

UNIVERSITY BOULEVARD CORRIDOR PLAN

SECTIONAL MAP AMENDMENT



Description

Staff will present the Sectional Map Amendment for the 2025 *University Boulevard Corridor Plan*, which establishes a vision and recommendations for approximately 3.5 miles of University Boulevard East and West (MD 193) between the Capital Beltway (I-495) and Amherst Avenue. The Plan focuses on developing a multimodal corridor that supports safe, accessible, and healthy travel options and connects vibrant communities with a diverse range of housing options, supported by bus rapid transit (BRT). Additionally, it envisions new residential housing typologies for existing detached residential properties and new infill development on larger institutional and commercial properties. Staff recommends approval of Request to File and recommends approval of the Sectional Map Amendment (SMA) for the 2025 *University Boulevard Corridor Plan*.

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CS	Carrie Sanders, Chief, East County Planning, carrie.sanders@montgomeryplanning.org, 301-495-4653

SUMMARY

- The University Boulevard Corridor Plan is a comprehensive amendment to the approved and adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*, 1996 *Four Corners Master Plan*, 2001 *Kemp Mill Master Plan*, and 2012 *Wheaton Central Business District and Vicinity Sector Plan* and covers approximately 3.5 miles along University Boulevard between the Wheaton Central Business District and Four Corners.
- The University Boulevard Corridor Plan (Plan) envisions transforming approximately 3.5 miles of University Boulevard West and East (MD 193) into a pedestrian-oriented and multimodal corridor that supports safe movement for all people, especially those walking, biking, and rolling.
- Staff requests approval file Sectional Map Amendment (SMA) H-161 with Technical Staff Report, to implement the 2025 *University Boulevard Corridor Plan* recommendations.
- Staff recommends approval of Request to File and recommends approval of the Sectional Map Amendment (SMA) for the 2025 *University Boulevard Corridor Plan*.

MASTER PLAN INFORMATION

Plan Name

University Boulevard Corridor Plan

Date

March 13, 2026

Lead Planner

Zubin Adrianvala

Planning Division

East County

Staff Contact

zubin.adrianvala@montgomeryplanning.org

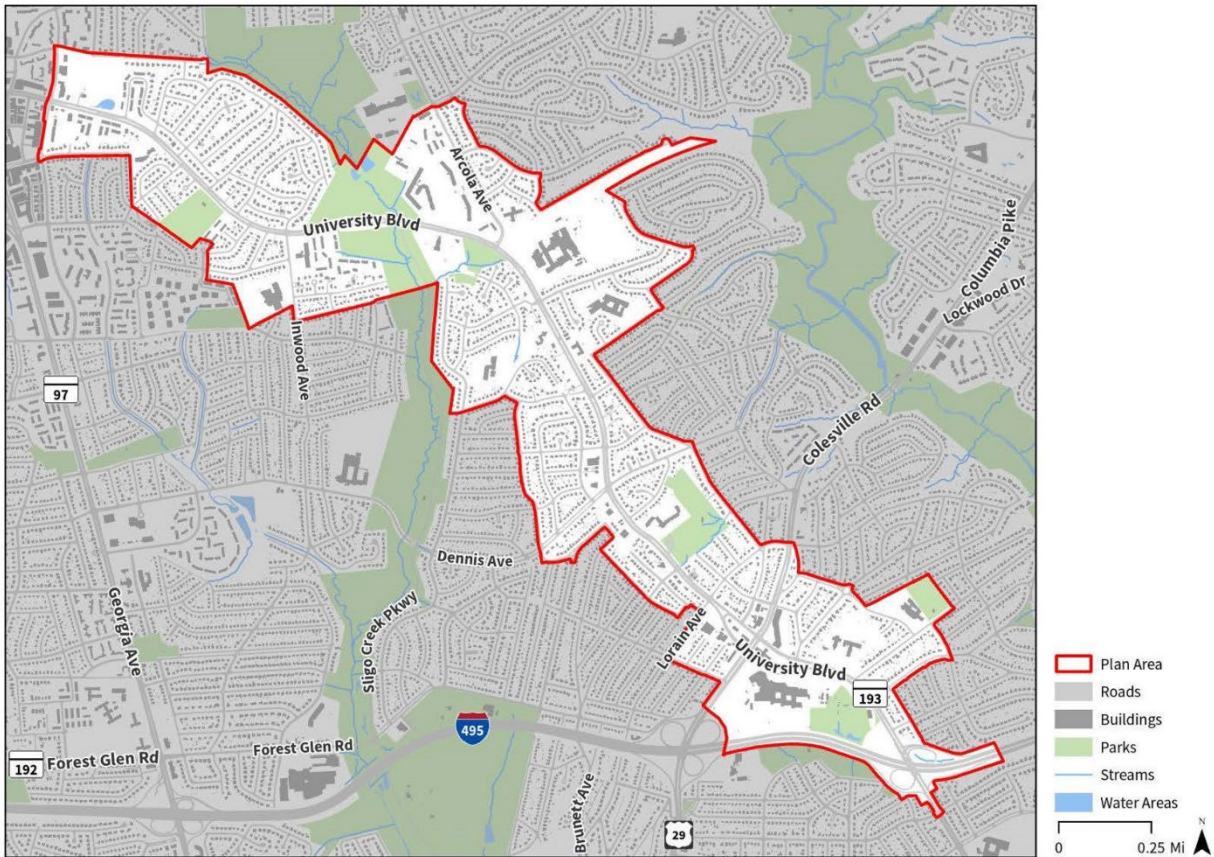
301-495-4703

Planning Board Information

MCPB

Item No. 8

March 19, 2026



SUMMARY

The 2025 *University Boulevard Corridor Plan* contains the text and supporting maps for a comprehensive amendment to the approved and adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*, 1996 *Four Corners Master Plan*, 2001 *Kemp Mill Master Plan*, and 2012 *Wheaton Central Business District and Vicinity Sector Plan*. It also amends *Thrive Montgomery 2050*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2023 *Pedestrian Master Plan*, as amended; and the 1979 *Master Plan for Historic Preservation*.

The Montgomery County Council, sitting as the District Council, approved the University Boulevard Corridor Plan by Resolution No. 20-1010 on December 9, 2025, following two public hearings and six work sessions from September through December. The Montgomery County Planning Board approved the adoption of the University Boulevard Corridor Plan by Resolution No. 25-137 on December 18, 2025. The Maryland-National Capital Park and Planning Commission (M-NCPPC) approved adoption of the University Boulevard Corridor Plan by Resolution No. 26-01 on January 21, 2026.

The University Boulevard Corridor Plan contains several rezoning recommendations that will be implemented through the SMA process. This SMA proposes reclassification of approximately 158 acres of properties in the Plan area. There are no pending local map amendment applications in the Plan area.

RECOMMENDED REZONING

The proposed SMA will implement the University Boulevard Corridor Plan zoning recommendations. The Plan recommends new zoning to enable corridor-focused infill and redevelopment by rezoning corridor-fronting residential properties, institutional properties, and existing single-use commercial properties.

The SMA also implements the University Boulevard Overlay Zone (UBOZ), adopted by the Montgomery County Council on December 9, 2025, and enacted by Ordinance No. 20-27. The UBOZ seeks to encourage a wide variety of housing types within a compact, transit-oriented development pattern that supports BRT, fosters complete communities, and enhances safety for all travelers, especially the most vulnerable. This overlay zone is applied to properties identified for rezoning by the Plan. As approved in Zoning Text Amendment (ZTA) 25-12, the UBOZ includes modifications to standardize land uses across the overlay. The overlay zone considers elements including, but not limited to building placement, site coverage, provision of public open space, and uses to support plan objectives and provide a transition from the corridor to the neighborhoods.

CONTENTS OF THE SECTIONAL MAP AMENDMENT

The SMA application includes two map indices as well as 33 maps indicating the boundaries of the 2025 *University Boulevard Corridor Plan* (see Attachment 1). Planning staff will prepare a digital map prior to transmitting the SMA to the County Council.

CONCLUSION

Staff recommends approval of the Request to File and recommends approval of SMA H-161, which will implement the zoning recommendations in the approved and adopted University Boulevard Corridor Plan.

ATTACHMENTS

Attachment 1: Proposed Zoning Reclassifications with Index Maps for Changes



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.

3/4/2026

Date

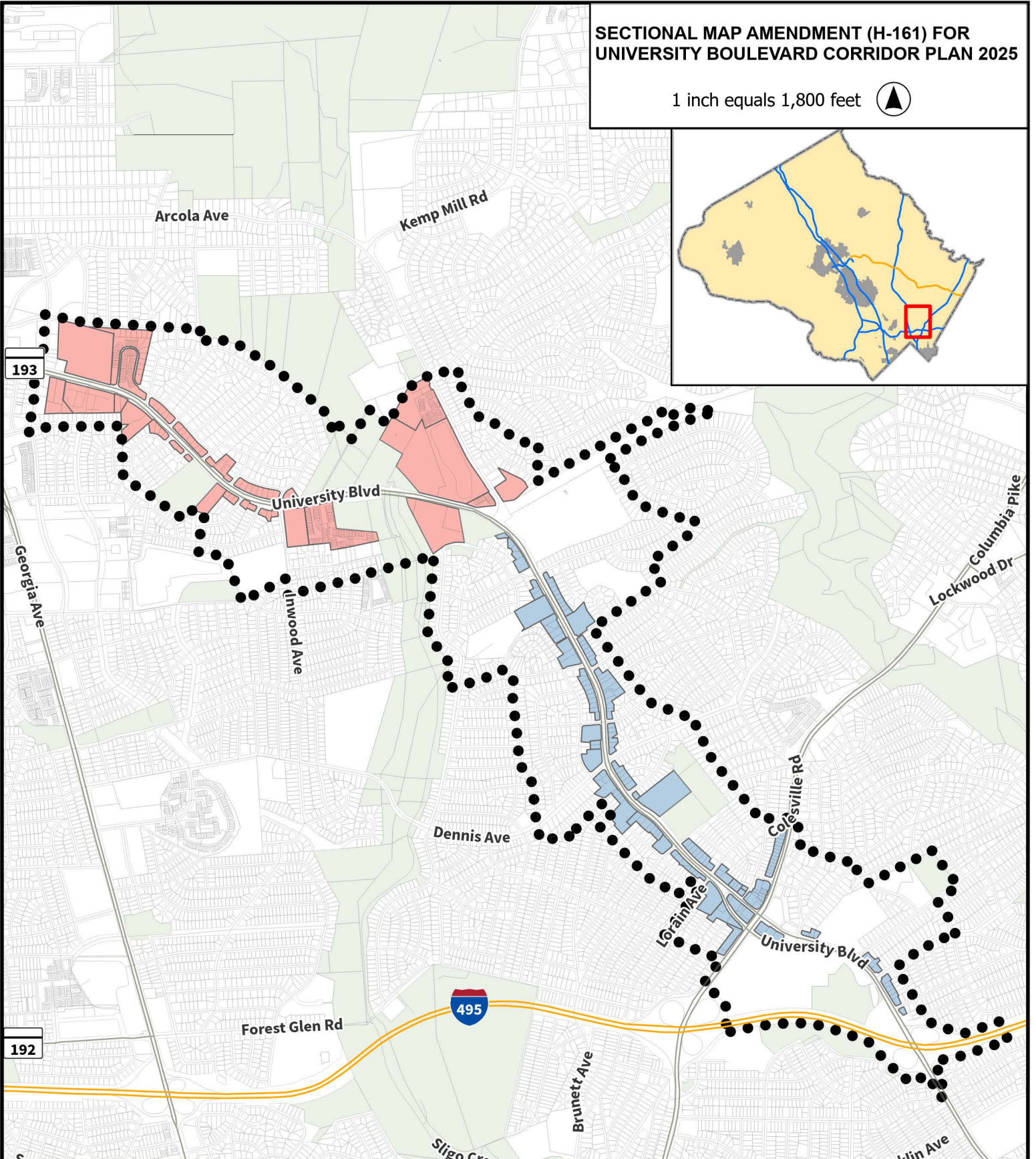
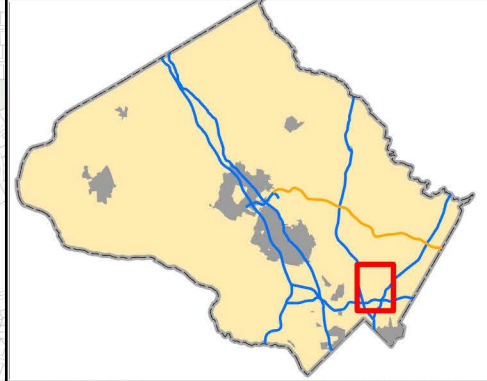
Carrie Sanders

Carrie Sanders
Division Chief
East County Planning Division

Attachment 1 - Change Map Overview - Page 2

SECTIONAL MAP AMENDMENT (H-161) FOR UNIVERSITY BOULEVARD CORRIDOR PLAN 2025

1 inch equals 1,800 feet



Change Index 1 - Page 3 - 26 Changes - 101.44 Acres

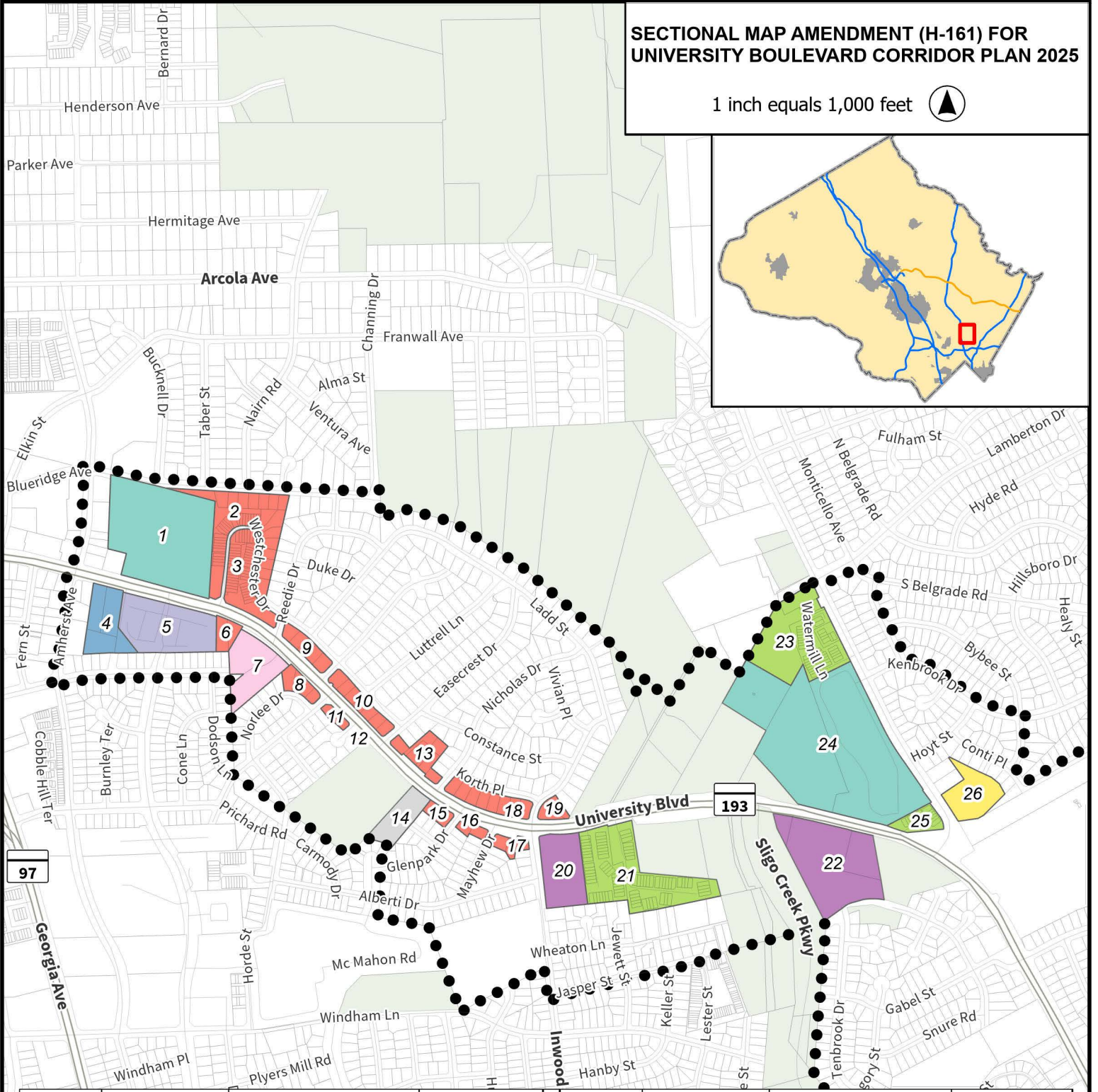
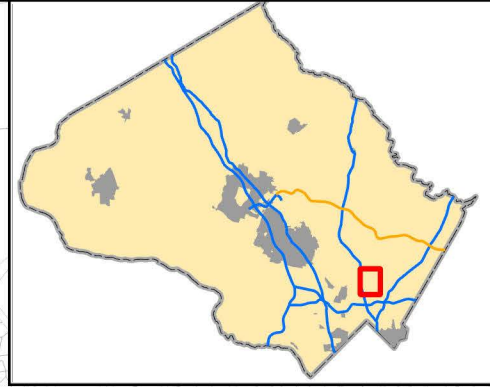
Change Index 1 - Page 4 - 37 Changes - 56.6 Acres

SMA Total - 63 Changes, 158.04 Acres

Attachment 1 - Change Index Map 1 of 2 - Page 3

SECTIONAL MAP AMENDMENT (H-161) FOR UNIVERSITY BOULEVARD CORRIDOR PLAN 2025

1 inch equals 1,000 feet

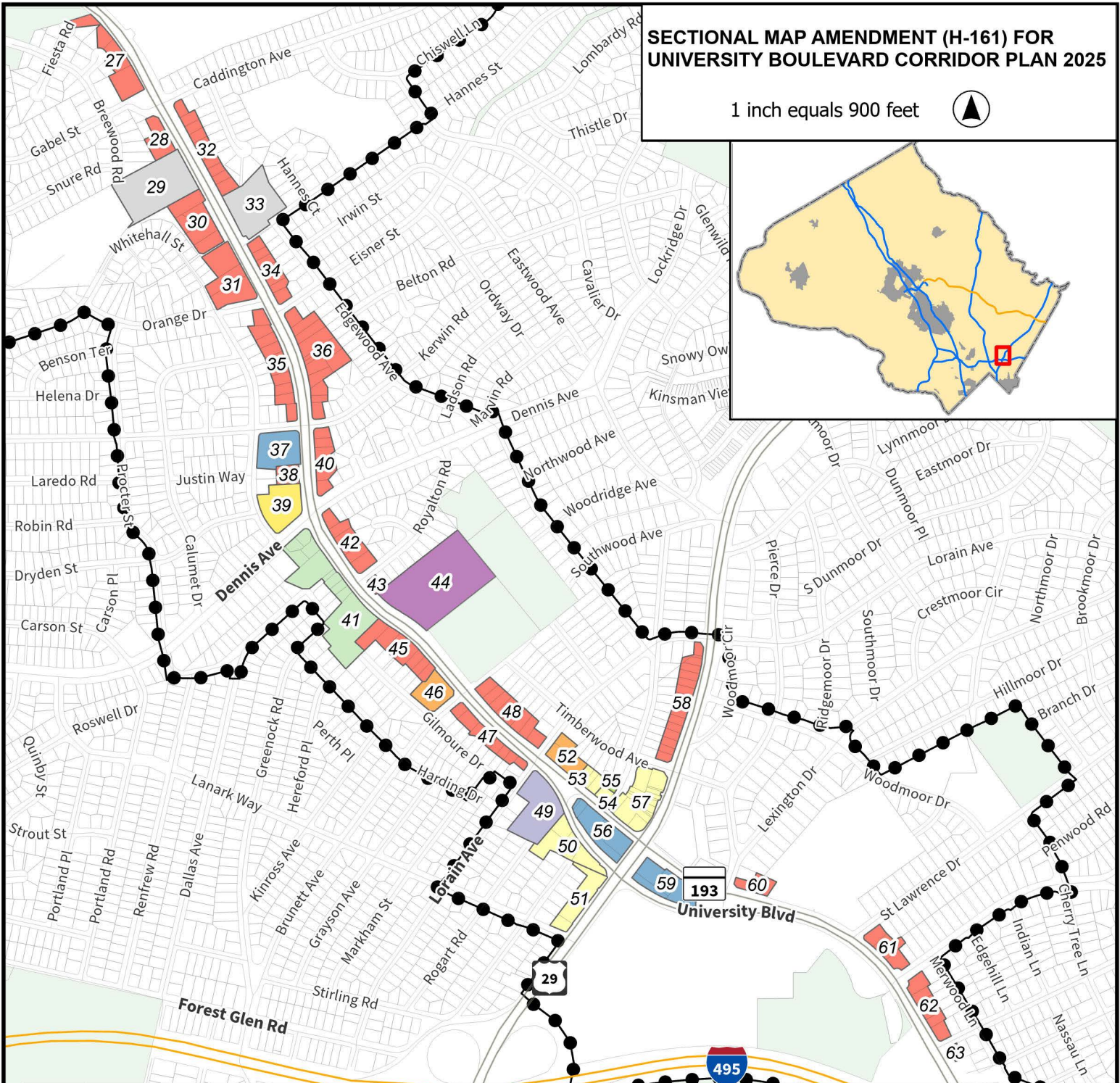


Change #	Existing Zone	Proposed Zone	Acres	Change #	Existing Zone	Proposed Zone	Acres
1	R-90, PD-9	CRT 1.5 C-0.5 R-1.25 H-70	12.18	14	RT-12.5	CRT 1.5 C-0.25 R-1.5 H-60	2.01
2	PD-9, R-90	CRN 1.0 C-0.0 R-1.0 H-45	5.82	15	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.52
3	PD-9	CRN 1.0 C-0.0 R-1.0 H-45	3.19	16	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.67
4	R-60	CRN 1.0 C-0.0 R-1.0 H-50	2.96	17	R-60	CRN 1.0 C-0.0 R-1.0 H-45	2.02
5	PD-18	CRN 0.75 C-0.0 R-0.75 H-50	5.56	18	R-90	CRN 1.0 C-0.0 R-1.0 H-45	0.63
6	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.80	19	R-90	CRN 1.0 C-0.0 R-1.0 H-45	3.68
7	R-60	CRT 1.5 C-0.25 R-1.25 H-60	3.33	20	R-60	CRT 1.5 C-0.25 R-1.5 H-70	8.14
8	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.91	21	RT-10.0, RT-12.5	TMD	7.37
9	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.17	22	R-60	CRT 1.5 C-0.25 R-1.5 H-70	8.46
10	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.54	23	R-60, RT-12.5	TMD	1.15
11	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.39	24	R-H	CR 2.0 C-0.25 R-2.0 H-200	2.68
12	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.17	25	RT-12.5	TMD	
13	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.63	26	R-60	CRT 1.5 C-0.5 R-1.25 H-60	

Attachment 1 - Change Index Map 2 of 2 - Page 4

SECTIONAL MAP AMENDMENT (H-161) FOR UNIVERSITY BOULEVARD CORRIDOR PLAN 2025

1 inch equals 900 feet

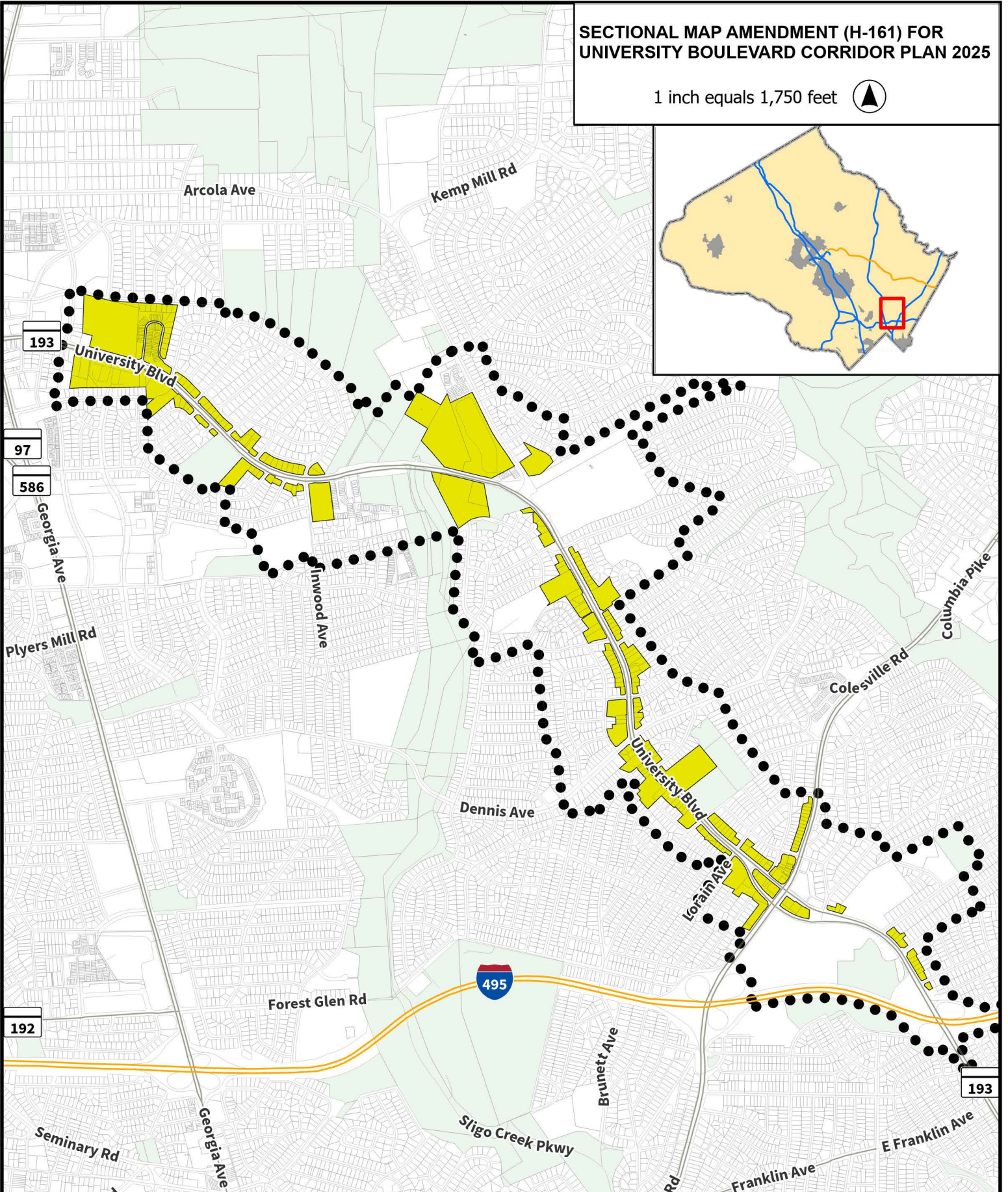


Change #	Existing Zone	Proposed Zone	Acres	Change #	Existing Zone	Proposed Zone	Acres
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28	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.72	47	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.14
29	R-60	CRT 1.5 C-0.25 R-1.5 H-60	3.26	48	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.67
30	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.74	49	R-60, CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-65	2.16
31	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.97	50	R-60, CRT-2.25 C-1.5 R-0.75 H-45, CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	1.56
32	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.53	51	R-60, CRN-0.5 C-0.5 R-0.25 H-35	CRN 0.5 C-0.5 R-0.5 H-40	1.23
33	R-60	CRT 1.5 C-0.25 R-1.5 H-60	2.30	52	EOF-3.0 H-100	CRT 3.0 C-1.5 R-2.0 H-100	0.88
34	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.12	53	CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.47
35	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.93	54	CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.18
36	R-60	CRN 1.0 C-0.0 R-1.0 H-45	2.92	55	CRN-0.5 C-0.5 R-0.25 H-35	CRN 1.25 C-0.5 R-1.0 H-50	0.11
37	R-60	CRN 1.0 C-0.0 R-1.0 H-50	1.41	56	CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.5 C-1.5 R-1.5 H-65	1.51
38	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.41	57	CRT-2.25 C-1.5 R-0.75 H-45, CRT-1.5 C-1.5 R-0.5 H-45, R-60	CRT 2.25 C-1.5 R-1.5 H-60	2.03
39	R-200	CRT 1.5 C-0.5 R-1.25 H-60	1.51	58	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.92
40	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.05	59	R-60, CRT-0.25 C-0.25 R-0.25 H-35	CRT 2.5 C-1.5 R-1.5 H-65	1.51
41	EOF-1.5 H-60, R-60	CRT 1.5 C-0.5 R-1.25 H-50	4.25	60	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.50
42	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.31	61	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.92
43	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18	62	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.19
44	R-60	CRT 1.5 C-0.25 R-1.5 H-70	5.53	63	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18
45	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.71				

