

## **Changes to proposed District Map Amendment G-956**

On May 2, the Planning Board transmitted to the County Council proposed Zoning Text Amendment (ZTA) 13-04, Zoning Ordinance – Revised, and District Map Amendment (DMA) G-956. DMA G-956 was introduced to implement the new zoning ordinance.

Since May 2, 2013, the Planning, Housing, and Economic Development (PHED) Committee of the County Council has held several worksessions to review and discuss ZTA 13-04, and DMA G-956. Planning Staff has continued to review and evaluate the proposed map amendment based on the PHED Committee worksessions and correspondence from stakeholders, and property owners. In addition, several Corrective and Local Map Amendments have been approved by the County Council since DMA G-956 was introduced.

A revised version of DMA G-956, dated March 7, 2014, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since December 18, 2013. The following document illustrates all of the changes to DMA G-956.

Changes made to DMA G-956 are organized into two sections, each section describing a different type of revision.

The first section includes changes proposed by Planning Staff to correct **errors**.

The second section covers the **Glenmont Sectional Map Amendment (SMA)**.

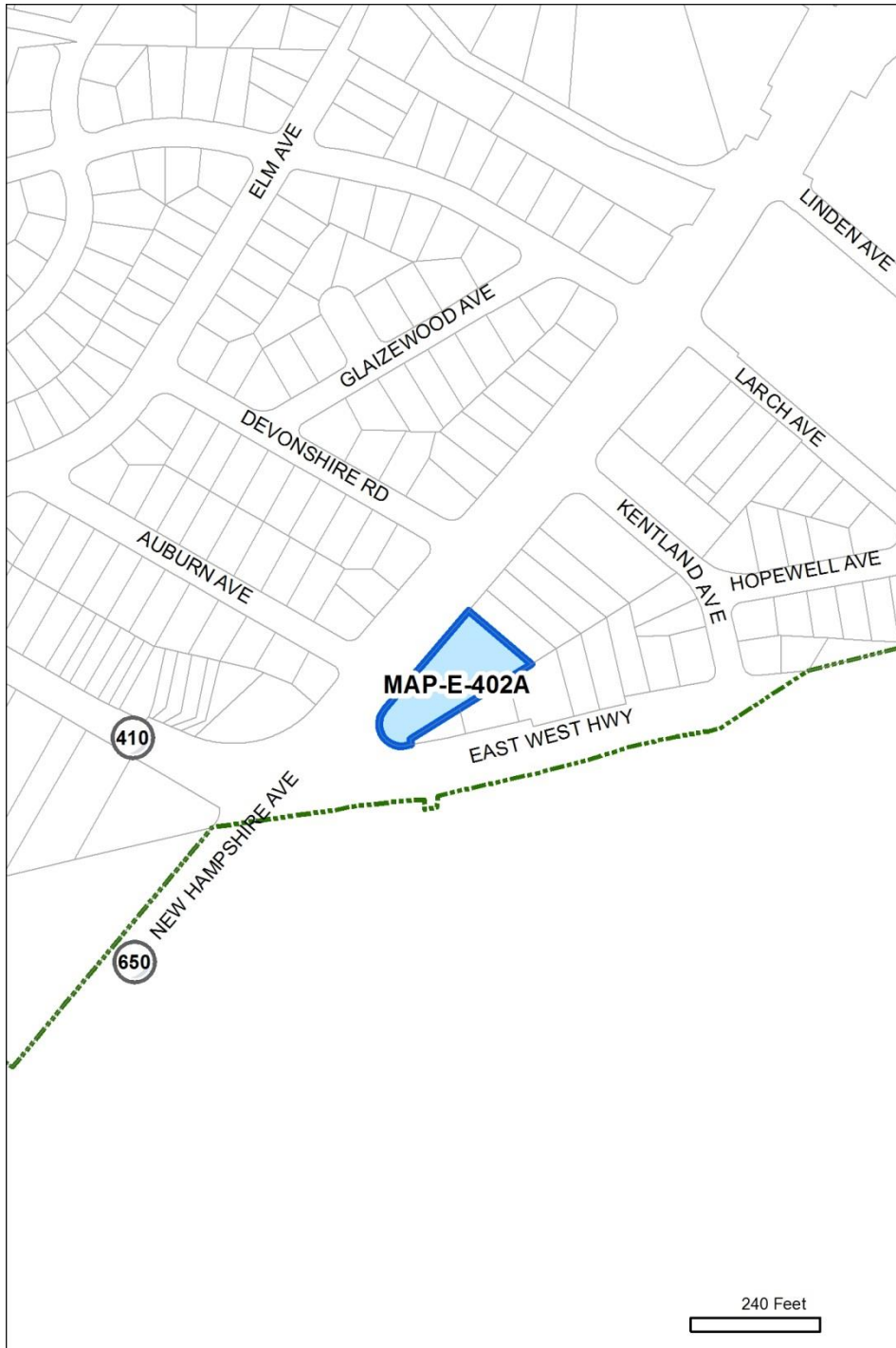
## **Changes to proposed District Map Amendment G-956**

### **SECTION 1: ERRORS**

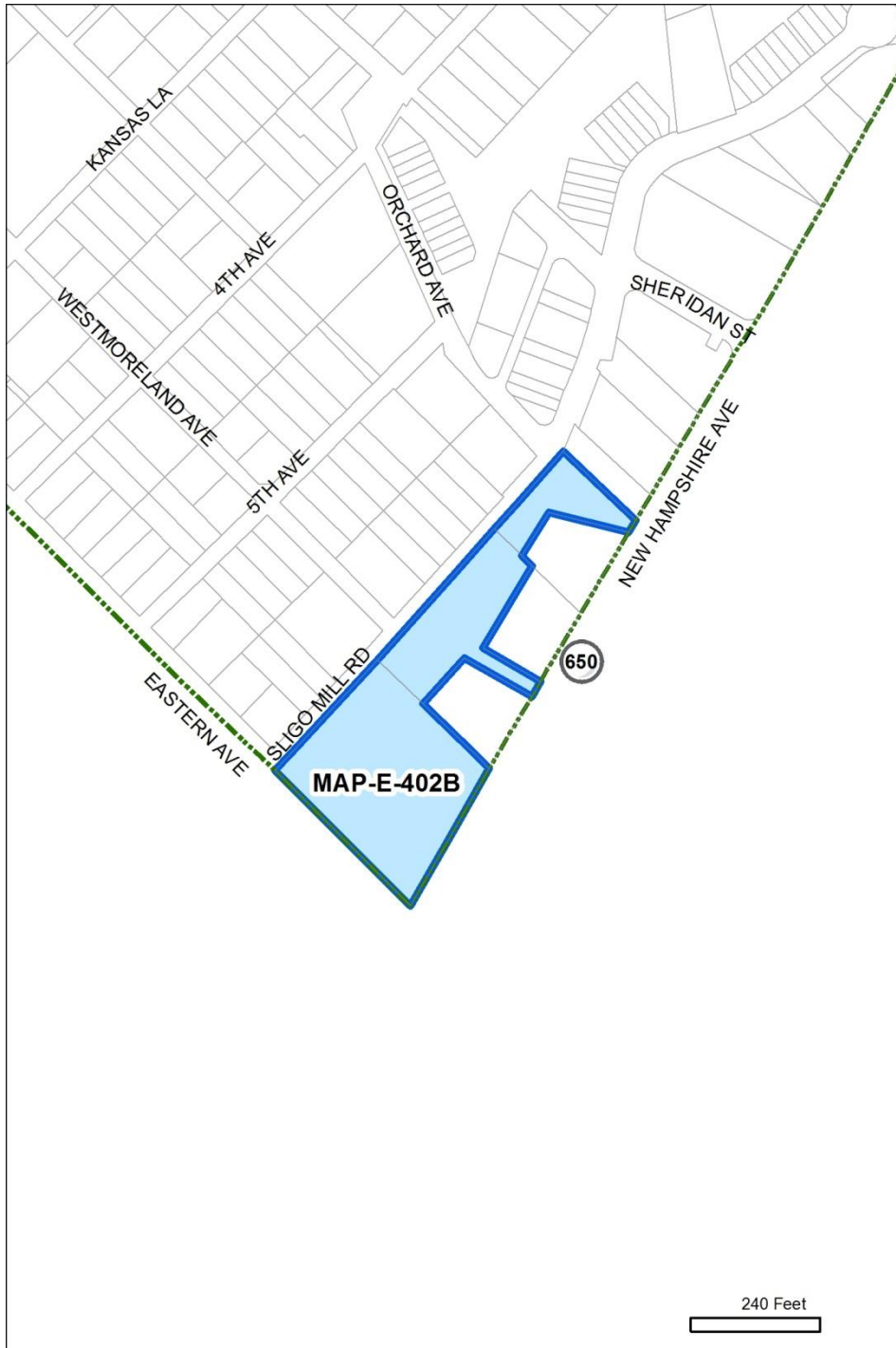
This section includes changes proposed by Planning Staff to correct **errors.**



