

Resolution No.: 20-548
Introduced: June 18, 2024
Adopted: June 18, 2024

**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: Fairland and Briggs Chaney Master Plan Sectional Map Amendment (H-150)

OPINION

Sectional Map Amendment (SMA) H-150 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 Fairland and Briggs Chaney Master Plan. The SMA application covers a Plan area of approximately 1,800 acres along a 5-mile stretch of Columbia Pike (U.S. 29) between Silver Spring and Washington, D.C. to the south and the communities of Burtonsville and Howard County to the north. This SMA proposes reclassification of approximately 865 acres. The SMA reconfirms the existing zoning for the remainder of the plan area (approximately 935 acres).

The District Council approved the Fairland and Briggs Chaney Master Plan on December 12, 2023. The Master Plan sets forth the specific land use and zoning recommendations for the Fairland and Briggs Chaney 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 September 27, 2023, 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 Fairland and Briggs Chaney Master Plan on October 19, 2023.

Sectional Map Amendment (SMA) H-150 was filed on March 1, 2024, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Fairland and Briggs Chaney Master Plan. The Council held a public hearing on the SMA for the Plan on April 30, 2024. There was one speaker for the public hearing, speaking in support of the SMA. The record remained open until close of business on May 9, 2024.

The Council considered the Sectional Map Amendment at a worksession held on June 18, 2024. The Council finds Sectional Map Amendment Application H-150, to be consistent with the Approved and Adopted Fairland and Briggs Chaney Master Plan and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-150 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Fairland and Briggs Chaney Master Plan dated September 27, 2023, and all record materials compiled in connection with the public hearing held by the Council on April 30, 2024, on Sectional Map Amendment H-150.

For these reasons, and because the grant of 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-150, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Fairland and Briggs Chaney Master Plan consisting of approximately 1,800 acres, more or less, along a 5-mile stretch of Columbia Pike (U.S. 29) between Silver Spring and Washington, D.C. to the south and the communities of Burtonsville and Howard County to the north., is GRANTED. Approximately 865 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage, approximately 935 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 Fairland and Briggs Chaney Master Plan.

Table 1: Parcels to be Rezoned¹

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
1	RT-12.5, R-200	TMD	11.87
2	R-90	TLD	2.13
3	RT-12.5	TMD	3.12
4	R-H	R-10	16.44
5	CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-75	1.86
6	R-90	TMD	3.82
7	EOF-1.5 H-75	CR-2.0 C-1.5 R-1.5 H-120	23.31
8	R-90	TMD	3.92
9	R-200	CRN-1.0 C-0.0 R-1.0 H-75	11.09
10	R-90	CRT-1.25 C-0.25 R-1.0 H-55	6.8
11	CRT-0.75 C-0.75 R-0.25 H-35, CRT-0.75 C-0.75 R-0.25 H-45	CRT-1.25 C-0.75 R-1.25 H-75	5.23
12	R-200, R-90	CRT-1.25 C-0.75 R-1.25 H-55	21.68
13	R-90	CRT-1.25 C-0.75 R-1.25 H-65	4.24
14	R-90	CRT-1.25 C-0.75 R-1.25 H-65	8.93
15	EOF-0.75 H-100 T	CR-2.0 C-1.5 R-1.5 H-120	35.95
16	EOF-1.5 H-75	CR-2.0 C-1.5 R-1.5 H-120	36.16
17	R-90	CRT-1.25 C-0.75 R-1.25 H-75	8.75
18	R-200	CRT-1.25 C-0.75 R-1.25 H-55	8.0
19	NR-0.75 H-45, CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-55	1.53
20	R-200	CRT-1.25 C-0.75 R-1.25 H-55	6.96
21	NR-0.75 H-45	CRT-1.25 C-0.75 R-1.25 H-55	0.61
22	R-90	CRT-1.5 C-0.75 R-1.25 H-75	8.54
23	TDR-6.0	Removed	27.9
24	RT-12.5	THD	14.55
25	NR-0.75 H-45	CRN-1.0 C-0.75 R-0.75 H-45	3.17
26	EOF-1.5 H-75, R-200	CRN-1.5 C-1.25 R-1.25 H-65	6.72
27	GR-1.5 H-85, IM-2.5 H-50	IM-2.5 H-85	19.1
28	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-120	7.54
29	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	8.1
30	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	21.38
31	GR-1.5 H-85, R-60	R-60	6.81
32	EOF-0.75 H-100 T	EOF-0.75 H-100	11.45
33	R-30	R-20	7.7
34	RT-8.0	TLD	0.51
35	RT-8.0	TLD	8.79
36	R-90, R-200	RC	27.71
37	CRT-2.25 C-1.5 R-0.75 H-75	CR-2.25 C-1.5 R-0.75 H-85	18.63
38	R-20, CRN-0.5 C-0.5 R-0.25 H-35	CR-2.0 C-0.5 R-2.0 H-85	10.46
39	RT-10.0, R-30	CRT-2.0 C-0.25 R-2.0 H-85	16.83
40	R-30	R-20	18.08
41	R-30	R-20	18.39
42	RT-8.0, R-30, RT-10.0	TLD	13.1

Change #	Existing Zoning	Proposed Zoning	Acres Changed
43	R-30	CRT-1.25 C-0.25 R-1.0 H-75	6.61
44	R-20	CRT-1.25 C-0.25 R-1.0 H-85	19.94
45	R-20	CRT-1.5 C-0.25 R-1.5 H-85	21.82
46	R-90	THD	39.34
47	R-H	R-20	59.45
48	R-90	THD	102.34
49	R-90	CRN-0.25 C-0.25 R-0.0 H-45	2.63
50	PD-2	RE-2	115.58
		Total Changed Acres	865.57

This is a correct copy of Council action.



Sara R. Tenenbaum
 Clerk of the Council

SECTIONAL MAP AMENDMENT H-150

for the

FAIRLAND AND BRIGGS CHANEY MASTER PLAN



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.

2/15/2024

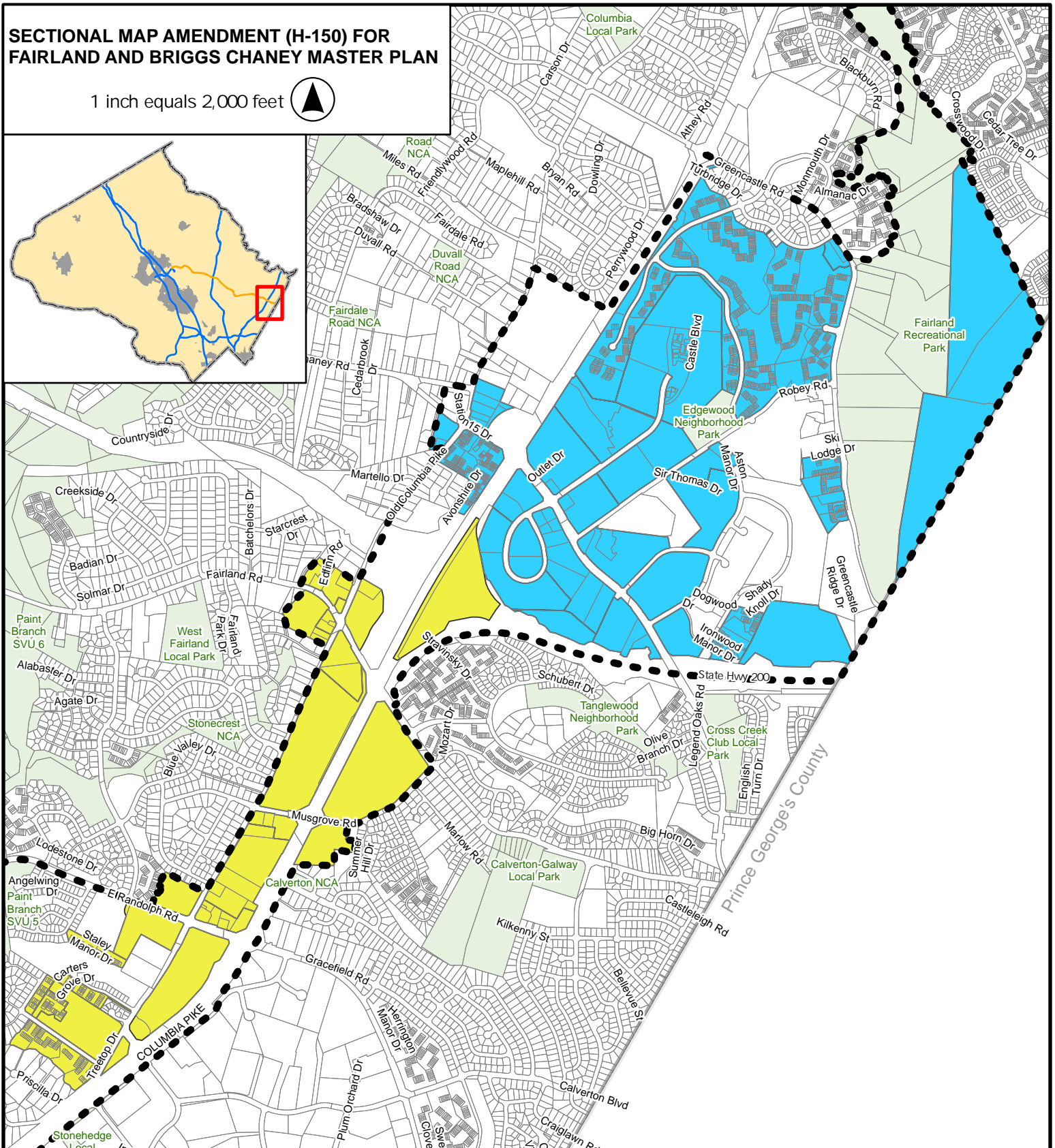
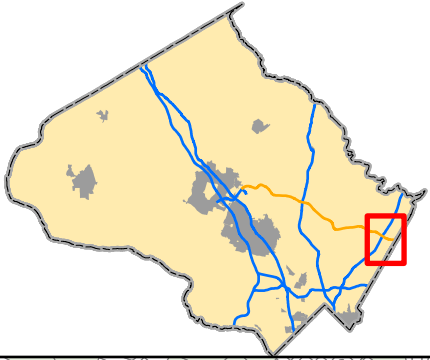
Date



Patrick Butler
Division Chief
Upcounty Division

Attachment 1 - Page 2

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 2,000 feet

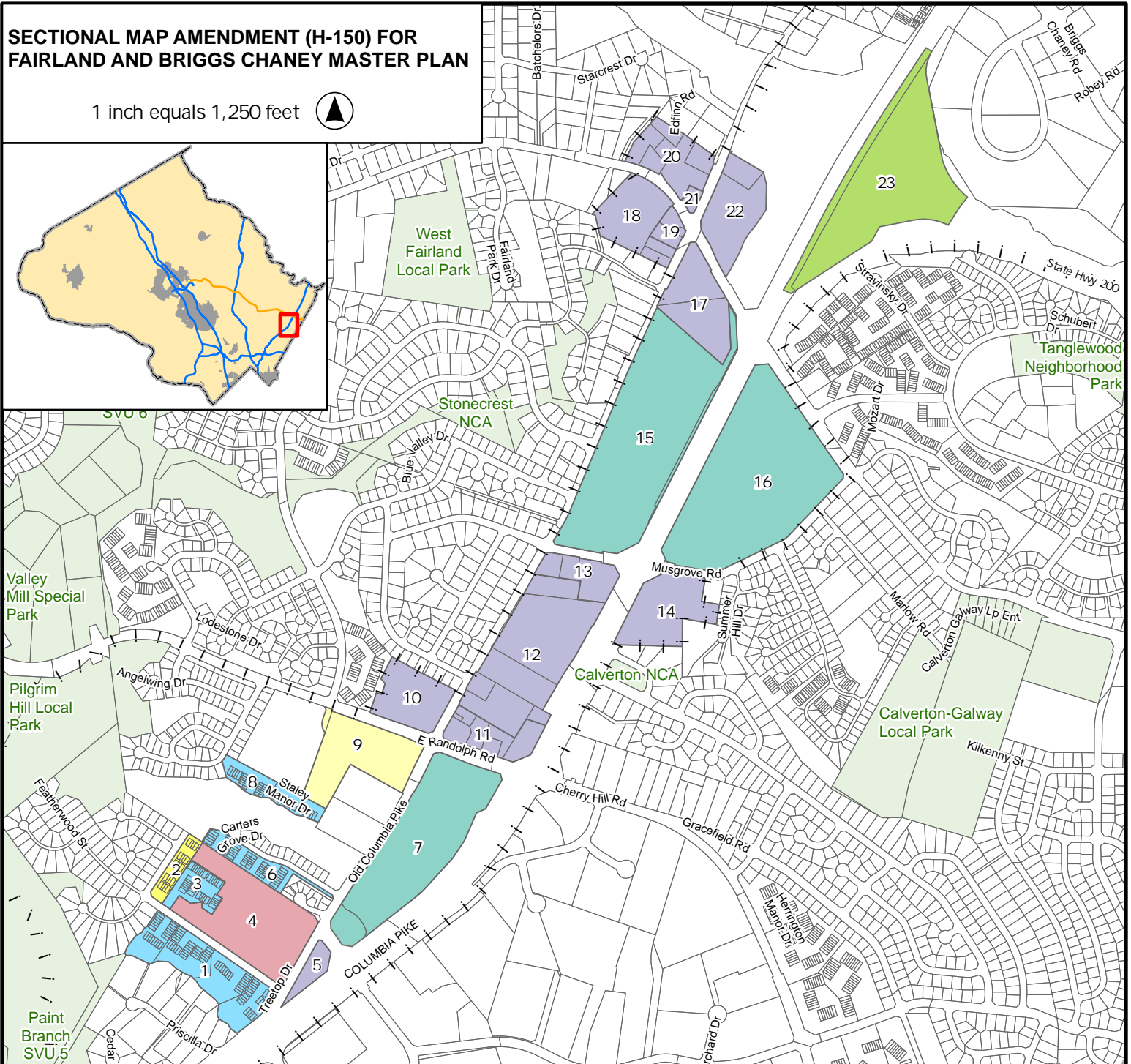


	Change Index 1 - Page 3 - 23 Changes, 258.84 Acres
	Change Index 2 - Page 4 - 27 Changes, 606.73 Acres
	SMA Total - 50 Changes, 865.57 Acres

Attachment 1 - Page 3

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 1,250 feet

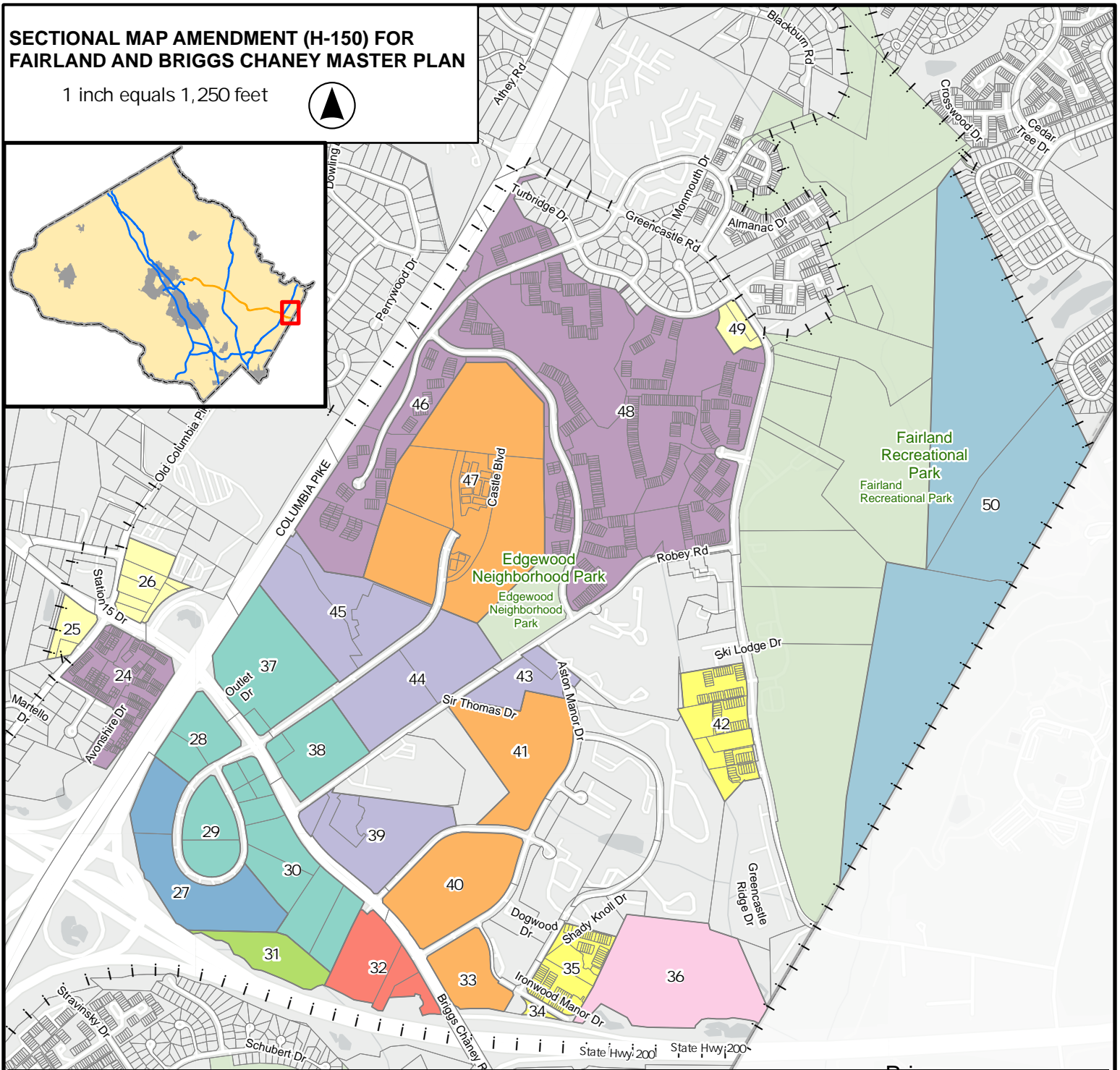


Change #	Existing Zoning	Proposed Zoning	Acres	Change #	Existing Zoning	Proposed Zoning	Acres
1	RT-12.5, R-200	TMD	11.87	13	R-90	CRT-1.25 C-0.75 R-1.25 H-65	4.24
2	R-90	TLD	2.13	14	R-90	CRT-1.25 C-0.75 R-1.25 H-65	8.93
3	RT-12.5	TMD	3.12	15	EOF-0.75 H-100T	CR-2.0 C-1.5 R-1.5 H-120	35.95
4	R-H	R-10	16.44	16	EOF-1.5 H-75	CR-2.0 C-1.5 R-1.5 H-120	36.16
5	CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-75	1.86	17	R-90	CRT-1.25 C-0.75 R-1.25 H-75	8.75
6	R-90	TMD	3.82	18	R-200	CRT-1.25 C-0.75 R-1.25 H-55	8
7	EOF-1.5 H-75	CR-2.0 C-1.5 R-1.5 H-120	23.31	19	NR-0.75 H-45, CRT-0.75 C-0.75 R-0.25 H-35	CRT-1.25 C-0.75 R-1.25 H-55	1.53
8	R-90	TMD	3.92	20	R-200	CRT-1.25 C-0.75 R-1.25 H-55	6.96
9	R-200	CRN-1.0 C-0.0 R-1.0 H-75	11.09	21	NR-0.75 H-45	CRT-1.25 C-0.75 R-1.25 H-55	0.61
10	R-90	CRT-1.25 C-0.25 R-1.0 H-55	6.8	22	R-90	CRT-1.5 C-0.75 R-1.25 H-75	8.54
11	CRT-0.75 C-0.75 R-0.25 H-35 CRT-0.75 C-0.75 R-0.25 H-45	CRT-1.25 C-0.75 R-1.25 H-75	5.23	23	TDR-6.0	Removed	27.9
12	R-200, R-90	CRT-1.25 C-0.75 R-1.25 H-55	21.68			Total Changed Acres	258.84

Attachment 1 - Page 4

SECTIONAL MAP AMENDMENT (H-150) FOR FAIRLAND AND BRIGGS CHANEY MASTER PLAN

1 inch equals 1,250 feet

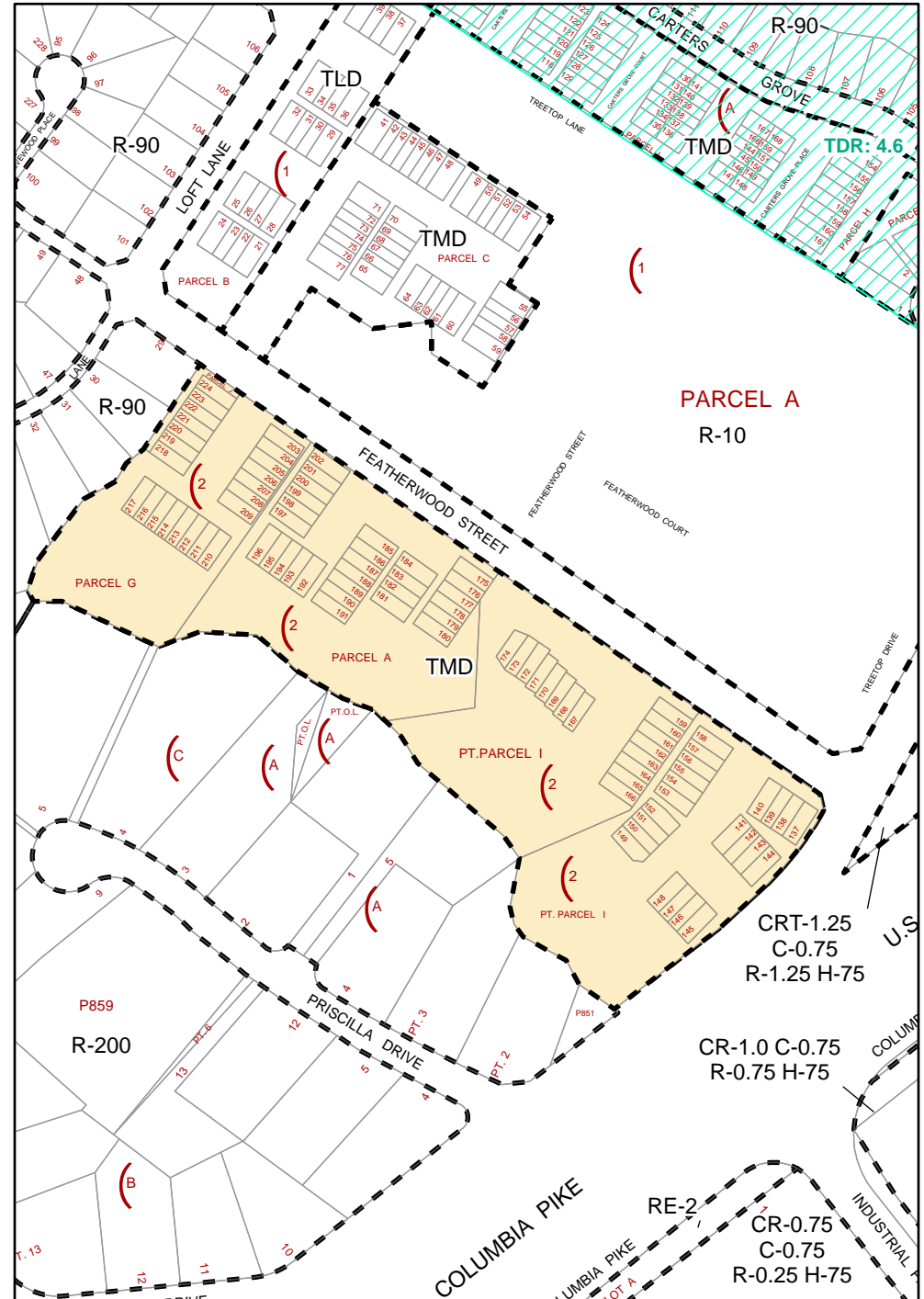
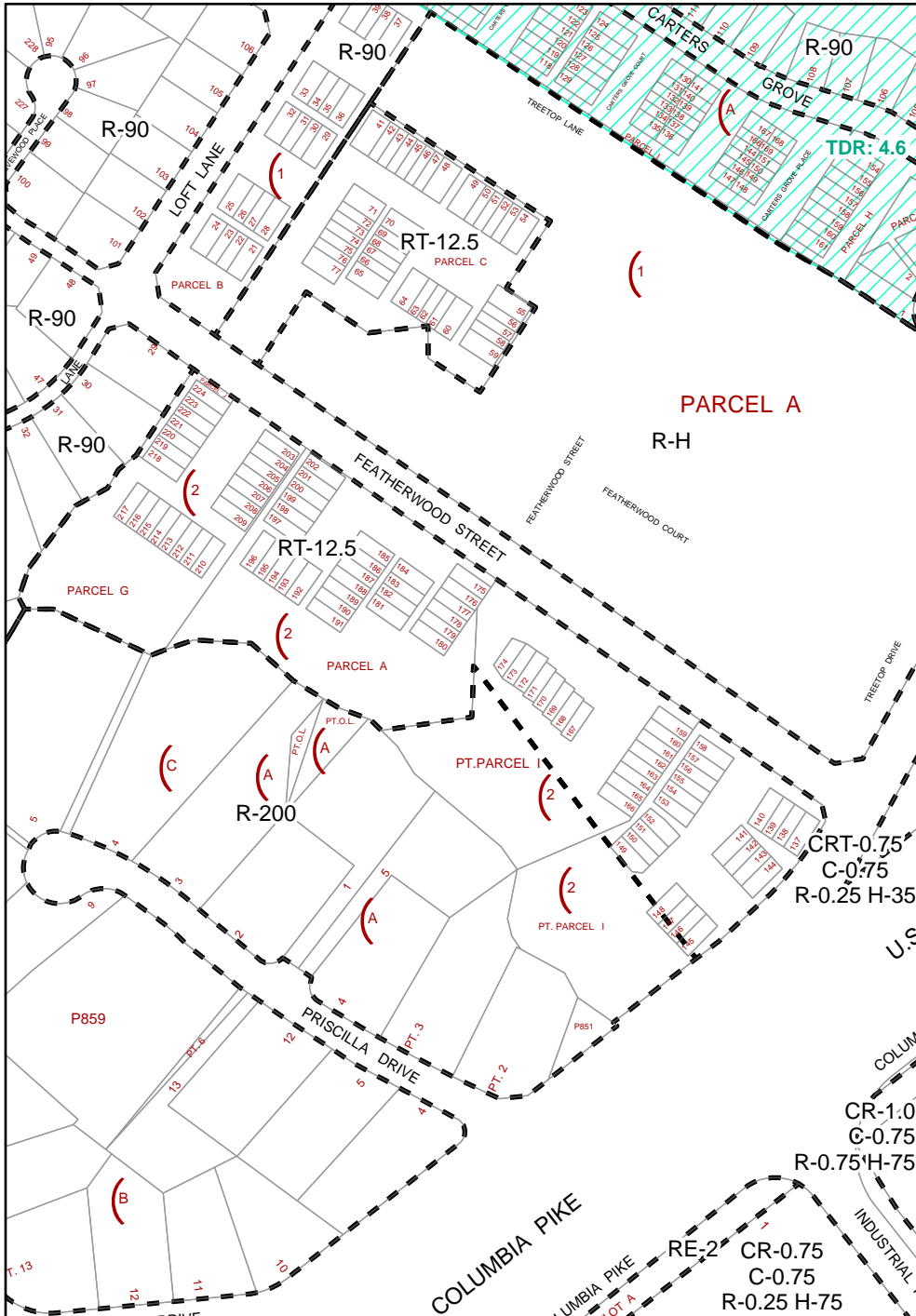


Change #	Existing Zoning	Proposed Zoning	Acres	Change #	Existing Zoning	Proposed Zoning	Acres
24	RT-12.5	THD	14.55	38	R-20, CRN-0.5 C-0.5 R-0.25 H-35	CR-2.0 C-0.5 R-2.0 H-85	10.46
25	NR-0.75 H-45	CRN-1.0 C-0.75 R-0.75 H-45	3.17	39	RT-10.0, R30	CRT-2.0 C-0.25 R-2.0 H-85	16.83
26	EOF-1.5 H-75, R-200	CRN-1.5 C-1.25 R-1.25 H-65	6.72	40	R-30	R-20	18.08
27	GR-1.5 H-85, IM-2.5 H-50	IM-2.5 H-85	19.1	41	R-30	R-20	18.39
28	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-120	7.54	42	RT-8.0, R-30, RT-10.0	TLD	13.05
29	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	8.1	43	R-30	CRT-1.25 C-0.25 R-1.0 H-75	6.61
30	GR-1.5 H-85	CR-2.0 C-1.5 R-1.5 H-85	21.38	44	R-20	CRT-1.25 C-0.25 R-1.0 H-85	19.94
31	GR-1.5 H-85, R-60	R-60	6.81	45	R-20	CRT-1.5 C-0.25 R-1.5 H-85	21.82
32	EOF-0.75 H-100 T	EOF-0.75 H-100	11.45	46	R-90	THD	39.34
33	R-30	R-20	7.7	47	R-H	R-20	59.45
34	RT-8.0	TLD	0.51	48	R-90	THD	102.34
35	RT-8.0	TLD	8.79	49	R-90	CRN-0.25 C-0.25 R-0.0 H-45	2.63
36	R-90, R-200	RC	27.71	50	PD-2	RE-2	115.58
37	CRT-2.25 C-1.5 R-0.75 H-75	CR-2.25 C-1.5 R-0.75 H-85	18.63			Total Changed Acres	606.73