Attachment 1 - Change Index Overlay Zones - Page 5

SECTIONAL MAP AMENDMENT (H-161) FOR UNIVERSITY BOULEVARD CORRIDOR PLAN 2025

1 inch equals 1,750 feet



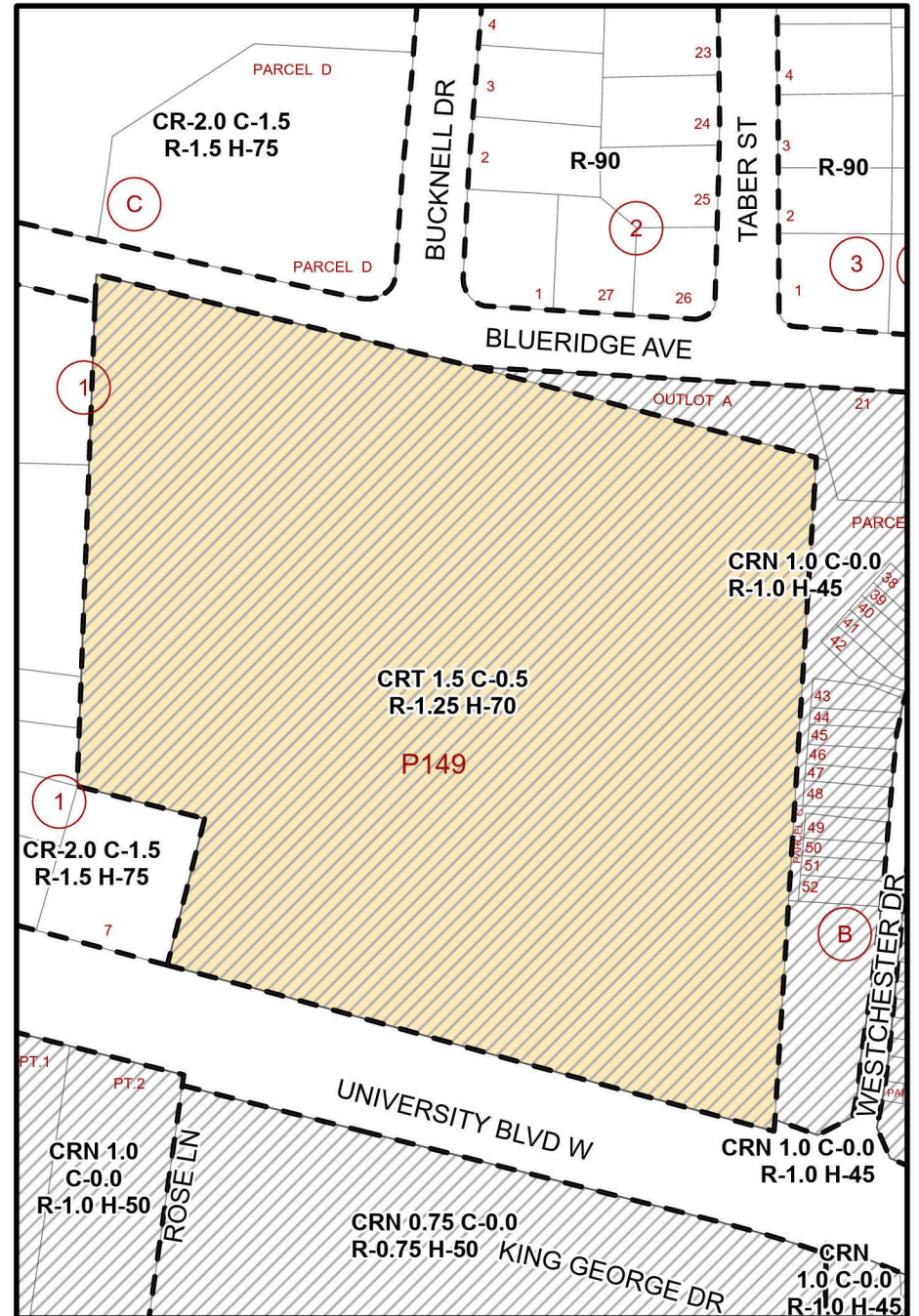
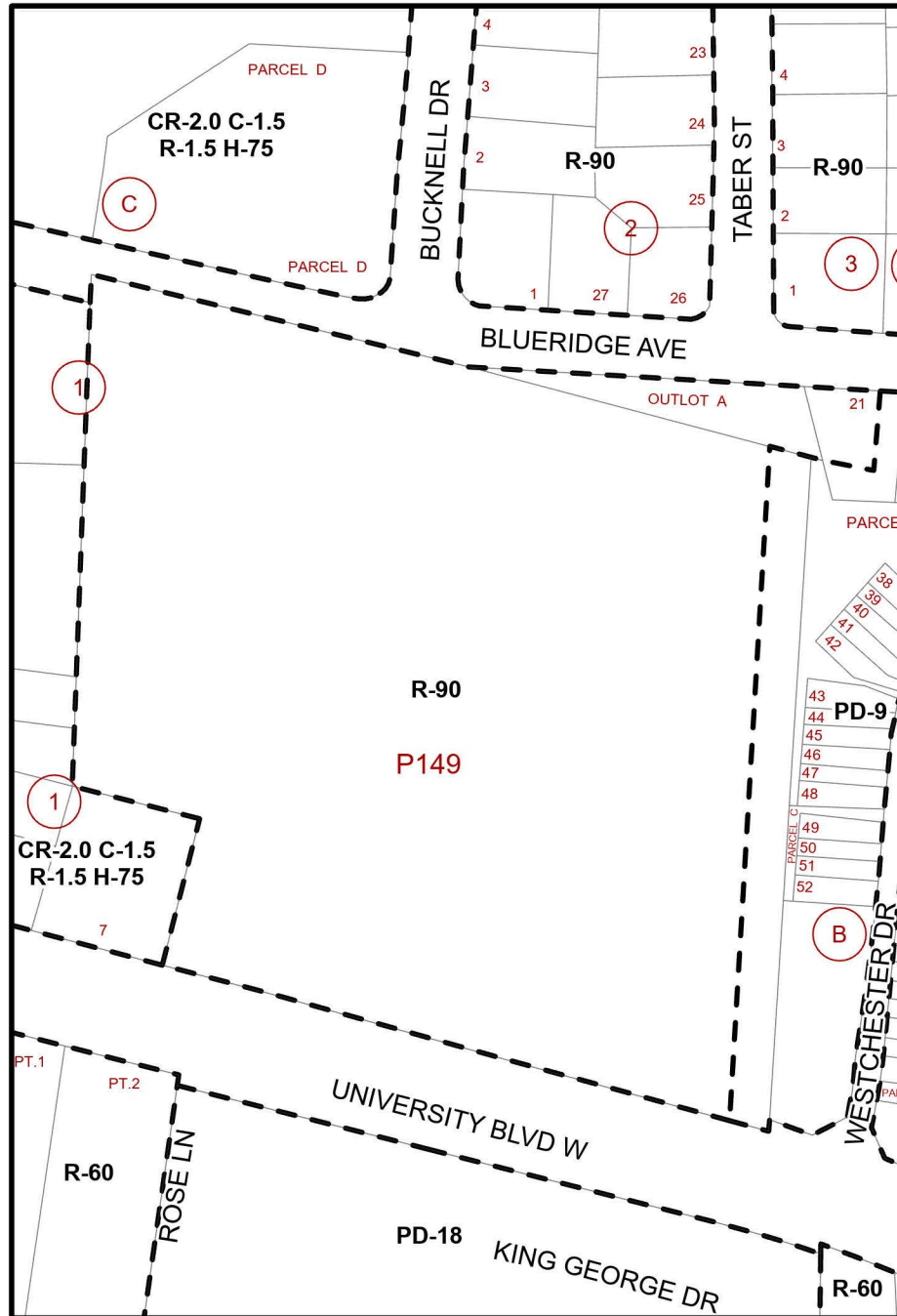
Change #	Existing Zone	Proposed Zone	Acres
64	N/A	University Boulevard Overlay Zone	141.38

Attachment 1 - Page 6

Existing Zoning

Change #1,64

Proposed Zoning



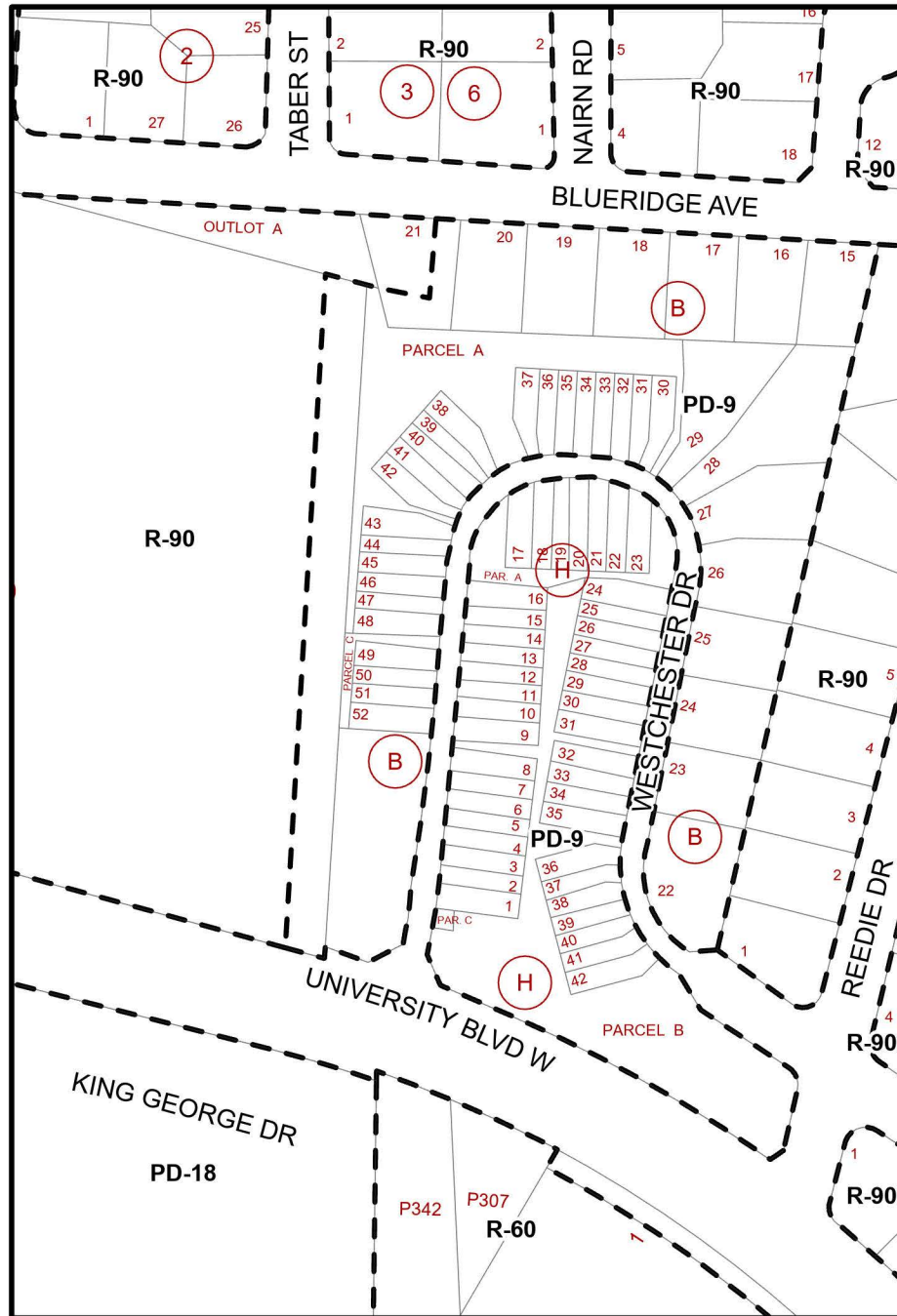
Map Grid: 215NW02 & 214NW02

UBC overlay zone
 Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 7

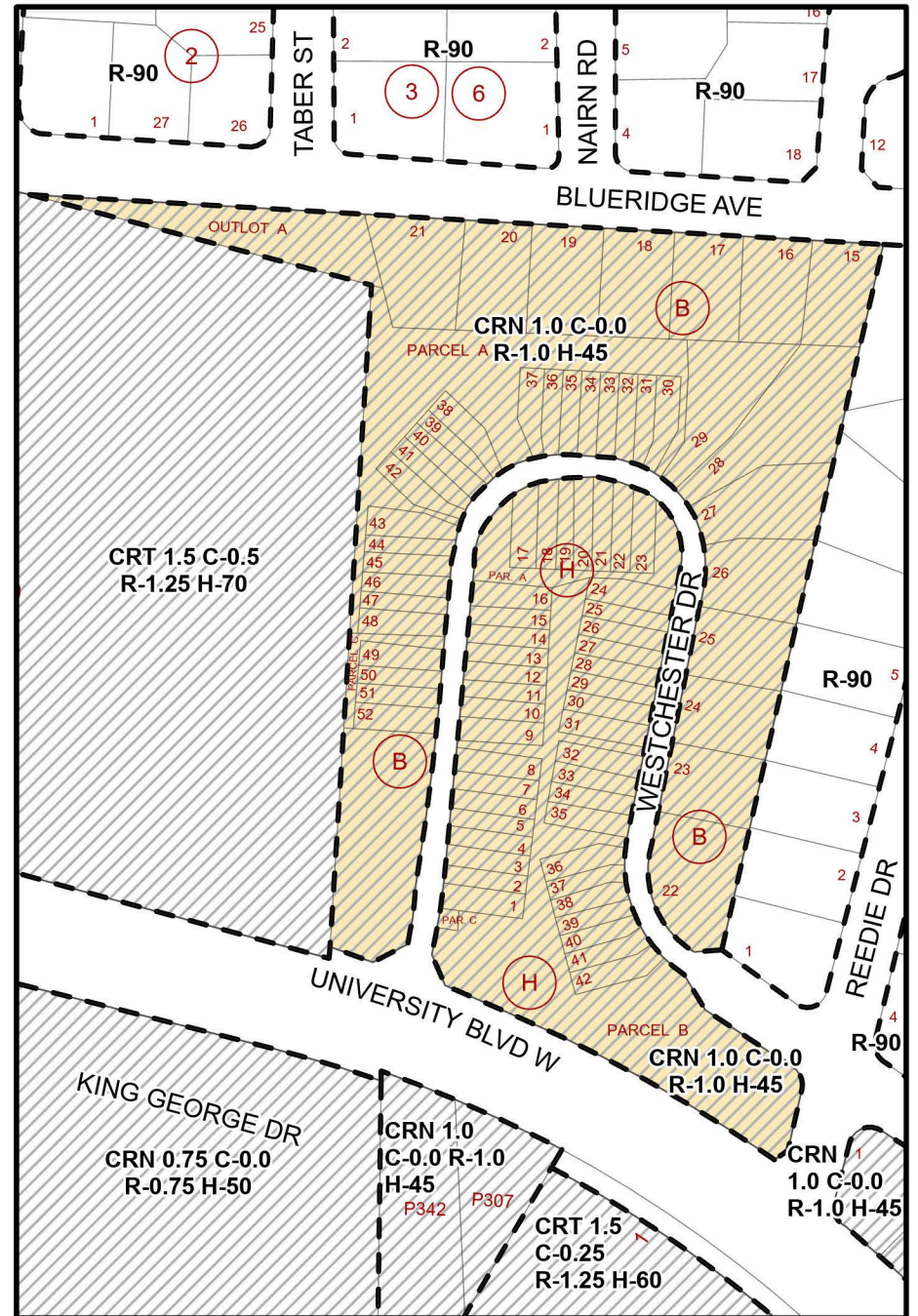
Existing Zoning

Changes #2,3,64



Map Grid: 214NW02

Proposed Zoning



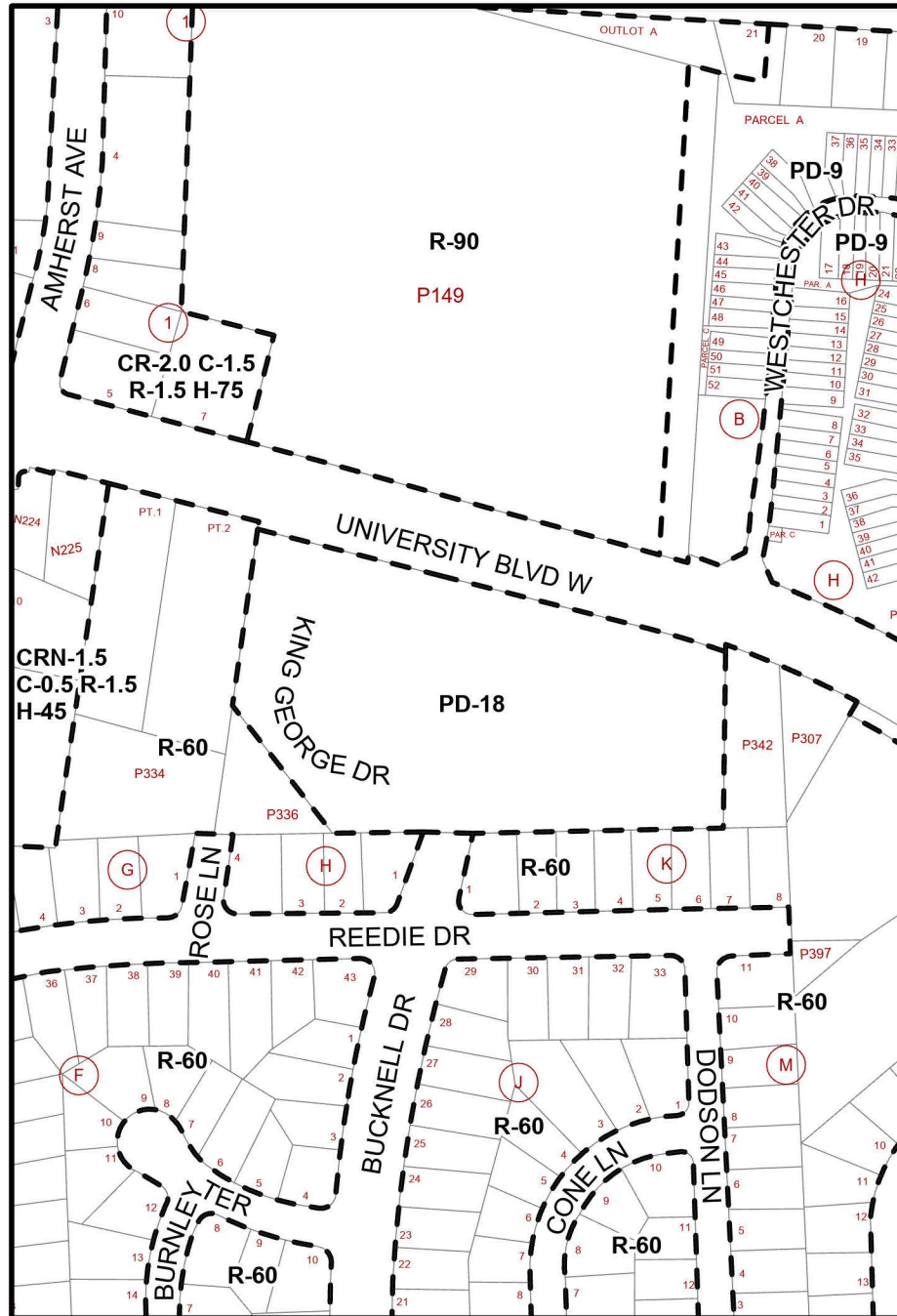
UBC overlay zone
 Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 8

