

Resolution No.:	<u>20-698</u>
Introduced:	<u>January 14, 2025</u>
Adopted:	<u>January 14, 2025</u>

**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: Takoma Park Minor Master Plan Amendment, Sectional Map Amendment (H-152)

OPINION

Sectional Map Amendment (SMA) H-152 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 Takoma Park Minor Master Plan Amendment. The SMA application covers a plan area of approximately 132 acres, of which approximately 87 acres are proposed for change in zoning classification including 28 acres of overlay zoning changes. The remaining 45 acres are proposed to be reconfirmed in their existing zoning classification.

The District Council approved the Takoma Park Minor Master Plan Amendment on April 2, 2024. The Master Plan sets forth the specific land use and zoning recommendations for the Takoma Park 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 January 25, 2024, 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 Takoma Park Minor Master Plan Amendment on February 16, 2024.

Sectional Map Amendment (SMA) H-152 was filed on September 23, 2024, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Takoma Park Minor Master Plan Amendment. The Council held a public hearing on the SMA for the Plan Amendment on December 3, 2024. There were no speakers for the public hearing. The record remained open until close of business on December 6, 2024.

The Council considered the Sectional Map Amendment at a worksession held on January 14, 2025. The Council finds Sectional Map Amendment Application H-152, to be consistent with the Approved and Adopted Takoma Park 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-152 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Takoma Park Minor Master Plan Amendment dated January 25, 2024, and all record materials compiled in connection with the public hearing held by the Council on December 3, 2024, on Sectional Map Amendment H-152.

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-152, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Takoma Park Minor Master Plan Amendment consisting of approximately 132 acres, of which approximately 87 acres are proposed for change in zoning classification including 28 acres of overlay zoning changes. The remaining 45 acres are proposed to be reconfirmed in their existing zoning classification.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Takoma Park Minor Master Plan Amendment.

Table 1: Parcels to be Rezoned¹

Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-60	CRT-2.5 C-2.5 R-2.5 H-120	3.72
2	R-60	CRT-2.5 C-2.5 R-2.5 H-120	2.19
3	R-60	CRT-2.5 C-2.5 R-2.5 H-120	0.64
4	R-10	CRT-2.5 C-2.5 R-2.5 H-120	1.10
5	R-20	CRT-2.5 C-2.5 R-2.5 H-120	0.50
6	R-10	CRT-1.5 C-1.5 R-1.5 H-65	1.97
7	R-20	CRT-2.5 C-2.5 R-2.5 H-120	1.05
8	R-20	CRT-1.5 C-1.5 R-1.5 H-65	0.96
9	R-10	CRT-1.5 C-1.5 R-1.5 H-65	0.92
10	R-60	R-40	0.81
12	R-60	R-40	2.34
13	R-10	CRT-2.5 C-2.5 R-2.5 H-150	7.85
14	CRT-0.75 C-0.75 R-0.25 H-35	CRT-2.5 C-2.5 R-2.5 H-150	0.29
15	R-10	CRT-2.5 C-2.5 R-2.5 H-150	4.78
16	R-20	CRT-2.5 C-2.5 R-2.5 H-150	3.66
17	R-10	CRT-2.5 C-2.5 R-2.5 H-150	2.56
18	R-30	CRT-2.5 C-2.5 R-2.5 H-150	2.23
19	R-10	CRT-2.5 C-2.5 R-2.5 H-150	3.12
20	R-60	CR-1.25 C-1.25 R-1.25 H-120	29.51
21	R-40	CRT-1.25 C-1.25 R-1.25 H-70	5.05
22	R-40	CRT-1.25 C-1.25 R-1.25 H-70	2.55
23	R-40	CRT-0.75 C-0.75 R-0.75 H-55	5.60
24	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.70
25	R-60	CRN-1.0 C-1.0 R-1.0 H-50	1.28
26	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.30
27	CRT-0.75 C-0.75 R-0.25 H-50	CRT - 1.0 C-1.0 R-1.0 H-50	0.22
28	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.31

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
29	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.40
30	CRT-0.75 C-0.75 R-0.25 H-50	CRT-1.0 C-1.0 R-1.0 H-50	0.70
		Total Changed Acres	87.31
31	Community-Serving Retail Overlay	Removed	1.62
32	Community-Serving Retail Overlay	Removed	1.04
33	Community-Serving Retail Overlay	Removed	7.92
34	Community-Serving Retail Overlay	Removed	5.09
35	Community-Serving Retail Overlay	Removed	8.60
36	Community-Serving Retail Overlay	Removed	3.12
37	Community-Serving Retail Overlay	Removed	0.25
38	Community-Serving Retail Overlay	Removed	0.70
		Total Changed Acres	28.34

This is a correct copy of Council action.

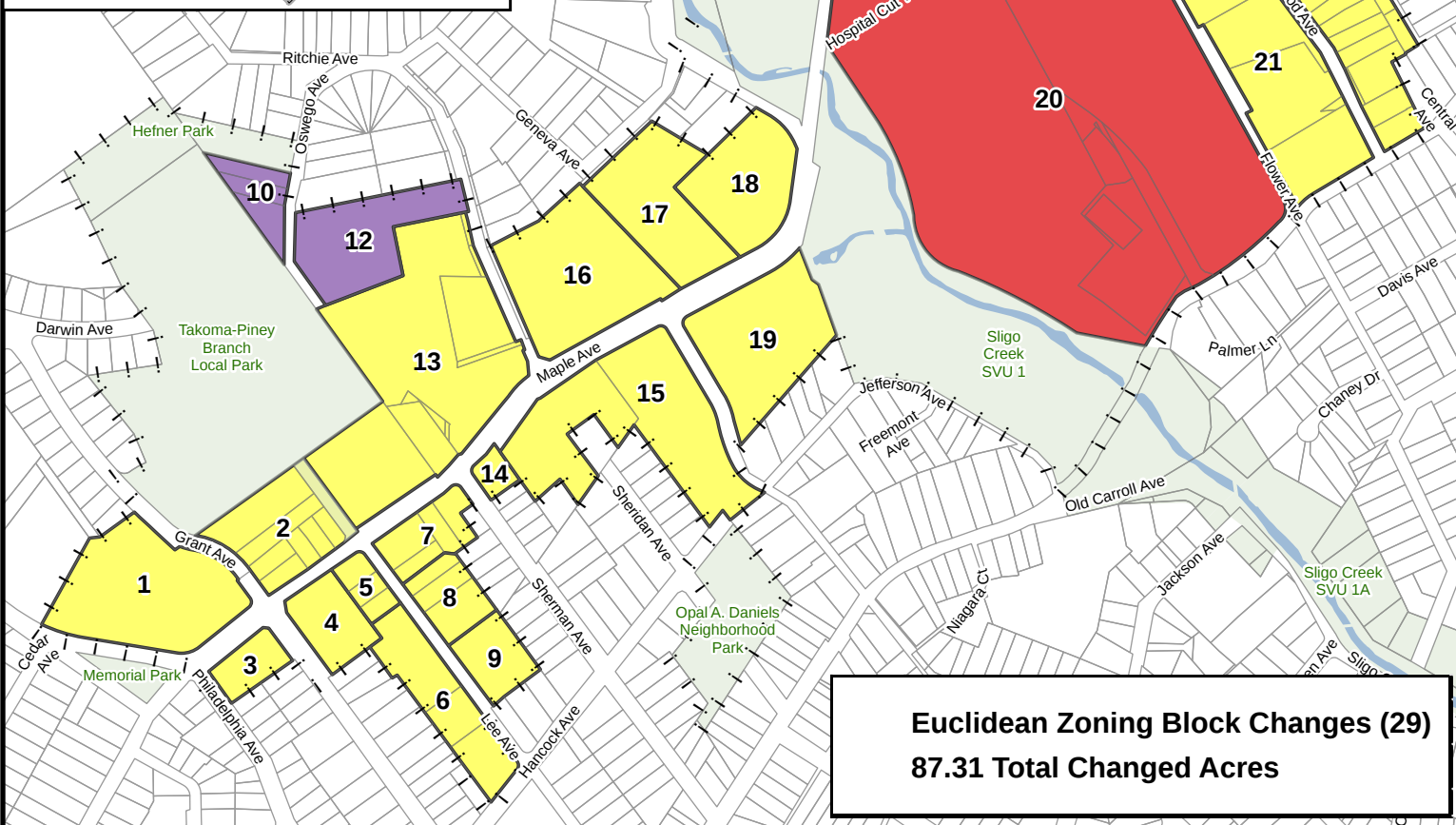
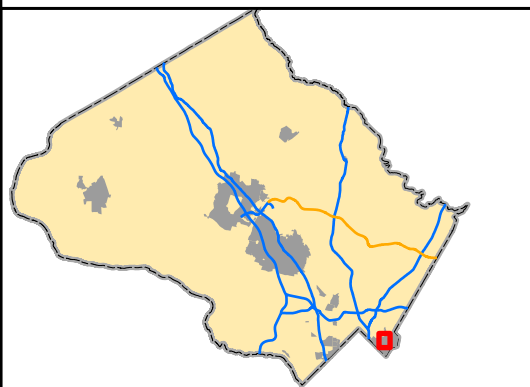


