

Resolution No.:	<u>20-1201</u>
Introduced:	<u>July 28, 2026</u>
Adopted:	<u>July 28, 2026</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**

By: District Council

SUBJECT: Clarksburg Gateway Sector Plan, Sectional Map Amendment (H-162)

OPINION

Sectional Map Amendment (SMA) H-162 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 2026 Clarksburg Gateway Sector Plan. The SMA application covers a plan area of approximately 846 acres, of which approximately 604 acres are proposed for change in zoning classification, including 162 acres of overlay zoning changes. The remaining 242 acres are proposed to be reconfirmed in their existing zoning classification.

The District Council approved the 2026 Clarksburg Gateway Sector Plan on March 24, 2026. The Master Plan sets forth the specific land use and zoning recommendations for the Clarksburg Gateway Sector 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 January 21, 2026, 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 2026 Clarksburg Gateway Sector Plan on February 26, 2026.

Sectional Map Amendment (SMA) H-162 was filed on May 6, 2026, by the Montgomery County Planning Board to implement the specific zoning recommendations of the 2026 Clarksburg Gateway Sector Plan. The Council held a public hearing on the SMA for the Plan on July 21, 2026. There were no speakers for the public hearing.

The Council considered the Sectional Map Amendment at a worksession held on July 28, 2026. The Council finds Sectional Map Amendment Application H-162 to be consistent with the Approved and Adopted 2026 Clarksburg Gateway Sector Plan and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-162 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the 2026 Clarksburg Gateway Sector Plan dated January 21, 2026, and all record materials compiled in connection with the public hearing held by the Council on July 21, 2026, on Sectional Map Amendment H-162.

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-162, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Clarksburg Gateway Sector Plan consisting of approximately 846 acres, of which approximately 604 acres are proposed for change in zoning classification including 162 acres of overlay zoning changes. The remaining 242 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 2026 Clarksburg Gateway Sector Plan.

Table 1: Parcels to be Rezoned¹

Change #	Existing Zone	Proposed Zone	Acres
1	R-200, CRT-0.5 C-0.5 R-0.5 H-45	CRT-0.5 C-0.5 R-0.5 H-45	1.62
2	R-200	CRT-0.75 C-0.25 R-0.75 H-65	2.06
3	R-200	TLD	3.98
4	R-200	CRT-0.75 C-0.25 R-0.75 H-65	2.70
5	R-200	CRT-0.75 C-0.25 R-0.75 H-65	3.59
6	PD-4, R-200	TLD	25.50
7	PD-4	TLD	2.54
8	PD-4	TLD	0.37
9	R-200	CRT-0.75 C-0.25 R-0.75 H-65	33.78
10	R-200	CRT-0.75 C-0.25 R-0.75 H-65	4.60
11	R-200	CRT-1.0 C-0.25 R-1.0 H-65	1.47
12	PD-11	CRT-1.0 C-0.25 R-1.0 H-65	3.75
13	PD-11	CRT-0.75 C-0.25 R-0.75 H-65	8.57
14	R-200, PD-11	CRT-0.75 C-0.25 R-0.75 H-65	35.17
15	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100	35.74
16	EOF-0.75 H-100 T	CR-1.0 C-1.0 R-1.0 H-100	255.10
17	R-200, PD-11	CRT-0.75 C-0.25 R-0.75 H-65	42.65
18	EOF-0.75 H-100 T	EOF-0.75 H-100	15.37
19	EOF-0.75 H-100 T	R-200	1.49
20	R-200	TLD	19.67
21	R-200	TLD	5.06
22	R-200	TLD	6.16
23	IL-1.0 H-50	CRT-1.0 C-0.25 R-1.0 H-100	16.47
24	IL-1.0 H-50, EOF-0.75 H-100 T	CRT-1.0 C-0.25 R-1.0 H-100	62.11
25	CRT-0.5 C-0.25 R-0.25 H-130 T	CR-0.5 C-0.25 R-0.25 H-65	14.16
		Total Changed Acres	603.68
Overlay Zone Changes			
1	TDR-7.0	Removed	0.27
2	TDR-7.0	Removed	1.52
3	TDR-7.0	Removed	44.54
4	TDR-4.0	Removed	115.99
		Total Changed Acres	162.32

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.

This is a correct copy of Council action.

A handwritten signature in black ink, appearing to read 'Sara', written over a horizontal line.

Sara R. Tenenbaum,
Clerk of the Council

Application to File

APPLICATION NUMBER: H-162DATE FILED: May 6, 2026HEARING DATE: July 21, 2026

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-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes an 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 2026 *Clarksburg Gateway Sector Plan*. The County Council, sitting as the District Council, approved the *Clarksburg Gateway Sector Plan* on March 24, 2026, (Council Resolution No. 20-1069) and the Maryland-National Capital Park and Planning Commission adopted the *Clarksburg Gateway Sector Plan* on April 15, 2026 (MCPB Resolution Number 26-28; M-NCPPC Resolution Number 26-02). The *Clarksburg Gateway Sector Plan* area is in Planning Area 13 and Montgomery County Election District 2.

The proposed classifications are combined in one volume keyed to the Zoning Atlas. The *Clarksburg Gateway Sector Plan* being implemented by this Sectional Map Amendment is a comprehensive amendment to portions of the following functional and master plans: the 1994 *Clarksburg Master Plan & Hyattstown Special Study Area*; 2014 *Ten Mile Creek Area Limited Amendment*; 1979 *Master Plan for Historic Preservation*; 2025 *Master Plan of Highways and Transitways*; 2018 *Bicycle Master Plan*; 2022 *Corridor Forward: The I-270 Transit Plan*; and 2023 *Pedestrian Master Plan*.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the *Clarksburg Gateway Sector Plan* Sectional Map Amendment is approximately 846* acres, of which approximately 604 acres of property are proposed for a change in zoning classification. The remaining 242 acres or property are proposed to be reconfirmed in the existing zoning classifications.



Artie Harris, Chair
Montgomery County Planning Board

*The filed application include acreage associated with rights-of-way, the total acreage associated with the SMA is 846.

Attachment 1 - Page 1**SECTIONAL MAP AMENDMENT H-162**

for the

CLARKSBURG GATEWAY SECTOR PLAN

CERTIFICATION

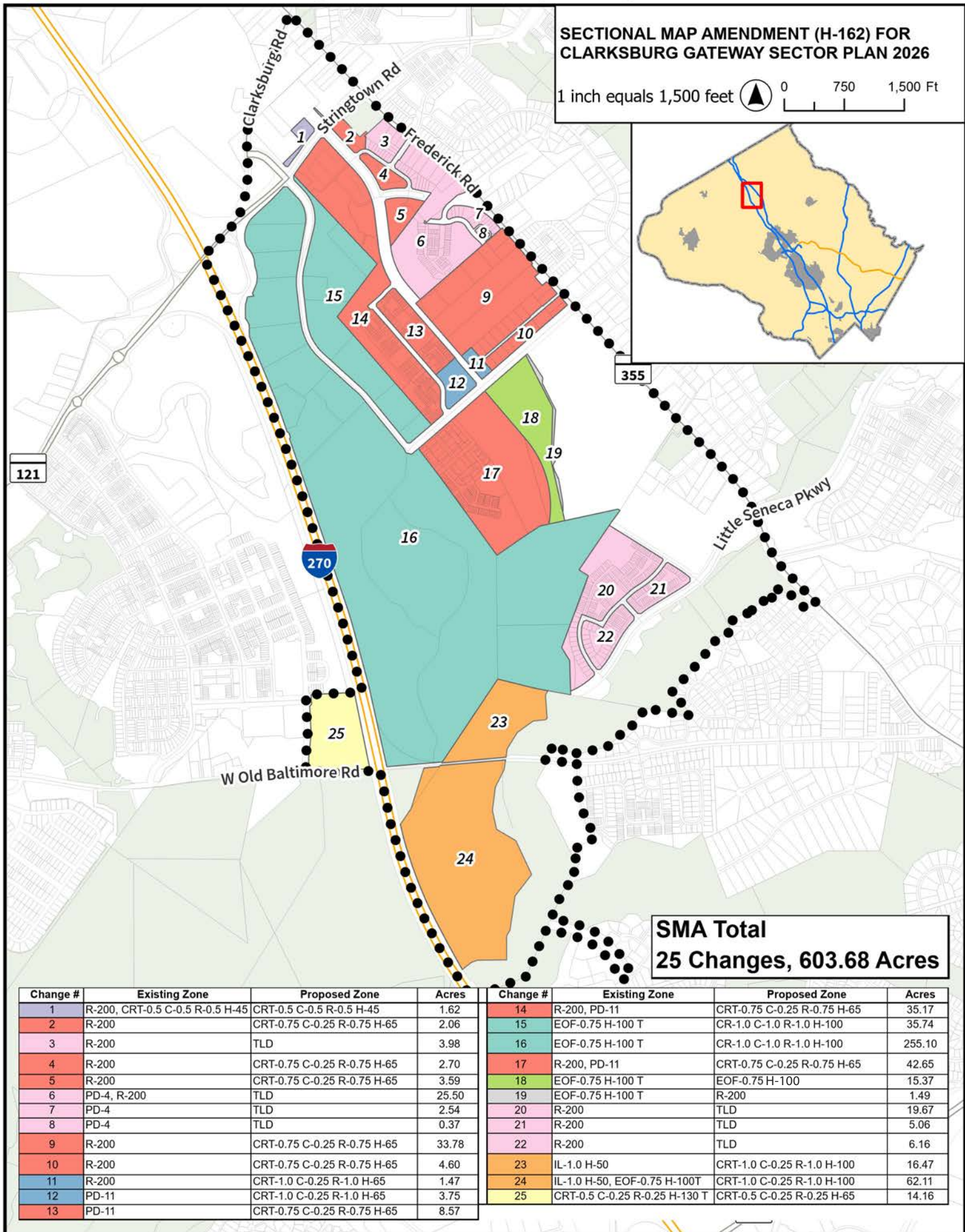
This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, 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.

