Resolution No.: 20-1225
Introduced: September 29, 2026
Adopted: September 29, 2026

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: University Boulevard Corridor Plan, Sectional Map Amendment (H-163)

Opinion

Sectional Map Amendment (SMA) H-163 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 2025 University Boulevard Corridor Plan. The SMA application covers a plan area of approximately 905 acres, of which approximately 158 acres are proposed for change in zoning classification, including 141 acres of overlay zoning changes. The remaining 747 acres are proposed to be reconfirmed in their existing zoning classification.

The District Council approved the 2025 University Boulevard Corridor Plan on December 9, 2025. The Master Plan sets forth the specific land use and zoning recommendations for the University Boulevard Corridor area and was subject to extensive and detailed review by the District Council. The Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the 2025 University Boulevard Corridor Plan on September 2, 2025. The District Council held two public hearings on the Draft Plan, one on September 10 and a second on September 16, 2025, wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) H-163 was filed on April 1, 2026, by the Montgomery County Planning Board to implement the specific zoning recommendations of the 2025 University Boulevard Corridor Plan. The Council held a public hearing on the SMA for the Plan on September 15, 2026. There were five speakers for the public hearing. The record remained open until close of business on September 18, 2026.

The Council considered the Sectional Map Amendment at a Council session held on September 29, 2026. The Council finds Sectional Map Amendment Application H-163 to be consistent with the Approved and Adopted 2025 University Boulevard Corridor Plan and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-163 consists of all record materials compiled in connection with the County Council public hearings on the Planning Board Draft of the 2025 University Boulevard Corridor Plan dated September 10 and September 16, 2025, and all record materials compiled in connection with the public hearing held by the Council on September 15, 2026, on Sectional Map Amendment H-163.

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 Number H-163, Maryland-National Capital Park and Planning Commission, applicants for the Sectional Map Amendment covering the area of the University Boulevard Corridor Plan consisting of approximately 905 acres, of which approximately 158 acres are proposed for change in zoning classification including 141 acres of overlay zoning changes. The remaining 747 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 Approved and Adopted 2025 University Boulevard Corridor Plan.

Table 1: Parcels to be Rezoned[1]

Change #	Existing Zone	Proposed Zone	Acres
1	R-90, PD-9	CRT 1.5 C-0.5 R-1.25 H-70	12.18
2	PD-9, R-90	CRN 1.0 C-0.0 R-1.0 H-45	5.82
3	PD-9	CRN 1.0 C-0.0 R-1.0 H-45	3.19
4	R-60	CRN 1.0 C-0.0 R-1.0 H-50	2.96
5	PD-18	CRN 0.75 C-0.0 R-0.75 H-50	5.56
6	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.80
7	R-60	CRT 1.5 C-0.25 R-1.25 H-60	3.33
8	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.91
9	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.17
10	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.54
11	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.39
12	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.17
13	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.63
14	RT-12.5	CRT-1.5 C-0.25 R-1.5 H-60	2.01
15	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.52
16	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.48
17	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.67
18	R-90	CRN 1.0 C-0.0 R-1.0 H-45	2.02
19	R-90	CRN 1.0 C-0.0 R-1.0 H-45	0.63
20	R-60	CRT 1.5 C-0.25 R-1.5 H-70	3.68
21	RT-10 0, RT-12.5	TMD	8.14
22	R-60	CRT 1.5 C-0.25 R-1.5 H-70	8.46
23	R-60, RT-12.5	TMD	7.37
24	R-H	CR 2.0 C-0.25 R-2.0 H-200	24.00
25	RT-12.5	TMD	1.15
26	R-60	CRT 1.5 C-0.5 R-1.25 H-60	2.68
27	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.63

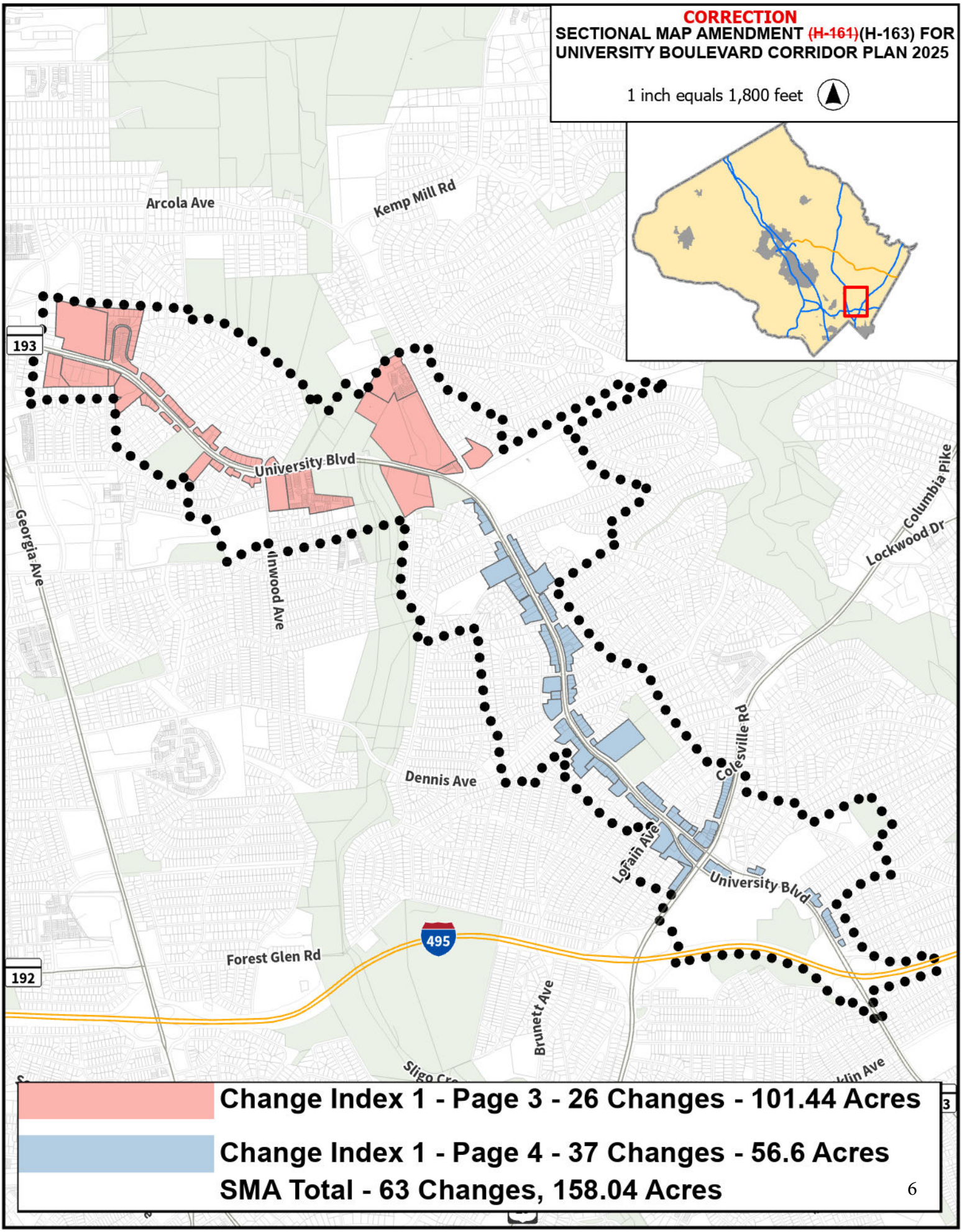
[1] The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

Change #	Existing Zone	Proposed Zone	Acres
28	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.72
29	R-60	CRT 1.5 C-0.25 R-1.5 H-60	3.26
30	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.74
31	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.97
32	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.53
33	R-60	CRT 1.5 C-0.25 R-1.5 H-60	2.30
34	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.12
35	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.93
36	R-60	CRN 1.0 C-0.0 R-1.0 H-45	2.92
37	R-60	CRN 1.0 C-0.0 R-1.0 H-50	1.41
38	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.41
39	R-200	CRT 1.5 C-0.5 R-1.25 H-60	1.51
40	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.05
41	EOF-1.5 H-60, R-60	CRT 1.5 C-0.5 R-1.25 H-50	4.25
42	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.31
43	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18
44	R-60	CRT 1.5 C-0.25 R-1.5 H-70	5.53
45	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.71
46	R-60	CRT 1.0 C-0.25 R-1.0 H-50	0.94
47	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.14
48	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.67
49	R-60, CRT 1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-65	2.16
50	R-60, CRT 2.25 C-1.5 R-0.75, H-45, CRT 1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	1.56
51	R-60, CRN 0.5 C-0.5 R-0.25 H-35	CRN 0.5 C-0.5 R-0.5 H-40	1.23
52	EOF-3.0 H-100	CRT 3.0 C-1.5 R-2.0 H-100	0.88
53	CRT 1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.47
54	CRT 2.25 C-1.5 R-0.75 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.18
55	CRN 0.5 C-0.5 R-0.25 H-35	CRN 1.25 C-0.5 R-1.0 H-50	0.11
56	CRT 2.25 C-1.5 R-0.75 H-45	CRT 2.5 C-1.5 R-1.5 H-65	1.51
57	CRT 2.25 C-1.5 R-0.75 H-45, CRT 1.5 C-1.5 R-0.5 H-45, R-60	CRT 2.25 C-1.5 R-1.5 H-60	2.03
58	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.92
59	R-60, CRT 0.25, C-0.25 R-0.25, H-35	CRT 2.5 C-1.5 R-1.5 H-65	1.51
60	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.50
61	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.92
62	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.19
63	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18
		Total Changed Acres	**158.04**
Overlay Zone Changes			
64	N/A	University Boulevard Overlay Zone	141.38
		Total Changed Acres	**141.38**

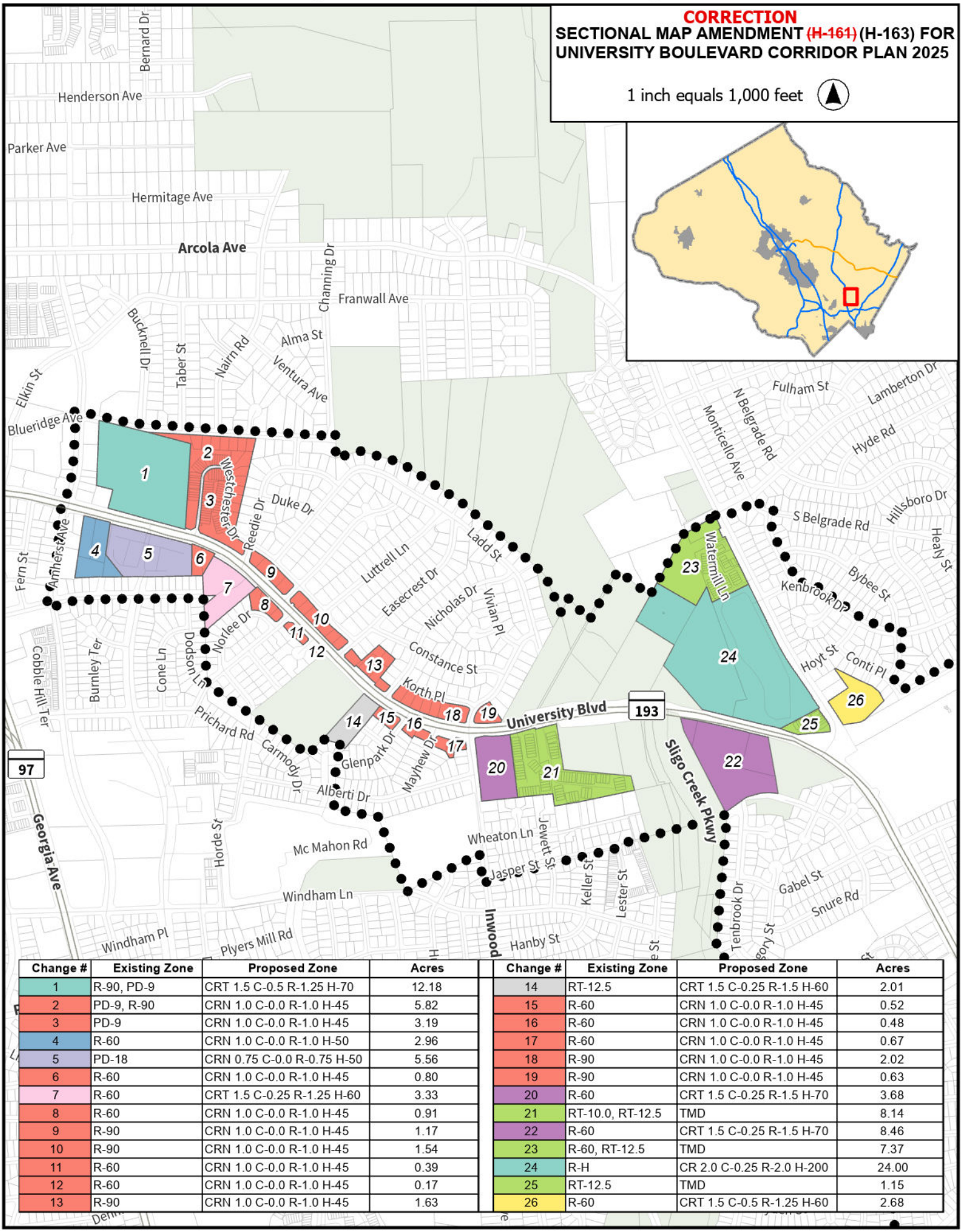
This is a correct copy of Council action.

Sara R. Tenenbaum,
Clerk of the Council

Attachment 1 - Change Map Overview - Page 2



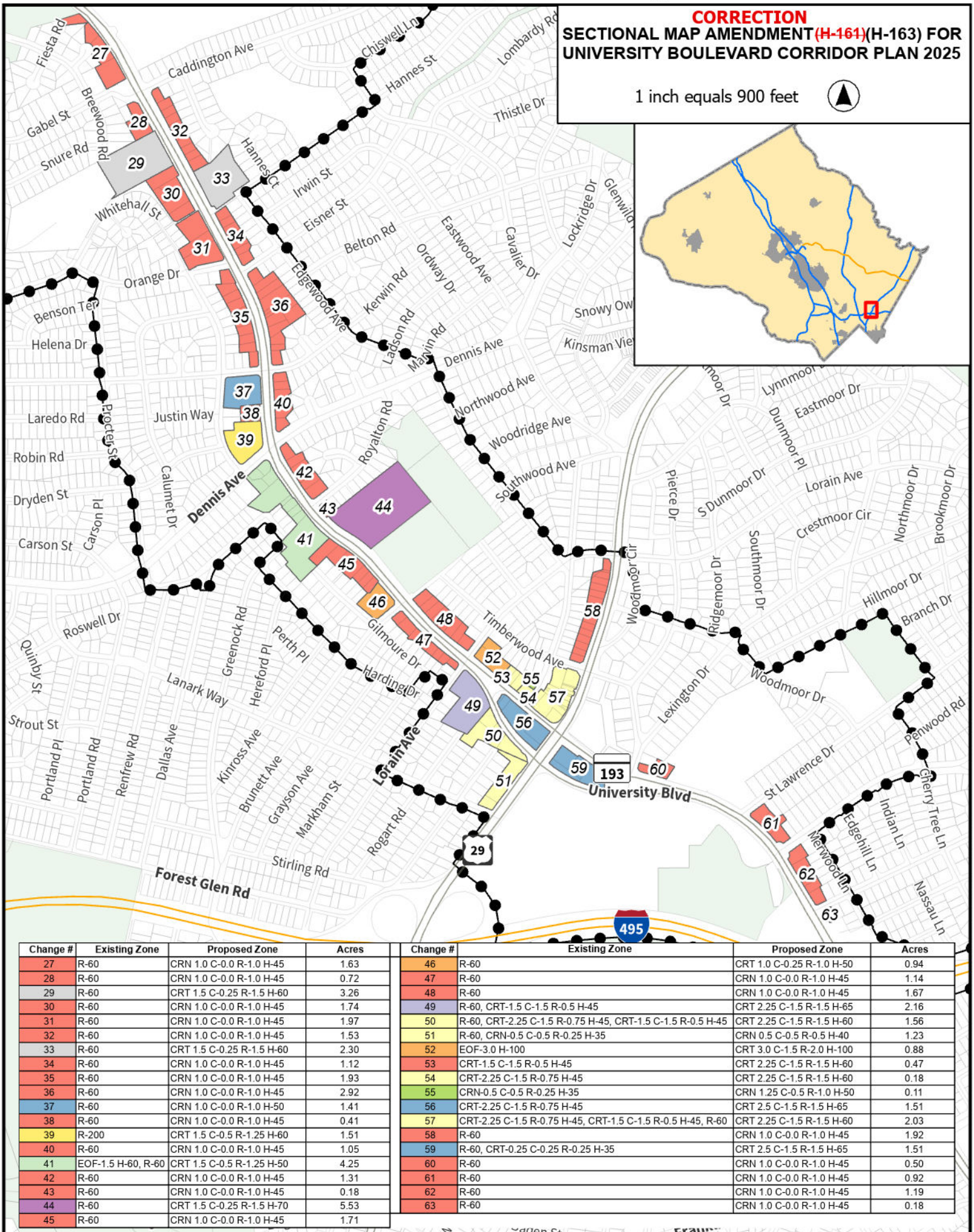
Attachment 1 - Change Index Map 1 of 2 - Page 3



Change #	Existing Zone	Proposed Zone	Acres
1	R-90, PD-9	CRT 1.5 C-0.5 R-1.25 H-70	12.18
2	PD-9, R-90	CRN 1.0 C-0.0 R-1.0 H-45	5.82
3	PD-9	CRN 1.0 C-0.0 R-1.0 H-45	3.19
4	R-60	CRN 1.0 C-0.0 R-1.0 H-50	2.96
5	PD-18	CRN 0.75 C-0.0 R-0.75 H-50	5.56
6	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.80
7	R-60	CRT 1.5 C-0.25 R-1.25 H-60	3.33
8	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.91
9	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.17
10	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.54
11	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.39
12	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.17
13	R-90	CRN 1.0 C-0.0 R-1.0 H-45	1.63

Change #	Existing Zone	Proposed Zone	Acres
14	RT-12.5	CRT 1.5 C-0.25 R-1.5 H-60	2.01
15	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.52
16	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.48
17	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.67
18	R-90	CRN 1.0 C-0.0 R-1.0 H-45	2.02
19	R-90	CRN 1.0 C-0.0 R-1.0 H-45	0.63
20	R-60	CRT 1.5 C-0.25 R-1.5 H-70	3.68
21	RT-10.0, RT-12.5	TMD	8.14
22	R-60	CRT 1.5 C-0.25 R-1.5 H-70	8.46
23	R-60, RT-12.5	TMD	7.37
24	R-H	CR 2.0 C-0.25 R-2.0 H-200	24.00
25	RT-12.5	TMD	1.15
26	R-60	CRT 1.5 C-0.5 R-1.25 H-60	2.68

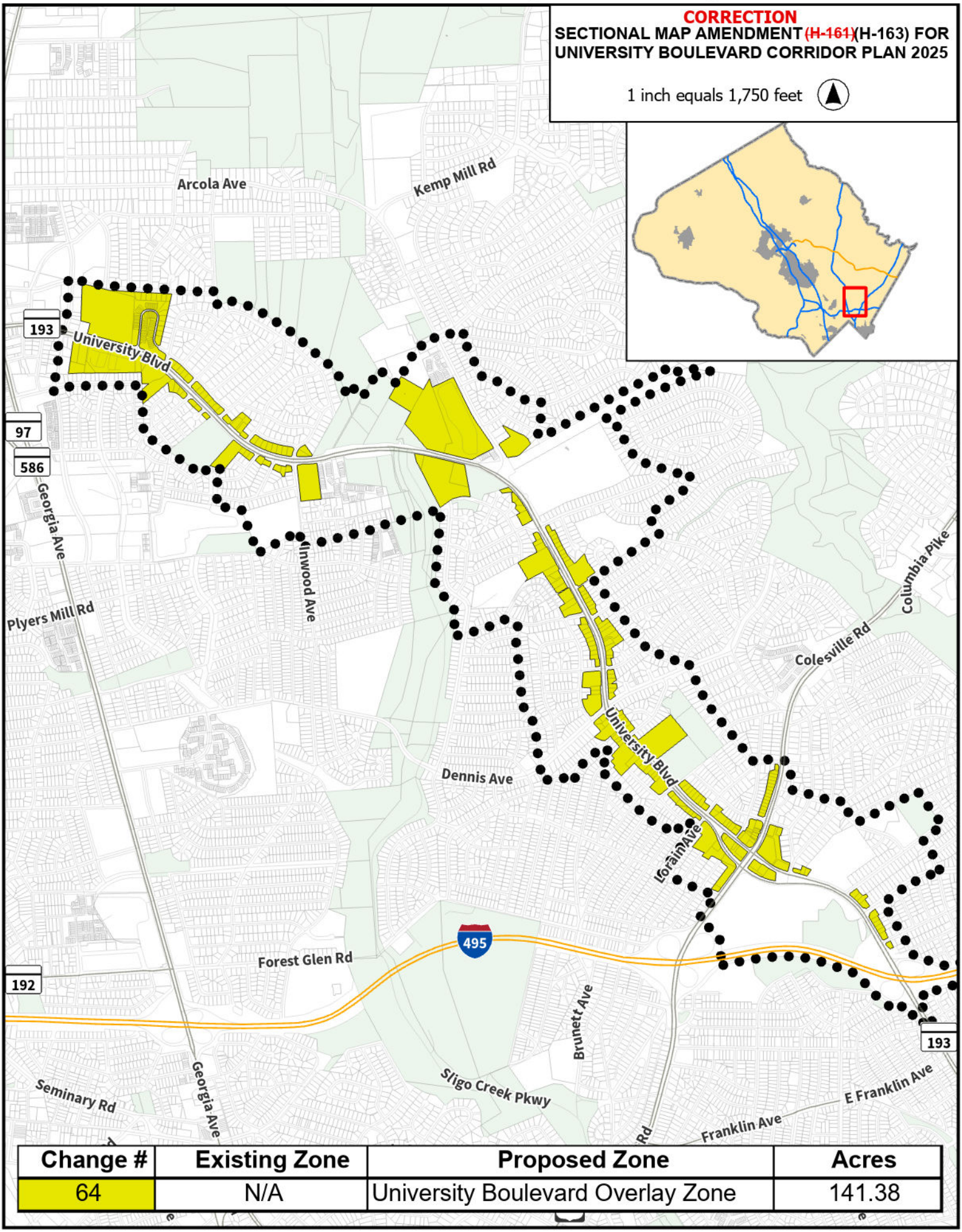
Attachment 1 - Change Index Map 2 of 2 - Page 4



Change #	Existing Zone	Proposed Zone	Acres
27	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.63
28	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.72
29	R-60	CRT 1.5 C-0.25 R-1.5 H-60	3.26
30	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.74
31	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.97
32	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.53
33	R-60	CRT 1.5 C-0.25 R-1.5 H-60	2.30
34	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.12
35	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.93
36	R-60	CRN 1.0 C-0.0 R-1.0 H-45	2.92
37	R-60	CRN 1.0 C-0.0 R-1.0 H-50	1.41
38	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.41
39	R-200	CRT 1.5 C-0.5 R-1.25 H-60	1.51
40	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.05
41	EOF-1.5 H-60, R-60	CRT 1.5 C-0.5 R-1.25 H-50	4.25
42	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.31
43	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18
44	R-60	CRT 1.5 C-0.25 R-1.5 H-70	5.53
45	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.71