Sara R. Tenenbaum
Clerk of the Council

Attachment 1 - Euclidean Zoning Block Changes - Page 2

SECTIONAL MAP AMENDMENT (H-152) FOR TAKOMA PARK MINOR MASTER PLAN AMENDMENT 2024

1 inch equals 550 feet

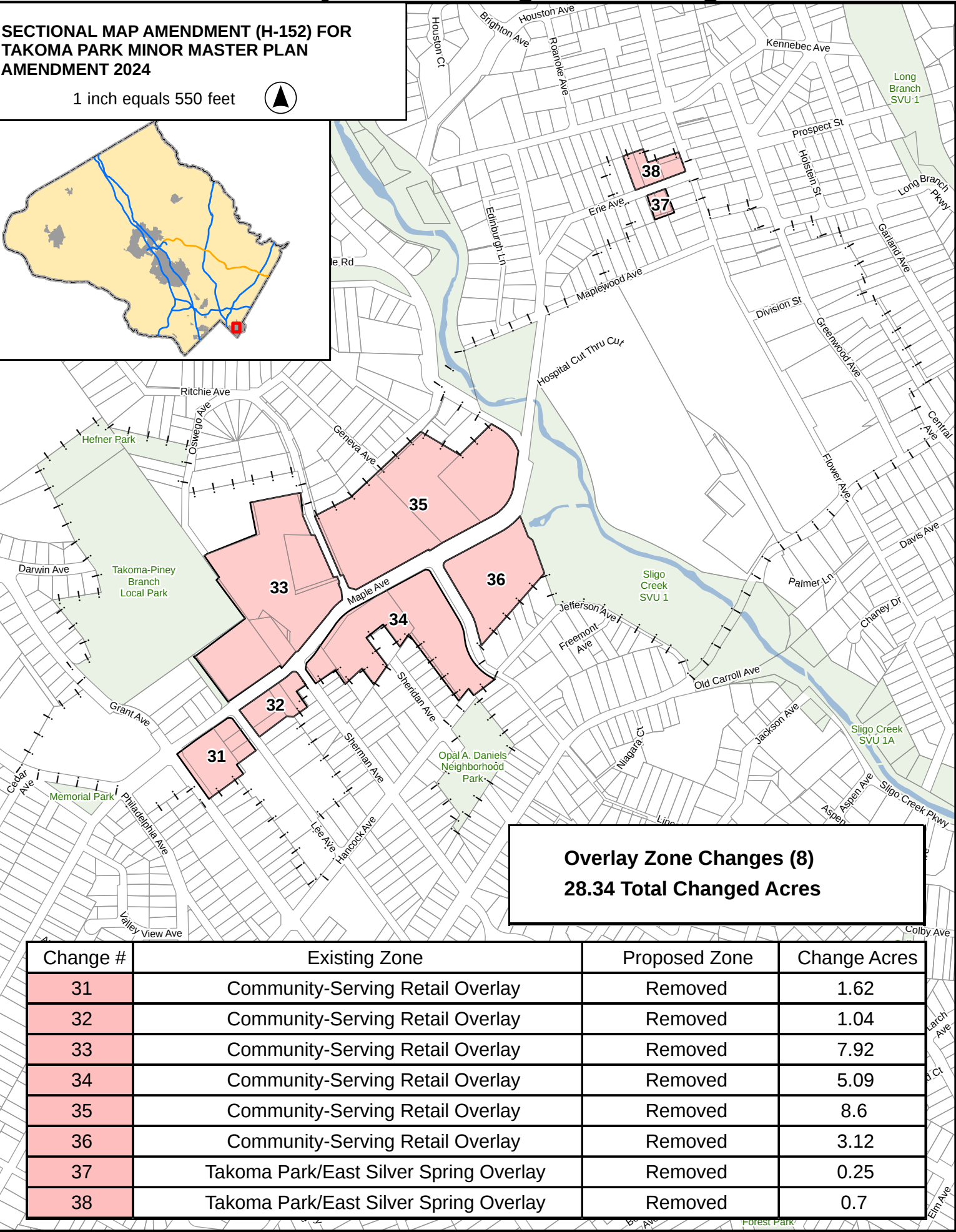


Change #	Existing Zone	Proposed Zone	Acres	Change #	Existing Zone	Proposed Zone	Acres
1	R-60	CRT-2.5 C-2.5 R-2.5 H-120	3.72	16	R-20	CRT-2.5 C-2.5 R-2.5 H-150	3.66
2	R-60	CRT-2.5 C-2.5 R-2.5 H-120	2.19	17	R-10	CRT-2.5 C-2.5 R-2.5 H-150	2.56
3	R-60	CRT-2.5 C-2.5 R-2.5 H-120	0.64	18	R-30	CRT-2.5 C-2.5 R-2.5 H-150	2.23
4	R-10	CRT-2.5 C-2.5 R-2.5 H-120	1.10	19	R-10	CRT-2.5 C-2.5 R-2.5 H-150	3.12
5	R-20	CRT-2.5 C-2.5 R-2.5 H-120	0.50	20	R-60	CR-1.25 C-1.25 R-1.25 H-120	29.51
6	R-10	CRT-1.5 C-1.5 R-1.5 H-65	1.97	21	R-40	CRT-1.25 C-1.25 R-1.25 H-70	5.05
7	R-20	CRT-2.5 C-2.5 R-2.5 H-120	1.05	22	R-40	CRT-1.25 C-1.25 R-1.25 H-70	2.55
8	R-20	CRT-1.5 C-1.5 R-1.5 H-65	0.96	23	R-40	CRT-0.75 C-0.75 R-0.75 H-55	5.60
9	R-10	CRT-1.5 C-1.5 R-1.5 H-65	0.92	24	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.70
10	R-60	R-40	0.81	25	R-60	CRN-1.0 C-1.0 R-1.0 H-50	1.28
12	R-60	R-40	2.34	26	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.30
13	R-10	CRT-2.5 C-2.5 R-2.5 H-150	7.85	27	CRT-0.75 C-0.75 R-0.25 H-50	CRT - 1.0 C-1.0 R-1.0 H-50	0.22
14	CRT-0.75 C-0.75 R-0.25 H-35	CRT-2.5 C-2.5 R-2.5 H-150	0.29	28	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.31
15	R-10	CRT-2.5 C-2.5 R-2.5 H-150	4.78	29	R-30	CRN-1.0 C-1.0 R-1.0 H-50	0.40
				30	CRT-0.75 C-0.75 R-0.25 H-50	CRT-1.0 C-1.0 R-1.0 H-50	0.70