4/1/2026

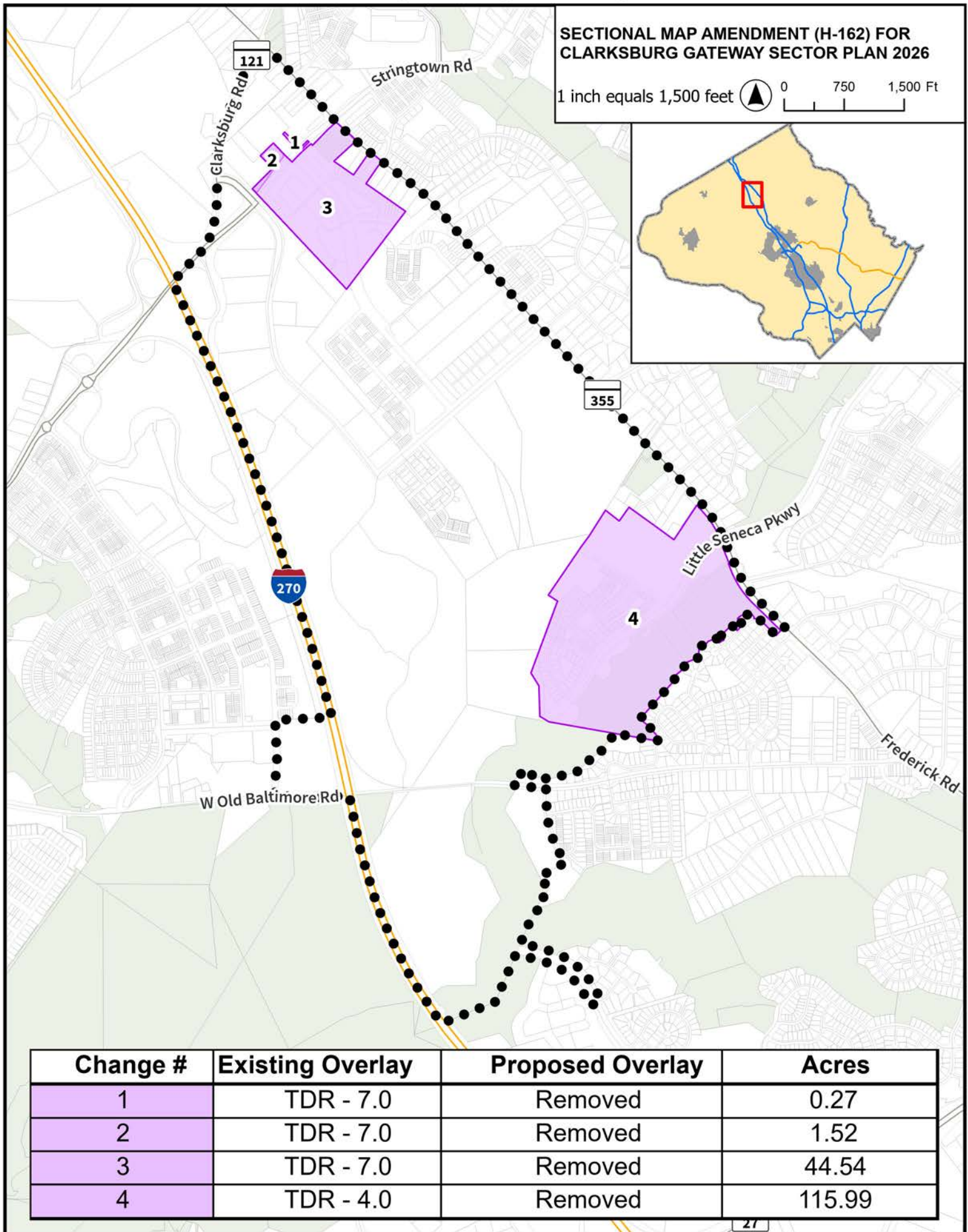
Date

Patrick Butler
Division Chief
Upcounty Planning Division

Attachment 1 - Change Overview Map - Page 2



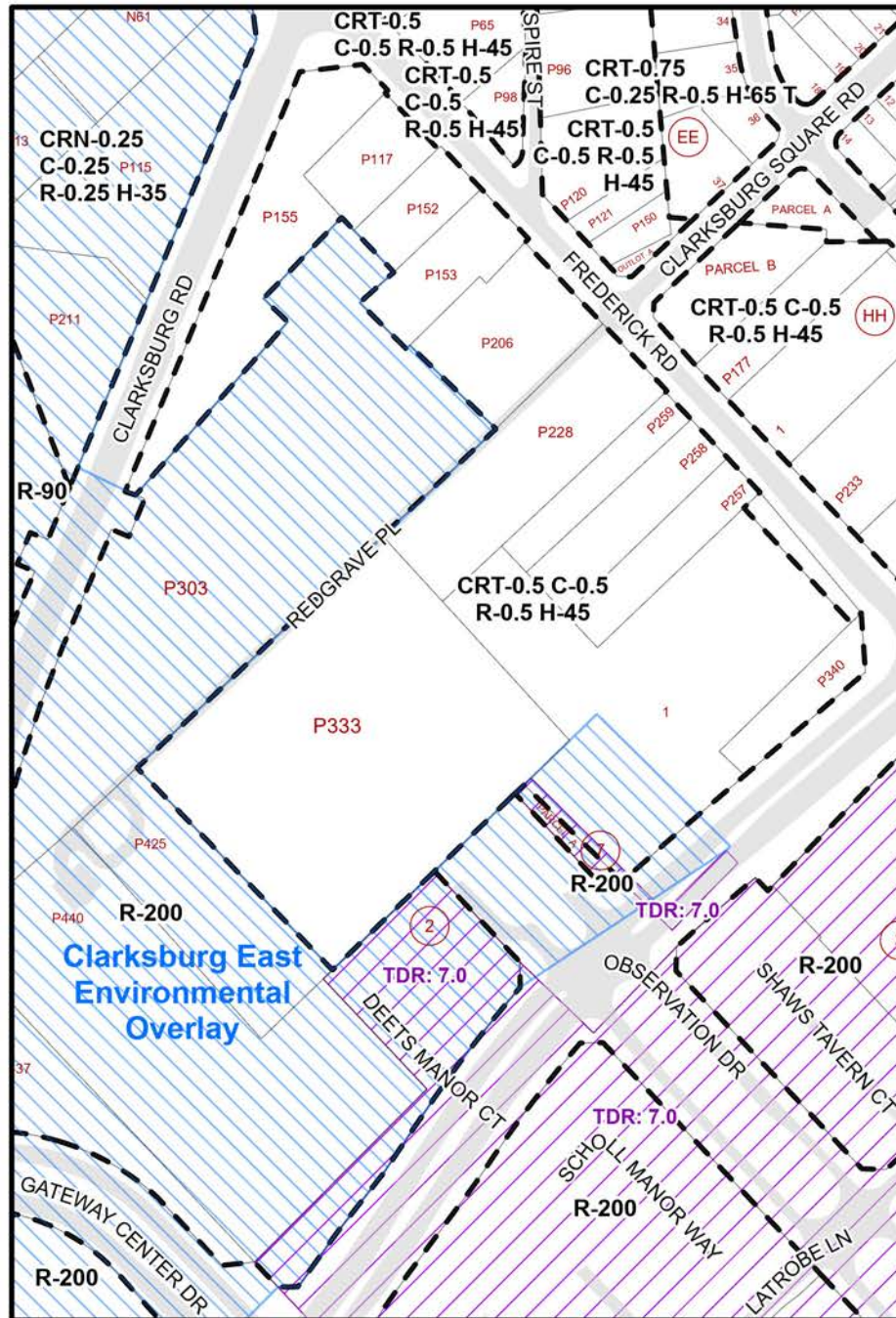
Attachment 1 - TDR Overlay Changes - Page 3



