

Application to File

APPLICATION NUMBER: H-162

DATE FILED: [date]

HEARING DATE: [date]

**APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE “ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND” FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.**

The Maryland-National Capital Park and Planning Commission makes an application with the County Council, sitting as the District Council, for a portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the Approved and Adopted 2026 *Clarksburg Gateway Sector Plan*. The County Council, sitting as the District Council, approved the *Clarksburg Gateway Sector Plan* on March 24, 2026, (Council Resolution No. 20-1069) and the Maryland-National Capital Park and Planning Commission adopted the *Clarksburg Gateway Sector Plan* on April 15, 2026 (MCPB Resolution Number 26-28; M-NCPPC Resolution Number 26-02). The *Clarksburg Gateway Sector Plan* area is in Planning Area 13 and Montgomery County Election District 2.

The proposed classifications are combined in one volume keyed to the Zoning Atlas. The *Clarksburg Gateway Sector Plan* being implemented by this Sectional Map Amendment is a comprehensive amendment to portions of the following functional and master plans: the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*; 2014 *Ten Mile Creek Area Limited Amendment*; 1979 *Master Plan for Historic Preservation*; 2025 *Master Plan of Highways and Transitways*; 2018 *Bicycle Master Plan*; 2022 *Corridor Forward: The I-270 Transit Plan*; and 2023 *Pedestrian Master Plan*.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the *Clarksburg Gateway Sector Plan* Sectional Map Amendment is approximately 969 acres, of which approximately 604 acres of property are proposed for a change in zoning classification. The remaining 242 acres or property are proposed to be reconfirmed in the existing zoning classifications.

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Artie Harris, Chair  
Montgomery County Planning Board