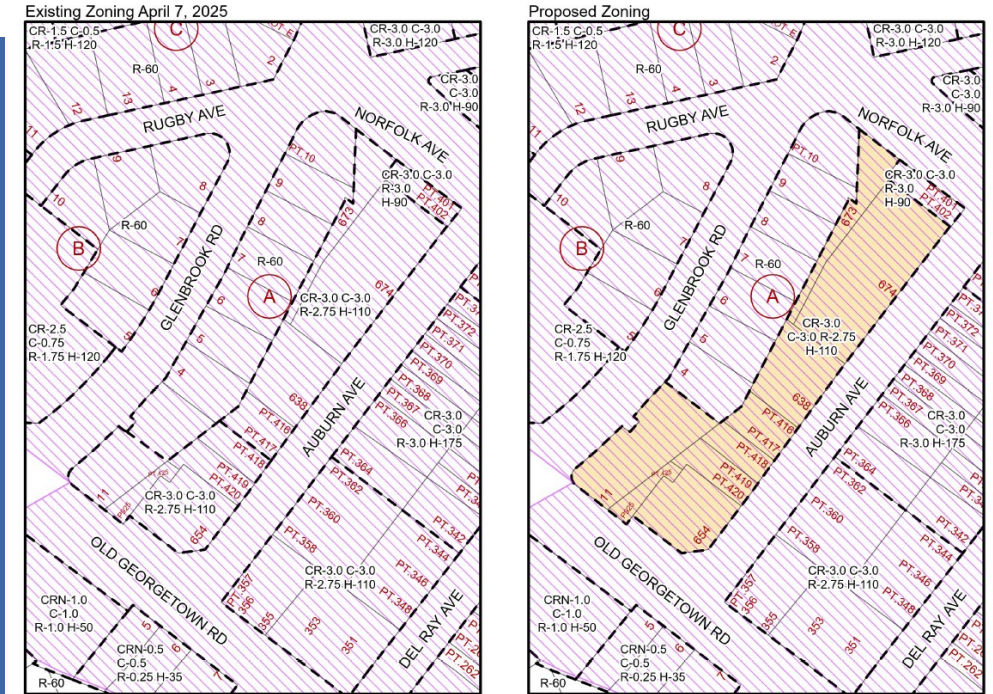


CORRECTIVE MAP AMENDMENT H-158

7979 Old Georgetown Road



Staff recommends approval to file Corrective Map Amendment H-158 with the County Council to correct a technical error that led to an inaccurate depiction of the zoning classifications for a property located at 7979 Old Georgetown Road in downtown Bethesda.

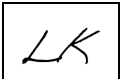
No. CMA H-158

Completed:
May 8, 2025

MCPB
Item No. 8
April 22, 2025

2425 Reddie Drive
Floor 13
Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

7979 Old Georgetown Road, downtown Bethesda

MASTER PLAN

2017 *Bethesda Downtown Plan*

ZONE

CR- 3.0 C-3.0 R-2.75 H-110 & R-60

PROPERTY SIZE

16,095 square feet

REVIEW BASIS

Chapter 59



Summary:

- Staff recommends approval to file Corrective Map Amendment H-158 with the County Council, sitting as the District Council, with a recommendation of approval by the Planning Board, pursuant to Section 59.7.2.2, to correct a technical error that led to an inaccurate depiction of the zoning classifications for a property located at 7979 Old Georgetown Road, within the 2017 *Bethesda Downtown Plan*.

SECTION 1: SUMMARY AND RECOMMENDATION

In 2017, Sectional Map Amendment (SMA) H-122 implemented the zoning recommendations of the Approved and Adopted 2017 *Bethesda Downtown Plan* (“Sector Plan”). Staff was recently made aware, however, that the SMA incorrectly rezoned a property located at 7979 Old Georgetown Road (“Property”, “Subject Property”) in downtown Bethesda. The Sector Plan recommended the entire Property for CR mixed-use zoning, but the SMA inadvertently left a portion of the Property with the previous R-60 single-family zoning.

In accordance with Section 59-7.2.2 of the Zoning Ordinance, Corrective Map Amendments are submitted by the Planning Board to the County Council, sitting as the District Council, for review and final approval. The Council will hold a public hearing for input and will either approve, deny, or remand the application to the Planning Board for further consideration.

Staff recommends approval to file the Corrective Map Amendment H-158 with the County Council with a recommendation of approval by the Planning Board.

SECTION 2: BACKGROUND AND ANALYSIS

BACKGROUND

Section 59.7.2.2 of the Zoning Ordinance sets forth procedures for a Corrective Map Amendment to address administrative or technical errors that occur in a Sectional Map Amendment, without affecting the original intent of the rezoning actions. The application must clearly show that there is an error or inaccurate depiction of the zoning boundary line on the adopted zoning map. The error was identified by the attorney for the owner of the Property, who notified Planning staff.

The property, located in the east quadrant of the intersection of Old Georgetown Road and Glenbrook Road, has a total area of 16,095 square feet and is currently improved with an office building and a parking lot.