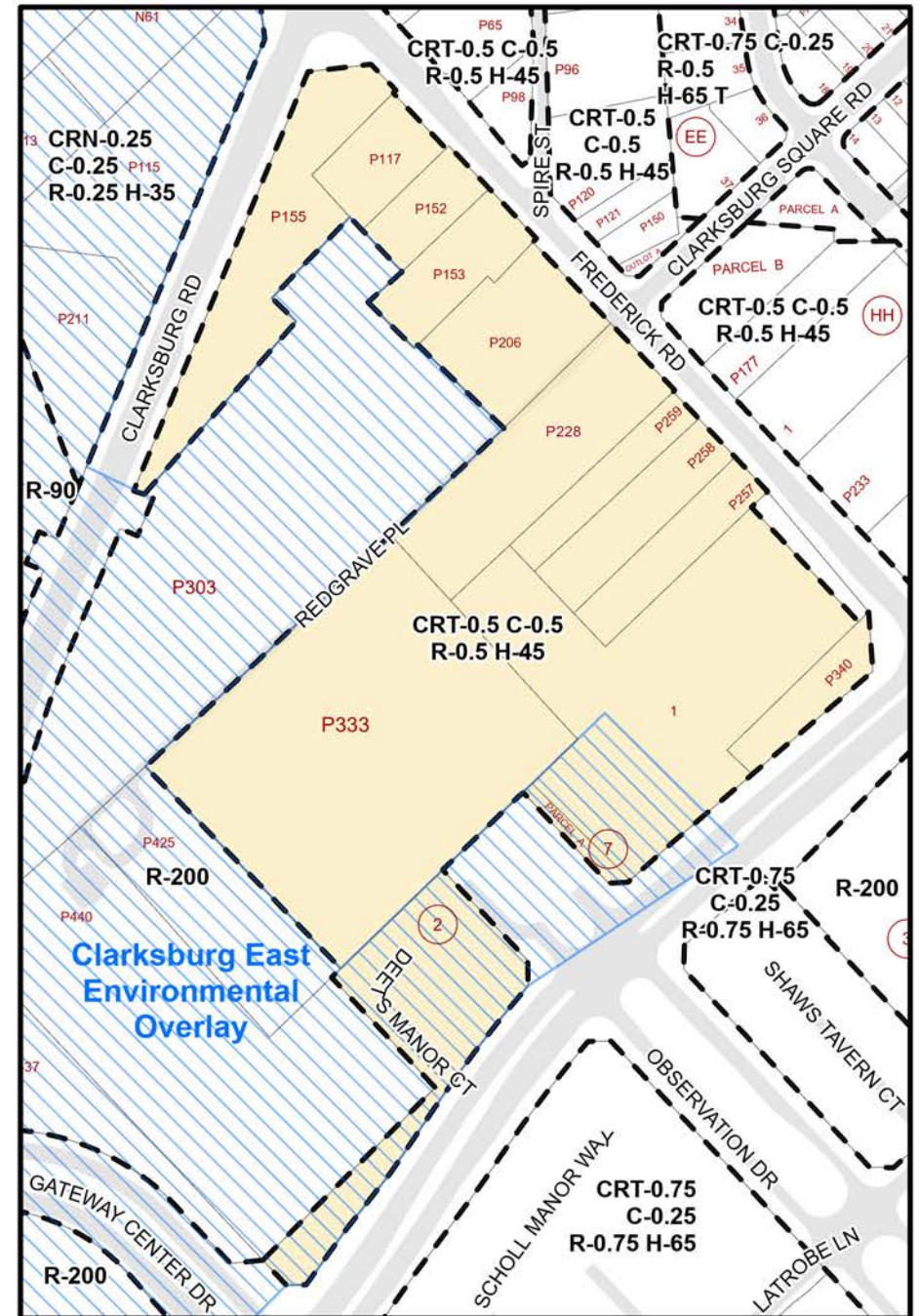
Attachment 1 - Page 4

Existing Zoning

Change #1



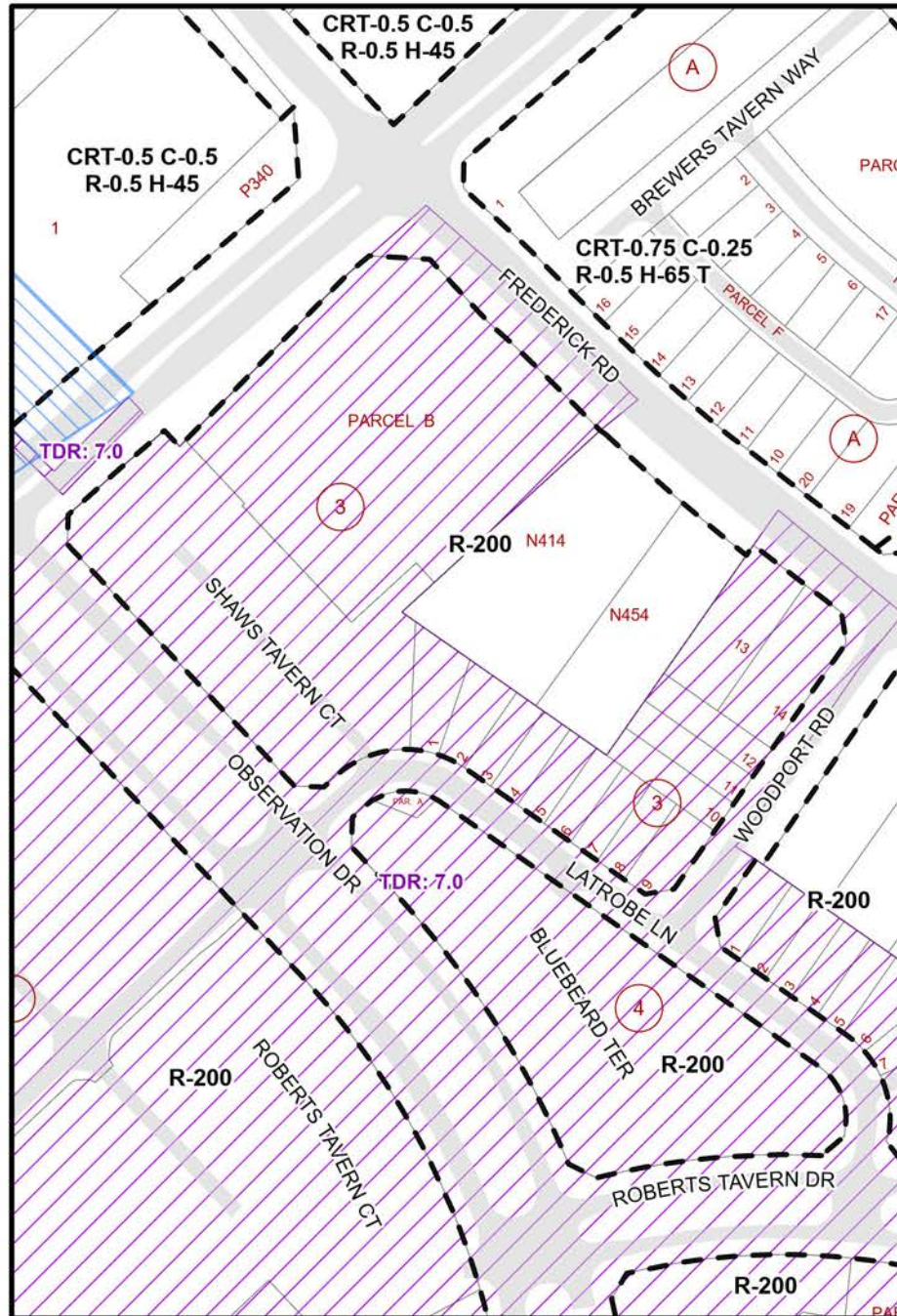
Proposed Zoning



Attachment 1 - Page 5

Existing Zoning

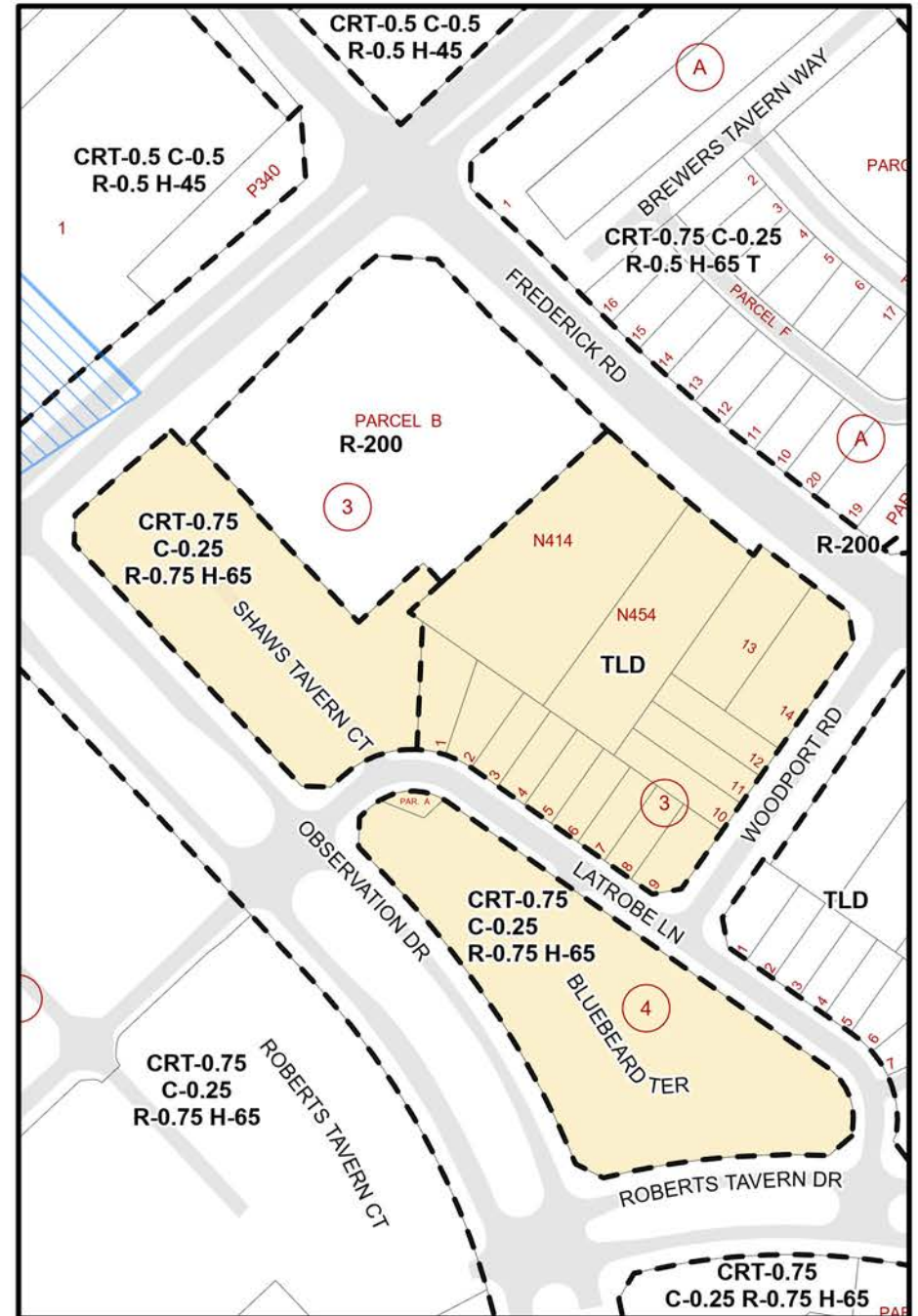
Change #2,3,4



Map Grid: 232NW13

Overlay TDR

Proposed Zoning



Overlay Zones

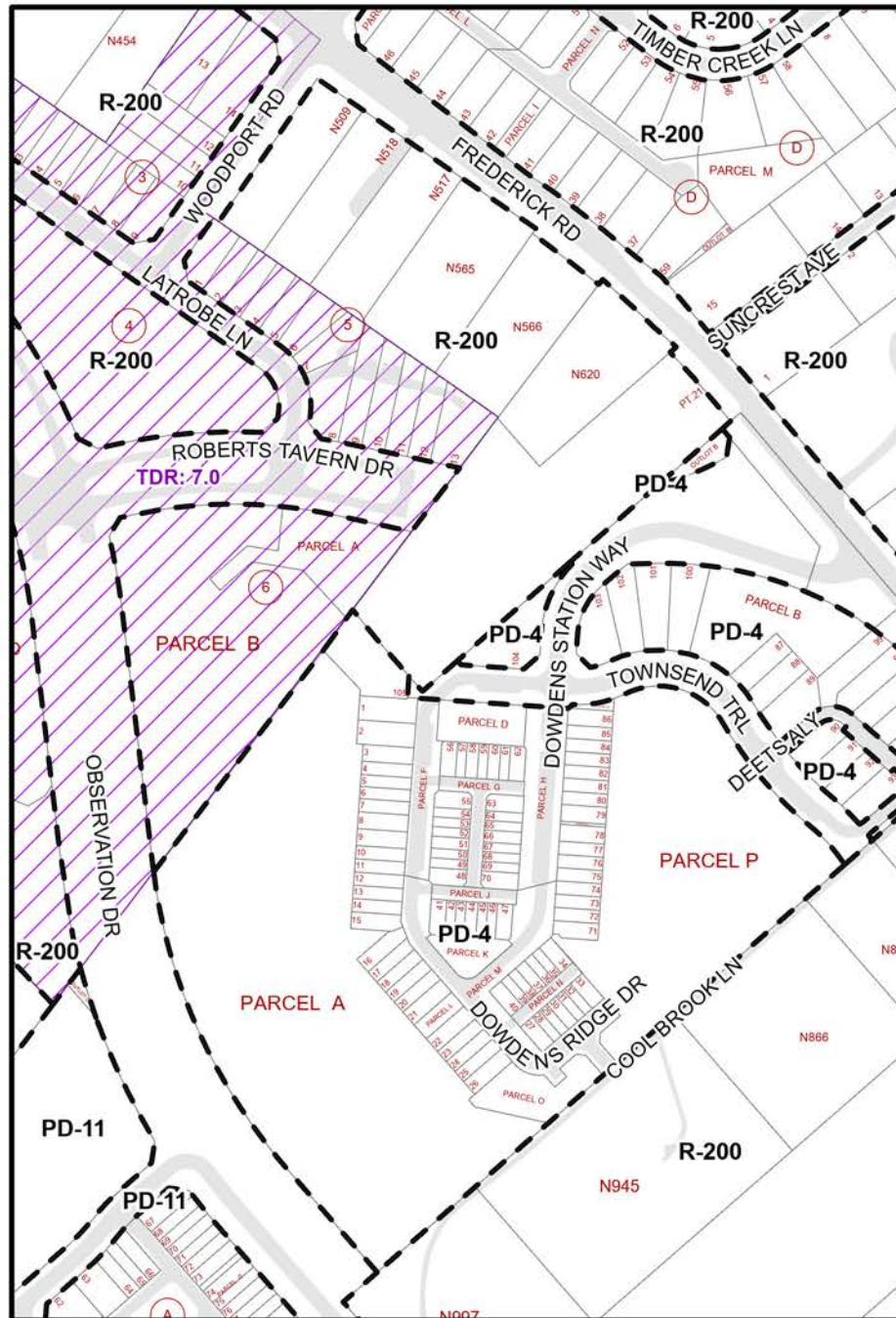
Proposed Zone

1 inch equals 225 feet

Attachment 1 - Page 6

Existing Zoning

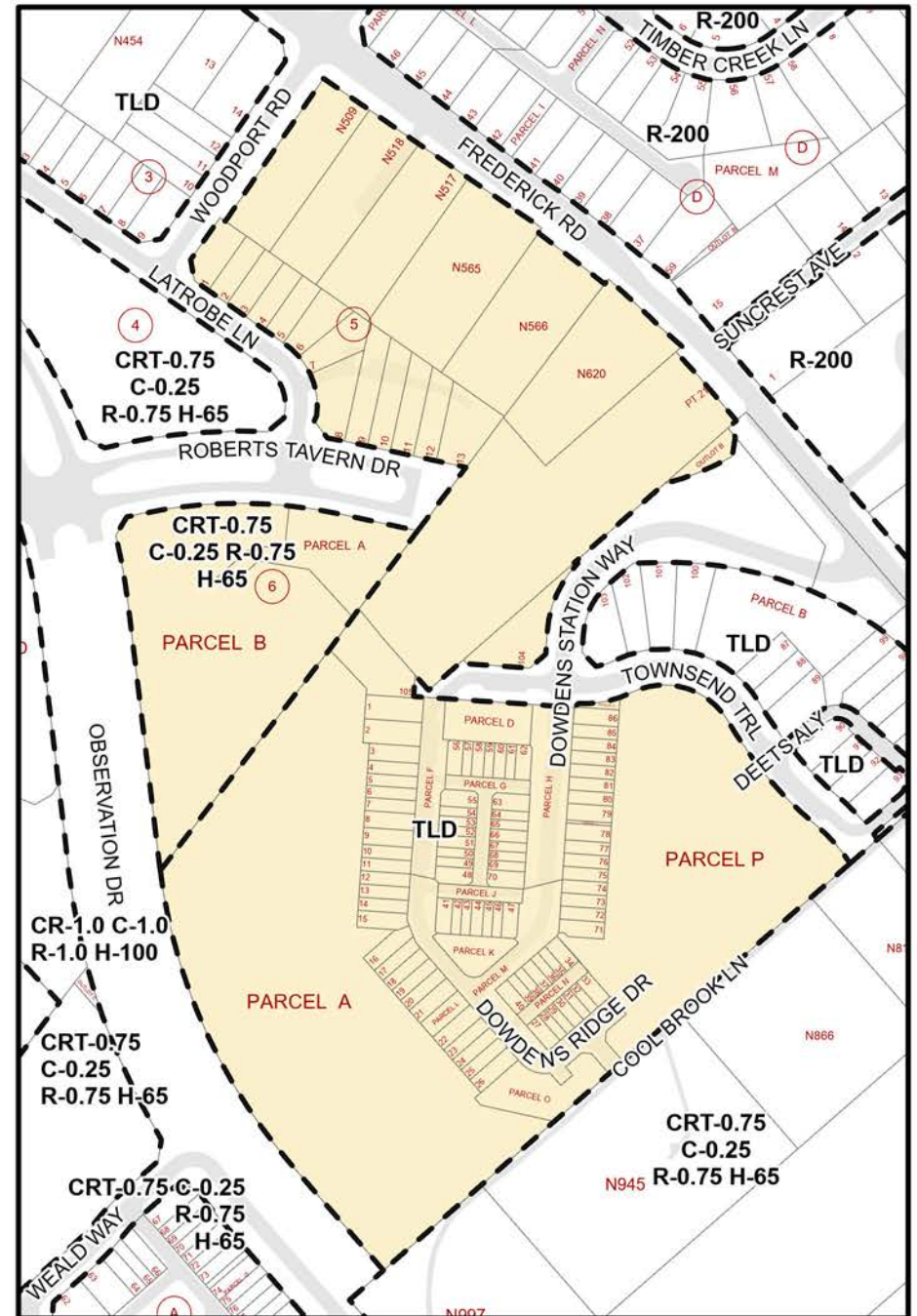
Change #5,6



Map Grid: 232NW13

Overlay TDR

Proposed Zoning



Overlay Zones

Proposed Zone

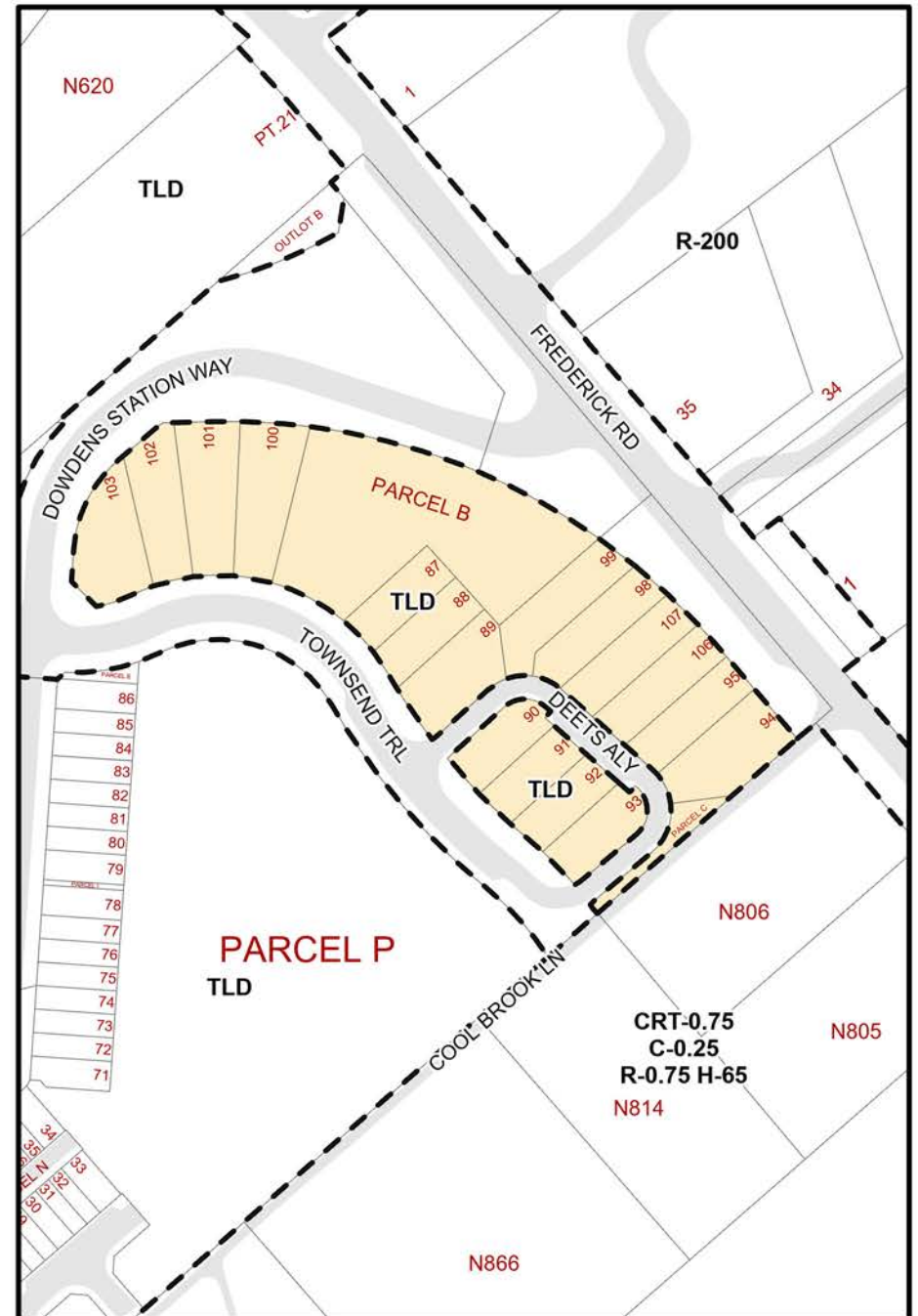
1 inch equals 311 feet

Existing Zoning

The map displays a portion of the City of St. Louis, Missouri, with the following details:

- Streets:** Frederick Rd, Dowdens Station Way, Townsend Trl, Deets Aly, Cool Brook Ln.
- Parcels and Lots:**
 - Parcel P (PD-4):** A large parcel containing lots 71 through 86.
 - Parcel B (PD-4):** A parcel containing lots 87 through 93.
 - Parcel C (PD-4):** A small parcel containing lots 94 through 96.
 - Other Lots:** Lots 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
- Zoning Designations:** R-200, N806, N805, N814, N866.
- Other Labels:** N620, PT 21, OUTLOT B, PD-4, DEETS ALY, PARCEL C, PARCEL B, PARCEL P, TOWNSEND TRL, COOL BROOK LN, DOWDENS STATION WAY, FREDERICK RD.