Change #	Existing Zone	Proposed Zone	Acres
46	R-60	CRT 1.0 C-0.25 R-1.0 H-50	0.94
47	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.14
48	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.67
49	R-60, CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-65	2.16
50	R-60, CRT-2.25 C-1.5 R-0.75 H-45, CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	1.56
51	R-60, CRN-0.5 C-0.5 R-0.25 H-35	CRN 0.5 C-0.5 R-0.5 H-40	1.23
52	EOF-3.0 H-100	CRT 3.0 C-1.5 R-2.0 H-100	0.88
53	CRT-1.5 C-1.5 R-0.5 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.47
54	CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.25 C-1.5 R-1.5 H-60	0.18
55	CRN-0.5 C-0.5 R-0.25 H-35	CRN 1.25 C-0.5 R-1.0 H-50	0.11
56	CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.5 C-1.5 R-1.5 H-65	1.51
57	CRT-2.25 C-1.5 R-0.75 H-45, CRT-1.5 C-1.5 R-0.5 H-45, R-60	CRT 2.25 C-1.5 R-1.5 H-60	2.03
58	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.92
59	R-60, CRT-0.25 C-0.25 R-0.25 H-35	CRT 2.5 C-1.5 R-1.5 H-65	1.51
60	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.50
61	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.92
62	R-60	CRN 1.0 C-0.0 R-1.0 H-45	1.19
63	R-60	CRN 1.0 C-0.0 R-1.0 H-45	0.18

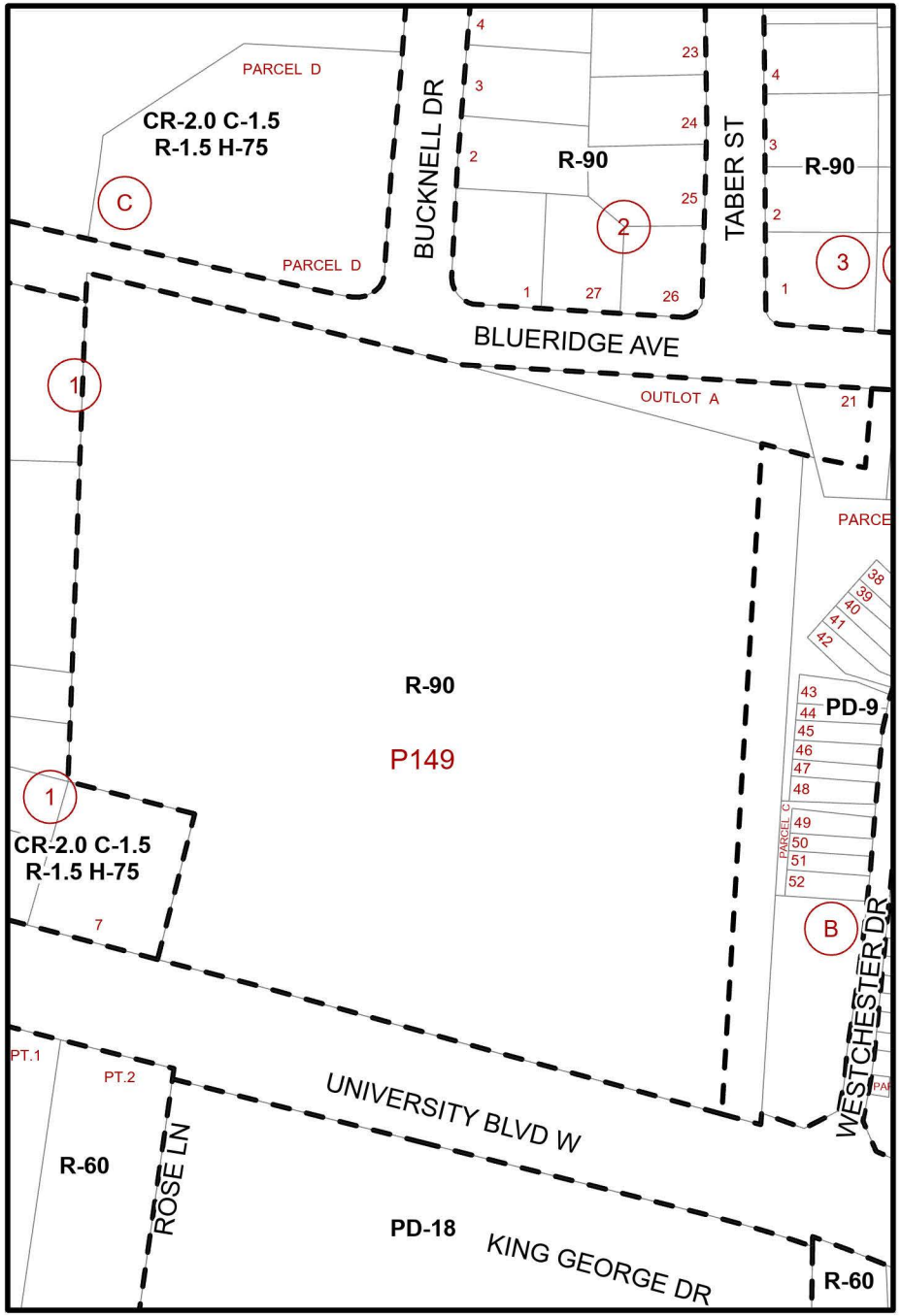
Attachment 1 - Change Index Overlay Zones - Page 5



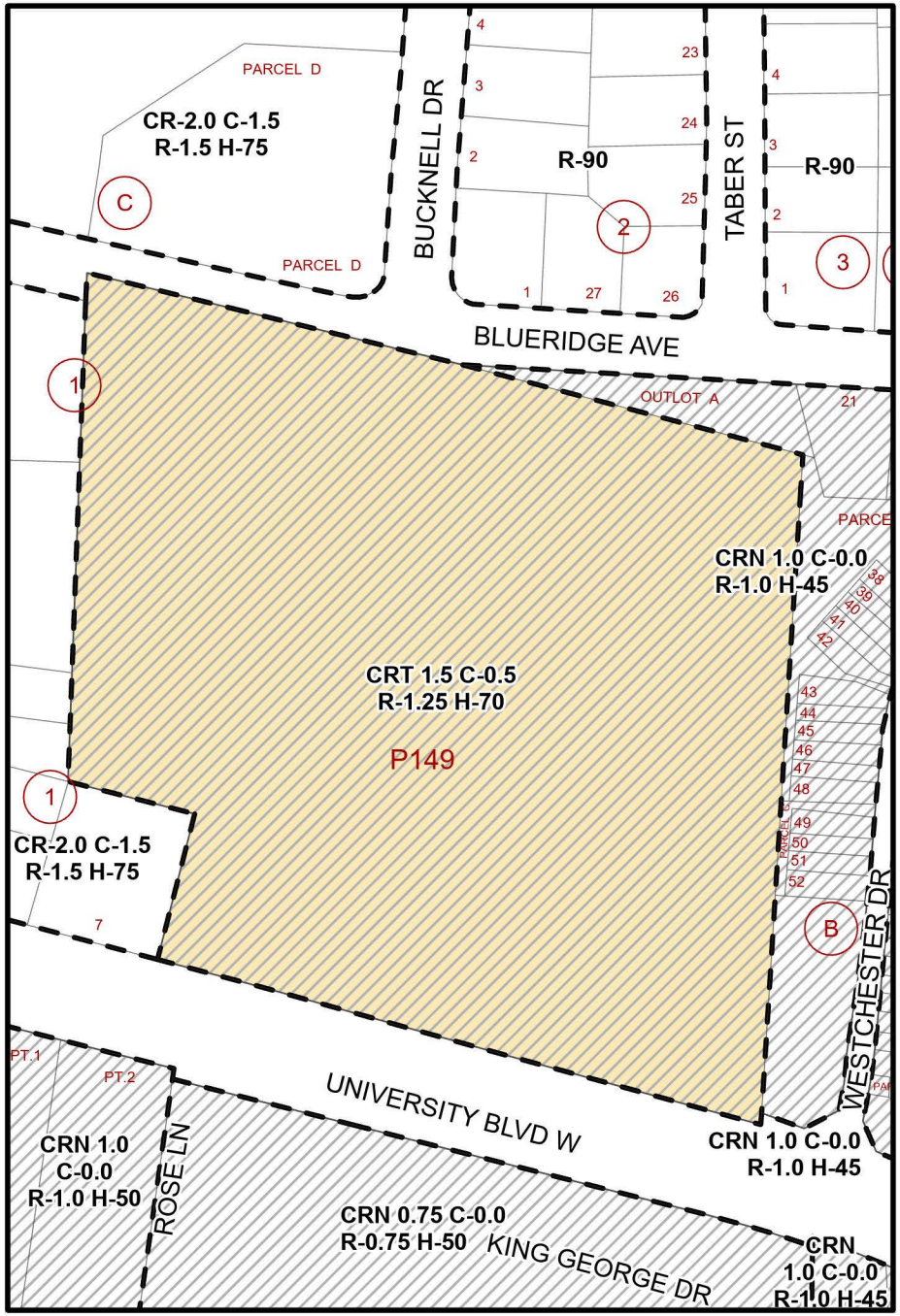
Change #	Existing Zone	Proposed Zone	Acres
64	N/A	University Boulevard Overlay Zone	141.38

Attachment 1 - Page 6

Existing Zoning **Change #1,64**



Proposed Zoning

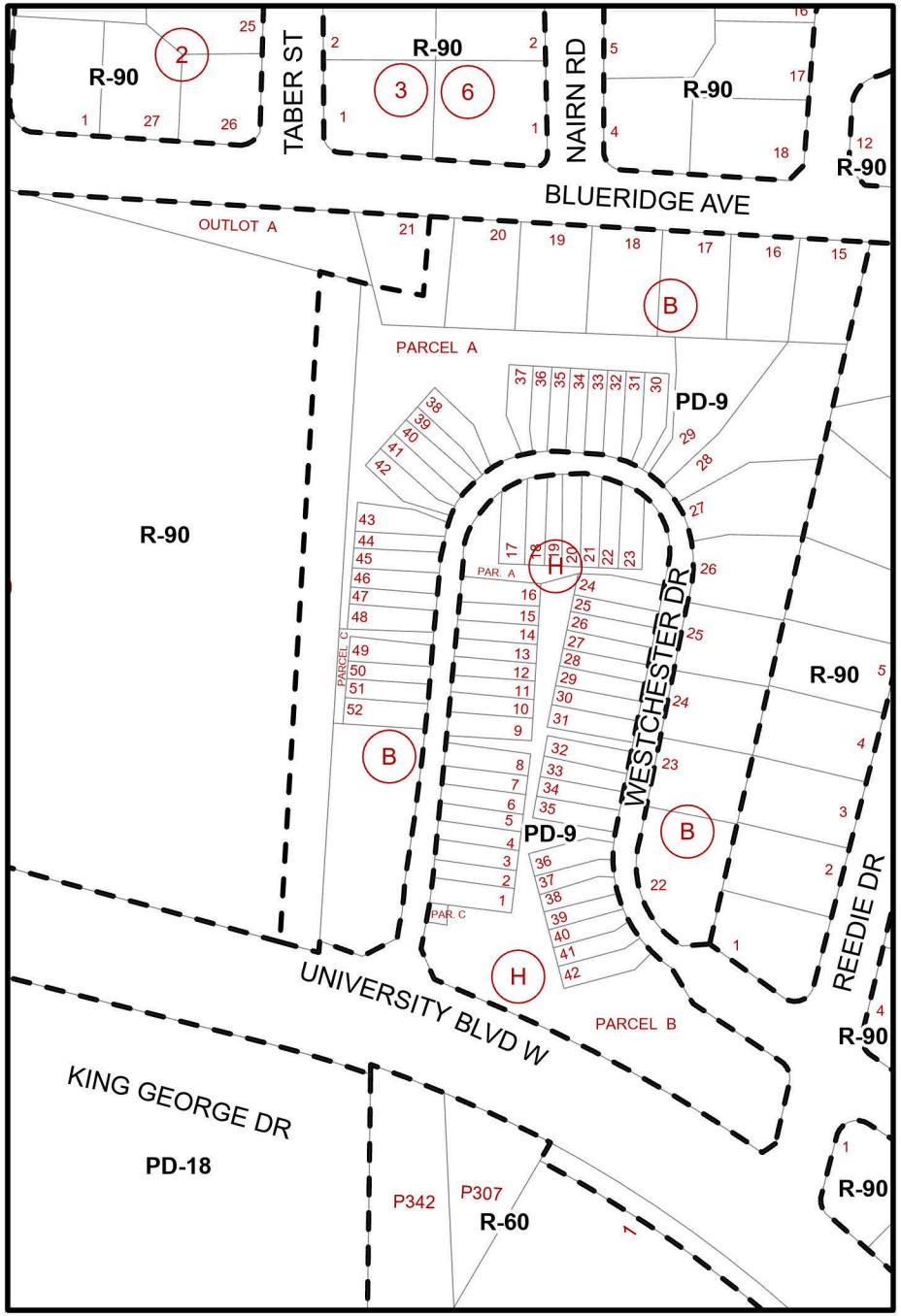


Map Grid: 215NW02 & 214NW02

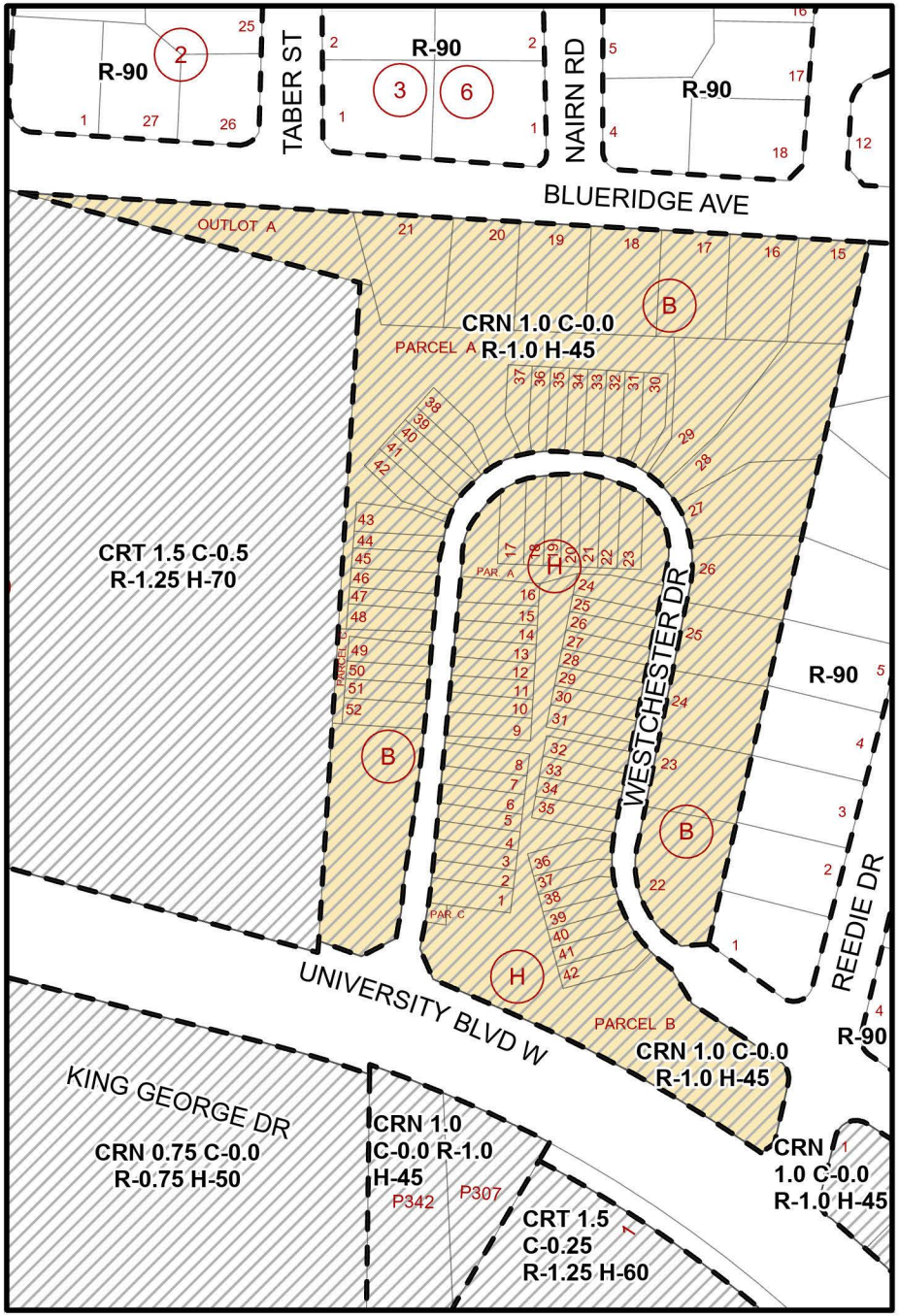
UBC overlay zone Proposed Zones 1 inch equals 200 feet

