Resolution No.: 20-762
Introduced: April 1, 2025
Adopted: April 1, 2025

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: Great Seneca Plan: Connecting Life and Science, Sectional Map Amendment (H-153)

Opinion

Sectional Map Amendment (SMA) H-153 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 Great Seneca Plan: Connecting Life and Science. The SMA application covers a plan area of approximately 4,330 acres, of which approximately 1,267 acres are proposed for change in zoning classification including 1,200 acres of overlay zoning changes. The remaining 3,063 acres are proposed to be reconfirmed in their existing zoning classification.

The District Council approved the Great Seneca Plan: Connecting Life and Science on July 30, 2024. The Master Plan sets forth the specific land use and zoning recommendations for the Great Seneca 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 June 12, 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 Great Seneca Plan: Connecting Life and Science on June 24, 2024.

Sectional Map Amendment (SMA) H-153 was filed on November 4, 2024, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Great Seneca Plan: Connecting Life and Science. The Council held a public hearing on the SMA for the Plan on March 18, 2025. There were no speakers for the public hearing. The record remained open until close of business on March 21, 2025.

The Council considered the Sectional Map Amendment at a worksession held on April 1, 2025. The Council finds Sectional Map Amendment Application H-153 to be consistent with the Approved and Adopted Great Seneca Plan: Connecting Life and Science and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-153 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Great Seneca Plan: Connecting Life and Science dated June 12, 2024, and all record materials compiled in connection with the public hearing held by the Council on March 18, 2025, on Sectional Map Amendment H-153.

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-153, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Great Seneca Plan; Connecting Life and Science consisting of approximately 4,330 acres, of which approximately 1,267 acres are proposed for change in zoning classification including 1,200 acres of overlay zoning changes. The remaining 3,063 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 Great Seneca Plan: Connecting Life and Science.

Table 1: Parcels to be Rezoned[1]

Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	CR-0.5 C-0.5 R-0.5 H-80	CR-0.5 C-0.5 R-0. 5 H-150	13.0
2	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	6.9
3	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	0.3
4	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	4.9
5	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	77
6	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	19.5
7	LSC-2.0 H-200 T	LSC-2.0 H-200	49.4
8	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	8.8
9	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	9.2
10	CRT-0.5 C-0.5 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	48.6
11	CR-0.75 C-0.5 R-0.75 H-80	CR-0.75 C-0.75 R-0.75 H-150	5.3
12	CRT-0.25 C-0.25 R-0.25 H-35	CR-0.75 C-0.75 R-0.75 H-150	0.6
13	CRN-0.5 C-0.5 R-0.25 H-35	CR-1.0 C-1.0 R-1.0 H-150	1.9
14	RT-8.0	CR-1.0 C-1.0 R-1.0 H-150	4.9
15	CR-1.0 C-0.5 R-1.0 H-150	CR-1.0 C-1.0 R-1.0 H-150	63.4
16	LSC-1.0 H-110 T	LSC-1.0 H-150	31.2
17	LSC-1.0 H-150 T	LSC-1.0 H-150	24.9
18	LSC-1.0 H-150 T	LSC-1.0 H-150	26.4
19	LSC-1.5 H-150 T	LSC-2.0 H-150	90.8
20	LSC-1.0 H-110 T	LSC-1.0 H-150	19.1
21	LSC-1.0 H-110 T	LSC-1.0 H-150	33.6
22	EOF-1.5 H-75	CR-3.0 C-3.0 R-3.0 H-150	3.3
23	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	0.5
24	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	10.5
25	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	37.0
26	CR-1.0 C-1.0 R-0.5 H-160	CR-1.5 C-1.5 R-1.5 H-160	3.6
27	EOF-1.5 H-75	CR-1.5 C-1.5 R-1.5 H-150	47.7

[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.

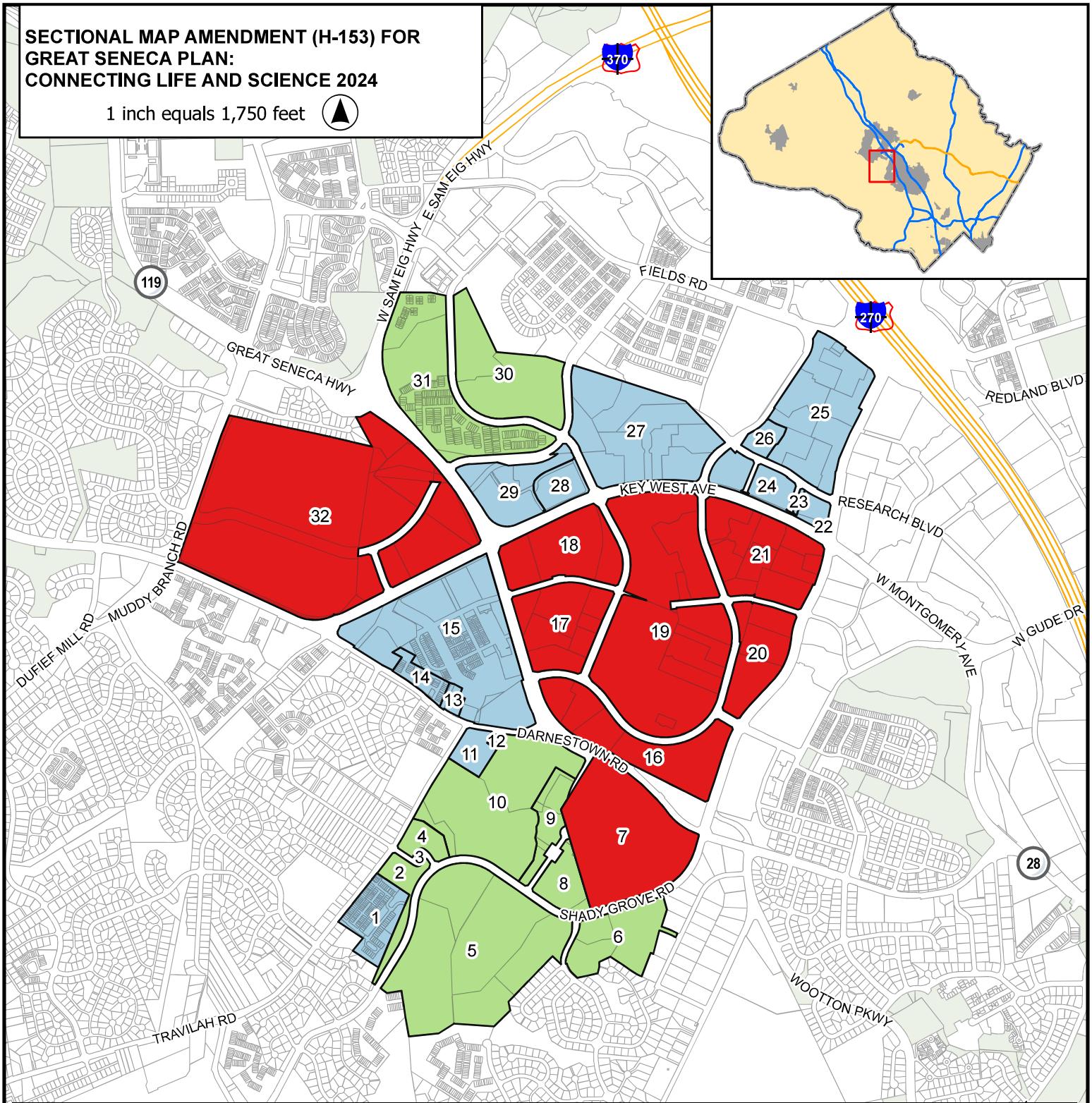
Change #	Existing Zoning	Proposed Zoning	Acres Changed
28	CR-2.0 C-1.5 R-1.5 H-150	CR-2.0 C-2.0 R-2.0 H-150	6.7
29	CR-1.0 C-0.5 R-1.0 H-80	CR-1.0 C-1.0 R-1.0 H-150	16.6
30	R-60	CRT-1.0 C-1.0 R-1.0 H-150	32.0
31	R-60	CRT-1.0 C-1.0 R-1.0 H-150	44.1
32	LSC-1.0 H-150 T	LSC-1.0 H-150	155.1
33	R-20	CRT-2.5 C-2.0 R-2.5 H-150	5.8
34	R-20	CRT-2.5 C-2.0 R-2.5 H-150	0.9
35	R-20	CRT-2.5 C-2.0 R-2.5 H-150	54.4
36	R-200	R-60	1.3
37	R-200	R-60	1.7
38	R-200	R-60	2.1
39	R-200	R-60	2.1
40	R-200	R-60	2.0
41	EOF-0.75 H-100 T	CRN-1.5 C-0.0 R-1.5 H-65	3.4
42	EOF-0.75 H-100 T	CRN-1.5 C-0.0 R-1.5 H-65	68.5
43	IM-2.5 H-50	IM-2.5 H-60	3.6
44	IM-2.5 H-50	IM-2.5 H-60	32.5
45	IM-2.5 H-50	IM-2.5 H-60	1.1
46	IM-2.5 H-50	IM-2.5 H-60	41.0
47	IM-2.5 H-50	IM-2.5 H-60	15.9
48	R-200	R-90	1.1
49	R-200	R-90	2.6
50	R-200	R-90	2.2
51	R-200	R-90	0.8
52	R-200	R-90	19.0
53	R-200	R-90	22.8
54	R-200	R-90	8.8
55	R-200	R-90	20.9
56	R-200	R-90	2.7
57	R-200	R-90	2.6
58	CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.5 C-0.5 R-0.25 H-65	2.1
59	IM-2.5 H-50	IM-2.5 H-60	0.3
60	IM-2.5 H-50	IM-2.5 H-60	0.3
61	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	9.7
62	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	17.2
63	R-10	CRT-1.25 C-0.25 R-1.25 H-110	6.7
64	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	14.7
		Total Changed Acres	**1,267.6**
Overlay Zone Changes			
65	N/A	Great Seneca Life Sciences Overlay Zone	1073.4
66	TDR: 10.0	Removed	8.9
67	TDR: 8.0	Removed	79.0
68	TDR: 5.0	Removed	38.8
		Total Changed Acres	**1,200.1**

This is a correct copy of Council action.

Sara R. Tenenbaum
Clerk of the Council

SECTIONAL MAP AMENDMENT (H-153) FOR GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE 2024

1 inch equals 1,750 feet

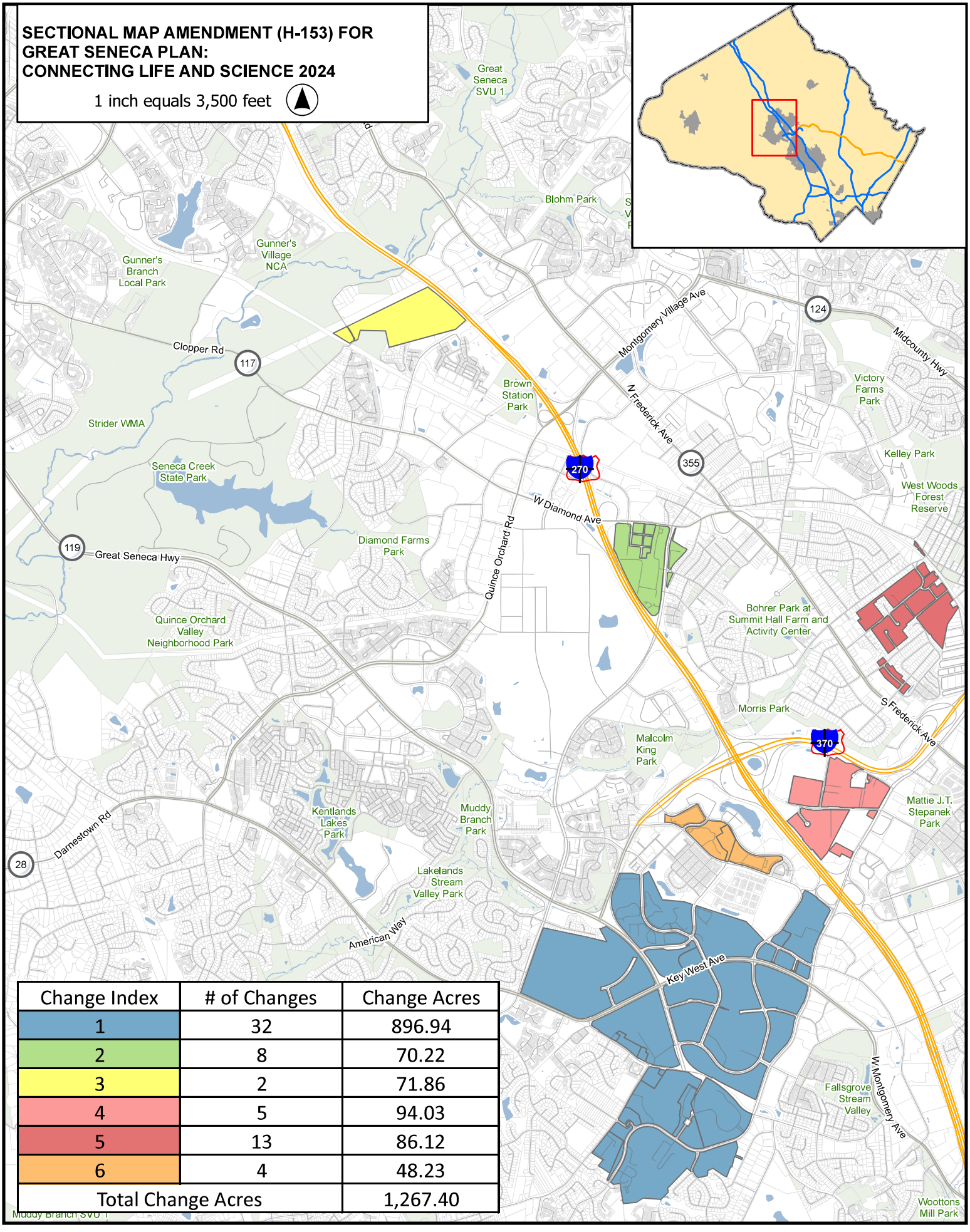


Change #	Existing Zone	Proposed Zone	Acres	Change #	Existing Zone	Proposed Zone	Acres
1	CR-0.5 C-0.5 R-0.5 H-80	CR-0.5 C-0.5 R-0. 5 H-150	13	17	LSC-1.0 H-150 T	LSC-1.0 H-150	24.9
2	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	6.9	18	LSC-1.0 H-150 T	LSC-1.0 H-150	26.4
3	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	0.3	19	LSC-1.5 H-150 T	LSC-2.0 H-150	90.8
4	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	4.9	20	LSC-1.0 H-110 T	LSC-1.0 H-150	19.1
5	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	77	21	LSC-1.0 H-110 T	LSC-1.0 H-150	33.6
6	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	19.5	22	EOF-1.5 H-75	CR-3.0 C-3.0 R-3.0 H-150	3.3
7	LSC-2.0 H-200 T	LSC-2.0 H-200	49.4	23	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	0.5
8	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	8.8	24	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	10.5
9	CRT-0.5 C-0.25 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	9.2	25	CR-1.5 C-1.5 R-1.5 H-100	CR-1.5 C-1.5 R-1.5 H-150	37
10	CRT-0.5 C-0.5 R-0.25 H-100 T	CRT-1.0 C-1.0 R-1.0 H-150	48.6	26	CR-1.0 C-1.0 R-0.5 H-160	CR-1.5 C-1.5 R-1.5 H-160	3.6
11	CR-0.75 C-0.5 R-0.75 H-80	CR-0.75 C-0.75 R-0.75 H-150	5.3	27	EOF-1.5 H-75	CR-1.5 C-1.5 R-1.5 H-150	47.7
12	CRT-0.25 C-0.25 R-0.25 H-35	CR-0.75 C-0.75 R-0.75 H-150	0.6	28	CR-2.0 C-1.5 R-1.5 H-150	CR-2.0 C-2.0 R-2.0 H-150	6.7
13	CRN-0.5 C-0.5 R-0.25 H-35	CR-1.0 C-1.0 R-1.0 H-150	1.9	29	CR-1.0 C-0.5 R-1.0 H-80	CR-1.0 C-1.0 R-1.0 H-150	16.6
14	RT-8.0	CR-1.0 C-1.0 R-1.0 H-150	4.9	30	R-60	CRT-1.0 C-1.0 R-1.0 H-150	32
15	CR-1.0 C-0.5 R-1.0 H-150	CR-1.0 C-1.0 R-1.0 H-150	63.4	31	R-60	CRT-1.0 C-1.0 R-1.0 H-150	44.1
16	LSC-1.0 H-110 T	LSC-1.0 H-150	31.2	32	LSC-1.0 H-150 T	LSC-1.0 H-150	155.1

Attachment 1

SECTIONAL MAP AMENDMENT (H-153) FOR GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE 2024

1 inch equals 3,500 feet

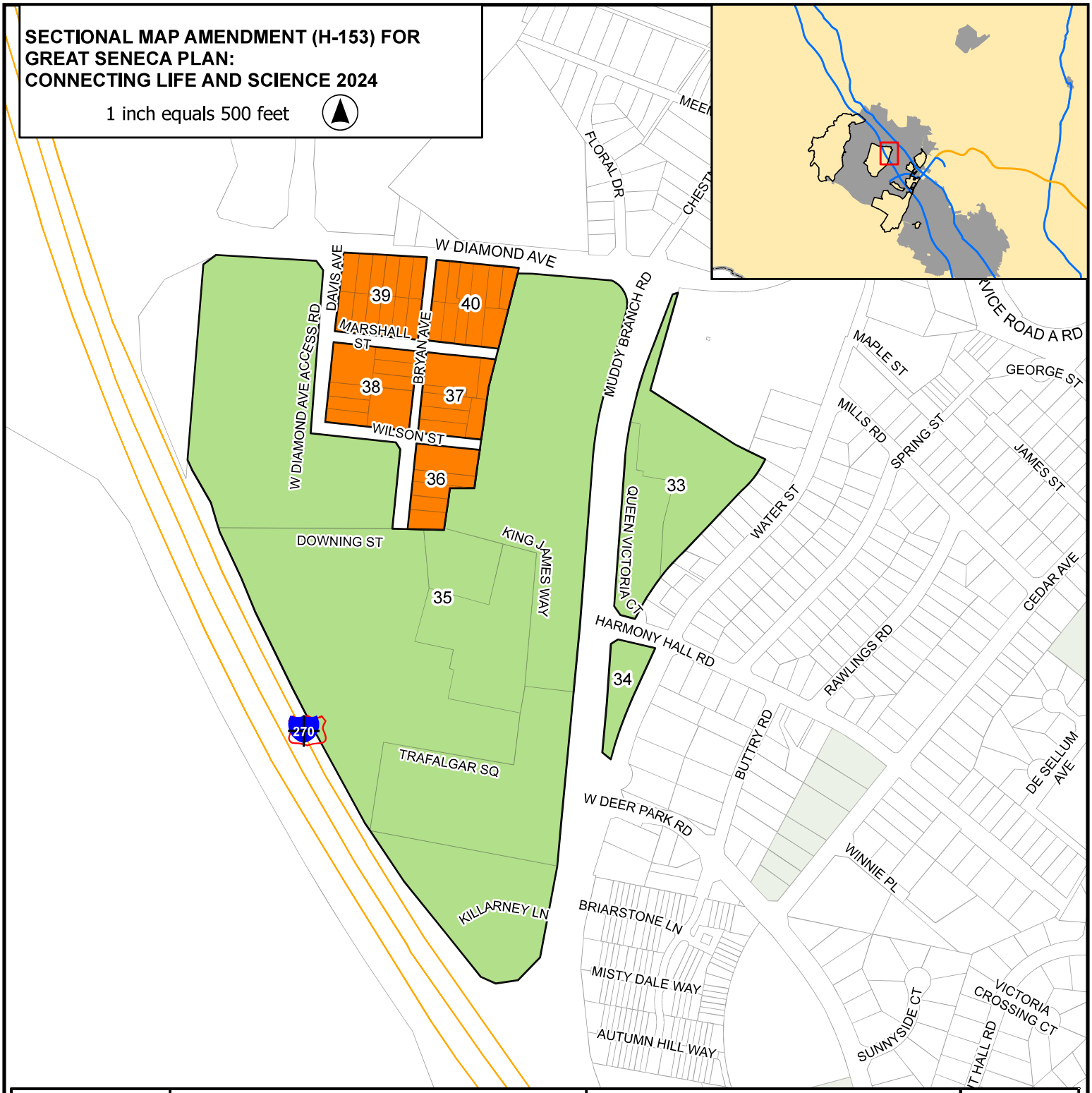


Change Index	# of Changes	Change Acres
1	32	896.94
2	8	70.22
3	2	71.86
4	5	94.03
5	13	86.12
6	4	48.23
Total Change Acres		1,267.40

Attachment 1

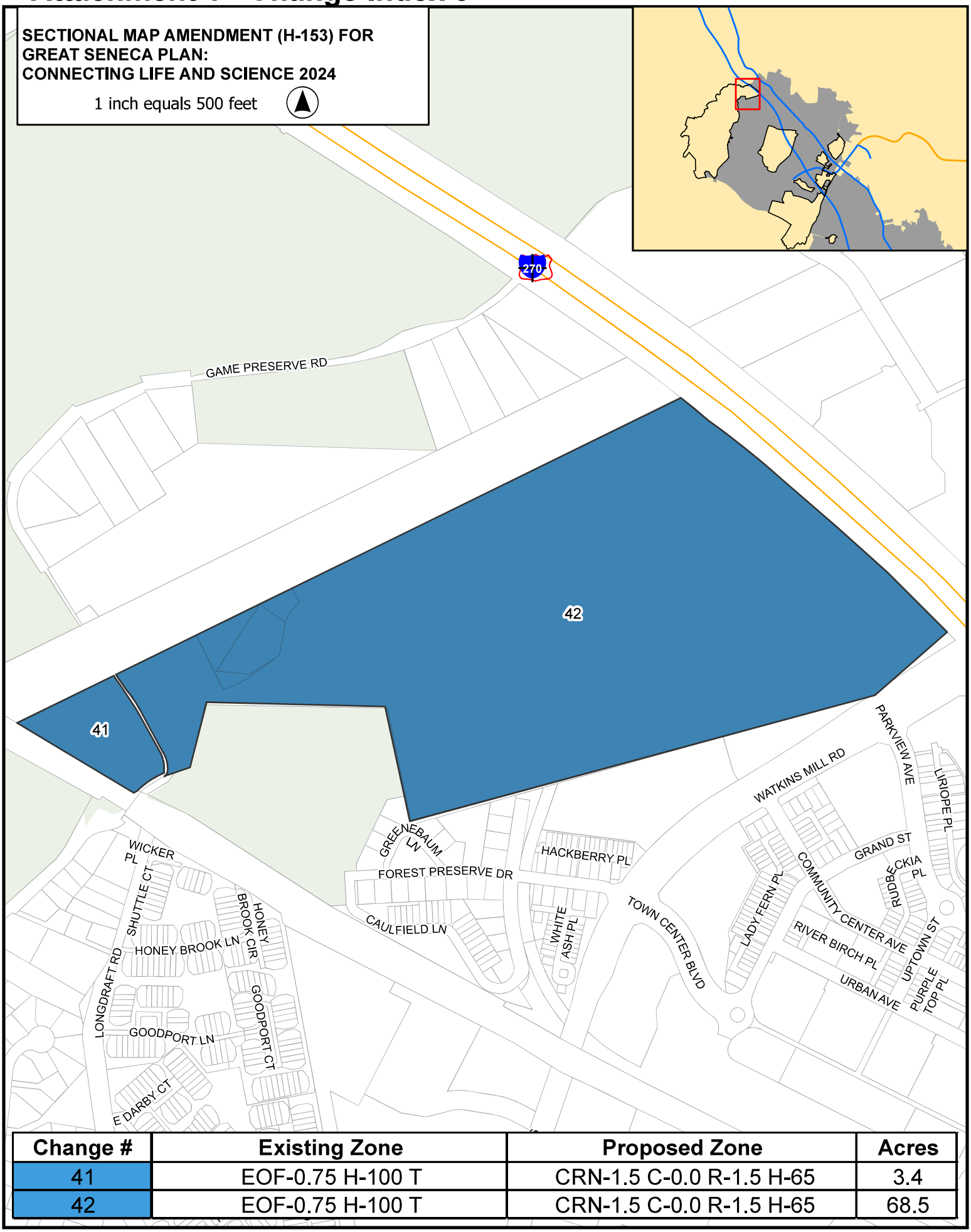
SECTIONAL MAP AMENDMENT (H-153) FOR GREAT SENECA PLAN: CONNECTING LIFE AND SCIENCE 2024

