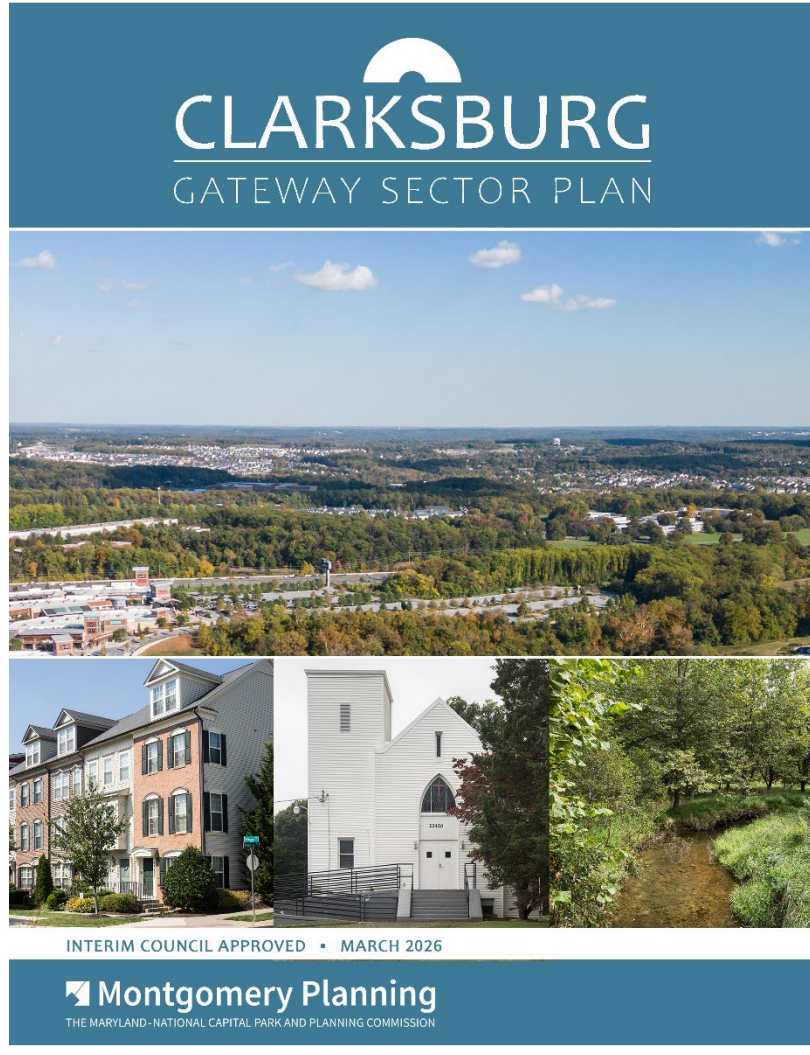


# RESOLUTION OF ADOPTION FOR THE CLARKSBURG GATEWAY SECTOR PLAN



## Description

Consideration of approval for the Resolution of Adoption for the Clarksburg Gateway Sector Plan for transmittal to the Maryland-National Capital Park and Planning Commission.

## Planning Staff

CL

Clark Larson, Lead Planner, Upcounty Planning Division,  
[Clark.Larson@montgomeryplanning.org](mailto:Clark.Larson@montgomeryplanning.org), 301-495-1331

DZ

Donnell Zeigler, Master Planning Supervisor, Upcounty Planning Division,  
[Donnell.Zeigler@montgomeryplanning.org](mailto:Donnell.Zeigler@montgomeryplanning.org), 301-495-4583

PB

Patrick Butler, Chief, Upcounty Planning Division,  
[Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

## SUMMARY

- The Montgomery County Council’s Planning, Housing, and Parks Committee held a work session to review the Planning Board Draft of the Clarksburg Gateway Sector Plan on February 2, 11, and 23, 2026, and made recommendations for revisions to the full Council.
- On March 3, 2026, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Montgomery County, reviewed the Planning Board Draft of the Clarksburg Gateway Sector Plan and the recommendations of the Planning, Housing, and Parks Committee. The County Council approved a Resolution of Approval for the Clarksburg Gateway Sector Plan, with revisions to the Planning Board Draft, on March 24, 2026. (see Attachment B).
- By Maryland State Law, following Council approval, master plans are forwarded to the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, sector plans and functional plans cited in the Commission’s adoption resolution.
- This report includes a list of major topics discussed and amended through the County Council review and approval process. The Council’s complete revisions are included in their Resolution of Approval, included within this report as Attachment B.

