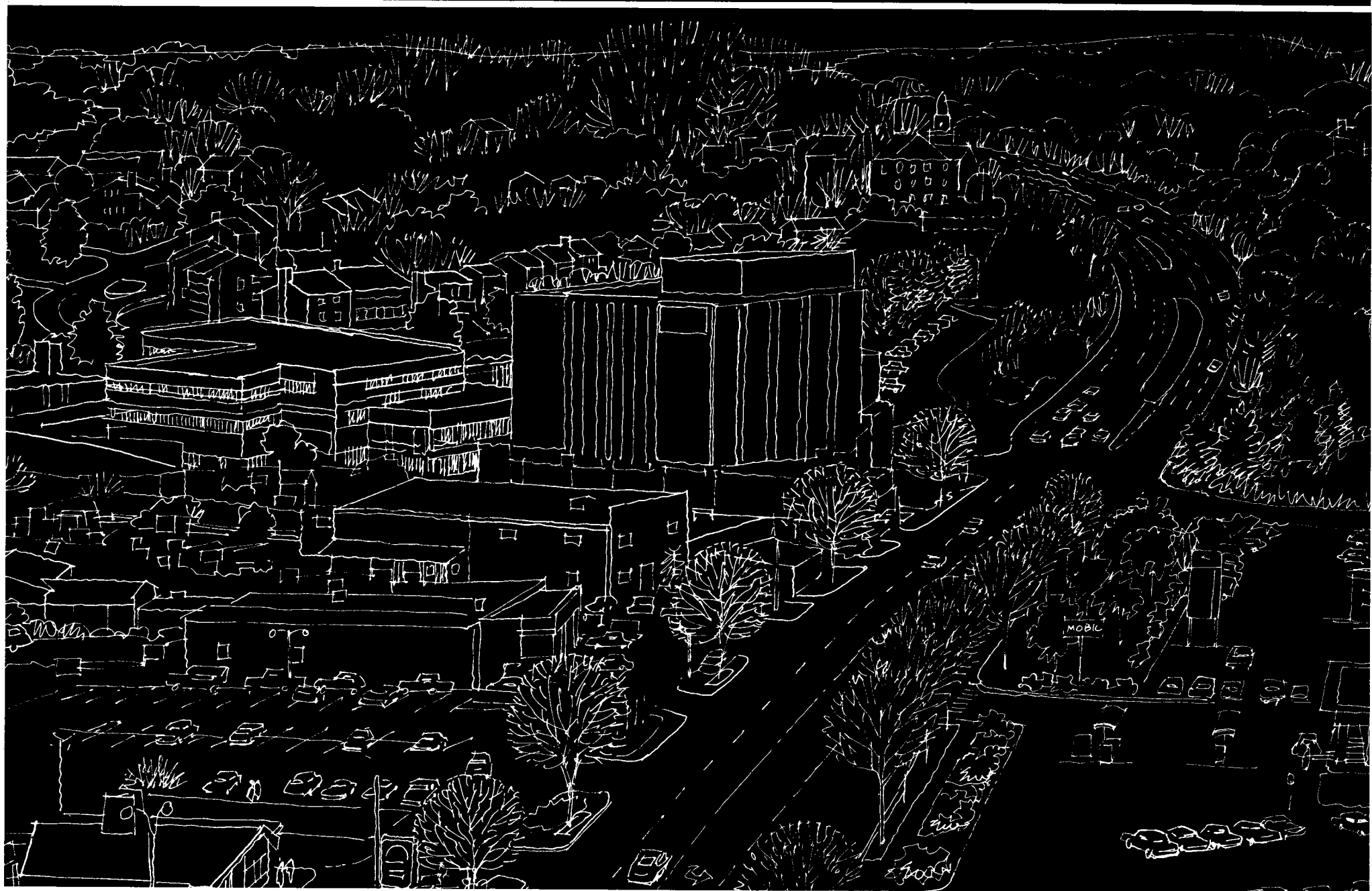


FOREWORD



Work on a Sector Plan for the Westbard Area was prompted by citizen concern about incompatible land use changes that could take place under existing zoning. Such changes seemingly posed a threat to the already overburdened roadways. The prevailing heavy industrial zoning appeared to threaten otherwise sound residential areas, while, at the same time, limited the kinds of re-uses that landowners felt were justified and marketable under private redevelopment.