1 inch equals 500 feet



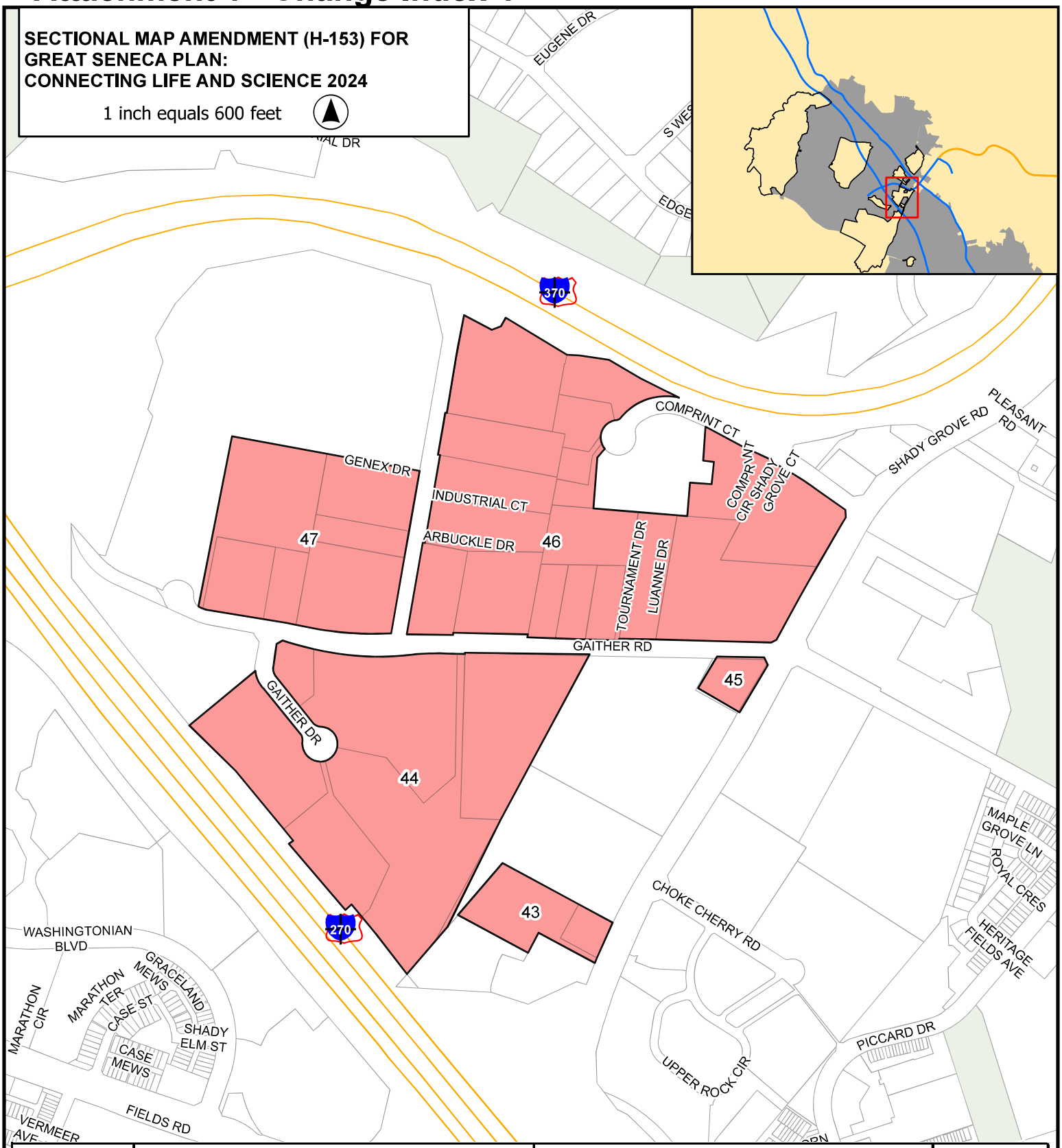
Change #	Existing Zone	Proposed Zone	Acres
33	R-20	CRT-2.5 C-2.0 R-2.5 H-150	5.8
34	R-20	CRT-2.5 C-2.0 R-2.5 H-150	0.9
35	R-20	CRT-2.5 C-2.0 R-2.5 H-150	54.4
36	R-200	R-60	1.3
37	R-200	R-60	1.7
38	R-200	R-60	2.1
39	R-200	R-60	2.1
40	R-200	R-60	2

Attachment 1 - Change Index 3



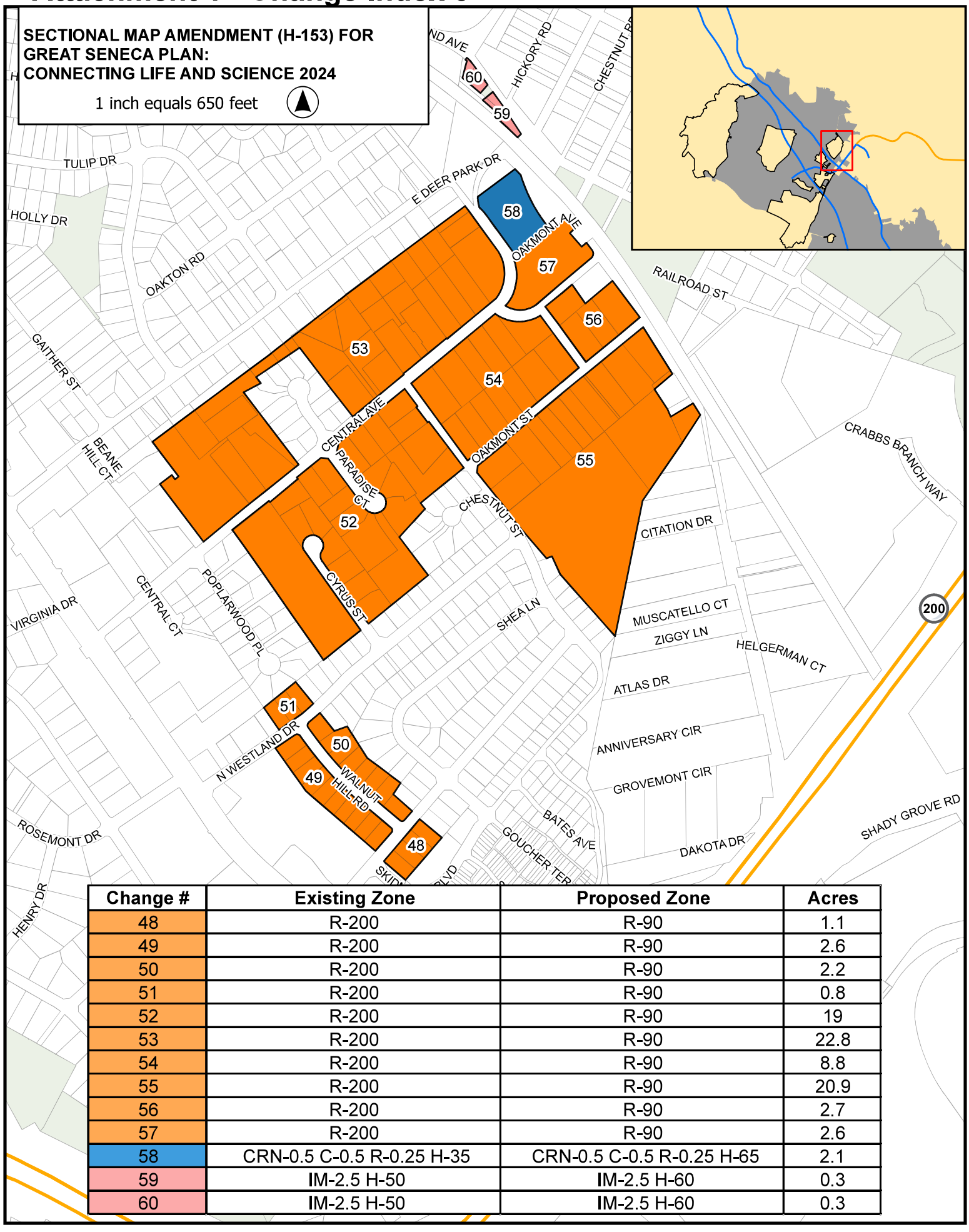
Change #	Existing Zone	Proposed Zone	Acres
41	EOF-0.75 H-100 T	CRN-1.5 C-0.0 R-1.5 H-65	3.4
42	EOF-0.75 H-100 T	CRN-1.5 C-0.0 R-1.5 H-65	68.5

Attachment 1 - Change Index 4



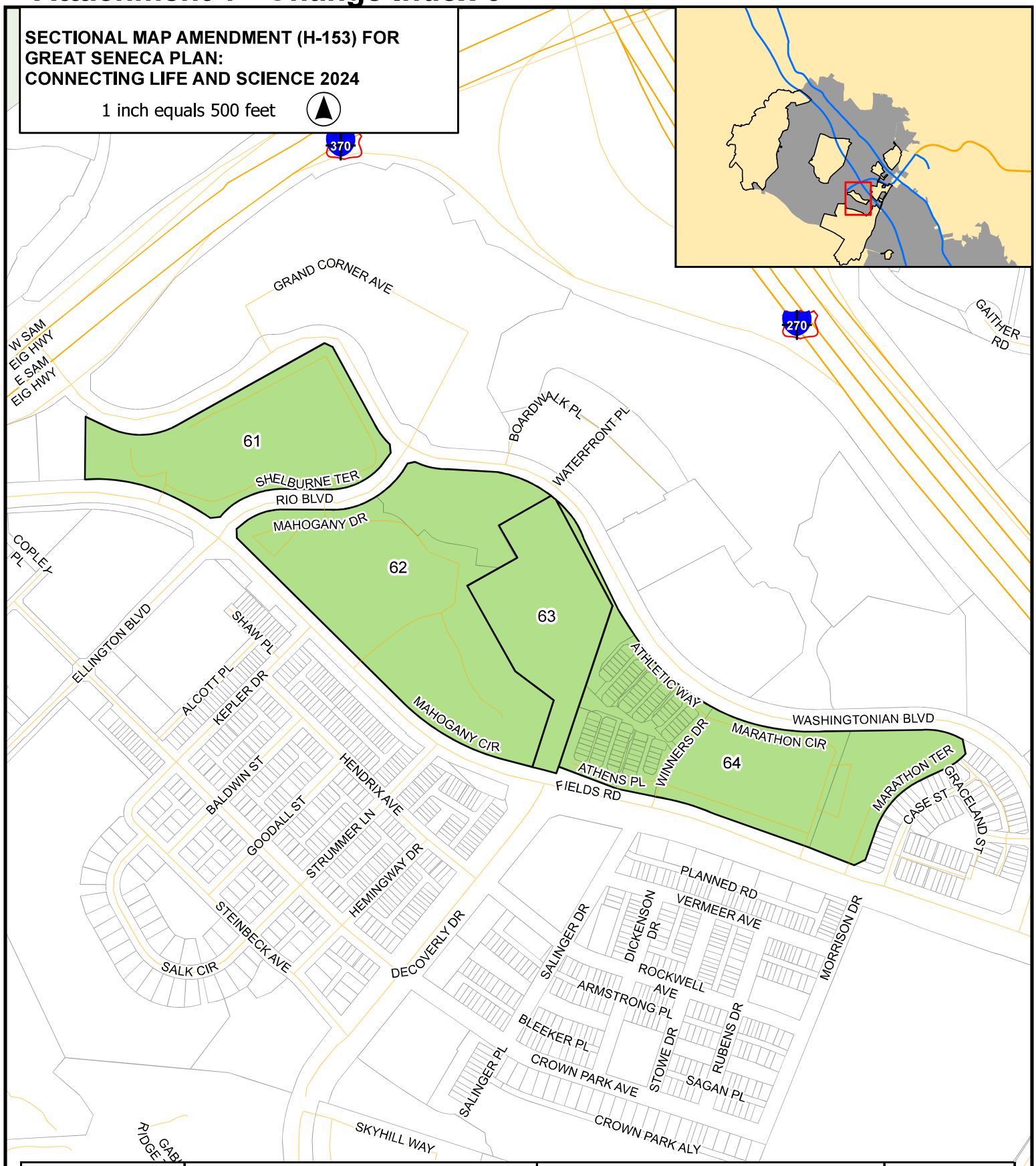
Change #	Existing Zone	Proposed Zone	Acres
43	IM-2.5 H-50	IM-2.5 H-60	3.6
44	IM-2.5 H-50	IM-2.5 H-60	32.5
45	IM-2.5 H-50	IM-2.5 H-60	1.1
46	IM-2.5 H-50	IM-2.5 H-60	41
47	IM-2.5 H-50	IM-2.5 H-60	15.9

Attachment 1 - Change Index 5



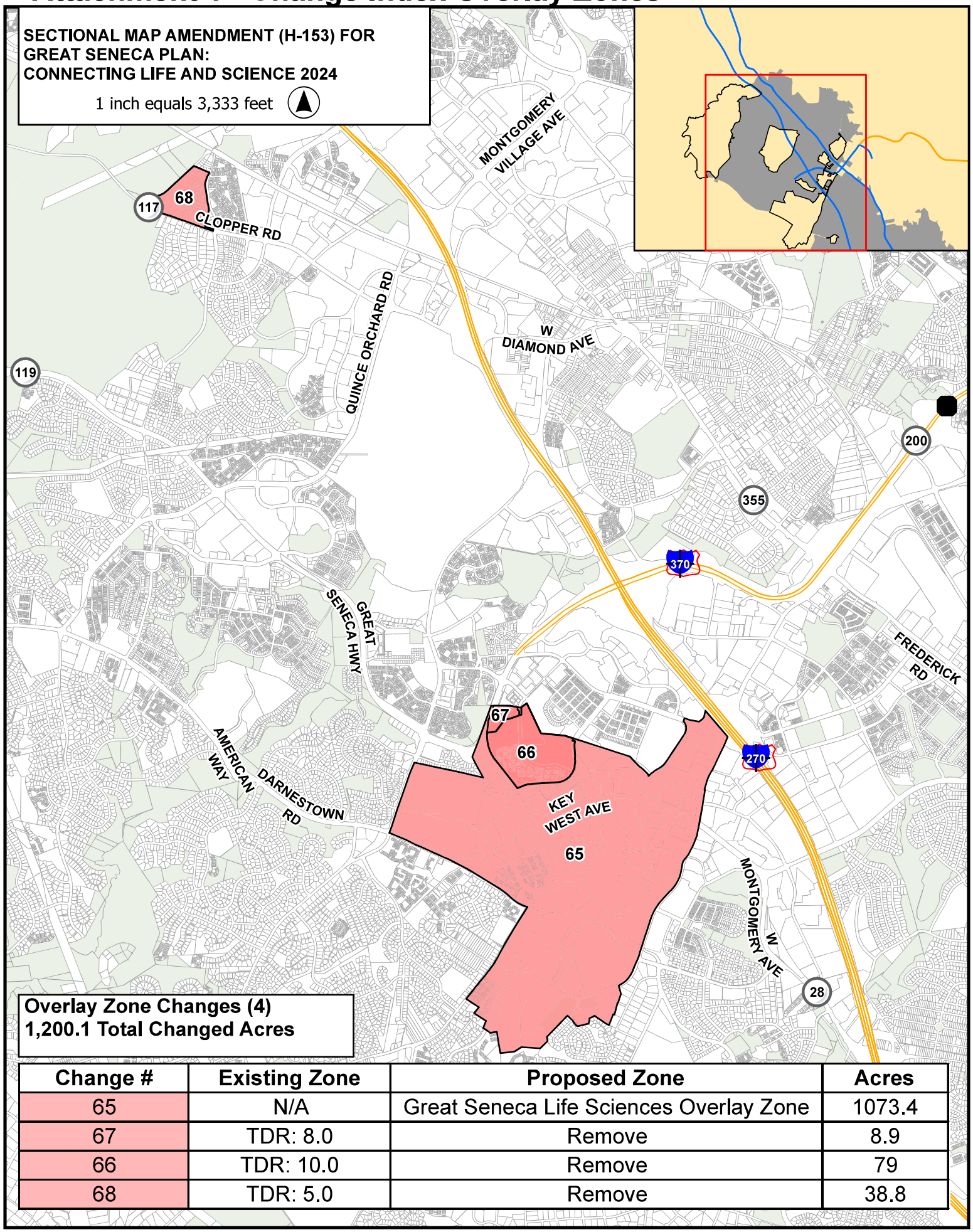
Change #	Existing Zone	Proposed Zone	Acres
48	R-200	R-90	1.1
49	R-200	R-90	2.6
50	R-200	R-90	2.2
51	R-200	R-90	0.8
52	R-200	R-90	19
53	R-200	R-90	22.8
54	R-200	R-90	8.8
55	R-200	R-90	20.9
56	R-200	R-90	2.7
57	R-200	R-90	2.6
58	CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.5 C-0.5 R-0.25 H-65	2.1
59	IM-2.5 H-50	IM-2.5 H-60	0.3
60	IM-2.5 H-50	IM-2.5 H-60	0.3

Attachment 1 - Change Index 6



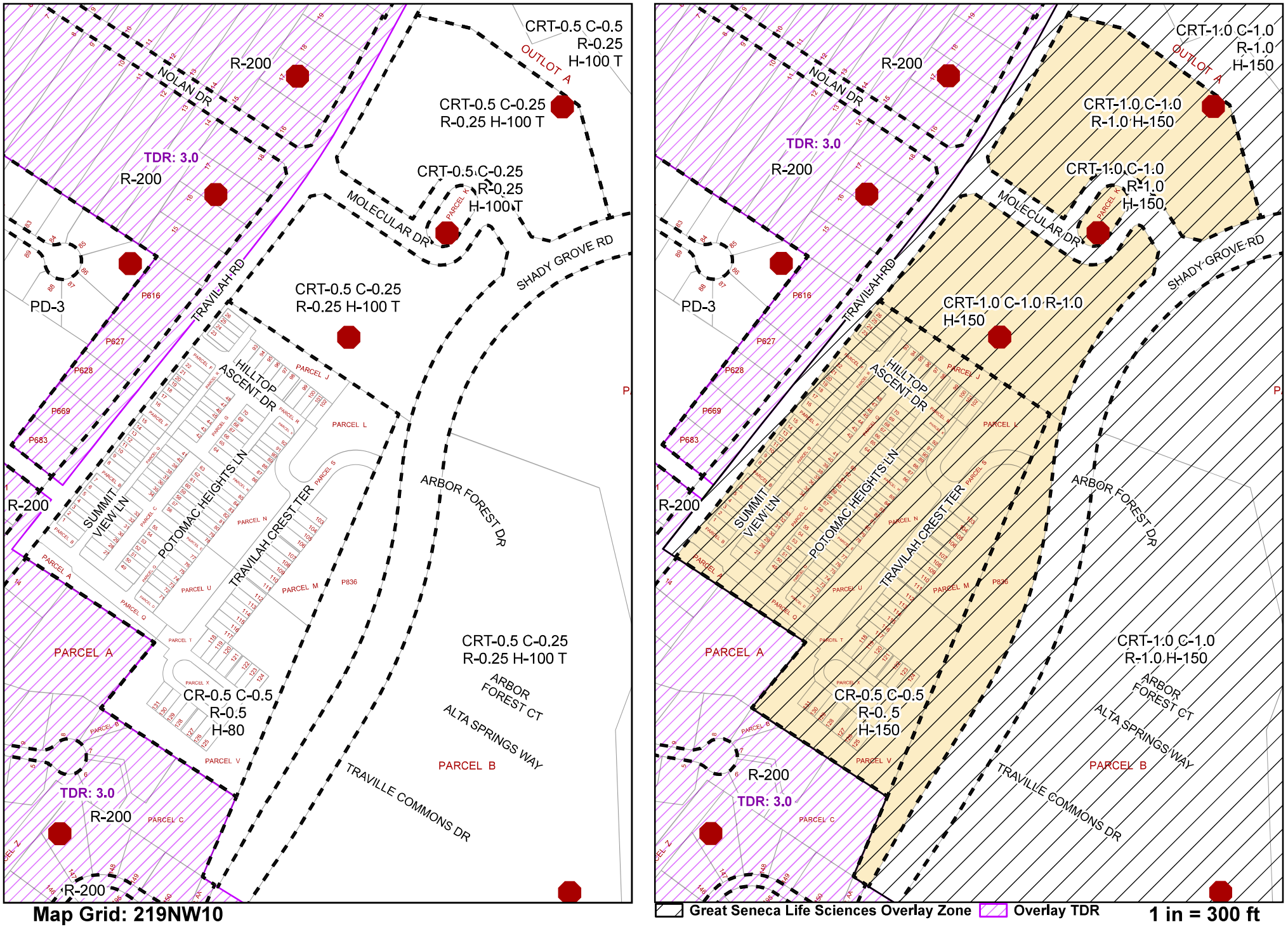
Change #	Existing Zone	Proposed Zone	Acres
61	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	9.7
62	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	17.2
63	R-10	CRT-1.25 C-0.25 R-1.25 H-110	6.7
64	CRT-1.0 C-0.25 R-1.0 H-110 T	CRT-1.25 C-0.25 R-1.25 H-110	14.7

Attachment 1 - Change Index Overlay Zones



Change #	Existing Zone	Proposed Zone	Acres
65	N/A	Great Seneca Life Sciences Overlay Zone	1073.4
67	TDR: 8.0	Remove	8.9
66	TDR: 10.0	Remove	79
68	TDR: 5.0	Remove	38.8

Existing Zoning **Change #1,2,3,4,65** **Proposed Zoning**



Map Grid: 219NW10

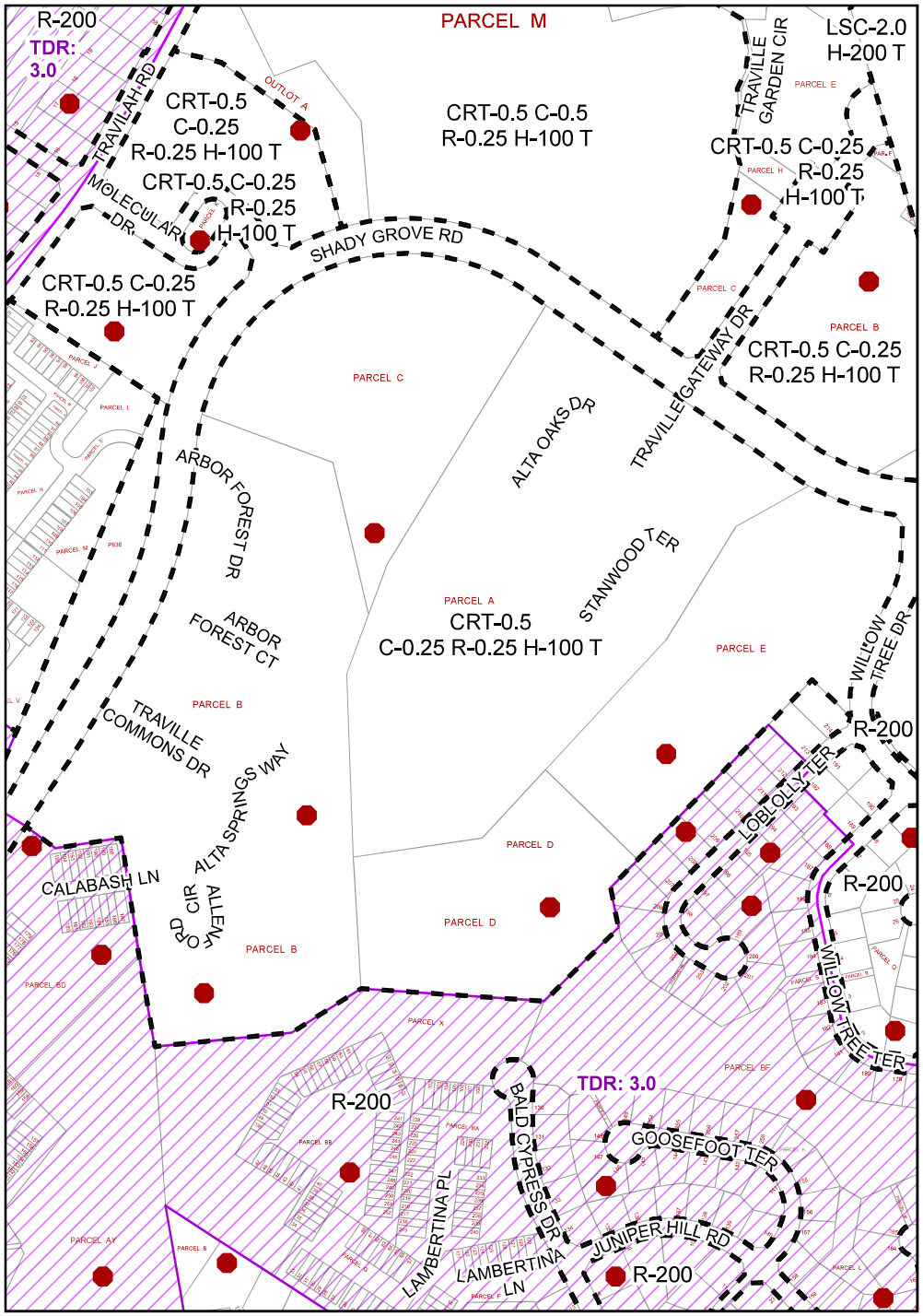
Great Seneca Life Sciences Overlay Zone Overlay TDR

