

Comprehensive Amendment to

Bethesda – Chevy Chase Master Plan

Approved & Adopted
April 1990

Approved And Adopted
**COMPREHENSIVE AMENDMENT TO THE
BETHESDA-CHEVY CHASE MASTER PLAN**

Approved and Adopted Master Plan for Bethesda-Chevy Chase, Planning Area 35, 1970, as amended; the Sector Plan for the Central Business District of Friendship Heights, 1974, as amended; the Sector Plan for the Bethesda Central Business District, 1976 as amended; the Approved and Adopted Westbard Sector Plan, 1982, as amended; the Master Plan for Historic Preservation, 1979, as amended; the Approved and Adopted Functional Master Plan for Conservation and Management in the Rock Creek Basin, 1980; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended.

Prepared By:

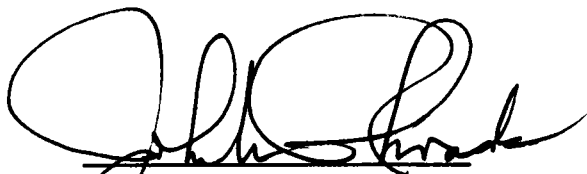
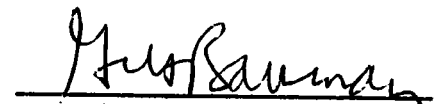
The Maryland-National Capital Park And Planning Commission
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910-3760

April 1990

CERTIFICATE OF APPROVAL AND ADOPTION

This Amendment to the Master Plan for Bethesda-Chevy Chase, 1970, as amended; the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 11-1884 on February 27, 1990, and the Montgomery County Executive on March 12, 1990; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 90-13 on April 11, 1990, after a duly advertised public hearing pursuant to Article No. 28 of the Annotated Code of Maryland, 1986 (1988 Supplement).

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Sidney Kramer

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THE BETHESDA-CHEVY CHASE MASTER PLAN AMENDMENT PROCESS

Staff Draft

This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. It is a working paper that identifies the major issues being addressed by the proposed amendment. Alternative courses of action and specific recommendations are presented. The public is given the opportunity to comment on the Staff Draft, often at worksessions. A Preliminary Draft Amendment is then prepared for approval by the Planning Board. The Preliminary Draft incorporates those changes to the Staff Draft which the Planning Board considers appropriate.

Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony, and to determine whether to make any revisions to the preliminary draft.

Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate.

If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by the Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a countywide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant countywide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries. It should be noted that master plan recommendations and guidelines are not intended to be specifically binding on subsequent

actions, except in certain instances where an ordinance or regulation requires a specifically defined linkage to be established. The precise timing and character of public facility projects are determined annually through the Capital Improvements Program and the Operating Budget.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the *General Plan* for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

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STAFF ACKNOWLEDGMENTS

Planning Department Management

*Richard Tustian, Planning Director
Melissa Banach, Acting Planning Director
Perry Berman, Chief, Community Planning

Community Planning Project Staff

Don Downing, Project Coordinator
Denise Boswell, Project Planner

Community Planning

Mary Bandziukas
*Pauline Crombie
Carolyn Hufbauer
*Gail Price
Florence Taylor
Gloria White

Community Relations

Roberta Ehrlich
Pat Plunkett

Development Review

Deane Mellander

Environmental Planning

Candy Bunnag

Mapping and Graphics/GIS

Gene Brooks
Donna Jackson
Marie Elaine Lanza
Ramesh Puri
Jim Sumler

Park Planning

Rick D'Arienzo

Planning Director's Office

Norah Lee Bland
Patrick Hare
Charles Coleman
Glenn Dunham
Brandt Hare
*DeEtta Hobbs

Research

Mary Goodman

Transportation

Joe Anderson
Alex Hekimian
Don Vary

George Vaughn
Patricia Willard
Bob Winick

Urban Design

Jean Kaufman
Karen Kumm-Morris
Gwen Marcus
Mary Ann Rolland
Piera Weiss

Word Processing

Sheila Sampson
Marie Steingrebe

* Former staff member

ADDITIONAL CREDITS

Office of Planning Policies

Meg Riesett, Director
Sue Richards, Planning Manager
Stephanie Feazel, Coordinator

Contributing Staff

Anne Brown
Keith M. Goodman
Christy Huddle
Dolores Kinney
Carole Martin
Martha Nebb
Emily Otto
Harold Phipps
Helen Royce

County Council Staff

Marlene Michaelson