Figure 1: Subject Property, Aerial View, Property Highlighted

Included in the Woodmont Triangle District, the Sector Plan identifies the Property as part of Map #46-#47 (p. 111, 113) (Figure 2). The Sector Plan recommends to

Rezone Map #44, #45, #46, and #47 from their current zones to increase the commercial density from 1.0 FAR to 3.0 FAR and increase the maximum allowable building heights to 110 feet to provide flexible development opportunities and allow future development to better adapt to market conditions. (p. 113)

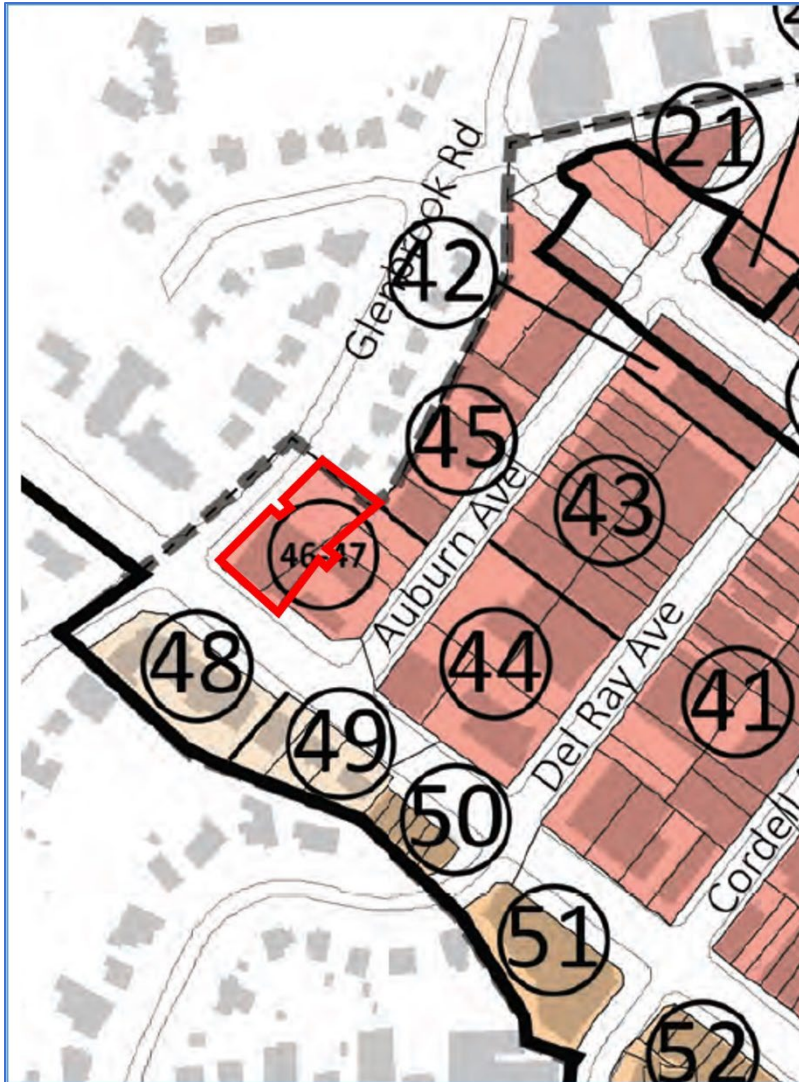


Figure 2: Portion of Sector Plan Woodmont Triangle District Map, Property Highlighted

The recommendations for the Property were discussed at the Montgomery County Council during the sixth Planning, Housing and Economic Development (PHED) Committee session on March 9, 2017, as part of their review of the Planning Board Draft Bethesda Downtown Plan. During the Committee session, Council staff recommended supporting the Sector Plan recommendations for the Property. The staff report from the PHED session is included as Attachment B.

As shown below in Figure 3, however, the SMA for the Sector Plan inadvertently omitted a portion of the Subject Property in site #23 proposed for rezoning. The County Council Public Hearing for the SMA was held on September 12, 2017. The staff report from the County Council's action on the SMA does not include any testimony pertaining to this property and indicates no changes for this property. The County Council staff report for the SMA is provided as Attachment C. As a result of this error, the Property today is improperly split-zoned CR and R-60 (Figure 4).



Figure 3: Portion of SMA H-122 showing only partial inclusion of the Property



Figure 4: 7979 Old Georgetown Road, Bethesda, Subject Application, Existing Zoning

ANALYSIS

SMA H-122 incorrectly rezoned 7979 Old Georgetown Road despite the stated intention in the 2017 *Bethesda Downtown Plan* to rezone the property in its entirety. This Corrective Map Amendment provides the opportunity for the zoning map to accurately reflect the recommendations of the Sector Plan.

CORRECTIVE MAP AMENDMENT

The proposed Corrective Map Amendment will align the zoning with the County Council's intent and direction as outlined in the Sector Plan.

