mixed-use environment; retain a majority of light-industrial zoned properties in the Plan area; and the creation of an overlay zone that introduces residential uses with industrial uses for the Randolph Hills Shopping Center area. New bikeways, streets, parks and open spaces, and retaining wooded areas, where designated, are key additional Plan recommendations.

Contents of the Sectional Map Amendment

The SMA application includes nine map indices indicating the boundaries of the *White Flint 2 Sector Plan* (see Attachment 1). Planning staff will prepare a digital map that will be available at <http://mcatlas.org/sma/wf2>

Conclusion

Staff recommends approval of the Request to File and recommends approval of SMA H-128, which will implement the zoning recommendations in the approved and adopted *White Flint 2 Sector Plan*.

Attachment 1: Proposed Zoning Reclassifications with Index Maps for Changes



SECTIONAL MAP AMENDMENT H-128

for the

WHITE FLINT 2 SECTOR PLAN

CERTIFICATION

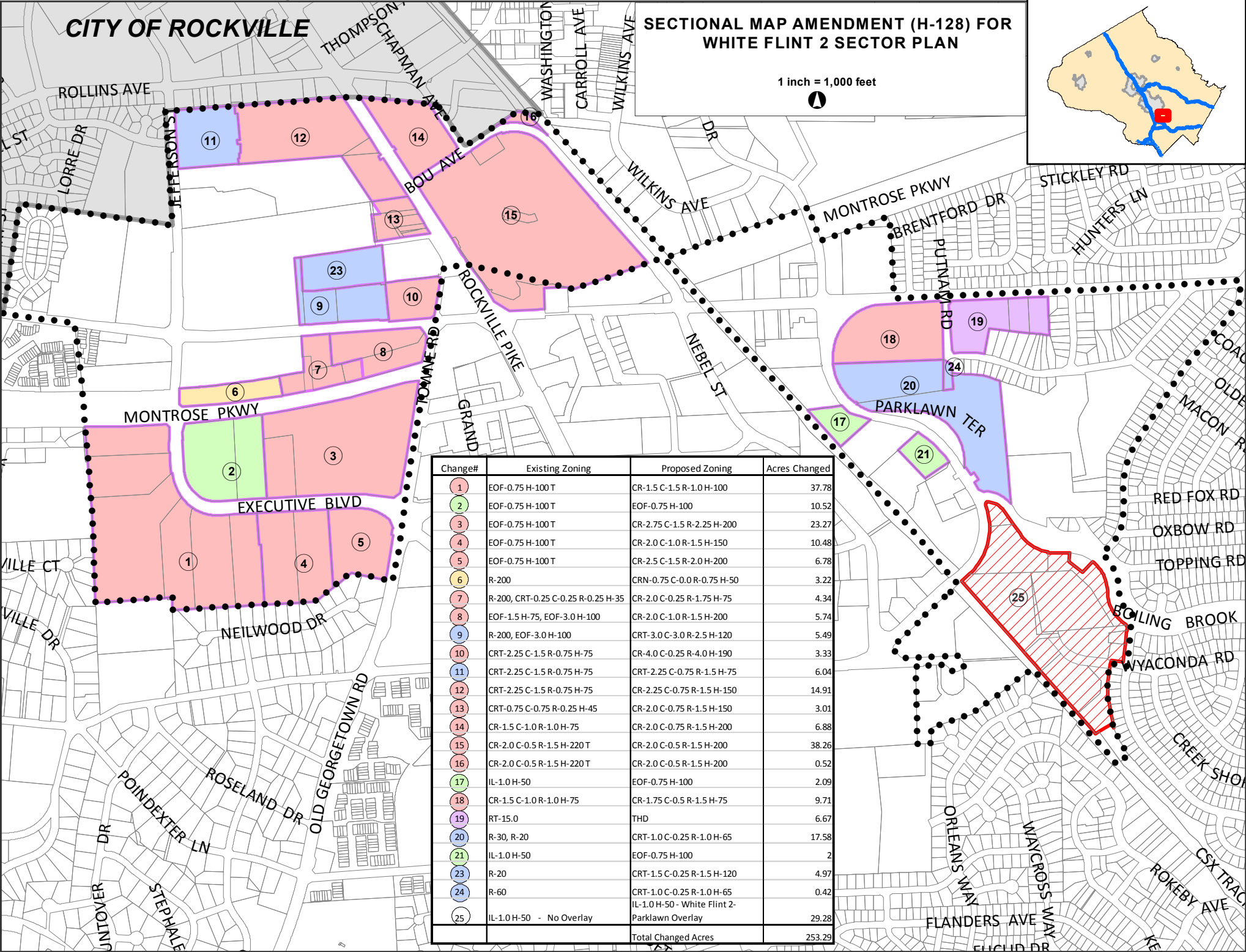
This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, 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