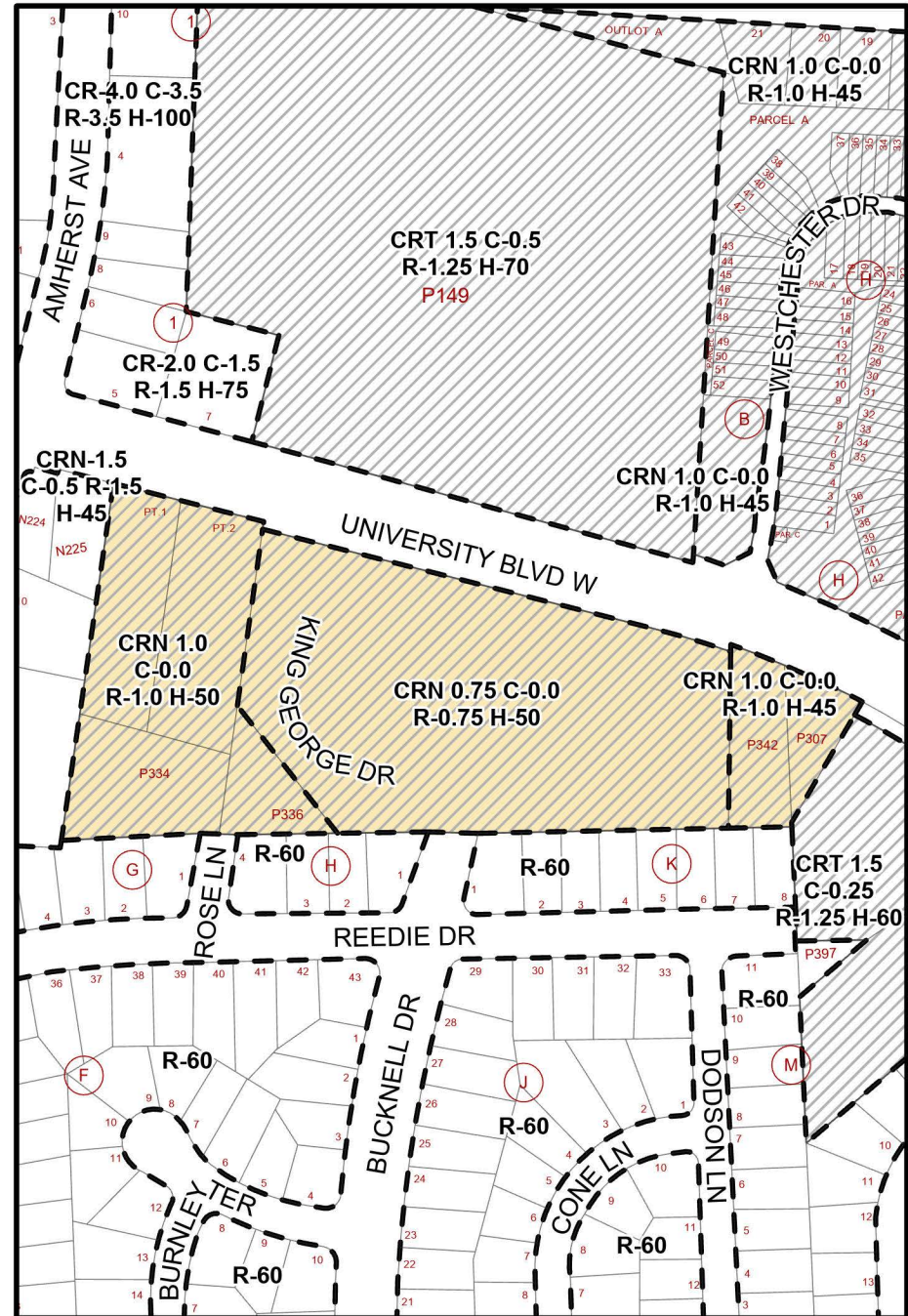
Existing Zoning

Changes #4,5,6,64

Proposed Zoning



Map Grid: 214NW02

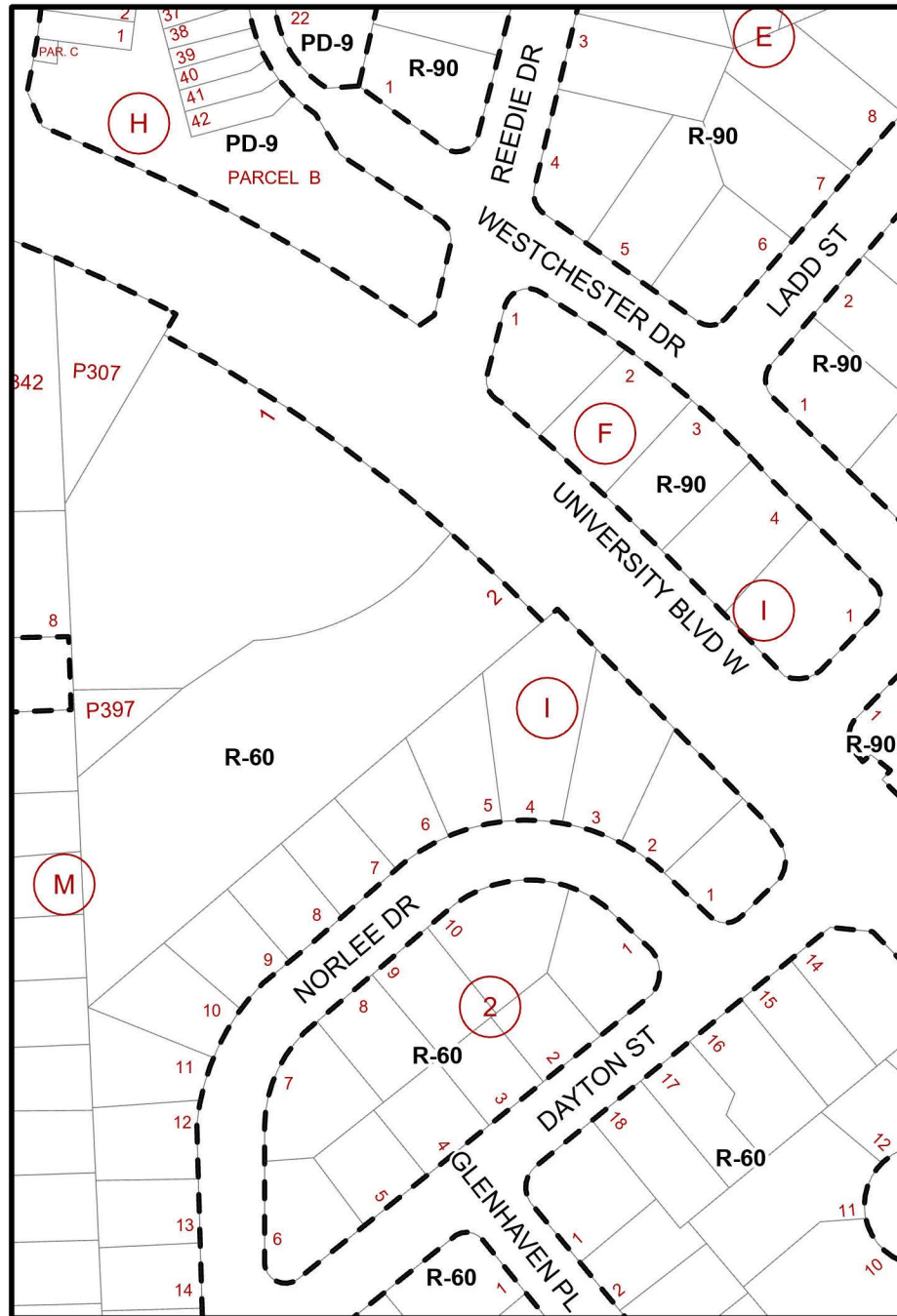


UBC overlay zone
 Proposed Zones
 1 inch equals 275 feet

Attachment 1 - Page 9

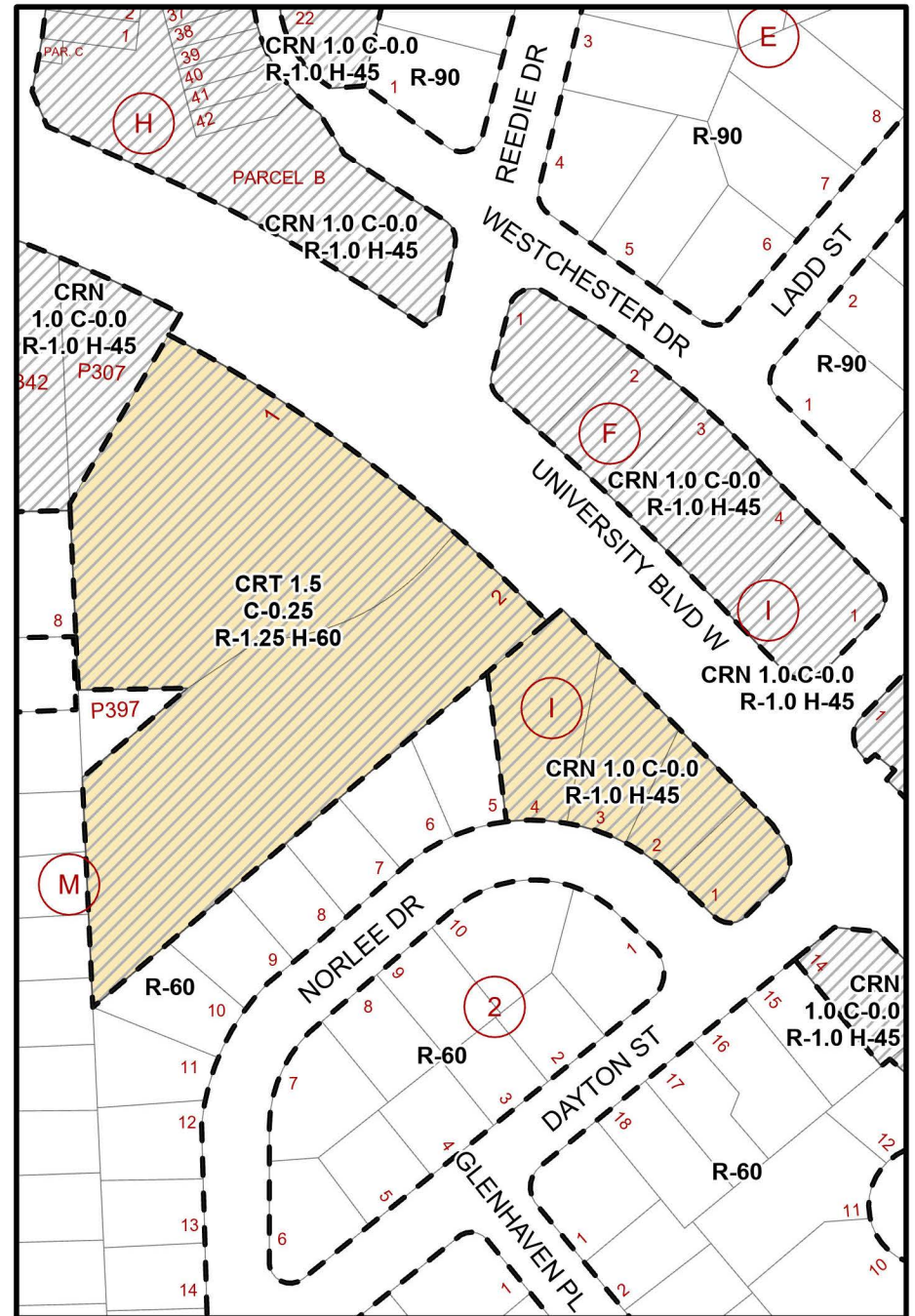
Existing Zoning

Changes #7,8,64



Map Grid: 214NW02

Proposed Zoning

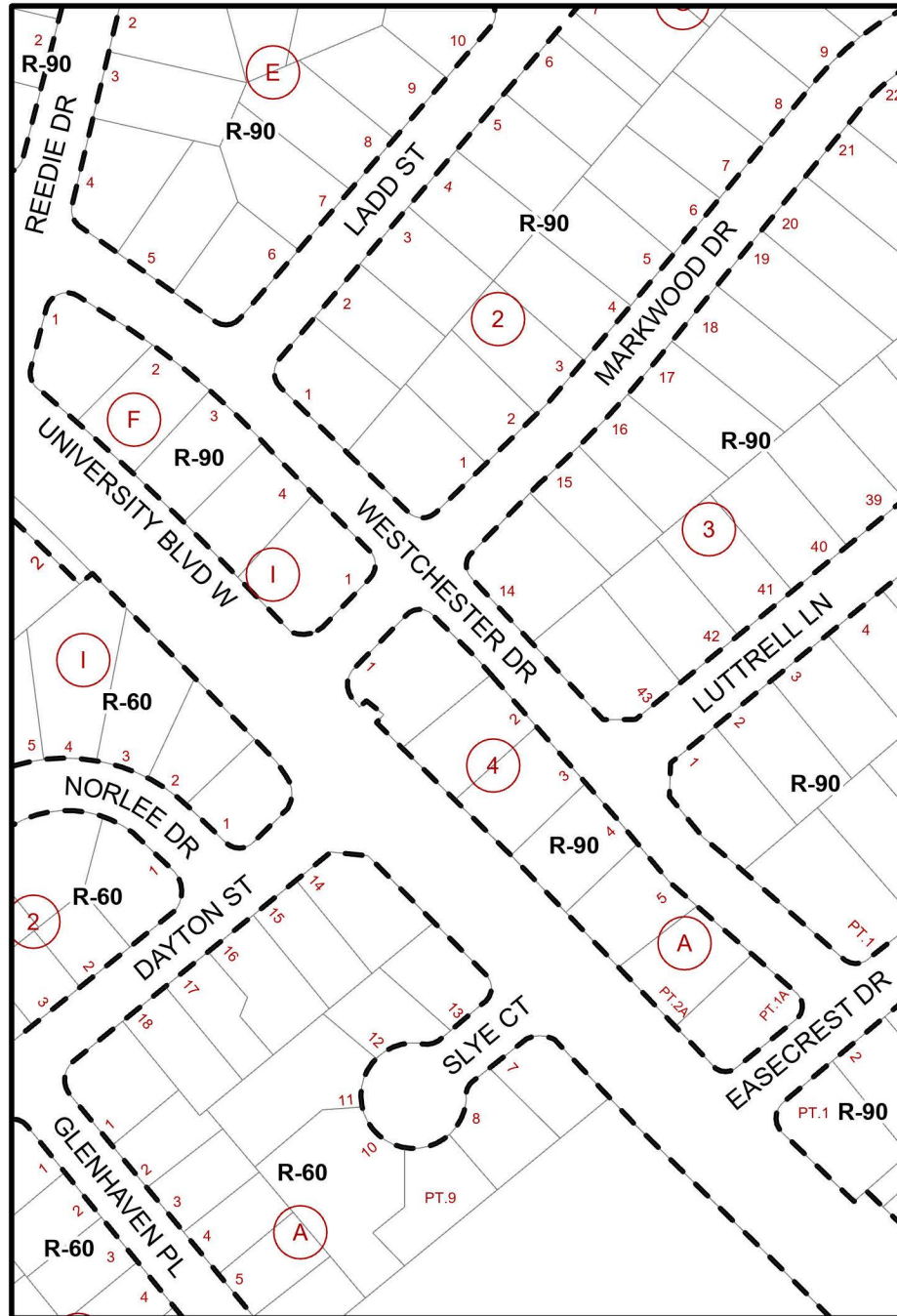


UBC overlay zone
 Proposed Zones
 1 inch equals 175 feet

Attachment 1 - Page 10

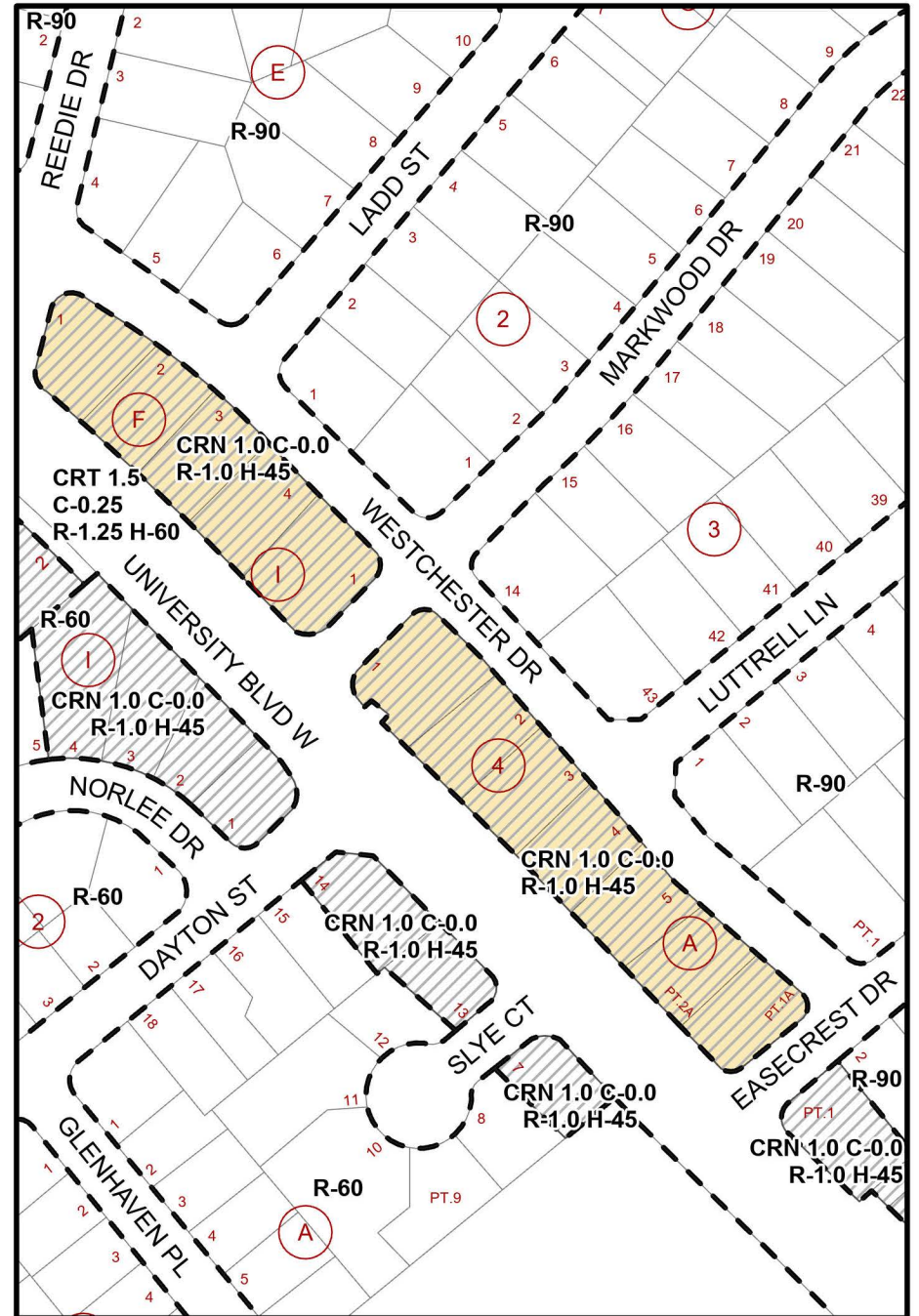
Existing Zoning

Changes #9,10,64



Map Grid: 214NW02

Proposed Zoning

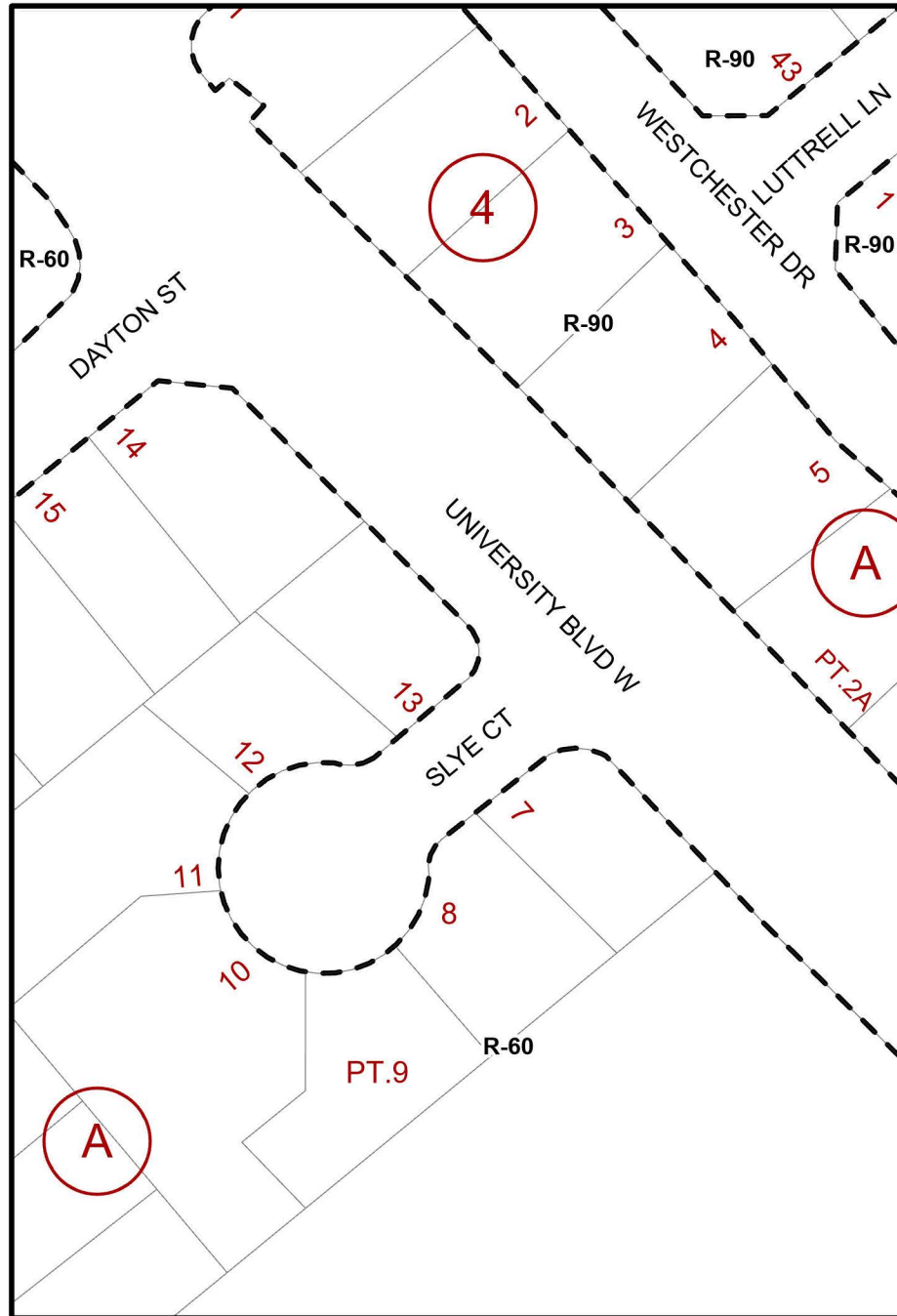


UBC overlay zone
 Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 11

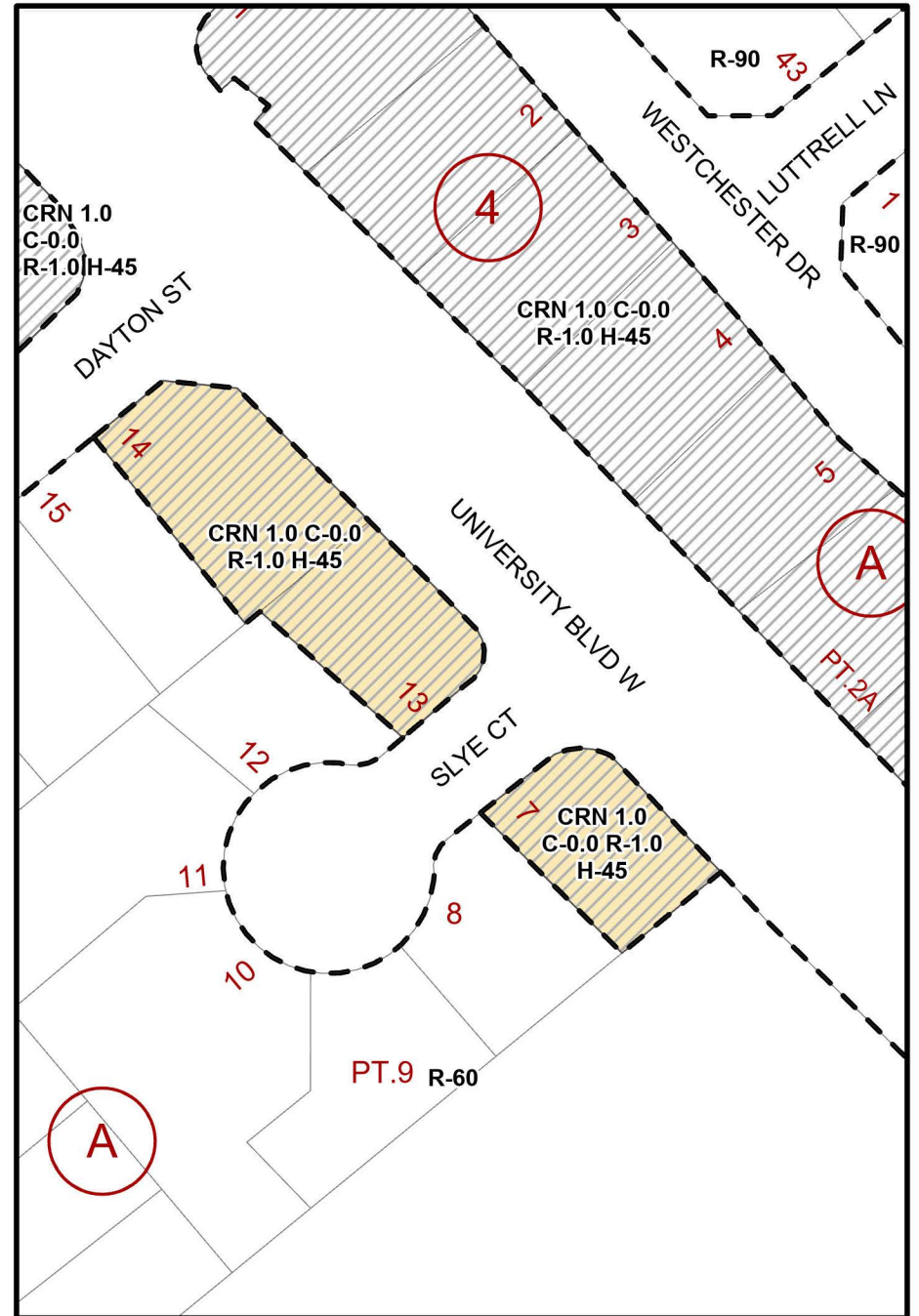
Existing Zoning

Changes #11,12,64



Map Grid: 214NW02

Proposed Zoning

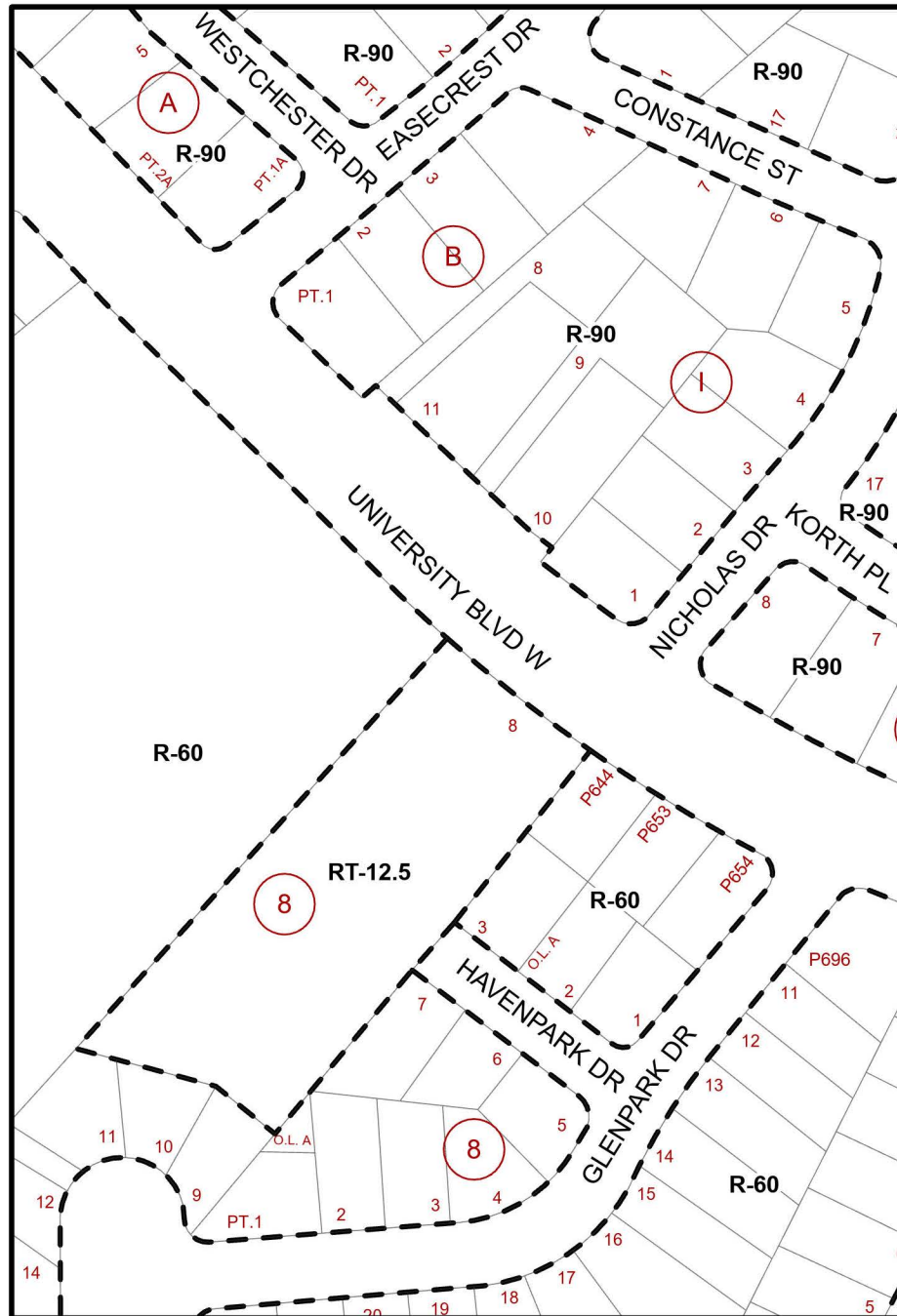


UBC overlay zone
 Proposed Zones
 1 inch equals 100 feet

Attachment 1 - Page 12