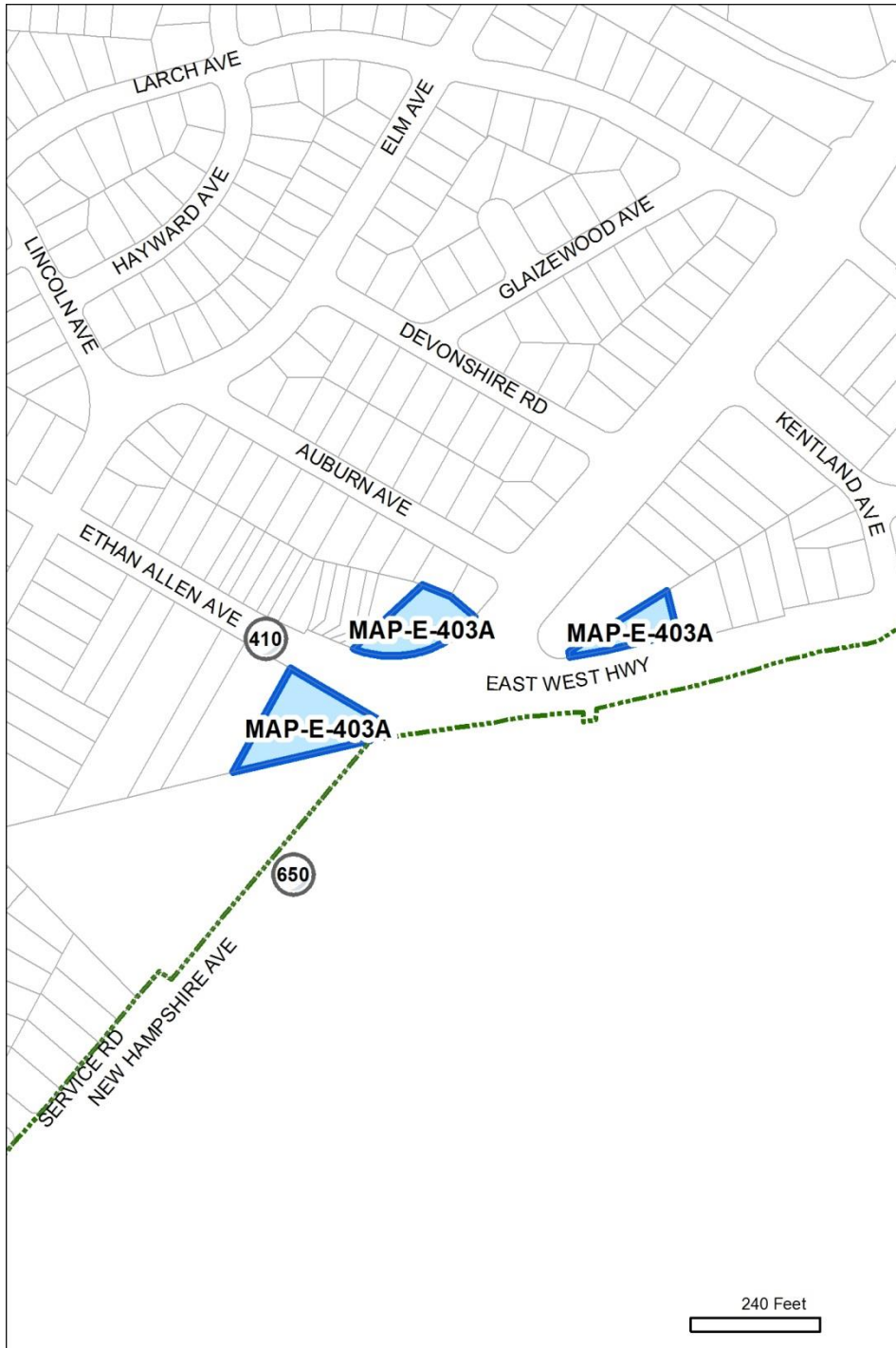
Unique ID: MAP-E-401		staff error
Master Plan ID: TAKOM-07		
Master Plan:	Takoma Park	
Location:	East West Highway & New Hampshire Av	
Existing Zone:	C-2	
Proposed Conv: (12/18)	<del>CRT-1.5 C-1.5 R-0.75 H-45</del>	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.75 H-50	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



<b>Unique ID:</b> MAP-E-402A		staff error
<b>Master Plan ID:</b> TAKOM-08		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	East West Highway & New Hampshire Av	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (12/18)	<del>CRT-2.0 C-1.5 R-0.75 H-45</del>	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



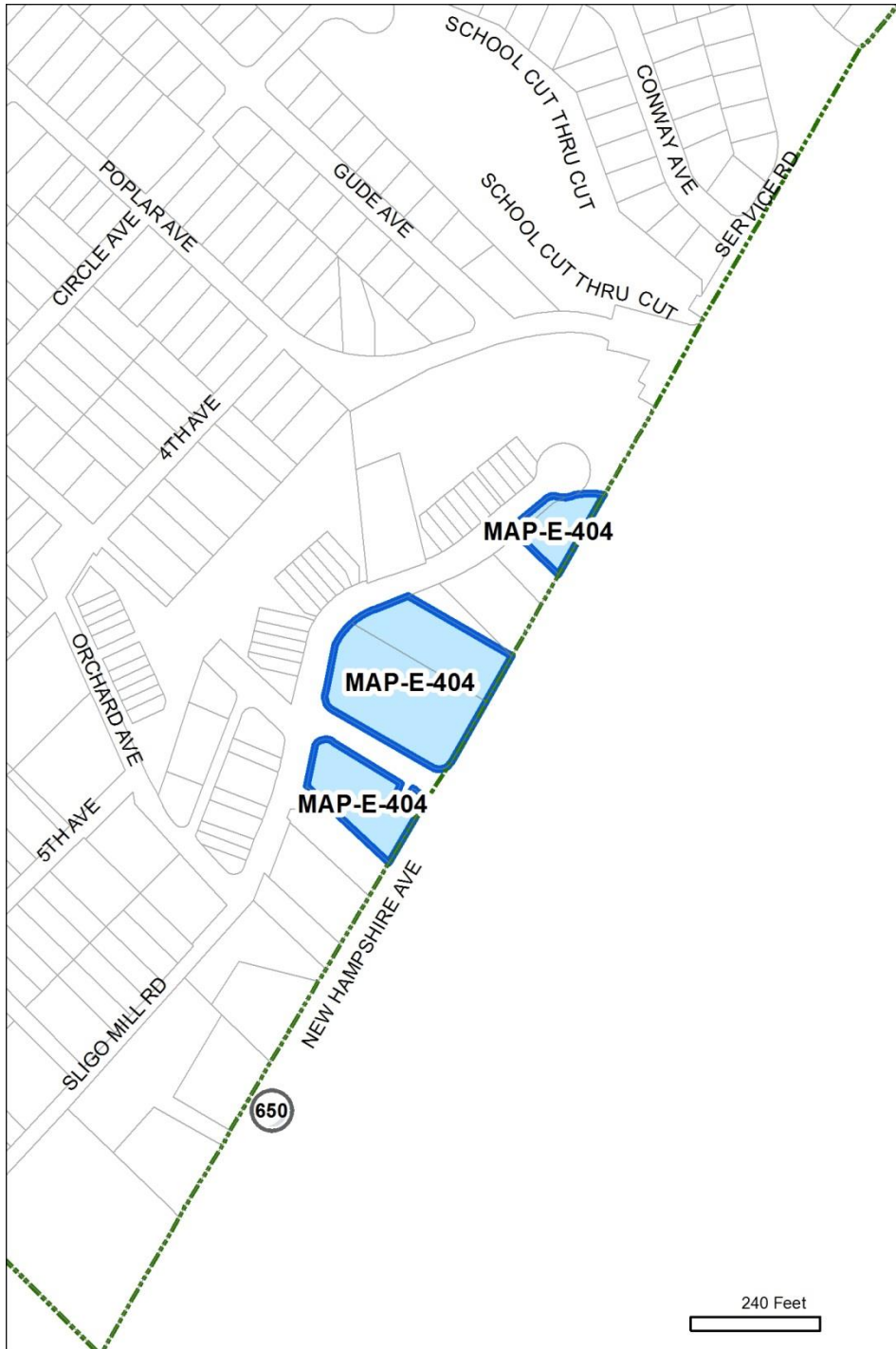
<b>Unique ID:</b> MAP-E-402B		staff error
<b>Master Plan ID:</b> TAKOM-09		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Eastern Av & New Hampshire Av	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (12/18)	<del>CRT-2.0 C-1.5 R-0.75 H-45</del>	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



<b>Unique ID:</b> MAP-E-403A		staff error
<b>Master Plan ID:</b> TAKOM-10		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	East West Hwy & New Hampshire Av	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (12/18)	CRT-2.25 C-1.5 R-0.75 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		