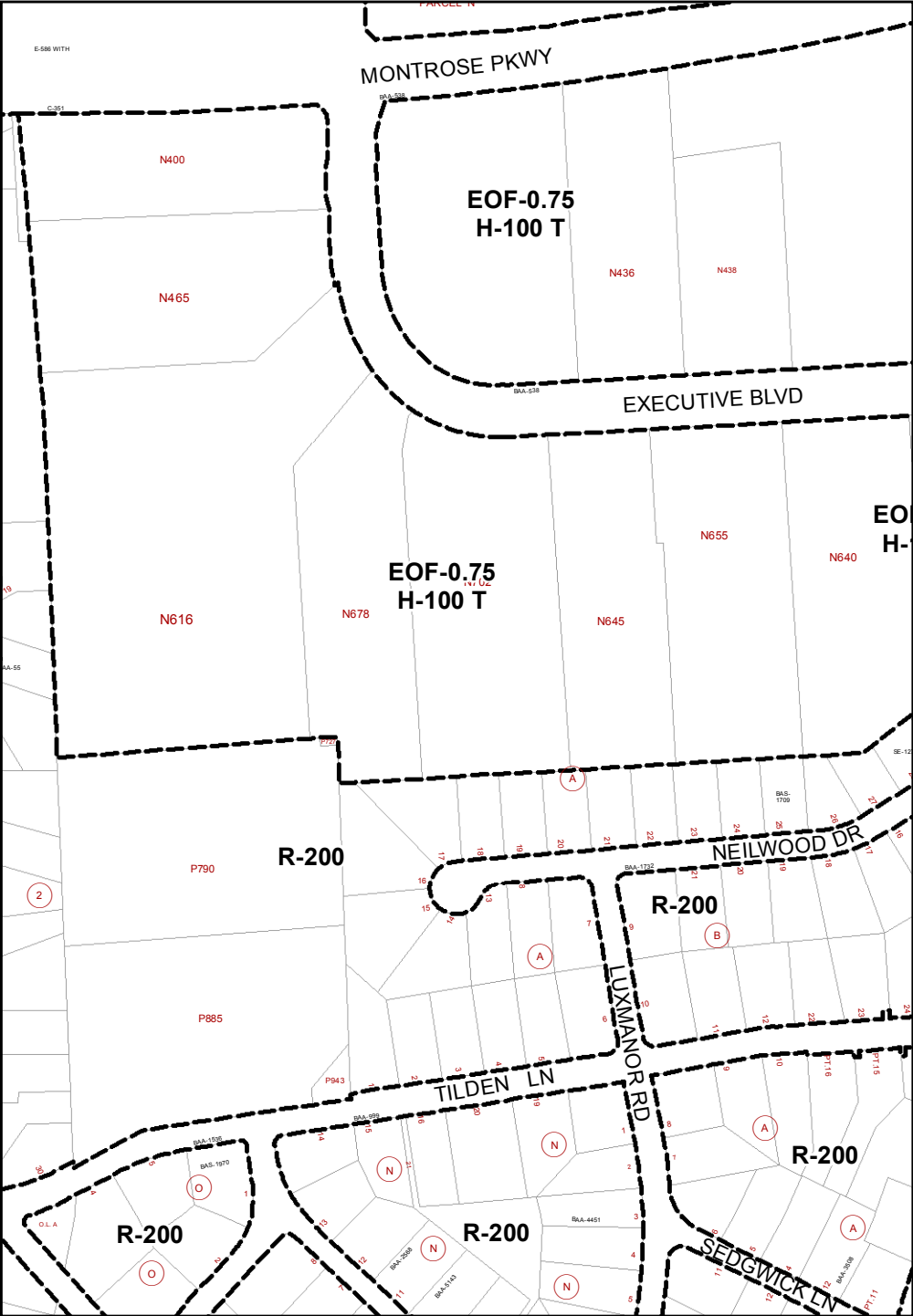
Date

Carrie Sanders

Carrie Sanders
Division Chief
Area 2 Division

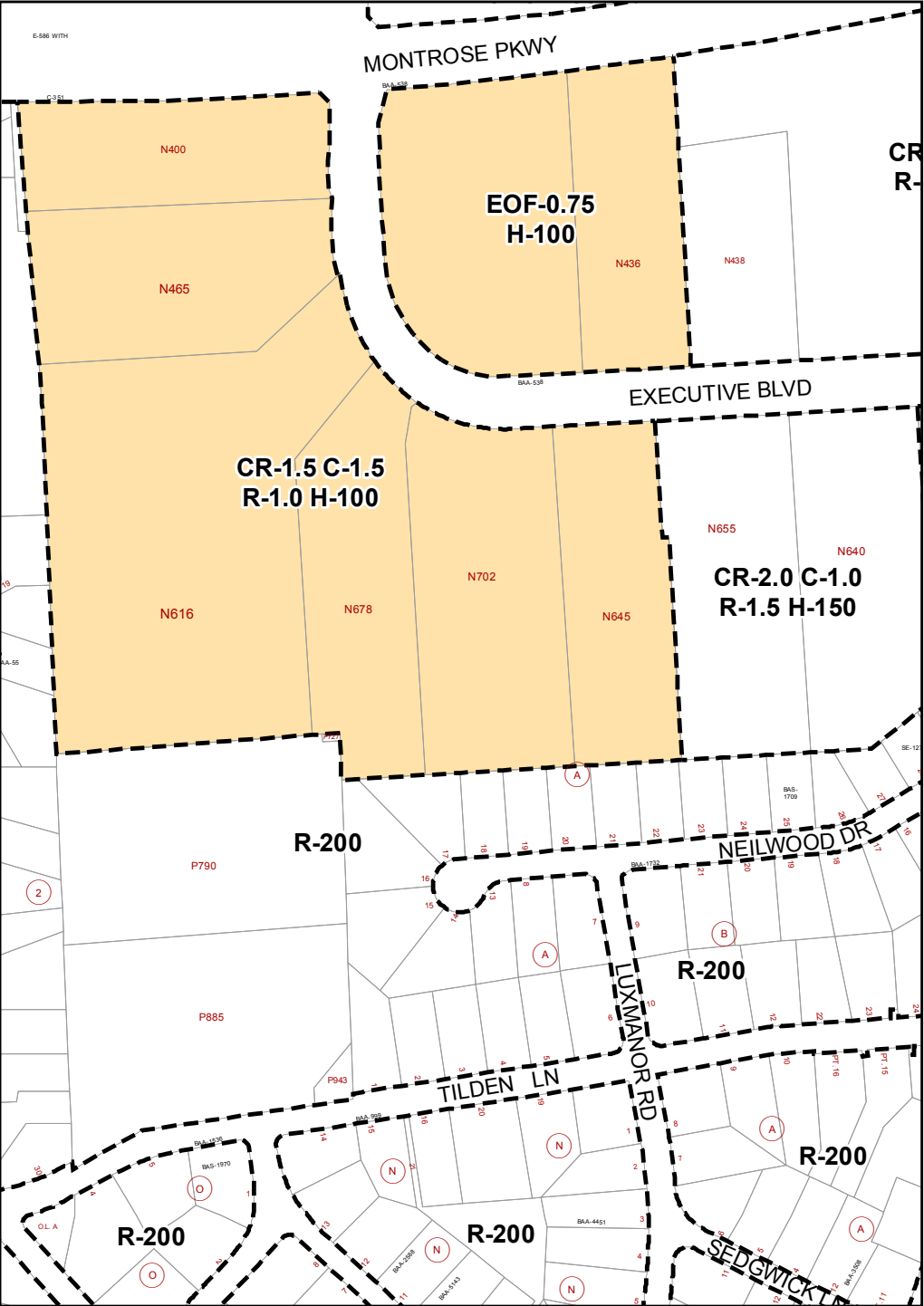


Attachment 1 - Map 3
Existing Zoning