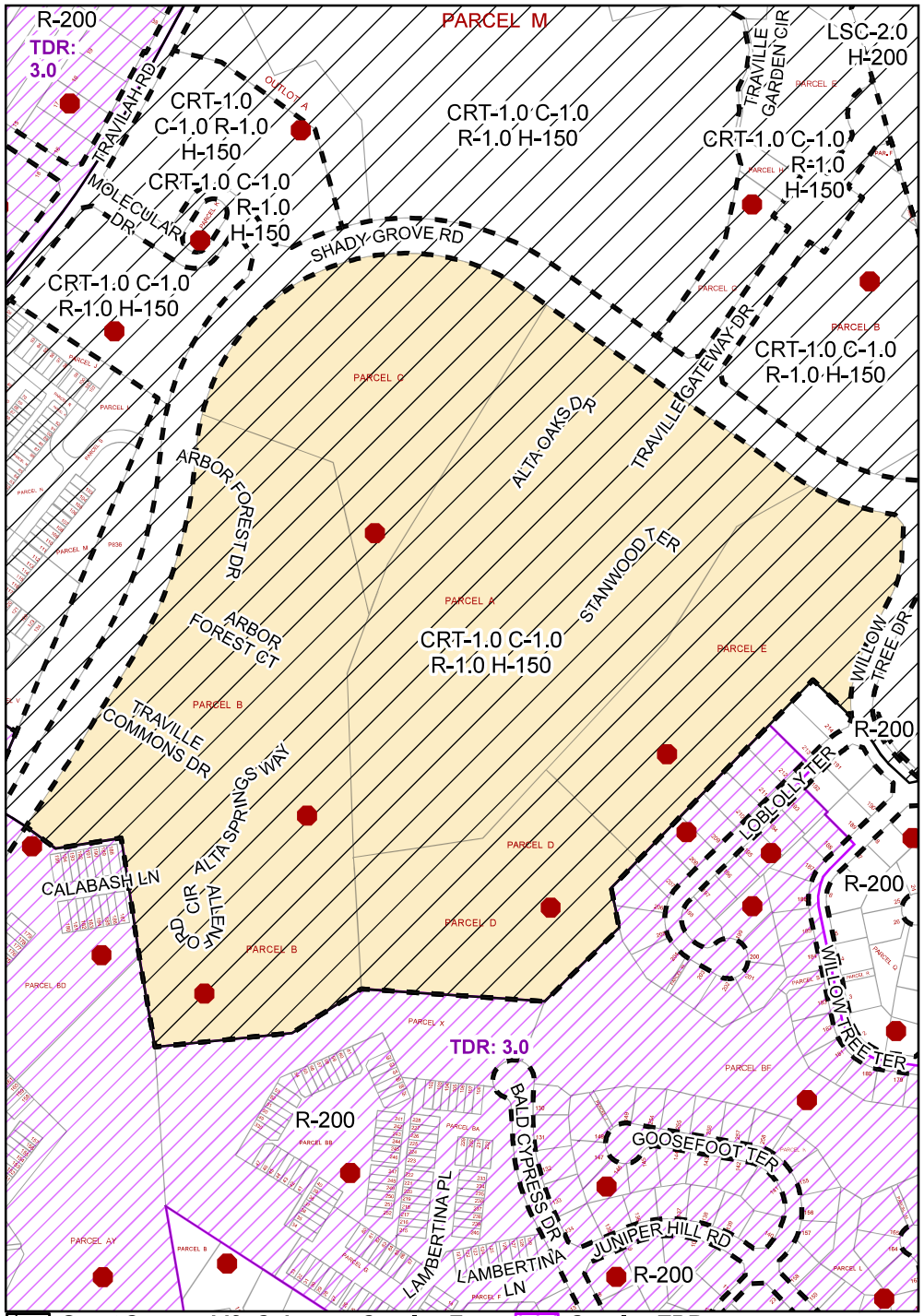
1 in = 300 ft

Existing Zoning

Change #5,65

Proposed Zoning

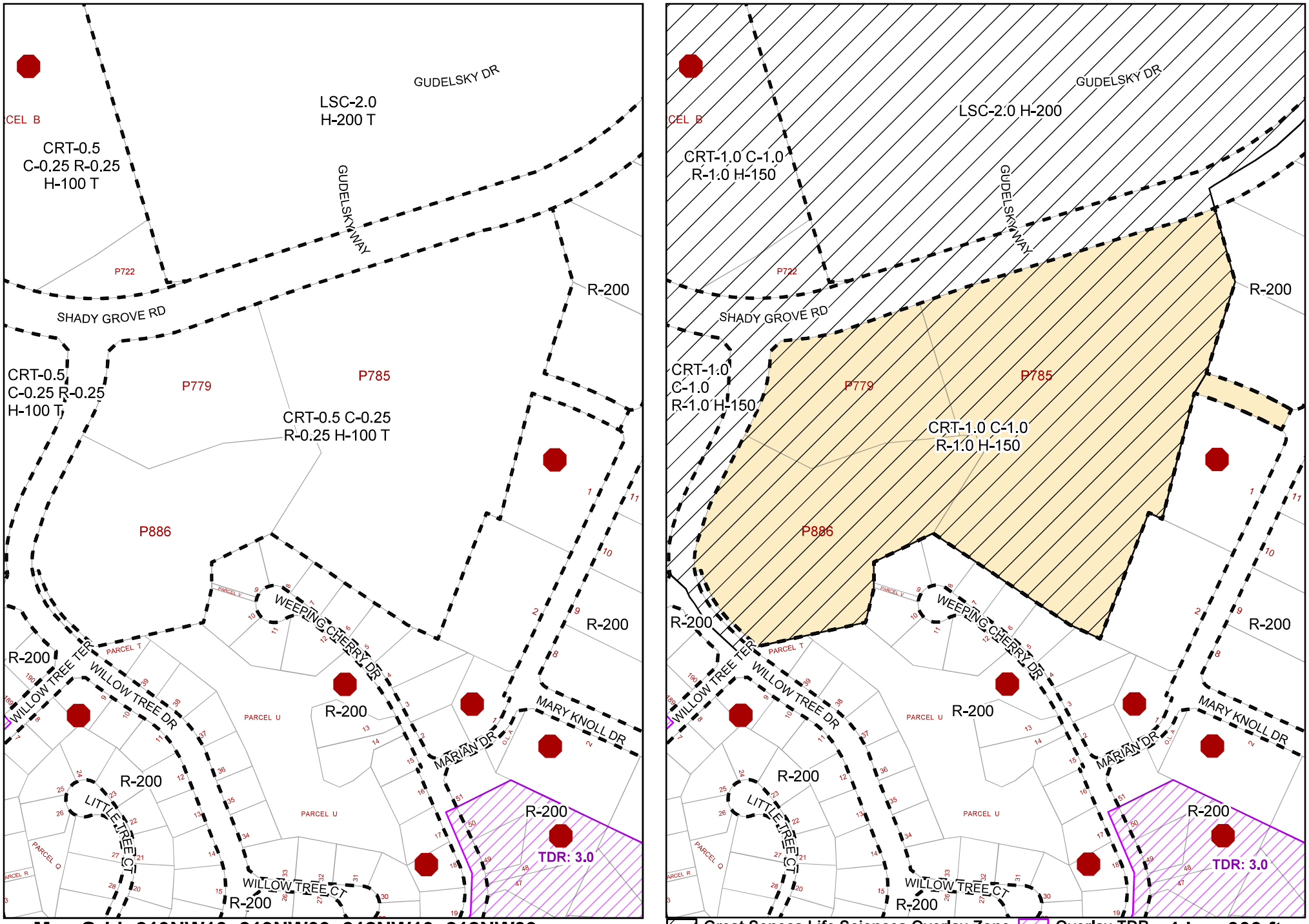




Map Grid: 219NW10

Great Seneca Life Sciences Overlay Zone | Overlay TDR | 1 in = 500 ft

Existing Zoning **Change #6,65** **Proposed Zoning**

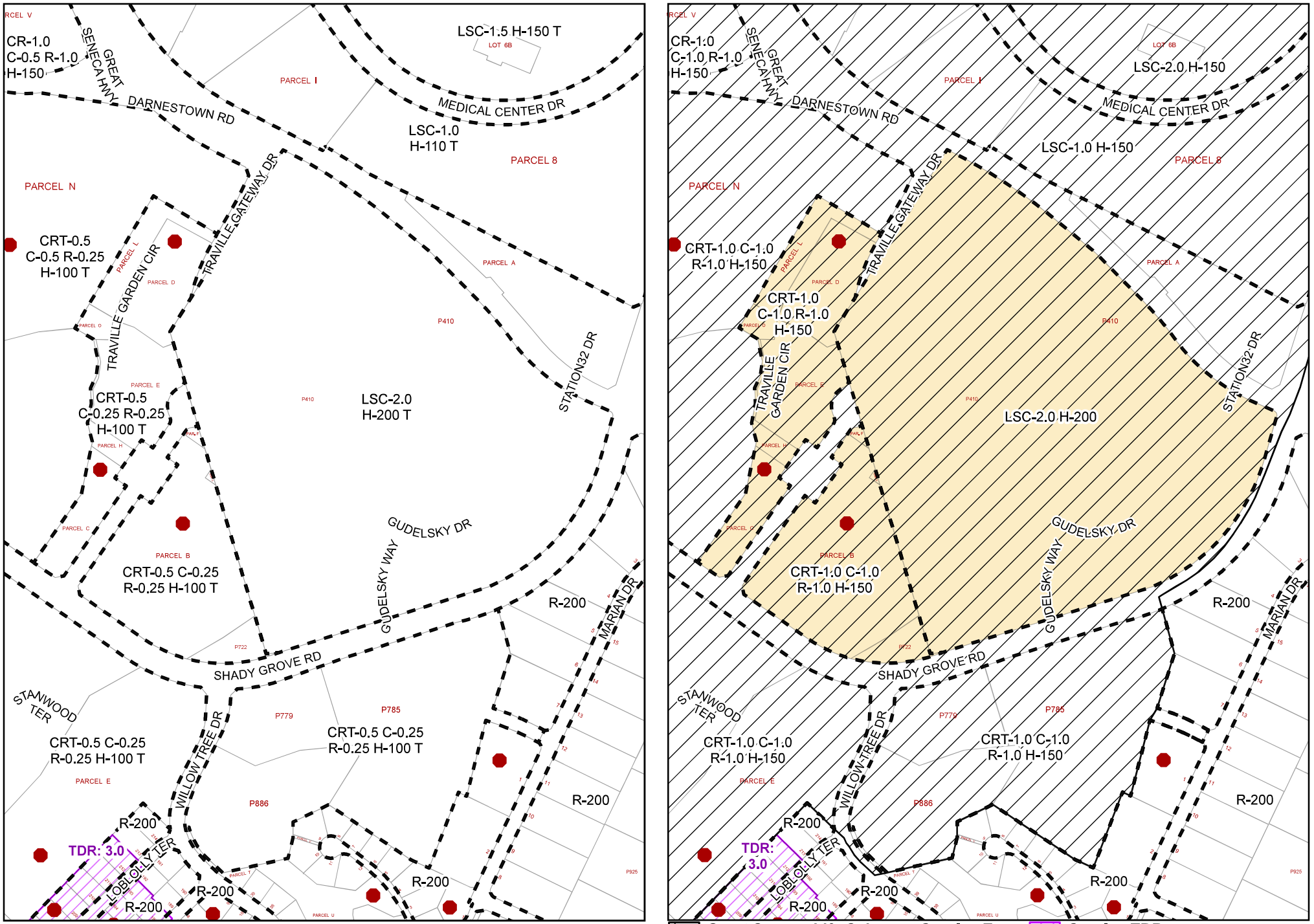


Map Grid: 219NW10, 219NW09, 218NW10, 218NW09

Existing Zoning

Change #7,8,9,65

Proposed Zoning



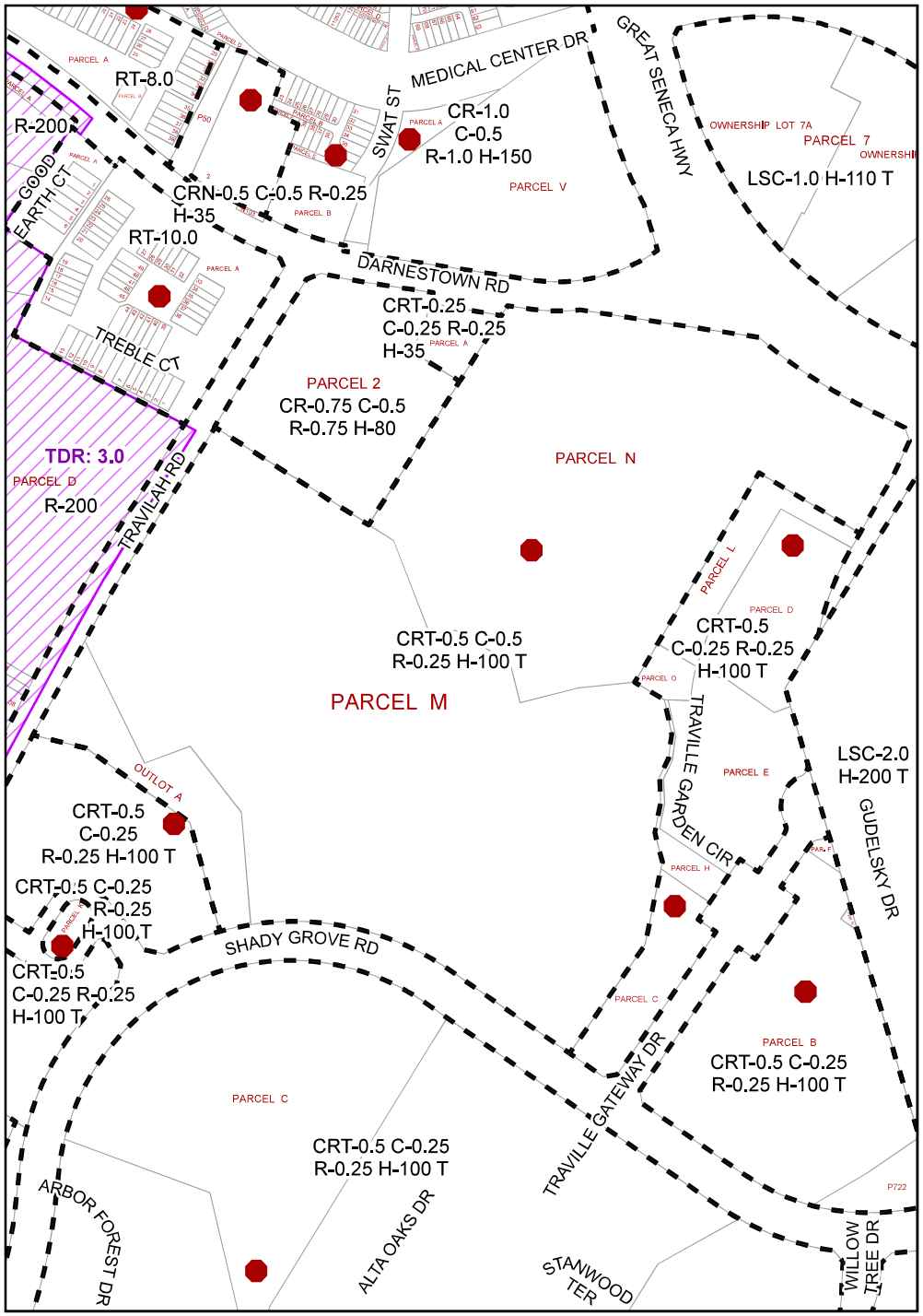
Map Grid: 219NW10, 219NW09, 218NW10, 218NW09

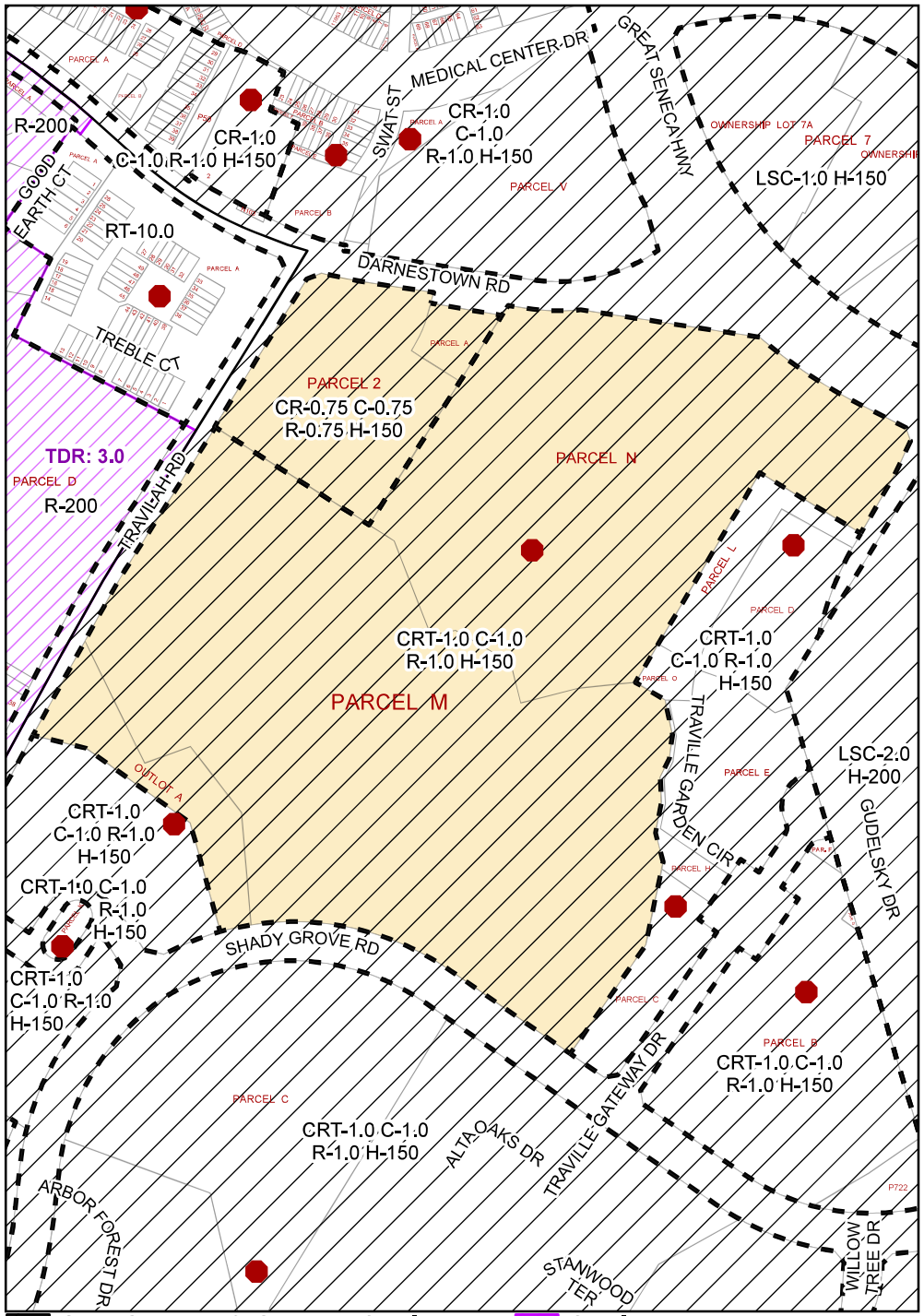
Great Seneca Life Sciences Overlay Zone | Overlay TDR | **1 in = 500 ft**

Existing Zoning

Change #10,11,12,65

Proposed Zoning

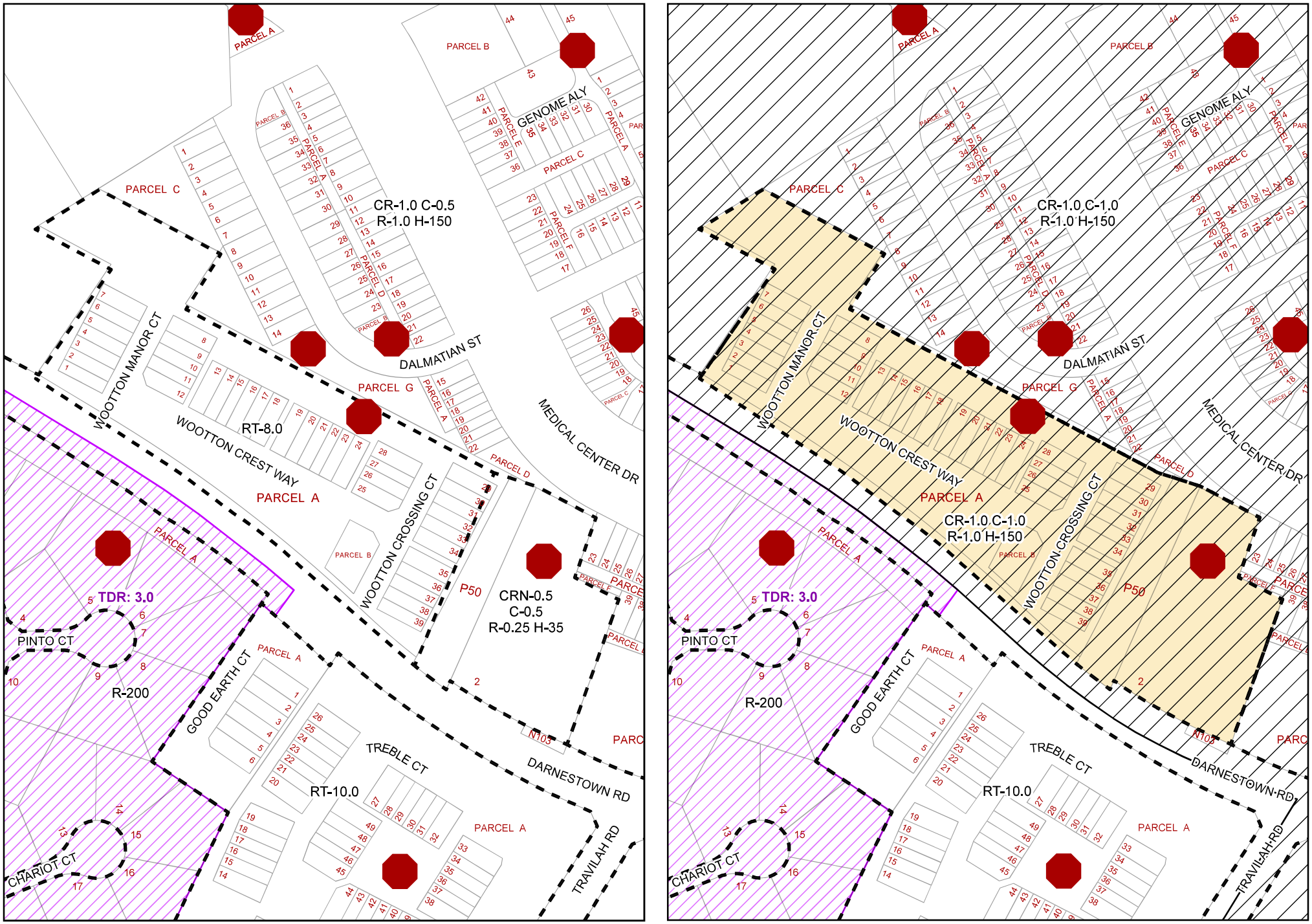




Map Grid: 219NW10, 219NW09, 218NW10, 218NW09

Great Seneca Life Sciences Overlay Zone Overlay TDR **1 in = 450 ft**

Existing Zoning **Change #13,14,65** **Proposed Zoning**



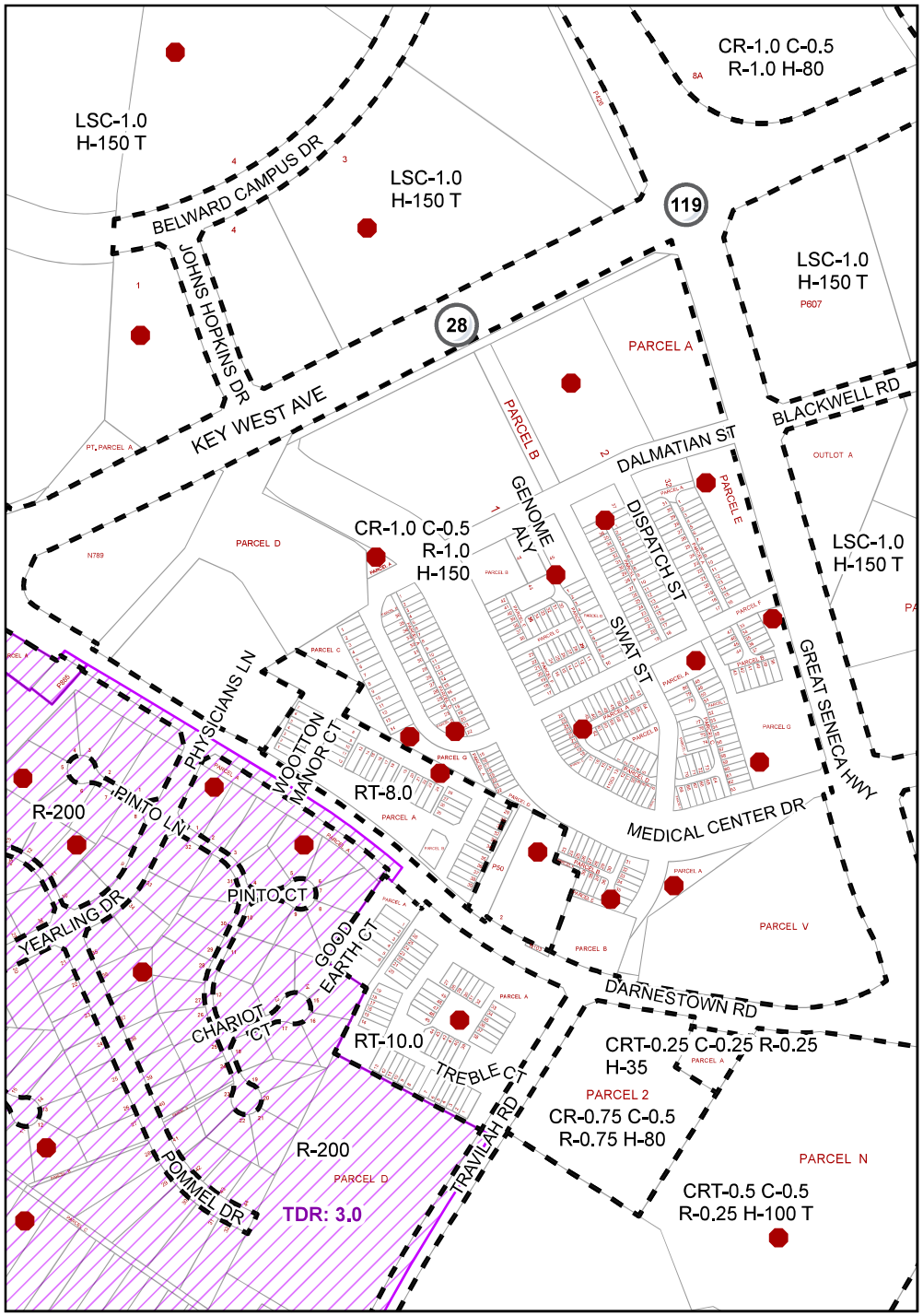
Map Grid: 220NW10, 219NW10

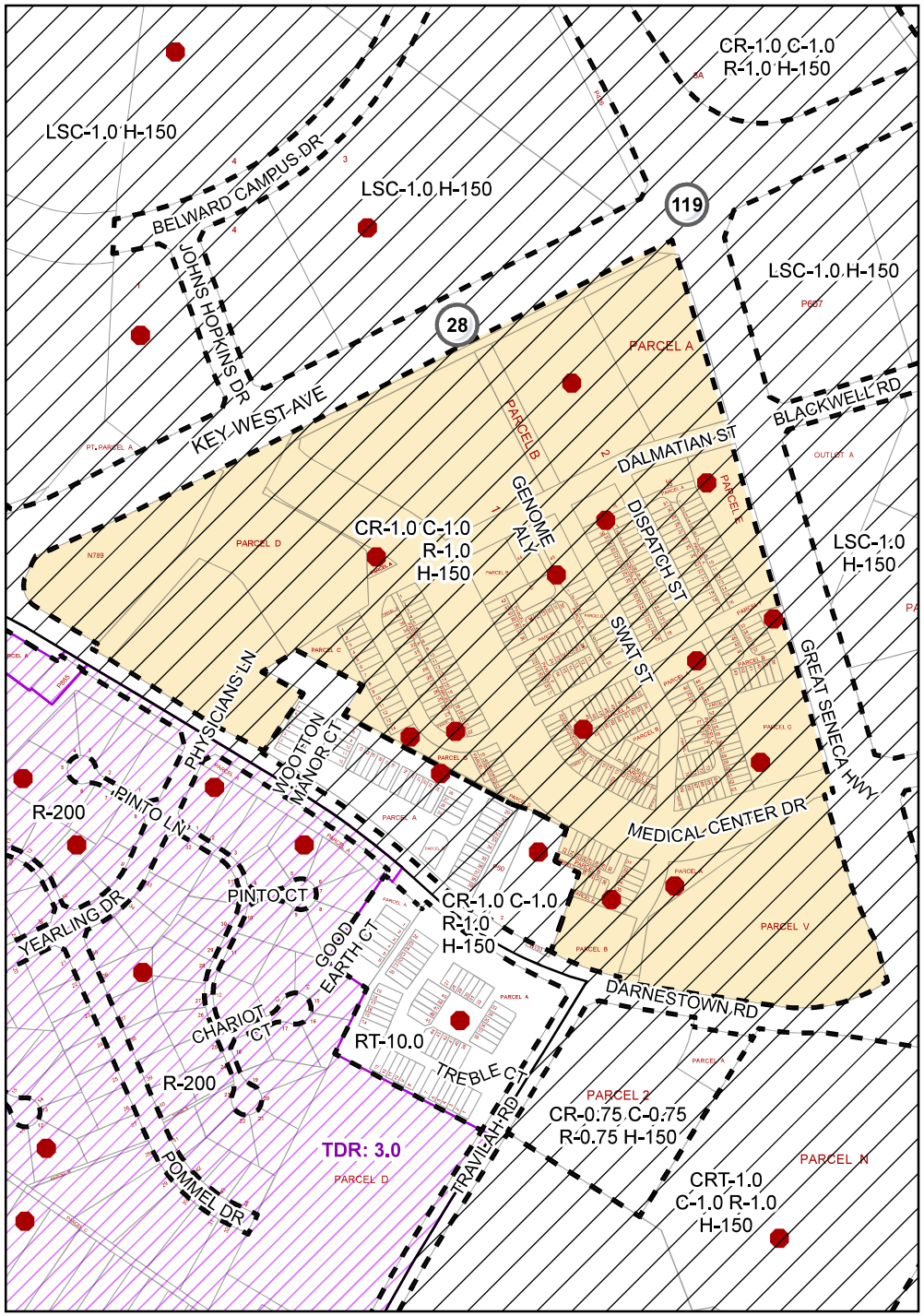
Great Seneca Life Sciences Overlay Zone Overlay TDR **1 in = 200 ft**