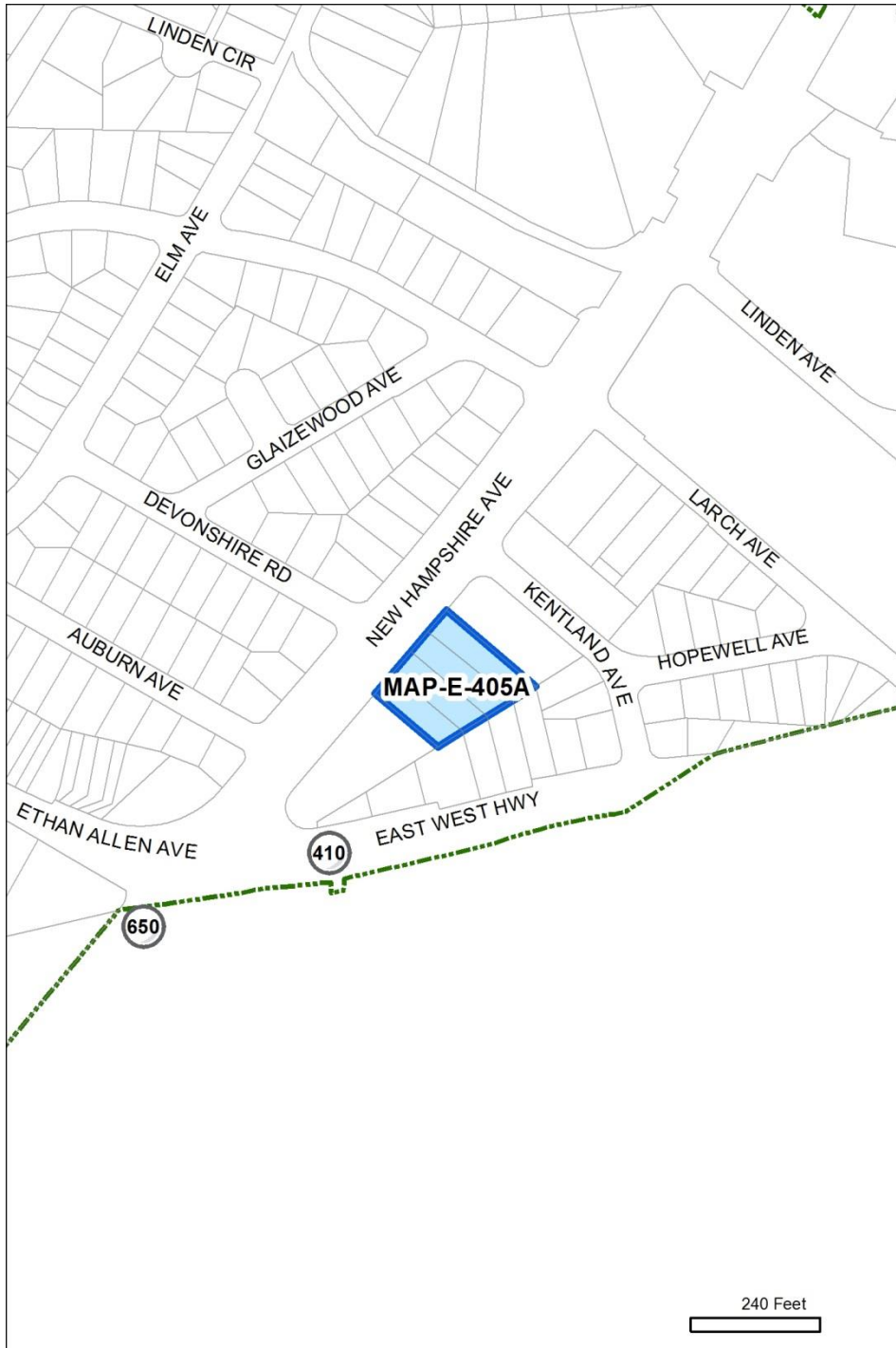


<b>Unique ID:</b> MAP-E-403B		staff error
<b>Master Plan ID:</b> TAKOM-11		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Eastern Av & New Hampshire Av	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (12/18)	CRT-2.25 C-1.5 R-0.75 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		

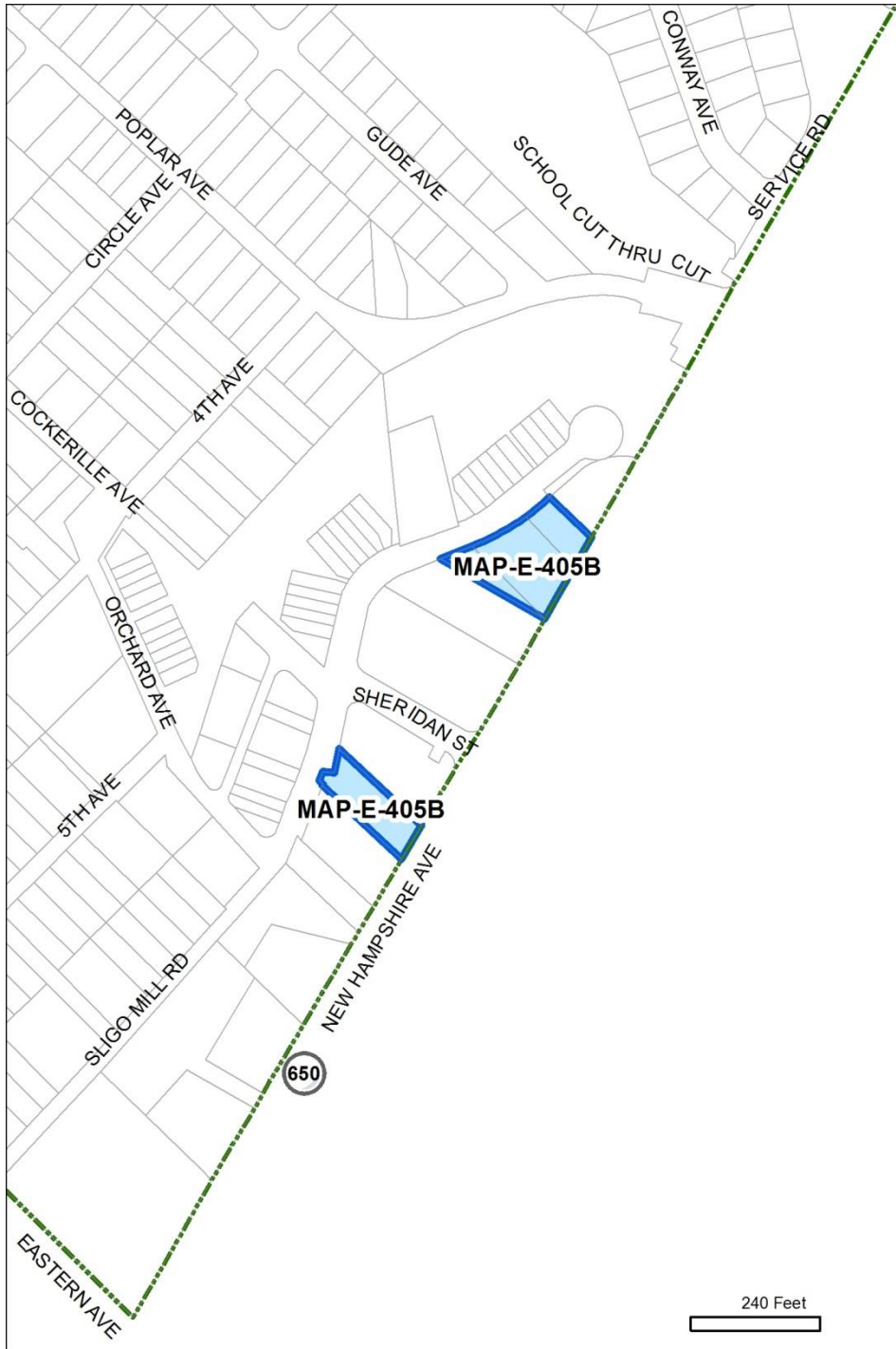


<b>Unique ID:</b> MAP-E-404		staff error
<b>Master Plan ID:</b> TAKOM-12		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Eastern Av & New Hampshire Av	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (12/18)	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		