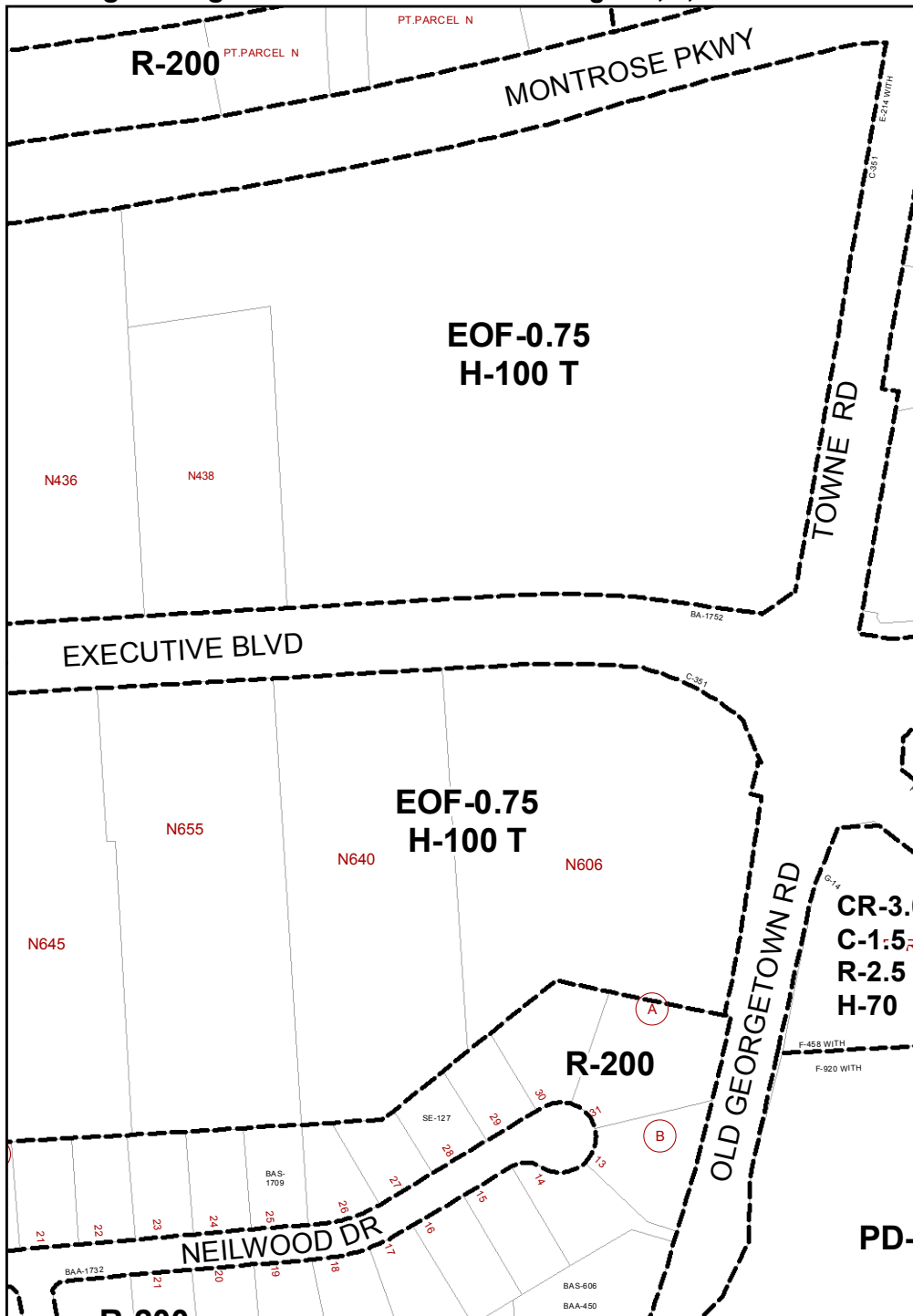


Changes 1, 2

Proposed Zoning

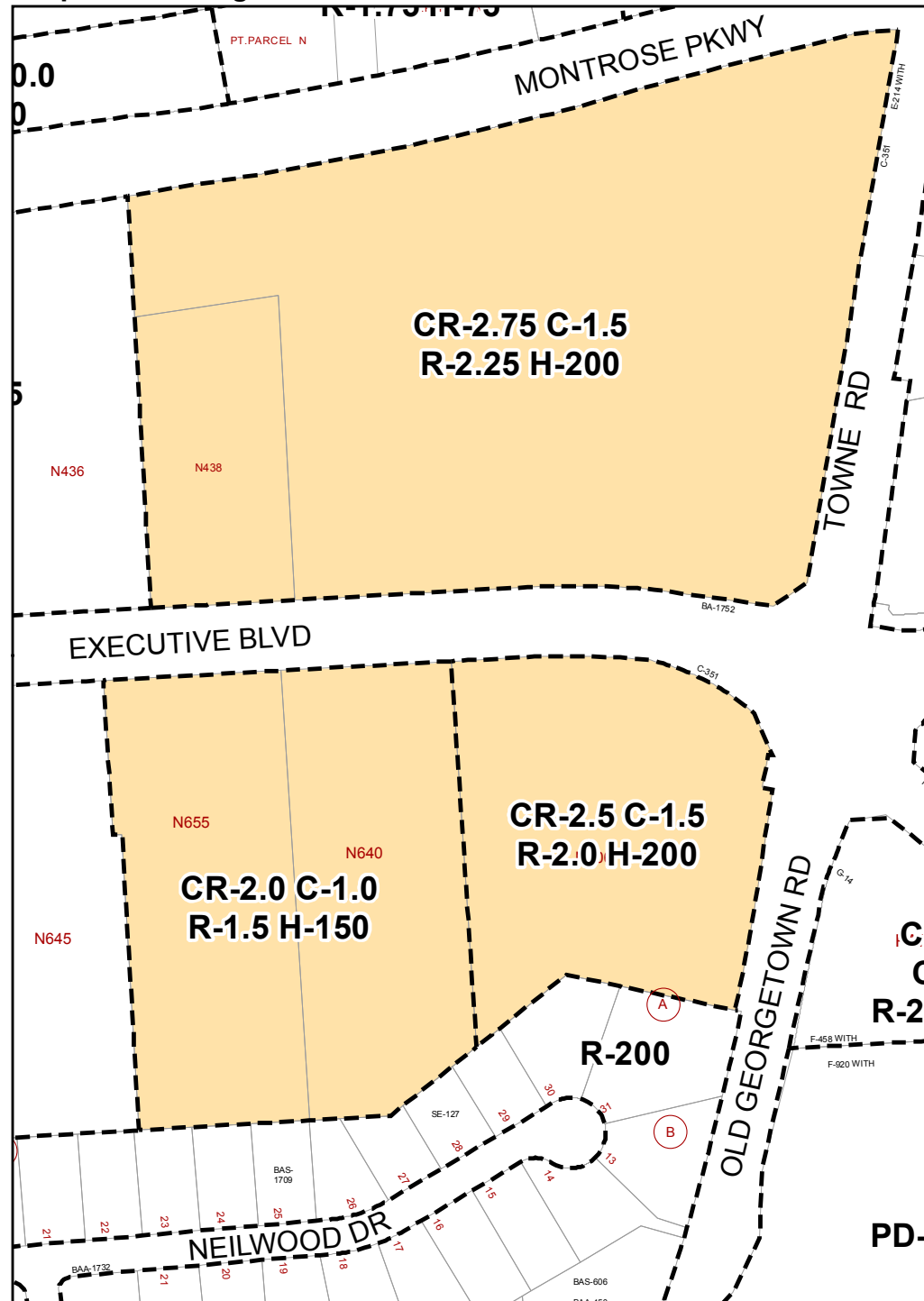


Attachment 1 - Map 4 Existing Zoning



Map Grid: 215NW06