Existing Zoning

Change #15,65

Proposed Zoning

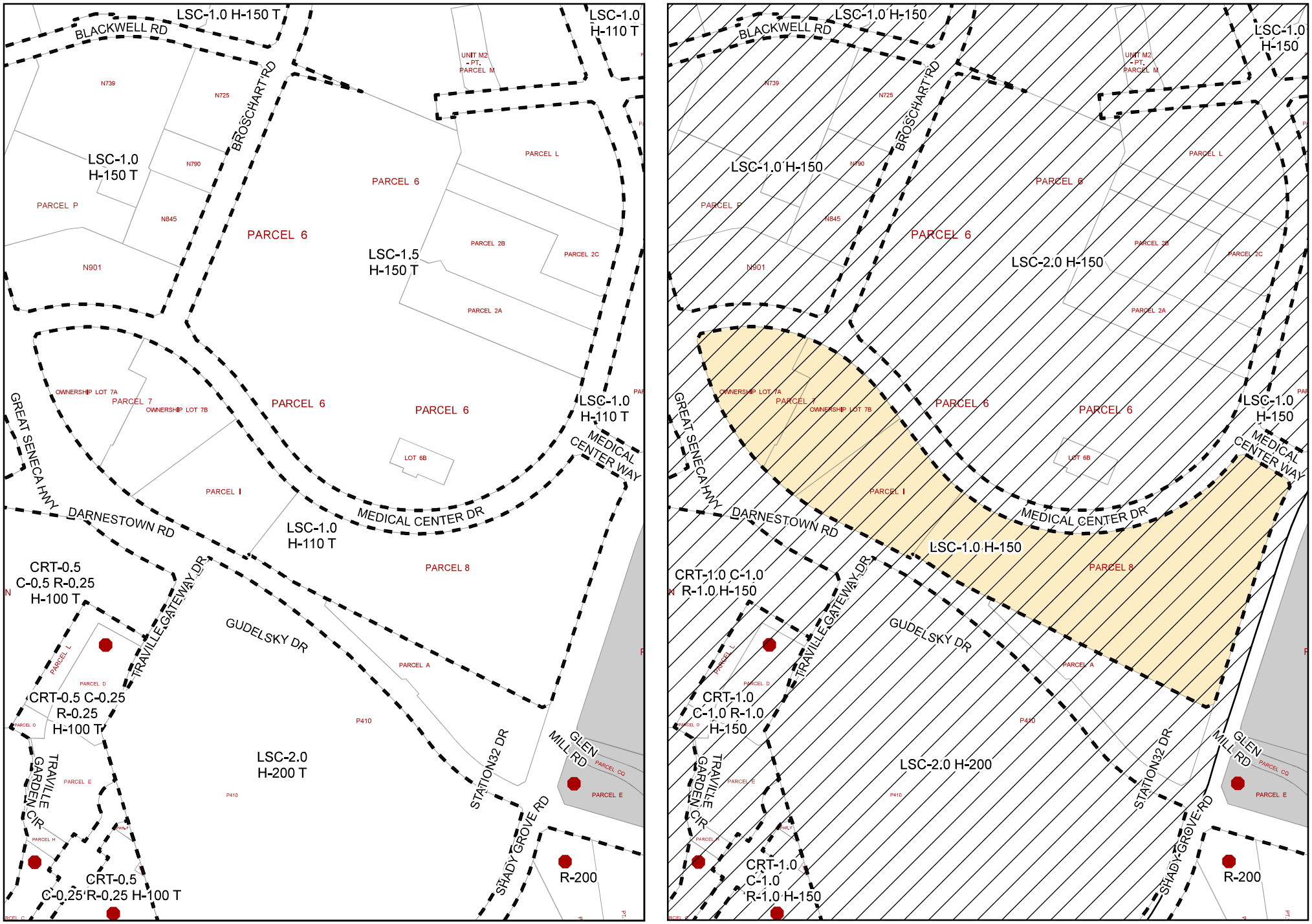




Map Grid: 220NW10, 219NW10

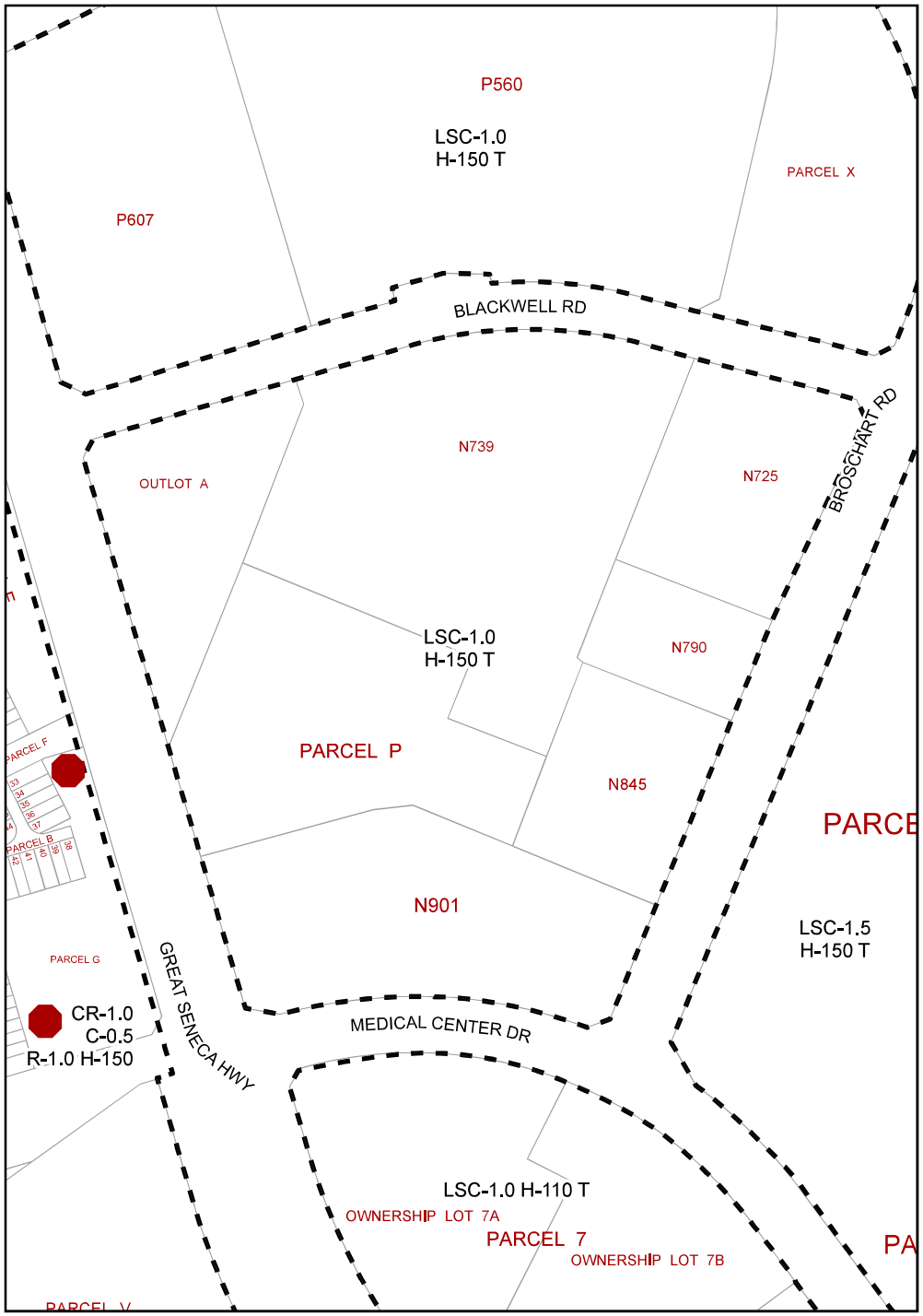
Great Seneca Life Sciences Overlay Zone Overlay TDR **1 in = 525 ft**

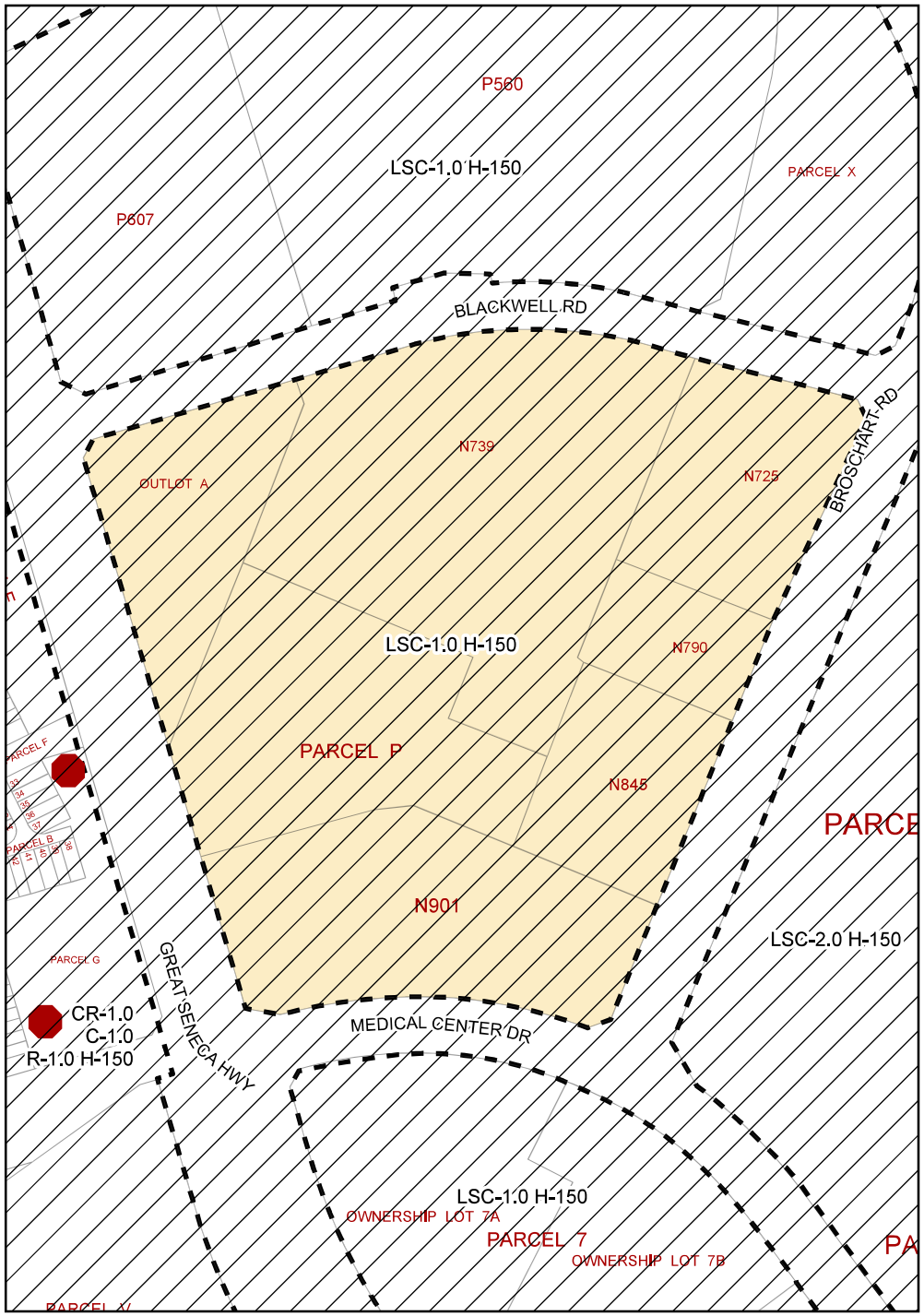
Existing Zoning **Change #16,65** **Proposed Zoning**



Map Grid: 220NW10, 219NW10 **Municipalities** Great Seneca Life Sciences Overlay Zone **1 in = 525 ft**