Attachment 1 - Page 7

Existing Zoning **Changes #2,3,64**



Proposed Zoning

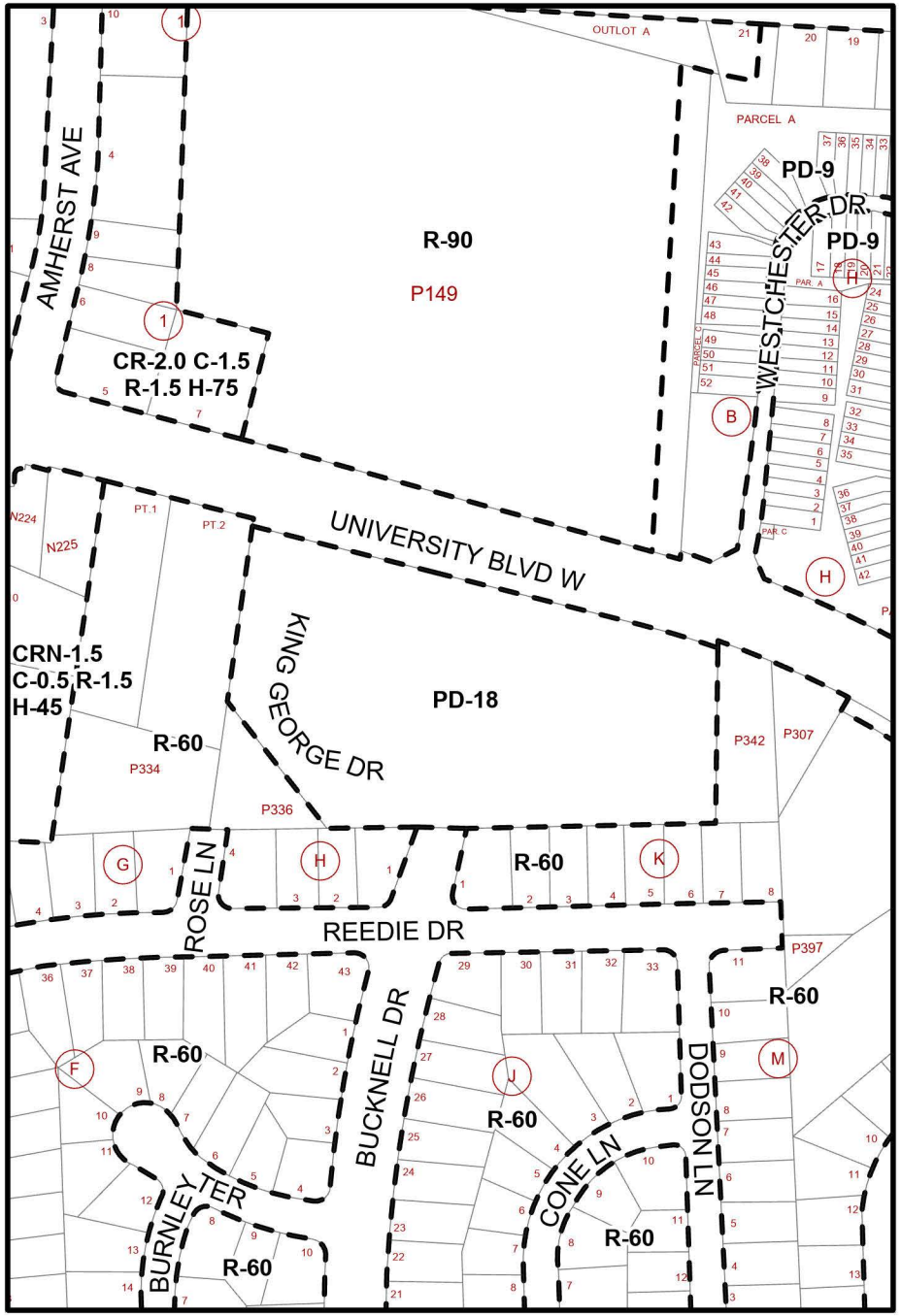


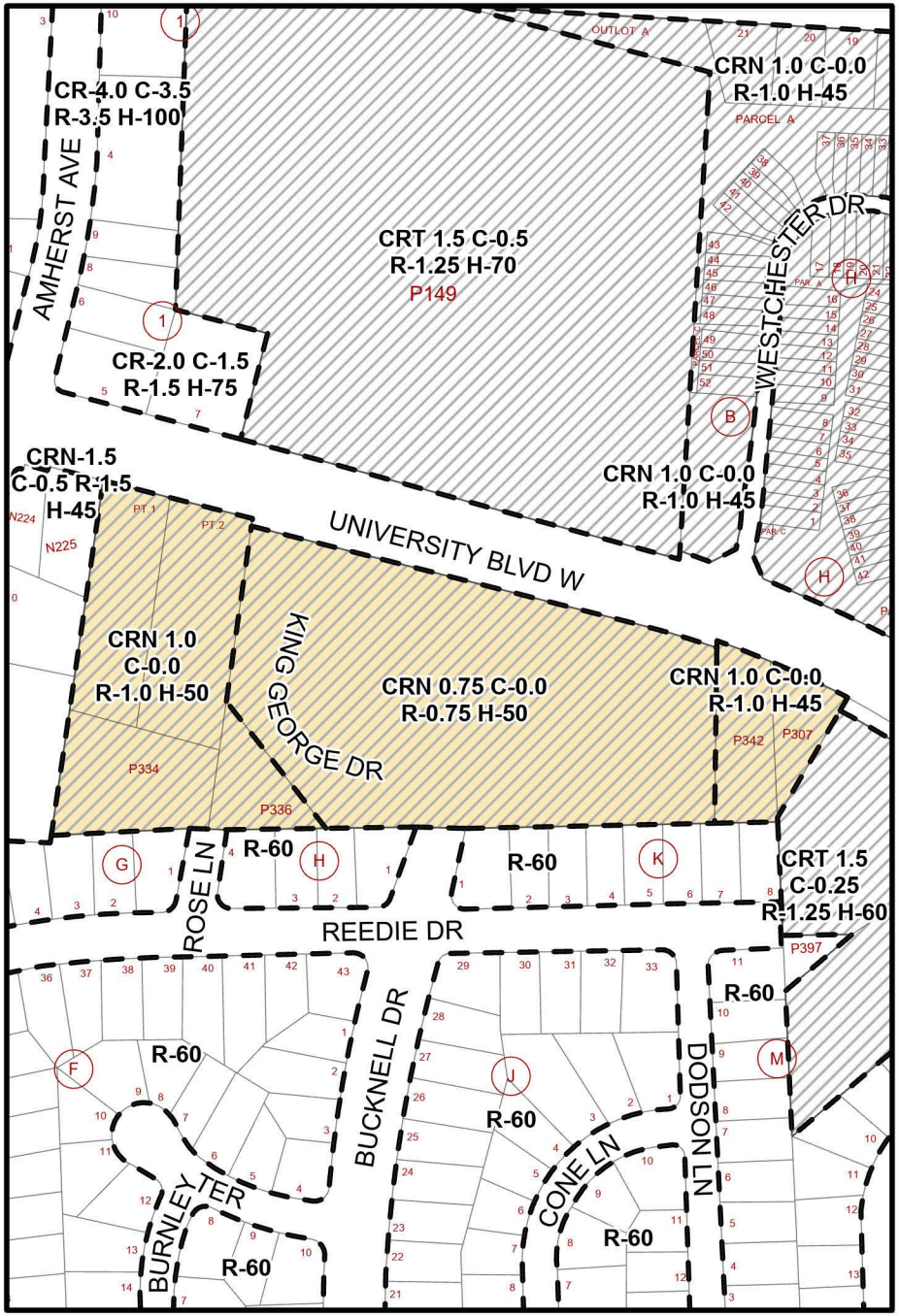
Map Grid: 214NW02

UBC overlay zone Proposed Zones 1 inch equals 200 feet

Attachment 1 - Page 8

Existing Zoning **Changes #4,5,6,64** **Proposed Zoning**



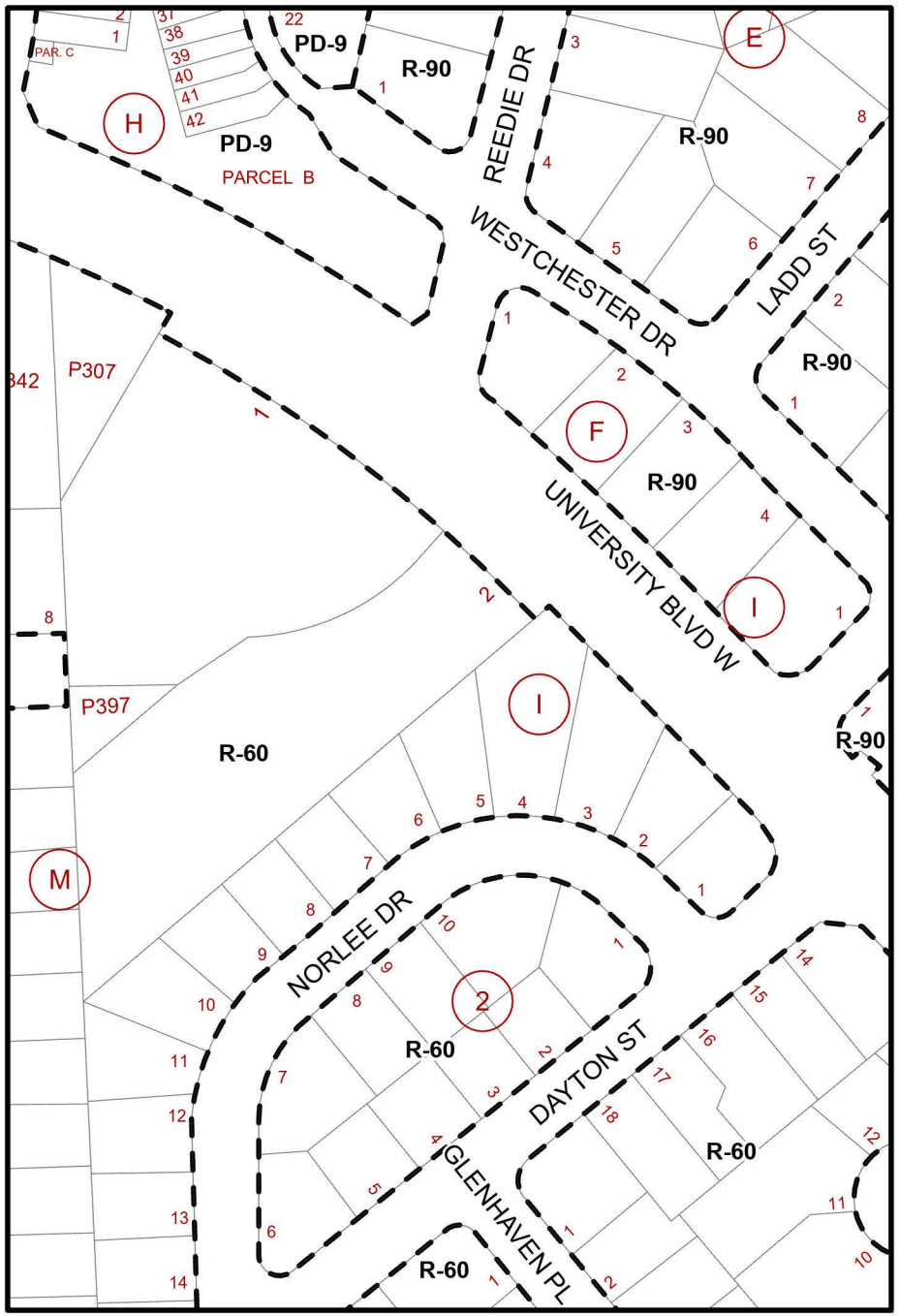


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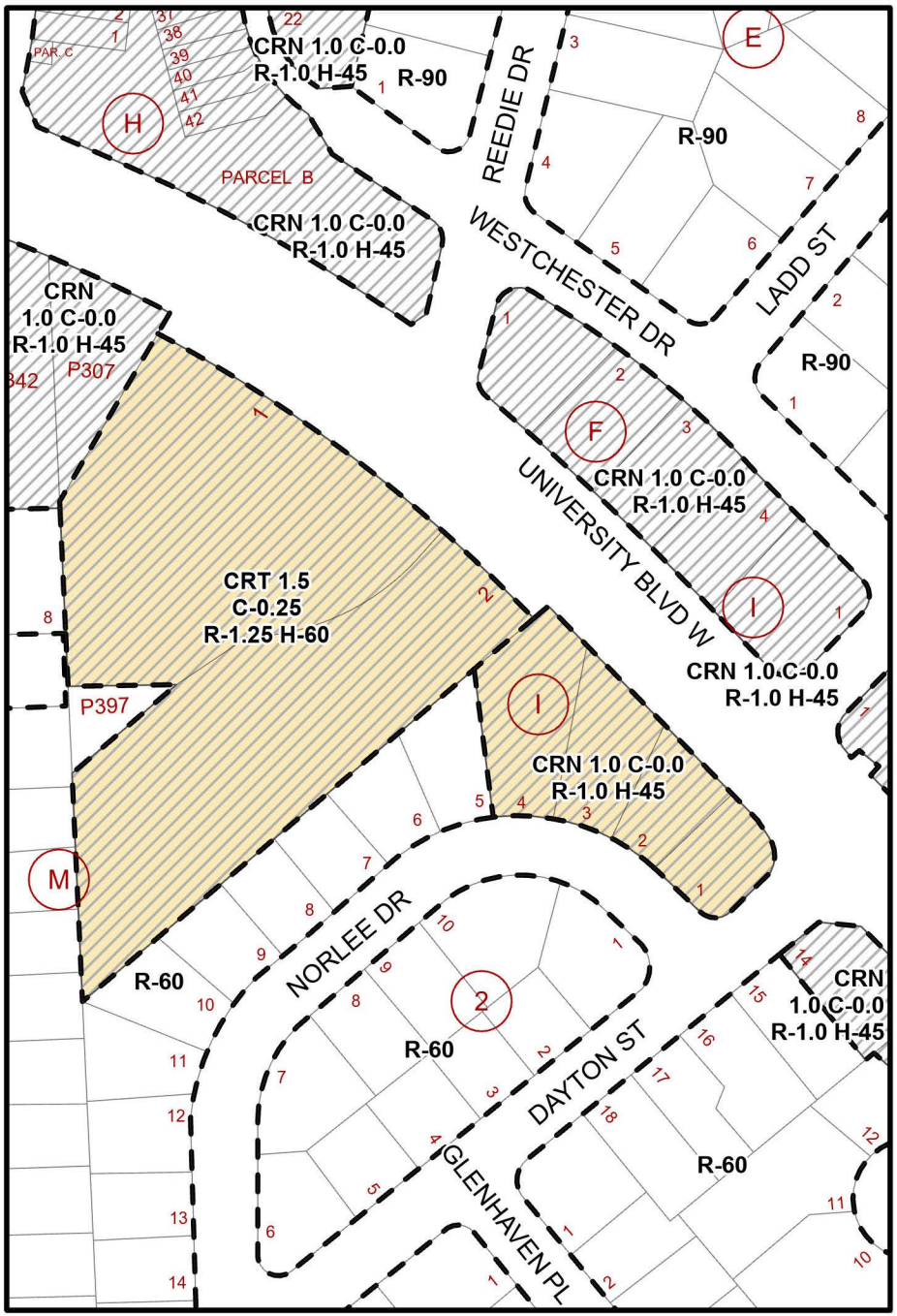
UBC overlay zone Proposed Zones 1 inch equals 275 feet

Attachment 1 - Page 9

Existing Zoning **Changes #7,8,64**



Proposed Zoning

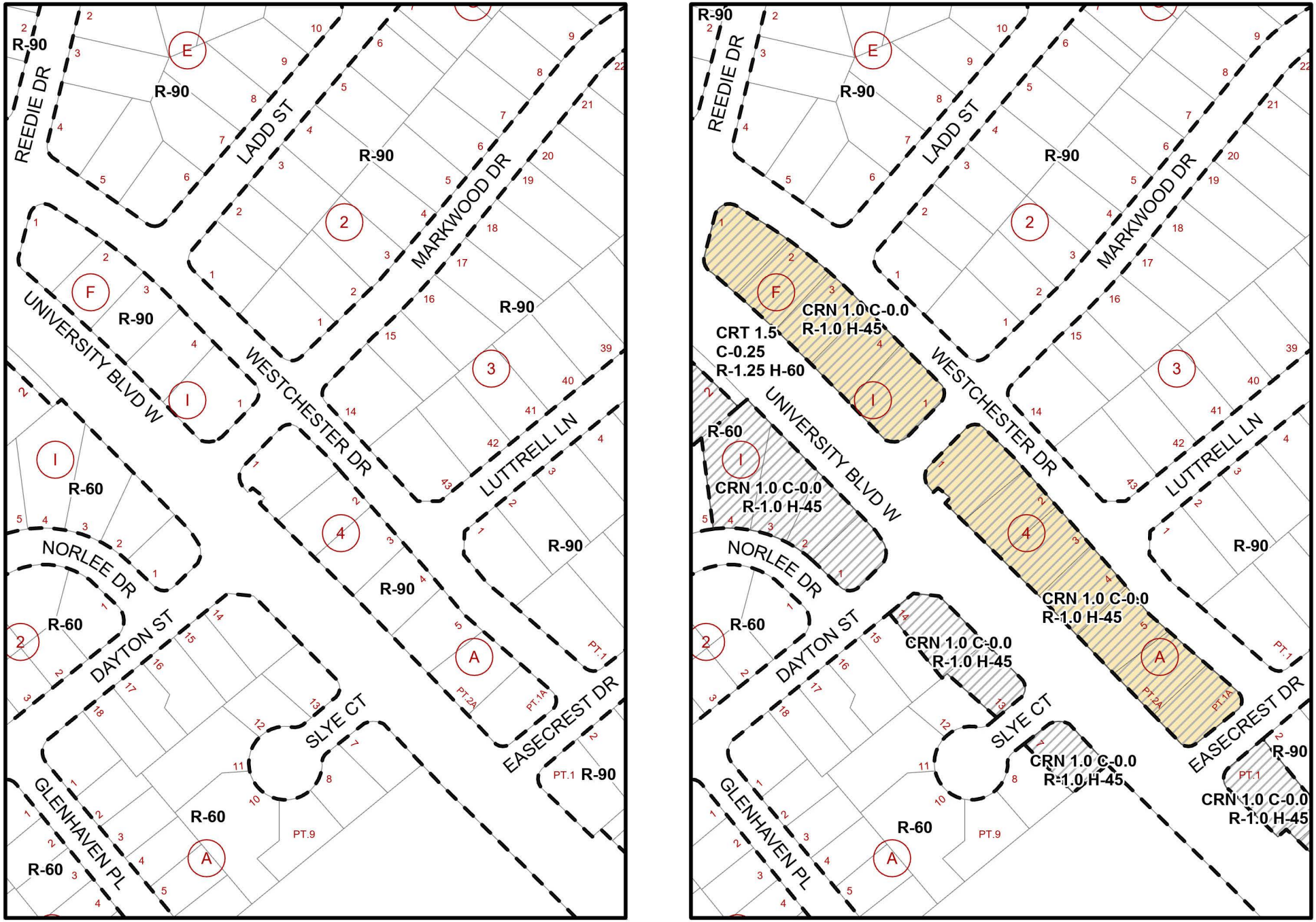


Map Grid: 214NW02

UBC overlay zone Proposed Zones 1 inch equals 175 feet

Attachment 1 - Page 10

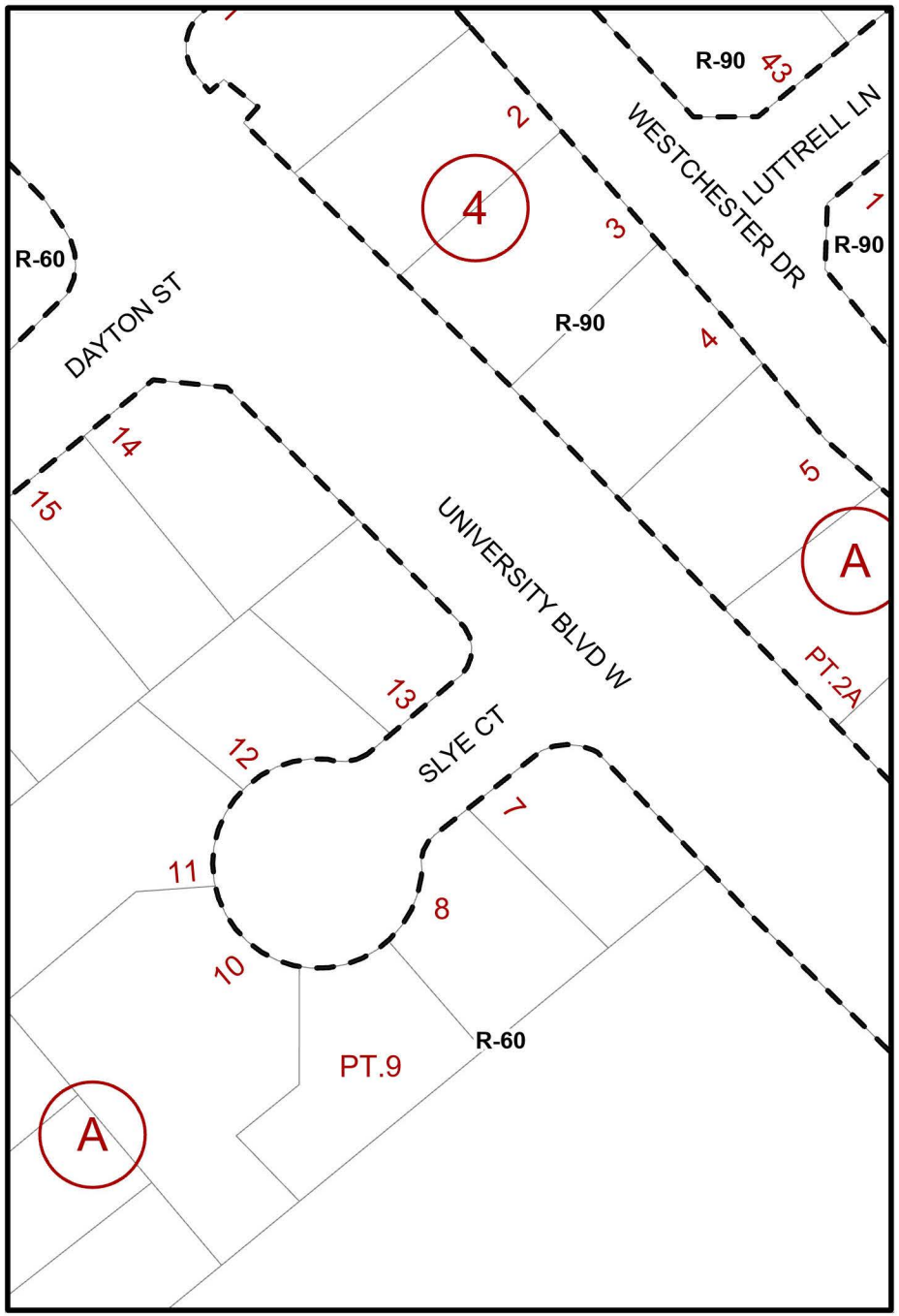
Existing Zoning **Changes #9,10,64** **Proposed Zoning**



Map Grid: 214NW02

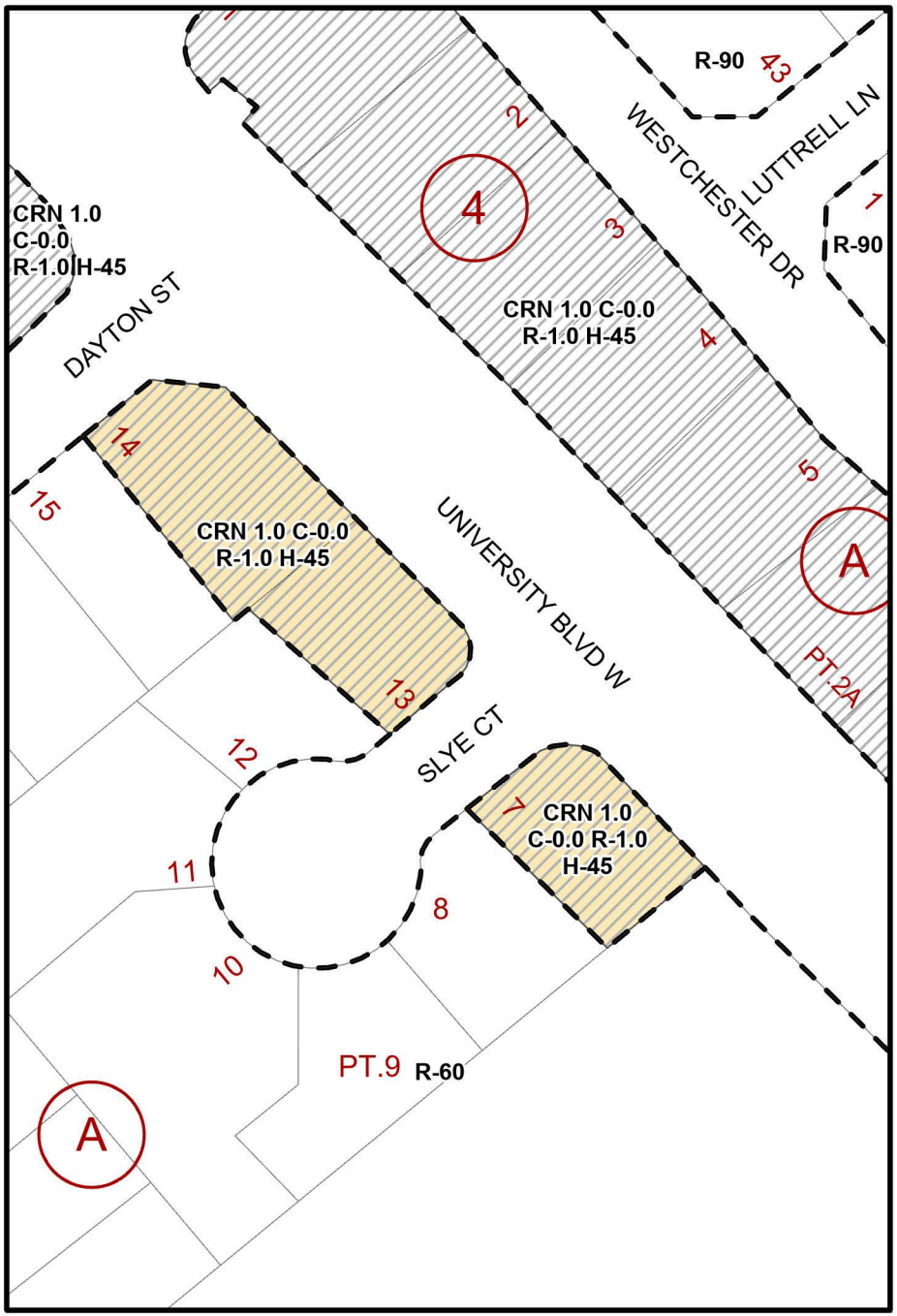
Attachment 1 - Page 11

Existing Zoning **Changes #11,12,64**



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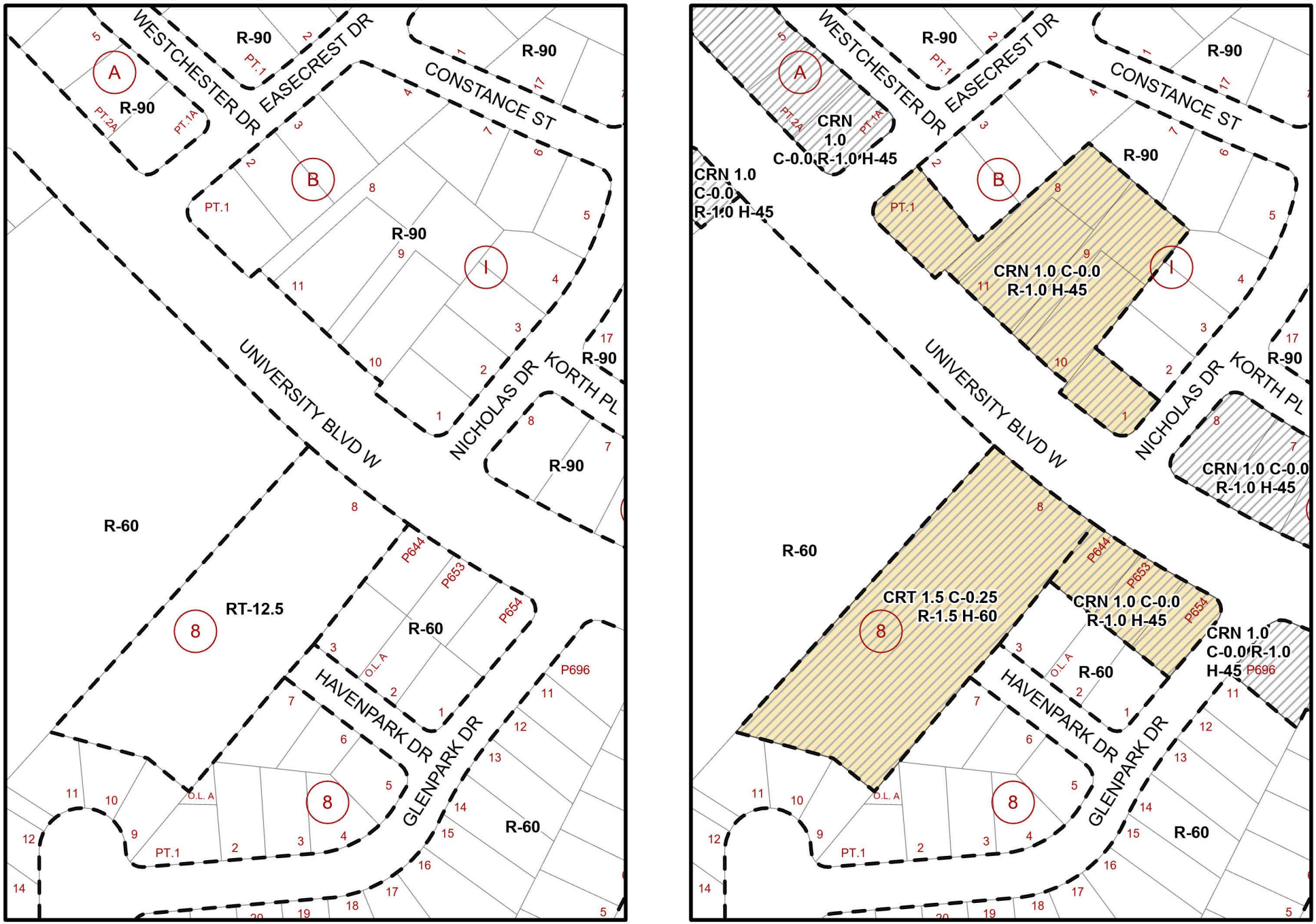
Proposed Zoning