Proposed Zoning

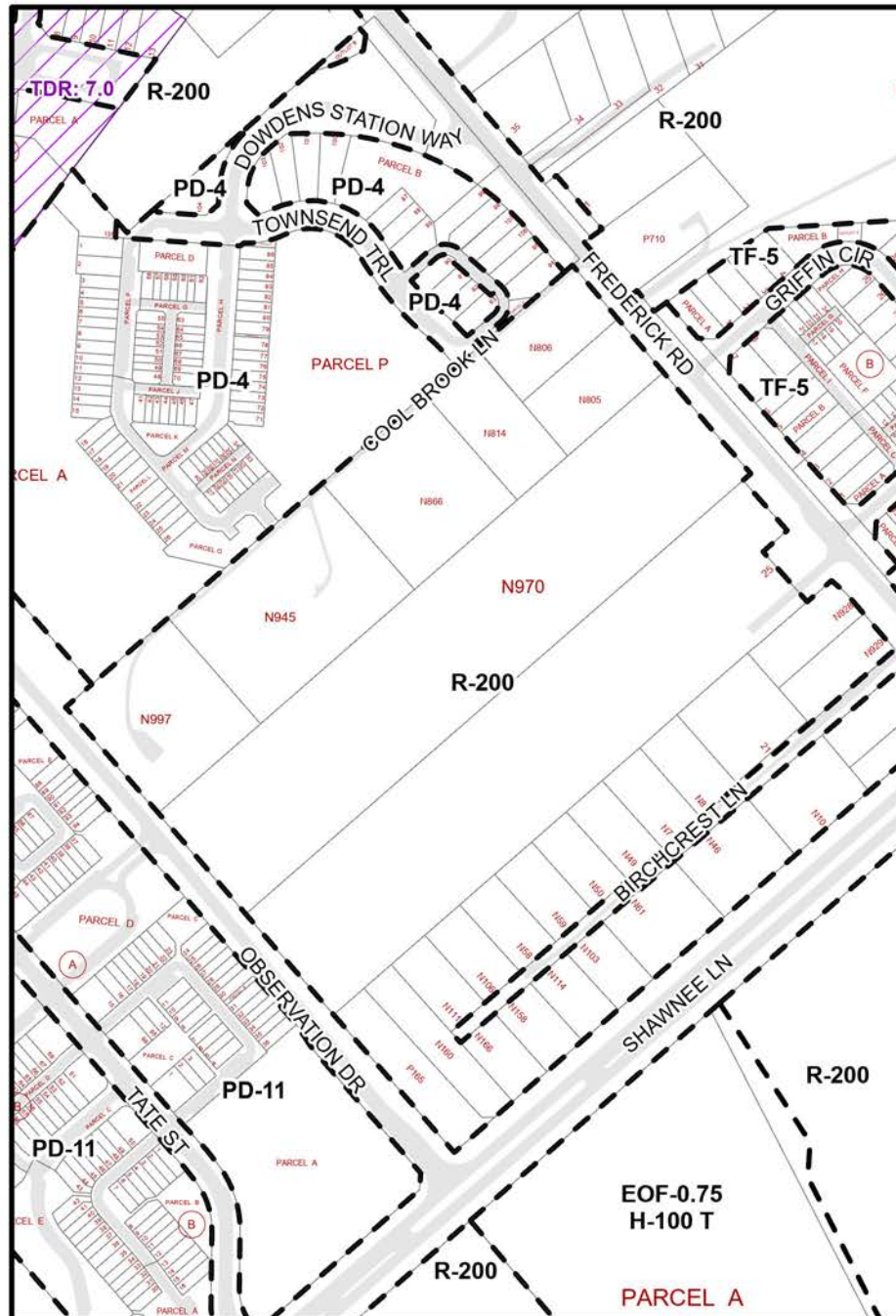


 Proposed Zone 1 inch equals 175 feet

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Existing Zoning

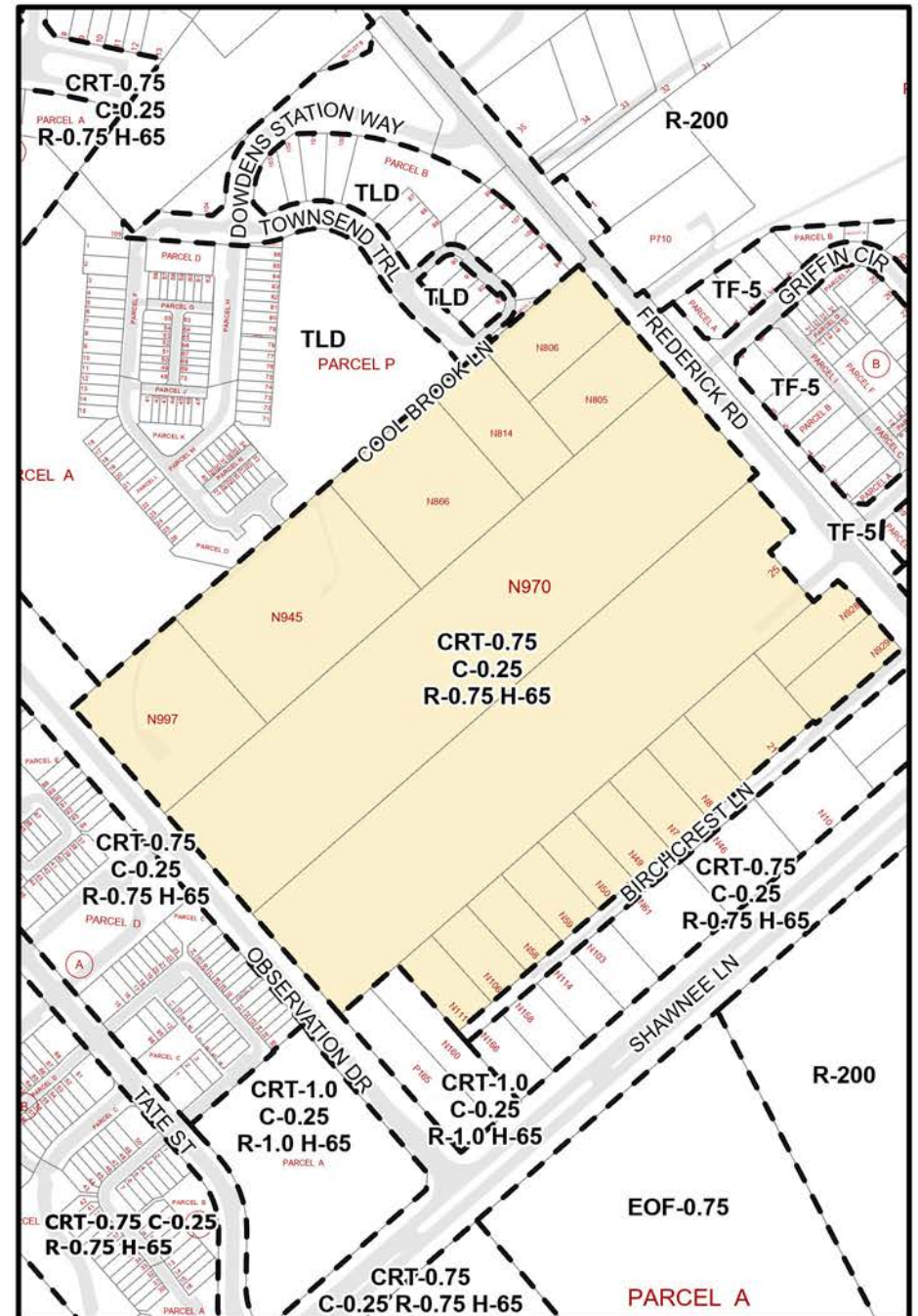
Change #9



Map Grid: 232NW13 & 231NW13

 Overlay TDR

Proposed Zoning

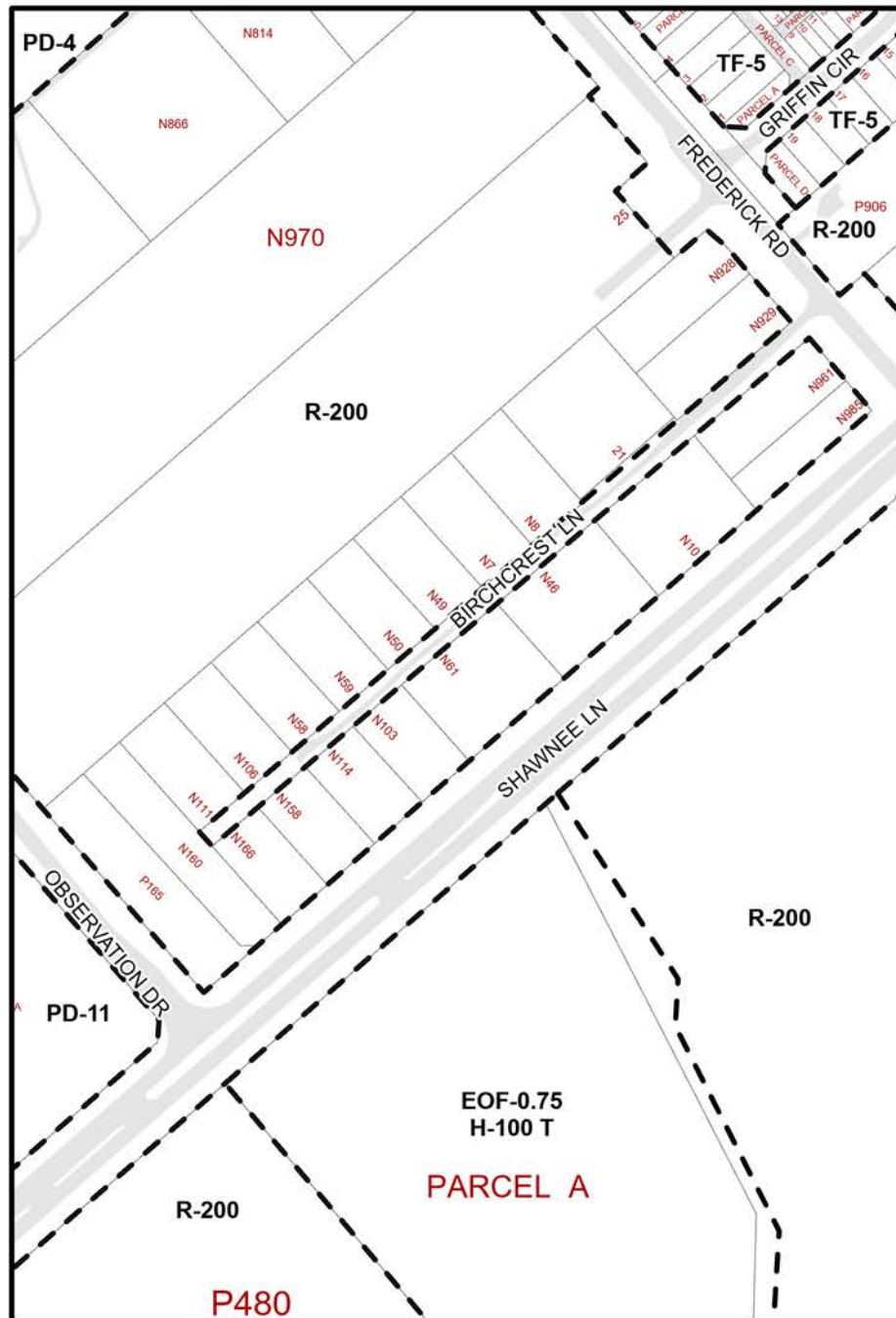


 Proposed Zone 1 inch equals 400 feet

Attachment 1 - Page 9

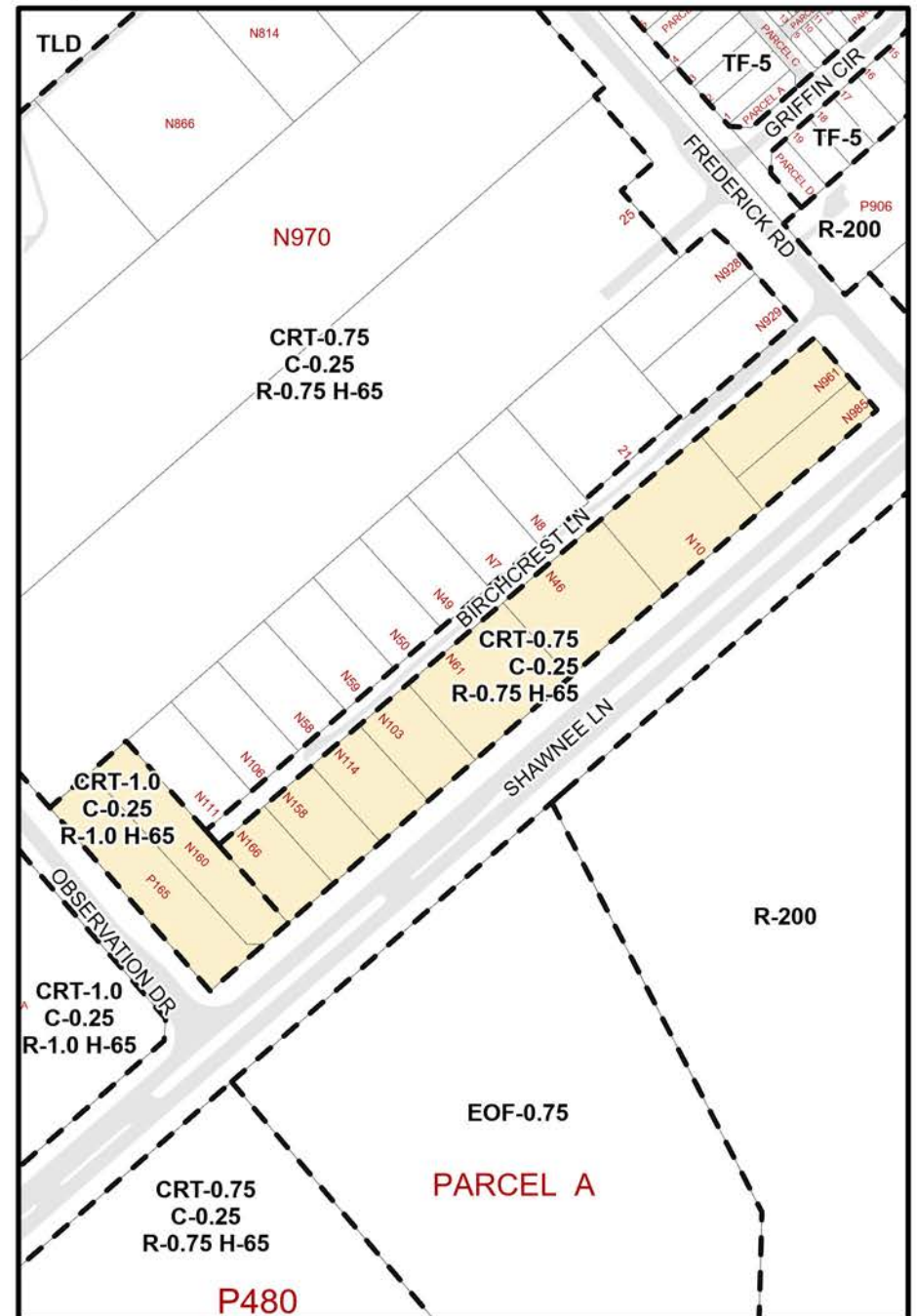