Existing Zoning

Change #1

Proposed Zoning



Map Grid: 216NE02

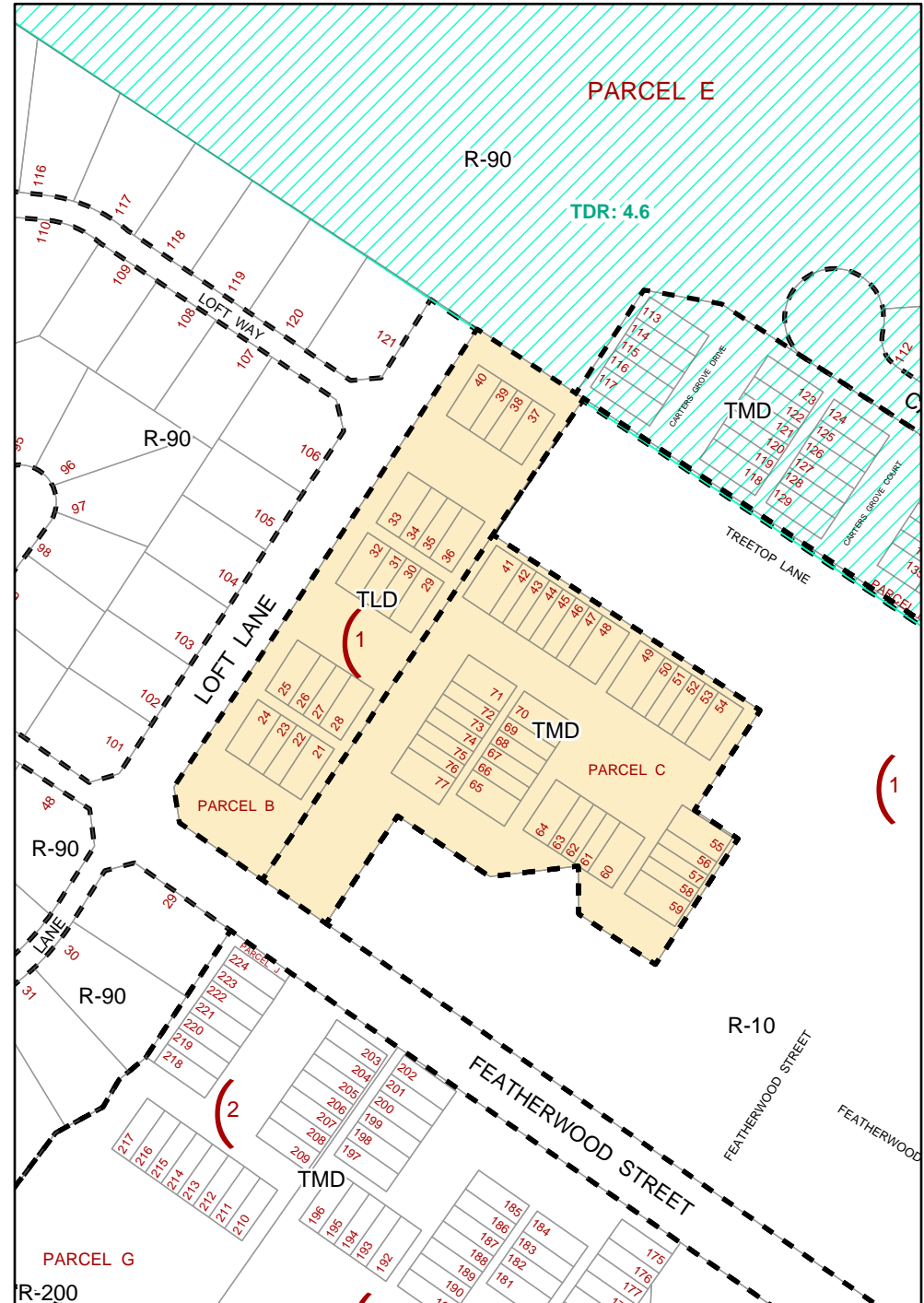
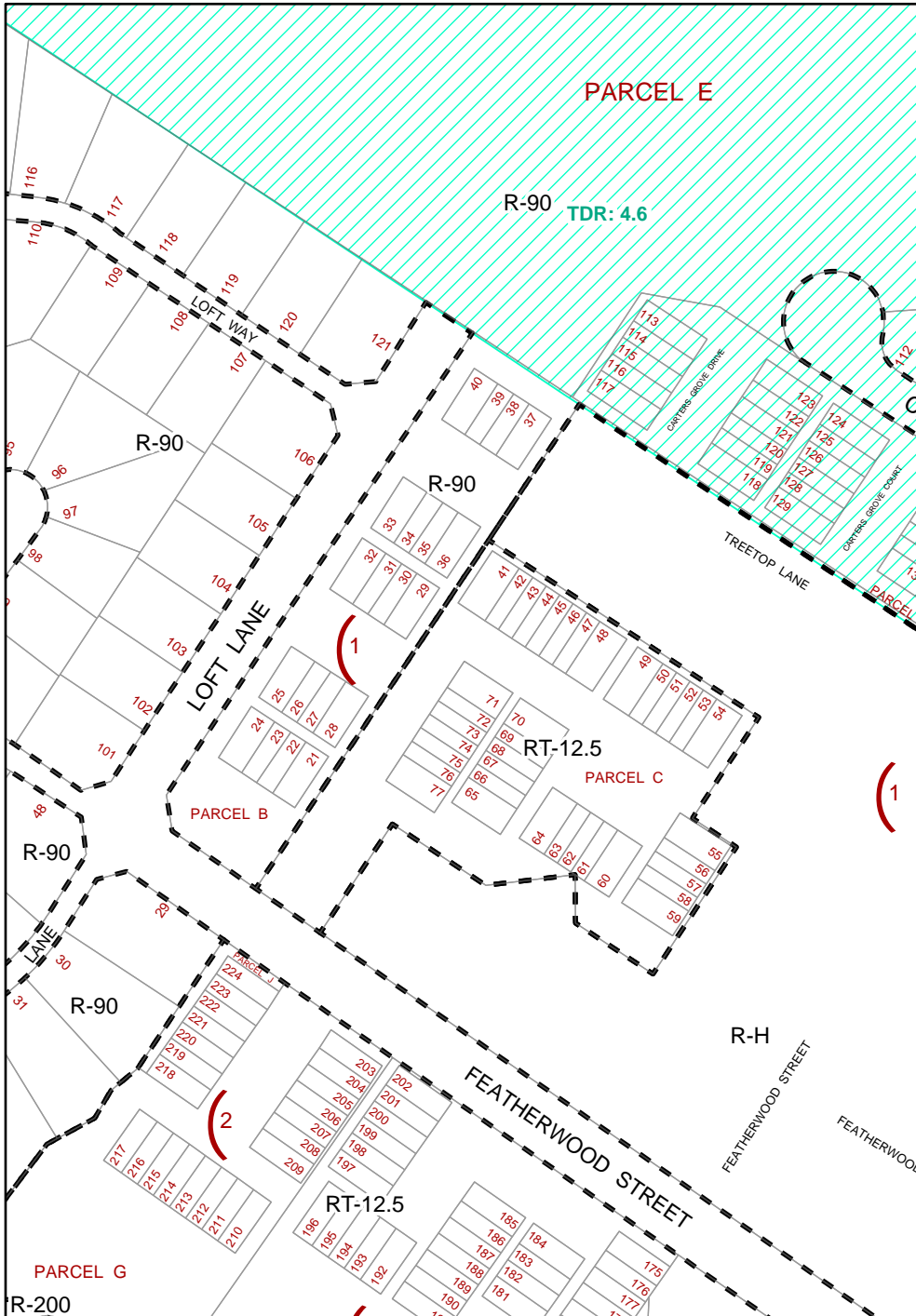
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1 in = 300 ft

Existing Zoning

Change #2,3

Proposed Zoning



Map Grid: 216NE02

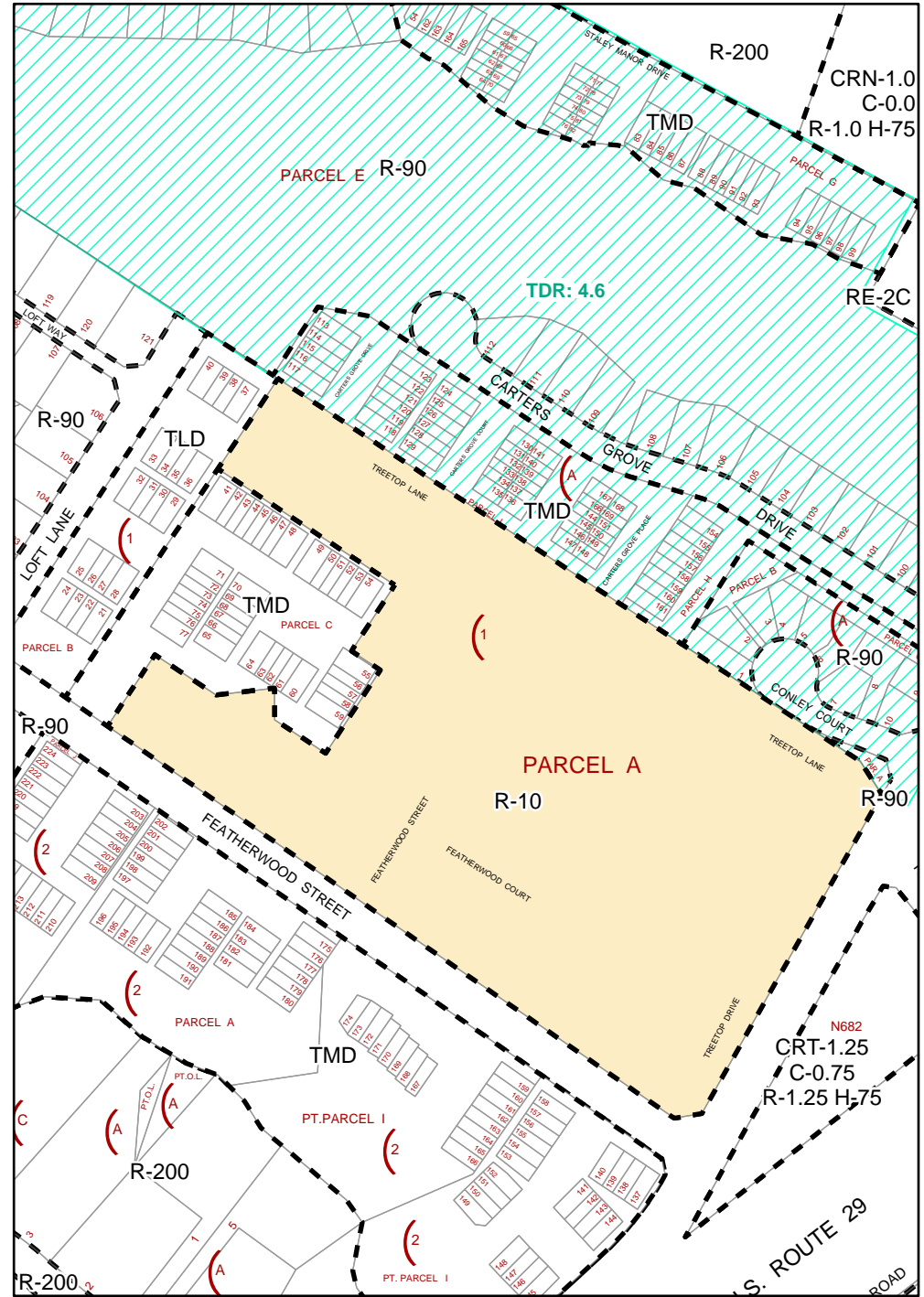
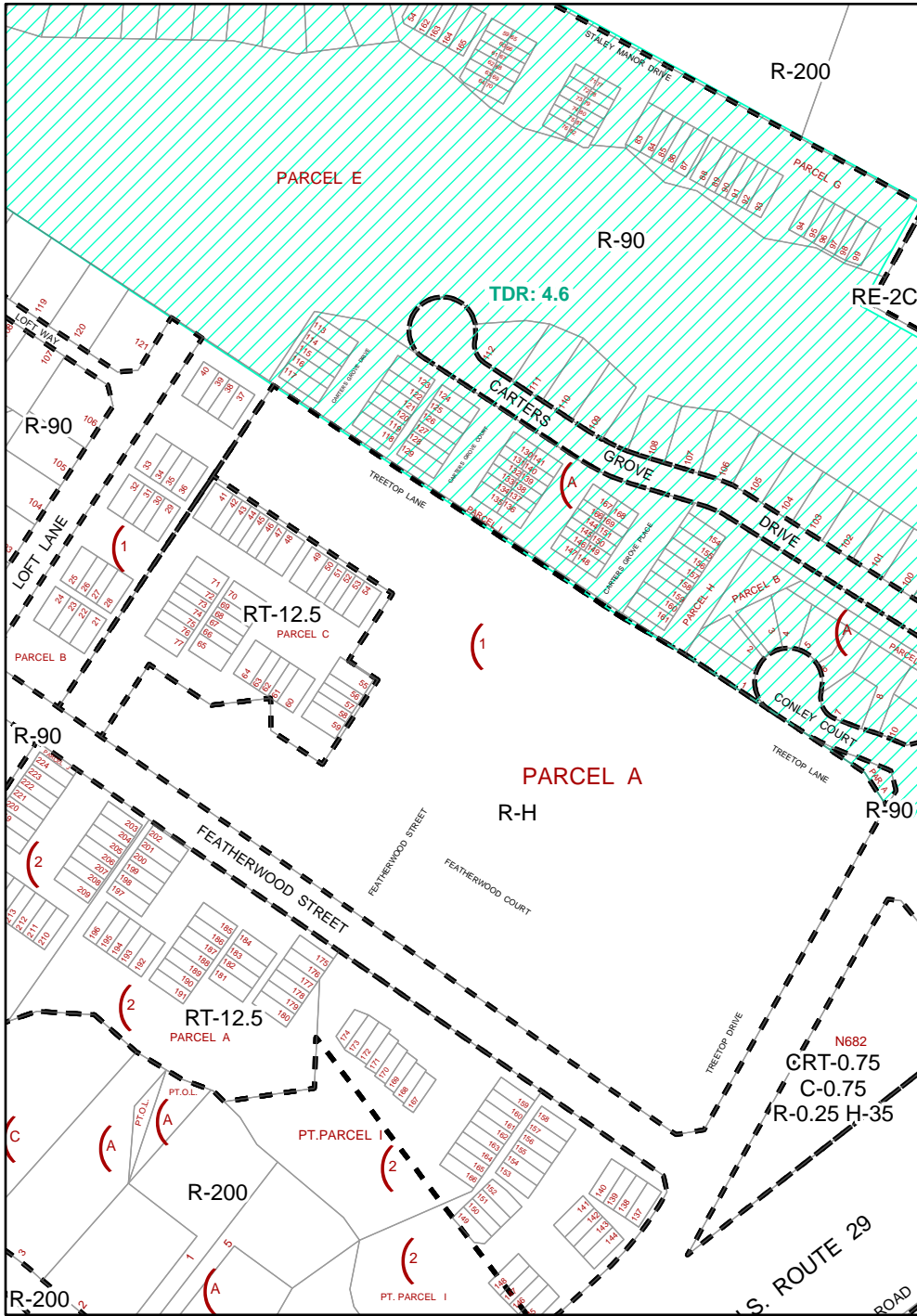
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1 in = 200 ft

Existing Zoning

Change #4

Proposed Zoning



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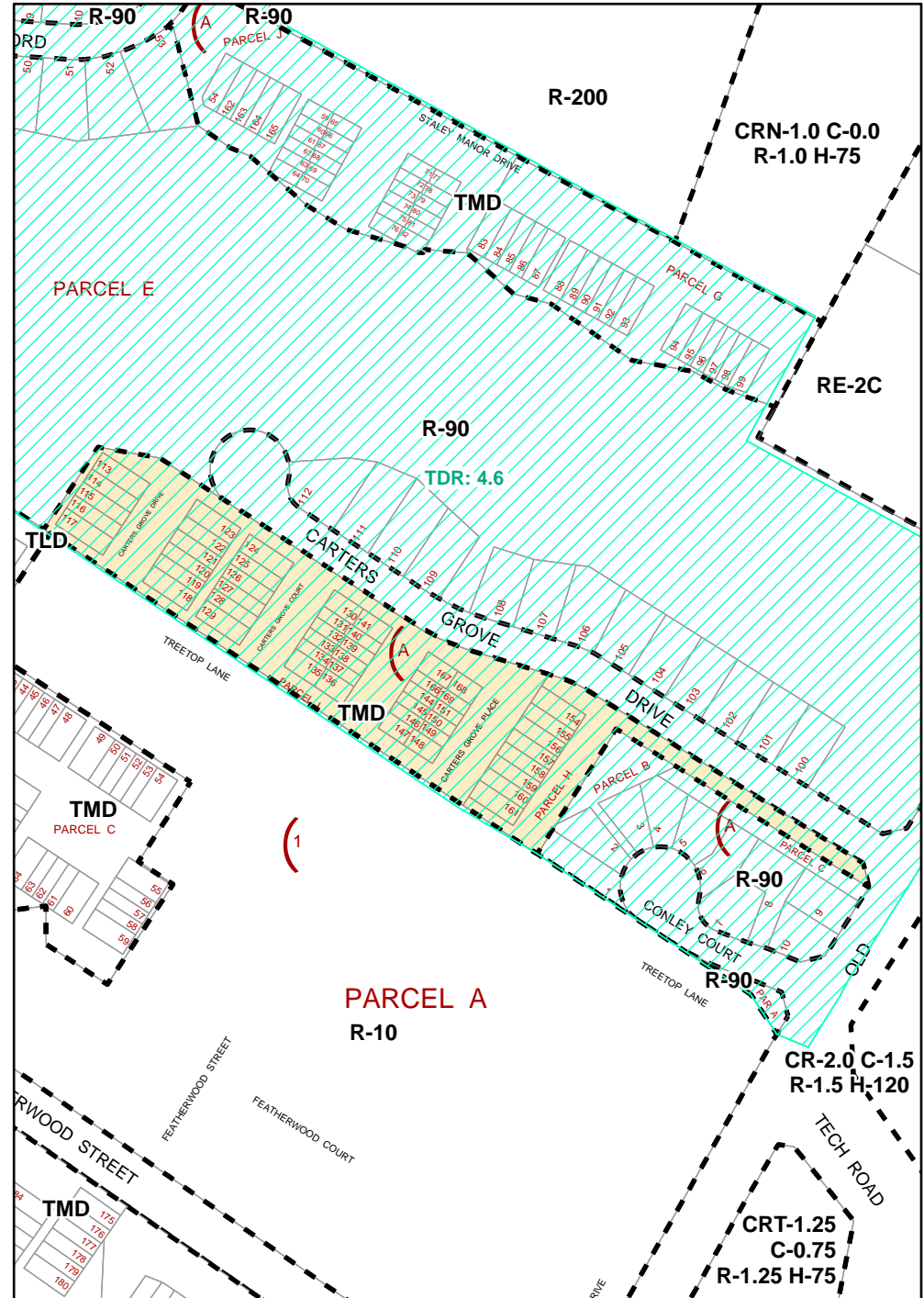
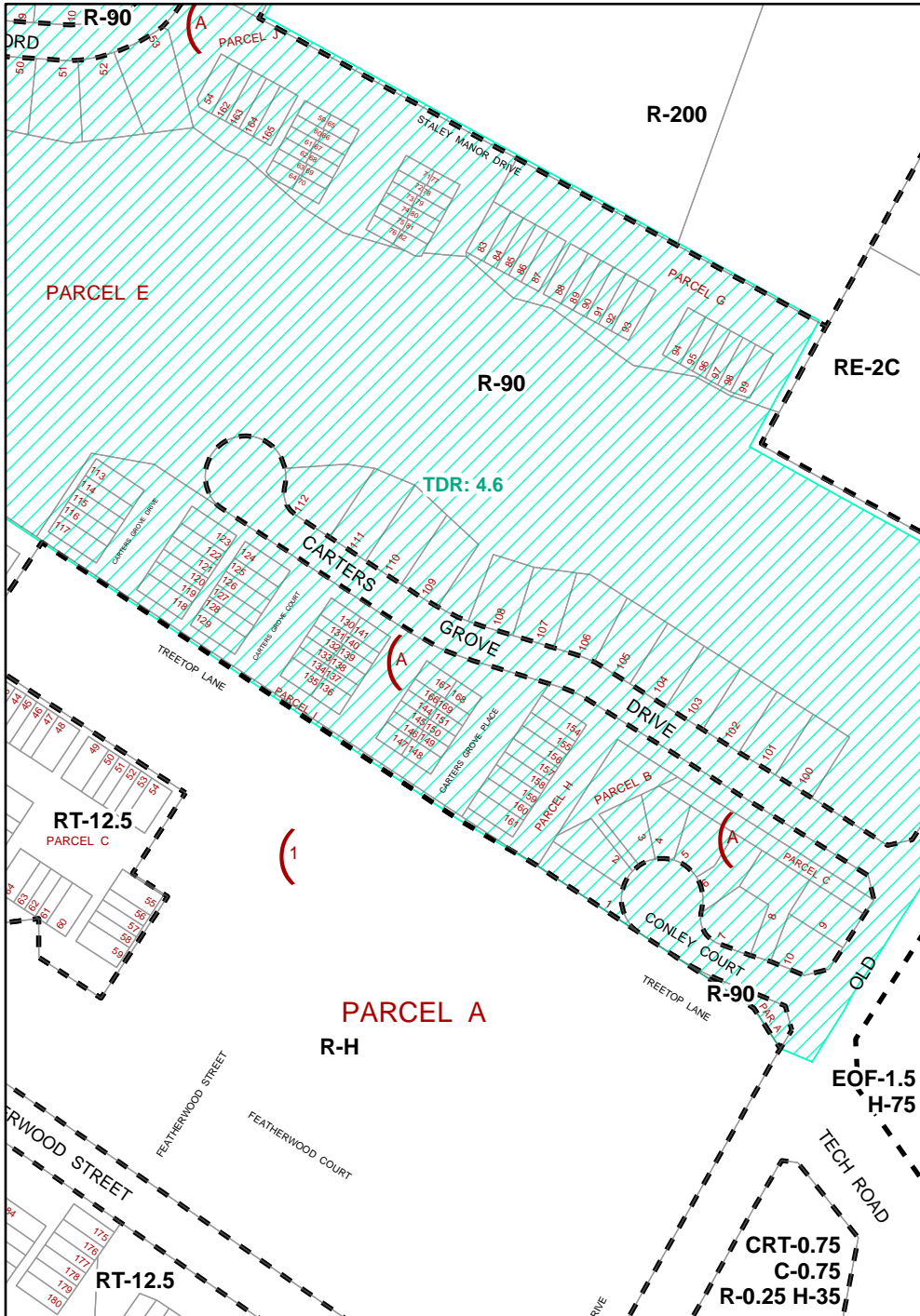
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1 in = 300 ft

Existing Zoning

Change #6

Proposed Zoning



Map Grid: 216NE02

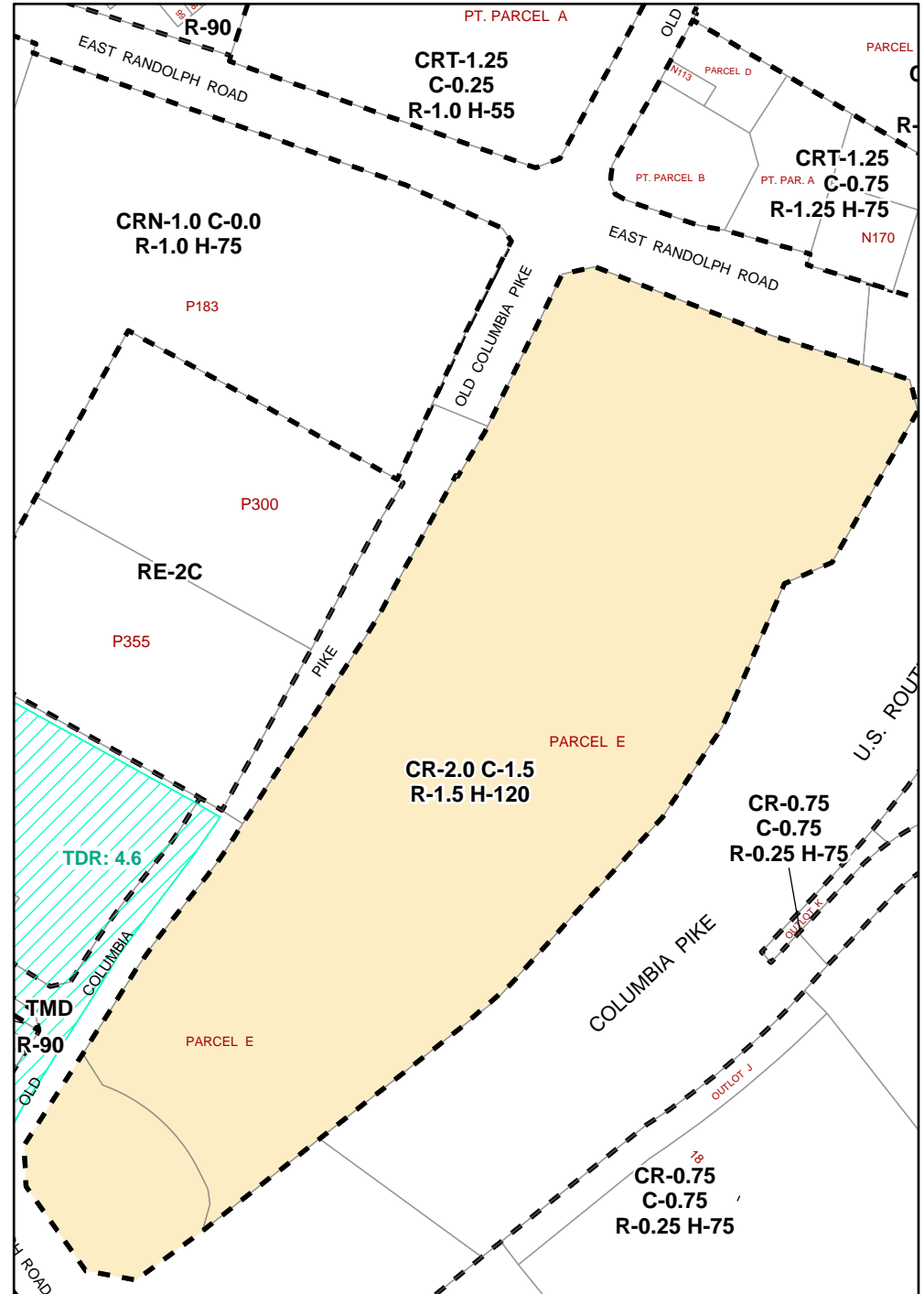
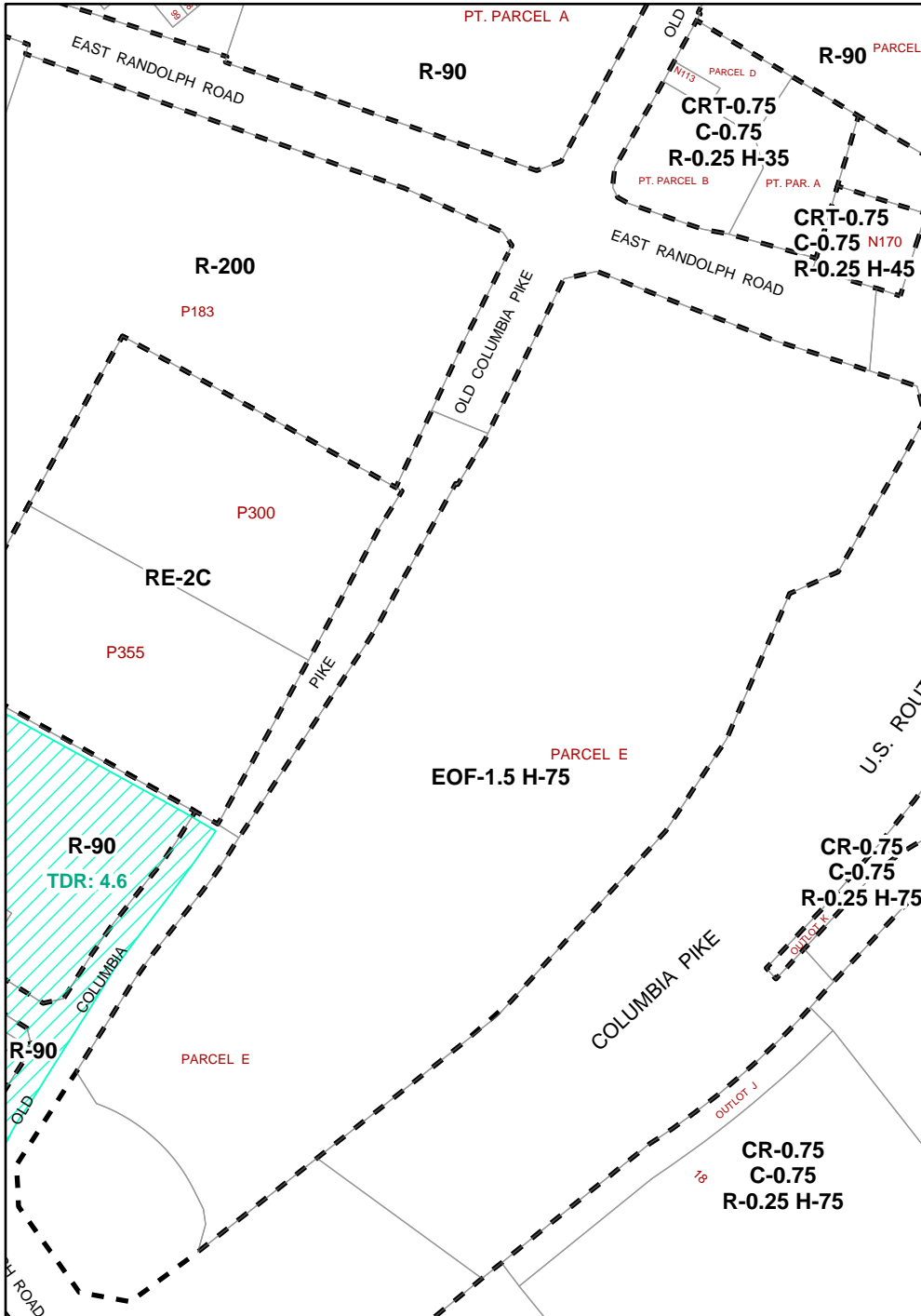
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1 in = 250 ft