UBC overlay zone Proposed Zones 1 inch equals 100 feet

Attachment 1 - Page 12

Existing Zoning **Changes #13,14,15,64** **Proposed Zoning**

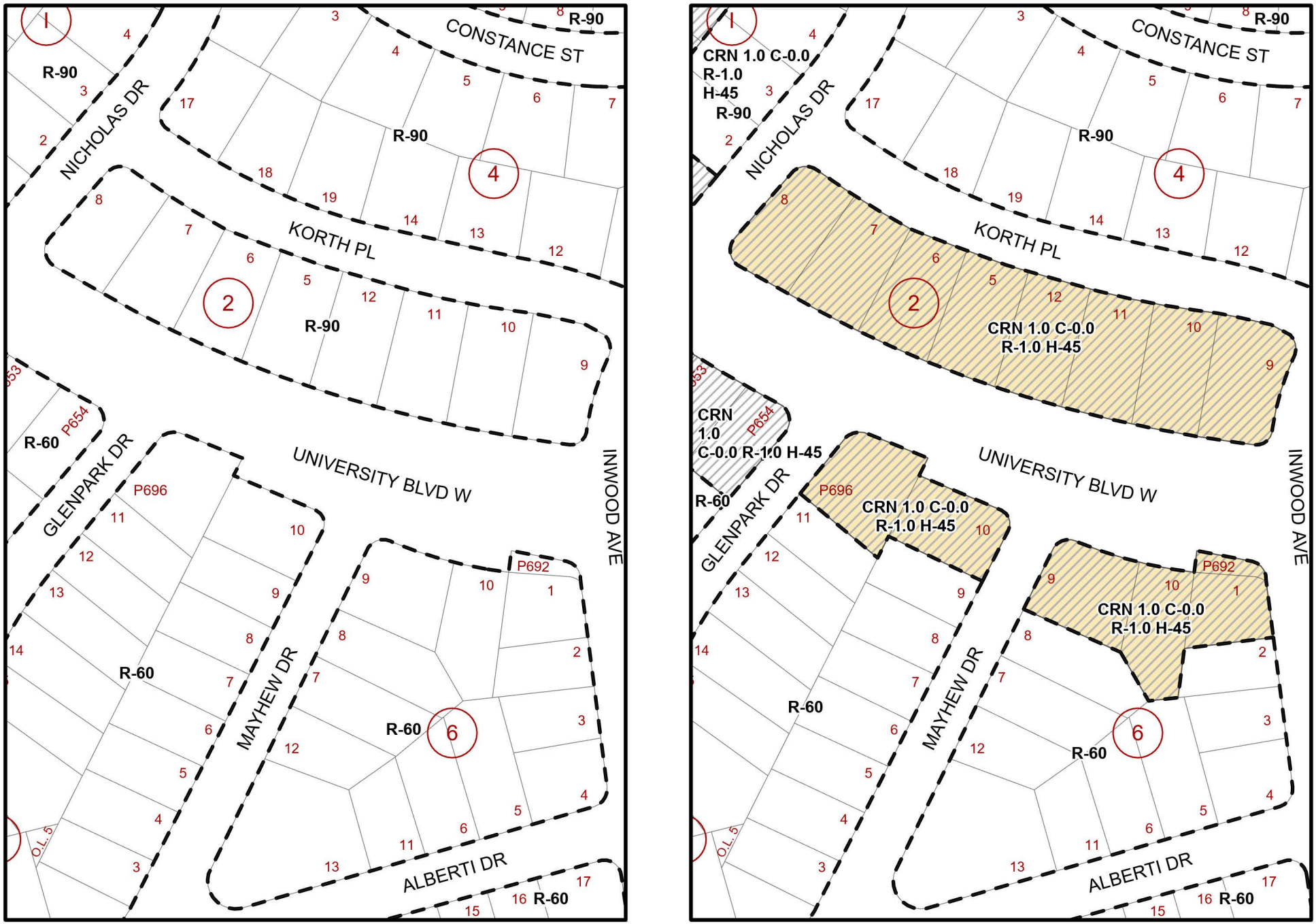


Map Grid: 214NW02

UBC overlay zone Proposed Zones 1 inch equals 175 feet

Attachment 1 - Page 13

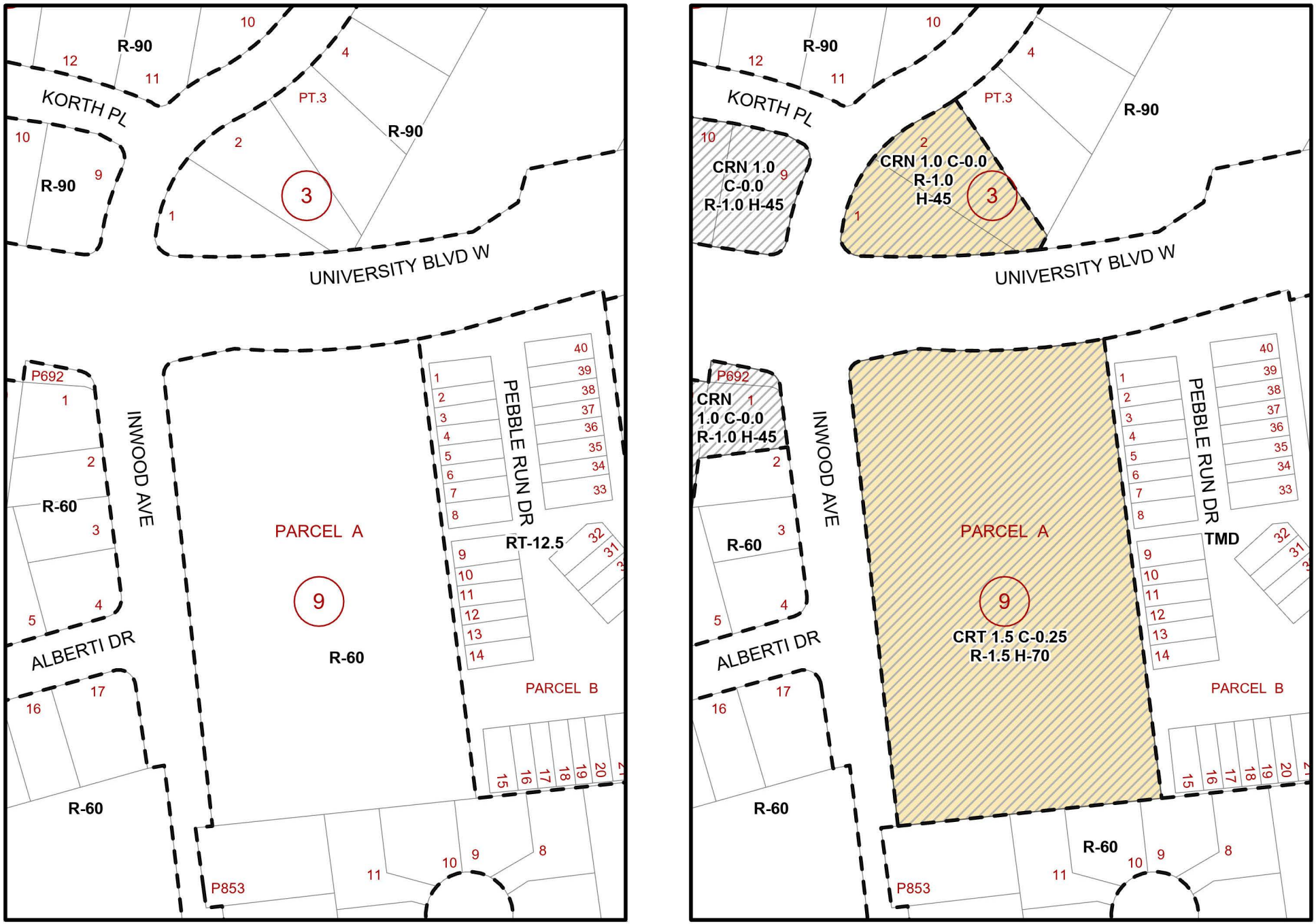
Existing Zoning **Changes #16,17,18,64** **Proposed Zoning**



Map Grid: 214NW02

Attachment 1 - Page 14

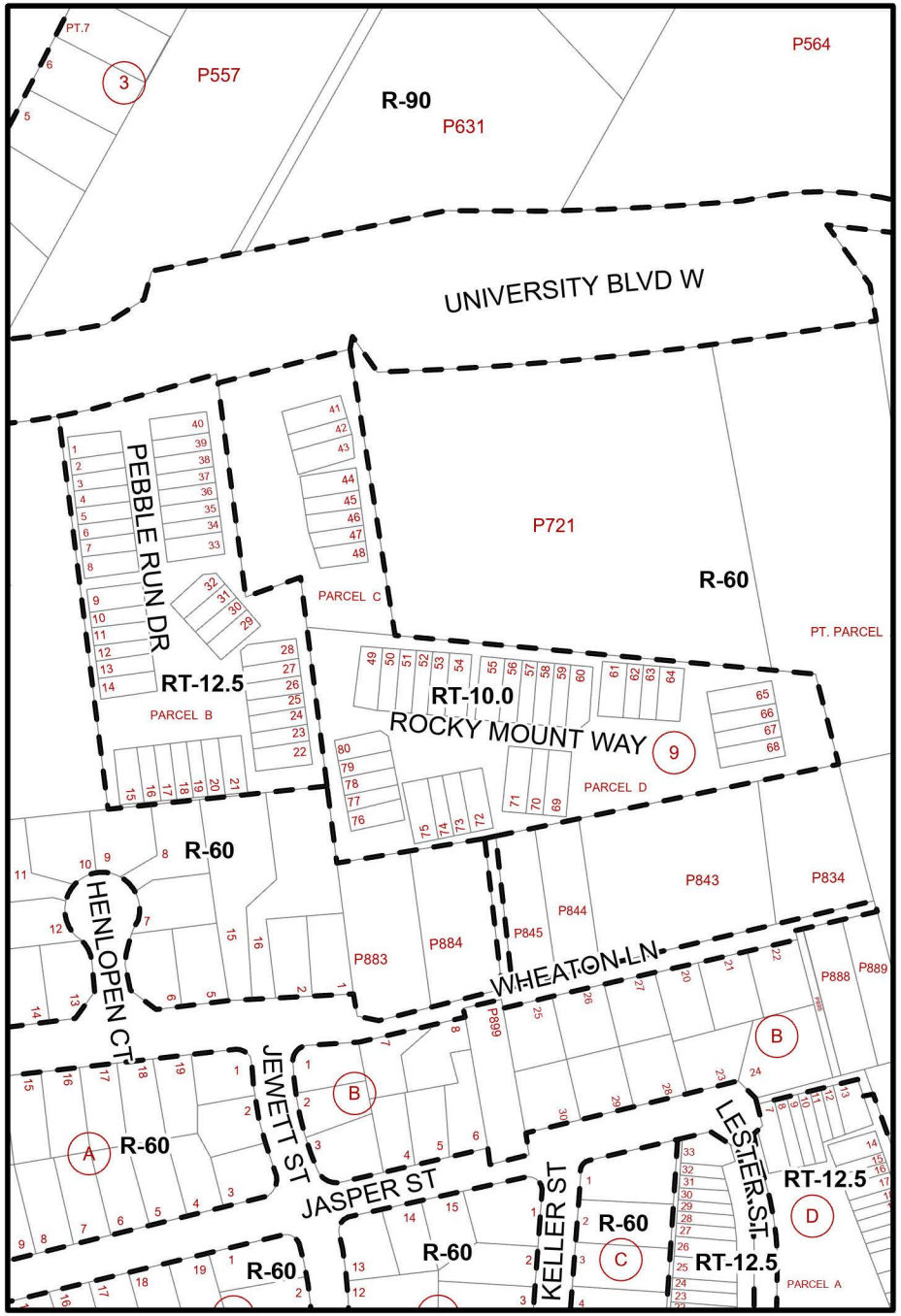
Existing Zoning **Changes #19,20,64** **Proposed Zoning**