## MASTER PLAN INFORMATION

### Plan Phase

Planning Board Resolution of Adoption

### Lead Planner

Clark Larson, AICP

### Staff Contact

Clark.Larson@montgomeryplanning.org  
301-495-1331

### Report Date

March 26, 2026

### Planning Divisions

Upcounty Planning Division

### Planning Board Information

MCPB Item No. 8  
April 9, 2026

## BACKGROUND

The *Clarksburg Gateway Sector Plan* establishes a vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the natural environment. The Sector Plan contains the text, supporting maps and figures, and appendices for a comprehensive amendment to a portion of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* (the 1994 Plan) and a portion of the 2014 *Ten Mile Creek Area Limited Amendment* (the 2014 Plan)

Since the Planning Board voted to recommend approval of the *Clarksburg Gateway Sector Plan* on December 4, 2025, and transmitted it to the Montgomery County Council on December 22, 2025, for their review and consideration of approval, the following actions have occurred:

- 1) The County Council held a public hearing on January 21, 2026.
- 2) The Planning, Housing, and Parks (PHP) Committee of the County Council held work sessions on February 2, 11, and 23, 2026, to review testimony received and identify possible plan revisions.
- 3) The full County Council held a work session on March 3, 2026, to review and vote on the PHP Committee's recommended revisions.
- 4) The full County Council voted unanimously on a resolution of approval for the *Clarksburg Gateway Sector Plan*, as amended, on March 24, 2026.

[View the Interim Council-Approved Clarksburg Gateway Sector Plan](#)

*Note: A final version will be prepared for print and online publication following adoption.*

To fully adopt the *Clarksburg Gateway Sector Plan*, the Montgomery County Planning Board is required to vote on a Resolution of Adoption, then transmit the resolution to the Maryland-National Capital Park and Planning Commission (the 'Full Commission) for final approval of a Resolution of Adoption.

A draft Montgomery County Planning Board Resolution of Adoption is included as *Attachment A*. The signed and certified County Council Resolution of Approval is included as *Attachment B*.

## COUNTY COUNCIL PLAN REVISIONS

The following is a summary of the most substantial revisions the County Council discussed and approved to the Planning Board Draft of the *Clarksburg Gateway Sector Plan*. For a list of all revisions, see Attachment B: County Council Resolution of Approval.

### **1) Economic Development Priority**

The Council added a new Land Use goal and revised the Economic Development section of the Implementation chapter to reflect a plan vision that prioritizes the unique and significant economic development opportunities of the Plan Area, particularly the potential for major employers in strategic industries to locate on the COMSAT property. The revised Implementation section lists strategies and incentives for realizing the unique economic development potential of the Plan Area that the County may consider to help realize this vision.

### **2) Zoning Change**

The Council modified the recommended zoning of three properties near the intersection of Shawnee Lane and Observation Drive, from CRT-0.75 C-0.25 R-0.75 H-65 to CRT-1.0 C-0.25 R-1.0 H-65, in response to testimony to the Council and in recognition of planned higher-density residential development anticipated for these properties by the Montgomery County Housing Opportunities Commission.

### **3) Observation Drive Interim Travel Lane Design**

The Council revised text in several areas to modify and clarify how and when interim travel lanes should be designed and constructed in advance of the establishment of dedicated bus transit lanes as a final condition. Consideration of interim travel lanes as on-street parking was removed from the plan. MCDOT is now recommended to study whether dedicated bus lanes (and its related transit service) should be established during initial roadway design and construction, and that the interim design should be constructed to allow future dedicated bus lanes to be added with limited construction cost.

### **4) Consideration of Residential Setback from I-270 for any Tree Buffer Exception**

The Council added a caveat to the Environment recommendation (3.E.6) that recommends a minimum 50-foot tree and landscape buffer from I-270, such that, in granting an exception from the buffer where visibility from I-270 is requested or for other reasons deemed appropriate to a proposed development, the Planning Board should consider, “a 125-foot setback from the I-270 right-of-way for any residential use.”

### **5) Green Cover Calculations**

The Council modified the Environment recommendation for a minimum of 35% green cover to establish the basis for calculating necessary green cover should be the tract area of a

development, excluding environmental buffers and any land dedicated for I-270. Similarly, any green cover in environmental buffers and land dedicated to I-270 right-of-way would not count toward meeting the plan recommended minimum of 35%.

**6) Constellation Park(s) Overall Acreage Goal**

The Council added to the recommendation for Constellation Park(s) (3.F.12) that, during the development review process, the Planning Board should consider as part of their determination for the scale, form, location, and configuration of Constellation Park(s), “the ultimate goal of 8 acres of new parkland provided as a ‘constellation’ of parks across the Plan Area.”

**7) Community Recreation Center Location**

The Council added to recommendations for a Community Recreation Center in the Plan Area (3.F.16, 3.F.18, 3.H.9), consideration of the Linthicum East Elementary School Reservation Site as a potential location for the facility.

**8) Major Employer in the COMSAT Neighborhood**

Council revised the introduction to Section 4.B, COMSAT Neighborhood, to state that securing major institutional or commercial tenants for a portion of the COMSAT property should be a priority and integrating them in a mixed-use format along with housing, retail, amenities, parks and public spaces, transit and surrounding communities in a context-sensitive manner is a preferred goal of the plan. This priority is also added to COMSAT Neighborhood recommendation 4.B.3.

**STAFF RECOMMENDATION**

Recommend for adoption by the Full Commission the County Council’s amended and approved *Clarksburg Gateway Sector Plan*.

**NEXT STEPS**

If the Planning Board approves the Resolution of Adoption, the Full Commission will consider final adoption of the *Clarksburg Gateway Sector Plan* at their meeting on April 15, 2026.

**ATTACHMENTS**

**Attachment A:** MCPB and M-NCPPC Draft Resolution

**Attachment B:** Montgomery County Council Resolution 20-1069