Existing Zoning

Change #7

Proposed Zoning



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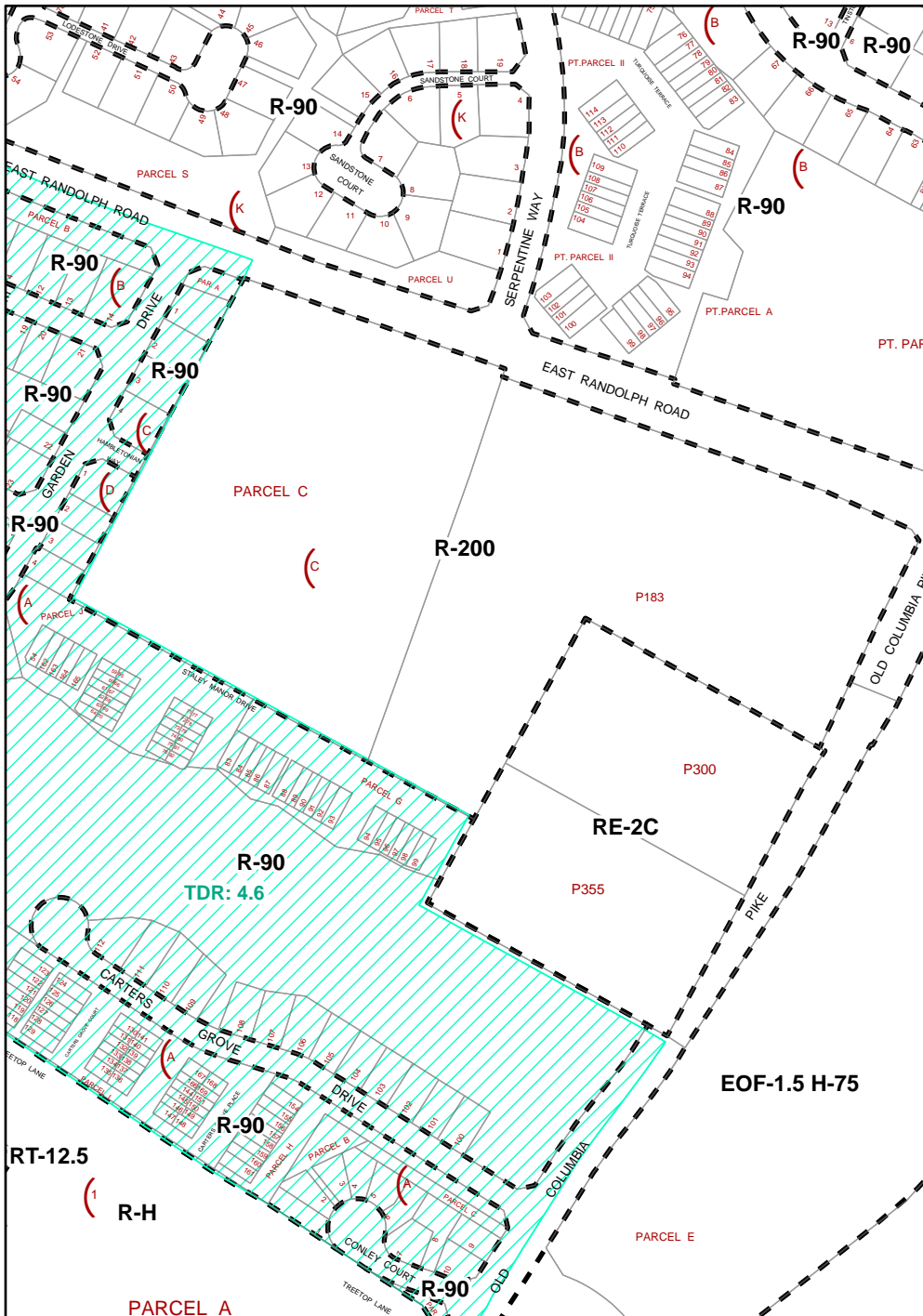
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1 in = 300 ft

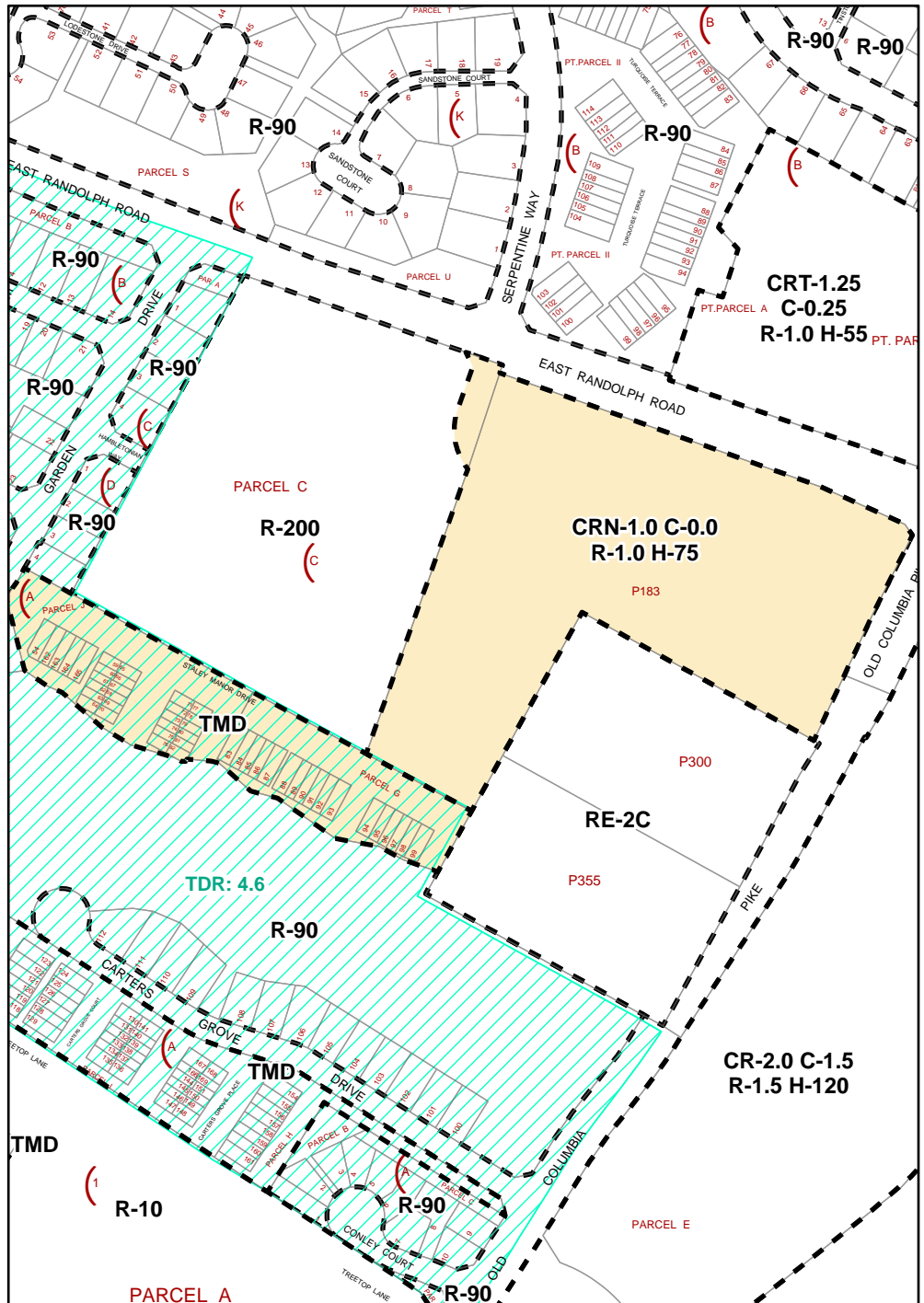
Existing Zoning

Change #8,9

Proposed Zoning



Map Grid: 216NE02



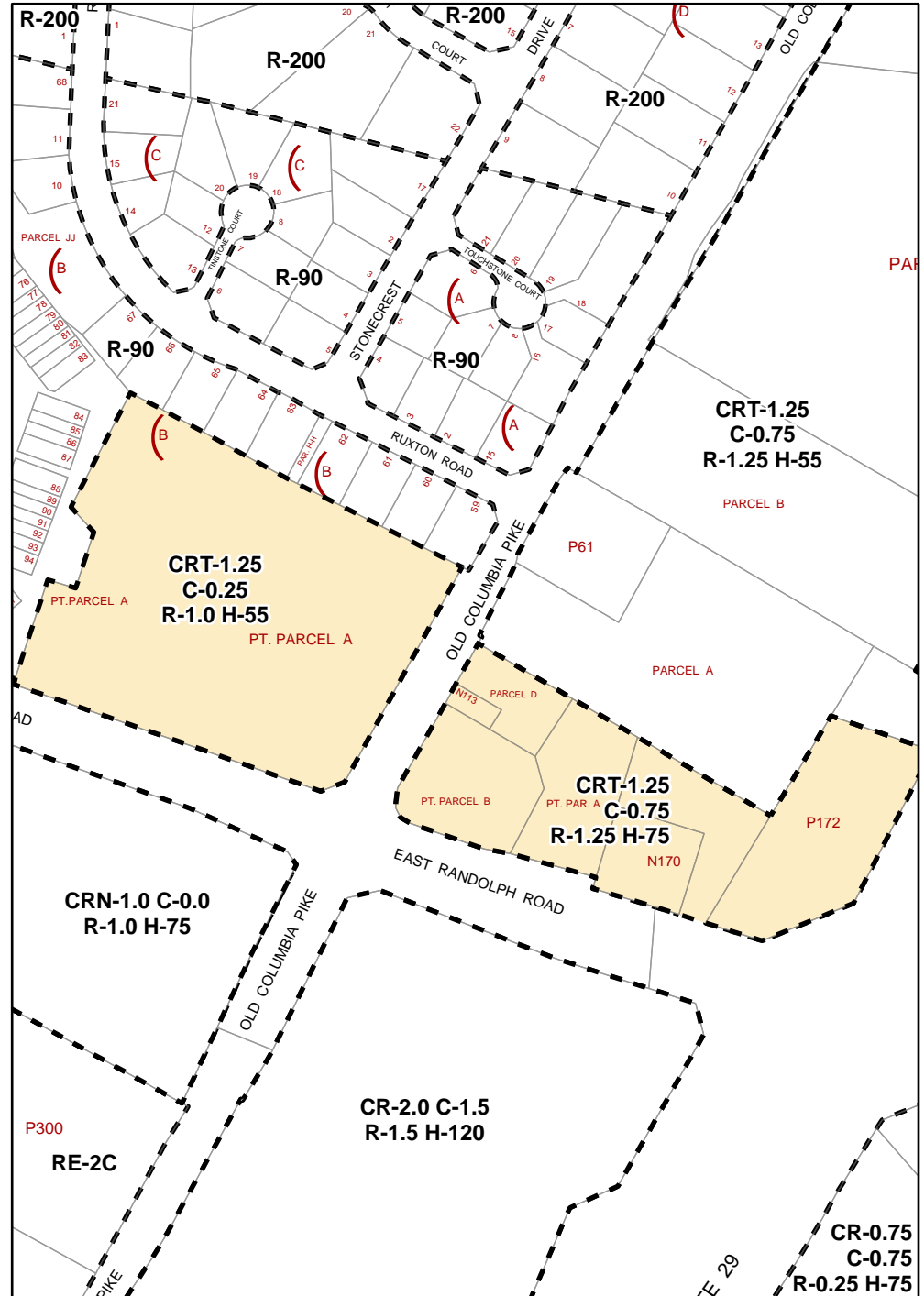
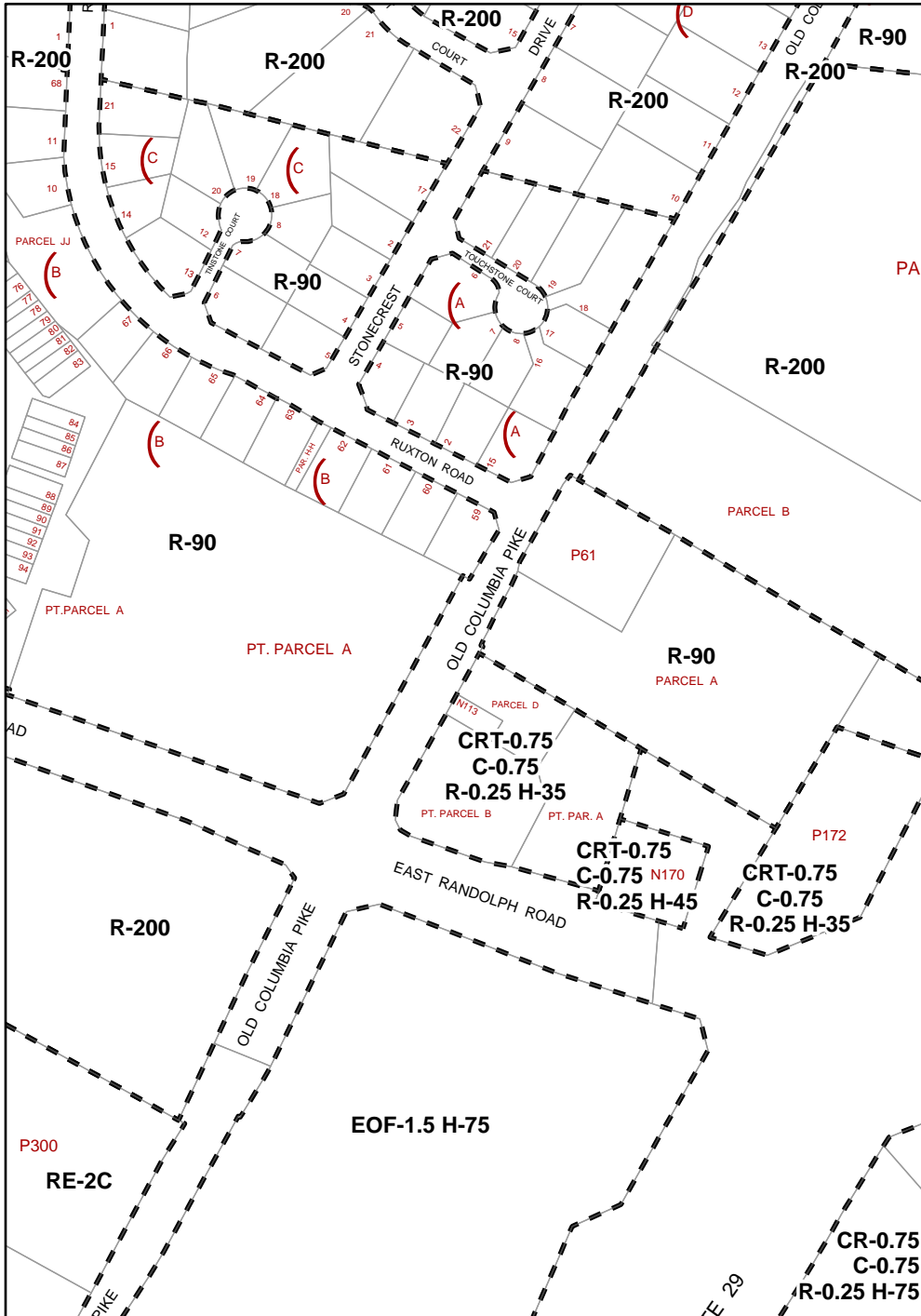
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1 in = 350 ft

Existing Zoning

Change #10,11

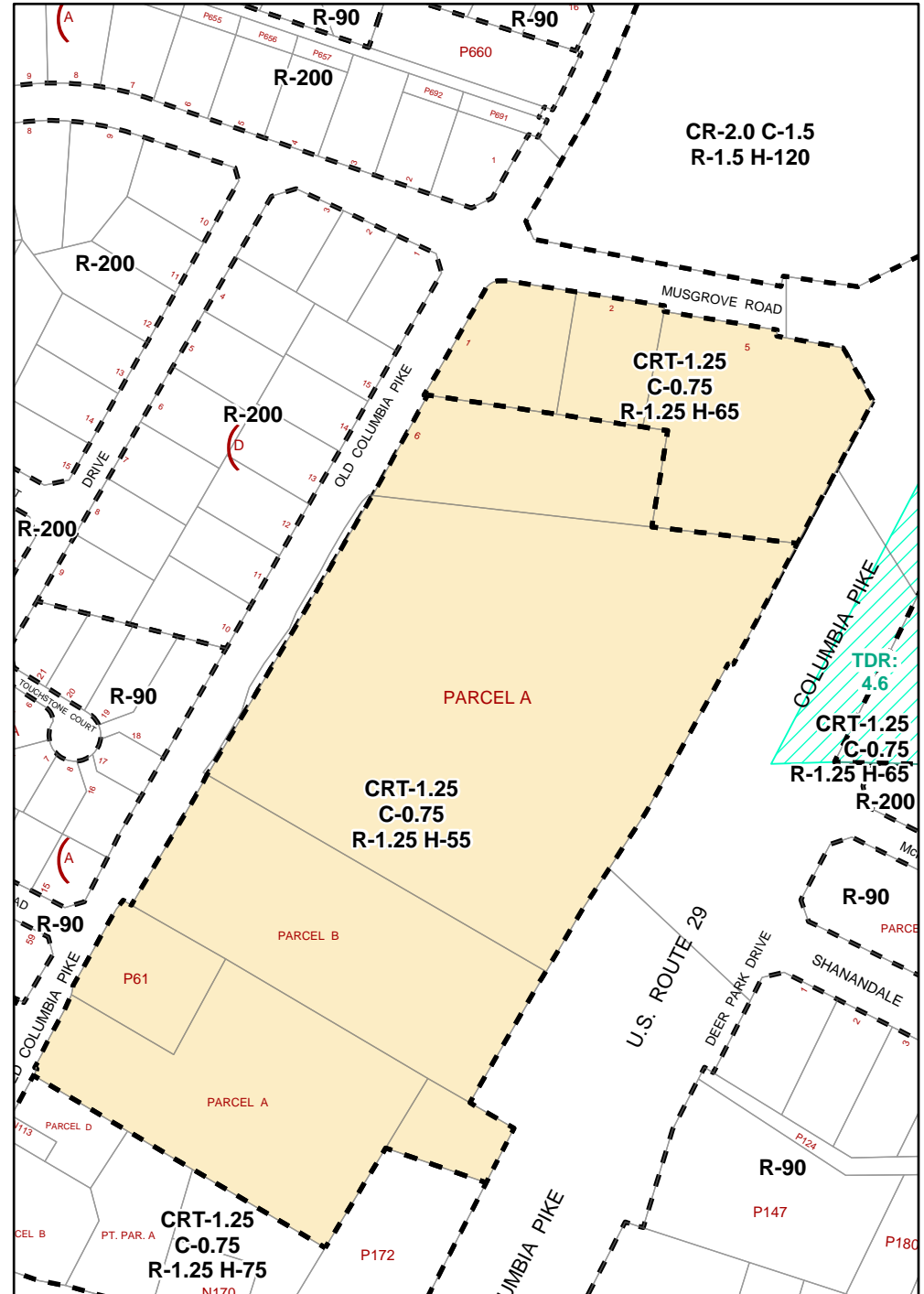
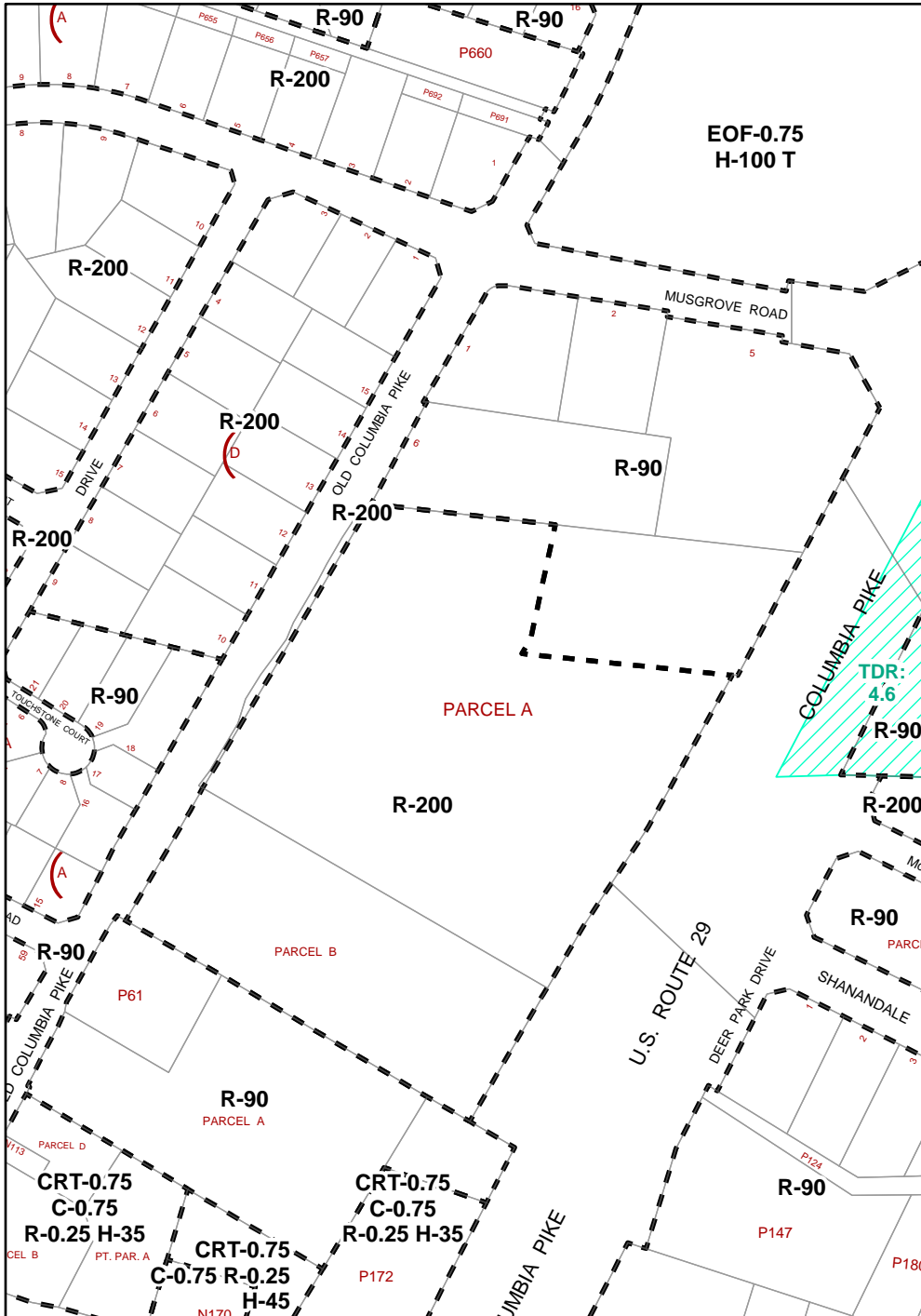
Proposed Zoning



Existing Zoning

Change #12,13

Proposed Zoning



Map Grid: 217NE03

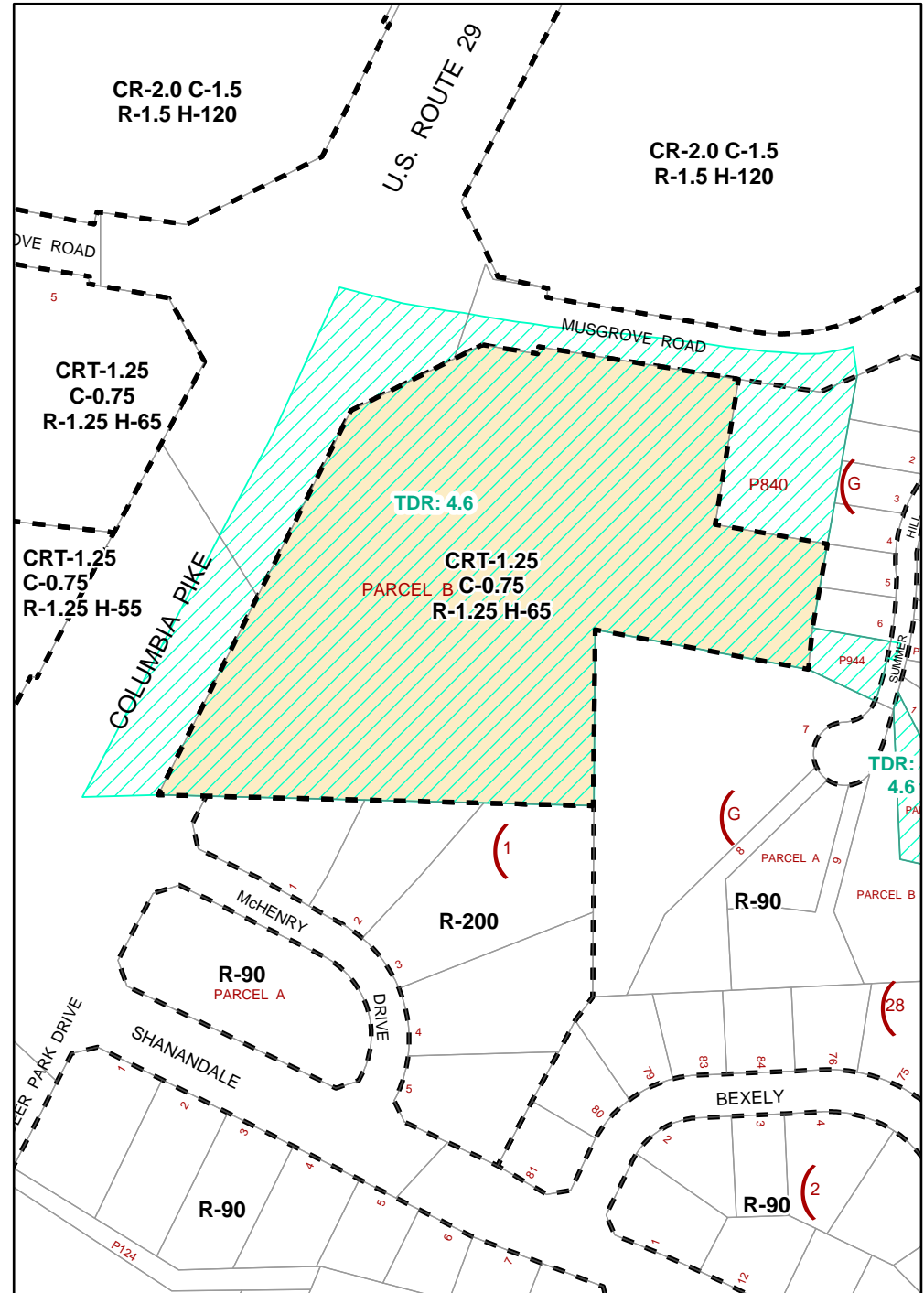
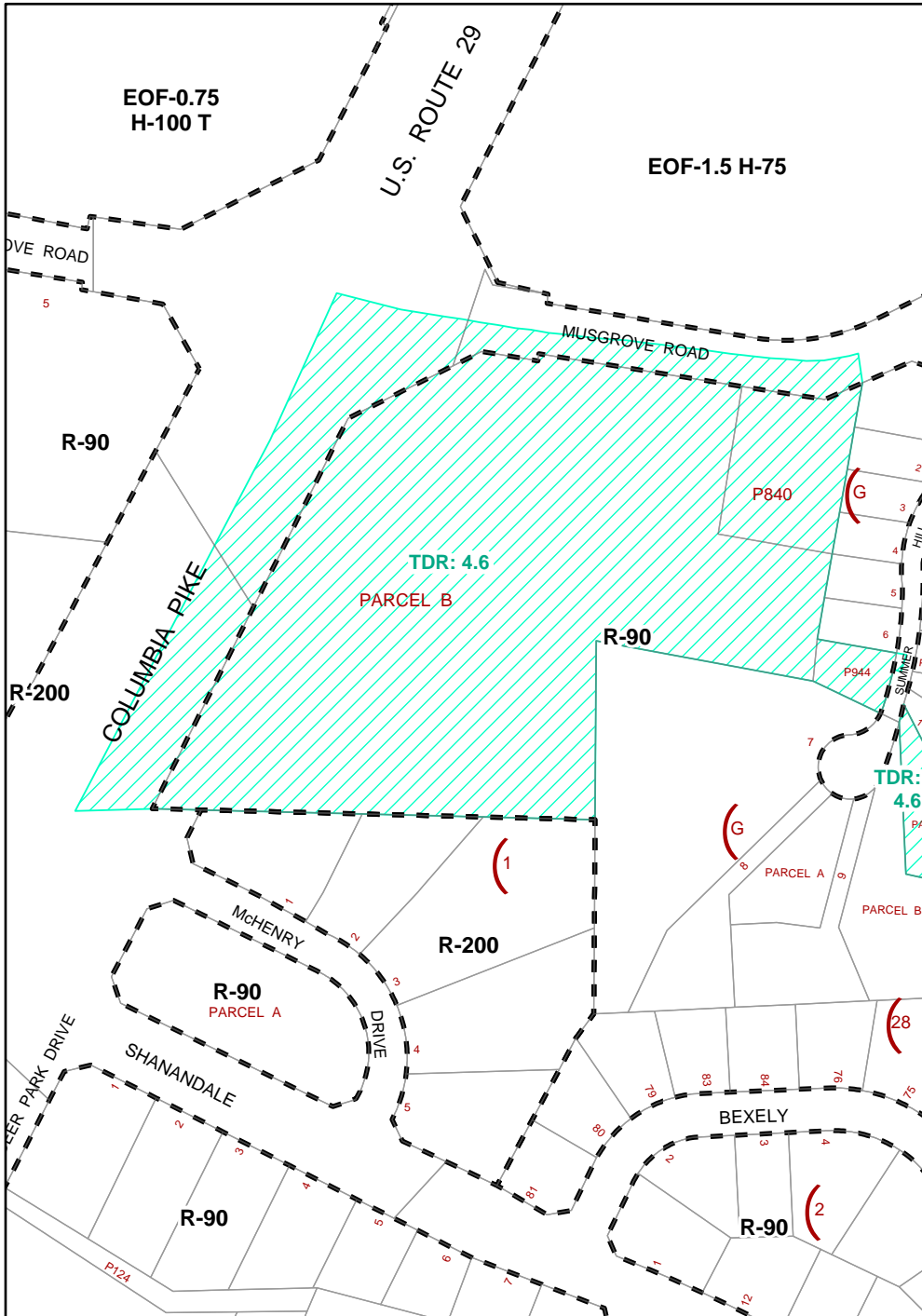
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1 in = 300 ft