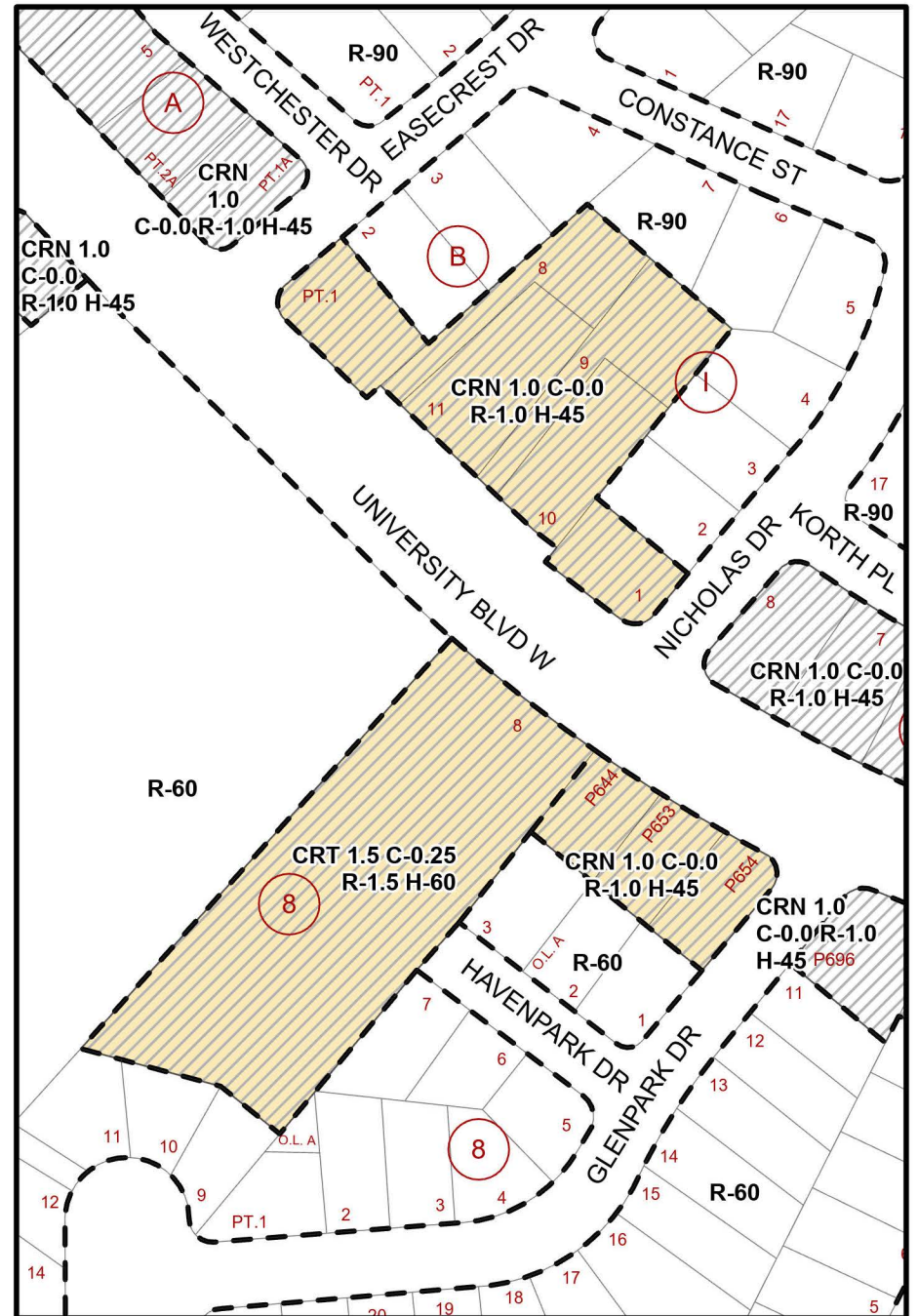
Existing Zoning

Changes #13,14,15,64



Map Grid: 214NW02

Proposed Zoning

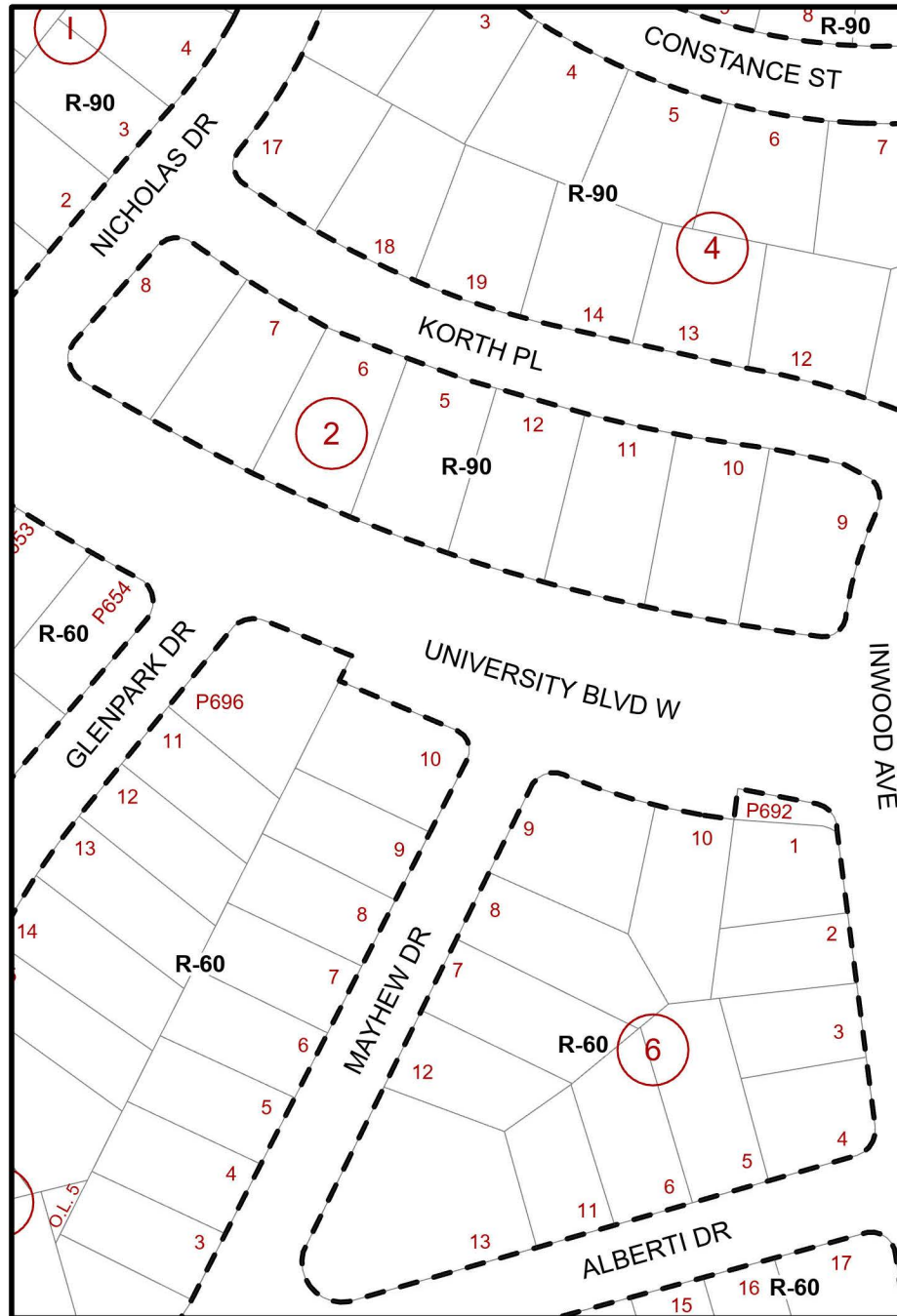


UBC overlay zone
 Proposed Zones
 1 inch equals 175 feet

Attachment 1 - Page 13

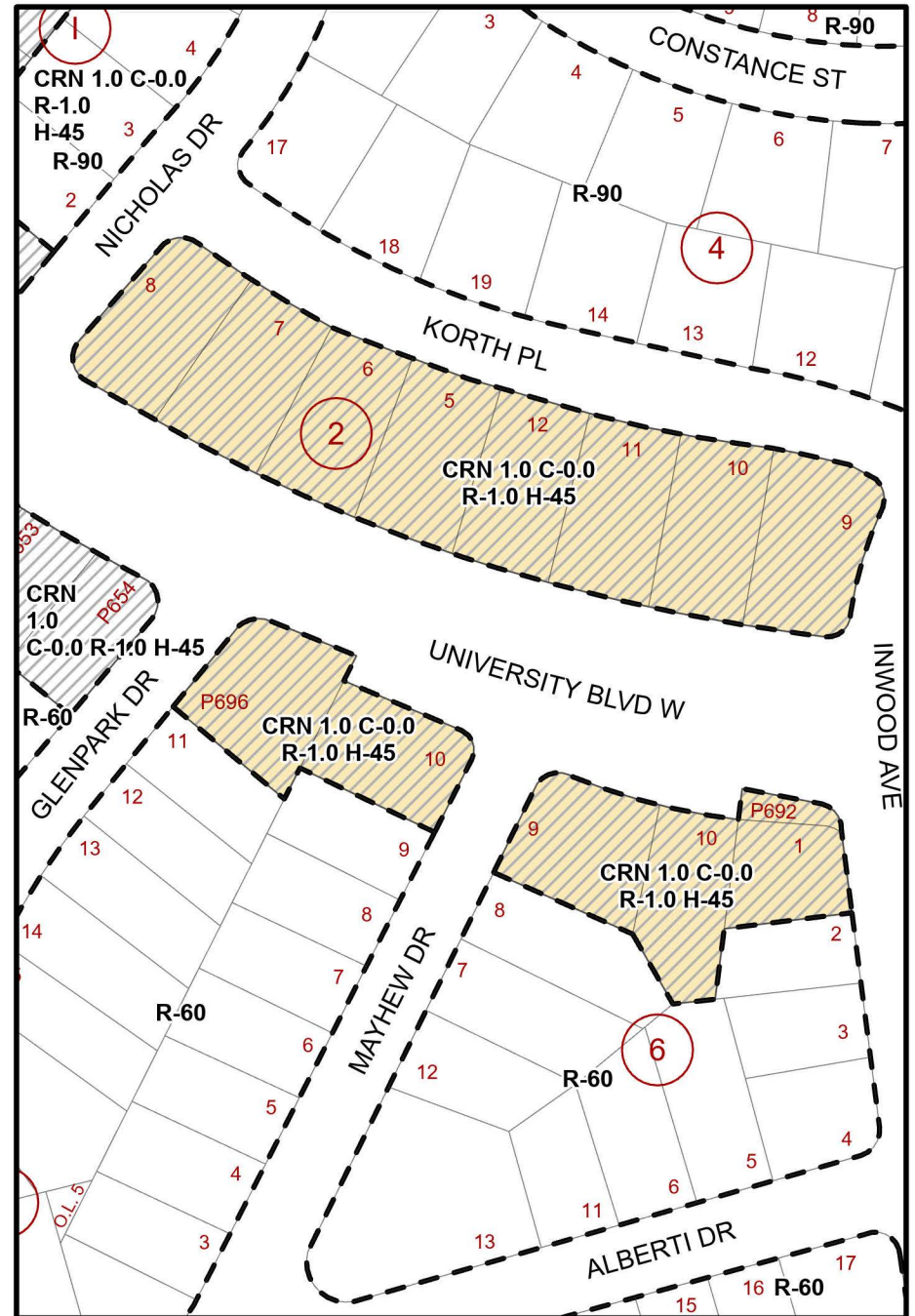
Existing Zoning

Changes #16,17,18,64



Map Grid: 214NW02

Proposed Zoning

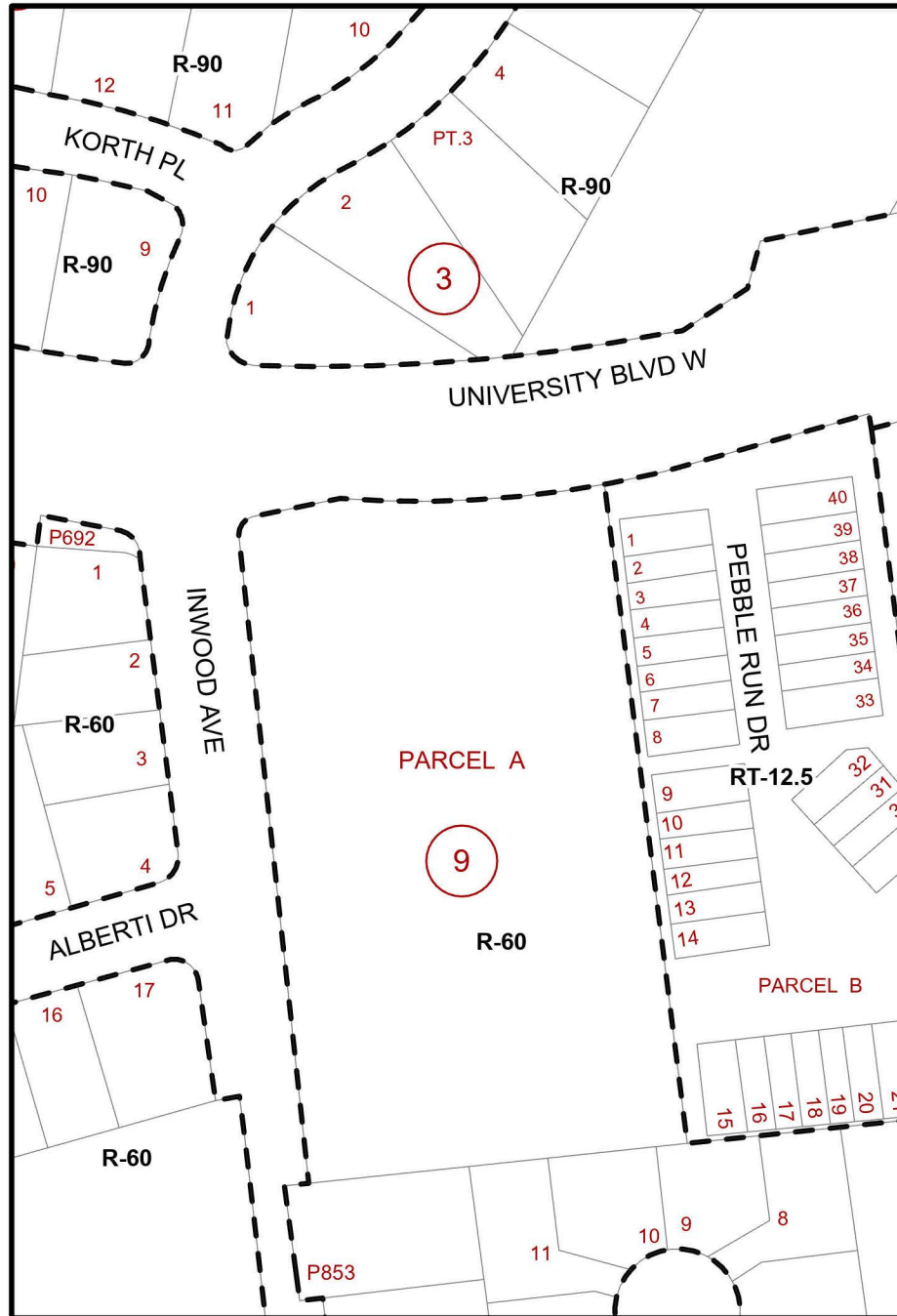


UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 14

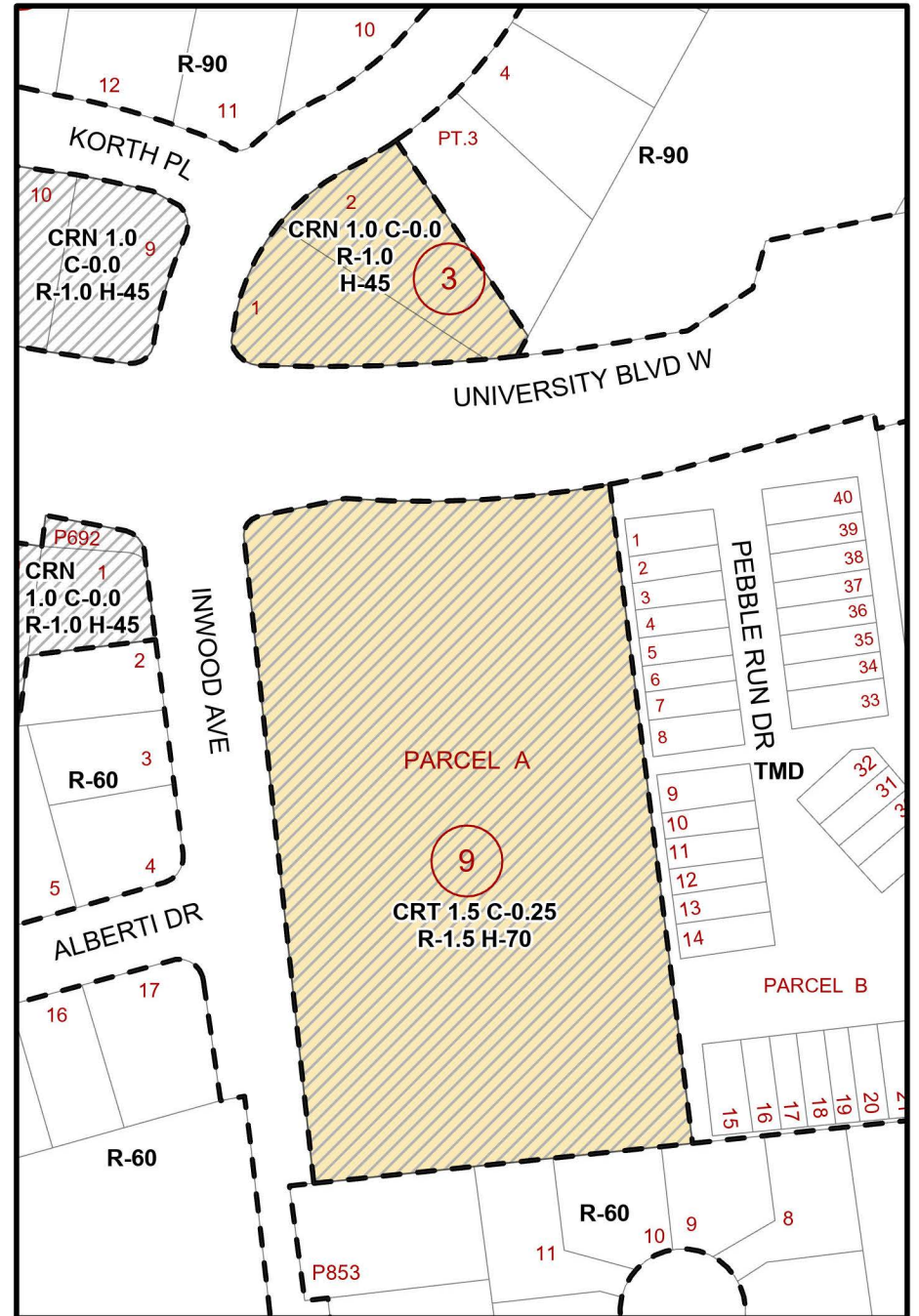
Existing Zoning

Changes #19,20,64



Map Grid: 214NW02

Proposed Zoning

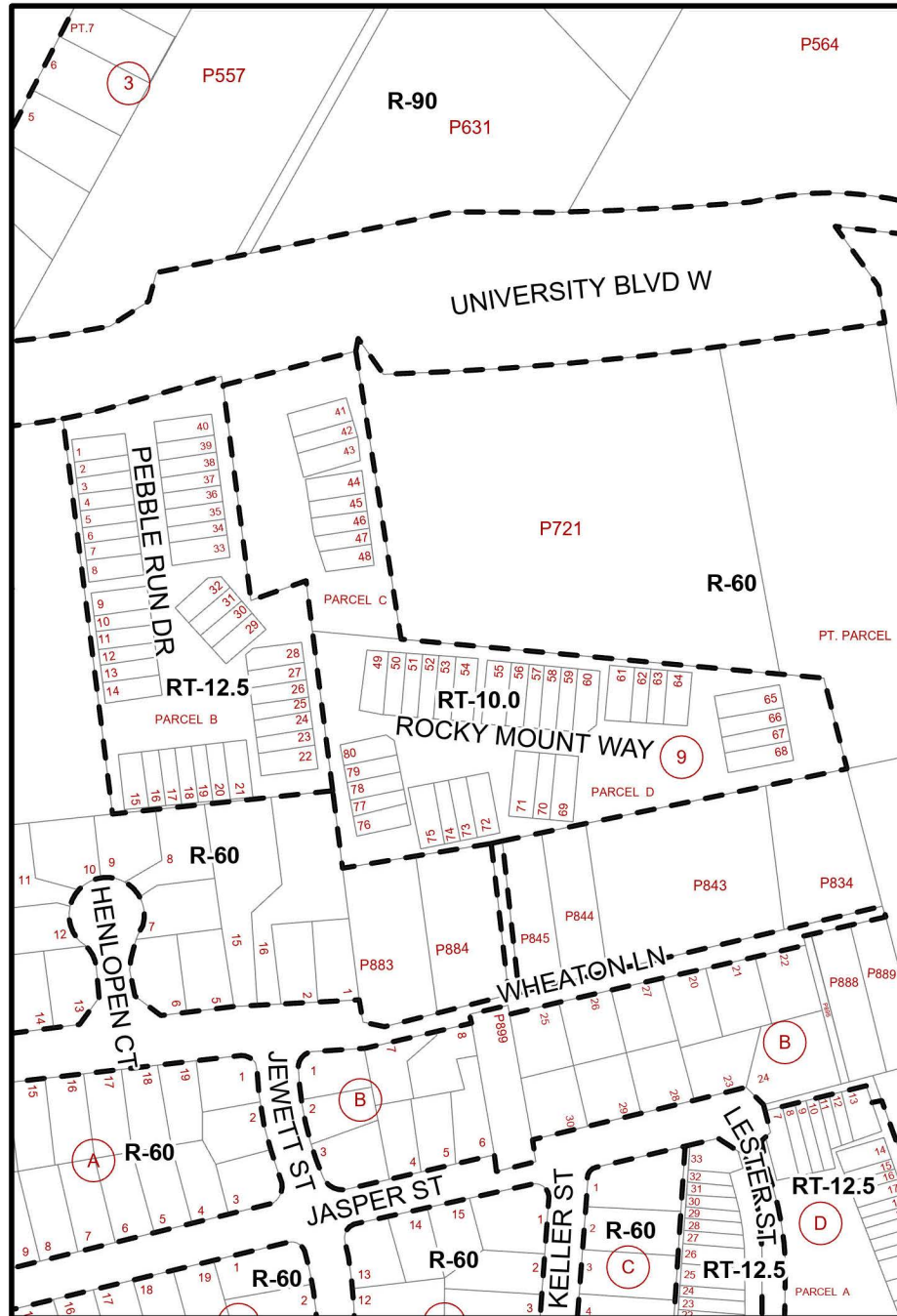


UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 15

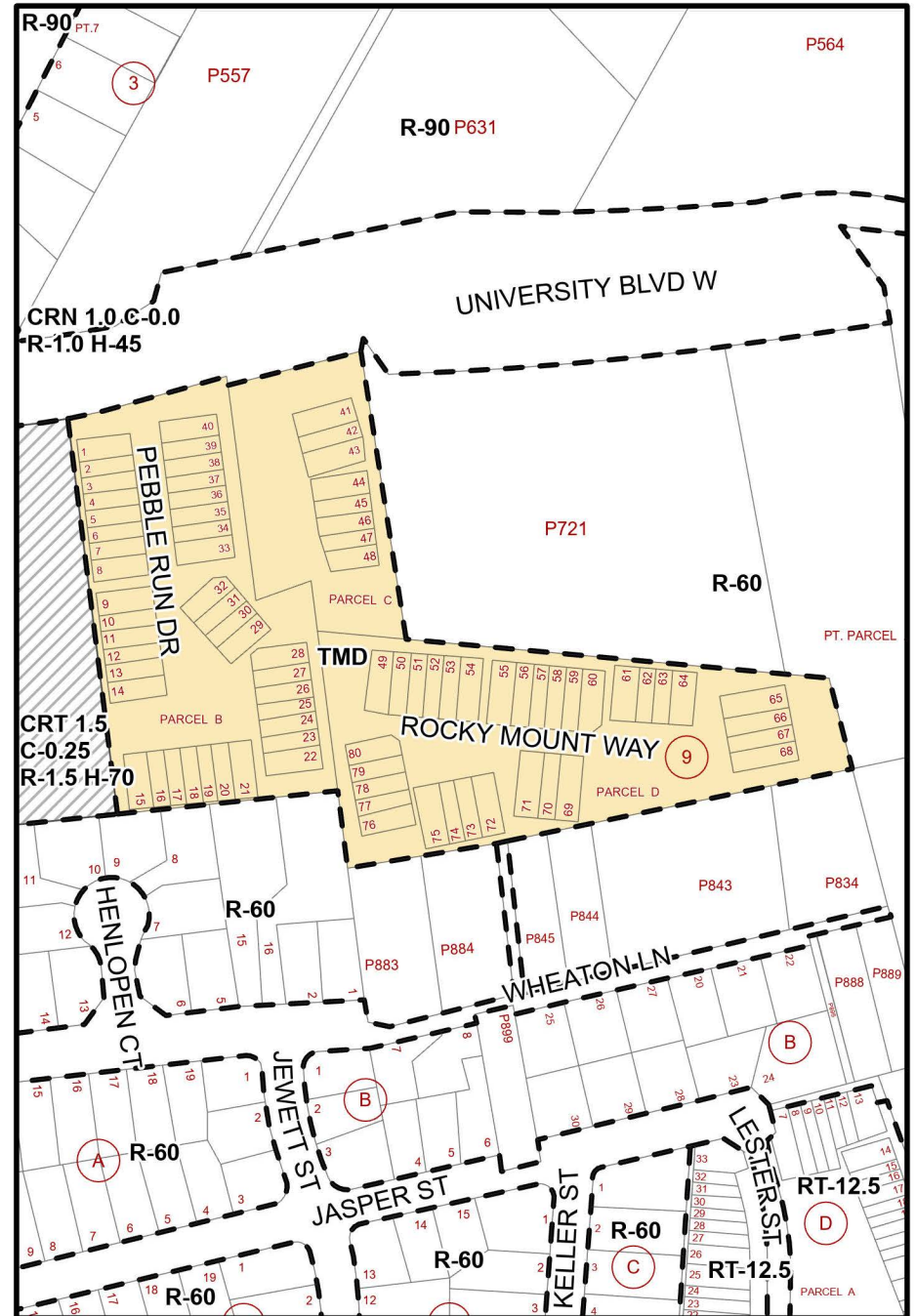
Existing Zoning

Changes #21,64



Map Grid: 214NW02

Proposed Zoning

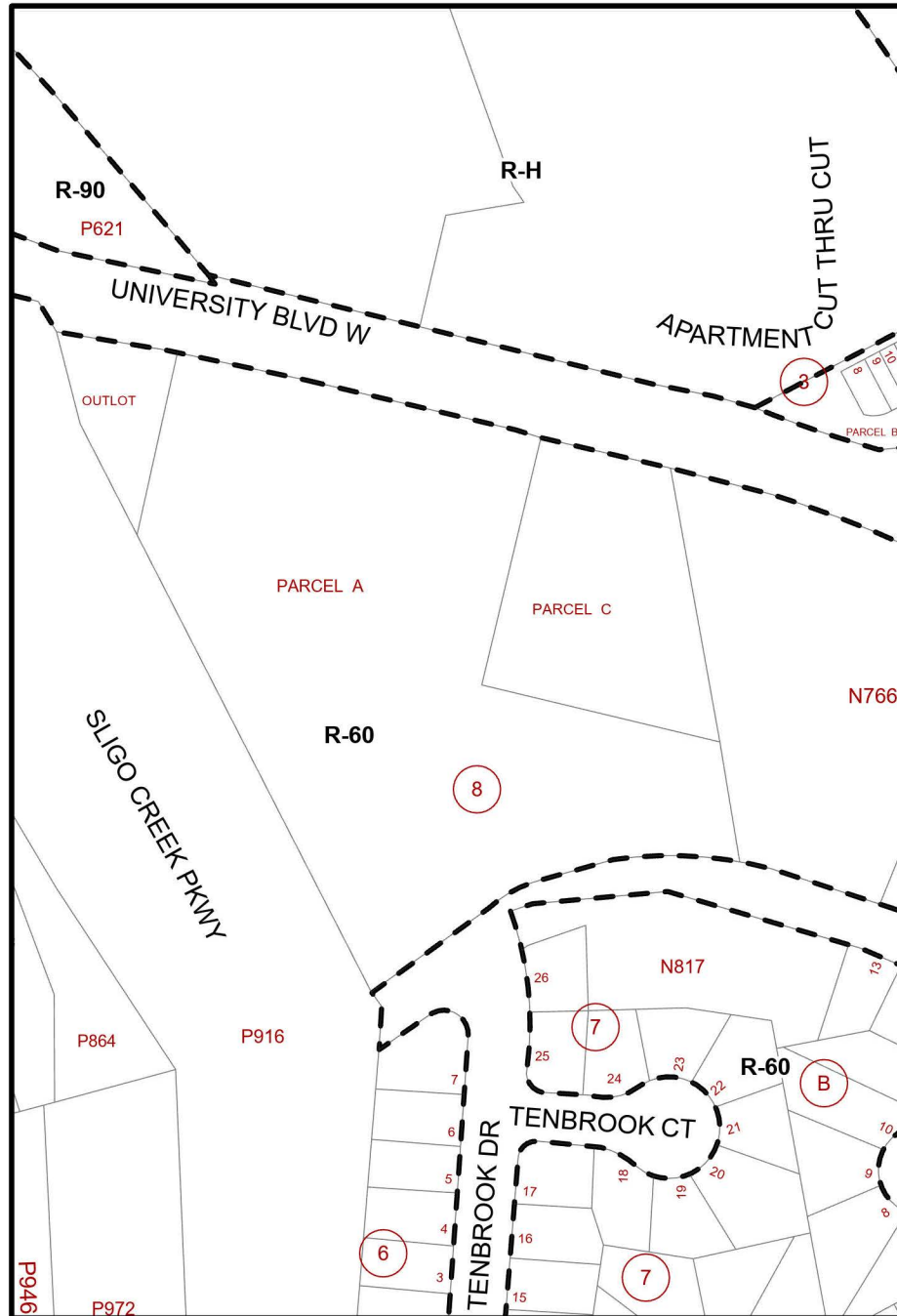


▨ UBC overlay zone ■ Proposed Zones 1 inch equals 250 feet

Attachment 1 - Page 16

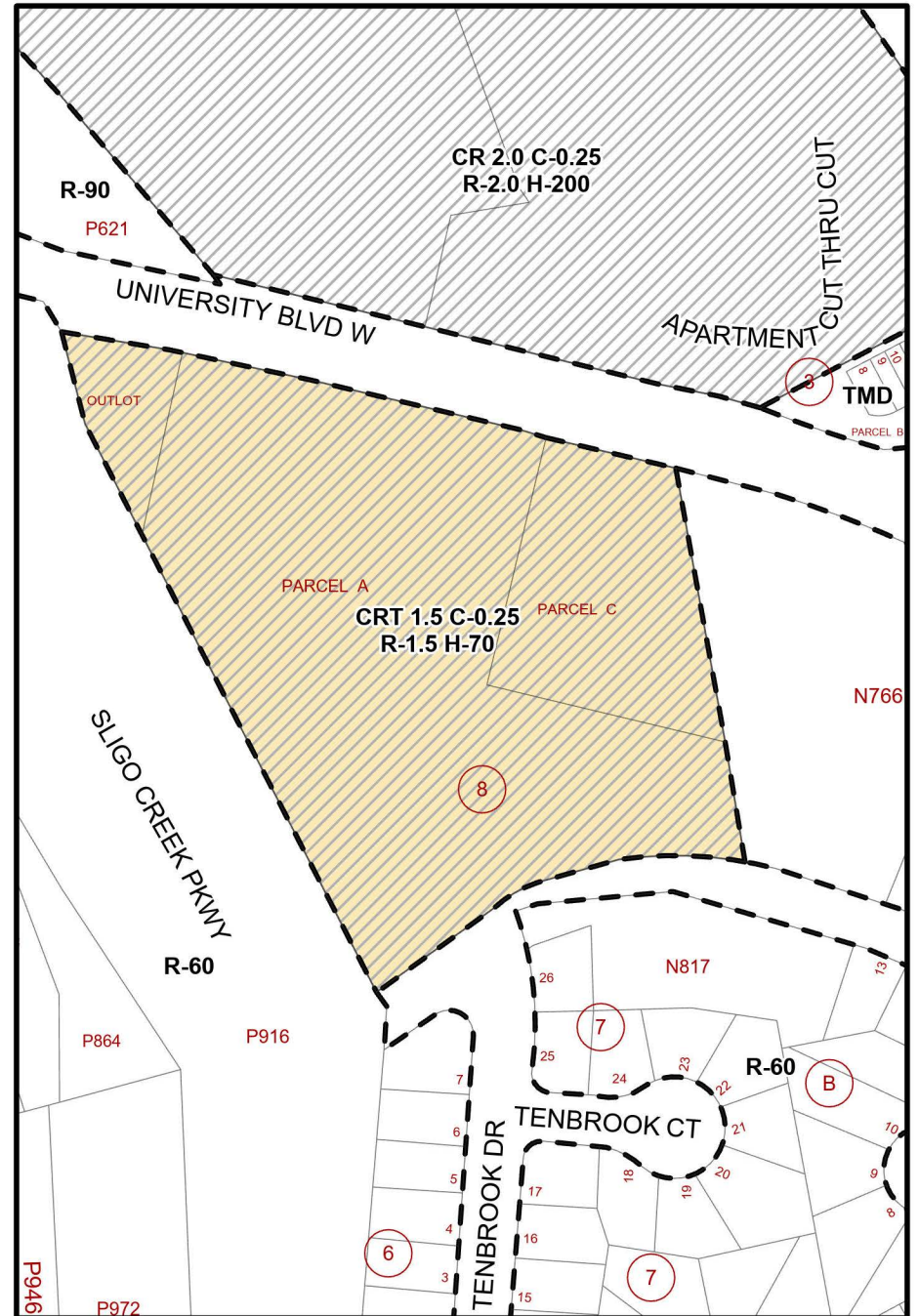
