TO: County Council
FROM: Marlene Michaelson, Senior Legislative Analyst

SUBJECT: Action: Aspen Hill Minor Master Plan Sectional Map Amendment (H-109)

Attached on © 1-9 are the application and Planning Department staff memorandum for a Sectional Map Amendment (SMA) to implement the recommendations of the recently Approved and Adopted Aspen Hill Minor Master Plan Amendment. The SMA application covers approximately 13.95 acres. All land is the area covered by the SMA would be subject to a change in zoning classification.

The Council approved the Aspen Hill Minor Master Plan Amendment on March 31, 2015. Attached is an opinion approving the Aspen Hill Minor Master Plan Amendment Sectional Map Amendment (© 10-13), with the technical staff report and application for the SMA submitted by the Planning Board (© 1-9). The SMA implements recommendations of the recently Approved and Adopted Aspen Hill Minor Master Plan Amendment by putting into effect zoning changes recommended in the Plan.

The Planning Board submitted the SMA for the Aspen Hill Minor Master Plan Amendment on May 28, 2015. The Council held a public hearing on the SMA for the Aspen Hill Minor Master Plan Amendment on July 21, 2015; the Council did not receive any testimony opposing the SMA. Since no issues were raised regarding the SMA, the Planning, Housing, and Economic Development (PHED) Committee did not meet to discuss it.

Staff recommends approval of the attached resolution.

Councilmembers should remember that consideration of an SMA is subject to the ex parte rule and, therefore, the Council may only consider information that is part of the public record. Staff recommends against allowing any member of the audience, other than Staff, to participate in the worksession discussion, since their comments would not be a part of the official record.
May 22, 2015

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

SUBJECT: Sectional Map Amendment for the Aspen Hill Minor Master Plan Amendment

Dear Council President Leventhal:

I am pleased to transmit an application for a Sectional Map Amendment (SMA) for the Aspen Hill Minor Master Plan Amendment. On March 31, 2015, the District Council approved the Aspen Hill Minor Master Plan Amendment, by Resolution 18-104. The Maryland-National Capital Park and Planning Commission adopted the approved plan on May 20, 2015, by Resolution 15-05.

At its regular meeting on May 7, 2015, the Montgomery County Planning Board approved filing the Sectional Map Amendment for the Aspen Hill Minor Master Plan Amendment. The SMA will implement the zoning recommendations of the approved and adopted plan.

This SMA application includes a digital copy and certification of the map and index (Attachments 1 and 2) indicating the existing zoning changes and the proposed zoning for filing in accordance with Article 59-7.2.3 of the Montgomery County Zoning Ordinance.

We look forward to working with you to complete this project.

Sincerely,

Casey Anderson
Chair

CA:ag:ha
Enclosures
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 59-7 OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes 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 Aspen Hill Minor Master Plan Amendment. The County Council, sitting as the District Council, approved the Aspen Hill Minor Master Plan Amendment, on March 31, 2015 (Council Resolution No. 18-104) and the Maryland-National Capital Park and Planning Commission adopted the Plan on May 20, 2015 (M-NCPPC Resolution No. 15-05). The Approved and Adopted Aspen Hill Minor Master Plan Amendment is in Planning Area 27 and Election Districts 3 and 4.

The proposed classifications are contained in one volume keyed to the Zoning Atlas. The Aspen Hill Minor Master Plan Amendment being implemented by this Sectional Map Amendment amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and portions of the Approved and Adopted 1994 Aspen Hill Master Plan, as amended.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the Sectional Map Amendment is approximately 13.95 acres, of which approximately 10 acres are proposed for a change in zoning classification. The remaining approximately 4 acres are proposed to be reconfirmed in the existing zoning classifications with adjustments to building height and Floor Area Ratio (FAR).

Casey Anderson, Chair
Montgomery County Planning Board
CERTIFICATION

This is to certify that the Master 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.

4-8-15

Glenn Kreger
Division Chief
Area 2 Division
July 22, 2015

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

SUBJECT: Aspen Hill Minor Master Plan Amendment Sectional Map Amendment H-109

Dear Council President Leventhal:


At its regular meeting on May 7, 2015, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) for the Aspen Hill Minor Master Plan Amendment. The application to file the SMA was transmitted to the County Council on May 22, 2015, and it was assigned number H-109. The SMA will implement the zoning recommendations of the approved and adopted plan.

The attached technical staff report includes a list of the proposed zoning classifications and a map that shows the groups of parcels to be rezoned with acreage amounts that are based on digital measurements of the perimeter of each group proposed for rezoning with the same zoning classification.

In addition to my testimony at the public hearing, we respectfully request that this transmittal be included in the public record for the Council’s public hearing on SMA H-109, which was held on July 21, 2015.

Sincerely,

Casey Anderson
Chair

Enclosures
MEMORANDUM

TO: Montgomery County Council
FROM: Montgomery County Planning Department
SUBJECT: Technical Staff Report for the Aspen Hill Minor Master Plan Amendment Sectional Map Amendment H-109
DATE: July 22, 2015

Summary
This proposed SMA will implement the Aspen Hill Minor Master Plan Amendment’s recommendations for creating a vibrant mix of more compact, pedestrian-friendly, and accessible uses that appropriately transition to adjacent single-family residential neighborhoods.

Background
On March 31, 2015, the District Council approved the Aspen Hill Minor Master Plan Amendment, by Resolution 18-104. The Montgomery County Planning Board approved the adoption of the Plan by Resolution 15-45 on April 23, 2015, and on May 20, 2015, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 15-05.