Map Grid: 214NW02

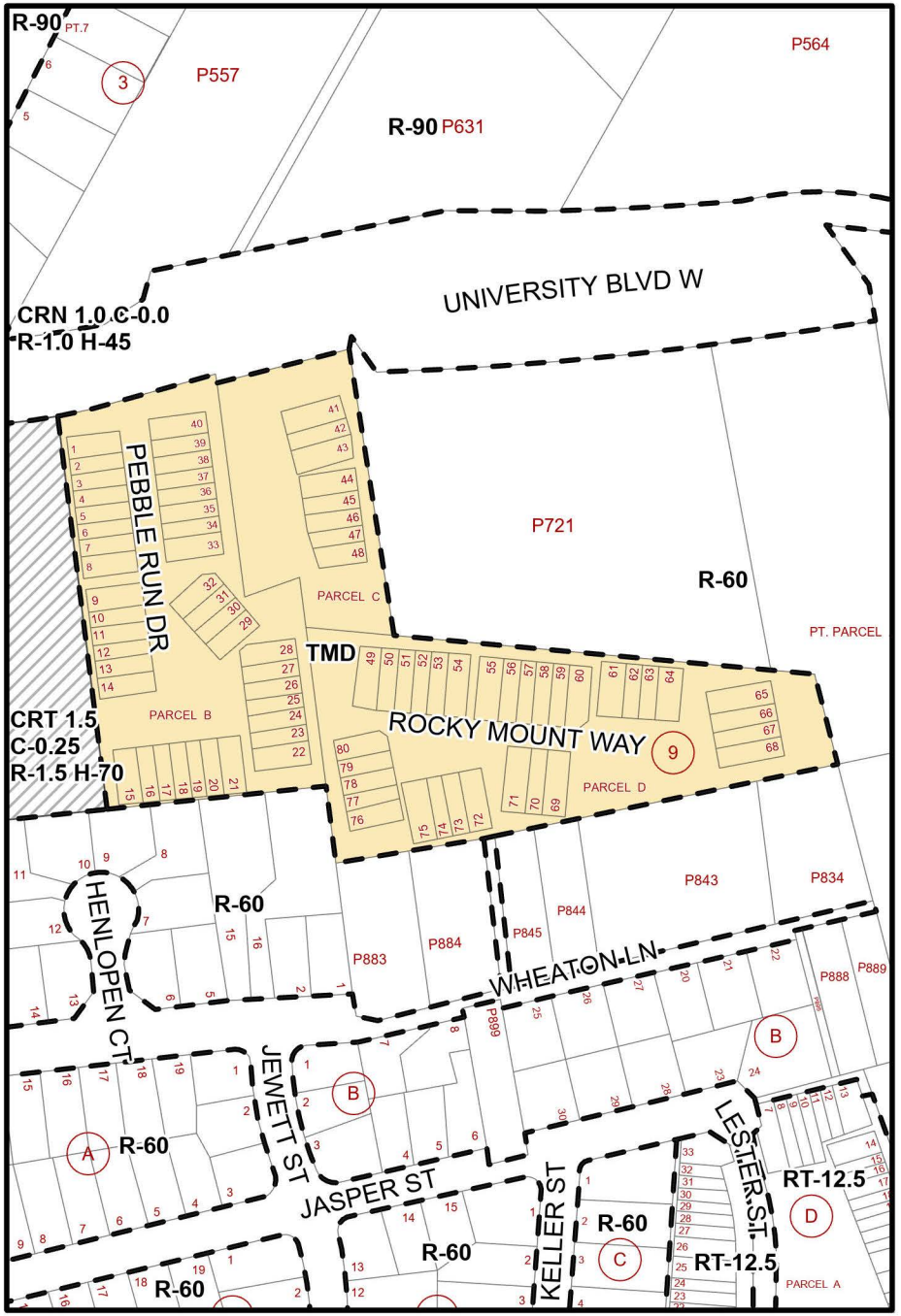
Attachment 1 - Page 15

Existing Zoning **Changes #21,64**



Map Grid: 214NW02

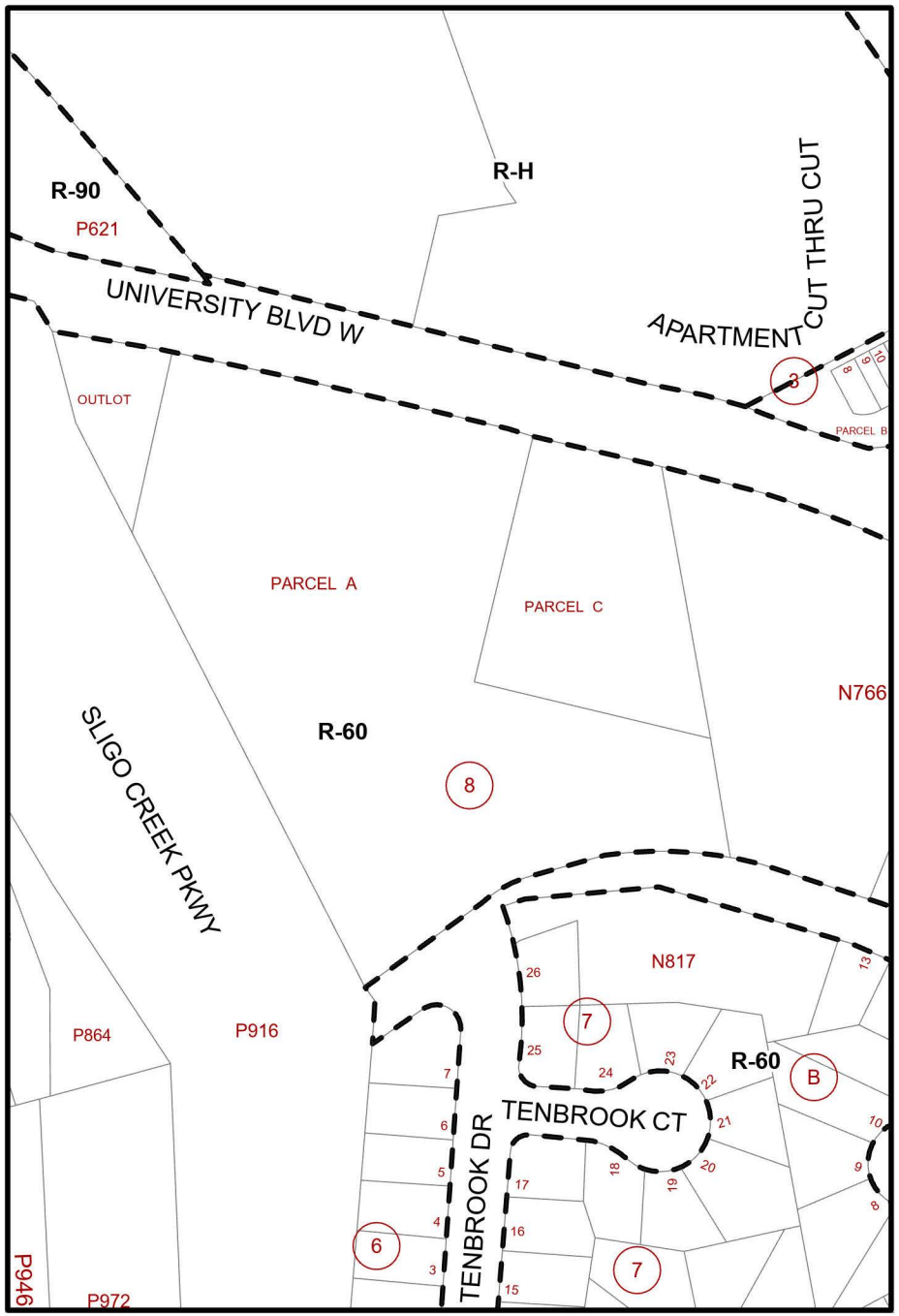
Proposed Zoning

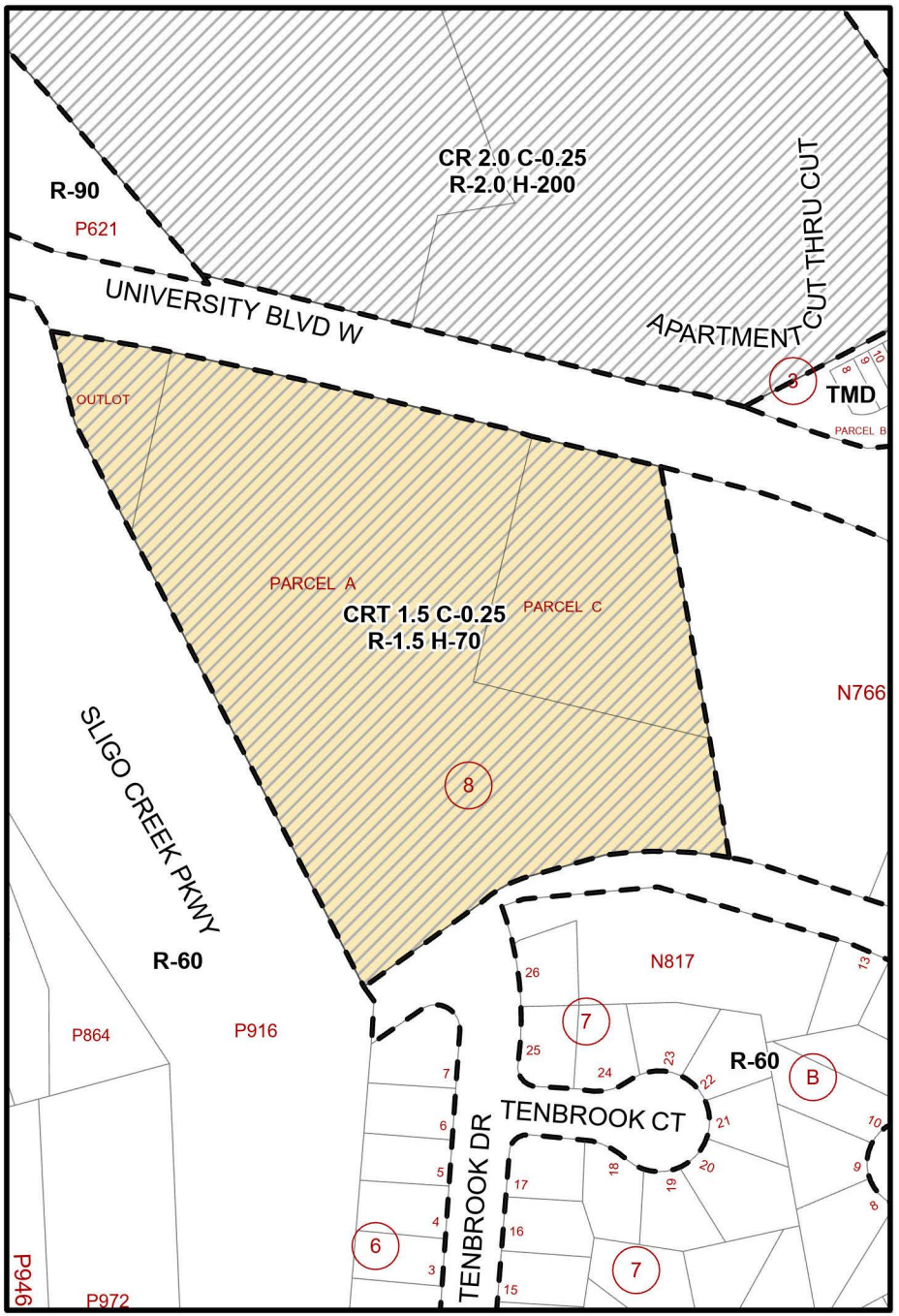


UBC overlay zone Proposed Zones 1 inch equals 250 feet

Attachment 1 - Page 16

Existing Zoning **Changes #22,64** **Proposed Zoning**



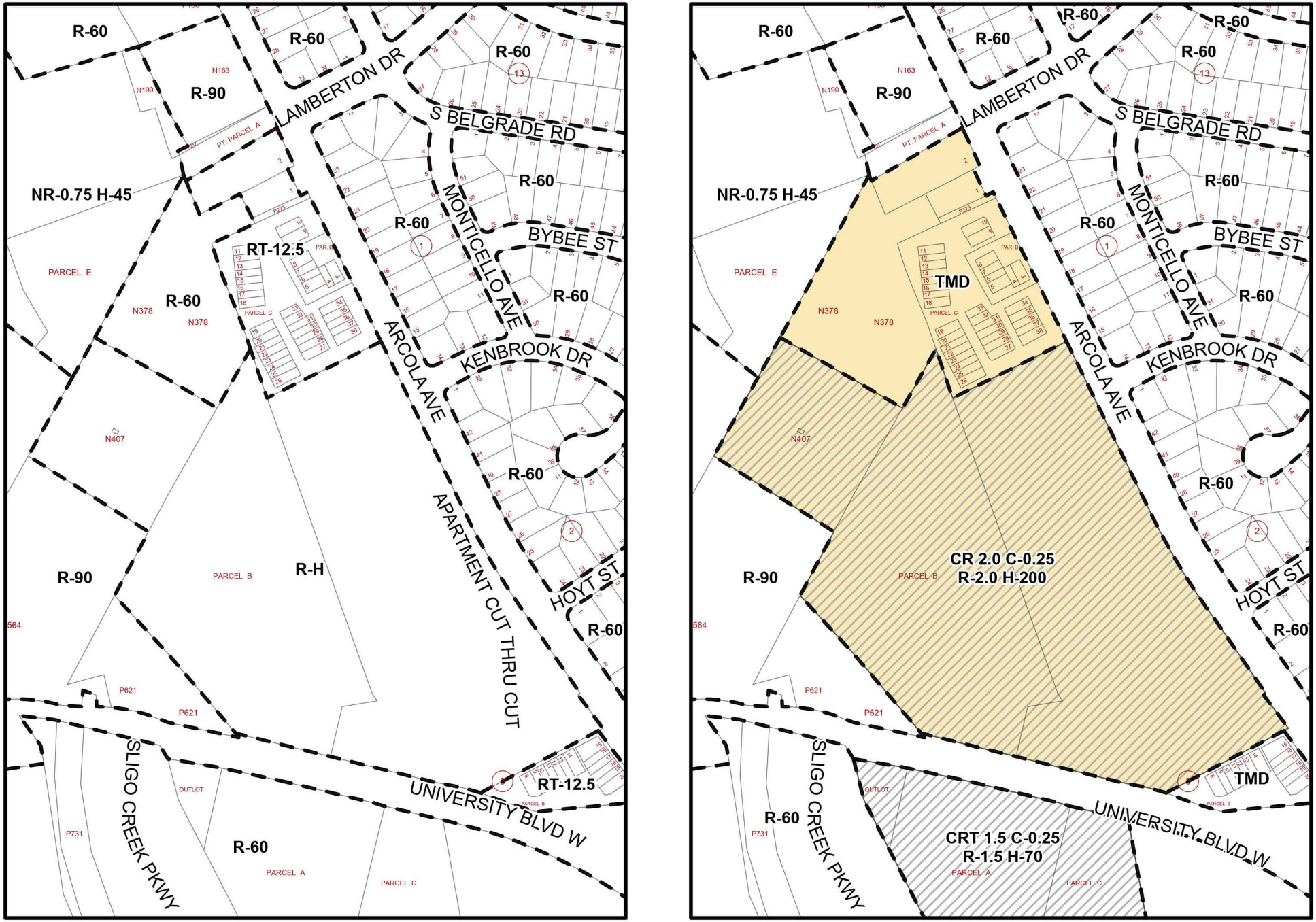


Map Grid: 214NW02 & 214NW01

UBC overlay zone Proposed Zones 1 inch equals 225 feet

Attachment 1 - Page 17

Existing Zoning **Changes #23,24,64** **Proposed Zoning**

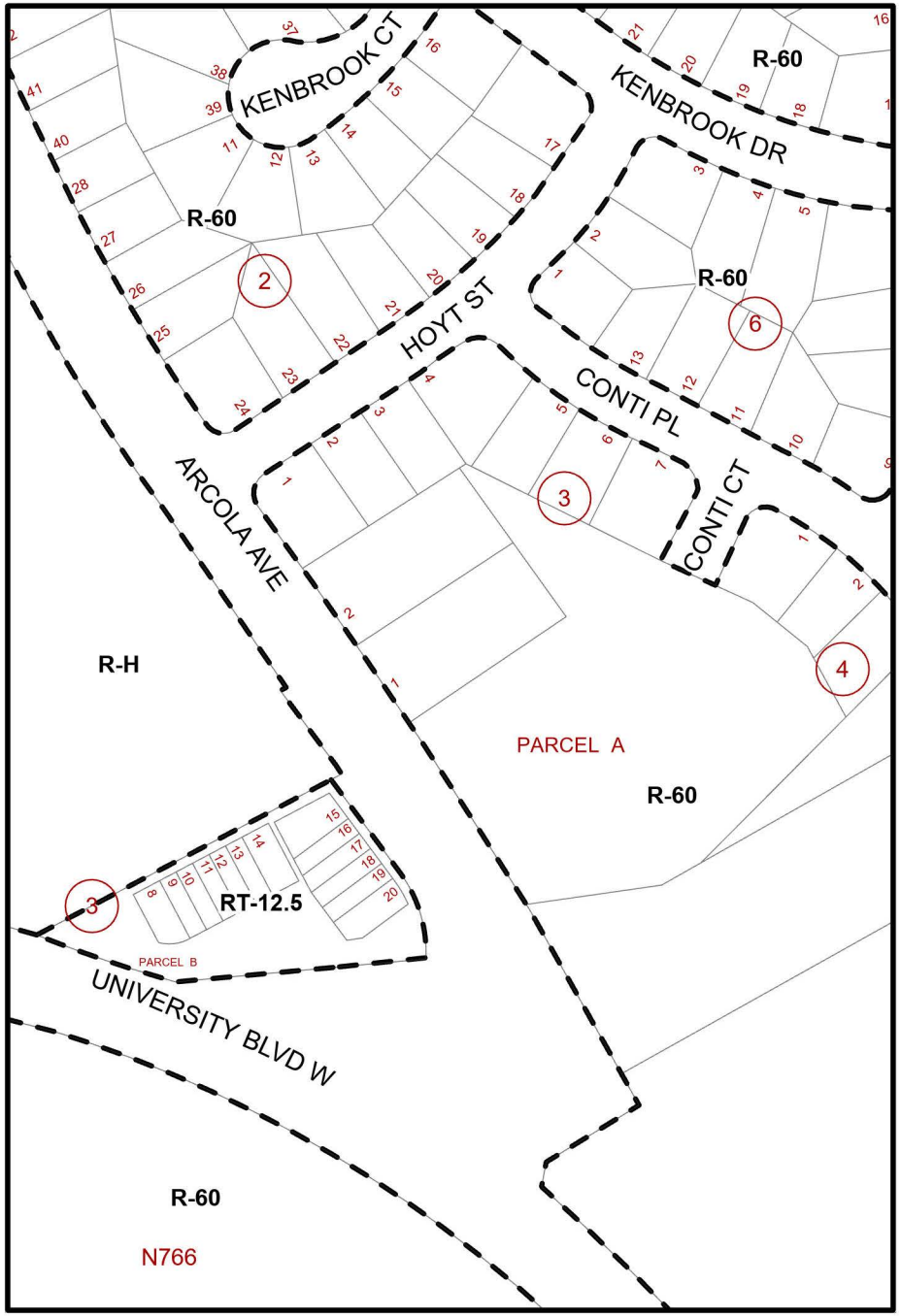


Map Grid: 214NW02 & 214NW01

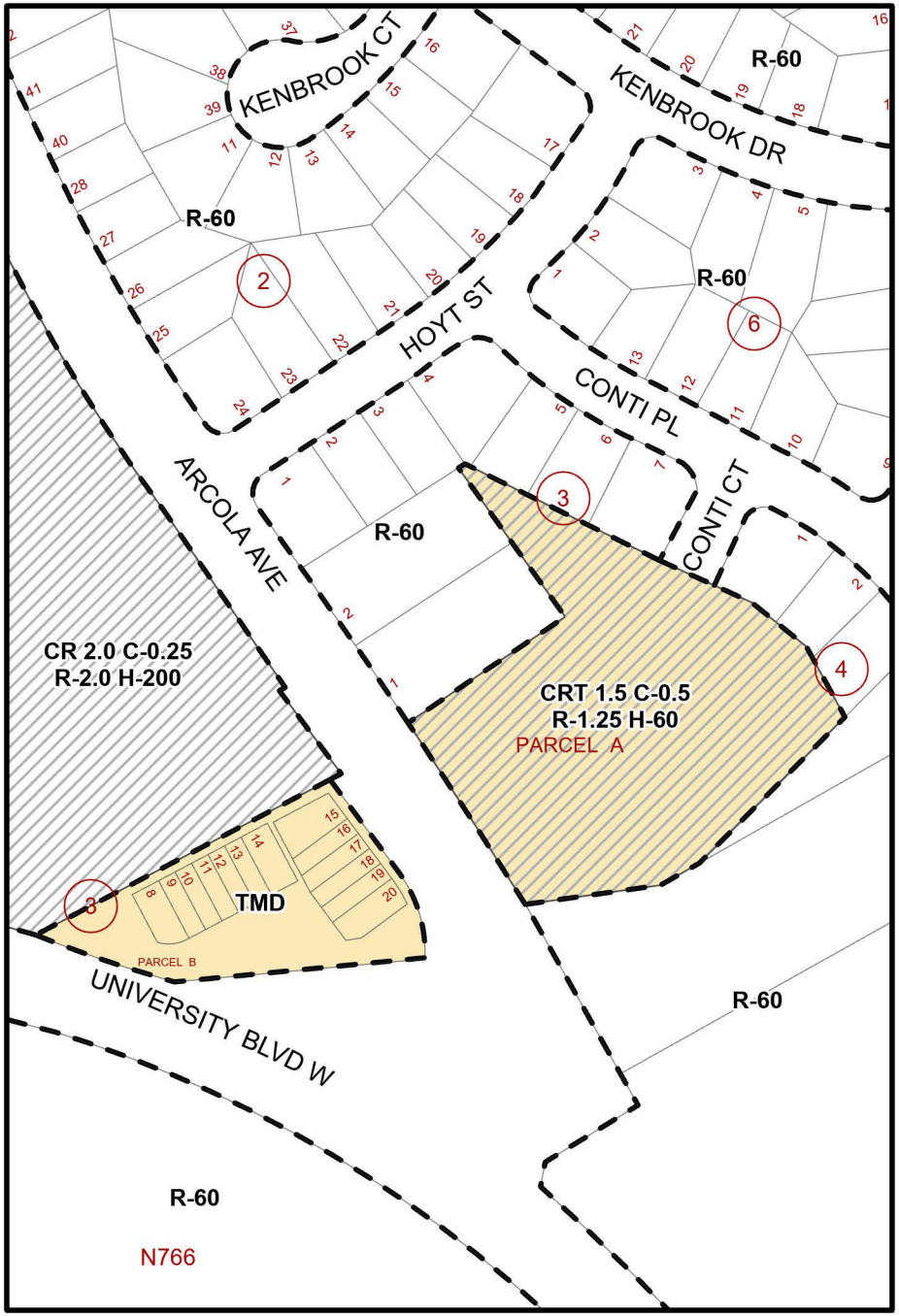
UBC overlay zone Proposed Zones 1 inch equals 350 feet

Attachment 1 - Page 18

Existing Zoning **Changes #25,26,64**



Proposed Zoning

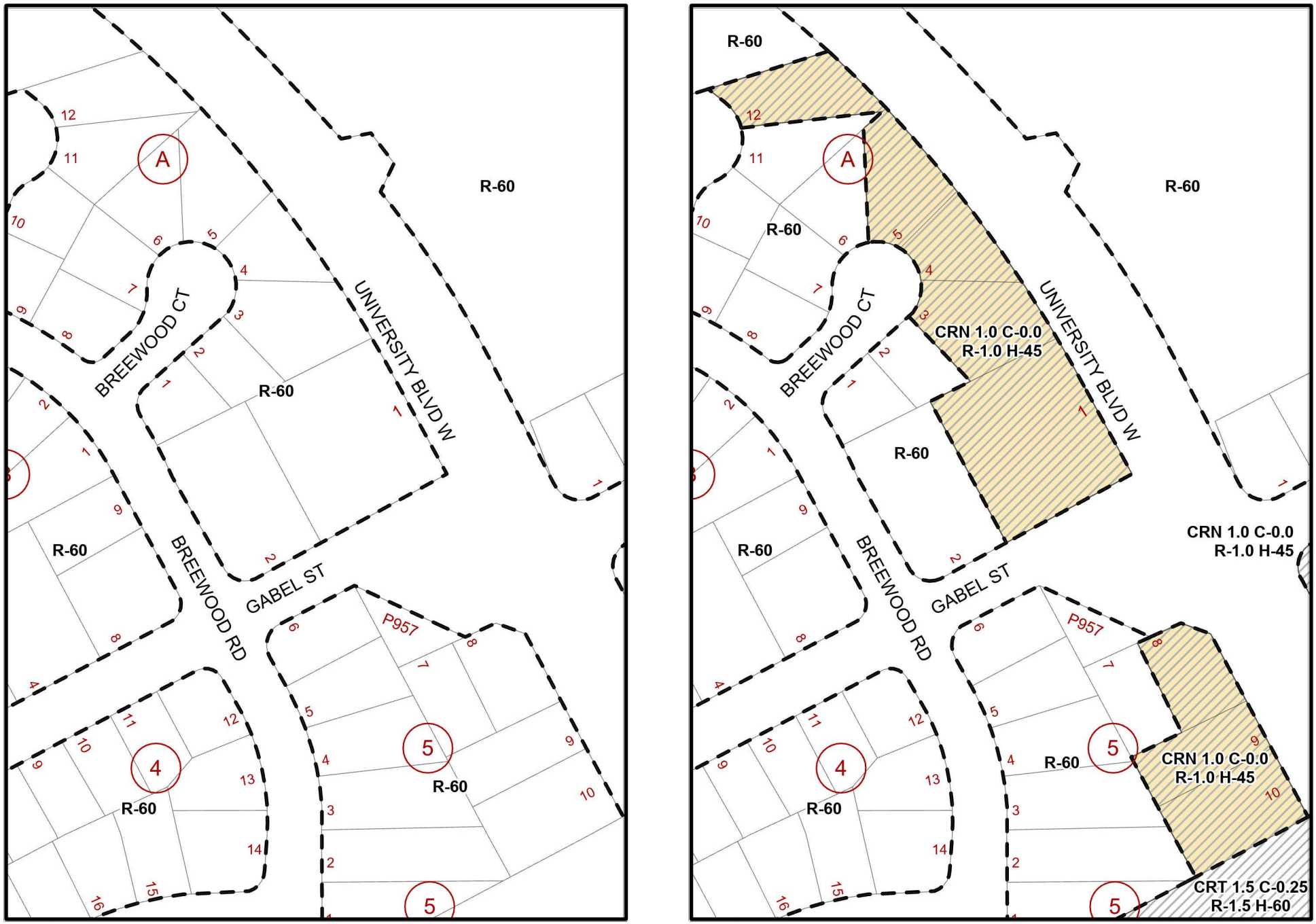


Map Grid: 214NW01

UBC overlay zone Proposed Zones 1 inch equals 200 feet

Attachment 1 - Page 19

Existing Zoning **Changes #27,28,64** **Proposed Zoning**

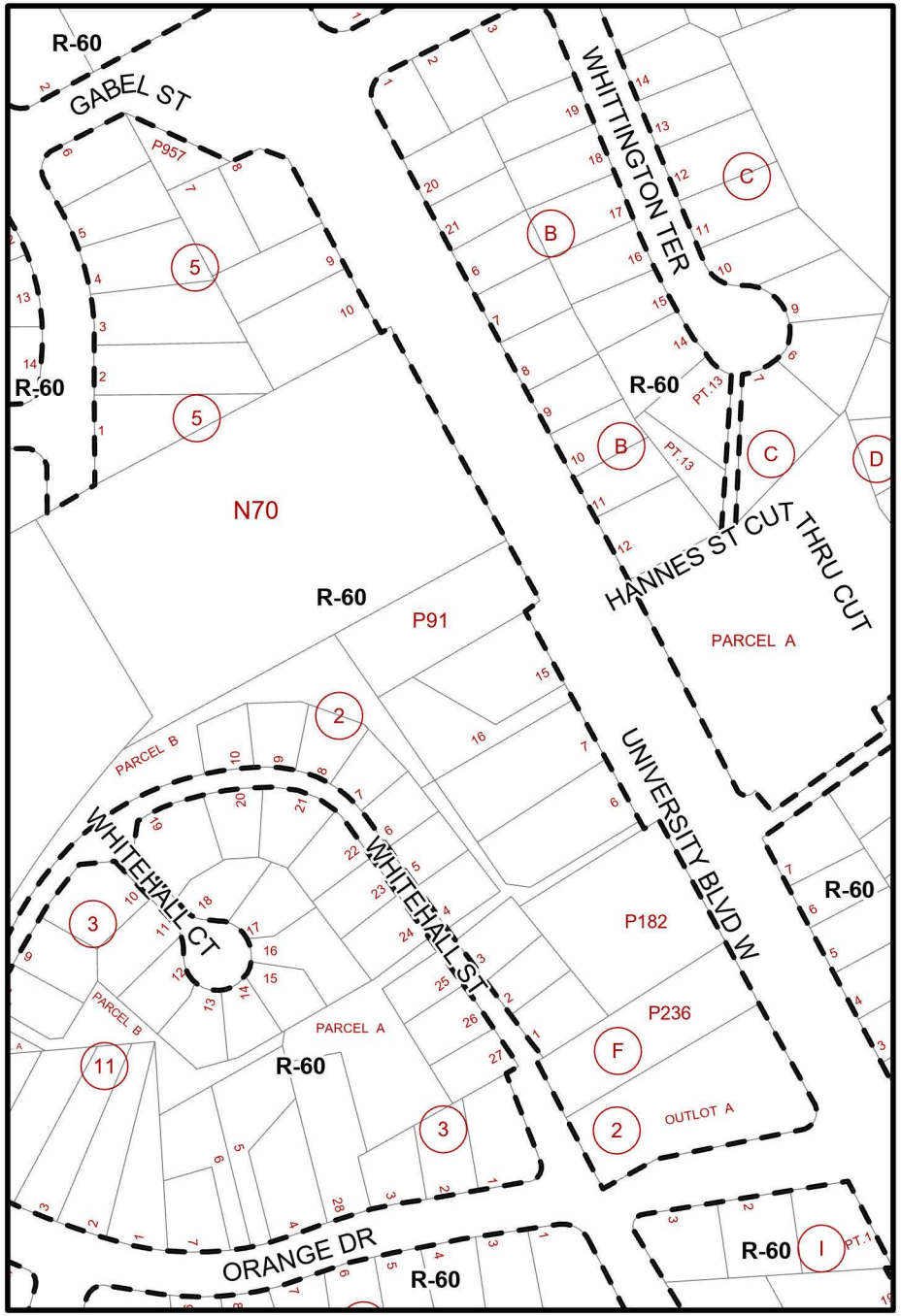


Map Grid: 214NW01 & 213NW01

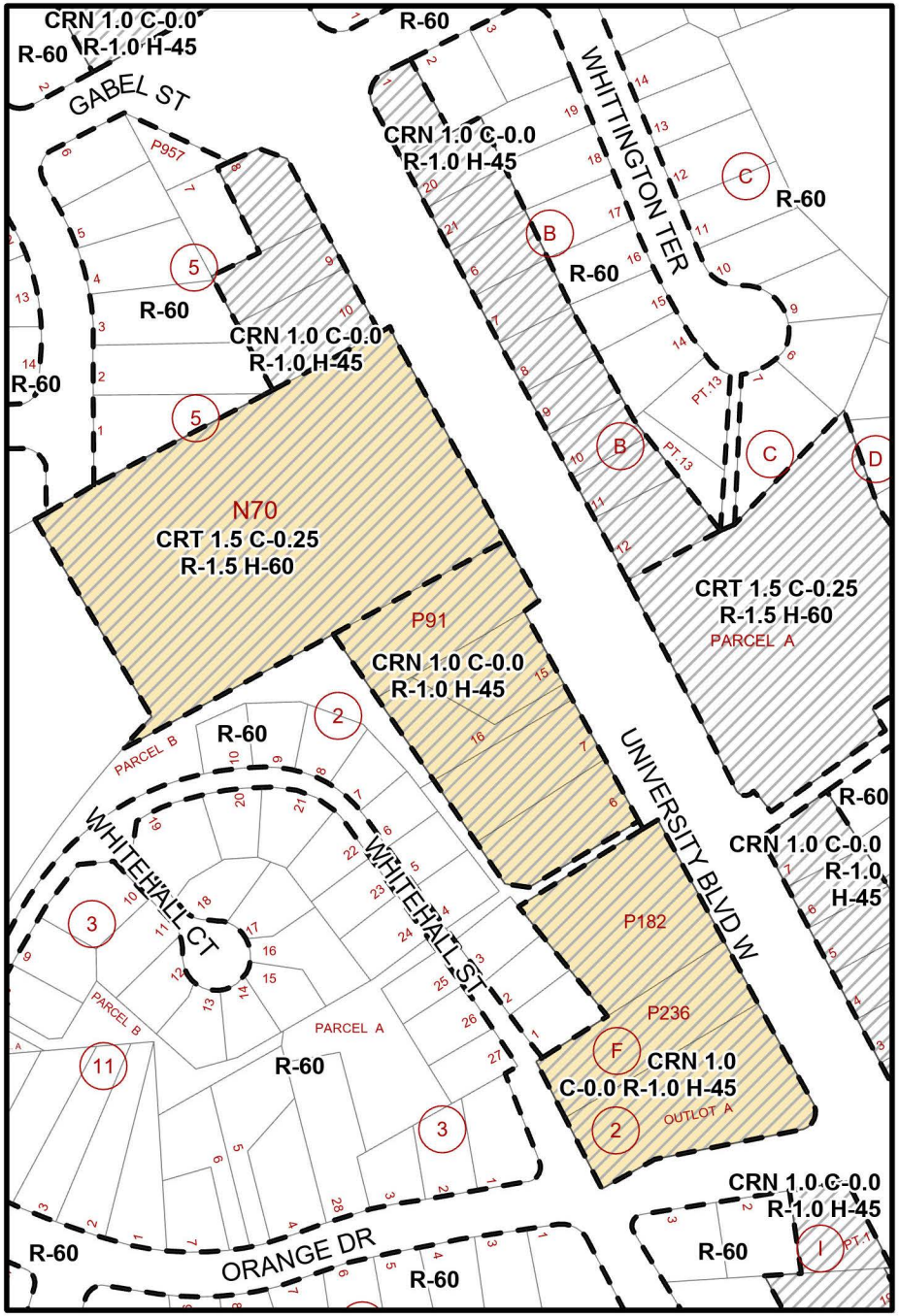
UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 20