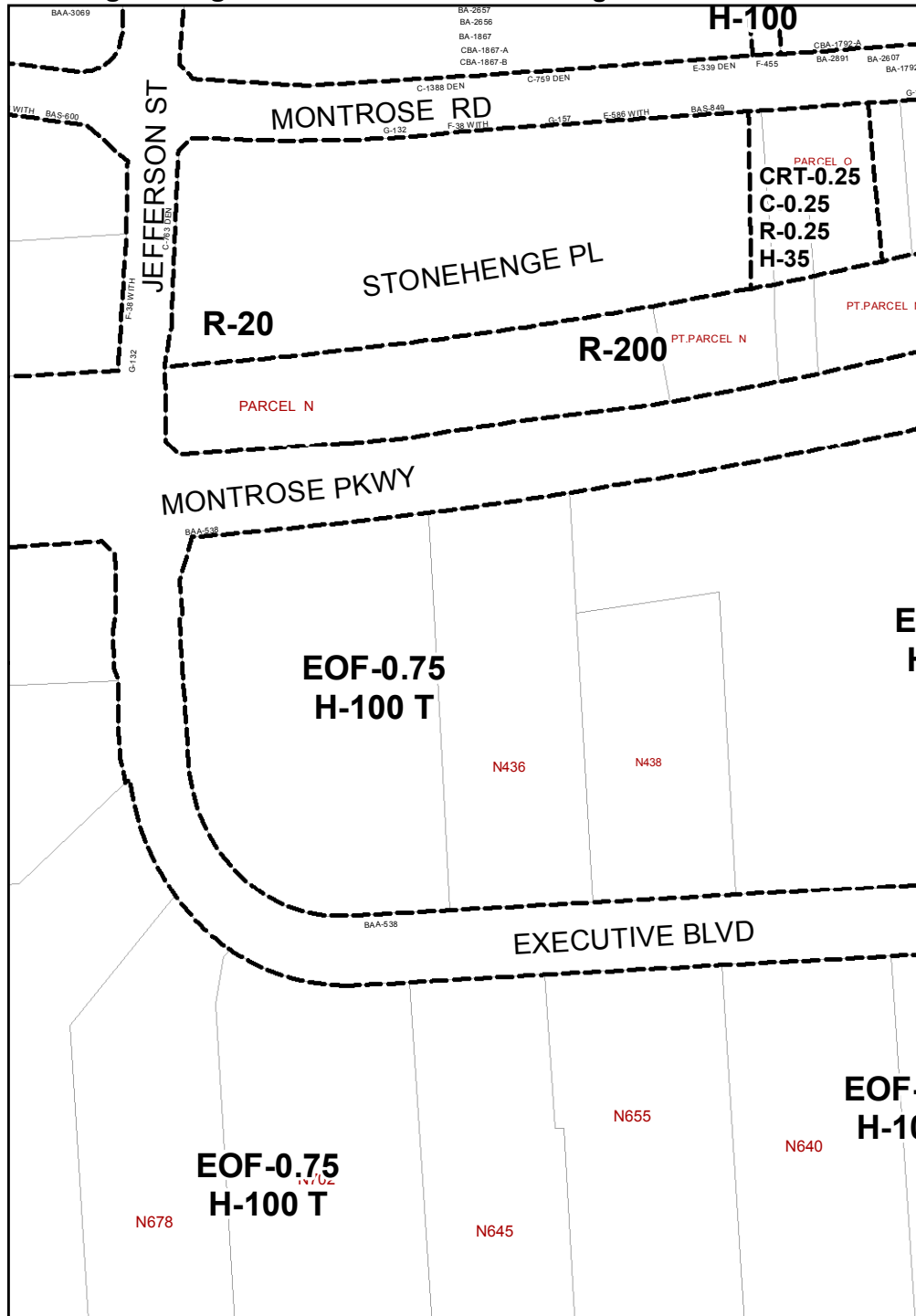
Proposed Zoning



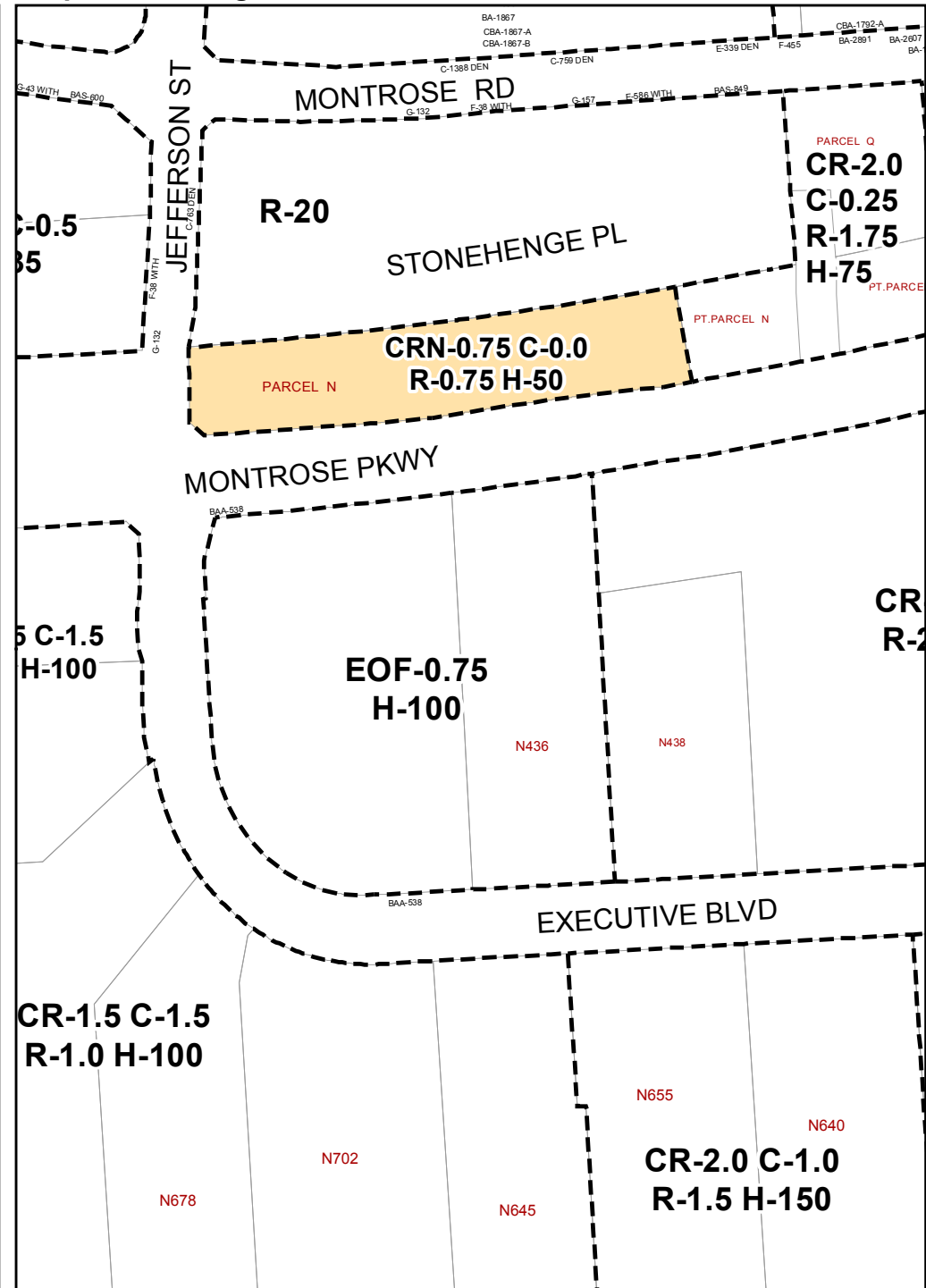
1 in = 300 ft

Existing Zoning

Changes 6



Proposed Zoning

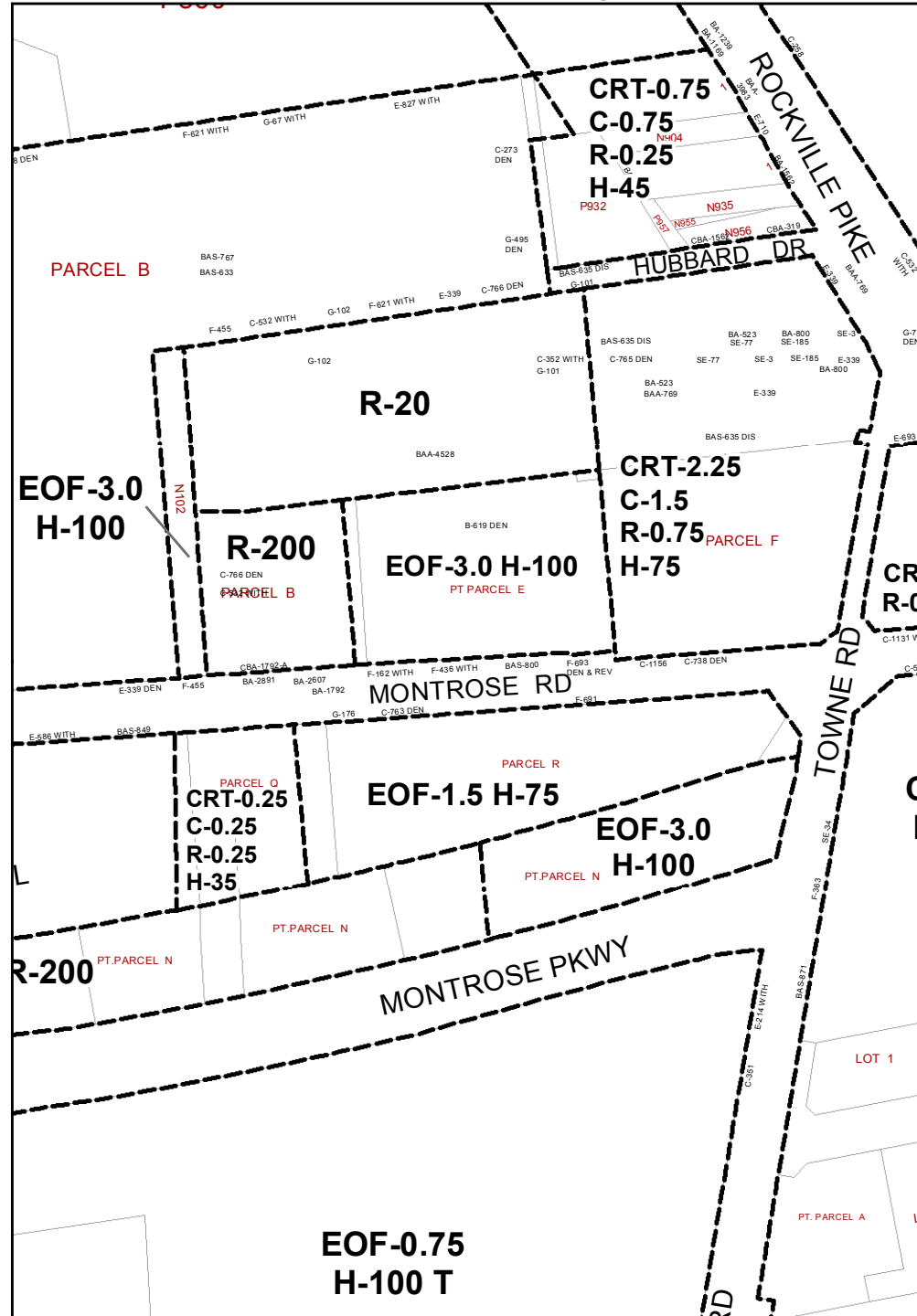