Existing Zoning

Change #14

Proposed Zoning



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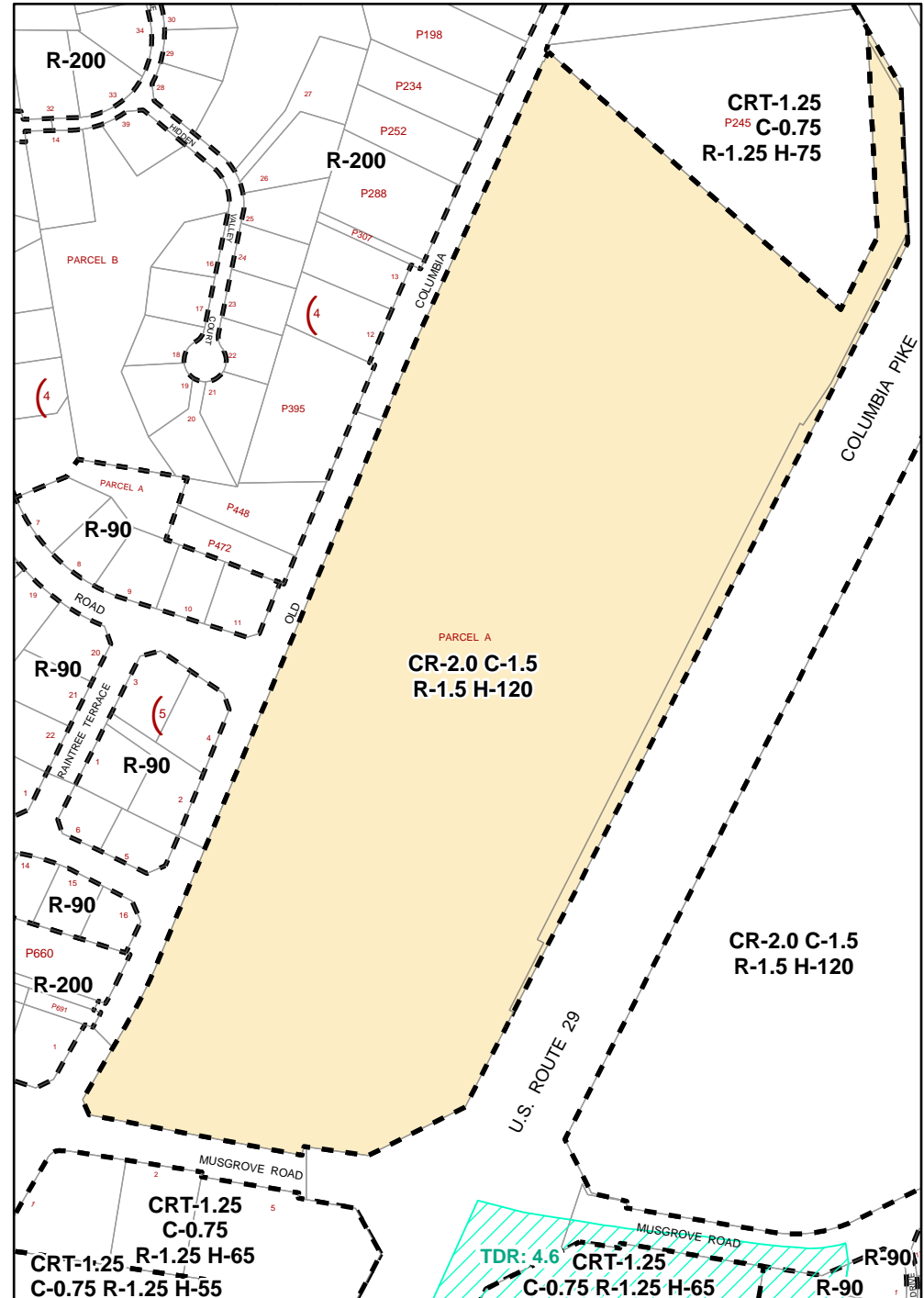
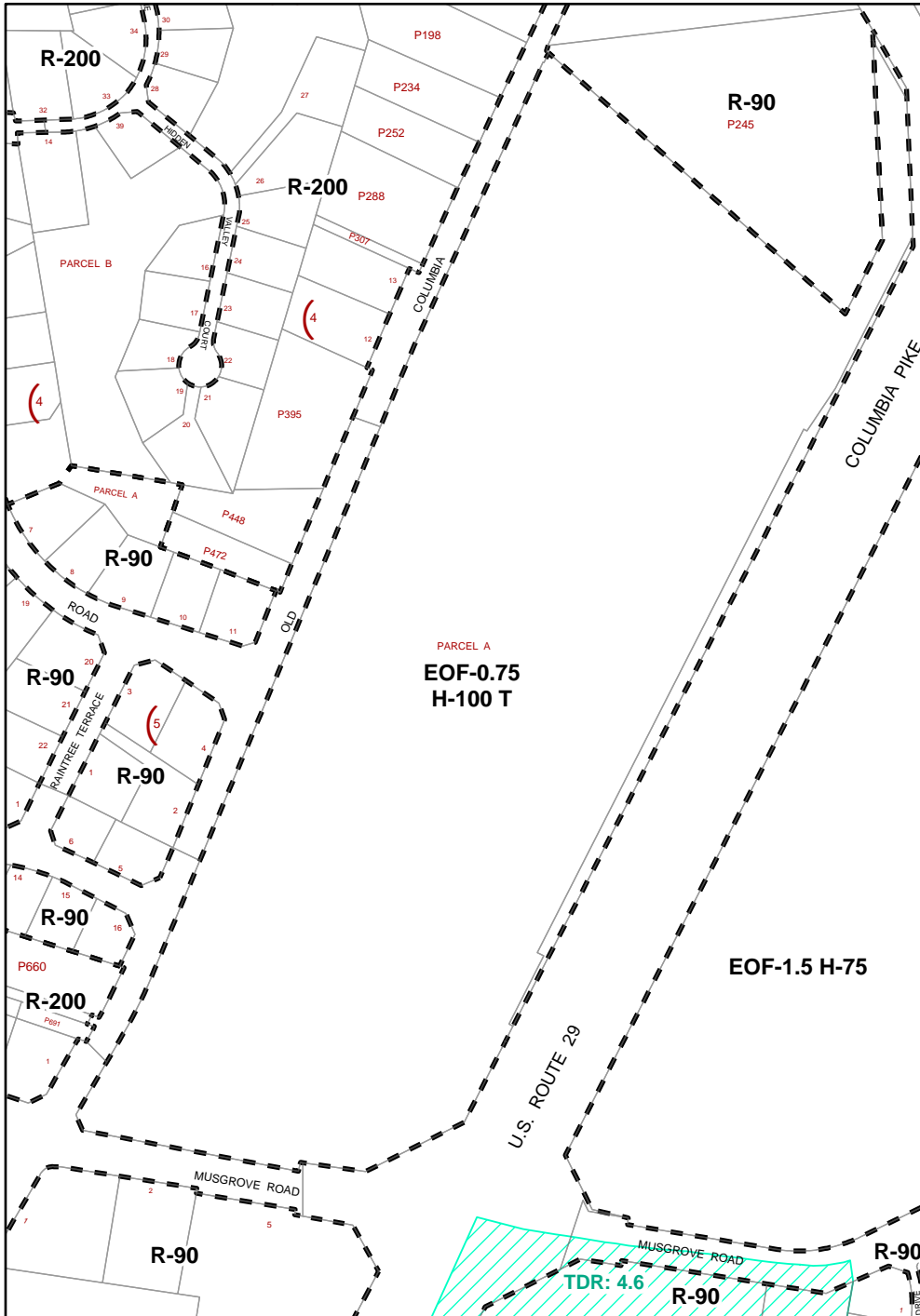
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1 in = 250 ft

Existing Zoning

Change #15

Proposed Zoning



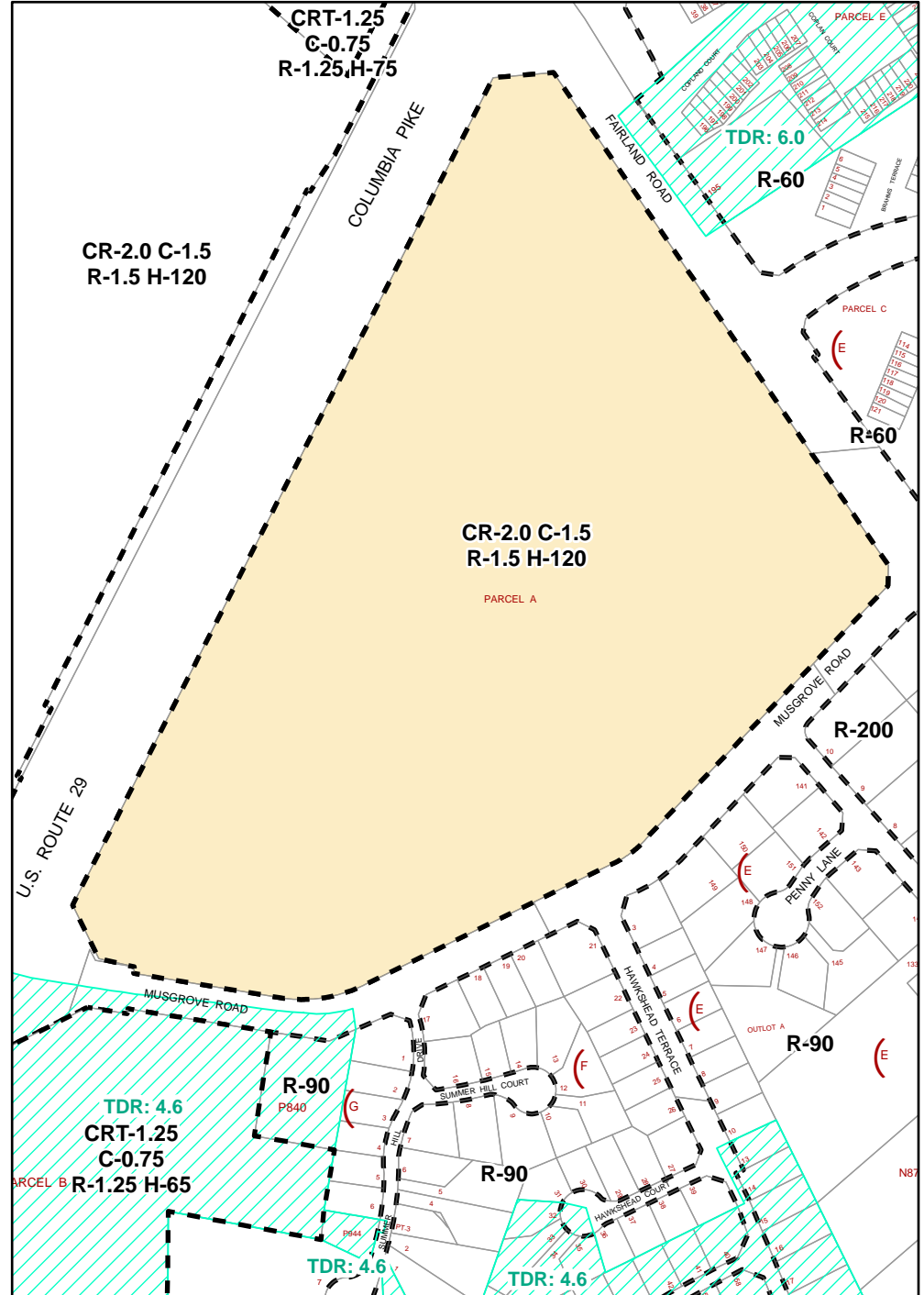
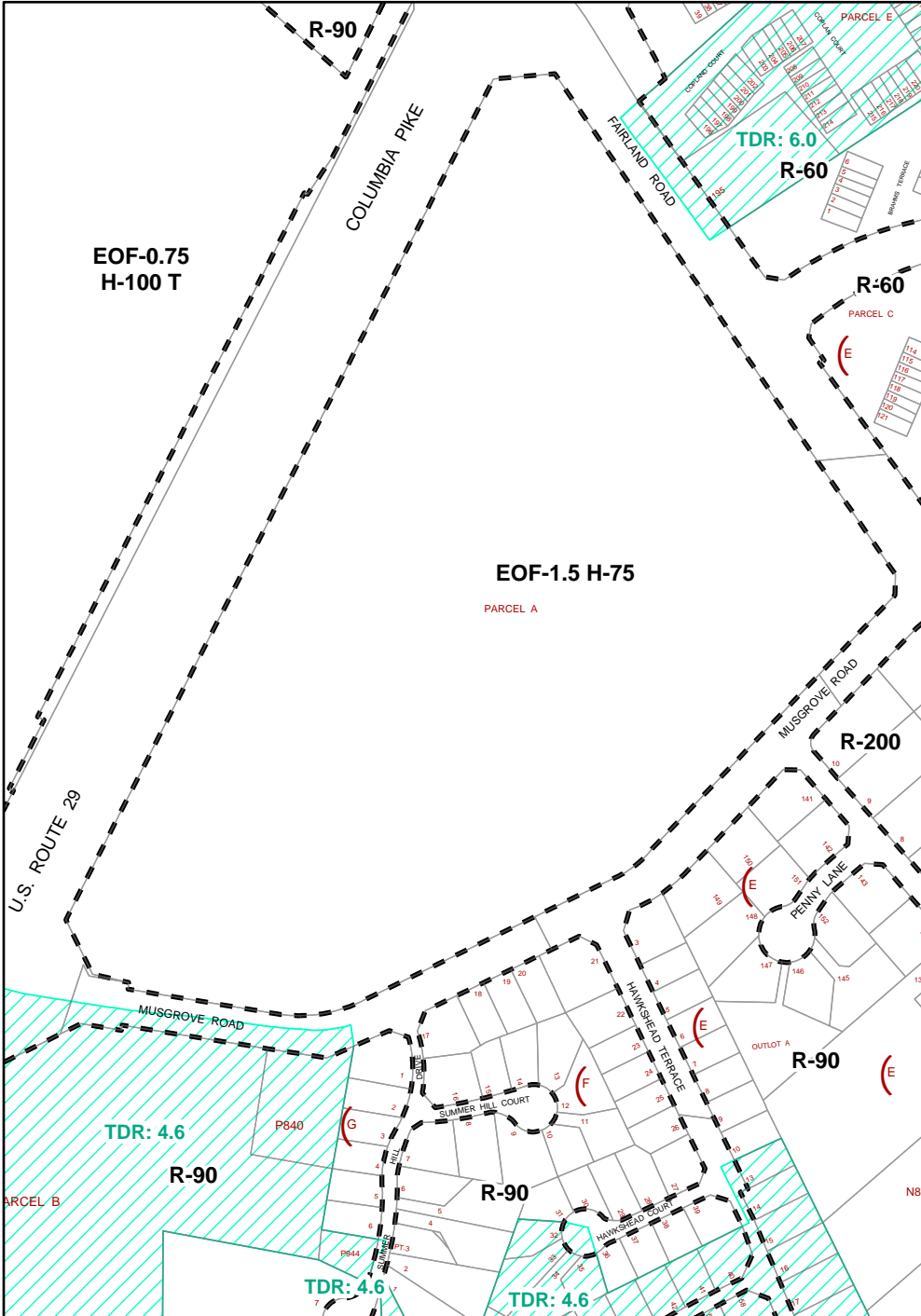
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1 in = 350 ft

Existing Zoning

Change #16

Proposed Zoning



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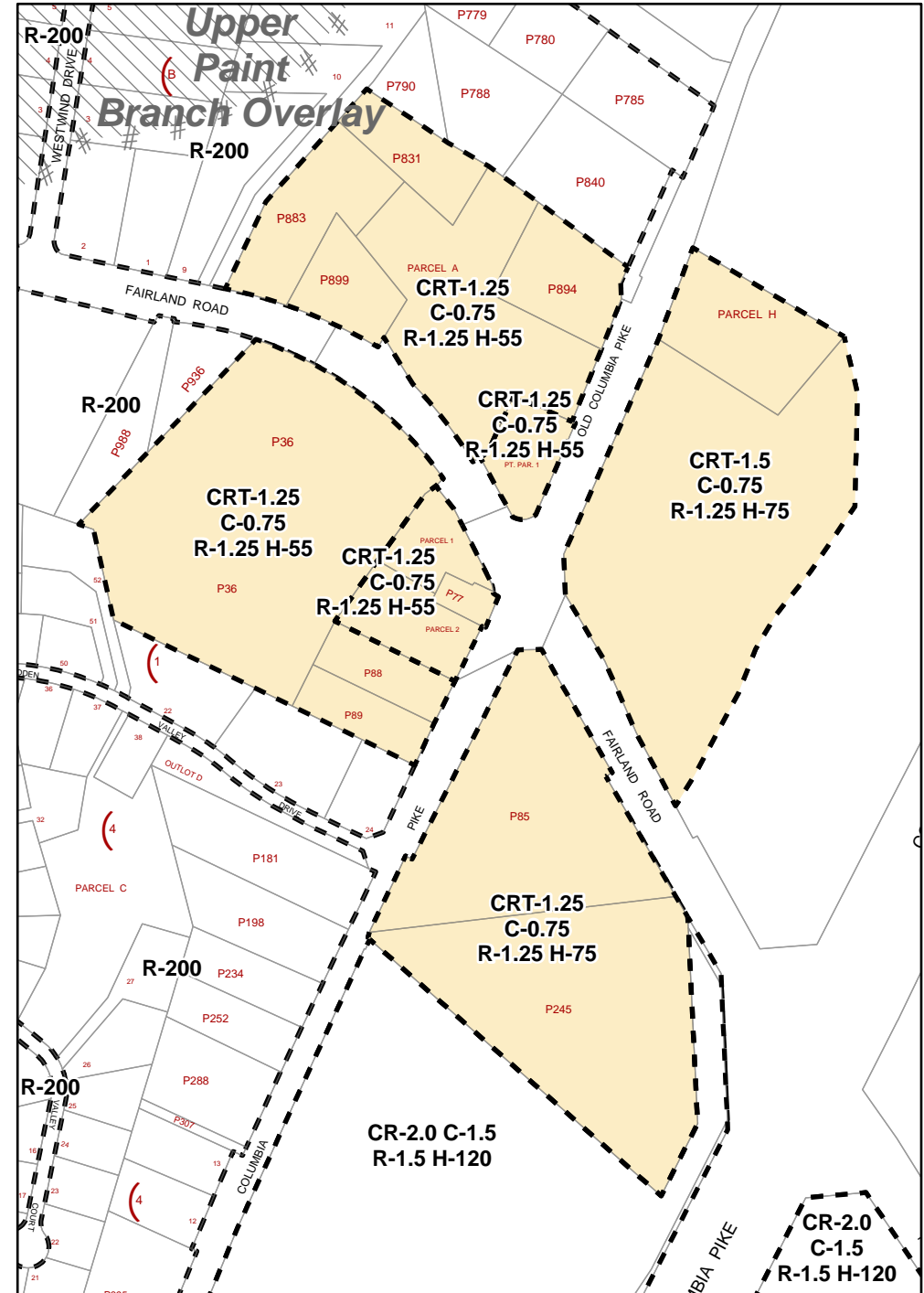
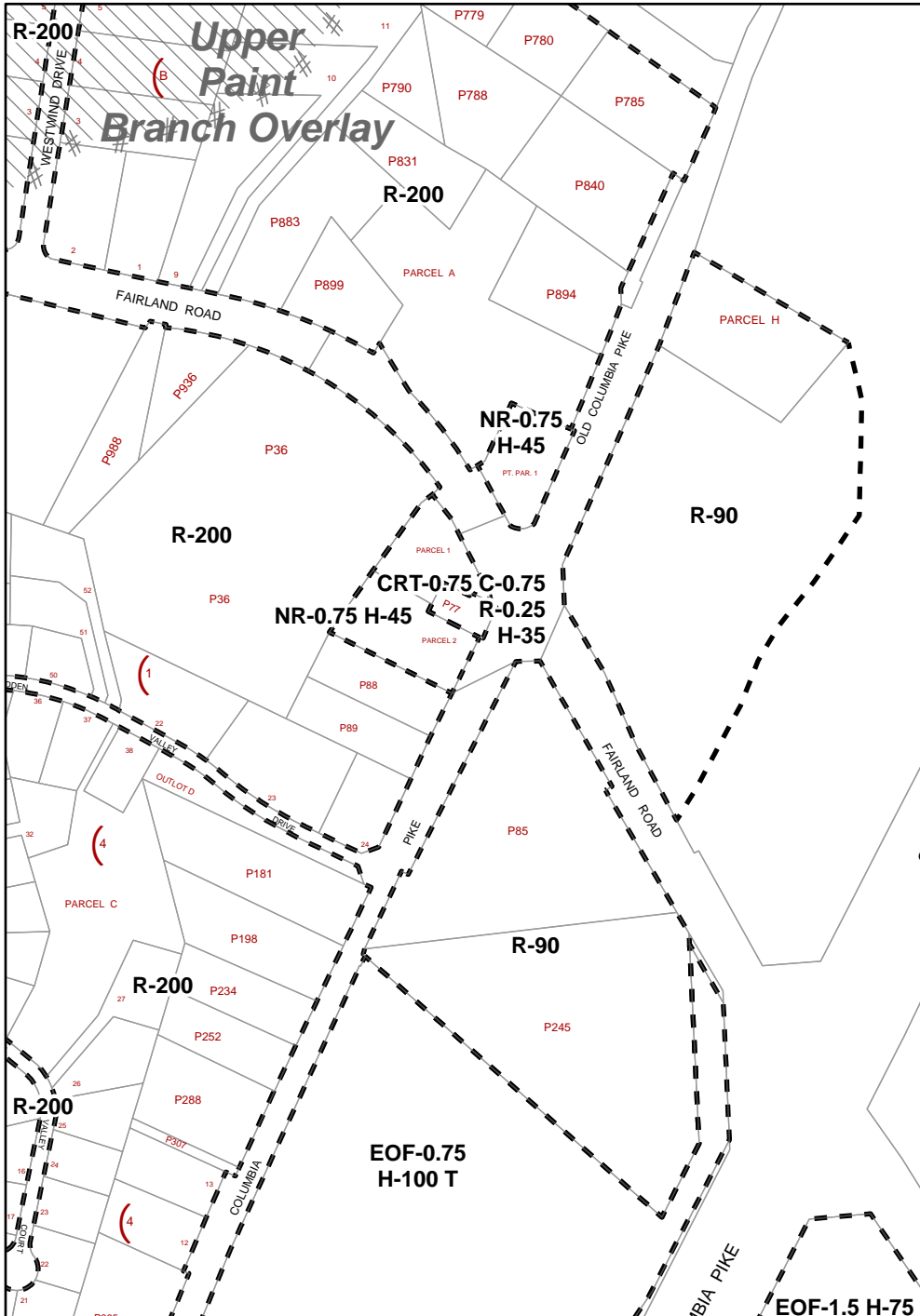
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1 in = 350 ft

Existing Zoning

Change #17,18,19,20,21,22

Proposed Zoning



Map Grid: 217NE03, 218NE03

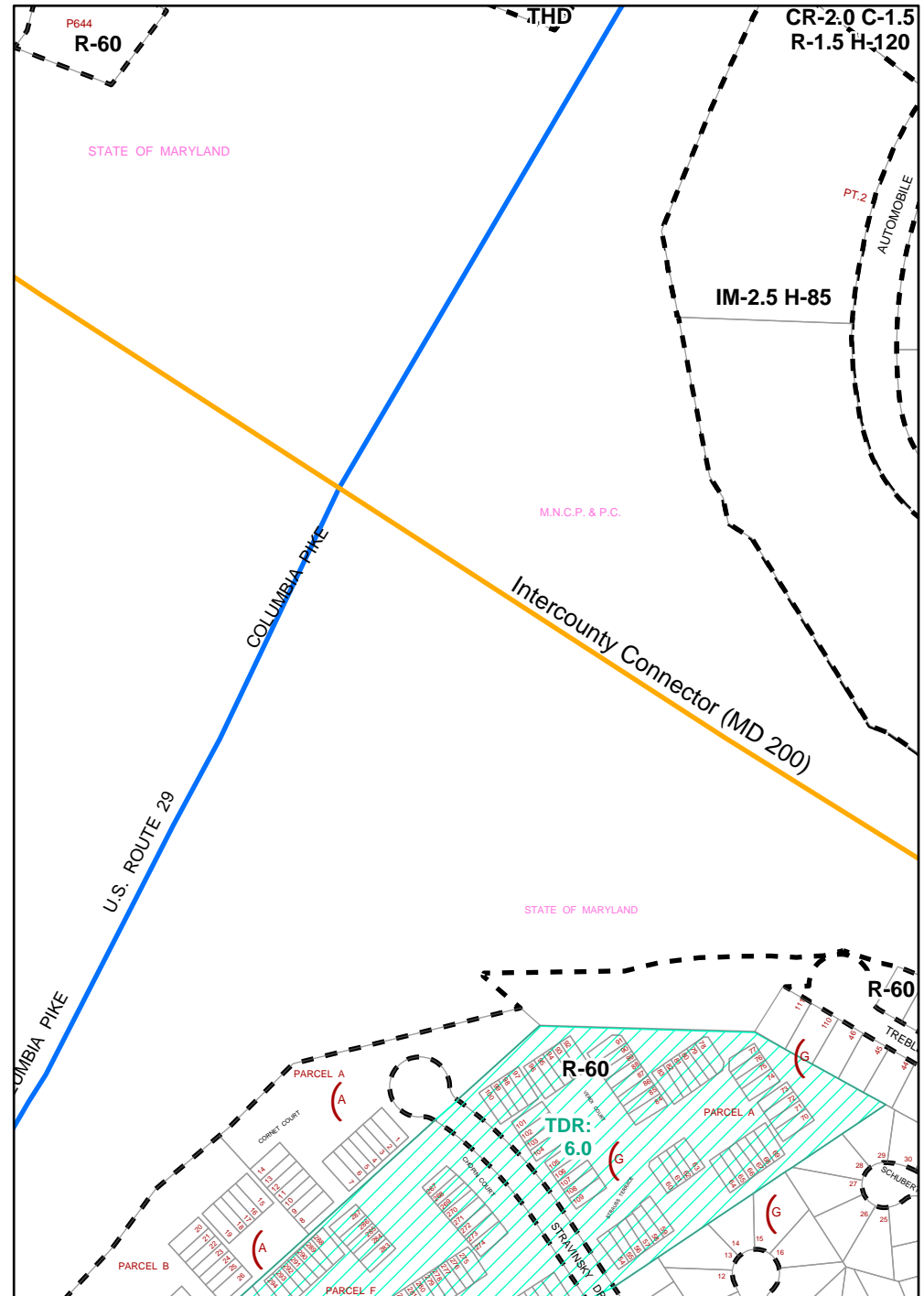
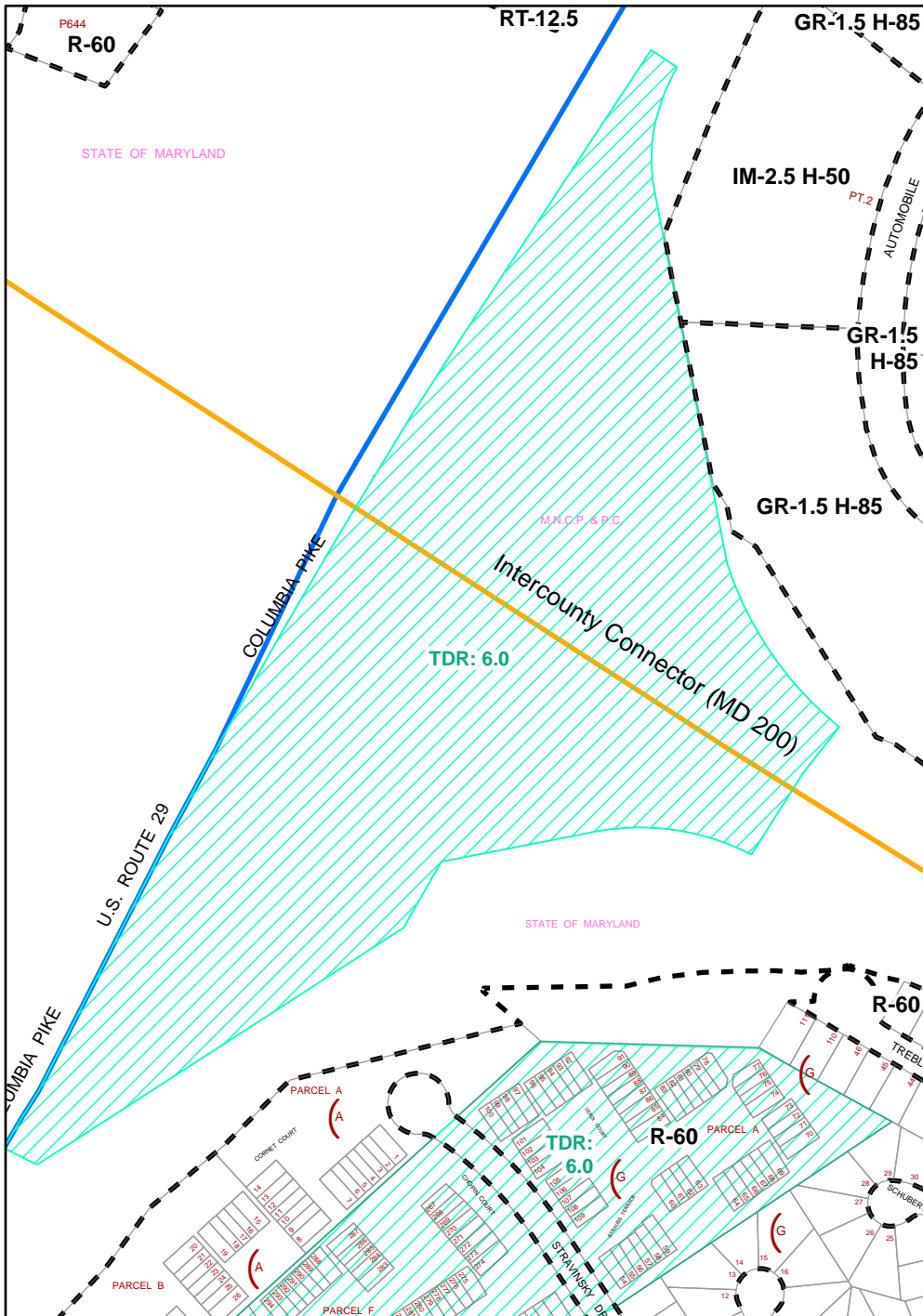
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1 in = 350 ft