Existing Zoning

Change #10,11



Map Grid: 232NW13 & 231NW13

Proposed Zoning

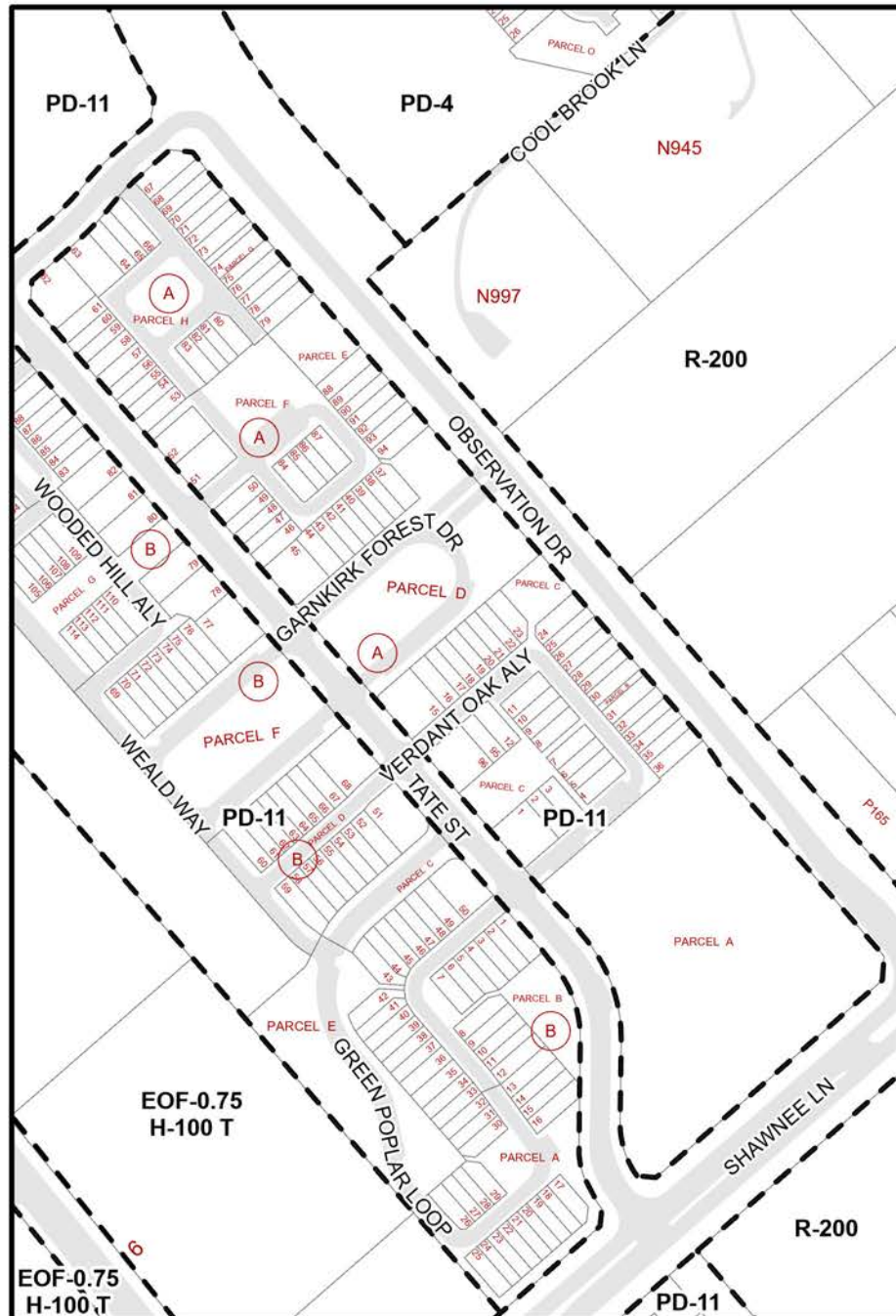


Proposed Zone 1 inch equals 300 feet

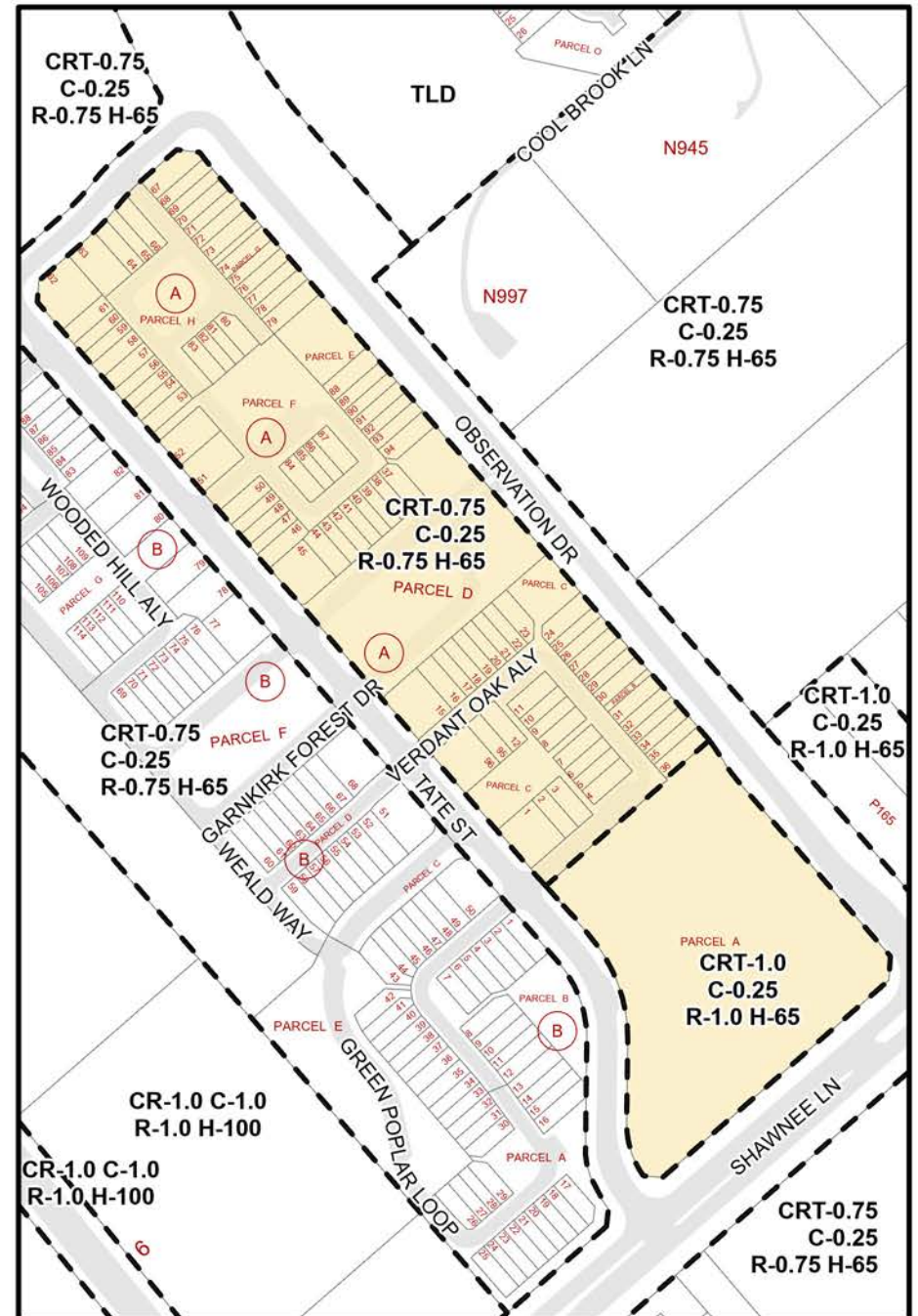
Attachment 1 - Page 10

Existing Zoning

Change #12,13



Proposed Zoning

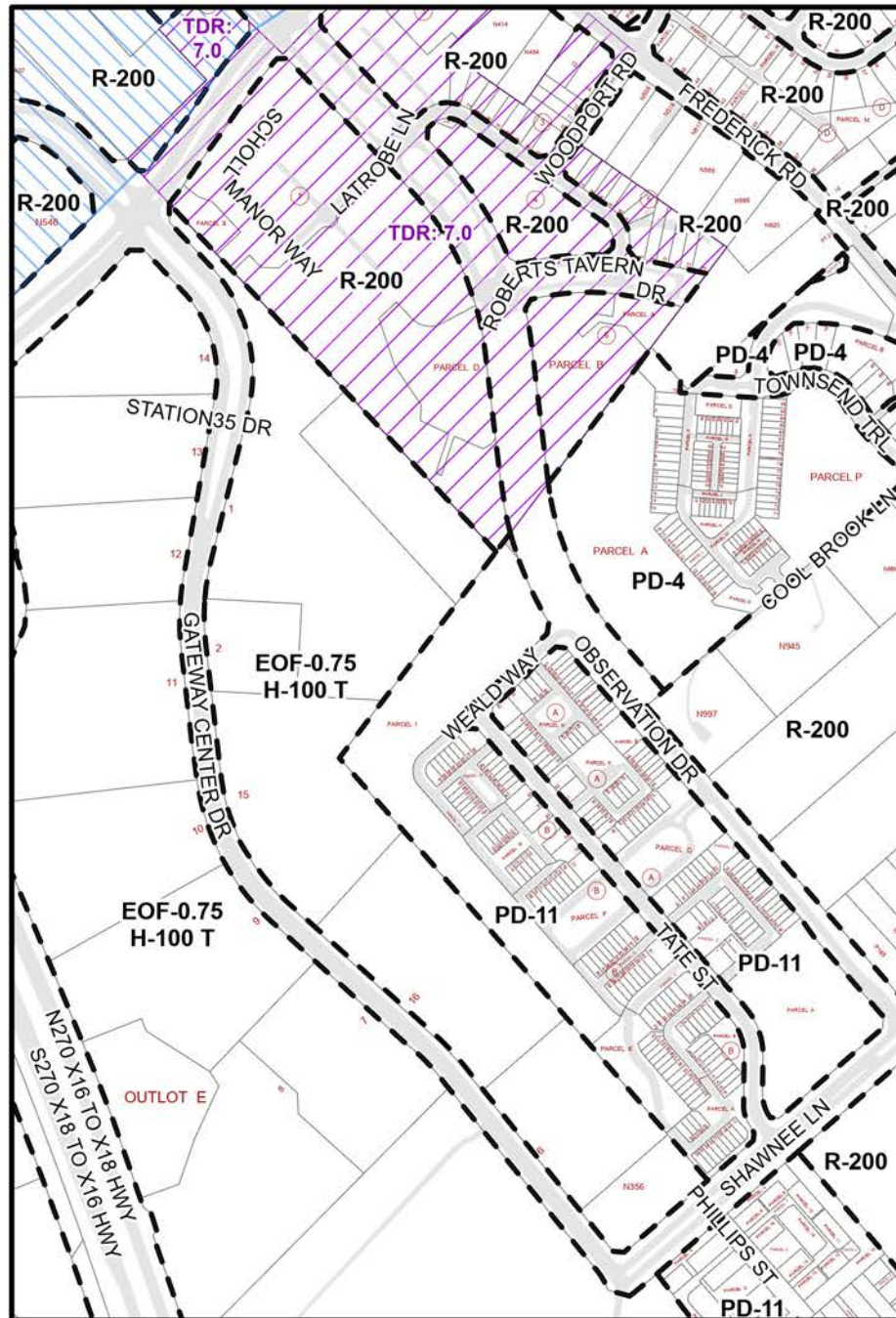


Proposed Zone 1 inch equals 275 feet

Attachment 1 - Page 11

Existing Zoning

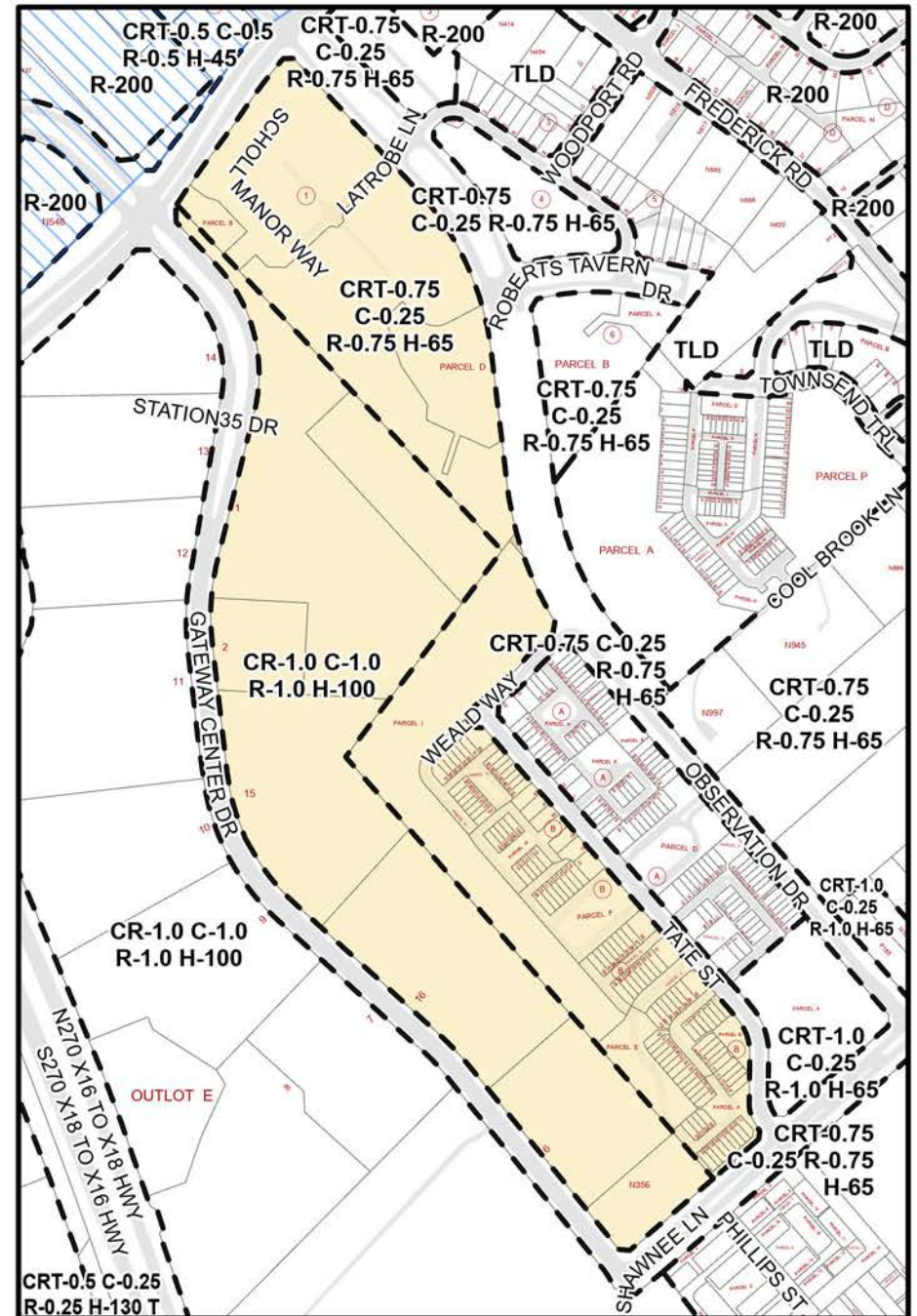