Map Grid: 215NW06

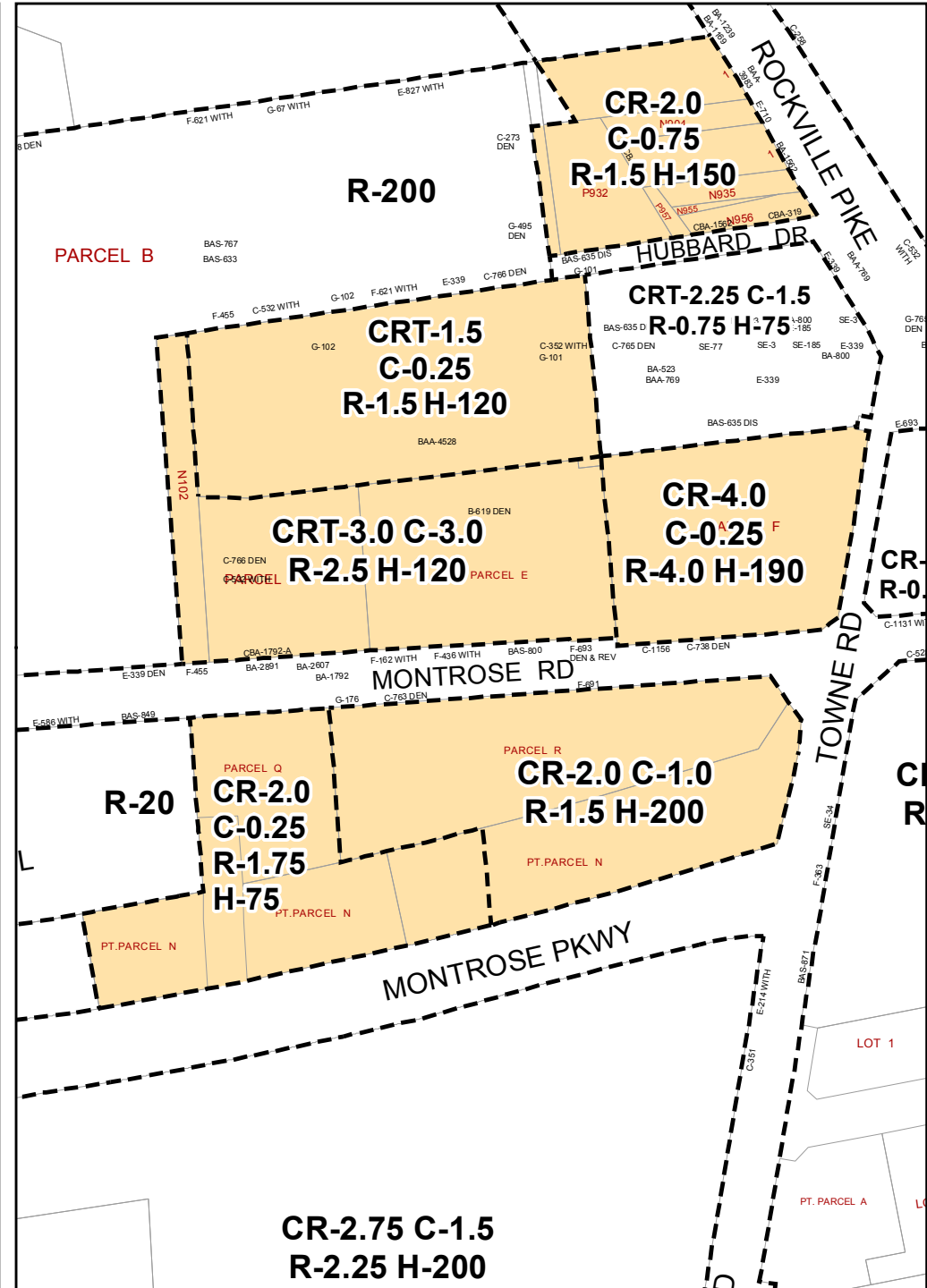
$$1 \text{ in} = 300 \text{ ft}$$

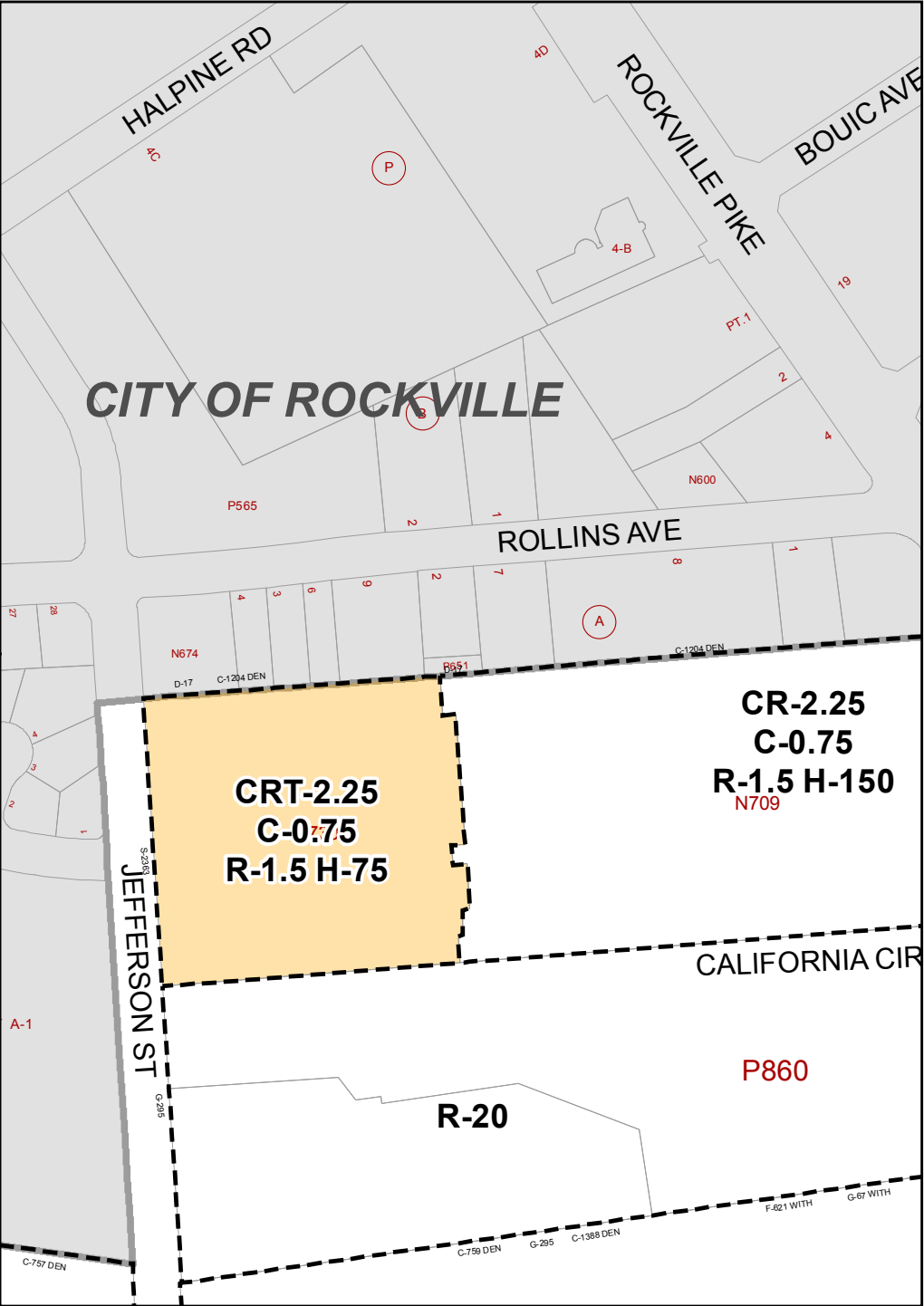
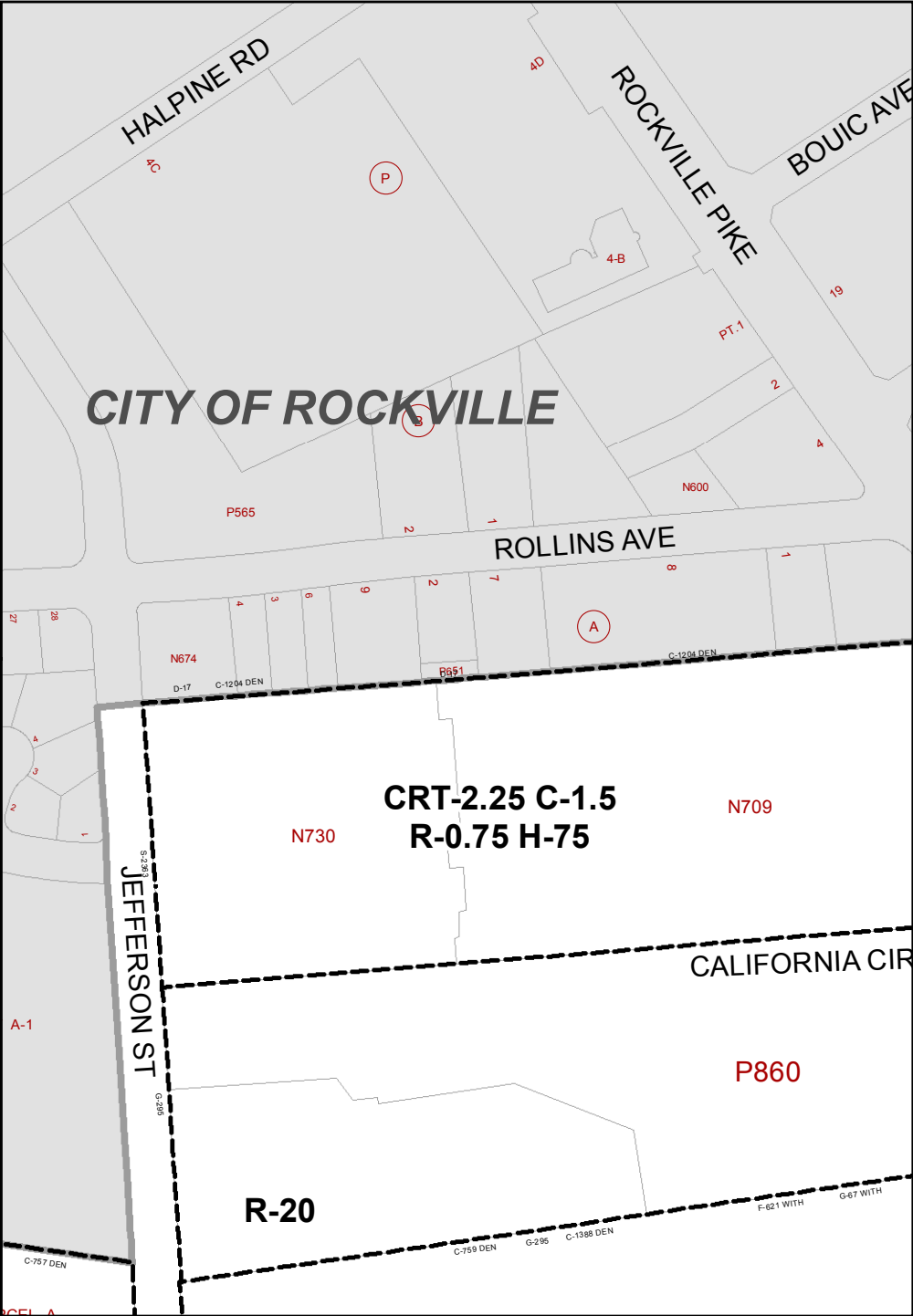
Attachment 1 - Map 6

