



Committee: Directly to Council
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: Final action – vote expected
Keywords: #M-NCPPC, SMA, Shady Grove, Minor Master Plan, zoning

AGENDA ITEM #9B
January 11, 2022
Action

SUBJECT

Sectional Map Amendment (SMA) H-142, filed by the Maryland-National Capital Park and Planning Commission, is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Shady Grove Minor Master Plan Amendment.

EXPECTED ATTENDEES

Casey Anderson, Chair, Montgomery County Planning Board
Carrie Sanders, Chief, Mid-County Planning, Planning Department
Jessica McVary, Master Plan Supervisor, Mid-County Planning
Nkosi Yearwood, Planner Coordinator, Mid-County Planning

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

Action on Sectional Map Amendment (SMA) H-142, a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Shady Grove Minor Master Plan Amendment.

DESCRIPTION/ISSUE

The SMA was filed on August 11, 2021, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Shady Grove Minor Master Plan Amendment. The Council held a public hearing on Sectional Map Amendment H-142 on November 9, 2021. Casey Anderson, Planning Board Chair, was the only person to offer oral testimony. The record remained open until close of business on November 12, 2021.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers approximately 2,000 acres in the Shady Grove plan area. Approximately 514 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage, approximately 1,486 acres, is to be reconfirmed in the existing underlying zoning classifications.
- The District Council approved the Shady Grove Minor Master Plan Amendment on April 6, 2021. The Minor Master Plan Amendment sets forth the specific land use and zoning objectives for the development of the Shady Grove Minor Master Plan area and was subject to extensive and detailed review by the District Council.
- The District Council held a public hearing on the Draft Plan on February 23, 2021, wherein testimony was received from interested parties, and the Director of the Montgomery County

Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Minor Master Plan Amendment on March 22, 2021.

- Following the adoption of the Shady Grove Minor Master Plan Amendment, the Council approved the City of Rockville's request for annexation of the Victor and SHA Properties. The annexation reclassifies these properties from the GR zone to the MXCD zone under the City of Rockville zoning ordinance. The annexation became effective November 18, 2021. Zoning change #8 in the attached SMA reflects the annexation and is a technical correction to the SMA submitted by the Planning Board.

This report contains:

Montgomery County Planning Board Transmittal of SMA H-142	© 1-24
Shady Grove Minor Master Plan Amendment SMA H-142 Opinion	© 25-51
Resolution of Approval of the City of Rockville's Request for Annexation	© 52-54

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MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

RECEIVED
2021 AUG 9 AM 10:15:50
July 14, 2021

The Honorable Tom Hucker
President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Dear Council President Hucker:

Enclosed please find materials for Sectional Map Amendment H-142 for the approved and adopted 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*. The County Council approved the *Shady Grove Sector Plan Minor Master Plan Amendment* on April 6, 2021 via Resolution No. 19-779. On April 29, 2021, the Montgomery County Planning Board approved the Resolution of Adoption, Resolution Number 21-036, and transmitted it to the Full Commission of the Maryland-National Capital Park and Planning Commission (M-NCPPC). On May 19, 2021, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution Number 21-05.

At its regular meeting on July 8, 2021 the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) and approved the content of the SMA, which will implement the zoning recommendations in the approved and adopted *Shady Grove Sector Plan Minor Master Plan Amendment*. Enclosed is the Application to File the SMA, the Certification, and maps that show the existing zoning and proposed zoning reclassifications, with parcel acreages. The SMA can also be viewed online at <https://mcatlas.org/sma/sgmmpa/>.

We look forward to working with the County Council to complete this project.

Sincerely,

Casey Anderson
Chair

CA:ny:ha

Enclosures

cc: Pam Dunn



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.

6/29/21

Date

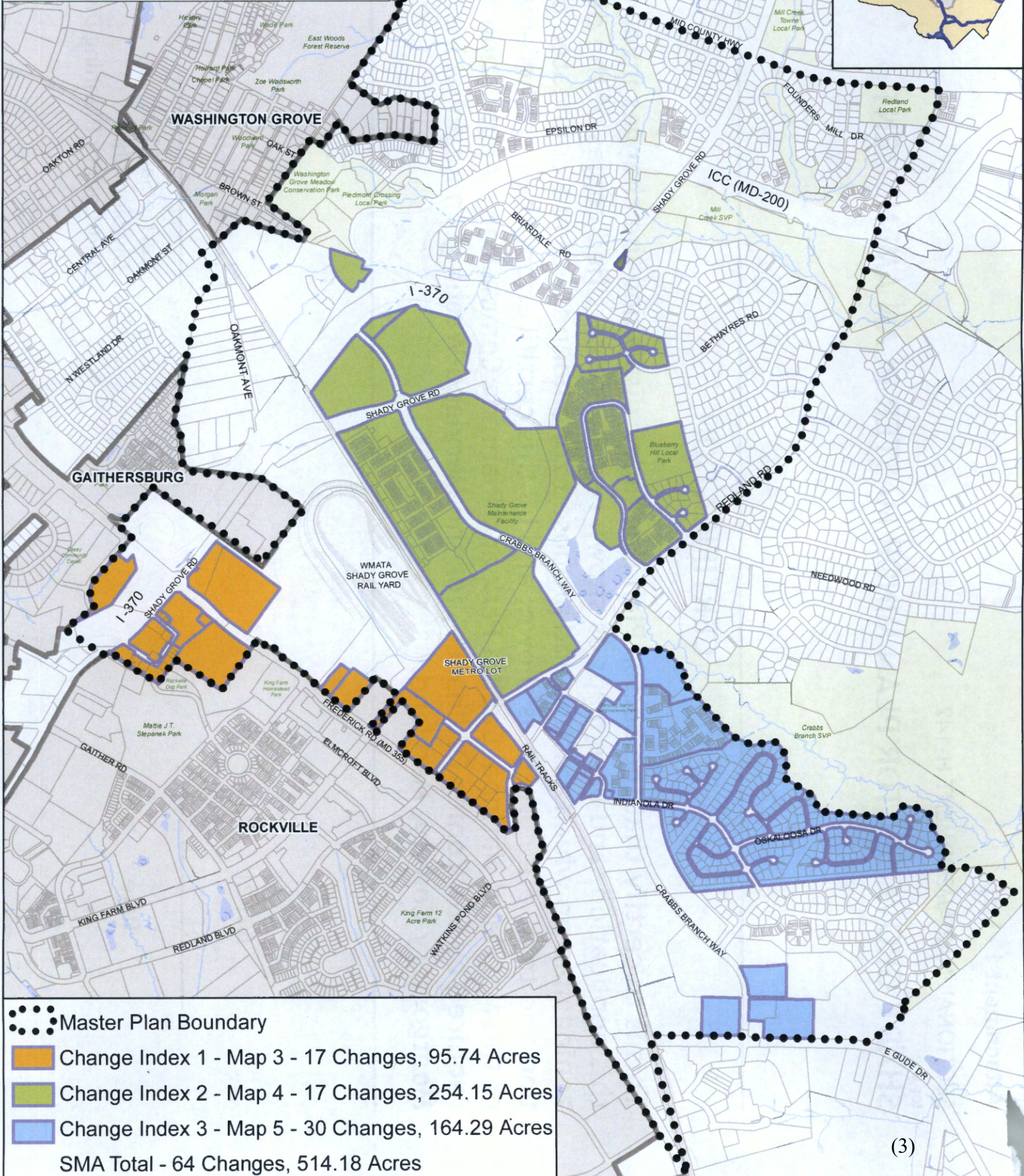
Carrie Sanders





Carrie Sanders
Division Chief
Mid-County Planning Division

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet

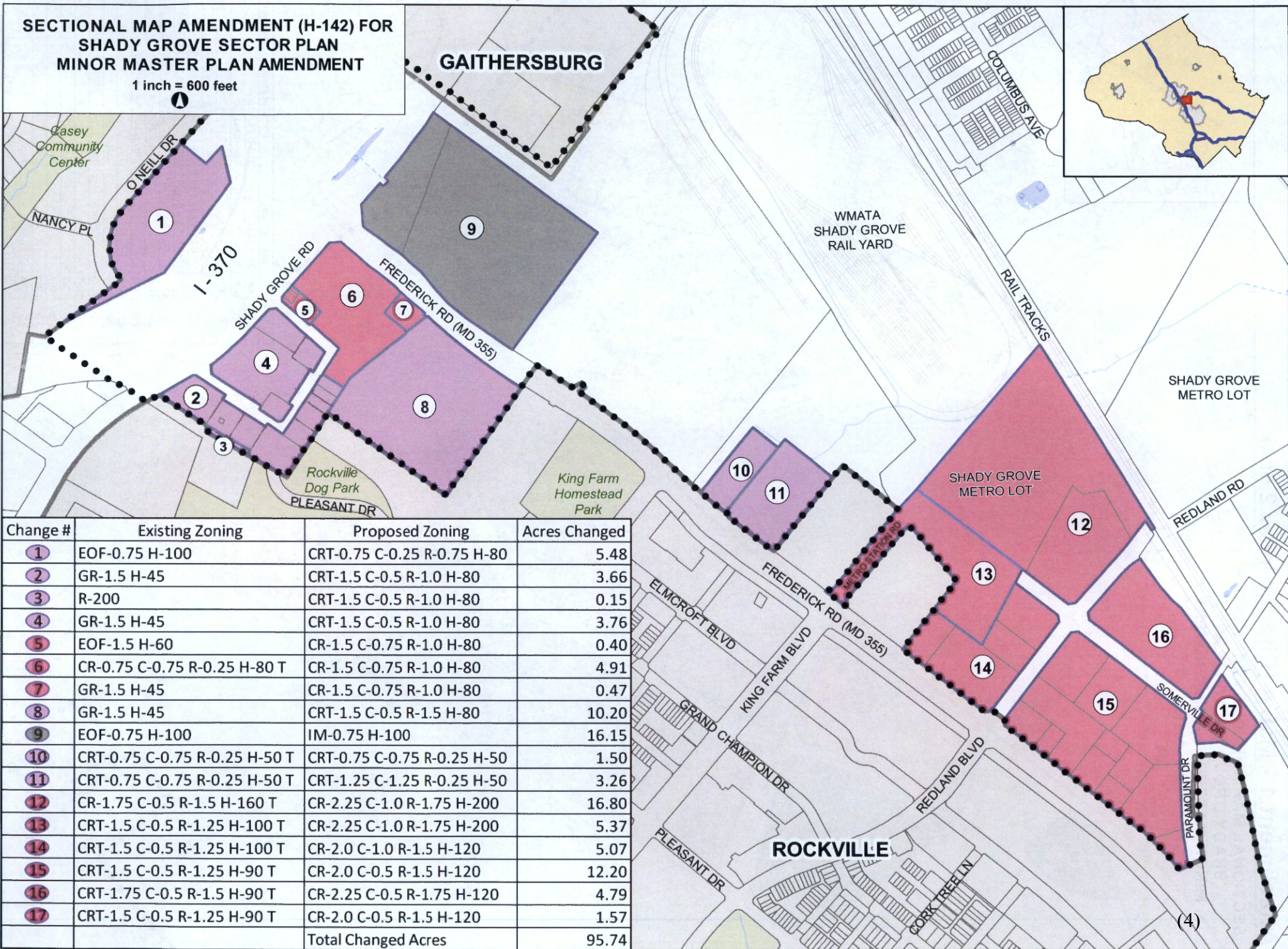
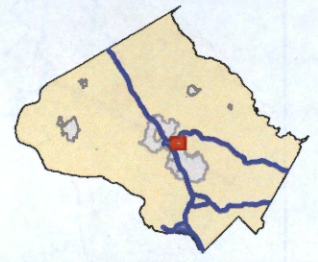


-  Master Plan Boundary
-  Change Index 1 - Map 3 - 17 Changes, 95.74 Acres
-  Change Index 2 - Map 4 - 17 Changes, 254.15 Acres
-  Change Index 3 - Map 5 - 30 Changes, 164.29 Acres
- SMA Total - 64 Changes, 514.18 Acres

Attachment 1 - Map 3 (Change Index 1 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 600 feet

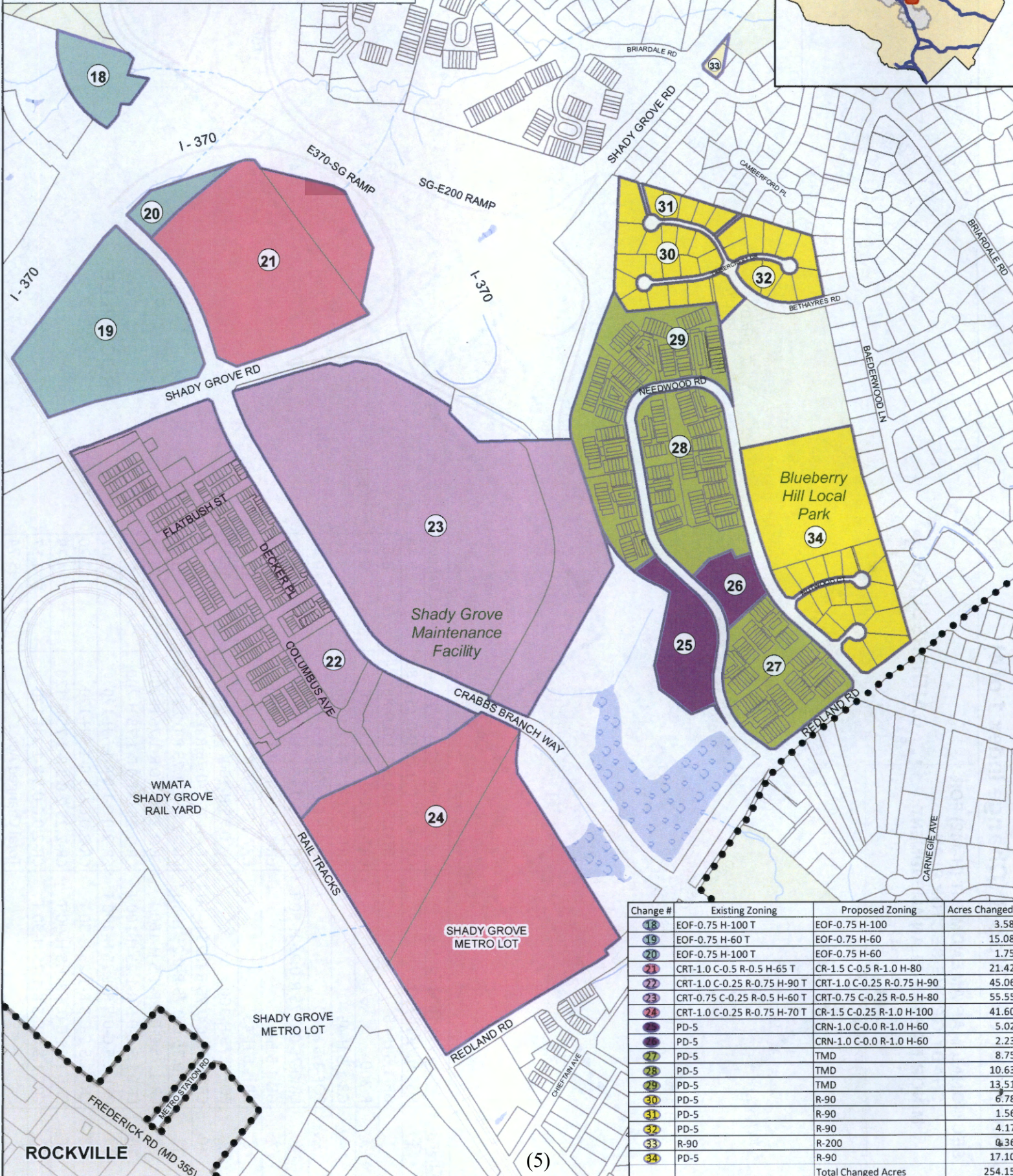
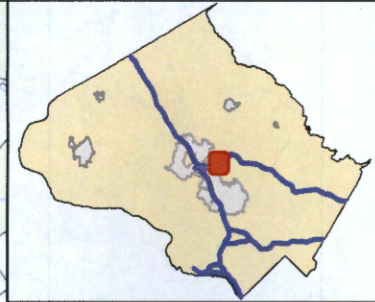


Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	EOF-0.75 H-100	CRT-0.75 C-0.25 R-0.75 H-80	5.48
2	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.66
3	R-200	CRT-1.5 C-0.5 R-1.0 H-80	0.15
4	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.76
5	EOF-1.5 H-60	CR-1.5 C-0.75 R-1.0 H-80	0.40
6	CR-0.75 C-0.75 R-0.25 H-80 T	CR-1.5 C-0.75 R-1.0 H-80	4.91
7	GR-1.5 H-45	CR-1.5 C-0.75 R-1.0 H-80	0.47
8	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.5 H-80	10.20
9	EOF-0.75 H-100	IM-0.75 H-100	16.15
10	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-0.75 C-0.75 R-0.25 H-50	1.50
11	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-1.25 C-1.25 R-0.25 H-50	3.26
12	CR-1.75 C-0.5 R-1.5 H-160 T	CR-2.25 C-1.0 R-1.75 H-200	16.80
13	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.25 C-1.0 R-1.75 H-200	5.37
14	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.0 C-1.0 R-1.5 H-120	5.07
15	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	12.20
16	CRT-1.75 C-0.5 R-1.5 H-90 T	CR-2.25 C-0.5 R-1.75 H-120	4.79
17	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	1.57
		Total Changed Acres	95.74

Attachment 1 - Map 4 (Change Index 2 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 700 feet



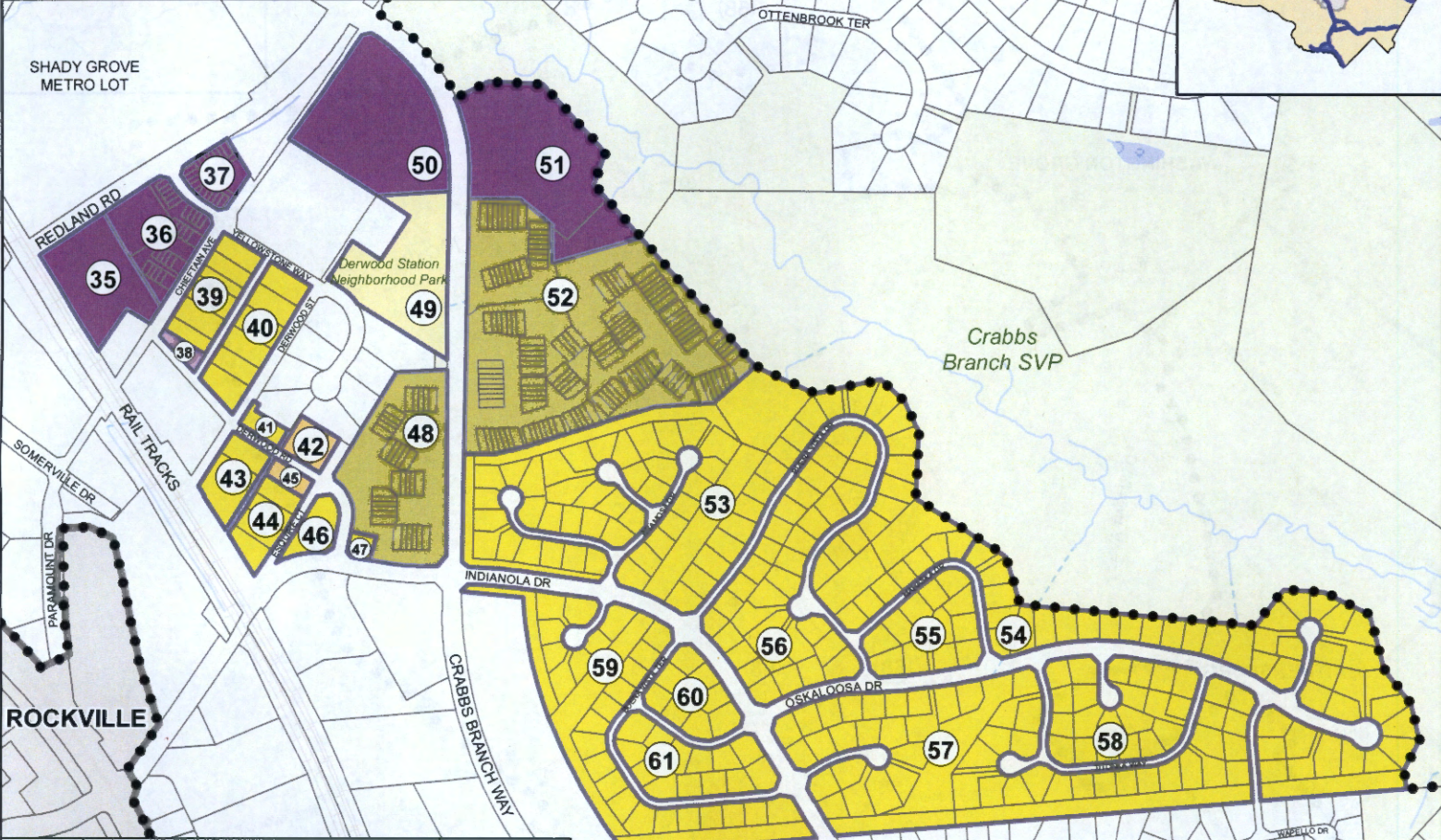
Change #	Existing Zoning	Proposed Zoning	Acres Changed
18	EOF-0.75 H-100 T	EOF-0.75 H-100	3.58
19	EOF-0.75 H-60 T	EOF-0.75 H-60	15.08
20	EOF-0.75 H-100 T	EOF-0.75 H-60	1.75
21	CRT-1.0 C-0.5 R-0.5 H-65 T	CR-1.5 C-0.5 R-1.0 H-80	21.42
22	CRT-1.0 C-0.25 R-0.75 H-90 T	CRT-1.0 C-0.25 R-0.75 H-90	45.06
23	CRT-0.75 C-0.25 R-0.5 H-60 T	CRT-0.75 C-0.25 R-0.5 H-80	55.55
24	CRT-1.0 C-0.25 R-0.75 H-70 T	CR-1.5 C-0.25 R-1.0 H-100	41.60
25	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	5.02
26	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	2.23
27	PD-5	TMD	8.75
28	PD-5	TMD	10.63
29	PD-5	TMD	13.51
30	PD-5	R-90	6.78
31	PD-5	R-90	1.56
32	PD-5	R-90	4.17
33	R-90	R-200	0.36
34	PD-5	R-90	17.10
Total Changed Acres			254.15

ROCKVILLE

Attachment 1 - Map 5 (Change Index 3 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

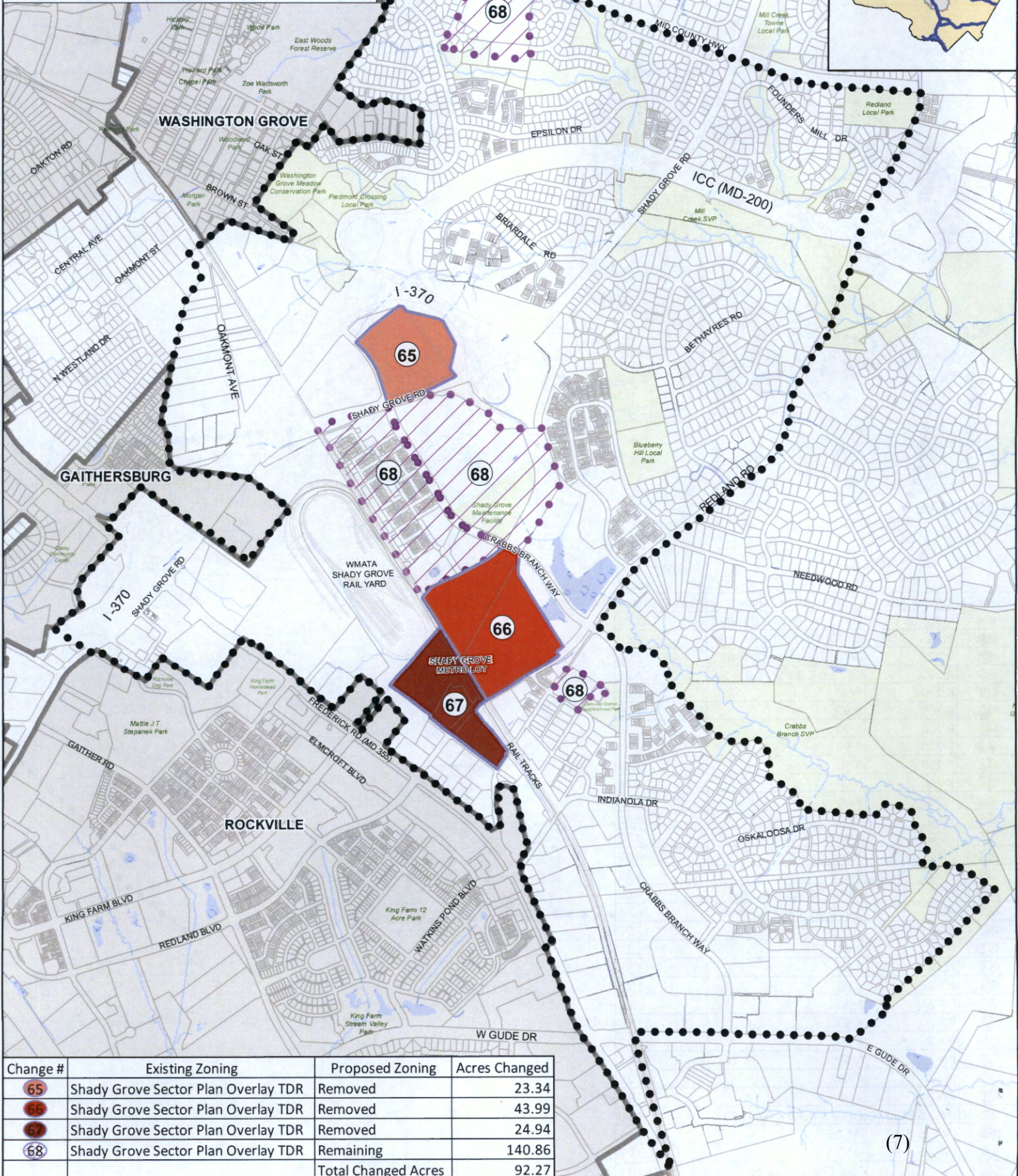
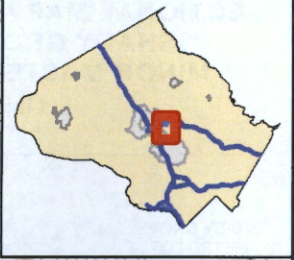
1 inch = 720 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
35	R-90	CRN-1.0 C-0.0 R-1.0 H-65	3.03
36	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	2.69
37	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	1.06
38	R-200	CRT-1.0 C-0.25 R-1.0 H-50	0.26
39	R-200	R-90	2.03
40	R-200	R-90	2.56
41	R-200	R-90	0.36
42	R-200	R-60	0.67
43	R-200	R-90	1.33
44	R-200	R-90	1.38
45	R-200	R-60	0.33
46	PD-2	R-90	0.82
47	PD-2	R-90	0.22
48	PD-2	TLD	6.22
49	PD-2	R-200	4.19
50	PD-2	CRN-0.5 C-0.0 R-0.5 H-65	6.06
51	PD-2	CRN-0.5 C-0.0 R-0.5 H-50	6.63
52	PD-2	TLD	17.72
53	PD-2	R-90	25.10
54	PD-2	R-90	13.36
55	PD-2	R-90	3.40
56	PD-2	R-90	8.60
57	PD-2	R-90	17.46
58	PD-2	R-90	5.10
59	PD-2	R-90	10.03
60	PD-2	R-90	2.19
61	PD-2	R-90	3.37
62	IM-2.5 H-50	CRT-2.5 C-2.0 R-0.5 H-80	4.60
63	IM-2.5 H-50	IM-2.5 H-70	5.25
64	IM-2.5 H-50	IM-2.5 H-70	8.27
Total Changed Acres			164.29

Attachment 1 - Map 6 (Change Index 4 of 4)

**SECTIONAL MAP AMENDMENT (H-142) FOR
SHADY GROVE SECTOR PLAN
MINOR MASTER PLAN AMENDMENT**
1 inch = 1,600 feet

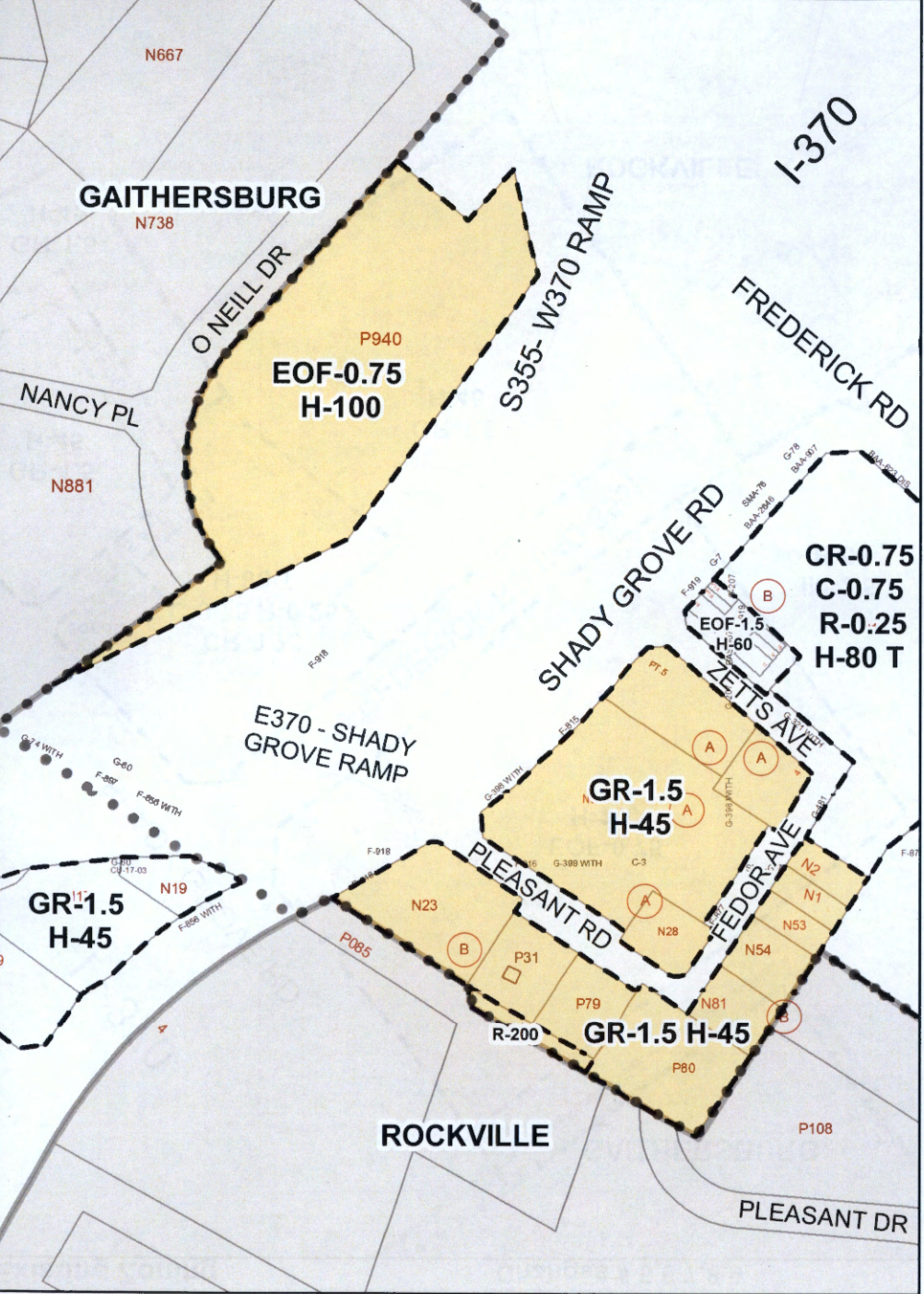


Change #	Existing Zoning	Proposed Zoning	Acres Changed
65	Shady Grove Sector Plan Overlay TDR	Removed	23.34
66	Shady Grove Sector Plan Overlay TDR	Removed	43.99
67	Shady Grove Sector Plan Overlay TDR	Removed	24.94
68	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
Total Changed Acres			92.27