Existing Zoning

Changes #22,64



Map Grid: 214NW02 & 214NW01

Proposed Zoning



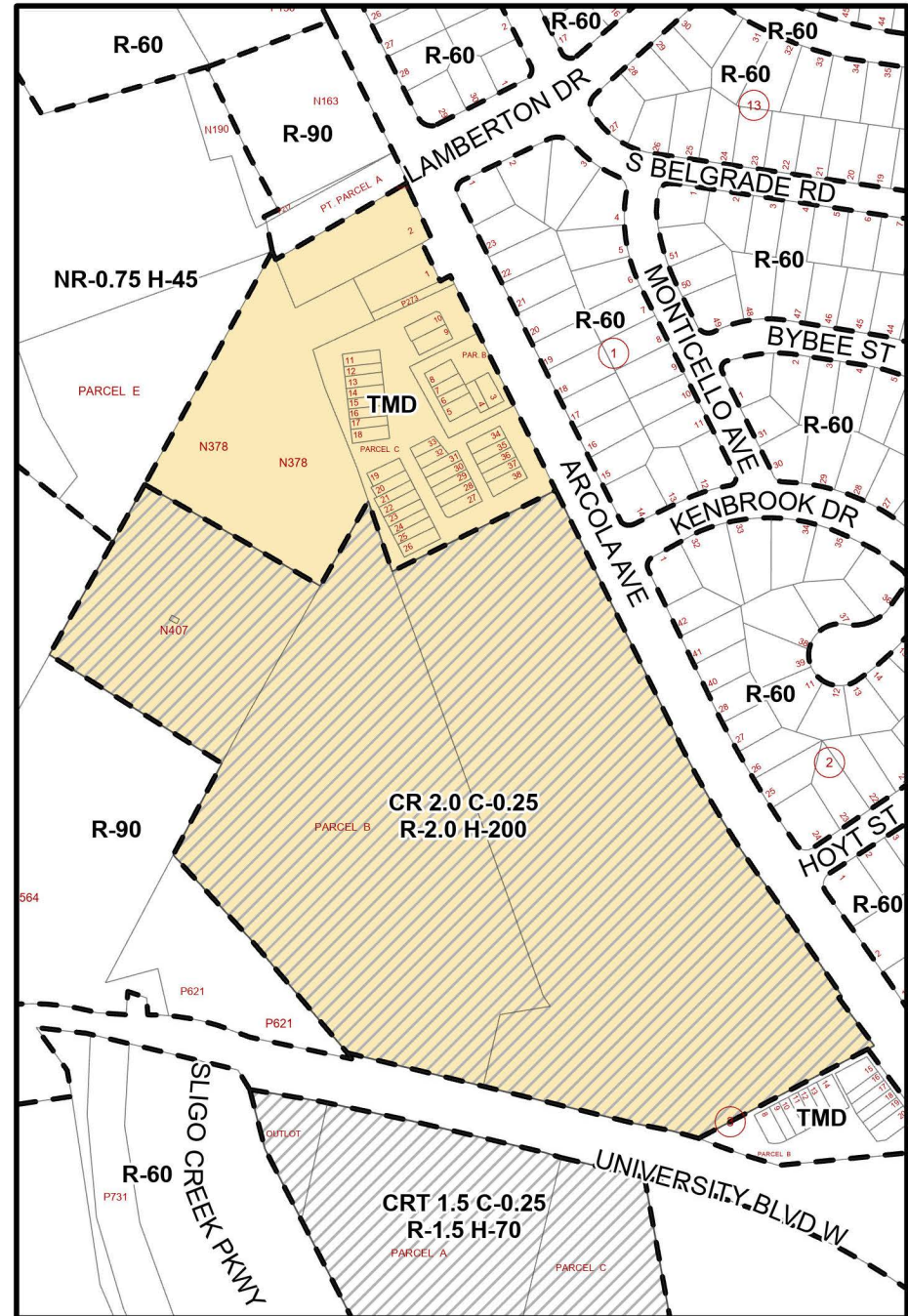
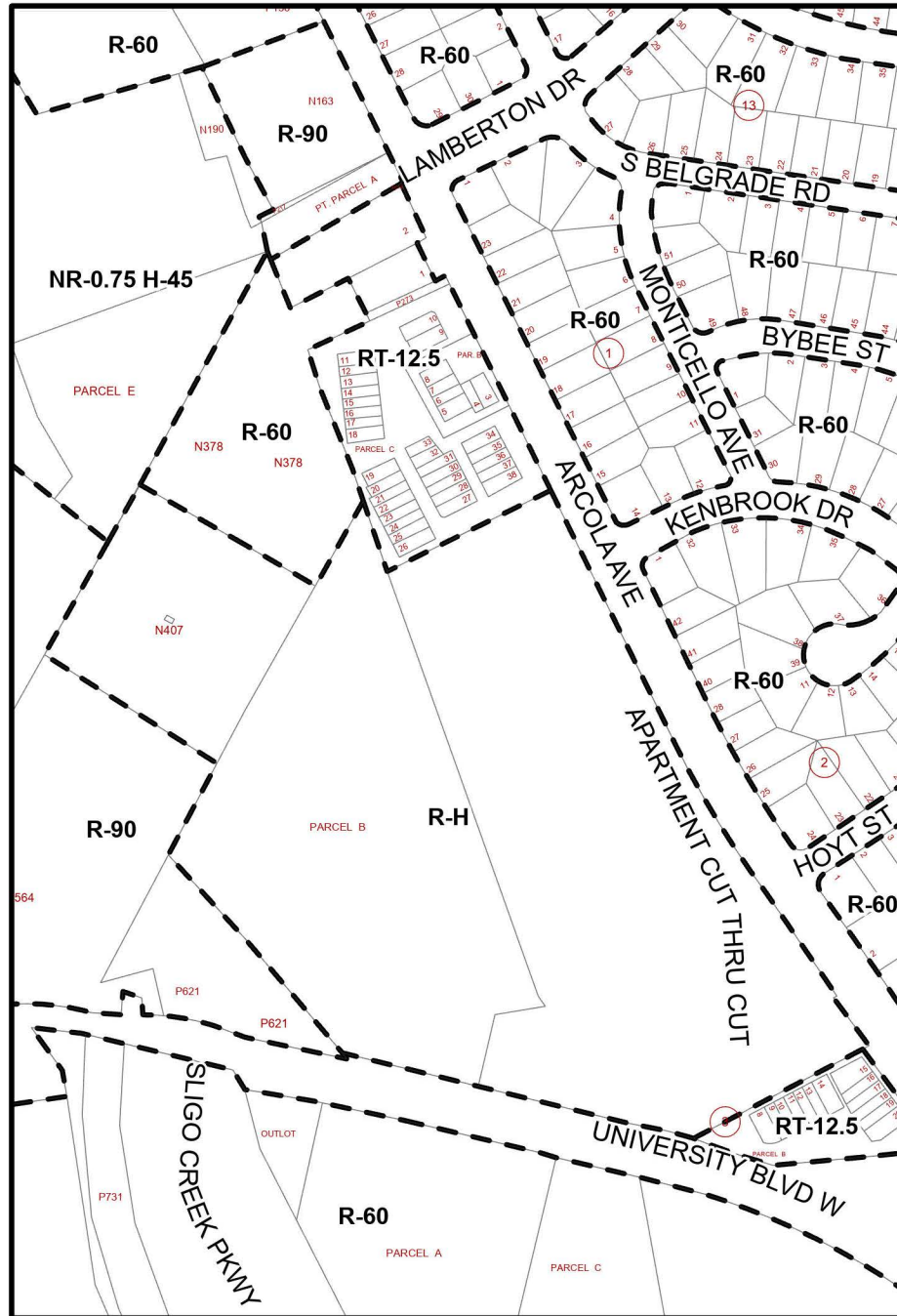
UBC overlay zone
 Proposed Zones
 1 inch equals 225 feet

Attachment 1 - Page 17

Existing Zoning

Changes #23,24,64

Proposed Zoning



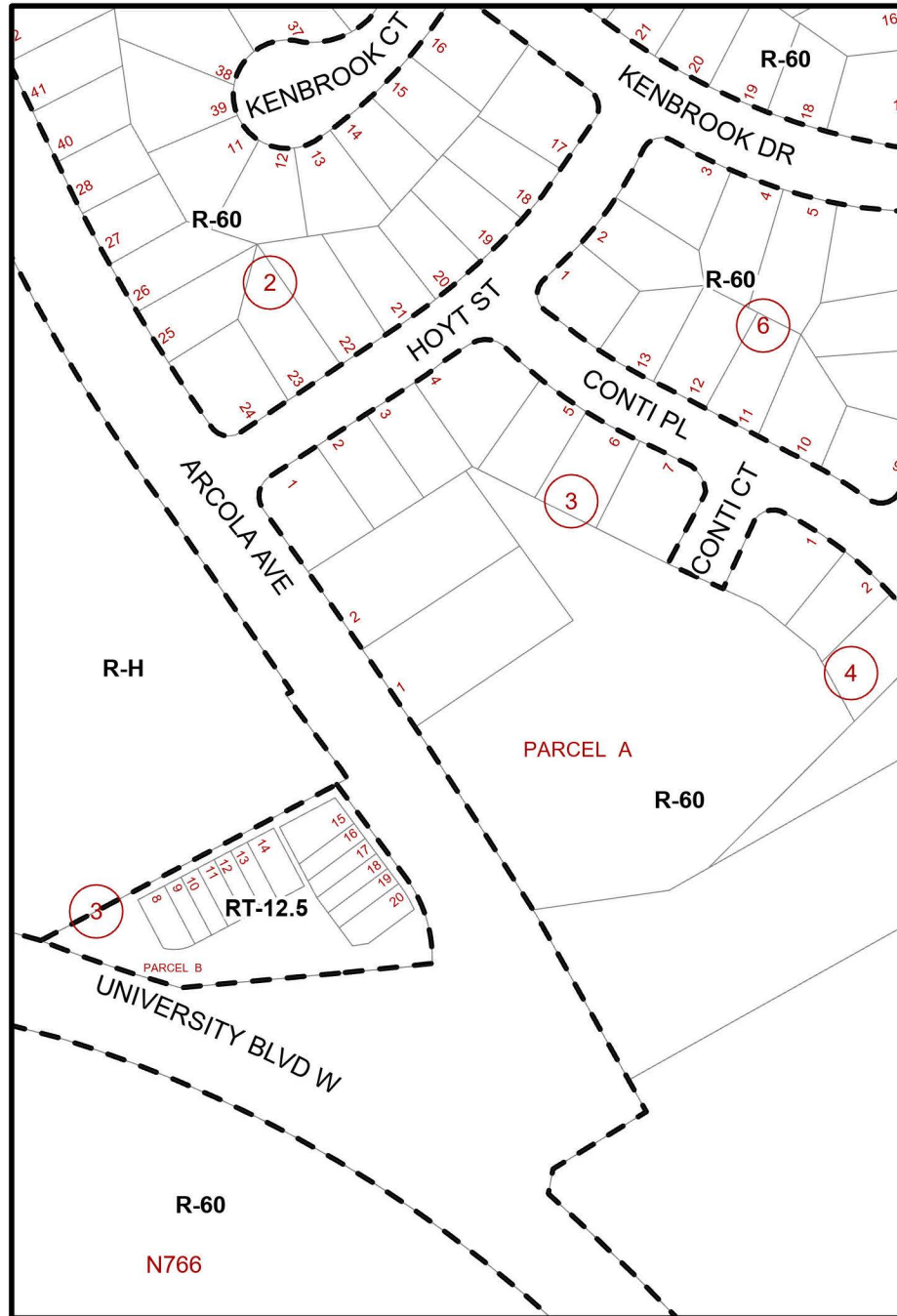
Map Grid: 214NW02 & 214NW01

UBC overlay zone
 Proposed Zones
 1 inch equals 350 feet

Attachment 1 - Page 18

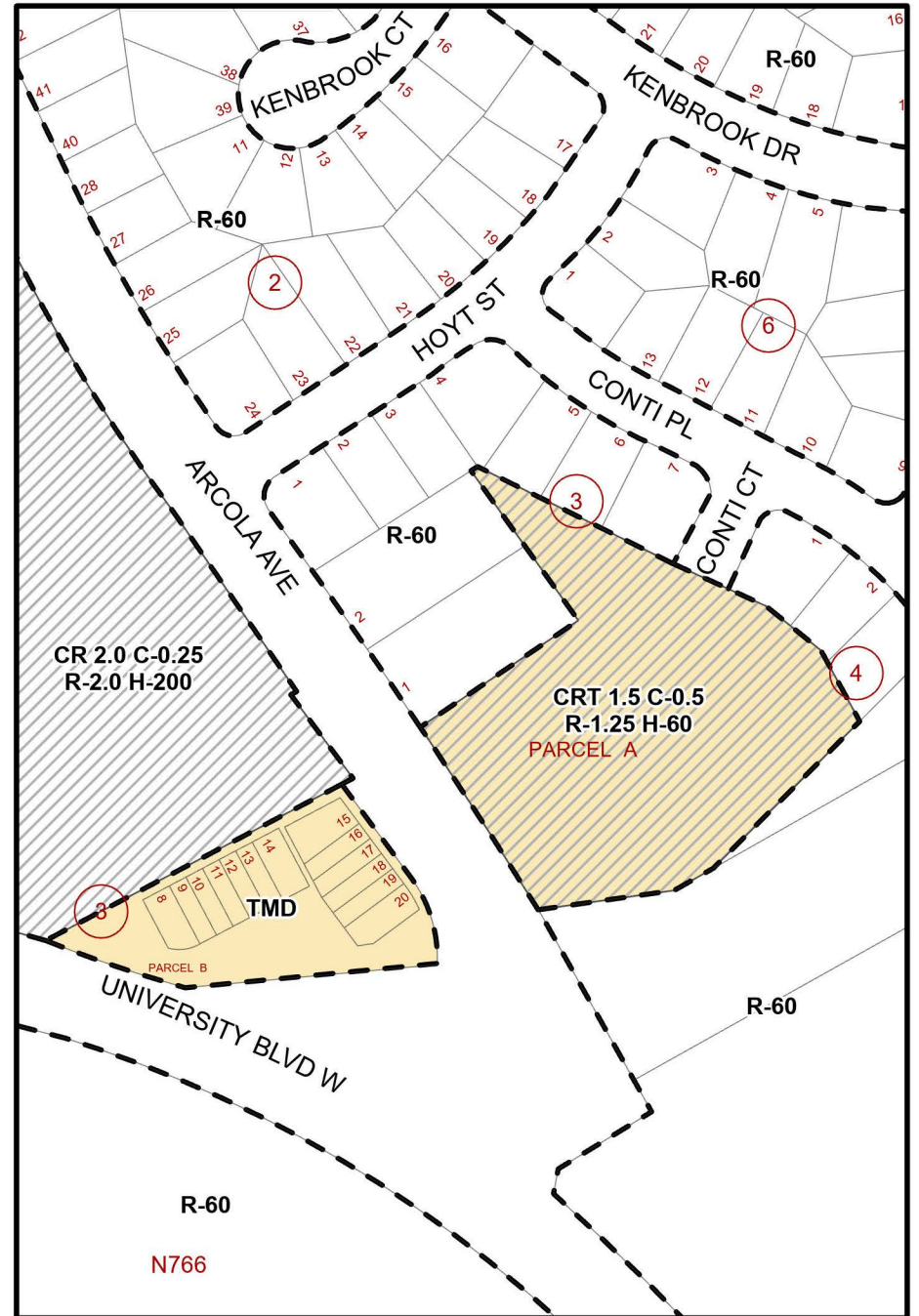
Existing Zoning

Changes #25,26,64



Map Grid: 214NW01

Proposed Zoning



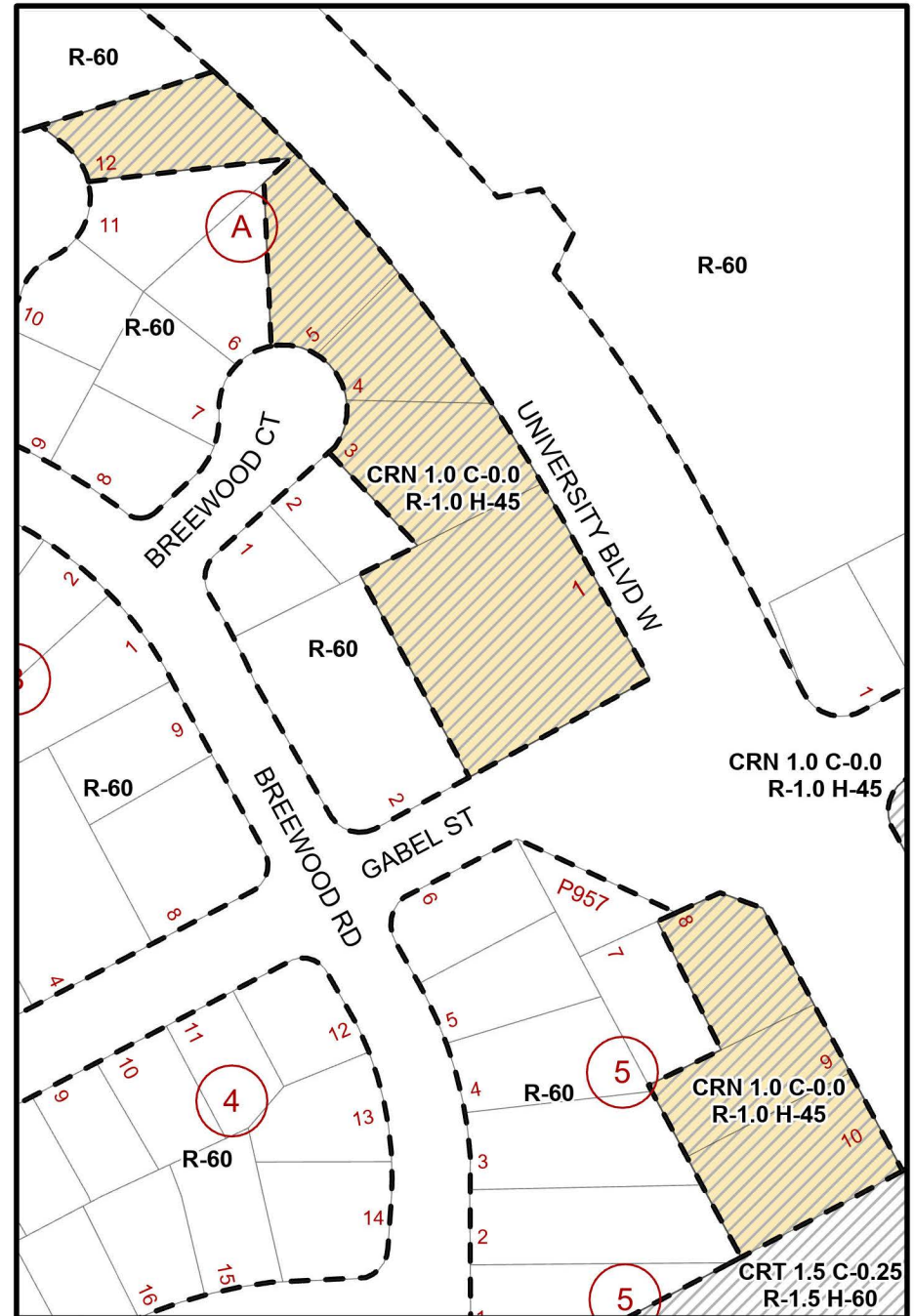
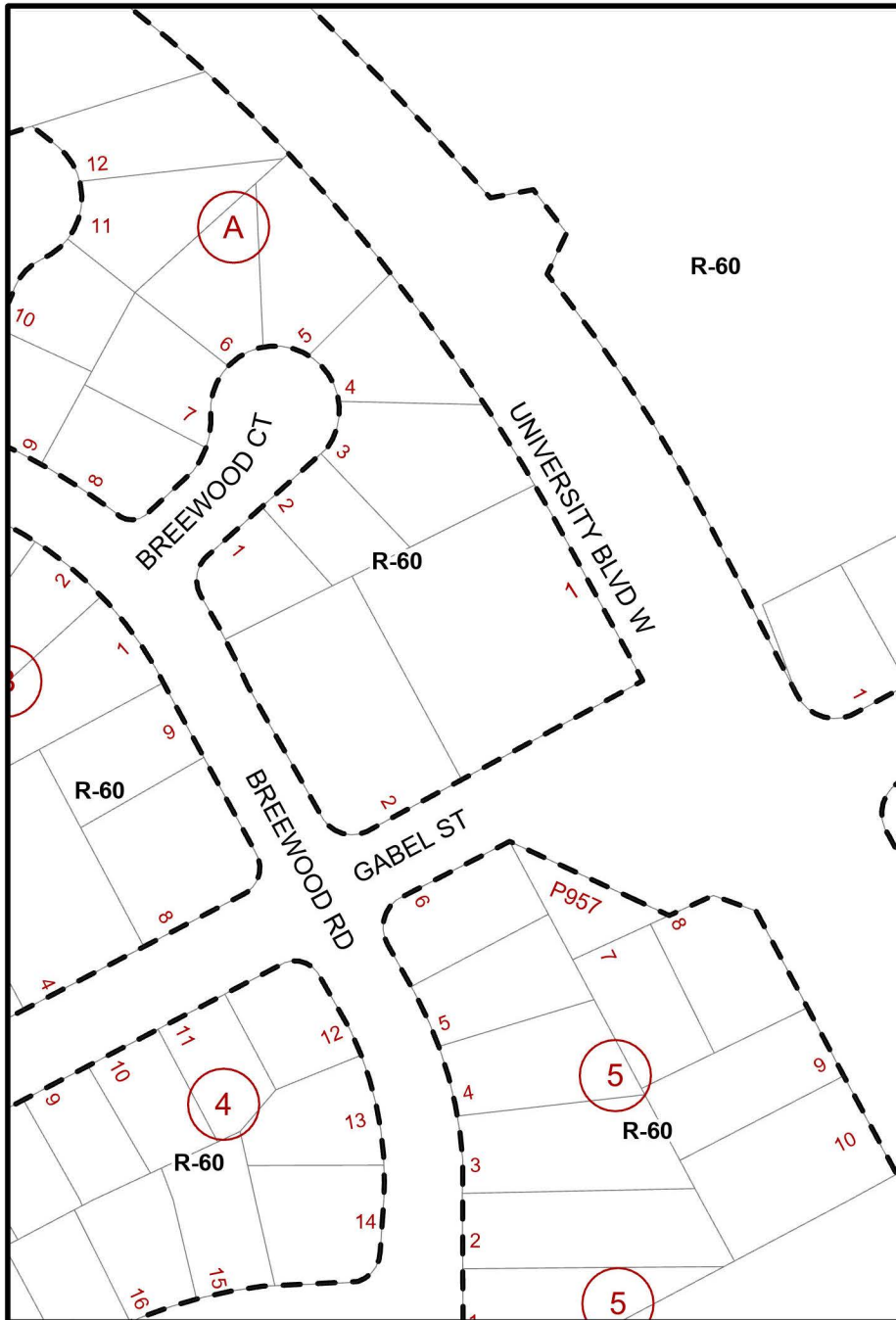
UBC overlay zone
 Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 19

Existing Zoning

Changes #27,28,64

Proposed Zoning



Map Grid: 214NW01 & 213NW01

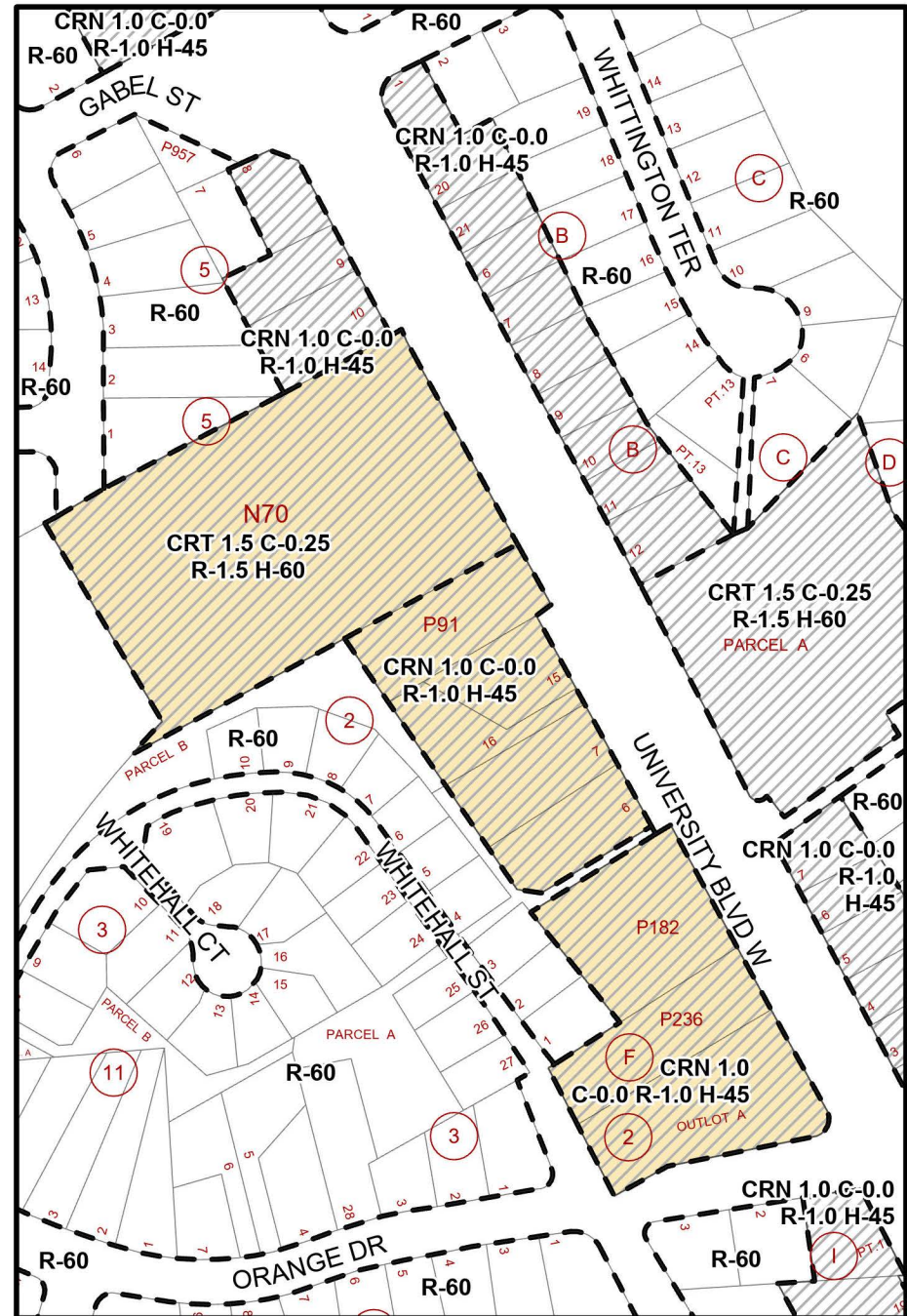
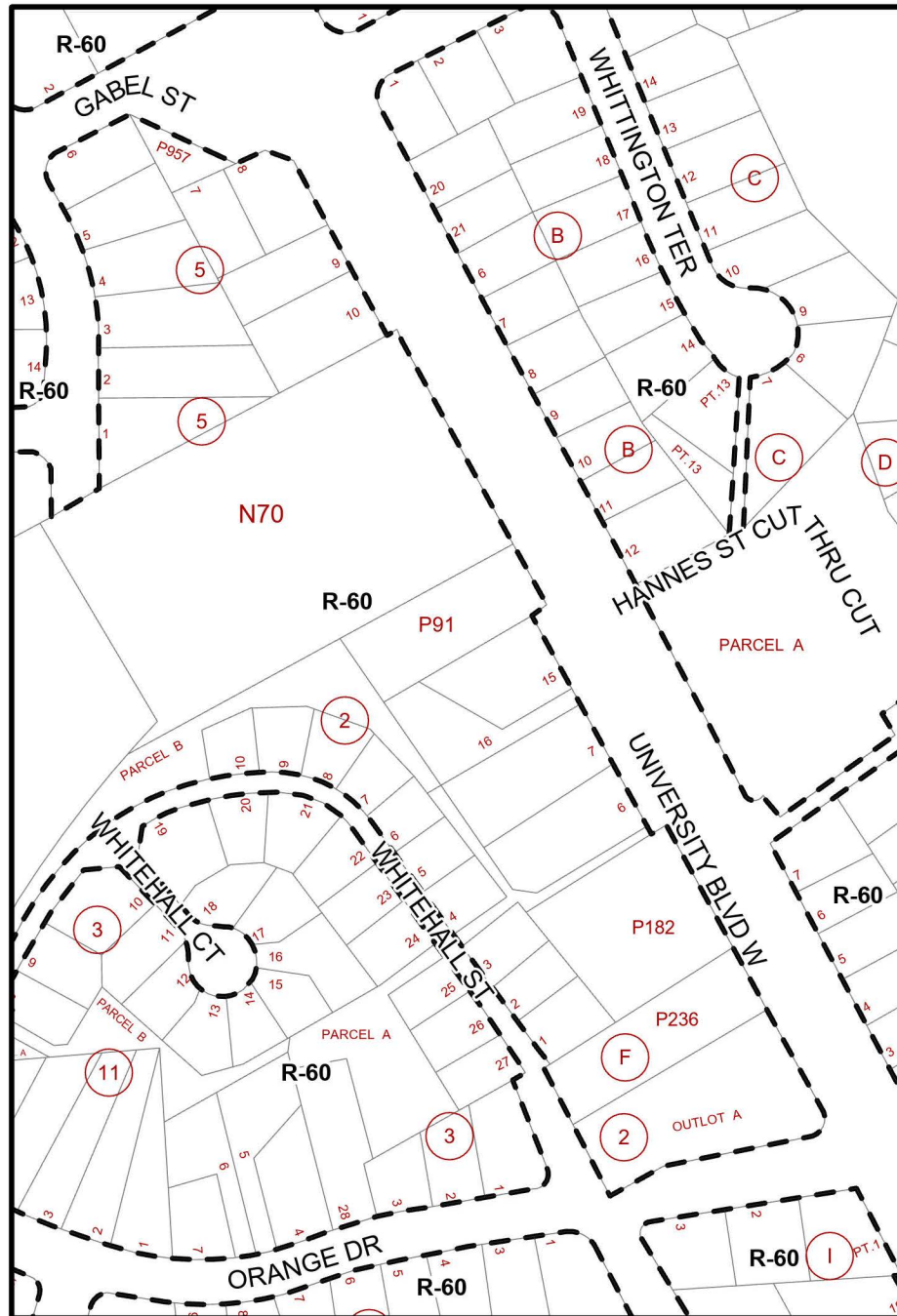
UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 20