Existing Zoning



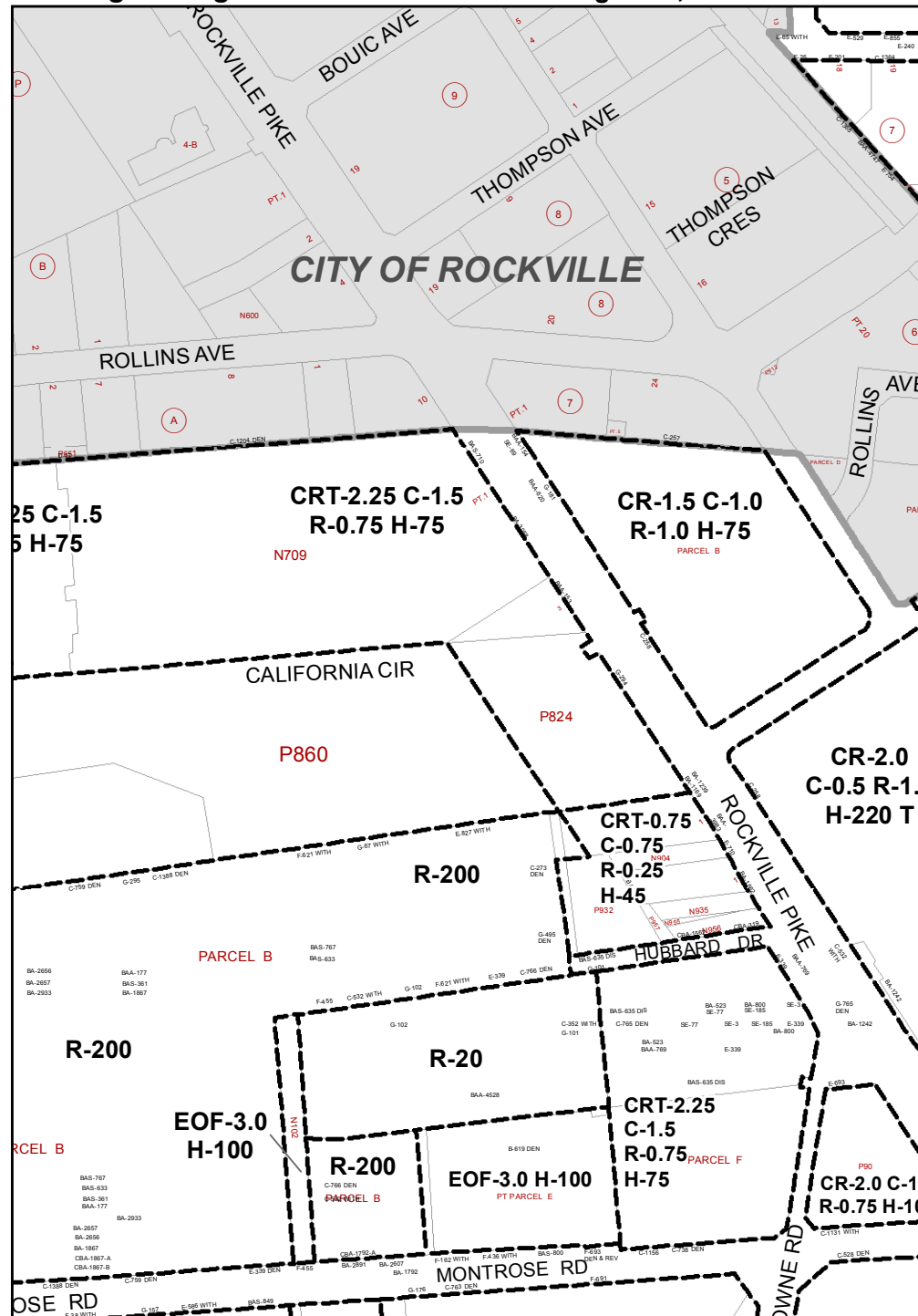
Proposed Zoning





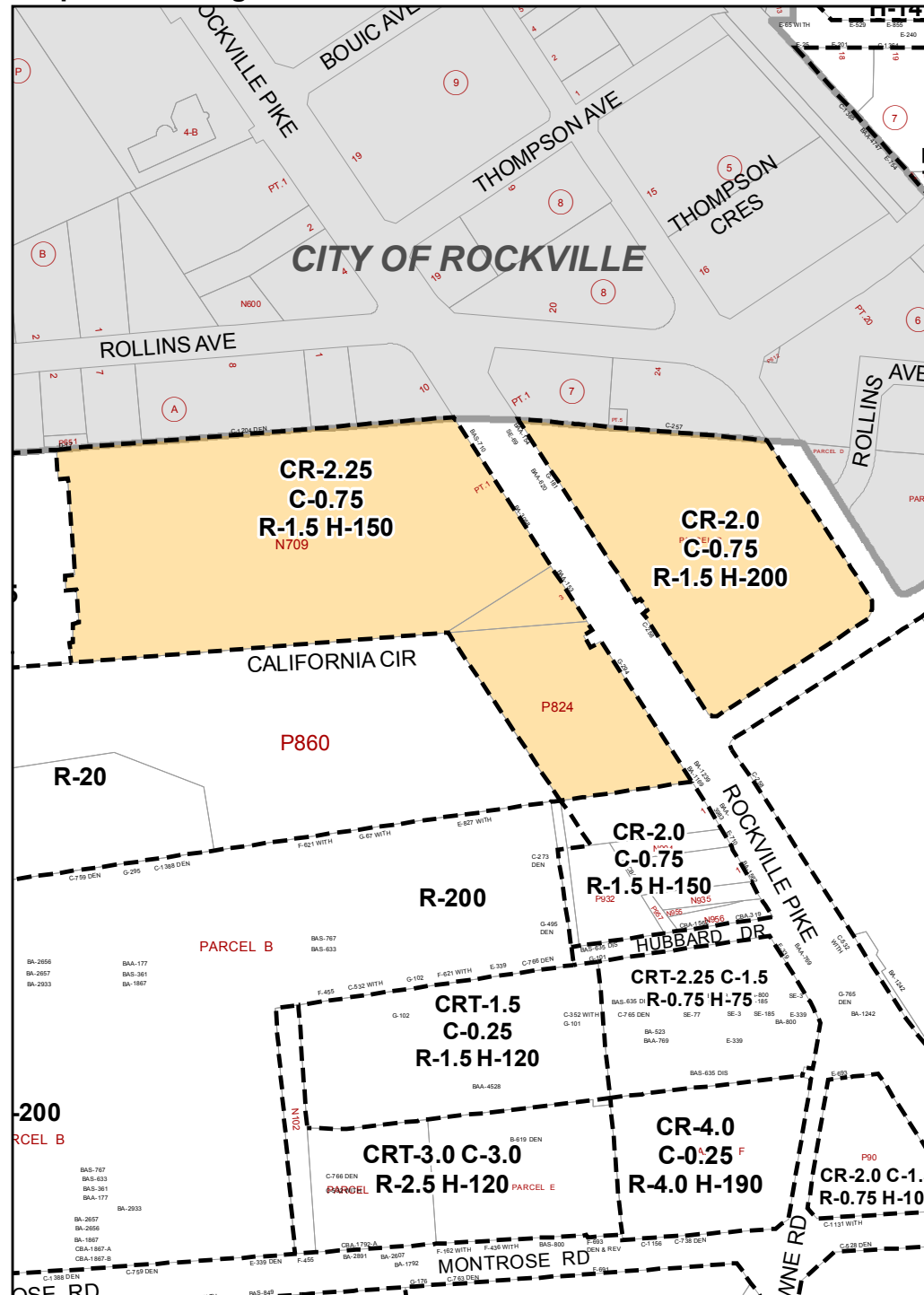
Existing Zoning

Changes 12, 14



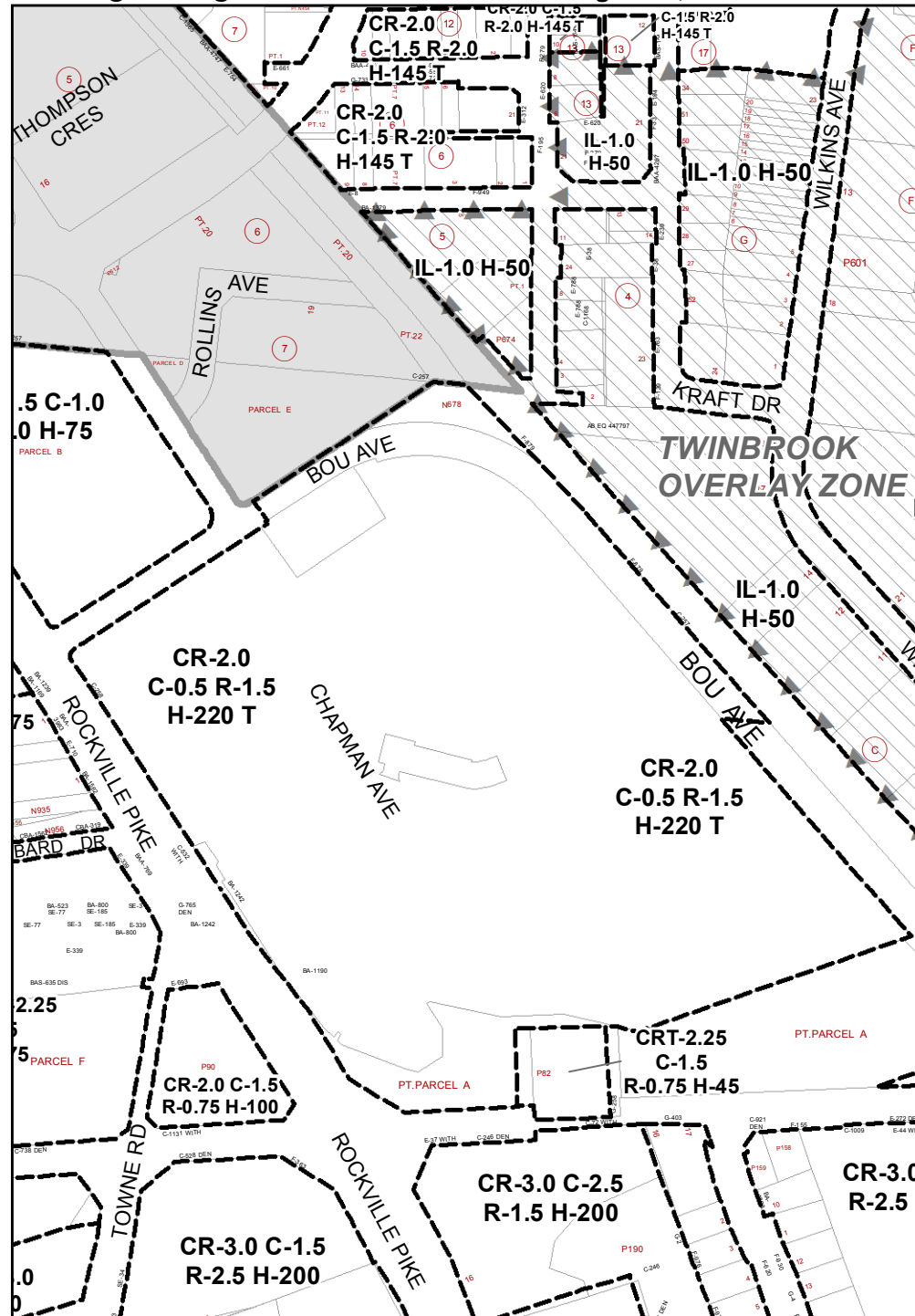
Map Grid: 216NW06

Proposed Zoning


$$1 \text{ in} = 400 \text{ ft}$$