Attachment 1 - Map 7

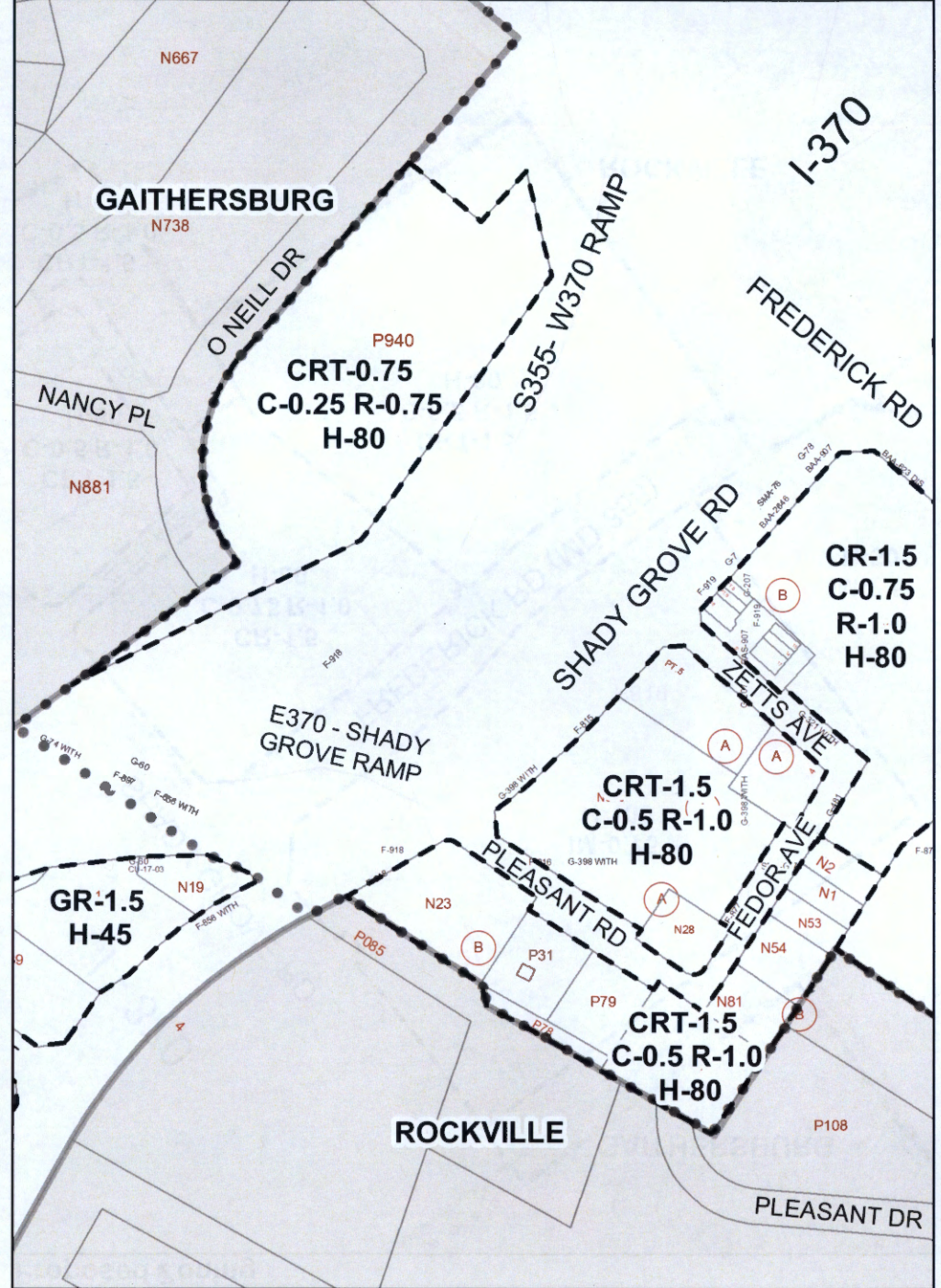
Existing Zoning

Changes # 1,2,3,4



Map Grids: 221NW08, 221NW09, 222NW08, 222NW09

Proposed Zoning



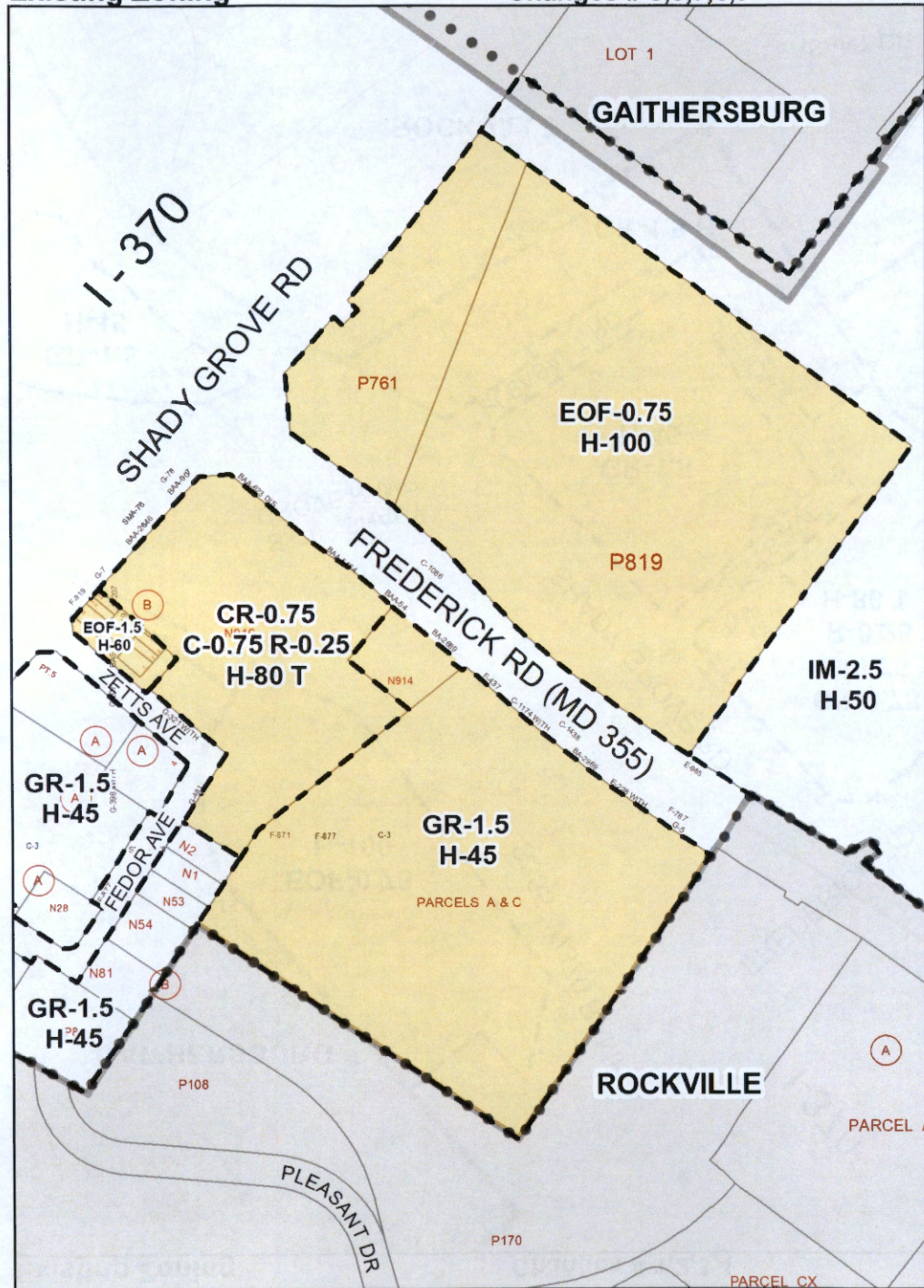
Master Plan Boundary

(8) 1 in = 300 ft

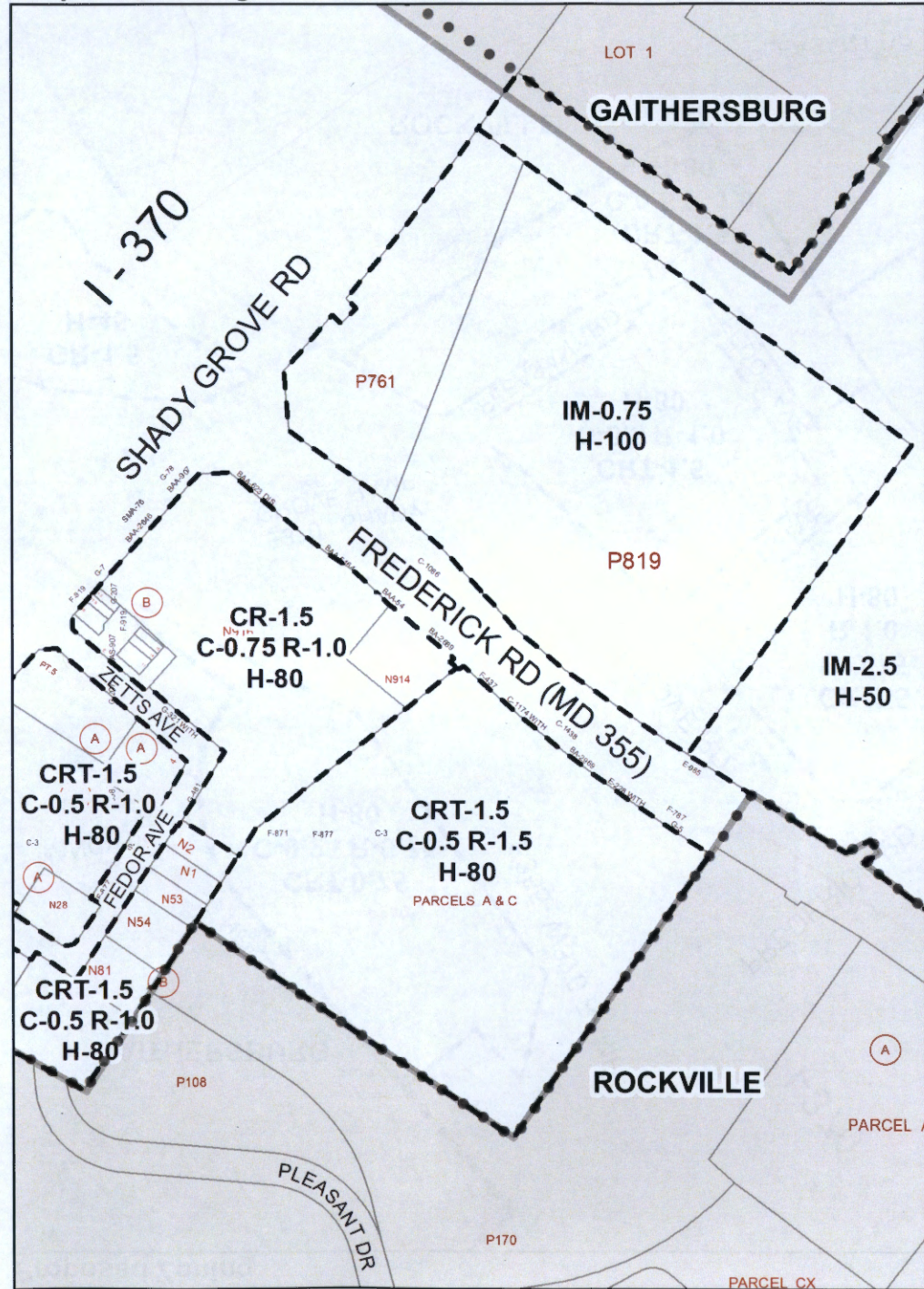
Attachment 1 - Map 8

Existing Zoning

Changes # 5,6,7,8,9



Proposed Zoning



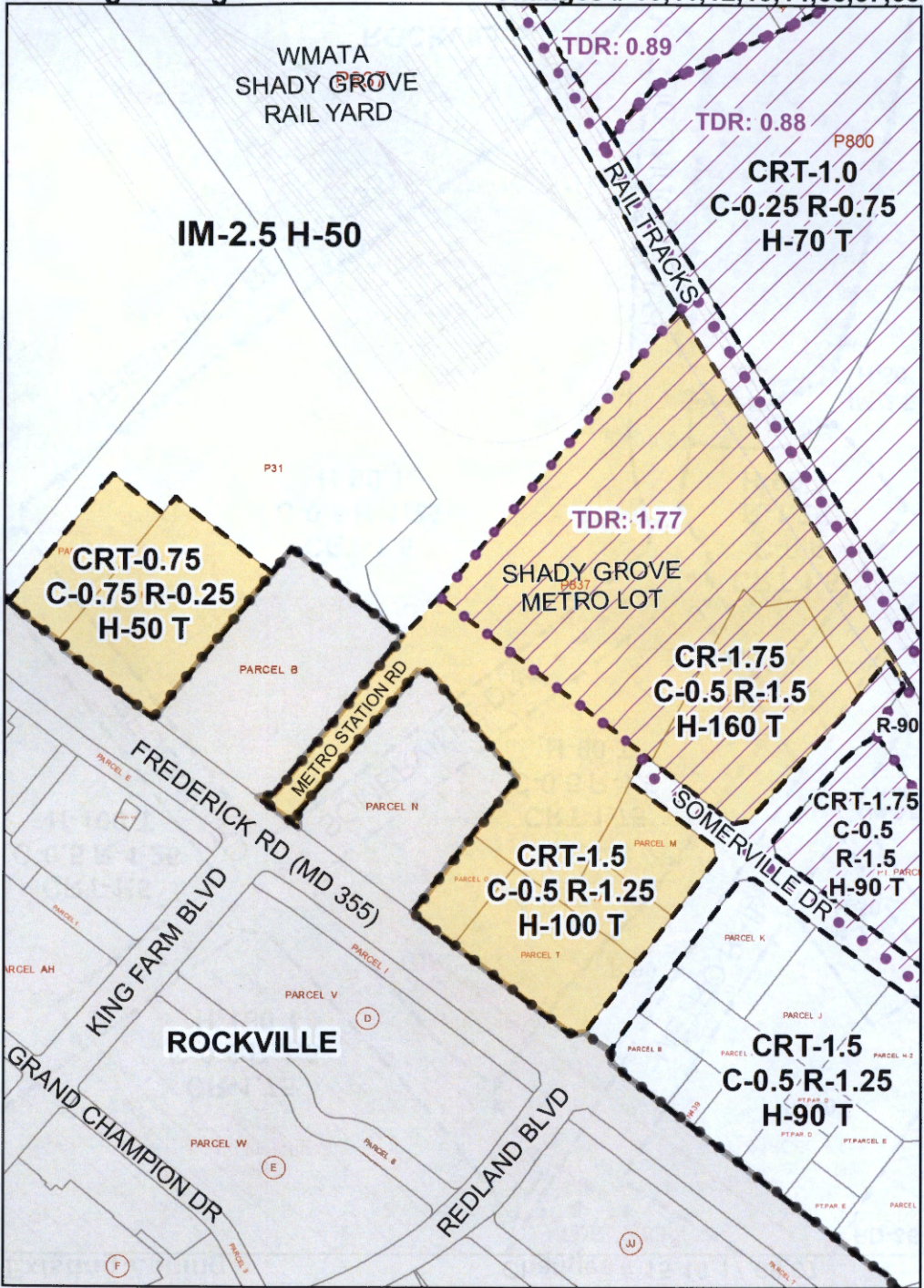
Master Plan Boundary

(9) 1 in = 330 ft

Attachment 1 - Map 9

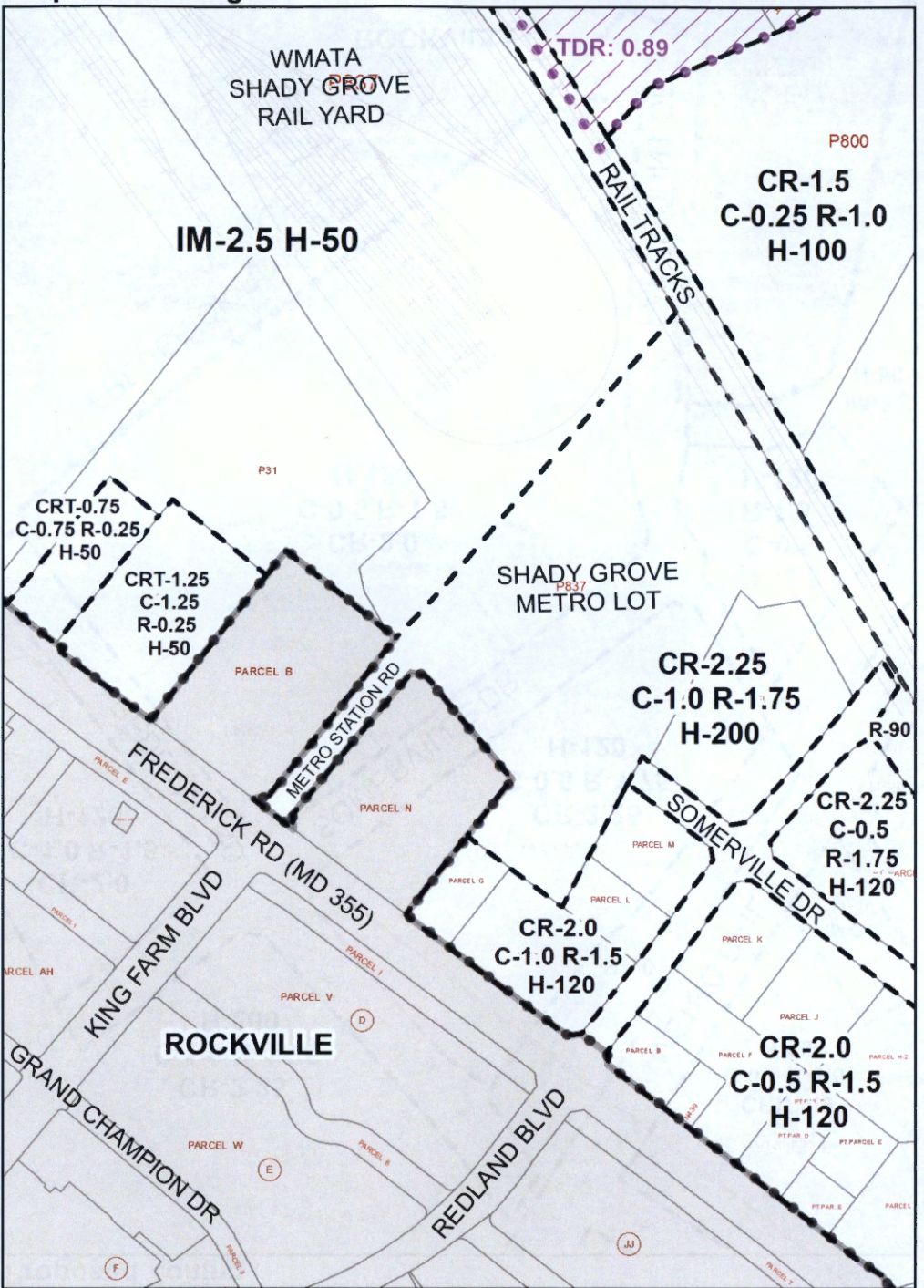
Existing Zoning

Changes # 10,11,12,13,14,66,67,68



Map Grids: 221NW08, 222NW08

Proposed Zoning



Master Plan Boundary TDR Overlay (10) 1 in = 440 ft

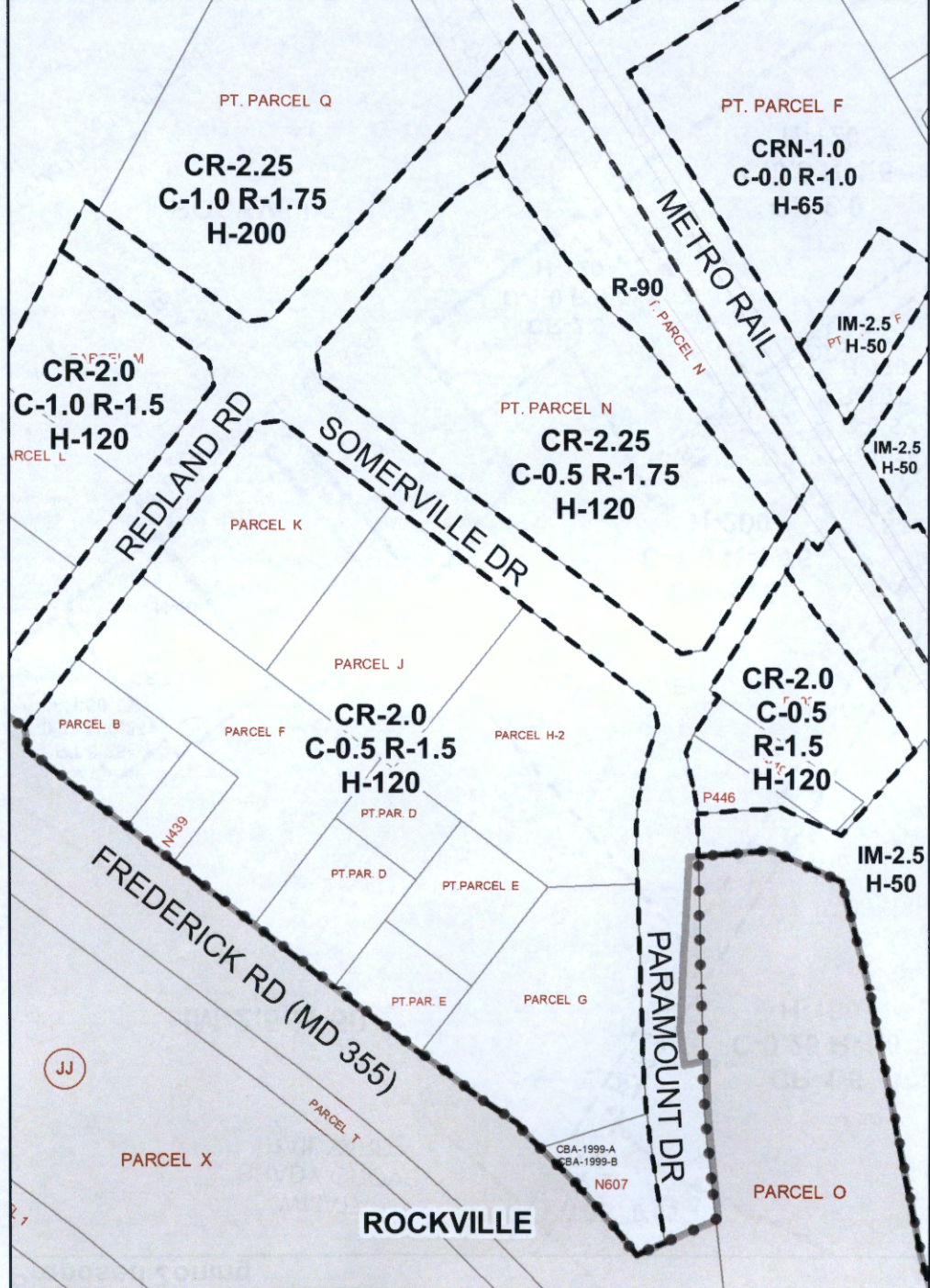
Attachment 1 - Map 10

Existing Zoning

Changes # 15,16,17,66,67



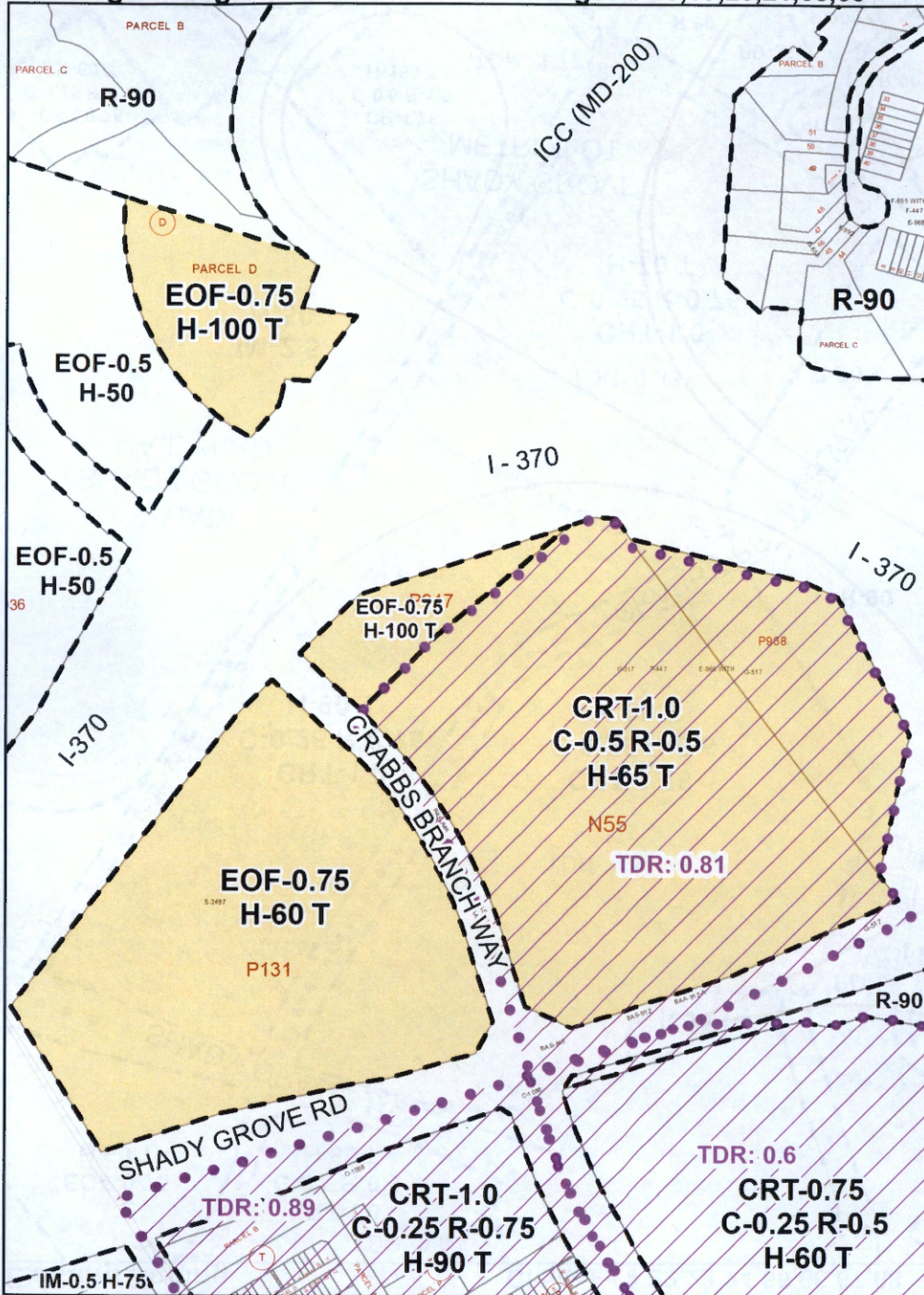
Proposed Zoning



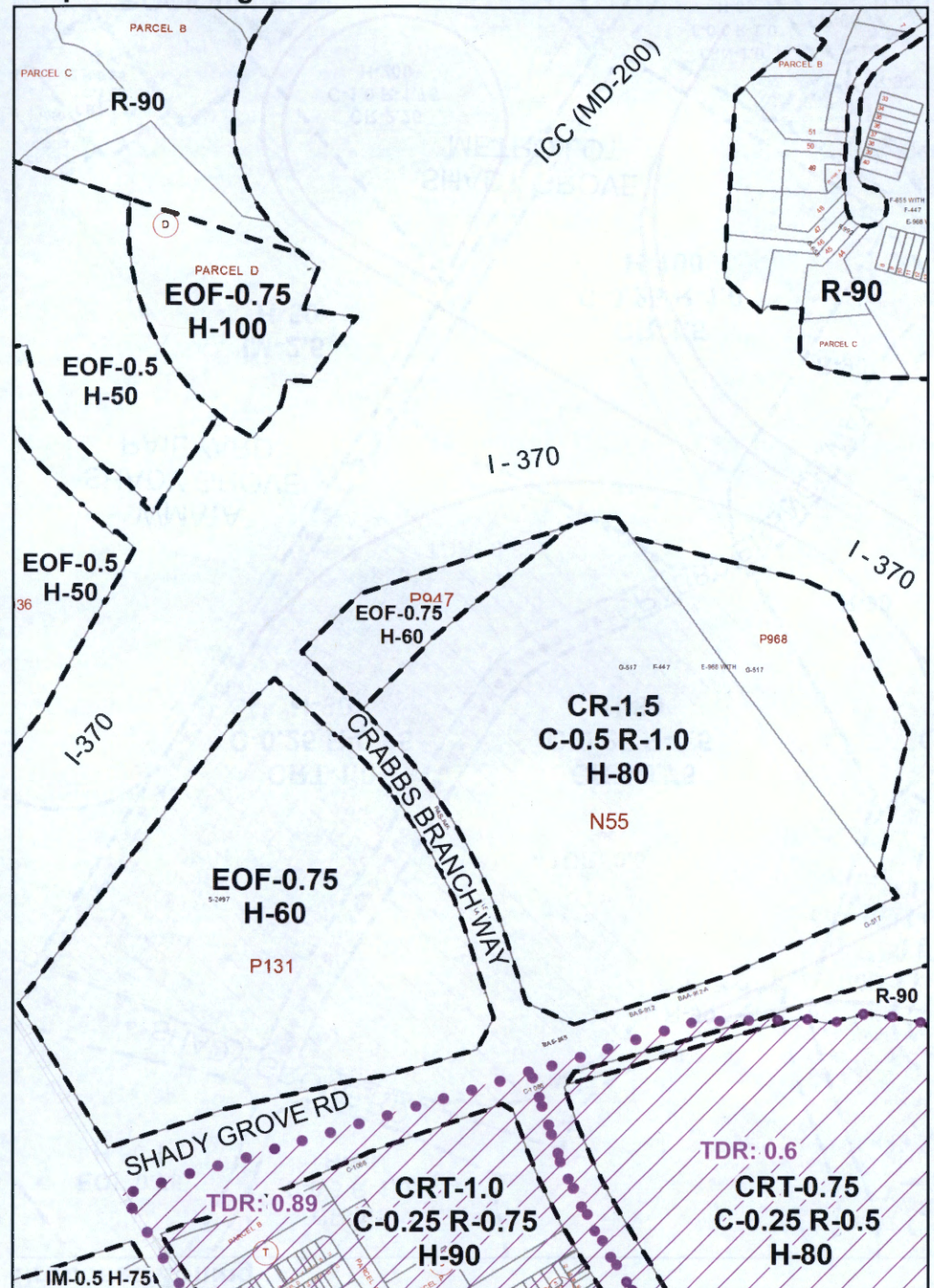
Attachment 1 - Map 11

Existing Zoning

Changes # 18,19,20,21,65,68



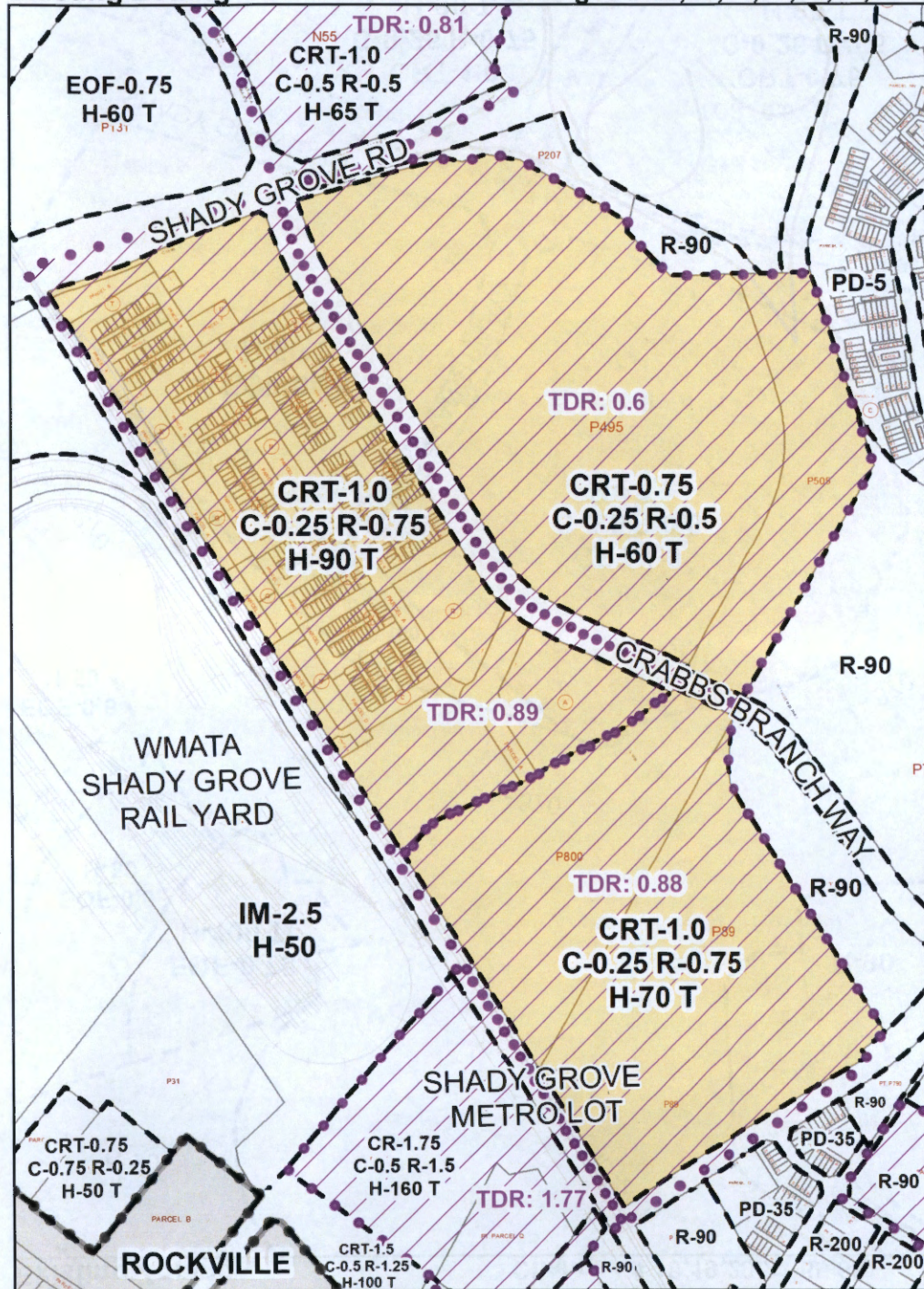
Proposed Zoning



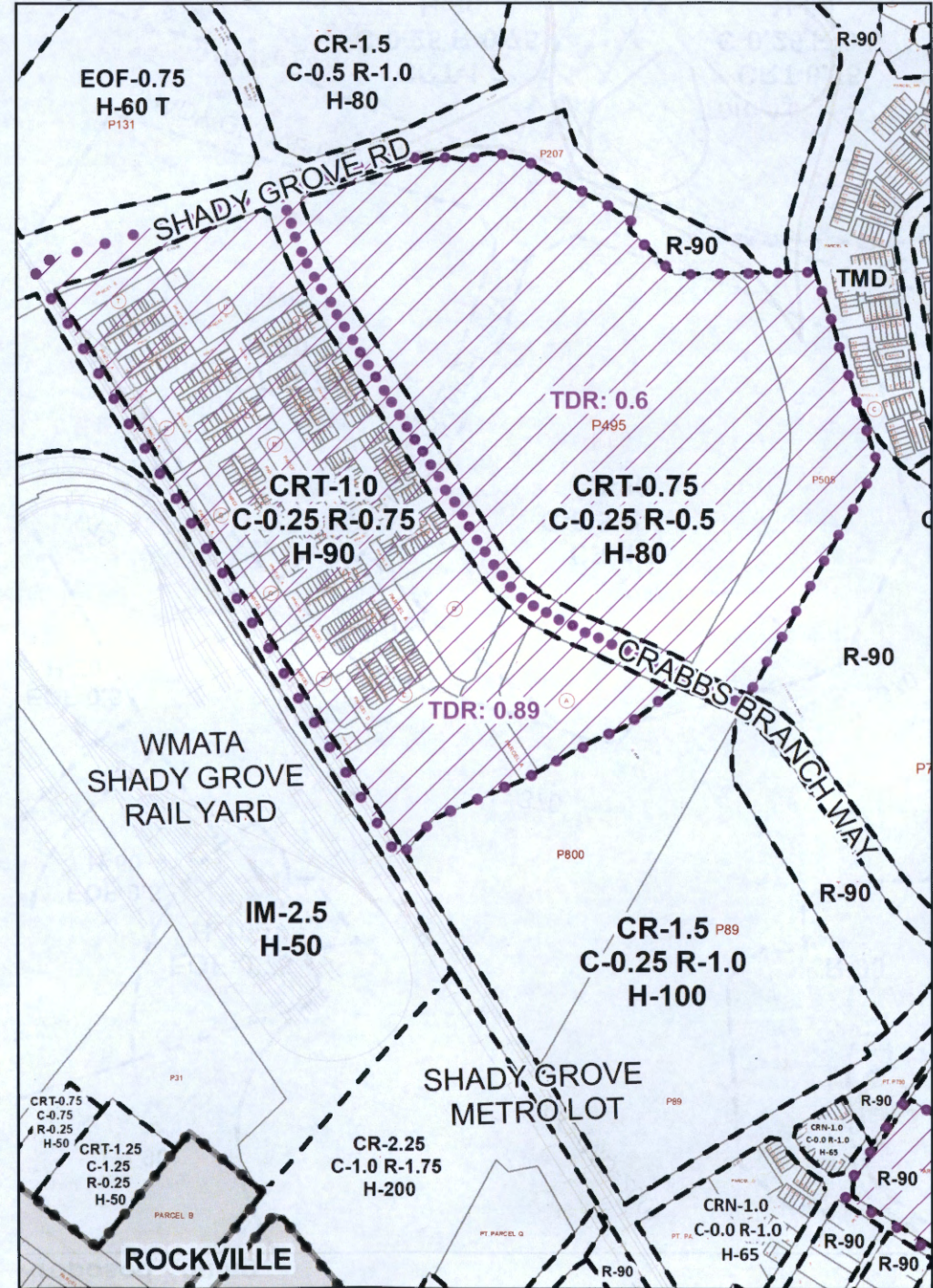
Attachment 1 - Map 12

Existing Zoning

Changes # 22,23,24,65,66,67,68



Proposed Zoning

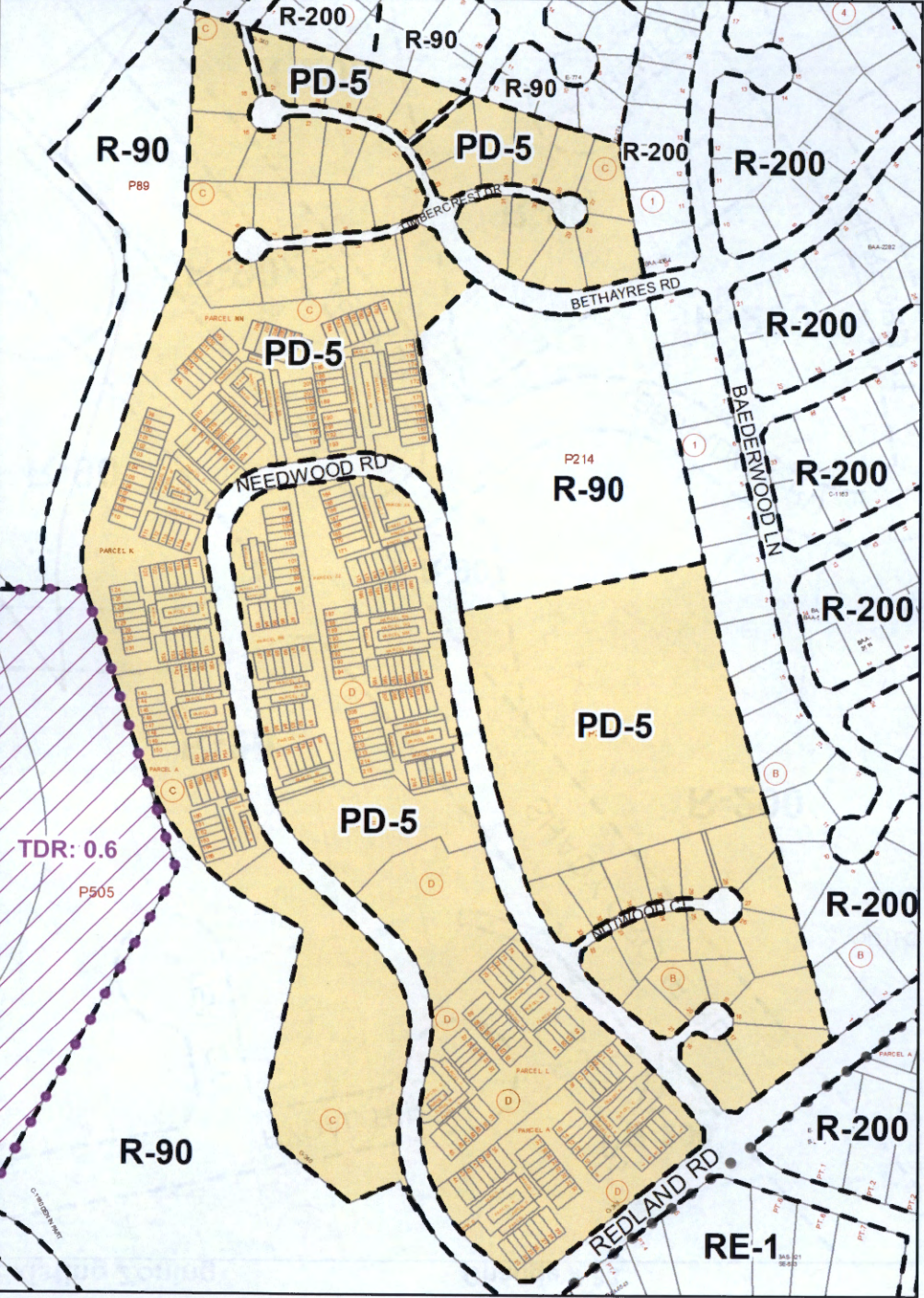


Master Plan Boundary
 TDR Overlay
 (13) 1 in = 650 ft

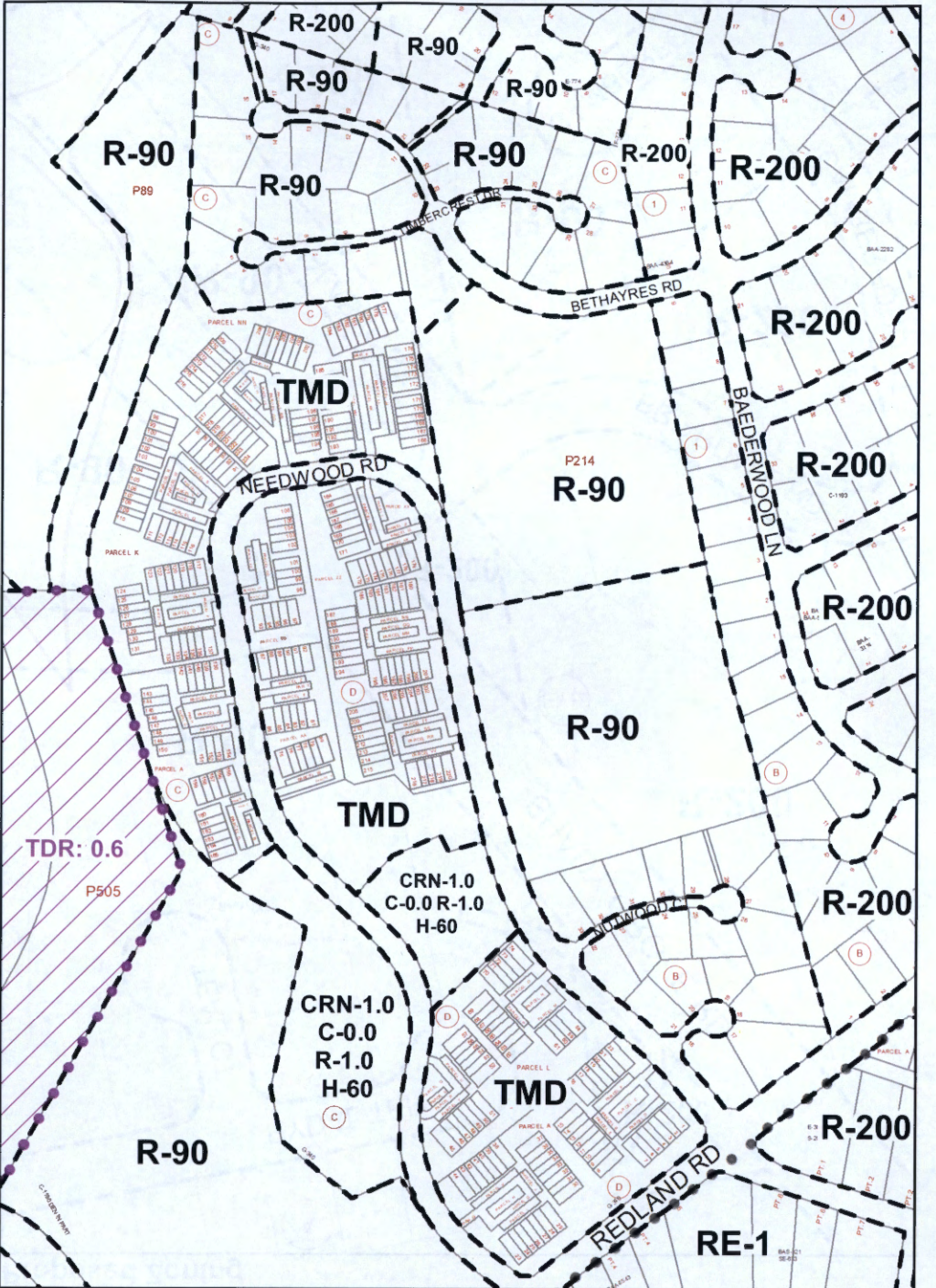
Attachment 1 - Map 13

Existing Zoning

Changes # 25,26,27,28,29,30,31,32,34,68



Proposed Zoning



Map Grids: 222NW07, 222NW08, 223NW07, 223NW08

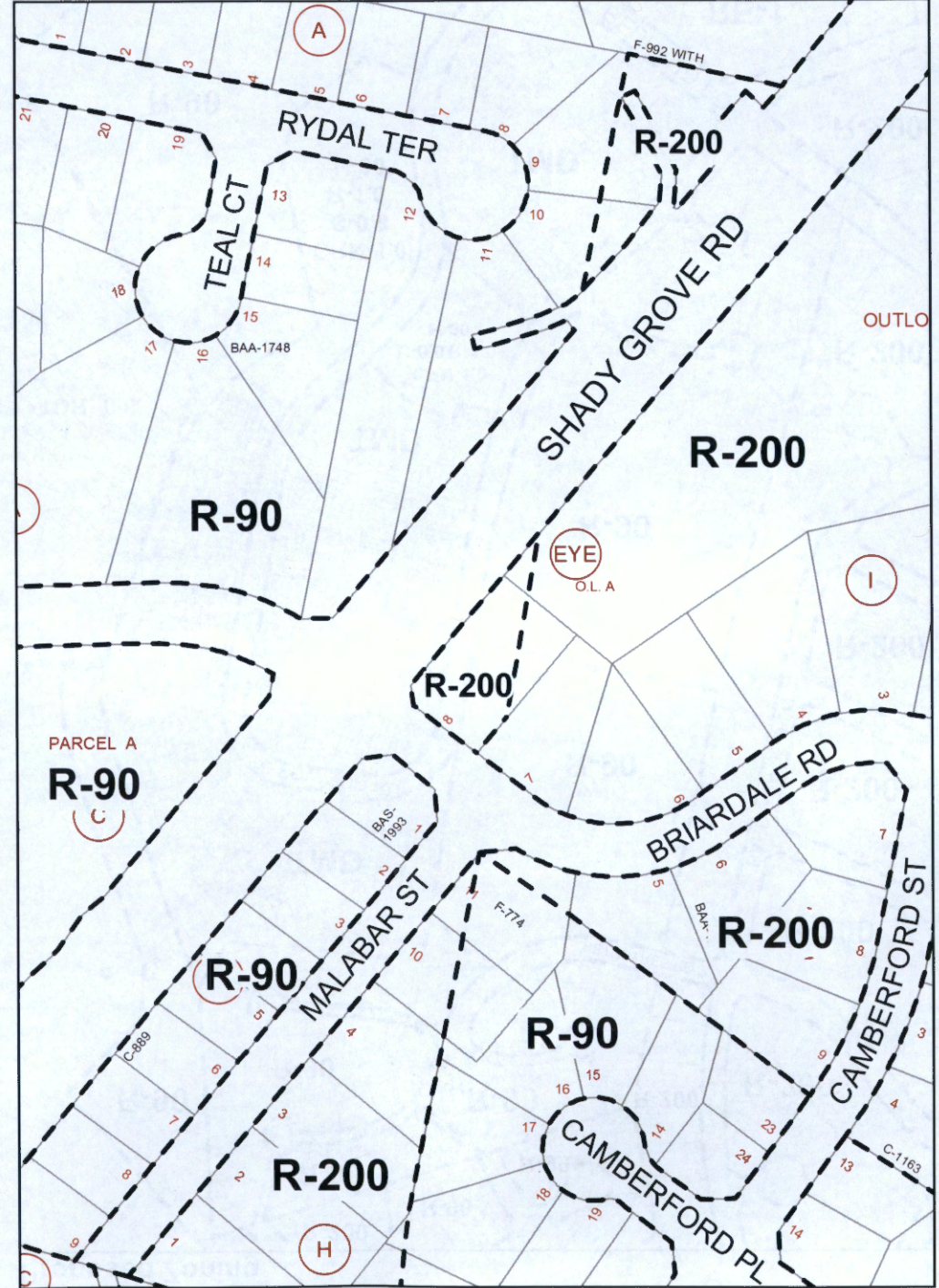
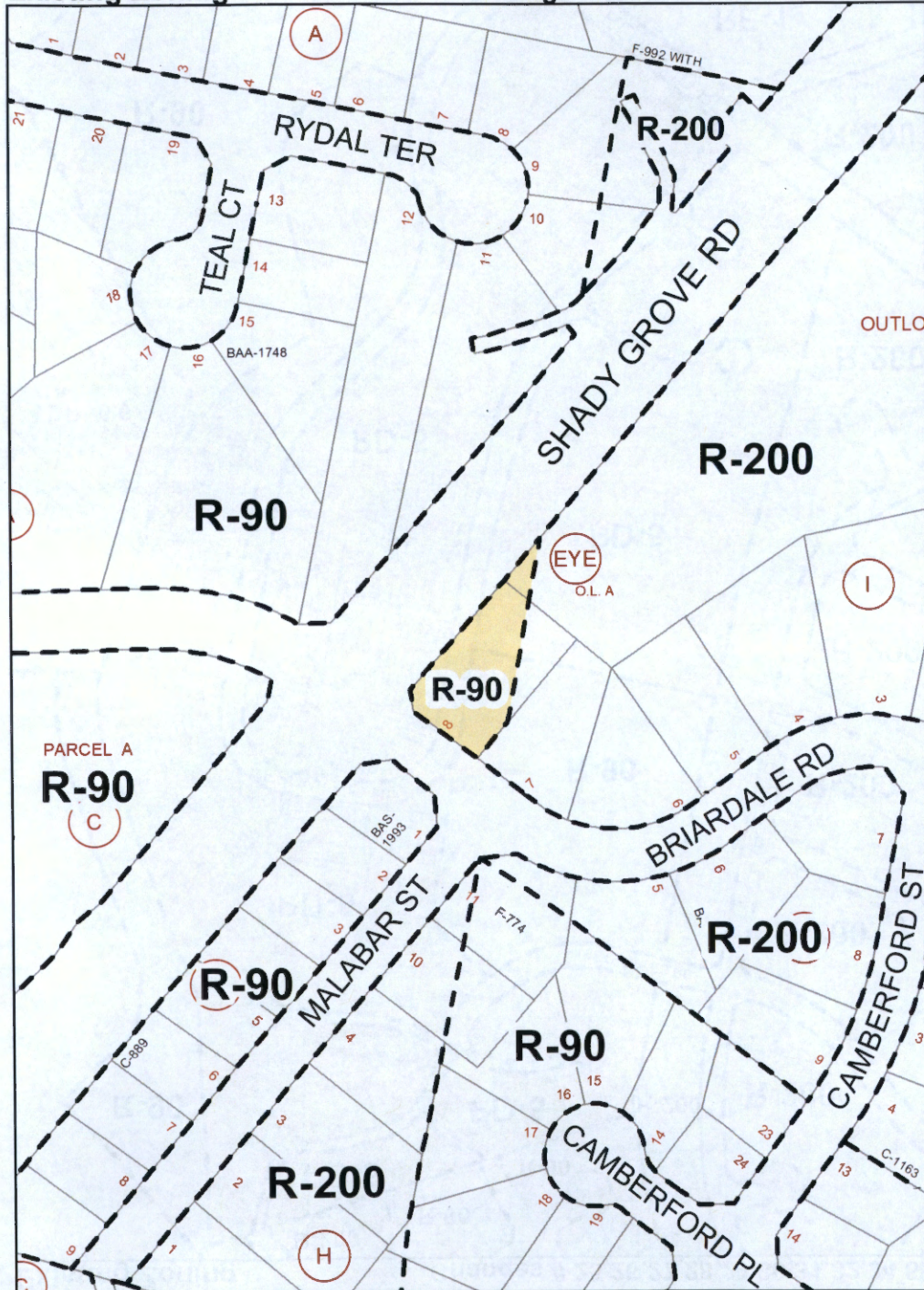
Master Plan Boundary TDR Overlay (14) 1 in = 450 ft

