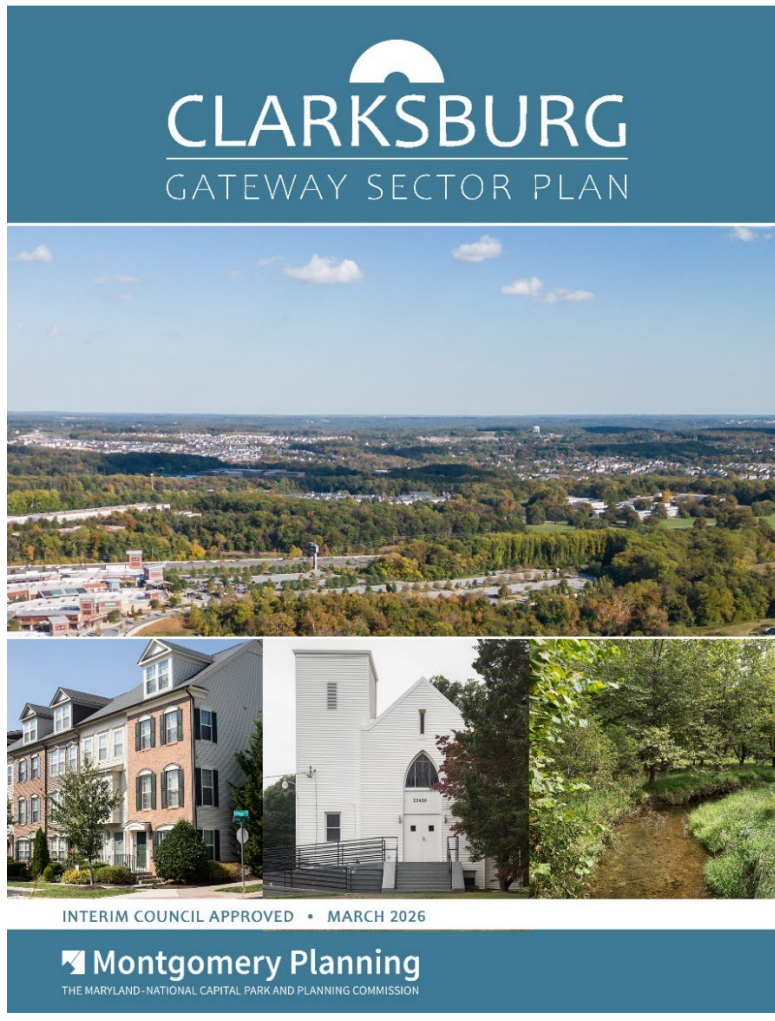


# SECTIONAL MAP AMENDMENT APPLICATION H-162 FOR THE CLARKSBURG GATEWAY SECTOR PLAN



## Description

Receive a staff presentation on the zoning recommendations of the Approved and Adopted *Clarksburg Gateway Sector Plan* and consider recommendation of approval of a Sectional Map Amendment to the Montgomery County Council.

## Planning Staff

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## SUMMARY

- This report supports a recommendation to approve an Application to File for Sectional Map Amendment H-162 by the Montgomery County Council to implement the zoning recommendations of the Approved and Adopted 2026 *Clarksburg Gateway Sector Plan*.

## MASTER PLAN INFORMATION

### Plan Phase

Sectional Map Amendment

### Lead Planner

Clark Larson, AICP

### Staff Contact

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### Report Date

4/21/2026

### Planning Divisions

Upcounty Planning Division

### Planning Board Information

MCPB Item No. 7  
April 30, 2026

## OVERVIEW

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* and a portion of the 2014 *Ten Mile Creek Area Limited Amendment*.

The Sector Plan was approved by the Montgomery County Council on March 24, 2026, by Resolution 20-1069. On April 9, 2026, the Planning Board approved a Resolution of Adoption (MCPB Resolution Number 25-28) for transmittal to the Full Commission of The Maryland-National Capital Park and Planning Commission. On April 15, 2026, The Full Commission adopted the Sector Plan by Resolution Number 26-02.

### **Recommended Rezoning**

The SMA will implement the *Clarksburg Gateway Sector Plan's* zoning recommendations by amending the Official Zoning Map of Montgomery County, Maryland. The plan's zoning recommendations are intended to support the plan's land use goals:

- Establish an accessible and attractive new town center by building on the Clarksburg community's strengths and providing new, connected amenities and destinations for current and future residents.
- Achieve the vision of Thrive Montgomery 2050 by supporting dense, compact, mixed-use forms of development along the planned multi-modal Observation Drive corridor that integrate a range of housing, commercial retail, and services, and offer recreation and open space amenities to the surrounding Clarksburg community.
- Maintain a primarily residential character along Frederick Road (MD 355) while allowing for moderate increases in residential density and small-scale commercial uses.

- Support economic development that provides increased employment opportunities particularly with respect to redevelopment of the COMSAT property.

The SMA proposes zoning changes, or reclassifications, for approximately 604 acres, and reconfirms existing zoning for approximately 242 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 extend to the center of the adjacent right-of-way.

### **Contents of the Sectional Map Amendment Application**

The SMA application includes a change overview map covering twenty-five (25) change areas that illustrate the extent of zoning changes within the Clarksburg Gateway Sector Plan area, displayed in detail in one of seventeen (17) change comparison map pages, and one TDR Overlay changes map covering four (4) change areas that illustrate the overlay zones to be removed (see Attachment 1).

Planning Staff have prepared a digital map of the proposed zoning changes, is available at:

<https://mcatlas.org/sma/clarksburg26/>.

## **STAFF RECOMMENDATION**

Approve the Application to File for Sectional Map Amendment Application H-162 to implement the zoning recommendations in the Approved and Adopted 2026 *Clarksburg Gateway Sector Plan*.

## **NEXT STEPS**

If the Planning Board approves the attached Application to File and recommends approval of Sectional Map Amendment (SMA) H-162, the Montgomery County Council will schedule a public hearing to accept testimony on the SMA application and consider subsequent approval of the SMA.

## **ATTACHMENTS**

**Attachment 1:** Proposed Reclassifications with Index Map for Changes

**Attachment 2:** Draft Application to File to the Montgomery County Council