Existing Zoning **Change #17,65** **Proposed Zoning**



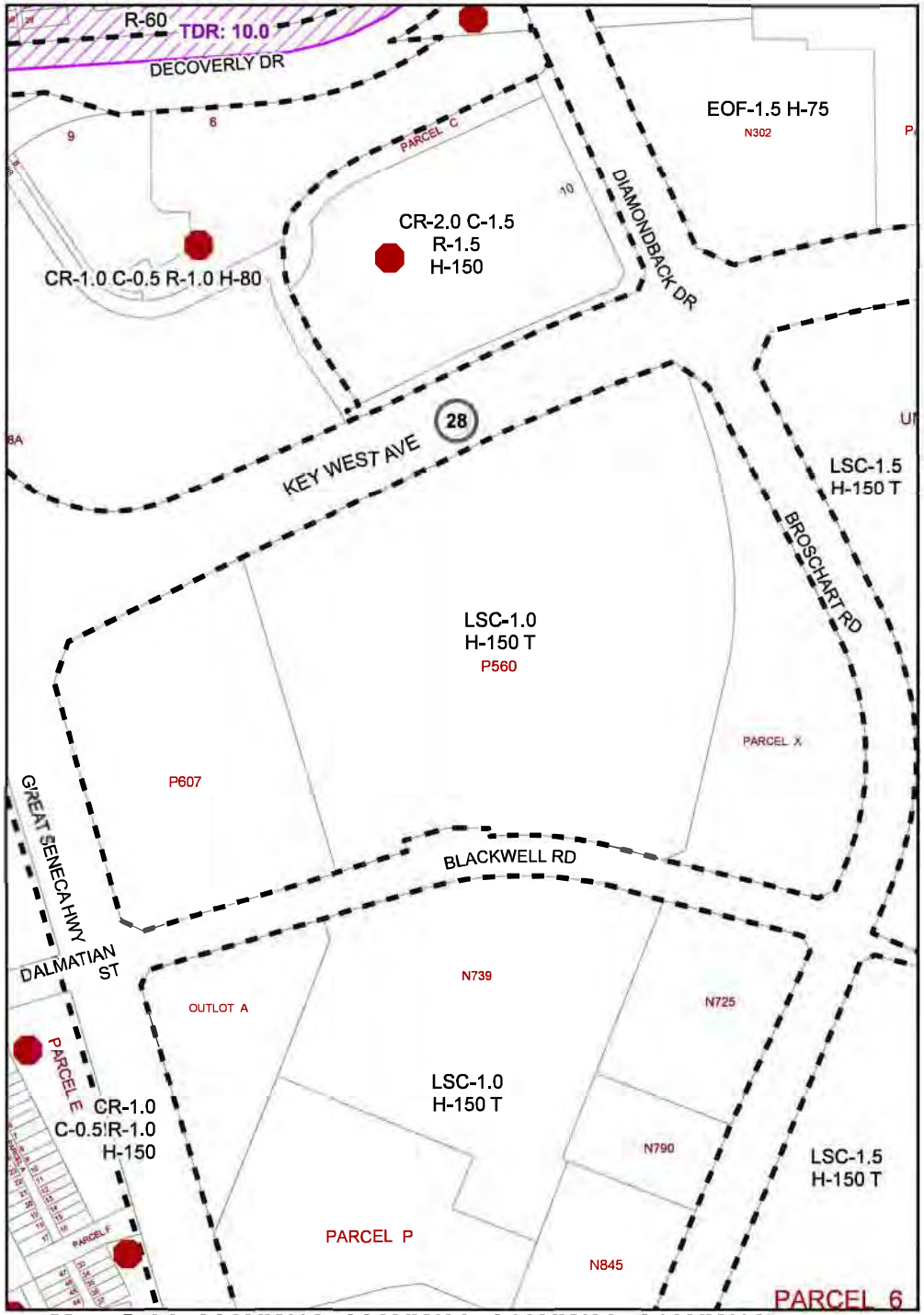


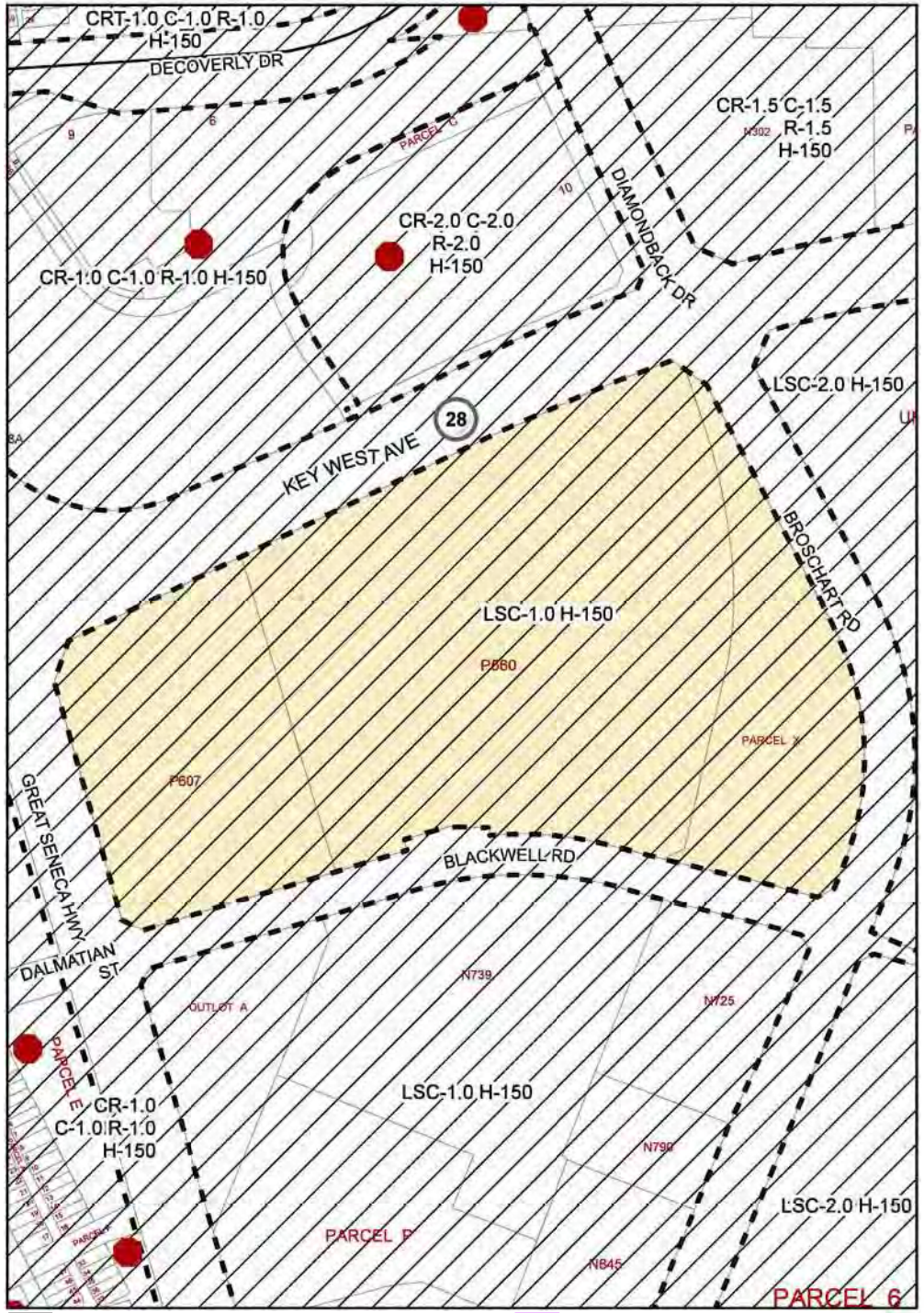
Map Grid: 220NW10

Great Seneca Life Sciences Overlay Zone

1 in = 300 ft

Existing Zoning **Change #18,65** **Proposed Zoning**

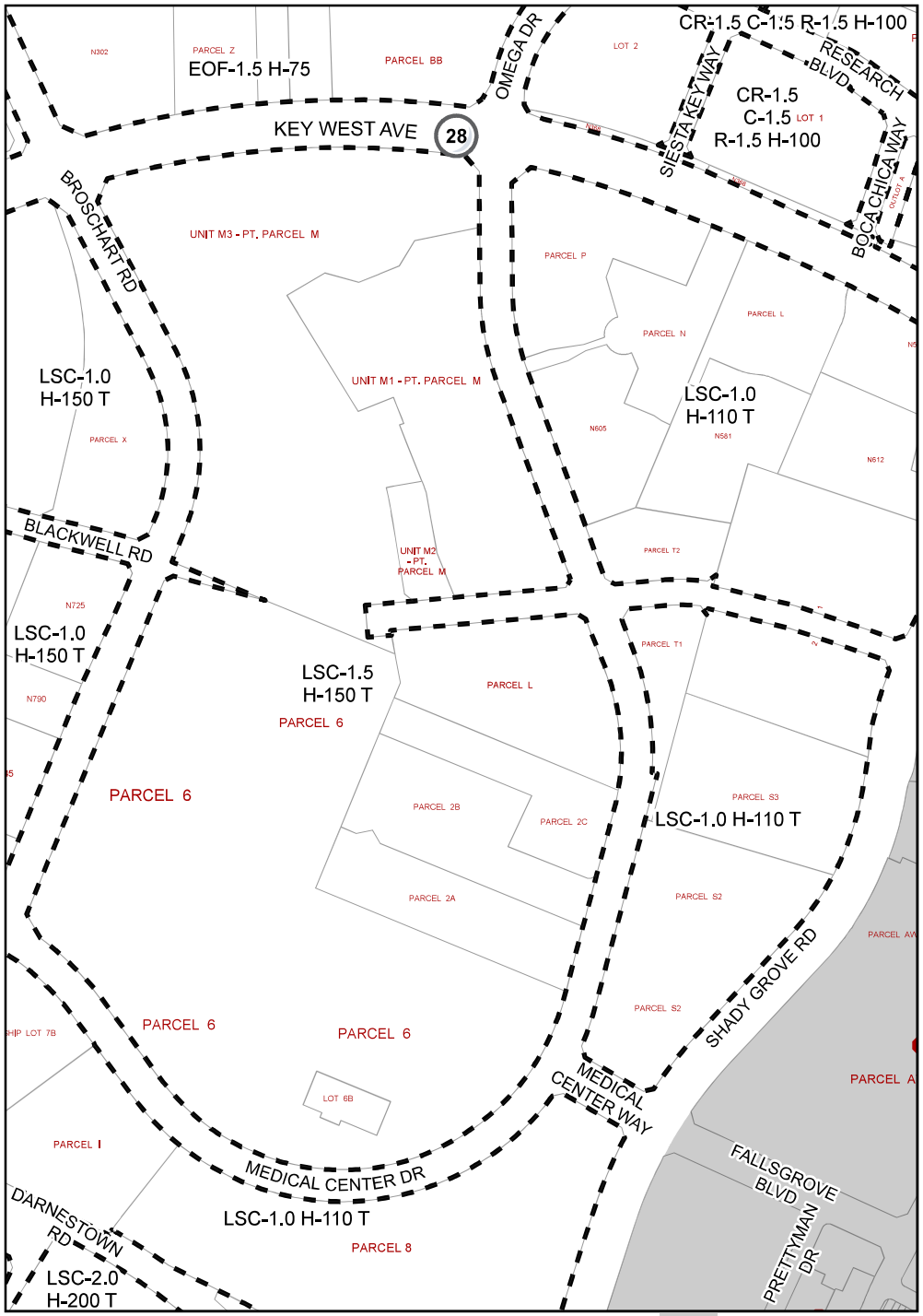


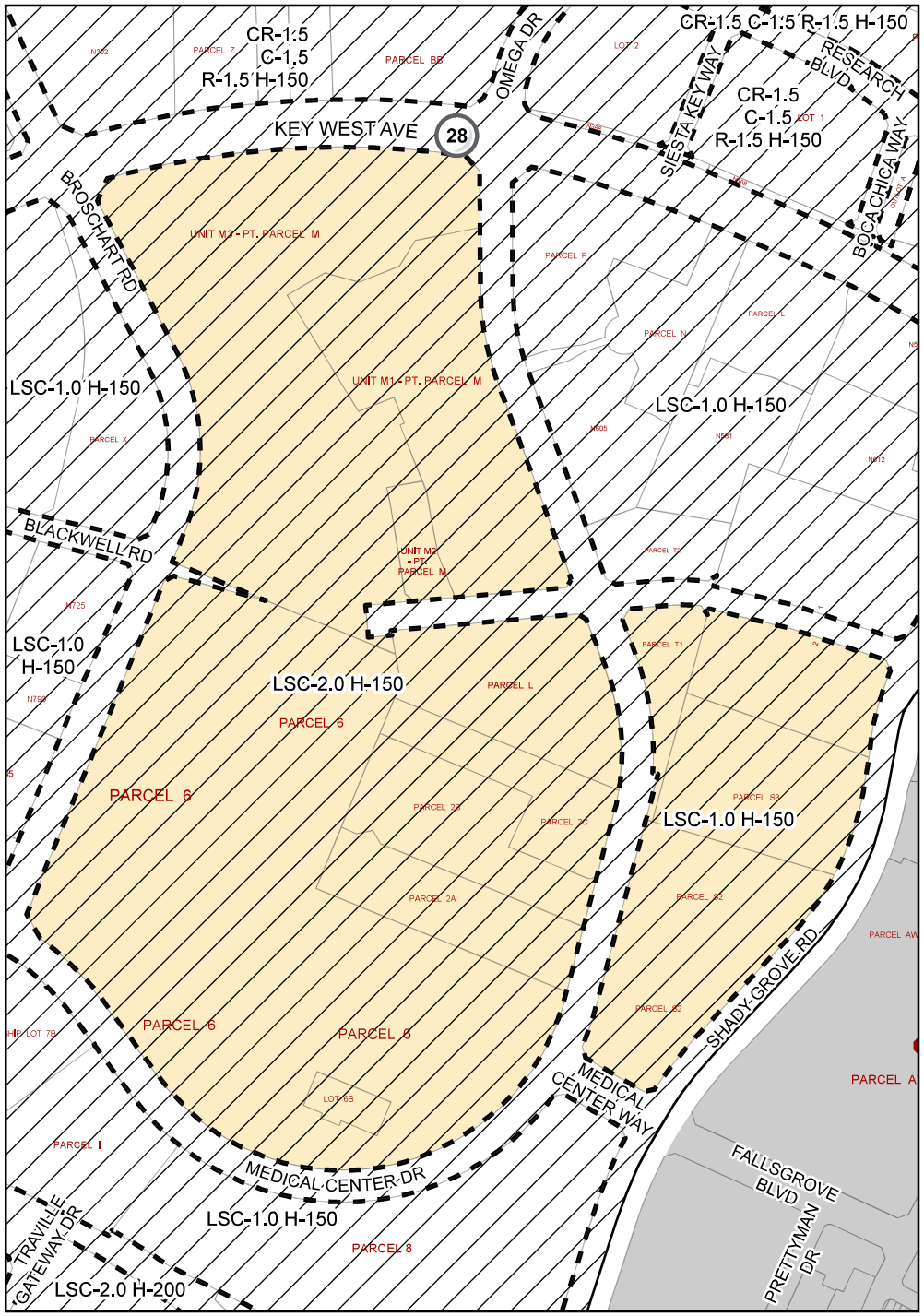


Map Grid: 220NW10, 220NW09, 219NW09, 219NW10

Great Seneca Life Sciences Overlay Zone **Overlay TDR** **1 in = 350 ft**

Existing Zoning **Change #19,20,65** **Proposed Zoning**

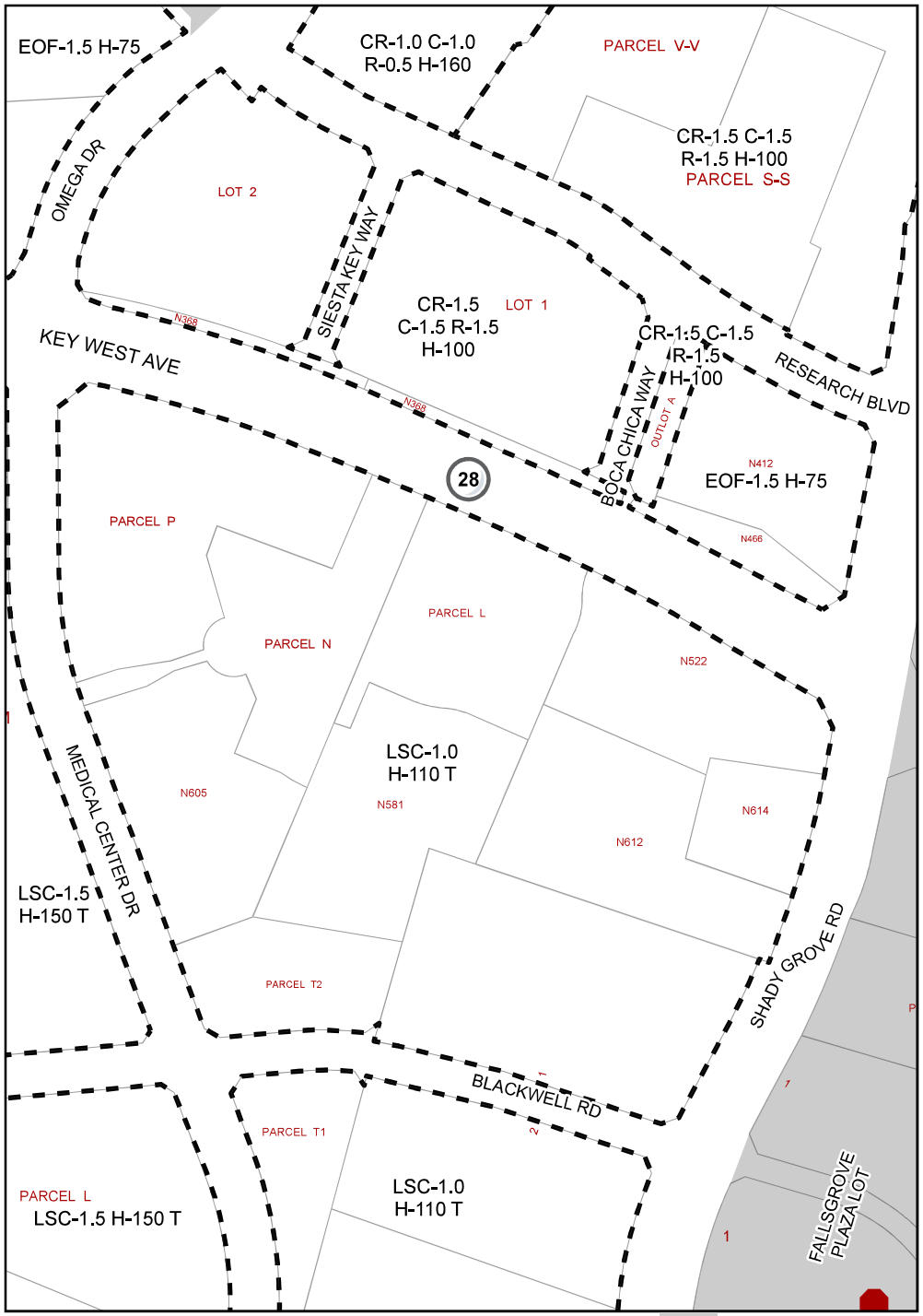




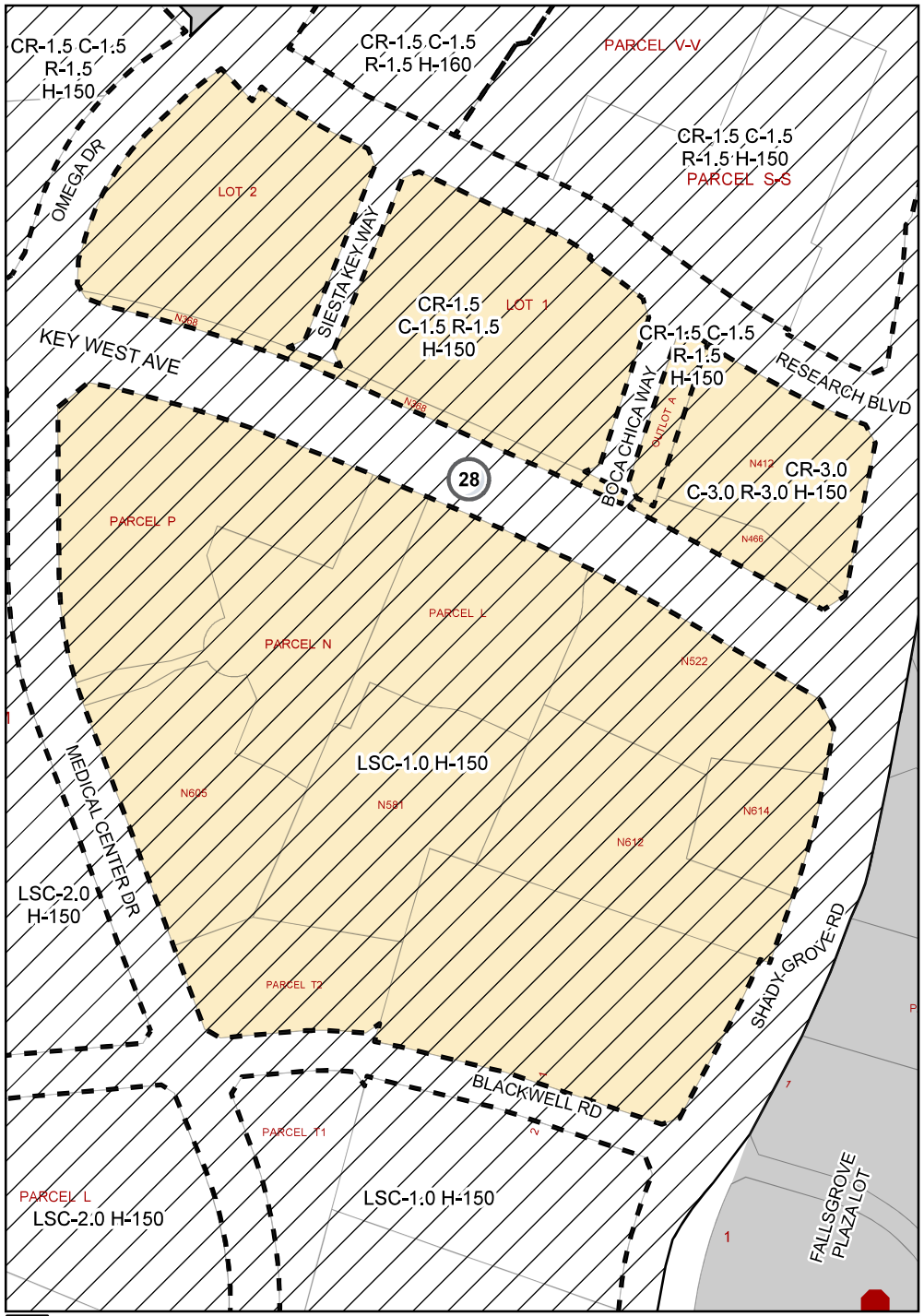
Map Grid: 220NW09, 219NW09 **Municipalities** **Great Seneca Life Sciences Overlay Zone** **1 in = 550 ft**

Existing Zoning

Change #21,22,23,24,65



Proposed Zoning



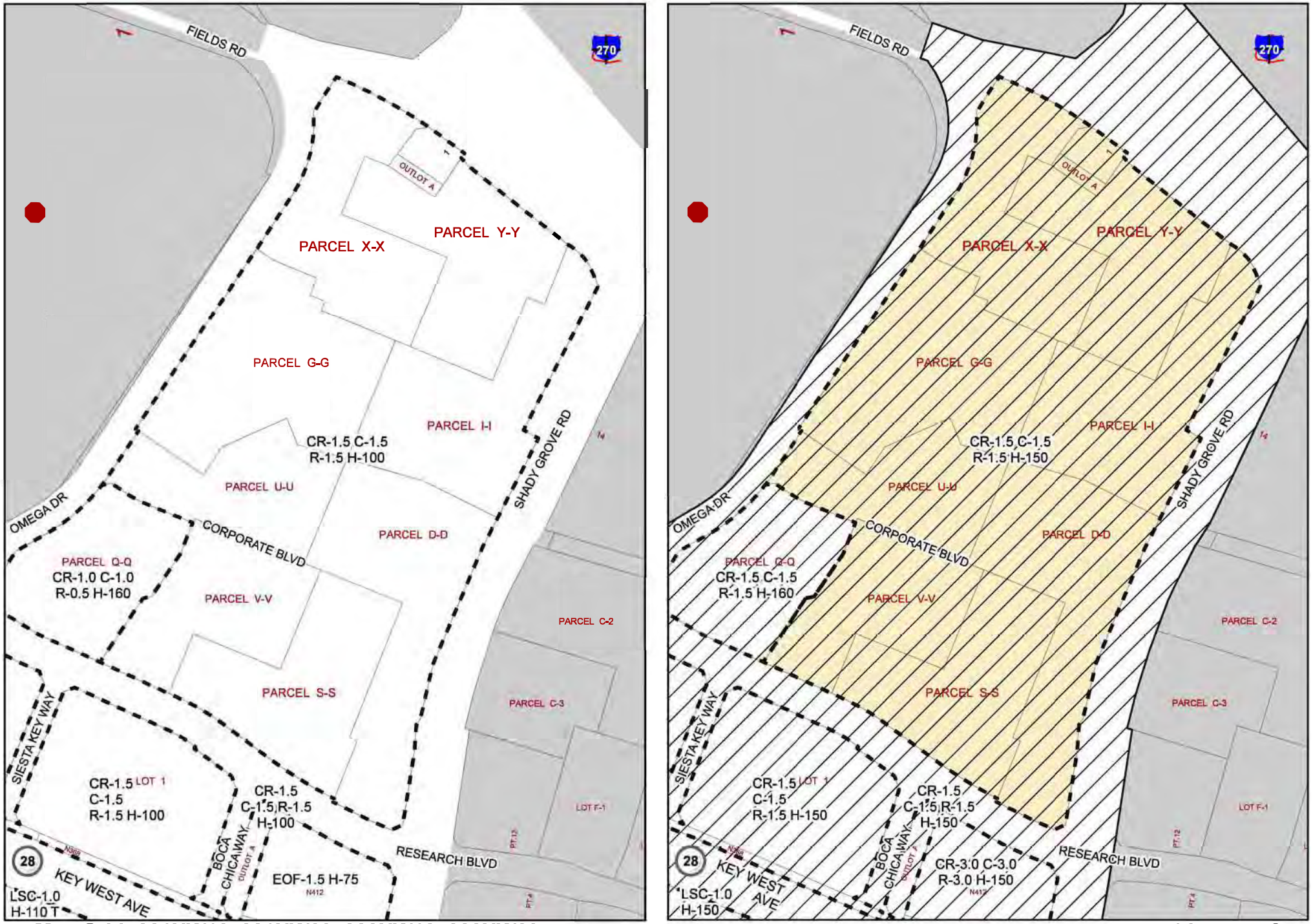
Map Grid: 221NW09, 220NW09

Municipalities

Great Seneca Life Sciences Overlay Zone

1 in = 350 ft

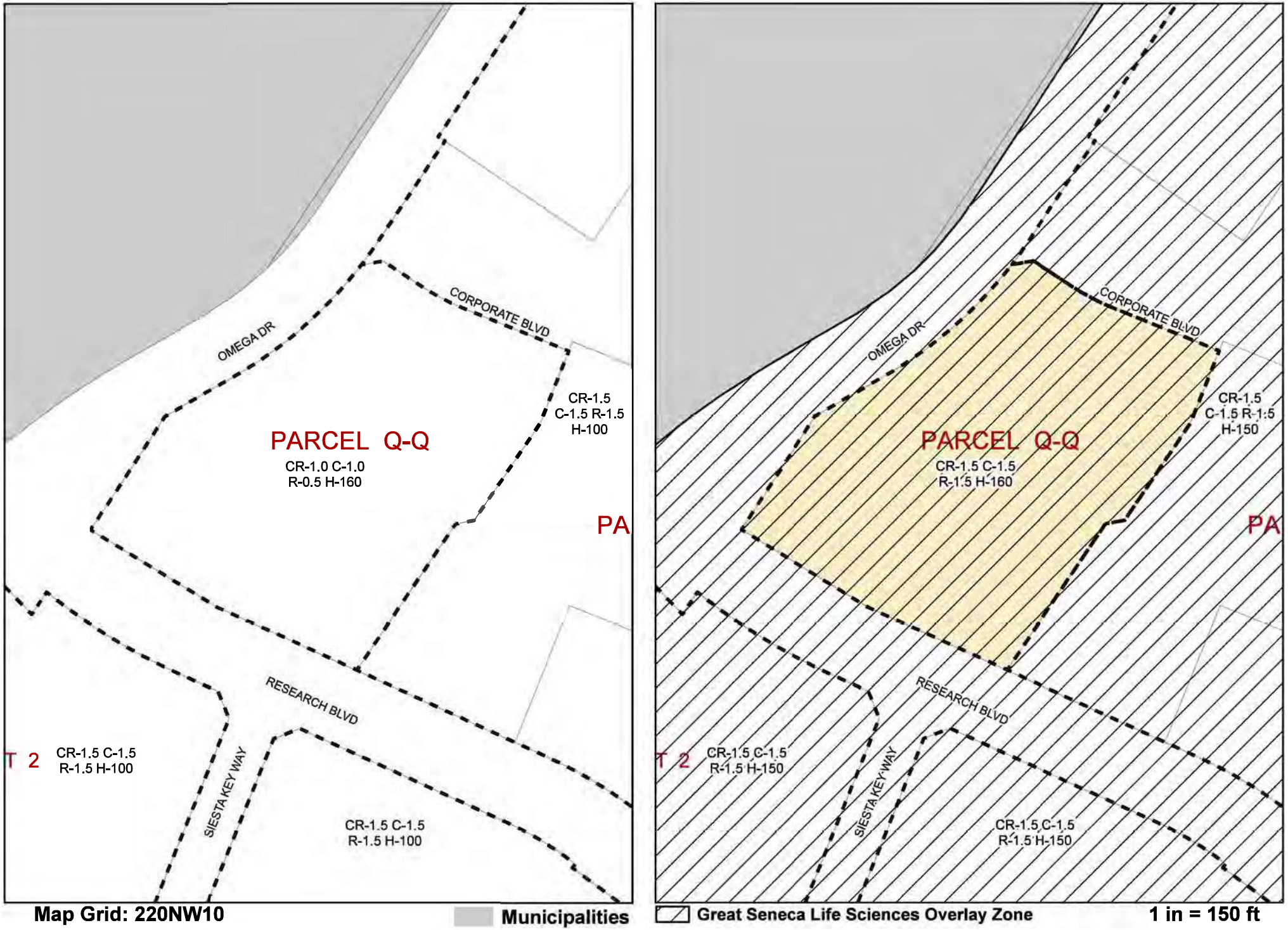
Existing Zoning **Change #25,65** **Proposed Zoning**



Map Grid: 221NW10, 221NW09, 220NW10, 220NW09

Municipalities **Great Seneca Life Sciences Overlay Zone** **1 in = 350 ft**

Existing Zoning **Change #26,65** **Proposed Zoning**

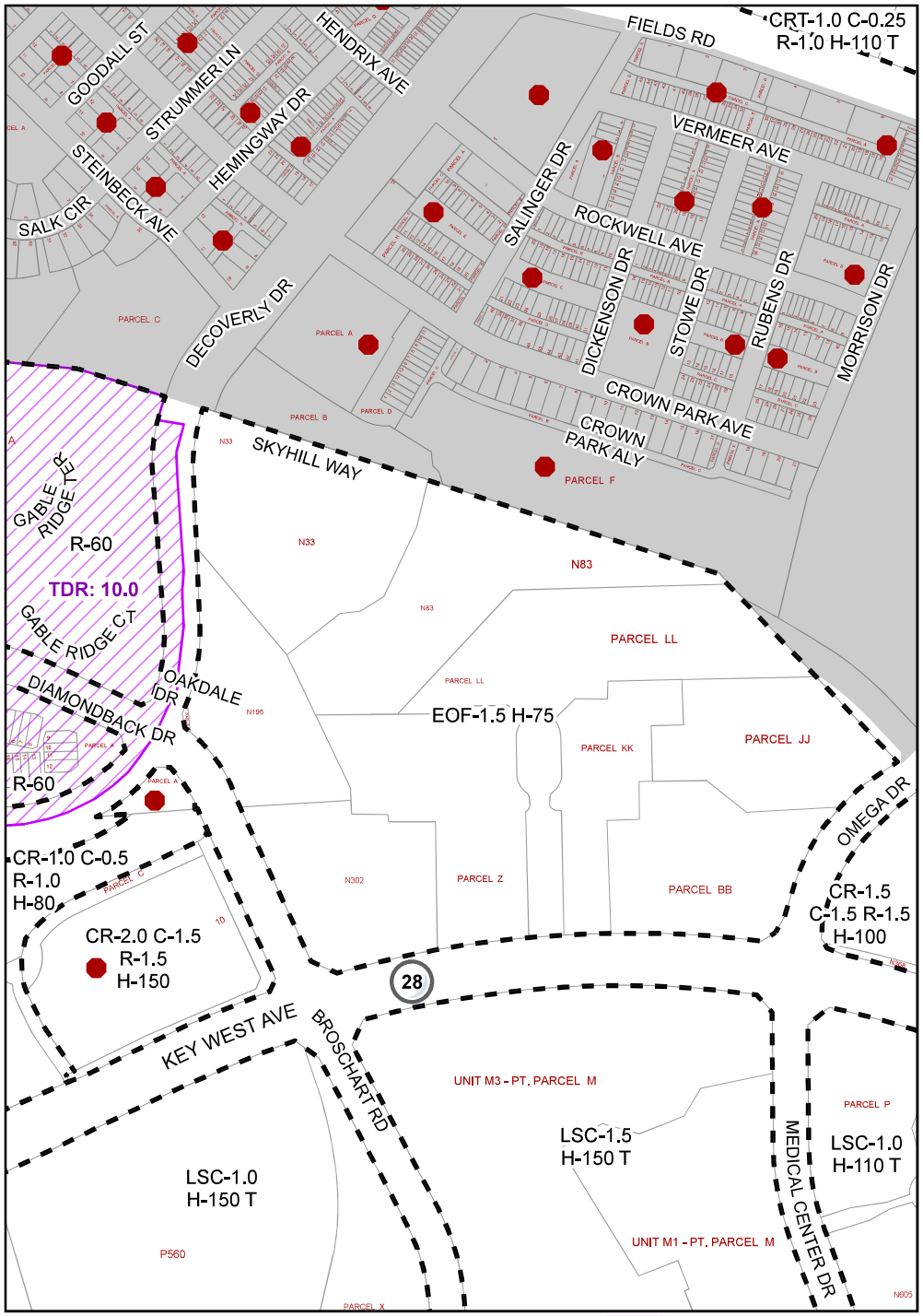


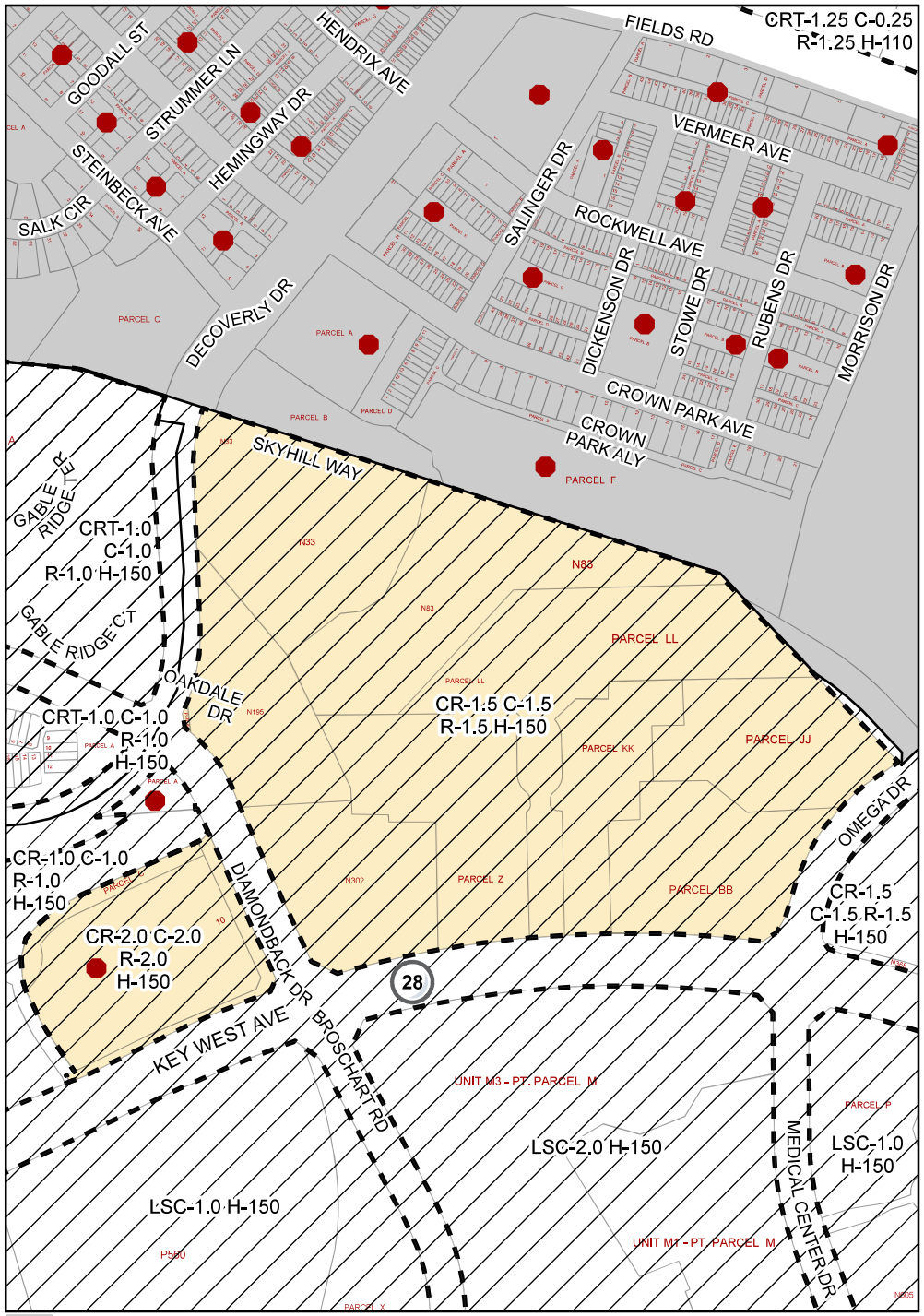
Map Grid: 220NW10 **Municipalities** **Great Seneca Life Sciences Overlay Zone** **1 in = 150 ft**

