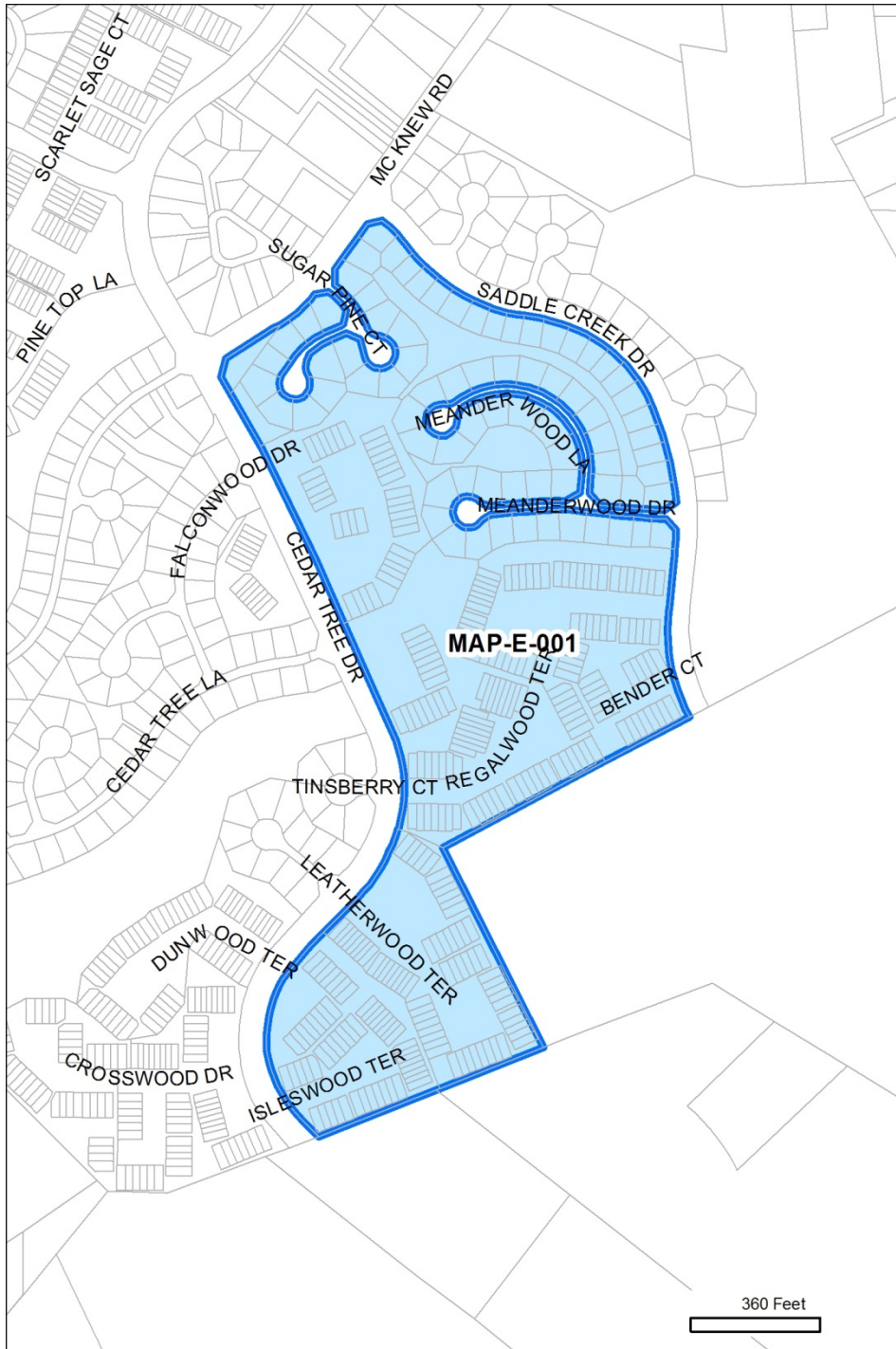
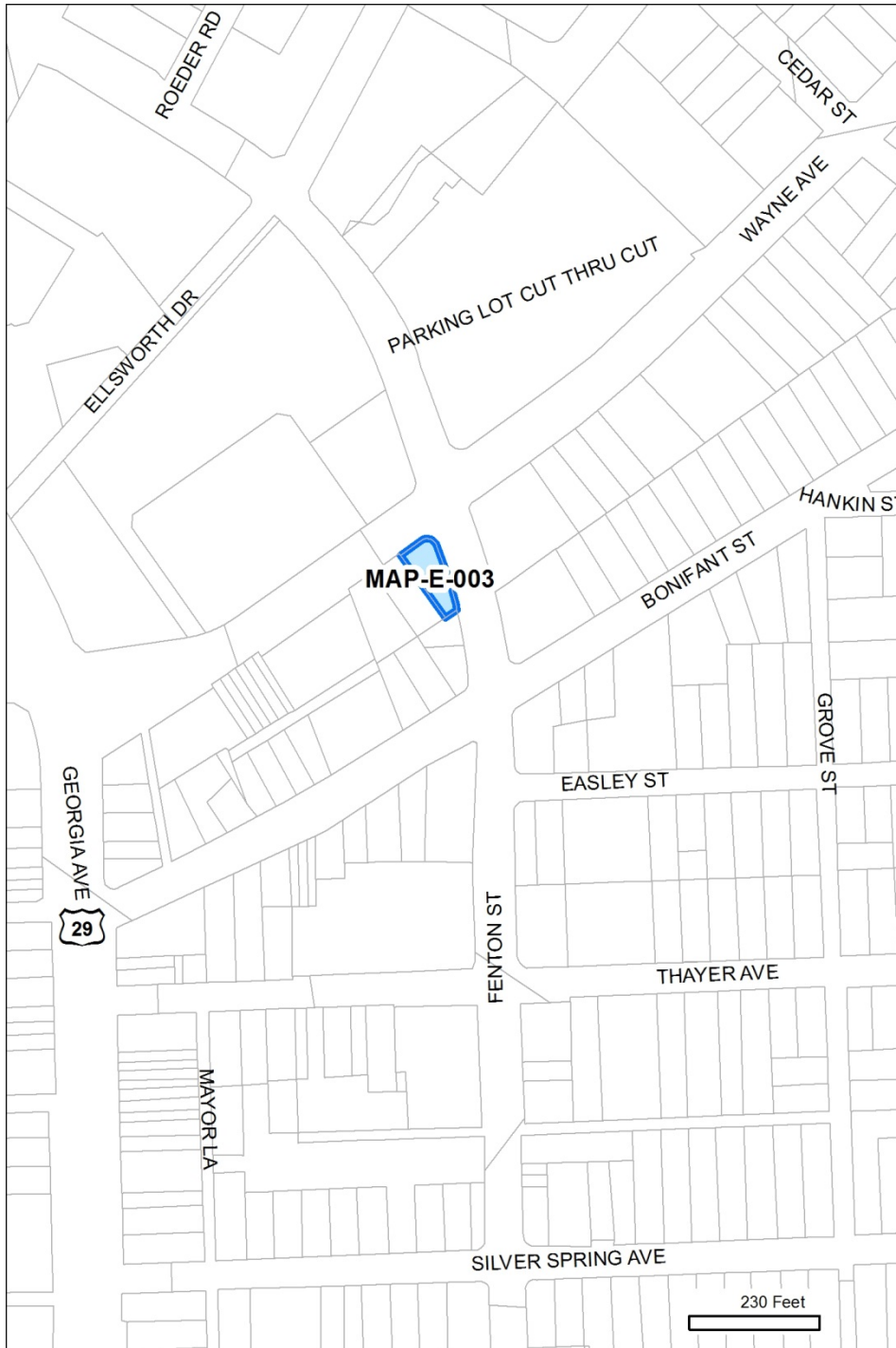


## **Staff Changes**

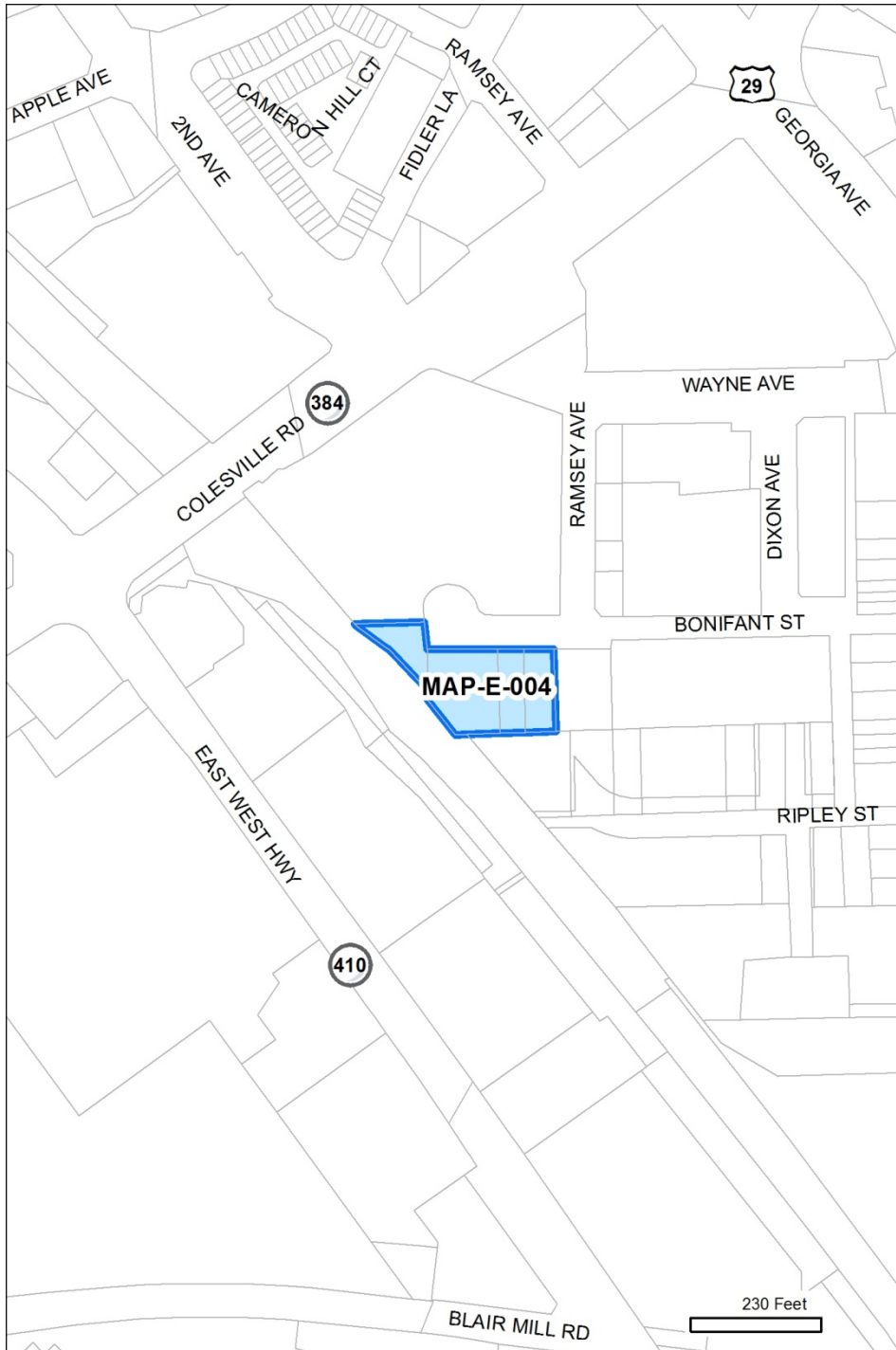
This section covers changes proposed by Planning Staff to correct errors and to reflect changes in conversion philosophy based on discussions with the PHED Committee and the Planning Board.



<b>Unique ID:</b> MAP-E-001		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Fairland	
<b>Location:</b>	Saddlecreek Drive	
<b>Existing Zone:</b>	R-200	
<b>Proposed Conv:</b> (5/2)	R-200 / PD-2	
<b>Prop. Revised Conv:</b>	R-200	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change / Corrected to R-200
	<b>Overall FAR:</b>	-
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	-
<b>Reason for change:</b>		
An error in the GIS layer showed portions of this site as being zoned PD-2. That was in error. The site should be entirely R-200.		



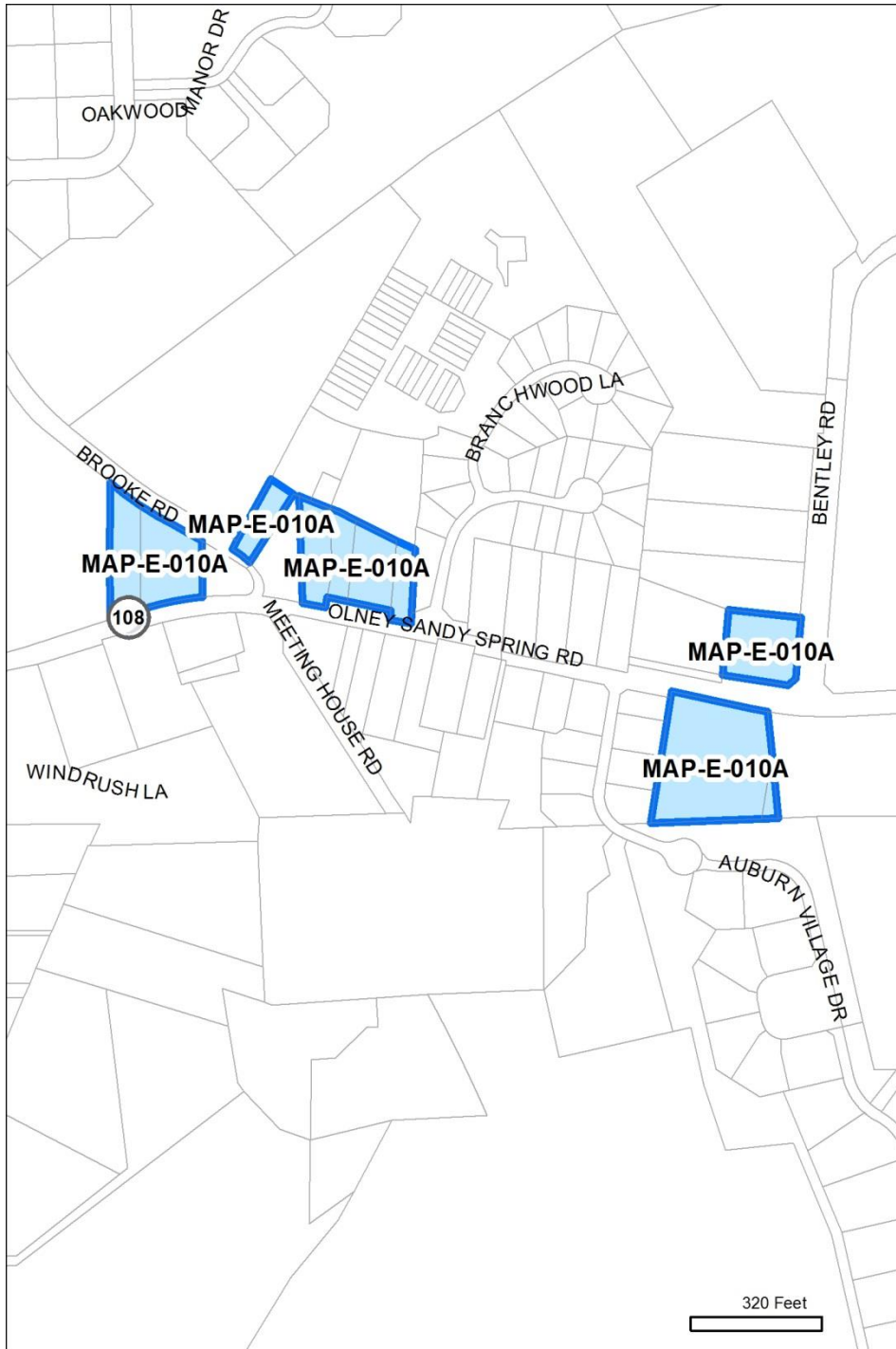
<b>Unique ID:</b> MAP-E-003		staff rec. change
<b>Master Plan ID:</b> 9		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>	SE corner, Wayne and Fenton	
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (5/2)	<del>CR-5.0 C-1.0 R-5.0 H-75 T</del>	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.0 R-2.5 H-75 T	
<b>Category</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 3.0
	<b>Comm'l FAR:</b>	Increased to 2.0
	<b>Resid'l FAR:</b>	Reduced to 2.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was made in error. The existing zoning was mislabeled as CBD-R2. As a result, the default conversion needs to be for the CBD-1 zone. This change affects the overall, commercial, and residential FARs.</i></p> <p><i>Height is limited to 75' by the Fenton Village Overlay. This is not a change.</i></p>		



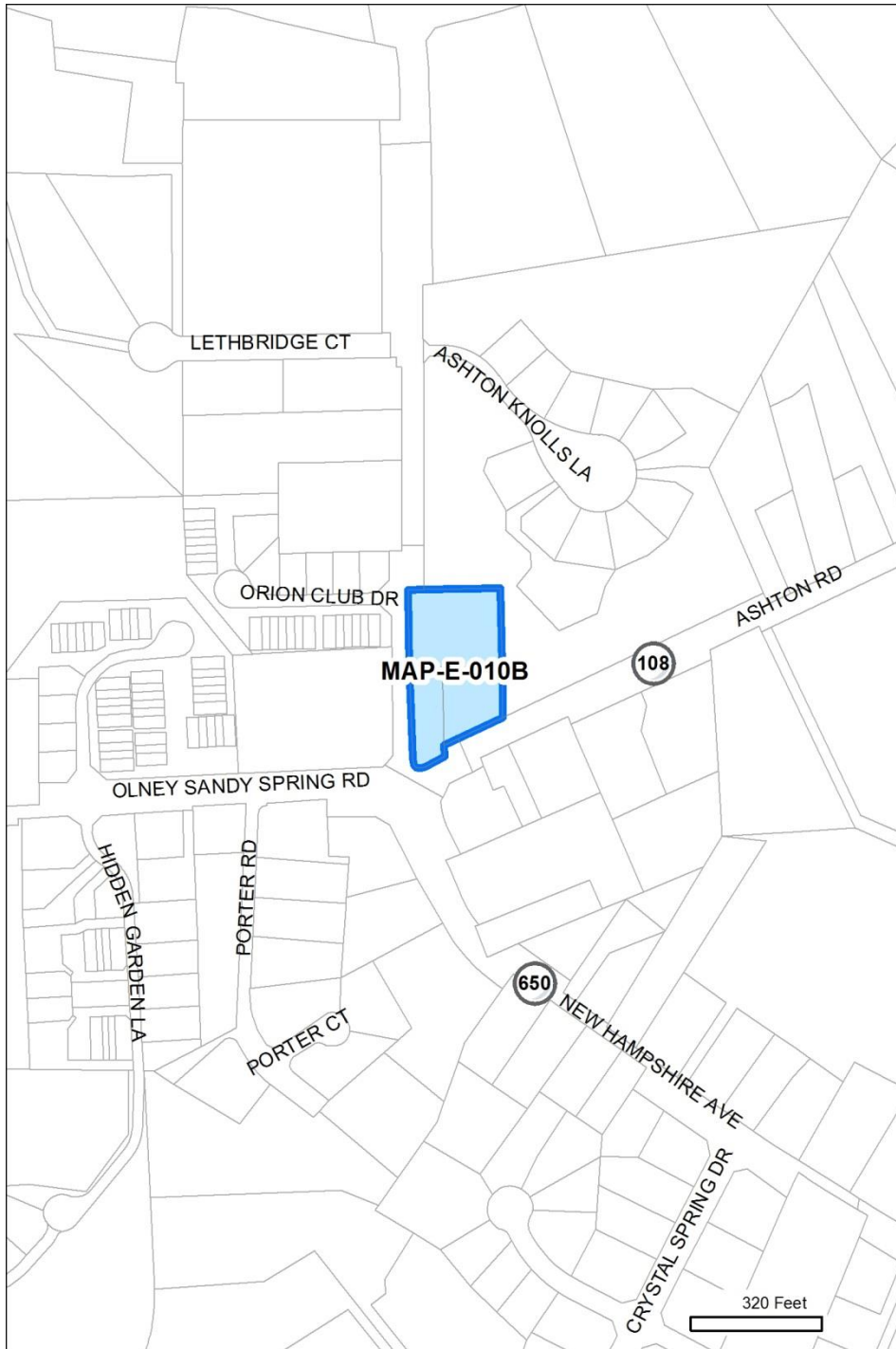
<b>Unique ID:</b> MAP-E-004		staff rec. change
<b>Master Plan ID:</b> 14C		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>	SW corner Bonifant and Ramsey	
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-5.0 C-3.0 R-4.5 H-145 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-200 T	
<b>Category:</b>	Staff 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 200'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was made in error. The existing zoning is CBD-2, but because it is in the Ripley Street Overlay and is within 800' of Metro, Footnote 11 applies, and 200' is permitted.</i></p>		



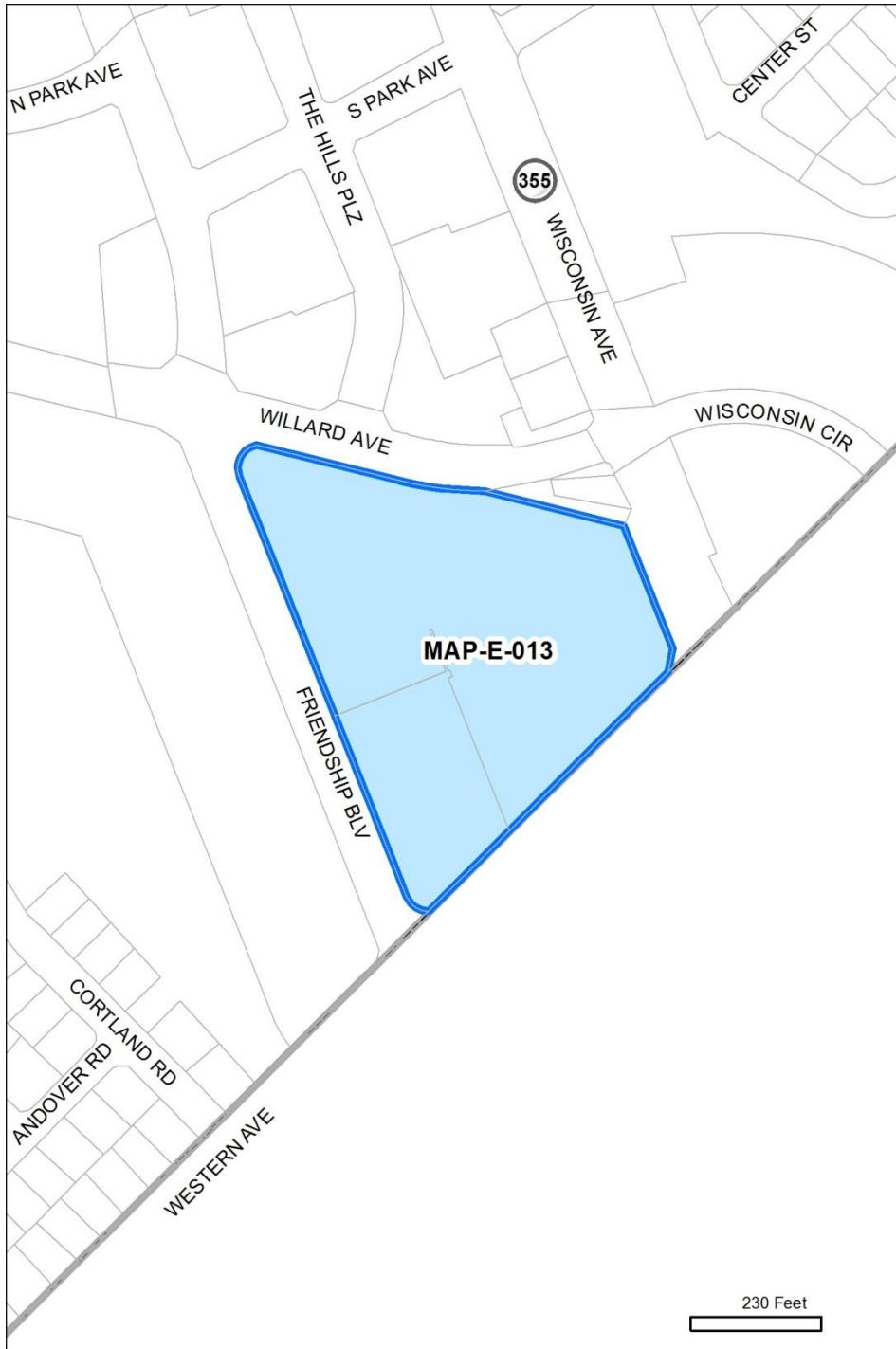
<b>Unique ID:</b> MAP-E-005		staff rec. change
<b>Master Plan ID:</b> 14B		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>	SE corner Bonifant and Ramsey	
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-5.0 C-2.0 R-4.5 H-145 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-2.0 R-4.5 H-200 T	
<b>Category:</b>	Staff 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 200'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was made in error. The existing zoning is CBD-2, but because it is in the Ripley Street Overlay and is within 800' of Metro, Footnote 11 applies, and 200' is permitted.</i></p>		



<b>Unique ID:</b> MAP-E-010A		staff rec. change
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Sandy Spring/Ashton	
<b>Location:</b>	Sandy Spring and Ashton village centers	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-1.0 C-0.75 R-0.5 H-35	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-0.75 R-0.75 H-35	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This C-2 property is in the Sandy Spring/Ashton Rural Village Overlay. It should have been given the revised standard conversion for C-2 abutting medium density residential, but staff did not catch the change in this case.</i></p> <p><i>The standard conversion for C-2 abutting medium density residential is CRT-1.5 C-1.5 R-0.75 H-45. However, this formula must be modified by the restrictions of the Overlay Zone.</i></p> <p><i>The Overlay restricts height to 30'. It restricts commercial FAR to 0.75.</i></p>		
<b>Notes:</b>		
<p><i>Height only reduced to 35' because that's the minimum height for the CRT zone.</i></p>		

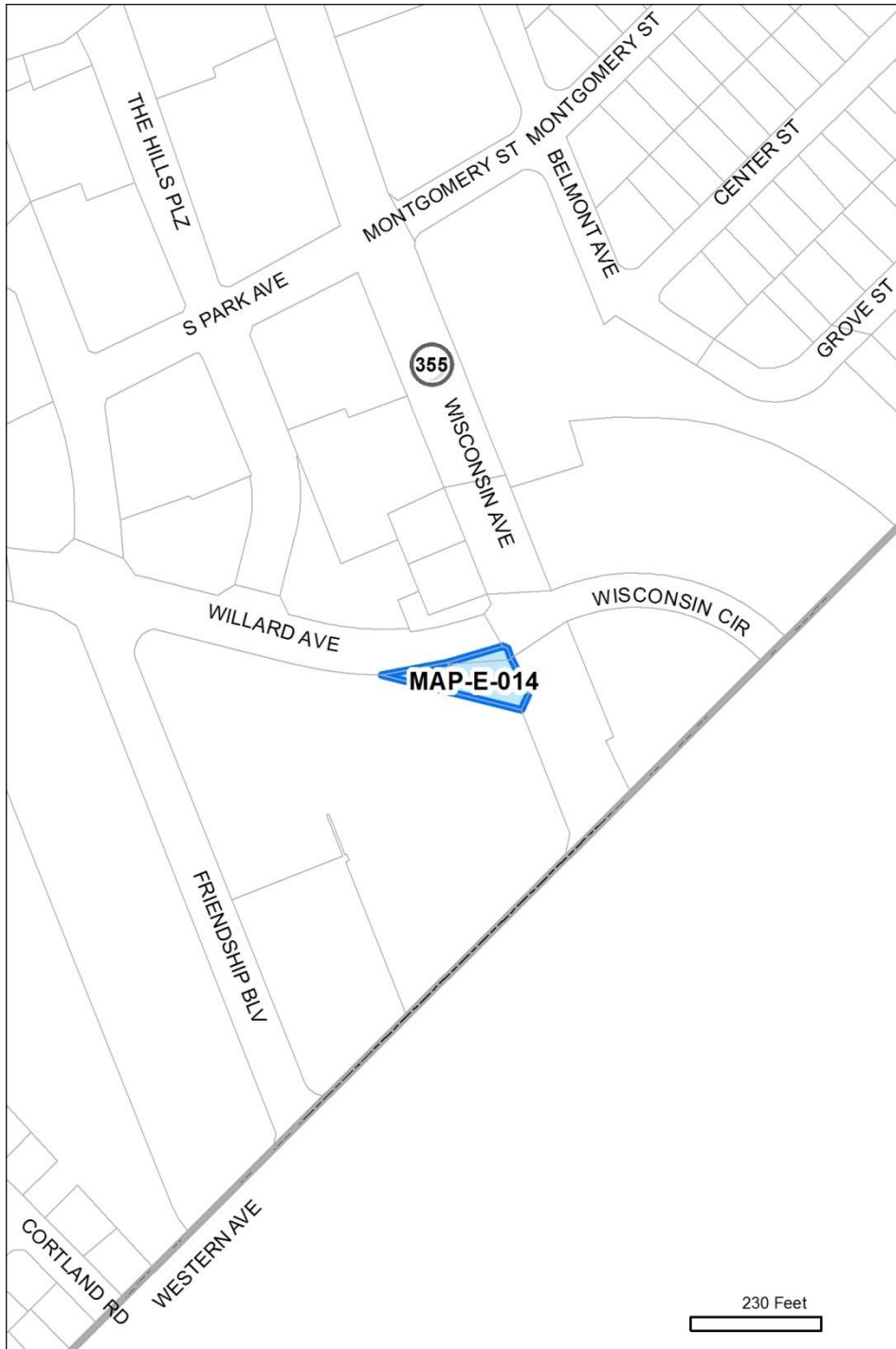


<b>Unique ID:</b> MAP-E-010B		staff rec. change
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Sandy Spring/Ashton	
<b>Location:</b>	Sandy Spring and Ashton village centers	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-1.0 C-0.75 R-0.5 H-35	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-0.75 R-0.75 H-35	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This C-2 property is in the Sandy Spring/Ashton Rural Village Overlay. It should have been given the revised standard conversion for C-2 abutting medium density residential, but staff did not catch the change in this case.</i></p> <p><i>The standard conversion for C-2 abutting medium density residential is CRT-1.5 C-1.5 R-0.75 H-45. However, this formula must be modified by the restrictions of the Overlay Zone.</i></p> <p><i>The Overlay restricts height to 30'. It restricts commercial FAR to 0.75.</i></p>		
<b>Notes:</b>		
<p><i>Height only reduced to 35' because that's the minimum height for the CRT zone.</i></p>		