Existing Zoning

Change #23

Proposed Zoning



Map Grid: 217NE03, 218NE03

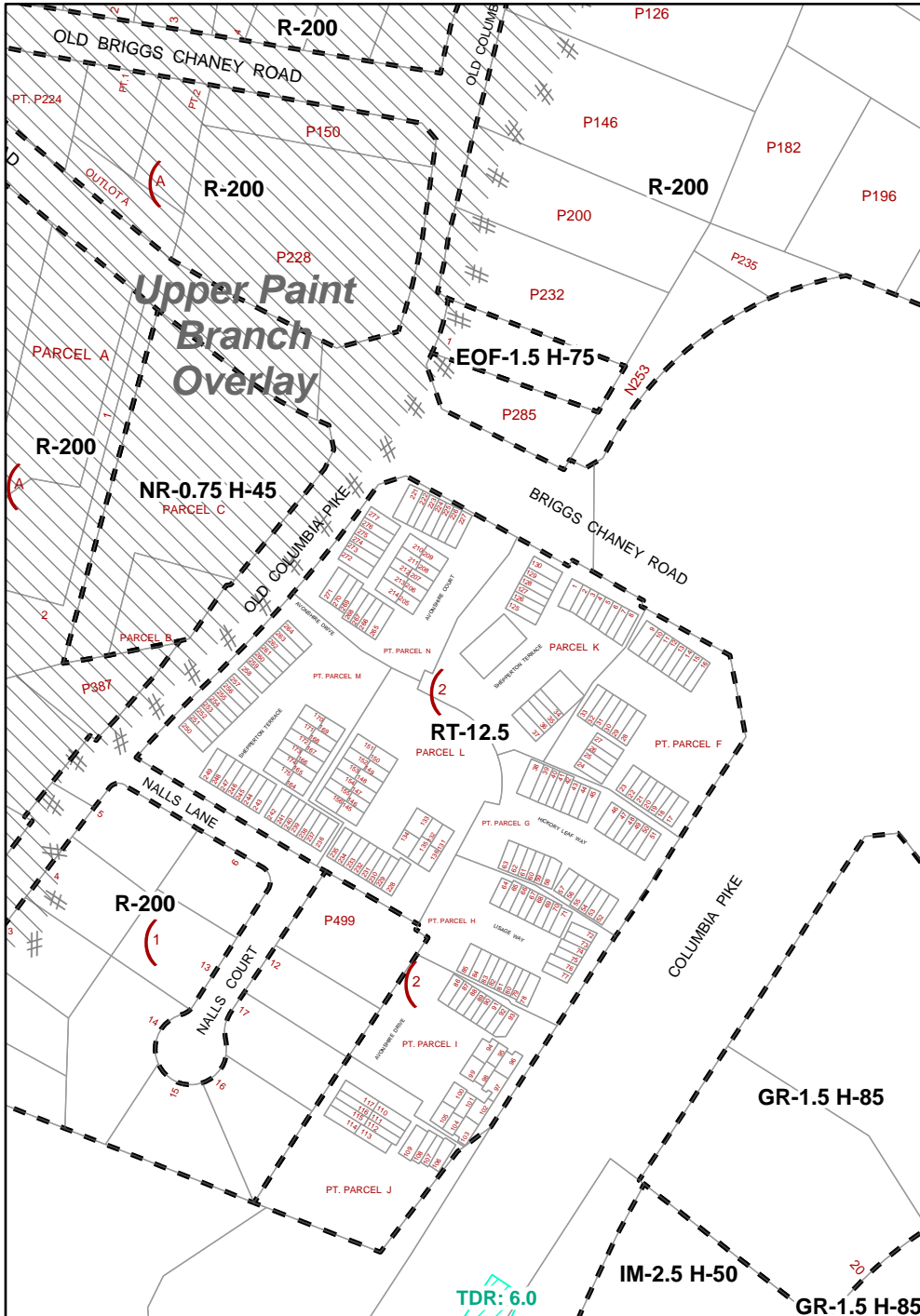
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1 in = 350 ft

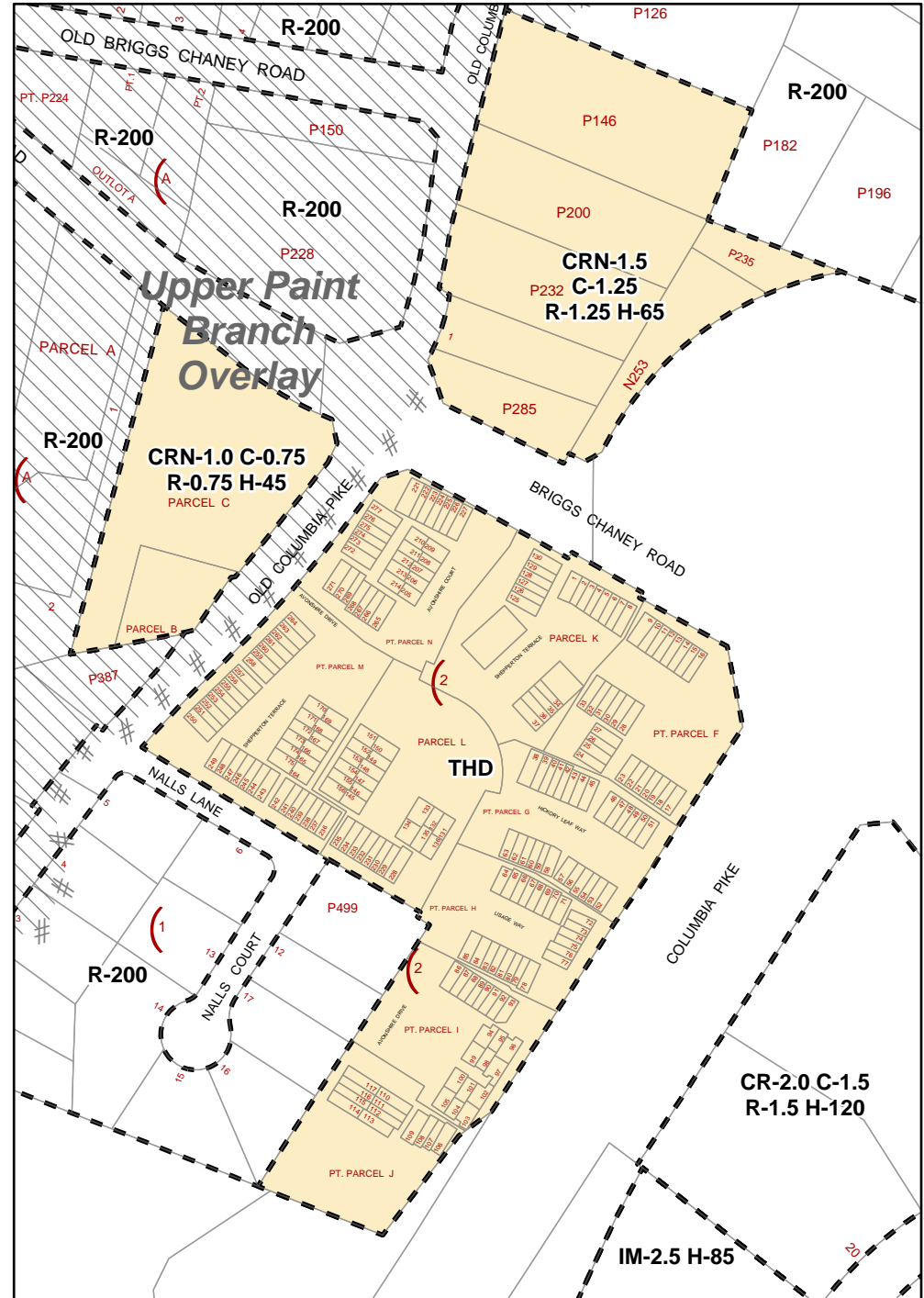
Existing Zoning

Change #24,25,26

Proposed Zoning



Map Grid: 218NE03



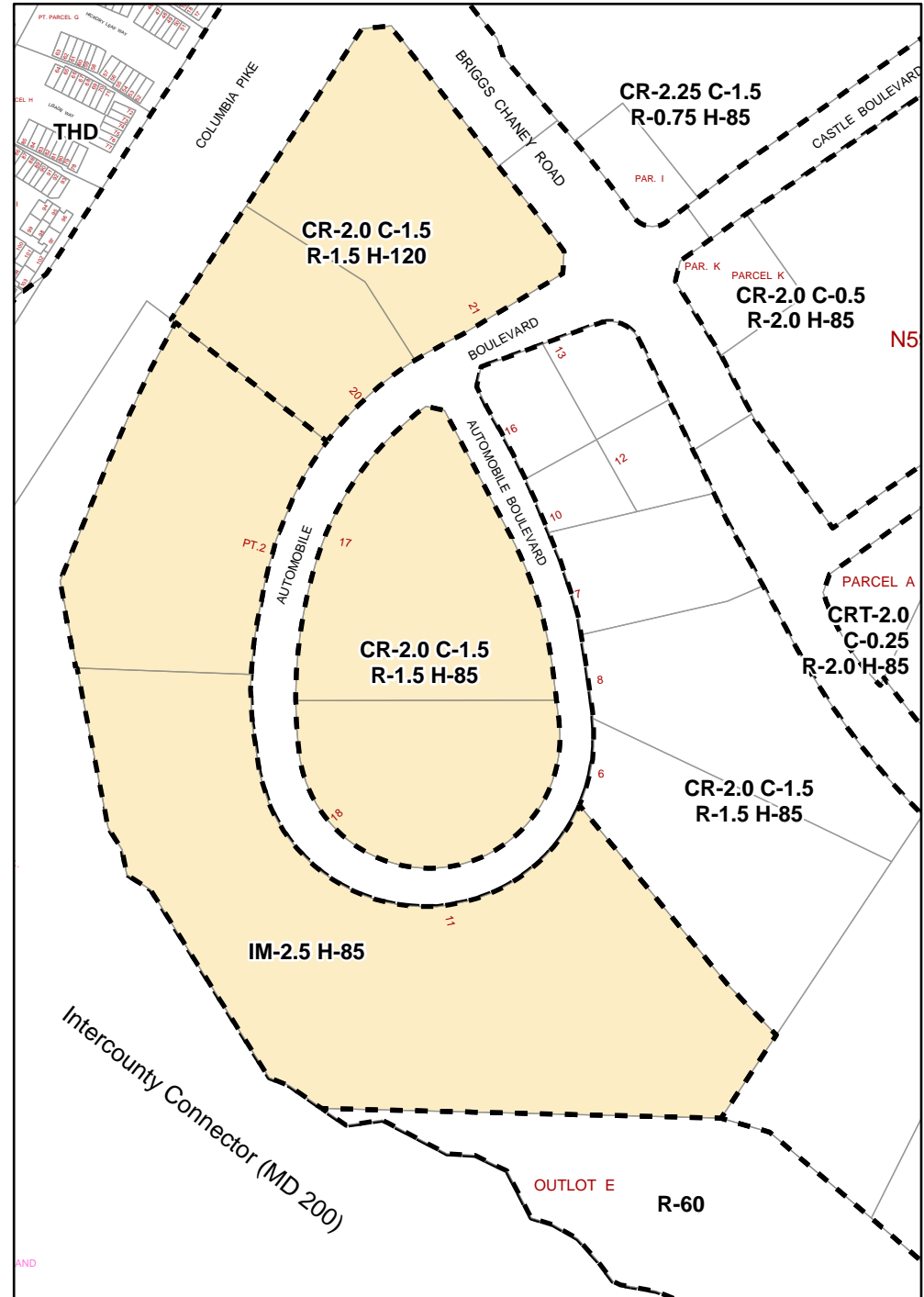
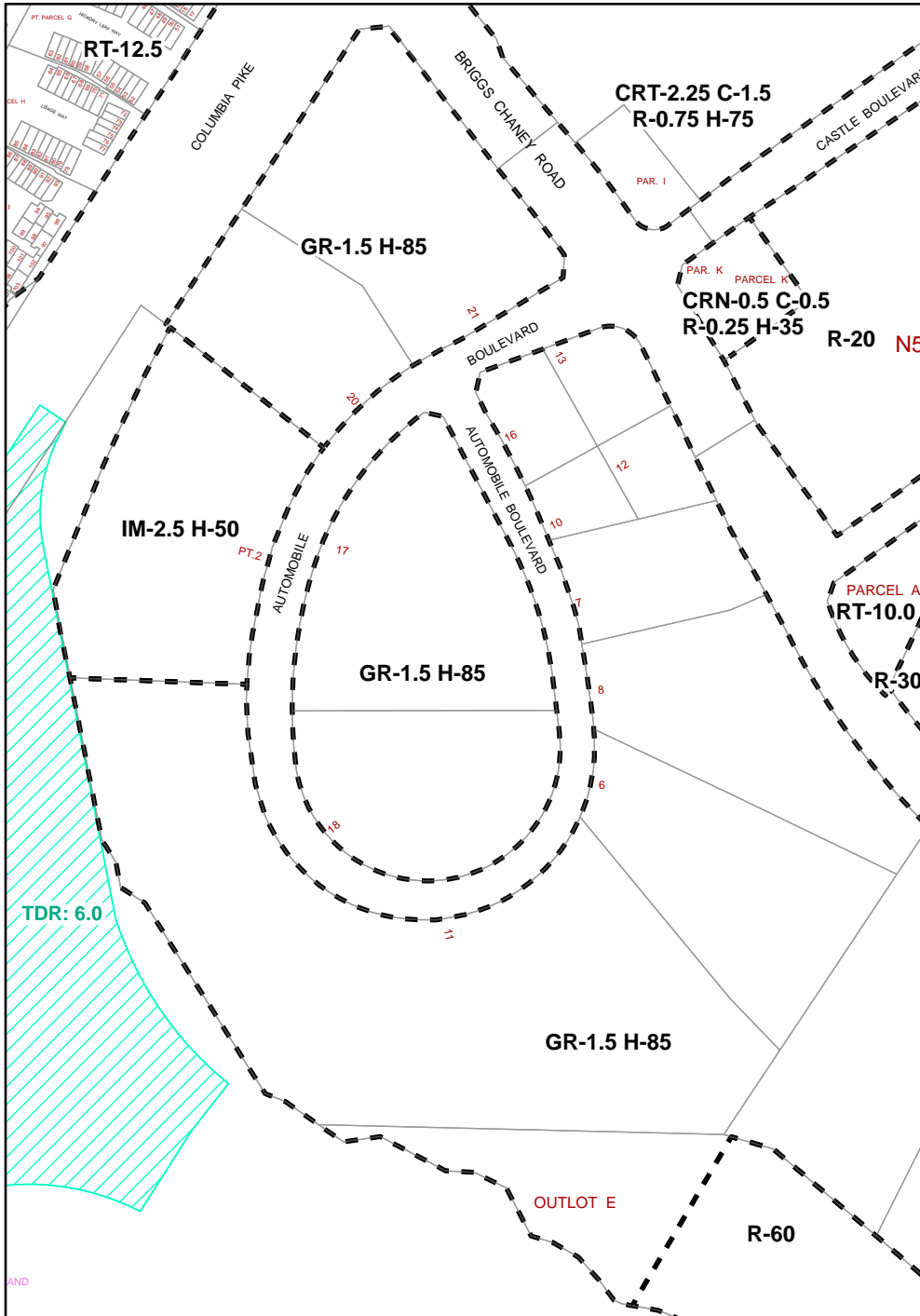
Overlay TDR # Overlay Zones

1 in = 300 ft

Existing Zoning

Change #27,28,29

Proposed Zoning



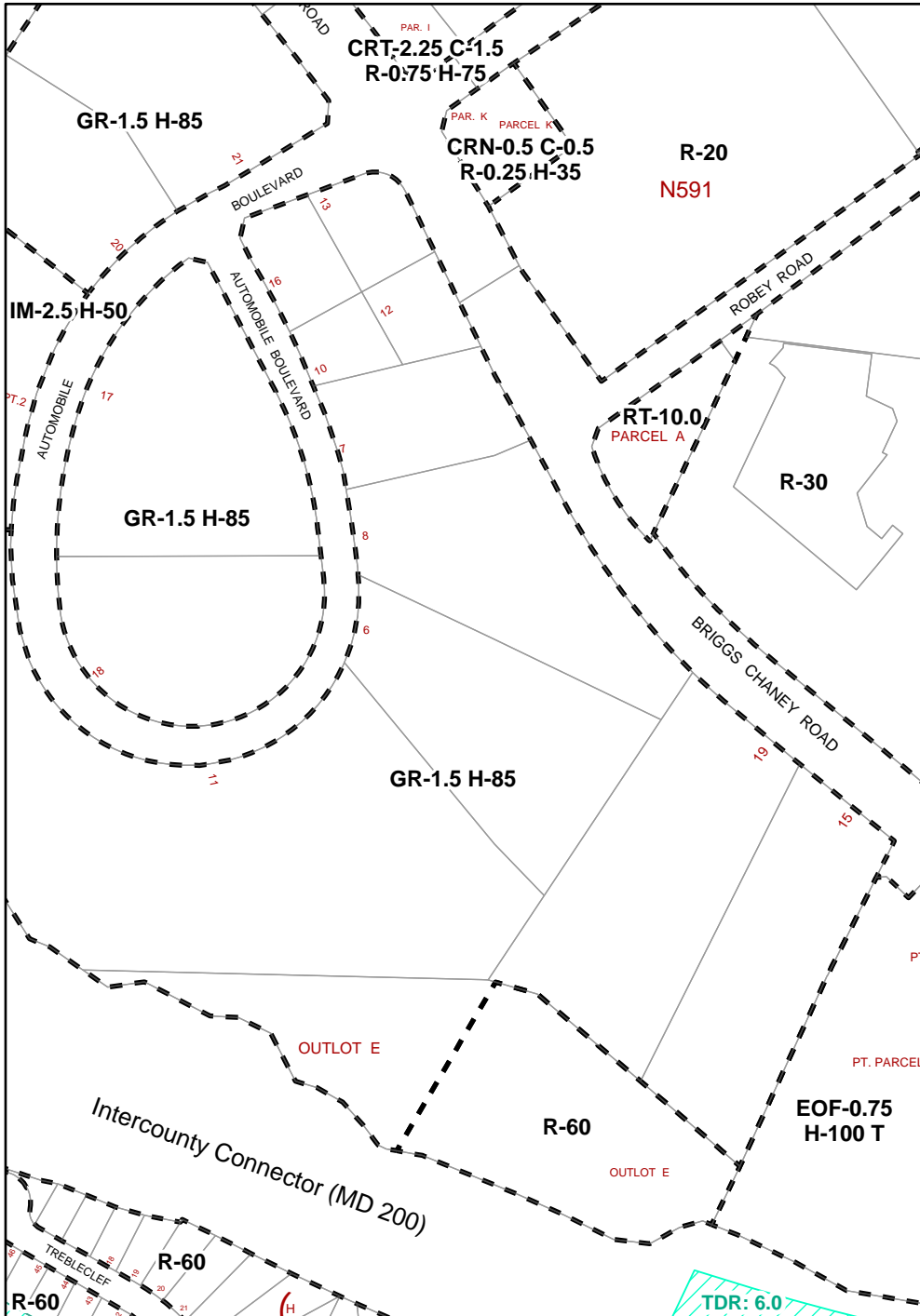
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Overlay TDR

1 in = 350 ft

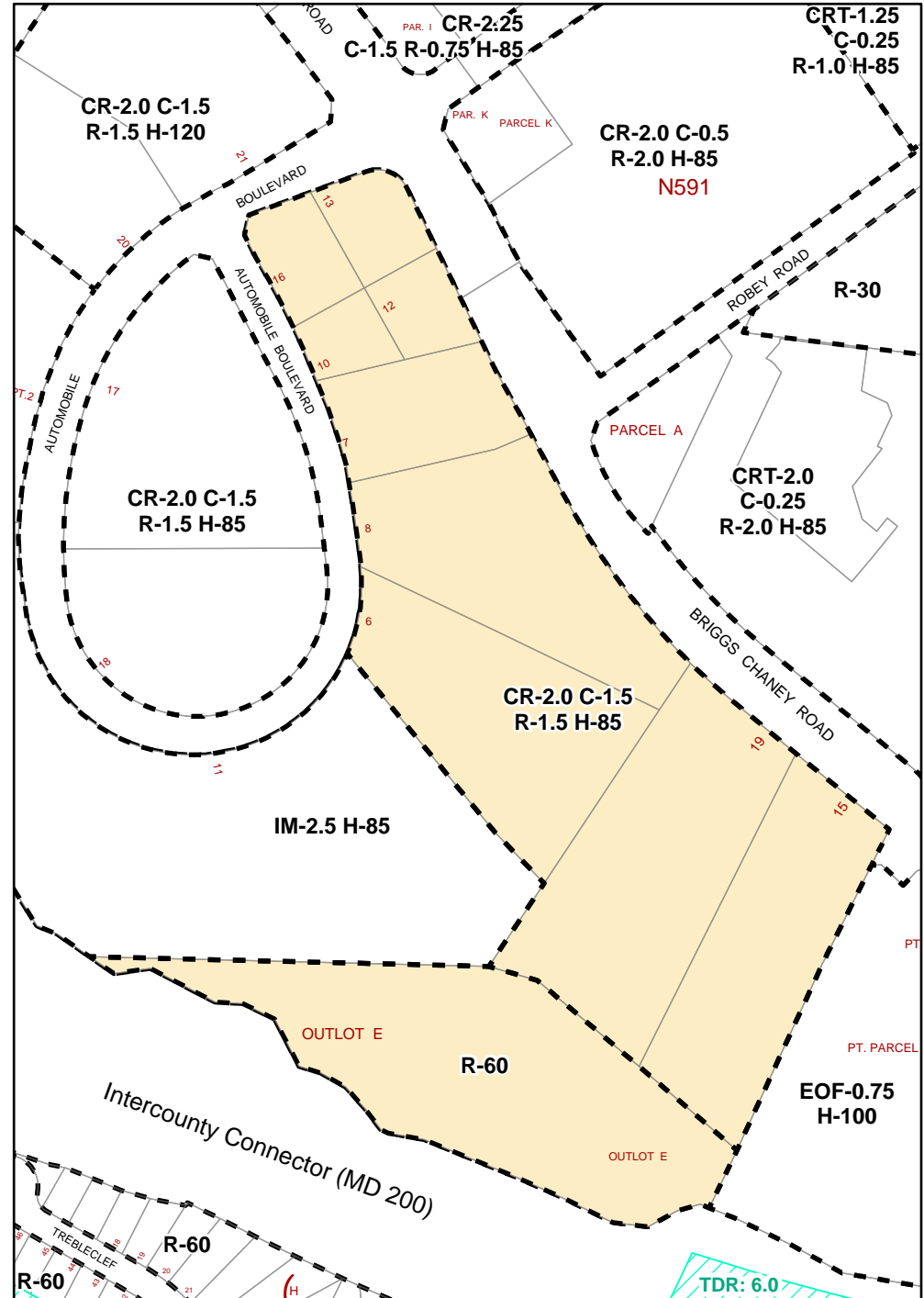
Existing Zoning

Change #30,31



Map Grid: 217NE04, 218NE04

Proposed Zoning



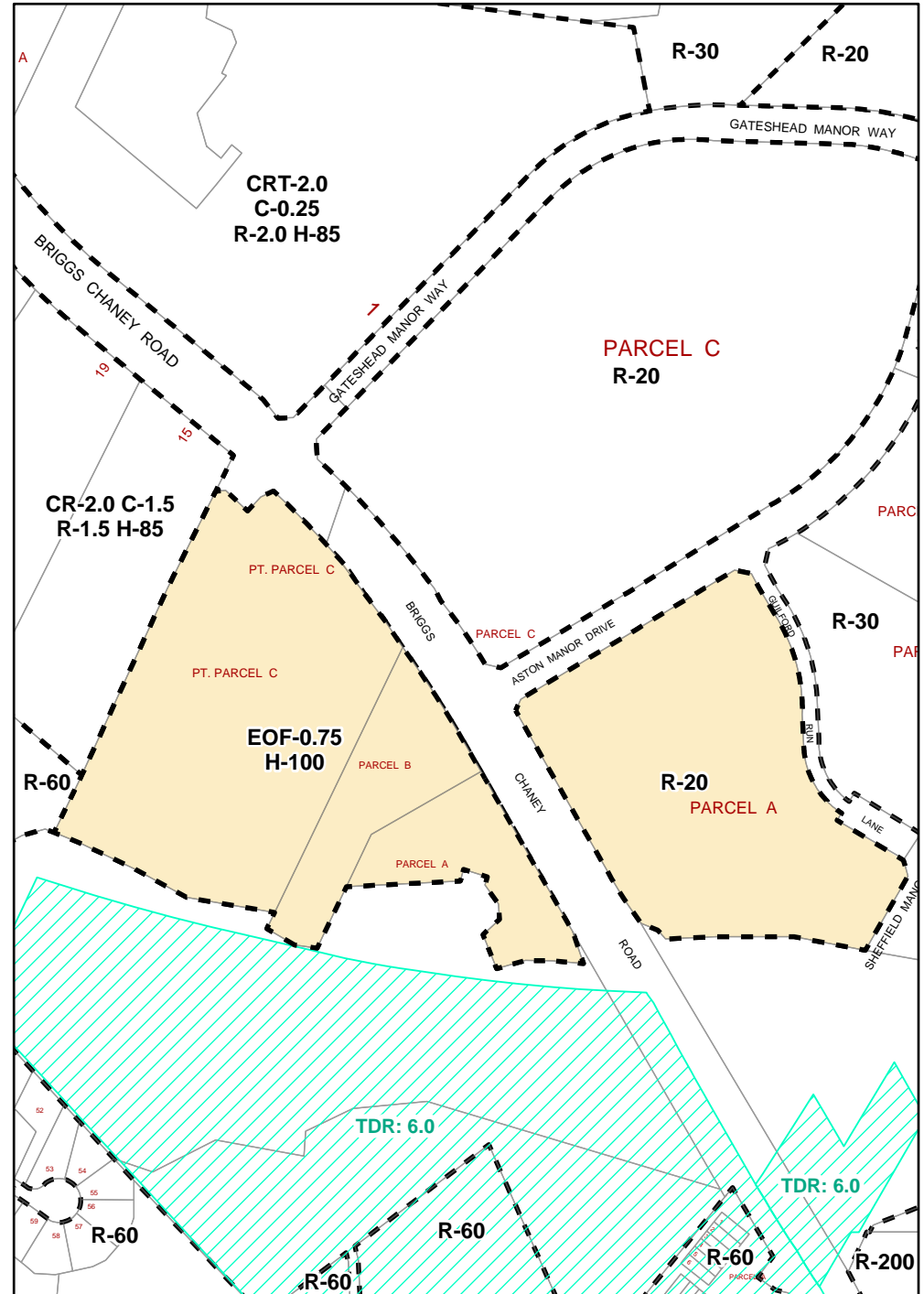
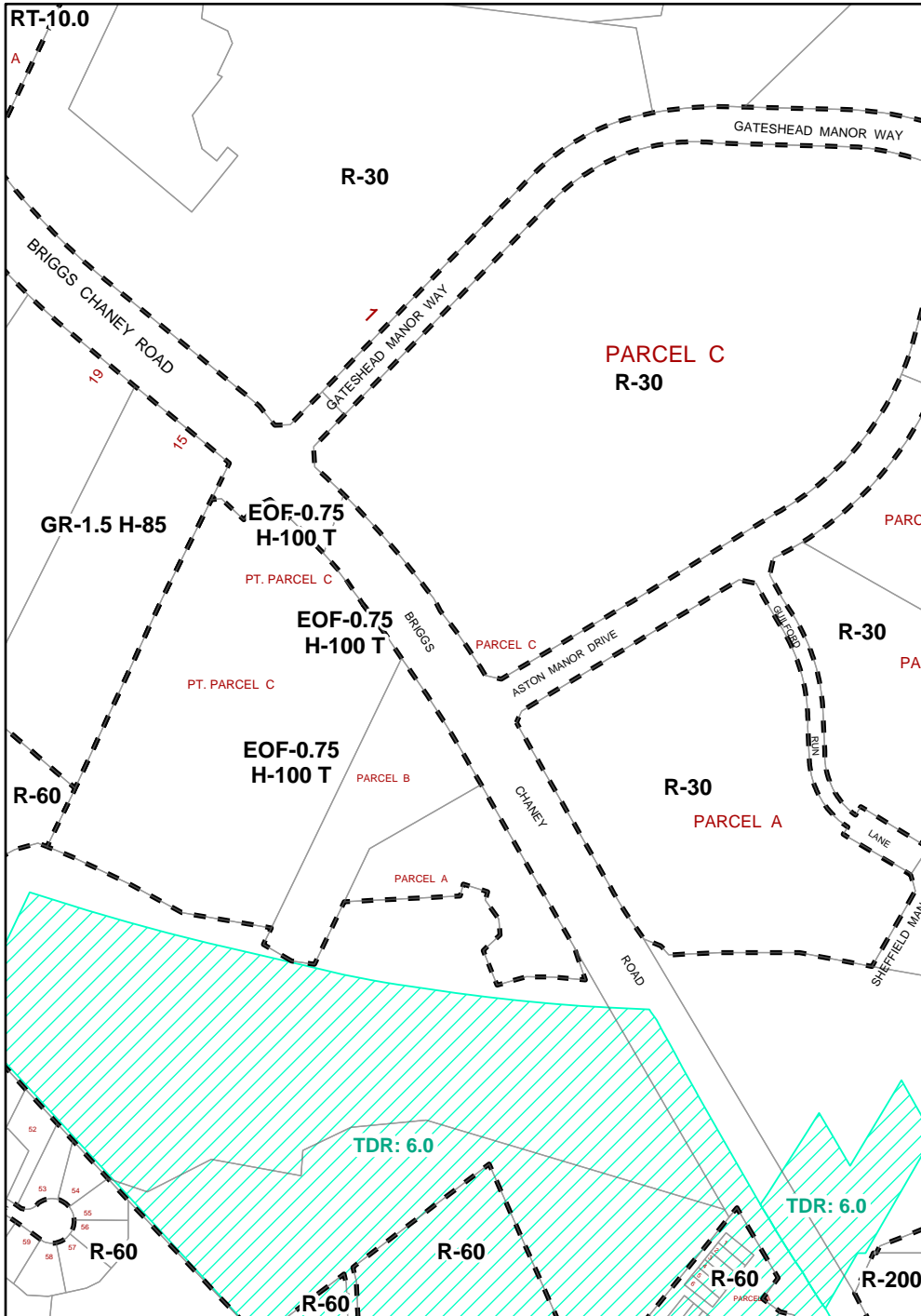
Overlay TDR