The Aspen Hill Minor Master Plan Amendment area encompasses approximately 14 acres to the west of the Connecticut Avenue and Aspen Hill Road intersection. This SMA proposes the rezoning of the approximately 14 acres, including changes to the base zone classifications and adjustments to building height and Floor Area Ratio (FAR). On the north side of Aspen Hill Road, the reclassified area includes approximately 5.1 acres in the EOF (Employment Office) Zone, and approximately 4.9 acres in the R-90 Zone. The R-90 Zoned areas had previously been utilized for parking associated with the now vacant office in the EOF Zone. The existing Commercial/Residential Town (CRT) Zone on the properties on the northwest corner is confirmed with adjustments made to height and FAR. On the south side of Aspen Hill Road, the CRT and EOF Zones are confirmed with adjustments made to height maximums and FAR to promote greater compatibility with adjacent single-family residential neighborhoods. See Attachment 1.

There are no pending local map amendments within the boundaries of the Aspen Hill Minor Master Plan Amendment.

Proposed Sectional Map Amendment
The Aspen Hill Minor Master Plan proposes a framework for redevelopment that facilitates a broader range of more compact, pedestrian-oriented uses by rezoning the majority of the Minor Amendment area to the CRT Zone. This zone is characterized by a total floor area ratio (FAR), a commercial (C) FAR, a residential (R) FAR, and a height limit (H).
On the north side of Aspen Hill Road and west of Connecticut Avenue, the recommended zoning is: CRT-1.5, C-0.5, R-1.0, H-60. Consolidating the zoning classifications of these properties supports mixed-use development as the market evolves, particularly if the properties are assembled and redeveloped comprehensively. On the south side of Aspen Hill Road and west of Connecticut Avenue, the zoning recommendation is to confirm the CRT Zone, with adjustments to FAR and height to: CRT-0.5, C-0.5, R-0.25, H-45. For the remaining properties on the south side, the zoning recommendation is to confirm the EOF-1.5 Zone, with an adjustment to maximum building height from 60 and 75 feet to 45 feet. The recommended zoning classifications are detailed in Attachment 2.

Conclusion
Approval of SMA H-109 will implement the zoning recommendations of the approved and adopted Aspen Hill Minor Master Plan Amendment.

Attachments:
Attachment 1 Proposed Zoning Reclassifications
Attachment 2 Index Map for the Sectional Map Amendment
### ATTACHMENT 1

#### Proposed Zoning Reclassifications

<table>
<thead>
<tr>
<th>Area #</th>
<th>Existing Zone</th>
<th>Proposed Zone</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CRT-0.75 (C-0.75 R-0.25 H-45); EOF-3.0 (H-60); R-90</td>
<td>CRT-1.5 (C-0.5 R-1.0 H-60)</td>
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<tr>
<td>2</td>
<td>CRT-0.75 (C-0.75 R-0.25 H-35)</td>
<td>CRT-0.5 (C-0.5 R-0.25 H-45)</td>
<td>1.08</td>
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<tr>
<td>3</td>
<td>EOF-1.5 (H-75); EOF-1.5 (H-60)</td>
<td>EOF-1.5 (H-45)</td>
<td>1.46</td>
</tr>
<tr>
<td></td>
<td><strong>Total Changed Acres</strong></td>
<td></td>
<td><strong>13.95</strong></td>
</tr>
</tbody>
</table>
SECTIONAL MAP AMENDMENT FOR ASPEN HILL MINOR MASTER PLAN AMENDMENT

1 inch = 300 feet

Master Plan Boundary

<table>
<thead>
<tr>
<th>Area</th>
<th>Existing Zoning</th>
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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: Aspen Hill Minor Master Plan Amendment Sectional Map Amendment (H-109)

OPINION

Sectional Map Amendment (SMA) H-109 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Aspen Hill Minor Master Plan Amendment. The SMA application covers approximately 13.95 acres. All land in the area covered by the SMA is subject to a change in zoning classification.

The District Council approved the Aspen Hill Minor Master Plan Amendment on March 31, 2015. The Minor Master Plan Amendment sets forth the specific land use and zoning objectives for the development of the Aspen Hill Minor Master Plan Amendment 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 March 2, 2015, wherein testimony was received from interested parties, and the County Executive transmitted to the County Council his fiscal impact analysis for the Aspen Hill Minor Master Plan Amendment on January 30, 2015.

Sectional Map Amendment (SMA) H-109 was filed on May 28, 2015 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Aspen Hill Minor Master Plan Amendment.

The Council held a public hearing on the SMA for the Aspen Hill Minor Master Plan Amendment on July 21, 2015. The Council did not receive any testimony opposing the SMA.

The Council considered the Sectional Map Amendment at a worksession held on July 28, 2015. The Council finds Sectional Map Amendment Application H-109 to be consistent with the Approved and Adopted Aspen Hill Minor Master Plan Amendment and necessary to implement the land use and development policies expressed in the Approved and Adopted Aspen Hill Minor Master Plan Amendment.
The evidence of record for Sectional Map Amendment H-109 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Aspen Hill Minor Master Plan Amendment, dated March 2, 2015, and all record materials compiled in connection with the public hearing held by the Council on July 21, 2015 on Sectional Map Amendment H-109.

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-109, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Aspen Hill Minor Master Plan Amendment consisting of approximately 13.95 acres, more or less, is GRANTED. Approximately 10 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed in the existing zoning classifications, with adjustments to building height and Floor Area Ratio (FAR).

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Aspen Hill Minor Master Plan Amendment.

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This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

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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.
SECTIONAL MAP AMENDMENT FOR
ASPEN HILL MINOR MASTER PLAN AMENDMENT

1 inch = 300 feet

Master Plan Boundary

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Existing Zoning

Proposed Zoning

Map Grid: 218NW04

1 in = 300 ft