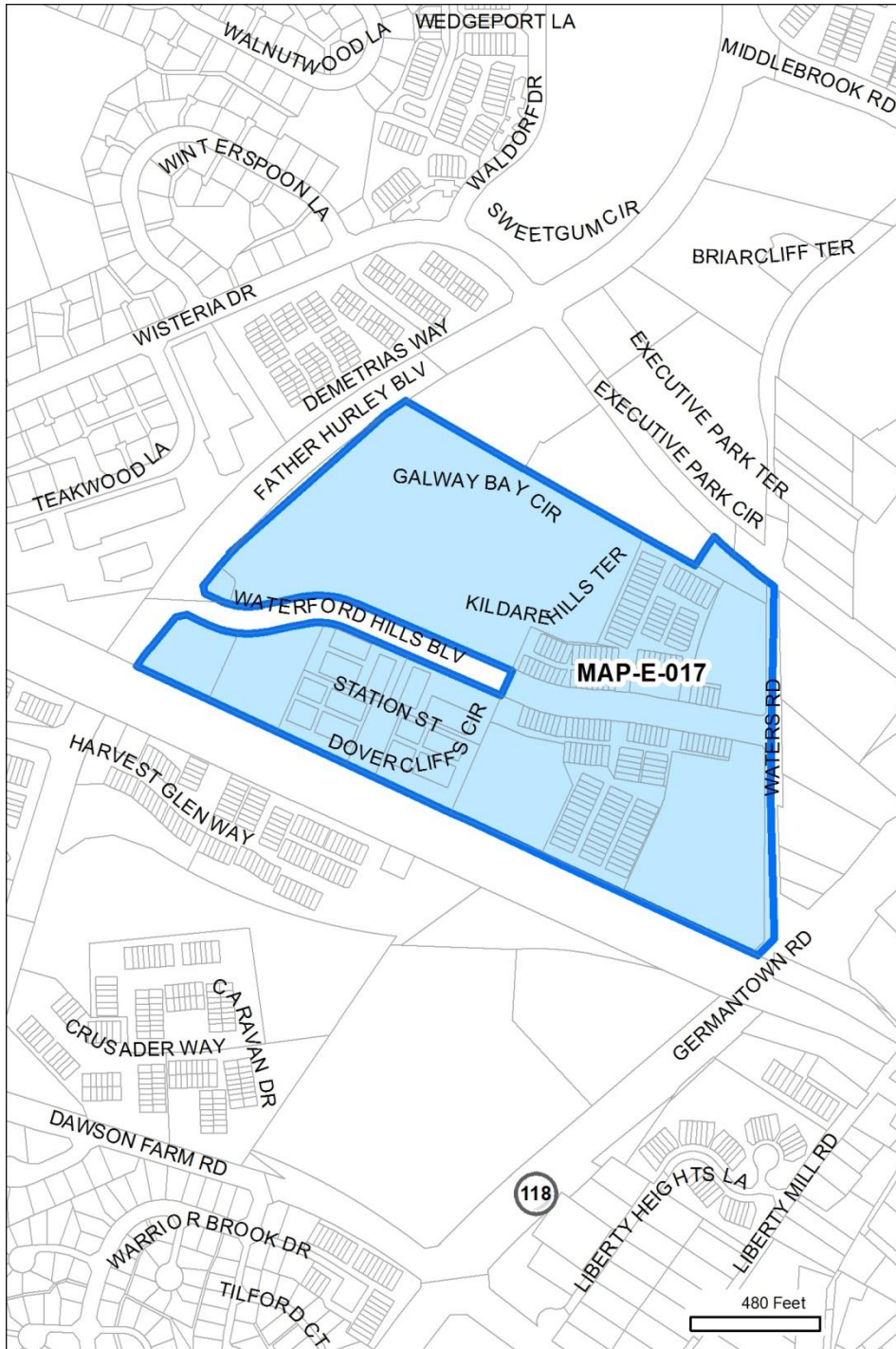


<b>Unique ID:</b> MAP-E-013		staff rec. change
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Friendship Heights	
<b>Location:</b>	Bounded by Wisc, Western, Willard, and Friendship	
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv:</b> (5/2)	<del>CR-3.0 C-2.5 R-1.5 H-90 T</del>	
<b>Prop. Revised Conv:</b>	CR-3.0 C-2.75 R-0.5 H-145 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 2.75
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	Increased to 145'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was made in error. The existing zoning was mislabeled as CBD-1. However, the default conversion needs to be for the CBD-2 zone. This increases the height to 145', the default height. The Master Plan is silent on height.</i></p> <p><i>The overall, commercial, and residential FARs are set by the square footage limits indicated in the master plan recommendations below. (PHED Committee recommendation)</i></p>		
<b>Notes:</b>		
<p><i>Master Plan limits development to 1,050,000 square feet [3.03 FAR]. Limits commercial to 940,000 square feet [2.7 FAR]. Limits residential to 150,000 square feet [0.4 FAR].</i></p>		





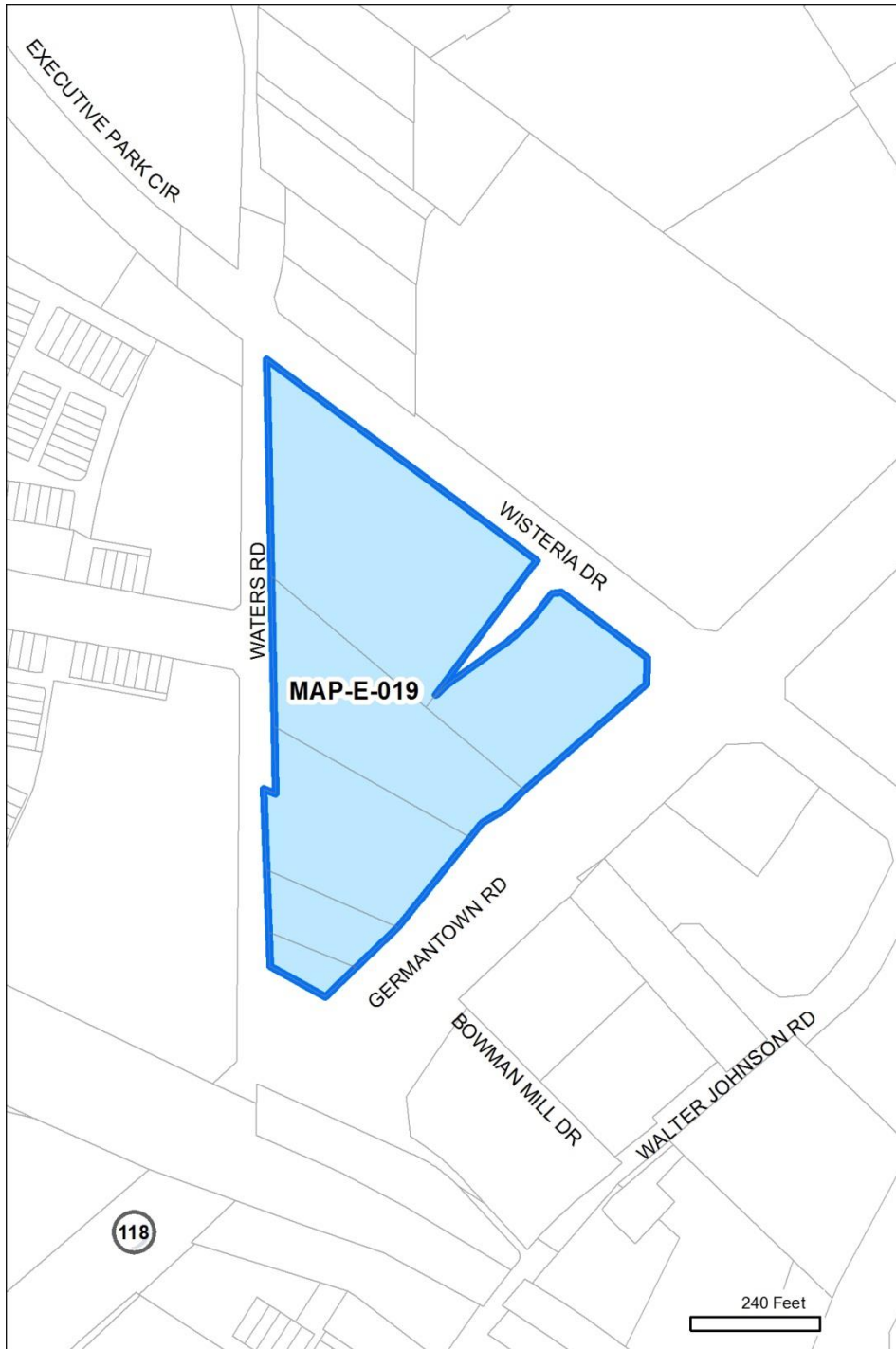
<b>Unique ID:</b> MAP-E-014		staff rec. change
<b>Master Plan ID:</b> 3		
<b>Master Plan:</b>	Friendship Heights	
<b>Location:</b>	SW corner Wisconsin and Willard	
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv: (5/2)</b>	<del>CR-3.0 C-2.0 R-2.5 H-90 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-3.0 R-4.5 H-145 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 5.0
	<b>Comm'l FAR:</b>	Increased to 3.0
	<b>Resid'l FAR:</b>	Increased to 4.5
	<b>Height:</b>	Increased to 145'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion was made in error. The existing zoning was mislabeled as CBD-1. However, the default conversion needs to be for the CBD-2 zone. This increases the components of the formula, as the Master Plan is silent.</i></p>		



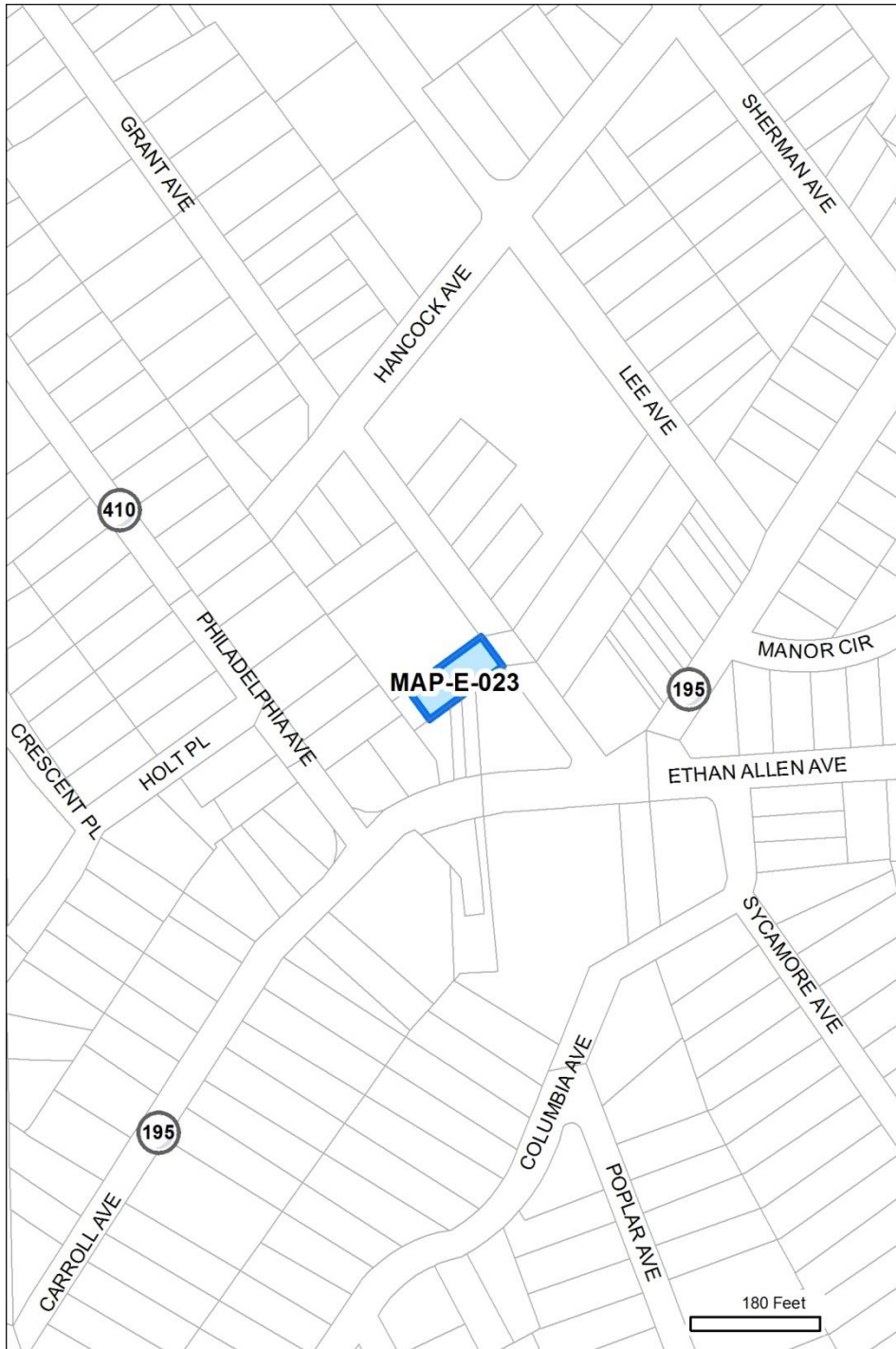
<b>Unique ID:</b> MAP-E-017		staff rec. change
<b>Master Plan ID:</b> 18		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>	West of Waters Road south of Wisteria	
<b>Existing Zone:</b>	RMX-2	
<b>Proposed Conv:</b> (5/2)	CRT-1.0 C-0.5 R-0.75 H-60 T	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.25 R-0.75 H-65 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 65'
<b>Reason for change:</b>		
<p>The Master Plan recommends limiting commercial FAR to 0.17. The 5/2 conversion gave a commercial FAR of 0.5 (the default conversion for the zone). This should be changed to 0.25 to be closer to the Master Plan recommendation.</p> <p>The Master Plan is silent on height. As a result, the default (65') should be given instead of 60'.</p>		



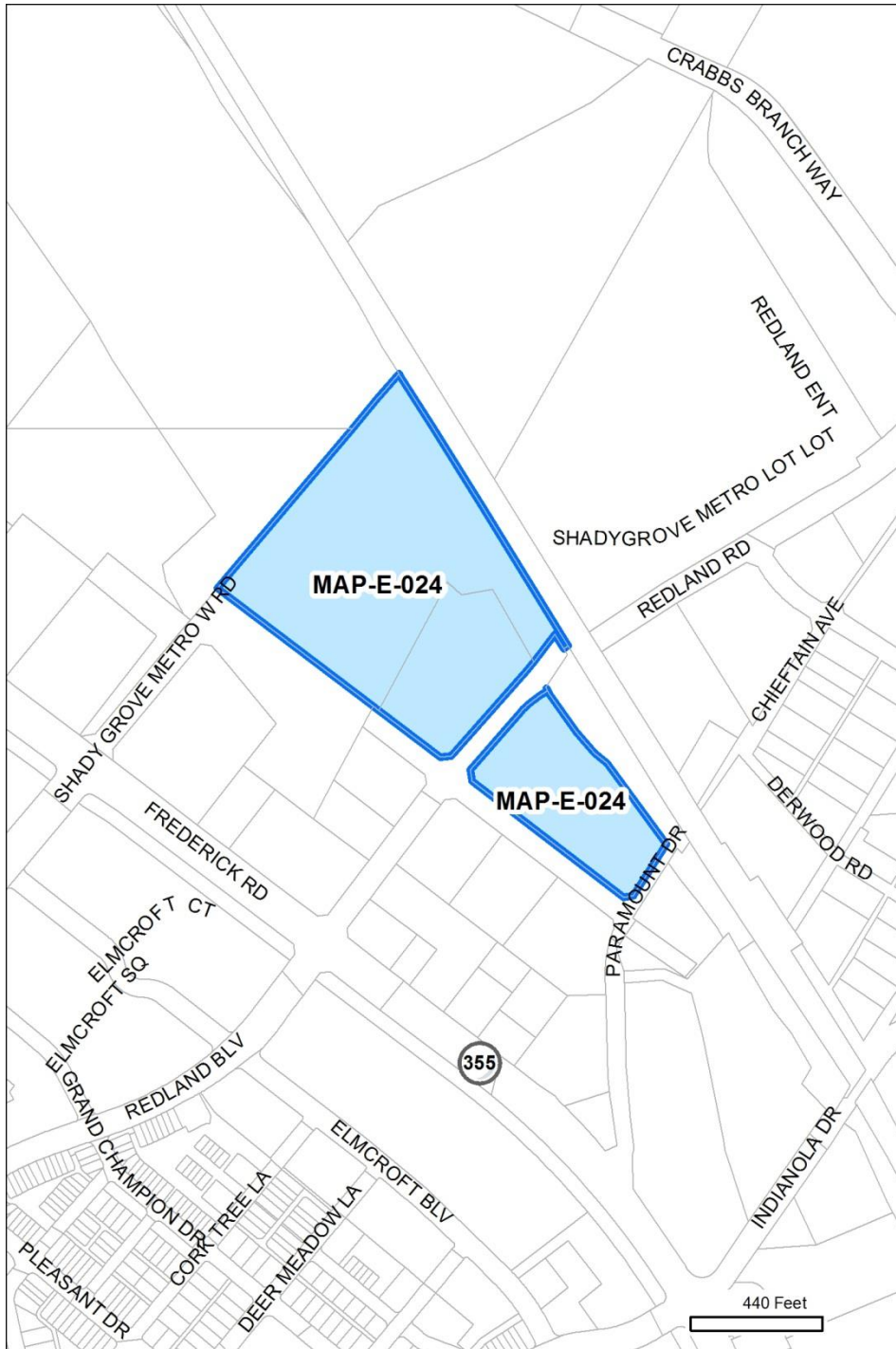
<b>Unique ID:</b> MAP-E-018		staff rec. change
<b>Master Plan ID:</b> 17		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>	East of Waters Road north of Wisteria	
<b>Existing Zone:</b>	RMX-2C	
<b>Proposed Conv: (5/2)</b>	<del>CRT-0.5 C-0.5 R-0.5 H-60 T</del>	
<b>Prop. Revised Conv:</b>	CRT-0.5 C-0.5 R-0.5 H-65 T	
<b>Category:</b>	Staff 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 65'
<b>Reason for change:</b>		
<p><i>The 5/2 conversion limited height to 60'. The Master Plan is silent on height. A height of 65', the default for the RMX-2C zone, is the appropriate height.</i></p>		



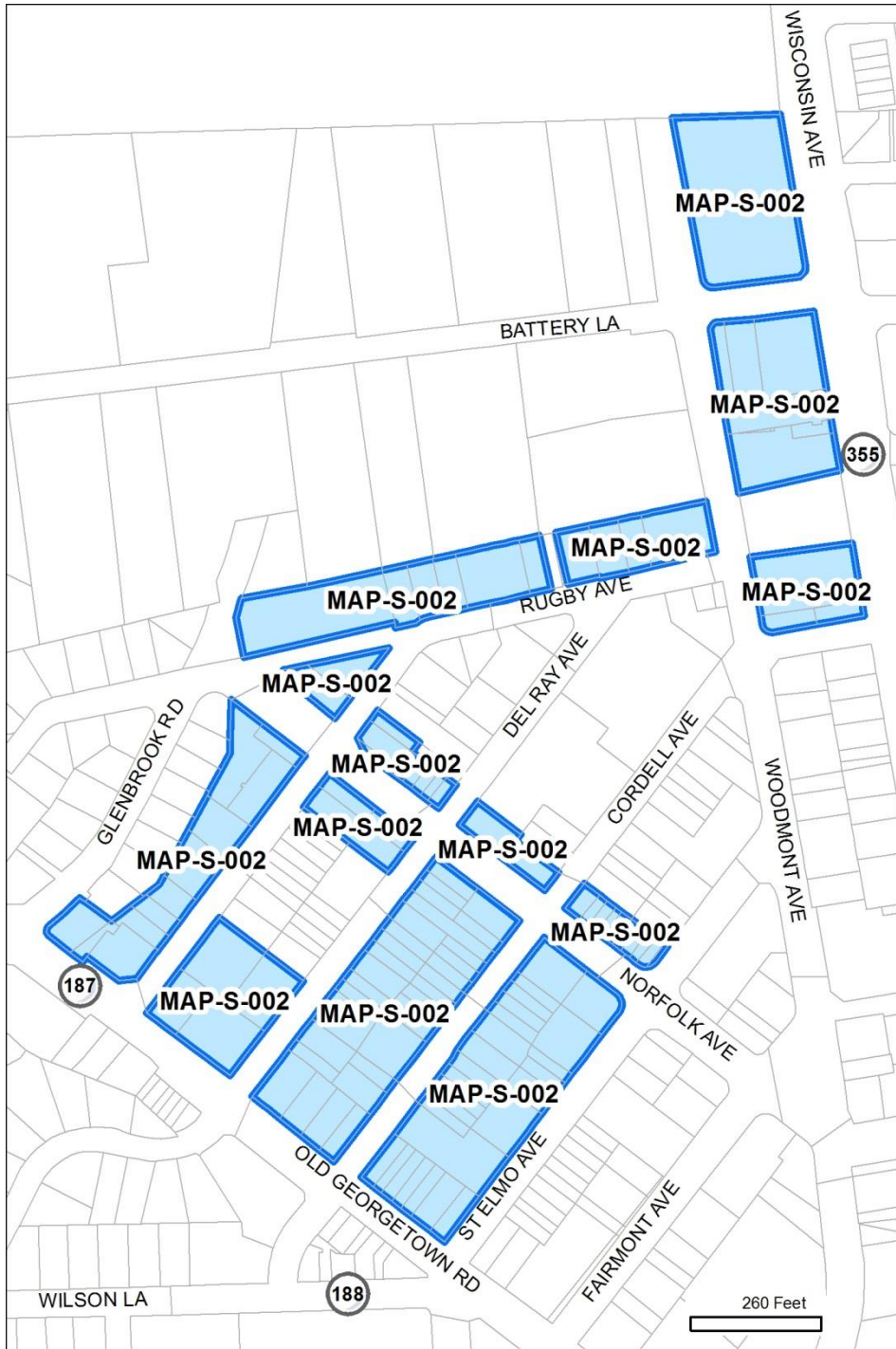
<b>Unique ID:</b> MAP-E-019		staff rec. change
<b>Master Plan ID:</b> 19		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>	Triangle bounded by Waters Rd, Wisteria, Germantown Rd	
<b>Existing Zone:</b>	RMX-2C	
<b>Proposed Conv:</b> (5/2)	<del>CRT-1.0 C-0.5 R-0.75 H-60 T</del>	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.25 R-0.75 H-65 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 65'
<b>Reason for change:</b>		
<p><i>The Master Plan recommends limiting commercial FAR to 0.17. The 5/2 conversion gave a commercial FAR of 0.5 (the default conversion for the zone). This should be changed to 0.25 to be closer to the Master Plan recommendation.</i></p> <p><i>The Master Plan is silent on height. As a result, the default (65') should be given instead of 60'.</i></p>		



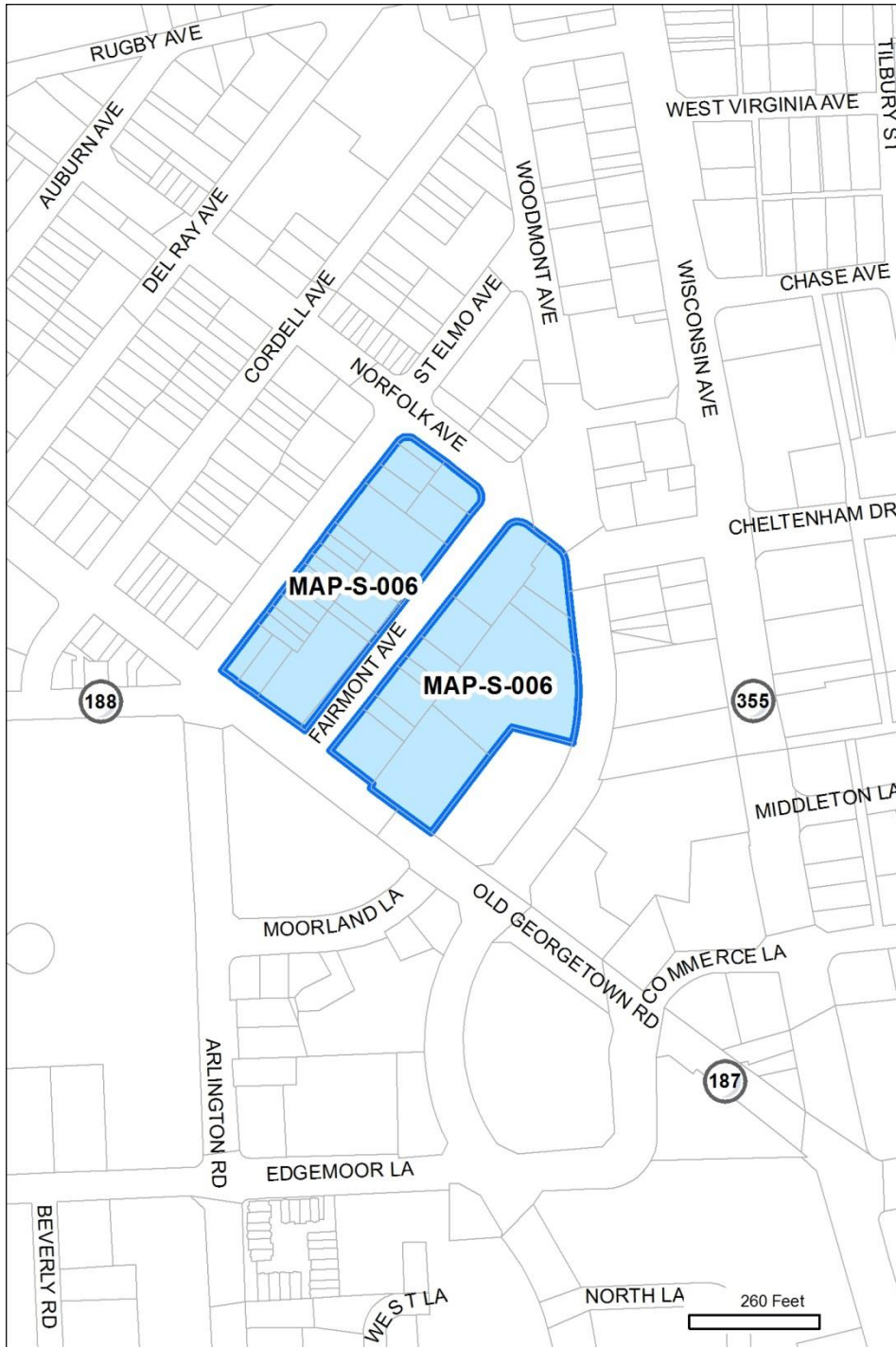
<b>Unique ID:</b> MAP-E-023		staff rec. change
<b>Master Plan ID:</b> 6		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Grant Ave	
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (5/2)	EOF-1.0 H-50	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-50	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The standard conversion for O-M parcels is an FAR of 1.5; the density currently allowed. In the 5/2 conversion, stafferred in giving this conversion a 1.0 FAR.</i></p>		



<b>Unique ID:</b> MAP-E-024		staff rec. change
<b>Master Plan ID:</b> 8		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>	N and E corners of Redland and Somerville	
<b>Existing Zone:</b>	TOMX-2/TDR	
<b>Proposed Conv: (5/2)</b>	CR-1.75 C-0.5 R-1.5 H-160 T	
<b>Prop. Revised Conv:</b>	CR-2.0 C-0.5 R-1.5 H-160 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 2.0
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>The 5/2 conversion was made in error. The Master Plan recommends a base density of 1.75 FAR, but allows up to 2.0 FAR overall with TDRs. Therefore, the overall FAR should be increased to 2.0.</p>		

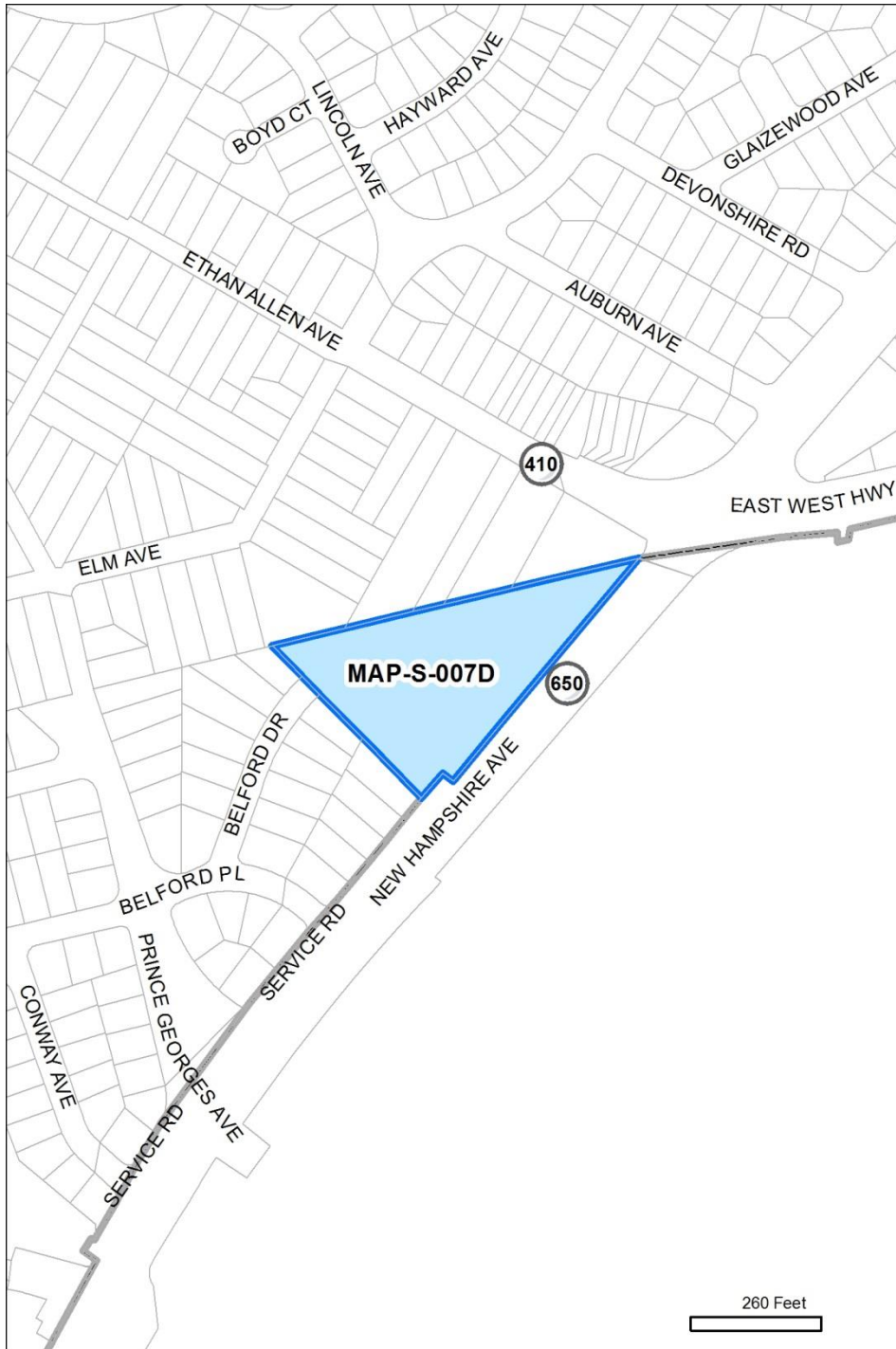


<b>Unique ID:</b> MAP-S-002		staff rec. change
<b>Master Plan ID:</b> 1 & 2		
<b>Master Plan:</b>	Woodmont Triangle	
<b>Location:</b>	Woodmont Triangle Plan Area:	
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (5/2)	CR-3.0 C-2.0 R-2.5 H-110 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-1.0 R-2.5 H-90 T	
<b>Category:</b>	Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 1.0
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The Master Plan recommends limiting FAR to 1.0 for non-residential uses. The 5/2 conversion gave 2.0 (the statutory limit) in error.</i></p> <p><i>The 5/2 conversion called for 110' in height. This height represents an increase recommended in the Master Plan but only for additional MPDUs. Staff revised the text for the "T" designation – allowing for additional height only for MPDUs, retaining the statutory 90' height.</i></p>		