Attachment 1 - Map 14

Existing Zoning

Change # 33

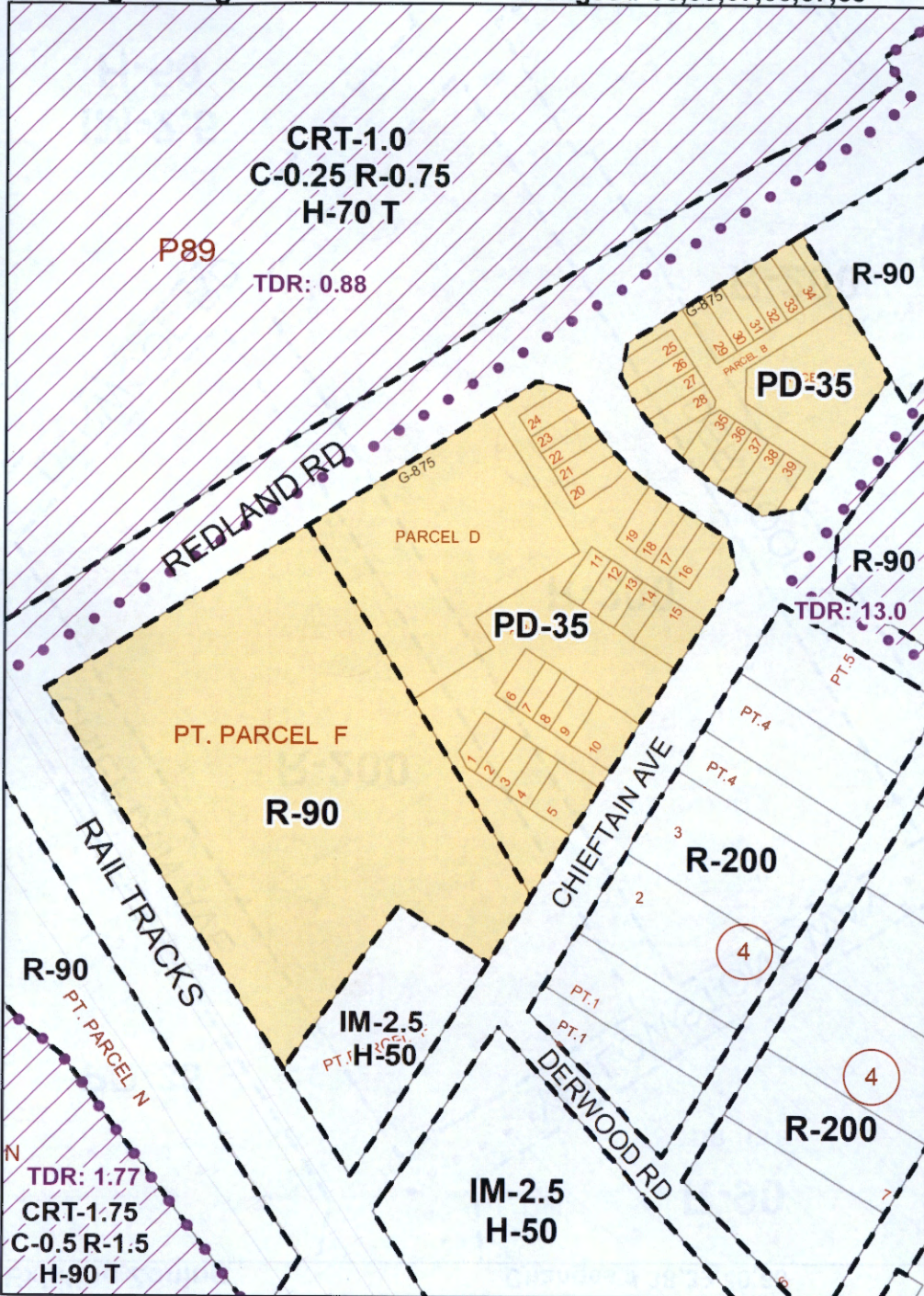
Proposed Zoning



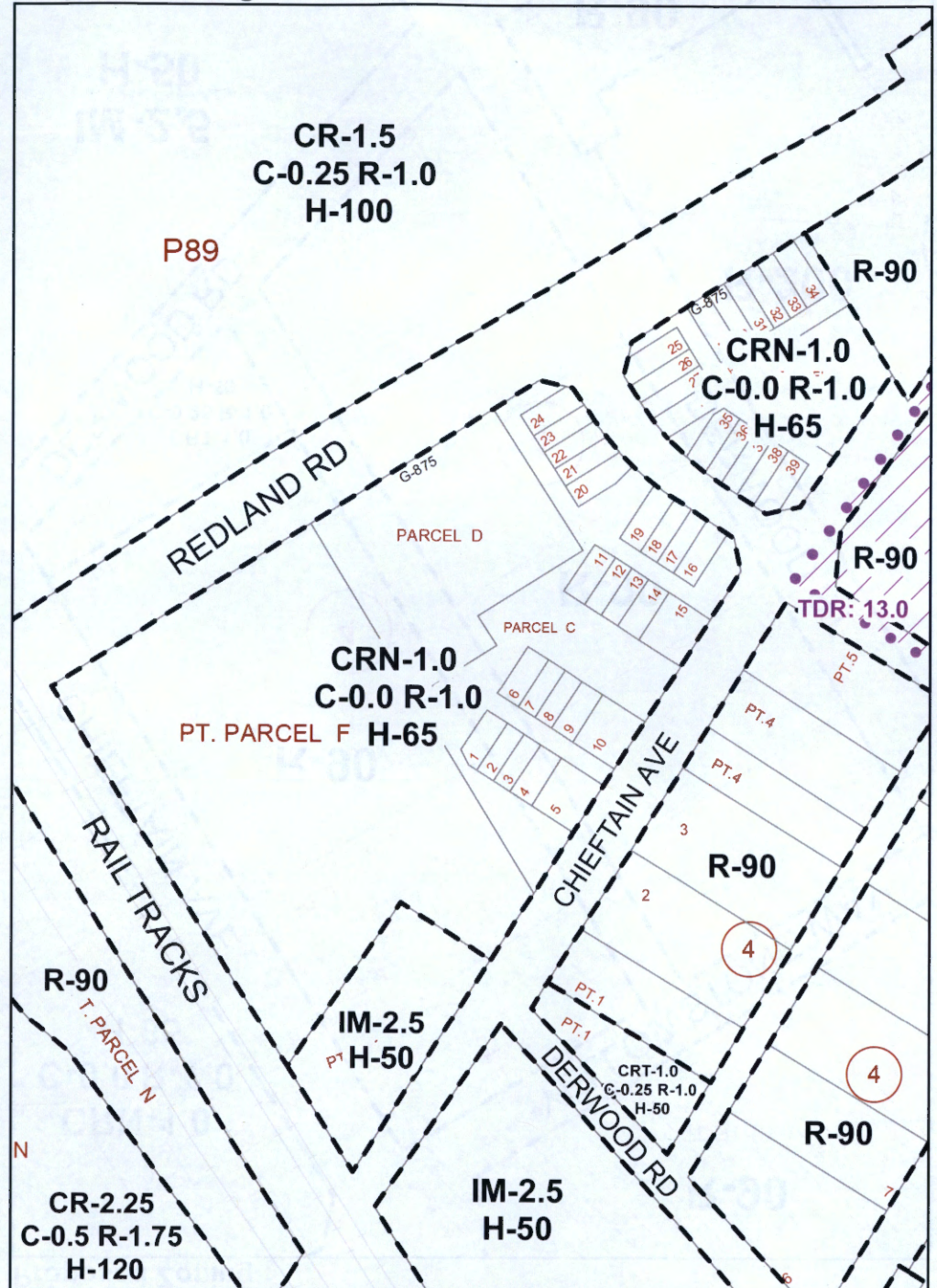
Attachment 1 - Map 15

Existing Zoning

Changes # 35,36,37,66,67,68



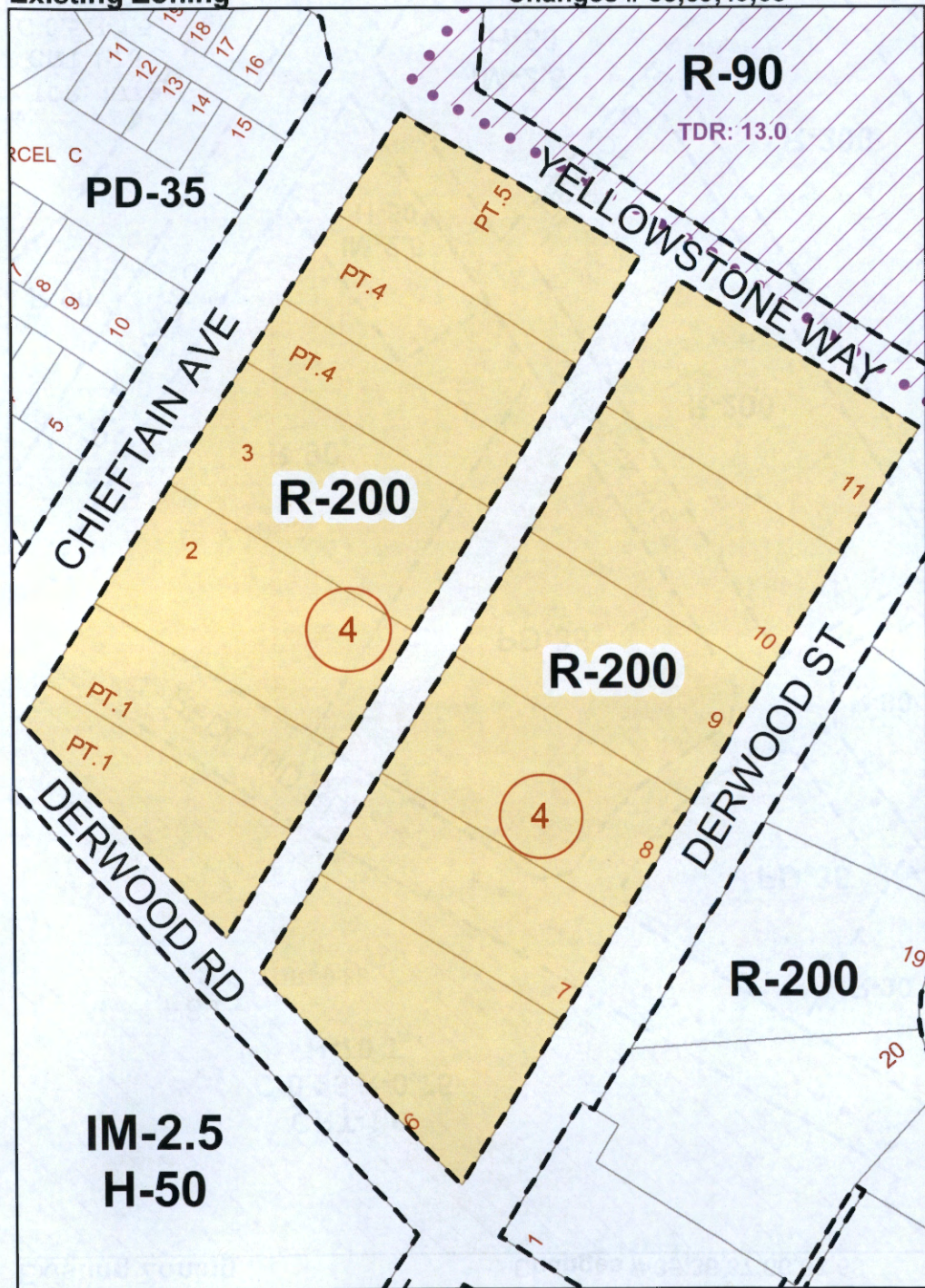
Proposed Zoning



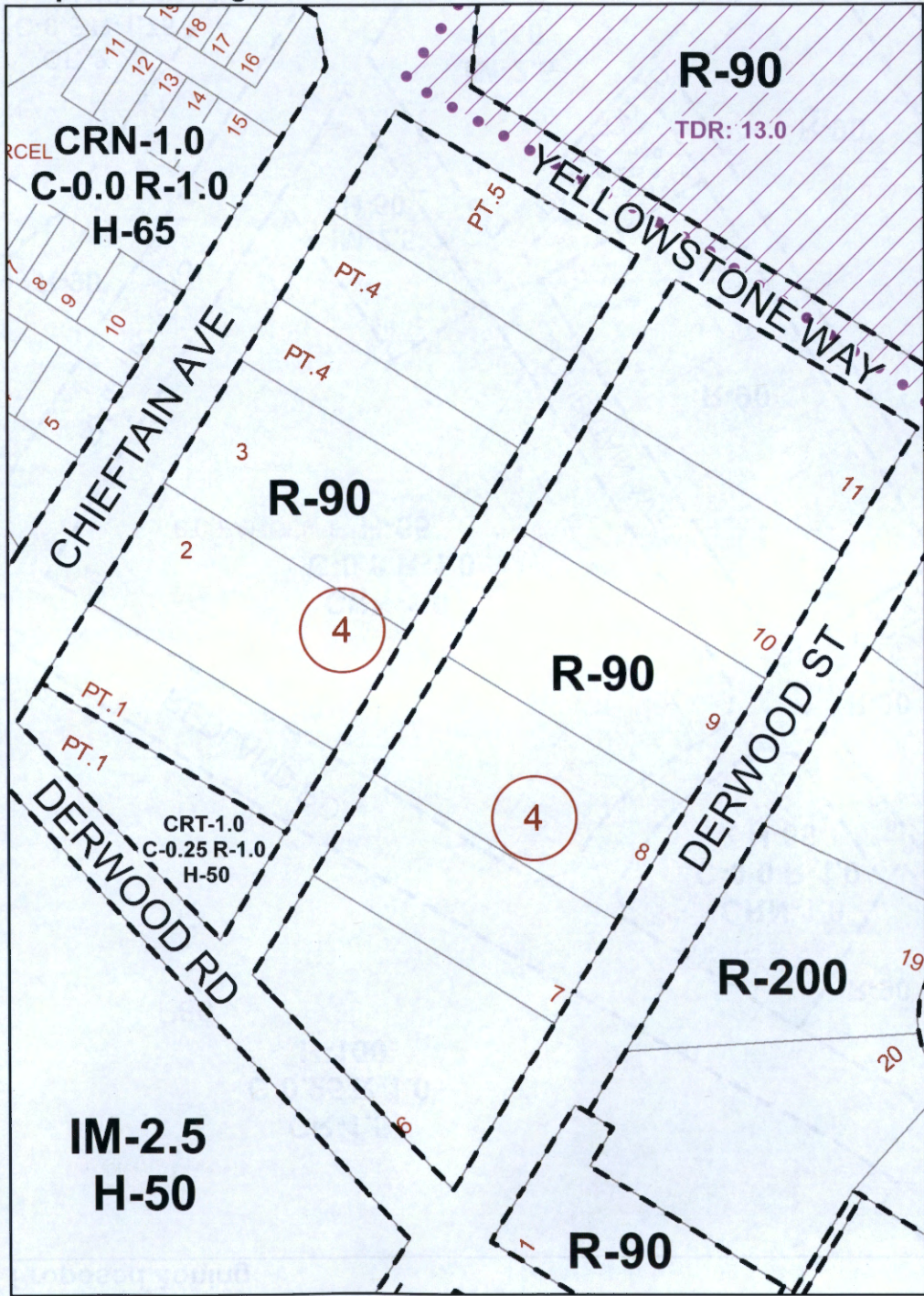
Attachment 1 - Map 16

Existing Zoning

Changes # 38,39,40,68



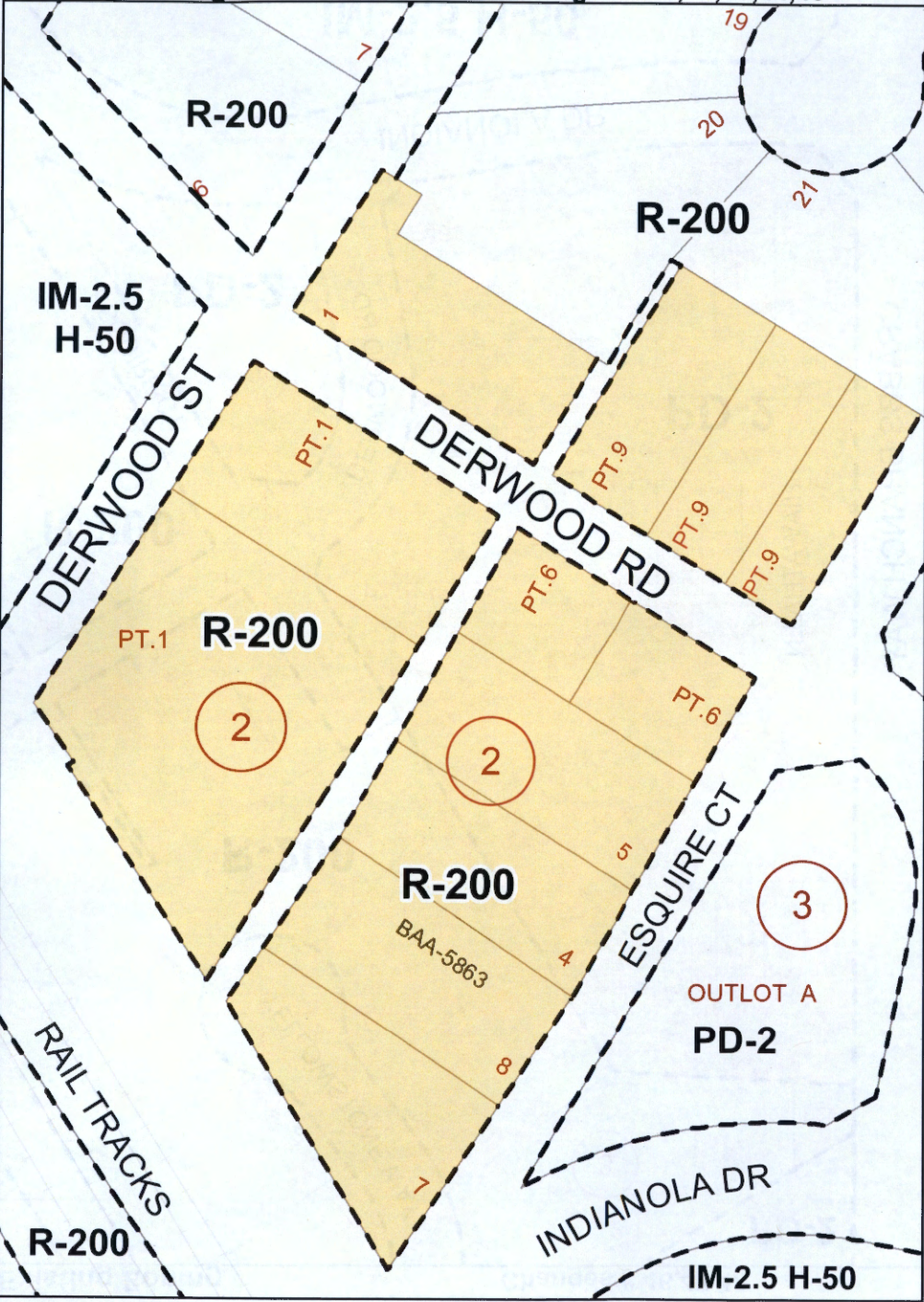
Proposed Zoning



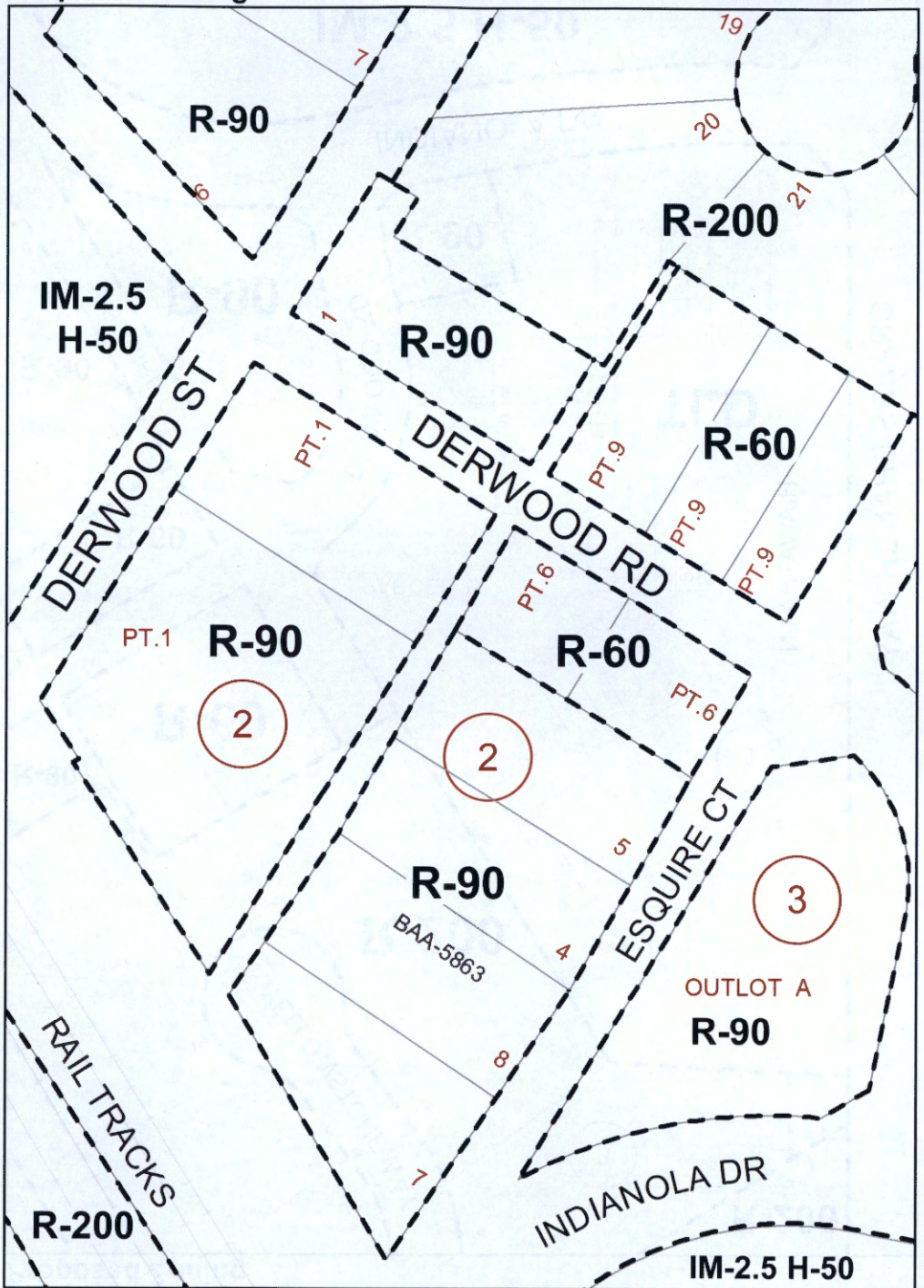
Attachment 1 - Map 17

Existing Zoning

Changes # 41,42,43,44,45



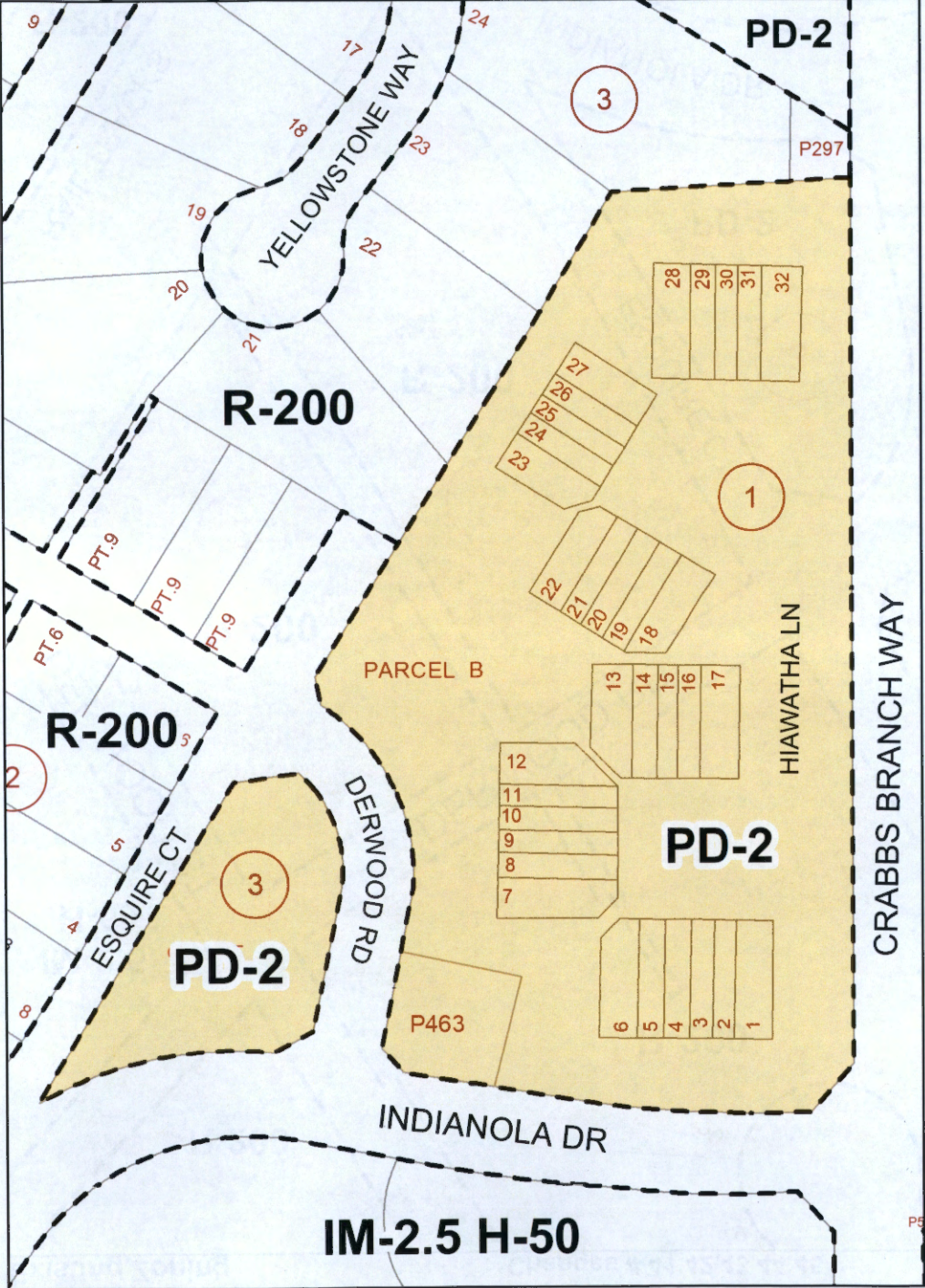
Proposed Zoning



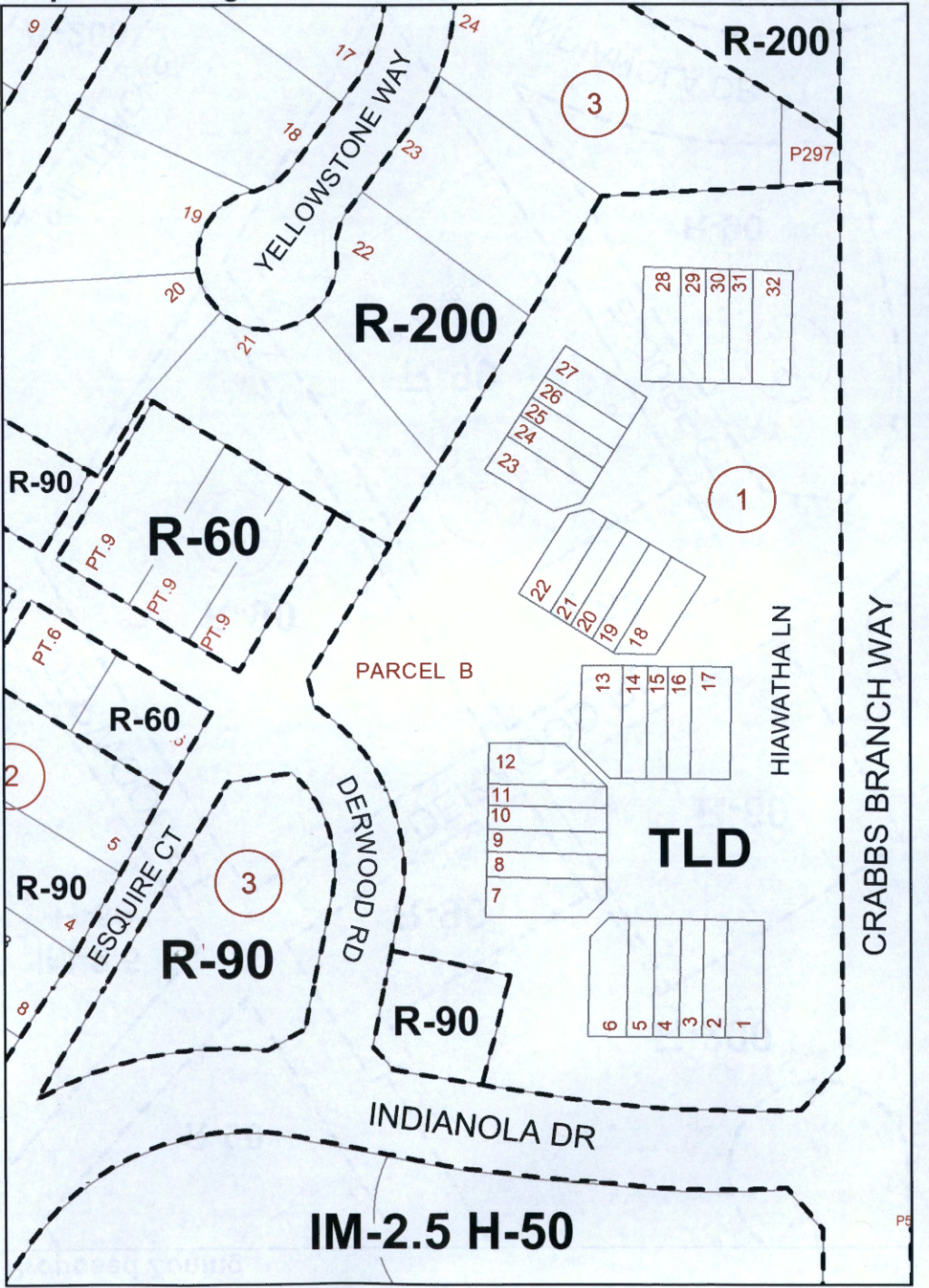
Attachment 1 - Map 18

Existing Zoning

Changes # 46,47,48

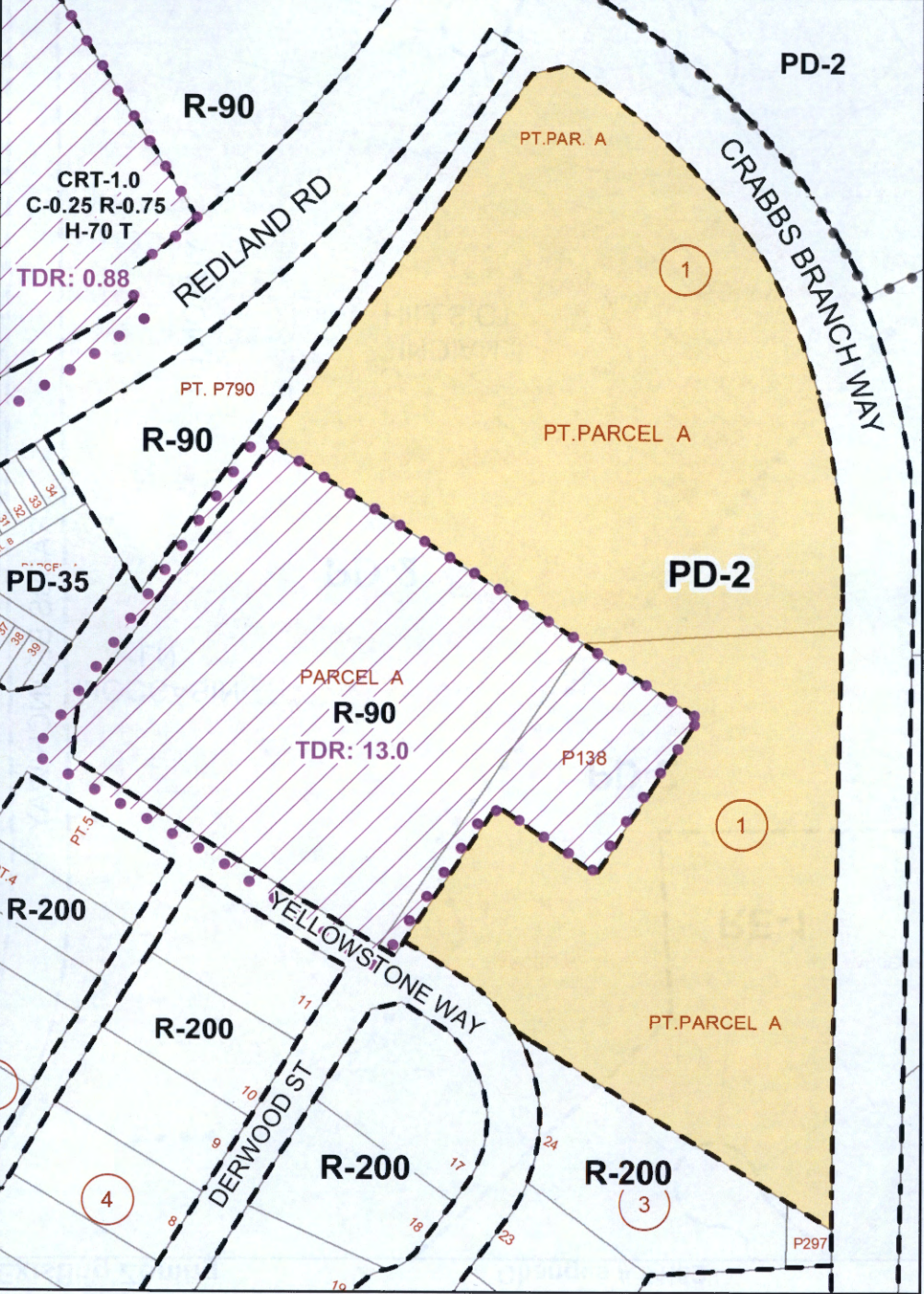


Proposed Zoning

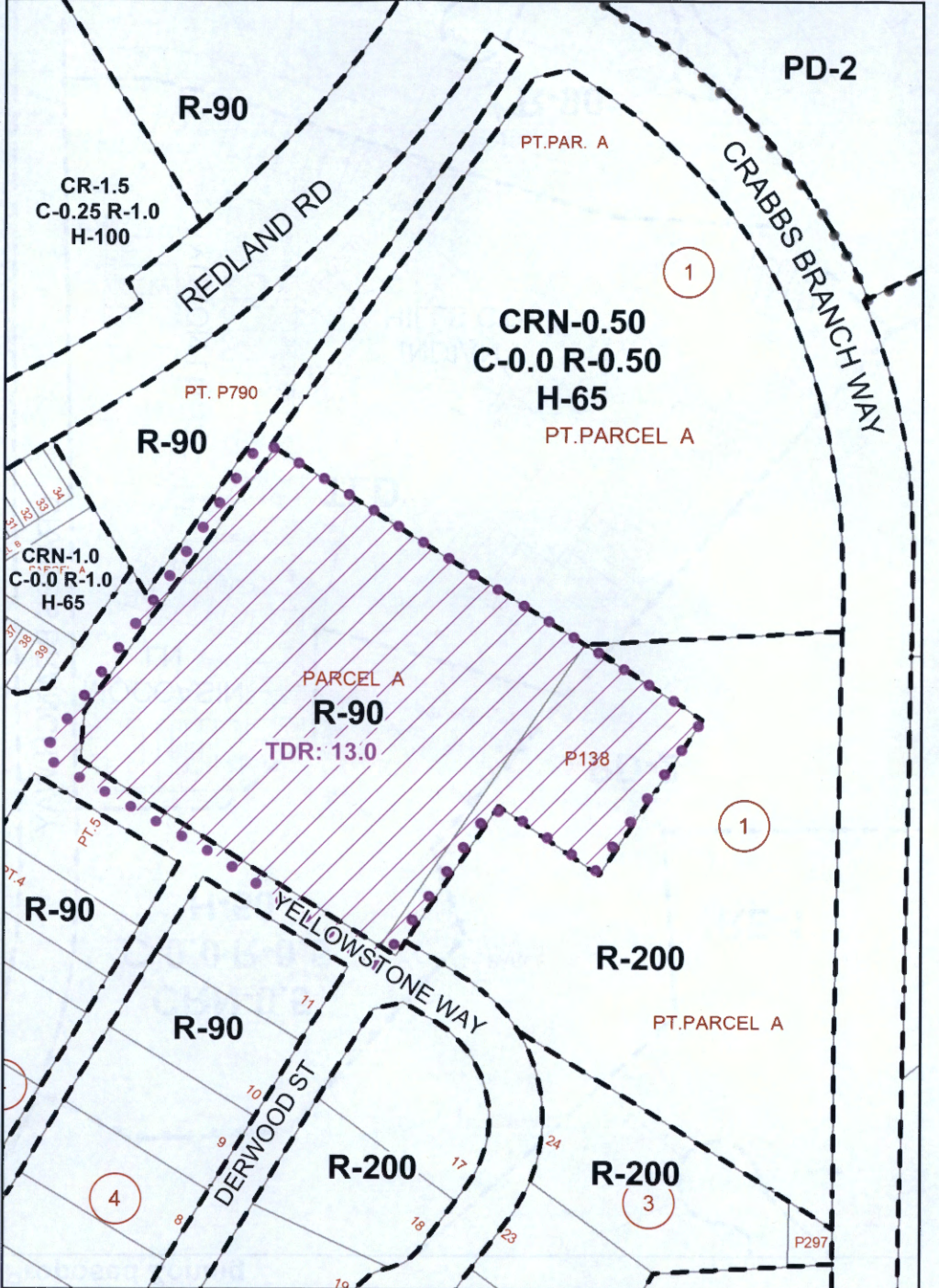


Attachment 1 - Map 19

Existing Zoning Changes # 49,50,66,68



Proposed Zoning



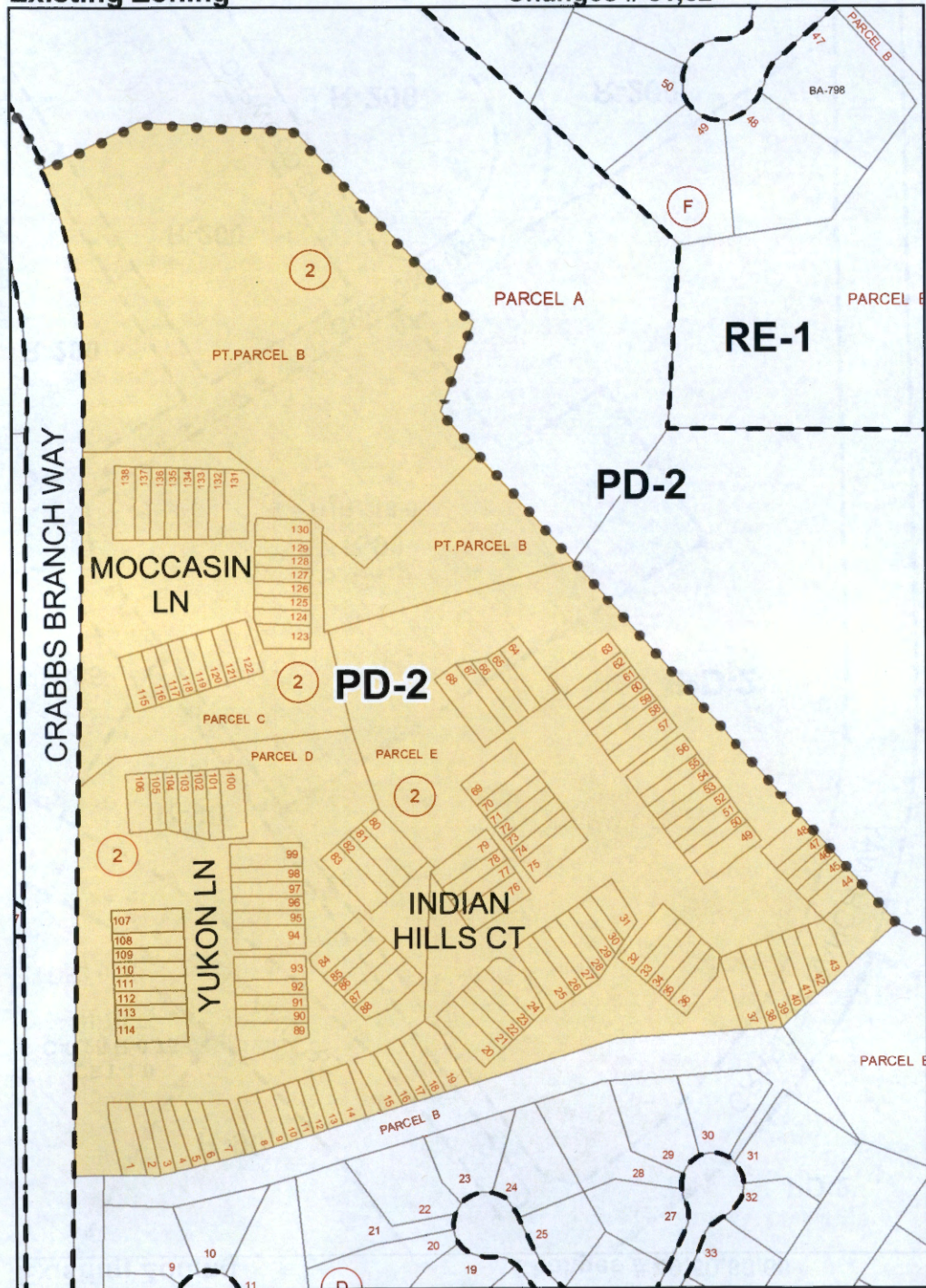
Map Grids: 221NW07, 221NW08, 222NW07, 222NW08

Master Plan Boundary
 TDR Overlay
 (20) 1 in = 200 ft

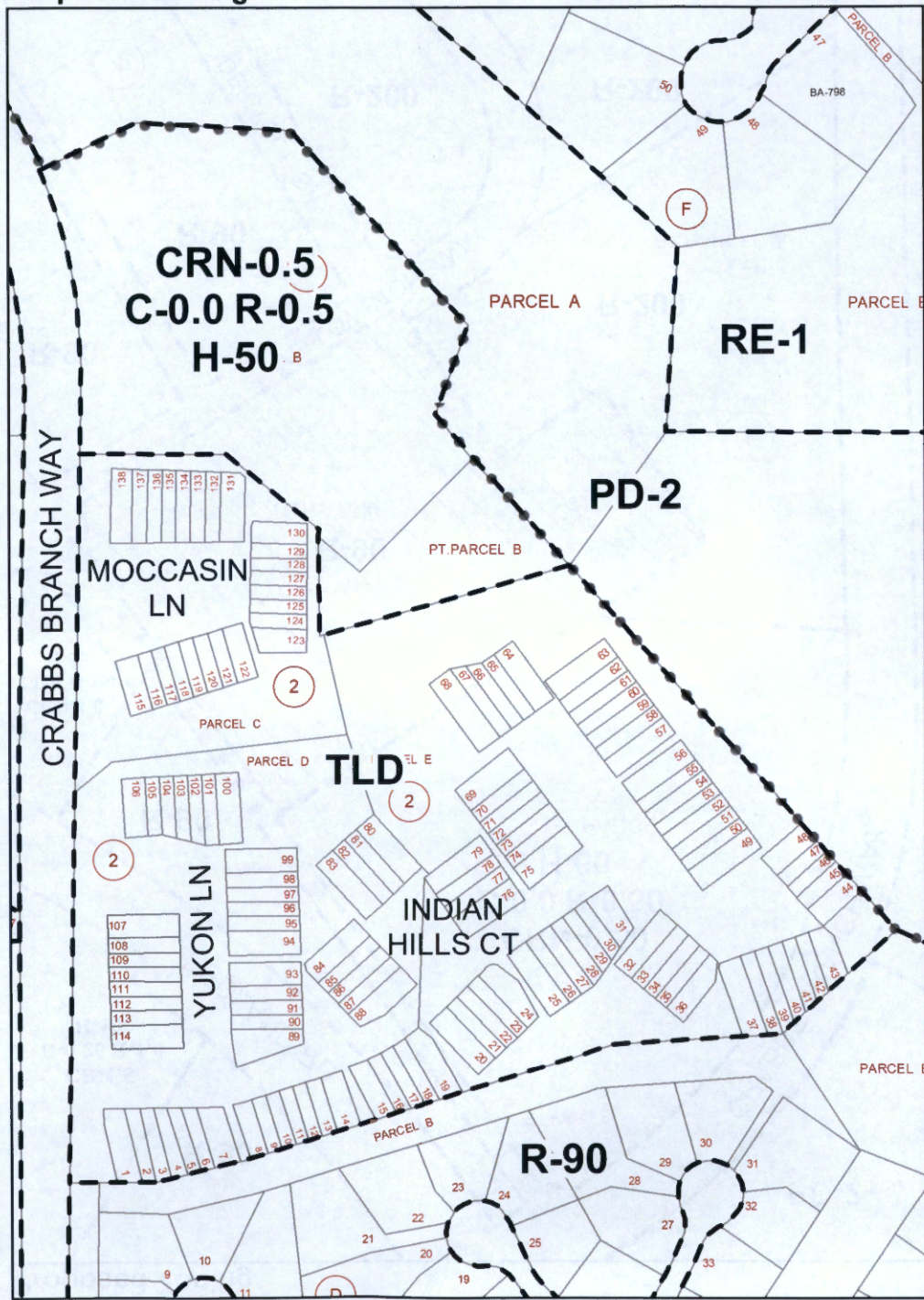
Attachment 1 - Map 20

Existing Zoning

Changes # 51,52



Proposed Zoning



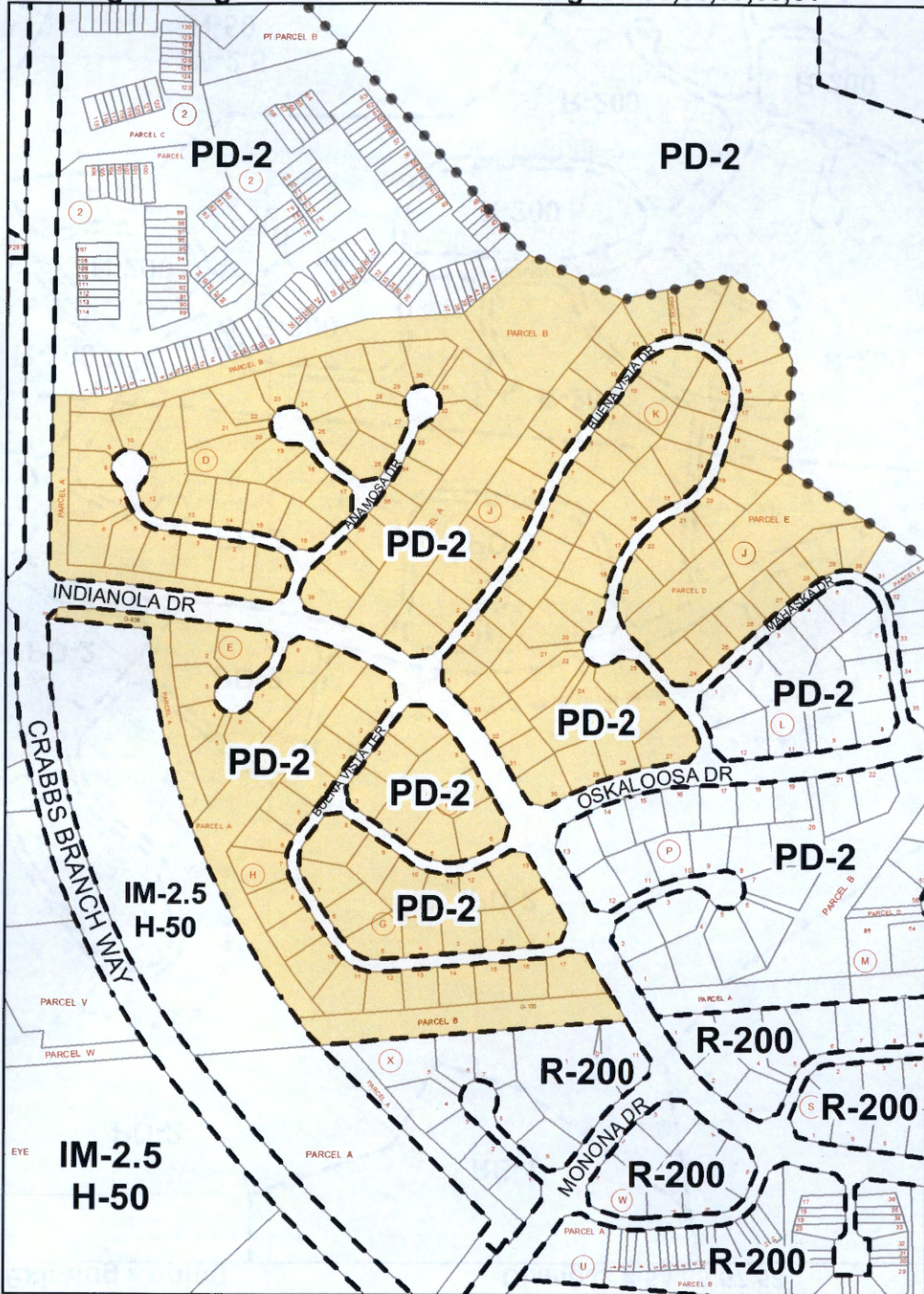
Master Plan Boundary

(21) 1 in = 250 ft

Attachment 1 - Map 21

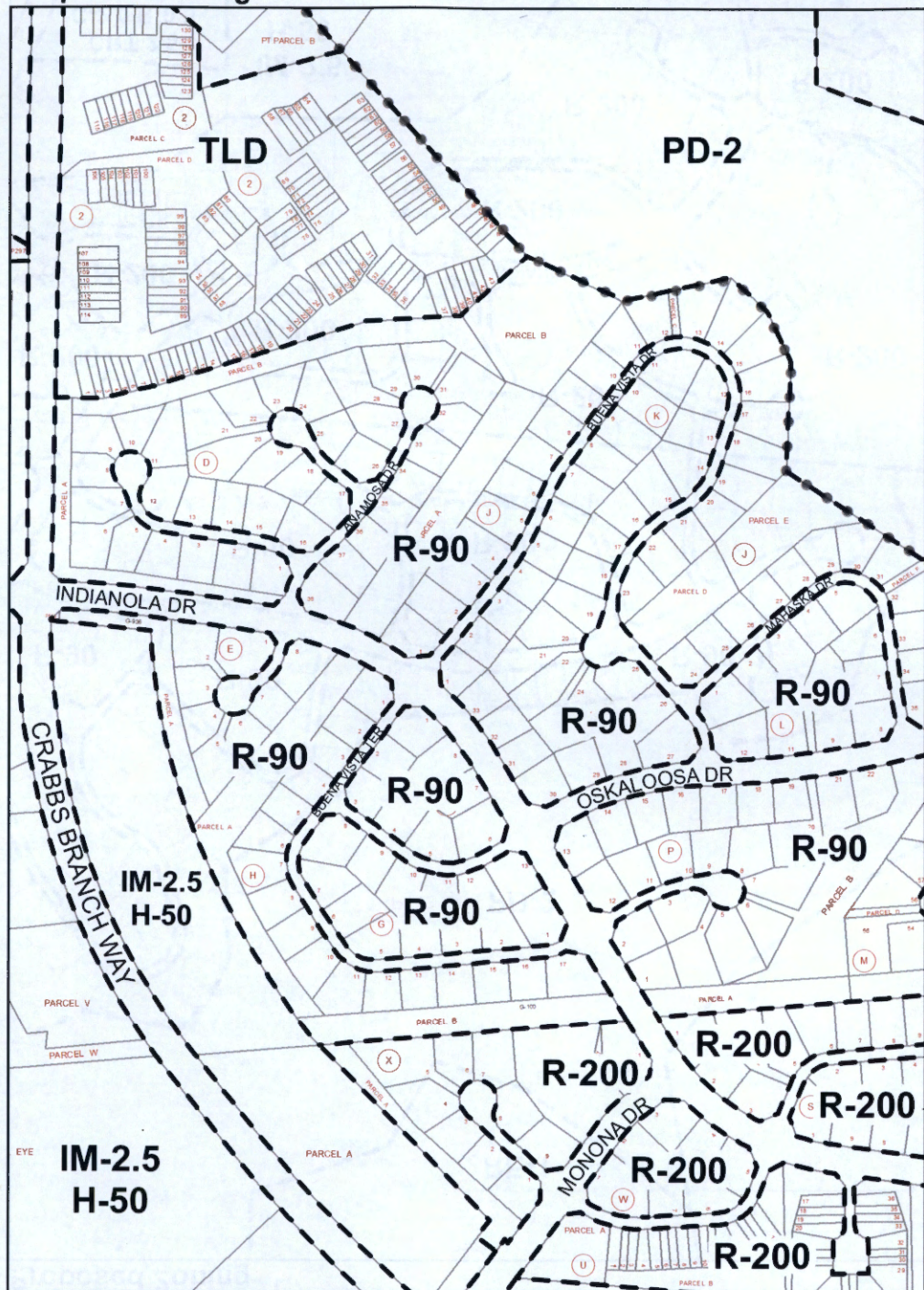
Existing Zoning

Changes # 53,56,59,60,61



Map Grid: 221NW07

Proposed Zoning



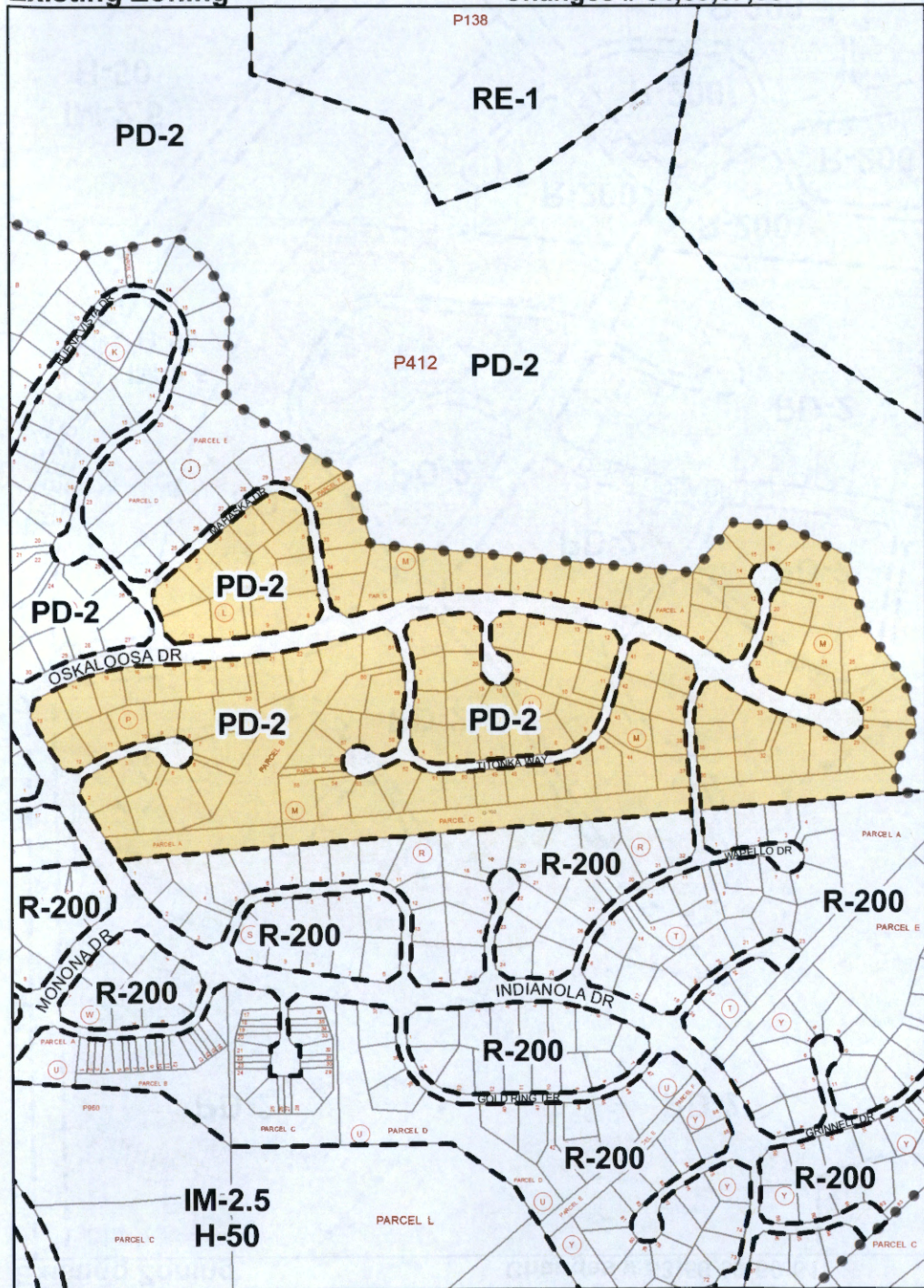
Master Plan Boundary

(22) 1 in = 440 ft

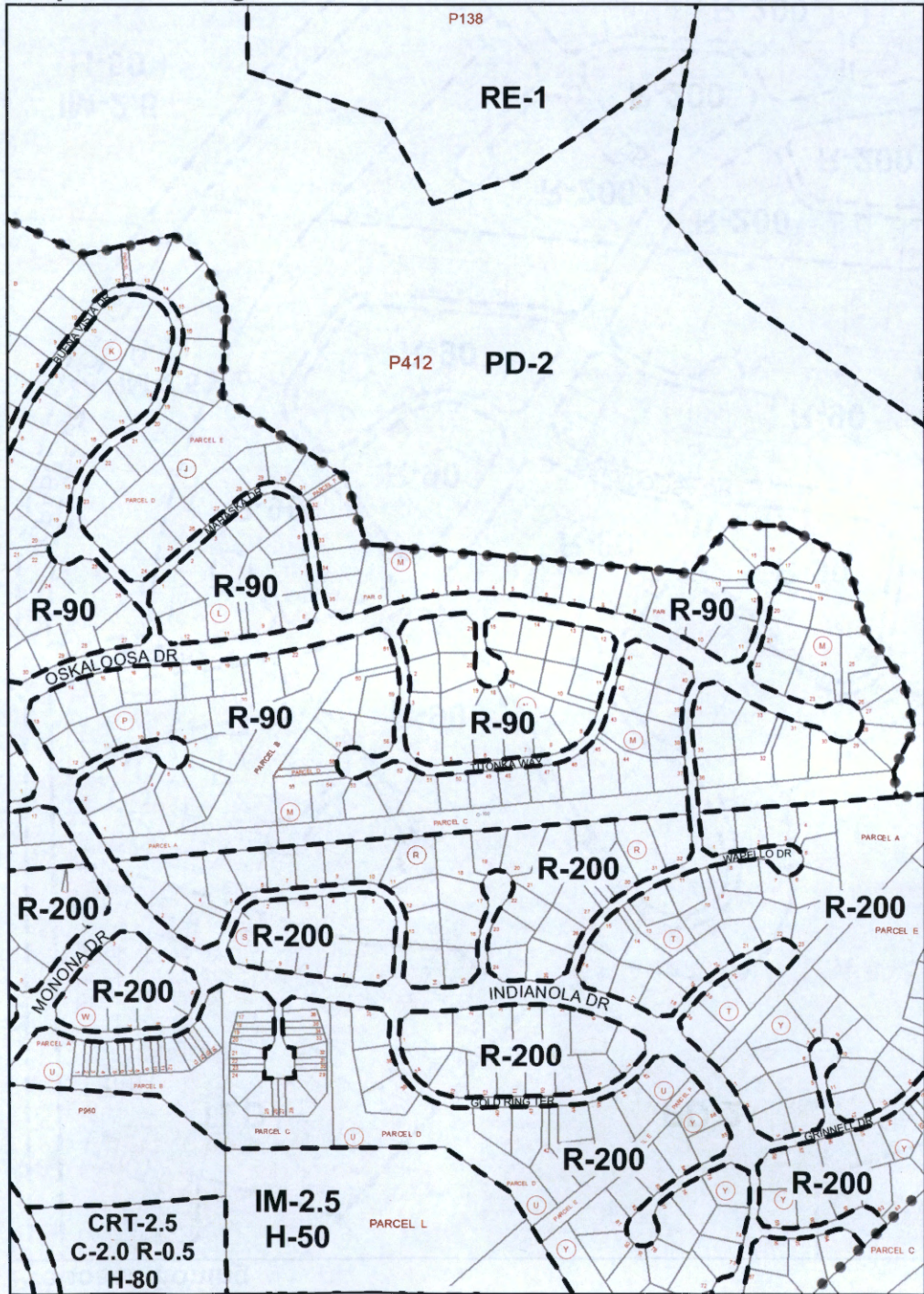
Attachment 1 - Map 22

Existing Zoning

Changes # 54,55,57,58



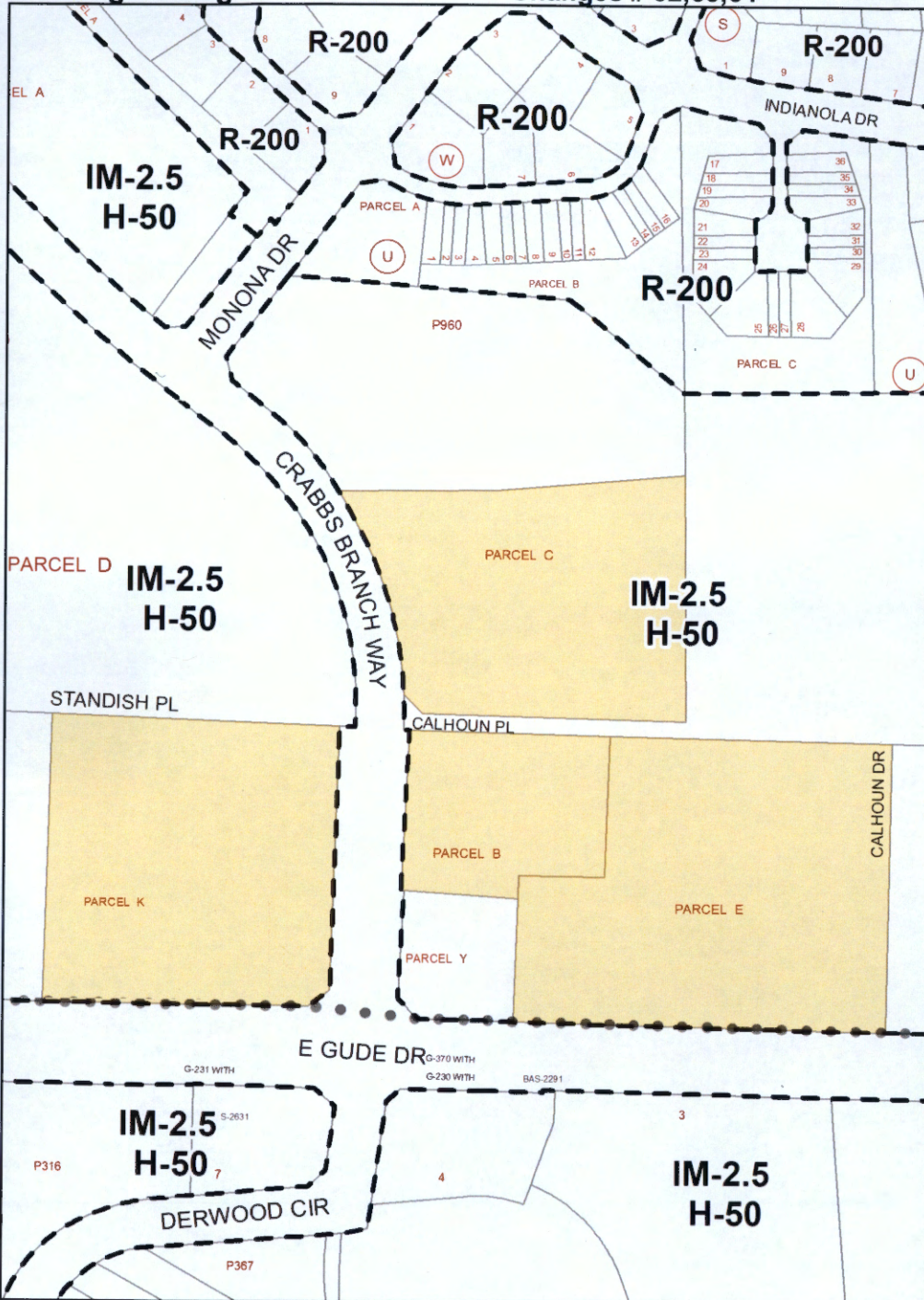
Proposed Zoning



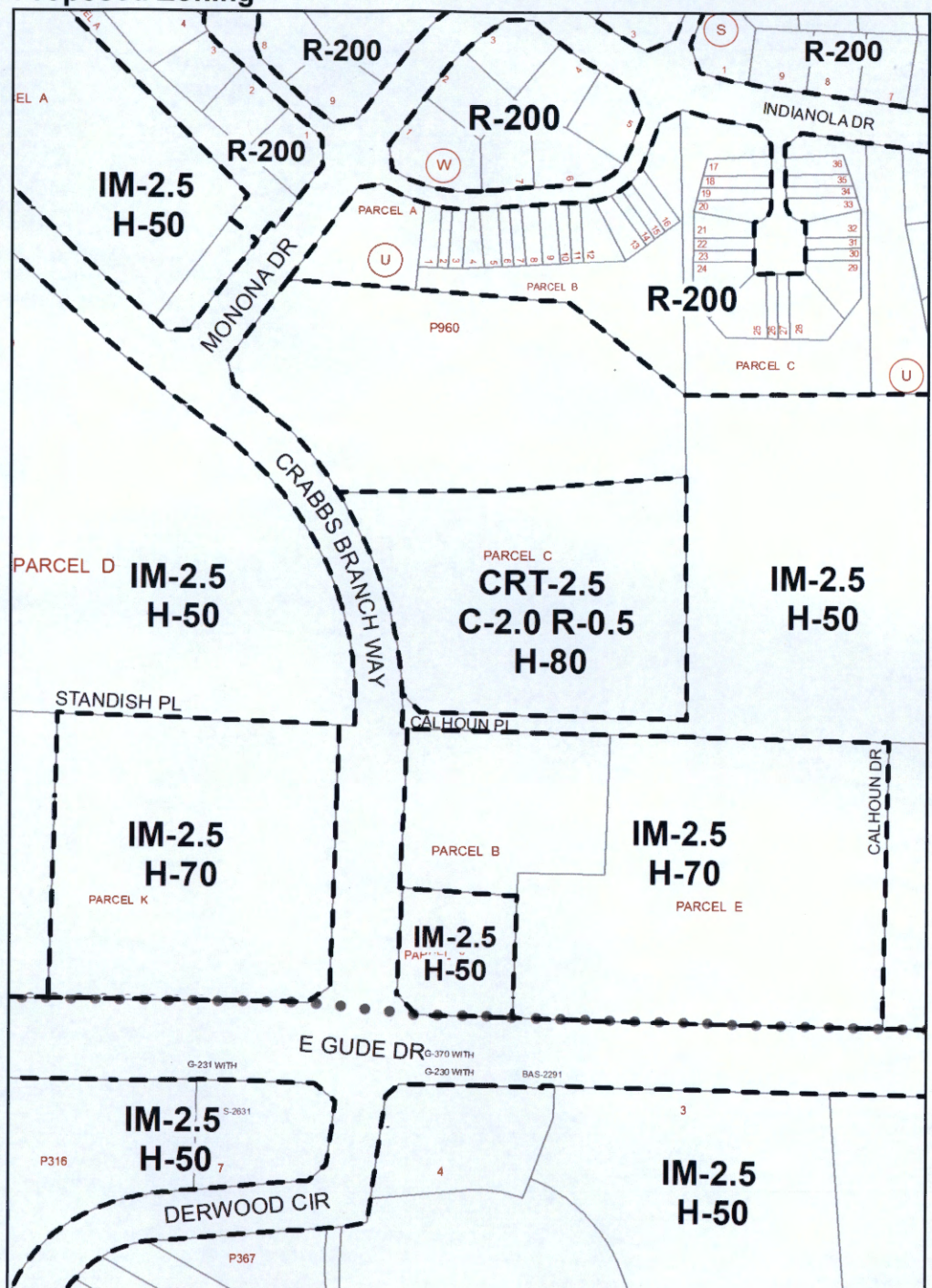
Attachment 1 - Map 23

Existing Zoning

Changes # 62,63,64



Proposed Zoning



Resolution No.: _____
Introduced: January 11, 2022
Adopted: January 11, 2022

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Shady Grove Minor Master Plan Amendment Sectional Map Amendment (H-142)

OPINION

Sectional Map Amendment (SMA) H-142 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Shady Grove Minor Master Plan Amendment. The SMA application covers approximately 2,000 acres. Approximately 514 acres of underlying zoning are proposed for a change in zoning classification. The remaining 1,486 acres are to be reconfirmed in the existing zoning classifications.

The District Council approved the Shady Grove Minor Master Plan Amendment on April 6, 2021. The Minor Master Plan Amendment sets forth the specific land use and zoning objectives for the development of the Shady Grove Minor Master Plan area and was subject to extensive and detailed review by the District Council. The District Council held a virtual public hearing on the Draft Plan on February 23, 2021, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Minor Master Plan Amendment on March 22, 2021.

Sectional Map Amendment (SMA) H-142 was filed on August 11, 2021, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Shady Grove Minor Master Plan Amendment.

The Council held a public hearing on the SMA for the Minor Master Plan Amendment on November 9, 2021. The only speaker was Planning Board Chair Casey Anderson. The record remained open until close of business on November 12, 2021.

Following the approval of the Shady Grove Minor Master Plan Amendment, the Council approved the City of Rockville's request for annexation of the Victor and SHA Properties. The annexation reclassifies these properties from the GR zone to the MXCD zone under the City of

Rockville zoning ordinance. The annexation became effective November 18, 2021. Zoning change #8 in the attached SMA reflects the annexation and is a technical correction to the SMA submitted by the Planning Board

The Council considered the Sectional Map Amendment at a worksession held on January 11, 2021. The Council finds Sectional Map Amendment Application H-142 to be consistent with the Approved and Adopted Shady Grove Minor Master Plan Amendment and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-142 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Shady Grove Minor Master Plan Amendment dated February 23, 2021, and all record materials compiled in connection with the public hearing held by the Council on November 9, 2021, on Sectional Map Amendment H-142.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

1. Application No. H-142, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Shady Grove Minor Master Plan Amendment consisting of approximately 2,000 acres, more or less, within the Shady Grove plan area, is GRANTED. Approximately 514 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage, approximately 1,486 acres, is to be reconfirmed in the existing underlying zoning classifications.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Shady Grove Minor Master Plan Amendment.