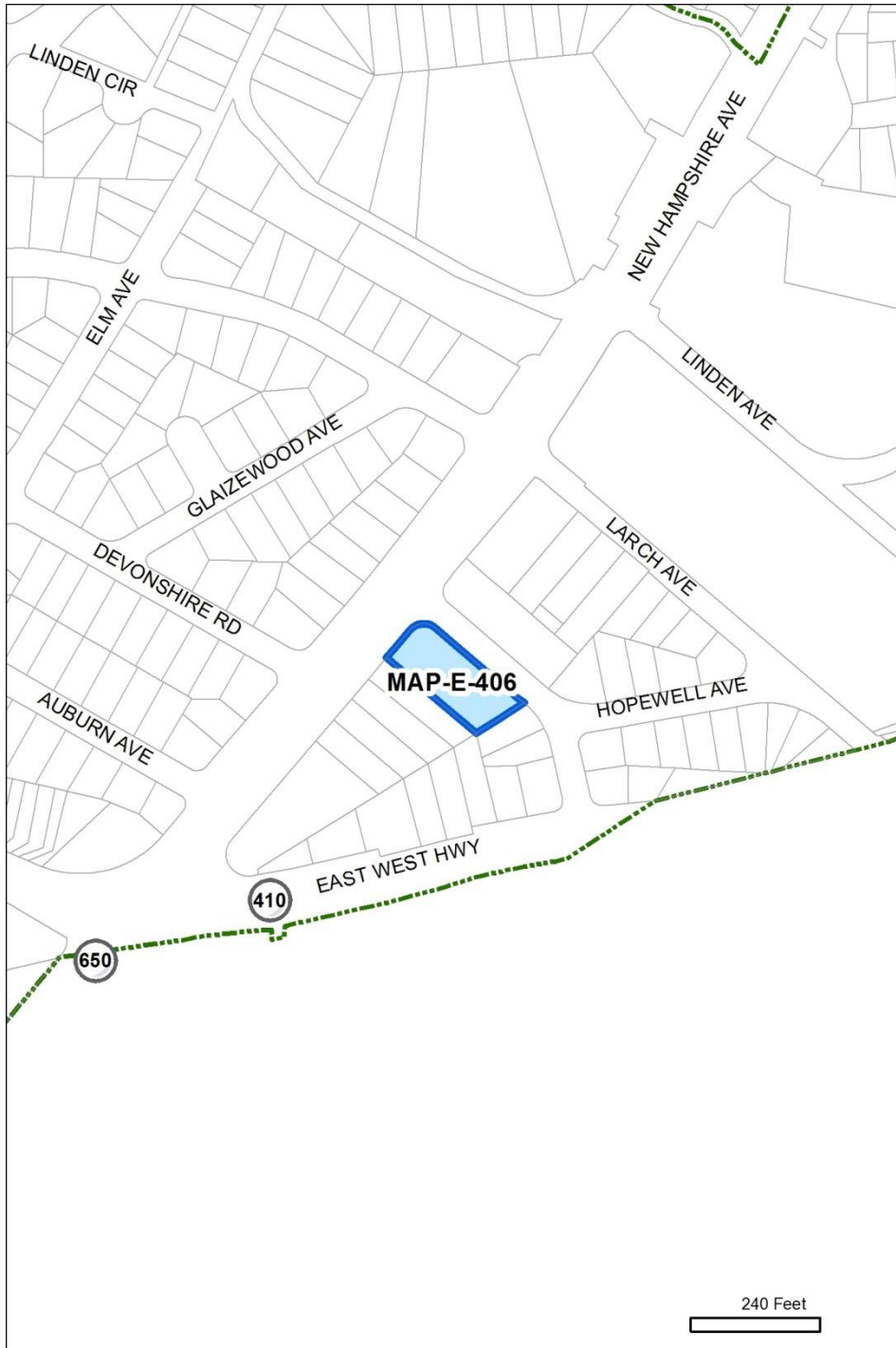




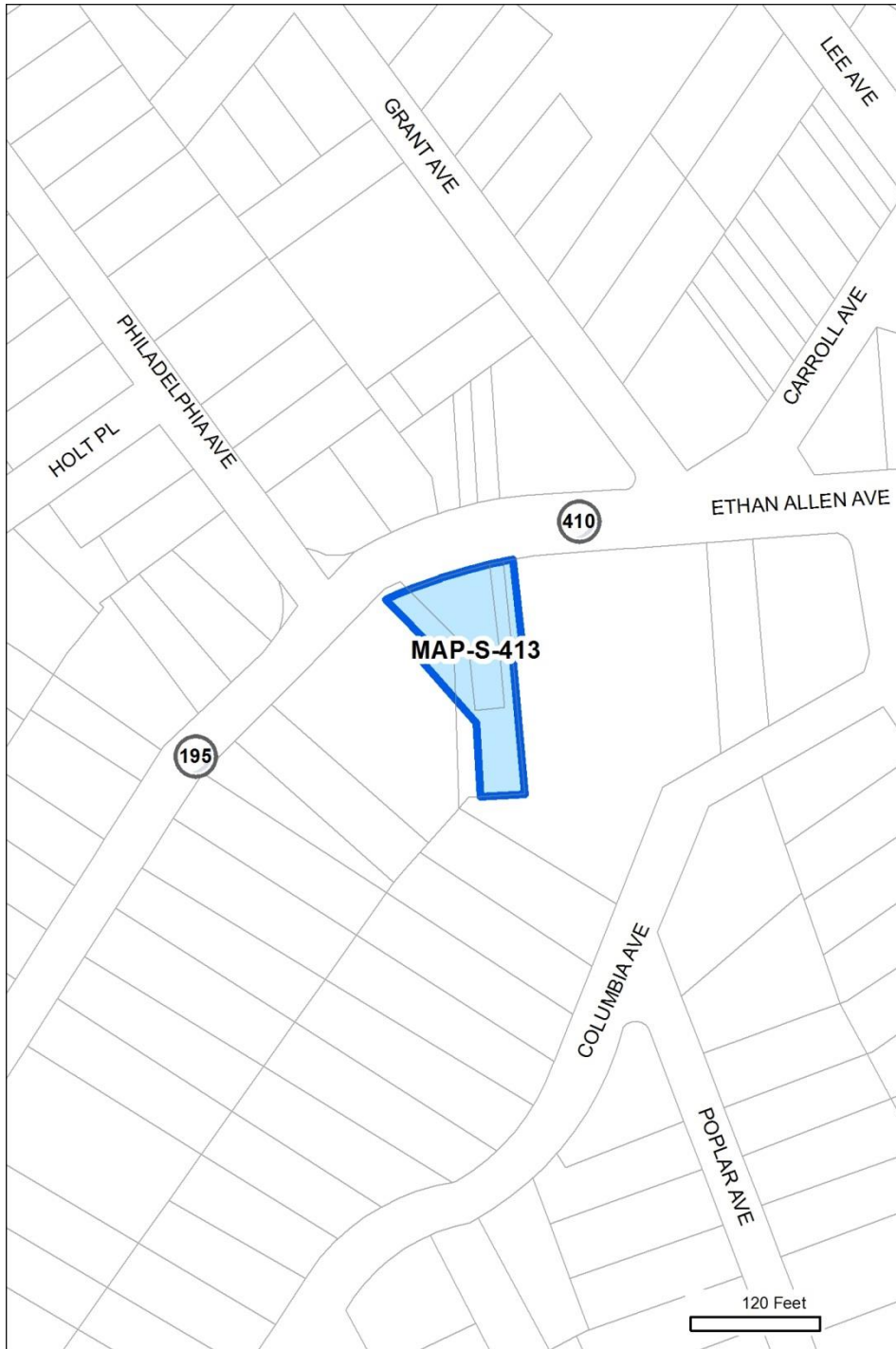
<b>Unique ID:</b> MAP-E-405A		staff error
<b>Master Plan ID:</b> TAKOM-13		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	East West Hy & New Hampshire Av	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (12/18)	<del>CRT-1.5 C-1.5 R-0.5 H-60</del>	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.5 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



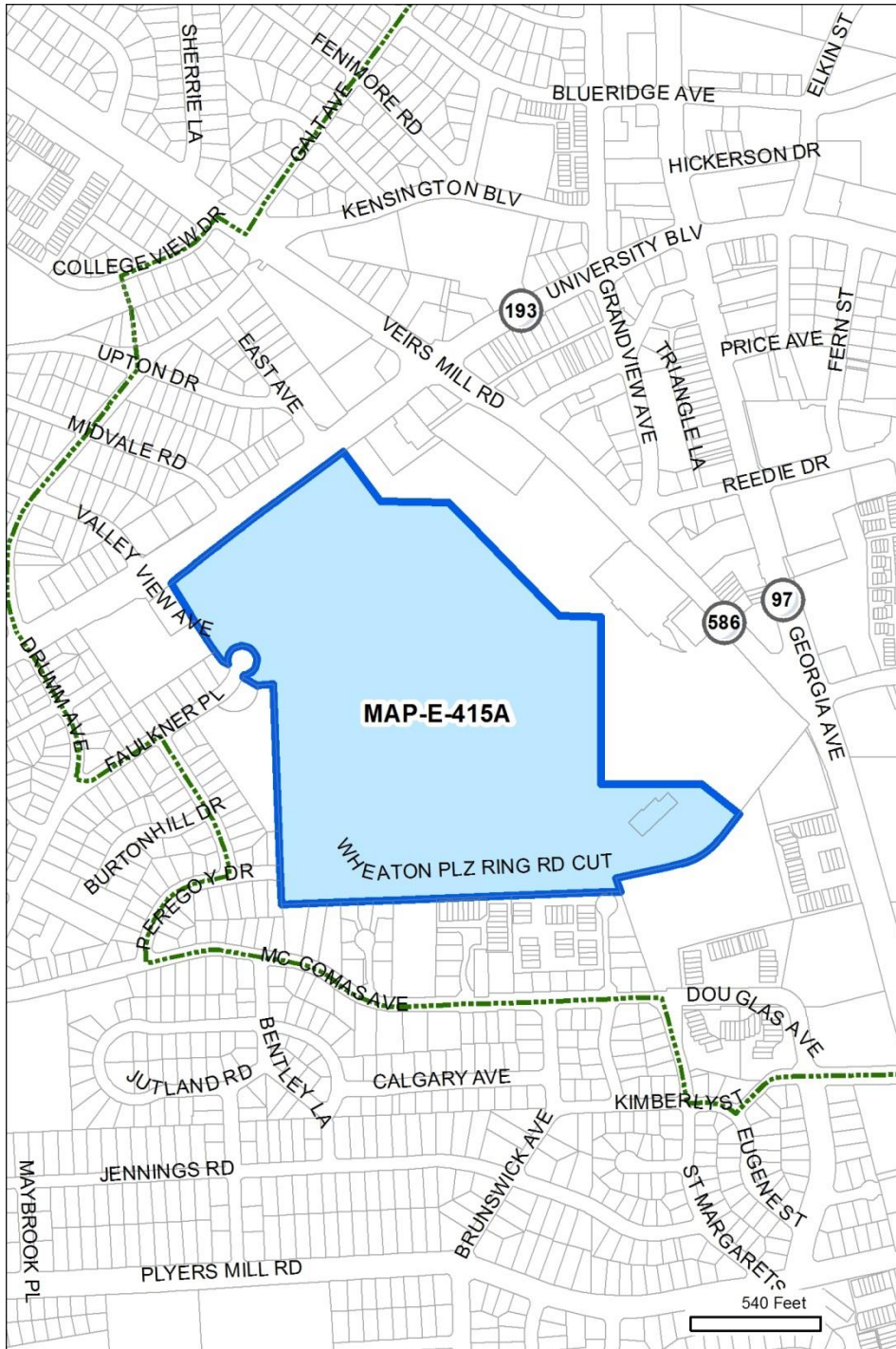
Unique ID: MAP-E-405B		staff error
Master Plan ID: TAKOM-14		
Master Plan:	Takoma Park	
Location:	Eastern Av & New Hampshire Av	
Existing Zone:	O-M	
Proposed Conv: (12/18)	<del>CRT-1.5 C-1.5 R-0.5 H-60</del>	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.5 H-50	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