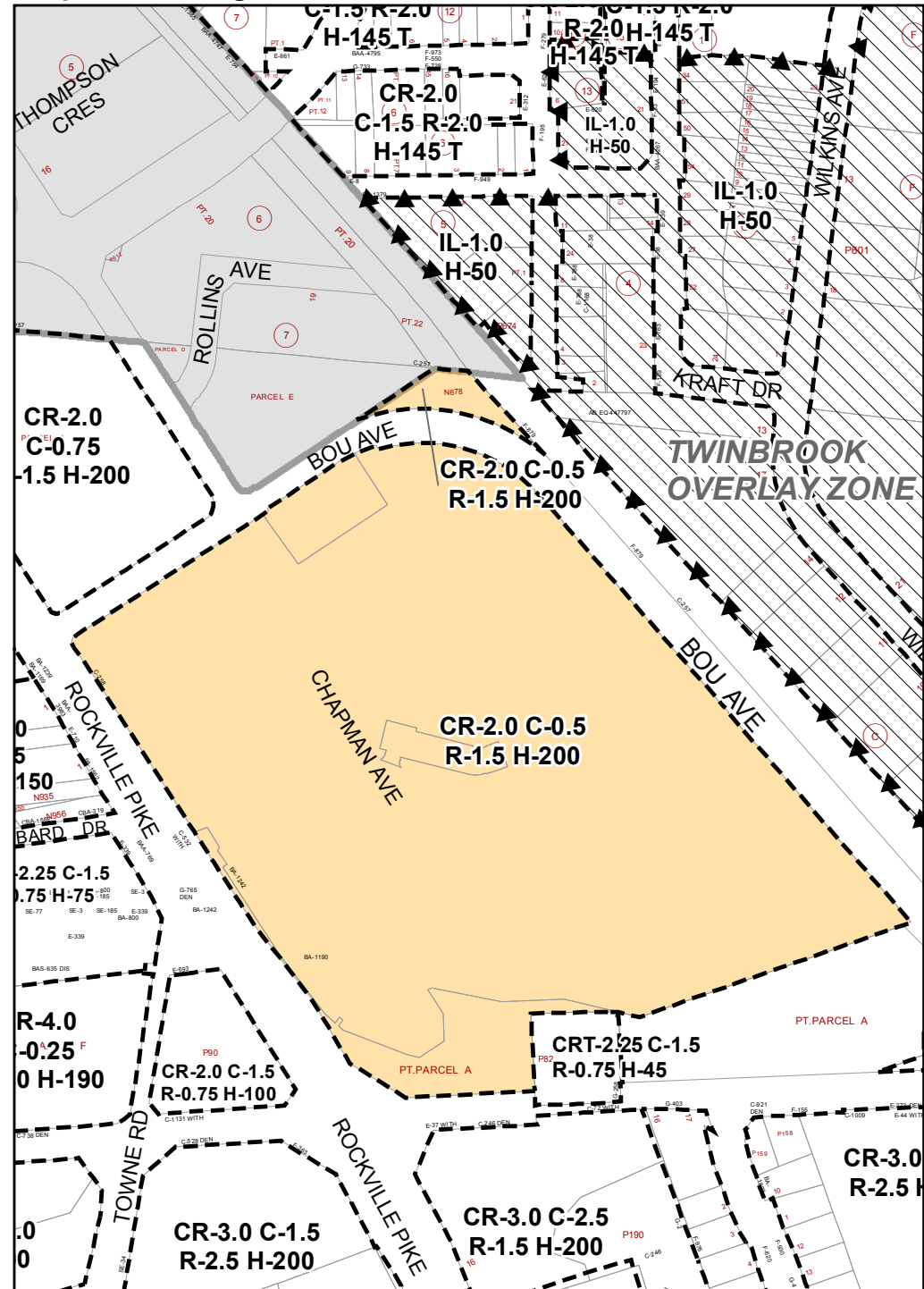
Attachment 1 - Map 9

Existing Zoning



Changes 15, 16

Proposed Zoning



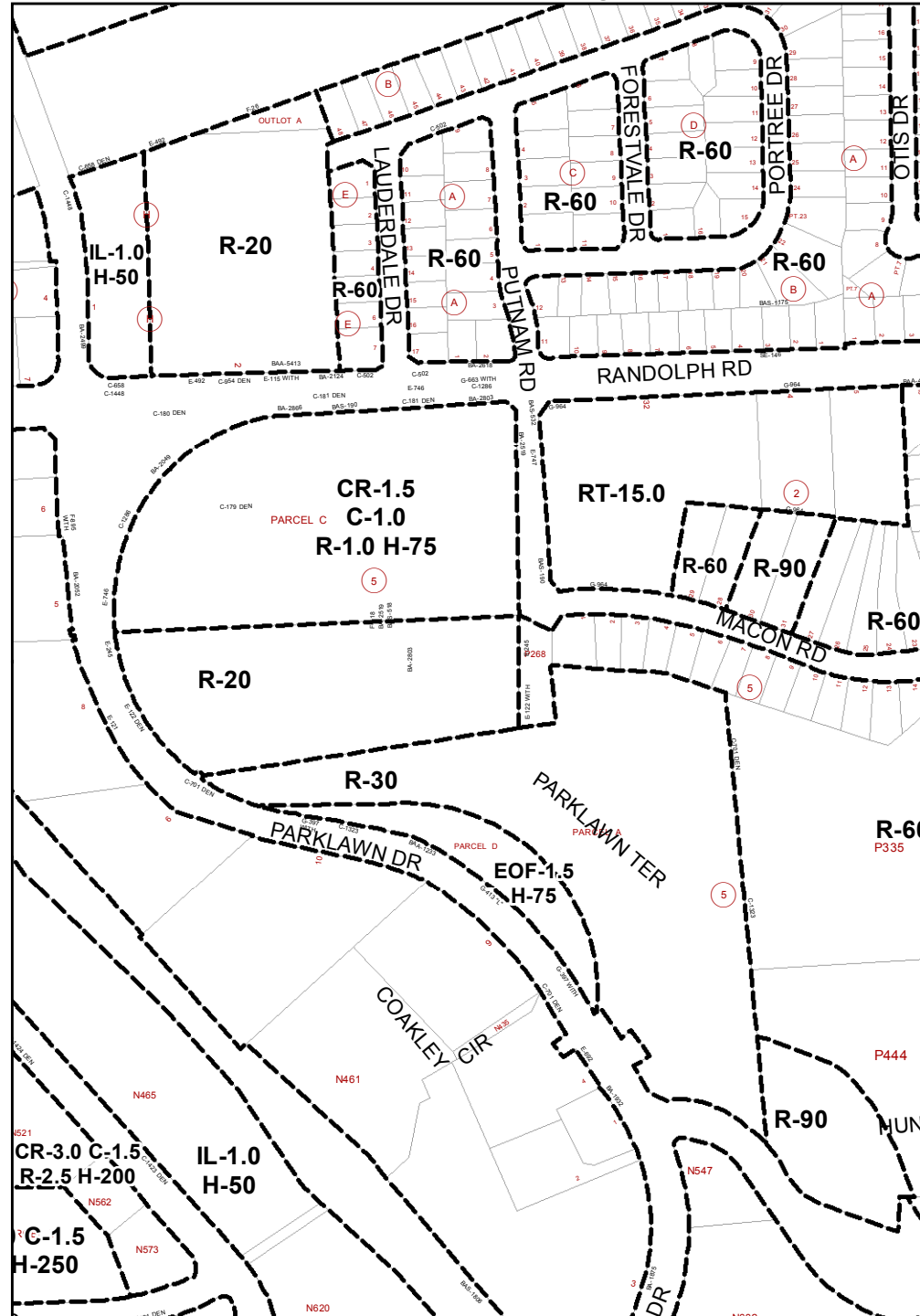
Map Grid: 215NW06 & 216NW06

1 in = 400 ft

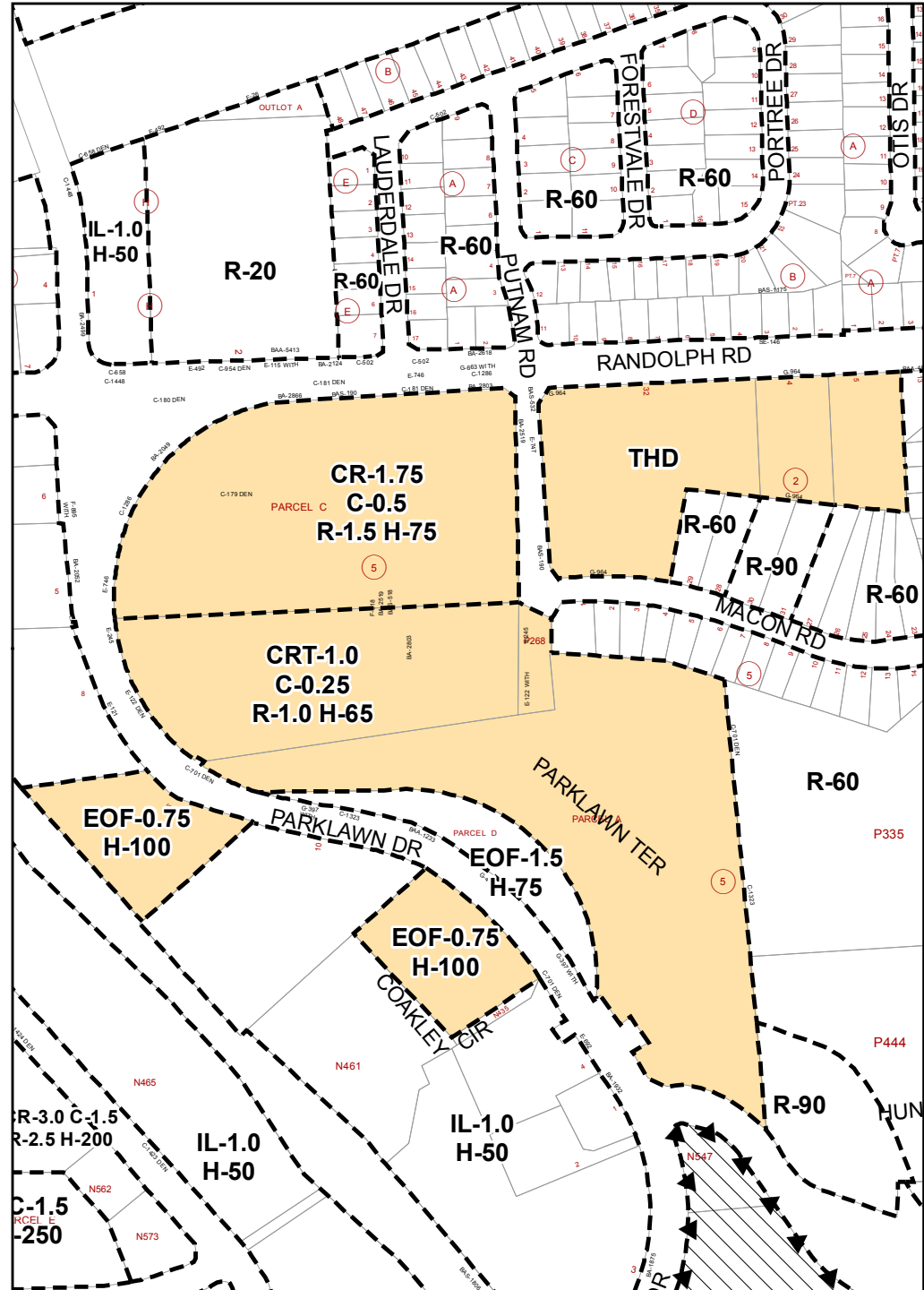
Attachment 1 - Map 10

Existing Zoning