Table 1: Parcels to be Rezoned¹

Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	EOF-0.75 H-100	CRT-0.75 C-0.25 R-0.75 H-80	5.48
2	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.66
3	R-200	CRT-1.5 C-0.5 R-1.0 H-80	0.15
4	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.76
5	EOF-1.5 H-60	CR-1.5 C-0.75 R-1.0 H-80	0.40
6	CR-0.75 C-0.75 R-0.25 H-80 T	CR-1.5 C-0.75 R-1.0 H-80	4.91
7	GR-1.5 H-45	CR-1.5 C-0.75 R-1.0 H-80	0.47
8	GR-1.5 H-45	MXCD (ANX 2020-00146)	10.20
9	EOF-0.75 H-100	IM-0.75 H-100	16.15
10	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-0.75 C-0.75 R-0.25 H-50	1.50
11	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-1.25 C-1.25 R-0.25 H-50	3.26
12	CR-1.75 C-0.5 R-1.5 H-160 T	CR-2.25 C-1.0 R-1.75 H-200	16.80
13	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.25 C-1.0 R-1.75 H-200	5.37
14	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.0 C-1.0 R-1.5 H-120	5.07
15	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	12.20
16	CRT-1.75 C-0.5 R-1.5 H-90 T	CR-2.25 C-0.5 R-1.75 H-120	4.79
17	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	1.57
18	EOF-0.75 H-100 T	EOF-0.75 H-100	3.58
19	EOF-0.75 H-60 T	EOF-0.75 H-60	15.08
20	EOF-0.75 H-100 T	EOF-0.75 H-60	1.75
21	CRT-1.0 C-0.5 R-0.5 H-65 T	CR-1.5 C-0.5 R-1.0 H-80	21.42
22	CRT-1.0 C-0.25 R-0.75 H-90 T	CRT-1.0 C-0.25 R-0.75 H-90	45.06
23	CRT-0.75 C-0.25 R-0.5 H-60 T	CRT-0.75 C-0.25 R-0.5 H-80	55.55
24	CRT-1.0 C-0.25 R-0.75 H-70 T	CR-1.5 C-0.25 R-1.0 H-100	41.60
25	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	5.02
26	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	2.23

¹ The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

Change #	Existing Zoning	Proposed Zoning	Acres Changed
27	PD-5	TMD	8.75
28	PD-5	TMD	10.63
29	PD-5	TMD	13.51
30	PD-5	R-90	6.78
31	PD-5	R-90	1.56
32	PD-5	R-90	4.17
33	R-90	R-200	0.36
34	PD-5	R-90	17.10
35	R-90	CRN-1.0 C-0.0 R-1.0 H-65	3.03
36	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	2.69
37	PD-35	CRN-01.0 C-0.0 R-1.0 H-65	1.06
38	R-200	CRT-1.0 C-0.25 R-1.0 H-50	0.26
39	R-200	R-90	2.03
40	R-200	R-90	2.56
41	R-200	R-90	0.36
42	R-200	R-60	0.67
43	R-200	R-90	1.33
44	R-200	R-90	1.38
45	R-200	R-60	0.33
46	PD-2	R-90	0.82
47	PD-2	R-90	0.22
48	PD-2	TLD	6.22
49	PD-2	R-200	4.19
50	PD-2	CRN-0.5 C-0.0 R-0.5 H-65	6.06
51	PD-2	CRN-0.5 C-0.0 R-0.5 H-50	6.63
52	PD-2	TLD	17.72
53	PD-2	R-90	25.10
54	PD-2	R-90	13.36
55	PD-2	R-90	3.40
56	PD-2	R-90	8.60
57	PD-2	R-90	17.46
58	PD-2	R-90	5.10
59	PD-2	R-90	10.03
60	PD-2	R-90	2.19
61	PD-2	R-90	3.37
62	IM-2.5 H-50	CRT-2.5 C-2.0 R-0.5 H-80	4.60
63	IM-2.5 H-50	IM-2.5 H-70	5.25
64	IM-2.5 H-50	IM-2.5 H-70	8.27
		Total Changed Acres	514.18
65	Shady Grove Sector Plan TDR Overlay	Removed	23.34

Change #	Existing Zoning	Proposed Zoning	Acres Changed
66	Shady Grove Sector Plan TDR Overlay	Removed	43.99
67	Shady Grove Sector Plan TDR Overlay	Removed	24.94
68	Shady Grove Sector Plan TDR Overlay	Remaining	140.86
		Total Changed Acres	92.27

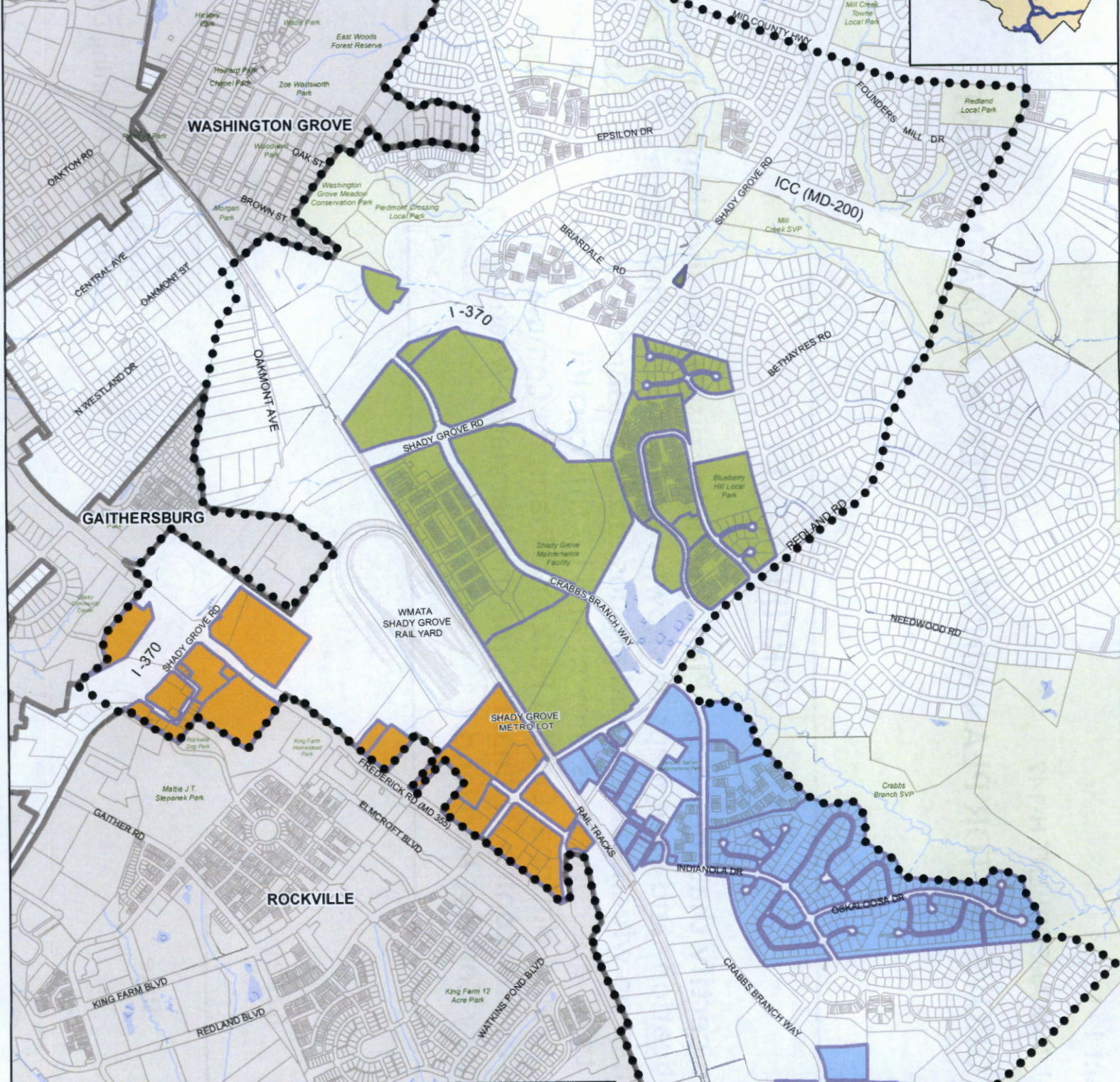
This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet

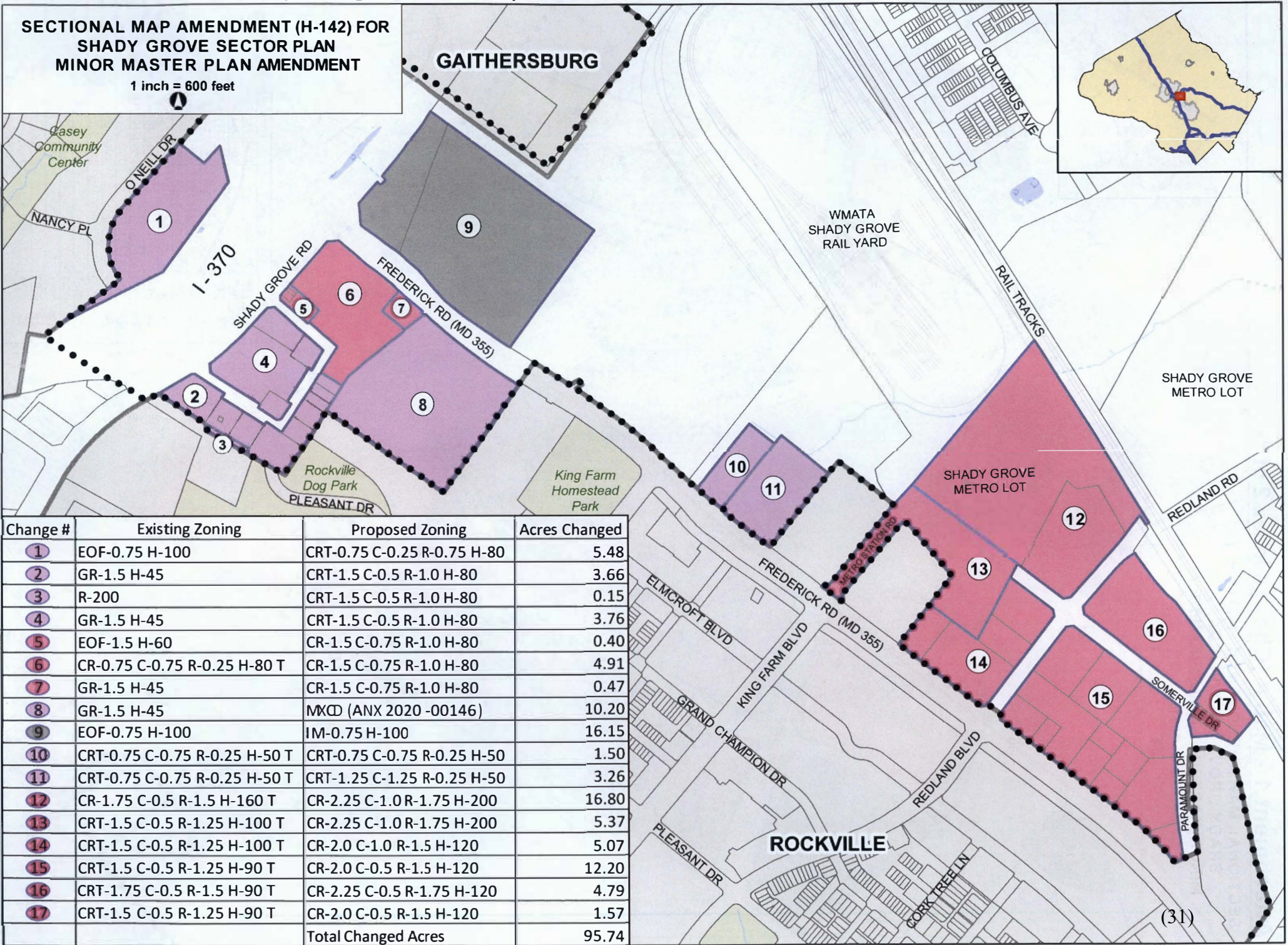
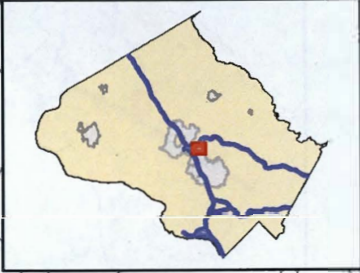


- Master Plan Boundary
- Change Index 1 - Map 3 - 17 Changes, 95.74 Acres
- Change Index 2 - Map 4 - 17 Changes, 254.15 Acres
- Change Index 3 - Map 5 - 30 Changes, 164.29 Acres
- SMA Total - 64 Changes, 514.18 Acres**

Attachment 1 - Map 3 (Change Index 1 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 600 feet

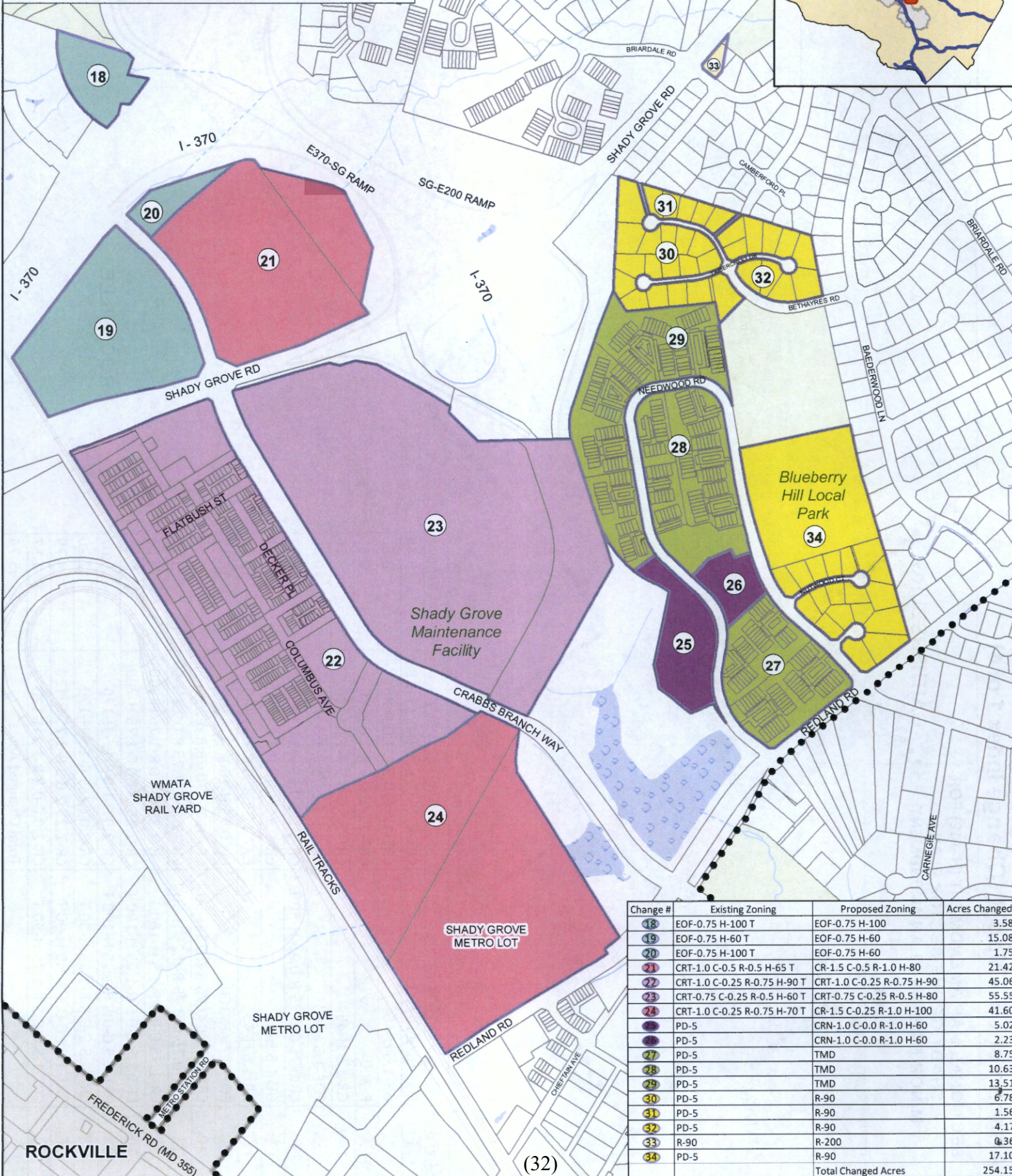
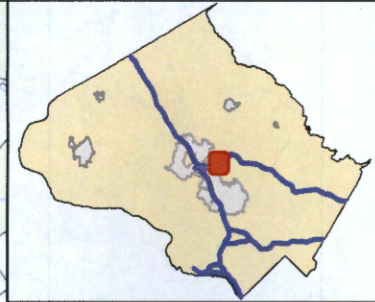


Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	EOF-0.75 H-100	CRT-0.75 C-0.25 R-0.75 H-80	5.48
2	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.66
3	R-200	CRT-1.5 C-0.5 R-1.0 H-80	0.15
4	GR-1.5 H-45	CRT-1.5 C-0.5 R-1.0 H-80	3.76
5	EOF-1.5 H-60	CR-1.5 C-0.75 R-1.0 H-80	0.40
6	CR-0.75 C-0.75 R-0.25 H-80 T	CR-1.5 C-0.75 R-1.0 H-80	4.91
7	GR-1.5 H-45	CR-1.5 C-0.75 R-1.0 H-80	0.47
8	GR-1.5 H-45	MXCD (ANX 2020 -00146)	10.20
9	EOF-0.75 H-100	IM-0.75 H-100	16.15
10	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-0.75 C-0.75 R-0.25 H-50	1.50
11	CRT-0.75 C-0.75 R-0.25 H-50 T	CRT-1.25 C-1.25 R-0.25 H-50	3.26
12	CR-1.75 C-0.5 R-1.5 H-160 T	CR-2.25 C-1.0 R-1.75 H-200	16.80
13	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.25 C-1.0 R-1.75 H-200	5.37
14	CRT-1.5 C-0.5 R-1.25 H-100 T	CR-2.0 C-1.0 R-1.5 H-120	5.07
15	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	12.20
16	CRT-1.75 C-0.5 R-1.5 H-90 T	CR-2.25 C-0.5 R-1.75 H-120	4.79
17	CRT-1.5 C-0.5 R-1.25 H-90 T	CR-2.0 C-0.5 R-1.5 H-120	1.57
		Total Changed Acres	95.74

Attachment 1 - Map 4 (Change Index 2 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 700 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
18	EOF-0.75 H-100 T	EOF-0.75 H-100	3.58
19	EOF-0.75 H-60 T	EOF-0.75 H-60	15.08
20	EOF-0.75 H-100 T	EOF-0.75 H-60	1.75
21	CRT-1.0 C-0.5 R-0.5 H-65 T	CR-1.5 C-0.5 R-1.0 H-80	21.42
22	CRT-1.0 C-0.25 R-0.75 H-90 T	CRT-1.0 C-0.25 R-0.75 H-90	45.06
23	CRT-0.75 C-0.25 R-0.5 H-60 T	CRT-0.75 C-0.25 R-0.5 H-80	55.55
24	CRT-1.0 C-0.25 R-0.75 H-70 T	CR-1.5 C-0.25 R-1.0 H-100	41.60
25	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	5.02
26	PD-5	CRN-1.0 C-0.0 R-1.0 H-60	2.23
27	PD-5	TMD	8.75
28	PD-5	TMD	10.63
29	PD-5	TMD	13.51
30	PD-5	R-90	6.78
31	PD-5	R-90	1.56
32	PD-5	R-90	4.17
33	R-90	R-200	0.36
34	PD-5	R-90	17.10
Total Changed Acres			254.15

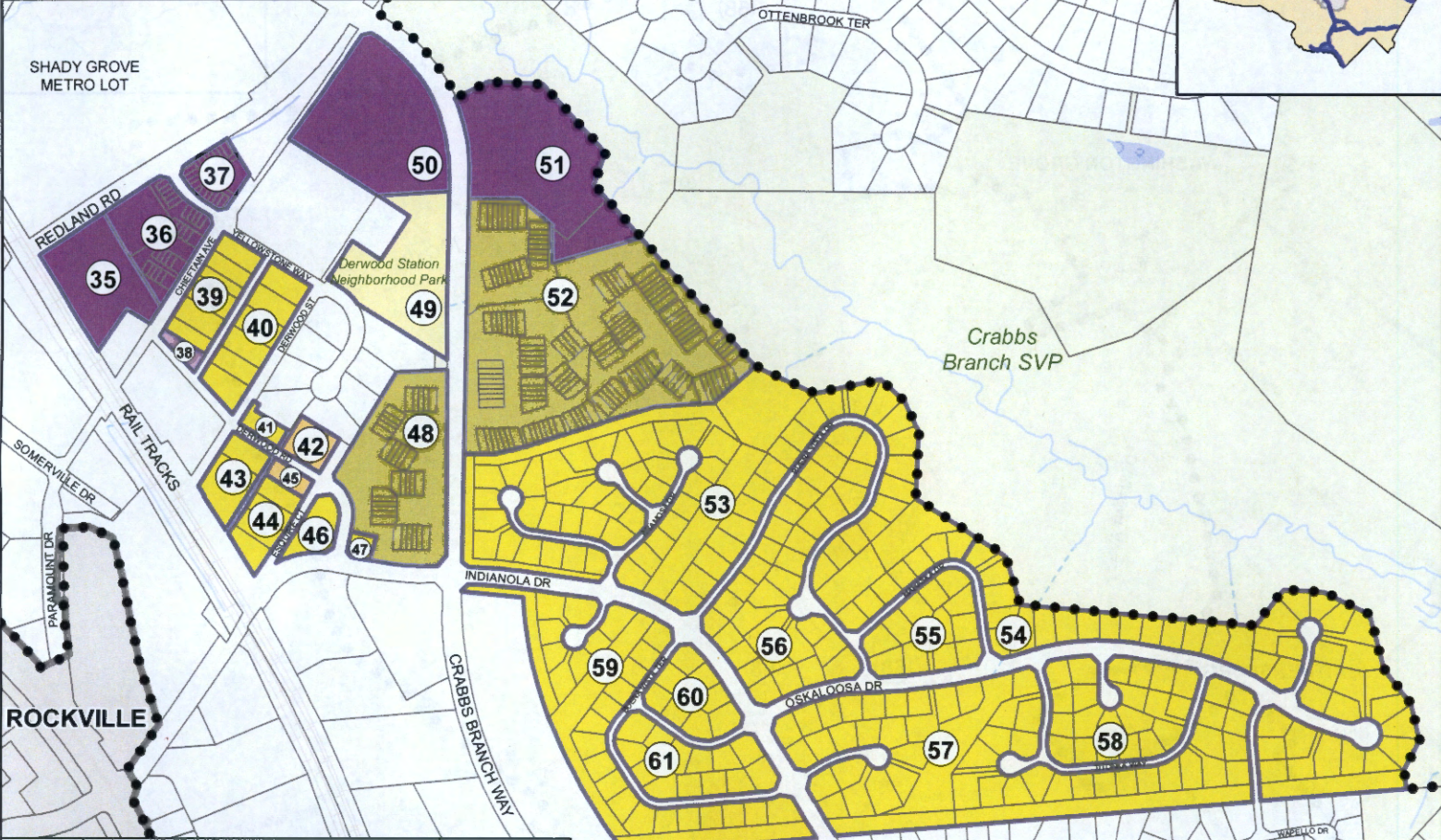
ROCKVILLE

(32)

Attachment 1 - Map 5 (Change Index 3 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 720 feet

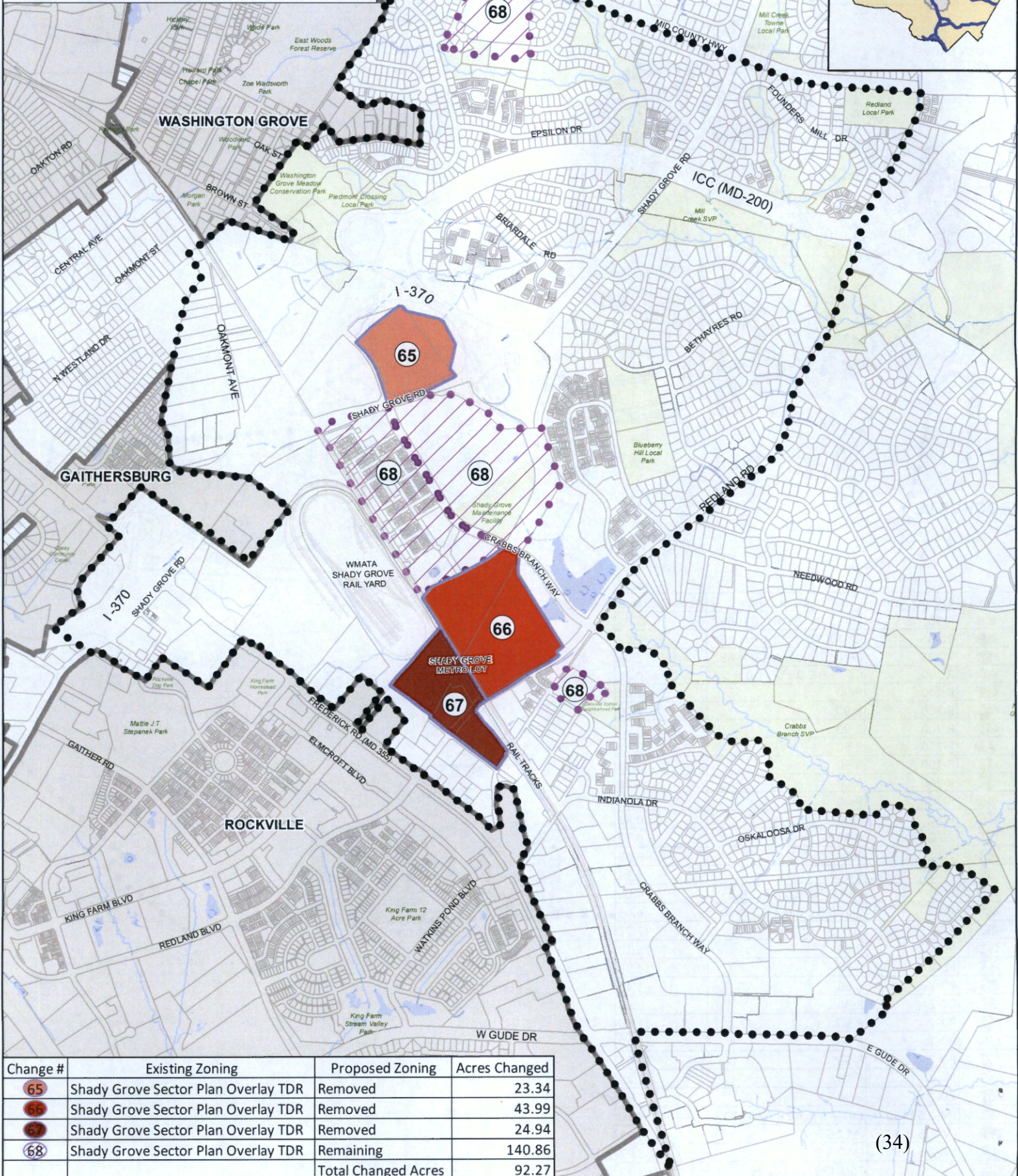
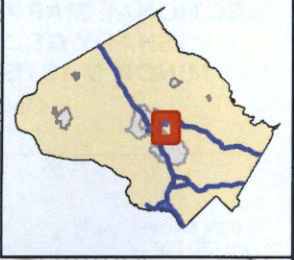


Change #	Existing Zoning	Proposed Zoning	Acres Changed
35	R-90	CRN-1.0 C-0.0 R-1.0 H-65	3.03
36	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	2.69
37	PD-35	CRN-1.0 C-0.0 R-1.0 H-65	1.06
38	R-200	CRT-1.0 C-0.25 R-1.0 H-50	0.26
39	R-200	R-90	2.03
40	R-200	R-90	2.56
41	R-200	R-90	0.36
42	R-200	R-60	0.67
43	R-200	R-90	1.33
44	R-200	R-90	1.38
45	R-200	R-60	0.33
46	PD-2	R-90	0.82
47	PD-2	R-90	0.22
48	PD-2	TLD	6.22
49	PD-2	R-200	4.19
50	PD-2	CRN-0.5 C-0.0 R-0.5 H-65	6.06
51	PD-2	CRN-0.5 C-0.0 R-0.5 H-50	6.63
52	PD-2	TLD	17.72
53	PD-2	R-90	25.10
54	PD-2	R-90	13.36
55	PD-2	R-90	3.40
56	PD-2	R-90	8.60
57	PD-2	R-90	17.46
58	PD-2	R-90	5.10
59	PD-2	R-90	10.03
60	PD-2	R-90	2.19
61	PD-2	R-90	3.37
62	IM-2.5 H-50	CRT-2.5 C-2.0 R-0.5 H-80	4.60
63	IM-2.5 H-50	IM-2.5 H-70	5.25
64	IM-2.5 H-50	IM-2.5 H-70	8.27
Total Changed Acres			164.29

Attachment 1 - Map 6 (Change Index 4 of 4)

SECTIONAL MAP AMENDMENT (H-142) FOR SHADY GROVE SECTOR PLAN MINOR MASTER PLAN AMENDMENT

1 inch = 1,600 feet



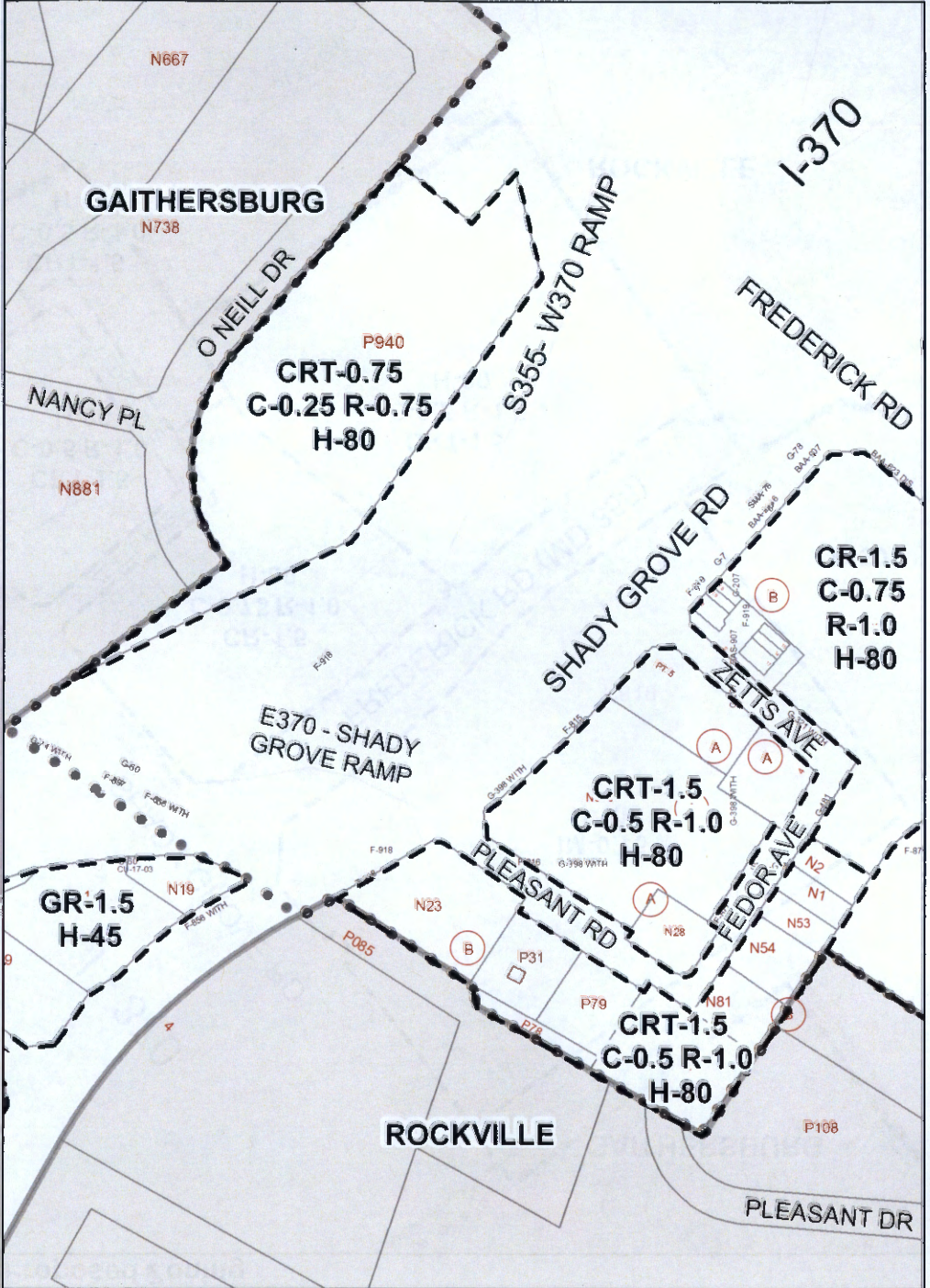
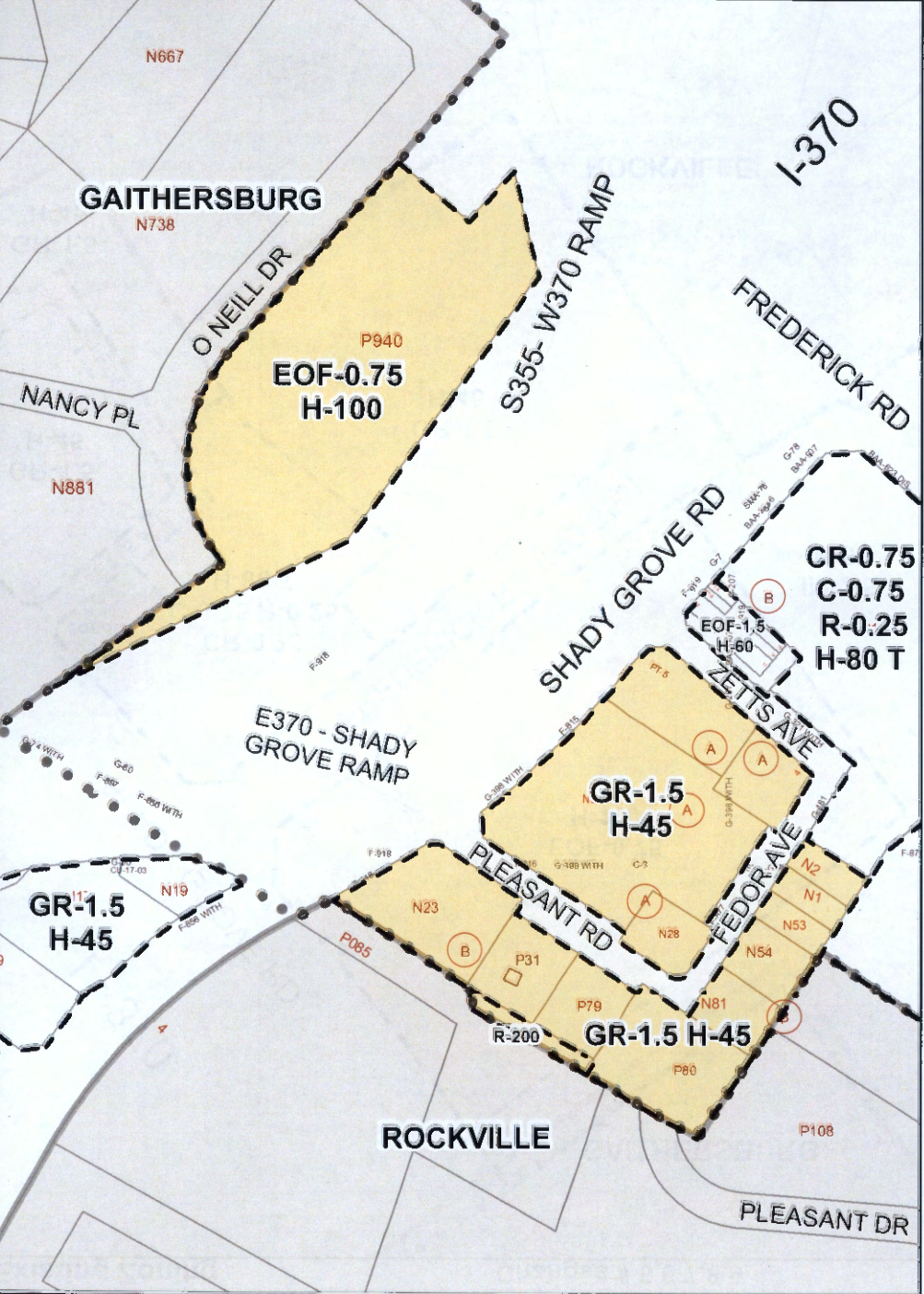
Change #	Existing Zoning	Proposed Zoning	Acres Changed
65	Shady Grove Sector Plan Overlay TDR	Removed	23.34
66	Shady Grove Sector Plan Overlay TDR	Removed	43.99
67	Shady Grove Sector Plan Overlay TDR	Removed	24.94
68	Shady Grove Sector Plan Overlay TDR	Remaining	140.86
Total Changed Acres			92.27