Existing Zoning

Changes #29,30,31,64

Proposed Zoning



Map Grid: 214NW01 & 213NW01

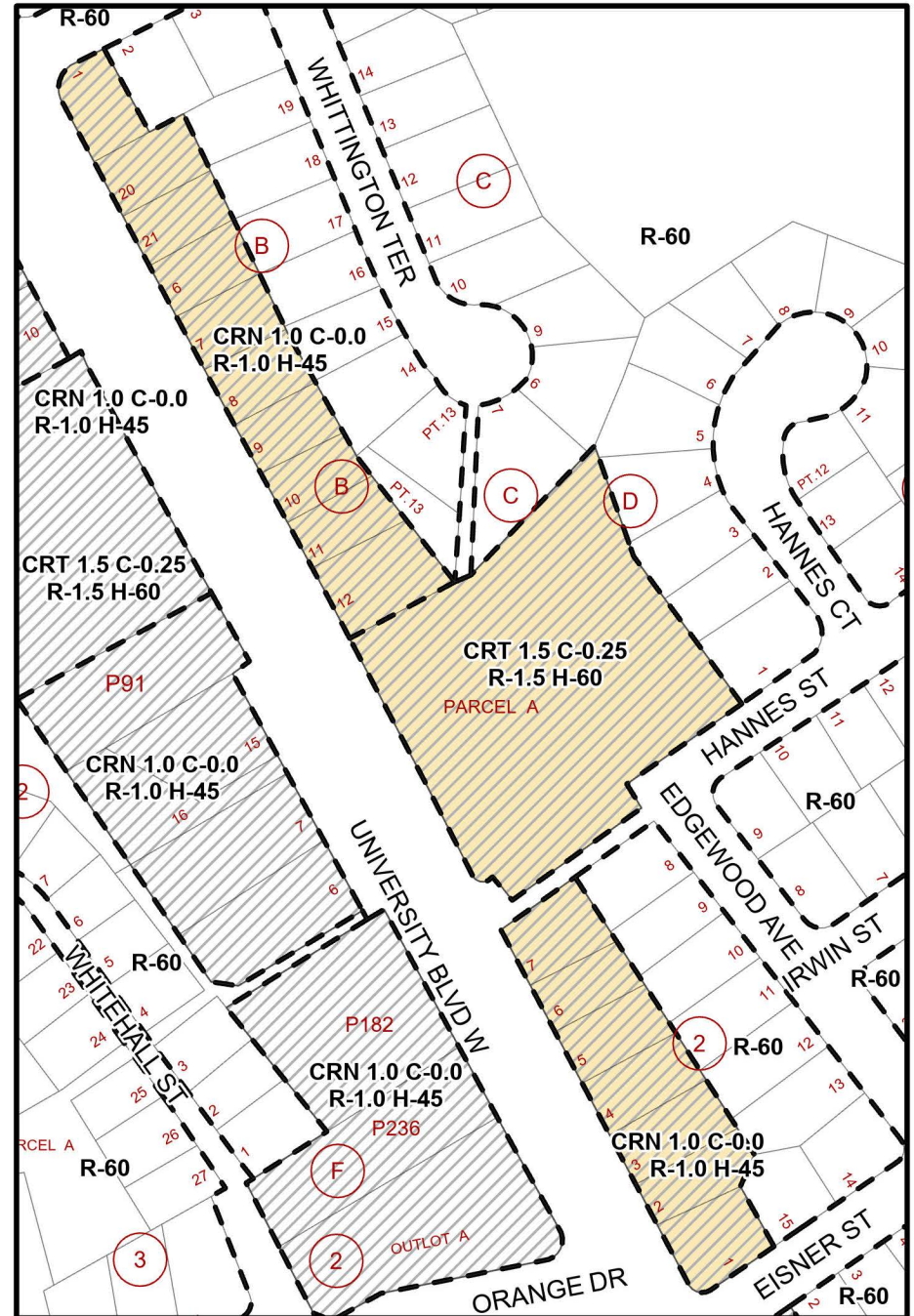
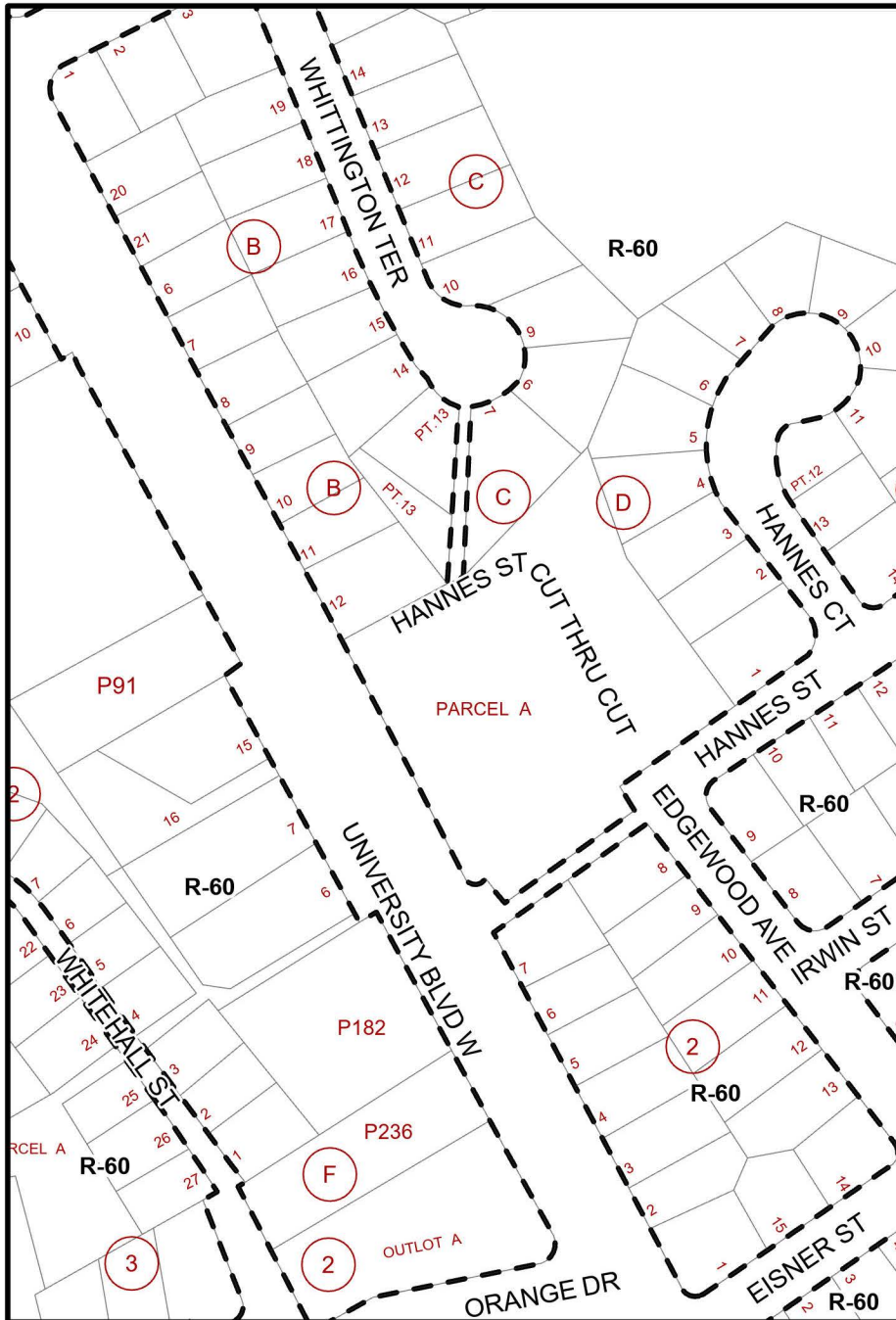
UBC overlay zone
 Proposed Zones
 1 inch equals 225 feet

Attachment 1 - Page 21

Existing Zoning

Changes #32,33,34,64

Proposed Zoning



Map Grid: 214NW01 & 213NW01

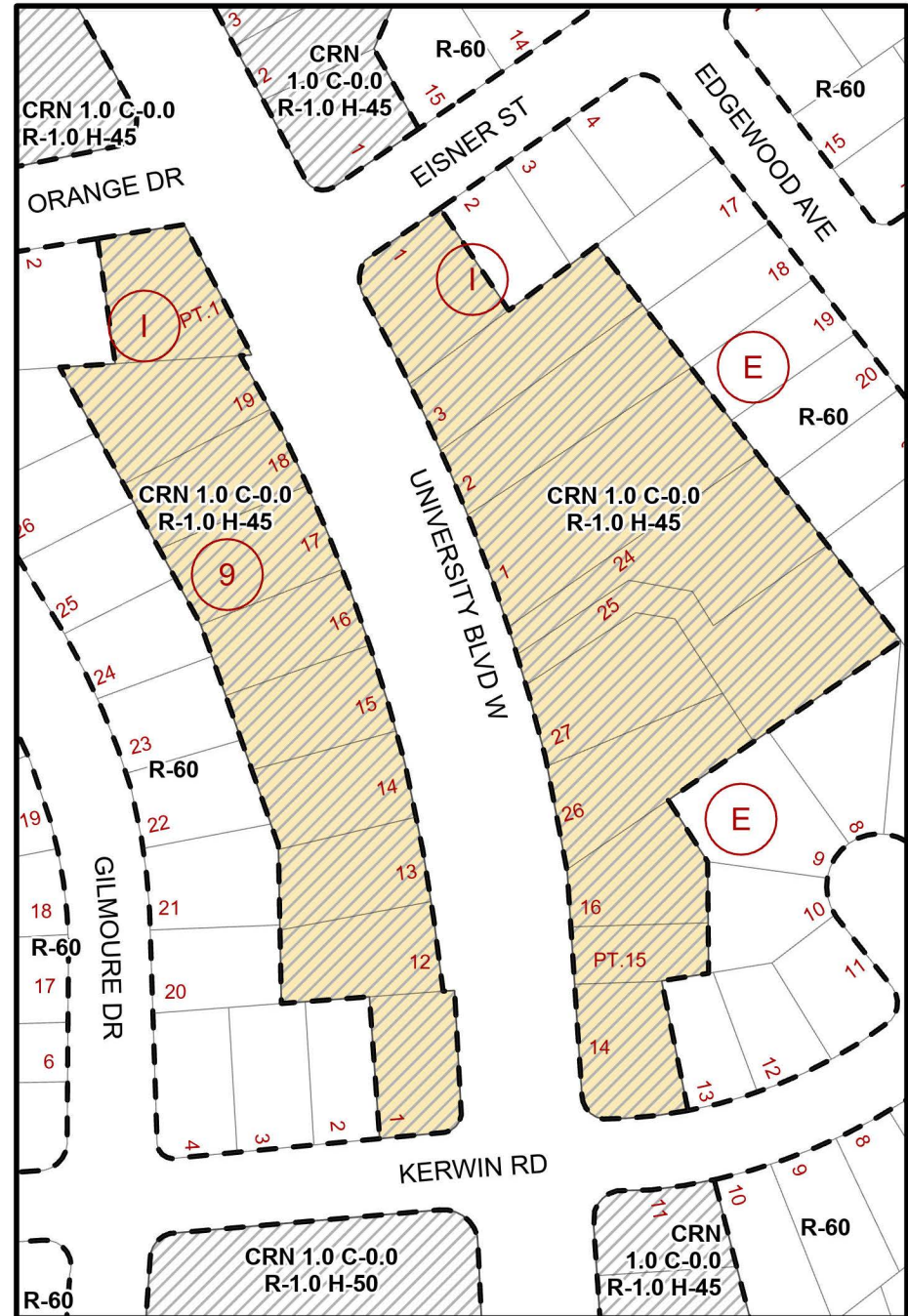
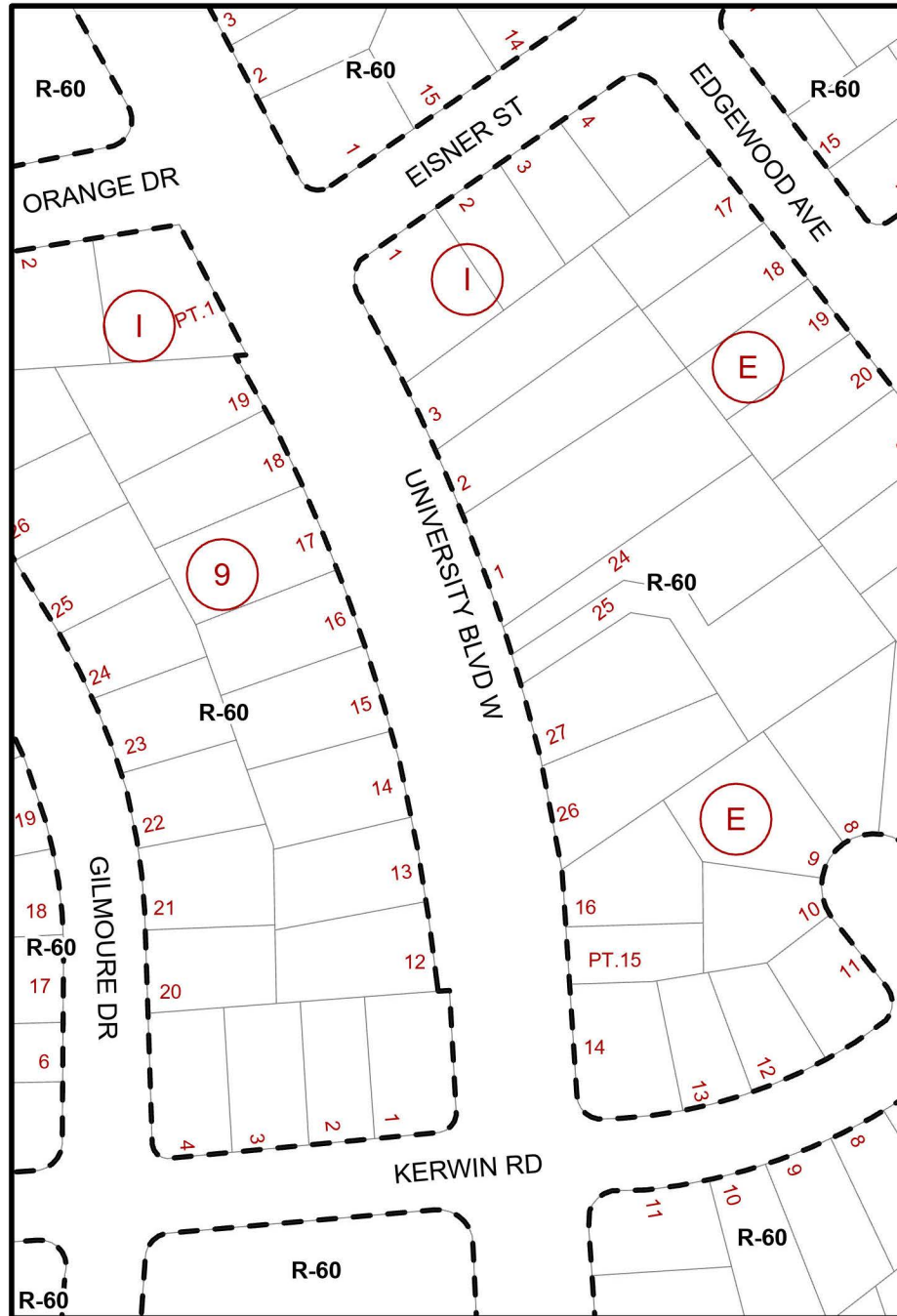
1 inch equals 200 feet

Attachment 1 - Page 22

Existing Zoning

Changes #35,36,64

Proposed Zoning



Map Grid: 213NW01

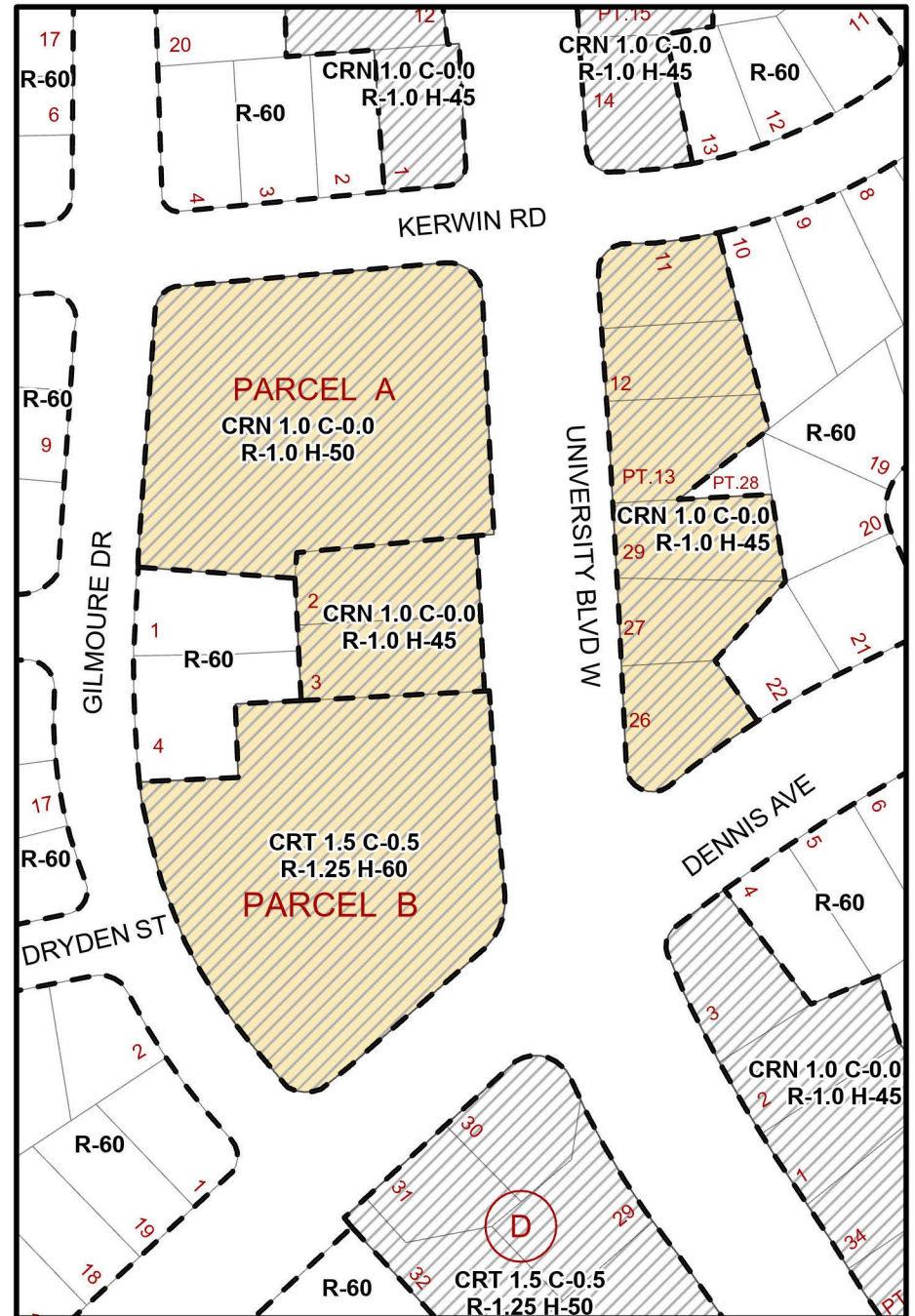
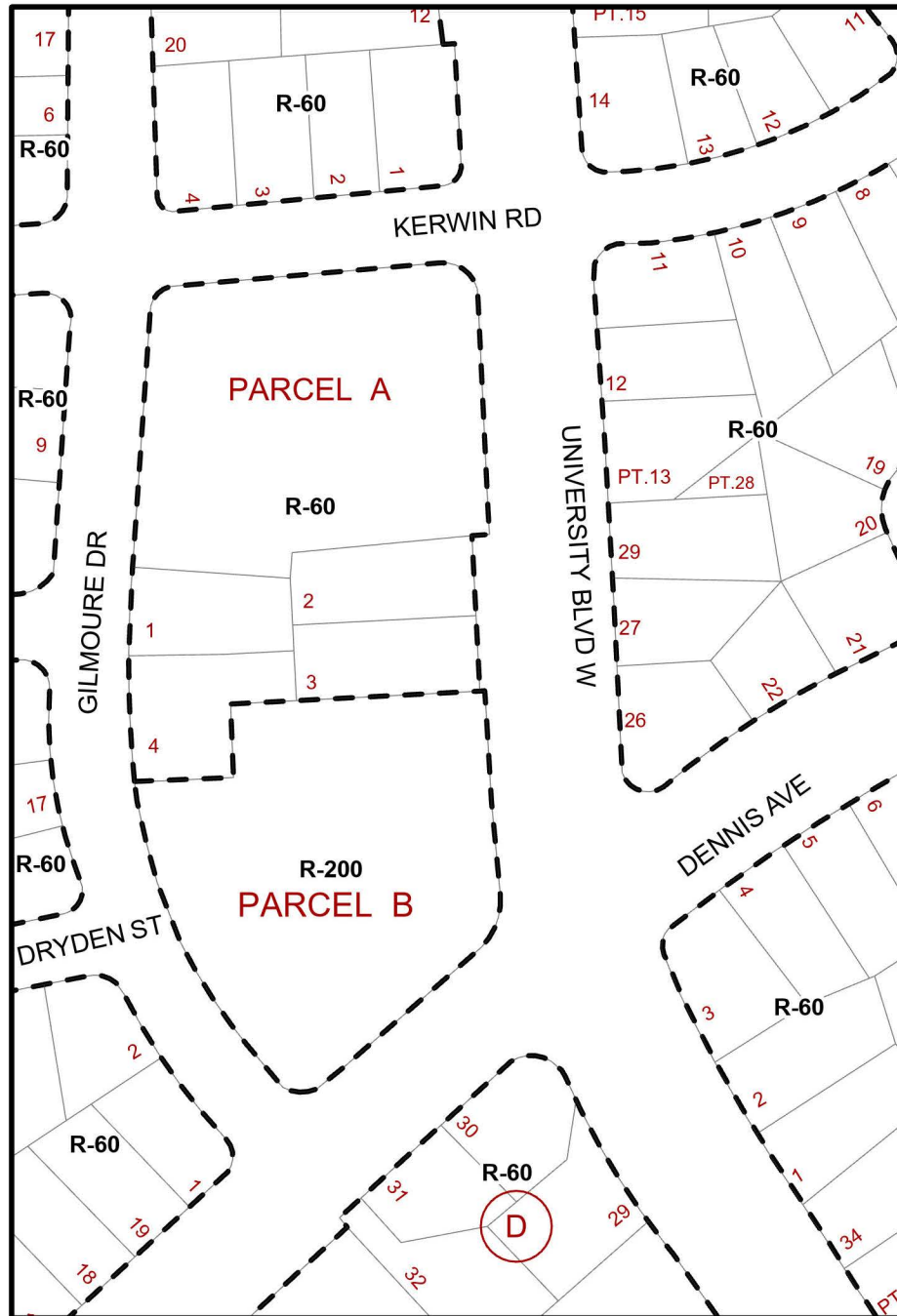
UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 23

Existing Zoning

Changes #37,38,39,40,64

Proposed Zoning



Map Grid: 213NW01

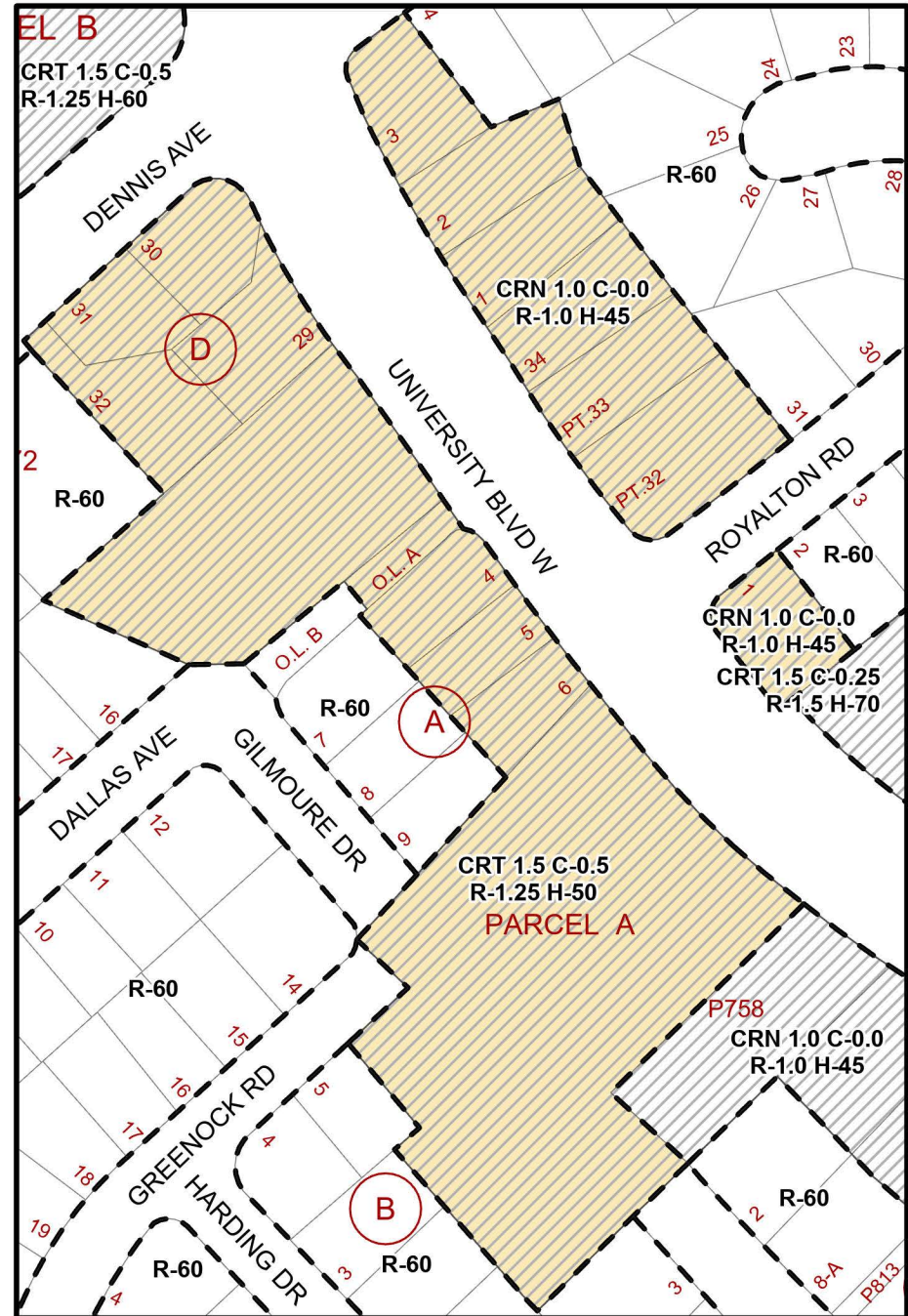
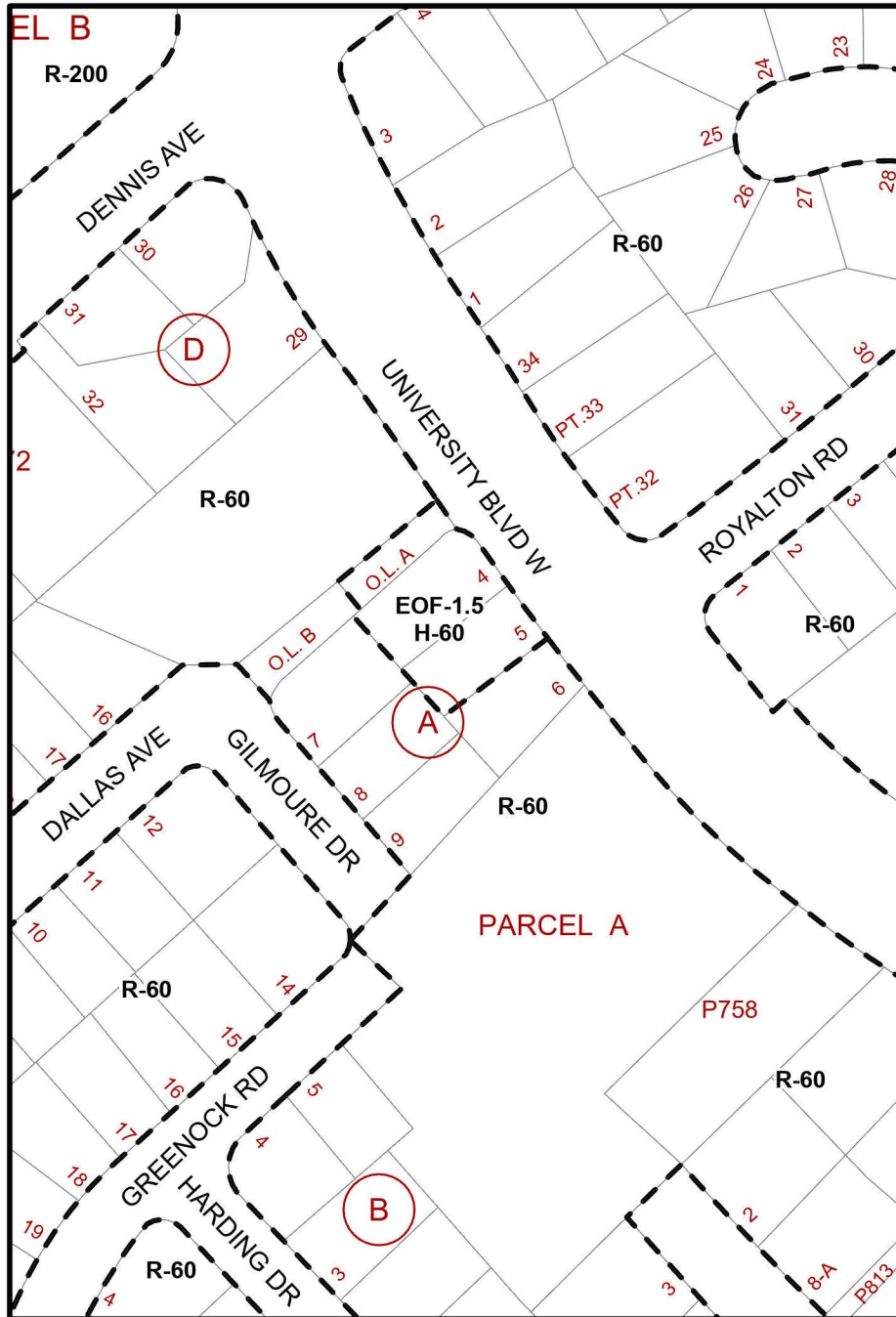
UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 24