Attachment 1 - Overlay Zones Change Index - Page 3

SECTIONAL MAP AMENDMENT (H-152) FOR
TAKOMA PARK MINOR MASTER PLAN
AMENDMENT 2024

1 inch equals 550 feet



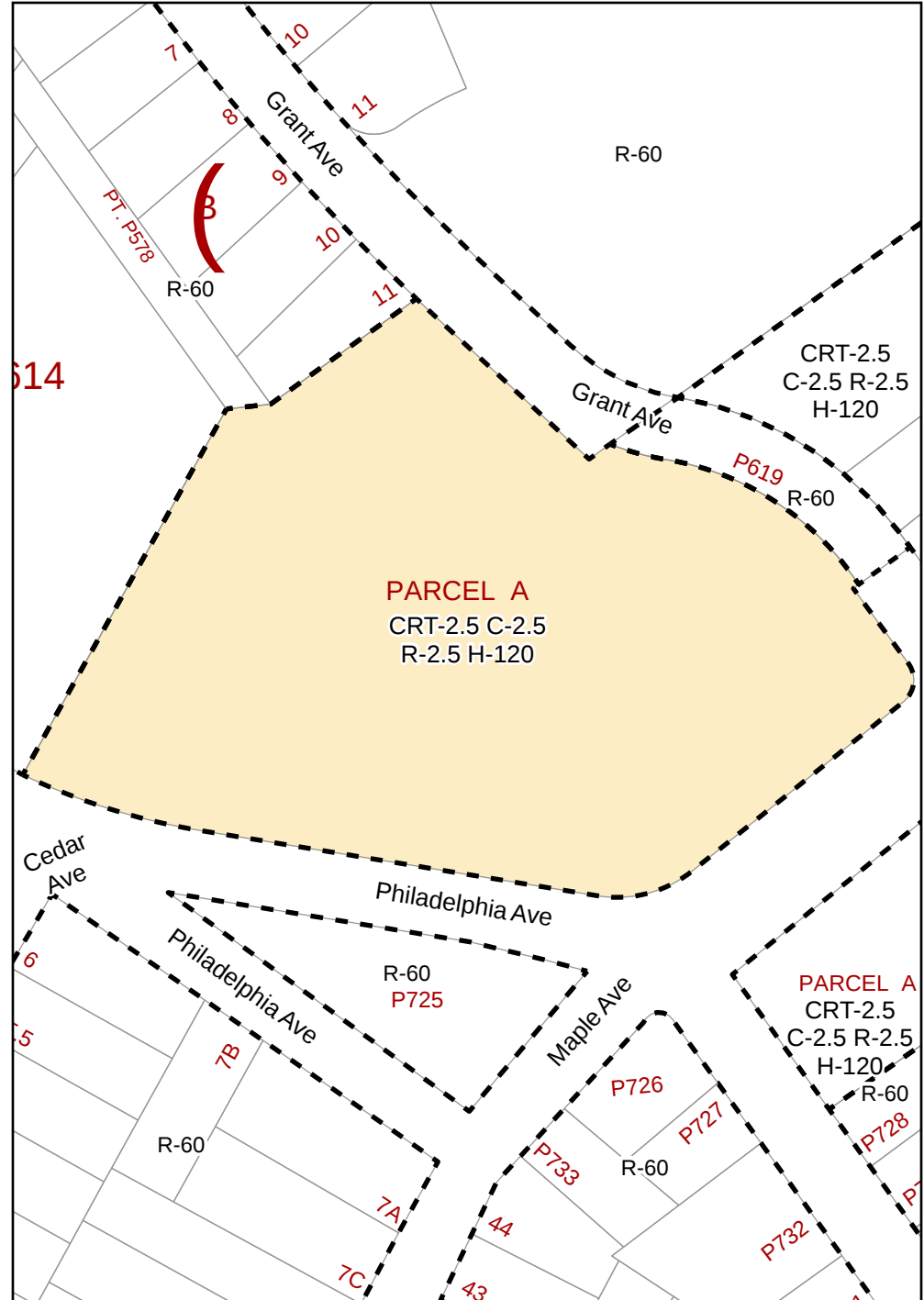
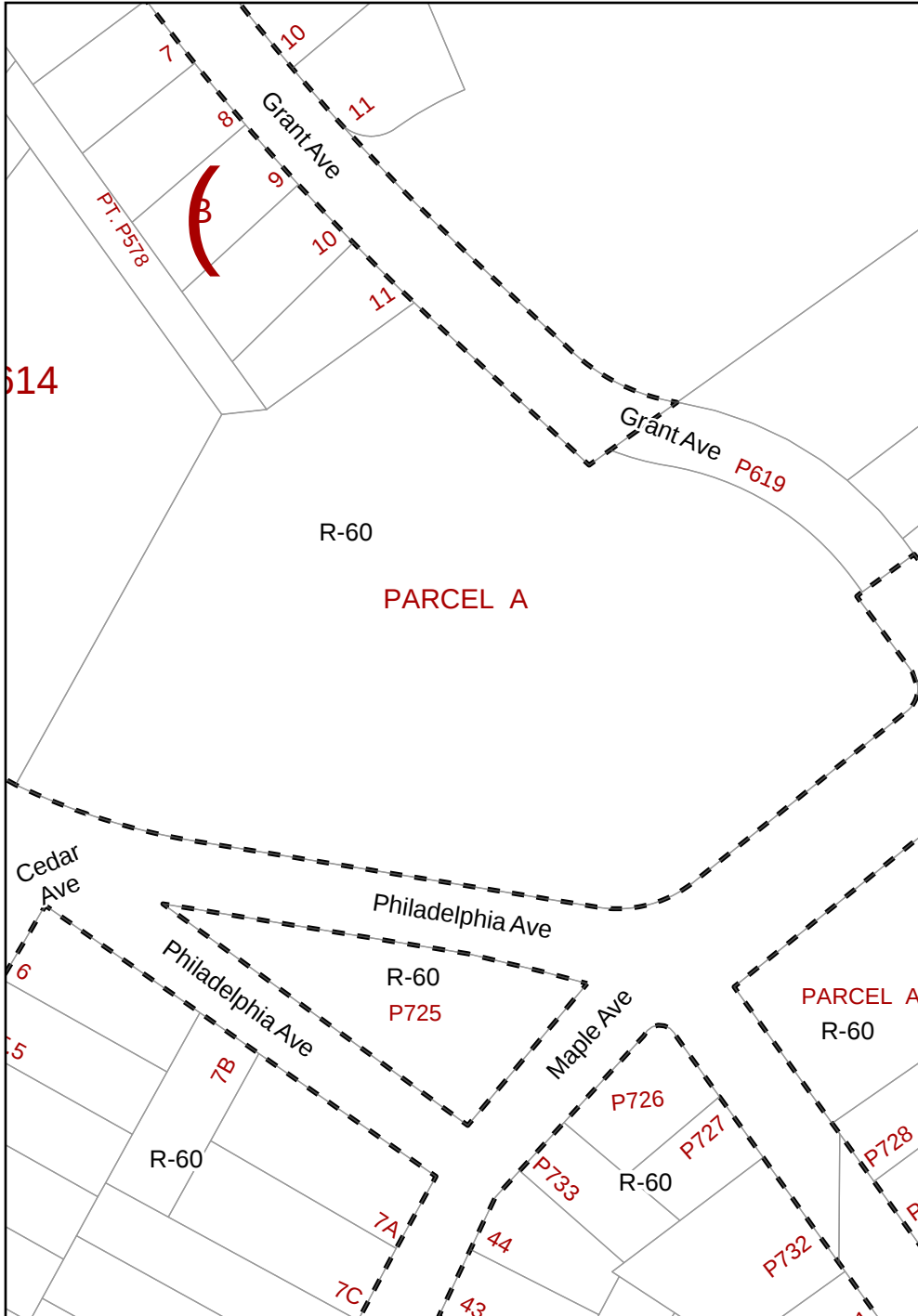
Overlay Zone Changes (8)
28.34 Total Changed Acres