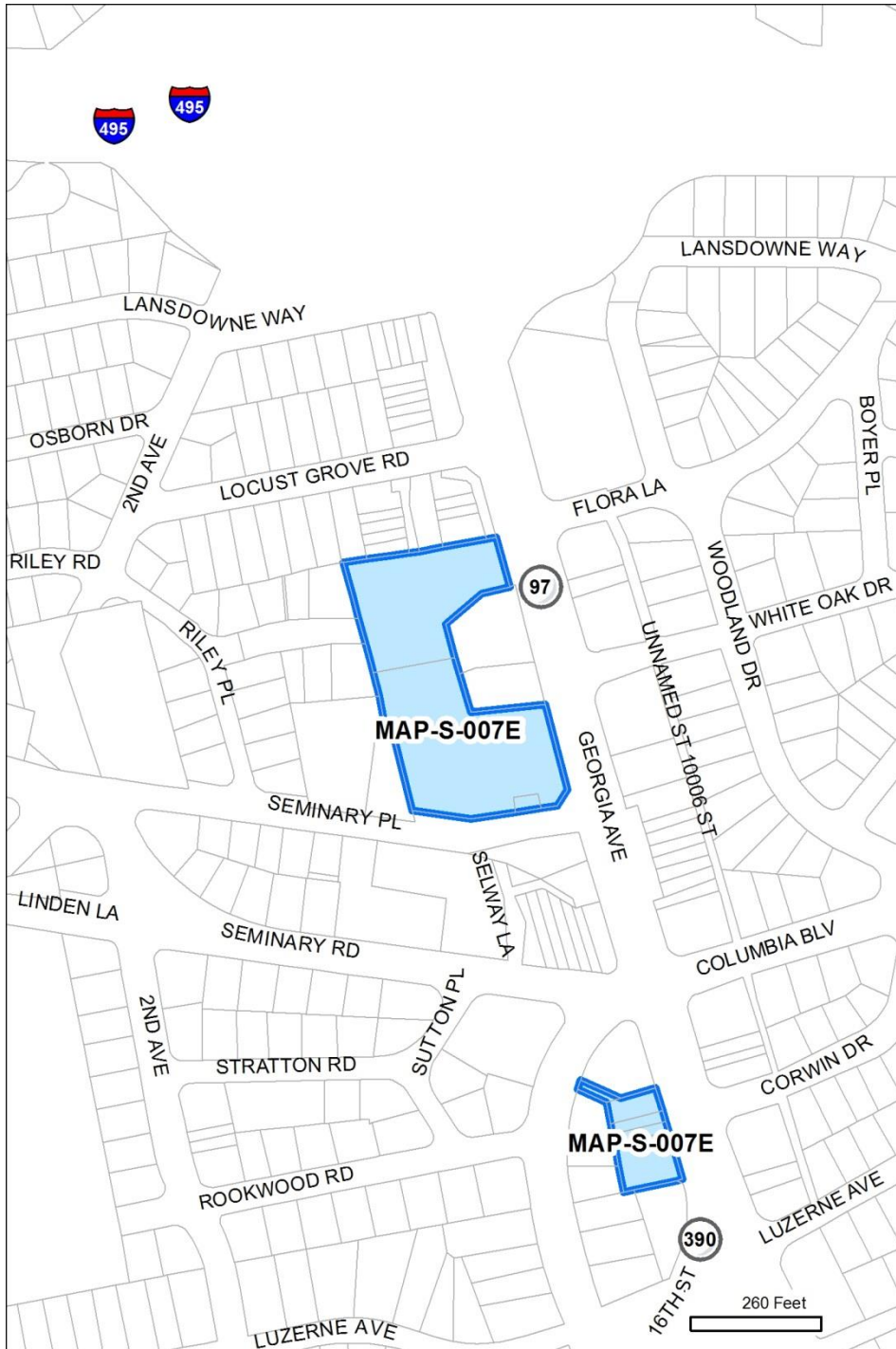


<b>Unique ID:</b> MAP-S-006		staff rec. change
<b>Master Plan ID:</b> 6		
<b>Master Plan:</b>	Woodmont Triangle	
<b>Location:</b>	Blocks on either side of Fairmont between Old Georgetown & Norfolk	
<b>Existing Zone:</b>	CBD-R2	
<b>Proposed Conv:</b> (5/2)	<del>CR-5.0 C-1.0 R-4.5 H-175 T</del>	
<b>Prop. Revised Conv:</b>	CR-5.0 C-1.0 R-4.5 H-145 T	
<b>Category:</b>	Staff Recommendation	
<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>	Decreased to 145'
<b>Reason for change:</b>		
<p><i>The Master Plan recommended a height of 174' on these parcels, however it recommended that height over 143' only be allowed with more than 22% MPDUs.</i></p> <p><i>The 5/2 conversion set the height at 175' to allow the MPDU height. However, staff now recommends limiting the mapped height to 145'. Staff has modified the "T" designation language to allow the additional height only for MPDUs.</i></p>		

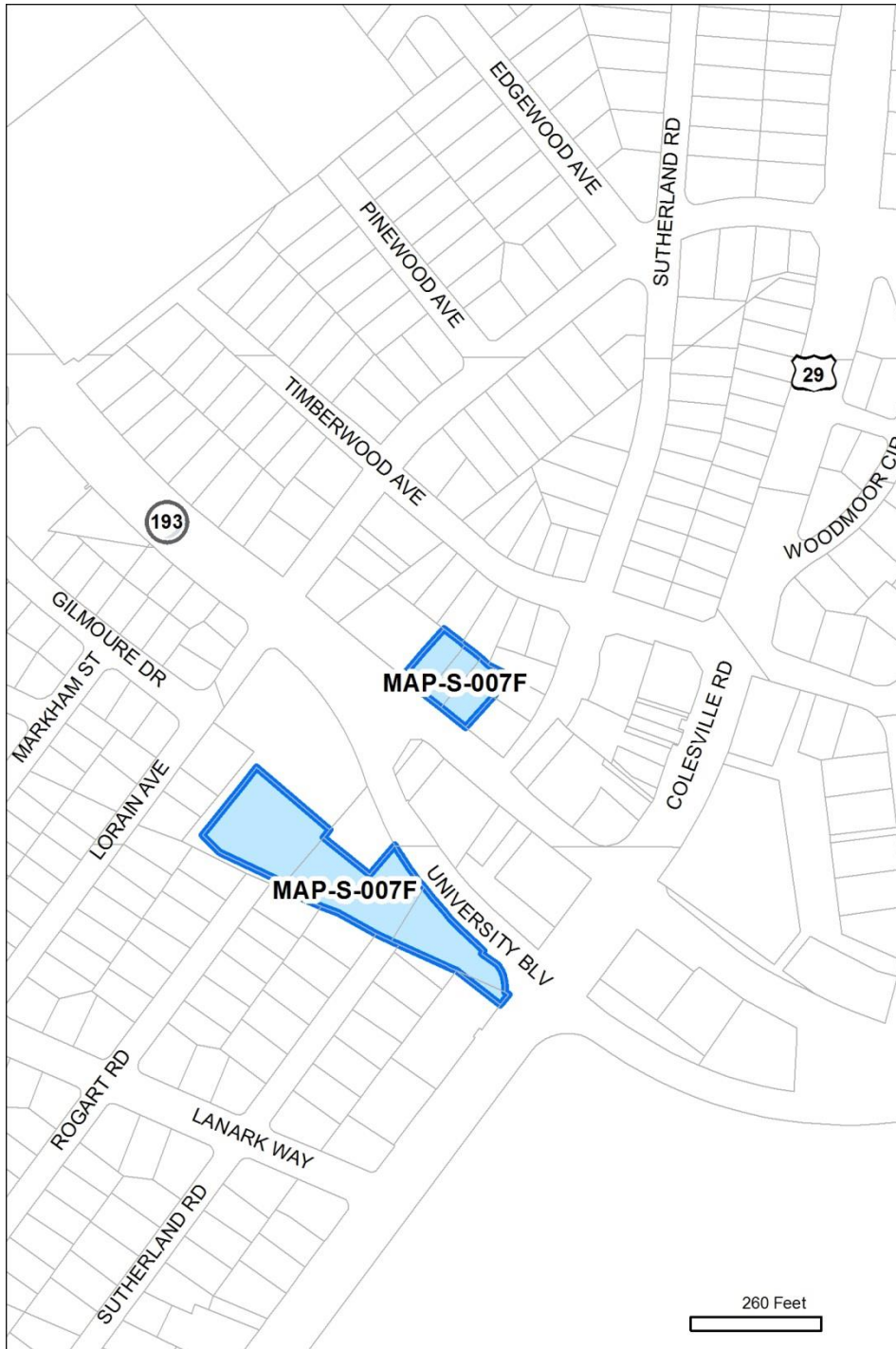




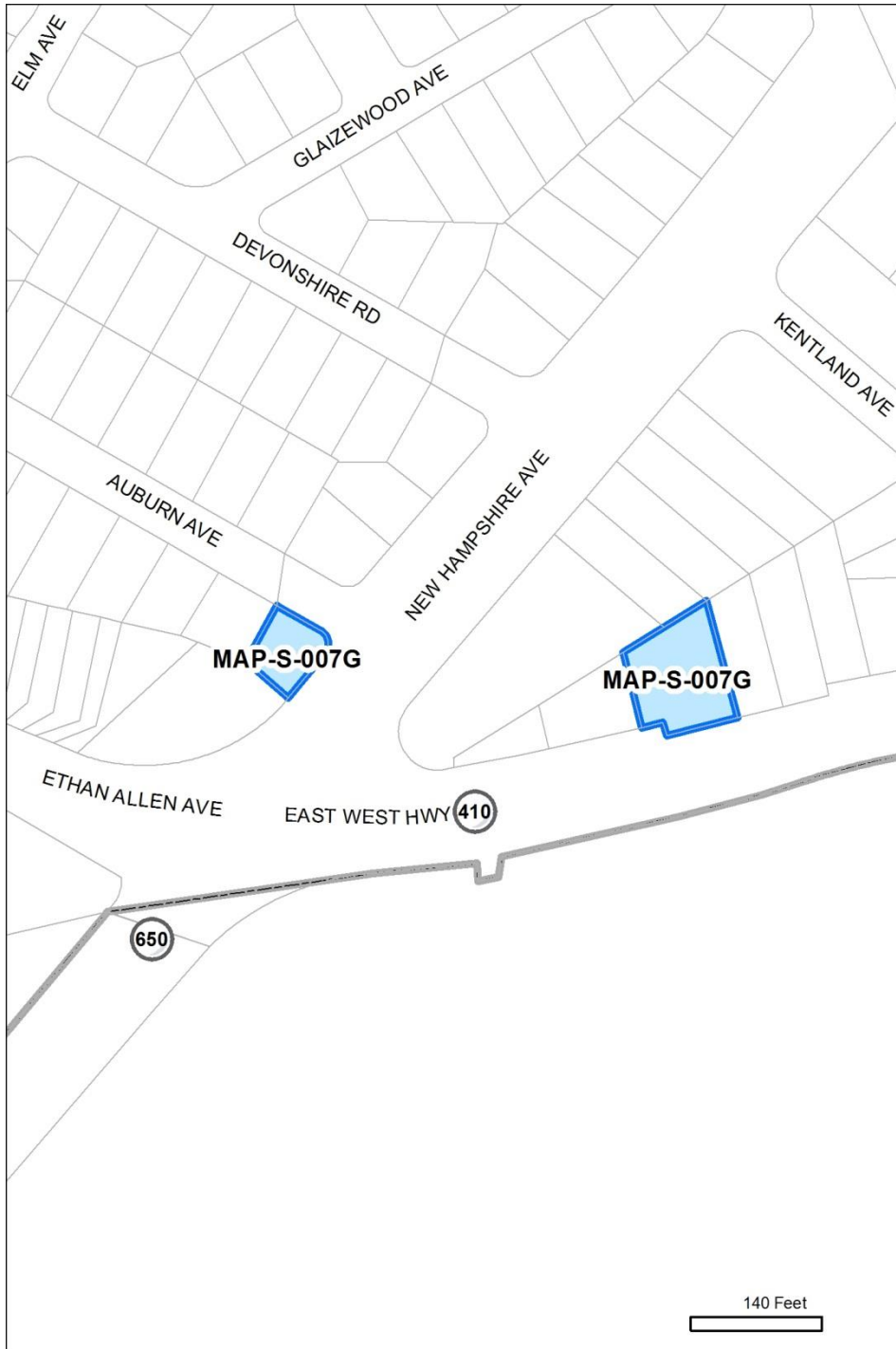
<b>Unique ID:</b> MAP-S-007D		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	SW corner New Hampshire & East-West Hwy	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-1.5 C-1.5 R-1.0 H-45	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p>		



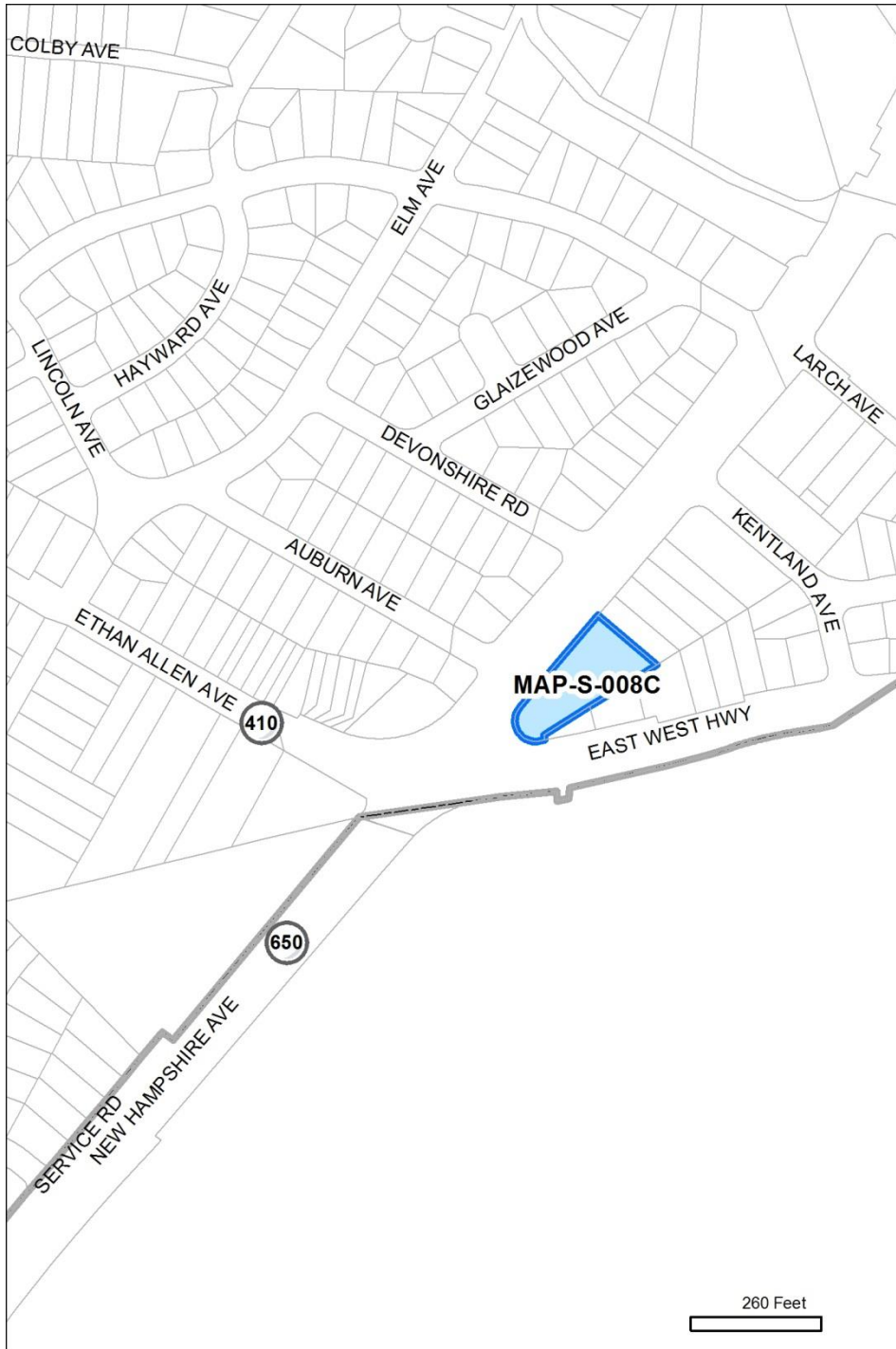
<b>Unique ID:</b> MAP-S-007E		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	North and West Silver Spring	
<b>Location:</b>	Montgomery Hills	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-1.5 C-1.5 R-1.0 H-45	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p>		



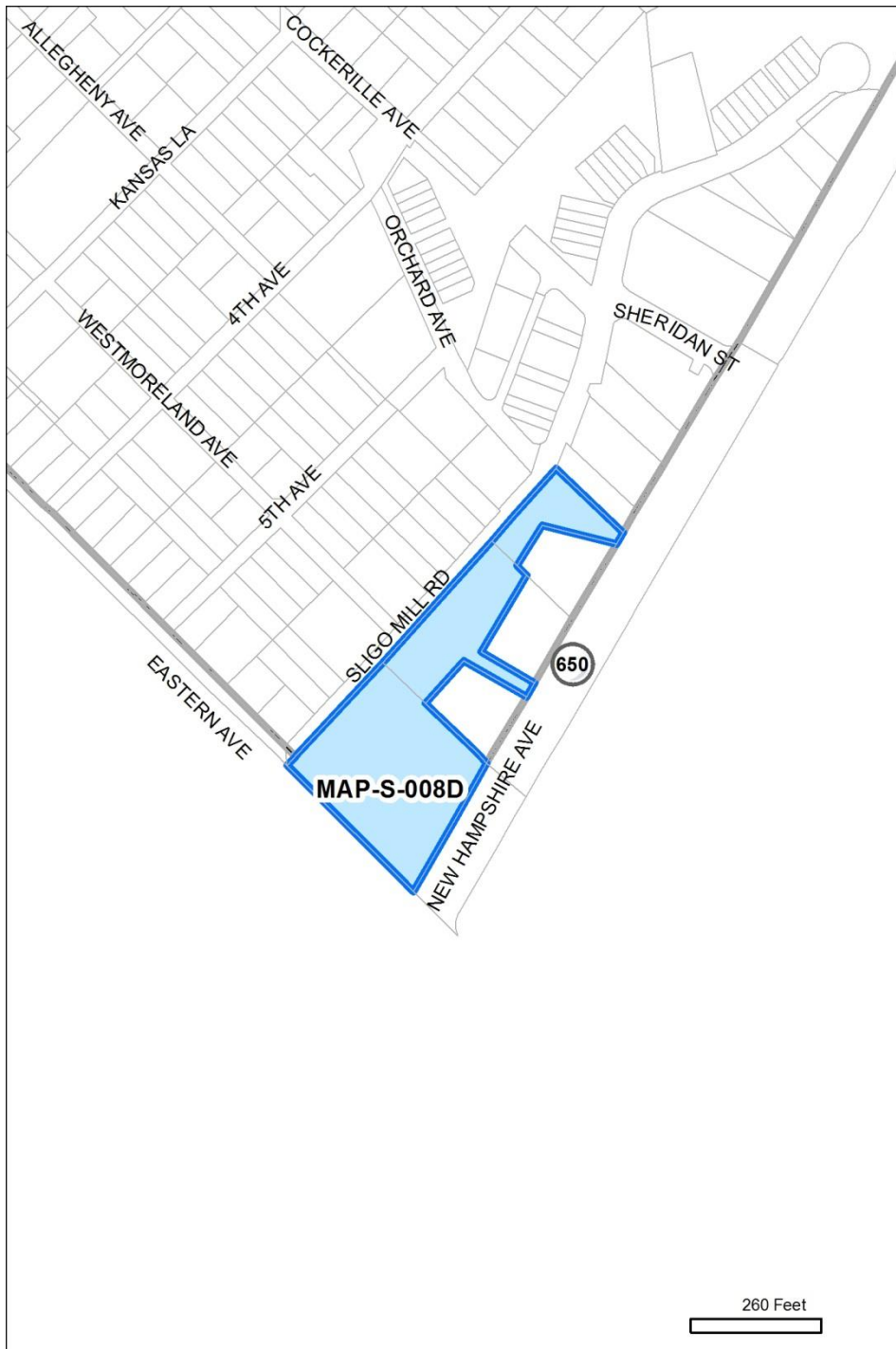
<b>Unique ID:</b> MAP-S-007F		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Four Corners	
<b>Location:</b>	Four Corners	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv: (5/2)</b>	CRT-1.5 C-1.5 R-1.0 H-45	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p>		



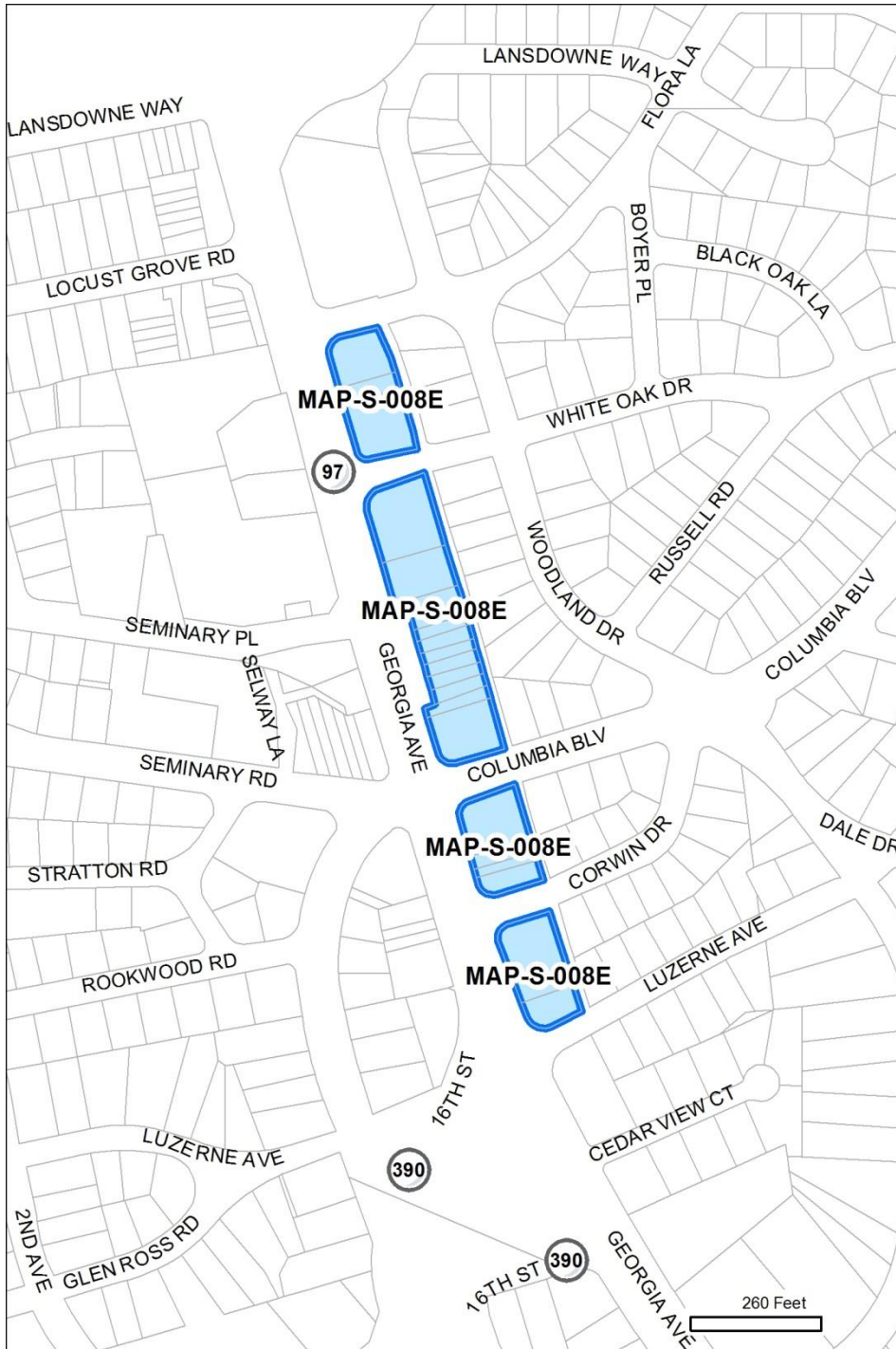
<b>Unique ID:</b> MAP-S-007G		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Near intersection of New Hampshire and East-West Hwy	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	<del>CRT-1.5 C-1.5 R-1.0 H-45</del>	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</i></p>		



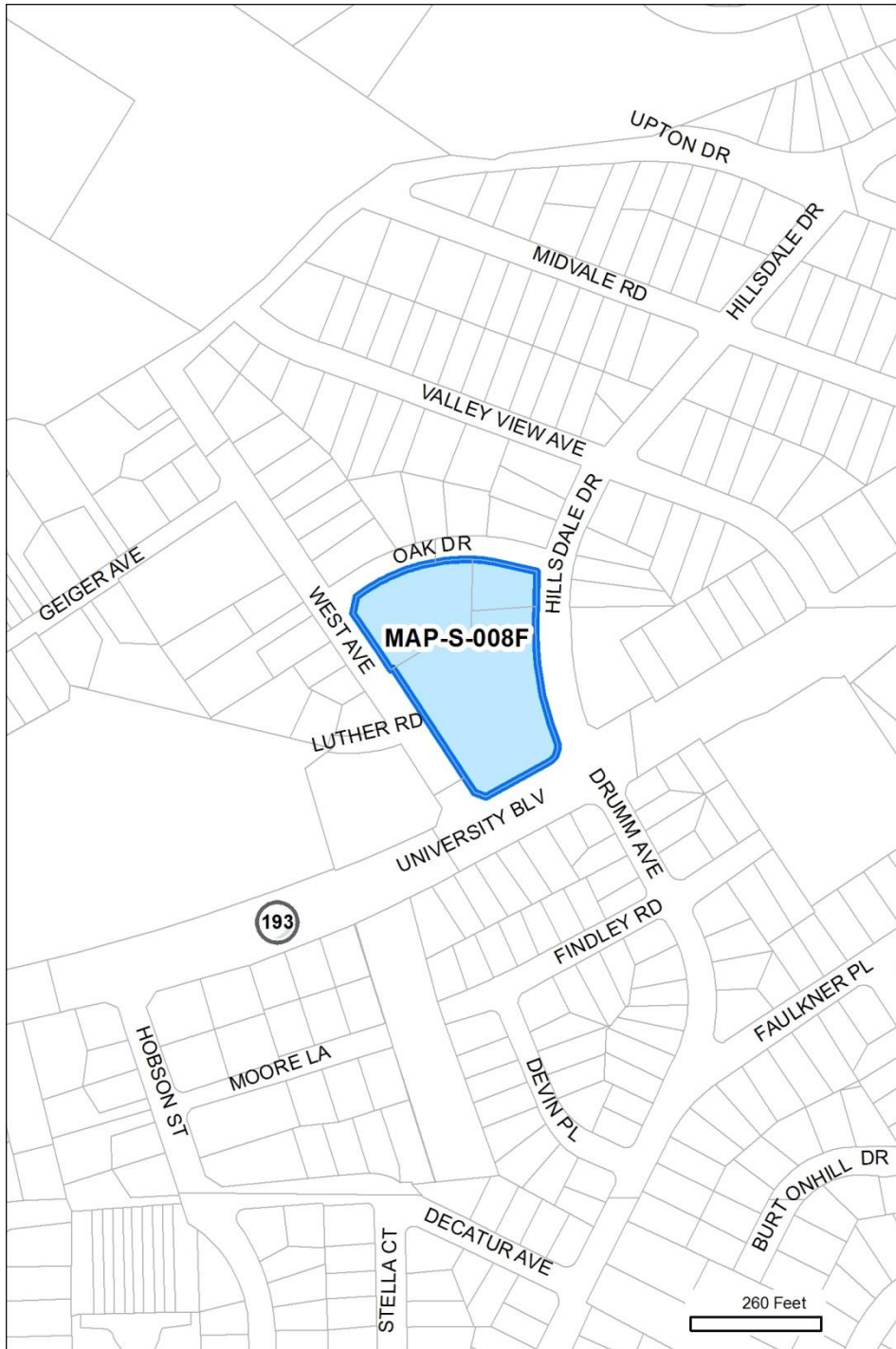
<b>Unique ID:</b> MAP-S-008C		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	NE corner of New Hampshire and East-West Hwy	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	<del>CRT-2.0 C-1.0 R-1.5 H-45</del>	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</i></p> <p><i>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</i></p>		



<b>Unique ID:</b> MAP-S-008D		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	New Hampshire Ave north of Eastern Ave	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.0 C-1.0 R-1.5 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</p>		

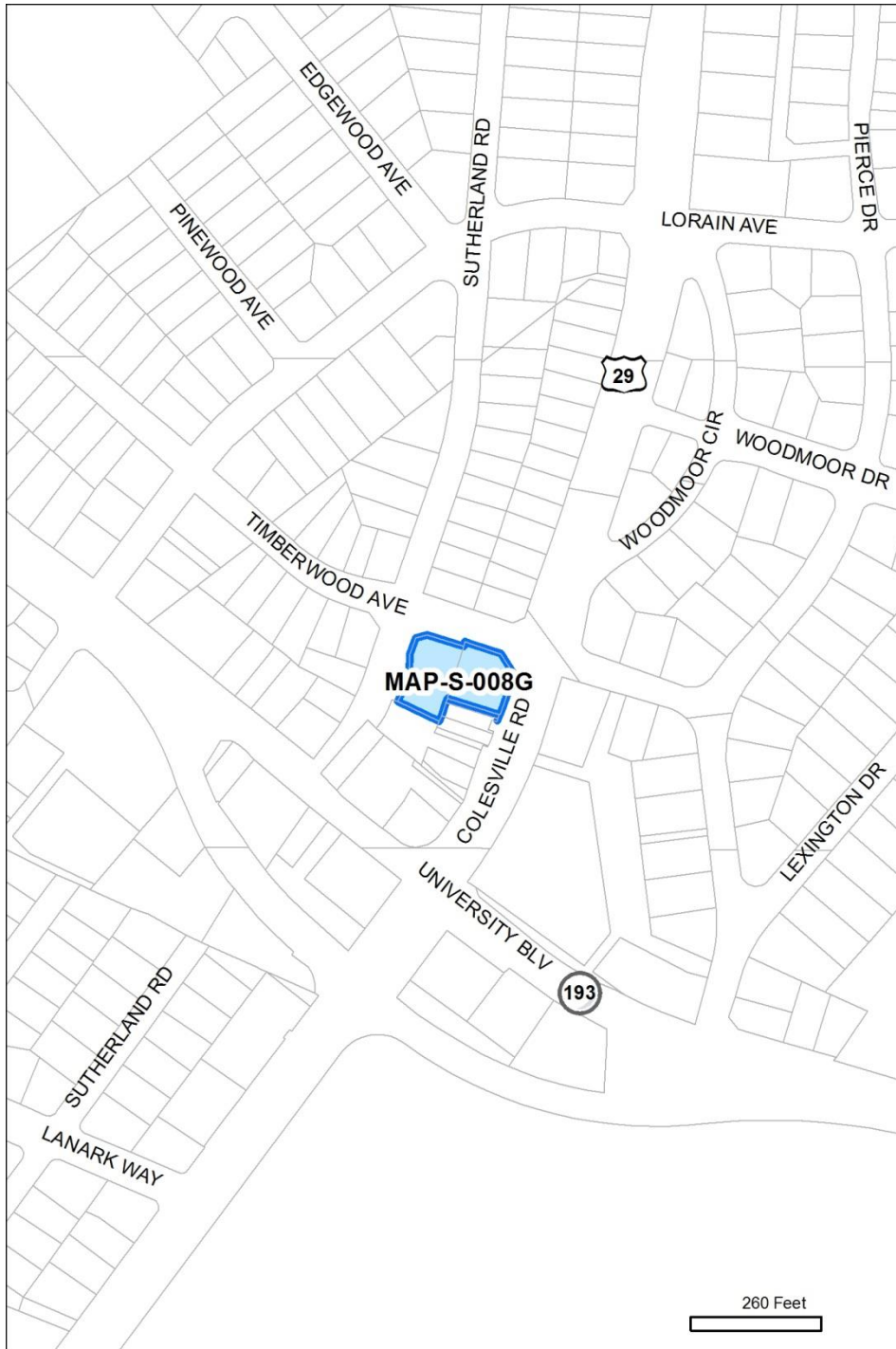


<b>Unique ID:</b> MAP-S-008E		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	North and West Silver Spring	
<b>Location:</b>	Montgomery Hills	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.0 C-1.0 R-1.5 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</p>		