Existing Zoning

Changes #41,42,43,64

Proposed Zoning



Map Grid: 213NW01

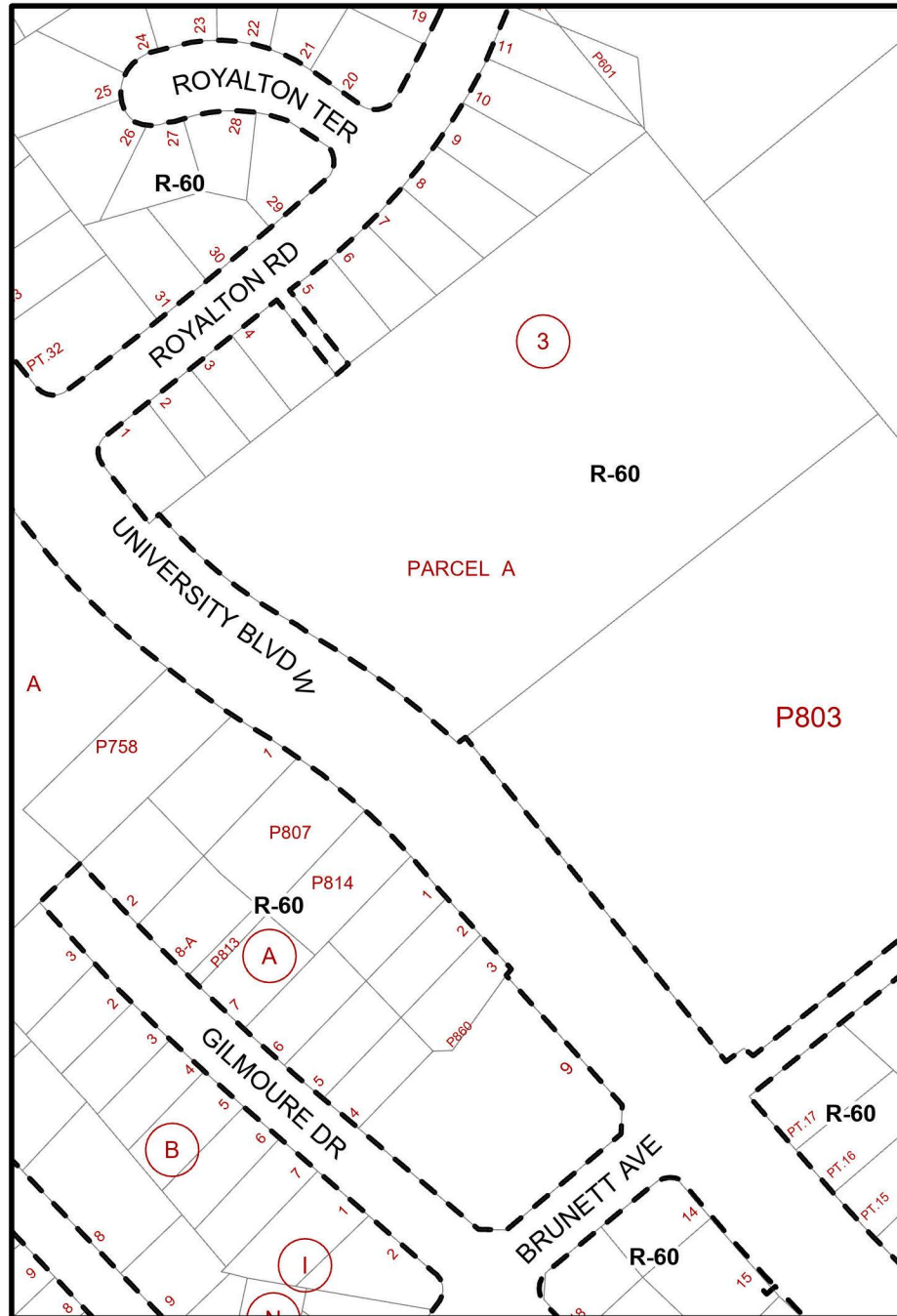
UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 25