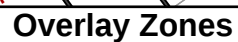
Change #	Existing Zone	Proposed Zone	Change Acres
31	Community-Serving Retail Overlay	Removed	1.62
32	Community-Serving Retail Overlay	Removed	1.04
33	Community-Serving Retail Overlay	Removed	7.92
34	Community-Serving Retail Overlay	Removed	5.09
35	Community-Serving Retail Overlay	Removed	8.6
36	Community-Serving Retail Overlay	Removed	3.12
37	Takoma Park/East Silver Spring Overlay	Removed	0.25
38	Takoma Park/East Silver Spring Overlay	Removed	0.7

Existing Zoning

Change #1

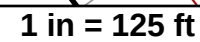
Proposed Zoning





Map Grid: 209NW01 & 209NE01

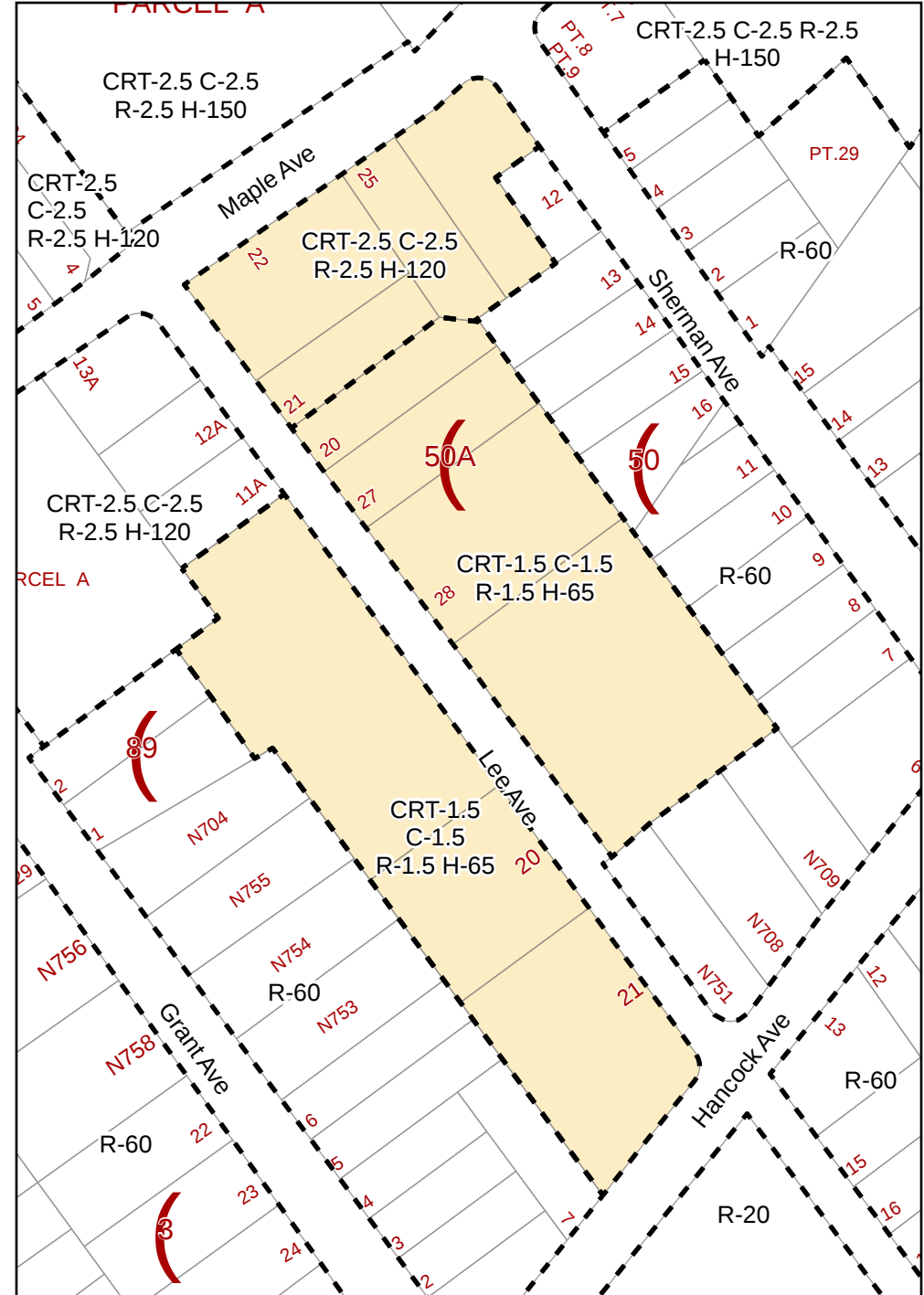
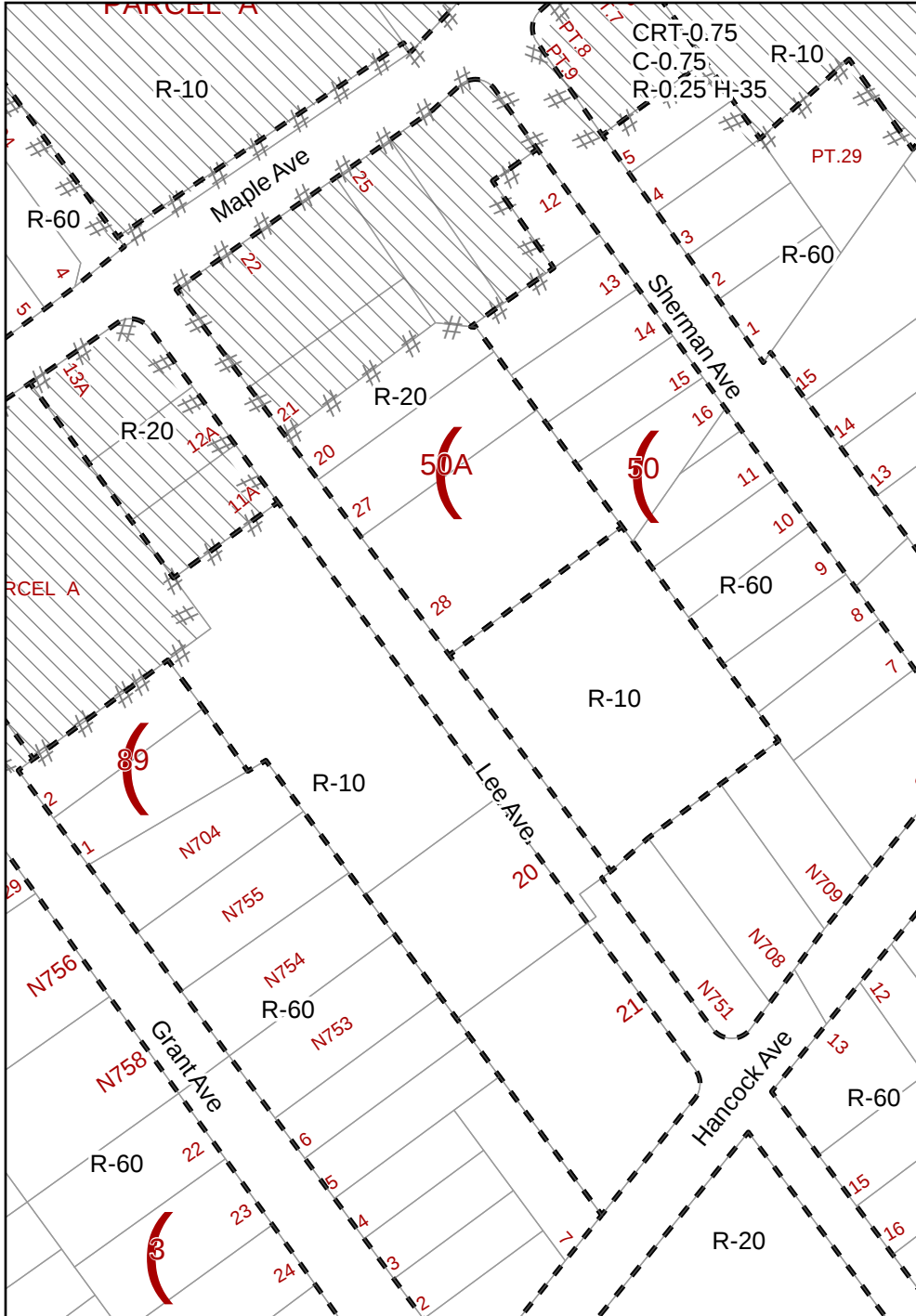
Proposed Zoning