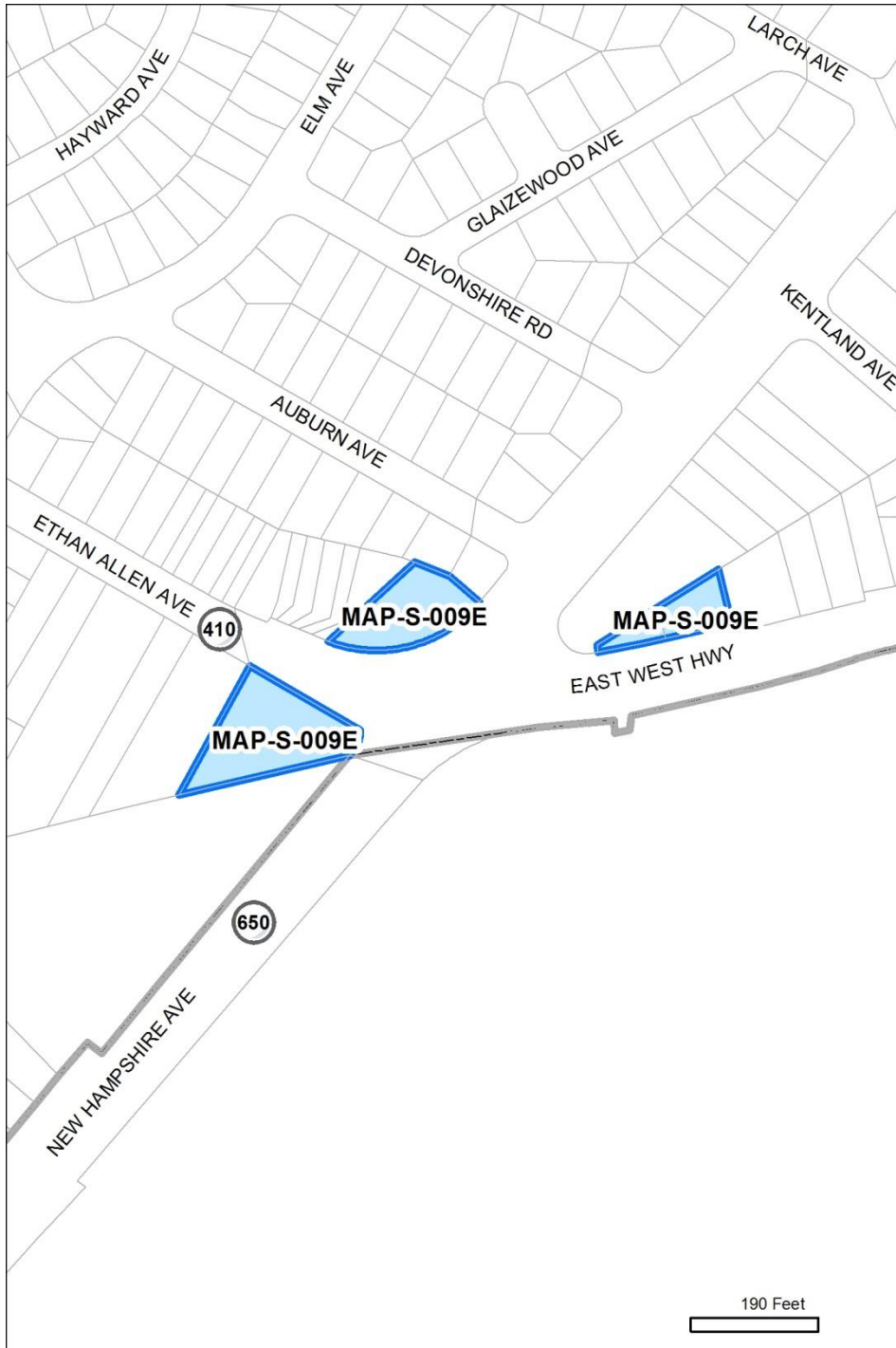


<b>Unique ID:</b> MAP-S-008F		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Kensington-Wheaton	
<b>Location:</b>	Surrounded by West, Oak, Hillsdale, University	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.0 C-1.0 R-1.5 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</i></p> <p><i>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</i></p>		

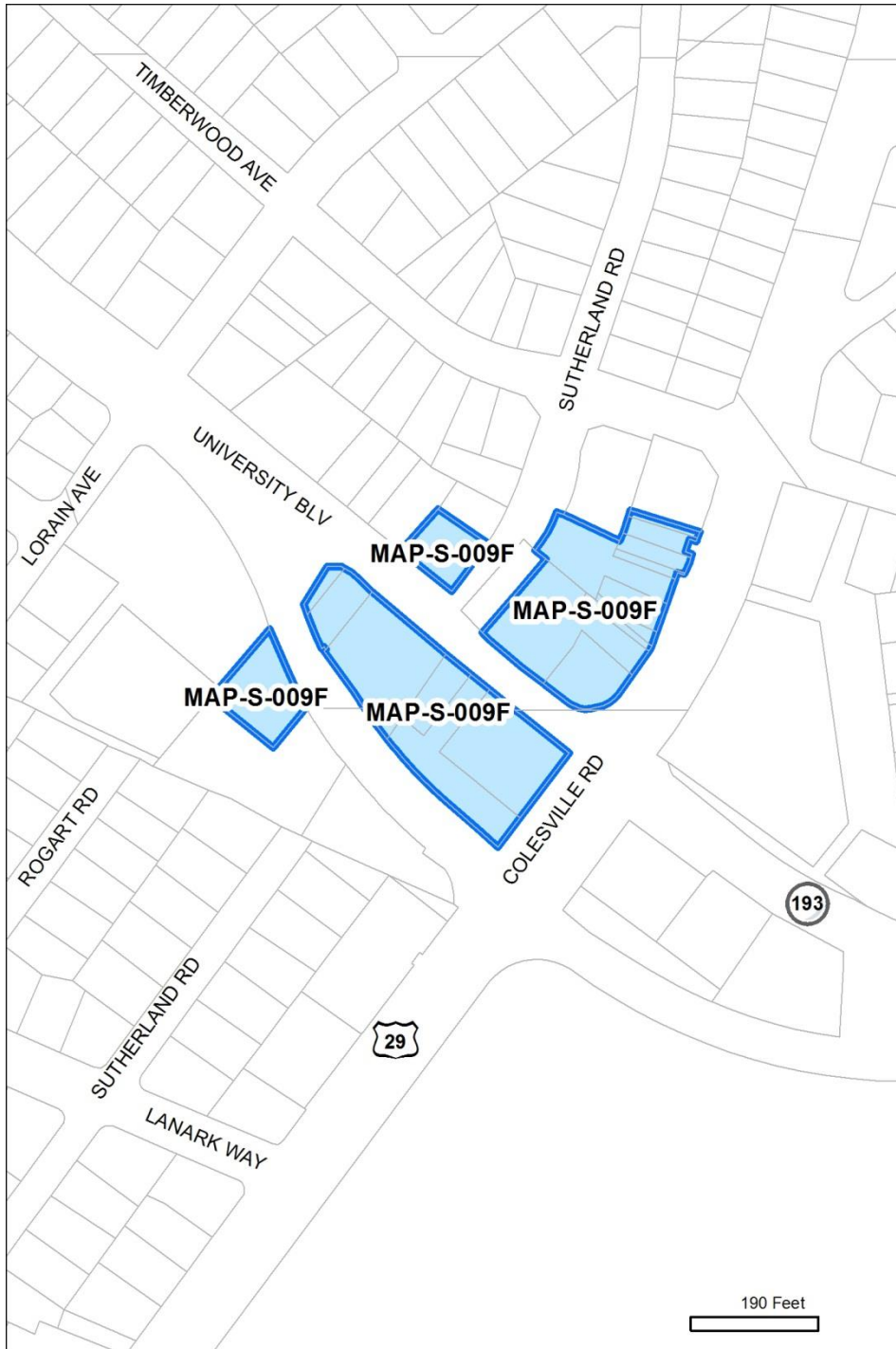




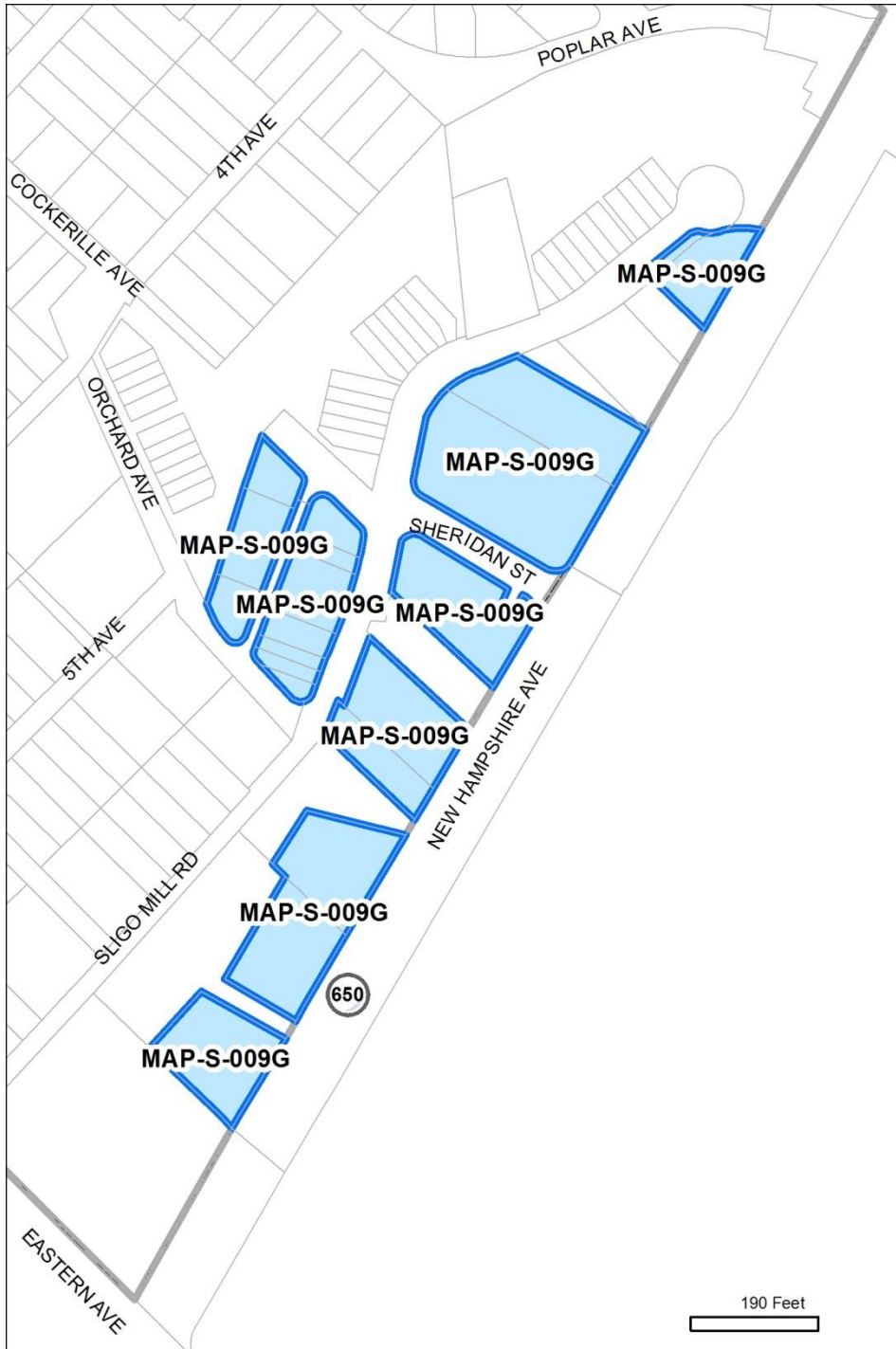
<b>Unique ID:</b> MAP-S-008G		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Four Corners	
<b>Location:</b>	SW corner, Colesville and Timberwood	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.0 C-1.0 R-1.5 H-45	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-45	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>Additionally, staff recommended changing the commercial FAR to 1.5 to more accurately reflect the current allowed maximum commercial FAR.</p>		



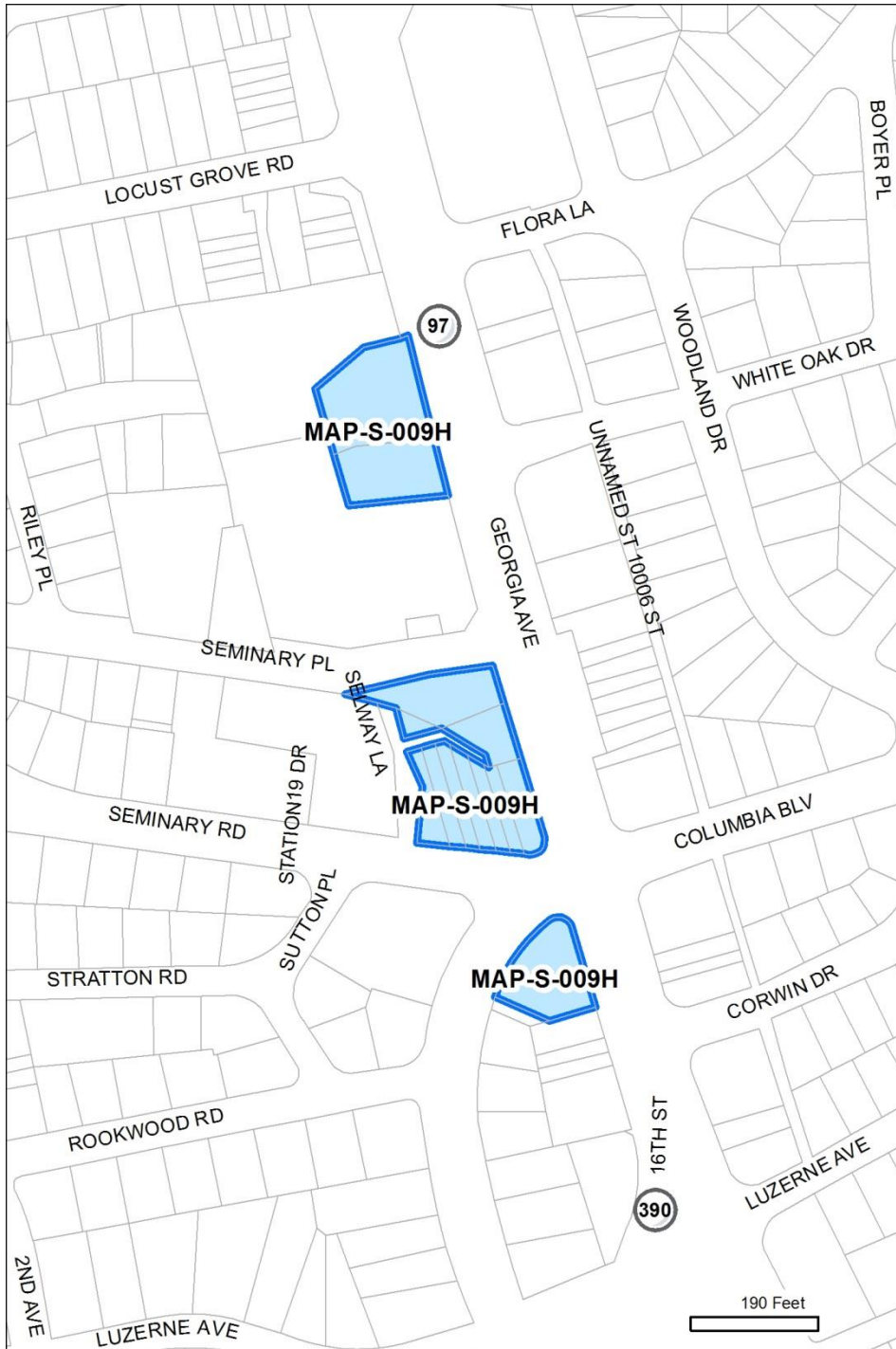
<b>Unique ID:</b> MAP-S-009E		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	SW, NW, NE corners New Hampshire at East-West Hwy	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



<b>Unique ID:</b> MAP-S-009F		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Four Corners	
<b>Location:</b>	Four Corners	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



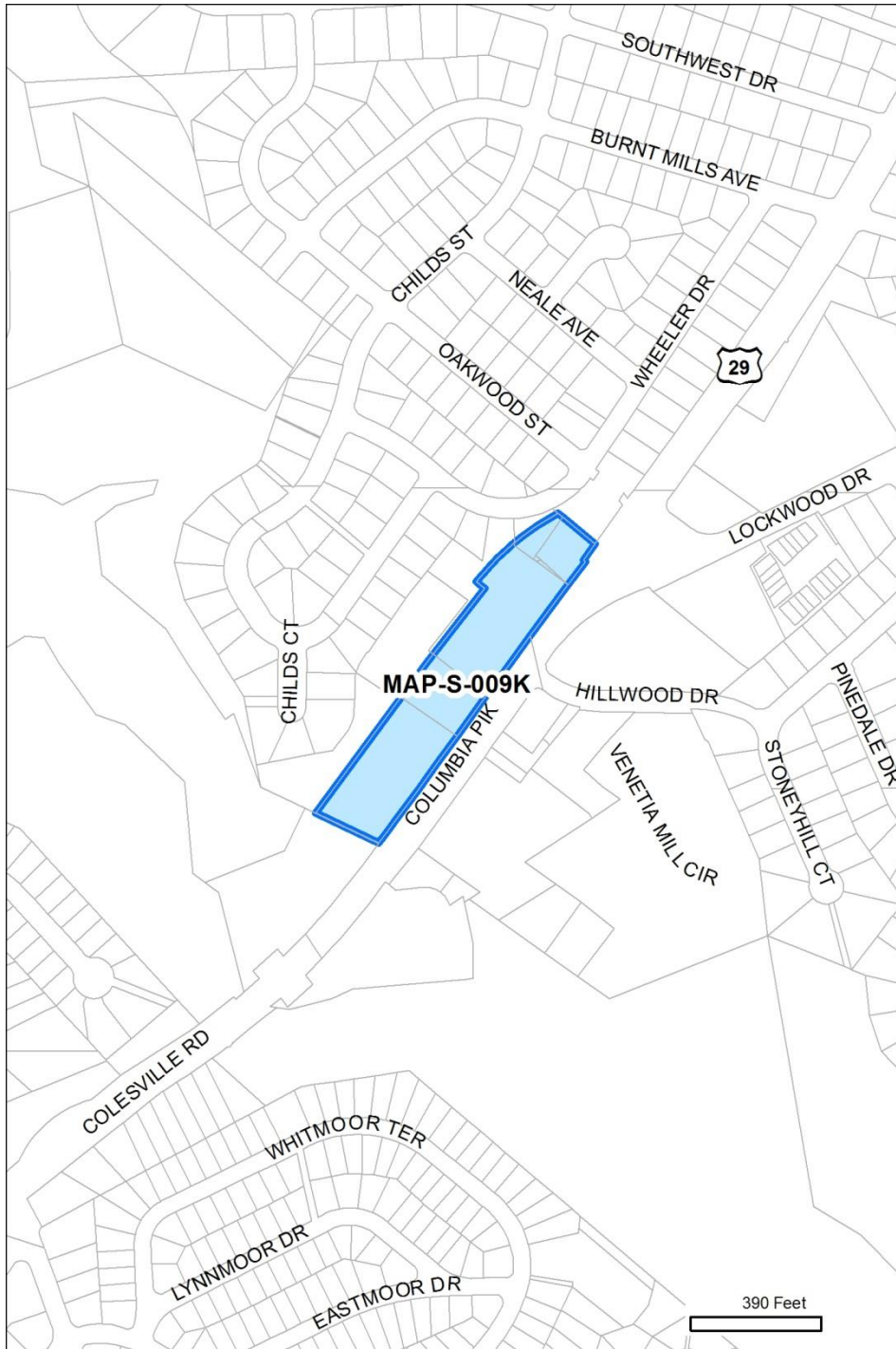
<b>Unique ID:</b> MAP-S-009G		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	New Hampshire Ave north of Eastern Ave	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



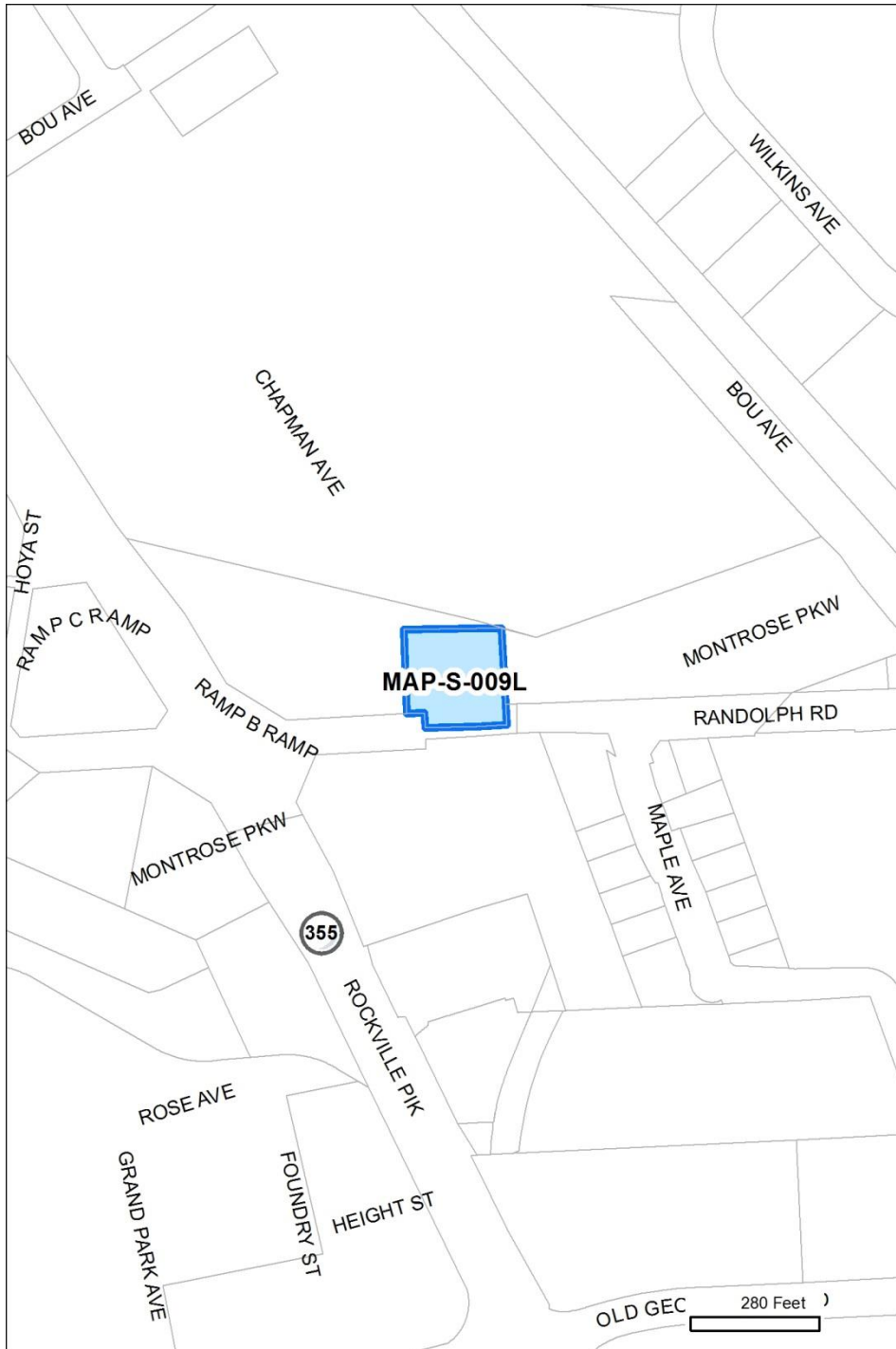
<b>Unique ID:</b> MAP-S-009H		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	North and West Silver Spring	
<b>Location:</b>	Montgomery Hills	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



<b>Unique ID:</b> MAP-S-009J		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Potomac Subregion	
<b>Location:</b>	North side of Westlake Terrace between I-270 Spur and Westlake Dr	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	<del>CRT-2.5 C-1.5 R-1.5 H-75</del>	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</i></p> <p><i>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</i></p>		

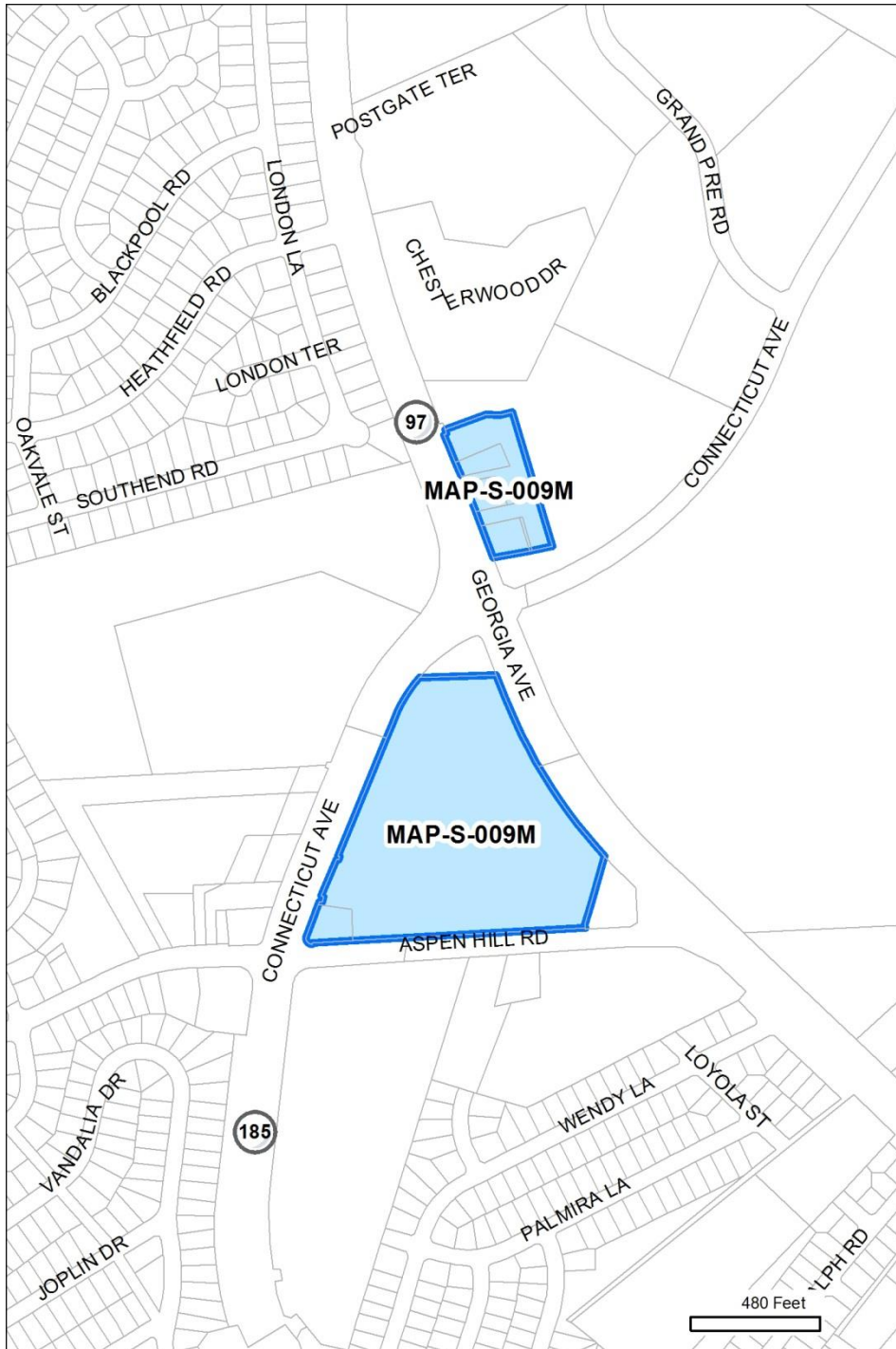


<b>Unique ID:</b> MAP-S-009K		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	White Oak	
<b>Location:</b>	West side US 29 at Hillwood Dr	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		

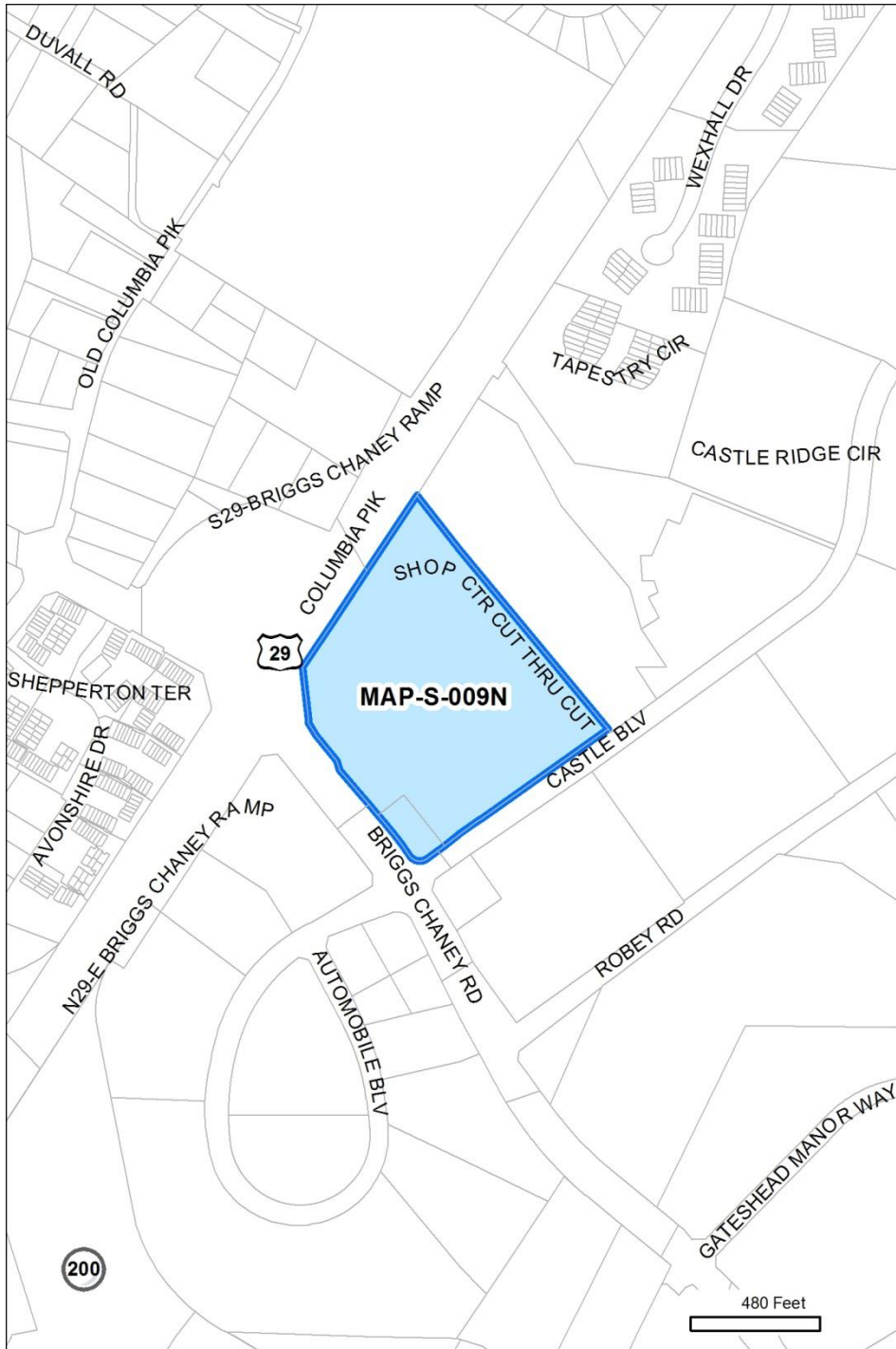


<b>Unique ID:</b> MAP-S-009L		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	White Flint	
<b>Location:</b>	Montrose School	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		