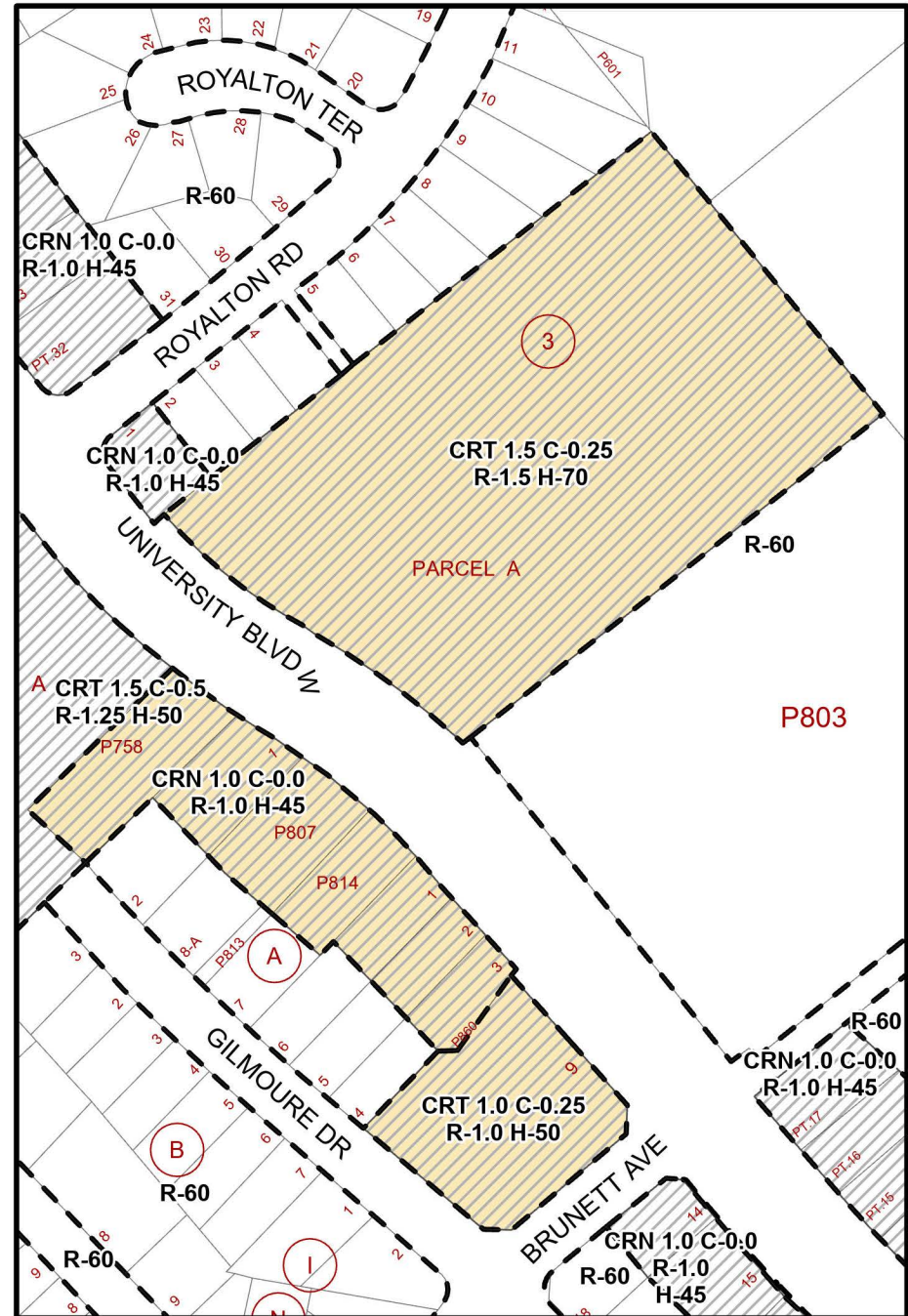
Existing Zoning

Changes #44,45,46,64

Proposed Zoning



Map Grid: 213NW01

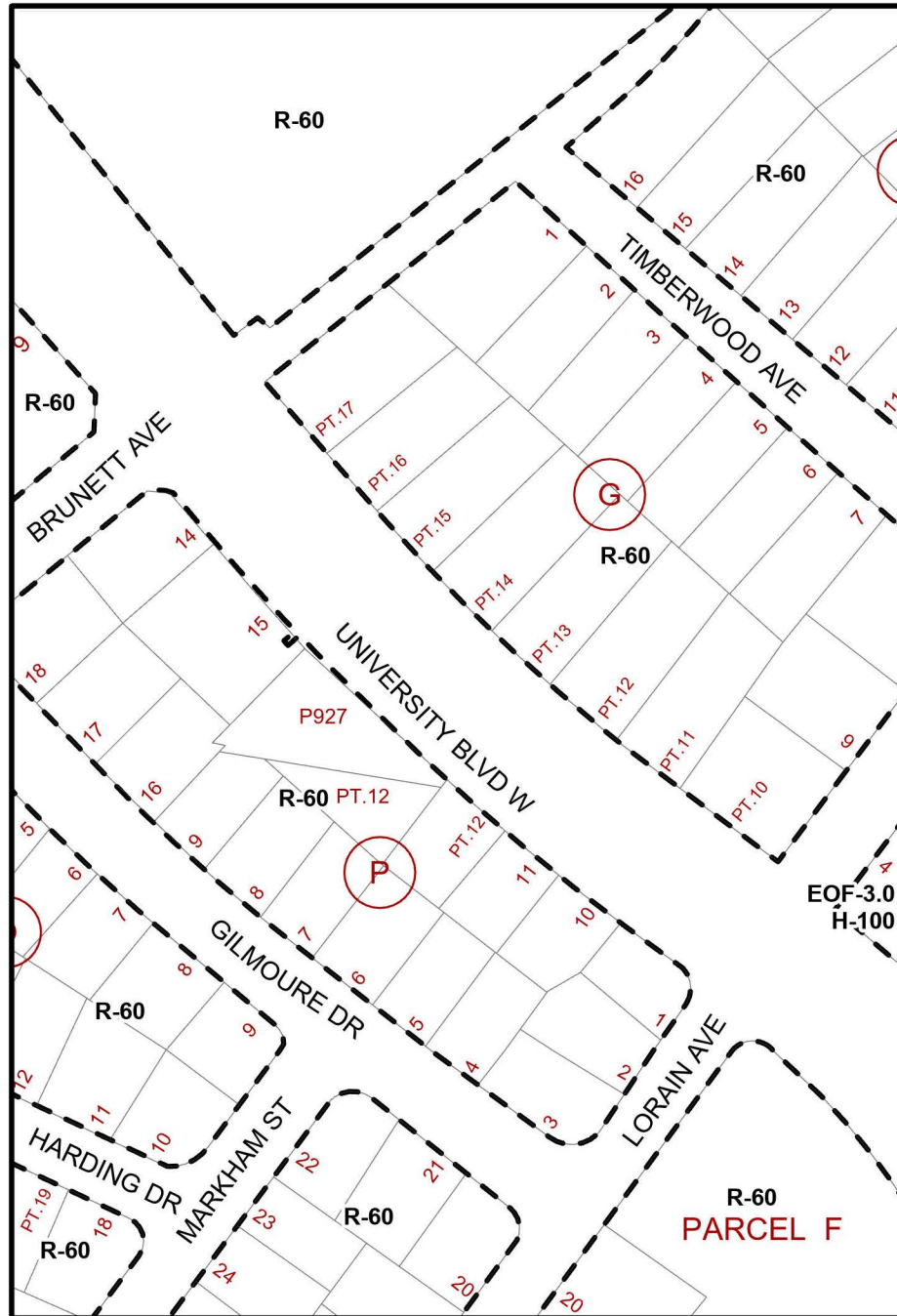


UBC overlay zone
 Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 26

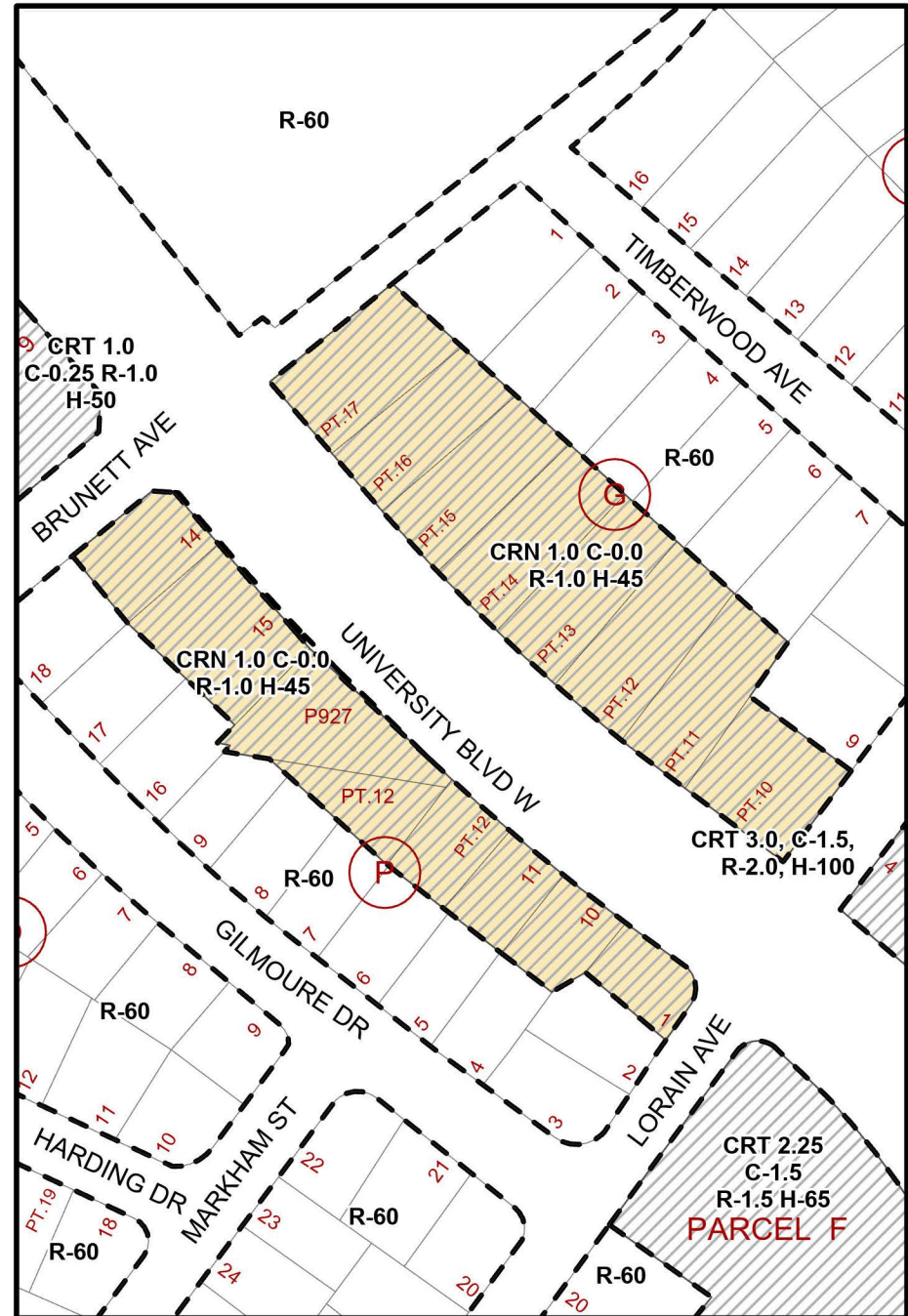
Existing Zoning

Changes #47,48,64



Map Grid: 213NW01 & 212NW01

Proposed Zoning

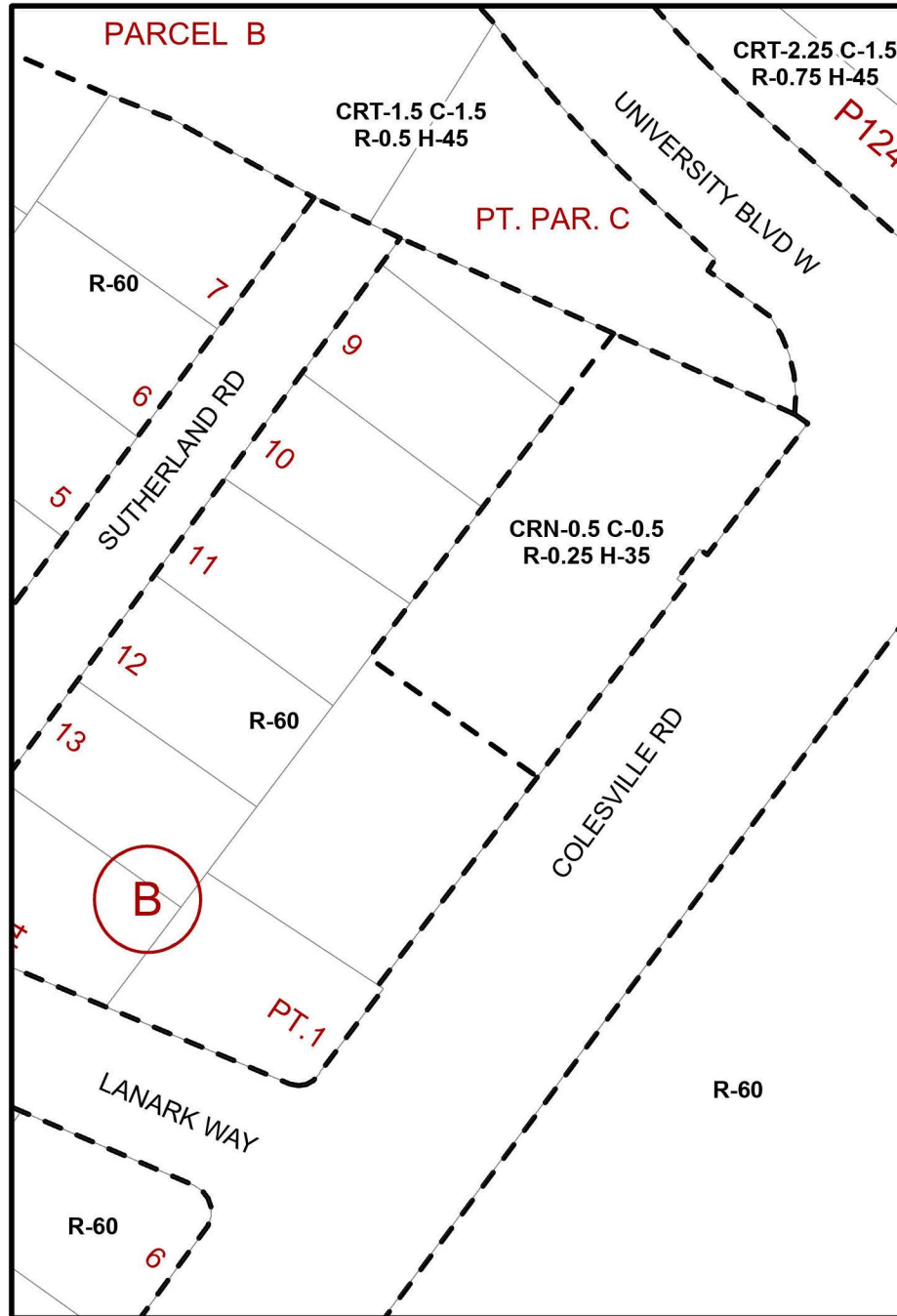


UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 28

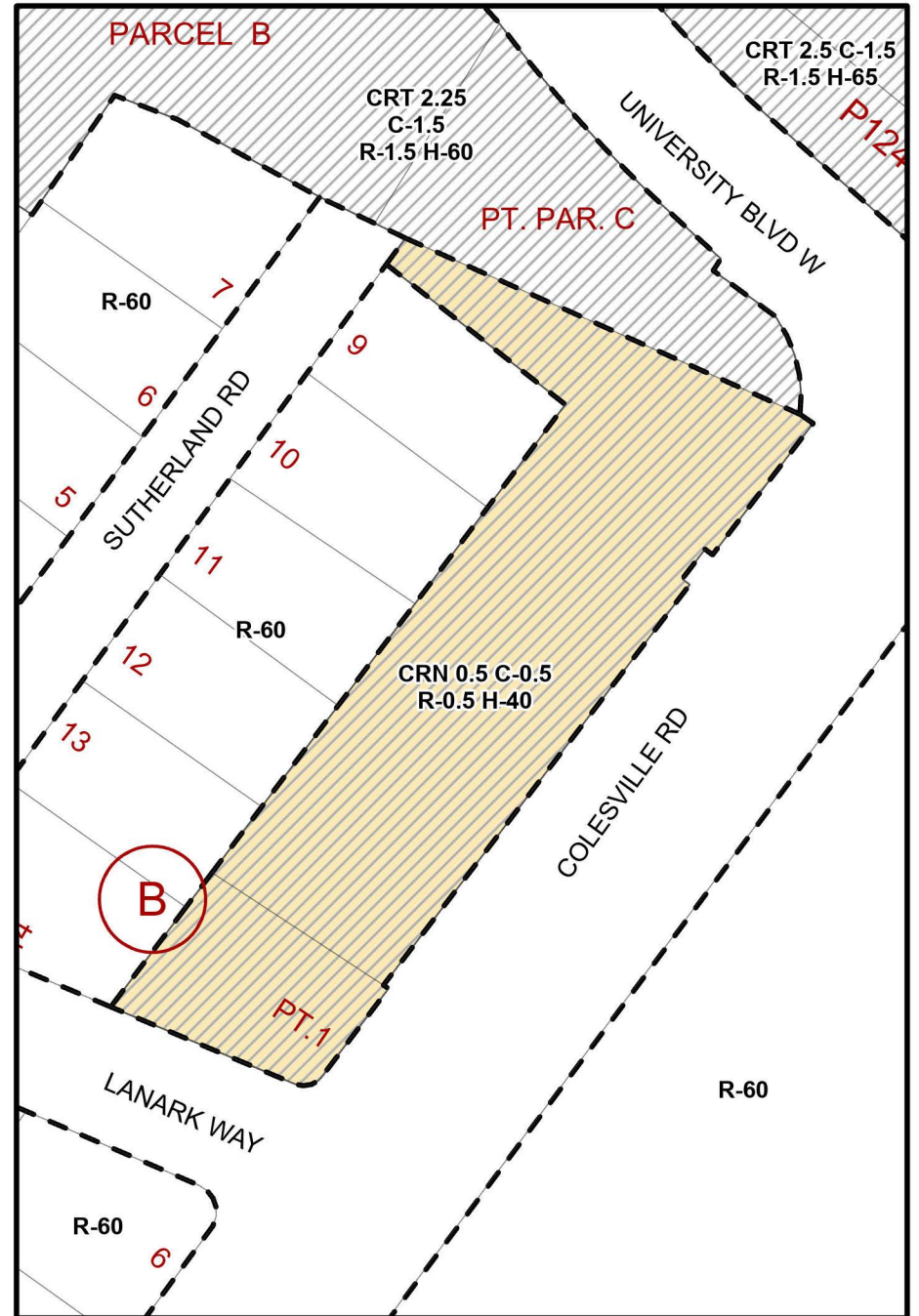
Existing Zoning

Changes #51,64



Map Grid: 212NW01

Proposed Zoning

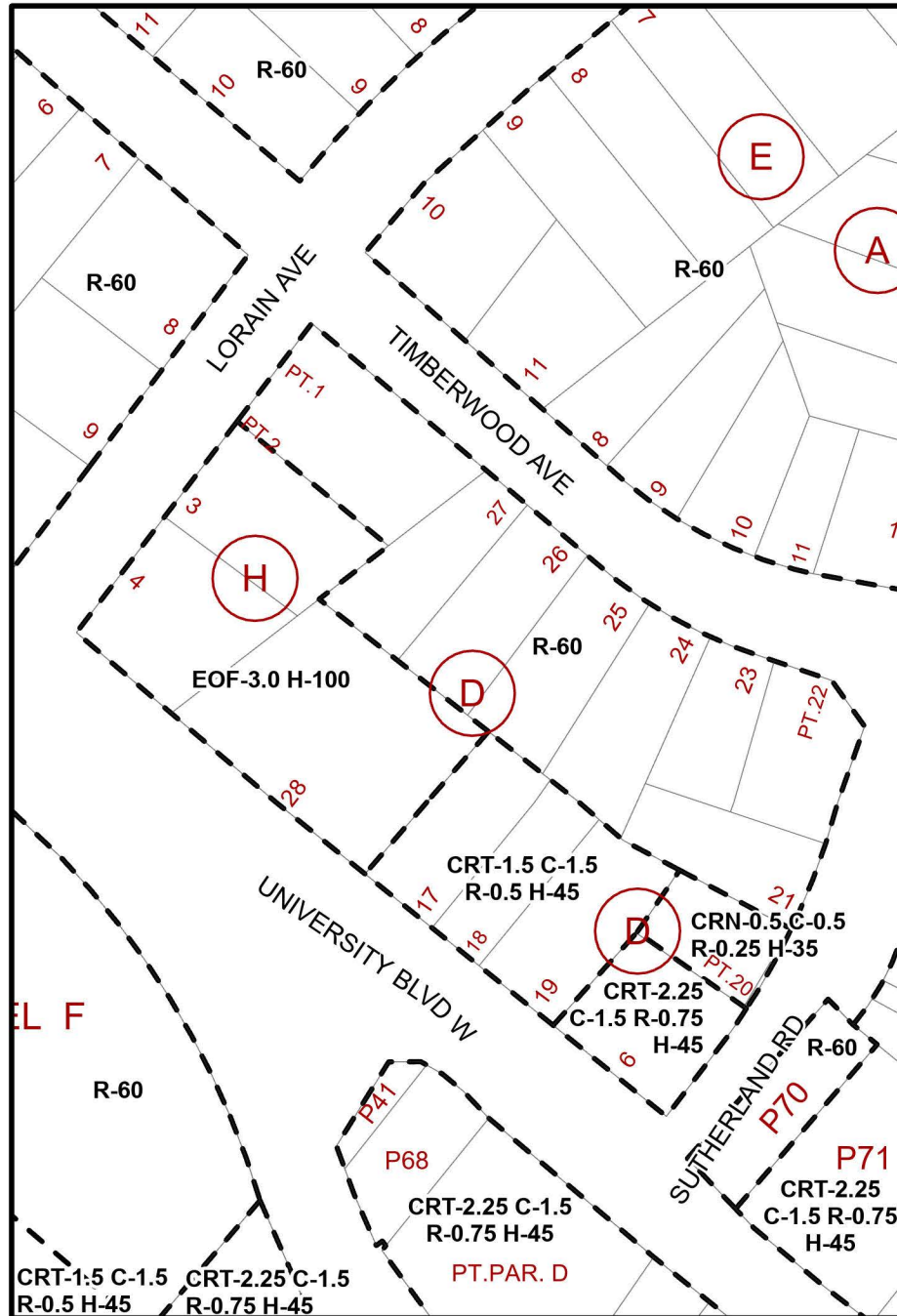


UBC overlay zone
 Proposed Zones
 1 inch equals 100 feet

Attachment 1 - Page 29

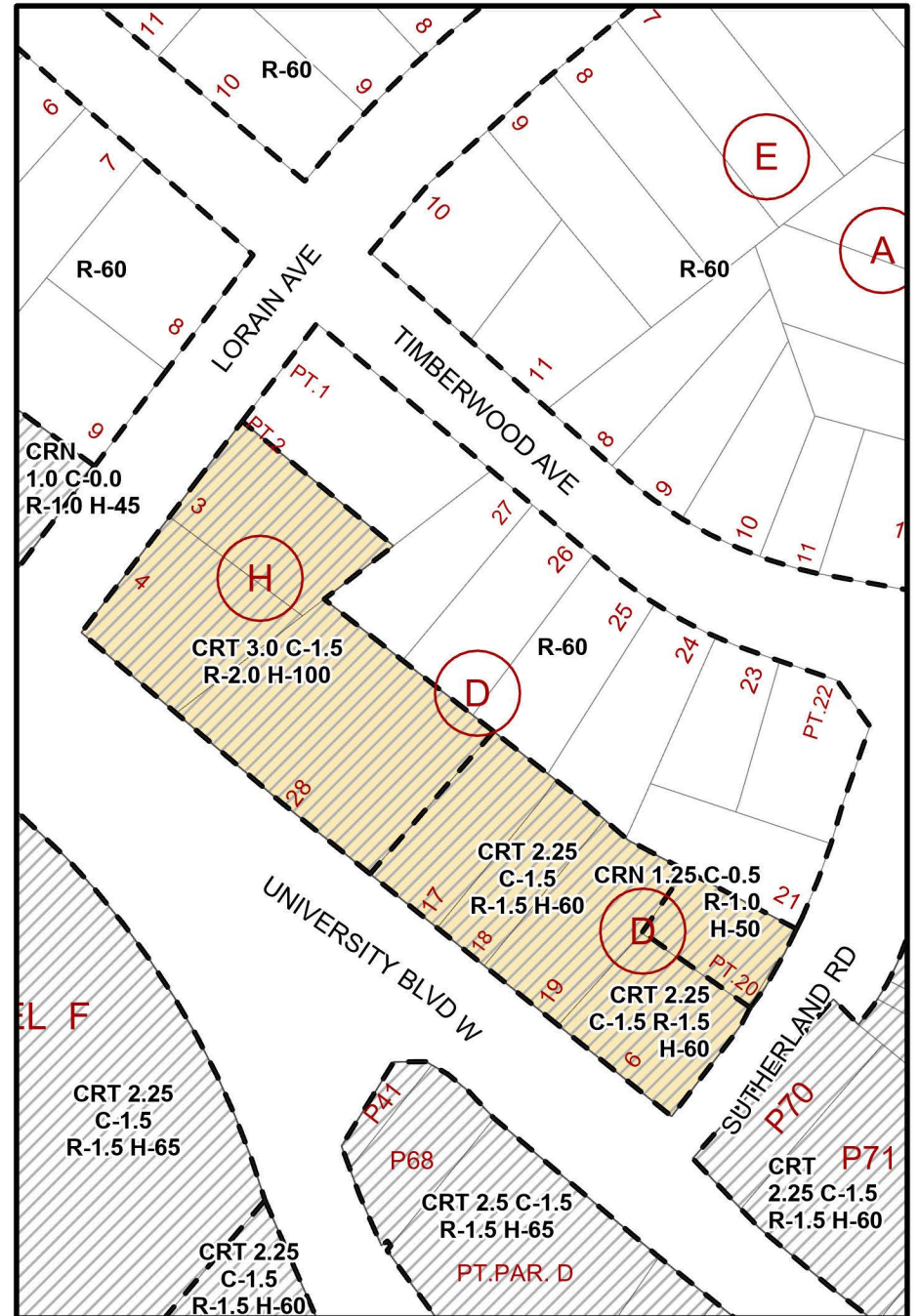
Existing Zoning

Changes #52,53,54,55,64



Map Grid: 213NW01 & 212NW01

Proposed Zoning



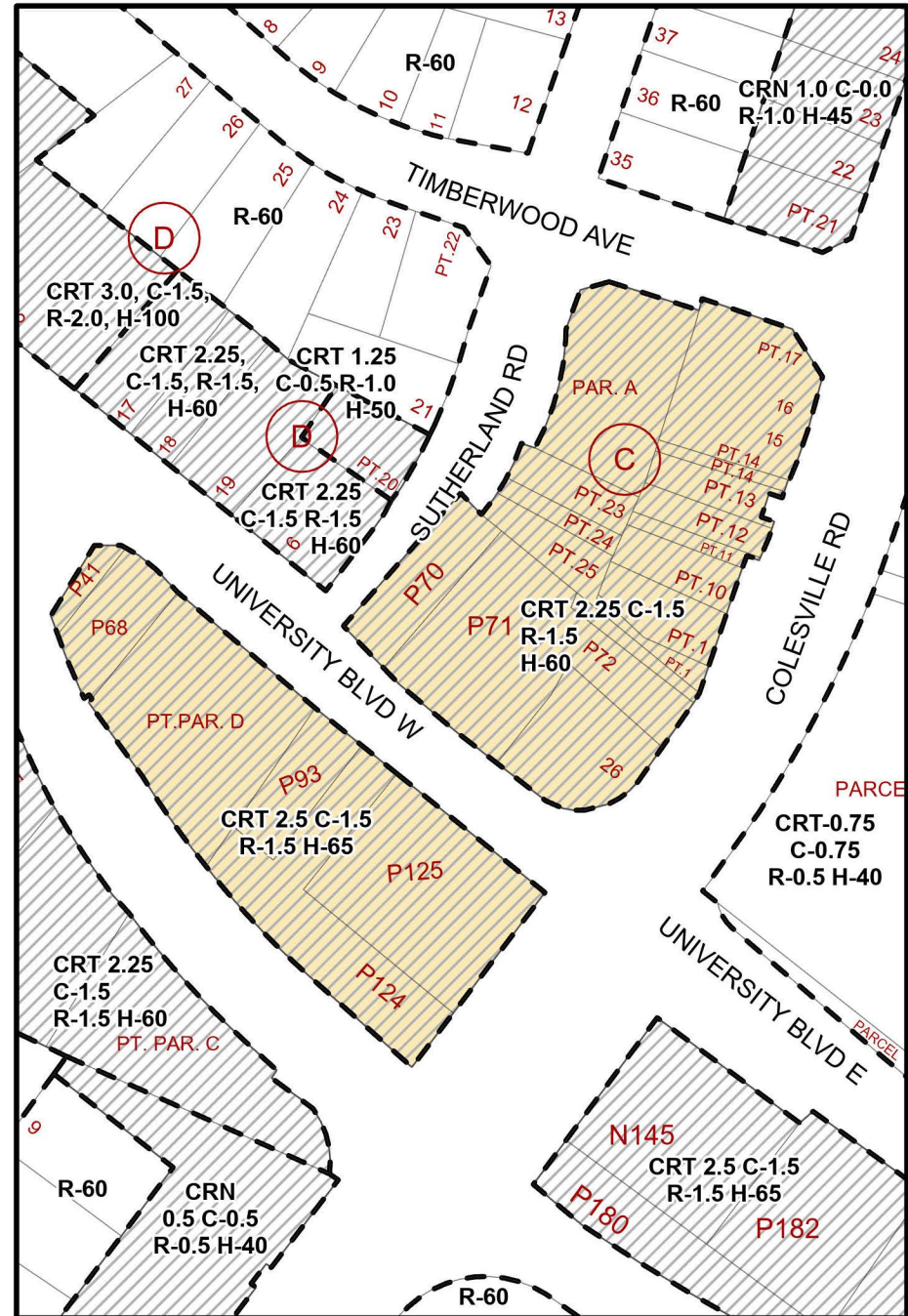
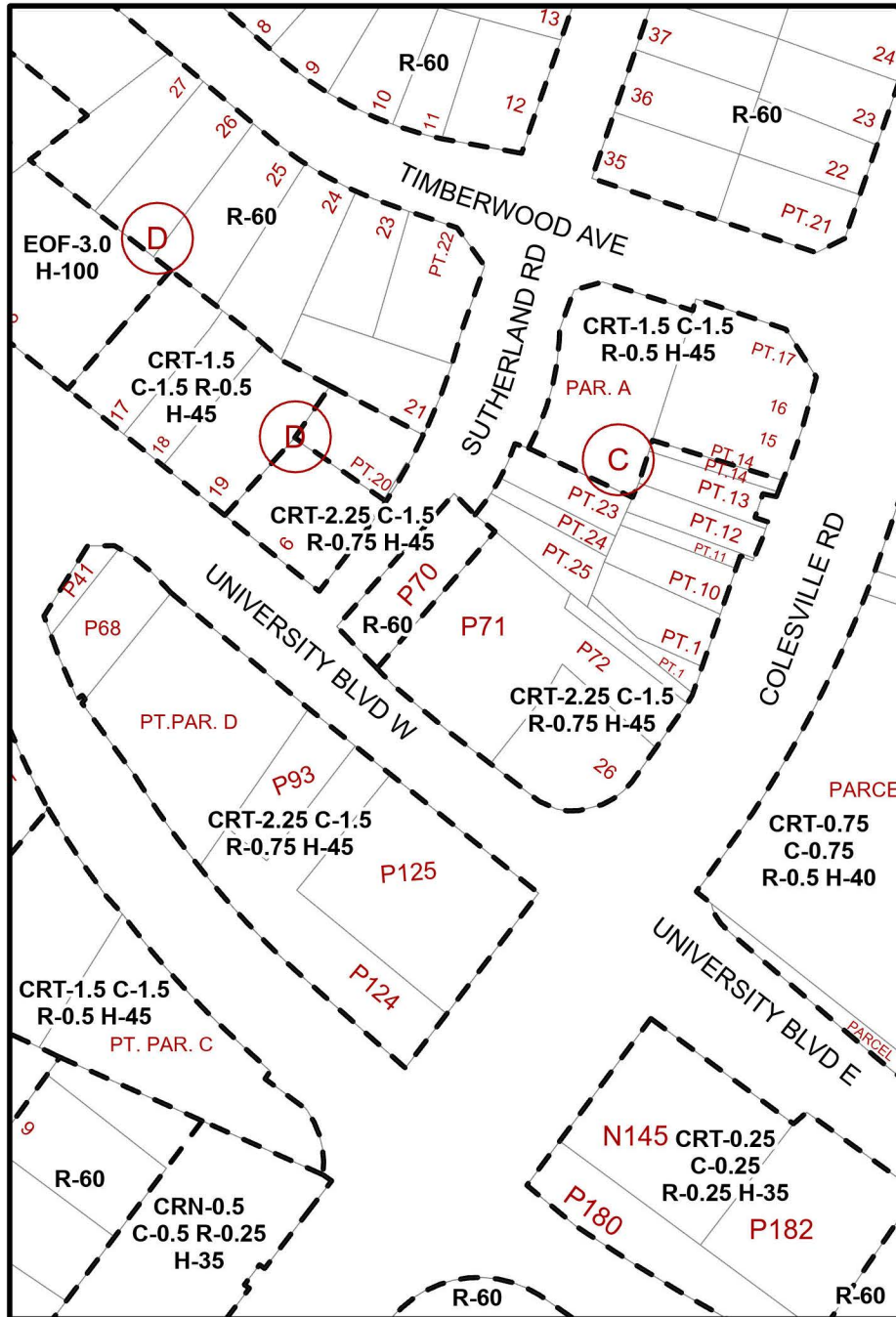
UBC overlay zone
 Proposed Zones
 1 inch equals 125 feet

Attachment 1 - Page 30

Existing Zoning

Changes #56,57,64

Proposed Zoning



Map Grid: 213NW01 & 212NW01

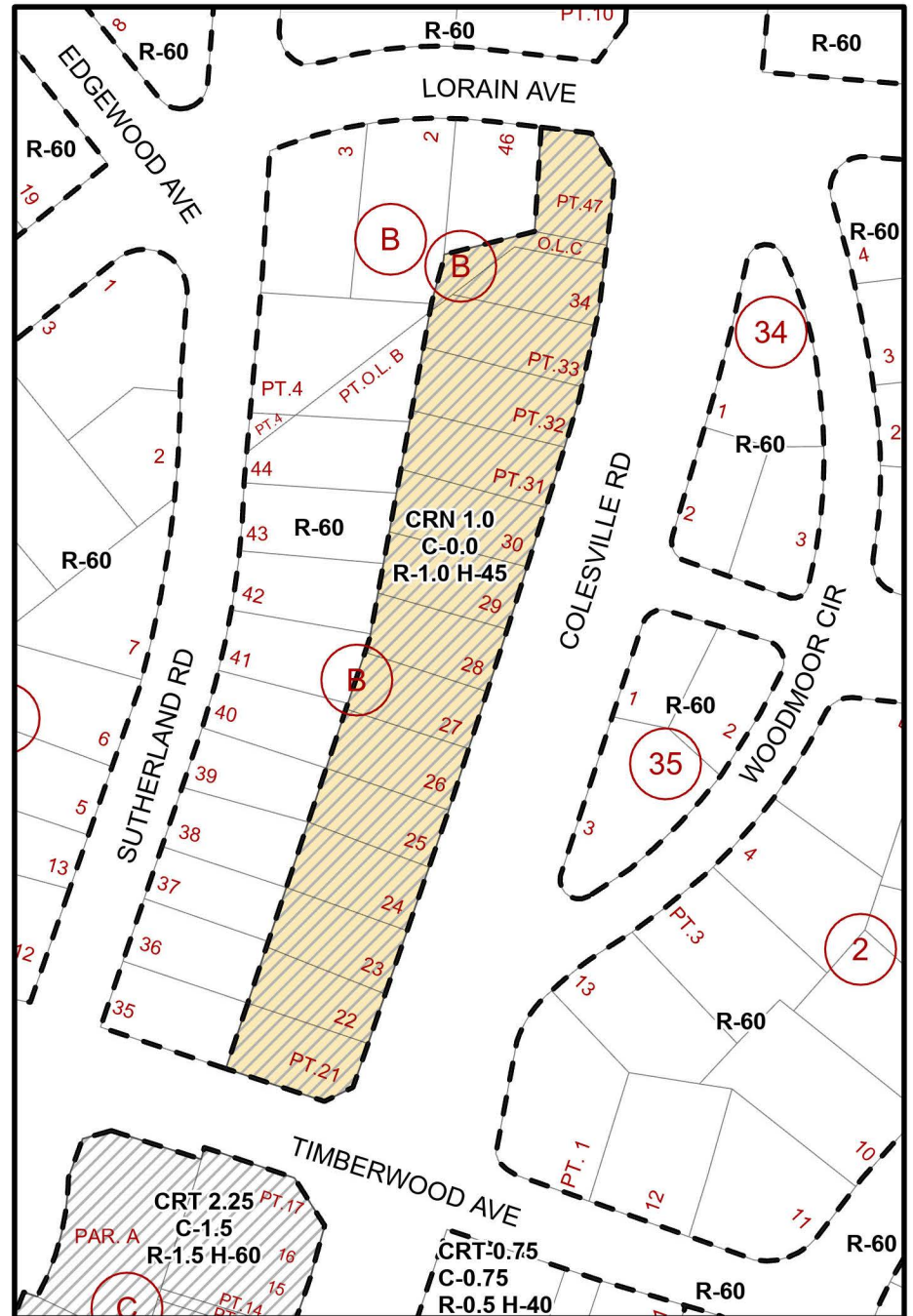
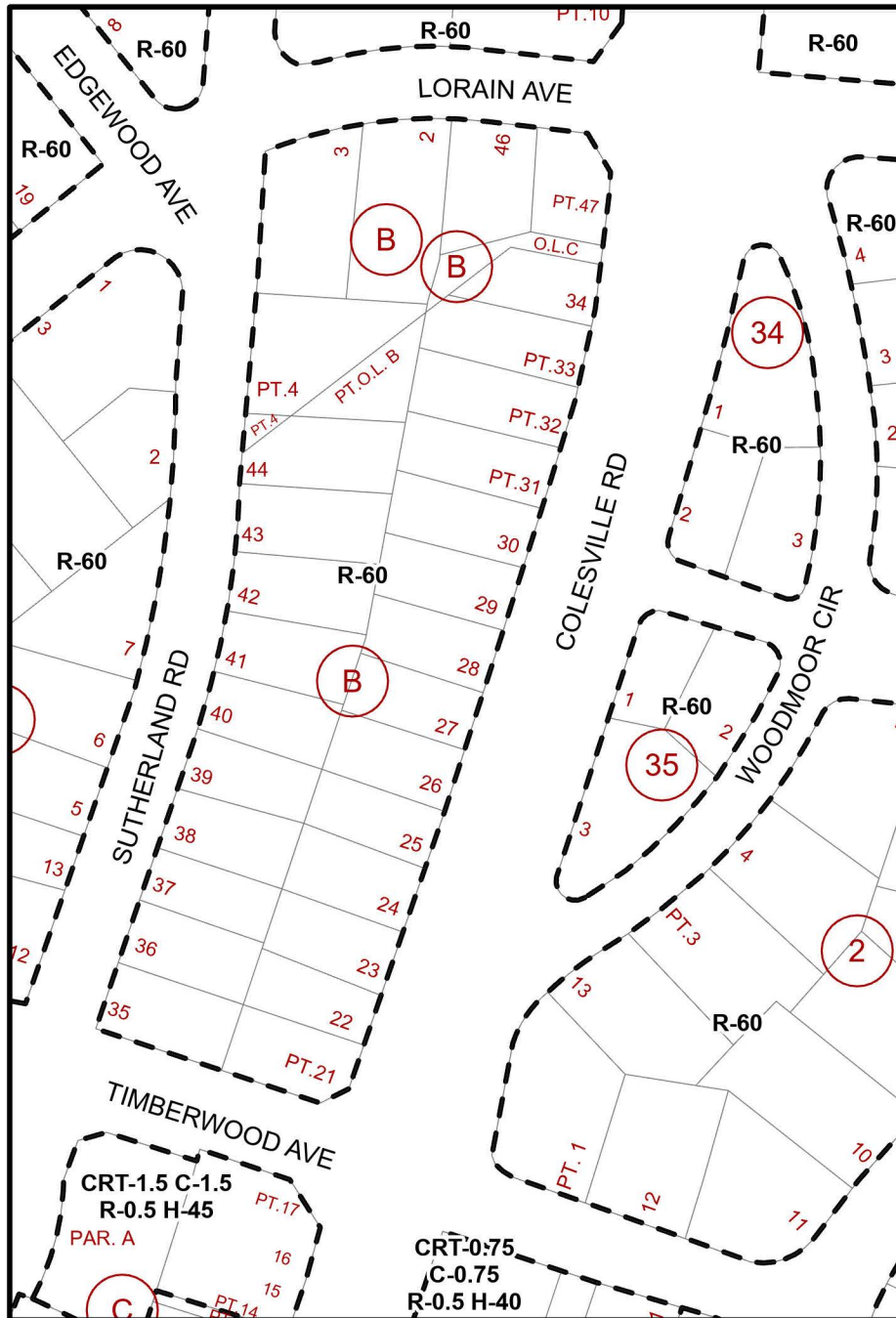
UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 31

Existing Zoning

Changes #58,64

Proposed Zoning



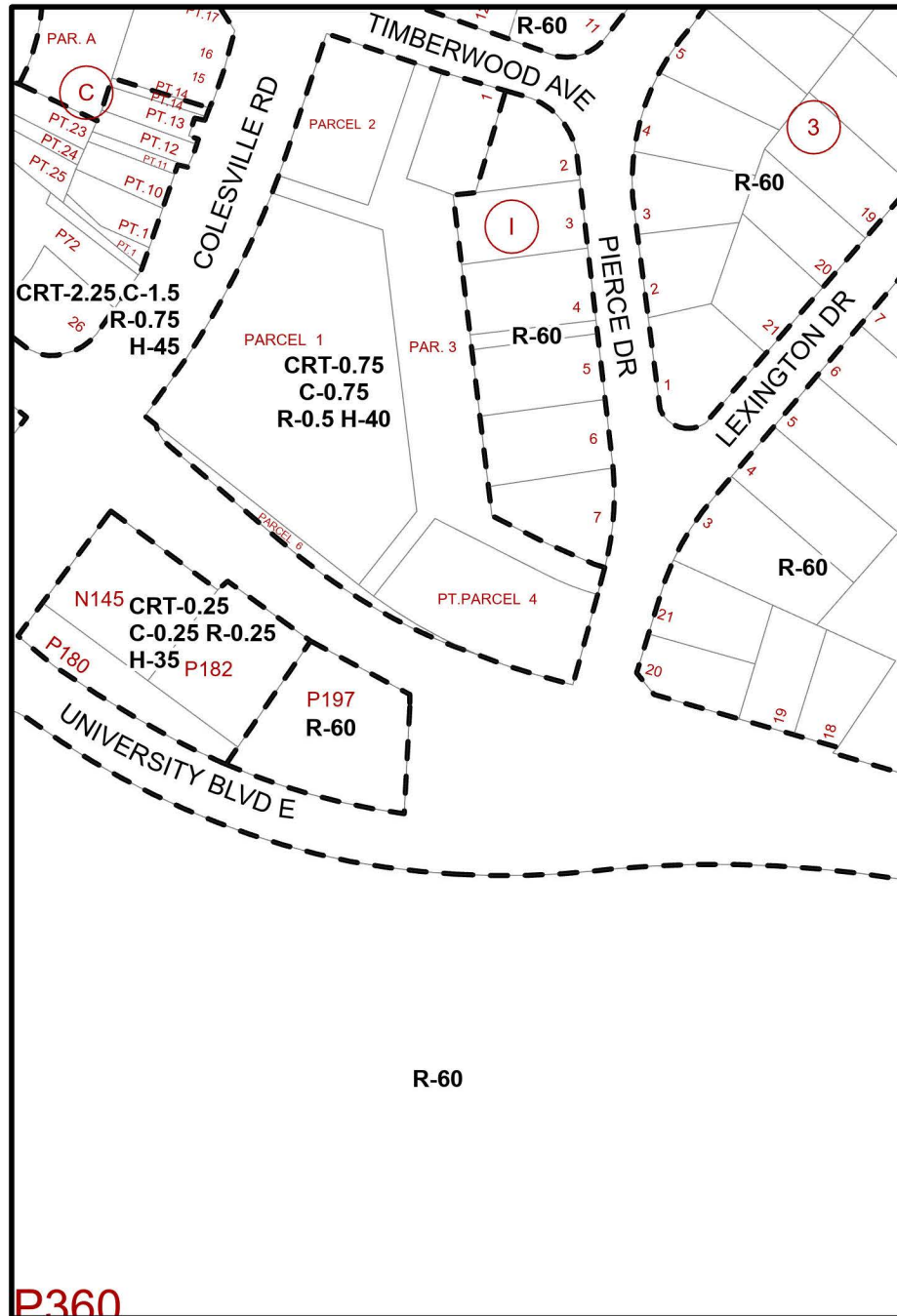
Map Grid: 212NW01

UBC overlay zone
 Proposed Zones
 1 inch equals 150 feet

Attachment 1 - Page 32

Existing Zoning

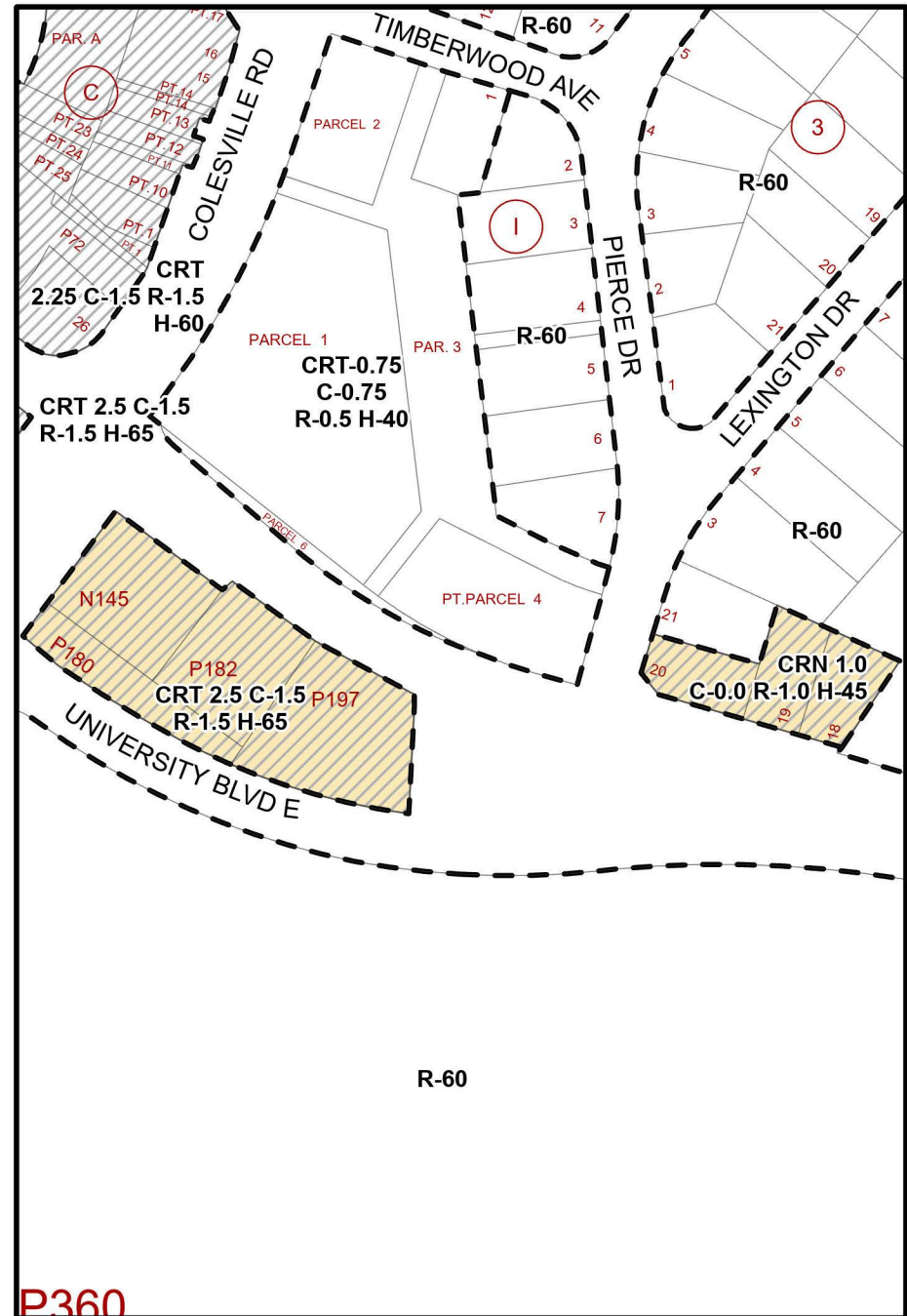
Changes #59,60,64



P360

Map Grid: 212NW01

Proposed Zoning



P360

Map Grid: 212NW01

Legend:
 [Hatched Box] UBC overlay zone
 [Yellow Box] Proposed Zones
 1 inch equals 200 feet

Attachment 1 - Page 33

Existing Zoning

Changes #61,62,63,64

Proposed Zoning