Existing Zoning

Change #6,7,8,9,31,32,33,34

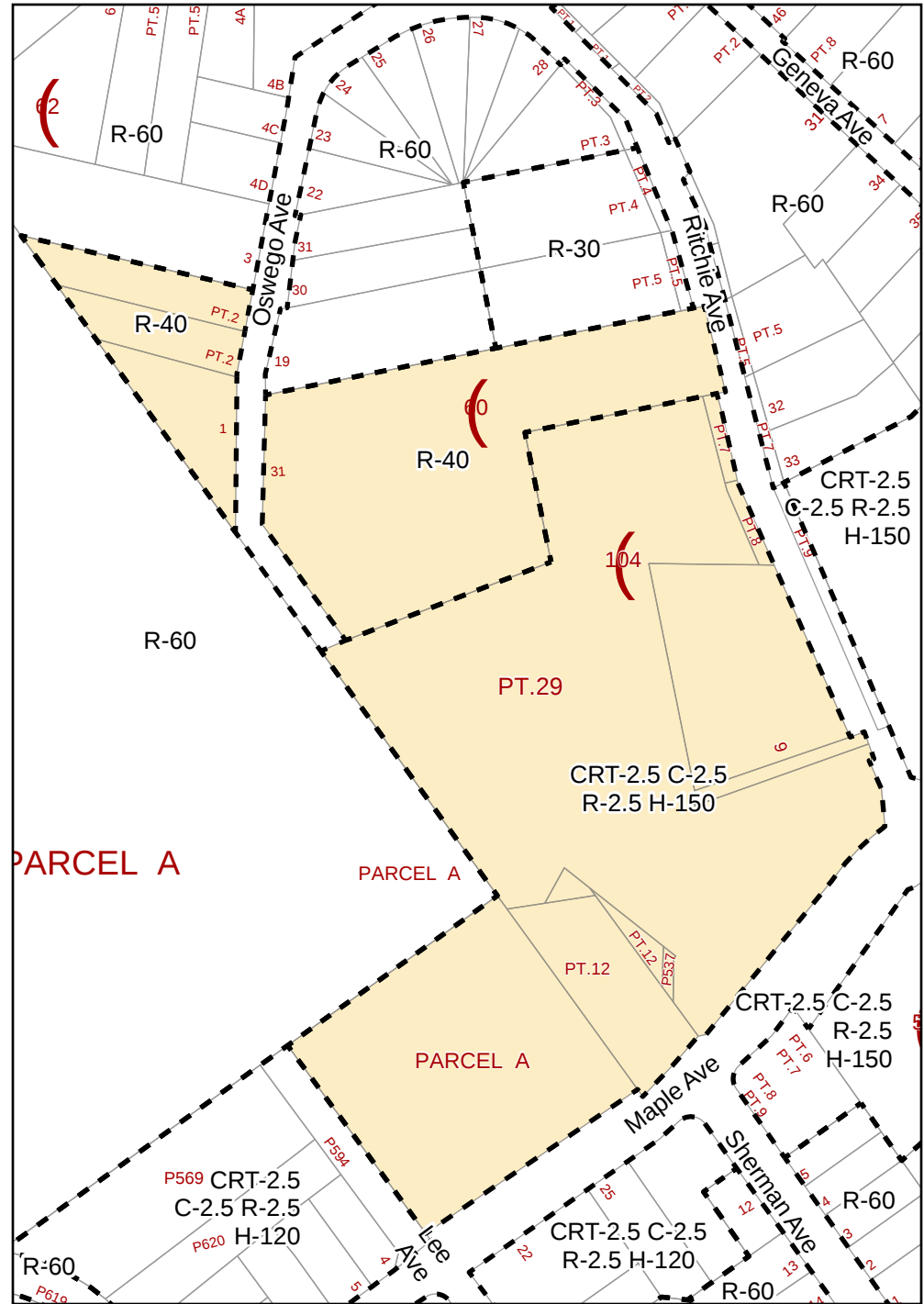
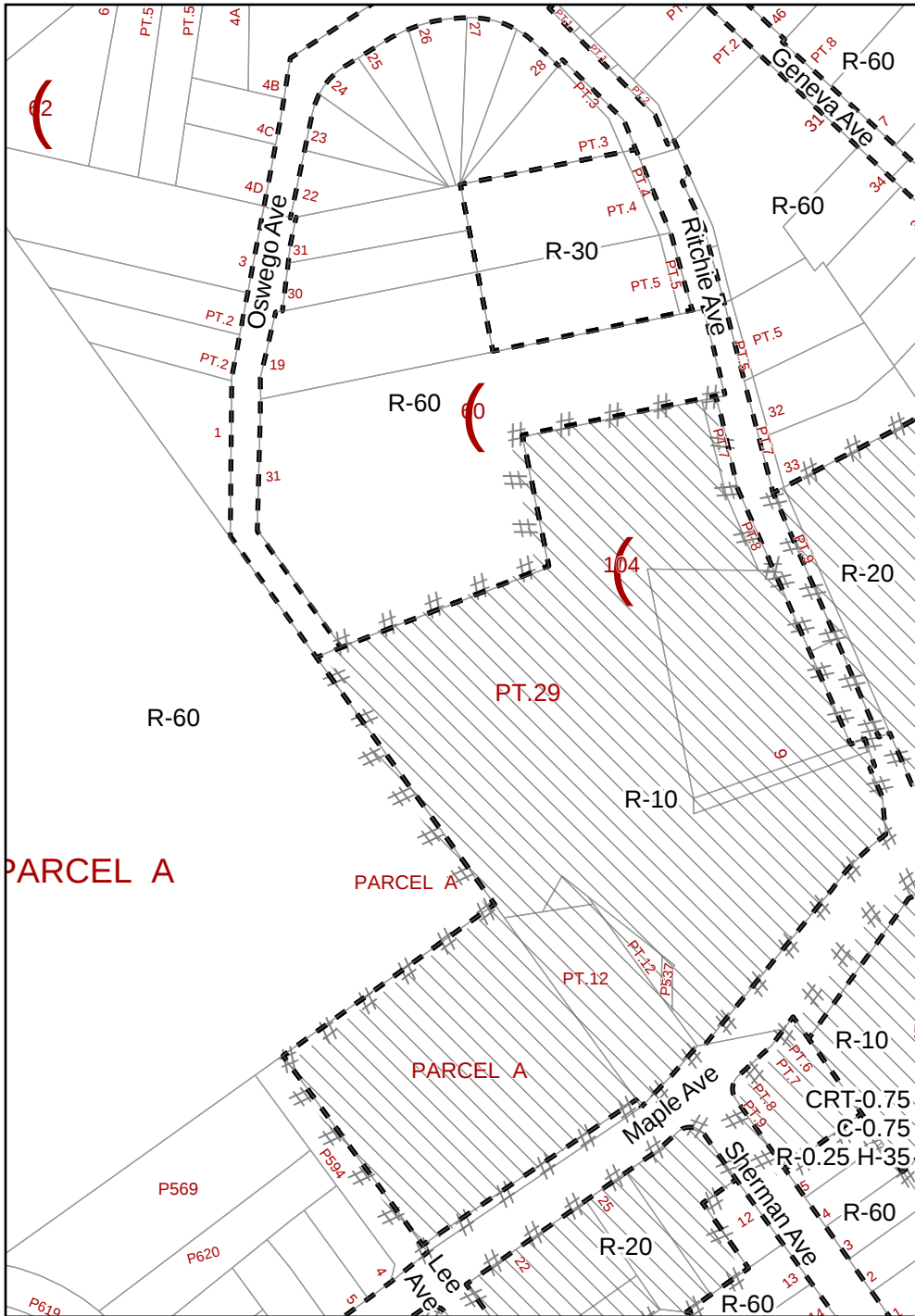
Proposed Zoning