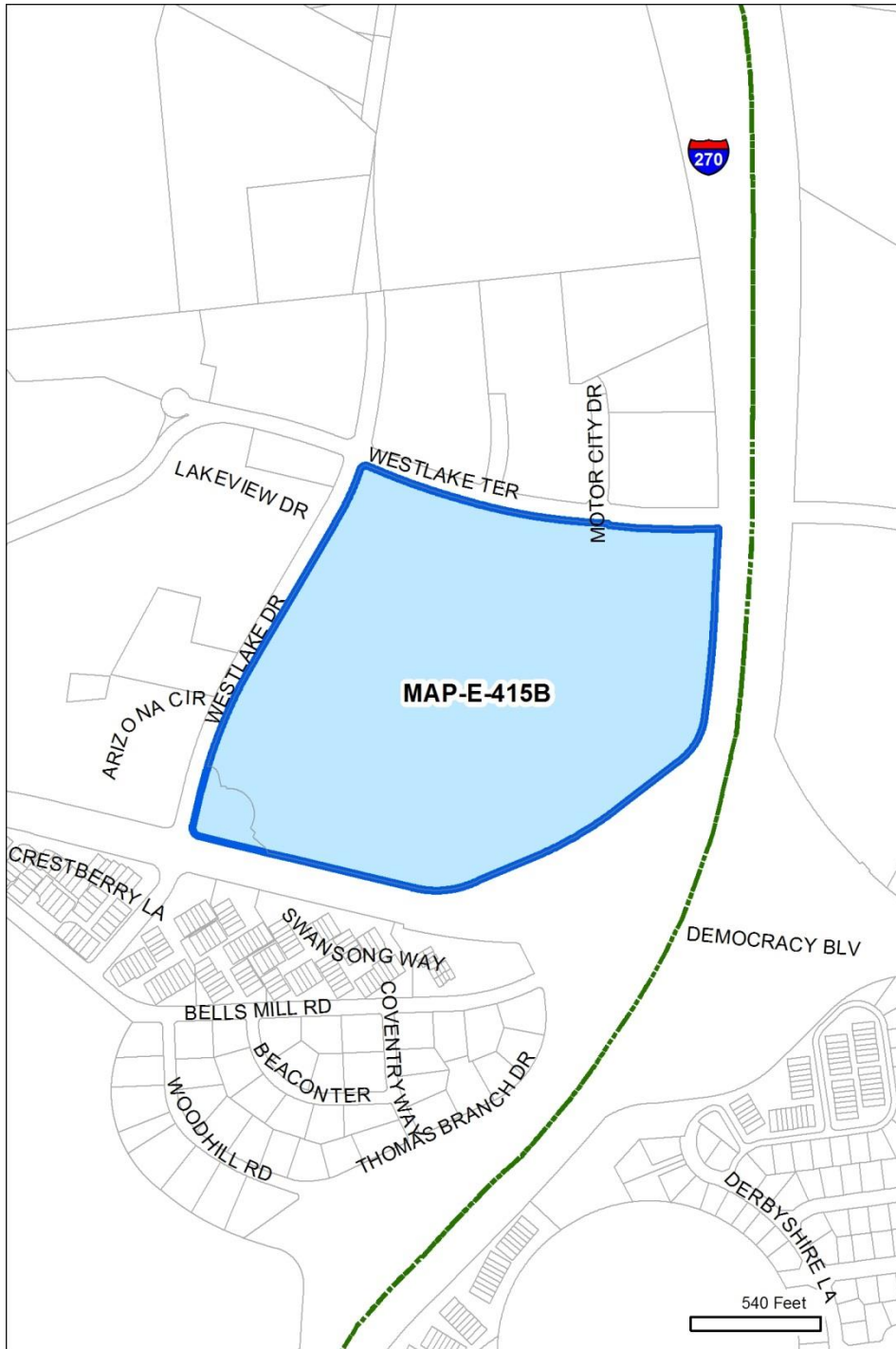
<b>Unique ID:</b> MAP-E-406		staff error
<b>Master Plan ID:</b> TAKOM-15		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	East West Hwy & New Hampshire Av	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (12/18)	CRT-1.5 C-1.5 R-0.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.5 H-50	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



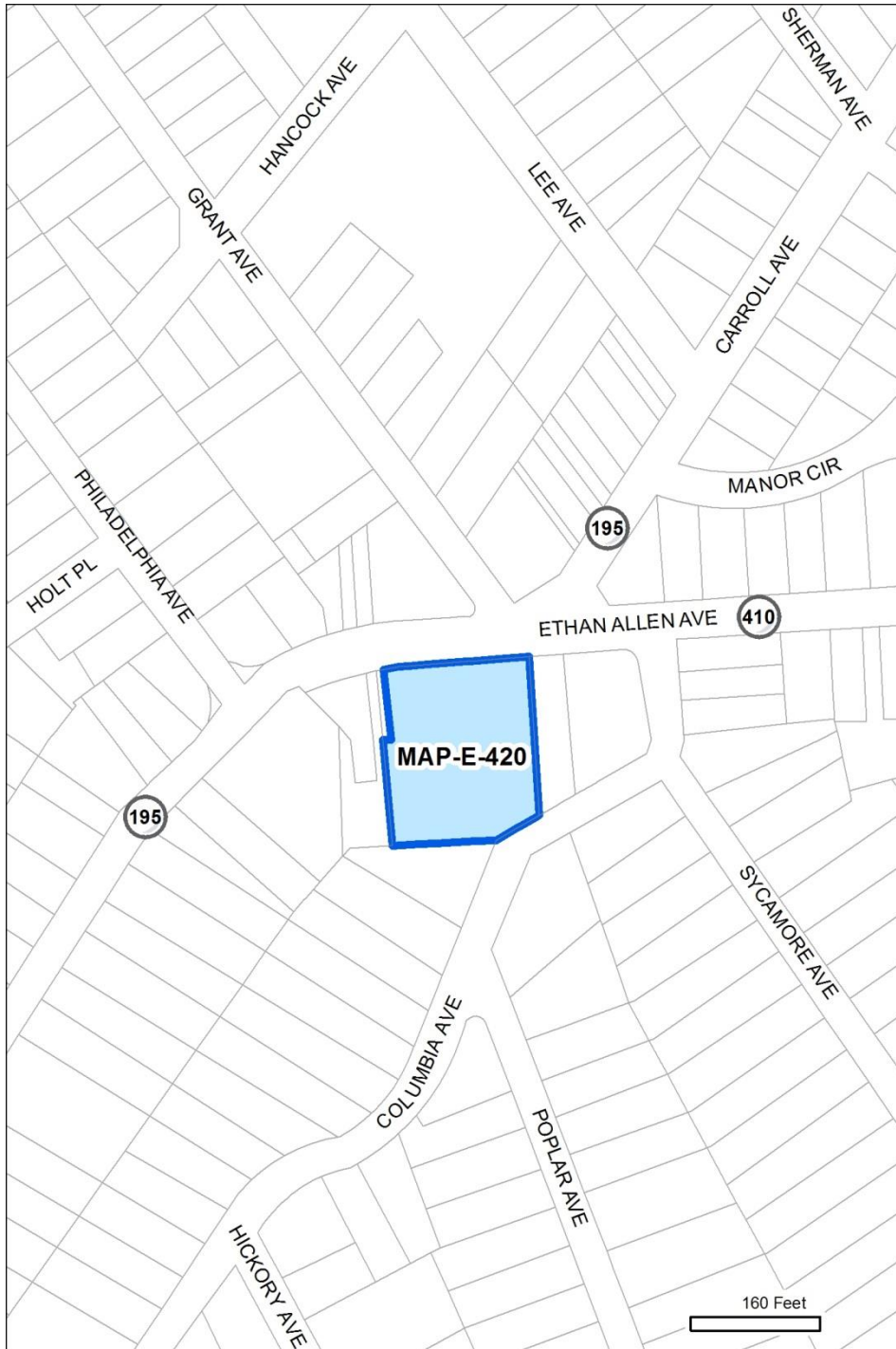
Unique ID: MAP-E-413		staff error
Master Plan ID: TAKOM-05		
Master Plan:	Takoma Park	
Location:		
Existing Zone:	C-2	
Proposed Conv: (12/18)	<del>CRT-1.5 C-1.5 R-0.75 H-50</del>	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-50	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.25
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>This property was given the C-2 conversion for abutting medium density detached residential, however the property does not abut detached residential. For that reason, it should have been given additional overall FAR.</i></p>		