Changes 17, 18, 19, 20, 21, 24



Proposed Zoning

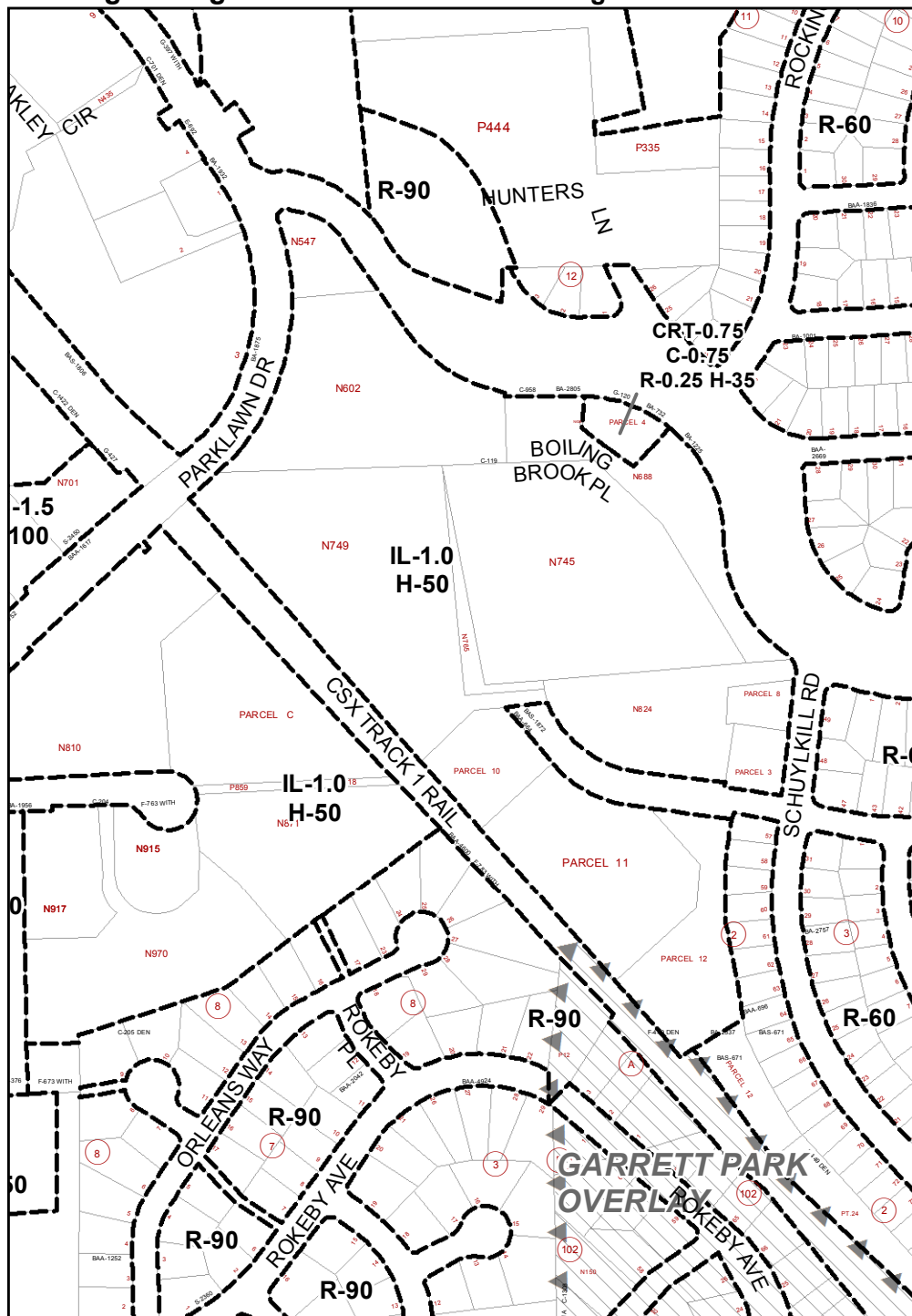


Map Grid: 215NW06 & 216NW06

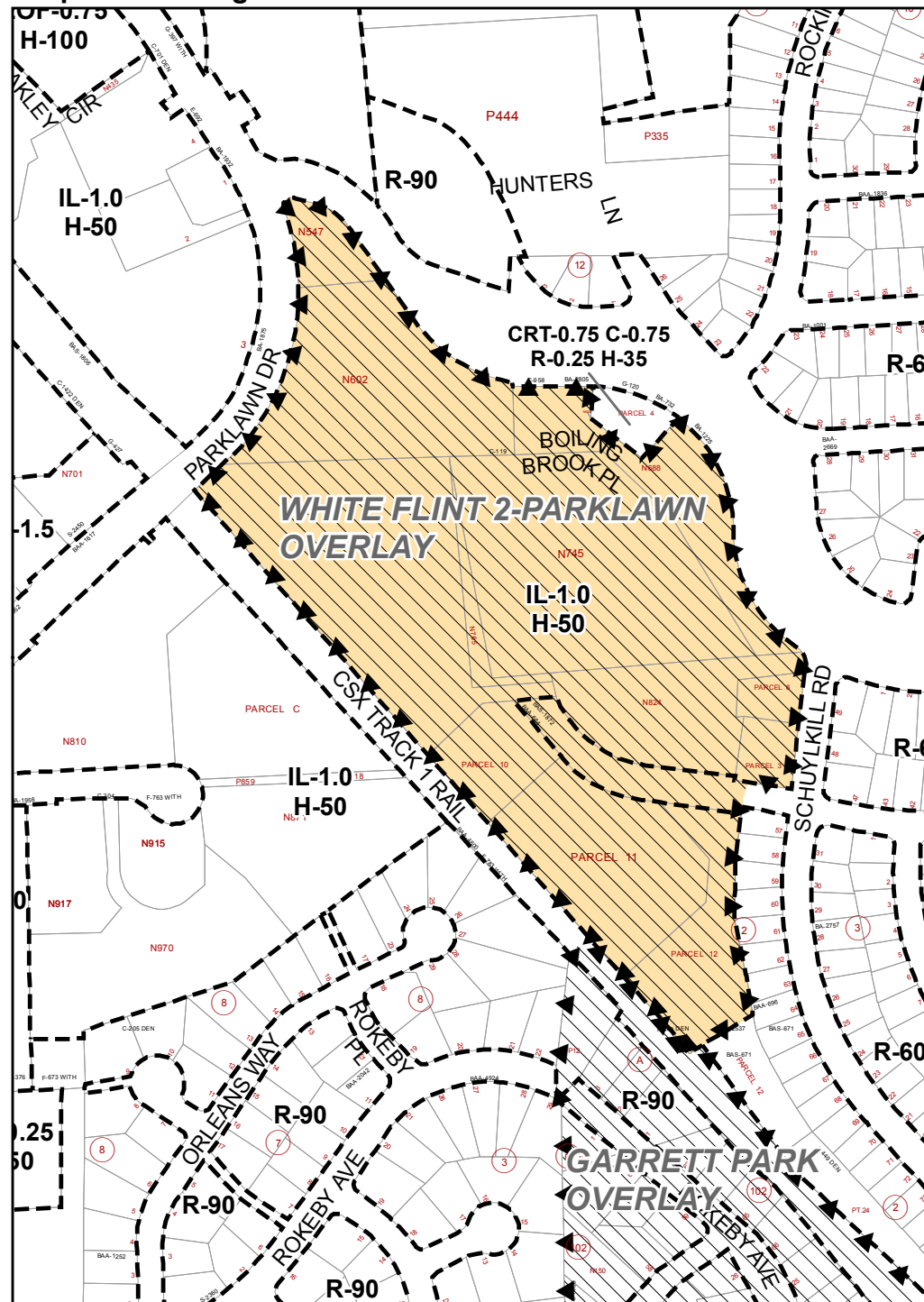
1 in = 400 ft

Existing Zoning

Changes 25



Proposed Zoning



Map Grid: 214NW06 & 215NW06

1 in = 400 ft