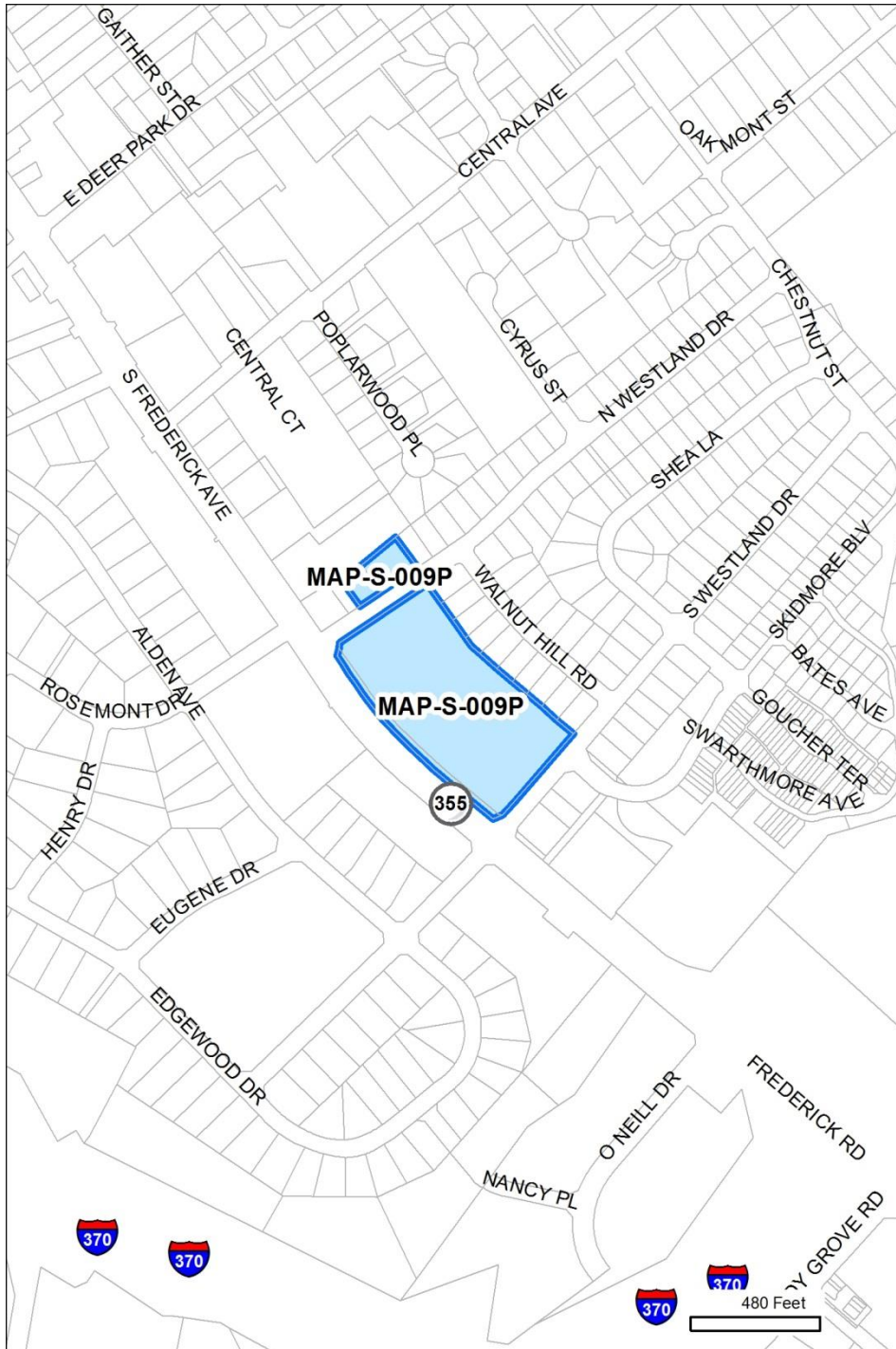




<b>Unique ID:</b> MAP-S-009M		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Aspen Hill	
<b>Location:</b>	Aspen Hill	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



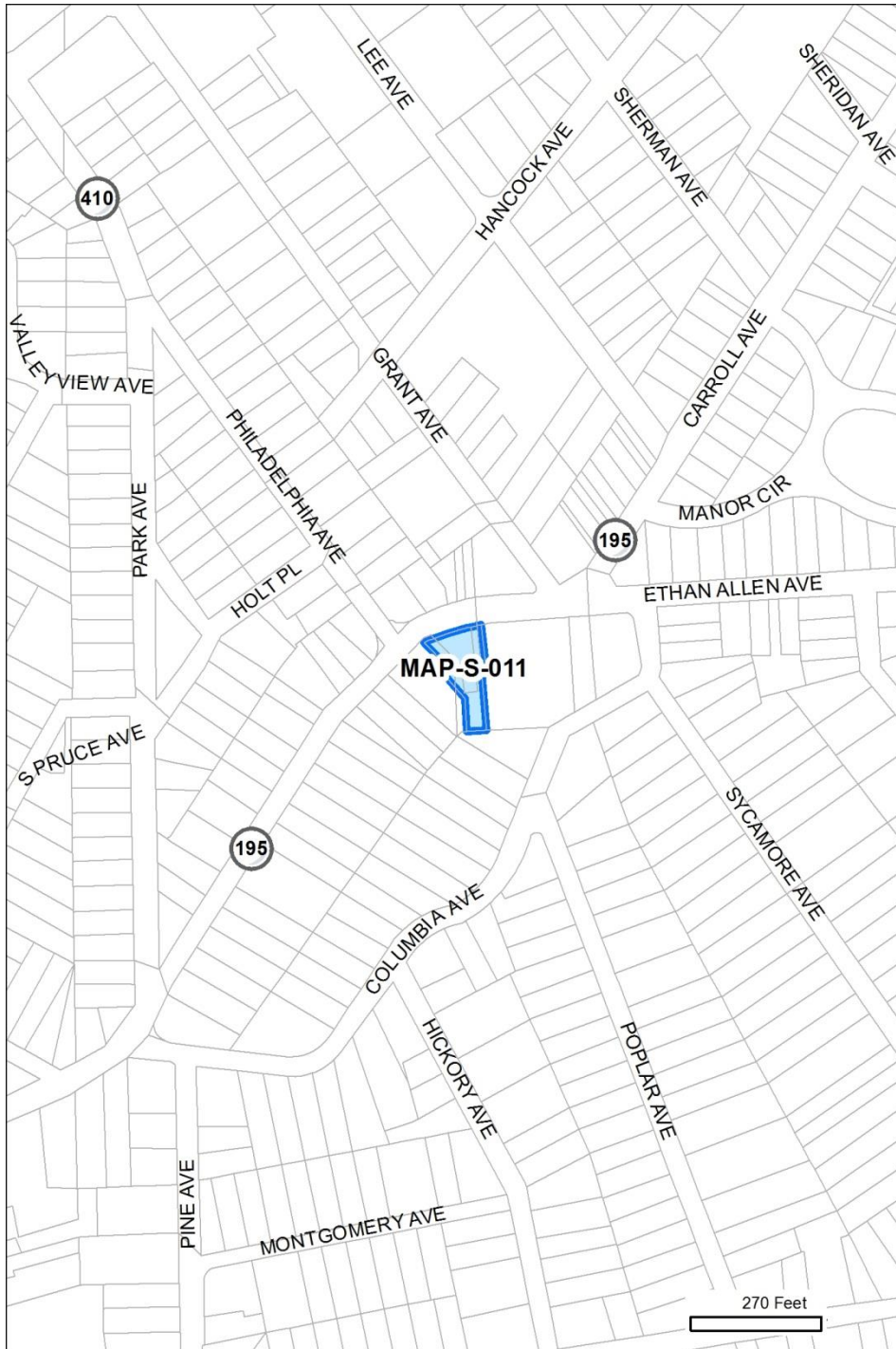
<b>Unique ID:</b> MAP-S-009N		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Fairland	
<b>Location:</b>	NE corner of US 29 and Briggs Chaney	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



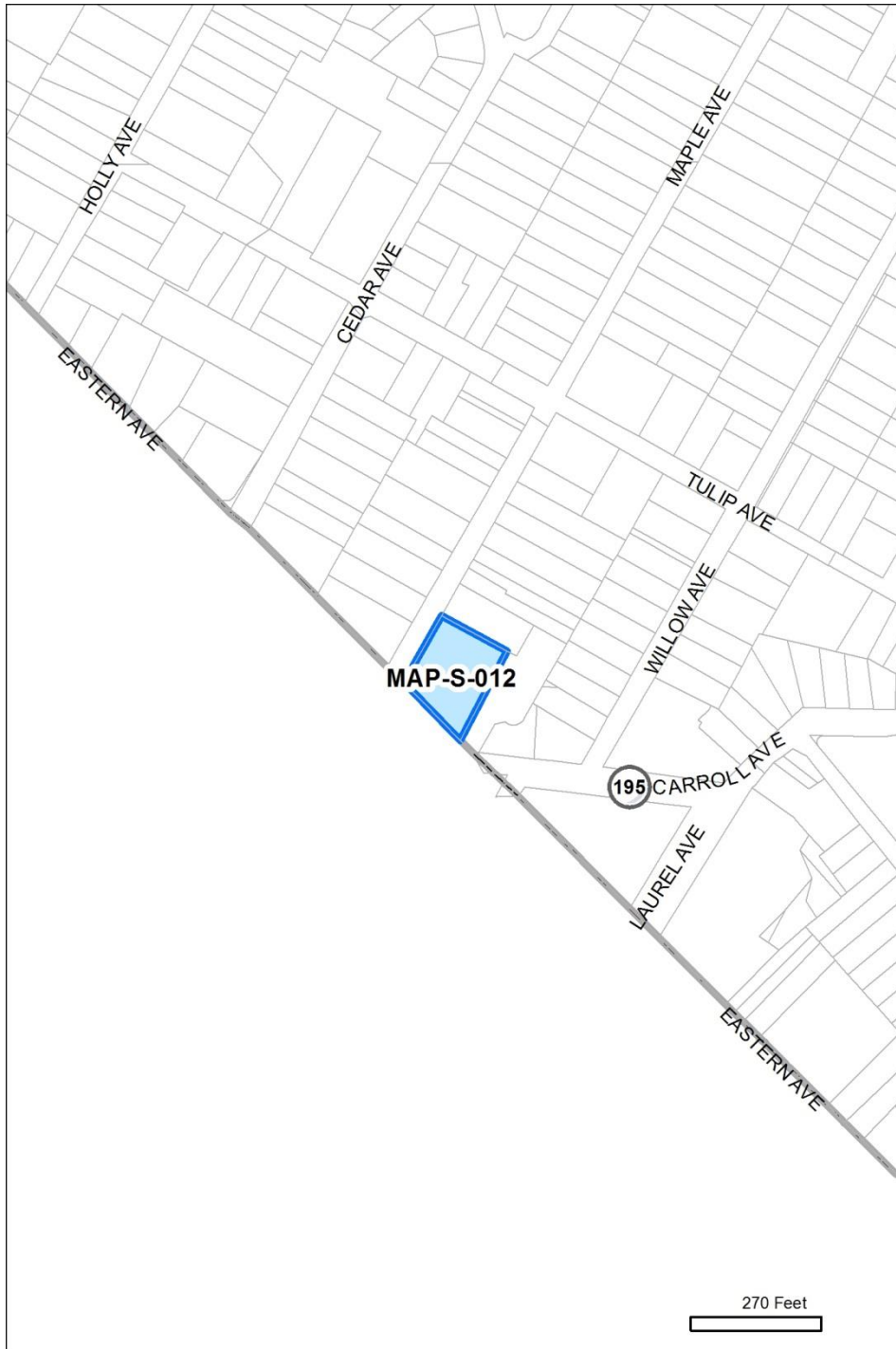
<b>Unique ID:</b> MAP-S-009P		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>	NE, SE corners 355 at Westland Dr	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



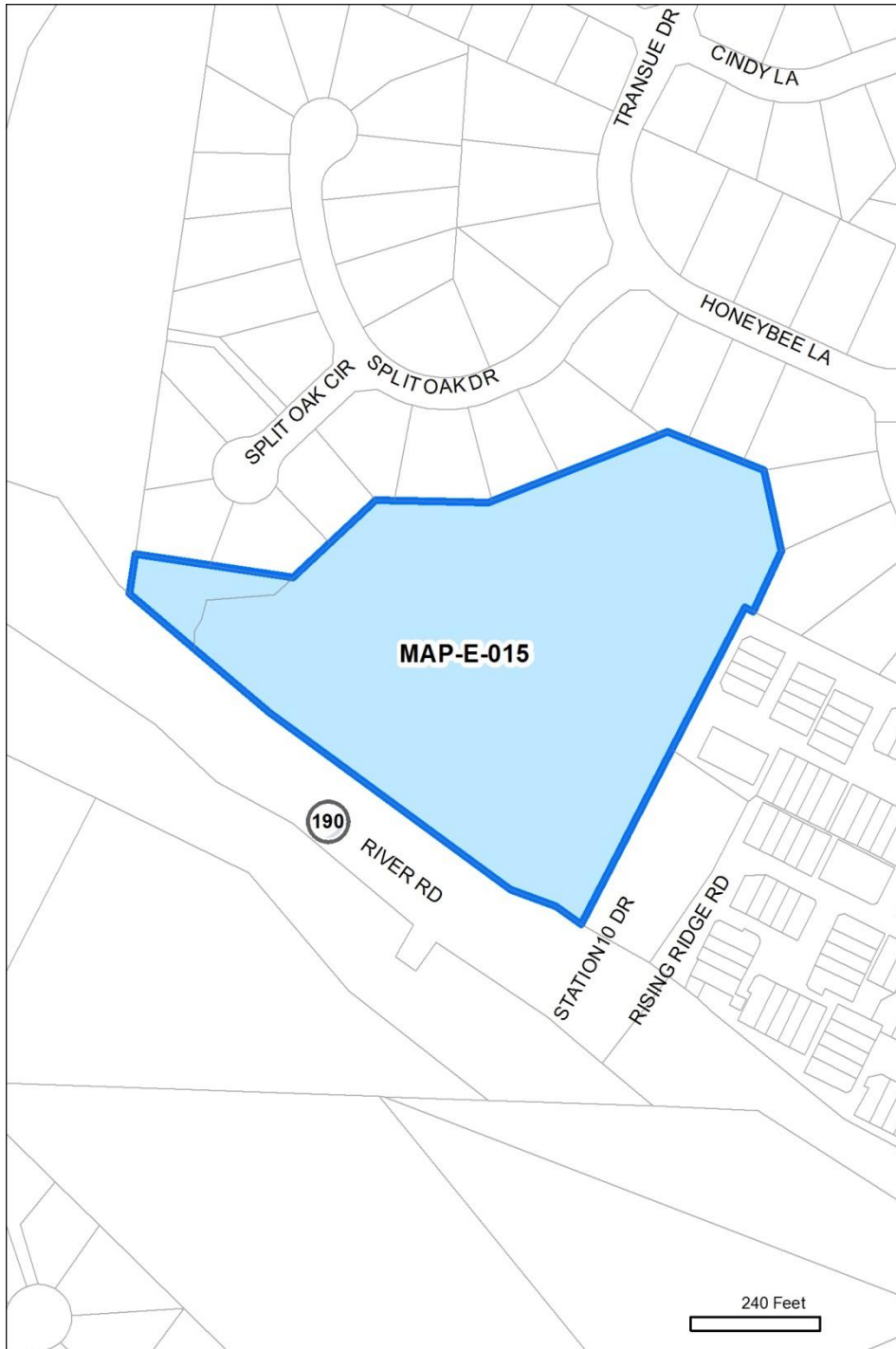
<b>Unique ID:</b> MAP-S-009Q		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>	Blair Road east of Eastern Ave	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.5 C-1.5 R-1.5 H-75	
<b>Prop. Revised Conv:</b>	CRT-2.25 C-1.5 R-0.75 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p> <p>With the reduction in maximum residential FAR, the total FAR allowed must be reduced to 2.25 FAR.</p>		



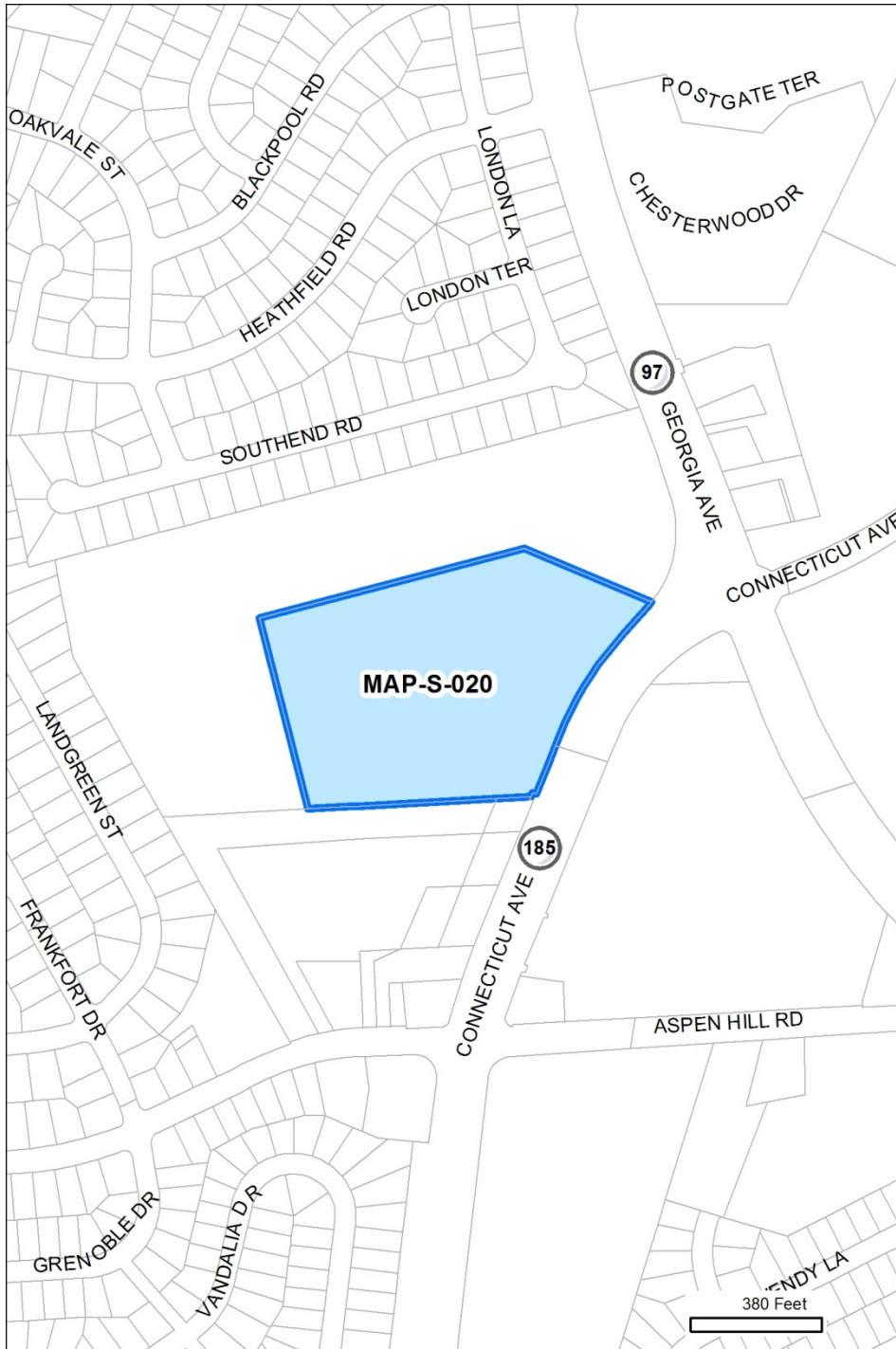
<b>Unique ID:</b> MAP-S-011		staff rec. change
<b>Master Plan ID:</b> 5		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Carroll Avenue	
<b>Proposed Conv:</b> (5/2)	CRT-1.5 C-1.5 R-1.0 H-50	
<b>Prop. Revised Conv:</b>	CRT-1.5 C-1.5 R-0.75 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</i></p>		



<b>Unique ID:</b> MAP-S-012		staff rec. change
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Takoma Park	
<b>Location:</b>	Carroll Avenue	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	CRT-2.0 C-1.5 R-1.0 H-50	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-1.5 R-0.75 H-50	
<b>Category:</b>	Staff Recommendation	
<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>	Reduced to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p>Since the 5/2 conversion, further staff analysis indicated that residential development in the C-2 zone is essentially limited to around 0.75 FAR. As a result, the Planning Board recommended reducing allowed residential FAR to 0.75, following its review of DMA-956. The PHED Committee agrees with this recommendation.</p>		

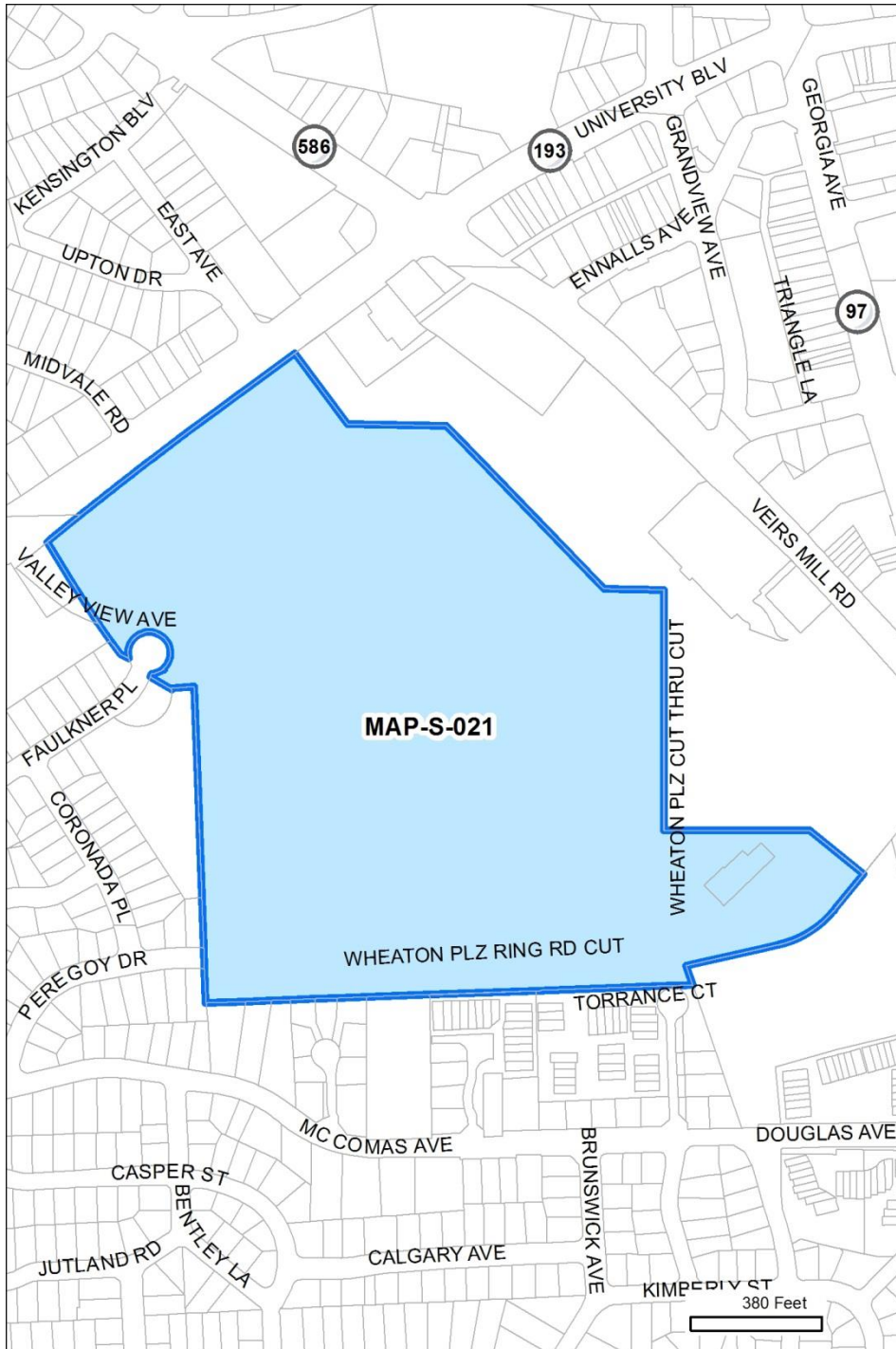


<b>Unique ID:</b> MAP-E-015		staff rec. change
<b>Master Plan ID:</b> 7		
<b>Master Plan:</b>	Potomac	
<b>Location:</b>	Former stone quarry on River Road at Station 10 Dr	
<b>Existing Zone:</b>	RMX-1/TDR	
<b>Proposed Conv: (5/2)</b>	<del>CRT-0.5 C-0.25 R-0.25 H-60 T</del>	
<b>Prop. Revised Conv:</b>	CRT-0.5 C-0.25 R-0.5 H-60 T	
<b>Category:</b>	Staff 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>	Increased to 0.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion gave this site a residential FAR of 0.25. Upon further review, staff determined that this was not enough to accommodate the residential density envisioned in the Master Plan.</i></p> <p><i>The Master Plan recommends a maximum density of 97 units, which has an estimated FAR of 0.38 for this site. Staff recommends changing permitted residential density to 0.5.</i></p>		

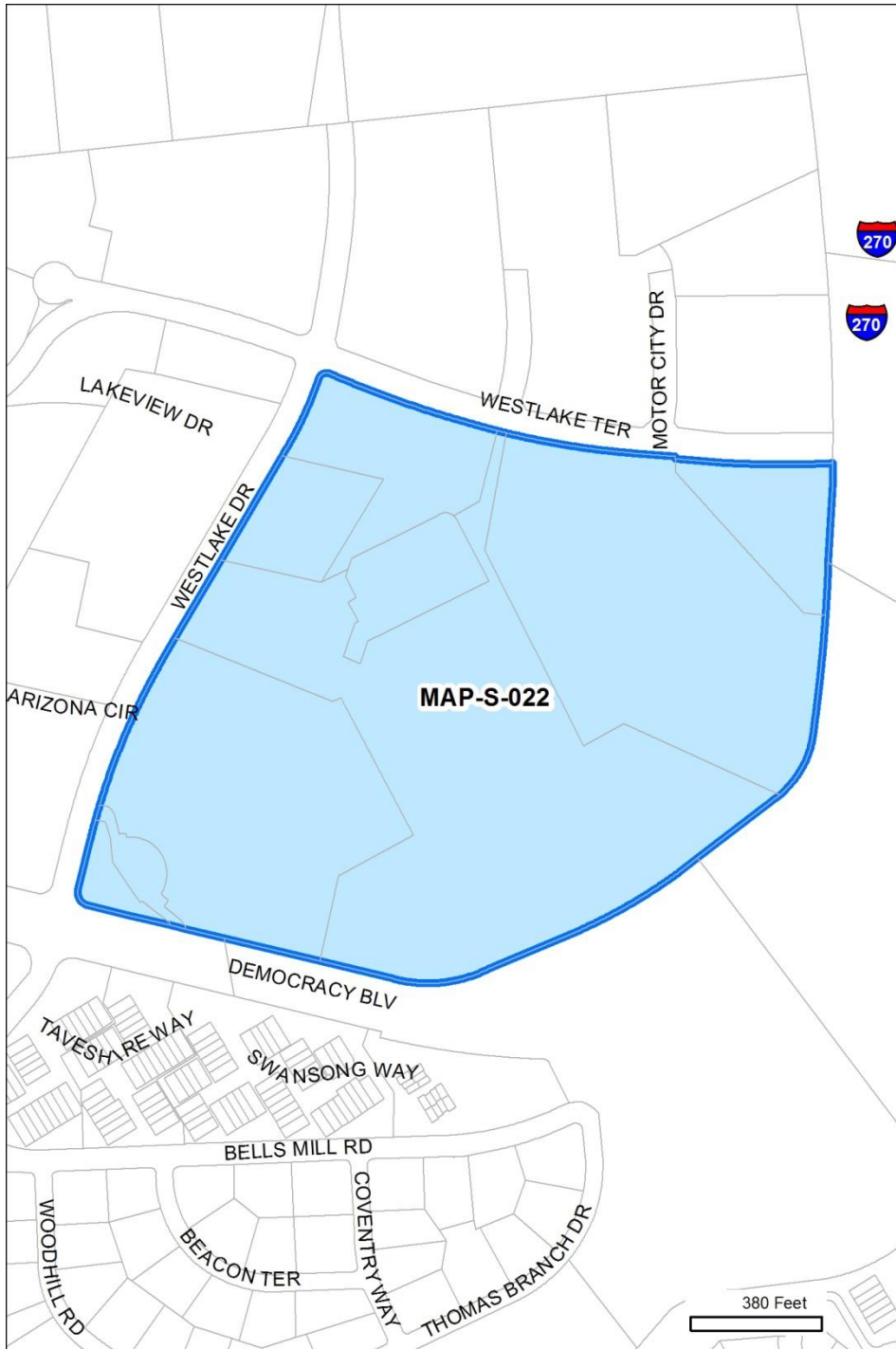


<b>Unique ID:</b> MAP-S-020		staff rec. change
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Aspen Hill	
<b>Location:</b>	Connecticut at Georgia	
<b>Existing Zone:</b>	RMX-2C	
<b>Proposed Conv: (5/2)</b>	EOF-2.0-H-65-T	
<b>Prop. Revised Conv:</b>	CRT-2.0 C-0.5 R-1.5 H-65 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	Changed to CRT
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Created at 0.5
	<b>Resid'l FAR:</b>	Created at 1.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The 5/2 conversion called for converting this property to EOF, since the Master Plan envisioned office uses here. However, the default conversion for this property won't preclude office development, and staff feels that the default conversion is appropriate for this property.</i></p>		