Existing Zoning

Change #27,28,65,66

Proposed Zoning



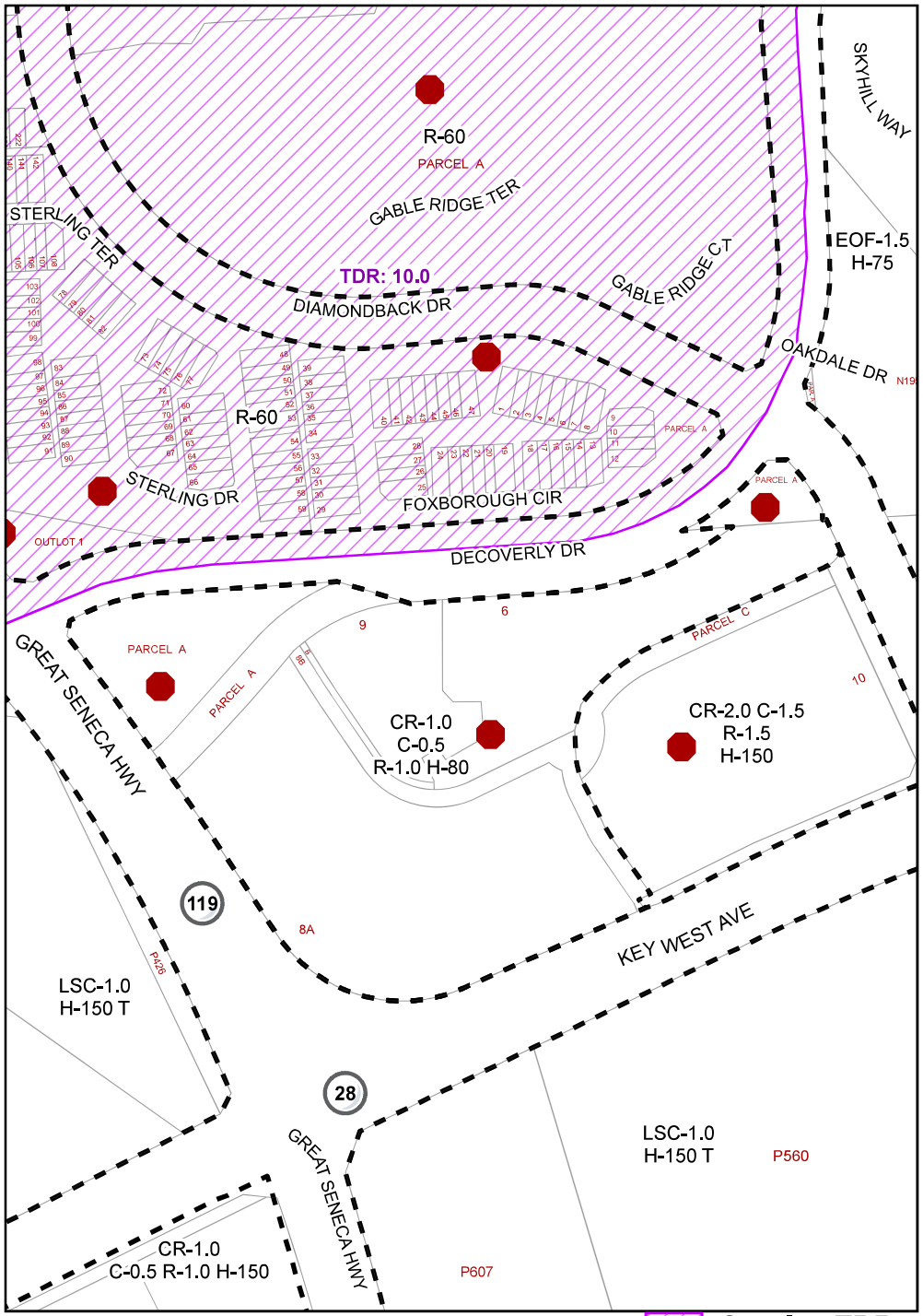


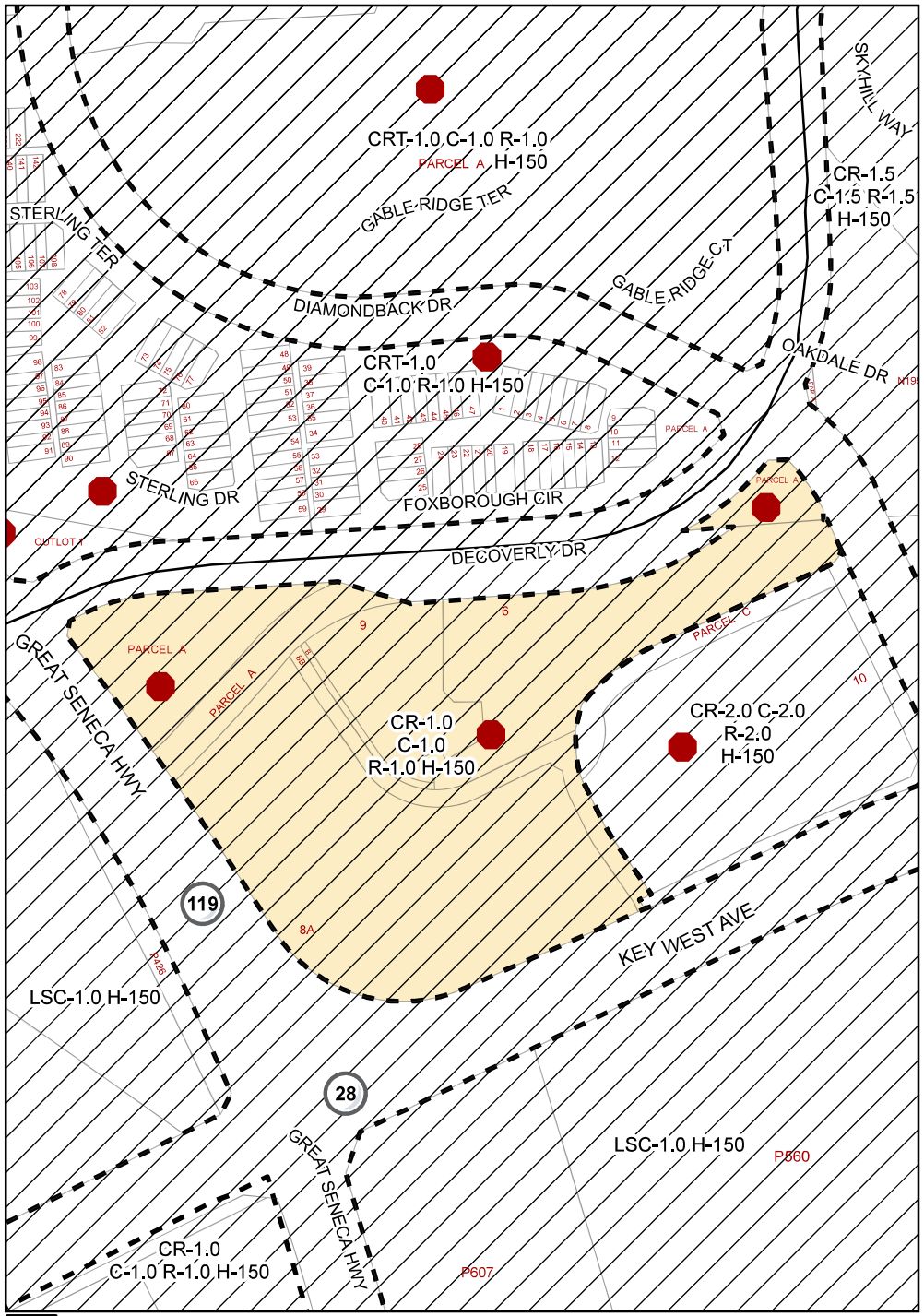
Map Grid: 220NW10, 221NW10

Overlay TDR

Municipalities **Great Seneca Life Science Overlay Zone** **1 in = 500 ft**

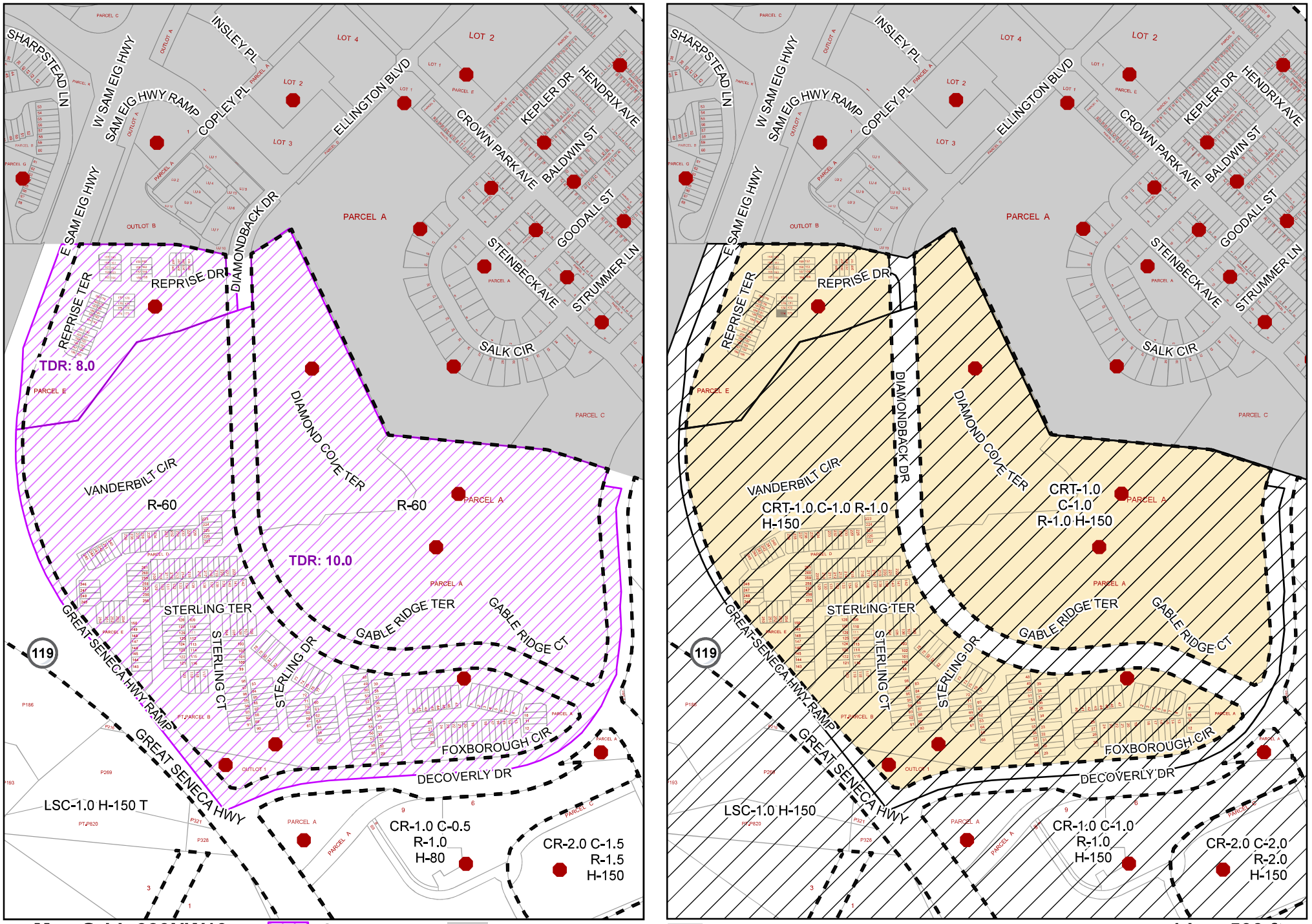
Existing Zoning **Change #29,65,66** **Proposed Zoning**



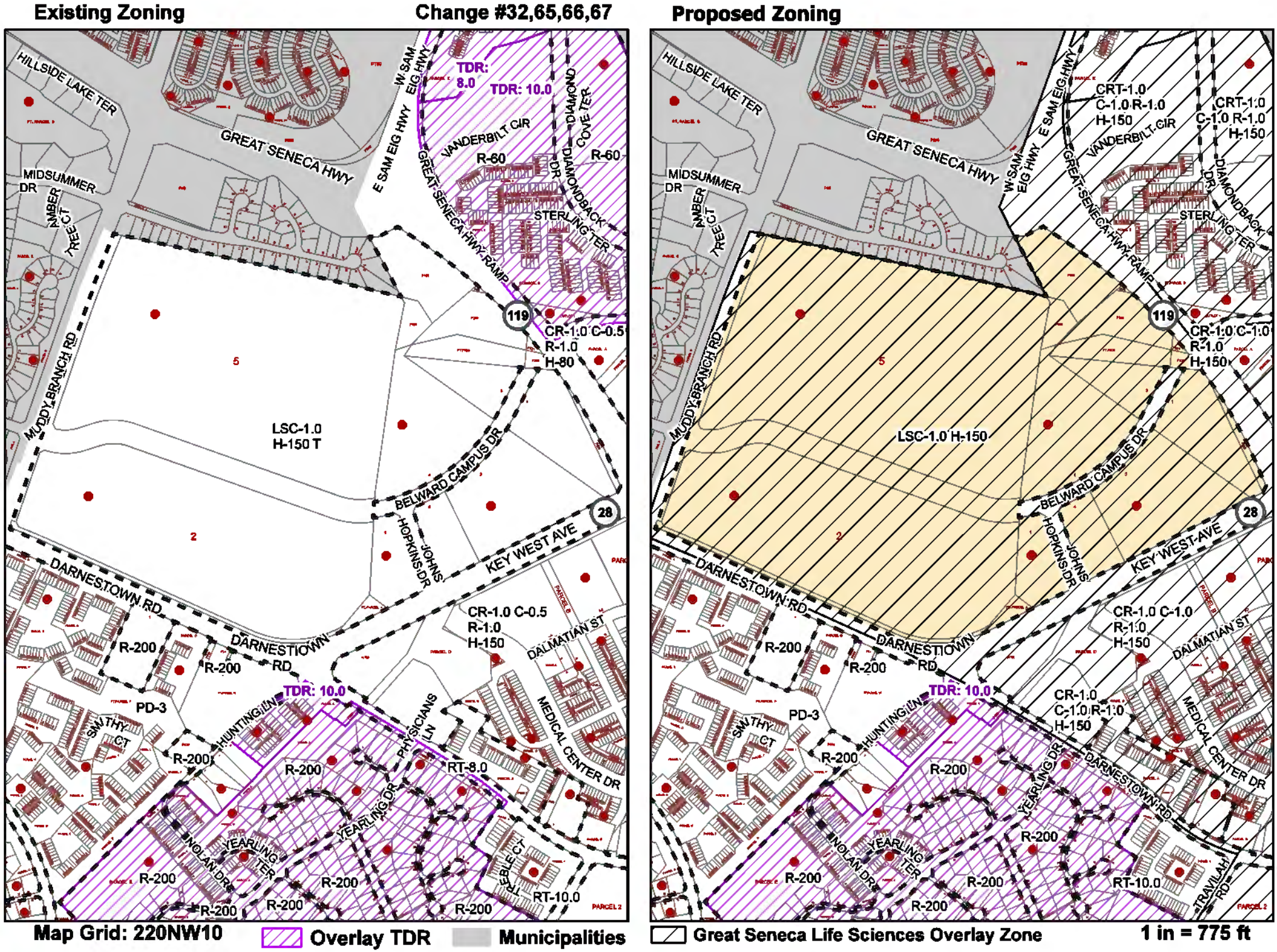


Map Grid: 220NW10 **Overlay TDR** **Great Seneca Life Sciences Overlay Zone** **1 in = 350 ft**

Existing Zoning **Change #30,31,65,66,67** **Proposed Zoning**



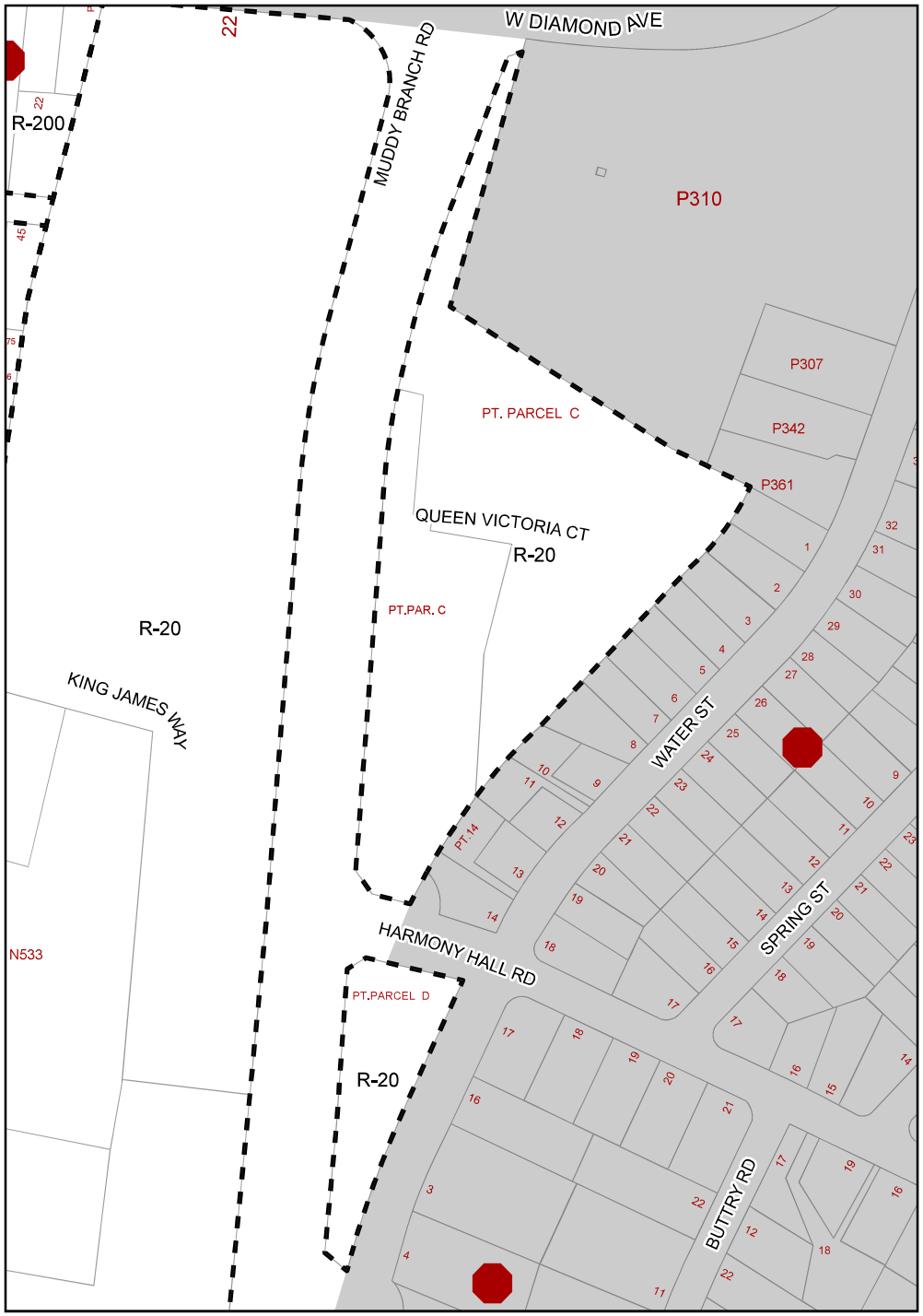
Map Grid: 220NW10 **Overlay TDR** **Municipalities** **Great Seneca Life Sciences Overlay Zone** **1 in = 500 ft**

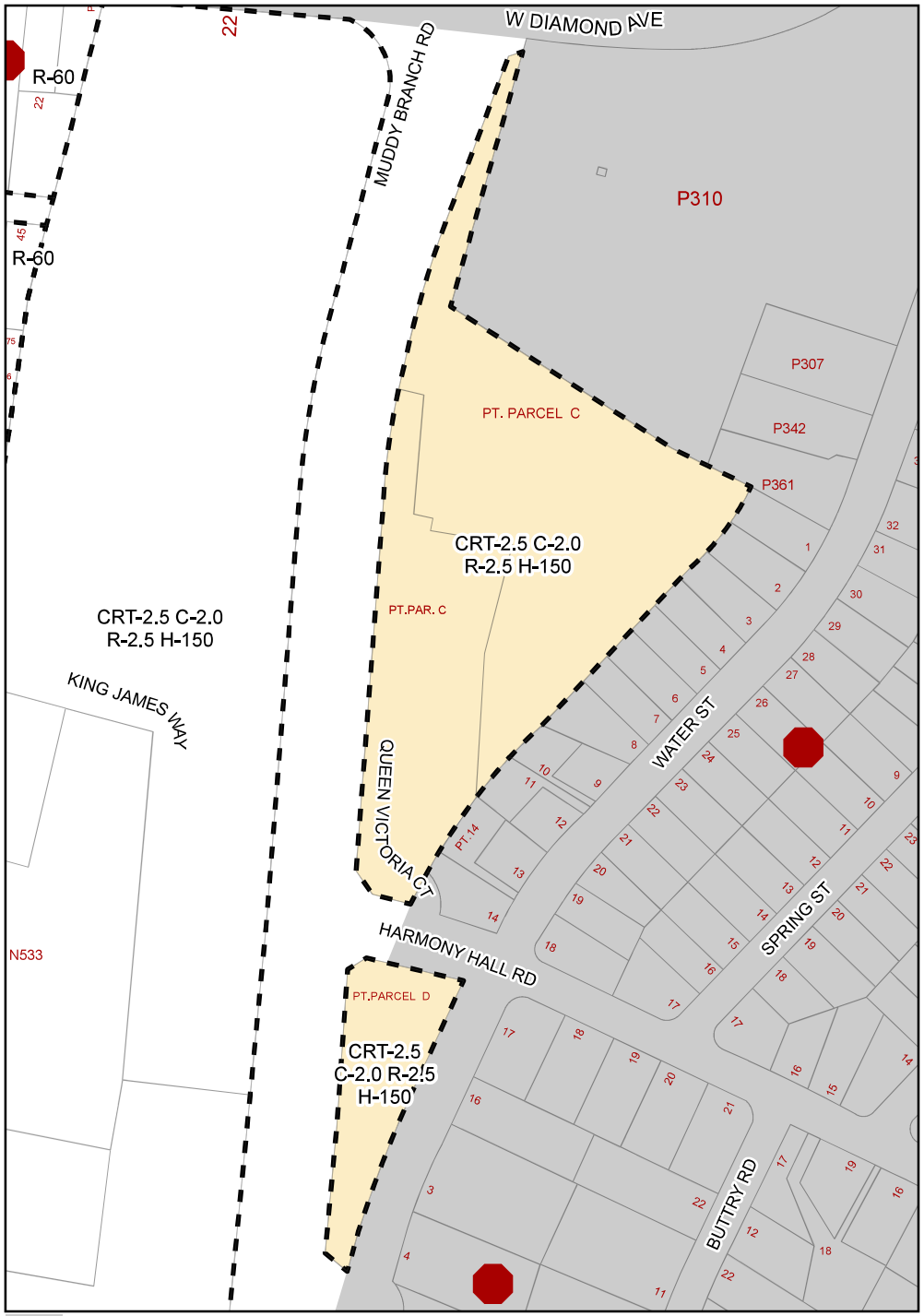

Existing Zoning
Change #32,65,66,67
Proposed Zoning
HILLSIDE LAKE TER
GREAT SENECA HWY
E SAM EIG HWY
W SAM EIG HWY
MIDSUMMER DR
AMBER TREE CT
MUDDY BRANCH RD
GREAT SENECA HWY RAMP
VANDERBILT CIR
DIAMONDBACK DR
DIAMONDBACK COVE TER
STERLING TER
TDR: 8.0
TDR: 10.0
R-60
119
CR-1.0 C-0.5 R-1.0 H-80
CRT-1.0 C-1.0 R-1.0 H-150
CR-1.0 C-1.0 R-1.0 H-150
5
LSC-1.0 H-150 T
LSC-1.0 H-150
2
BELWARD CAMPUS DR
HOPKINS DR
JOHNS
28
KEY WEST AVE
DARNESTOWN RD
R-200
PD-3
SMITHY CT
HUNTINGLN
PHYSICIANS LN
MEDICAL CENTER DR
RT-8.0
RT-10.0
YEARLING DR
YEARLING TER
NOLAN DR
TABLE CT
TRAVILAH RD
PARCEL 2
Map Grid: 220NW10
Overlay TDR
Municipalities
Great Seneca Life Sciences Overlay Zone
1 in = 775 ft