Attachment 1 - Map 7

Existing Zoning

Changes # 1,2,3,4

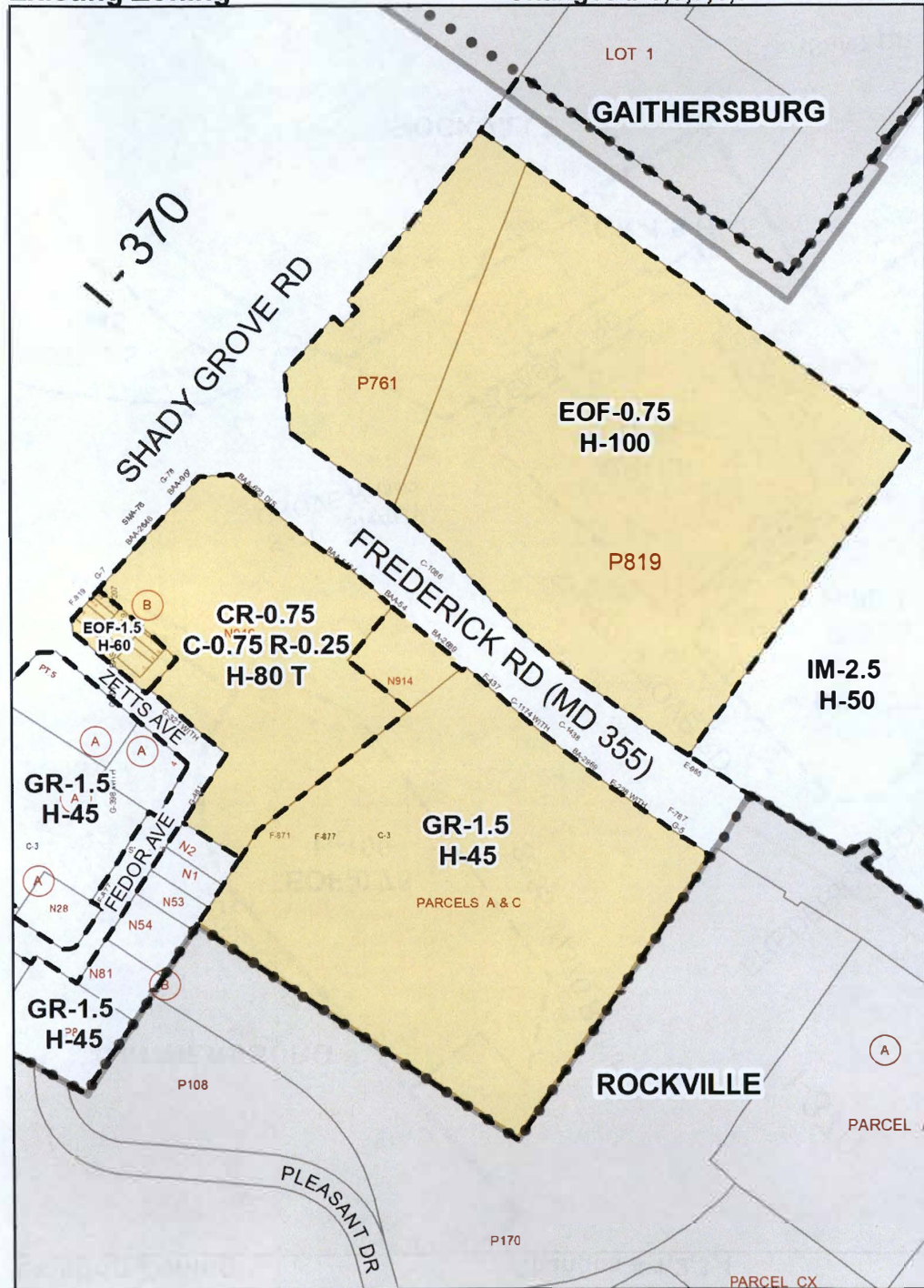
Proposed Zoning



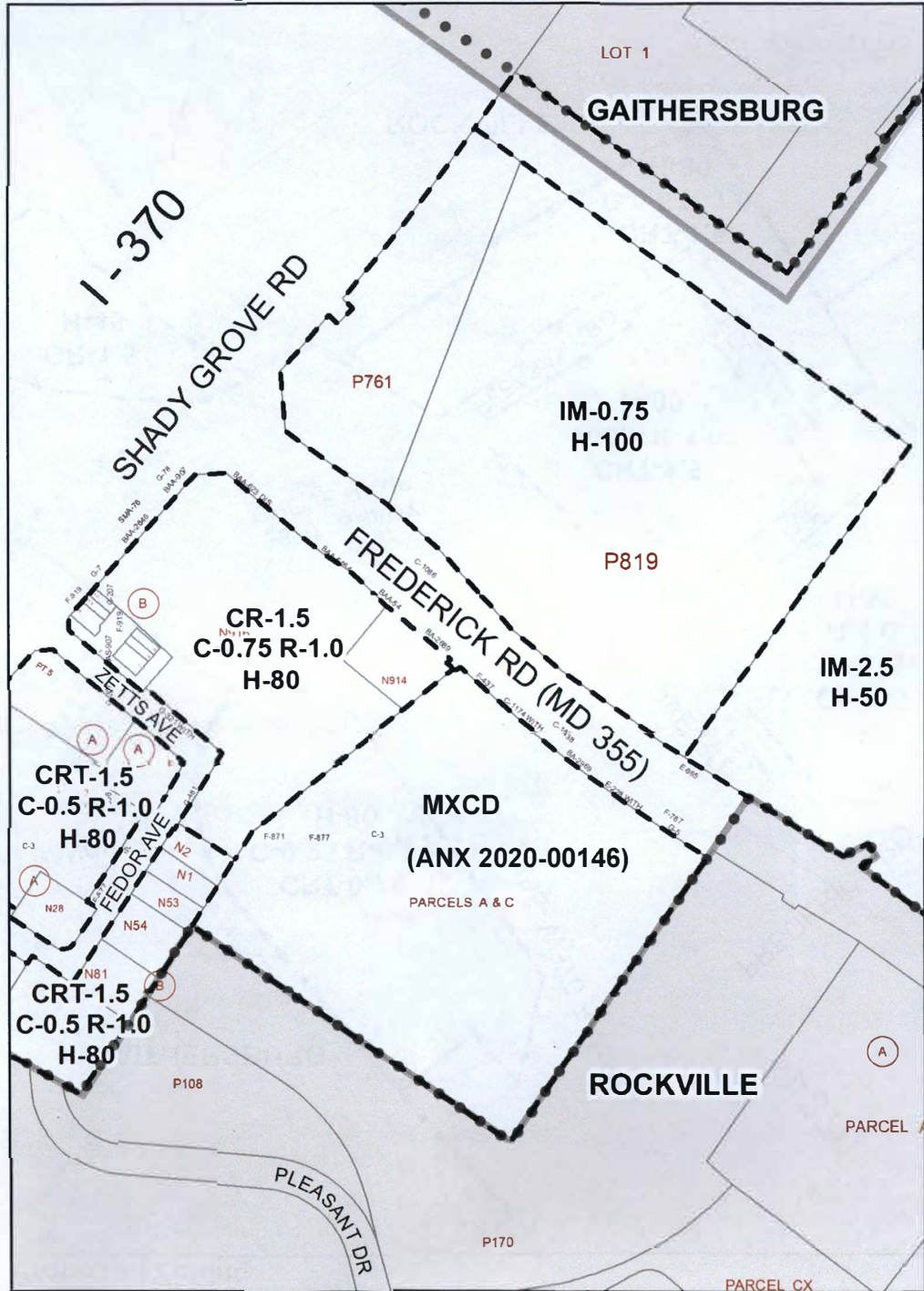
Attachment 1 - Map 8

Existing Zoning

Changes # 5,6,7,8,9



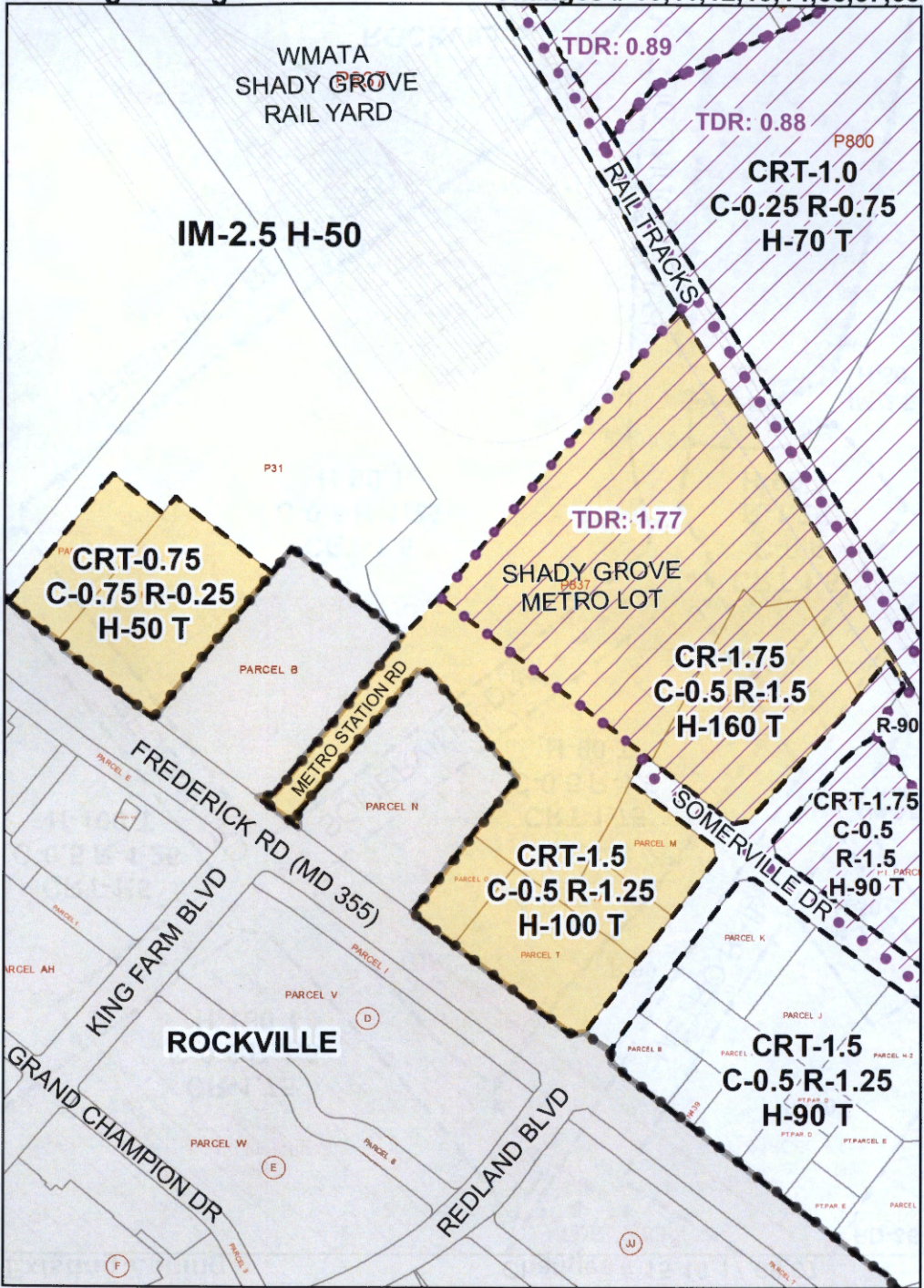
Proposed Zoning



Attachment 1 - Map 9

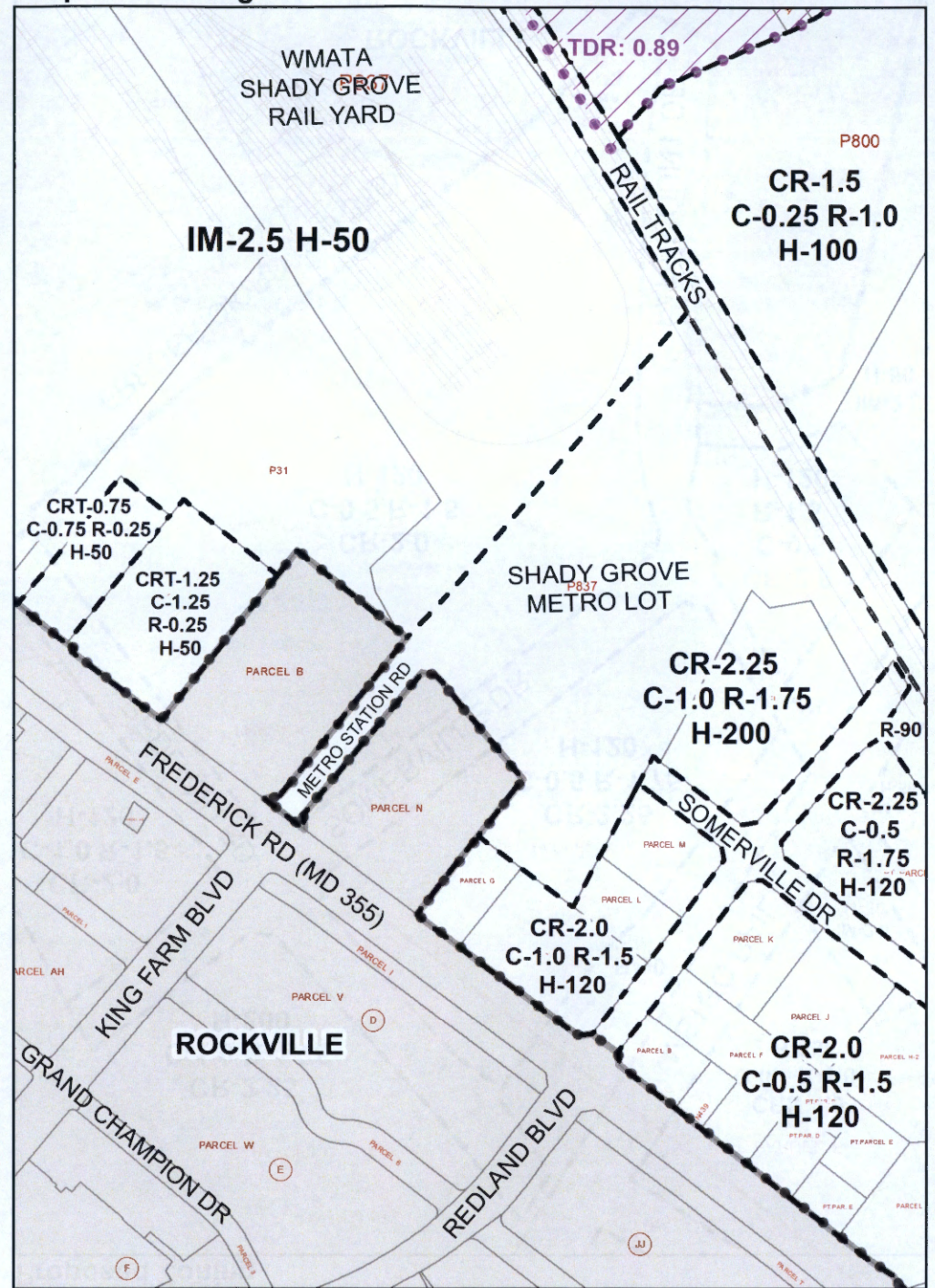
Existing Zoning

Changes # 10,11,12,13,14,66,67,68



Map Grids: 221NW08, 222NW08

Proposed Zoning



Master Plan Boundary TDR Overlay (37) 1 in = 440 ft

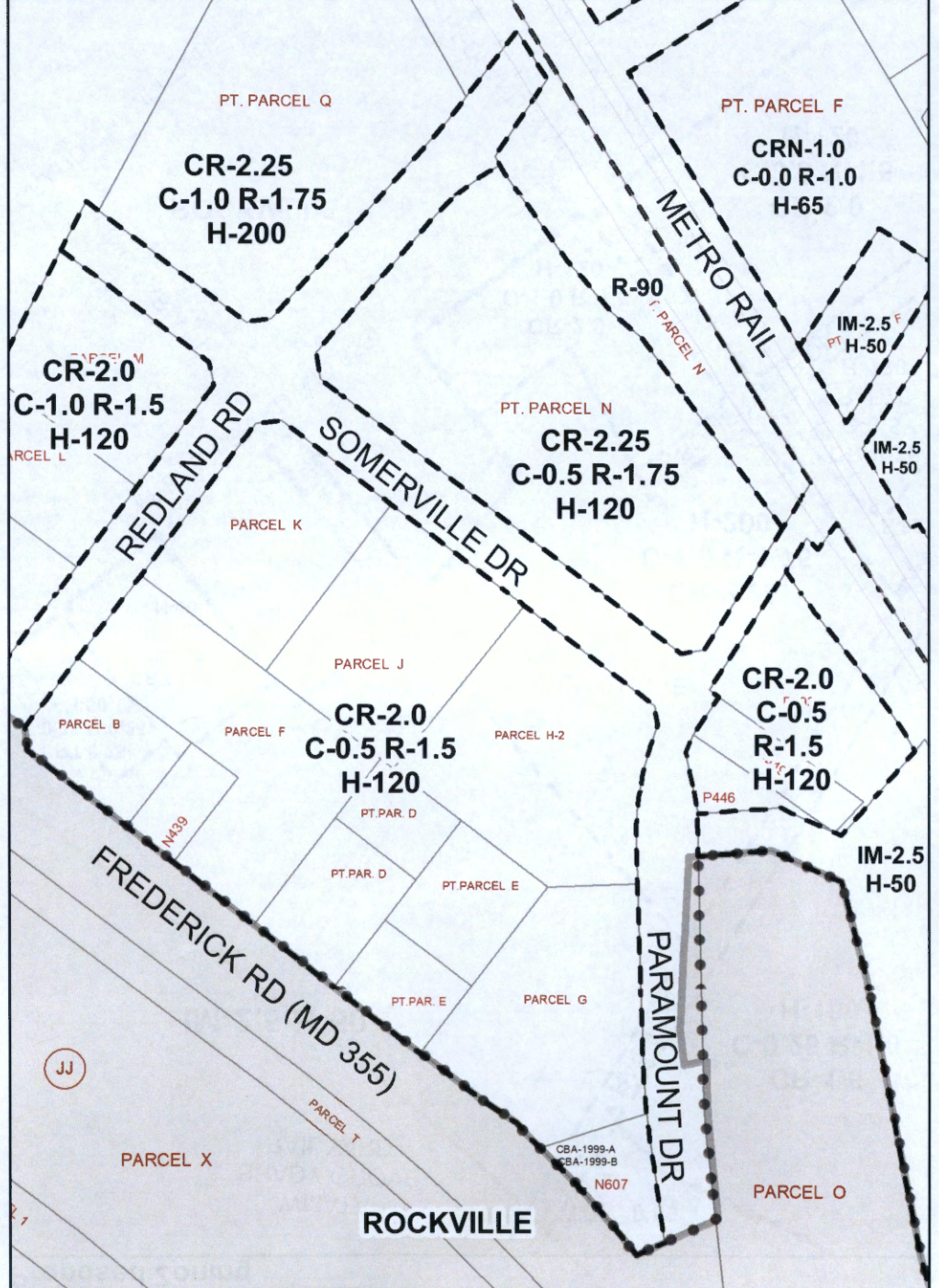
Attachment 1 - Map 10

Existing Zoning

Changes # 15,16,17,66,67



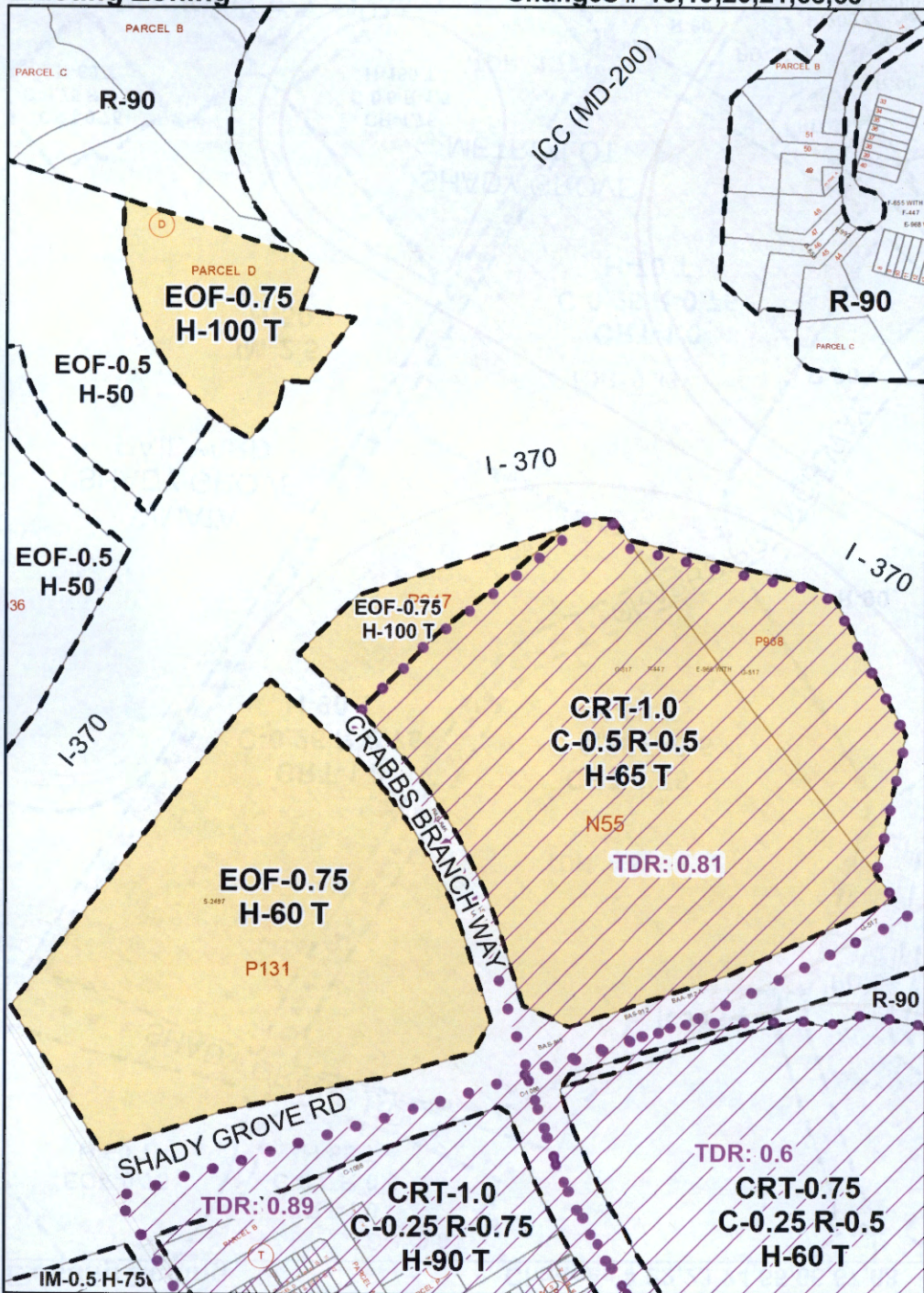
Proposed Zoning



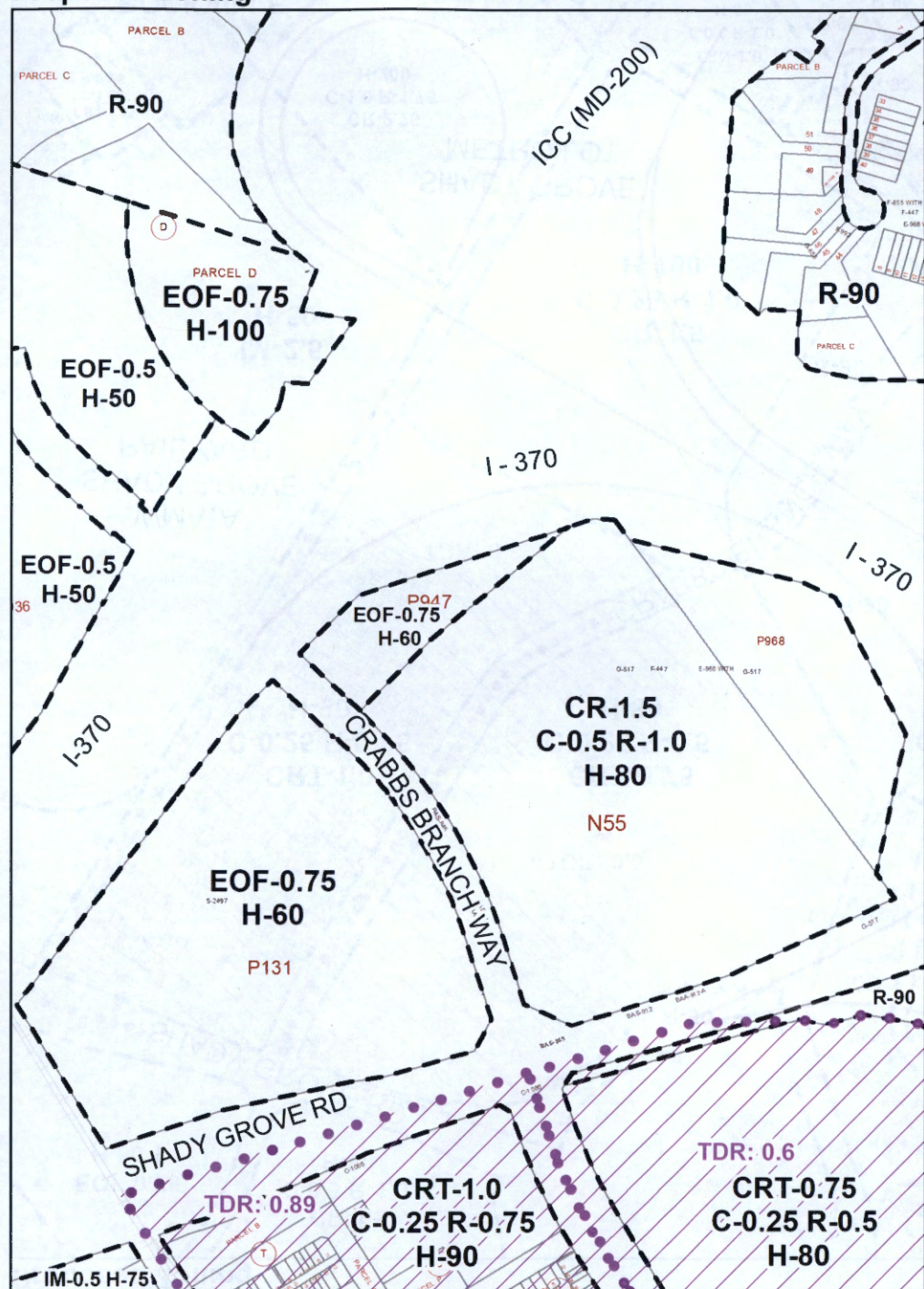
Attachment 1 - Map 11

Existing Zoning

Changes # 18,19,20,21,65,68



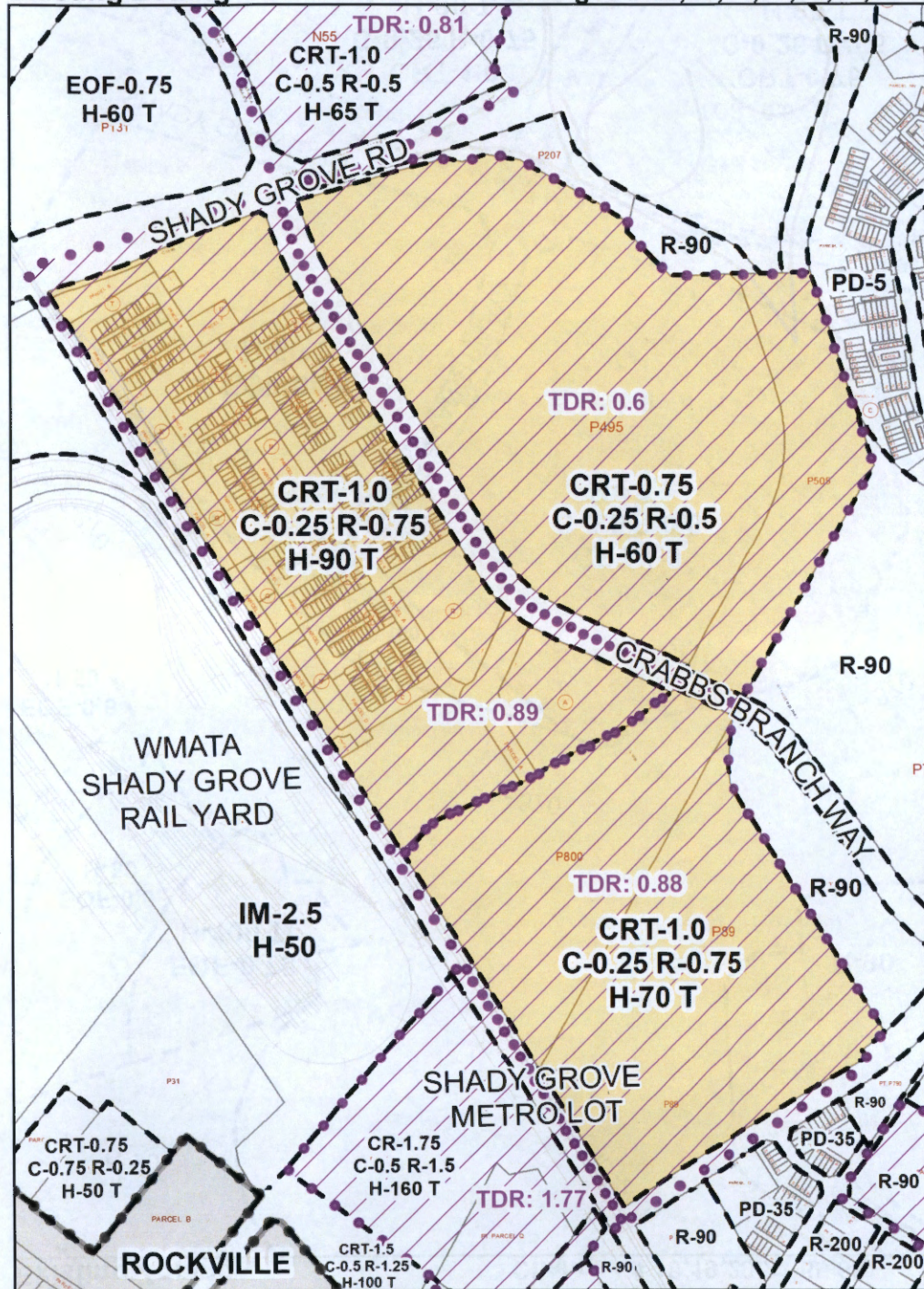
Proposed Zoning



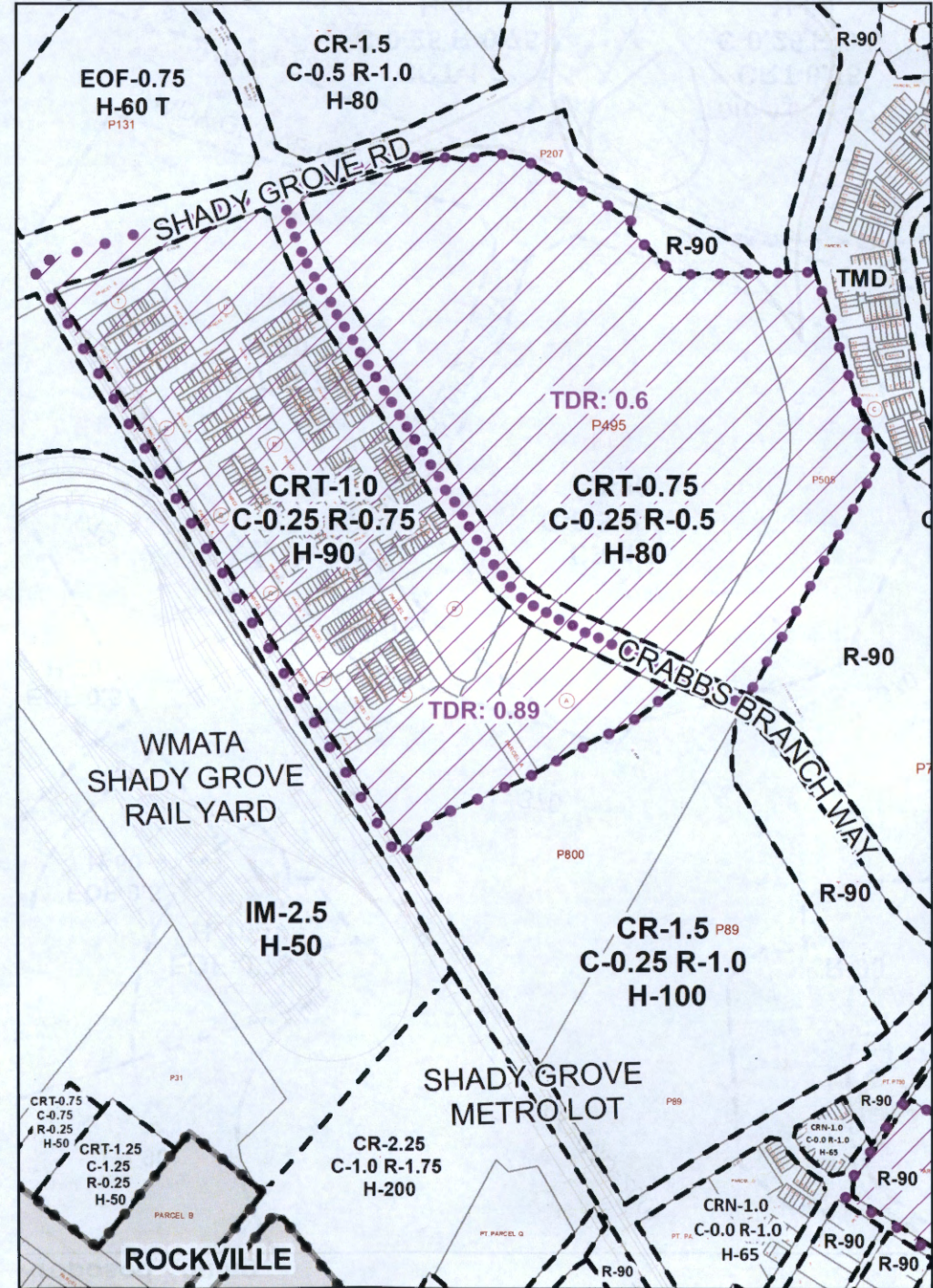
Attachment 1 - Map 12

Existing Zoning

Changes # 22,23,24,65,66,67,68



Proposed Zoning



Map Grids: 221NW08, 222NW08

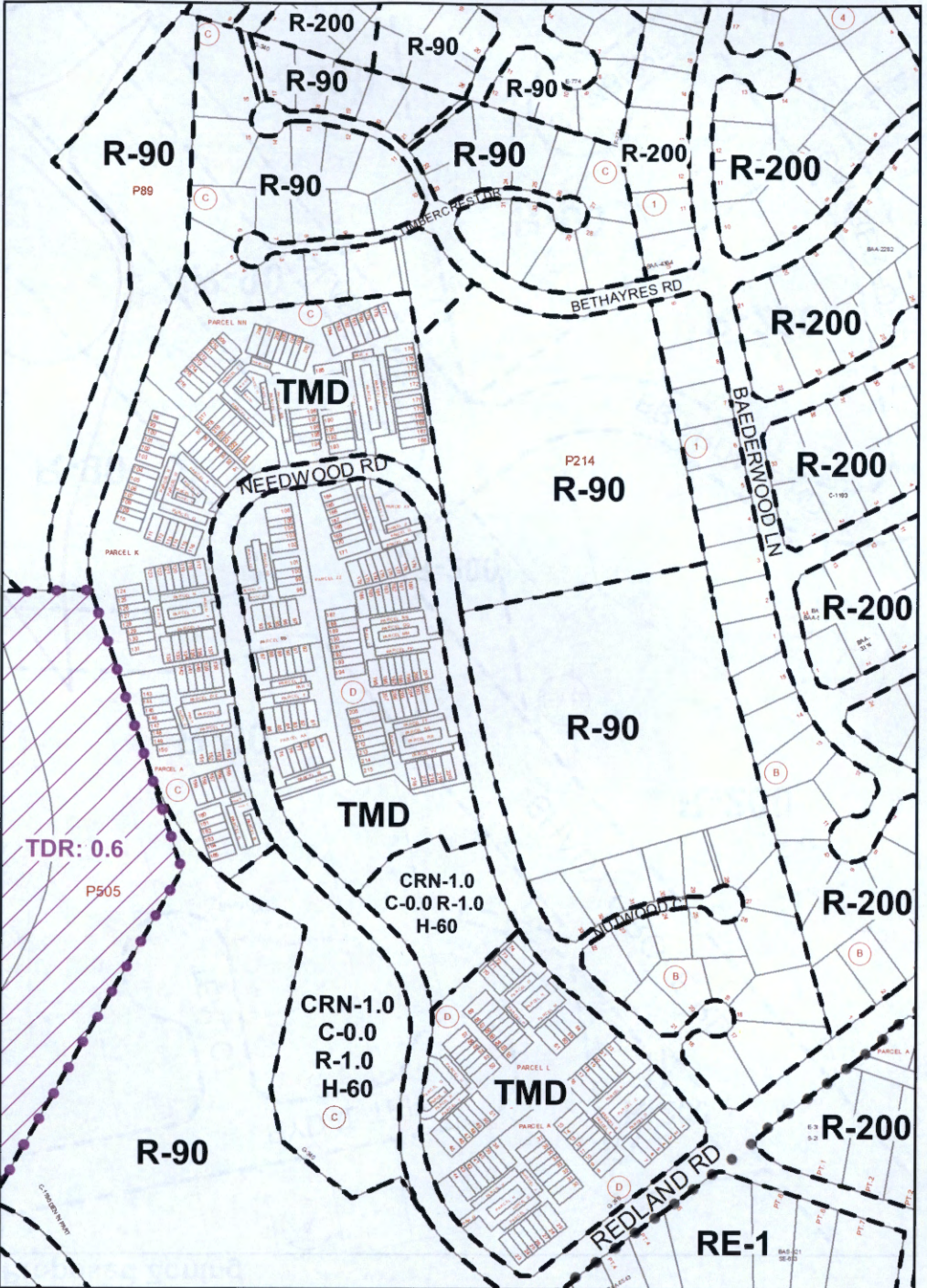
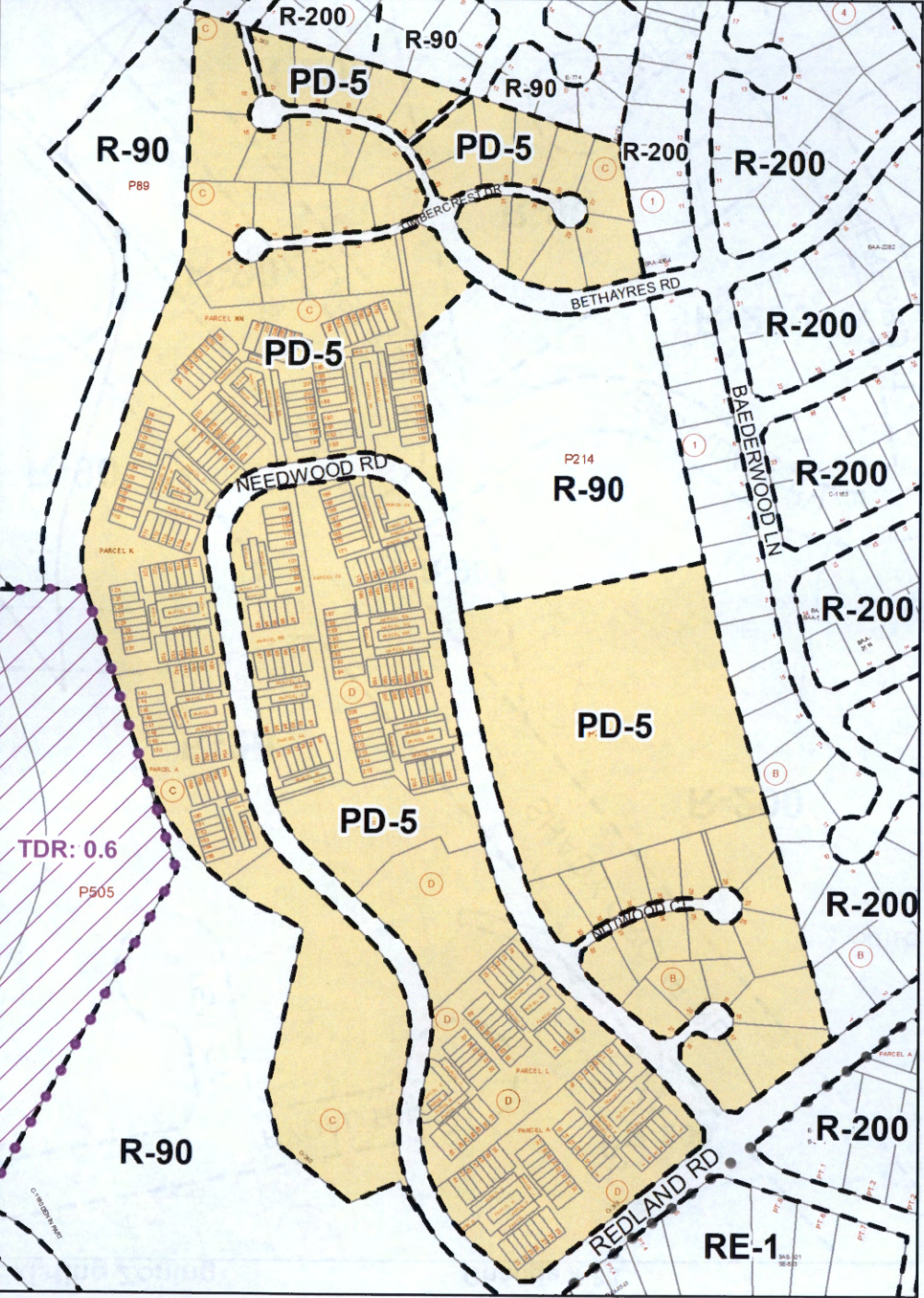
Master Plan Boundary
 TDR Overlay (40) 1 in = 650 ft