Existing Zoning

Change #10,12,13,32,33,34,35

Proposed Zoning



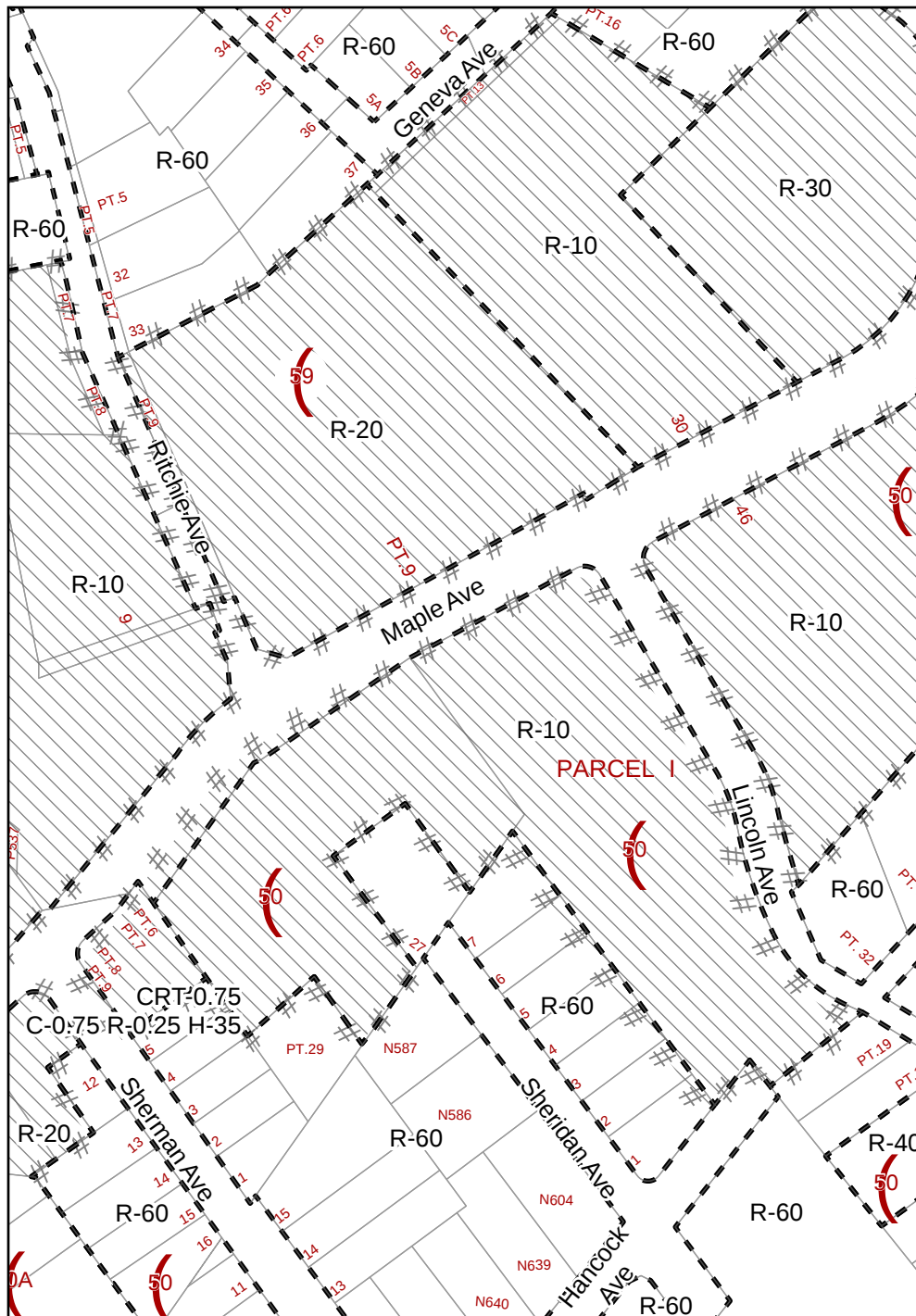
Map Grid: 209NW01 & 209NE01

Overlay Zones

1 in = 200 ft

Existing Zoning