Change #14,15



Map Grid: 232NW13 & 231NW13

Overlay TDR

Proposed Zoning



Overlay Zones

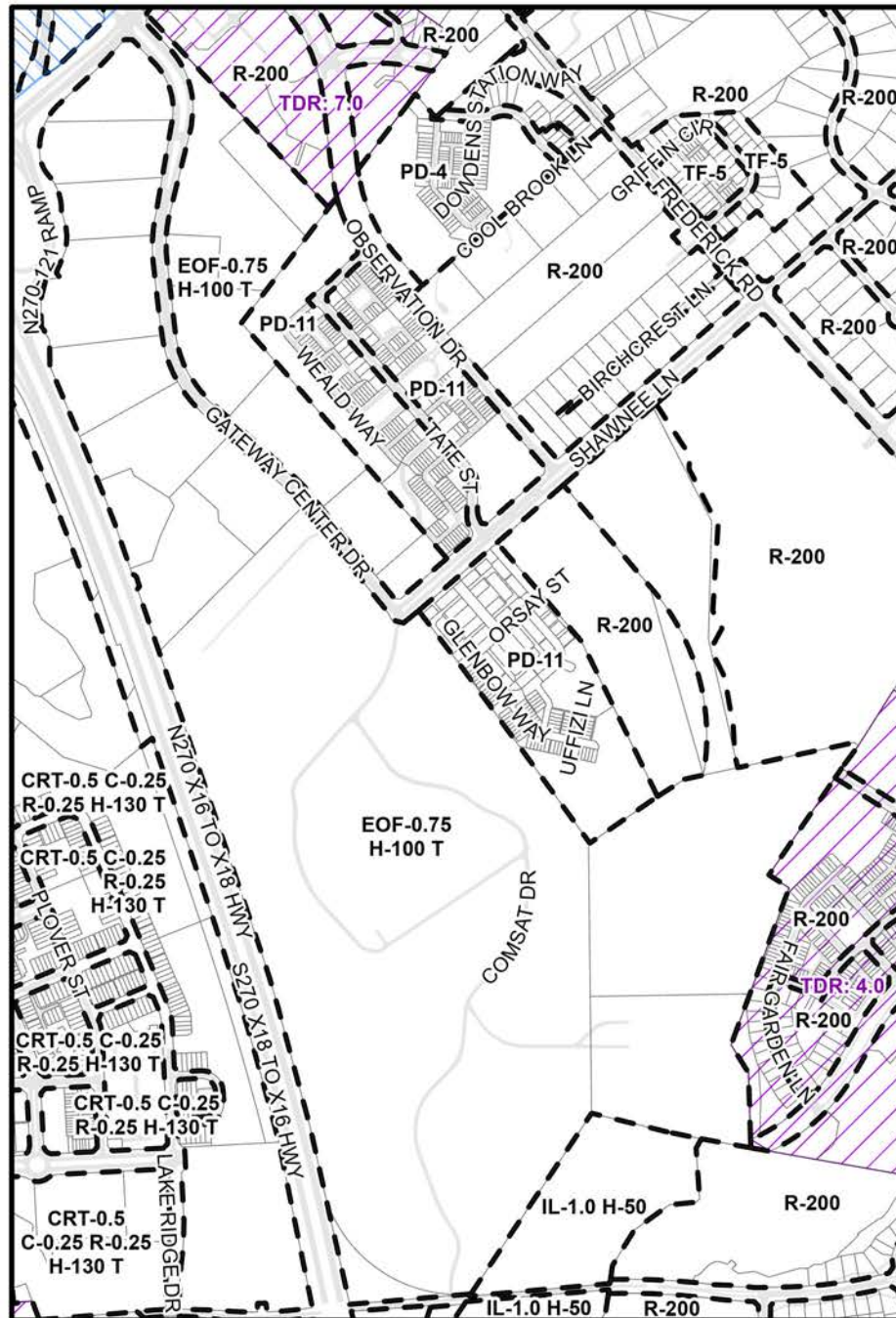
Proposed Zone

1 inch equals 600 feet

Attachment 1 - Page 12

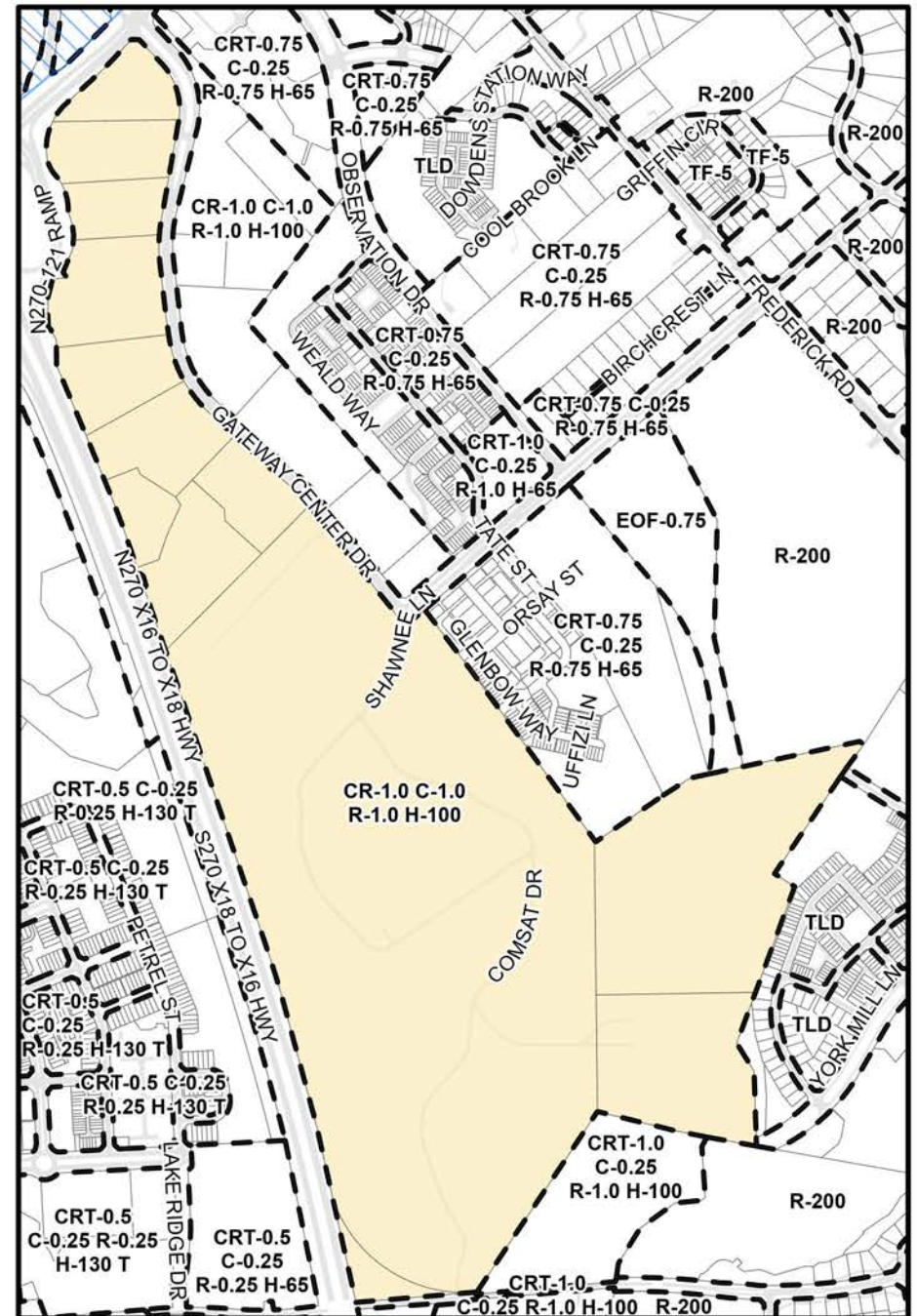
Existing Zoning

Change #16



Map Grid: 232NW13 & 231NW13 & 230NW13 Overlay TDR

Proposed Zoning

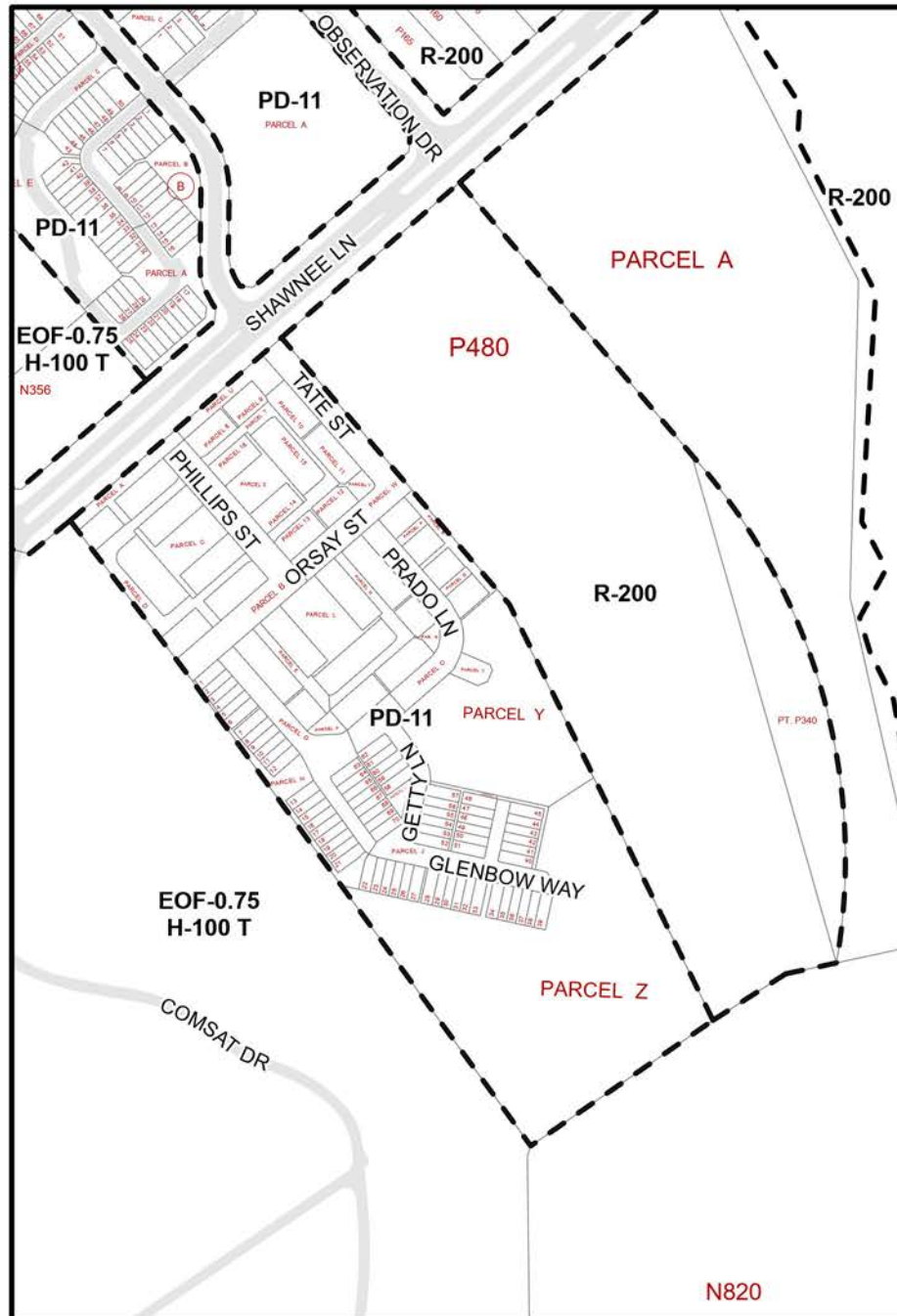


Overlay Zones Proposed Zone 1 inch equals 1,075 feet