Attachment 1 - Map 13

Existing Zoning

Changes # 25,26,27,28,29,30,31,32,34,68

Proposed Zoning



Map Grids: 222NW07, 222NW08, 223NW07, 223NW08

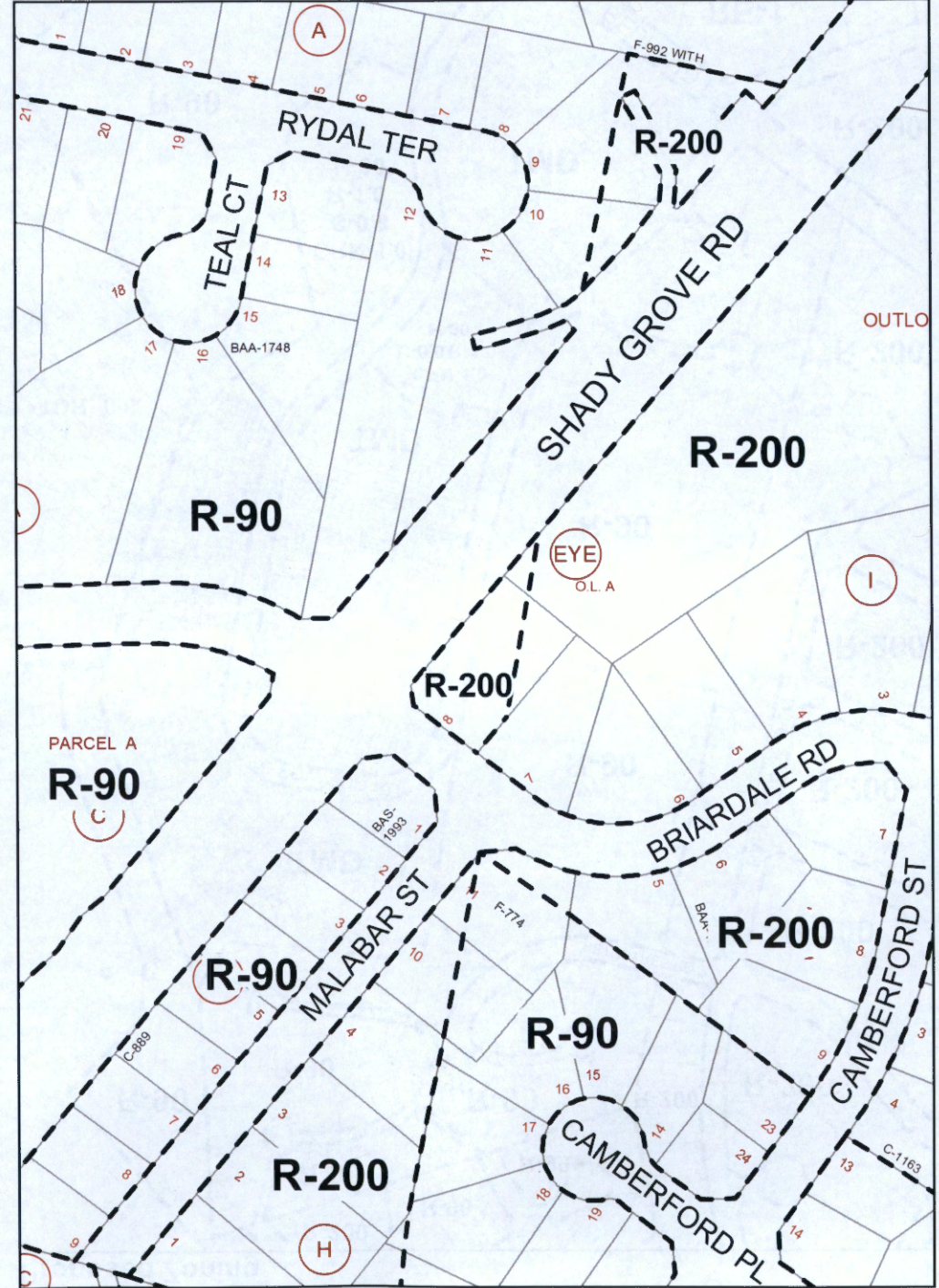
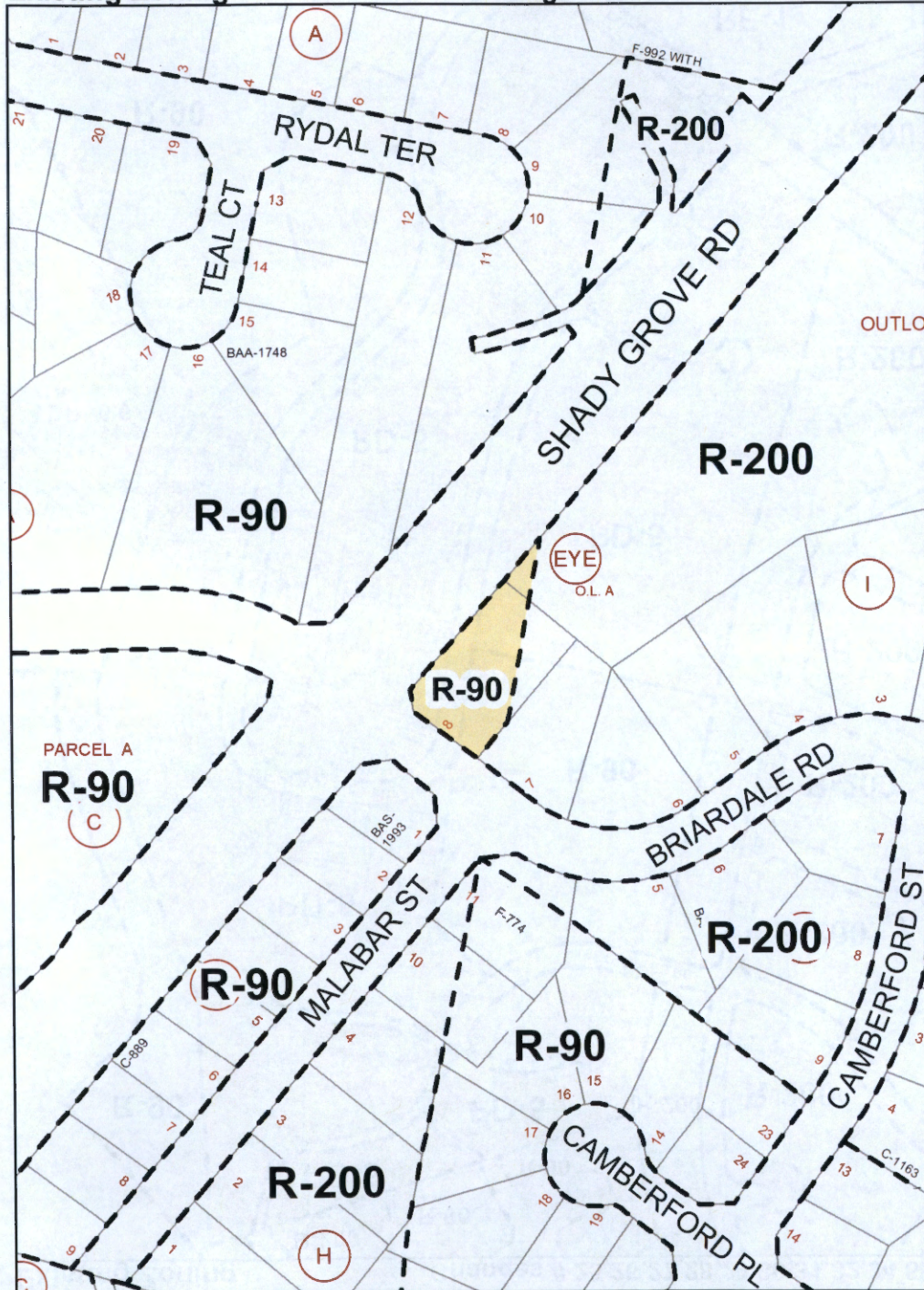
Master Plan Boundary TDR Overlay (41) 1 in = 450 ft

