

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

MCPB NO. 25- 137
M-NCPPC NO. 26-01

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *Thrive Montgomery 2050*, the County's General Plan; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on February 27, 2025 on the Public Hearing Draft of the *University Boulevard Corridor Plan*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the 1989 *Master Plan for the Communities of Kensington-Wheaton*; the 1996 *Four Corners Master Plan*; the 2001 *Kemp Mill Master Plan*; the 2012 *Wheaton Central Business District and Vicinity Sector Plan*; the 1979 *Master Plan for Historic Preservation*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 12, 2025 approved the Planning Board Draft of the *University Boulevard Corridor Plan*, recommended that it be approved by the County Council for Montgomery County, sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate in Montgomery County (the "District Council"), and forwarded it to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the District Council held public hearings on September 10, and September 16, 2025, wherein testimony was received concerning the Planning Board Draft of the *University Boulevard Corridor Plan*; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft of the *University Boulevard Corridor Plan* and forwarded those recommendations and analysis to the District Council on September 2, 2025; and

Approved as to
Legal Sufficiency: /s/ Matthew Mills
M-NCPPC Legal Department


WHEREAS, the District Council, on December 9, 2025 approved the Planning Board Draft of the *University Boulevard Corridor Plan* subject to the modifications and revisions set forth in the attached District Council Resolution No. 20-1010.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *University Boulevard Corridor Plan*, being also an amendment to *Thrive Montgomery 2050*, the County's General Plan, as amended; the 1989 *Master Plan for the Communities of Kensington-Wheaton*; the 1996 *Four Corners Master Plan*; the 2001 *Kemp Mill Master Plan*; the 2012 *Wheaton Central Business District and Vicinity Sector Plan*; the 1979 *Master Plan for Historic Preservation*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended; and as approved by the District Council in Resolution No. 20-1010; and

BE IT FURTHER RESOLVED, that copies of said *University Boulevard Corridor Plan* must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 25- 137 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, December 18, 2025 in Wheaton, Maryland and via video conference on motion of Commissioner Pedoeem, seconded by Vice Chair Linden with a vote of 4-0; Chair Harris, Vice Chair Linden and Commissioners Bartley and Pedoeem, voting in favor of the motion. Commissioner Hedrick was necessarily absent.



Artie L. Harris, Chair
Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-01, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Vice Chair Harris, with Chair Barnes, Vice Chair Harris, and Commissioners Okoye, Bartley, Hedrick, Linden, and Pedoeem voting in favor of the motion, at its meeting held on Wednesday, January 21, 2026, in Wheaton, Maryland.



William Spencer
Acting Executive Director

**CERTIFICATION OF APPROVAL AND ADOPTION
UNIVERSITY BOULEVARD CORRIDOR PLAN**

This Comprehensive Amendment to portions of the Approved and Adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*; 1996 *Four Corners Master Plan*; 2001 *Kemp Mill Master Plan*; and 2012 *Wheaton Central Business District and Vicinity Sector Plan*; being also an amendment to *Thrive Montgomery 2050*, as amended; the 1979 *Master Plan for Historic Preservation*, as amended; 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; and the 2023 *Pedestrian Master Plan*, as amended, has been approved by the Montgomery County Council, sitting as the District Council, by Resolution Number 20-1010 on December 9, 2025, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 26-01 on January 21, 2026, after duly advertised public hearings pursuant to the Land Use Article – Division II, of the Annotated Code of Maryland.

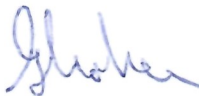
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Darryl Barnes
Chair



Artie L. Harris
Vice-Chair



Gavin Cohen
Secretary-Treasurer