1 in = 350 ft

Existing Zoning

Change #32,33

Proposed Zoning



Map Grid: 217NE04, 218NE04

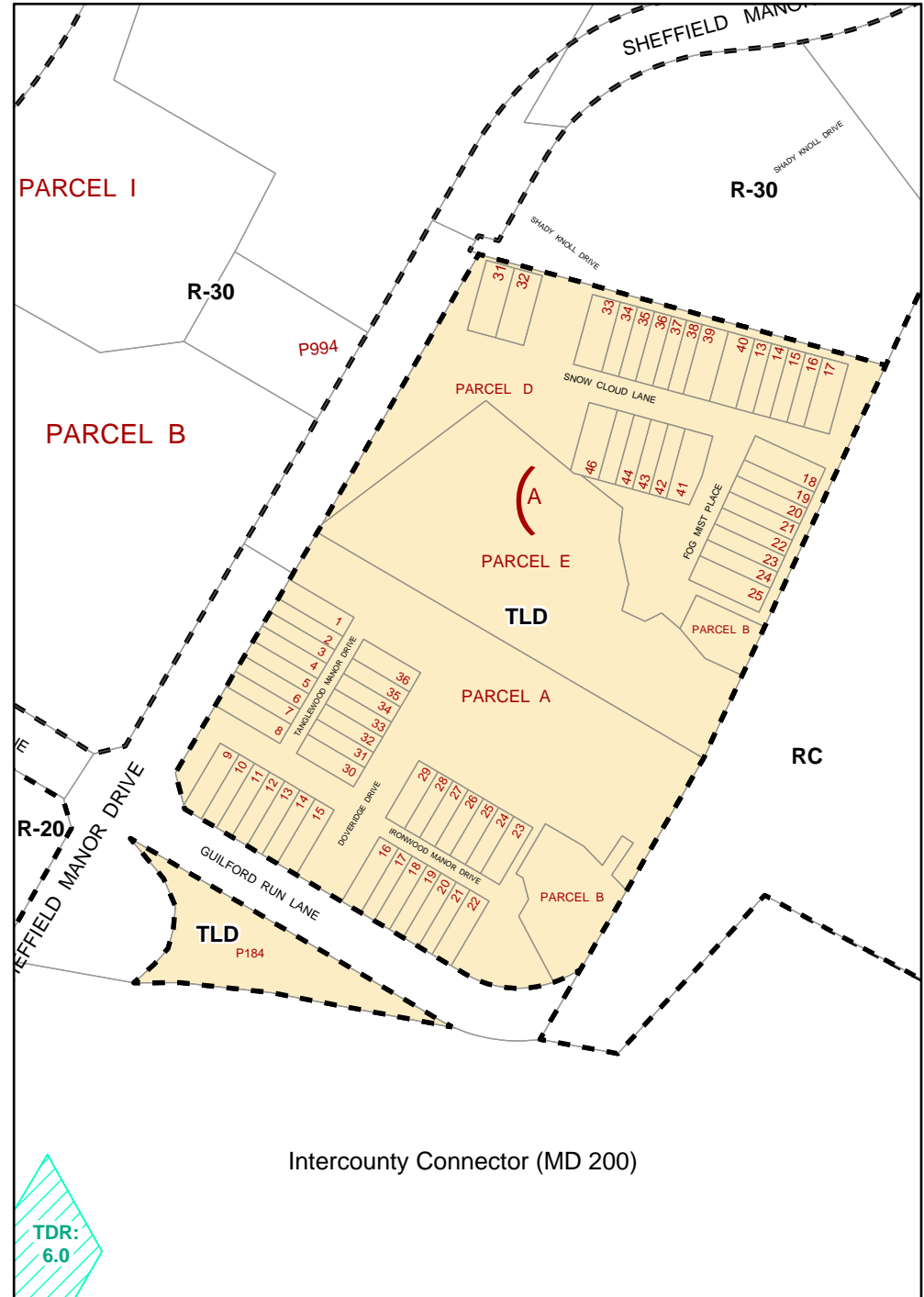
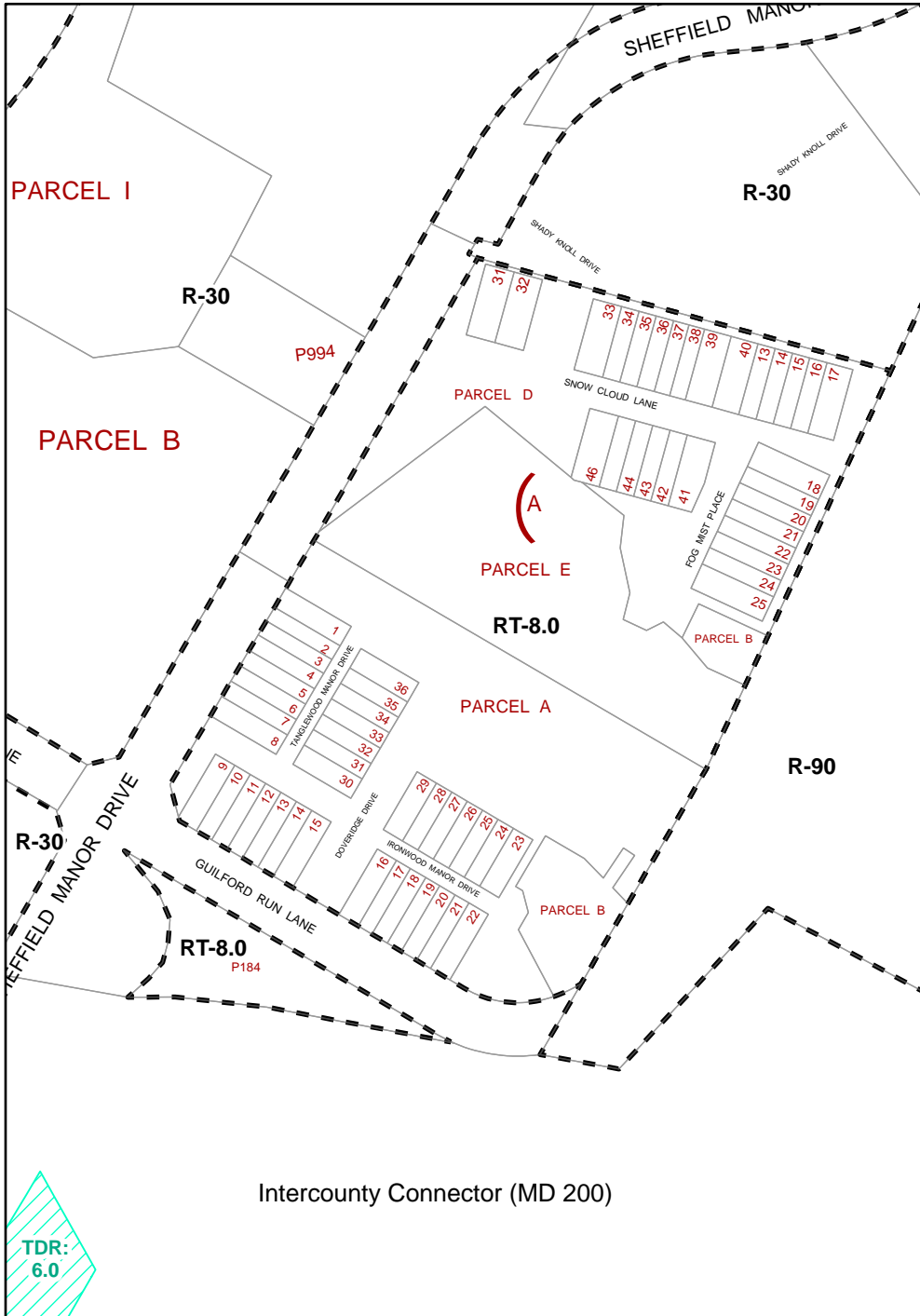
Overlay TDR

1 in = 350 ft

Existing Zoning

Change #34,35

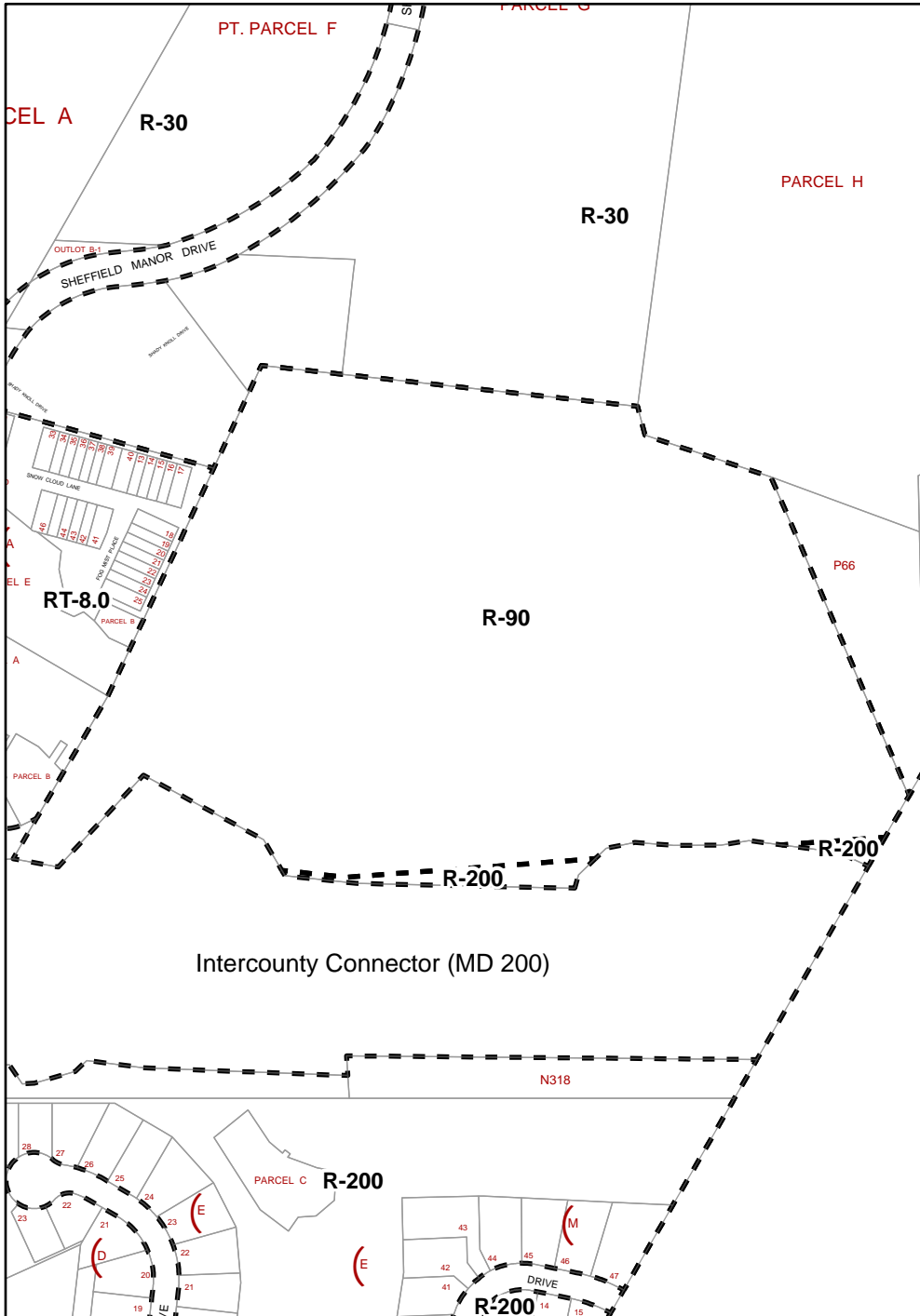
Proposed Zoning



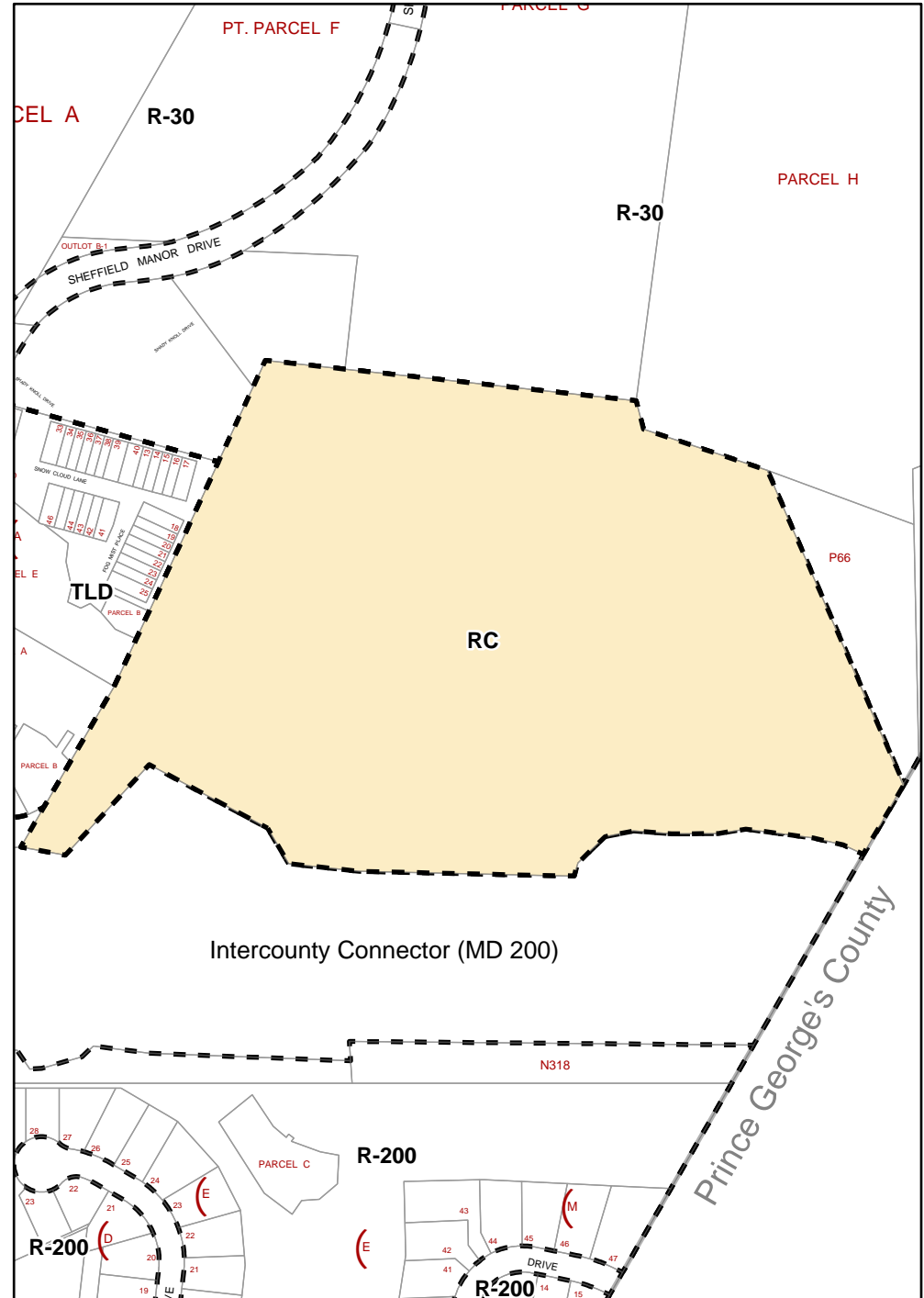
Existing Zoning

Change #36

Proposed Zoning



Map Grid: 217NE04, 218NE04

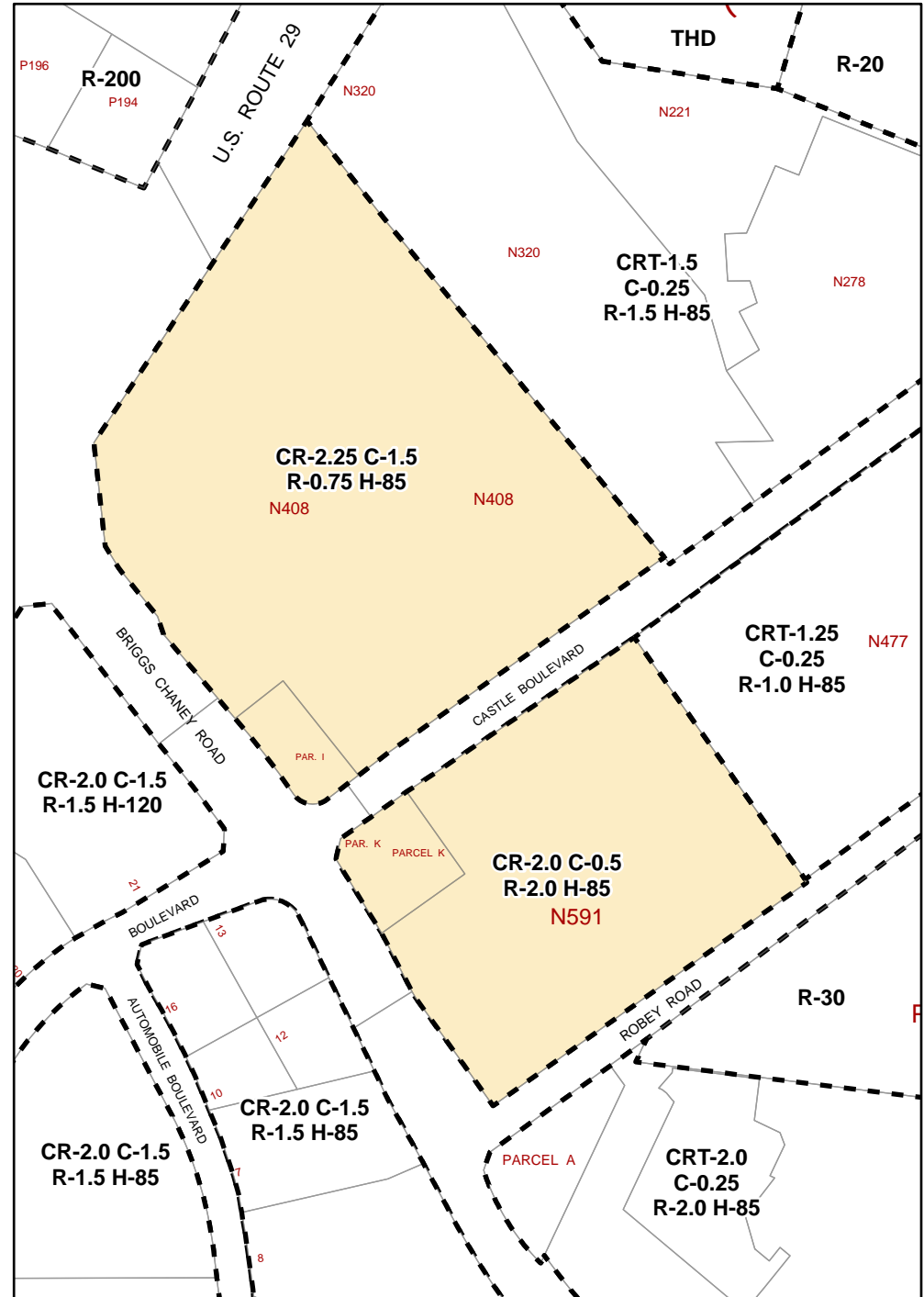
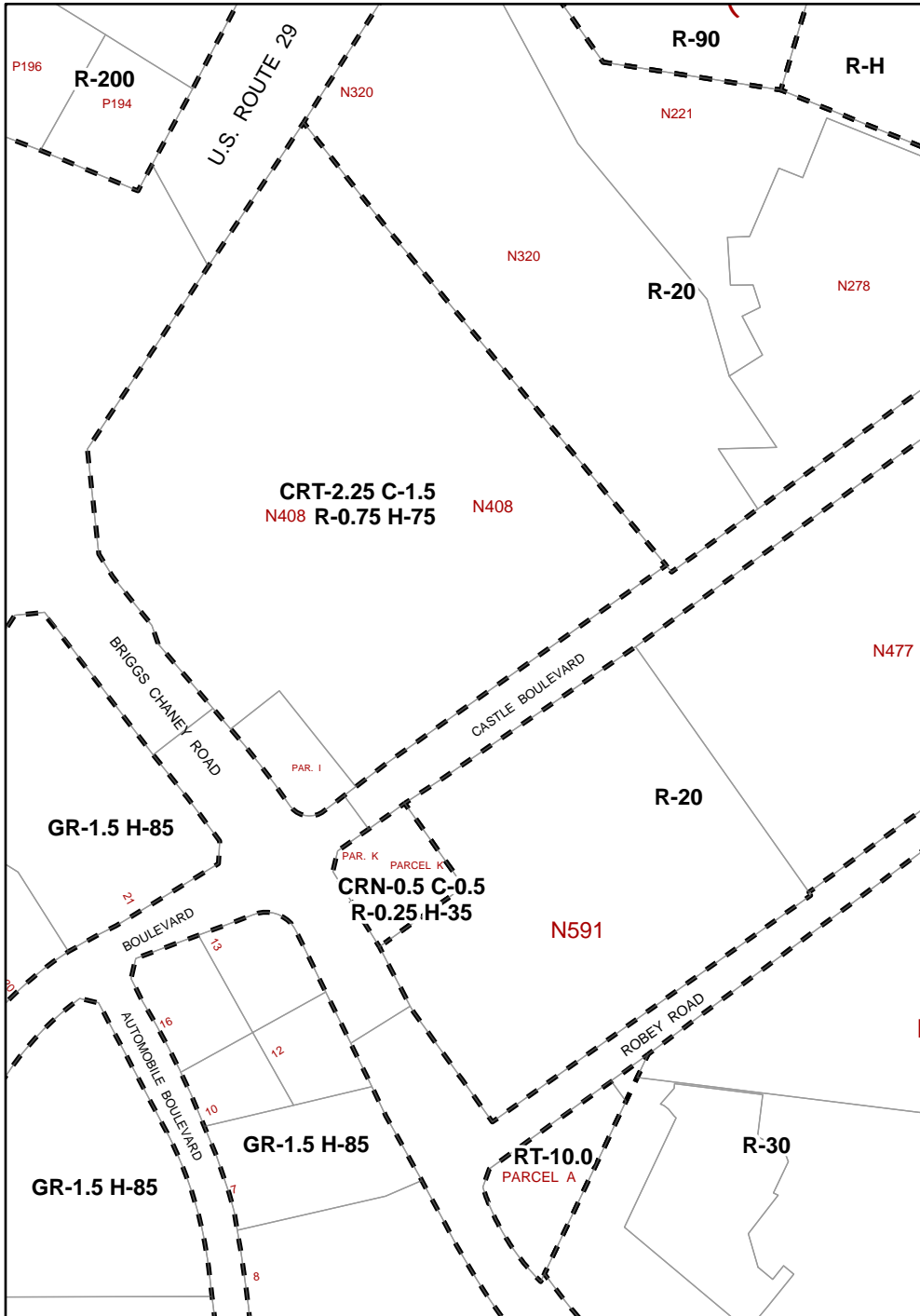