Attachment 1 - Map 14

Existing Zoning

Change # 33

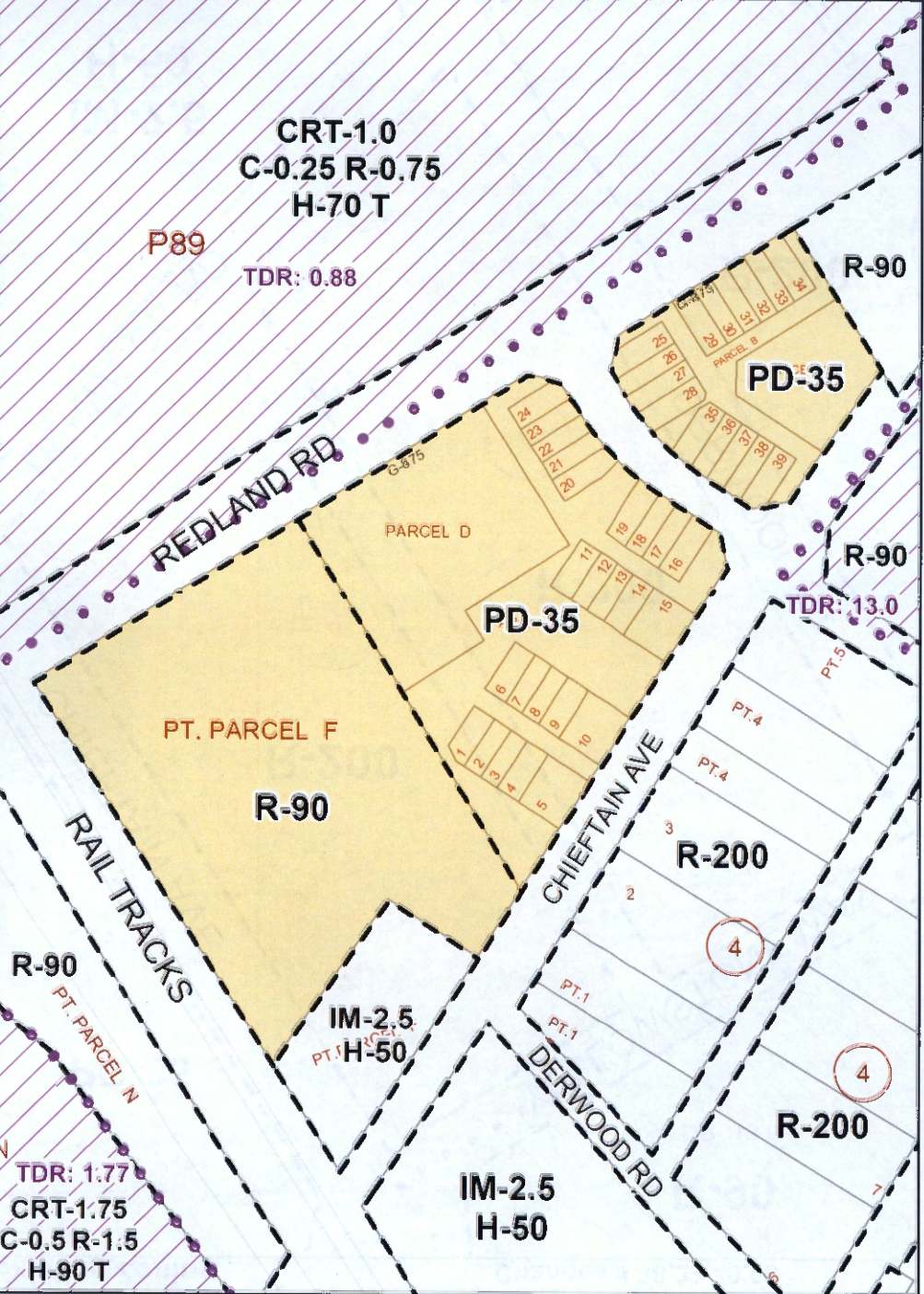
Proposed Zoning



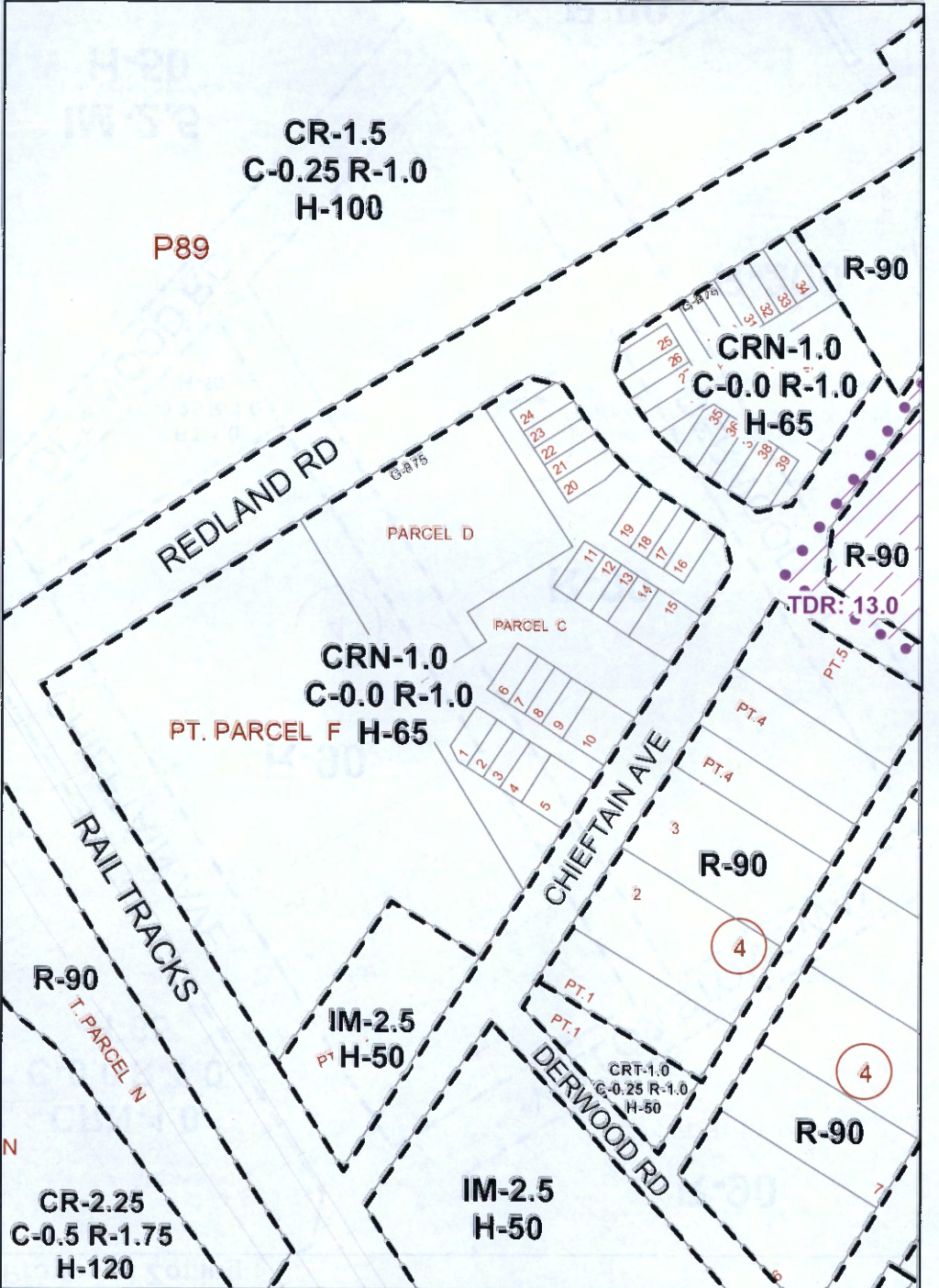
Attachment 1 - Map 15

Existing Zoning

Changes # 35,36,37,66,67,68



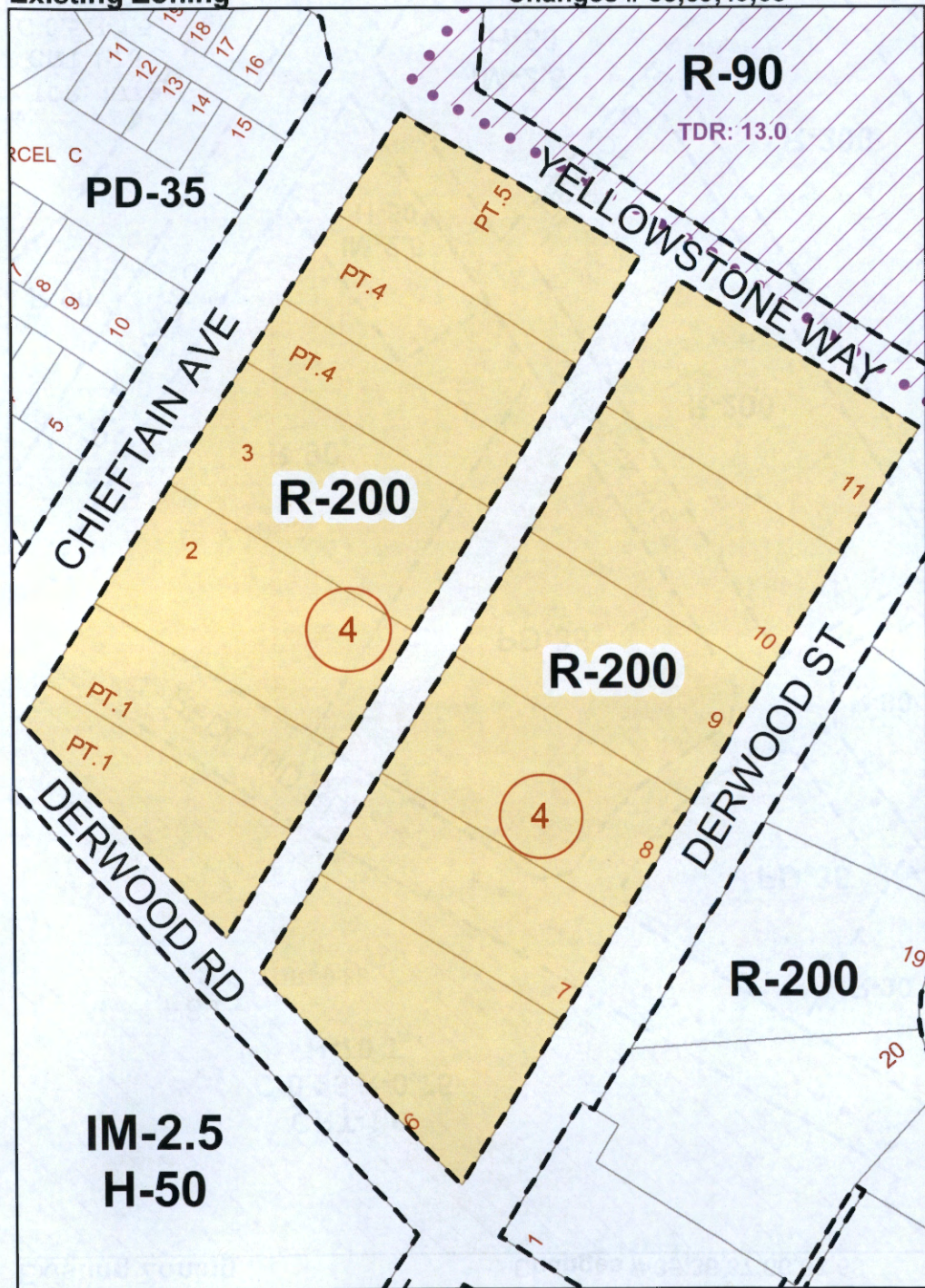
Proposed Zoning



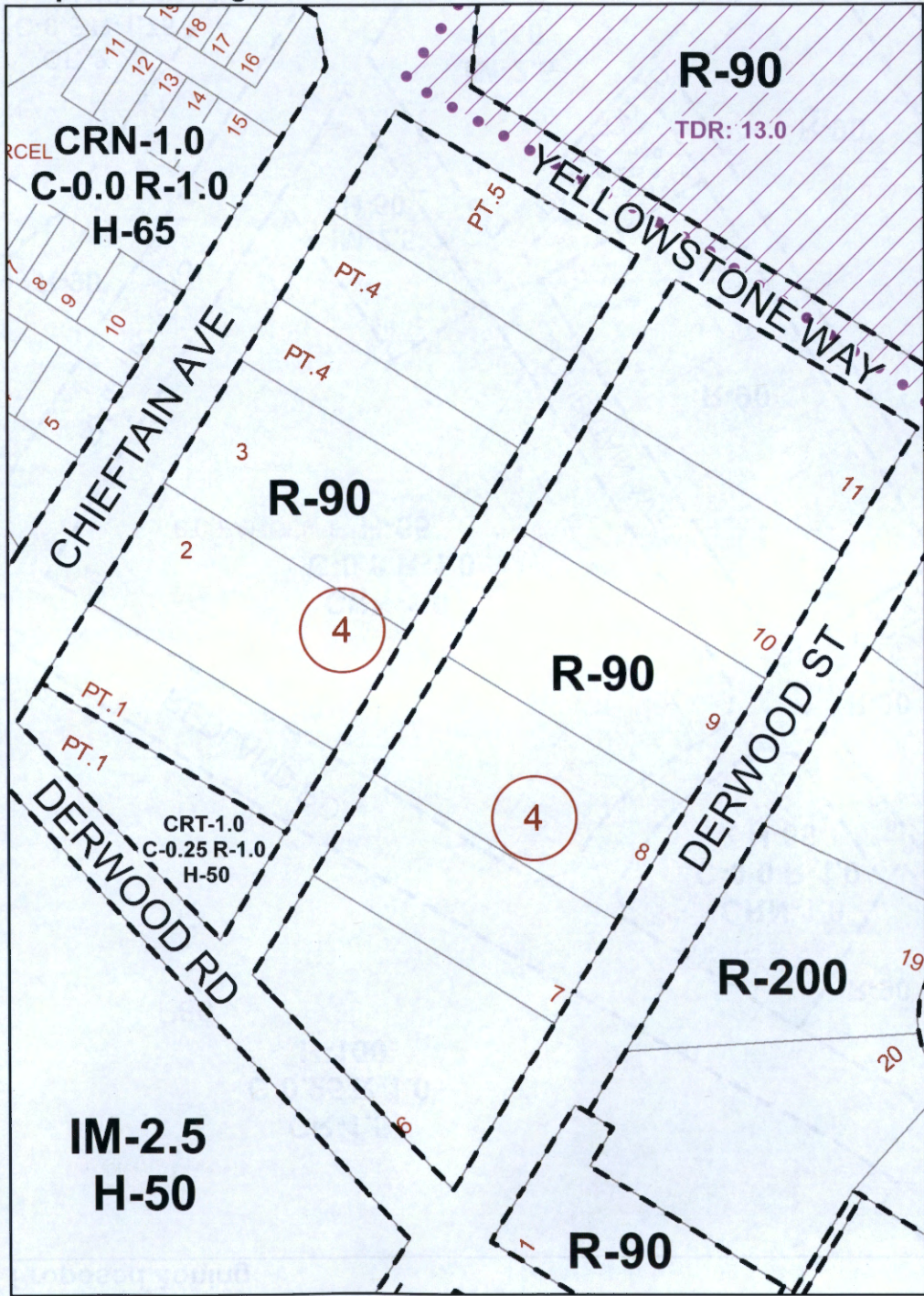
Attachment 1 - Map 16

Existing Zoning

Changes # 38,39,40,68



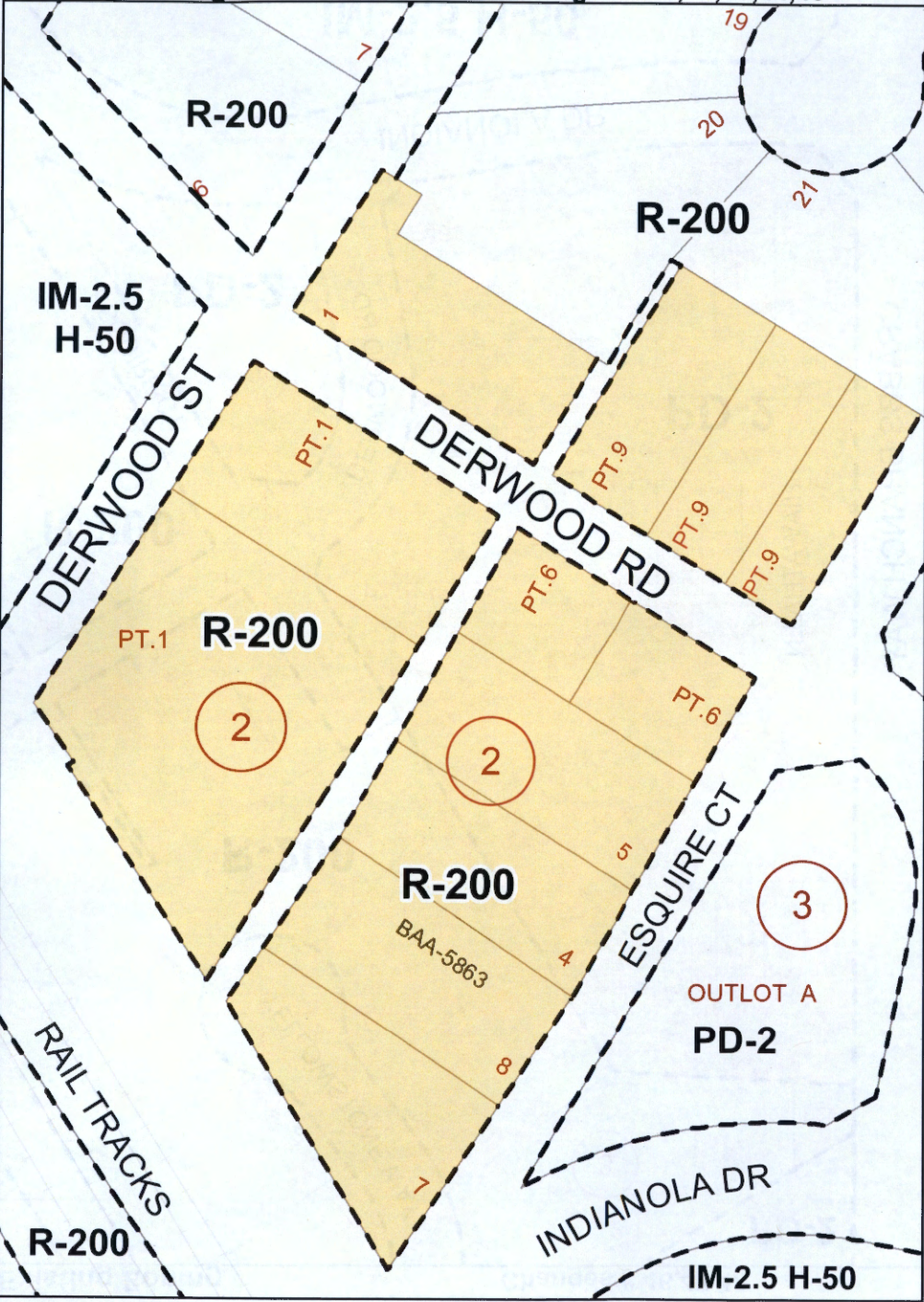
Proposed Zoning



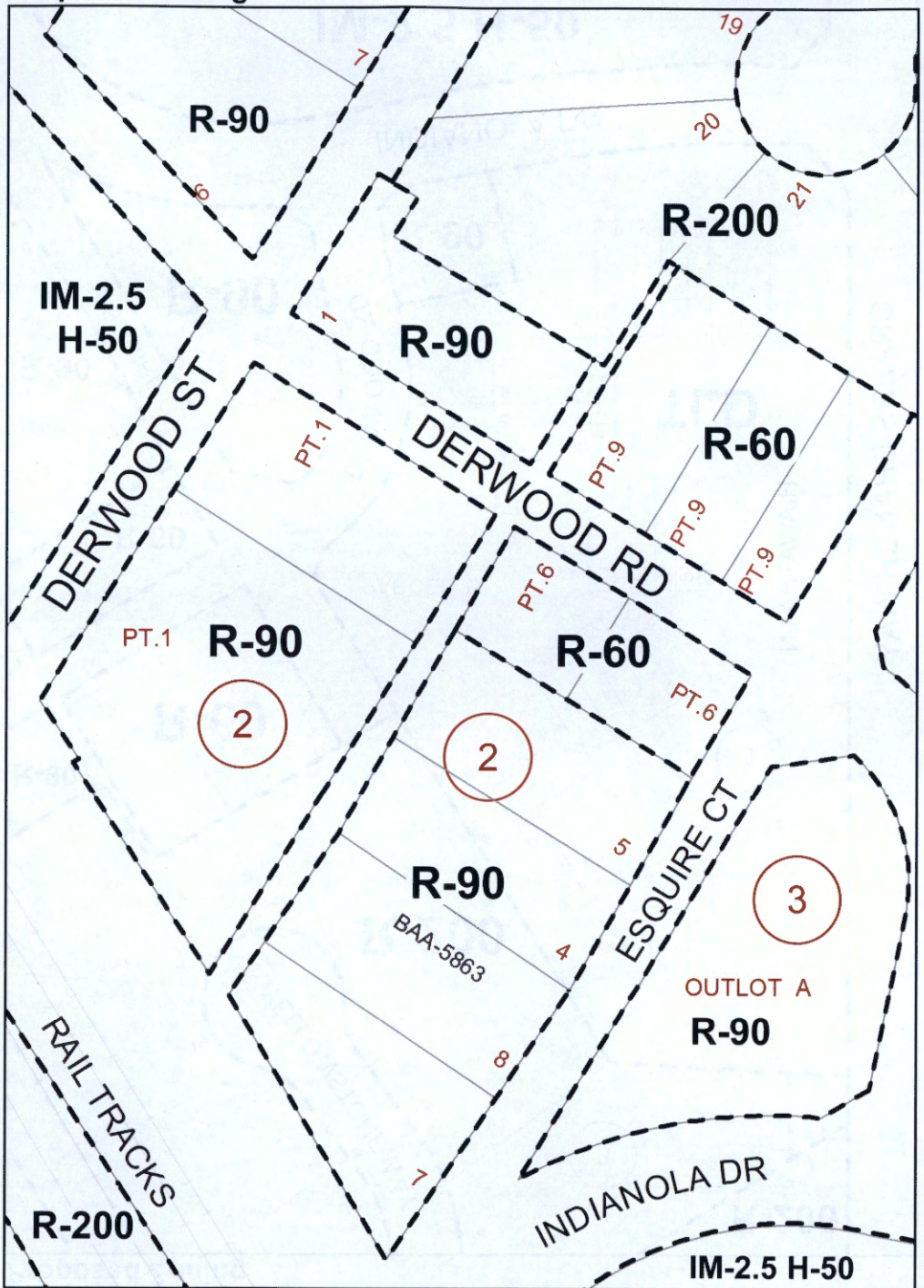
Attachment 1 - Map 17

Existing Zoning

Changes # 41,42,43,44,45



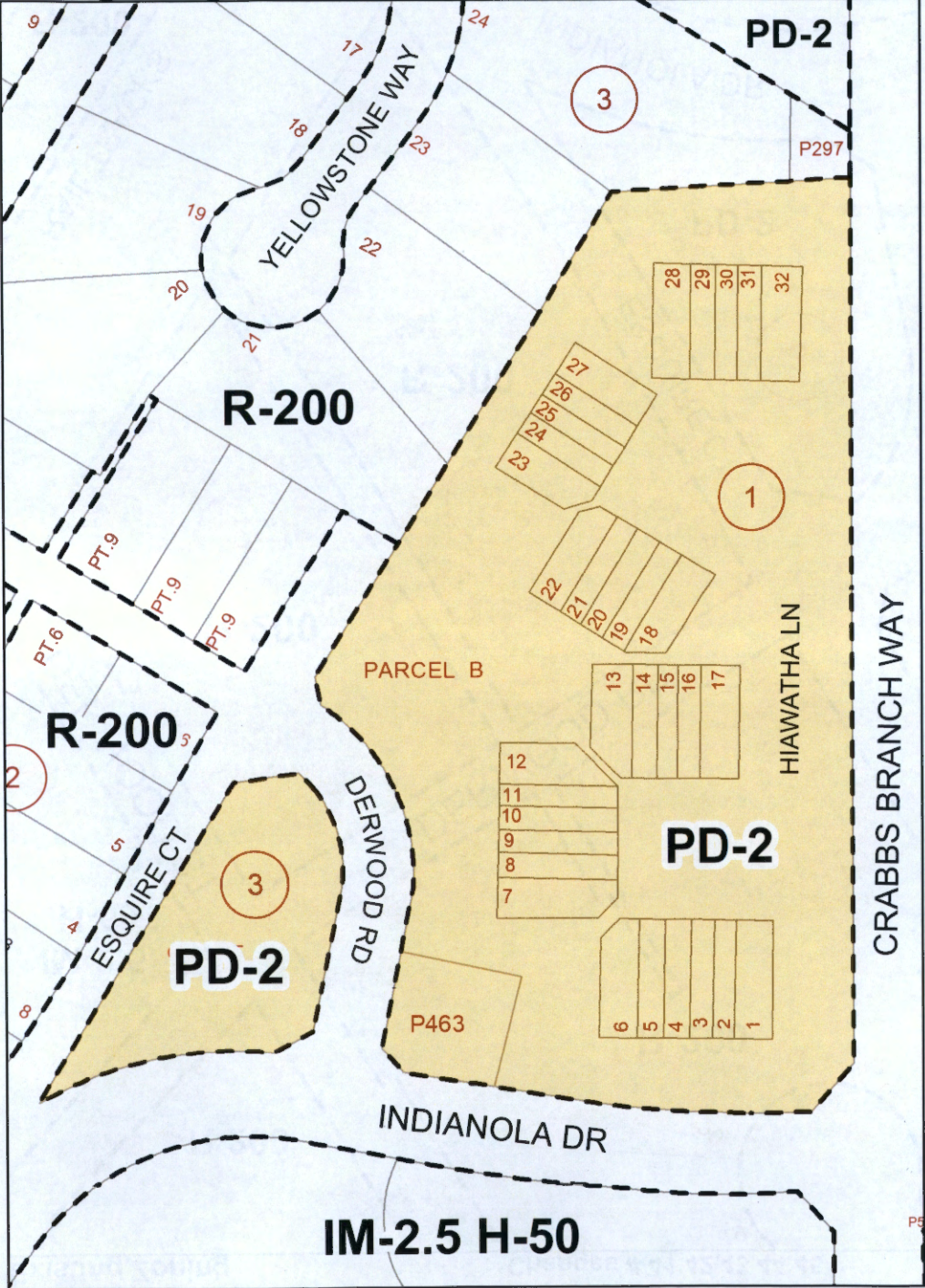
Proposed Zoning



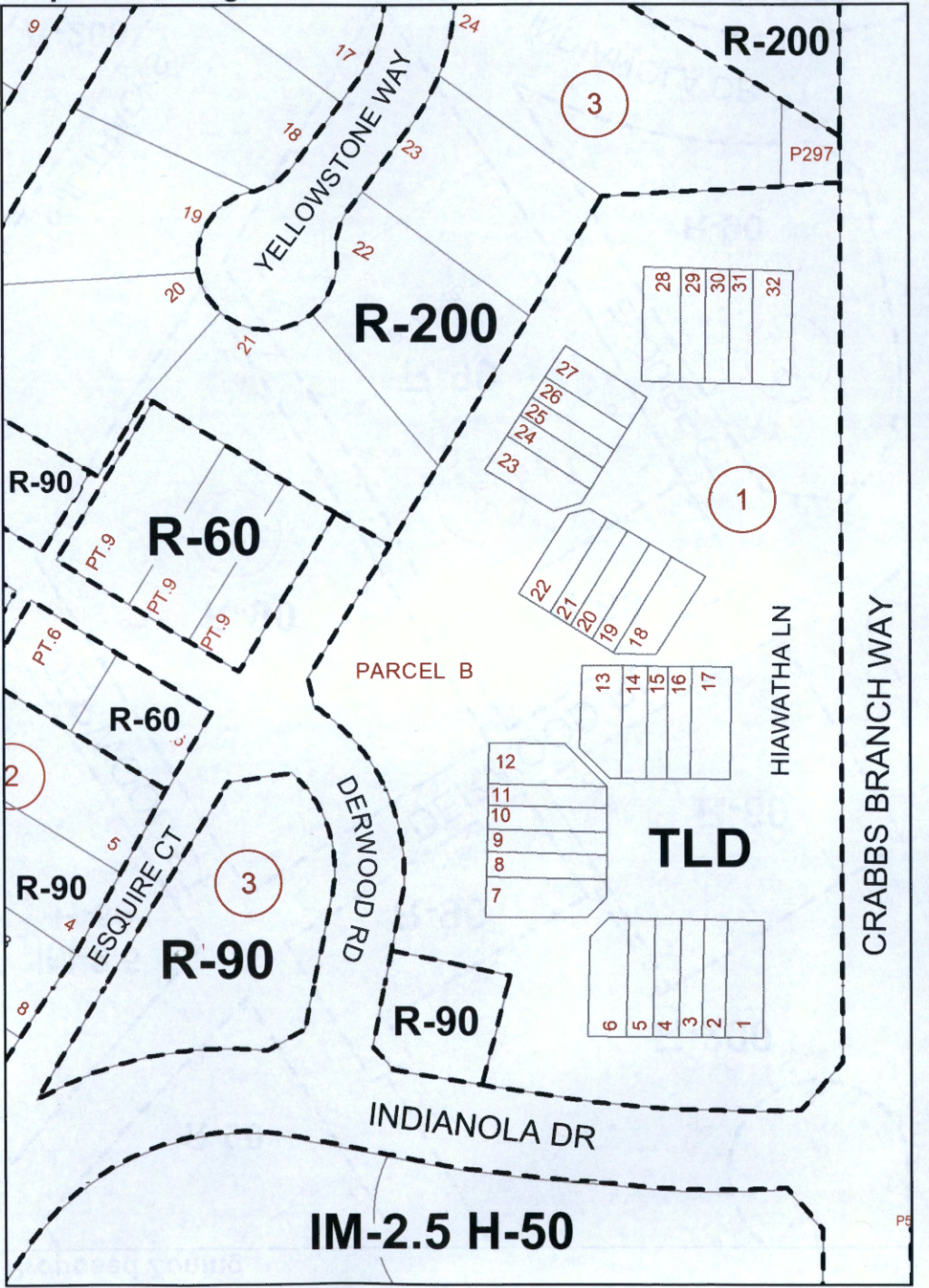
Attachment 1 - Map 18

Existing Zoning

Changes # 46,47,48

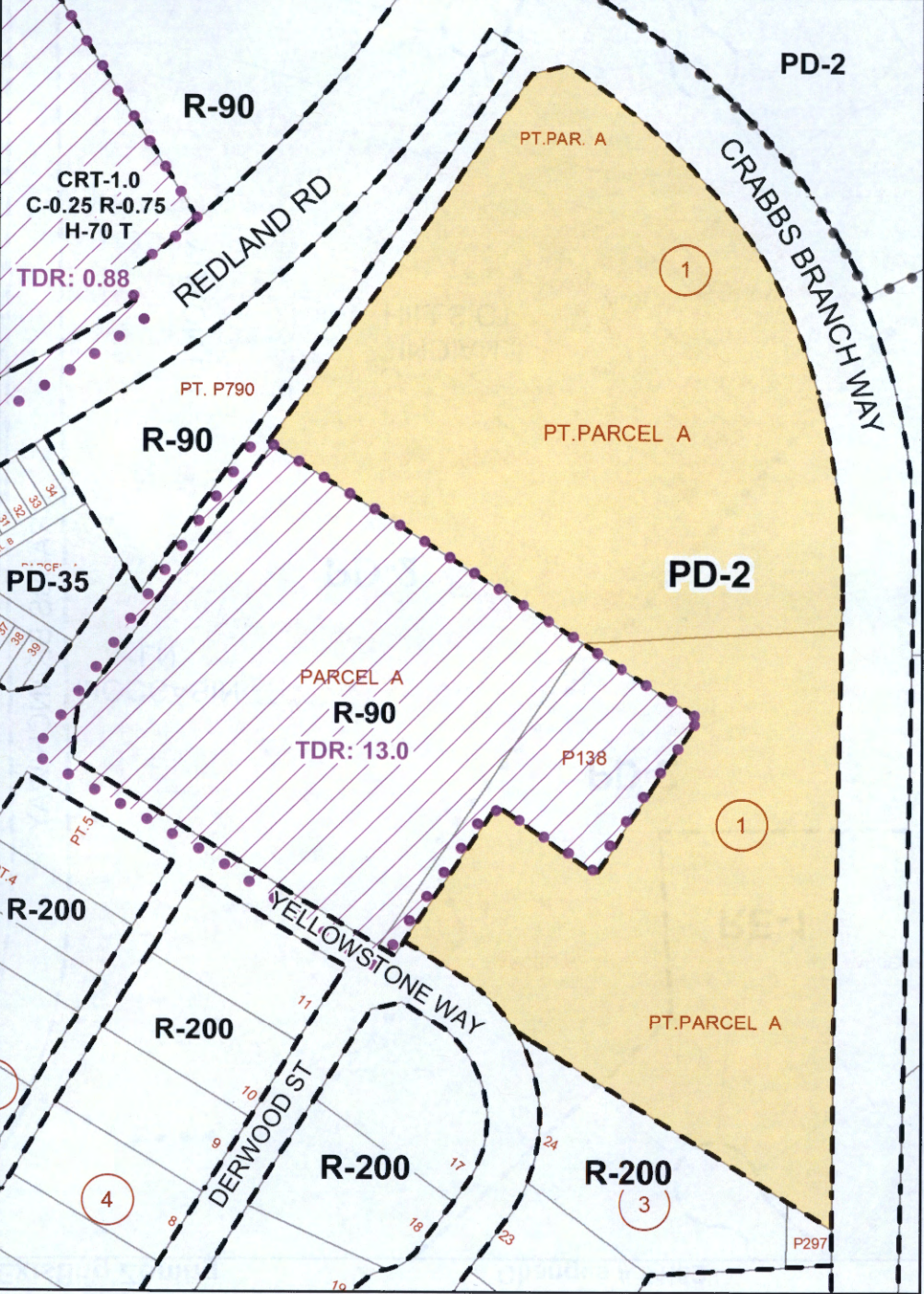


Proposed Zoning

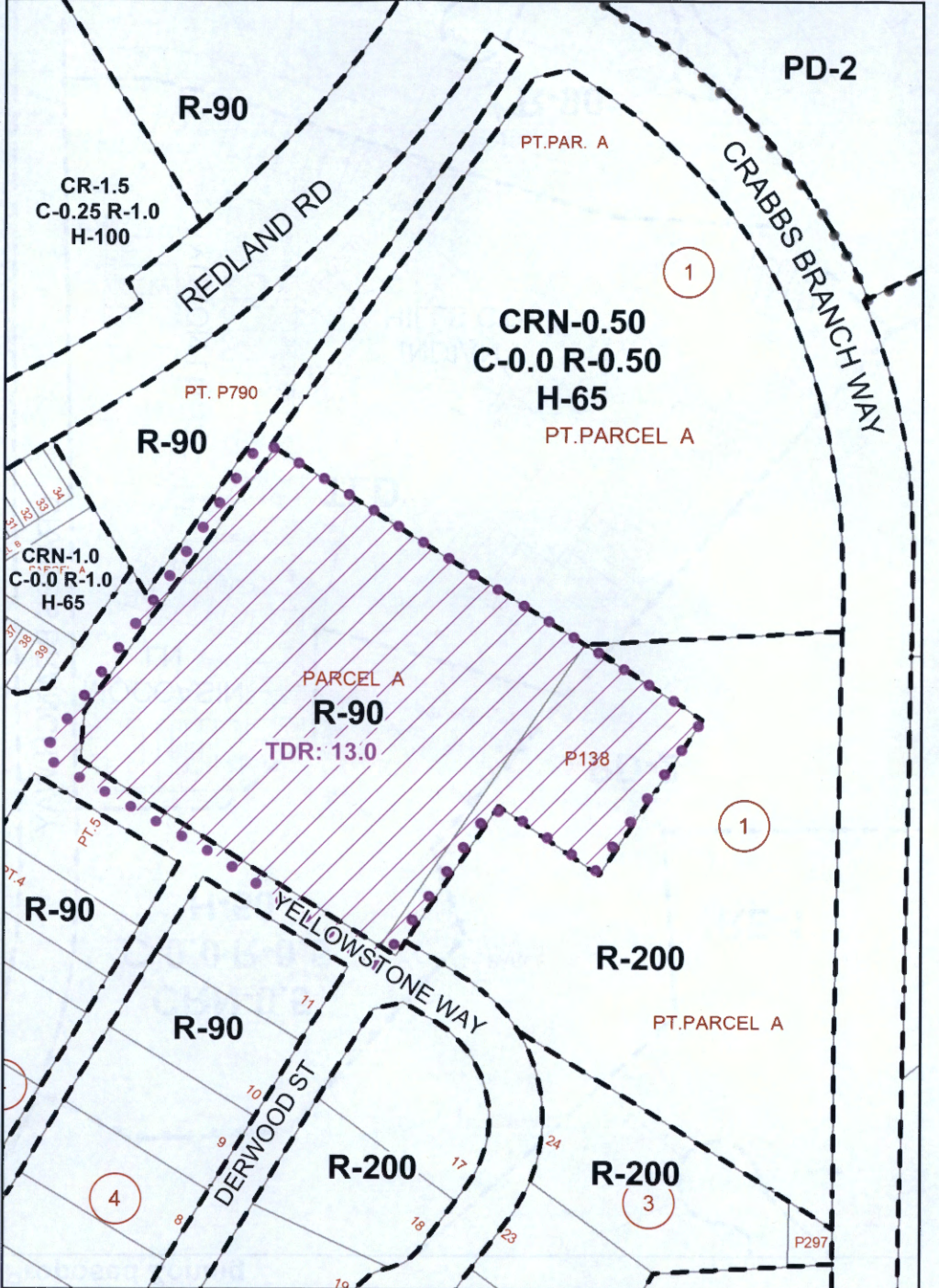


Attachment 1 - Map 19

Existing Zoning Changes # 49,50,66,68



Proposed Zoning



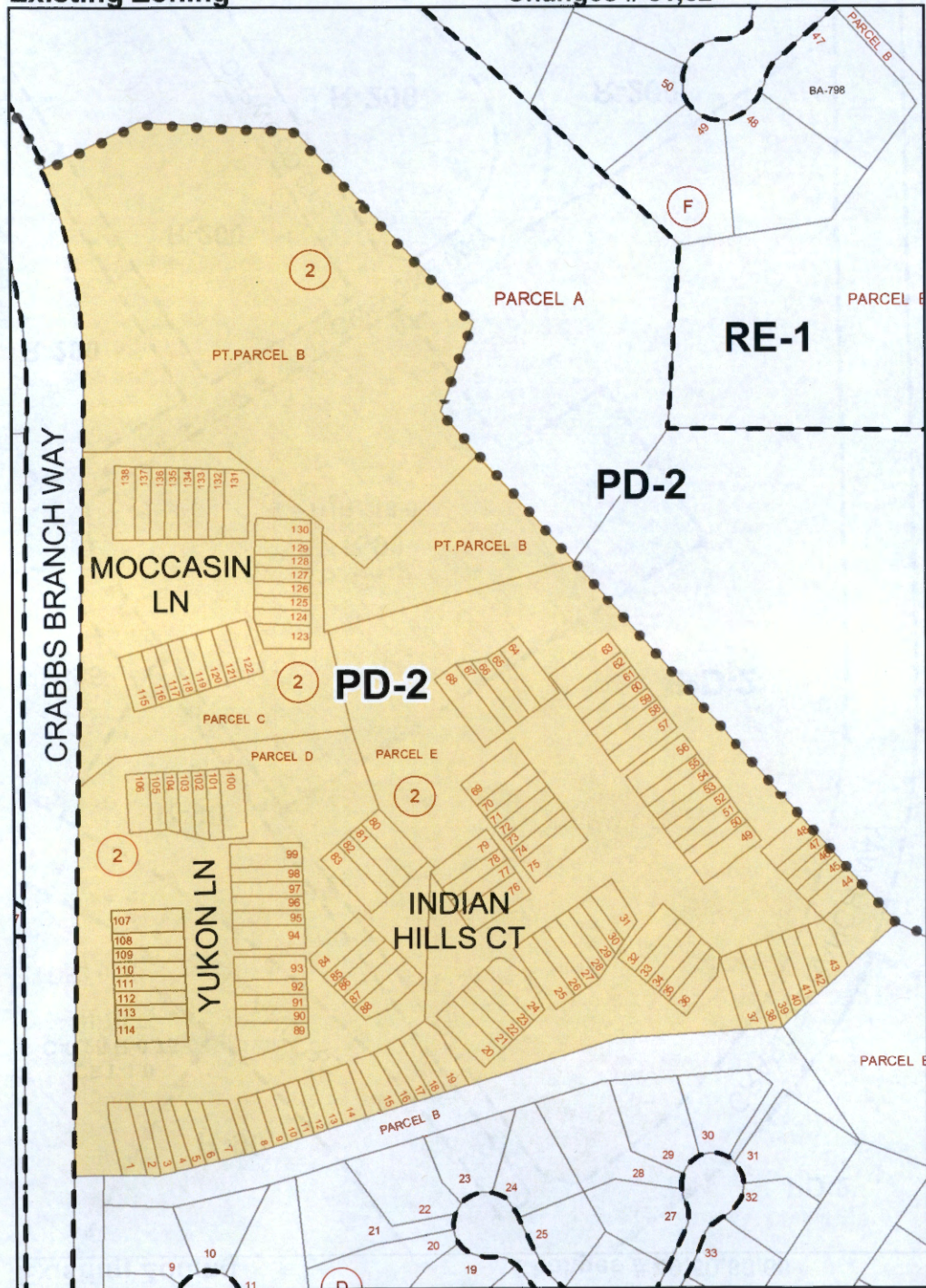
Map Grids: 221NW07, 221NW08, 222NW07, 222NW08

Master Plan Boundary
 TDR Overlay
 (47)
1 in = 200 ft

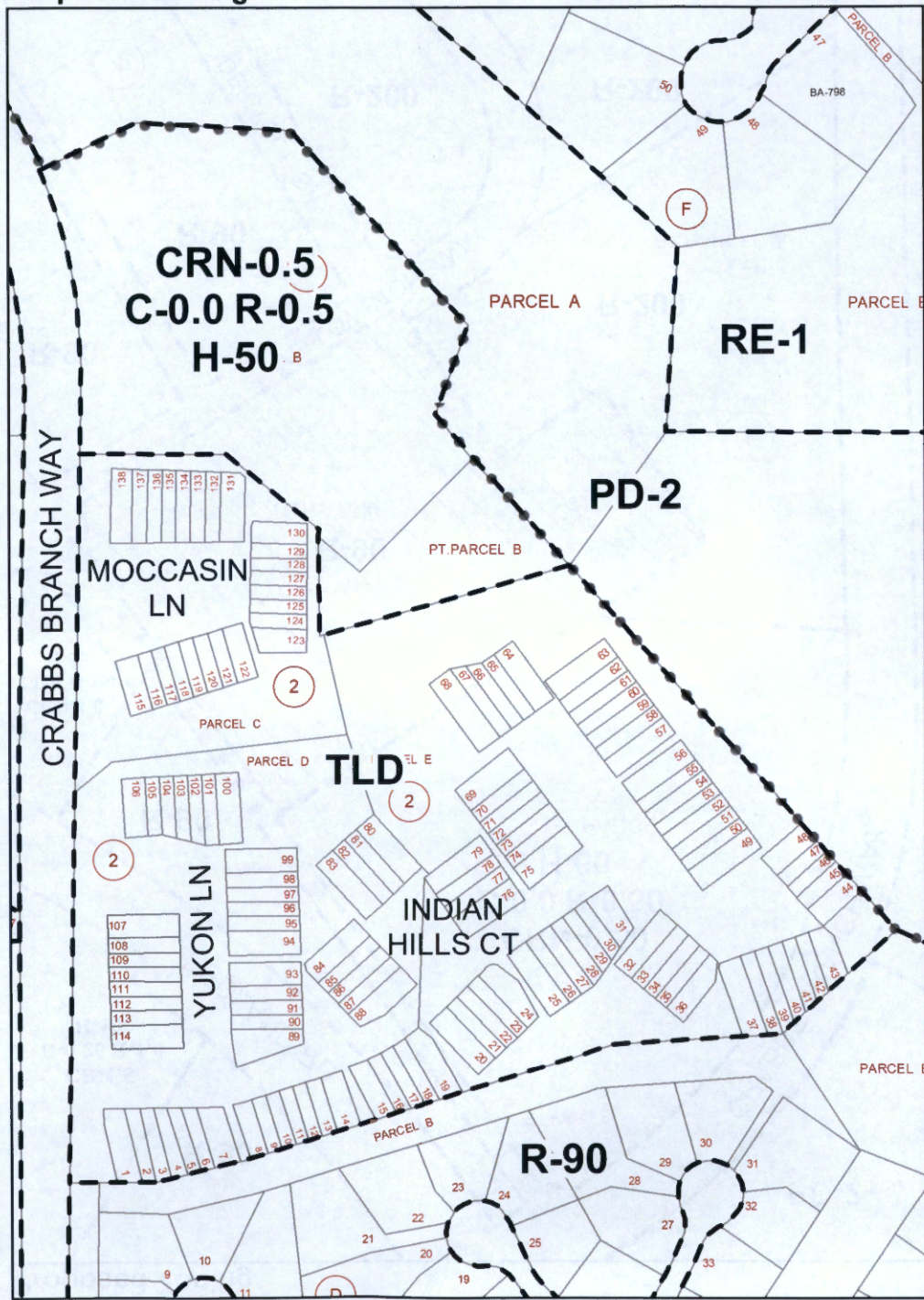
Attachment 1 - Map 20

Existing Zoning

Changes # 51,52



Proposed Zoning



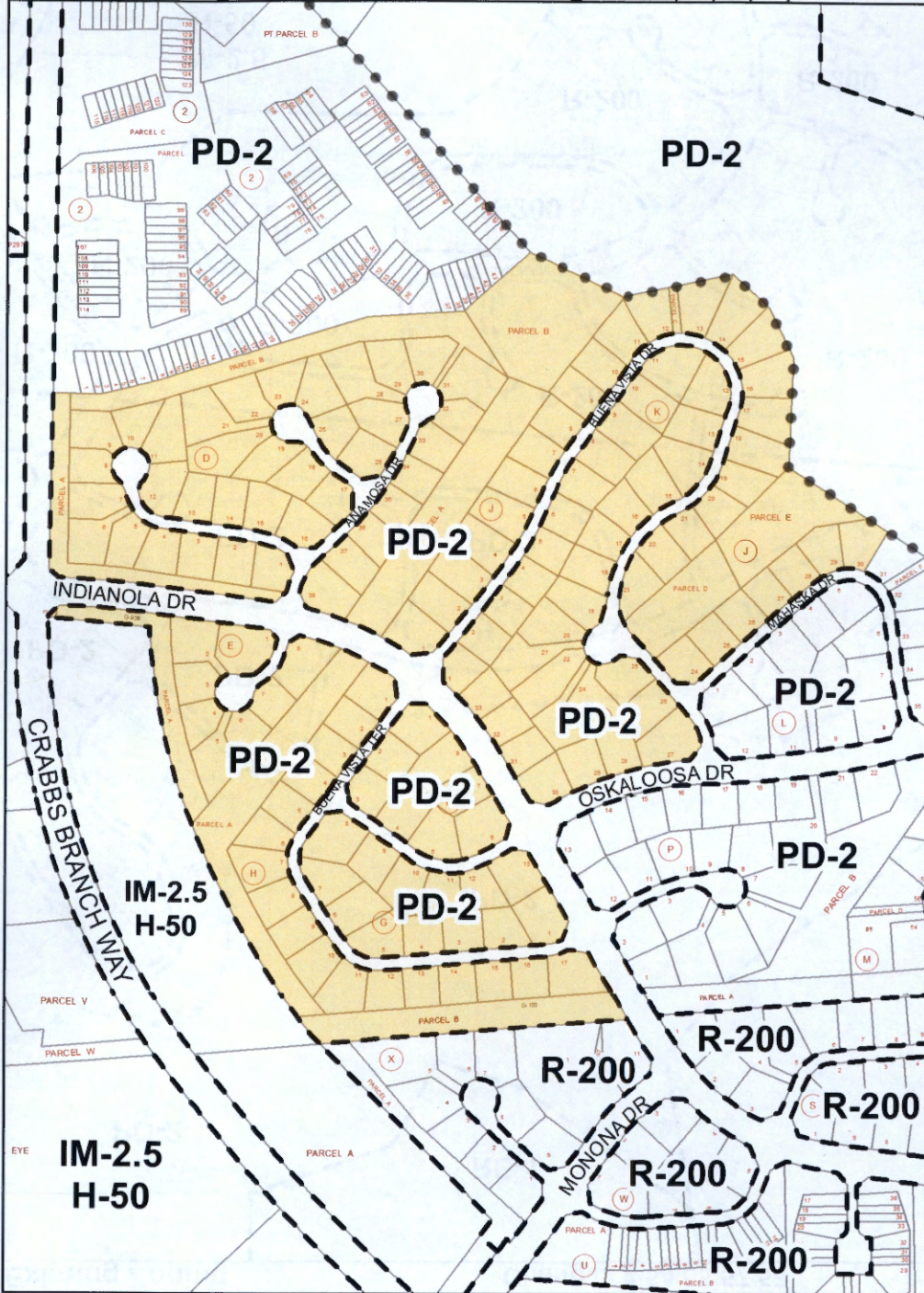
Master Plan Boundary

(48) 1 in = 250 ft

Attachment 1 - Map 21

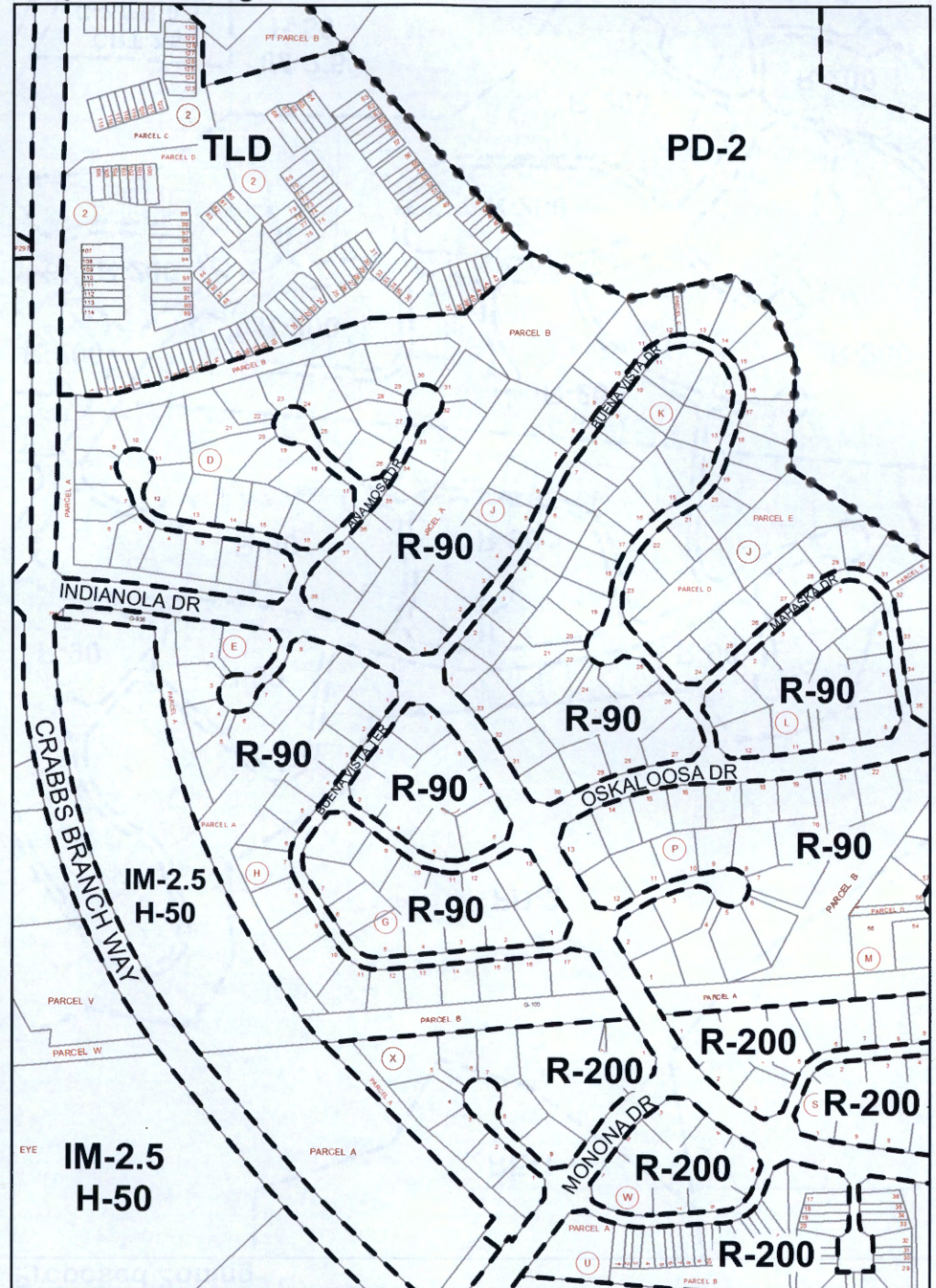
Existing Zoning

Changes # 53,56,59,60,61



Map Grid: 221NW07

Proposed Zoning



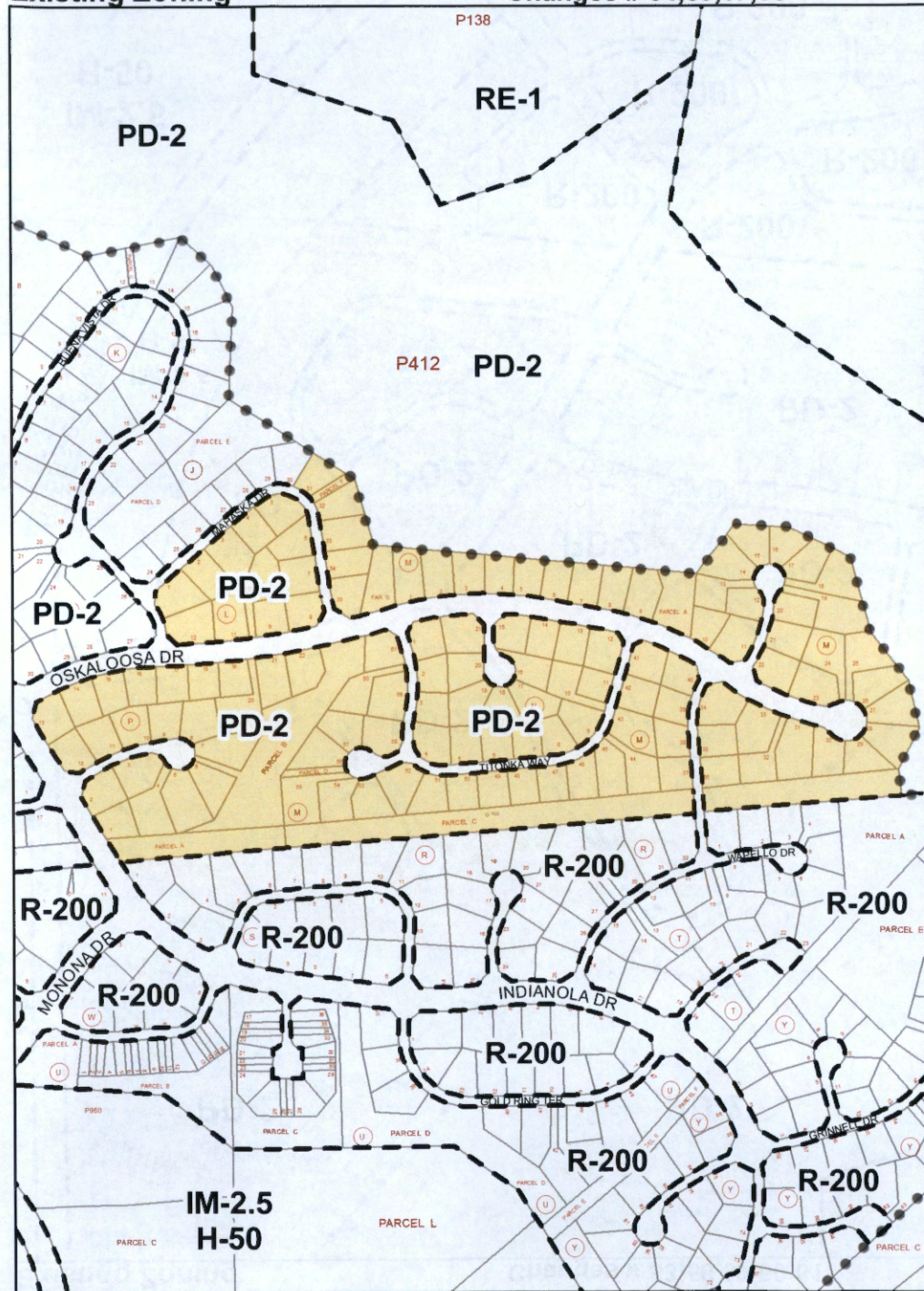
Master Plan Boundary

(49) 1 in = 440 ft

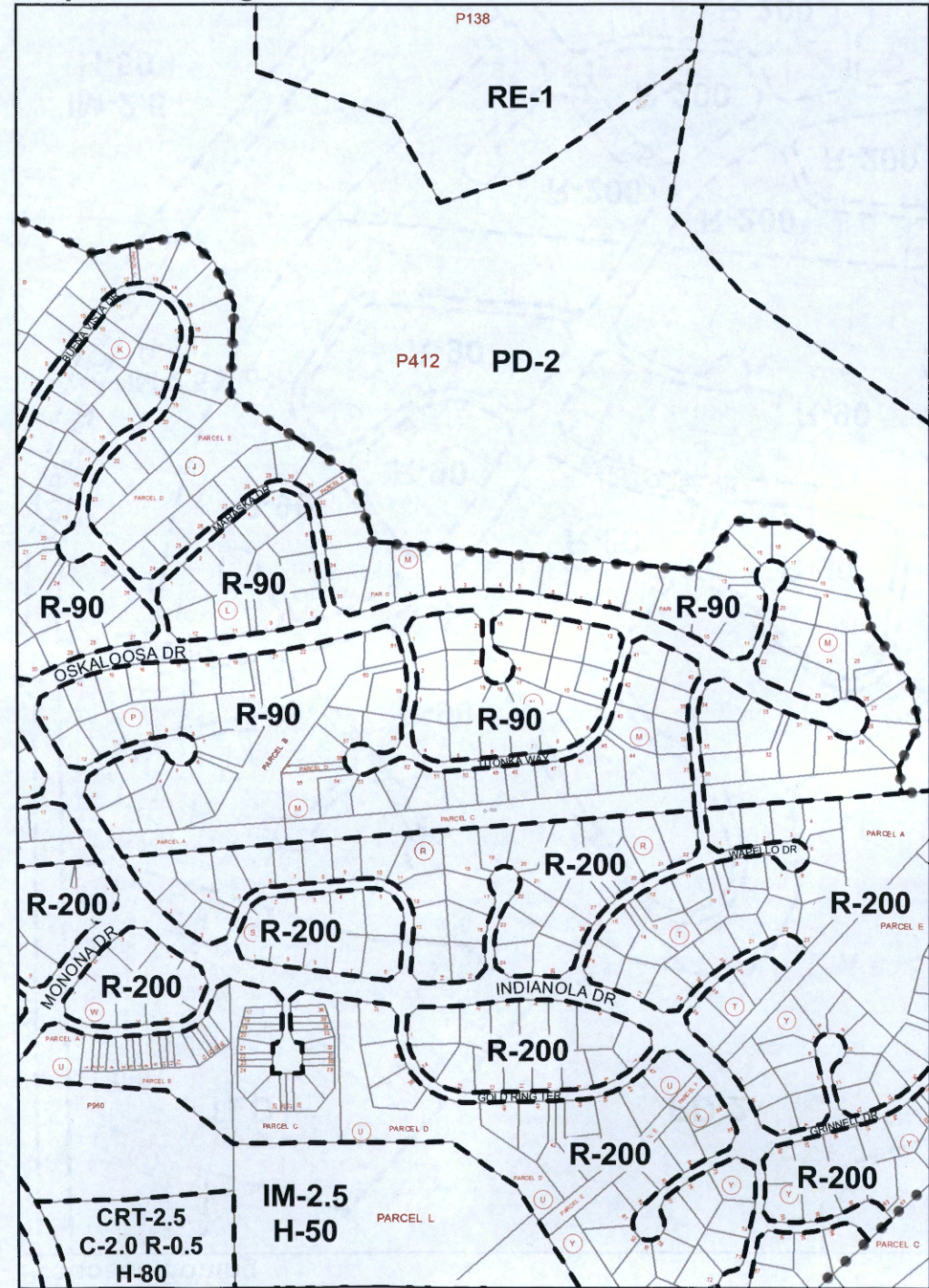
Attachment 1 - Map 22

Existing Zoning

Changes # 54,55,57,58



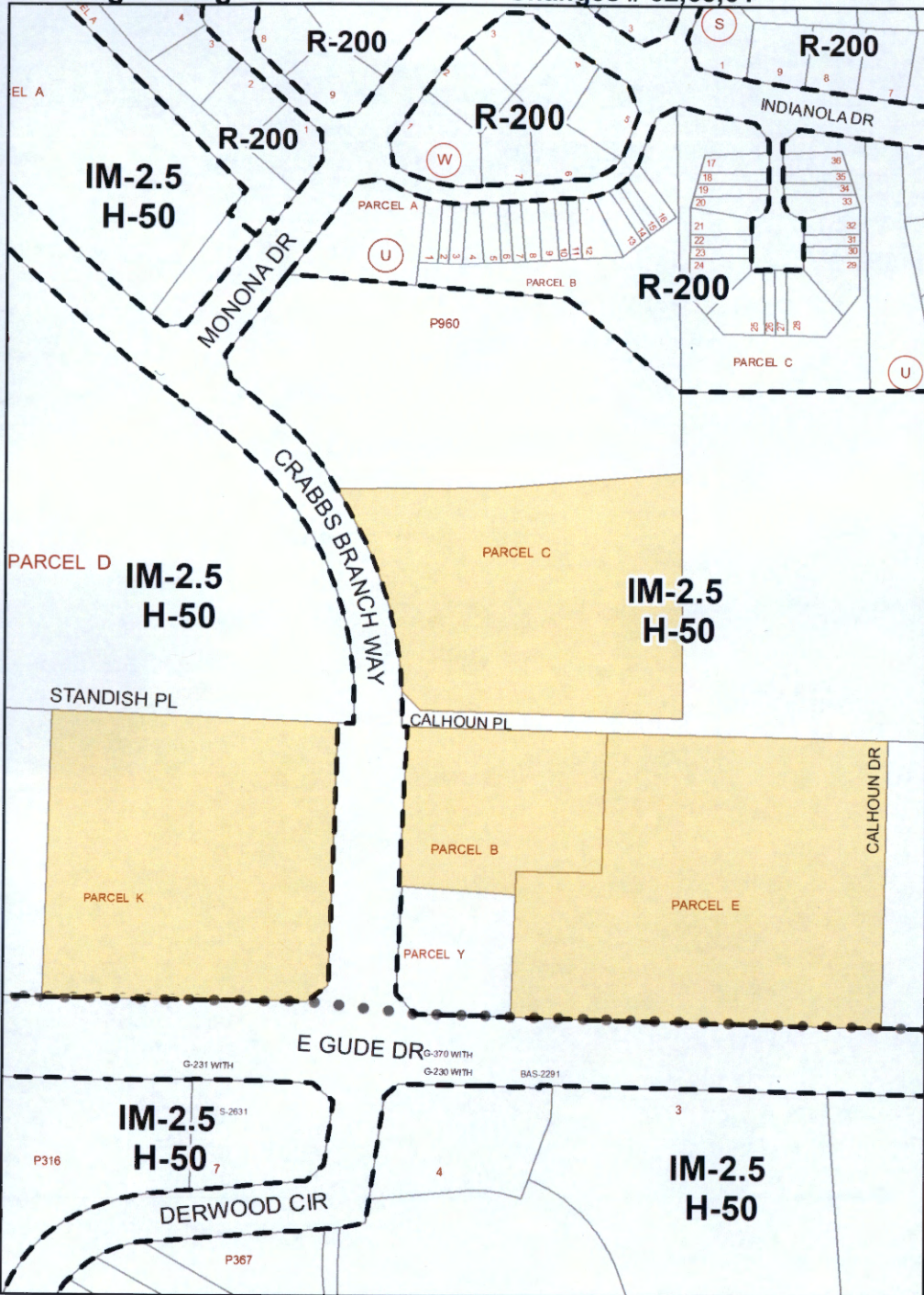
Proposed Zoning



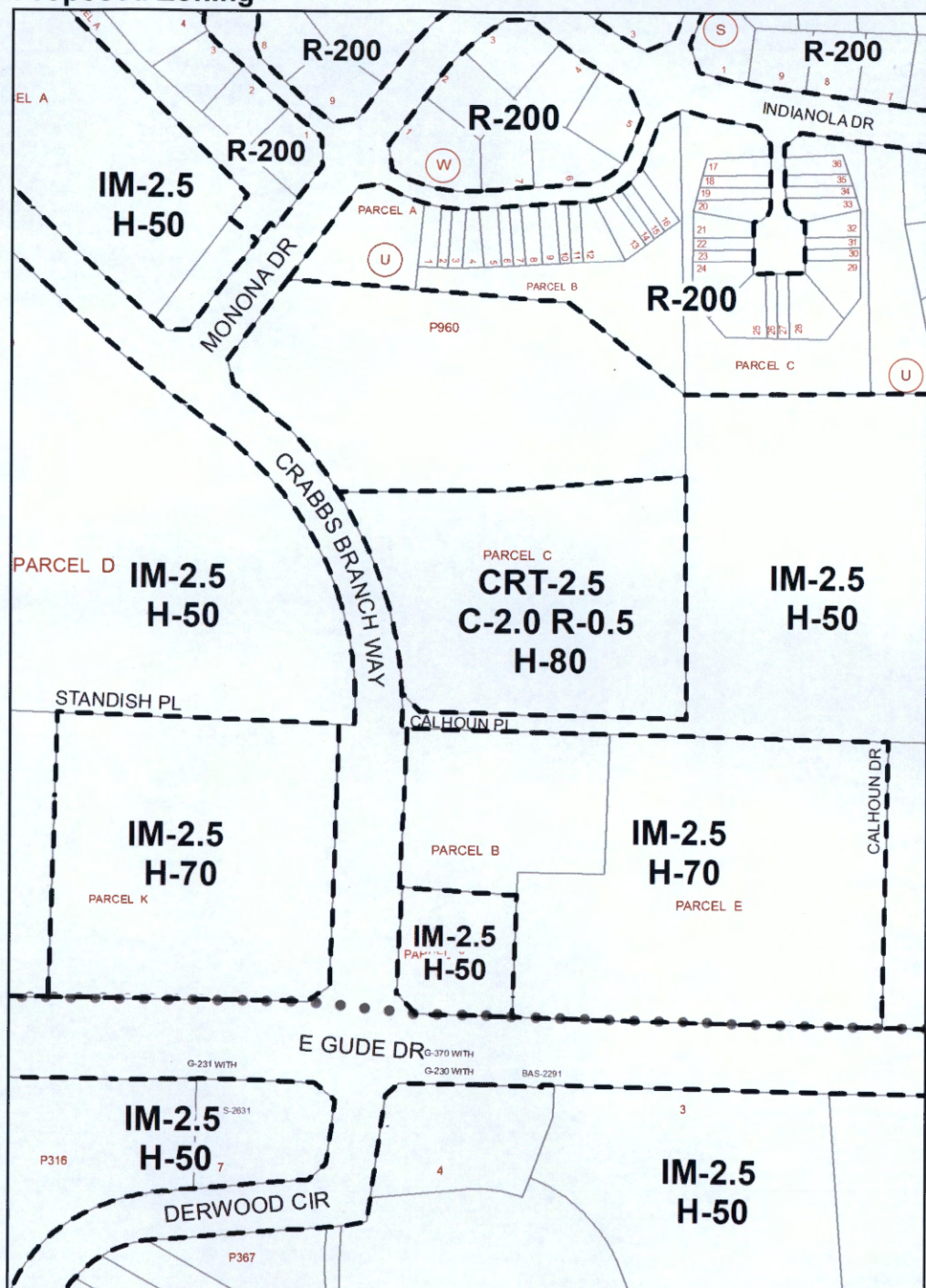
Attachment 1 - Map 23

Existing Zoning

Changes # 62,63,64



Proposed Zoning



Resolution No.: 19-813
Introduced: April 13, 2021
Adopted: April 20, 2021

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: District Council

SUBJECT: Approval of the City of Rockville’s request to expressly approve the reclassification of the Victor Property and SHA Property from the GR zone to the MXCD zone (ANX 2020-00146)

Background

1. Article 23A, Section 9(c) of the Annotated Code of Maryland provides that no municipality annexing land may, for a period of five years following annexation, place that land in a zoning classification which permits a land use substantially different from the use for the land specified in the current and duly adopted master plan without express approval of the County Council.
2. The City of Rockville is proposing to annex approximately 11.96 acres of land from Montgomery County into the City. The Annexation Area consists of 10.23 acres of privately-owned parcels (“Victor Property”) and 1.73 acres of State of Maryland Highway 355 right-of-way (“SHA Property”).
3. The parcels of land proposed for annexation are located approximately 800 feet south of the intersection of Shady Grove Road and MD 355, also described as (a) 16160 and 16200 Frederick Road and (b) Parcel A, recorded among the Land Records of Montgomery County (“Land Records”) at Plat No. 7936 and a portion of Parcel C, recorded among the Land Records at Plat 10684.