Existing Zoning **Changes #29,30,31,64**



Proposed Zoning

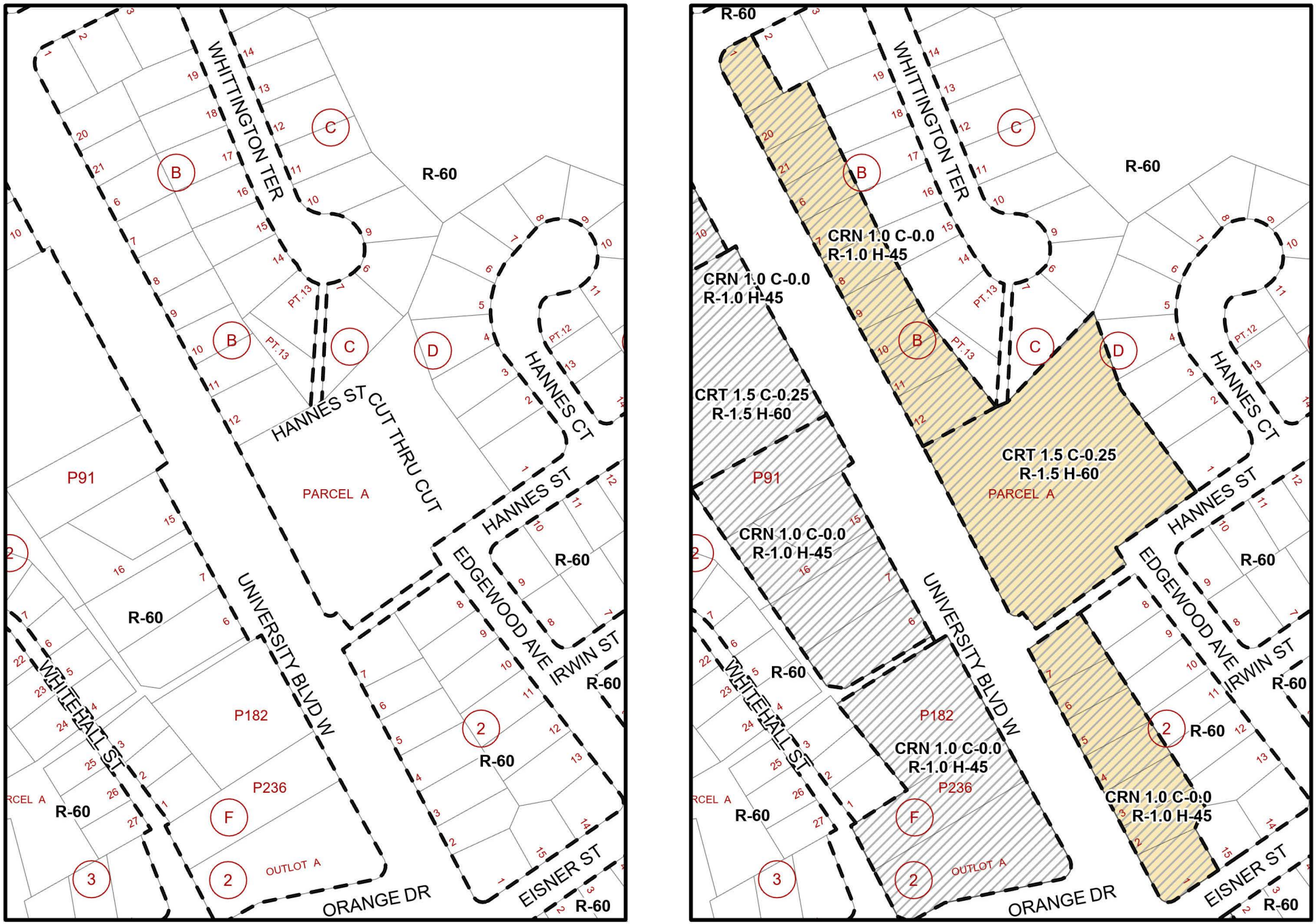


Map Grid: 214NW01 & 213NW01

UBC overlay zone Proposed Zones 1 inch equals 225 feet

Attachment 1 - Page 21

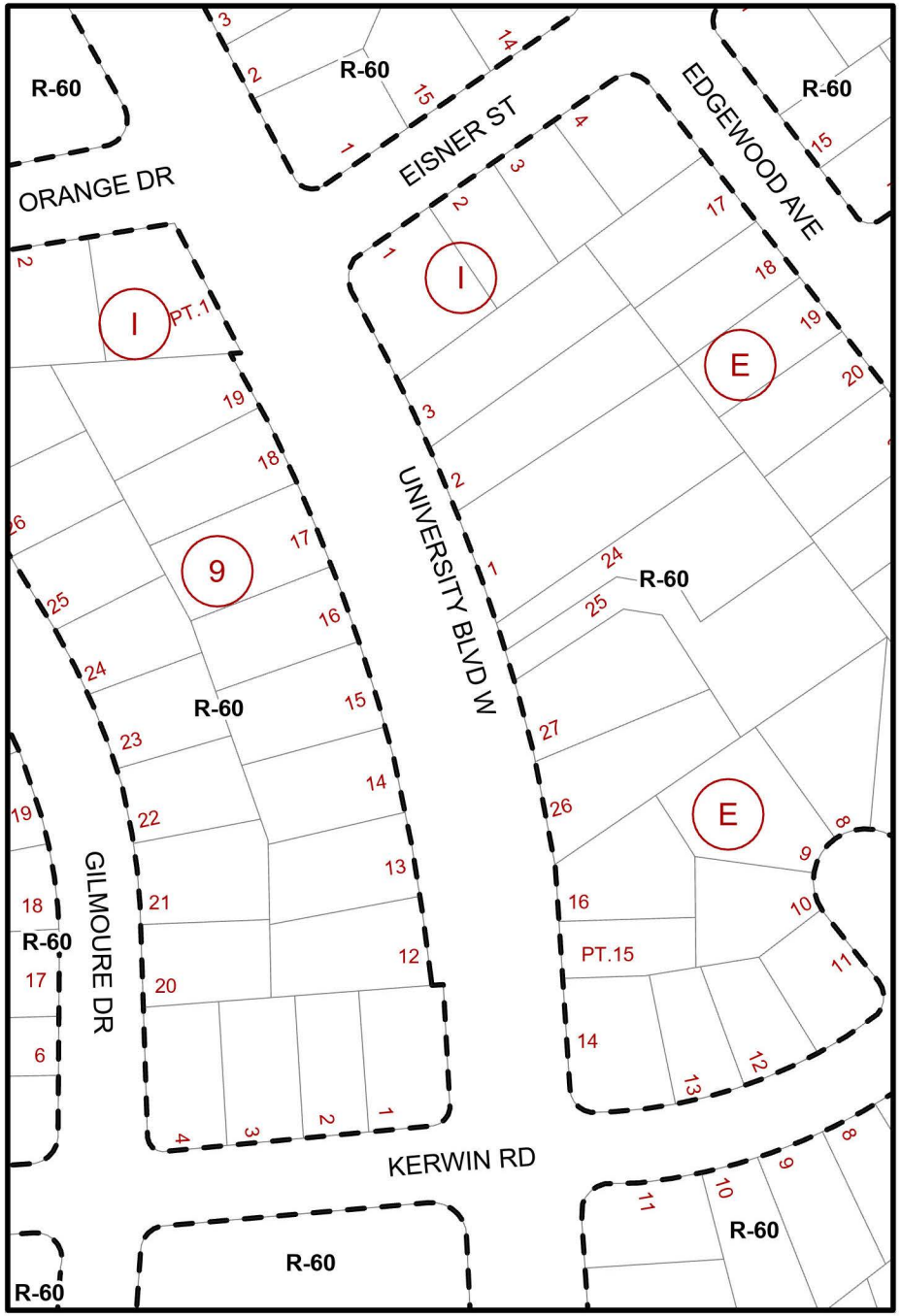
Existing Zoning **Changes #32,33,34,64** **Proposed Zoning**