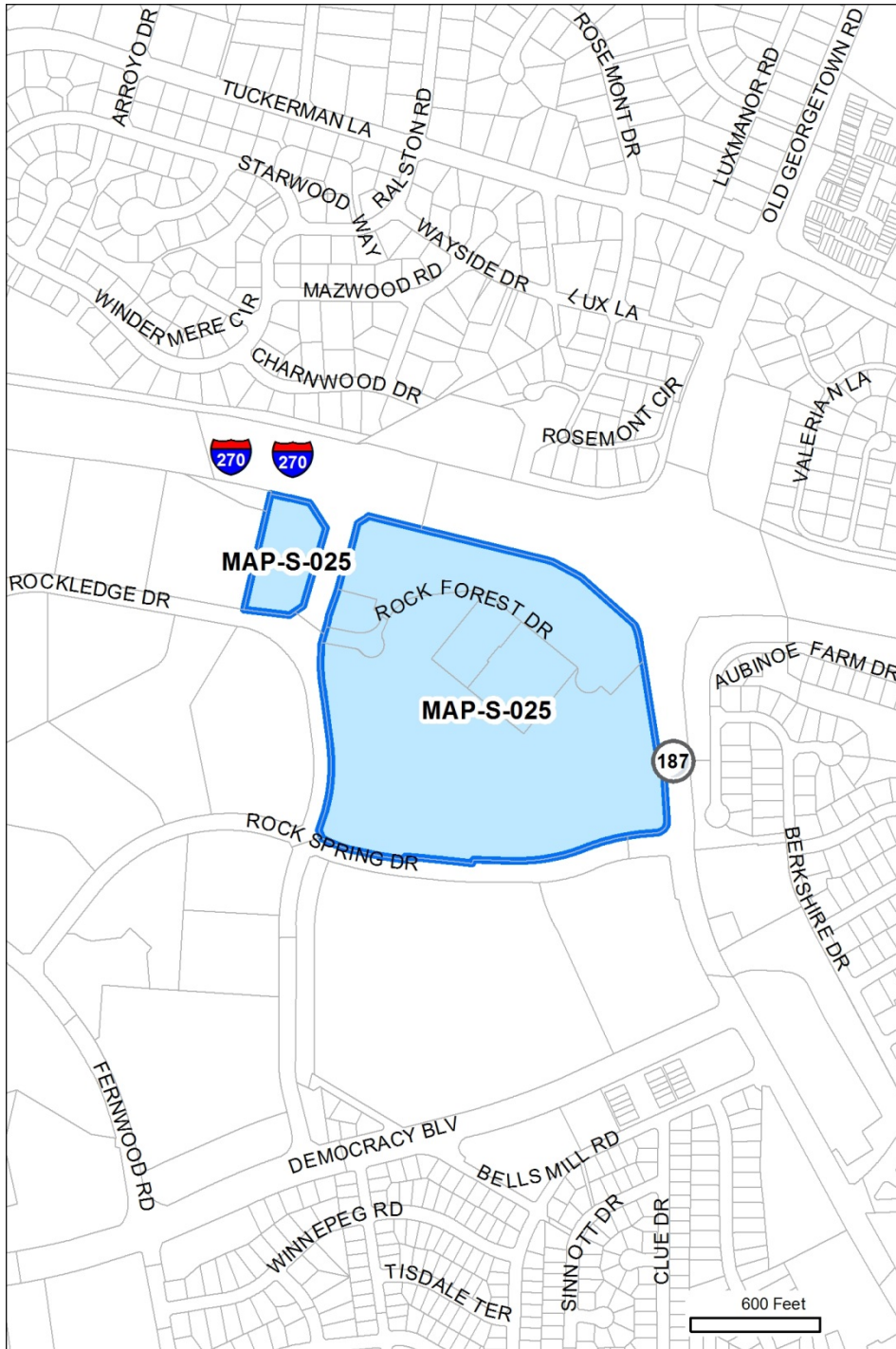




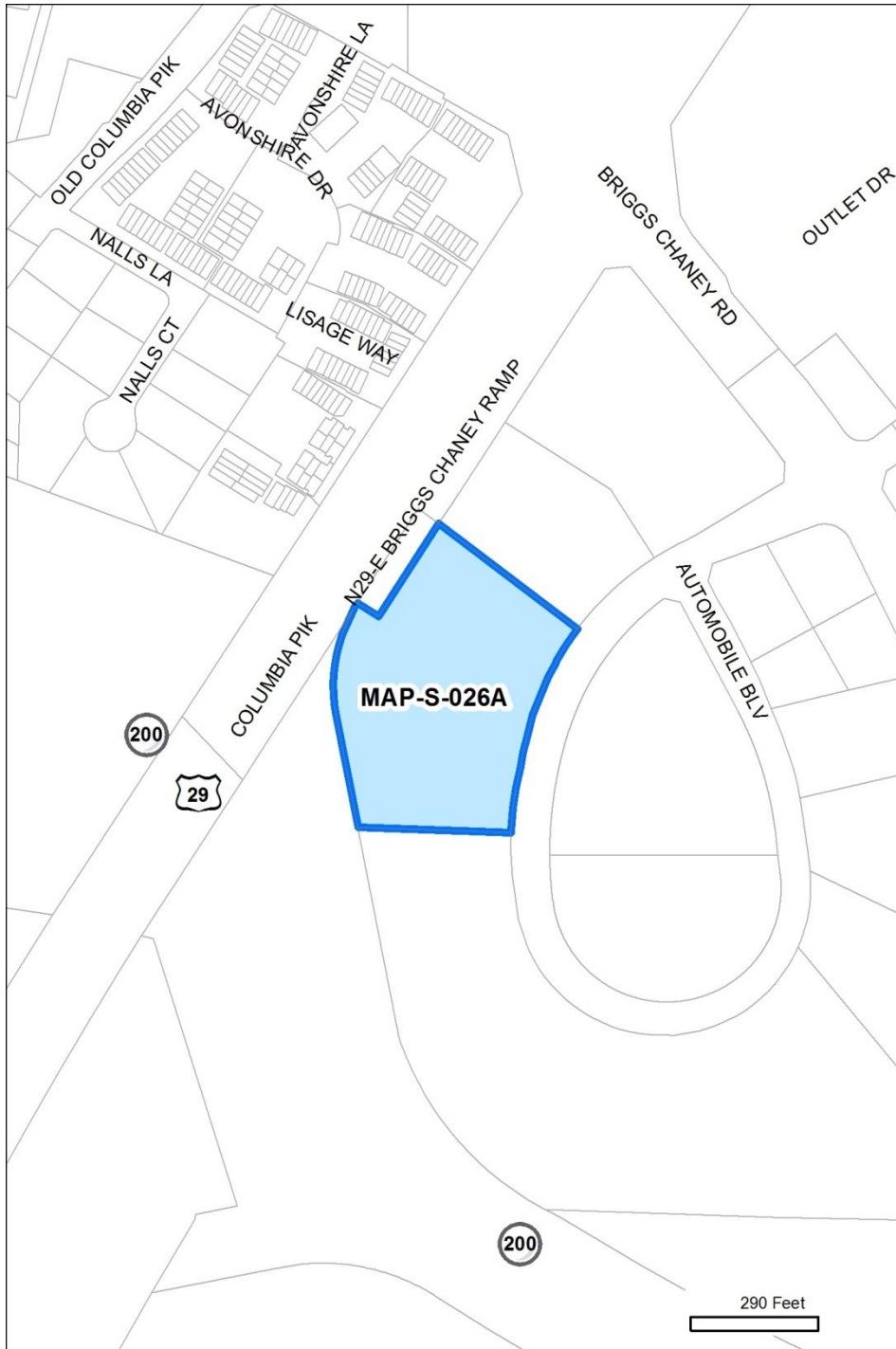
<b>Unique ID:</b> MAP-S-021		staff rec. change
<b>Master Plan ID:</b> 1		
<b>Master Plan:</b>	Wheaton CBD	
<b>Location:</b>	Wheaton Plaza	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv: (5/2)</b>	GR-1.5 H-130	
<b>Prop. Revised Conv:</b>	GR-2.5 H-75	
<b>Category:</b>	Staff Recommendation/Staff Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 2.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Decreased to 75'
<b>Reason for change:</b>		
<p><i>The current Zoning ordinance text allows C-2 zones to go to 75' in height and 2.5 in FAR for mixed-use projects. A footnote allows some structures up to 130' in height at regional mall sites.</i></p> <p><i>The additional height is codified in the Regional Shopping Center Overlay zone. Height for all other C-2 properties is limited to 75'.</i></p> <p><i>The FAR was listed at 1.5 in error in the 5/2 draft.</i></p>		



<b>Unique ID:</b> MAP-S-022		staff rec. change
<b>Master Plan ID:</b> 8		
<b>Master Plan:</b>	Potomac Subregion	
<b>Location:</b>	Montgomery Mall	
<b>Existing Zone:</b>	C-2	
<b>Proposed Conv:</b> (5/2)	GR-2.5 H-130	
<b>Prop. Revised Conv:</b>	GR-2.5 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Decreased to 75'
<b>Reason for change:</b>		
<p><i>in height and 2.5 in FAR for mixed-use projects. A footnote allows some structures up to 130' in height at regional mall sites.</i></p> <p><i>The additional height is codified in the Regional Shopping Center Overlay zone. Height for all other C-2 properties is limited to 75'.</i></p>		



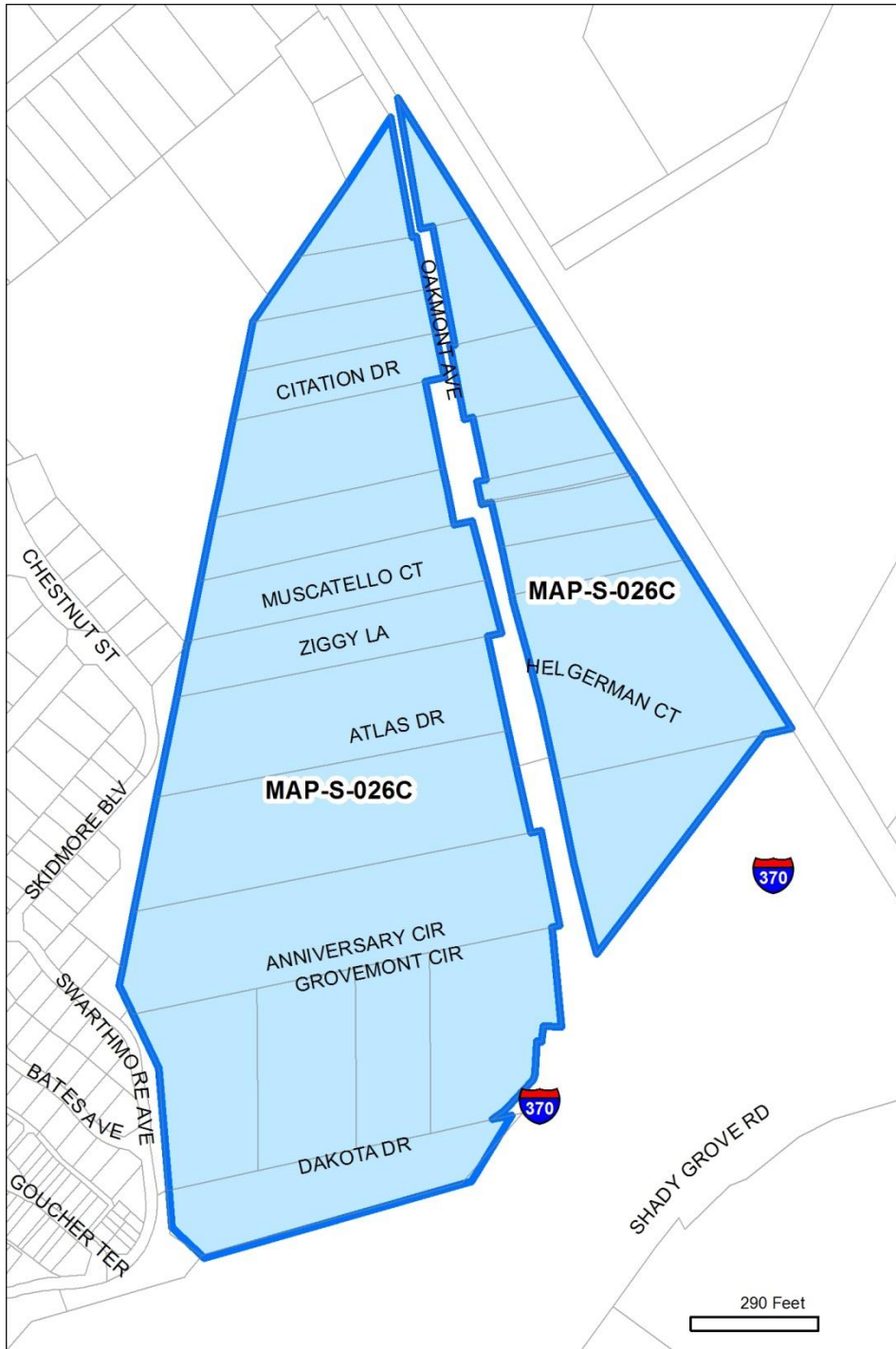
<b>Unique ID:</b> MAP-S-025		staff rec. change
<b>Master Plan ID:</b> 2		
<b>Master Plan:</b>	North Bethesda/Garrett Park	
<b>Location:</b>	Rockledge	
<b>Existing Zone:</b>	MXPD	
<b>Proposed Conv:</b> (5/2)	<del>CRT-1.25 C-0.5 R-0.75 H-100 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.25 C-0.5 R-0.75 H-275 T	
<b>Category:</b>	Staff recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	Changed to CR
	<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 275'
<b>Reason for change:</b>		
<p><i>Existing development approvals for this site allow buildings up to 275' in height. Because that height is above the statutory height allowed in the CRT zone, the zone needed to be changed to CR to accommodate the additional height.</i></p>		



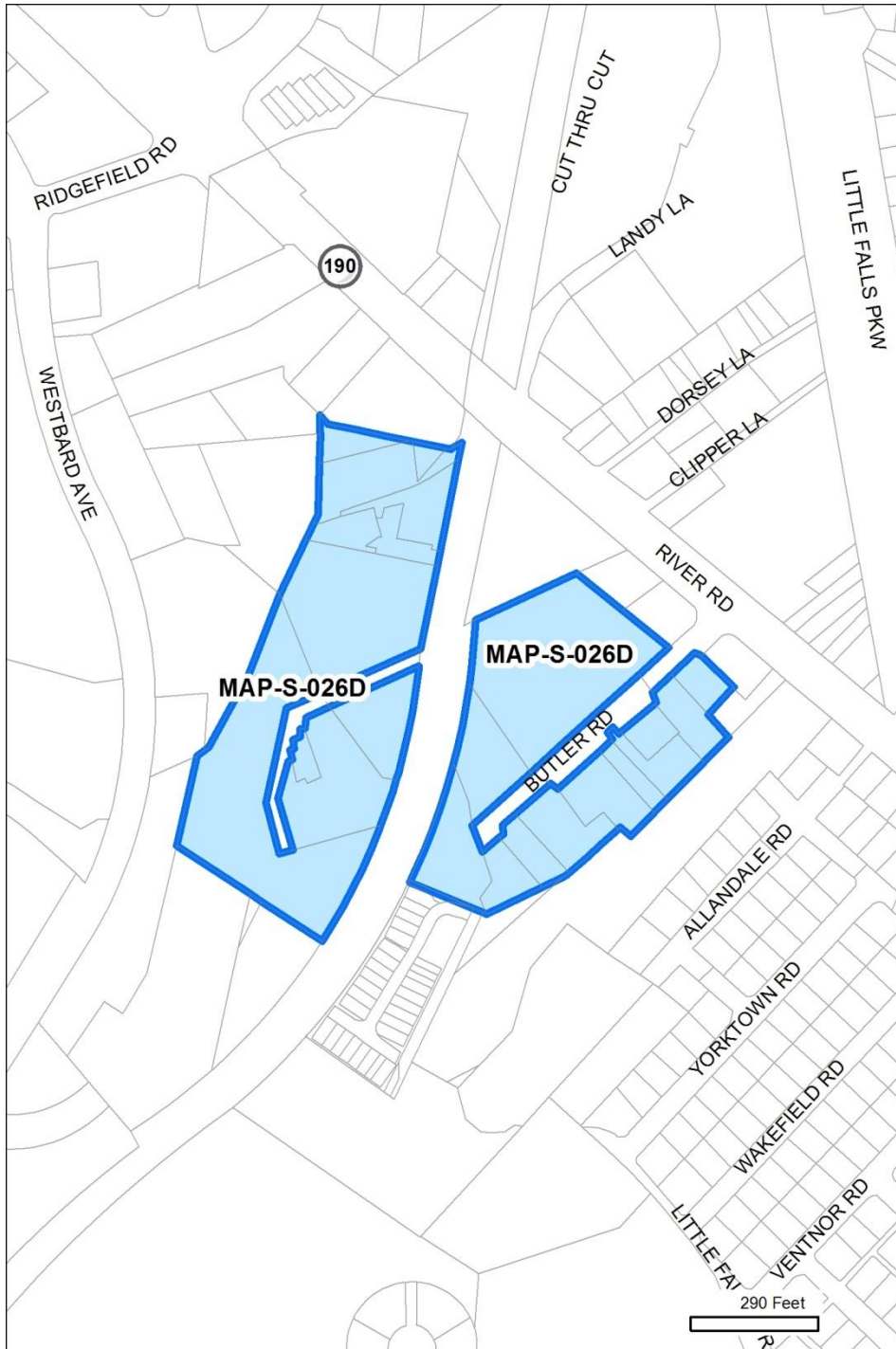
<b>Unique ID:</b> MAP-S-026A		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Fairland
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



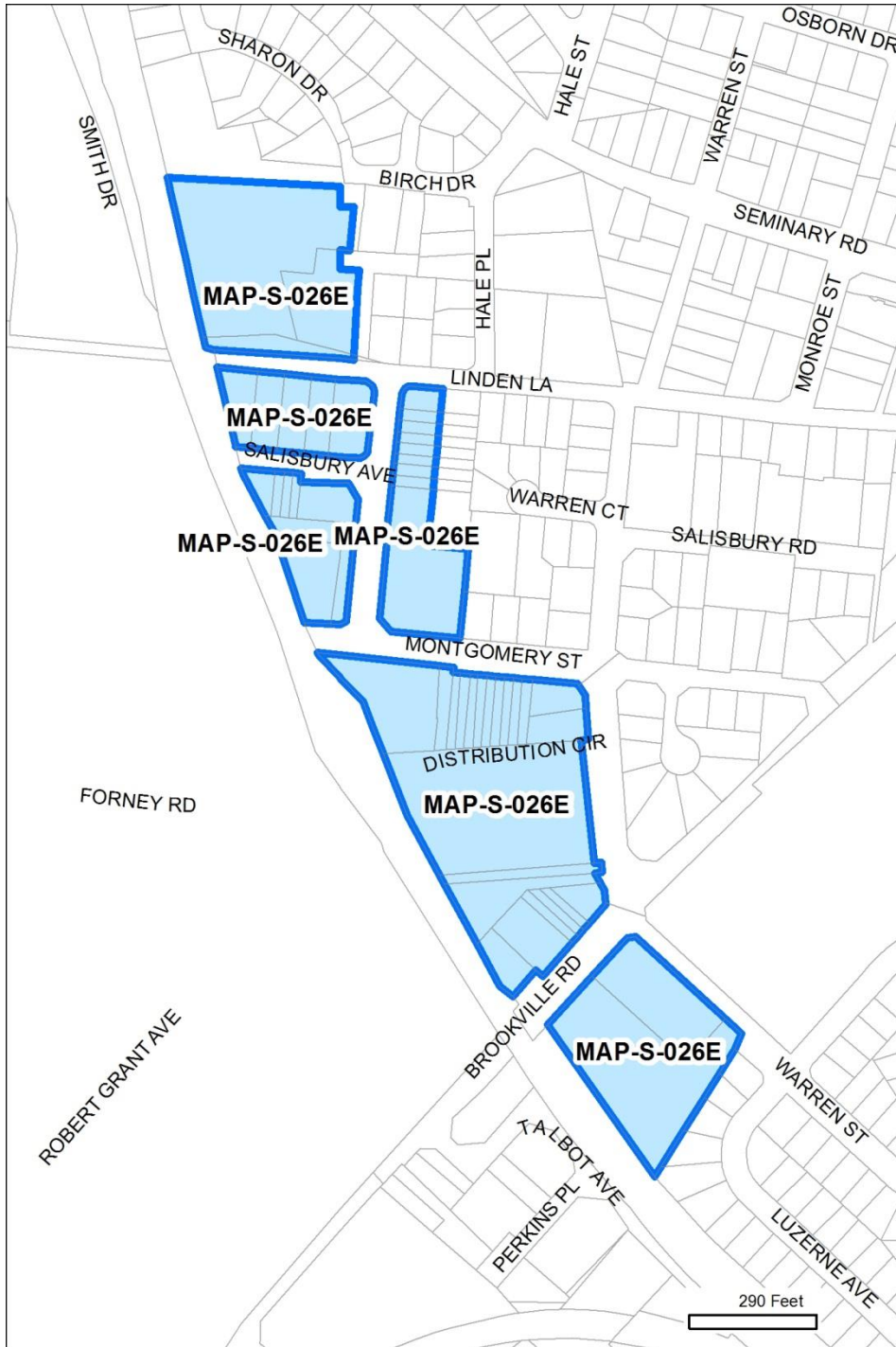
<b>Unique ID:</b> MAP-S-026B		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Germantown (1989)	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv: (5/2)</b>	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-026C		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

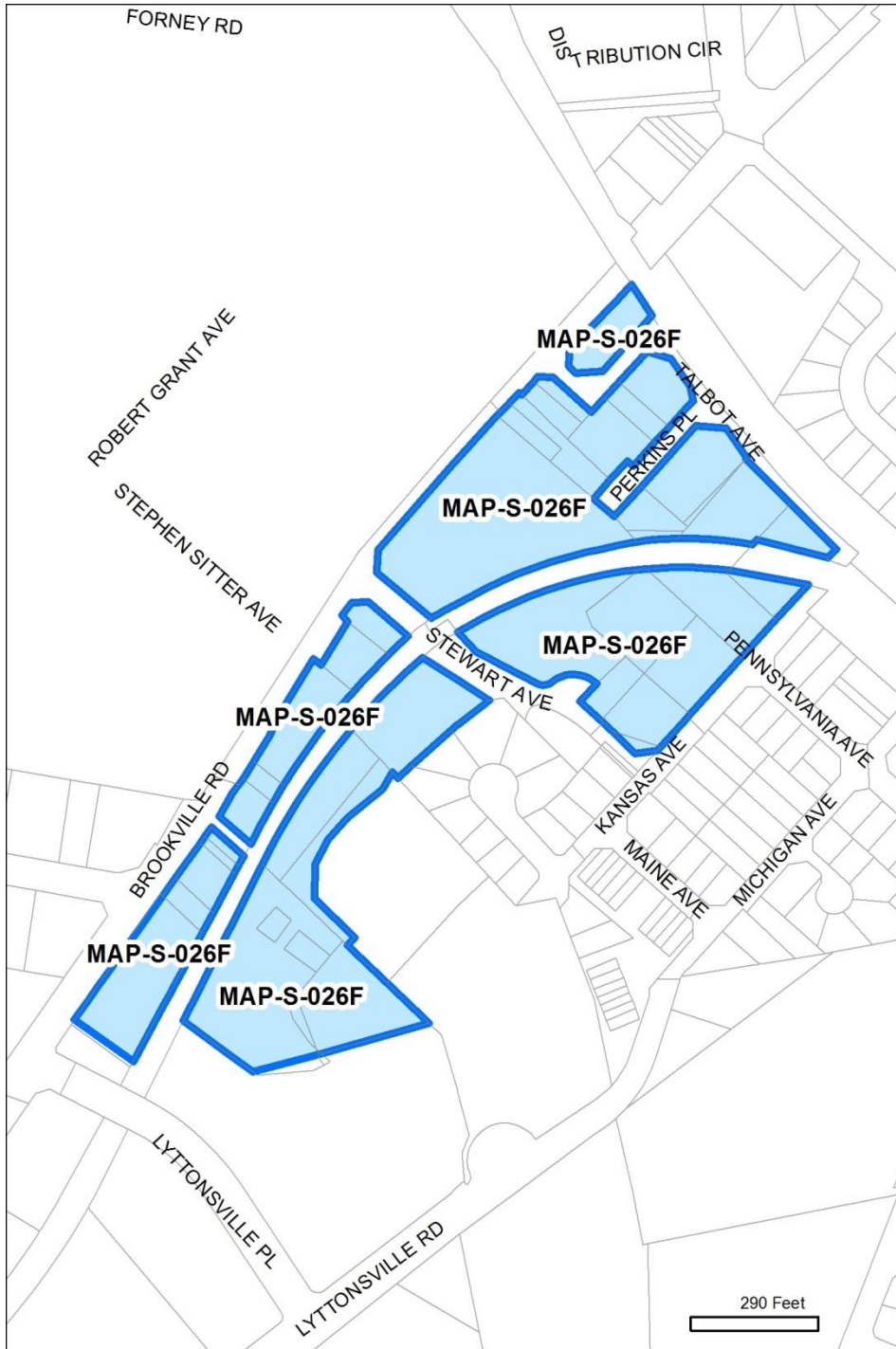


<b>Unique ID:</b> MAP-S-026D		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Westbard
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

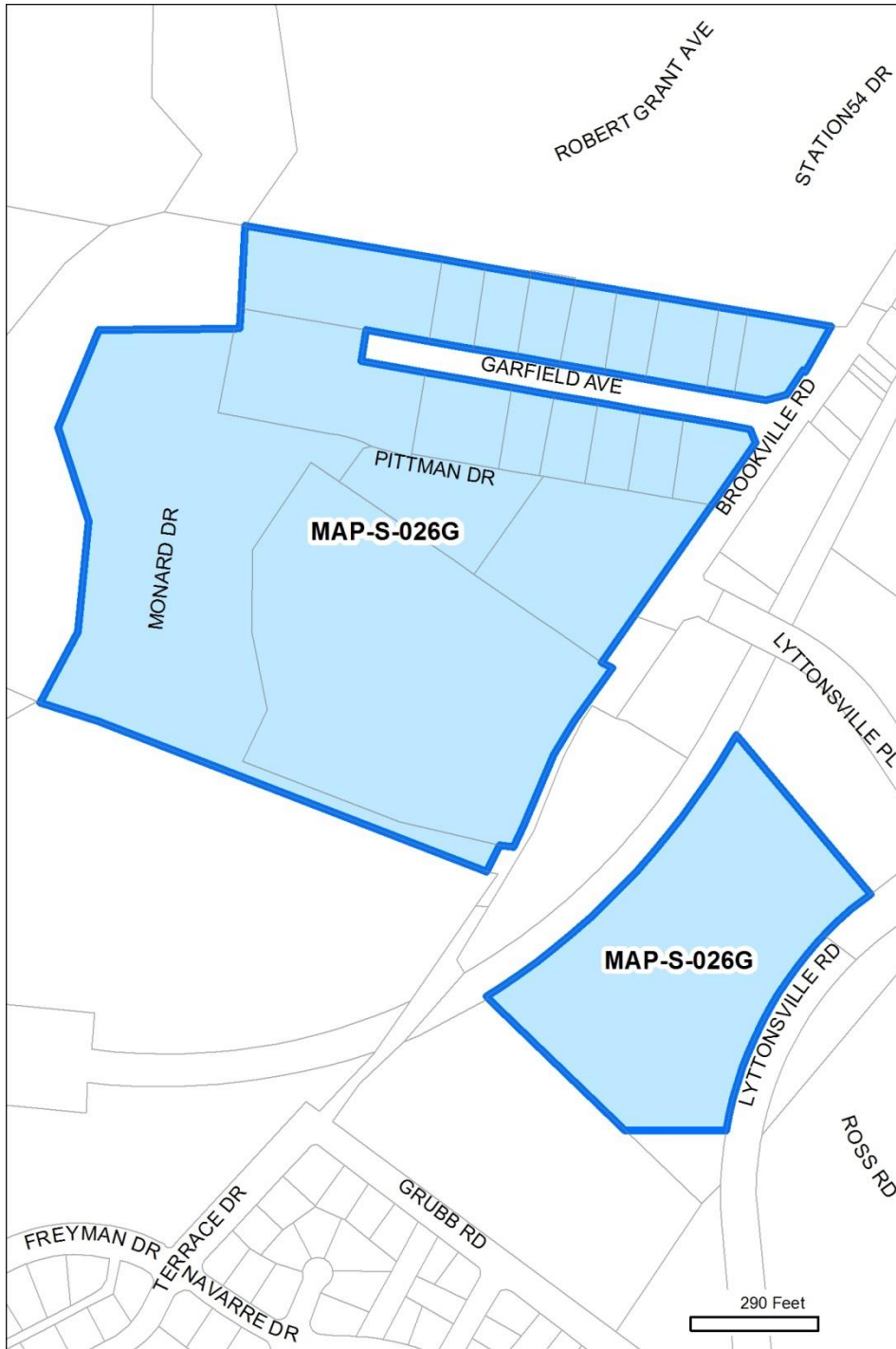


<b>Unique ID:</b> MAP-S-026E		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		North and West Silver Spring
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