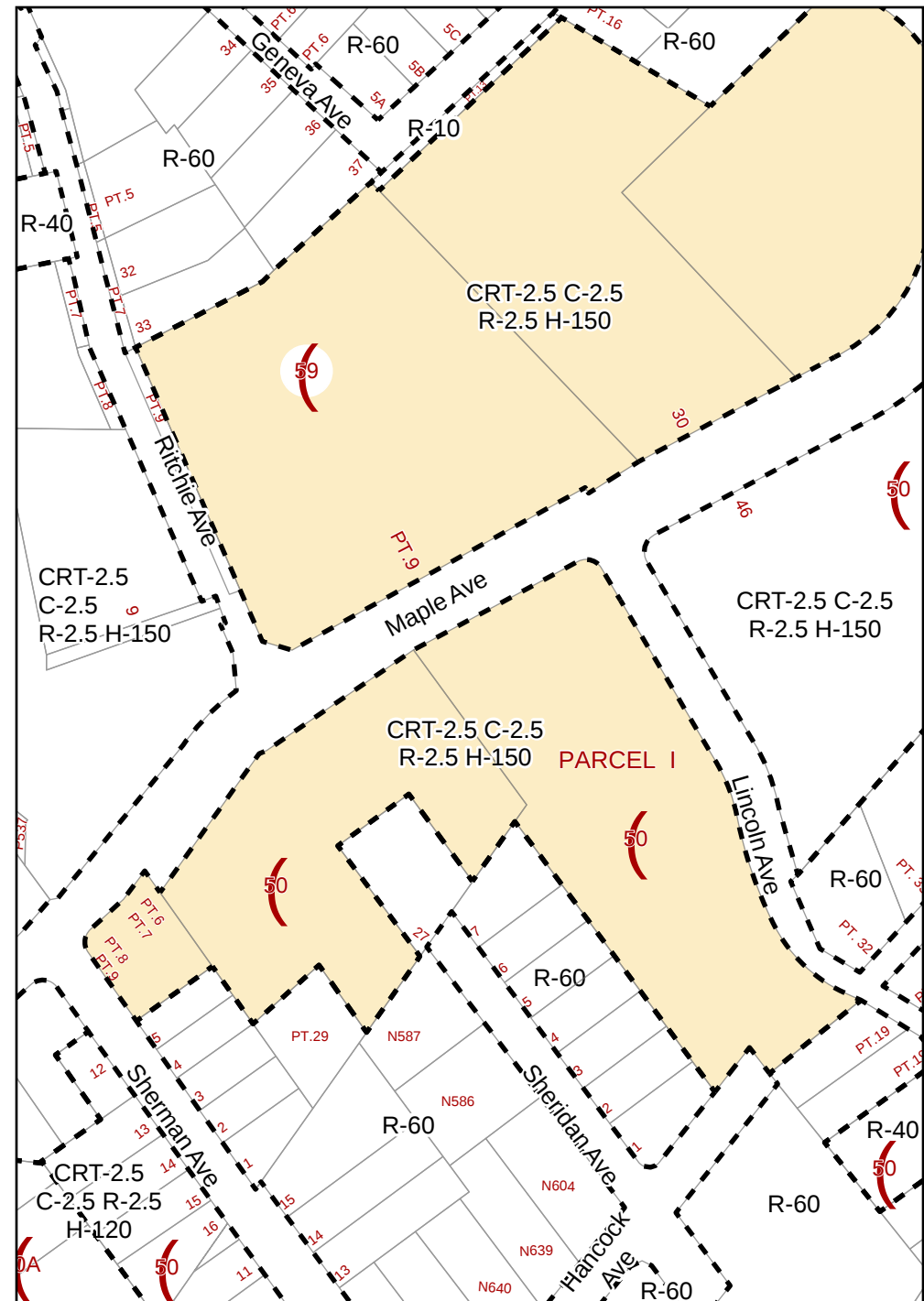
Change #14,15,16,32,33,34,35,36



Map Grid: 209NE01

Overlay Zones

Proposed Zoning

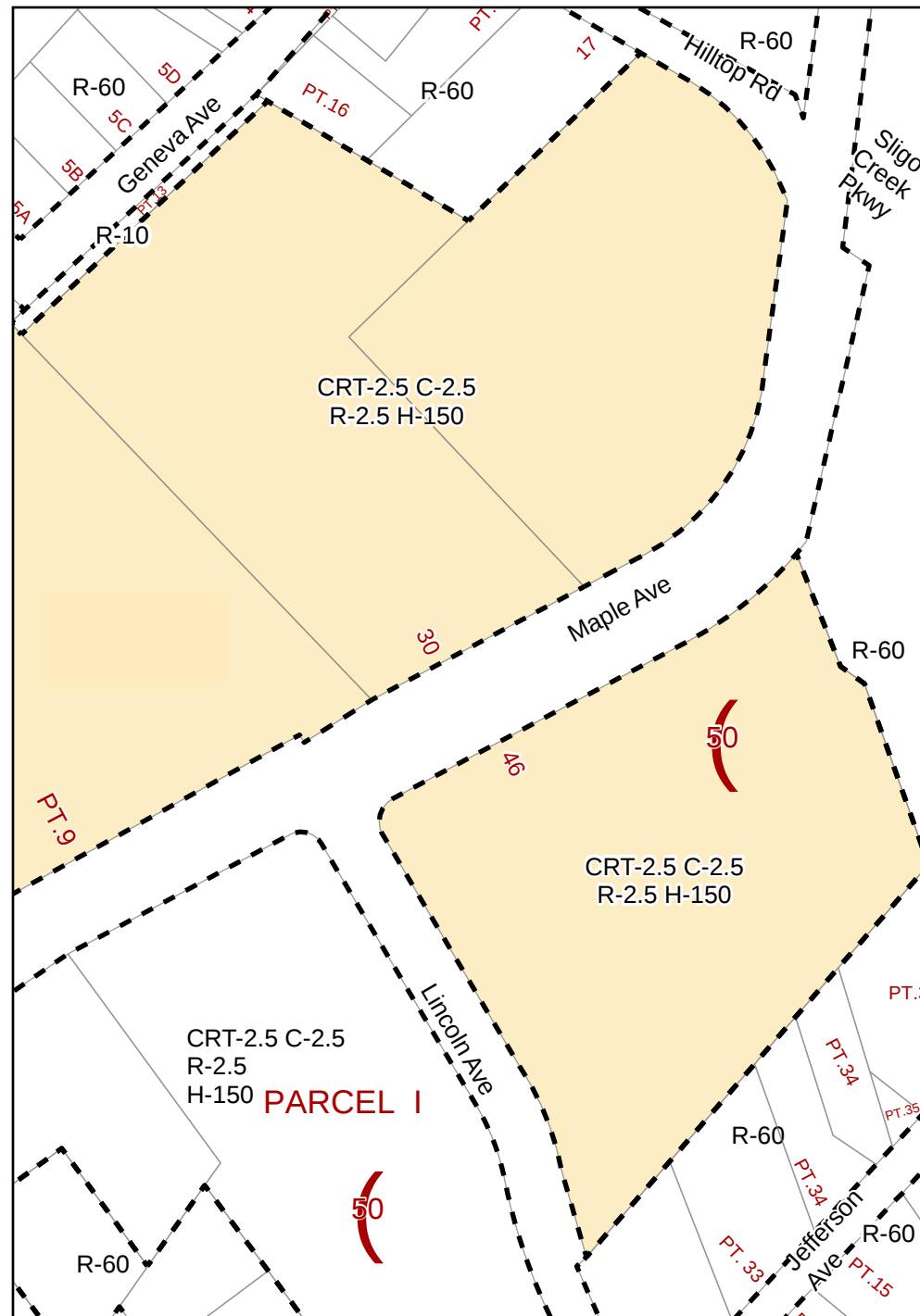
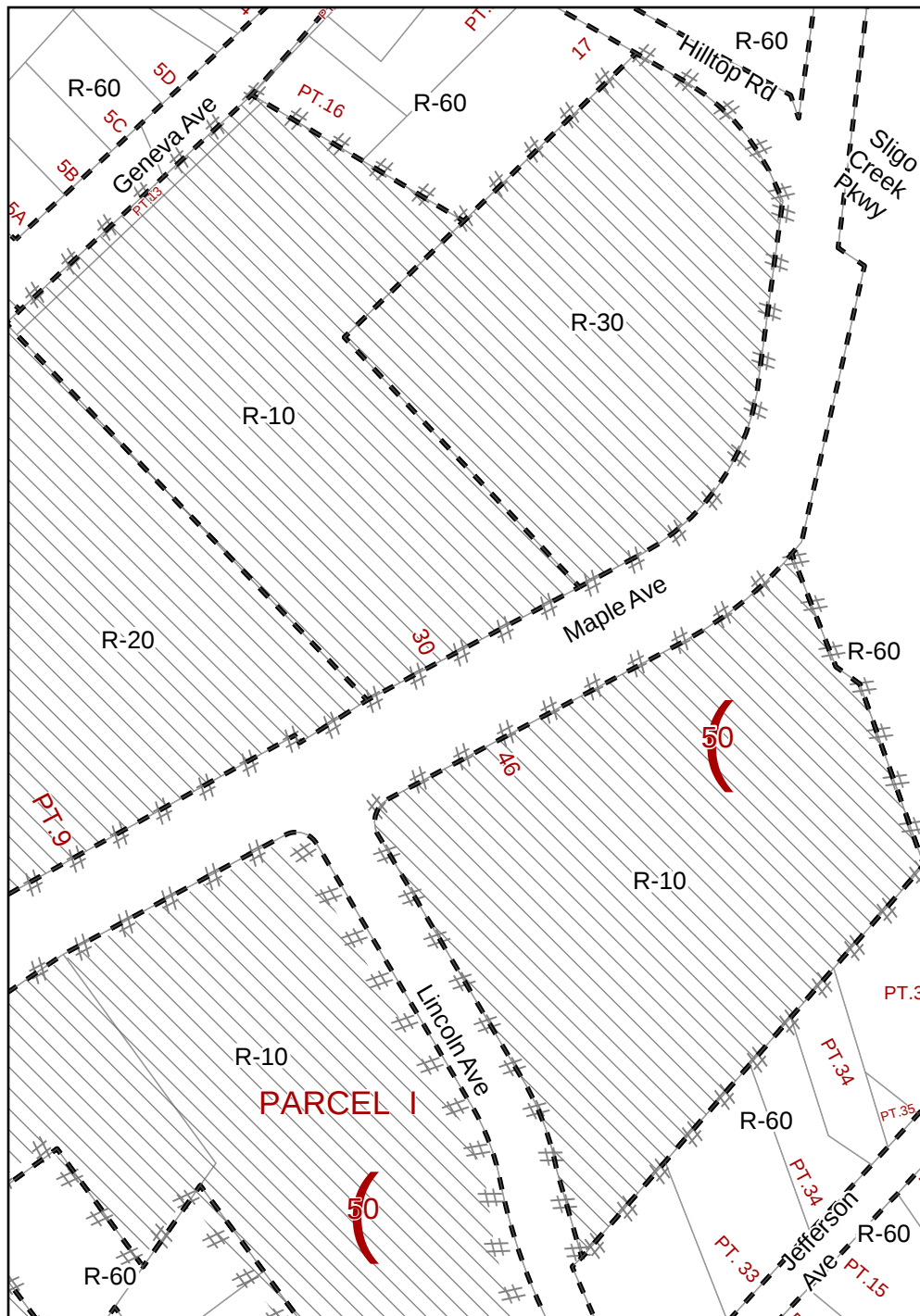