Attachment 1

Attachment to Resolution No.: 20-762

Existing Zoning **Change #33,34** **Proposed Zoning**



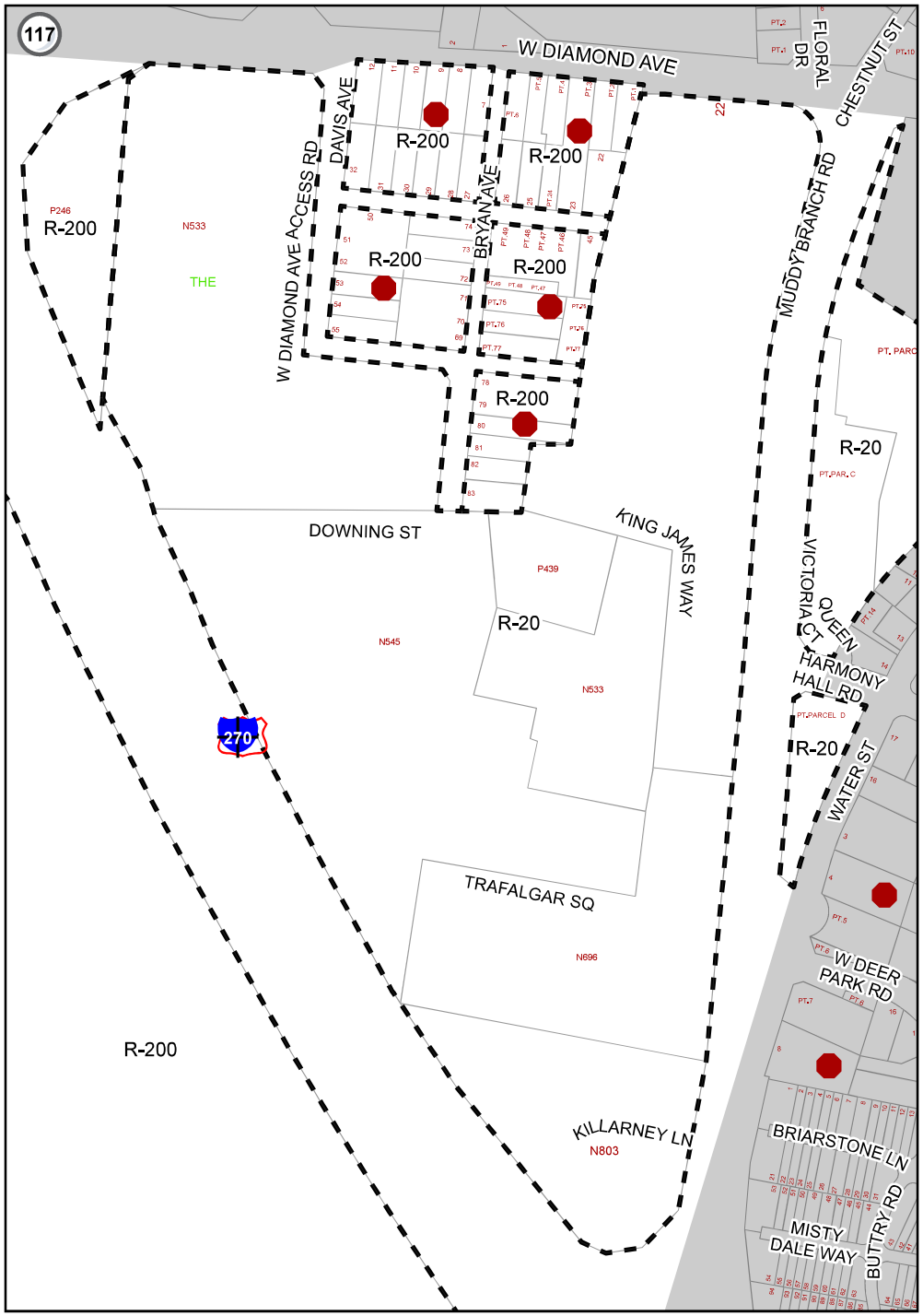


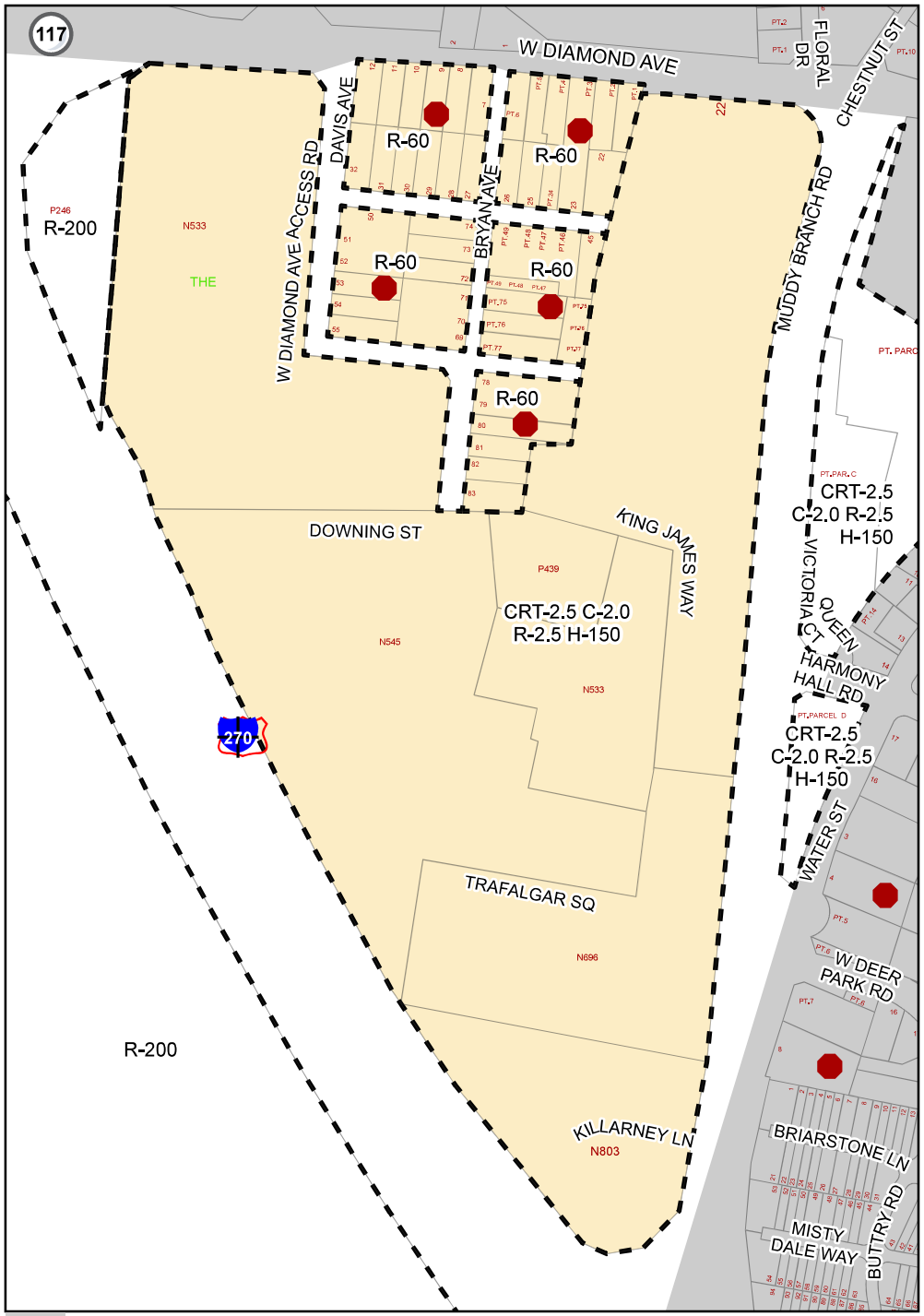
Map Grid: 223NW10

Municipalities **1 in = 250 ft**

Attachment 1

Existing Zoning **Change #35,36,37,38,39,40** **Proposed Zoning**

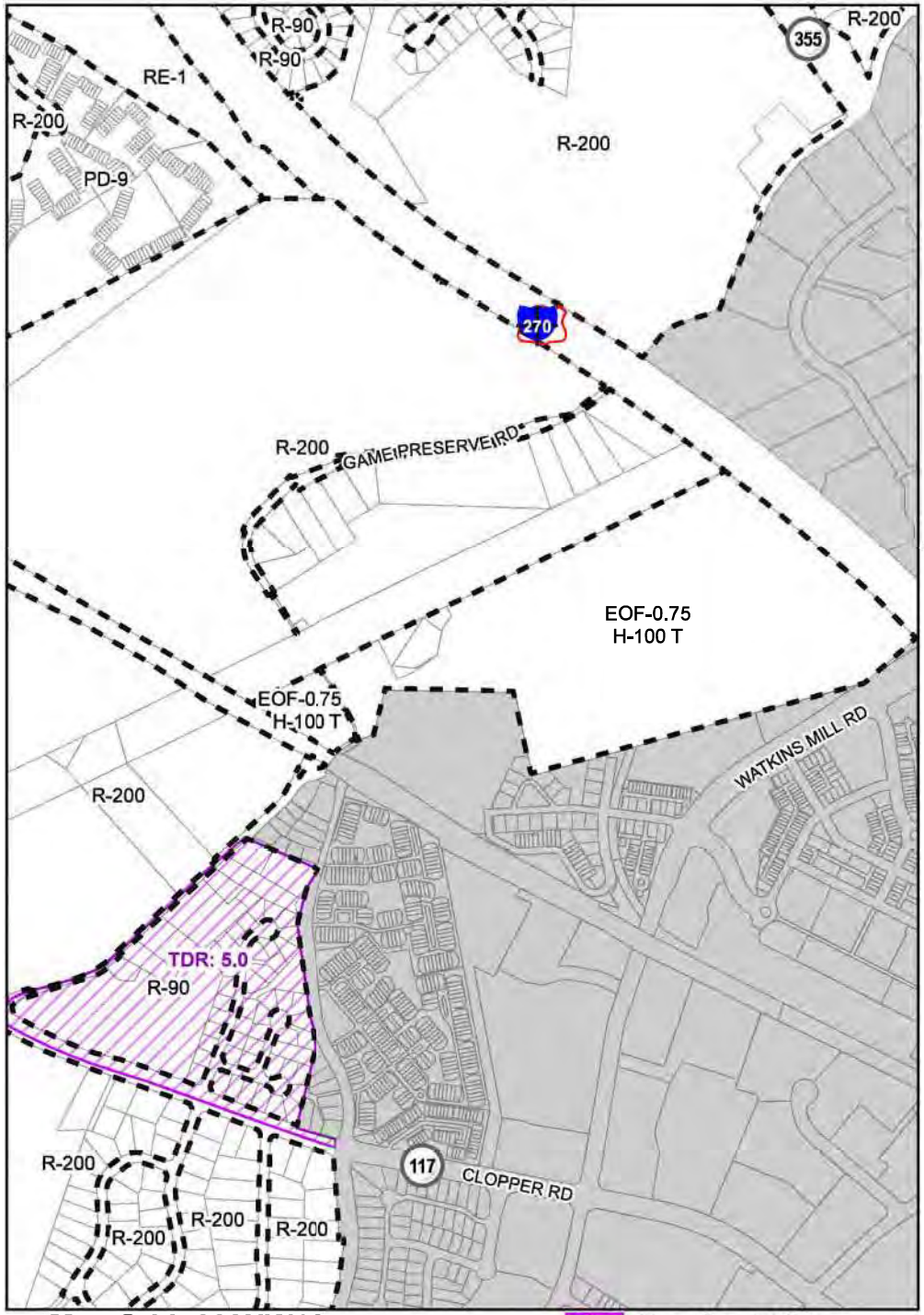


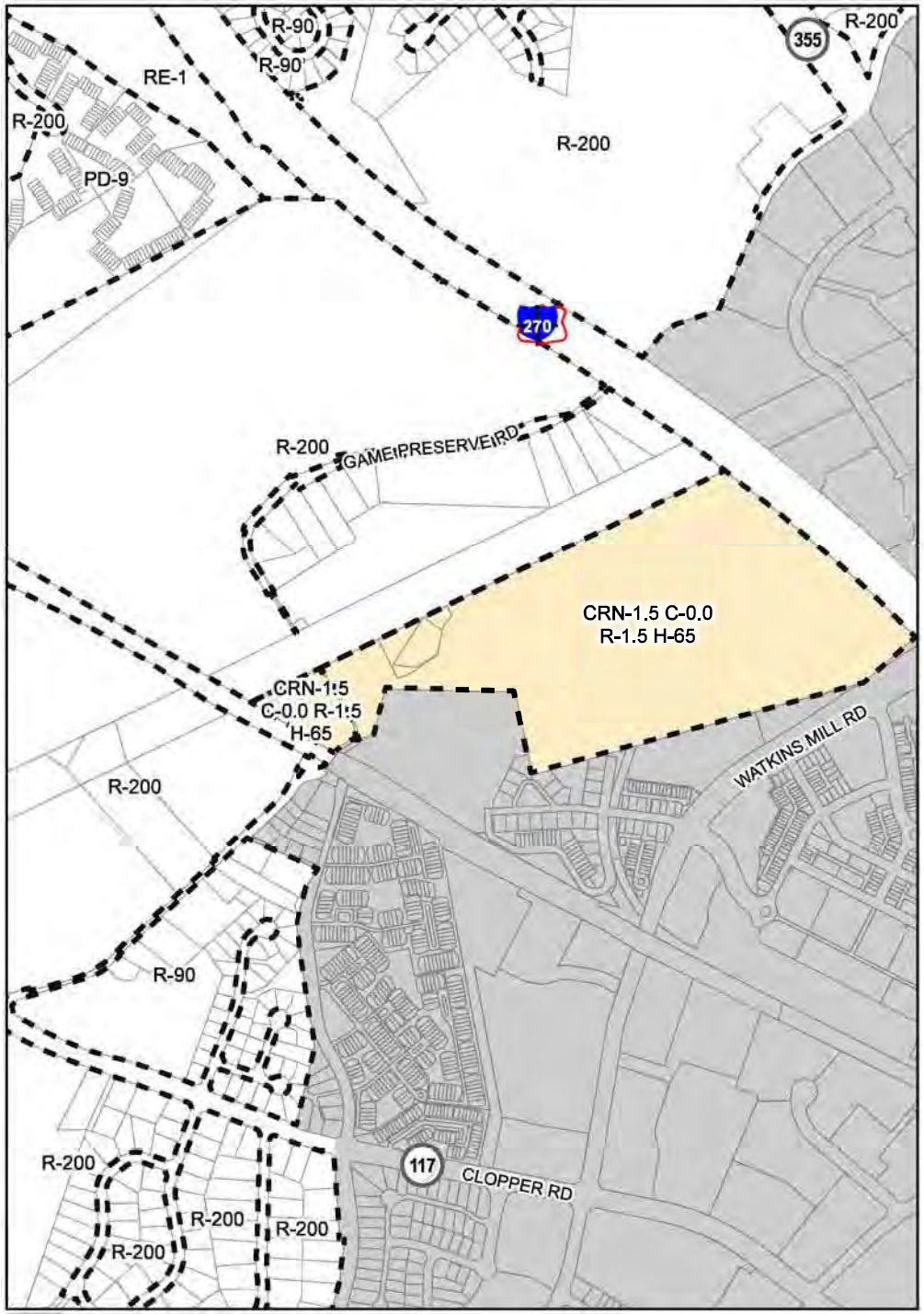


Map Grid: 223NW10

Municipalities **1 in = 400 ft**

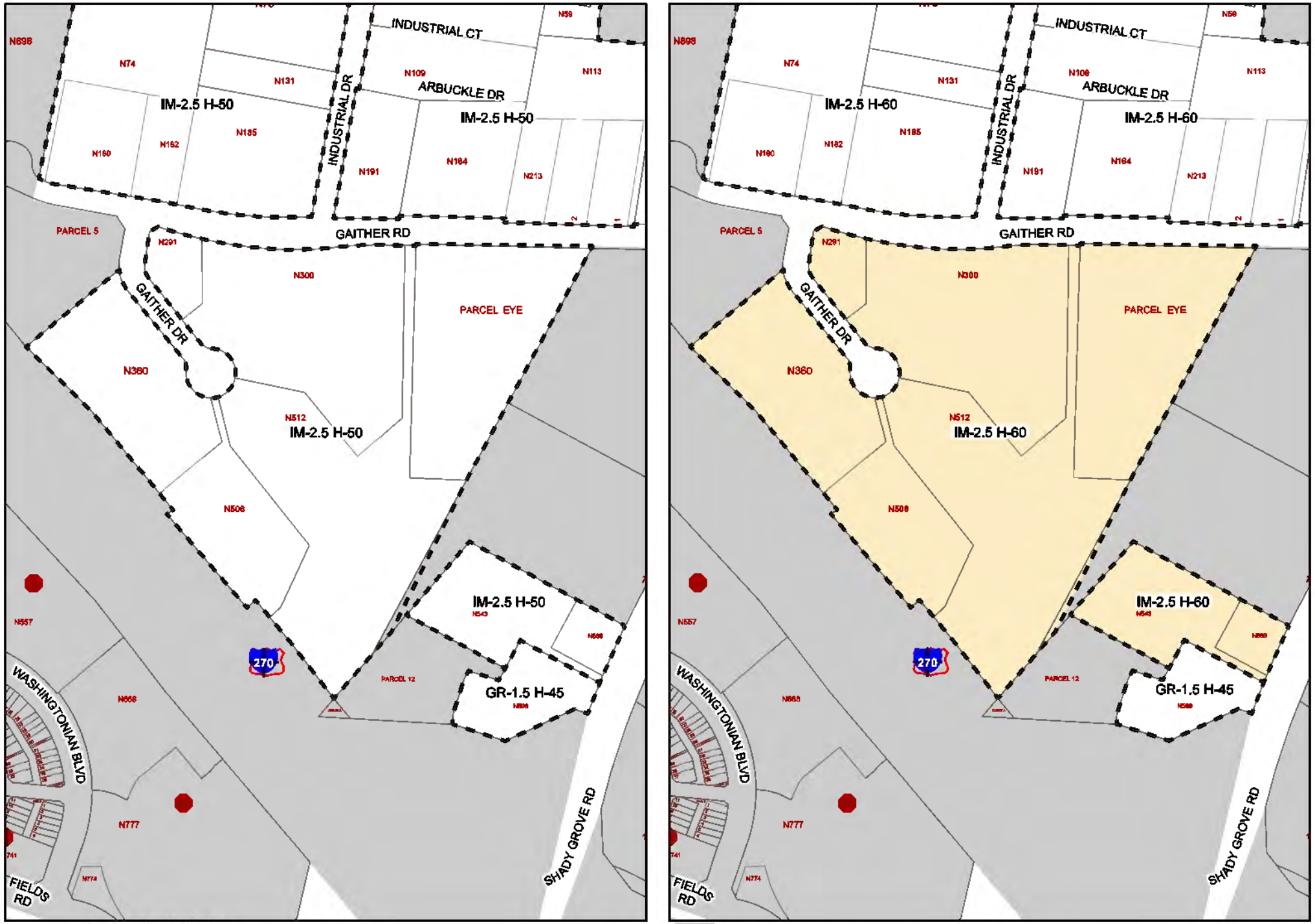
Existing Zoning **Change #41,42,68** **Proposed Zoning**





Map Grid: 223NW10 **Overlay TDR** **Municipalities** **1 in = 1,025 ft**

Existing Zoning **Change #43,44** **Proposed Zoning**

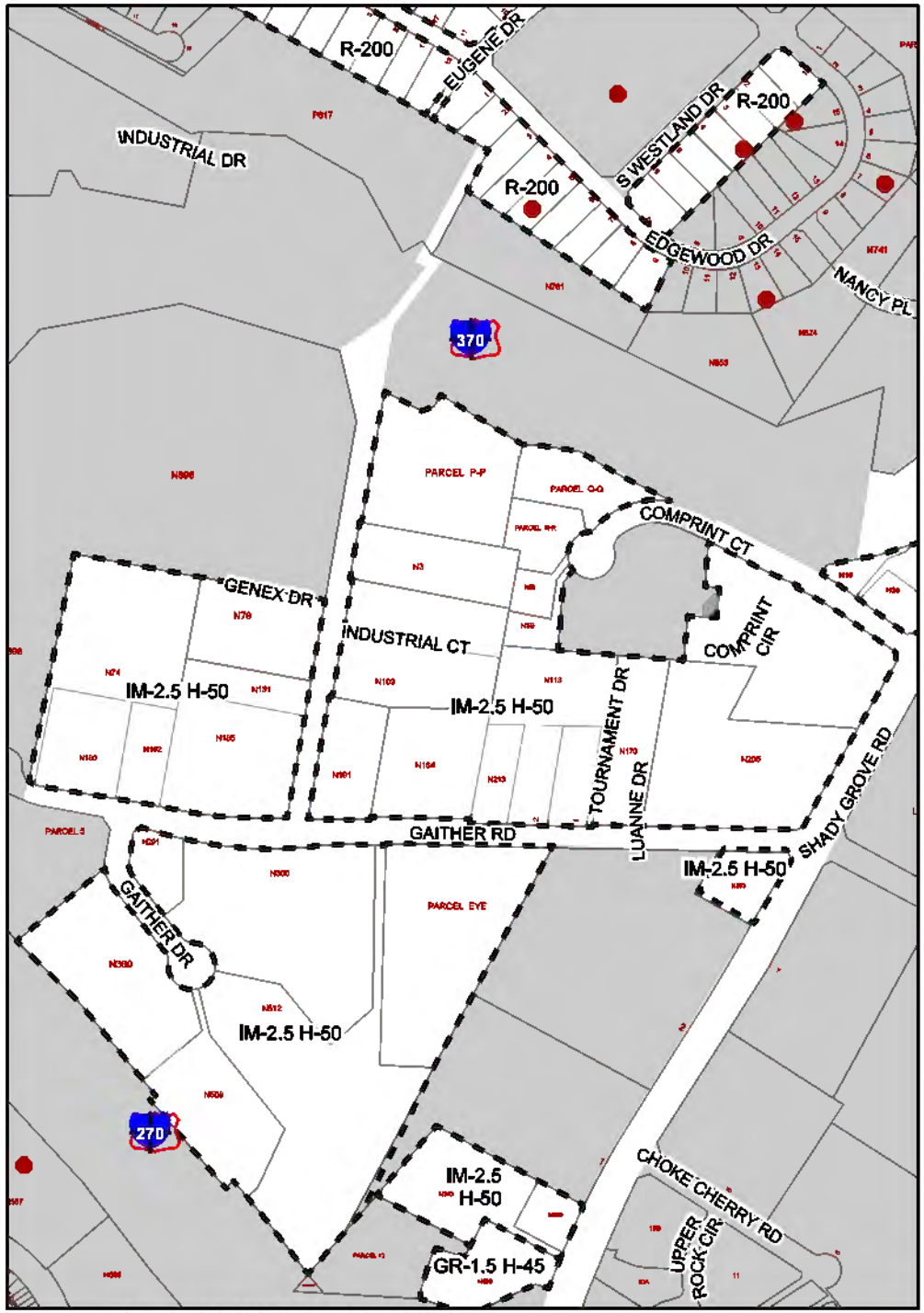


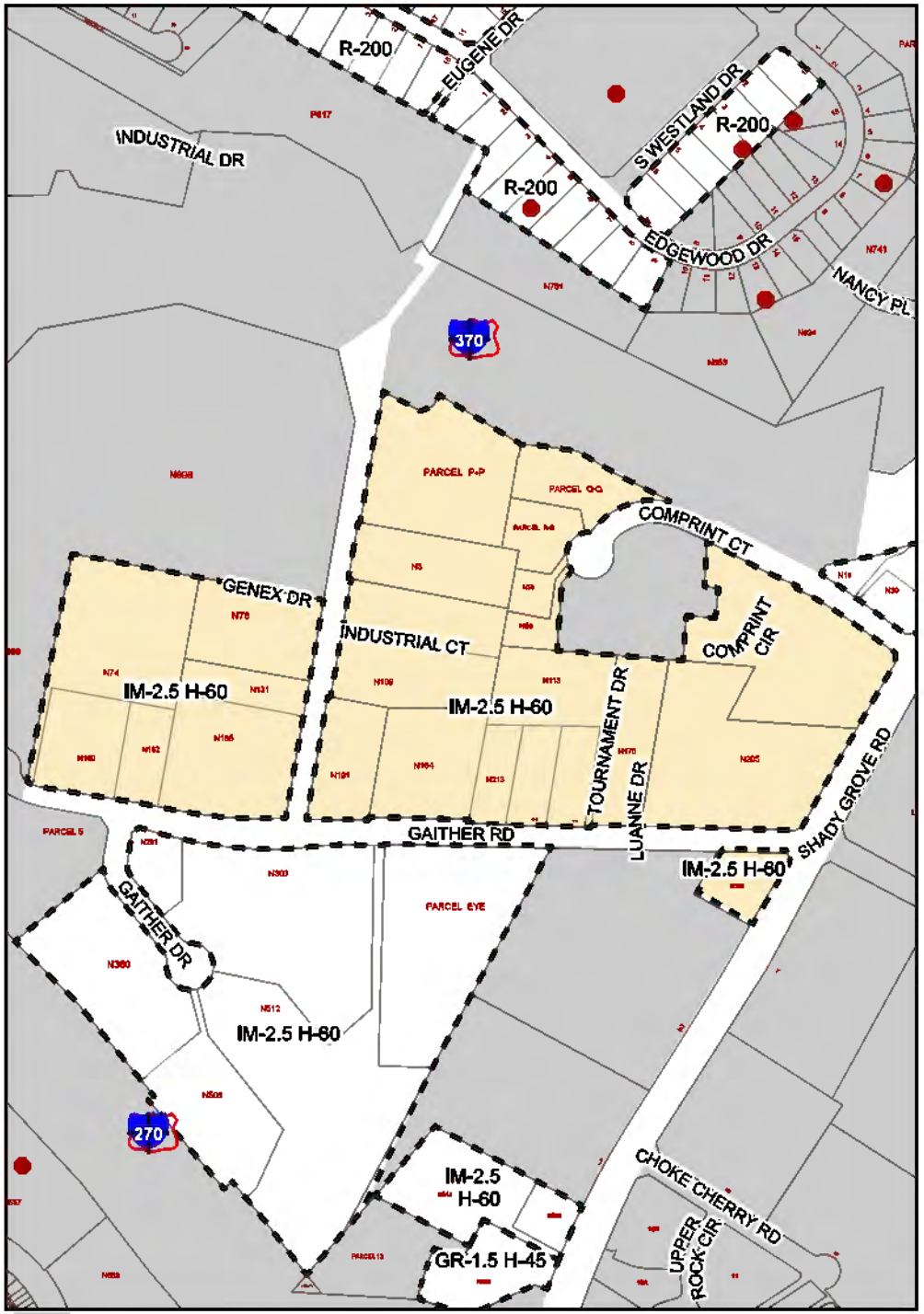
Map Grid: 223NW10

Municipalities

1 in = 400 ft

Existing Zoning **Change #45,46,47** **Proposed Zoning**





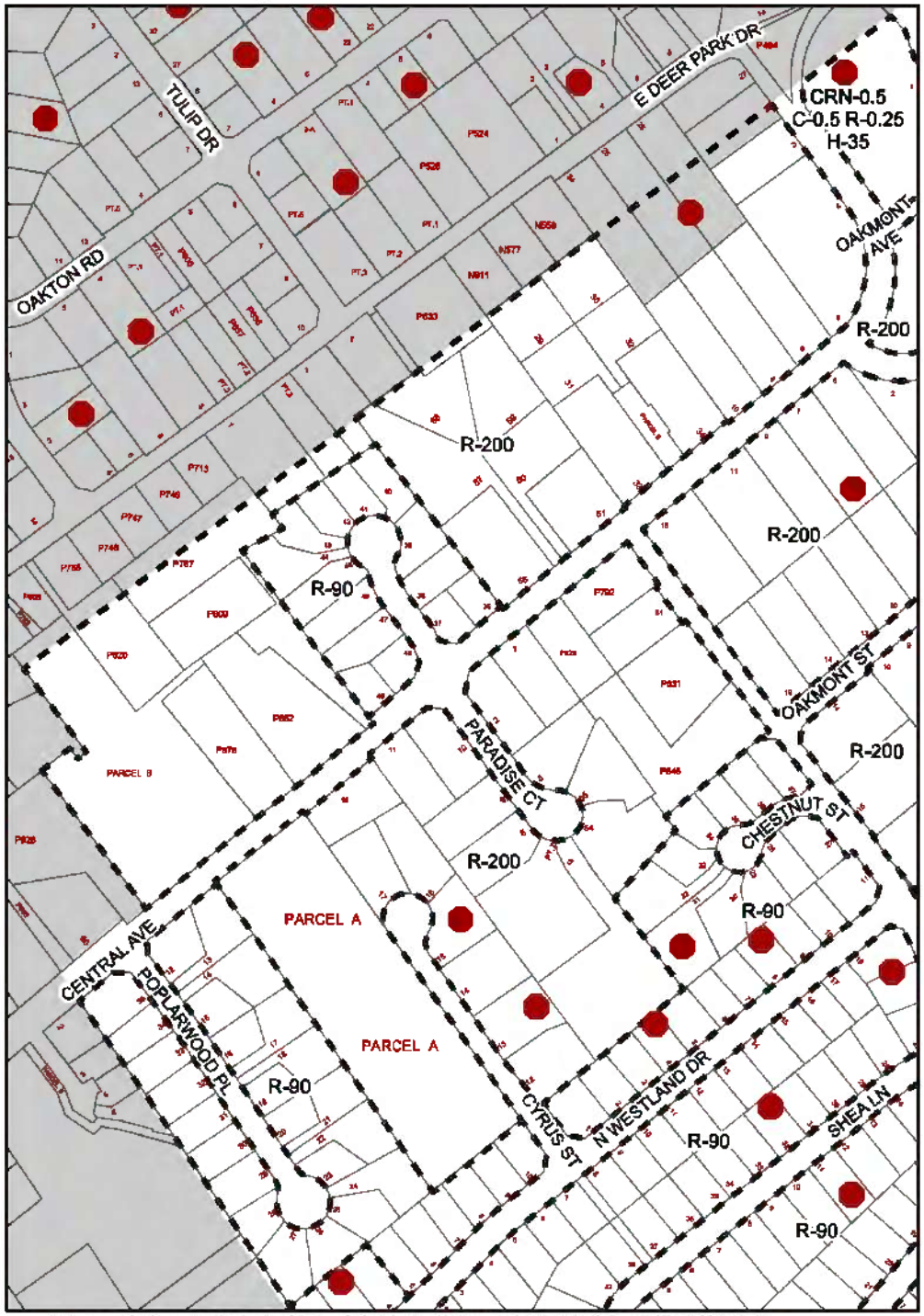
Map Grid: 221NW09, 222NW09 **Municipalities** **1 in = 600 ft**

