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.

**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
Division Chief
Area 2 Division
Attachment 1 - Map 4

Existing Zoning

Changes: 4

Proposed Zoning

Map Grid: 213NW07

1 in = 300 ft
Attachment 1 - Map 6
Existing Zoning

Changes: 11, 12, 16

Map Grid: 213NW07, 213NW06

Proposed Zoning

Map Grid: 213NW07, 213NW06

1 in = 400 ft
Attachment 1 - Map 7

Existing Zoning

Changes: 7, 8, 9, 10

Proposed Zoning

Map Grid: 213NW07, 213NW06

1 in = 400 ft