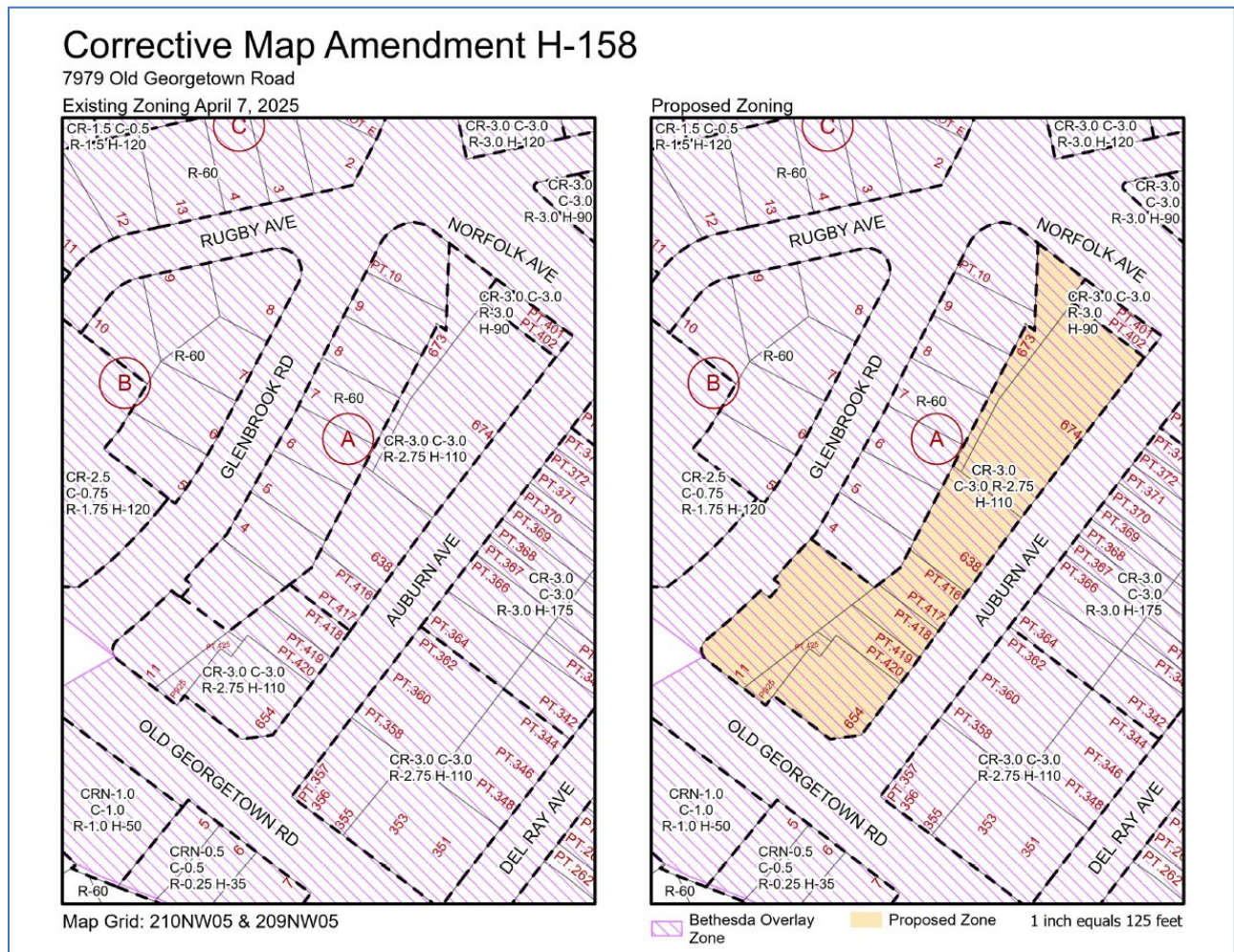


Figure 5: Proposed rezoning of Subject Property

If approved, 7979 Old Georgetown Road will be the only property affected. Zoning maps group all contiguous properties with the same zoning, which is why the area shown in the map as the 'proposed

zone' is larger than 7979 Old Georgetown Road. The area designated as the proposed zone includes the properties fronting on Auburn Avenue that are already zoned CR-3 C-3 R-2.75 H-110 as part of SMA H-122. CMA H-158 changes zoning only for the R-60 portion of 7979 Old Georgetown Road.

As stated earlier in the staff report, the subject property is currently improved with an office building and a parking lot. The Property is currently zoned CR-3 C-3 R-2.75 H-110 & R-60 (total of 16,095 square feet). The proposed rezoning will reclassify the entire property as CR-3 C-3 R-2.75 H-110.

Table 1: Property Location and Proposed Zoning Reclassification

Property ID/Location	Current Use	Current Zone	Proposed Reclassification
7979 Old Georgetown Road Lot 11, Block A of the Samuel T. Robertson's Addition to Bethesda <i>Tax Account: 00551656 & 02108595</i>	Office Building and Parking Lot	CR-3 C-3 R-2.75 H-110 & R-60 (16,095 square feet)	CR-3 C-3 R-2.75 H-110 (16,059 square feet)

SECTION 3: CONCLUSION

Staff recommends approval to file a CMA with the County Council with a recommendation of approval by the Planning Board.

ATTACHMENTS

Attachment A: Corrective Map Amendment Location Map

Attachment B: Council Staff Report for PHED Committee meeting on March 9, 2017

Attachment C: County Council Staff Report for SMA Action on September 19, 2017