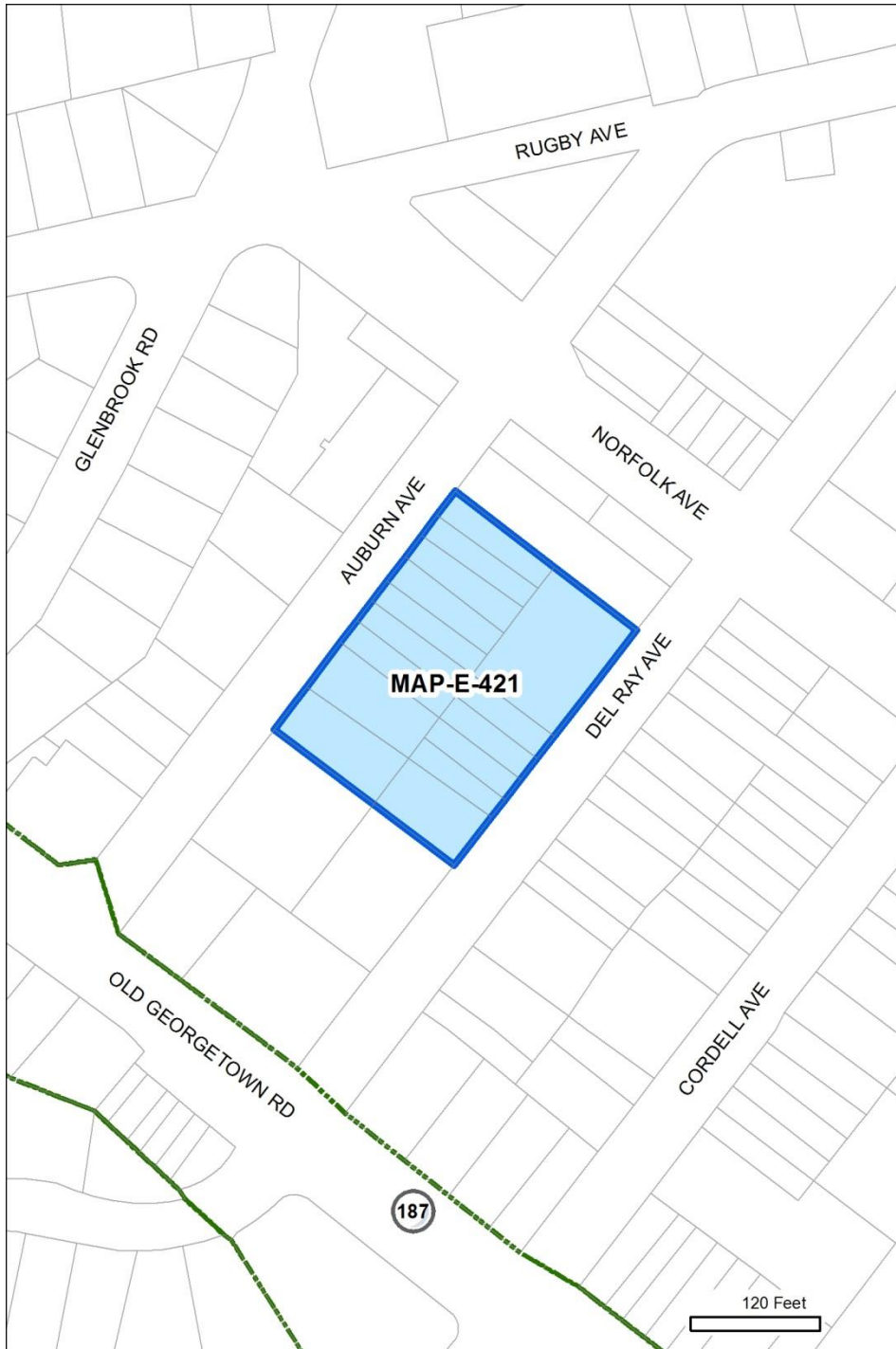
Unique ID: MAP-E-415A		staff error
Master Plan ID: WHEAT-01		
Master Plan:		Wheaton
Location:		
Existing Zone:		C-2
Proposed Conv: (12/18)		GR-2.5 H-75
Prop. Revised Conv:		GR-1.5 H-45
Category:		Staff Error
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
<b>Reason for change:</b>		
<p><i>This property is in the Wheaton CBD plan area. The plan calls for retaining this area as a shopping mall, the form standards of which do not match with the CRT zone. For that reason, staff recommended that this property be reclassified into the GR (General Retail) zone.</i></p> <p><i>This property is also going to be placed in the Regional Shopping Center Overlay, which will retain specific provisions regarding height that were permitted under the C-2 zone only on the county's 2 regional shopping centers.</i></p> <p><i>The initial conversion in the DMA gave this property 2.5 FAR and 75' in height, however, those parameters would only be achievable under scenarios that are recommended against in the relevant master plan, and therefore, a lower height and density is warranted here.</i></p>		



Unique ID: MAP-E-415B		staff error
Master Plan ID: POTMC-08		
Master Plan:		Potomac Subregion
Location:		
Existing Zone:		C-2
Proposed Conv: (12/18)		GR-2.5 H-75
Prop. Revised Conv:		GR-1.5 H-45
Category:		Staff Error
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
<b>Reason for change:</b>		
<p><i>This property is in the Potomac Subregion plan area. The plan calls for retaining this area as a shopping mall, the form standards of which do not match with the CRT zone. For that reason, staff recommended that this property be reclassified into the GR (General Retail) zone.</i></p> <p><i>This property is also going to be placed in the Regional Shopping Center Overlay, which will retain specific provisions regarding height that were permitted under the C-2 zone only on the county's 2 regional shopping centers.</i></p> <p><i>The initial conversion in the DMA gave this property 2.5 FAR and 75' in height, however, those parameters would only be achievable under scenarios that are recommended against in the relevant master plan, and therefore, a lower height and density is warranted here.</i></p>		



Unique ID: MAP-E-420		staff error
Master Plan ID: TAKOM-16		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-1
Proposed Conv: (12/18)		<del>CRT-0.5 C-0.5 R-0.25 H-50</del>
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-50
Category:		Staff Error
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property was given the conversion for abutting medium density, detached residential. However, the C-1 zoning does not abut detached residential, it only confronts it. As a result, it should have been given 0.75 FAR in overall density.</i></p>		