1 in = 200 ft

Existing Zoning

Change #17,18,19,34,35,36

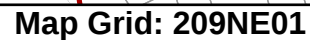
Proposed Zoning



Map Grid: 209NE01

Overlay Zones

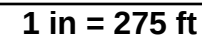
1 in = 150 ft



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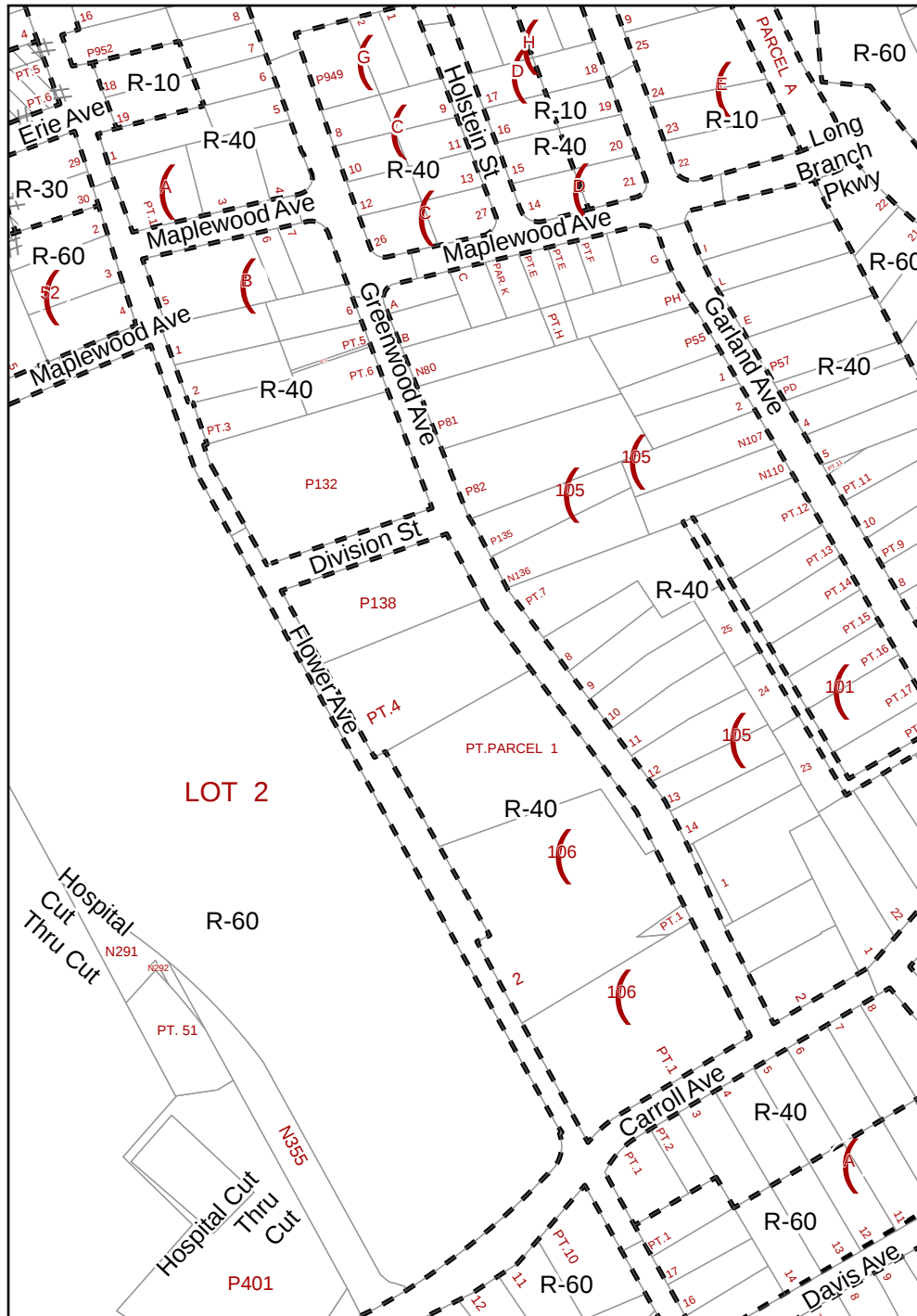
Overlay Zones

Proposed Zoning



Existing Zoning

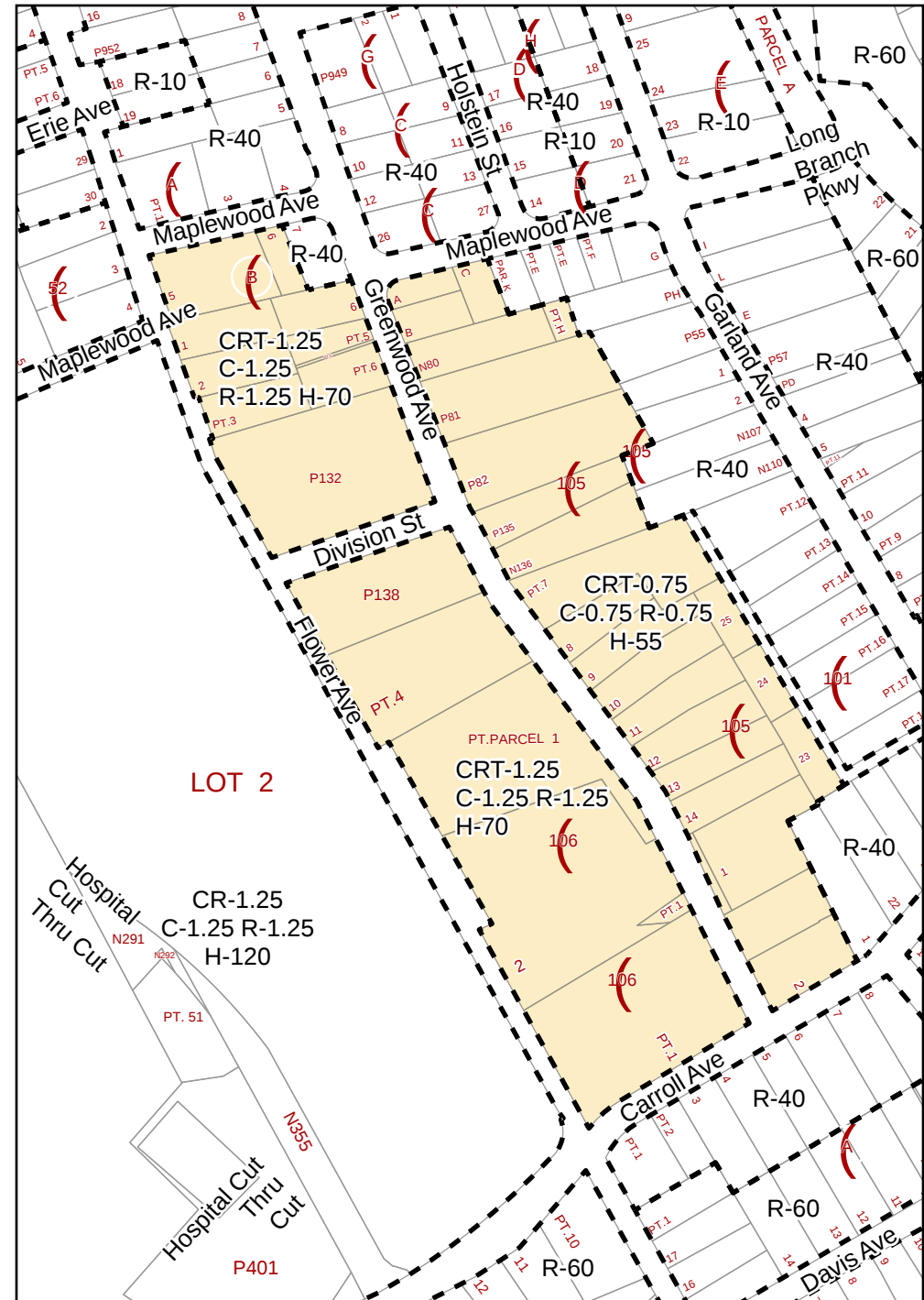
Change #21,22,23,37,38



Map Grid: 209NE01 & 210NE01

Overlay Zones

Proposed Zoning



1 in = 250 ft

Existing Zoning

Change #24,25,26,27,28,29,30,37,38

Proposed Zoning