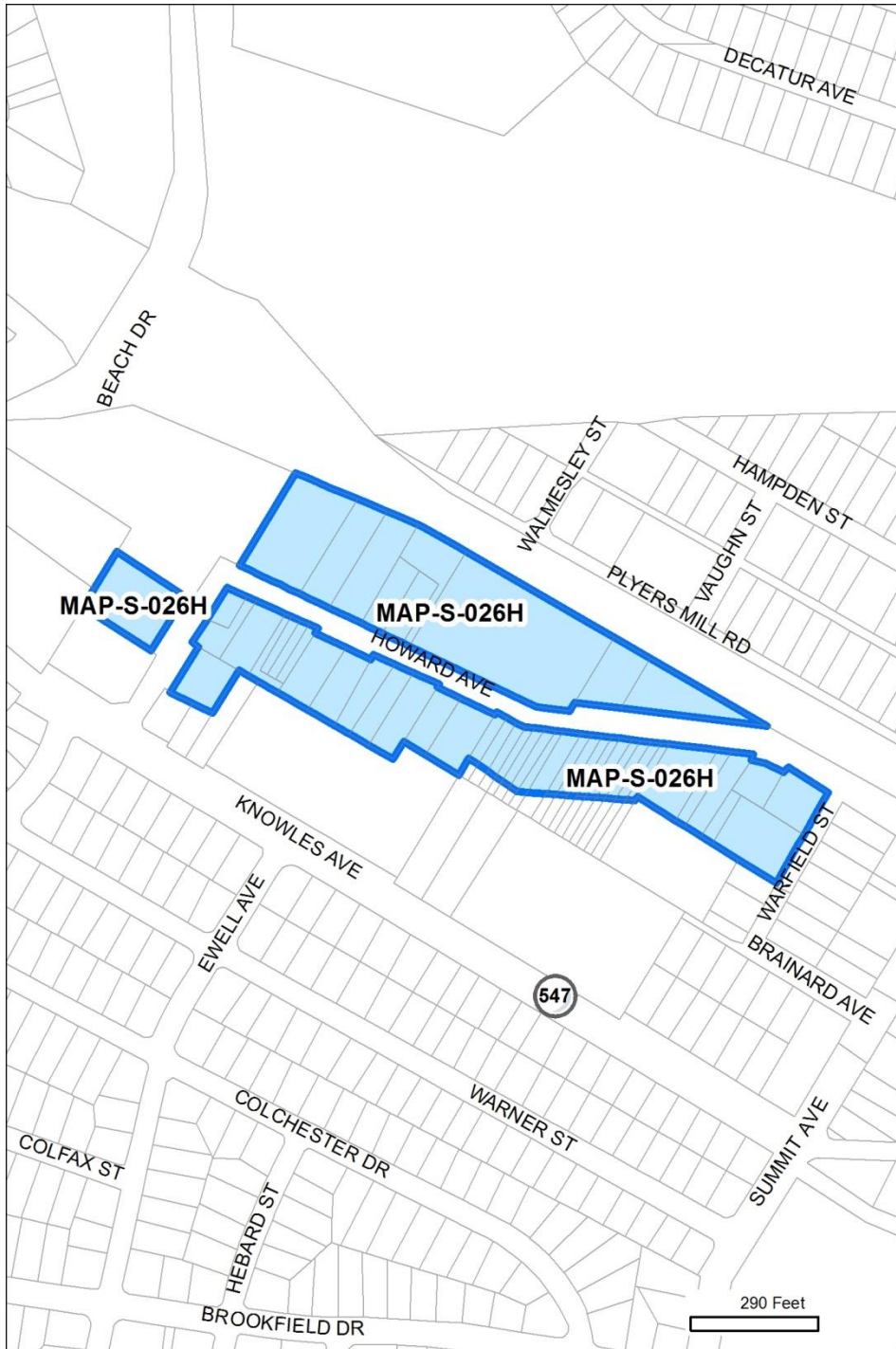




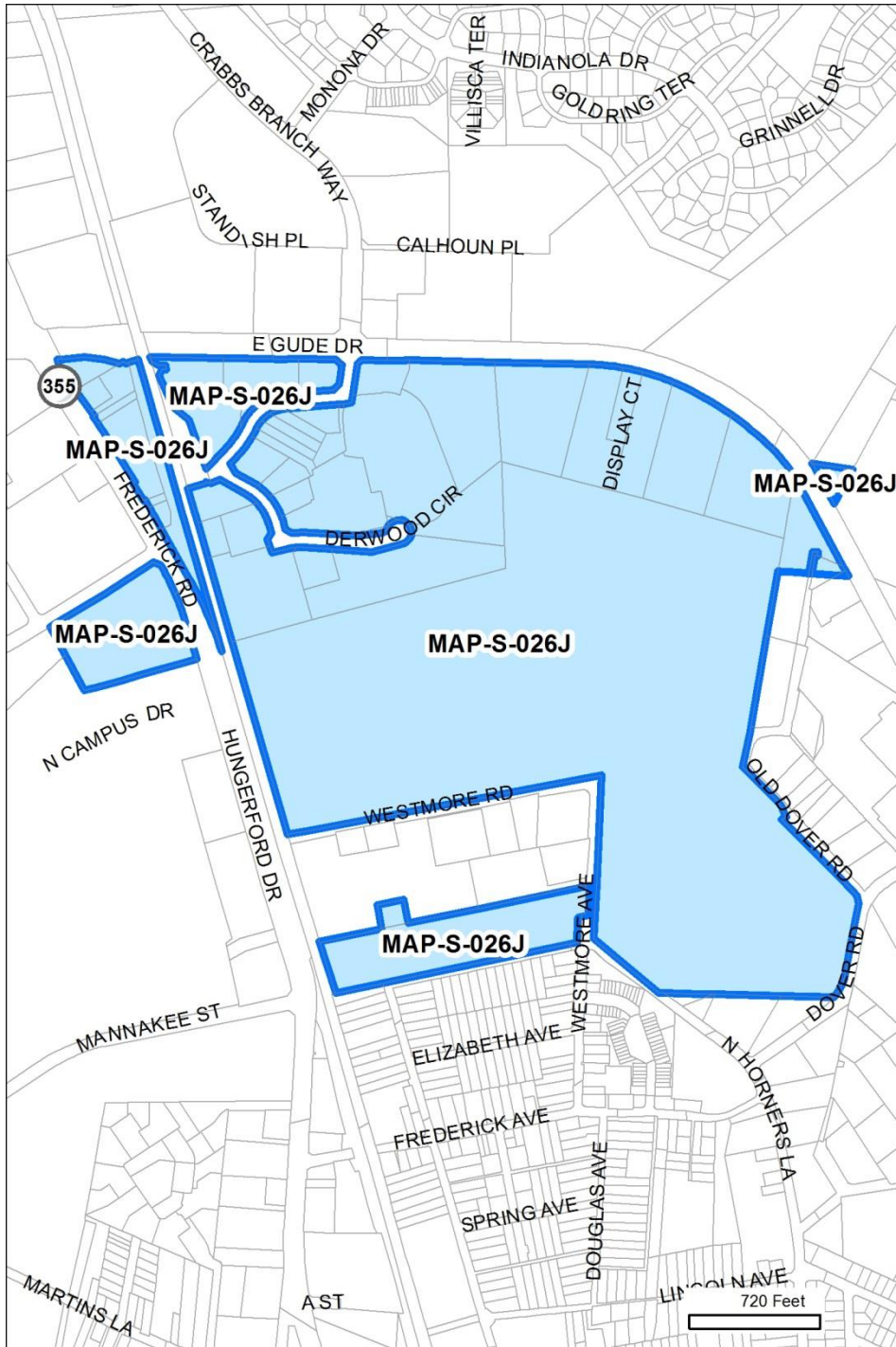
<b>Unique ID:</b> MAP-S-026F		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	North and West Silver Spring	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv: (5/2)</b>	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



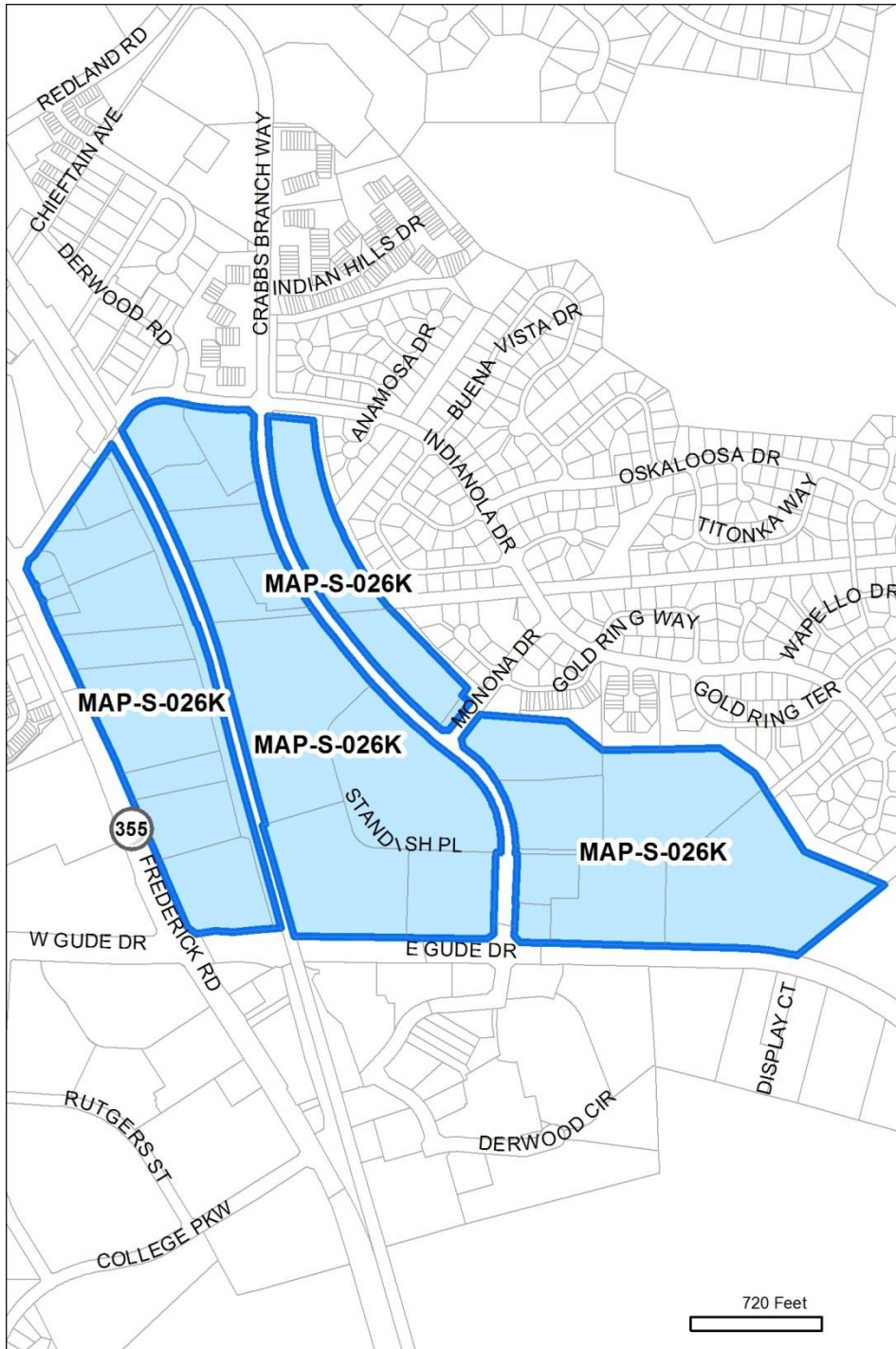
<b>Unique ID:</b> MAP-S-026G		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	North and West Silver Spring	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



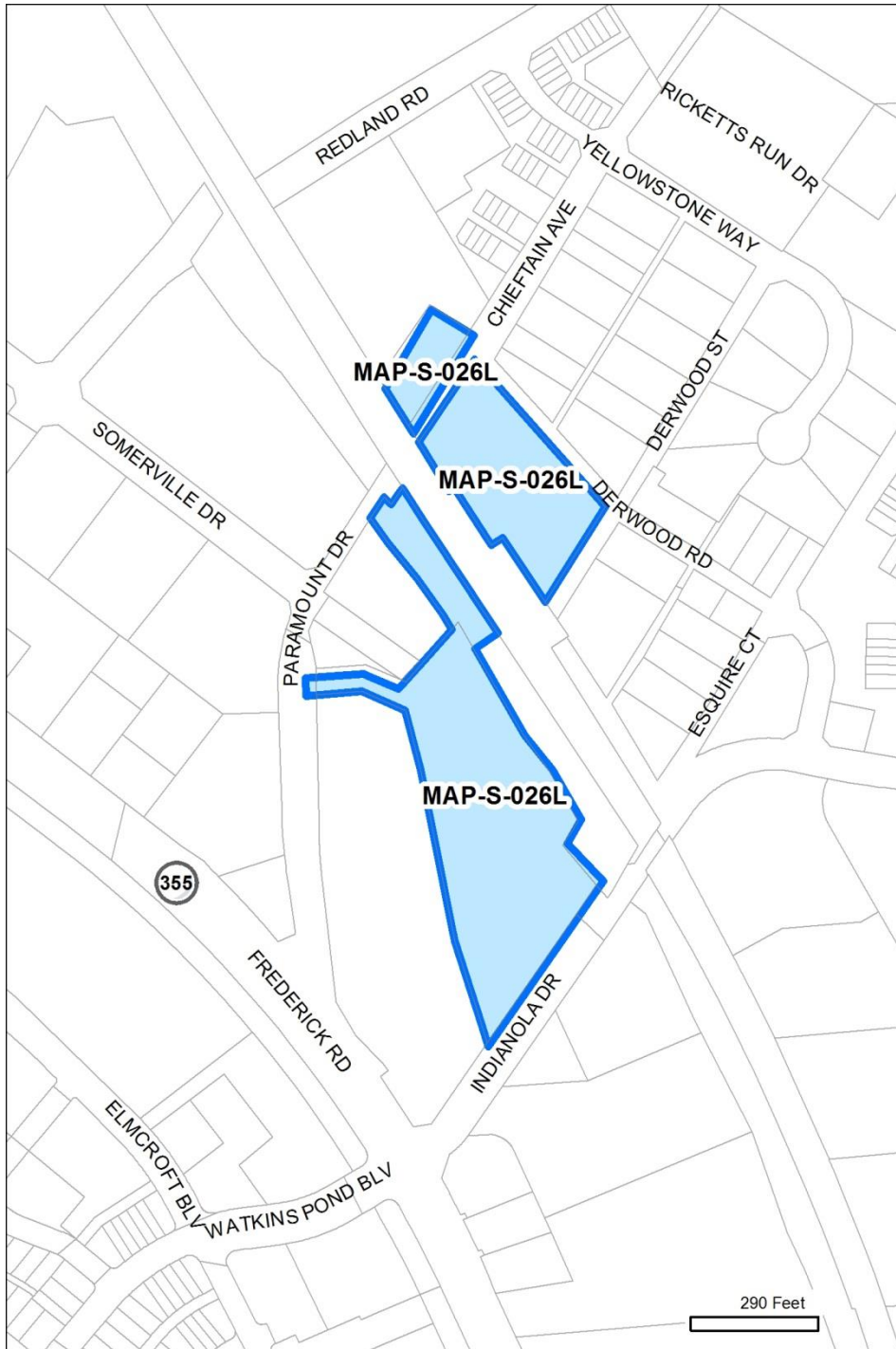
<b>Unique ID:</b> MAP-S-026H		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Kensington	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



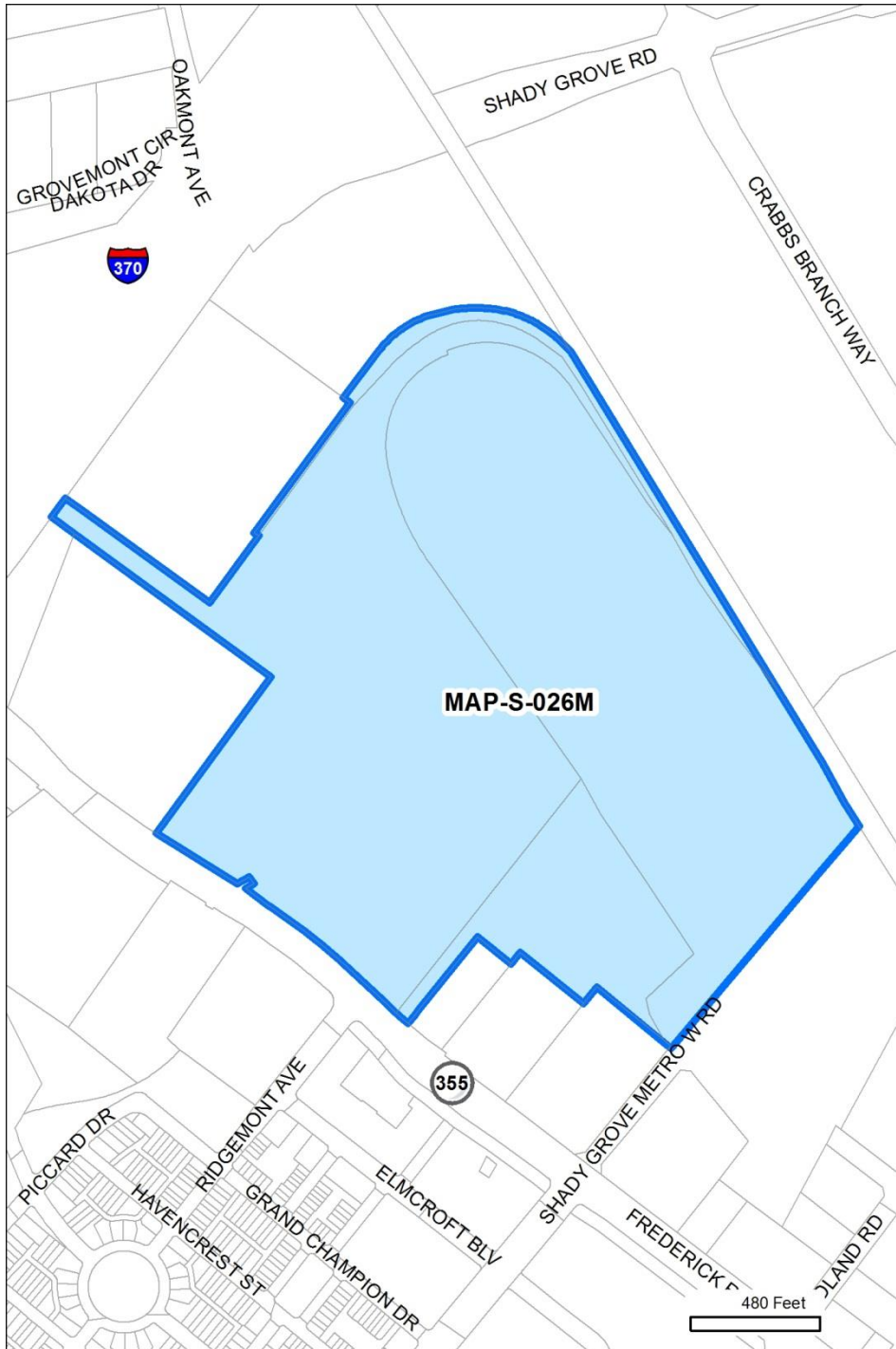
<b>Unique ID:</b> MAP-S-026J		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Upper Rock Creek / Shady Grove	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv: (5/2)</b>	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</p> <p>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</p> <p>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</p>		



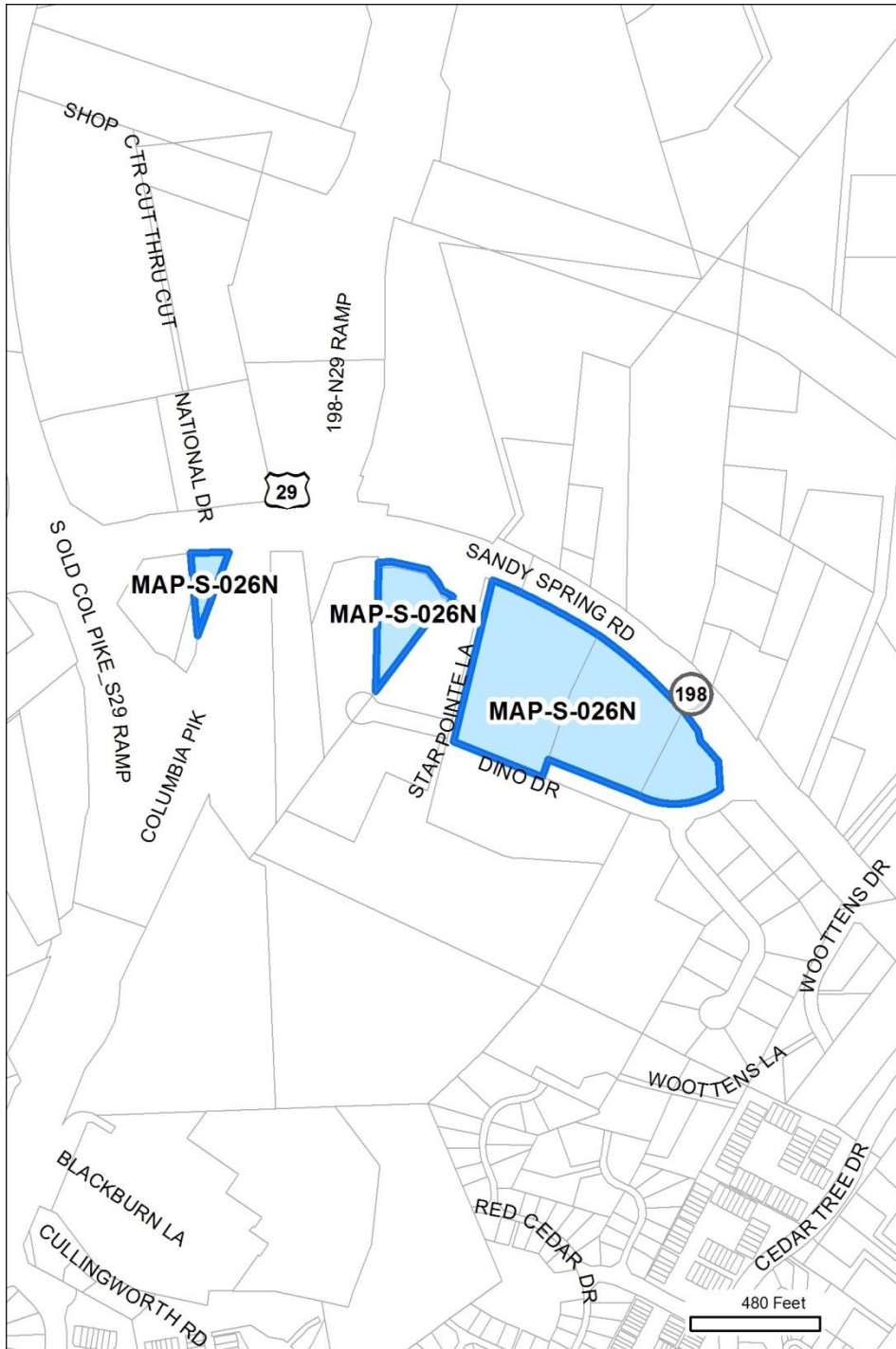
<b>Unique ID:</b> MAP-S-026K		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Shady Grove
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</p> <p>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</p> <p>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</p>		



<b>Unique ID:</b> MAP-S-026L		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

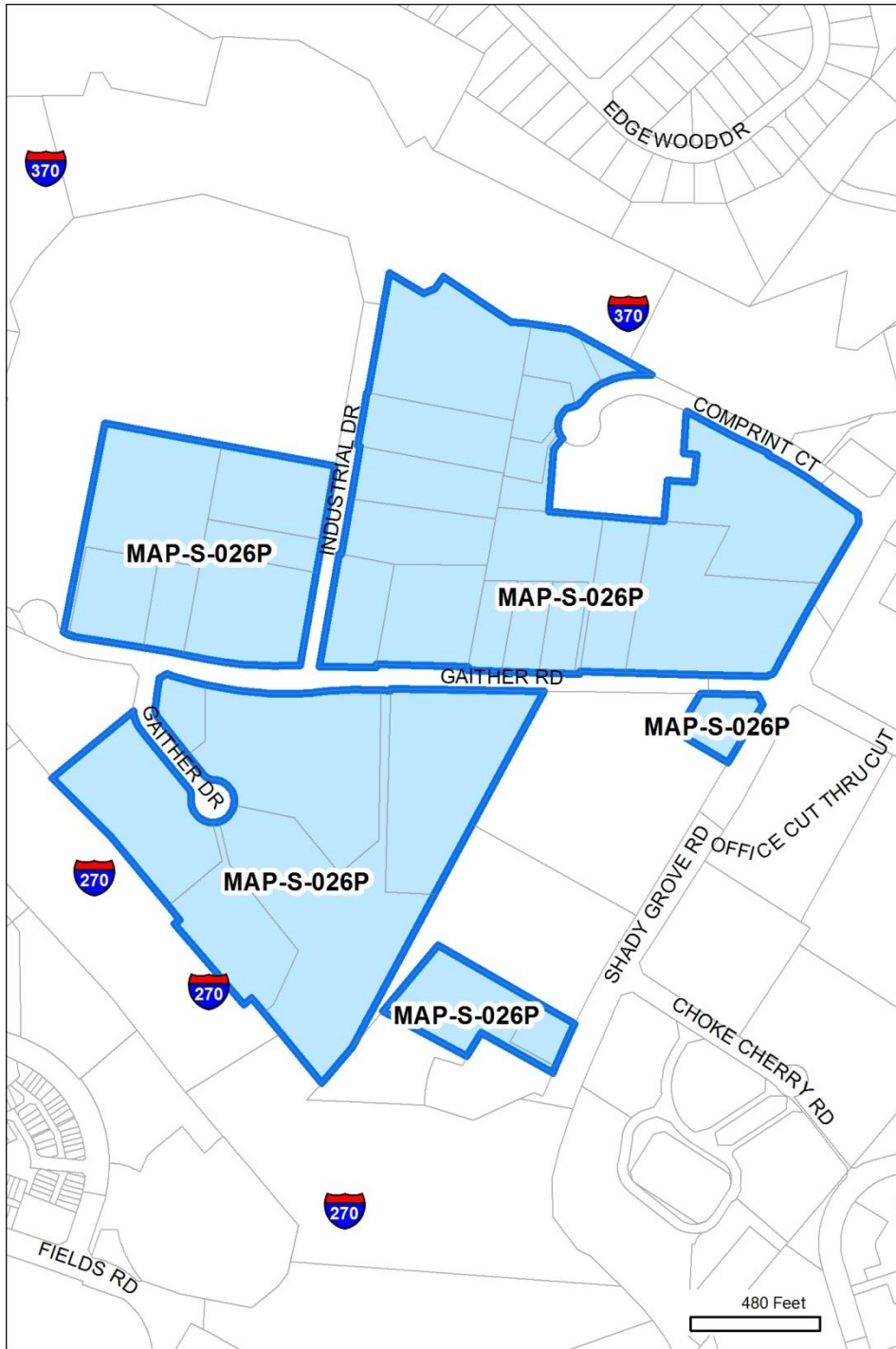


<b>Unique ID:</b> MAP-S-026M		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Shady Grove
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

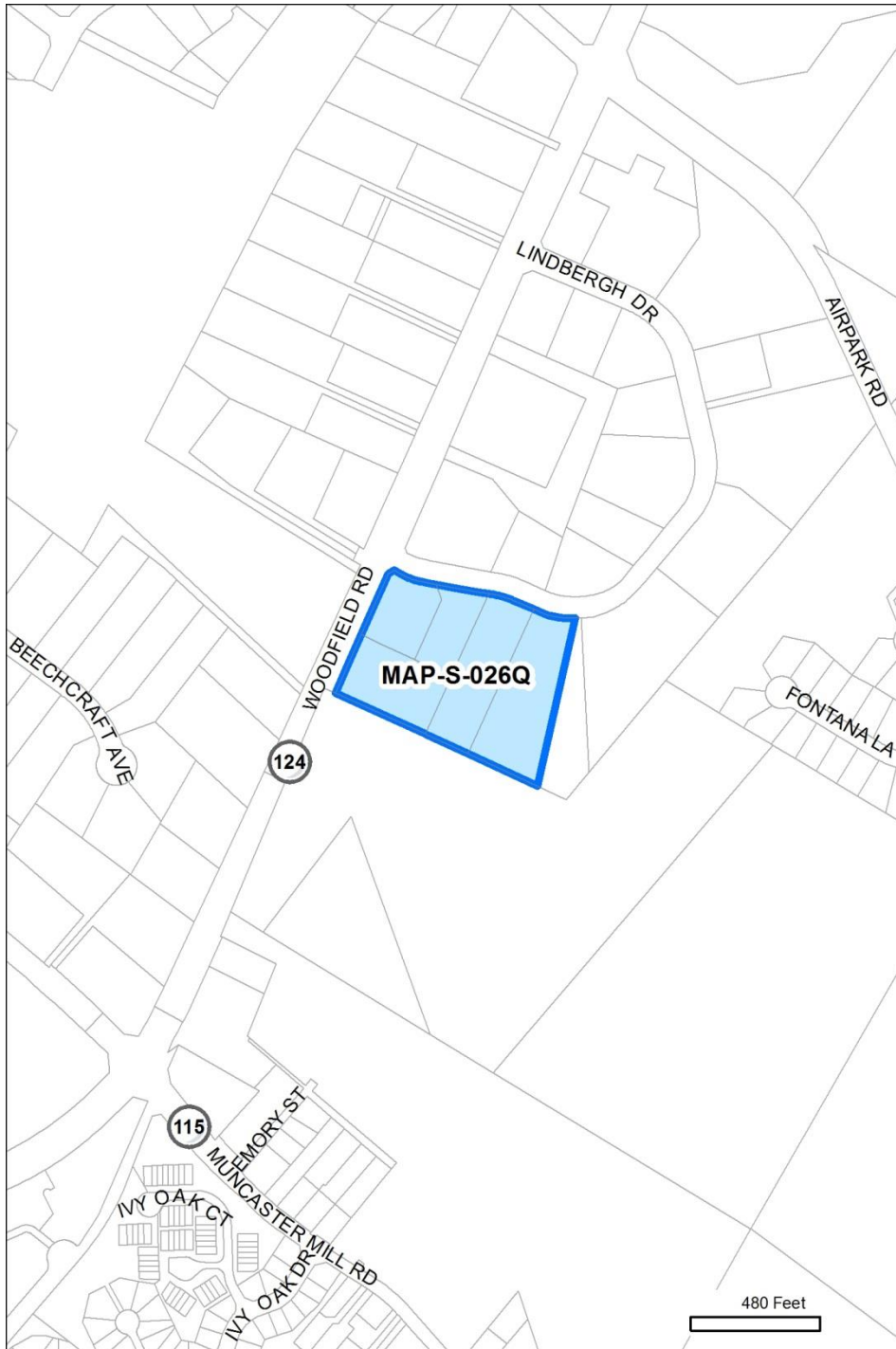


<b>Unique ID:</b> MAP-S-026N		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Fairland
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv:</b> (5/2)		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

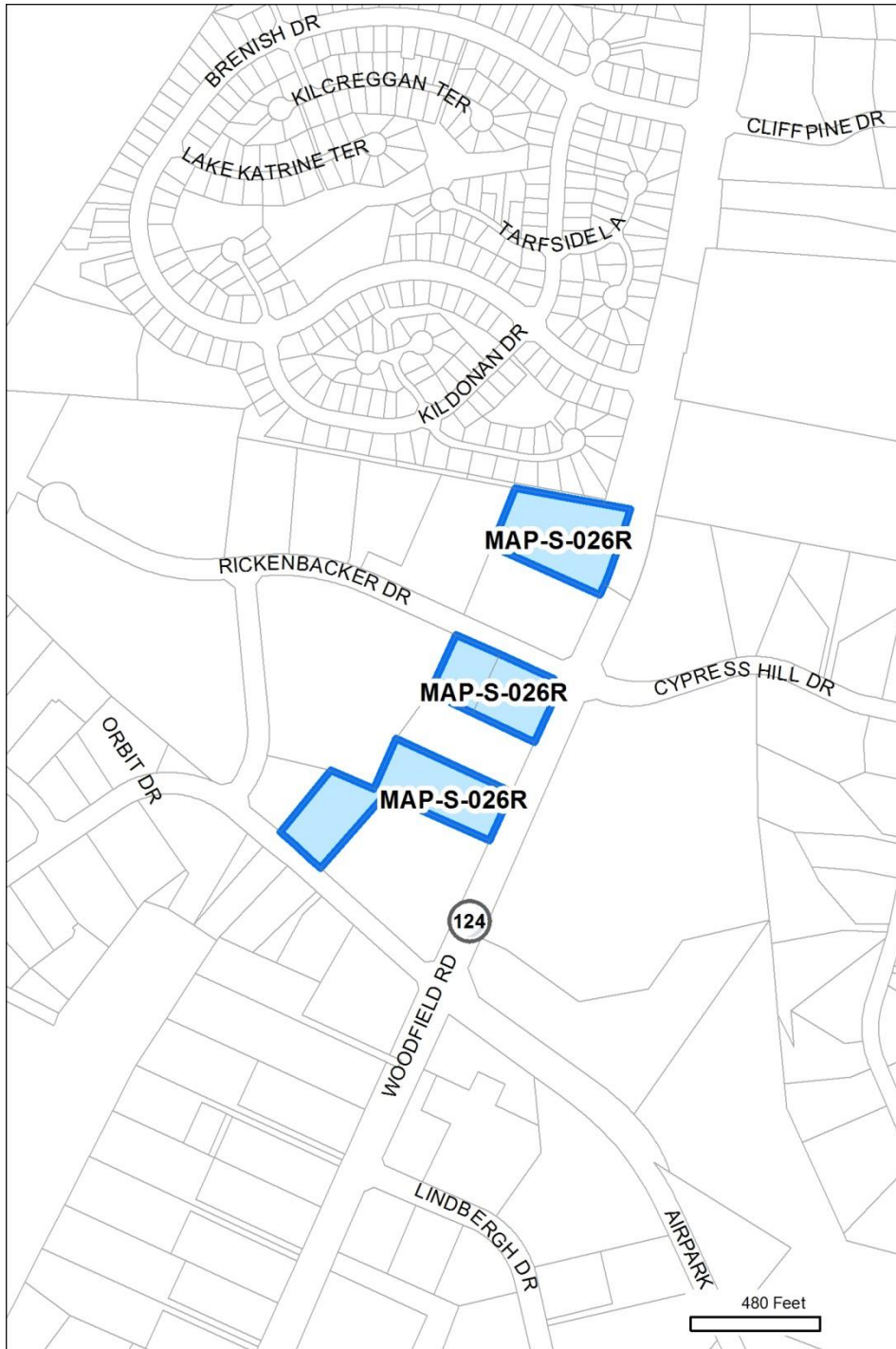




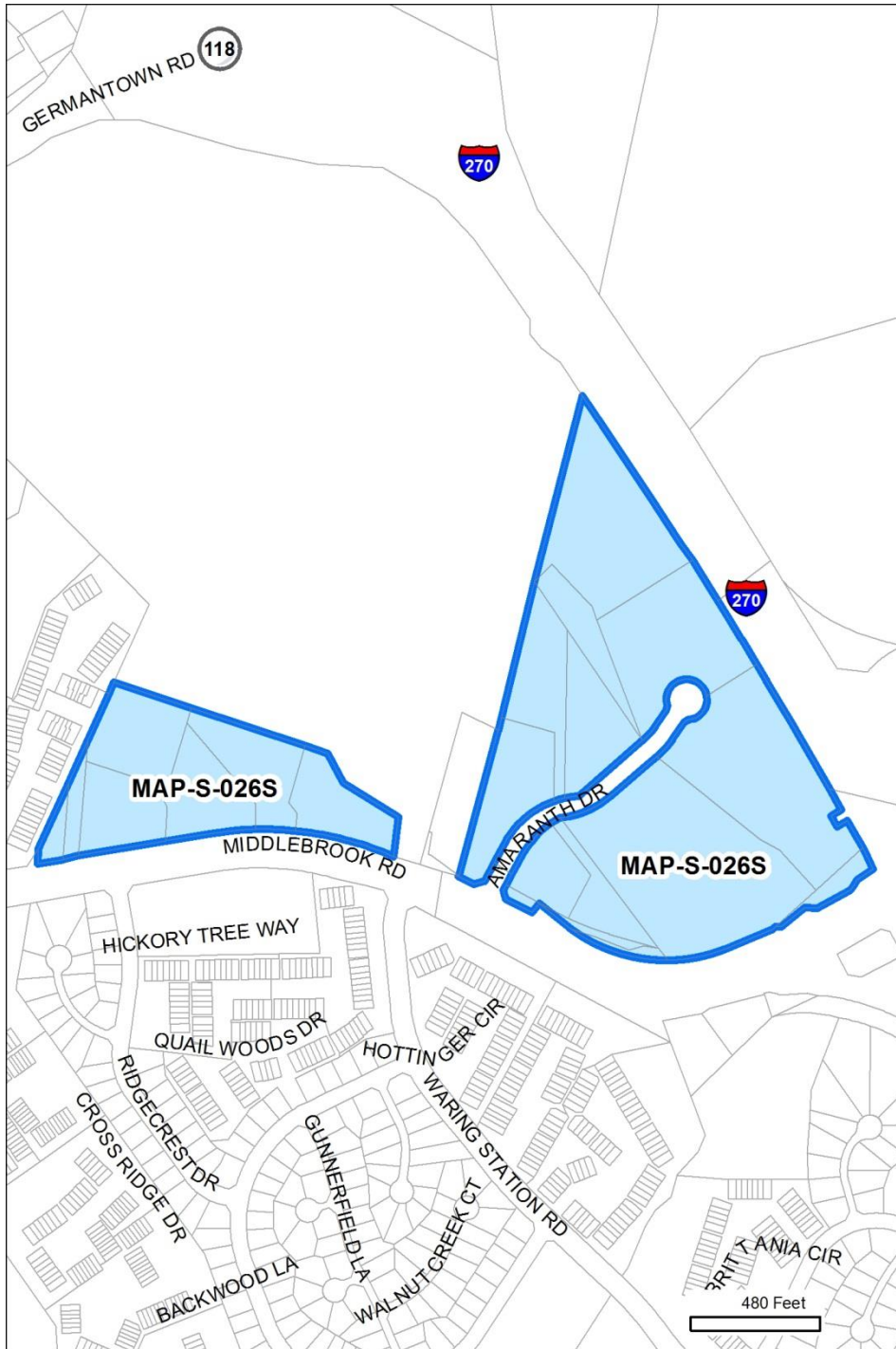
<b>Unique ID:</b> MAP-S-026P		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv: (5/2)</b>	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-026Q		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Upper Rock Creek	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