Attachment 1 - Page 13

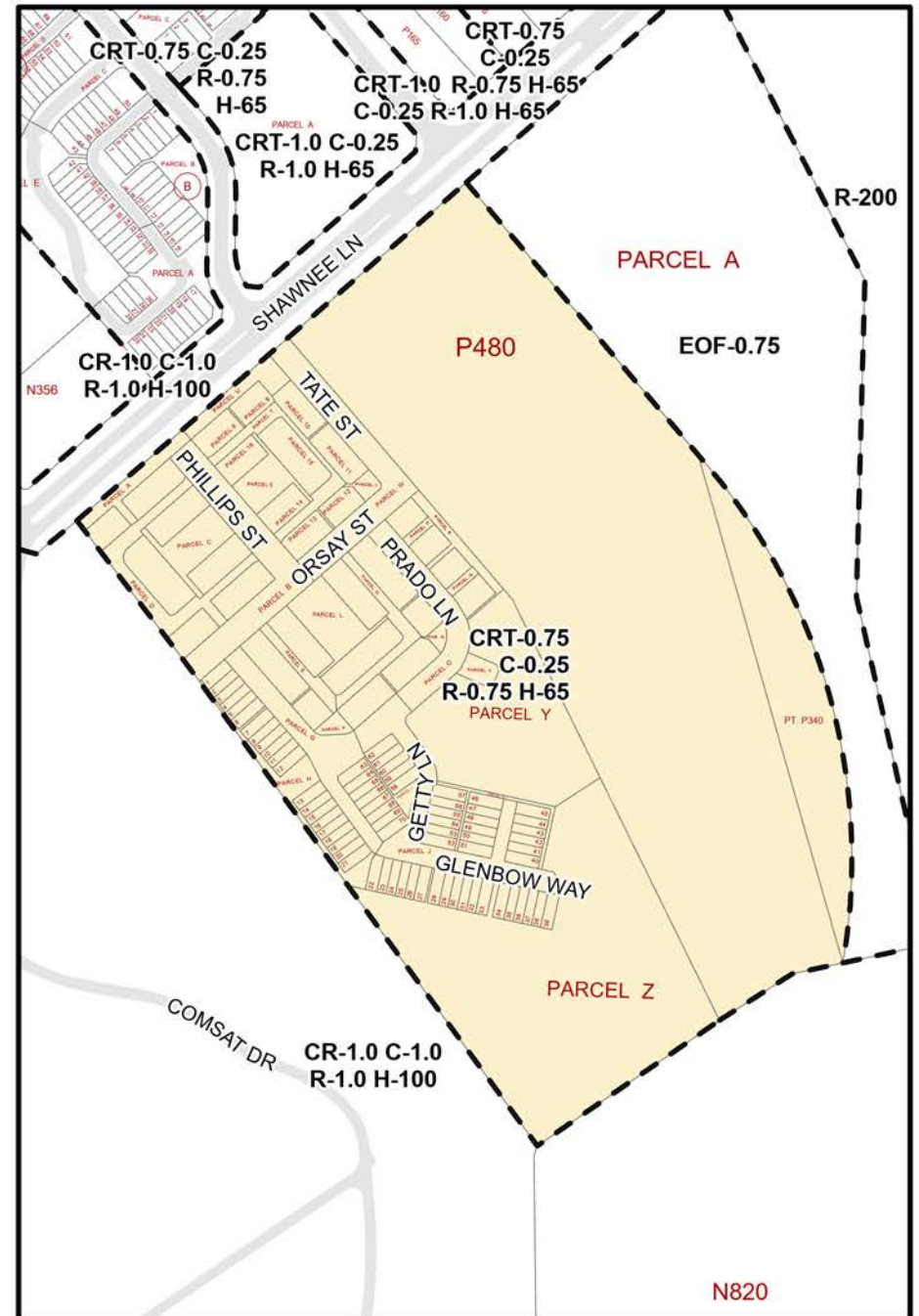
Existing Zoning

Change #17



Map Grid: 231NW13

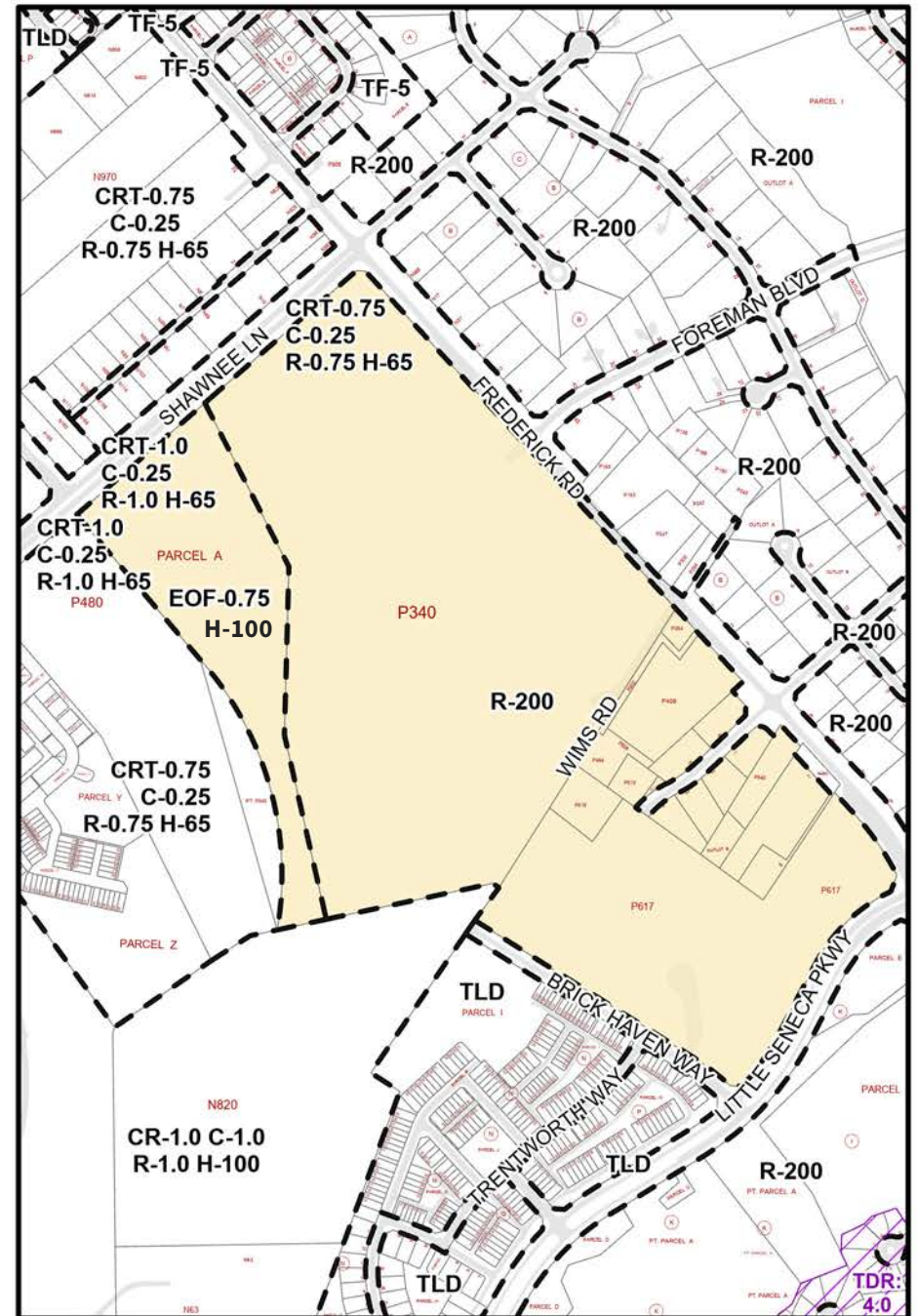
Proposed Zoning



Proposed Zone 1 inch equals 400 feet

Existing Zoning

Proposed Zoning



 Proposed Zone 1 inch equals 750 feet

Existing Zoning

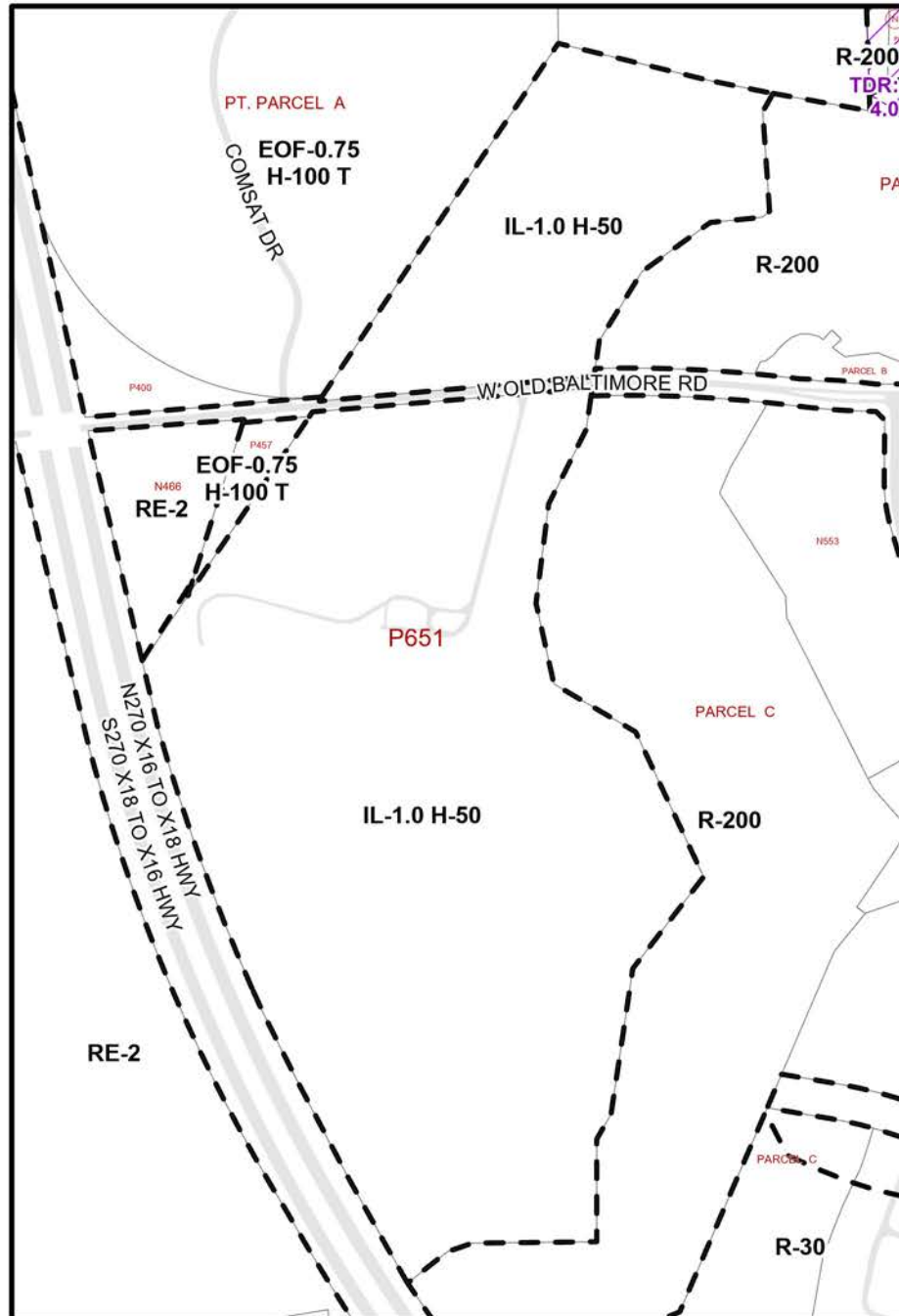
 Overlay TDR

 Proposed Zone 1 inch equals 375 feet