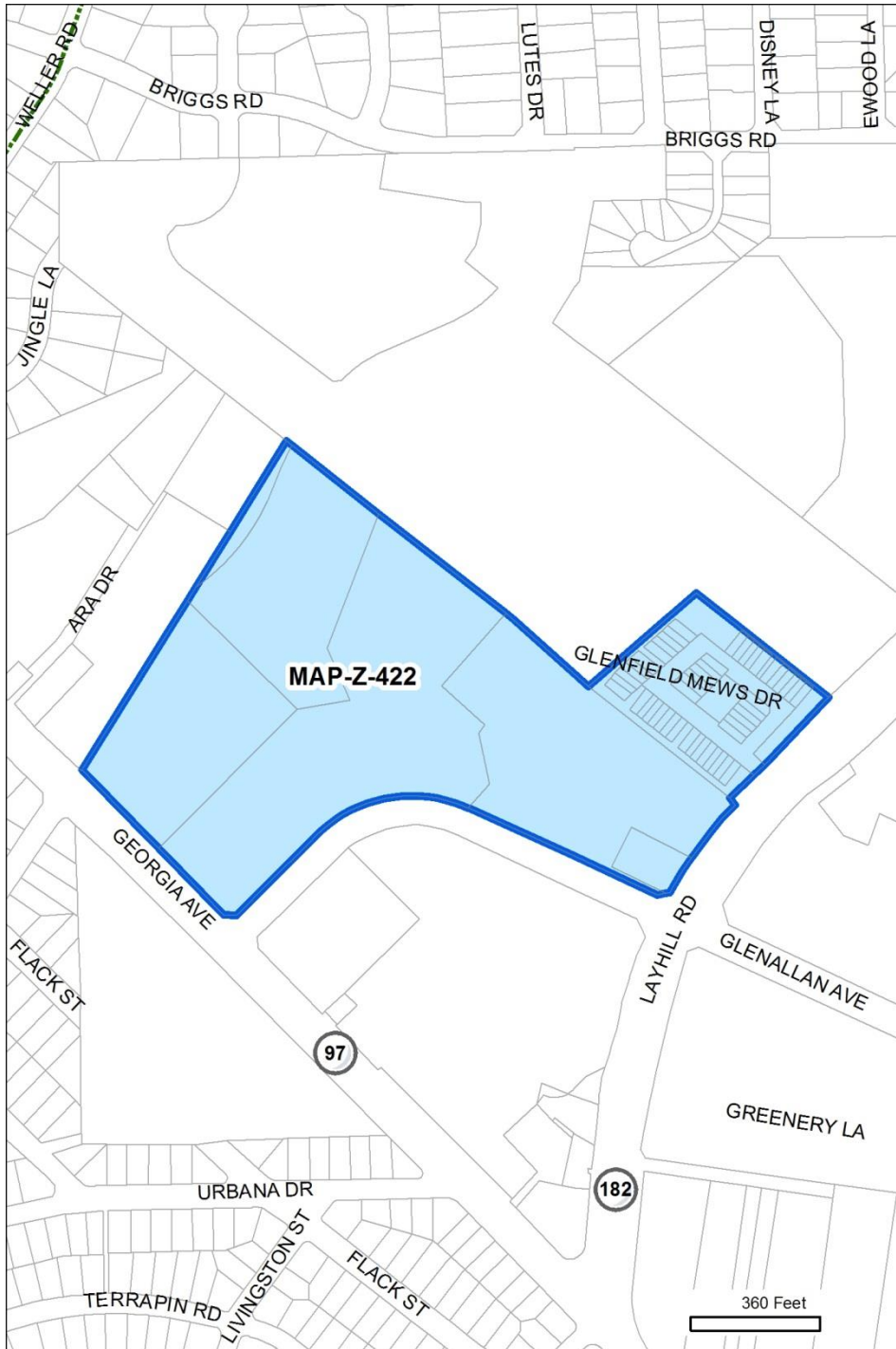
Unique ID: MAP-E-421		staff error
Master Plan ID: WDMNT-07		
Master Plan:	Woodmont Triangle	
Location:		
Existing Zone:	CBD-R1	
Proposed Conv: (12/18)	CR-3.0 C-0.75 R-3.0 H-90 T	
Prop. Revised Conv:	CR-3.0 C-0.75 R-3.0 H-145 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 145'
<b>Reason for change:</b>		
<p><i>This property is zoned CBD-R1. The remainder of the block in which it is located is zoned CBD-1.</i></p> <p><i>The Woodmont Triangle Amendment describes this block as being entirely CBD-1 and calls for limiting height to 90'. It does not mention the CBD-R1 zone.</i></p> <p><i>As a result, staff believes the limitation to 90' was made in error, and this area should receive the standard conversion for CBD-R1 to <b>CR-3.0 C-0.75 R-3.0 H-145 T</b>.</i></p>		



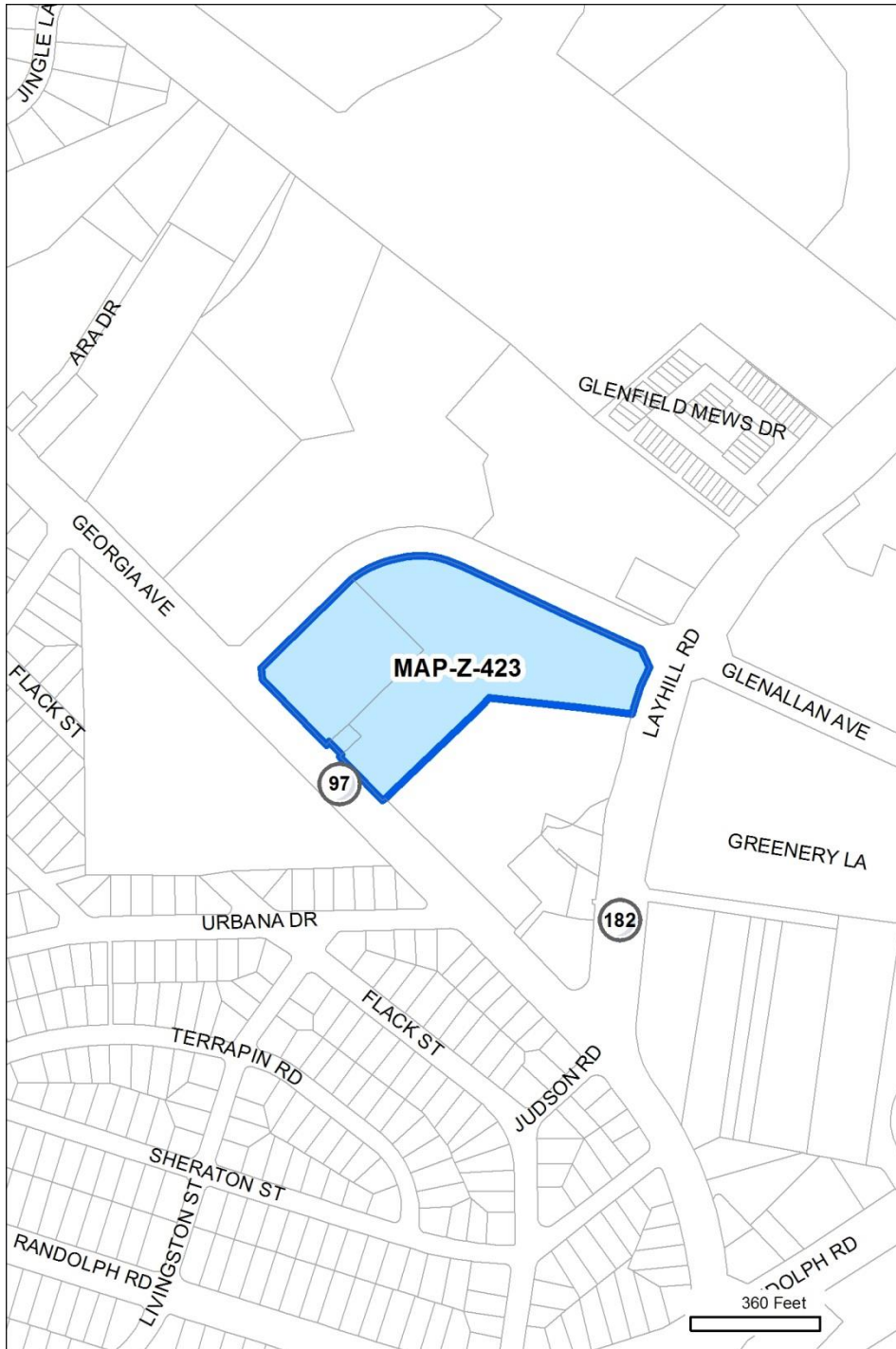
## **Changes to proposed District Map Amendment G-956**

### **SECTION 2: Glenmont SMA**

The second section covers the **Glenmont Sectional Map Amendment**.



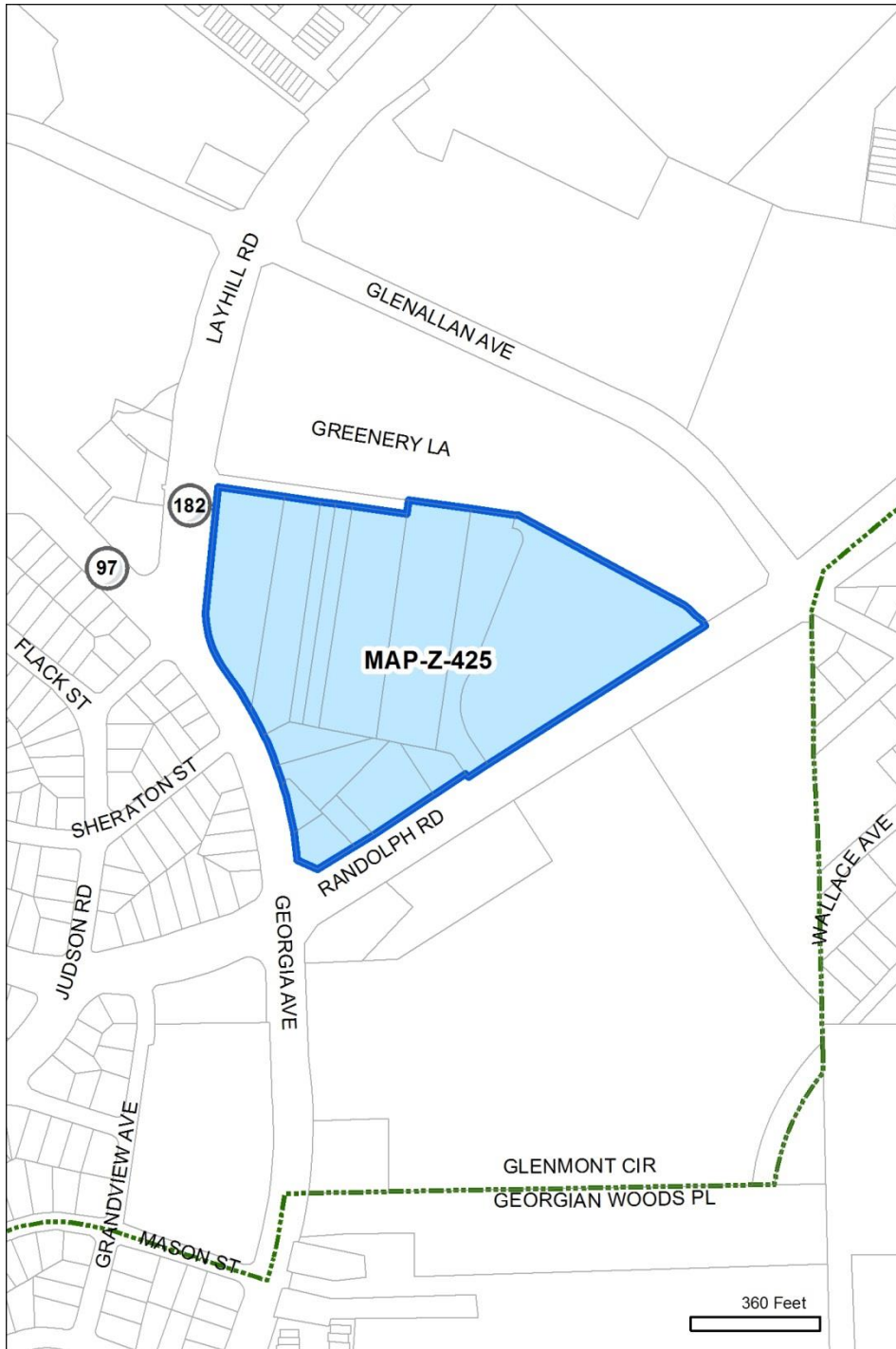
Unique ID: MAP-Z-422		SMA
Master Plan ID:		
Master Plan:	Glenmont	
Location:		
Existing Zone:	CR-2.0 C-0.25 R-2.0 H-120	
Zone before SMA:	<del>R-30, RT-12.5, O-M // TS-R</del>	
SMA Rezoning:	CR-2.0 C-0.25 R-2.0 H-120	
Prop. Revised Conv:	CR-2.0 C-0.25 R-2.0 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Glenmont Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-30, RT-12.5, and O-M. It was rezoned by Local Map Amendment to TS-R in 2013.</i></p> <p><i>The Glenmont SMA then later rezoned all of this area to <b>CR-2.0 C-0.25 R-2.0 H-120</b>.</i></p> <p><i>The CR zoning adopted in the Glenmont Sector Plan will not be changed by the District Map Amendment.</i></p>		