Map Grid: 214NW01 & 213NW01

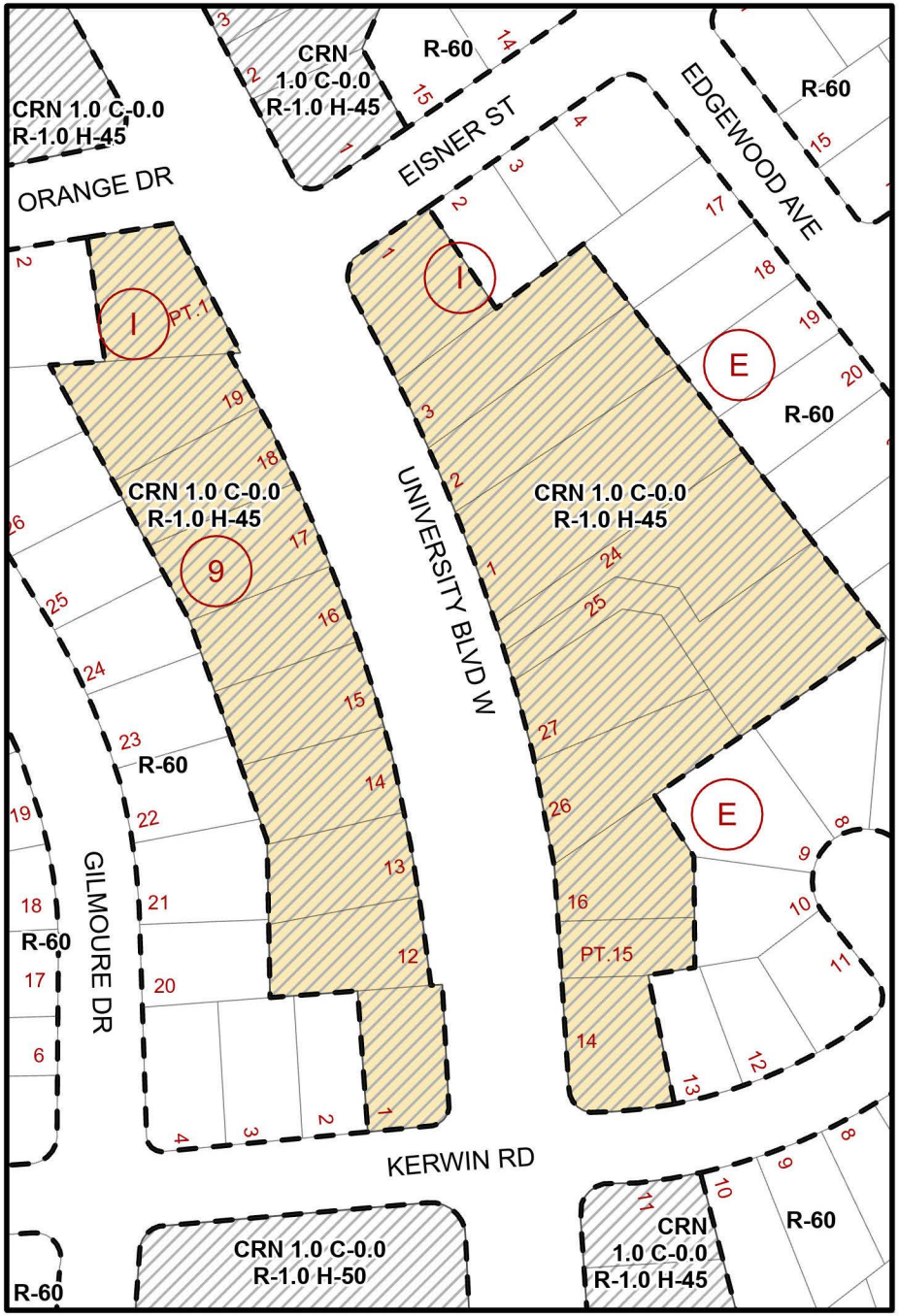
Attachment 1 - Page 22

Existing Zoning **Changes #35,36,64**



Map Grid: 213NW01

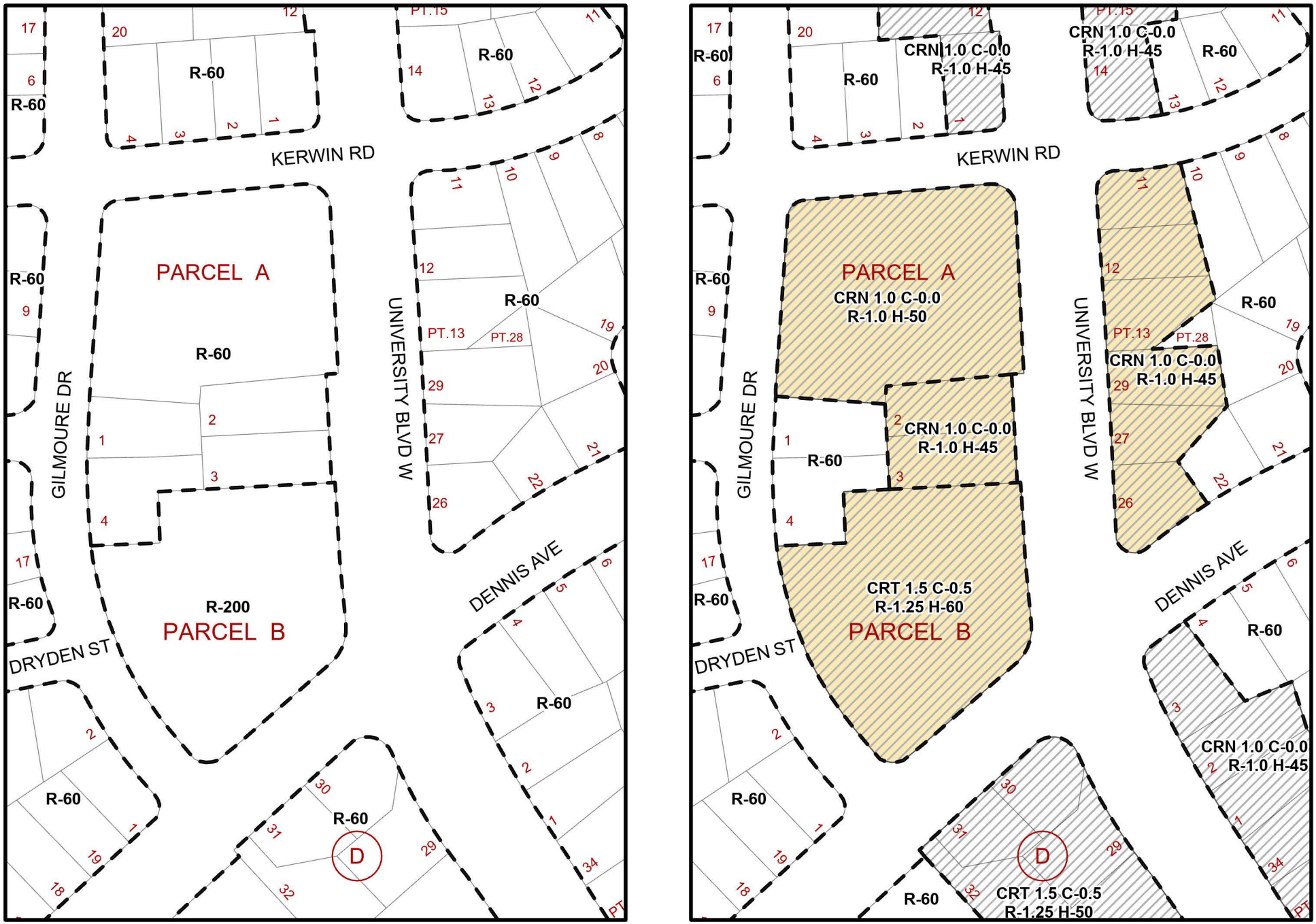
Proposed Zoning



UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 23

Existing Zoning **Changes #37,38,39,40,64** **Proposed Zoning**

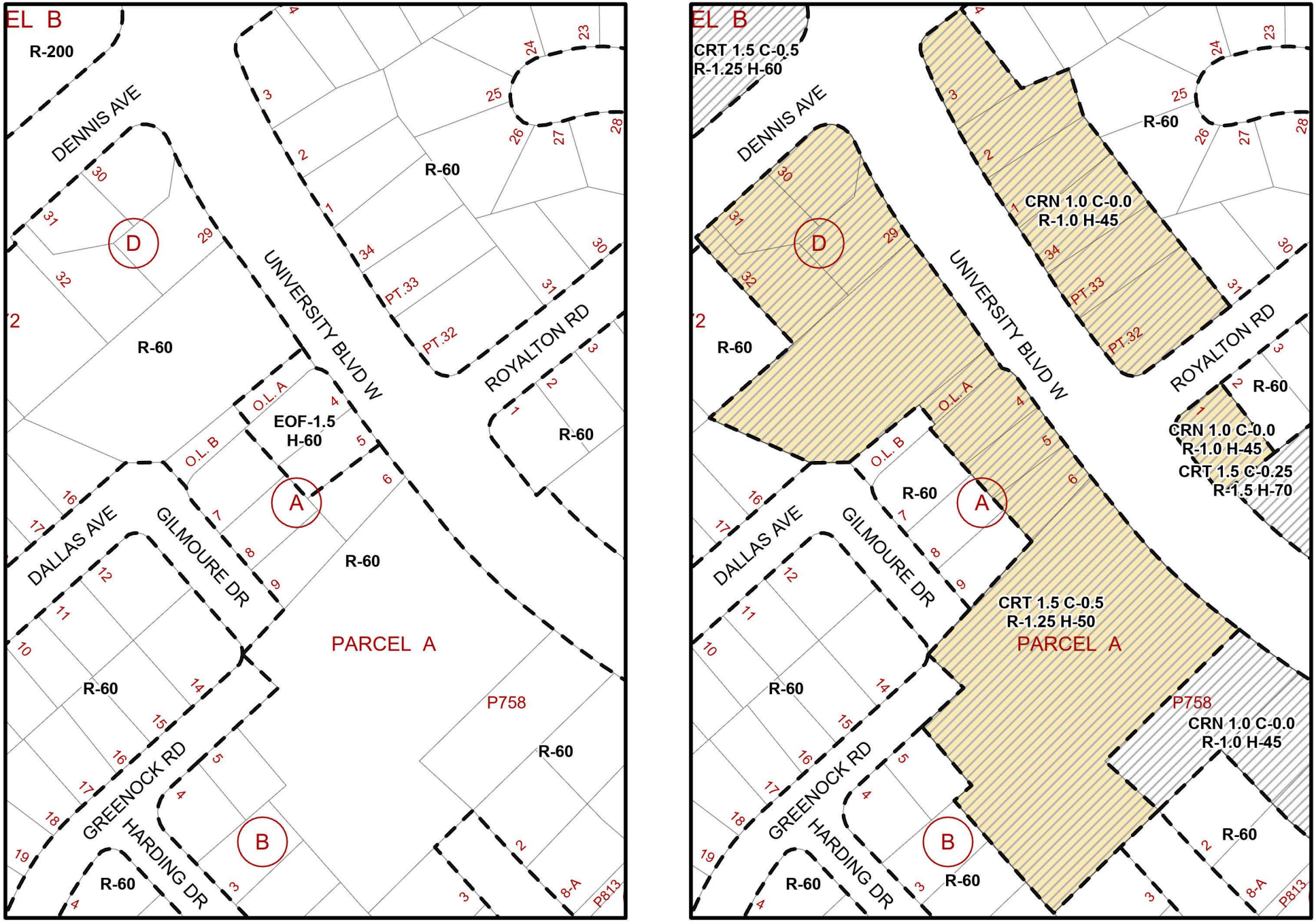


Map Grid: 213NW01

UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 24

Existing Zoning **Changes #41,42,43,64** **Proposed Zoning**

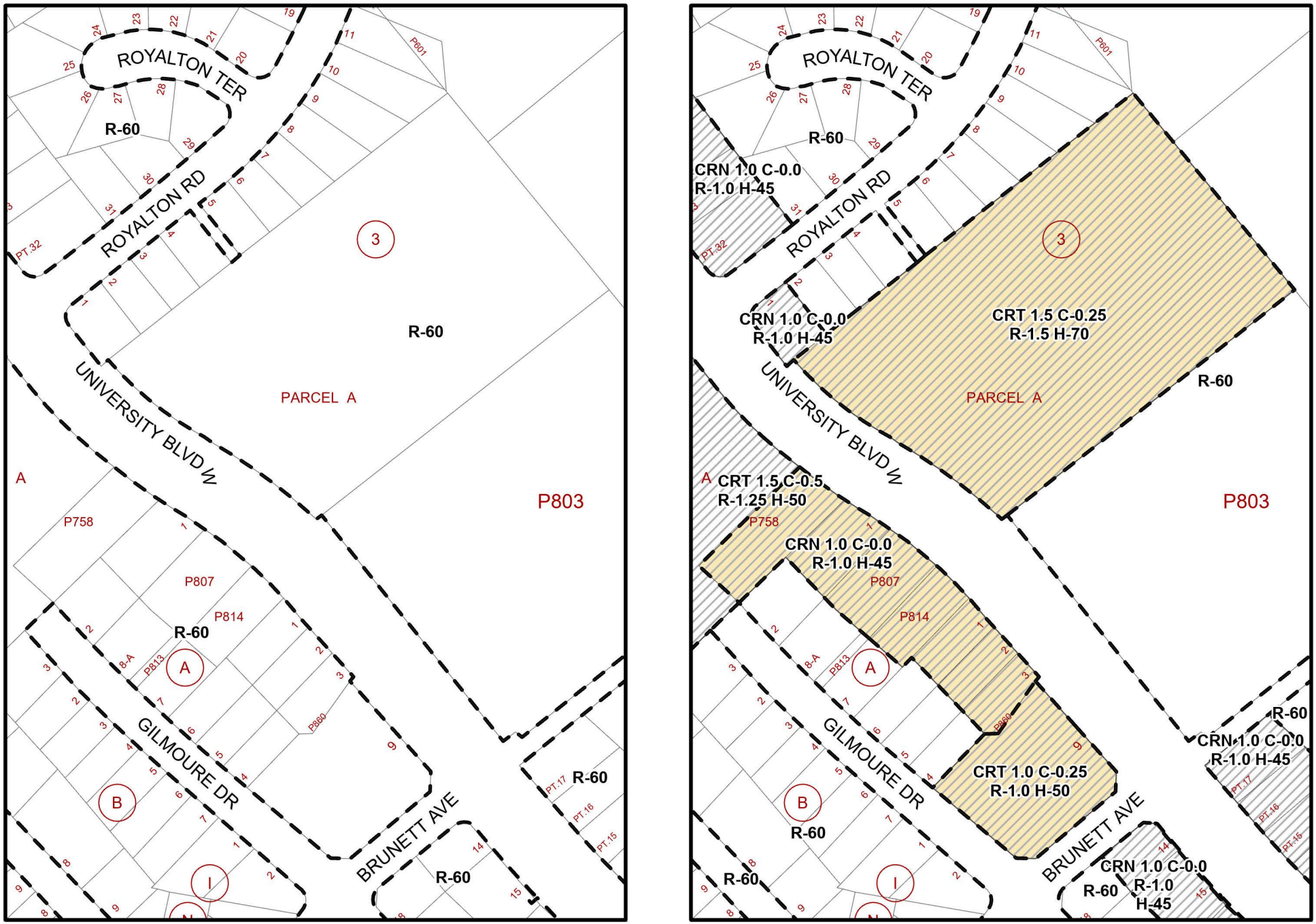


Map Grid: 213NW01

UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 25

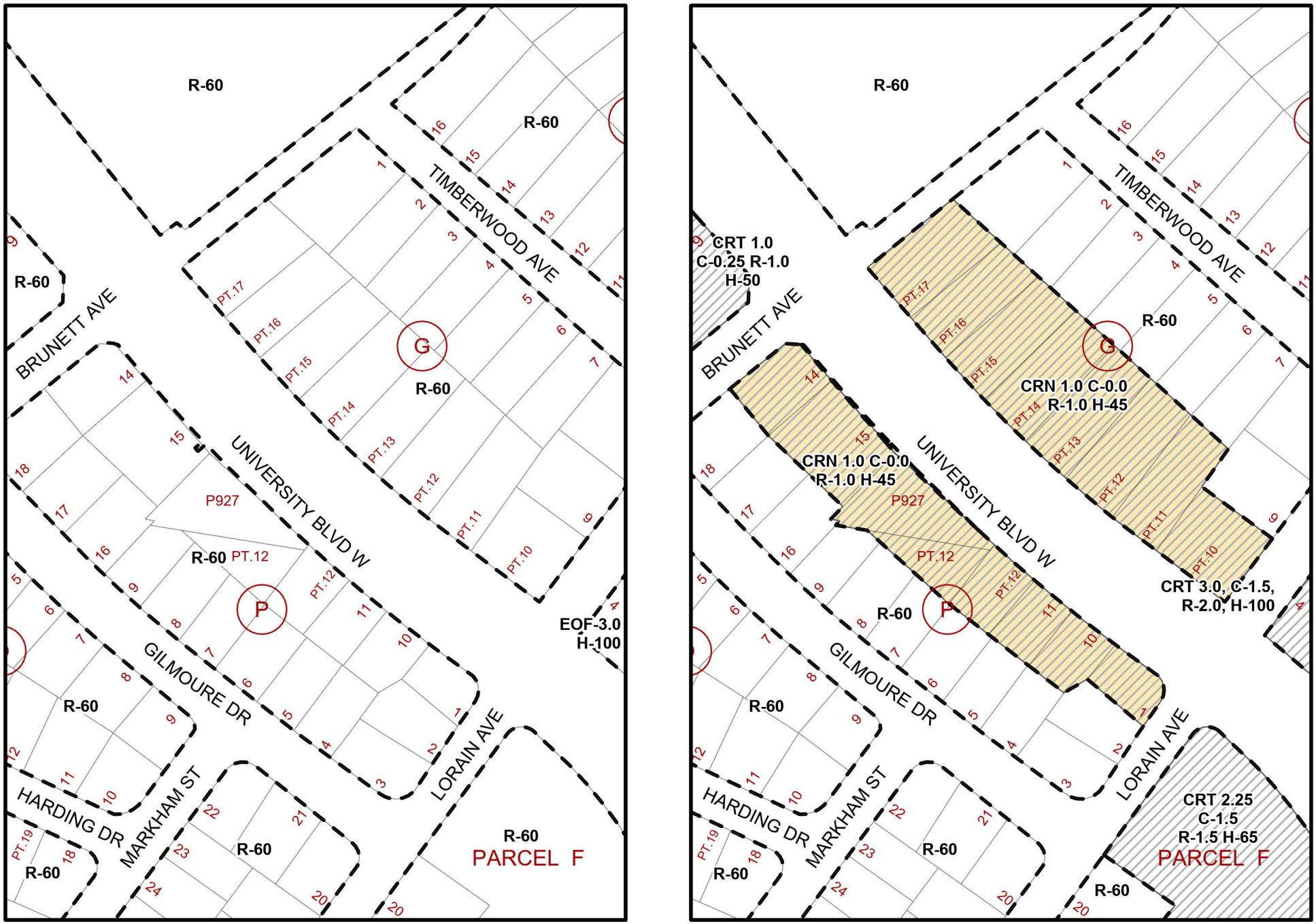
Existing Zoning **Changes #44,45,46,64** **Proposed Zoning**



Map Grid: 213NW01

Attachment 1 - Page 26

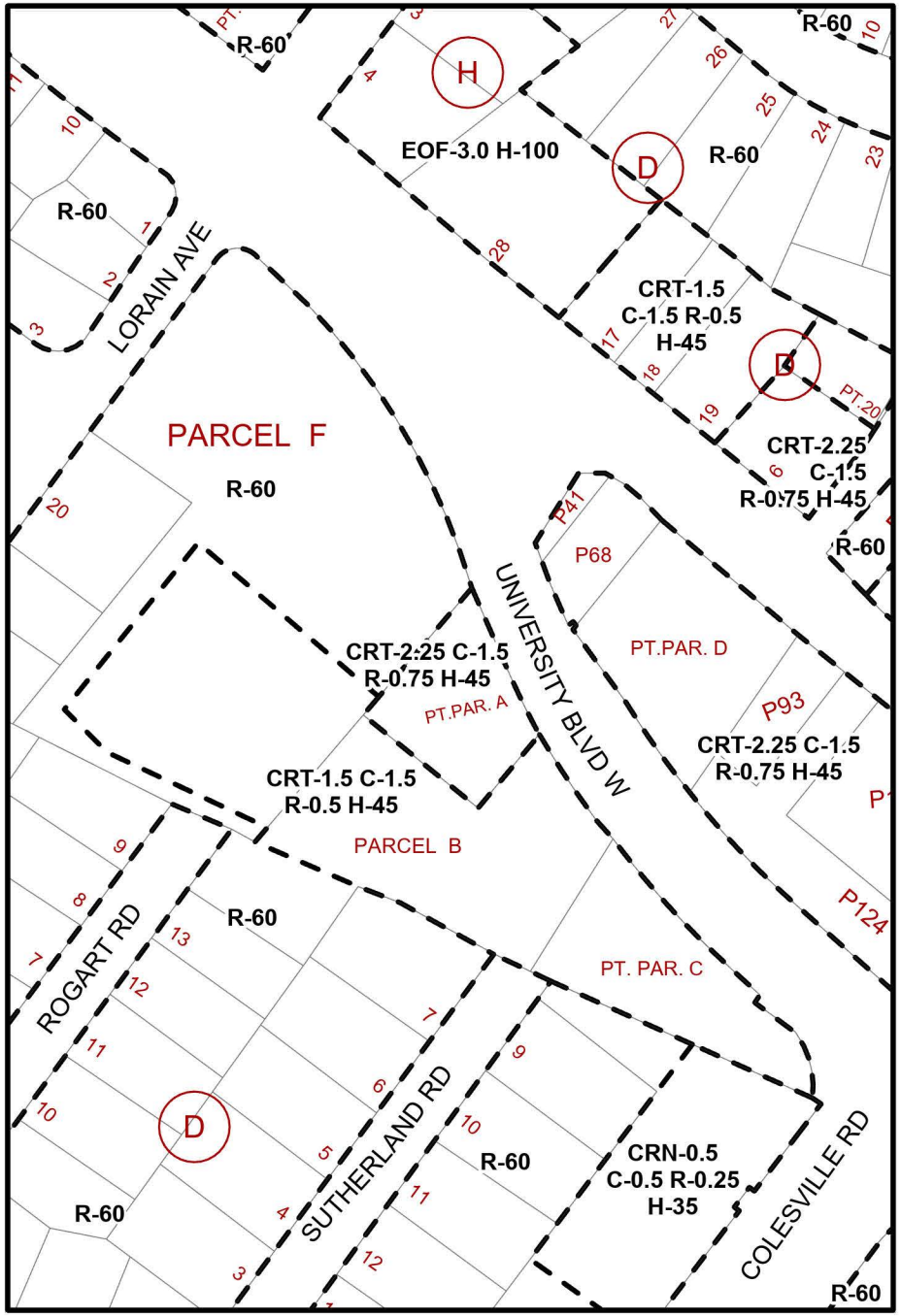
Existing Zoning **Changes #47,48,64** **Proposed Zoning**