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Existing Zoning

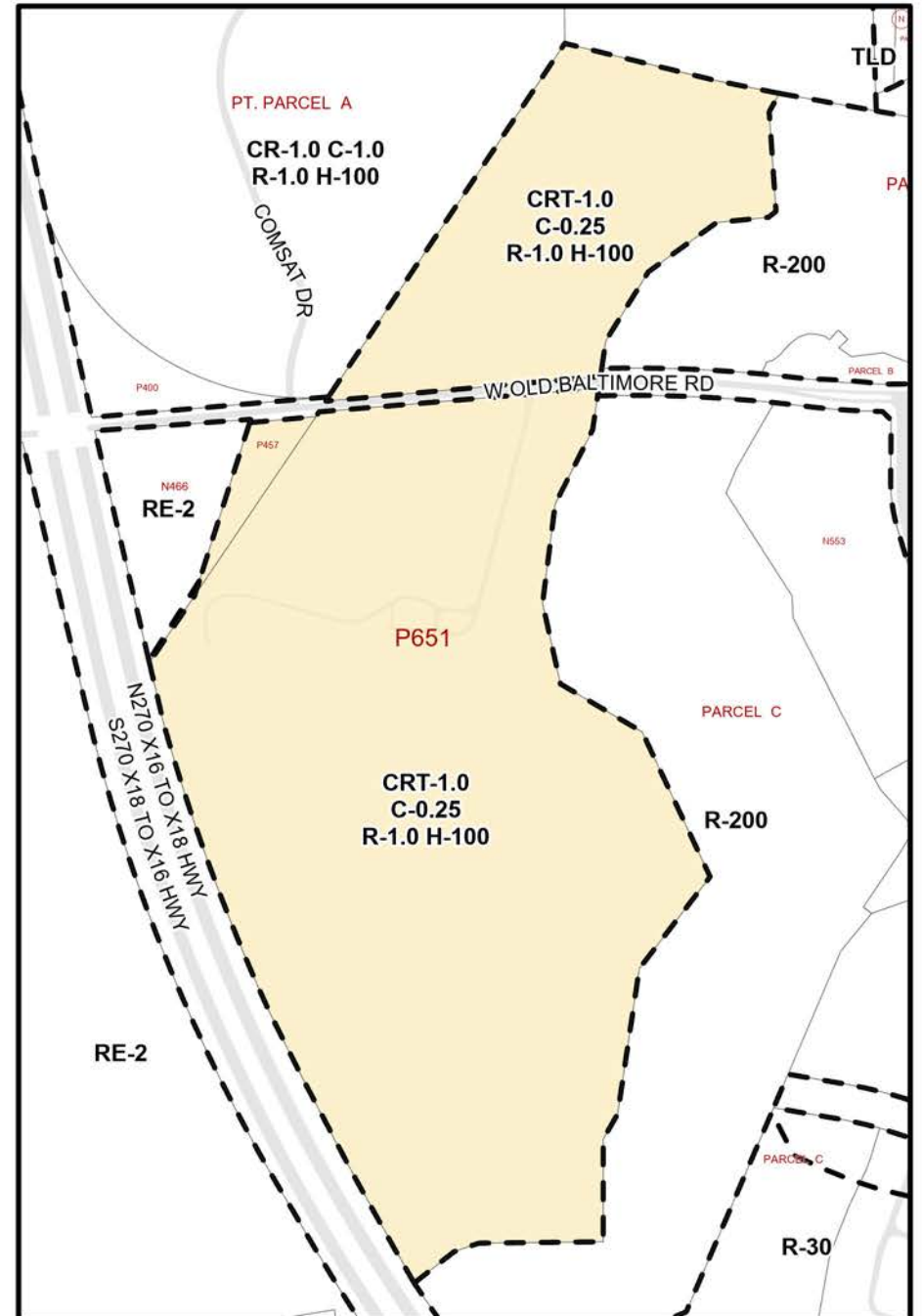
Change #23,24



Map Grid: 230NW13, 229NW13

Overlay TDR

Proposed Zoning

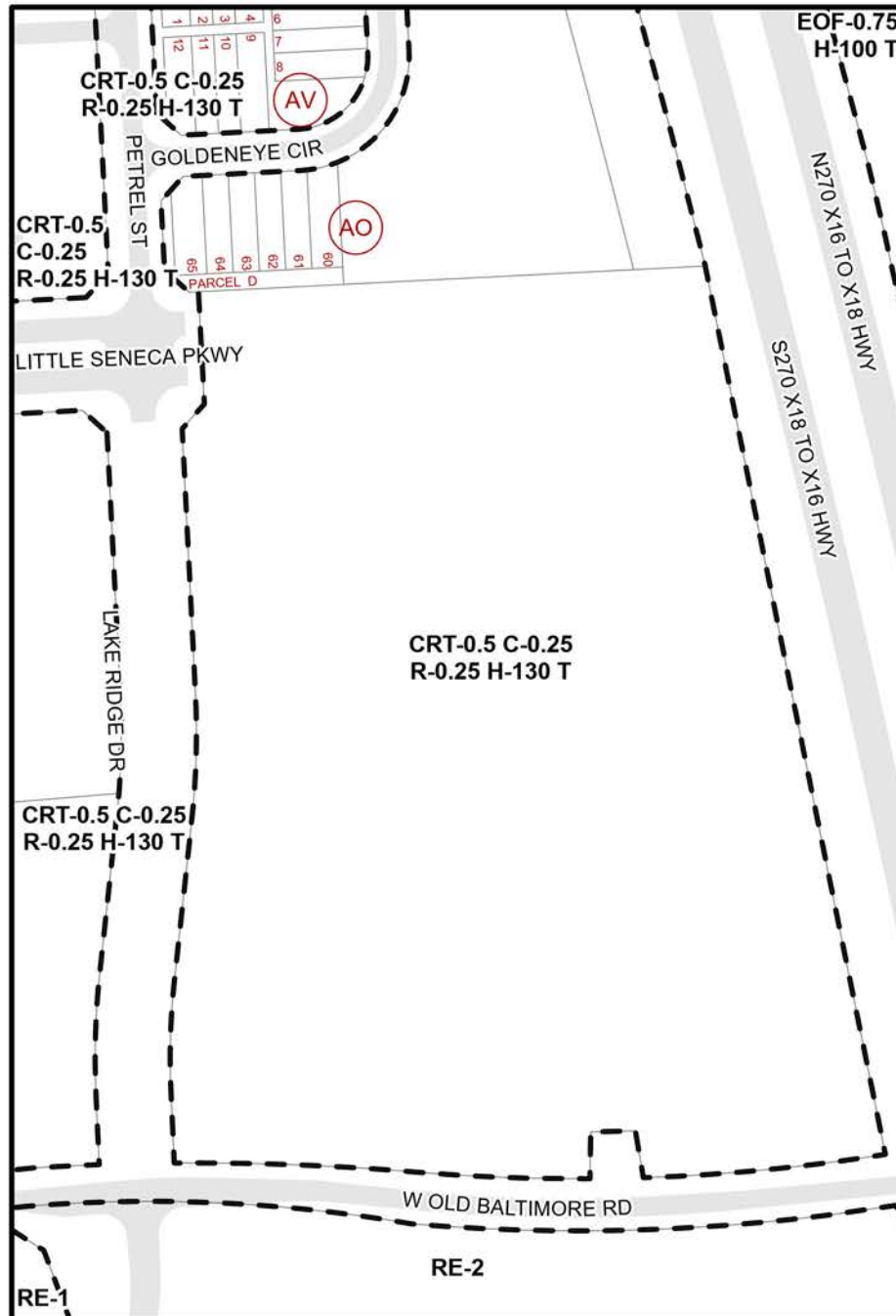


Proposed Zone 1 inch equals 550 feet

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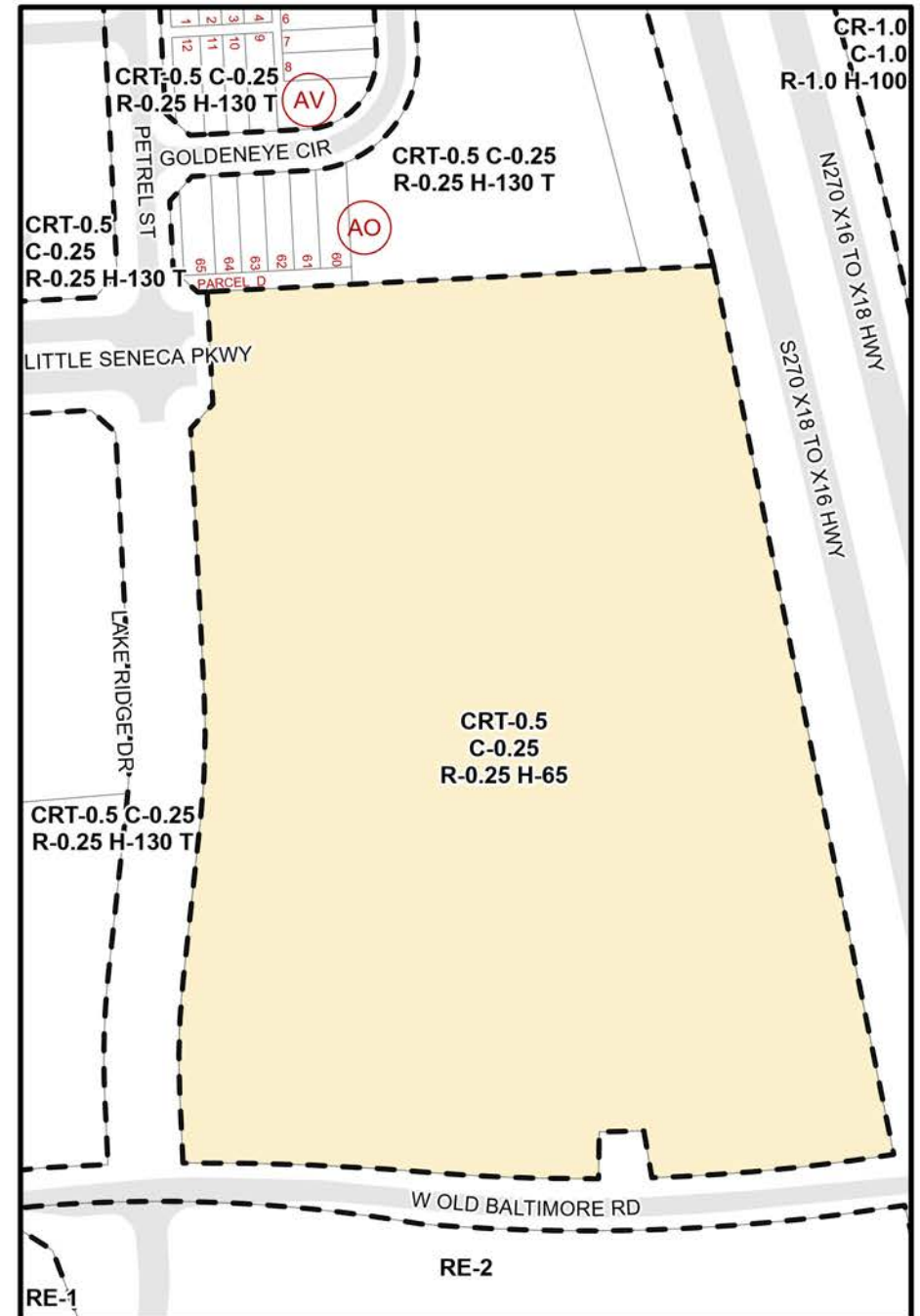
Existing Zoning

Change #25



Map Grid: 230NW13

Proposed Zoning



Proposed Zone 1 inch equals 200 feet