4. The property is within the City of Rockville’s maximum expansion limits.
5. The County’s existing General Retail (GR) zone allows for a mix of retail, commercial, and residential uses. Under the annexation proposal, the property would be reclassified to the City’s MXCD (Mixed-Use Corridor District) zone, which allows a mix of residential, commercial, and institutional uses.

6. Planning Staff, in a memorandum to the Planning Board completed February 25, 2021, found that the petition proposes new zoning that includes uses similar to those from the uses allowed by the existing zoning and recommended in the 2020 Approved and Adopted Shady Grove Minor Master Plan Amendment.
7. On March 4, 2021, the Montgomery County Planning Board reviewed Annexation Petition No. 2020-00146. The Board unanimously voted to recommend approval of the annexation with the transmittal of certain comments, including: approval is limited to up to 370 residential units (up to 1.5 FAR residential) and up to 2,500 square feet of non-residential development; the minimum right-of-way recommended for Frederick Road (MD 355) is 150 feet and the development should incorporate the design alignment for the MD 355 Bus Rapid Transit (BRT) project; the development should incorporate Vision Zero improvements along MD 355, including a minimum 6-foot landscape buffer adjacent to vehicular travel lanes and limit curb radii to a maximum of 25 feet.
8. On March 1, 2021, the Planning, Housing, and Economic Development (PHED) Committee reviewed this annexation as part of its review of the Fall 2020 Shady Grove Sector Plan Minor Master Plan Amendment, of which it recommended approval. The County Council adopted the Shady Grove Sector Plan Minor Master Plan Amendment on April 6, 2021.
9. On April 20, 2021, the County Council reviewed Annexation Petition No. 2020-00164 and concluded that it would give its express approval to the proposed reclassification of the Victor Property, also known as the King Buick Property, from the GR-1.5 H-45 zone to the MXCD zone, with certain conditions.

Action

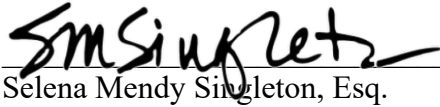
The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

Under the Local Government Article, Section 4-416 of the Annotated Code of Maryland, if the City of Rockville's annexation agreement:

1. limits the allowable development to a maximum of 370 residential units (up to 1.5 FAR residential) and up to 2,500 square feet of non-residential development;
2. provides a minimum right-of-way of 150 feet for Frederick Road (MD 355) and incorporates the design alignment for the MD 355 Bus Rapid Transit (BRT) project; and
3. incorporates Vision Zero improvements along MD 355, including a minimum 6-foot landscape buffer adjacent to vehicular travel lanes, and limits curb radii to a maximum of 25 feet;

then the District Council expressly approves the reclassification by the City of Rockville of the area within Annexation No. 2020-00146 from GR-1.5 H-45 to Rockville's MXCD zone.

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read "Sm Singleton", written over a horizontal line.

Selena Mendy Singleton, Esq.
Clerk of the Council