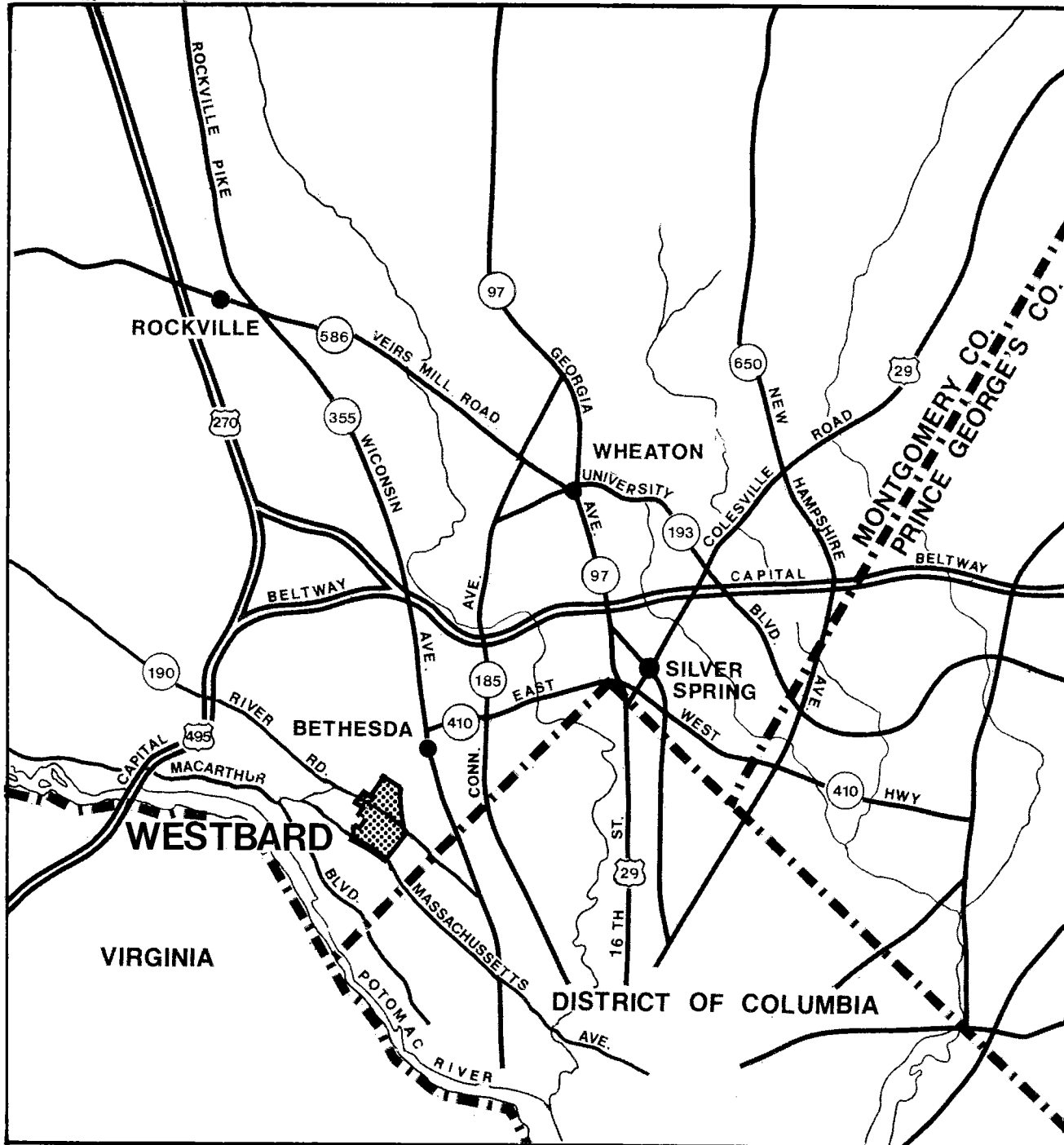
The staff convened a general public forum on September 19, 1978. Acting on the recommendations of civic groups, the Planning Board appointed a 25-member Citizens Advisory Committee (CAC). The committee was composed of representatives from nearby civic associations and various businessmen and landowners from the commercial and industrial areas.

With a member of the Planning Board serving as moderator, the CAC met in a number of worksessions with the planning staff. Sessions were held on November 13, 1978, January 23, and March 27 and 28, 1979. A staff draft report was completed in June 1980 and discussed during additional worksessions on July 22, 1980 and September 23, 1980. The comments and suggestions made by committee members were then taken into consideration in the preparation of a final staff report produced in the Spring of 1981 and presented to the Planning Board.

The Planning Board then sponsored a second general forum to gather the reactions of the CAC and other interested parties to the final staff recommendations. The Board then held two worksessions (July 14 and July 27, 1981) with the staff before issuing a Preliminary Draft Plan, which was the subject of a public hearing held on November 23, 1981. The Board then reviewed the public hearing issues, as well as a supplementary staff report, "Westbard Development Analysis," during three worksessions before approving a Final Draft Plan on March 11, 1982.

The Final Draft Plan was the subject of two public hearings held by the County Council on May 20 and May 21, 1982. Following its public hearings, the Council approved the Plan with certain modifications. The Planning Board and the full Commission formally adopted the Plan, as approved by the Council on August 12 and September 8, 1982, respectively.