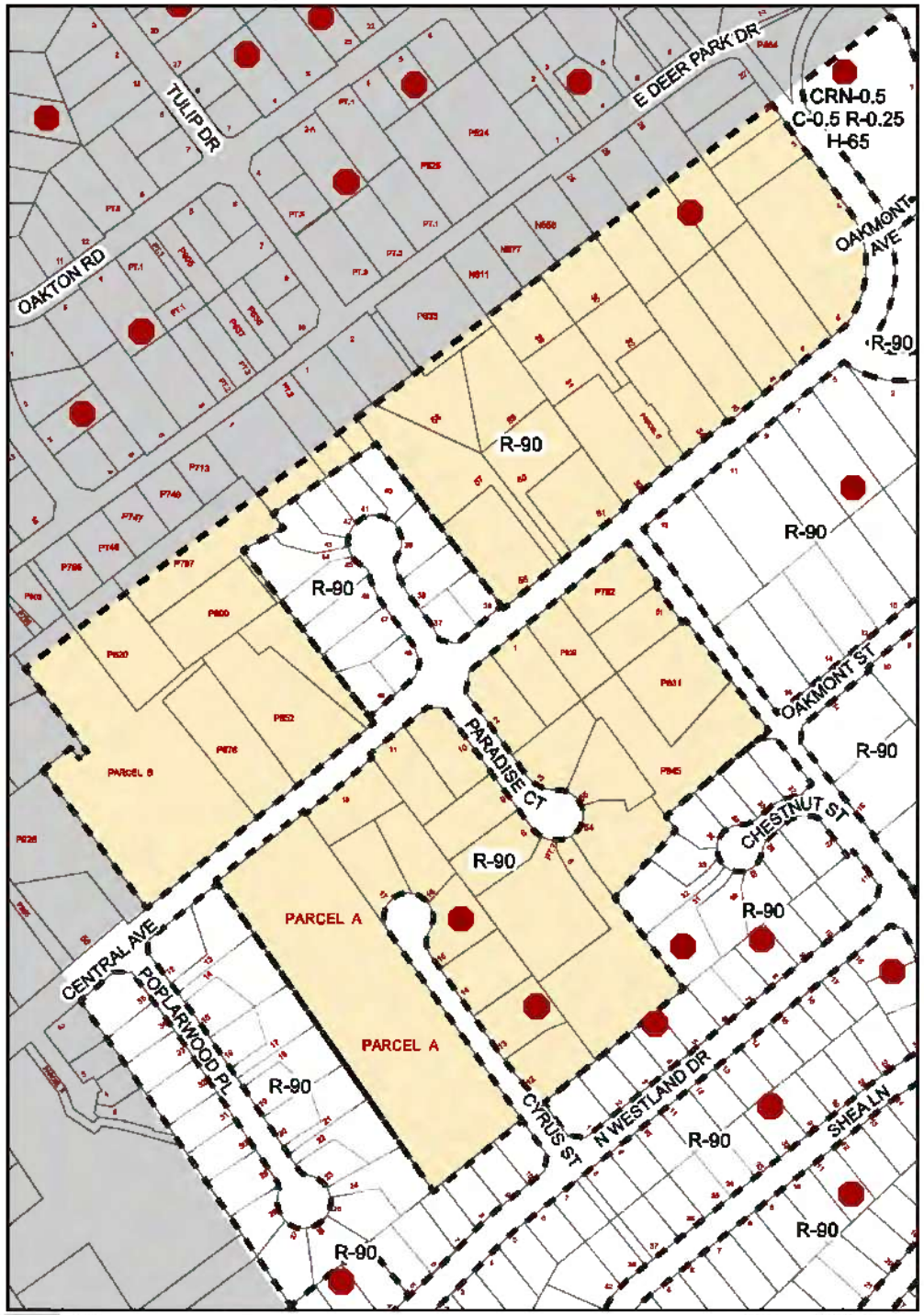
Existing Zoning **Change #48,49,50,51** **Proposed Zoning**



Map Grid: 222NW09 **Municipalities** **1 in = 200 ft**

Existing Zoning **Change #52,53** **Proposed Zoning**





Map Grid: 222NW09, 223NW09, 223NW08, 222NW08

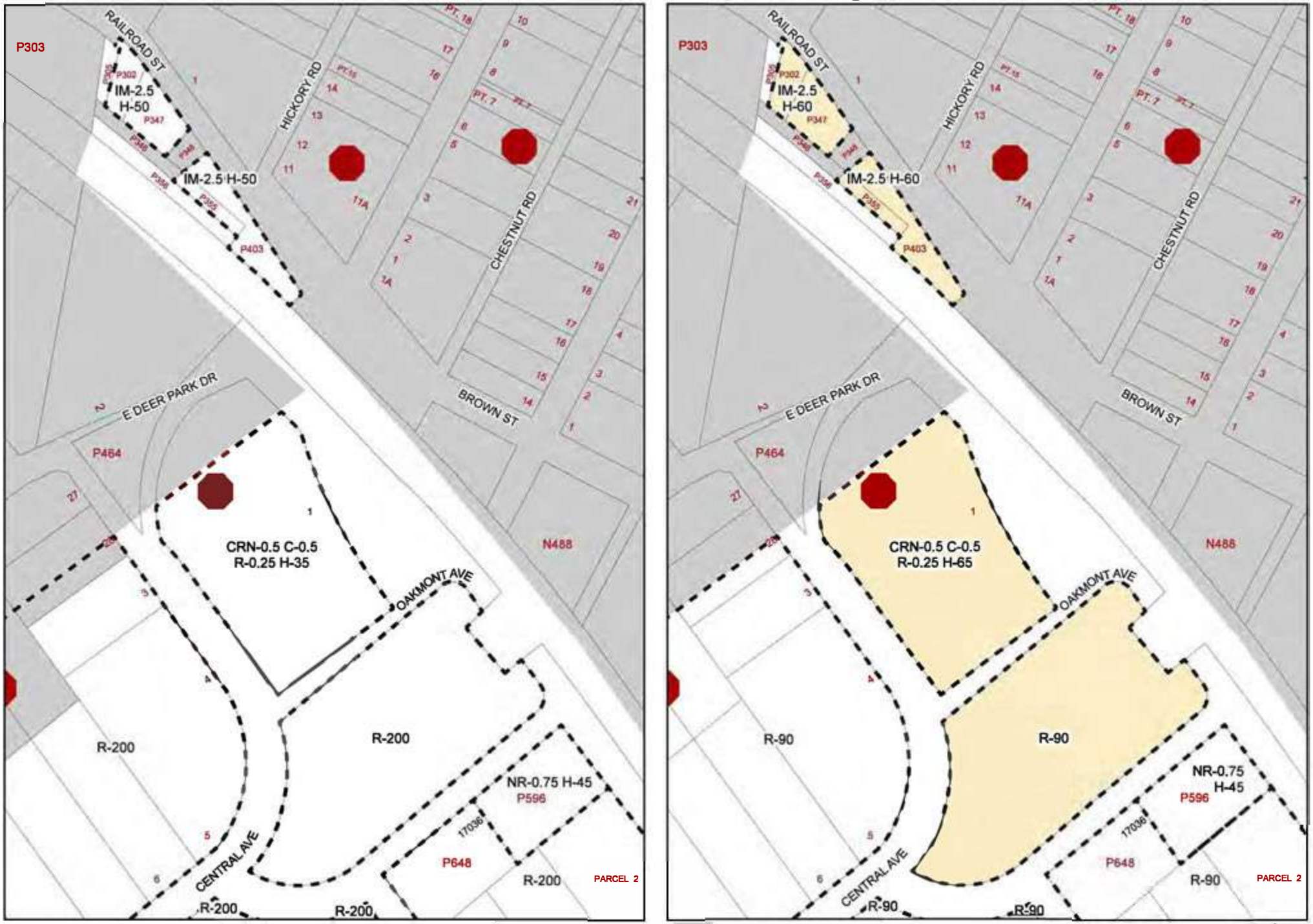
Municipalities **1 in = 400 ft**

Existing Zoning **Change #54,55,56** **Proposed Zoning**



Map Grid: 222NW09, 223NW09, 223NW08, 222NW08 **Municipalities** **1 in = 325 ft**

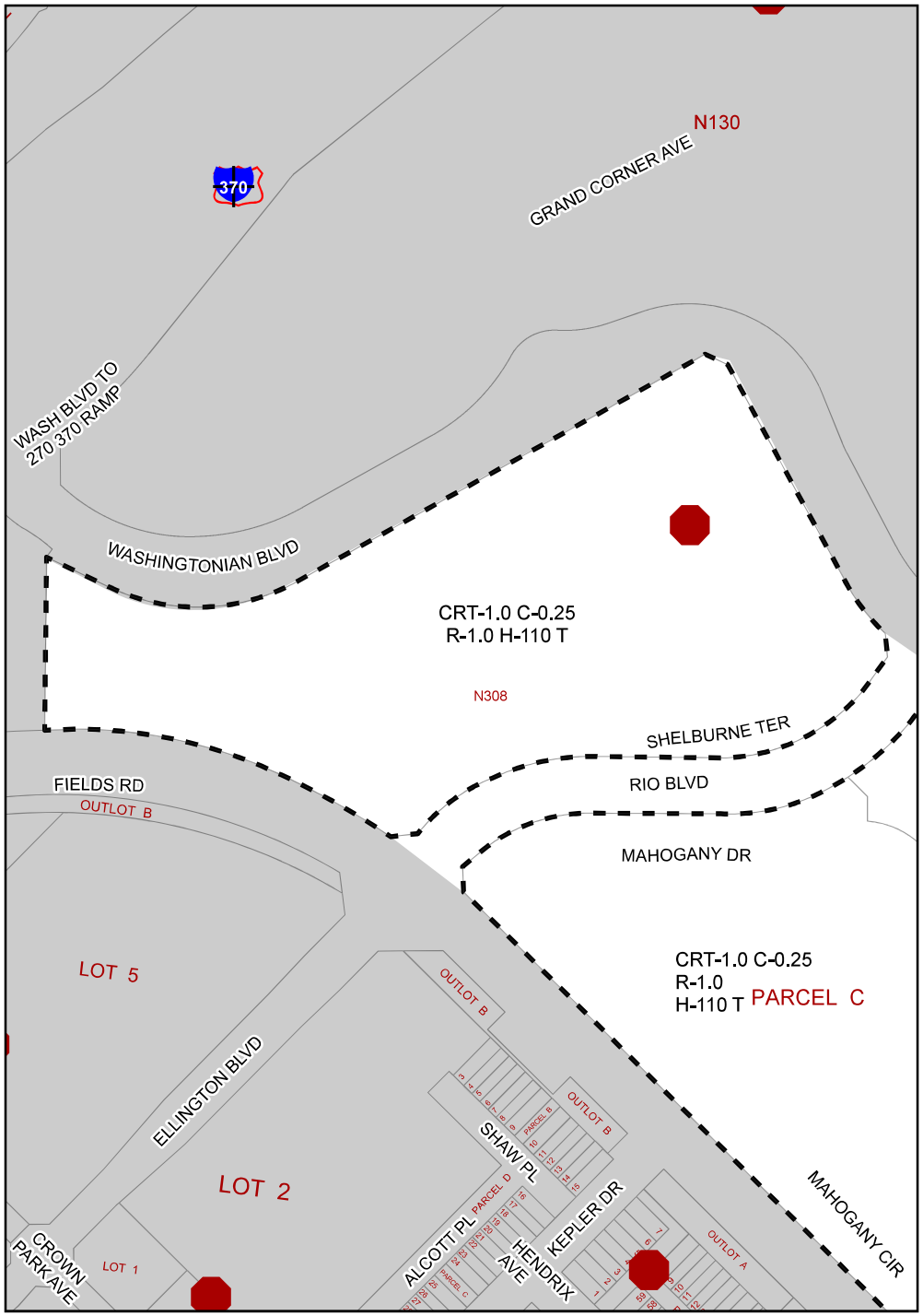
Existing Zoning **Change #57,58,59,60** **Proposed Zoning**

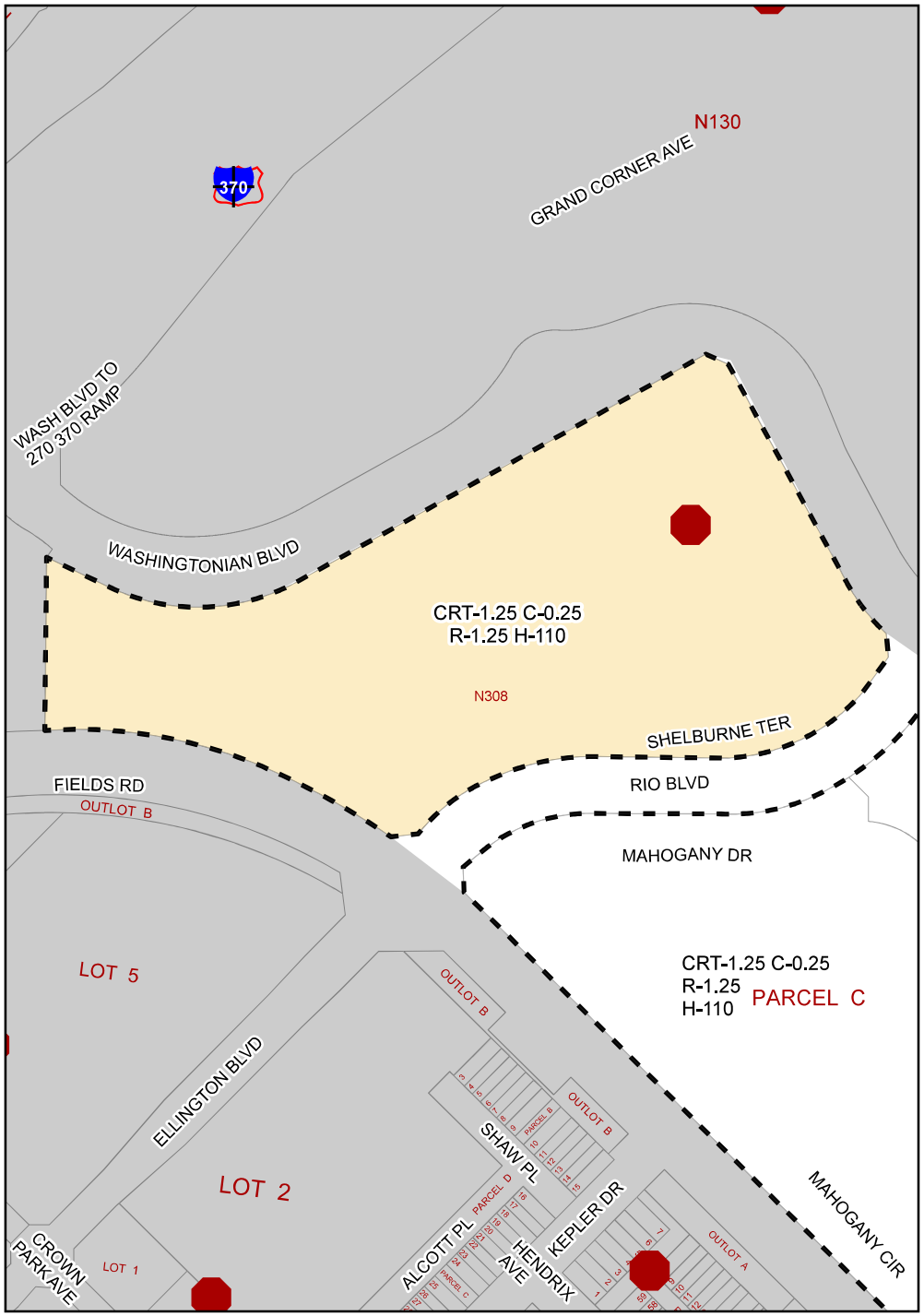


Map Grid: 223NW09, 223NW08 **Municipalities** **1 in = 200 ft**

Attachment 1

Existing Zoning **Change #61** **Proposed Zoning**



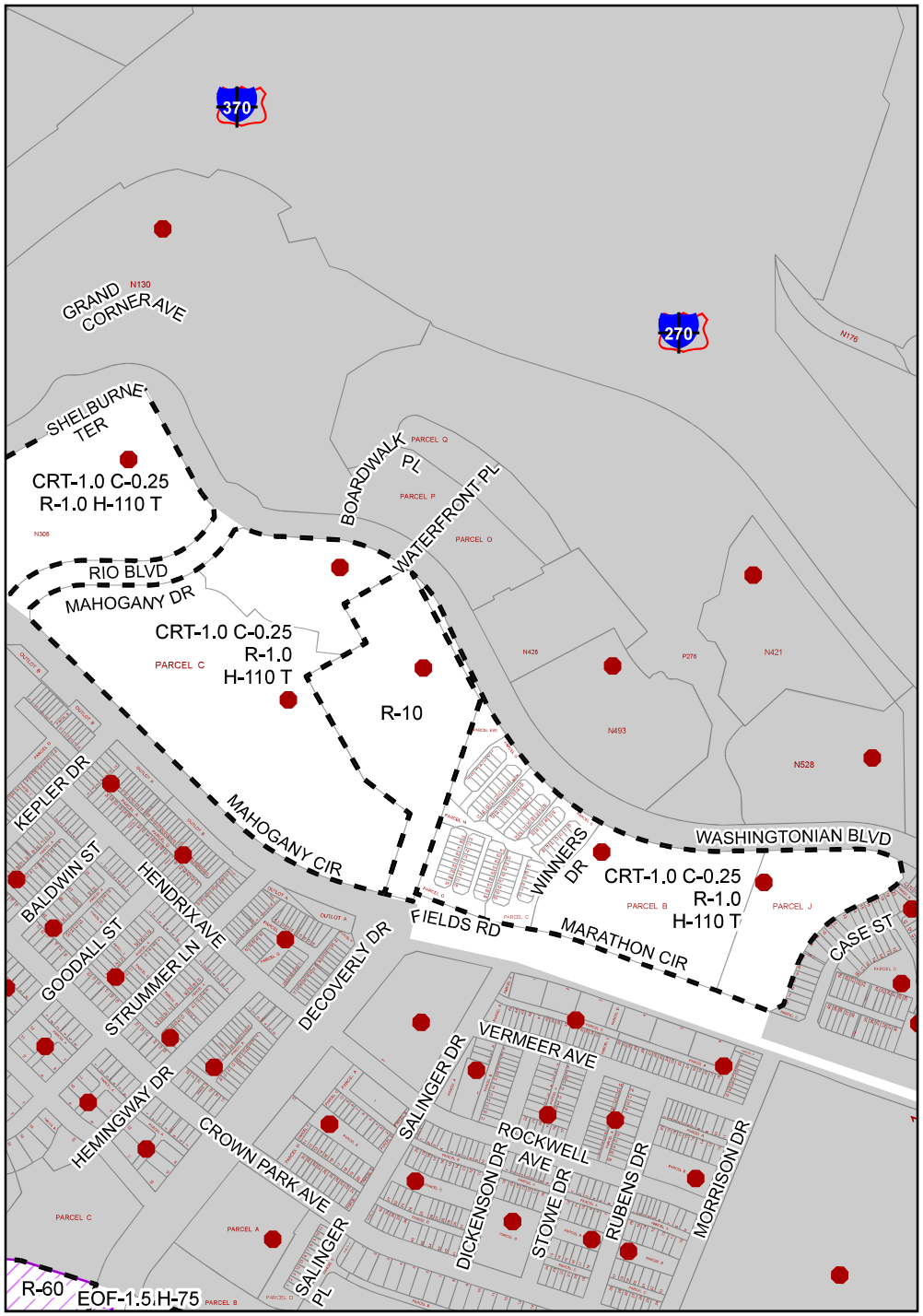


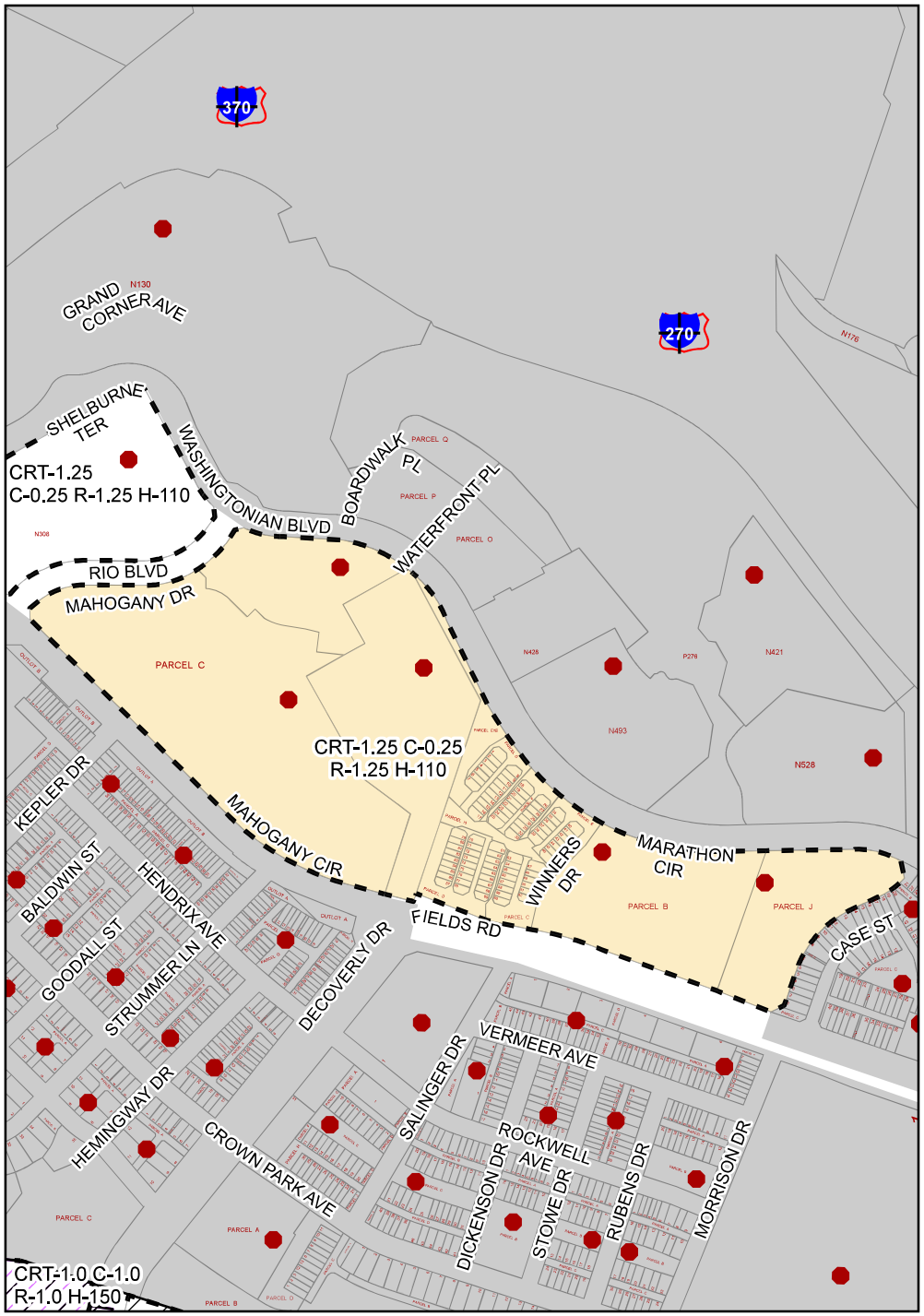
Map Grid: 221NW10

Municipalities

1 in = 250 ft

Existing Zoning **Change #62,63,64** **Proposed Zoning**





Map Grid: 221NW09

Municipalities

1 in = 575 ft