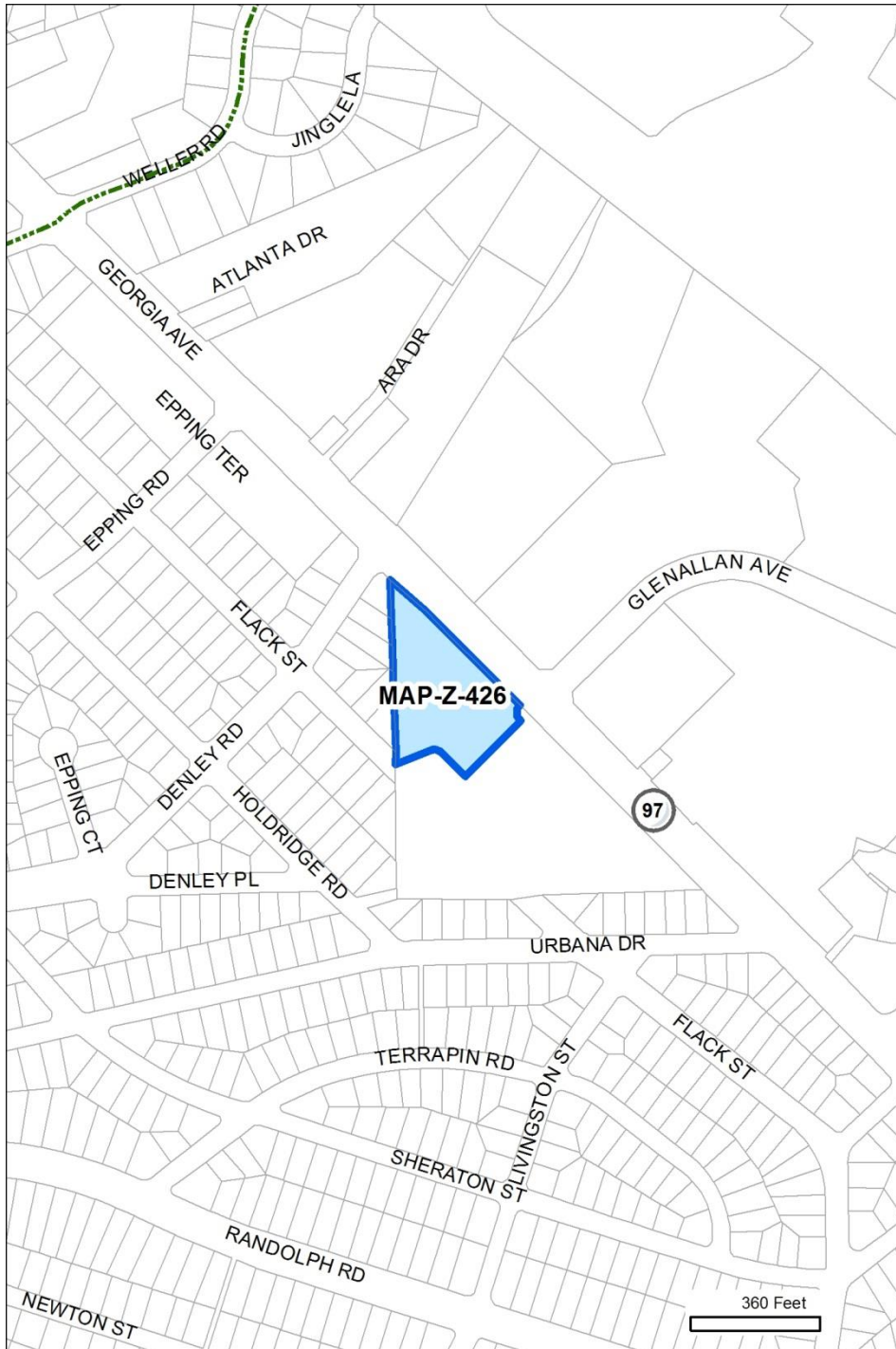
Unique ID: MAP-Z-423		SMA
Master Plan ID:		
Master Plan:	Glenmont	
Location:		
Existing Zone:	CR-2.0 C-0.5 R-1.75 H-120	
Zone before SMA:	<del>R-90</del>	
SMA Rezoning:	CR-2.0 C-0.5 R-1.75 H-120	
Prop. Revised Conv:	CR-2.0 C-0.5 R-1.75 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Glenmont Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned R-90.</i></p> <p><i>The Glenmont SMA rezoned all of this area to <b>CR-2.0 C-0.5 R-1.75 H-120</b>.</i></p> <p><i>The CR zoning adopted in the Glenmont Sector Plan will not be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-424		SMA
Master Plan ID:		
Master Plan:	Glenmont	
Location:		
Existing Zone:	CR-2.0 C-0.5 R-1.75 H-120	
Zone before SMA:	RMX-2C	
SMA Rezoning:	CR-2.0 C-0.5 R-1.75 H-120	
Prop. Revised Conv:	CR-2.0 C-0.5 R-1.75 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Glenmont Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned RMX-2C.</i></p> <p><i>The Glenmont SMA rezoned all of this area to <b>CR-2.0 C-0.5 R-1.75 H-120</b>.</i></p> <p><i>The CR zoning adopted in the Glenmont Sector Plan will not be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-425		SMA
Master Plan ID:		
Master Plan:	Glenmont	
Location:		
Existing Zone:	CR-3.0 C-2.5 R-2.5 H-120	
Zone before SMA:	<del>RMX-2C</del>	
SMA Rezoning:	CR-3.0 C-2.5 R-2.5 H-120	
Prop. Revised Conv:	CR-3.0 C-2.5 R-2.5 H-120	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Glenmont Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned RMX-2C.</i></p> <p><i>The Glenmont SMA rezoned all of this area to <b>CR-3.0 C-2.5 R-2.5 H-120</b>.</i></p> <p><i>The CR zoning adopted in the Glenmont Sector Plan will not be changed by the District Map Amendment.</i></p>		



Unique ID: MAP-Z-426		SMA
Master Plan ID:		
Master Plan:	Glenmont	
Location:		
Existing Zone:	CRN-1.5 C-0.25 R-1.5 H-65	
Zone before SMA:	RT-12.5	
SMA Rezoning:	CRN-1.5 C-0.25 R-1.5 H-65	
Prop. Revised Conv:	CRN-1.5 C-0.25 R-1.5 H-65	
Category:	SMA	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Glenmont Sector Plan was recently adopted by the Montgomery County Council. A related Sectional Map Amendment (SMA) was passed changing the zoning. These zones will NOT be changed by the District Map Amendment.</i></p> <p><i>This area was previously zoned RT-12.5.</i></p> <p><i>The Glenmont SMA rezoned all of this area to <b>CRN-1.5 C-0.25 R-1.5 H-65</b>.</i></p> <p><i>The CR zoning adopted in the Glenmont Sector Plan will not be changed by the District Map Amendment.</i></p>		