1 in = 350 ft

Existing Zoning

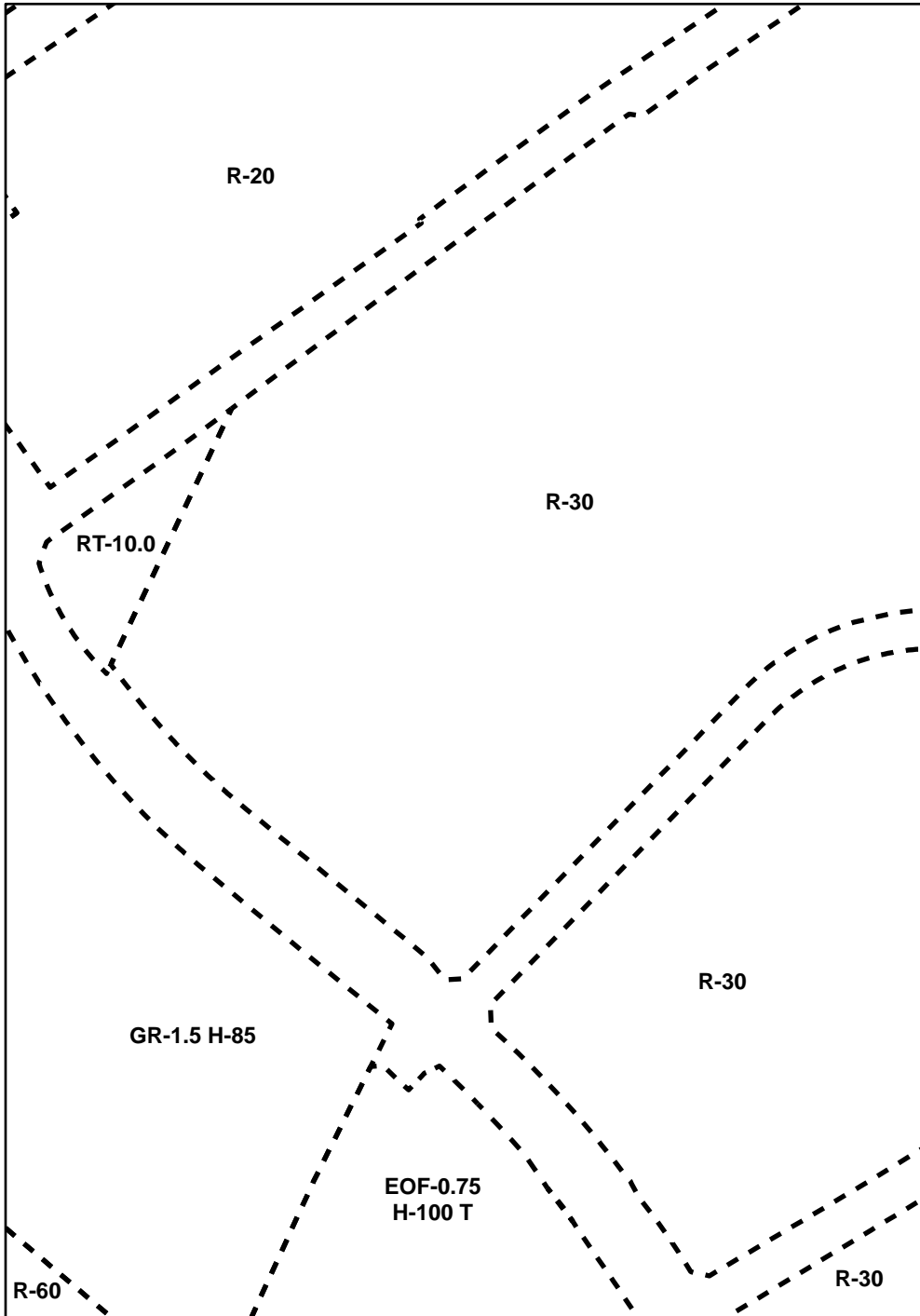
Change #37,38

Proposed Zoning

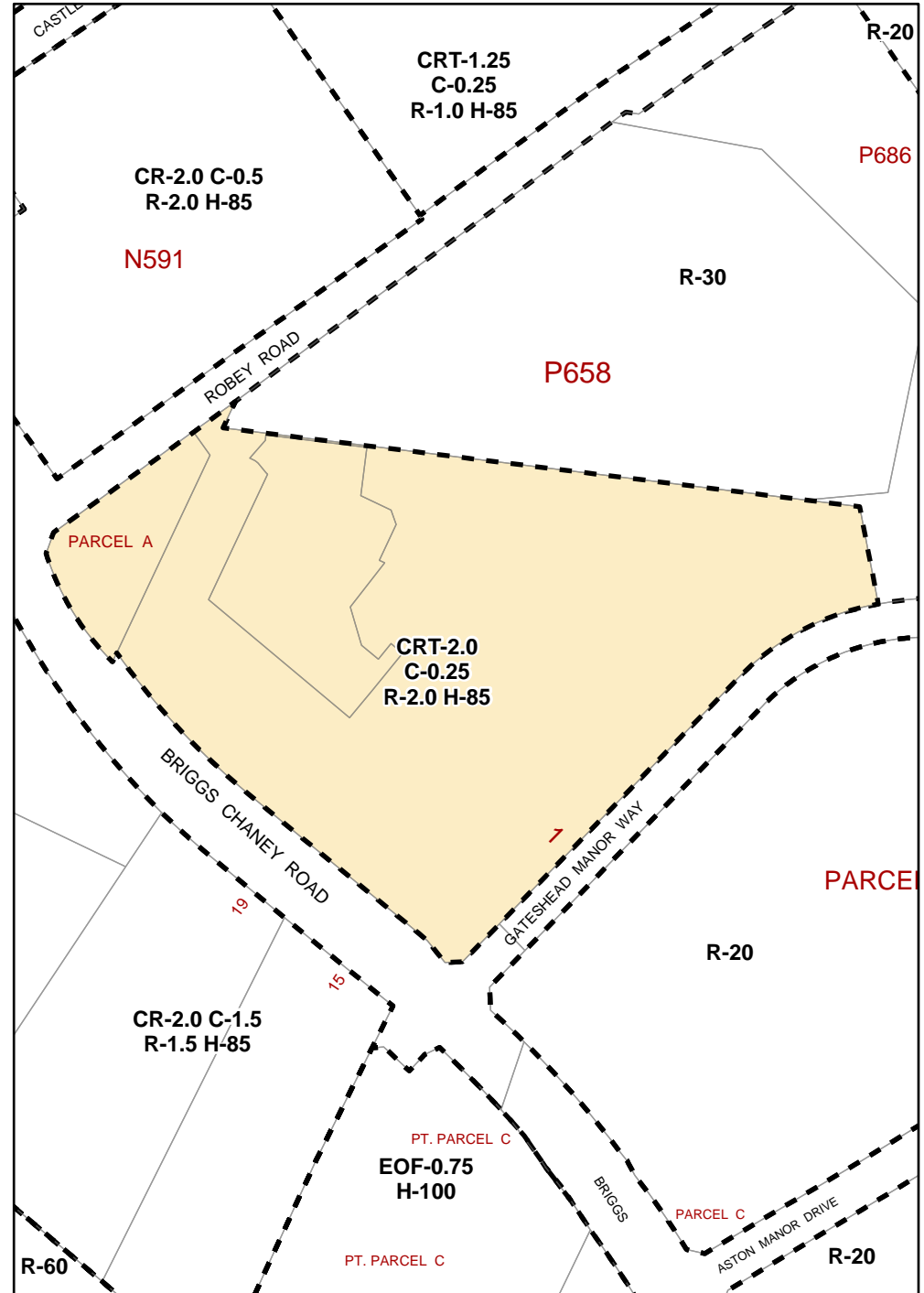


Existing Zoning

Change #39



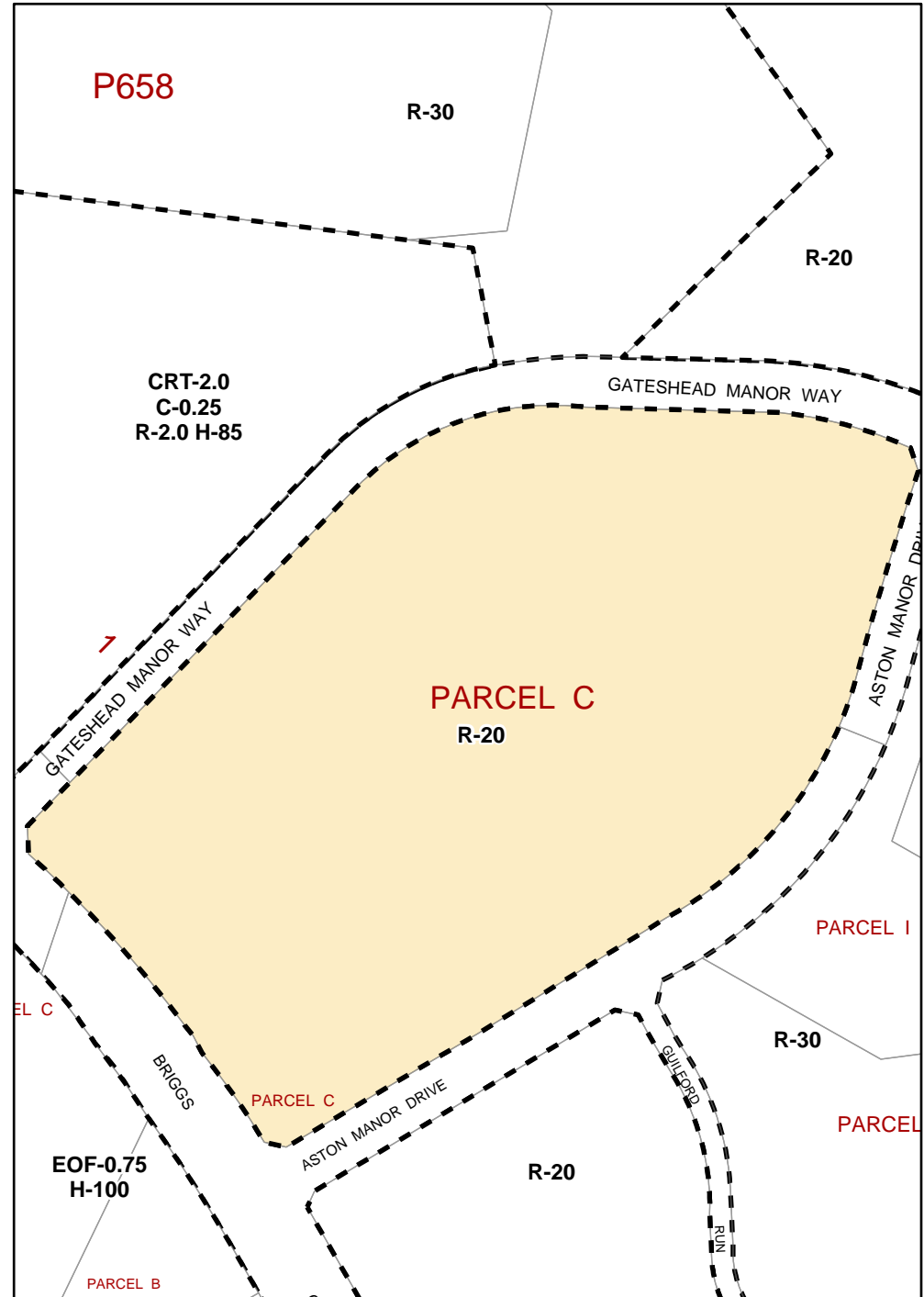
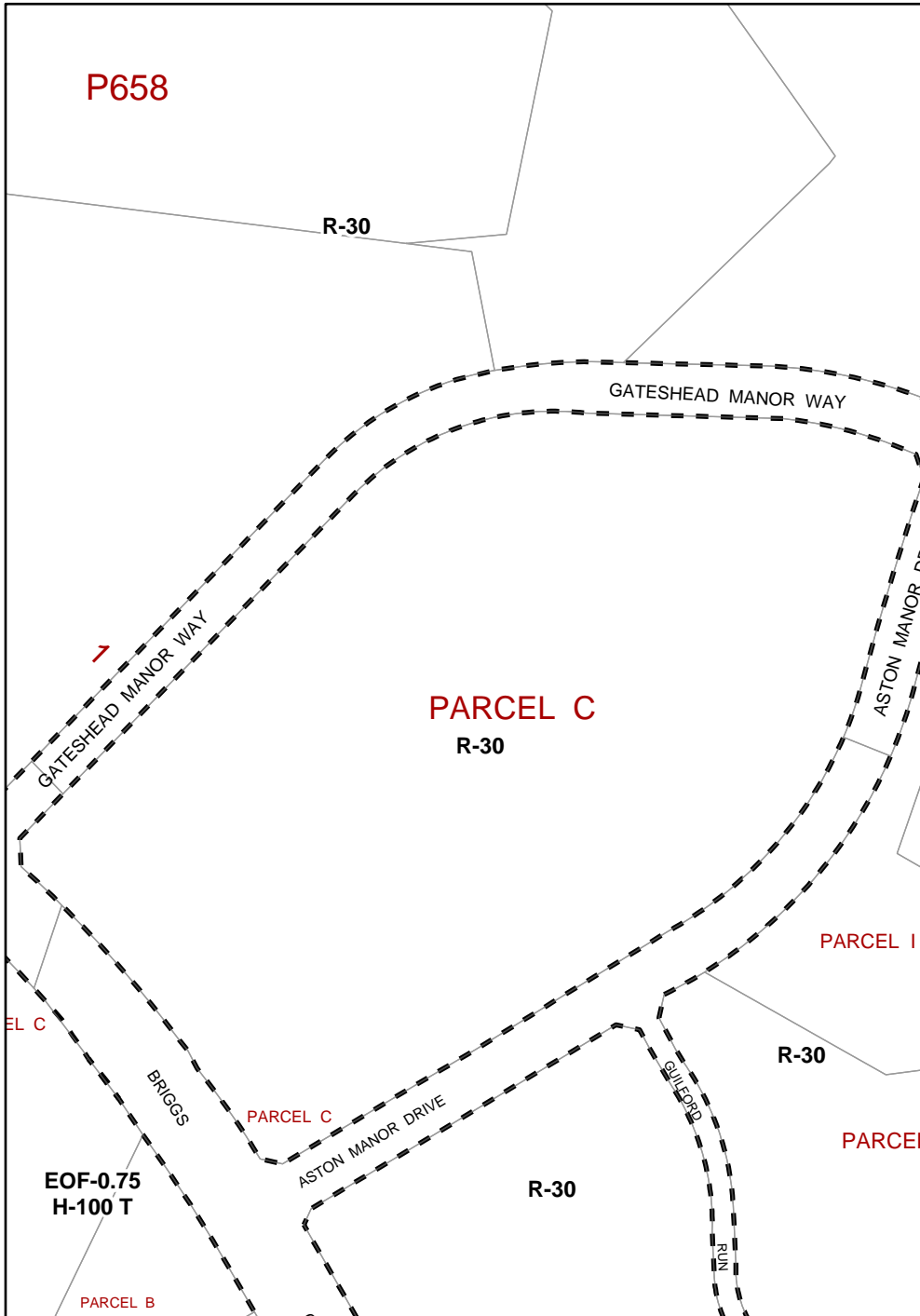
Proposed Zoning



Existing Zoning

Change #40

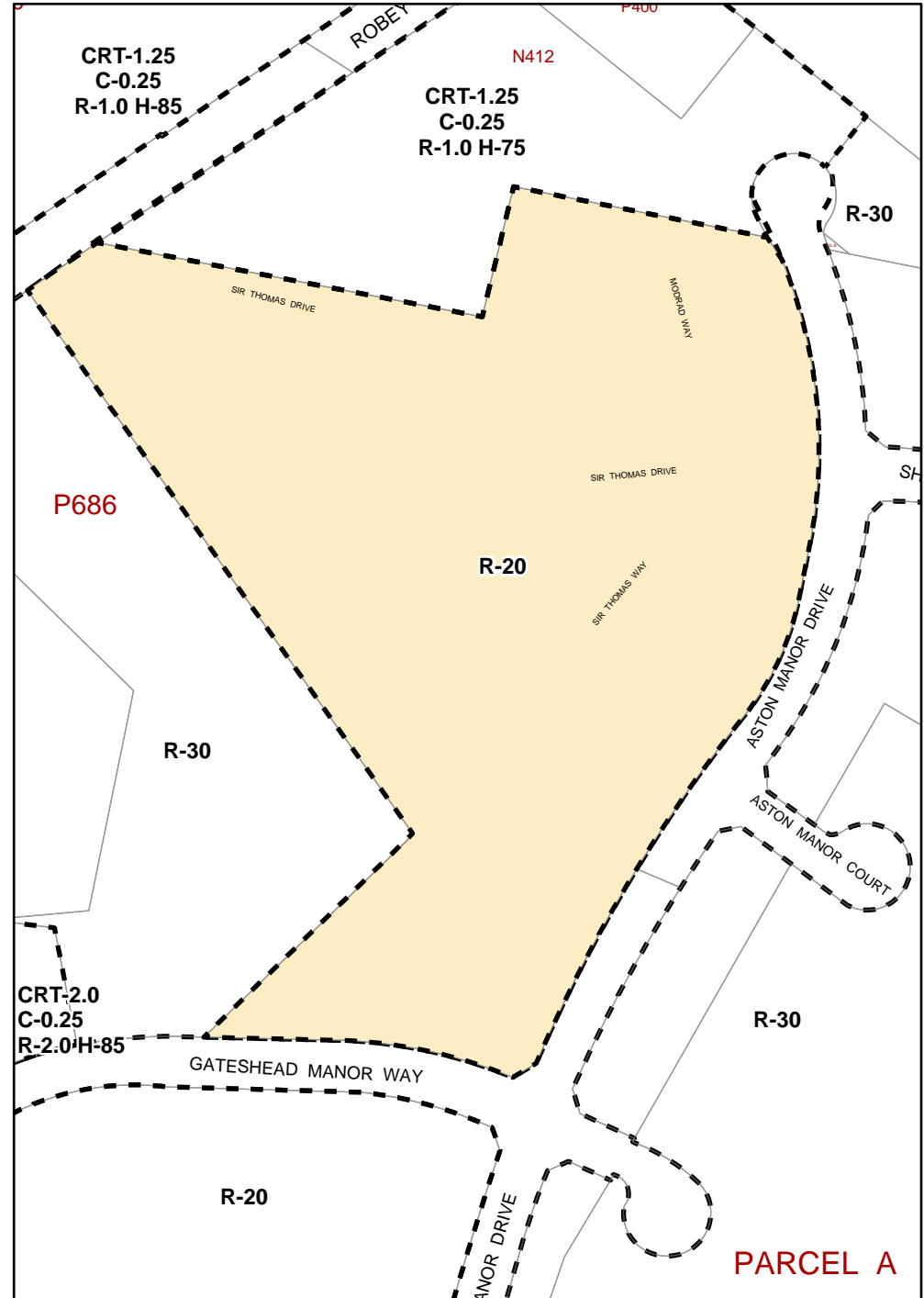
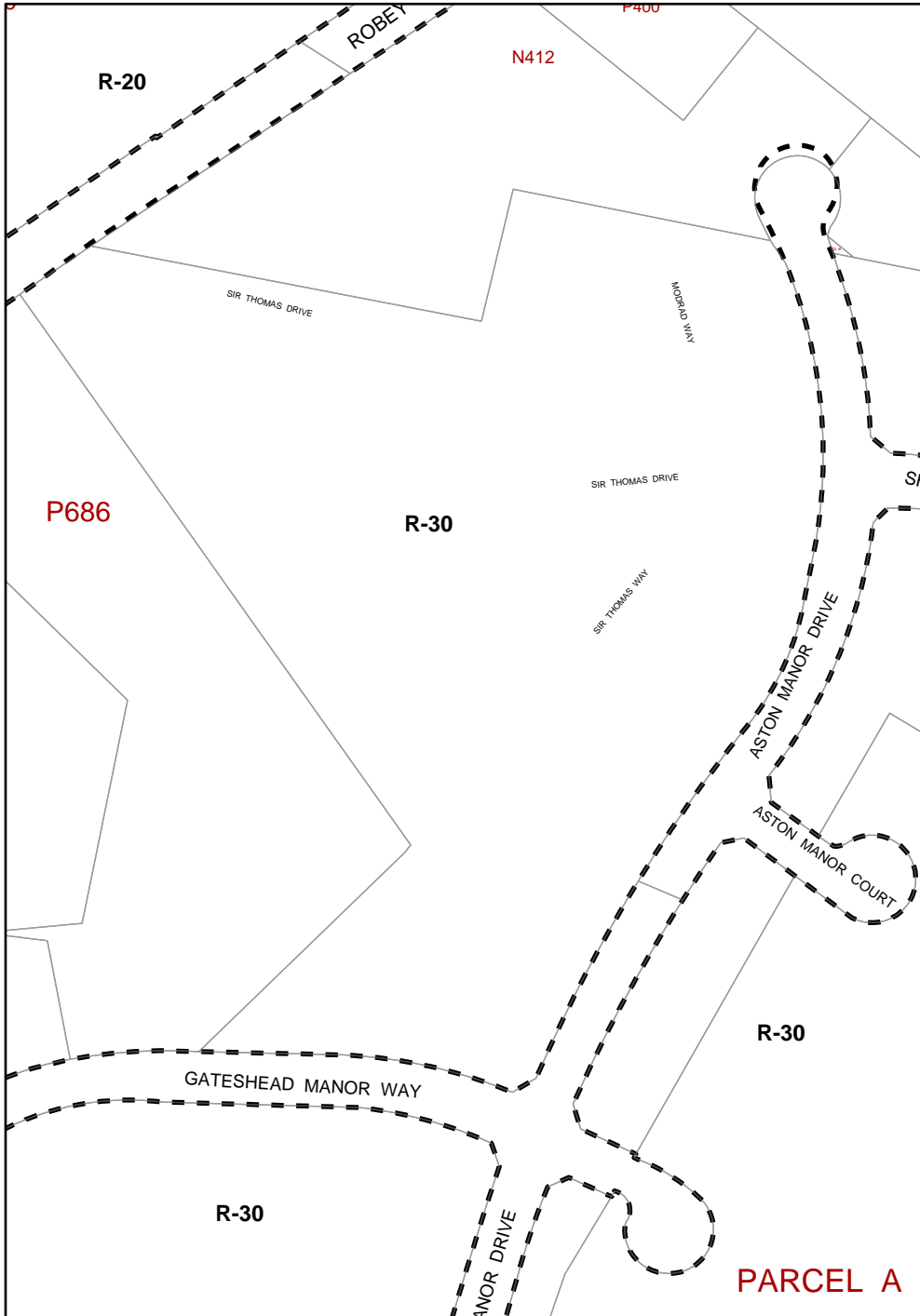
Proposed Zoning



Existing Zoning

Change #41

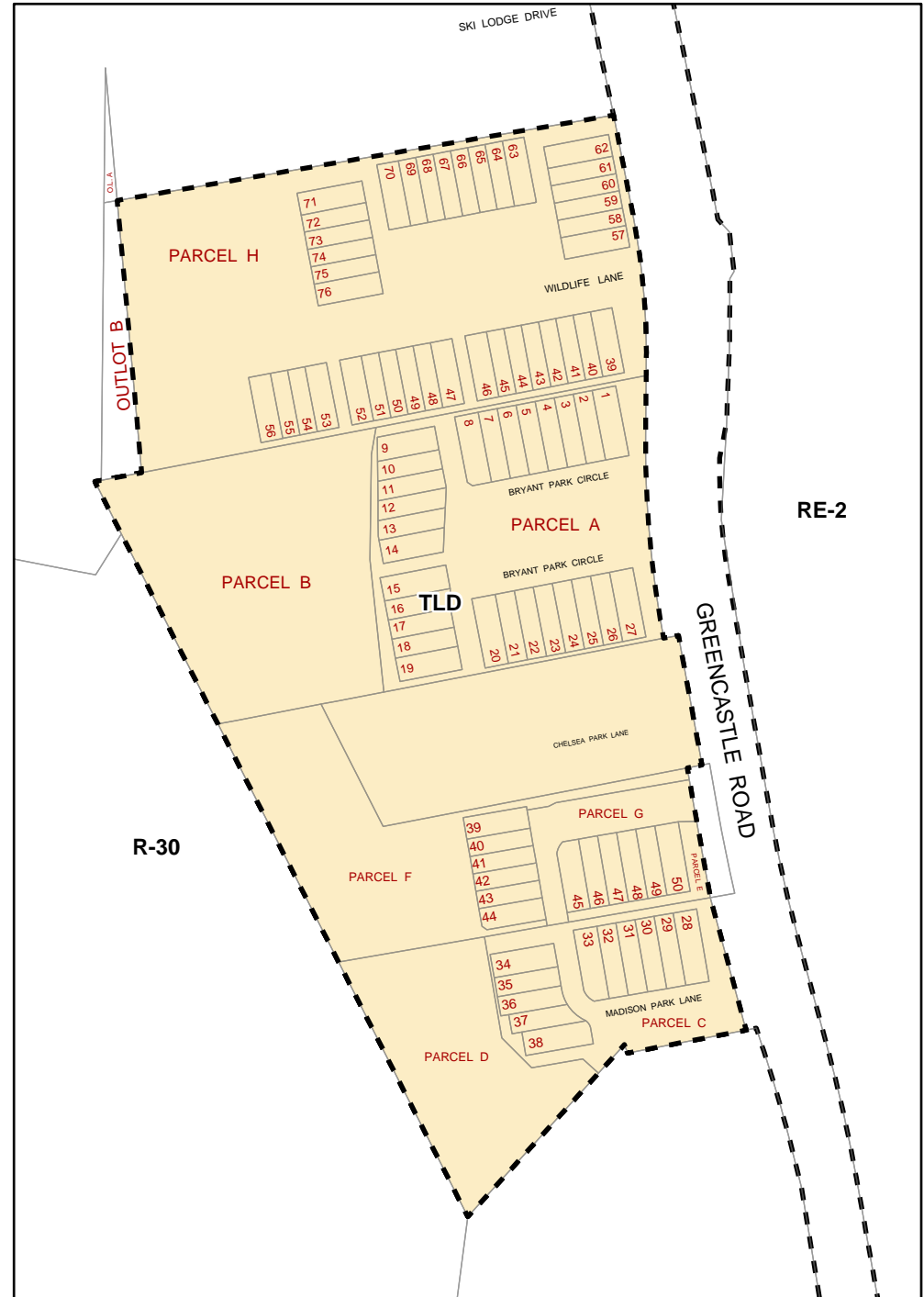
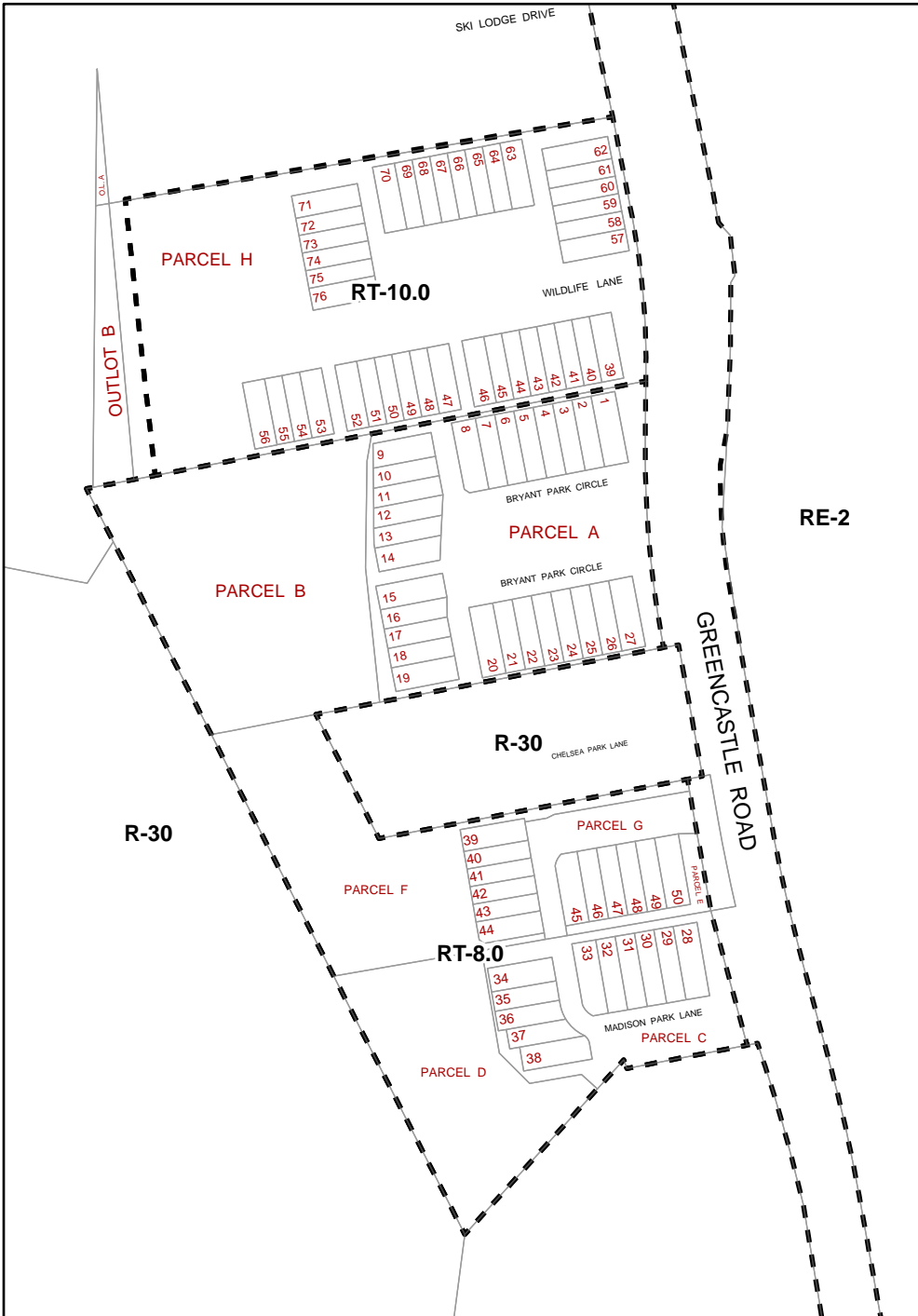
Proposed Zoning



Existing Zoning

Change #42

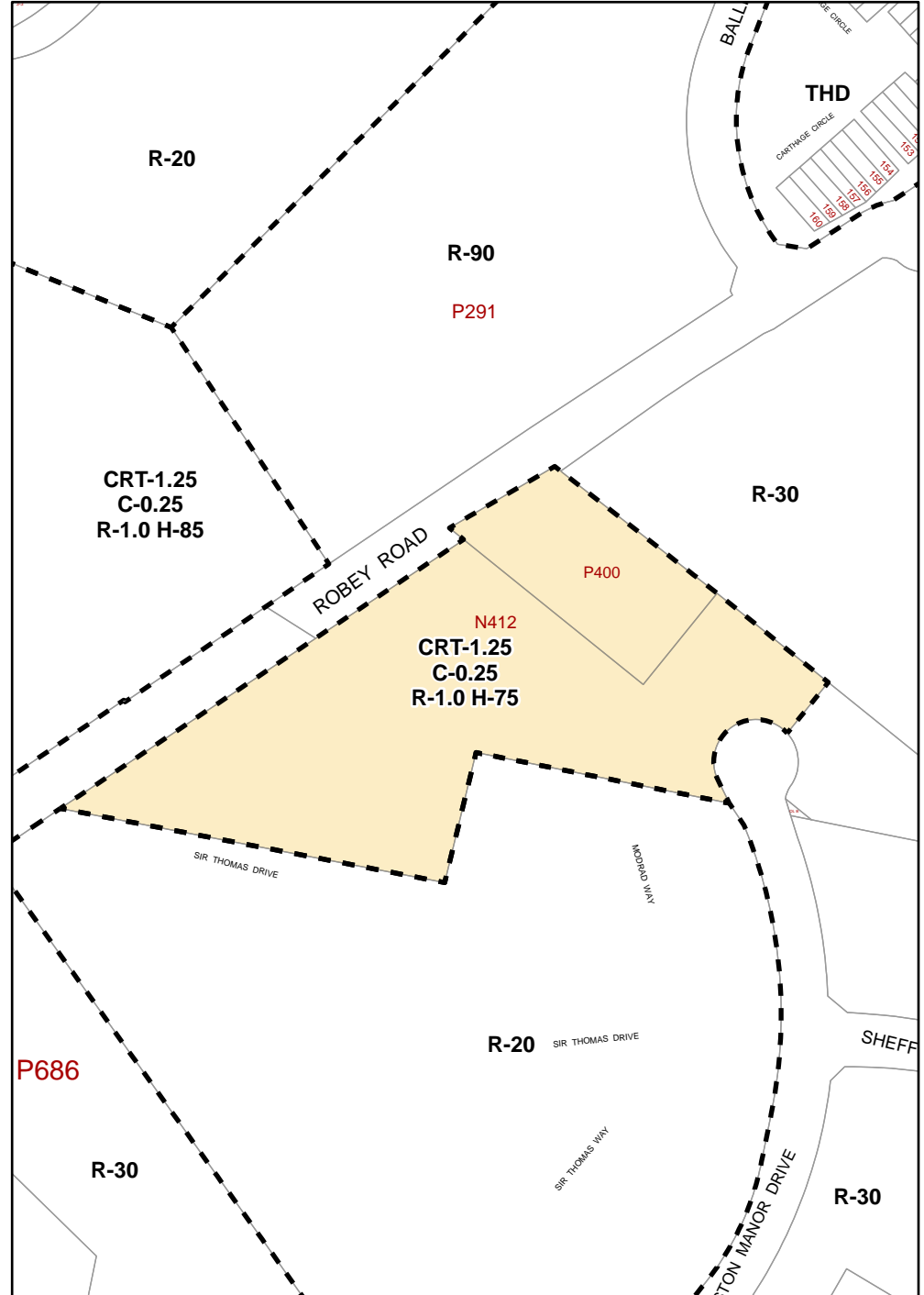
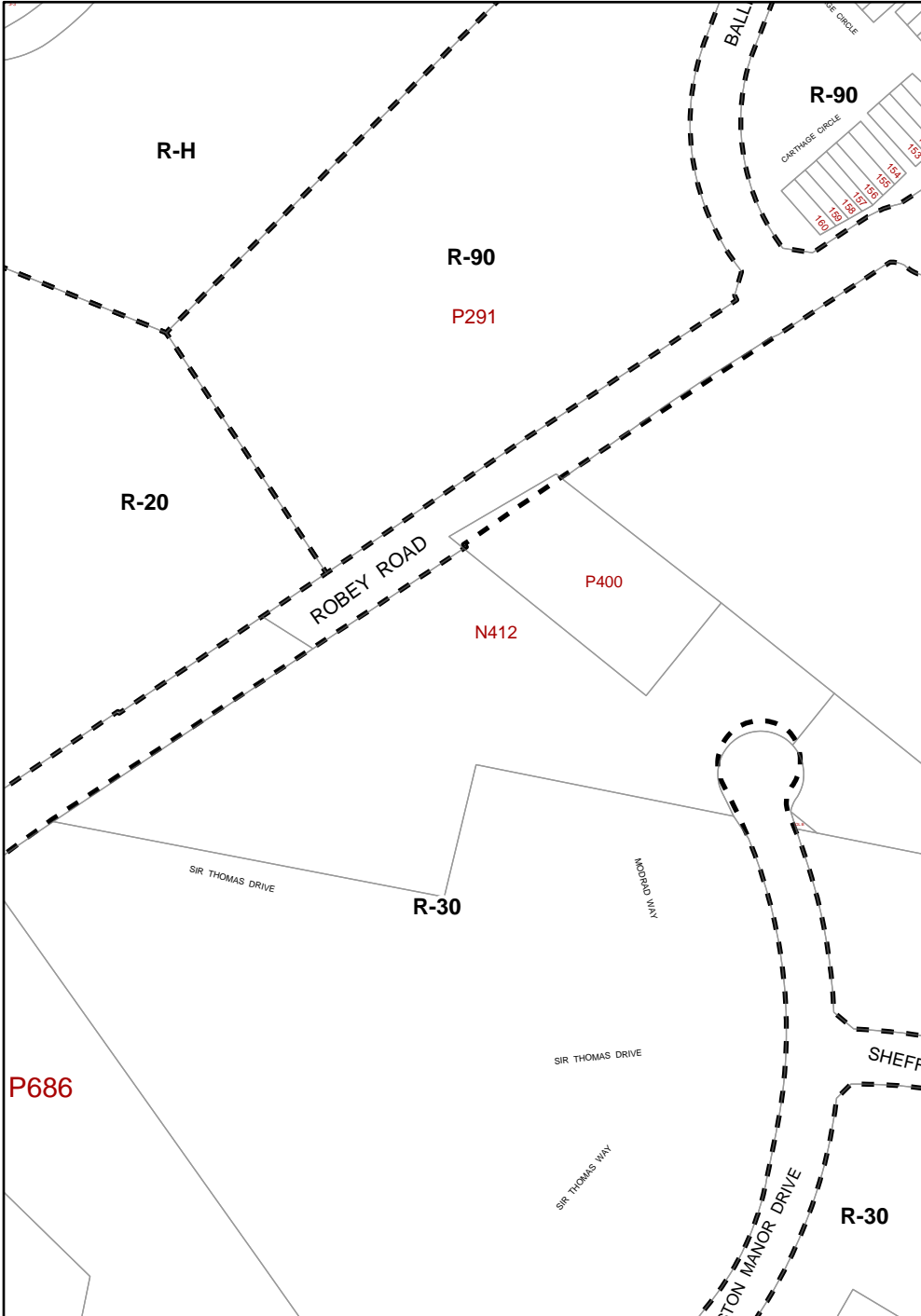
Proposed Zoning