Map Grid: 213NW01 & 212NW01

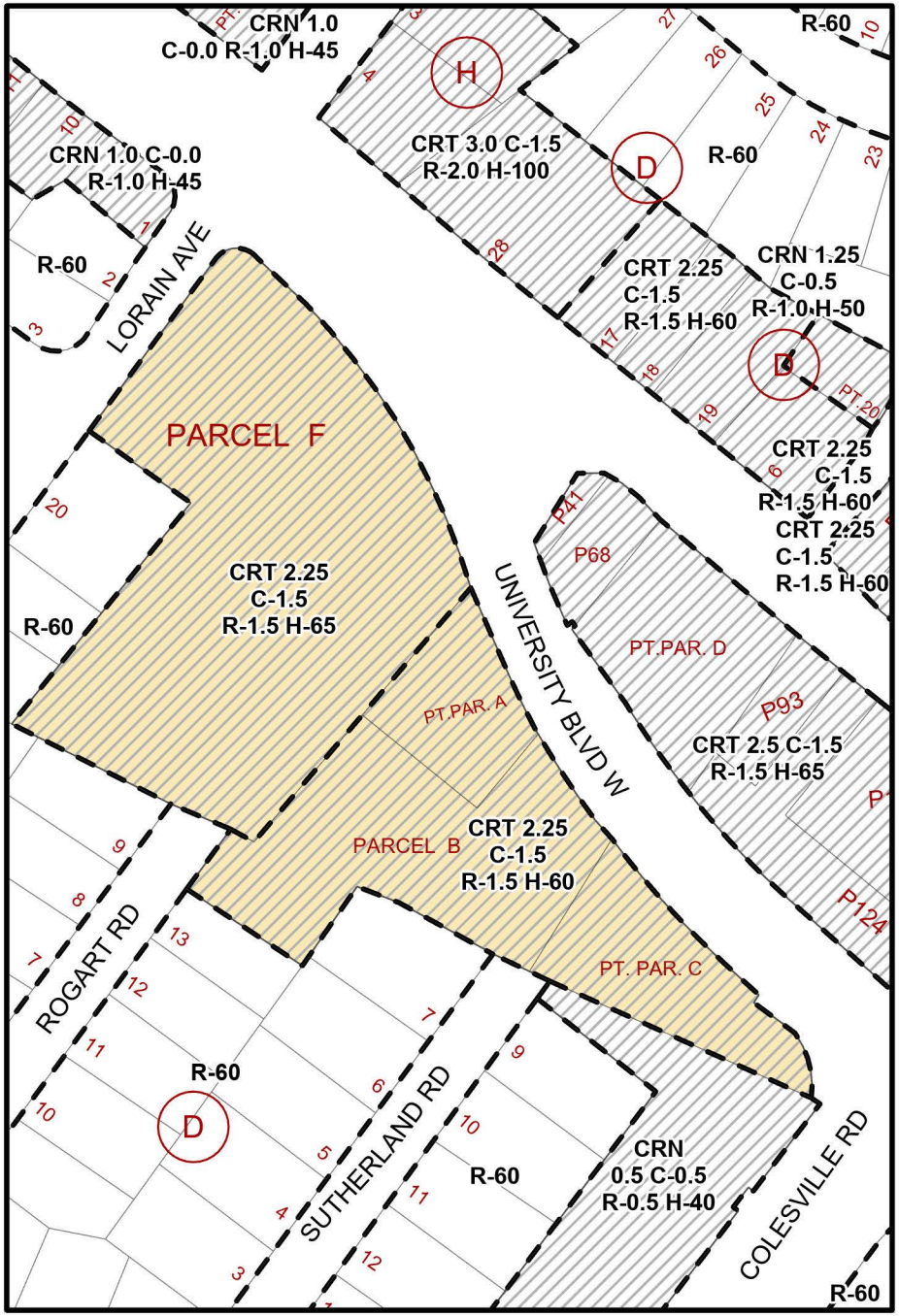
Attachment 1 - Page 27

Existing Zoning **Changes #49,50,64**



Map Grid: 213NW01 & 212NW01

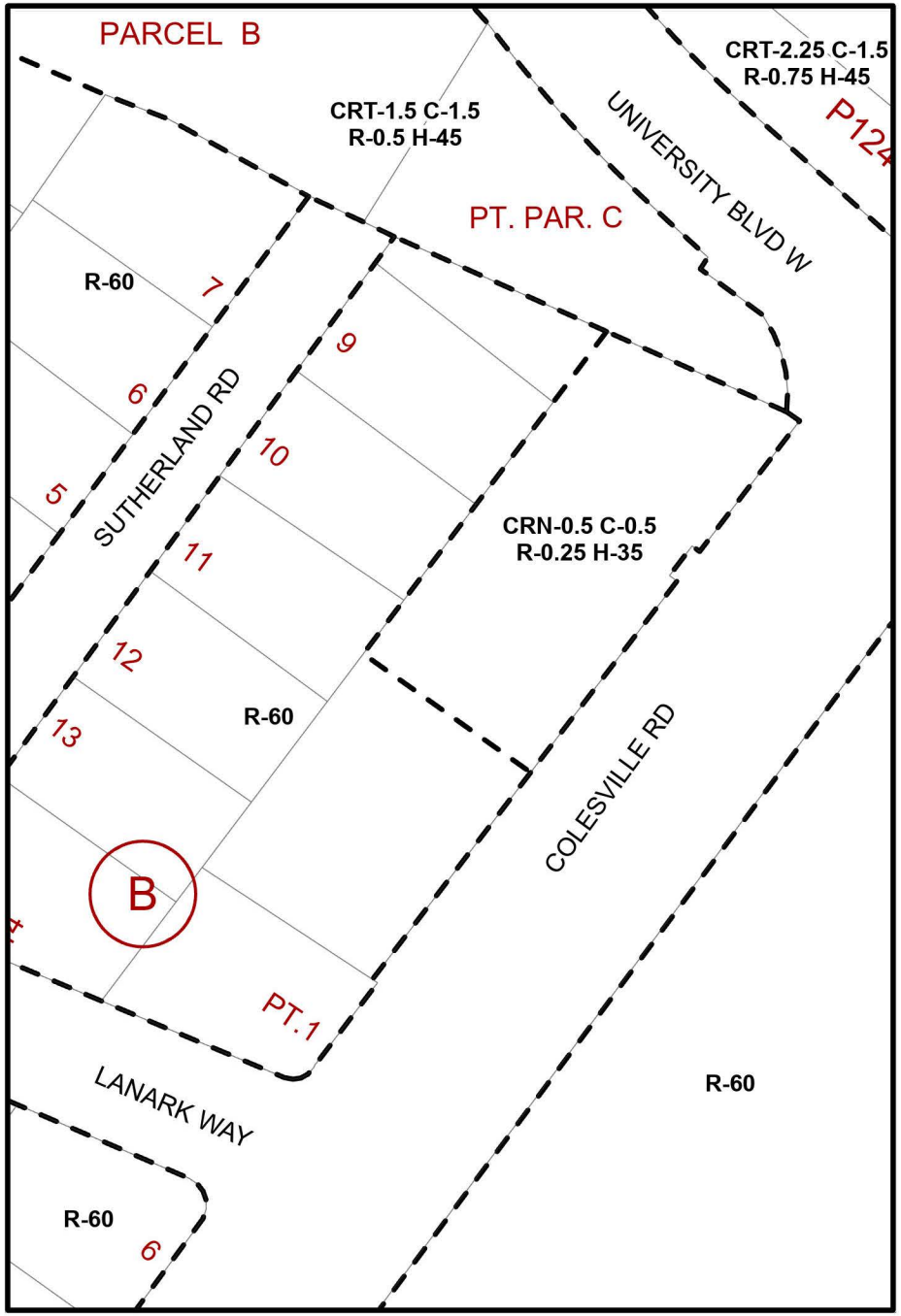
Proposed Zoning



UBC overlay zone Proposed Zones 1 inch equals 150 feet

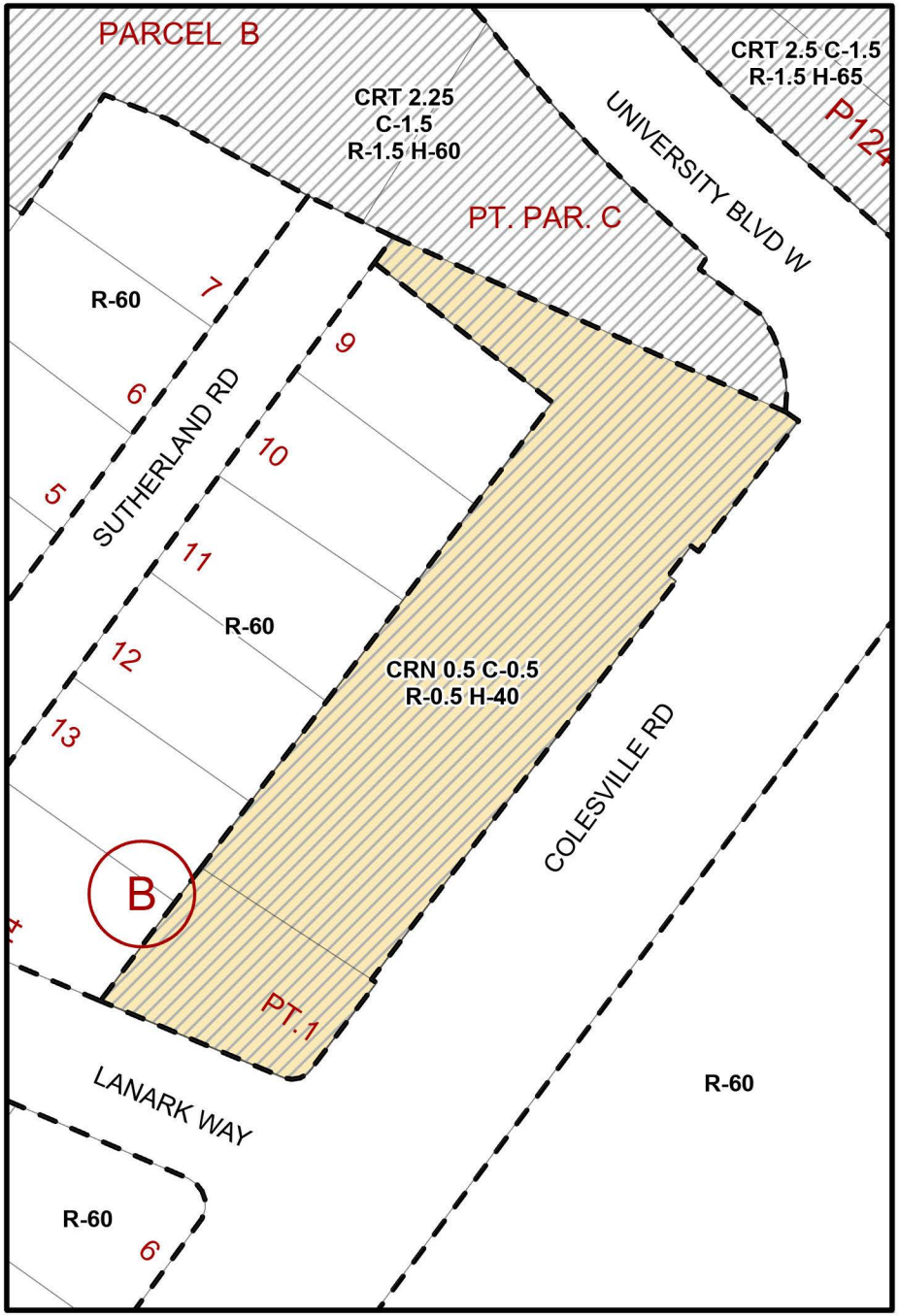
Attachment 1 - Page 28

Existing Zoning **Changes #51,64**



Map Grid: 212NW01

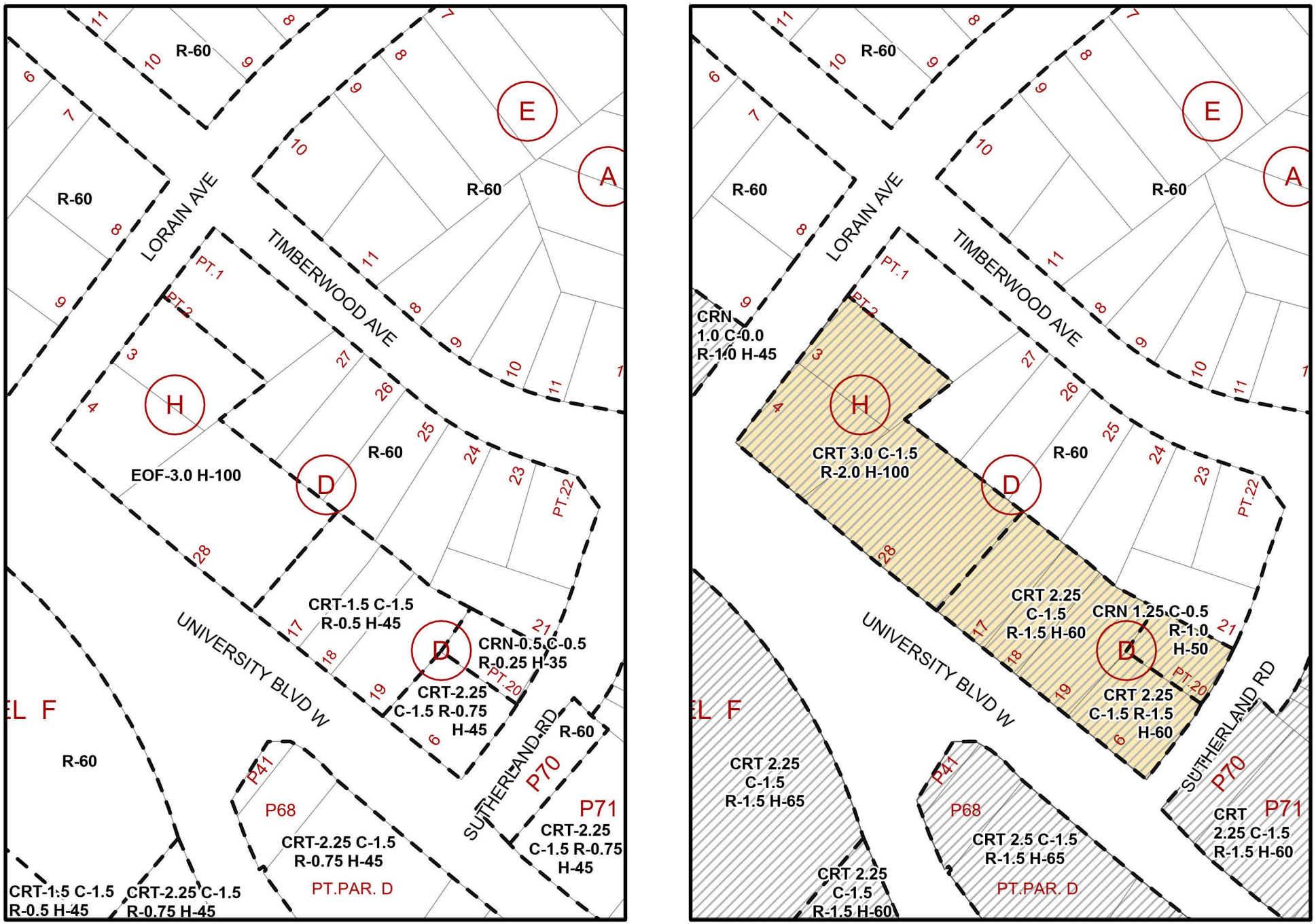
Proposed Zoning



UBC overlay zone Proposed Zones 1 inch equals 100 feet

Attachment 1 - Page 29

Existing Zoning **Changes #52,53,54,55,64** **Proposed Zoning**

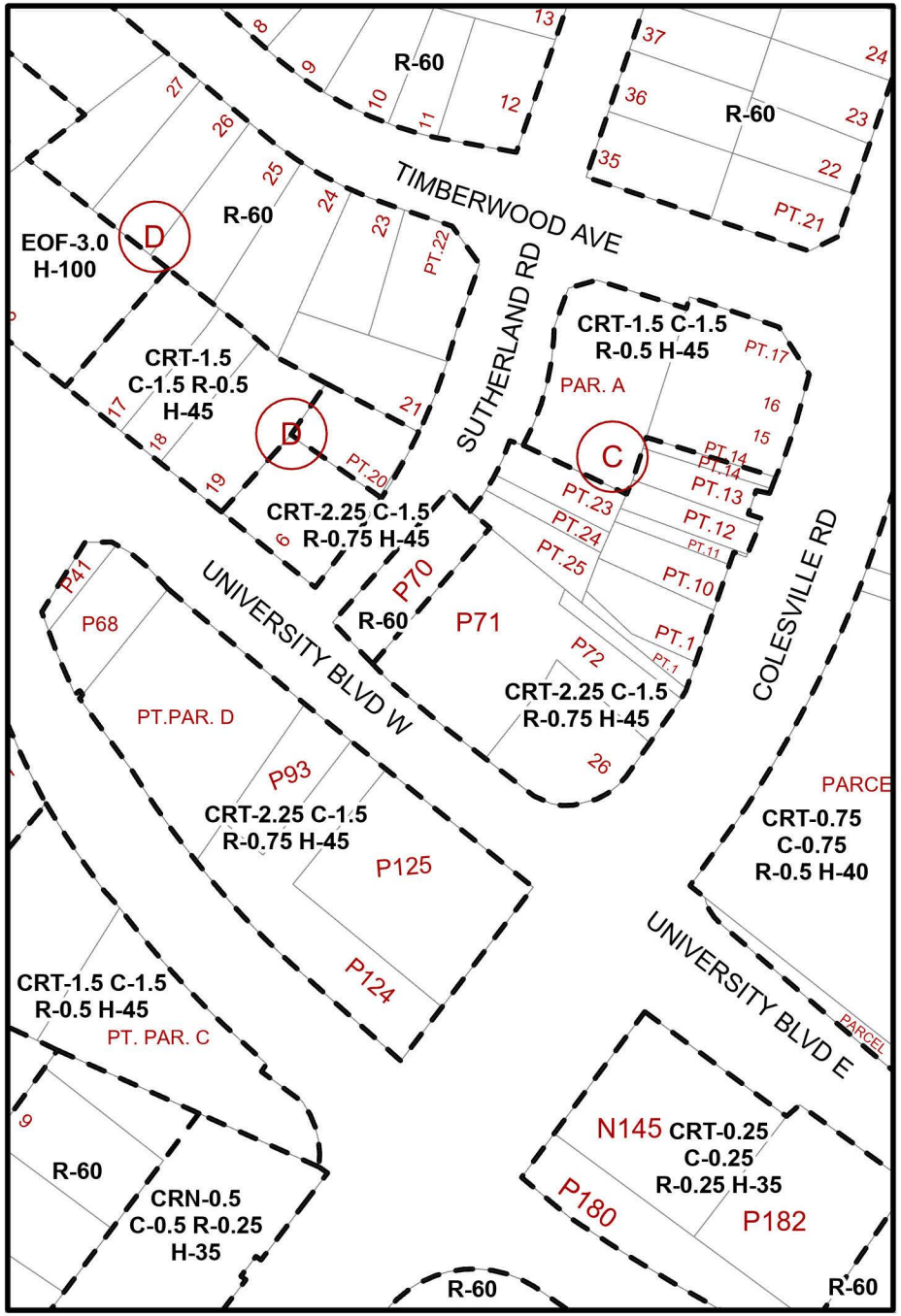


Map Grid: 213NW01 & 212NW01

UBC overlay zone Proposed Zones 1 inch equals 125 feet

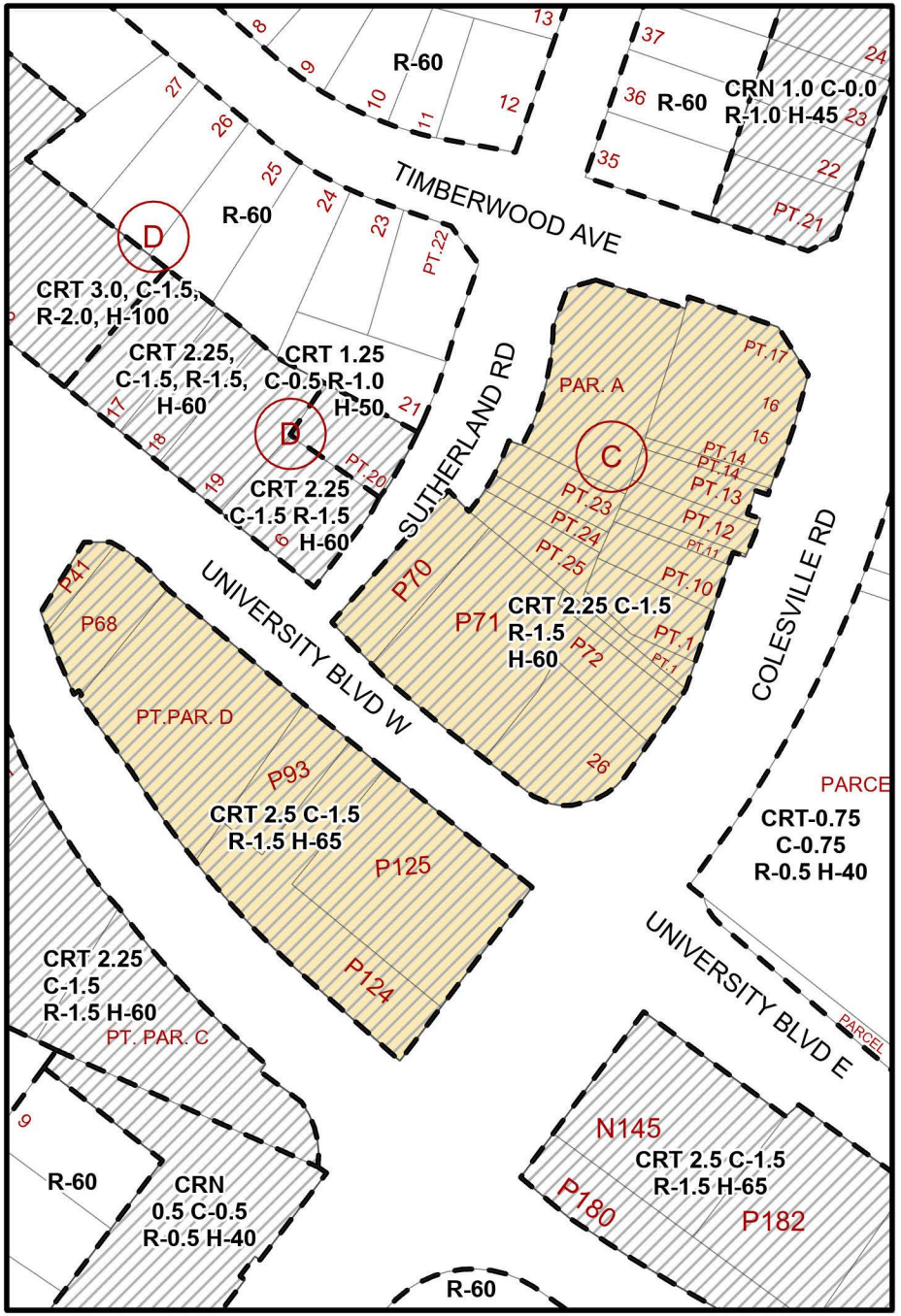
Attachment 1 - Page 30

Existing Zoning **Changes #56,57,64**



Map Grid: 213NW01 & 212NW01

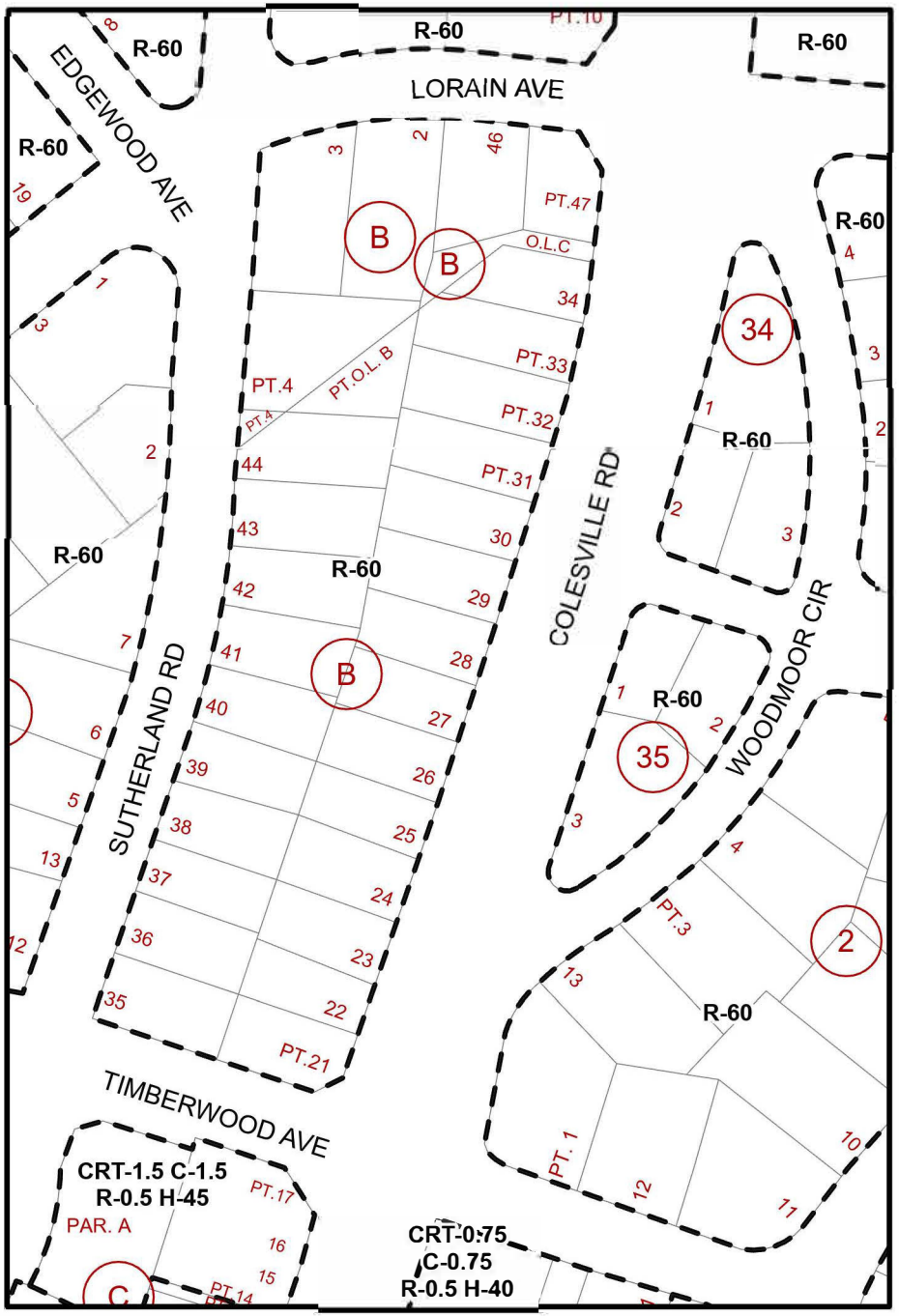
Proposed Zoning



UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 31

Existing Zoning **Changes #58,64** **Proposed Zoning**

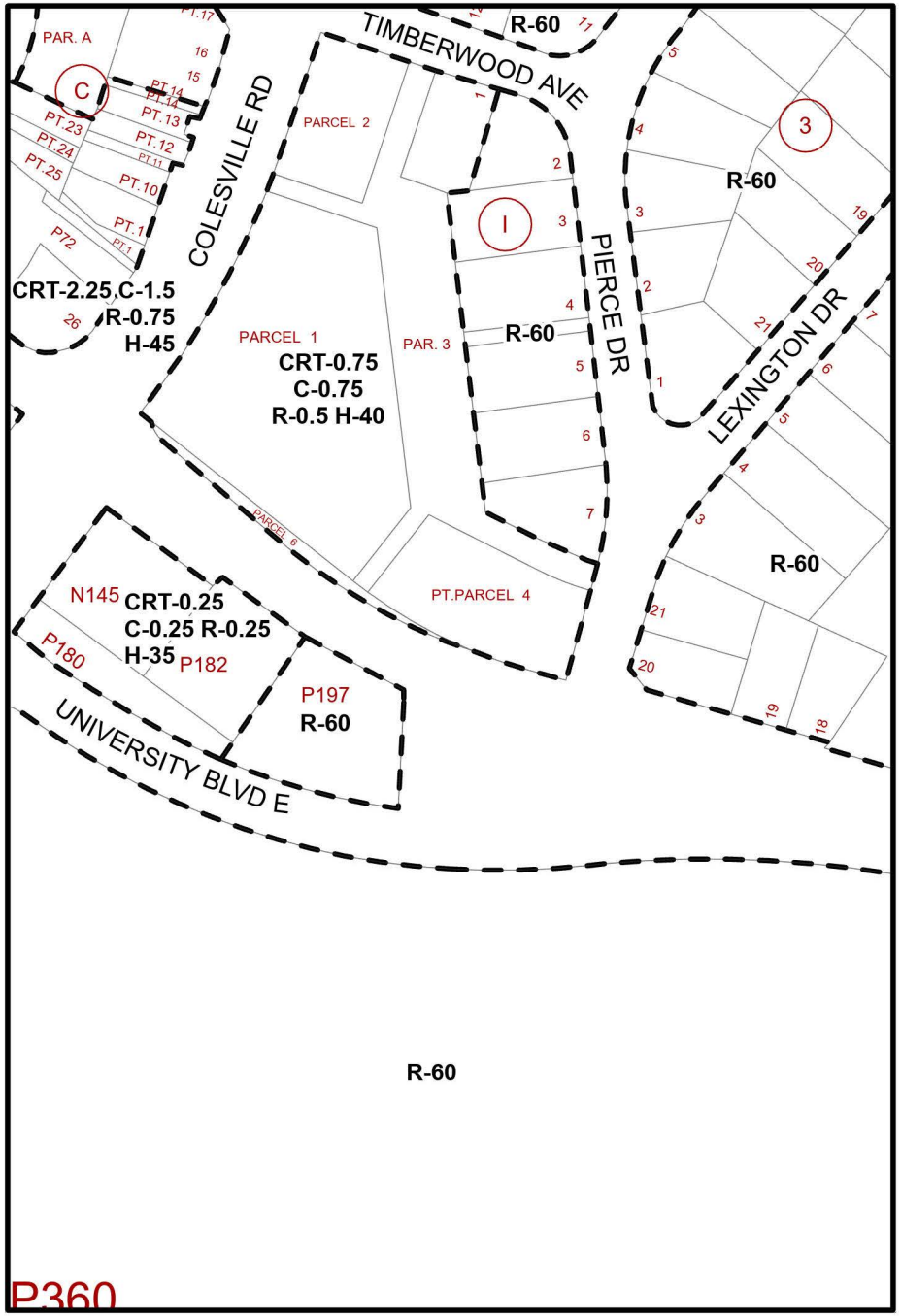


Map Grid: 212NW01

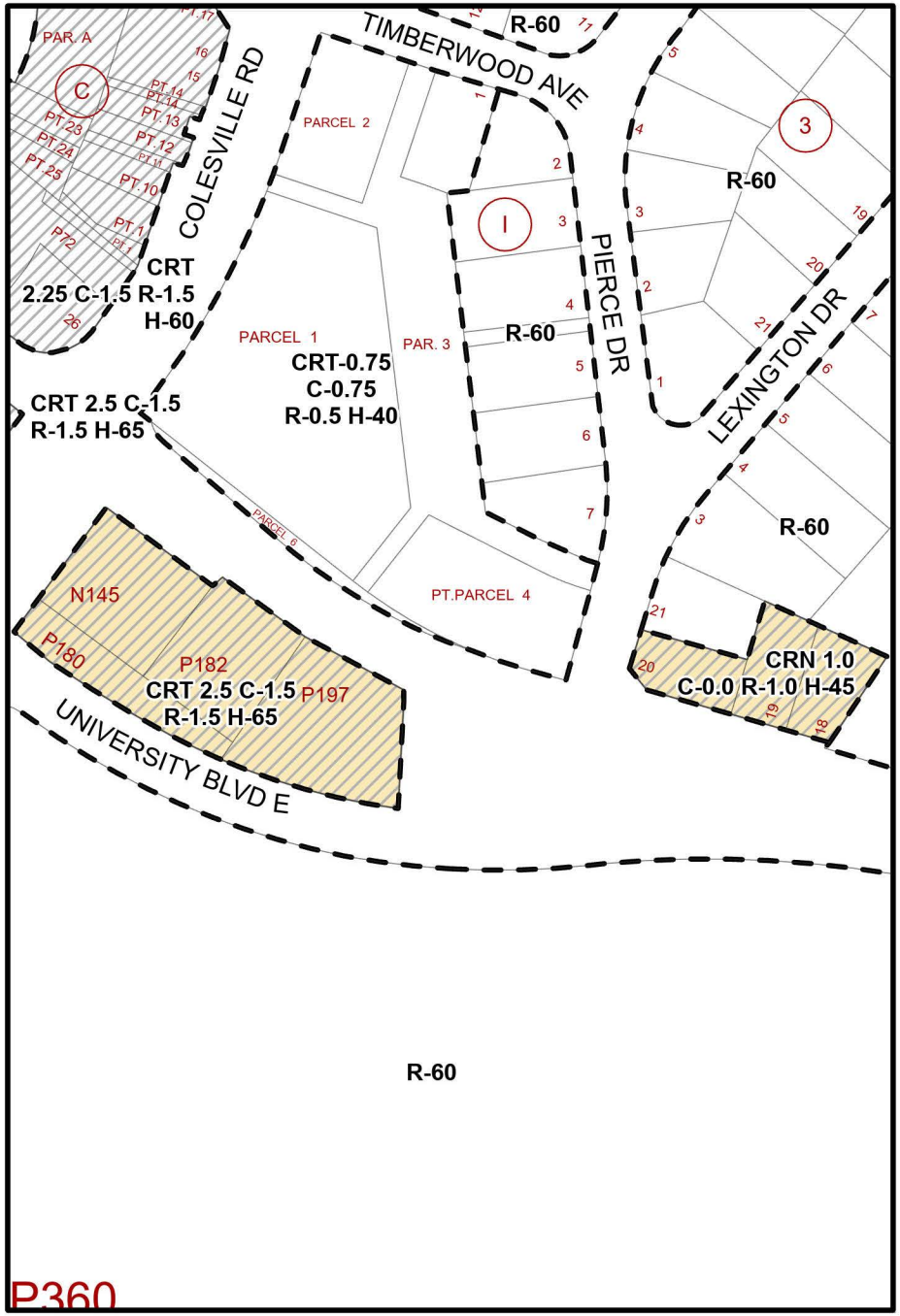
UBC overlay zone Proposed Zones 1 inch equals 150 feet

Attachment 1 - Page 32

Existing Zoning **Changes #59,60,64**



Proposed Zoning

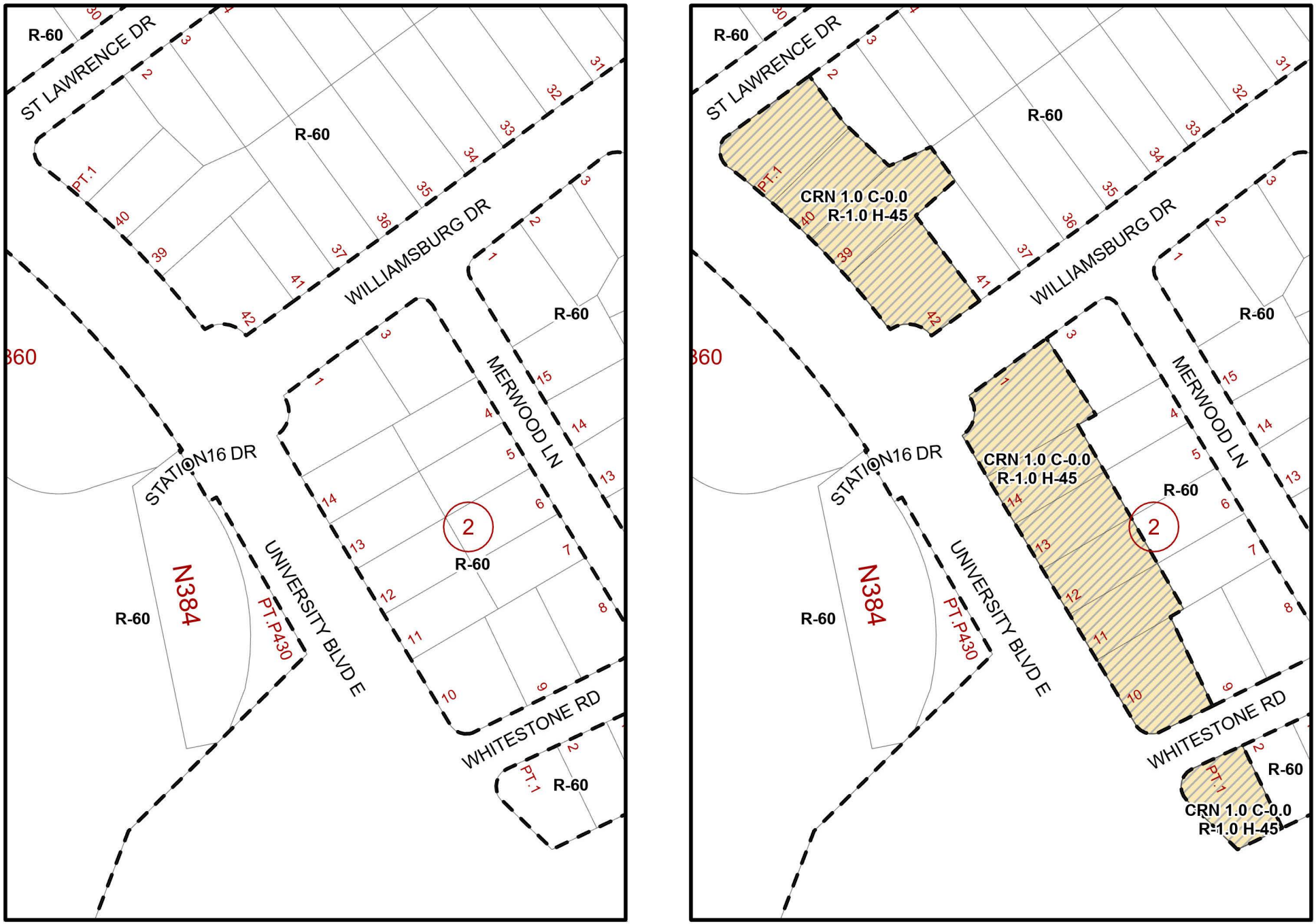


Map Grid: 212NW01

UBC overlay zone Proposed Zones 1 inch equals 200 feet

Attachment 1 - Page 33

Existing Zoning **Changes #61,62,63,64** **Proposed Zoning**



Map Grid: 212NE01

UBC overlay zone Proposed Zones 1 inch equals 150 feet