Following adoption of the Plan, the Planning Board prepared and filed a Sectional Map Amendment (SMA) to carry out the zoning recommendations of the Plan. A text amendment to the Zoning Ordinance to create a new limited commercial (C-4) zone, as submitted by the Planning Board, was adopted by the County Council in order to facilitate implementation of the zoning recommendations in this Plan. Also, any public improvements advocated by the Plan will be pursued through the Capital Improvement Program process with the County Executive and the County Council.

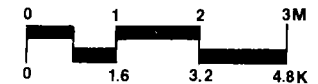


REGIONAL LOCATION

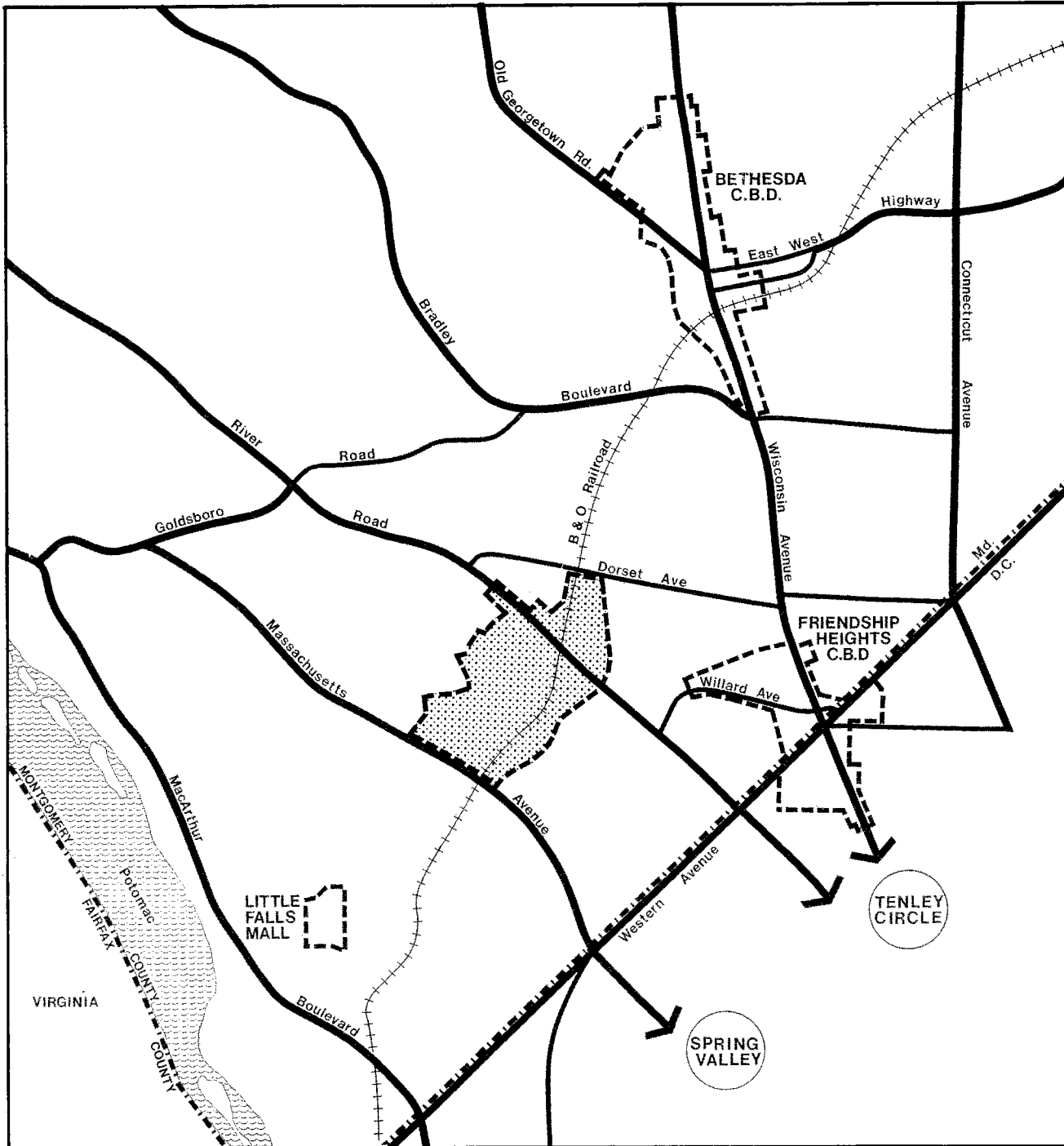
Figure 1

WESTBARD SECTOR PLAN

Montgomery County, Maryland



September 1982



VICINITY MAP

Figure 2
WESTBARD SECTOR PLAN
 Montgomery County, Maryland