Existing Zoning

Change #43

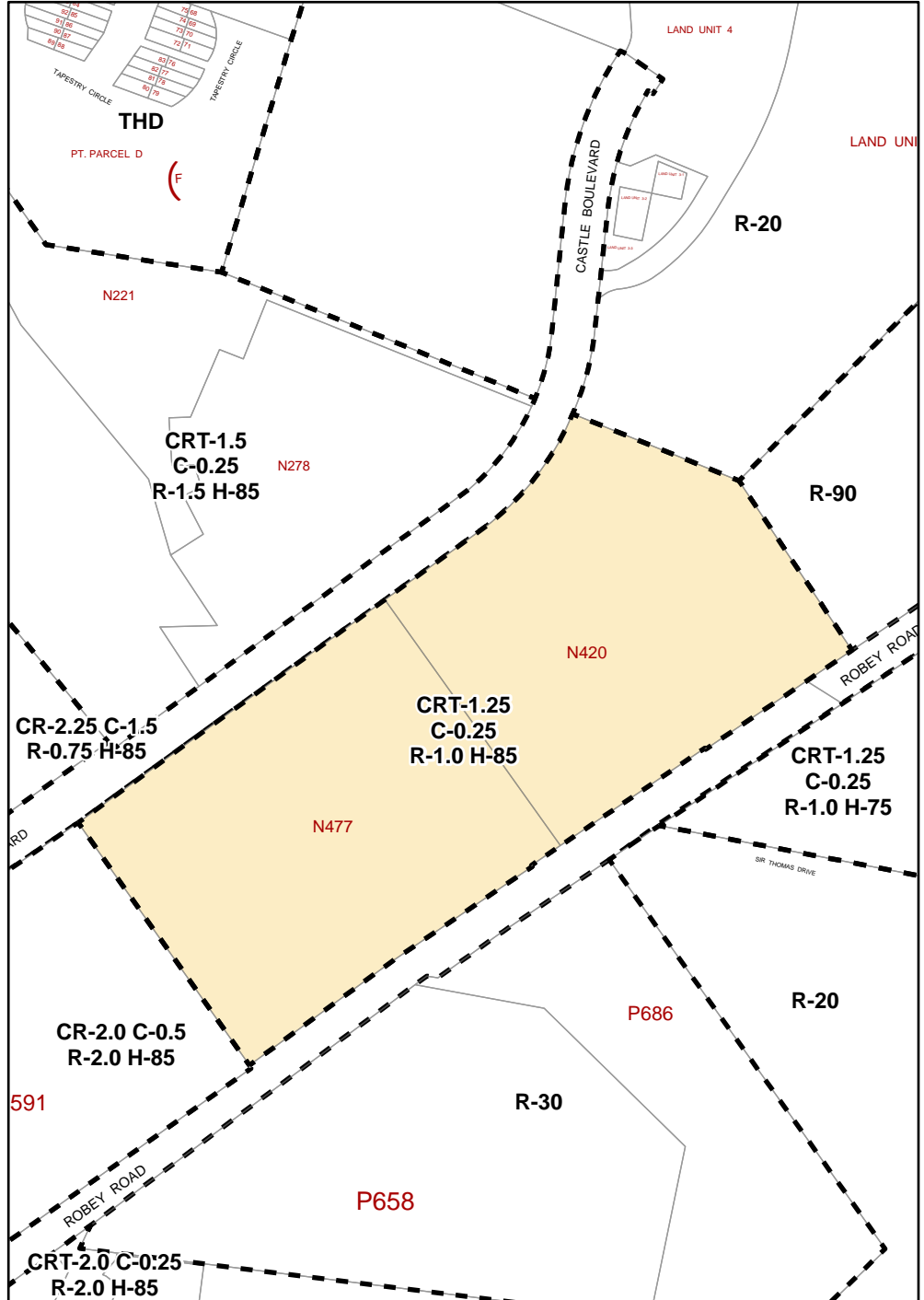
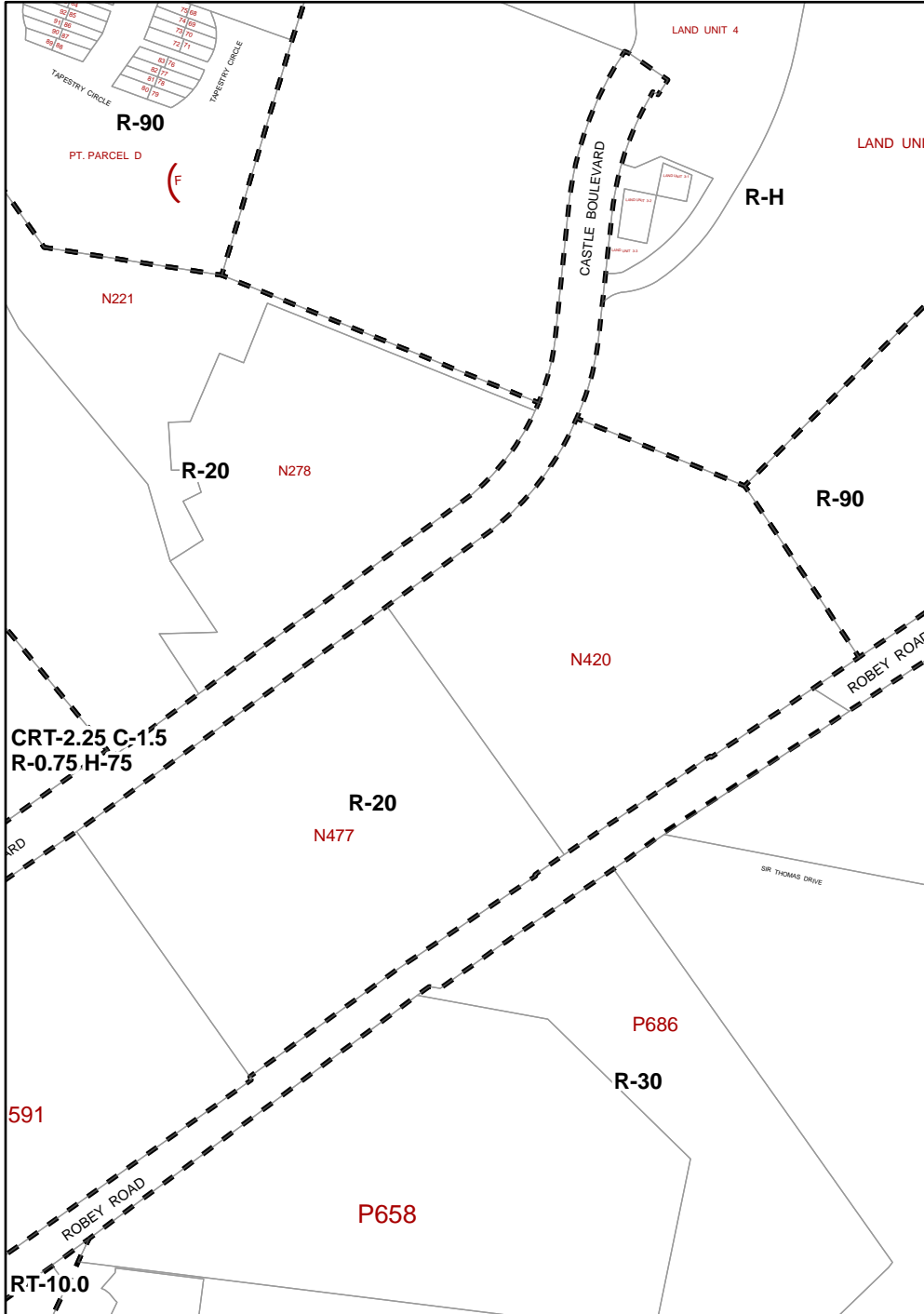
Proposed Zoning



Existing Zoning

Change #44

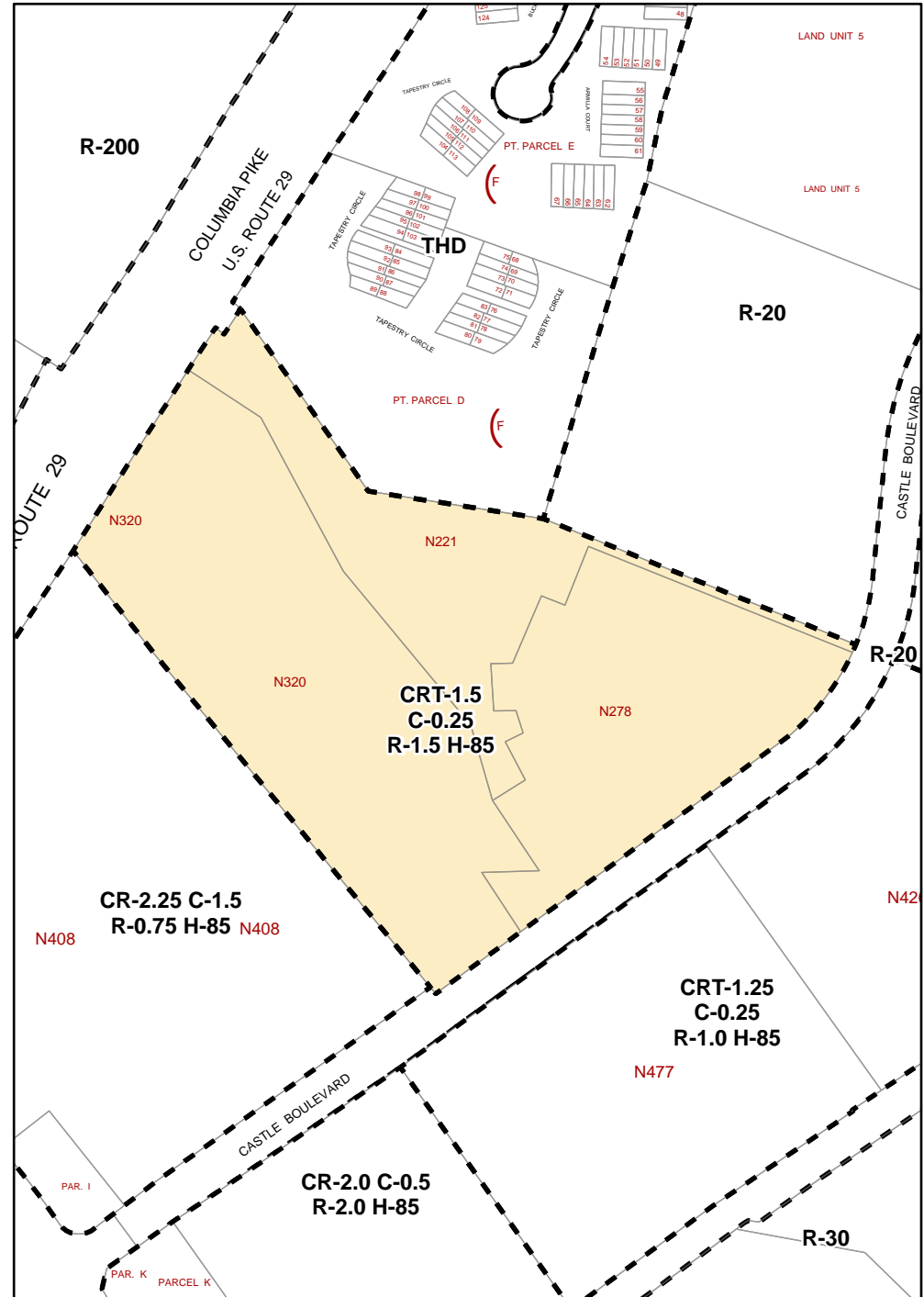
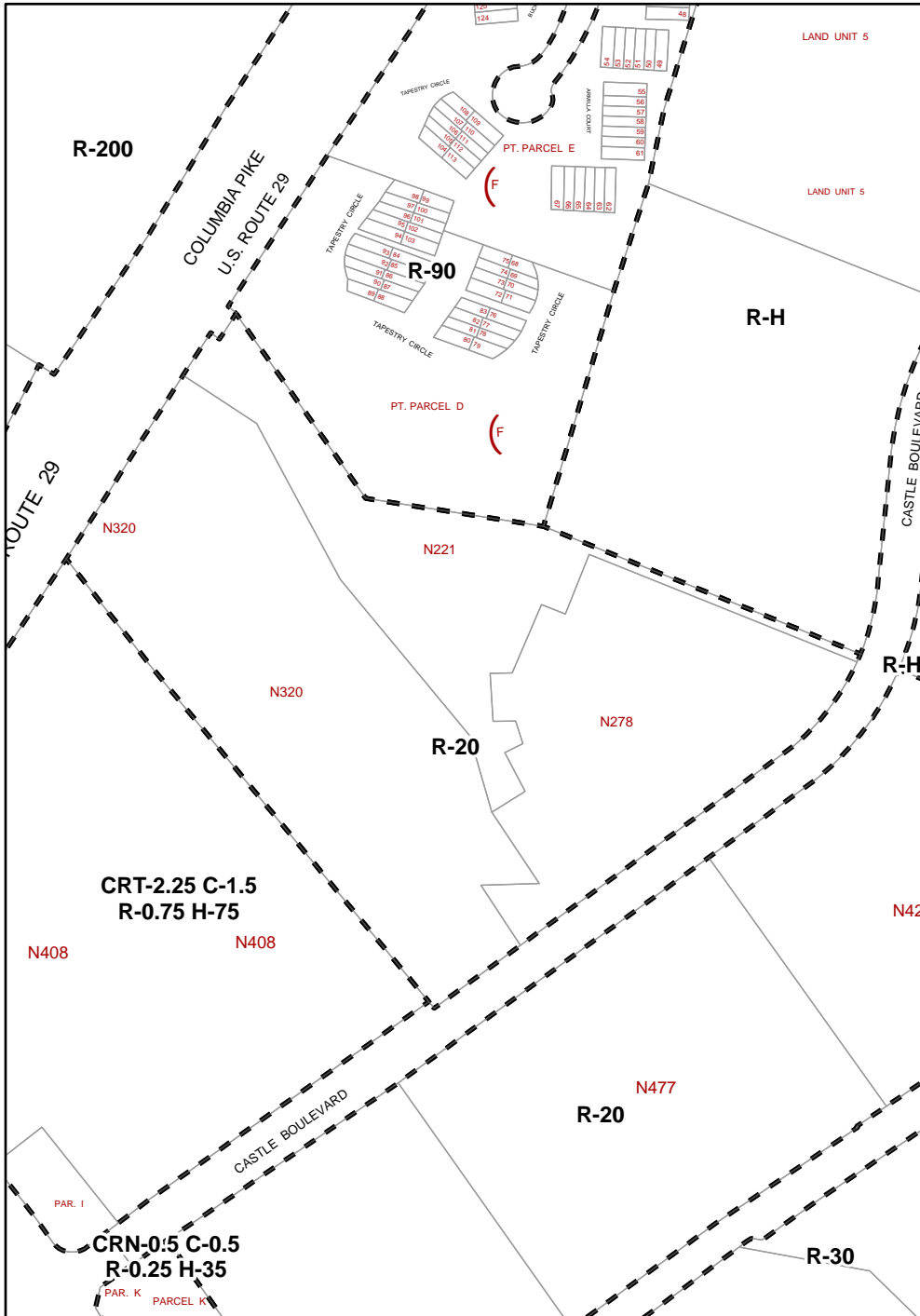
Proposed Zoning



Existing Zoning

Change #45

Proposed Zoning



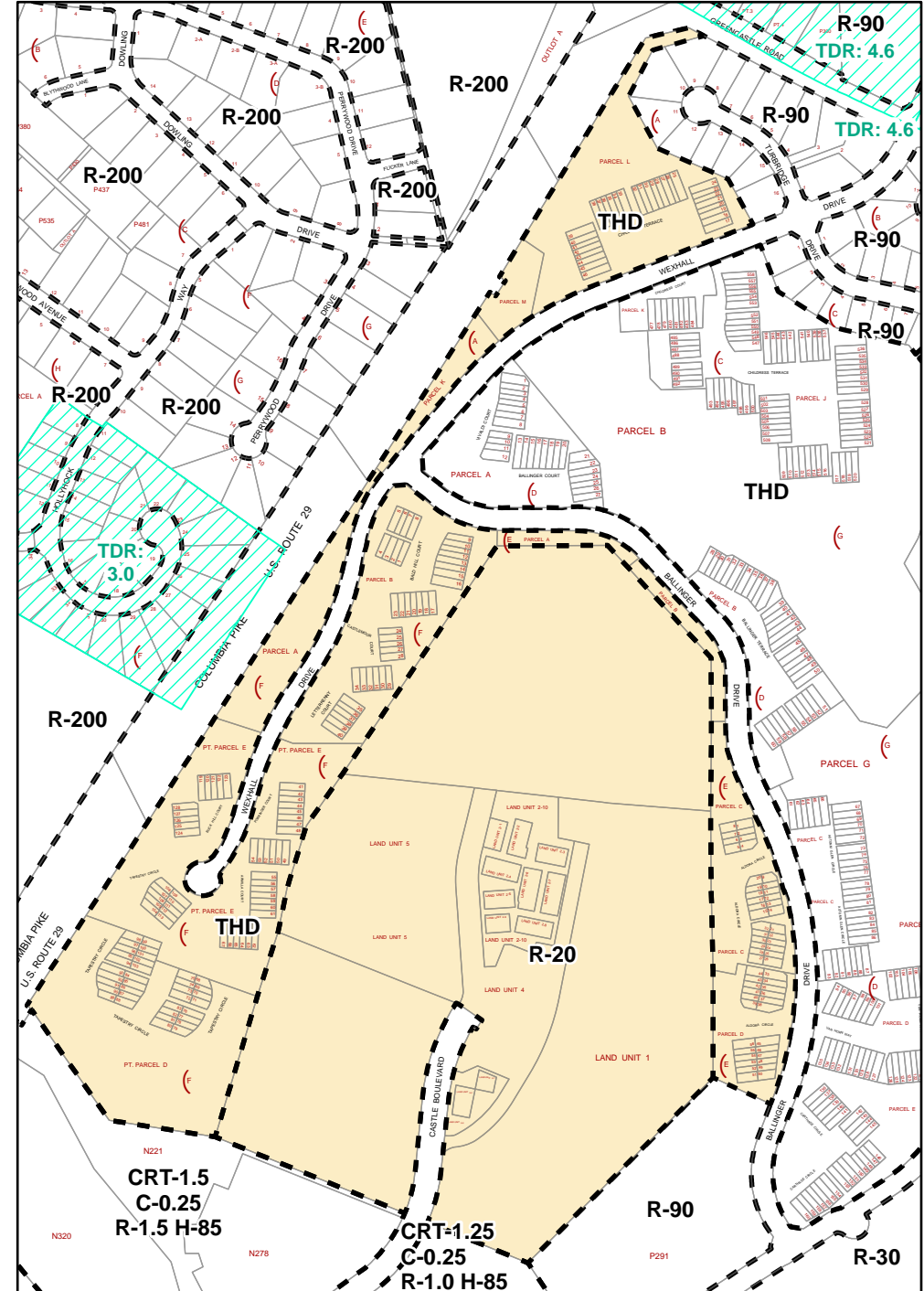
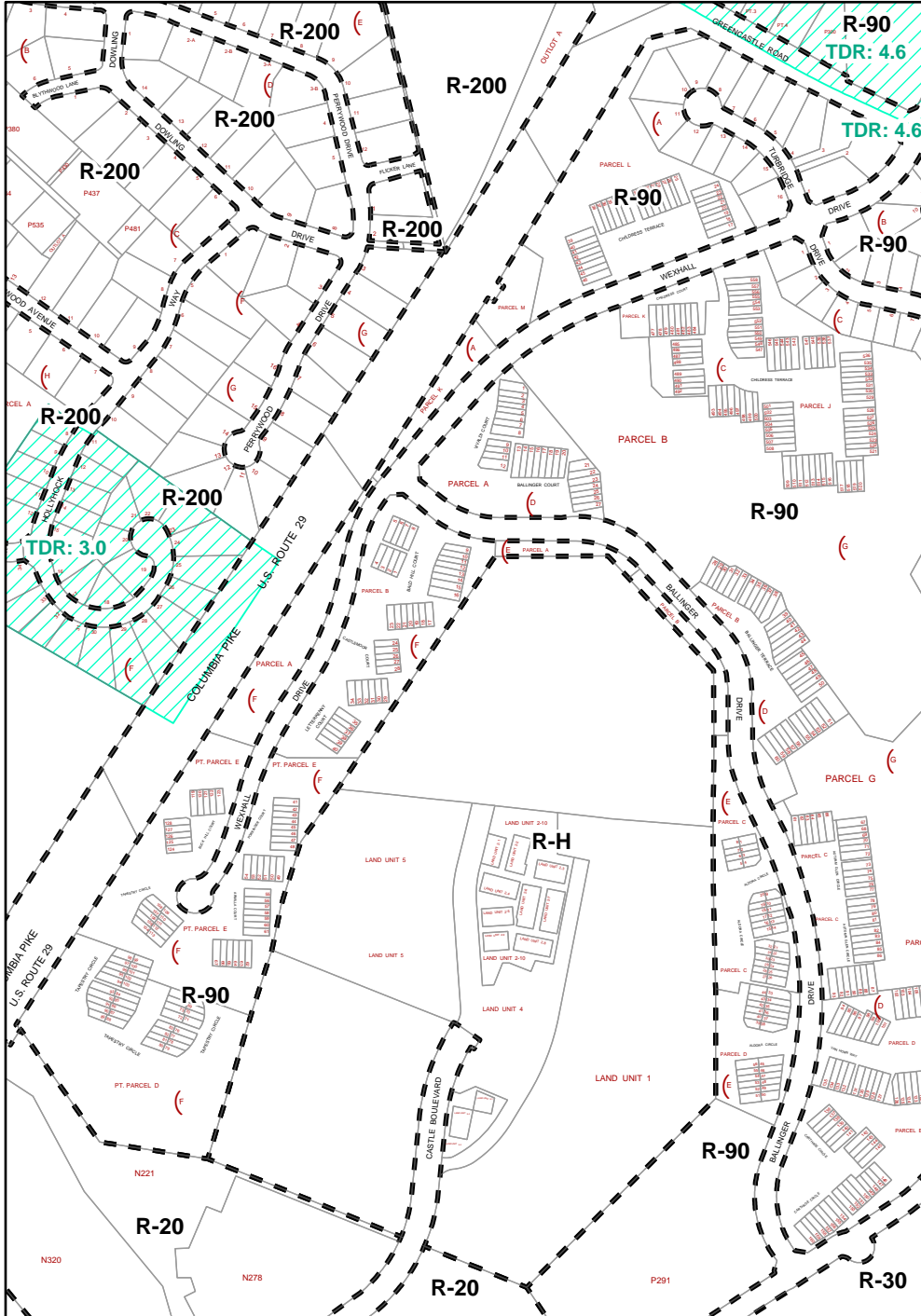
Map Grid: 218NE03, 218NE04

1 in = 350 ft

Existing Zoning

Change #46,47

Proposed Zoning



Map Grid: 218NE04, 219NE04

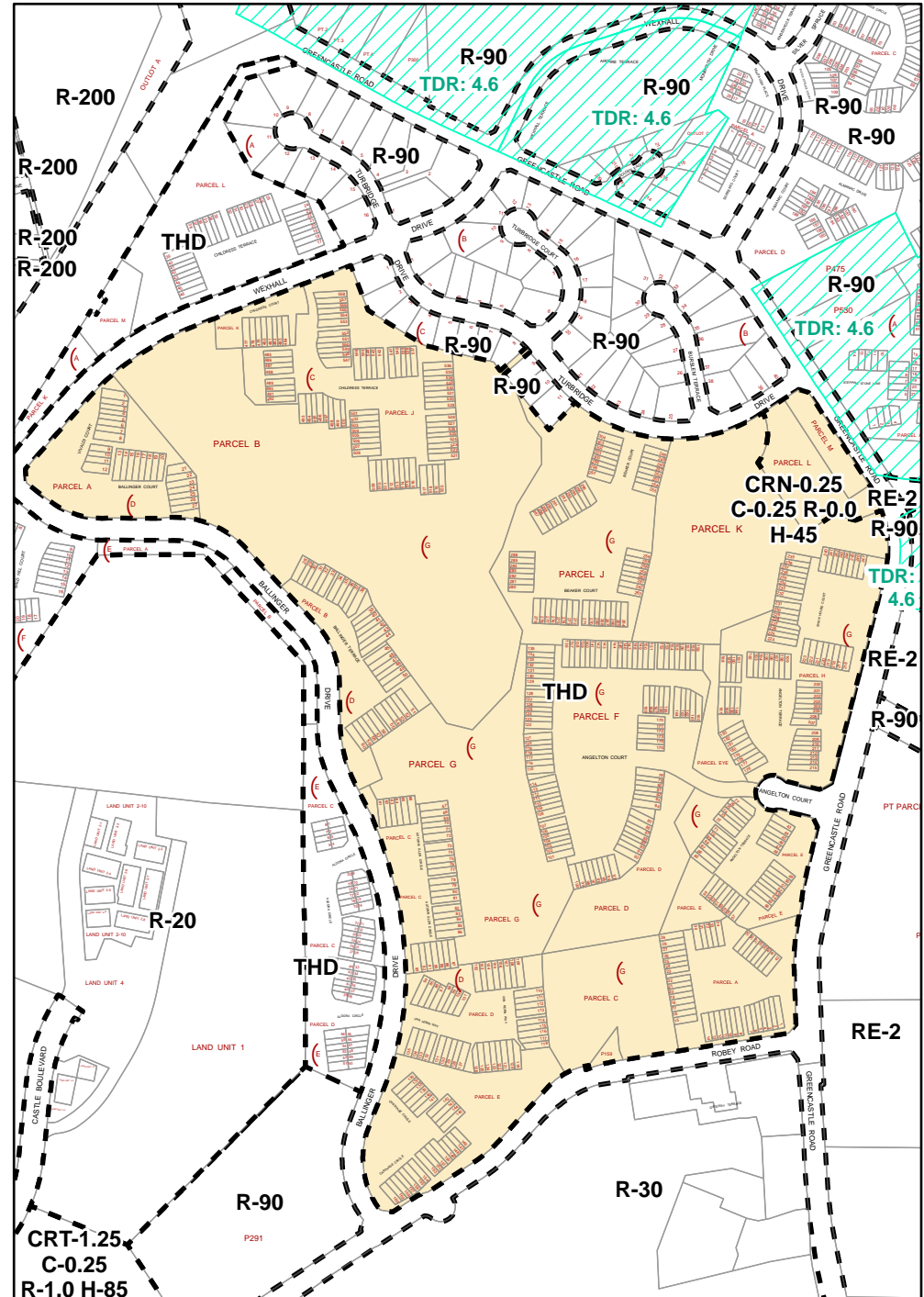
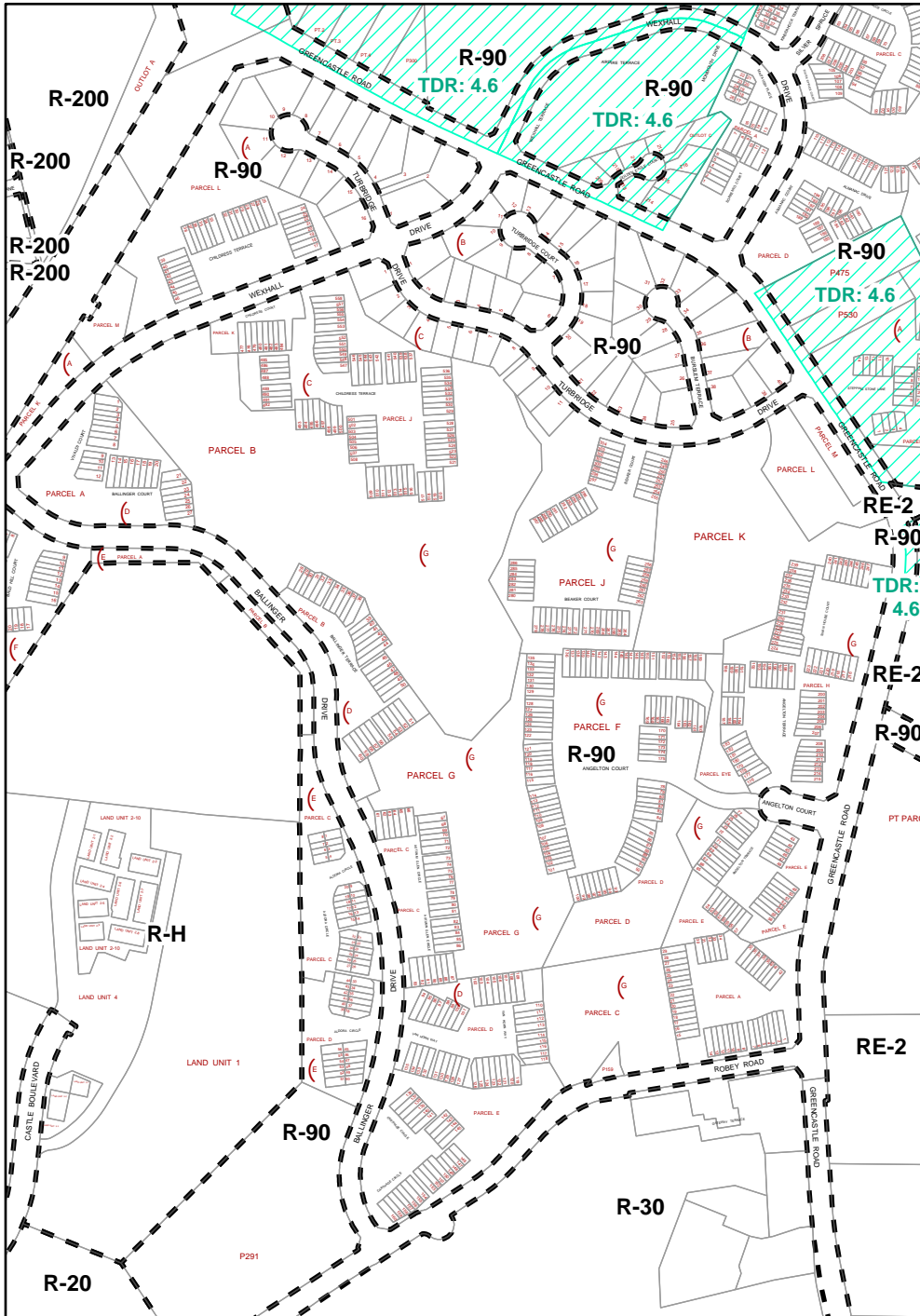
Overlay TDR

1 in = 575 ft

Existing Zoning

Change #48,49

Proposed Zoning



Map Grid: 218NE04, 219NE04

Overlay TDR

1 in = 600 ft

Existing Zoning

Change #50

Proposed Zoning