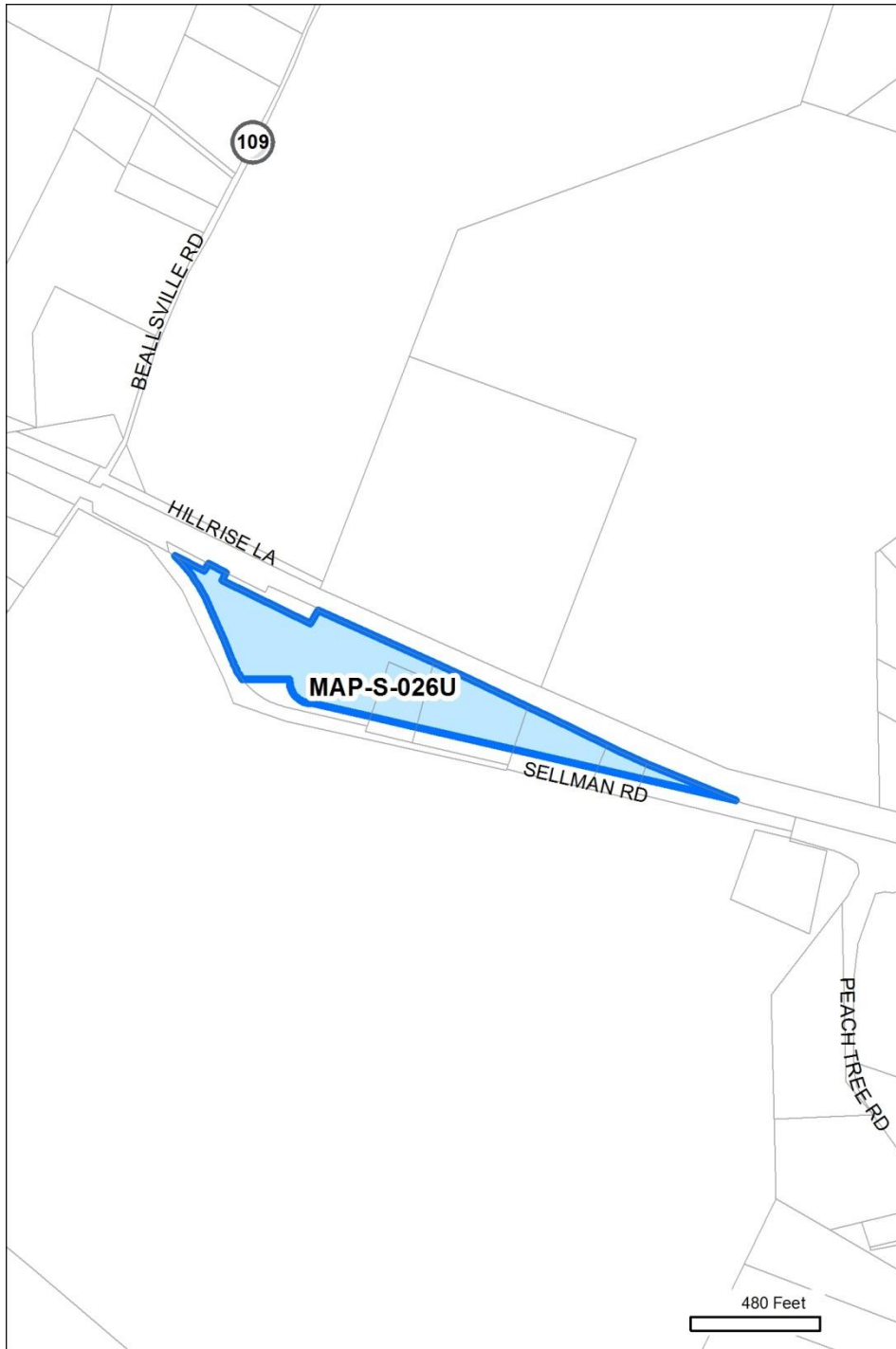
<b>Unique ID:</b> MAP-S-026R		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Gaithersburg Vicinity	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv: (5/2)</b>	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



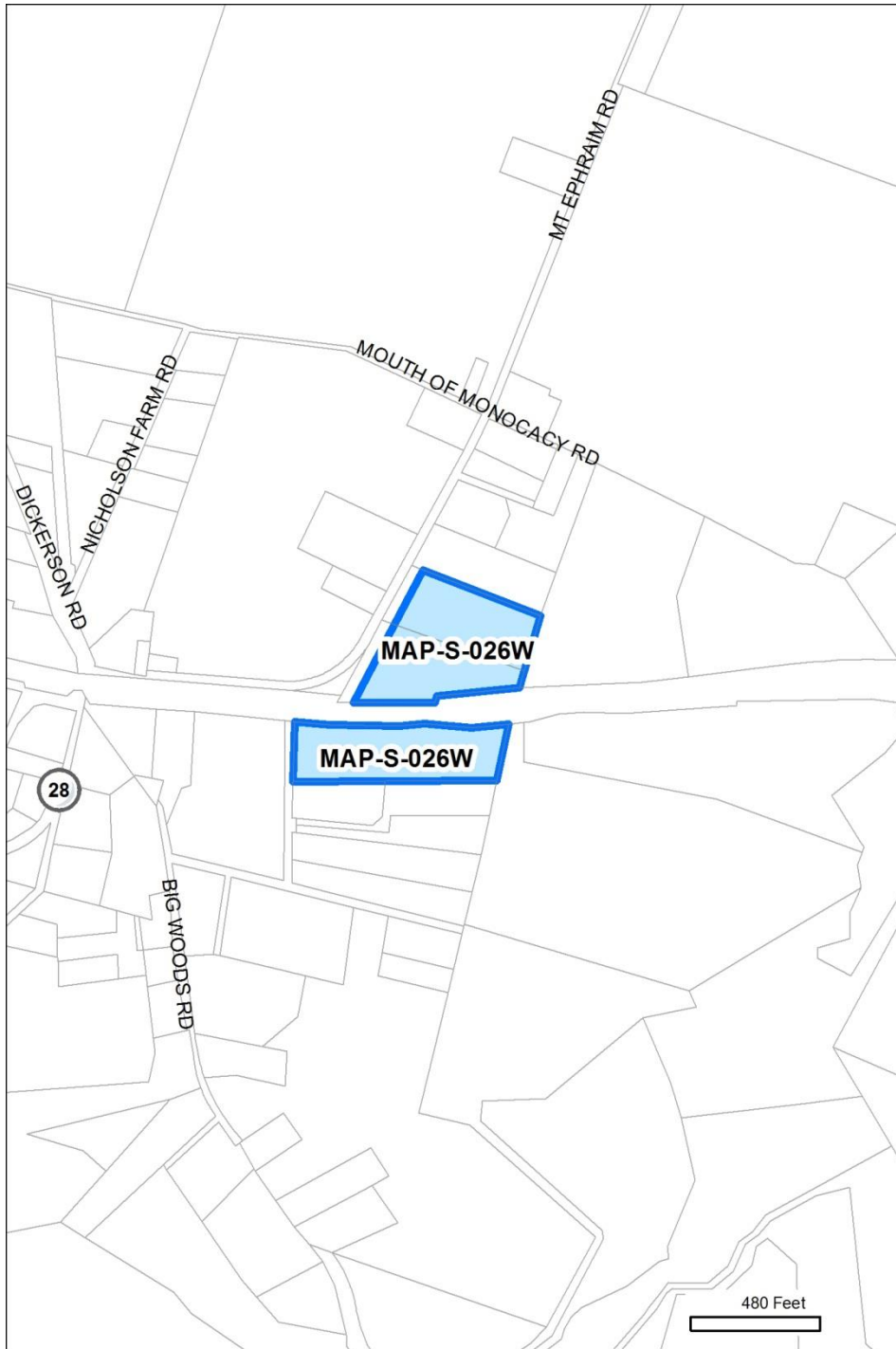
<b>Unique ID:</b> MAP-S-026S		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Germantown (2009)	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



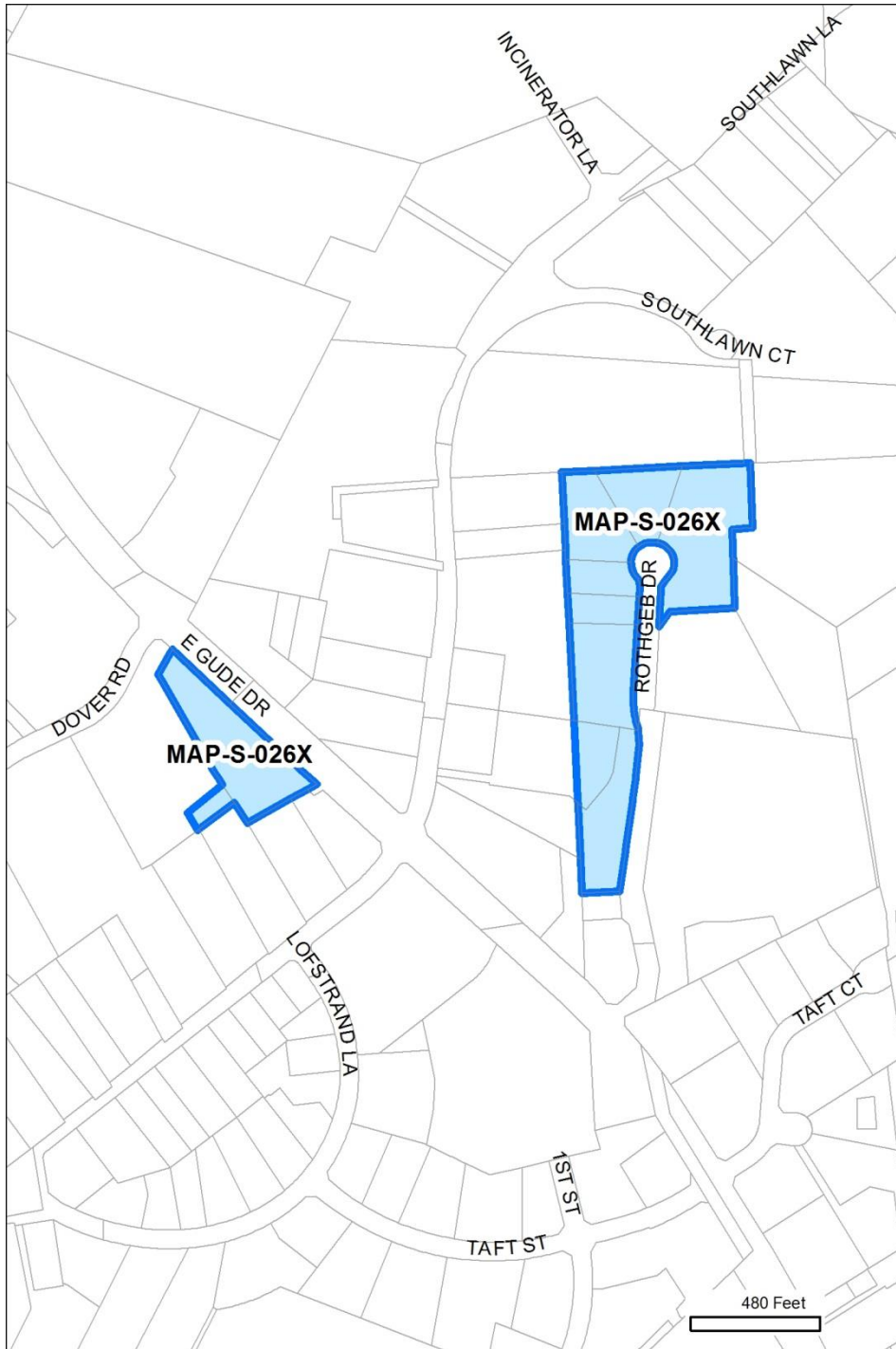
<b>Unique ID:</b> MAP-S-026T		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Boys
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv:</b> (5/2)		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-026U		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Preservation of Agricultural and Rural Open Sp	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-026W		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Preservation of Agricultural and Rural Open Sp	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

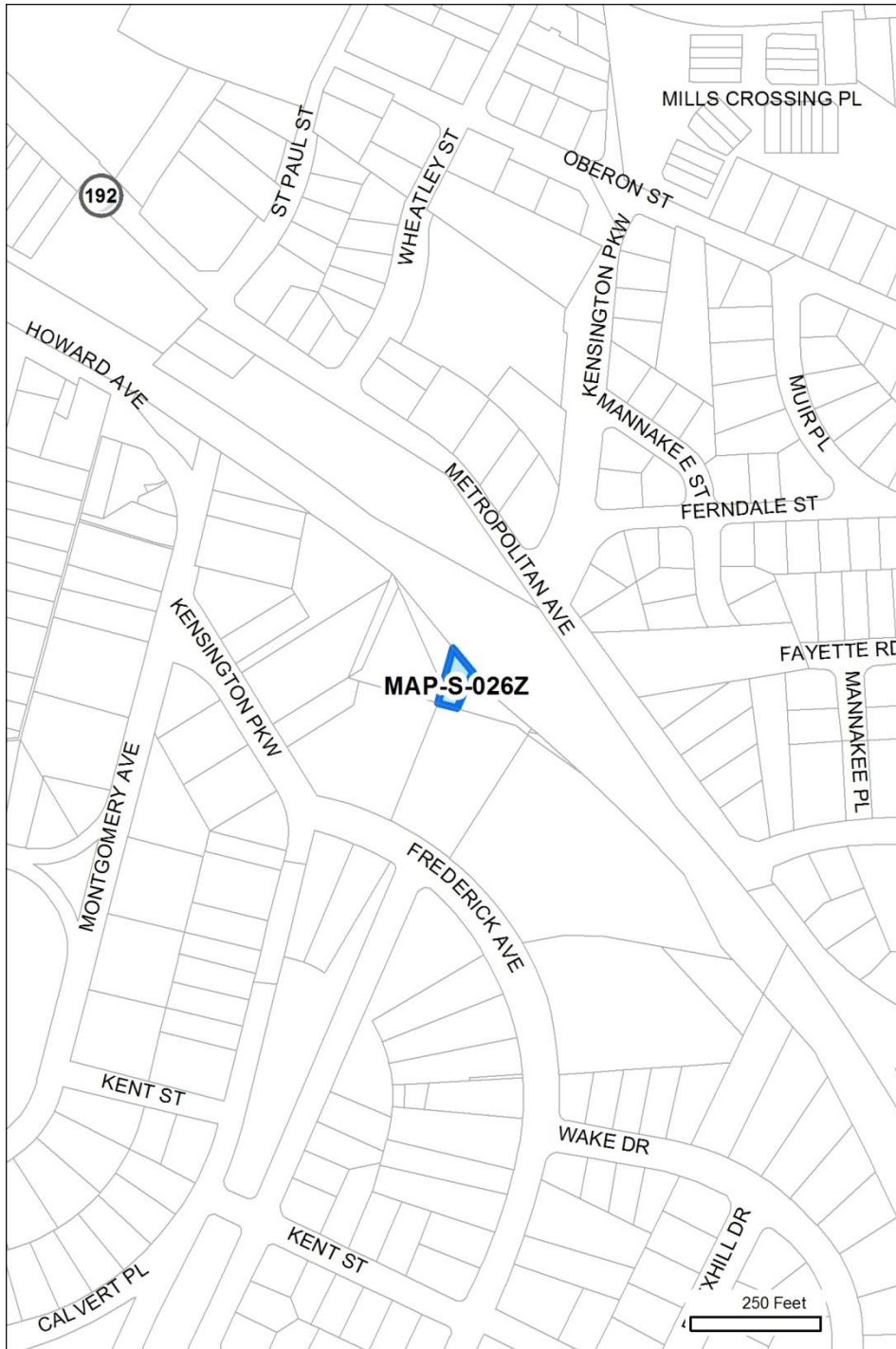


<b>Unique ID:</b> MAP-S-026X		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Upper Rock Creek	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		

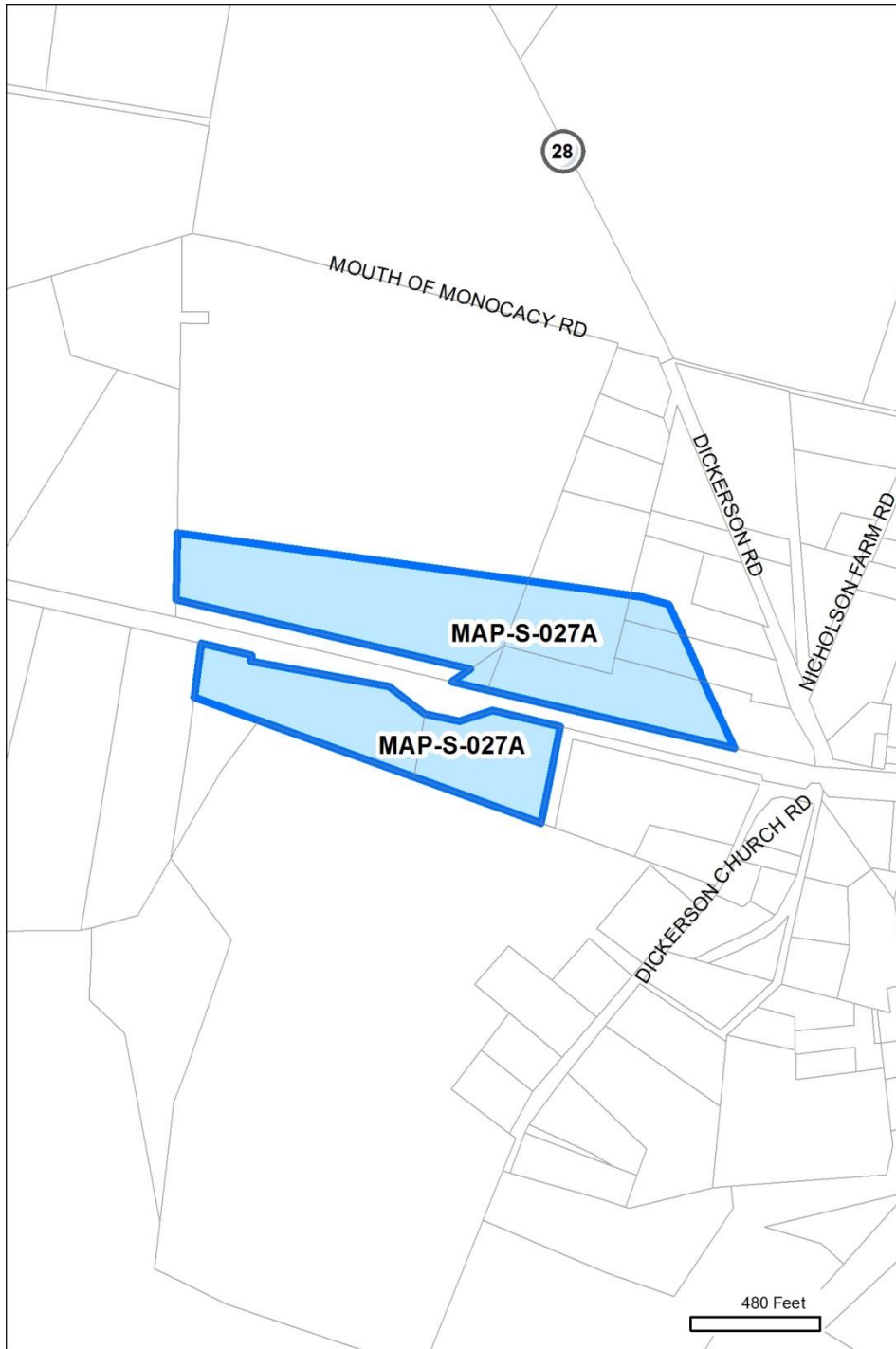




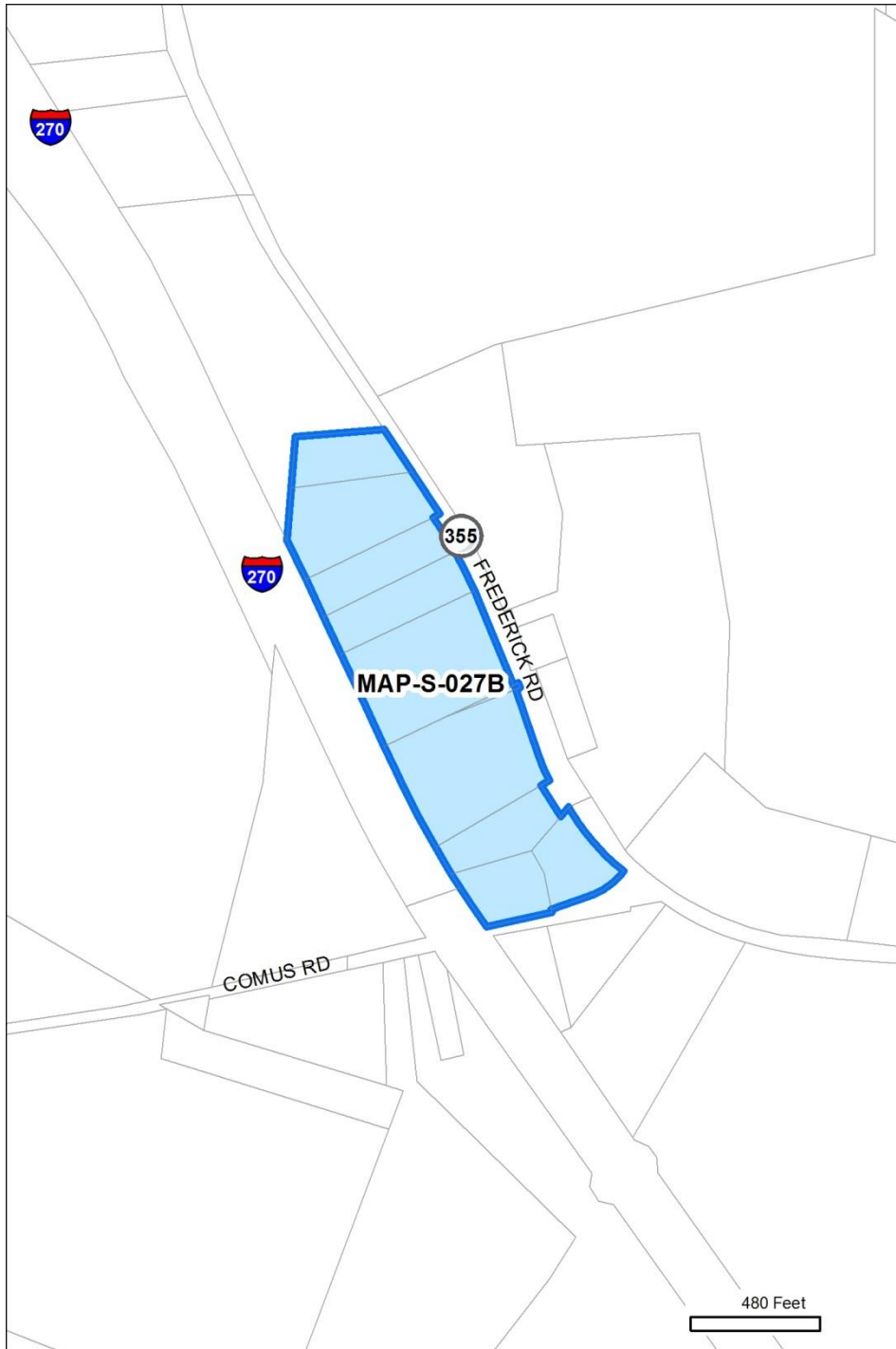
<b>Unique ID:</b> MAP-S-026Y		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Silver Spring CBD
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



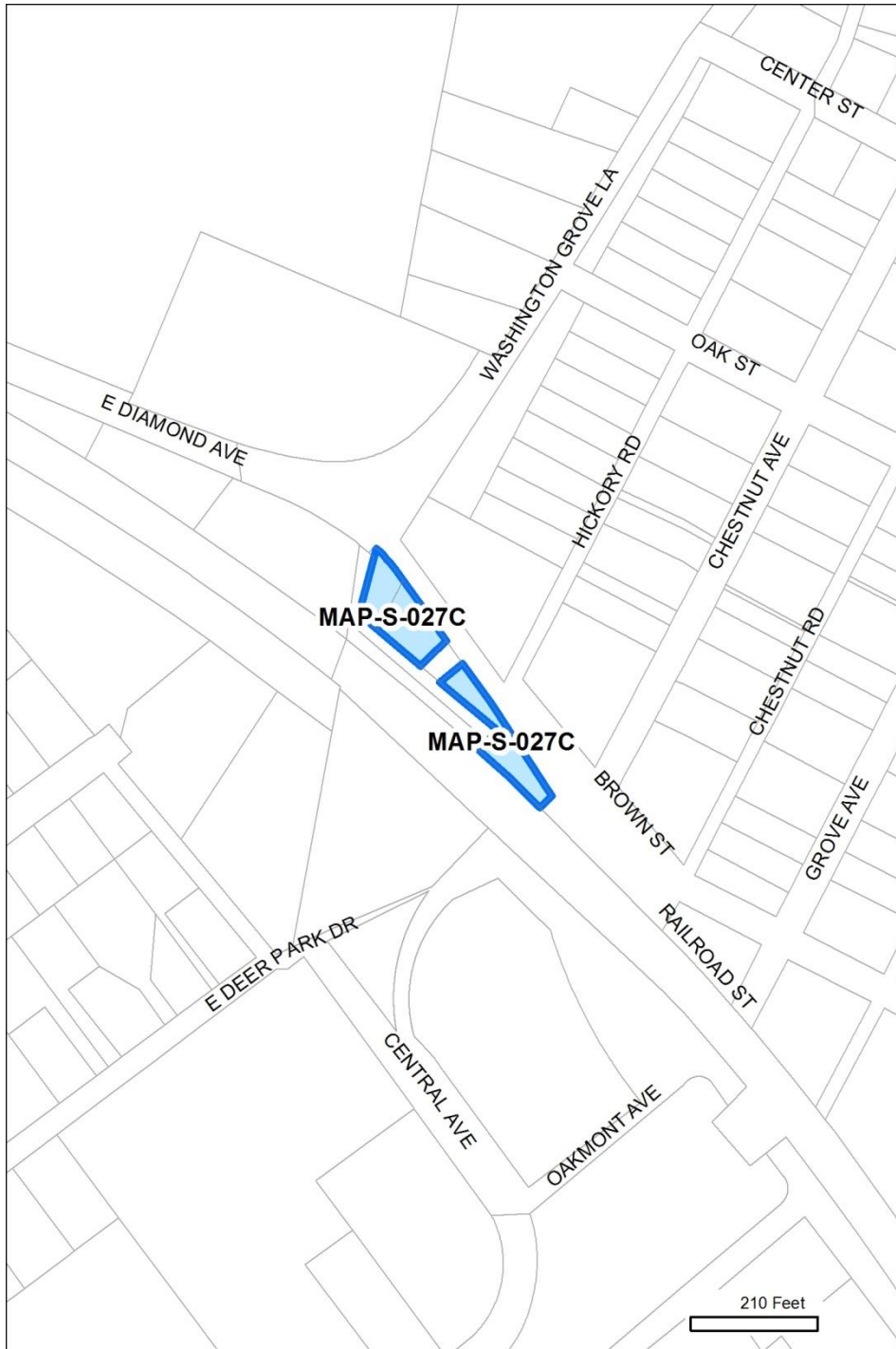
<b>Unique ID:</b> MAP-S-026Z		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>		Kensington
<b>Location:</b>		
<b>Existing Zone:</b>		I-1
<b>Proposed Conv: (5/2)</b>		<del>IM-2.5 H-120</del>
<b>Prop. Revised Conv:</b>		IM-2.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-027A		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Preservation of Agricultural and Rural Open Sp	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-027B		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Clarksburg	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		



<b>Unique ID:</b> MAP-S-027C		staff rec. change
<b>Master Plan ID:</b> n/a		
<b>Master Plan:</b>	Great Seneca	
<b>Location:</b>		
<b>Existing Zone:</b>	I-1	
<b>Proposed Conv:</b> (5/2)	<del>IM-2.5 H-120</del>	
<b>Prop. Revised Conv:</b>	IM-2.5 H-50	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>Since the 5/2 conversion was approved by the Planning Board, staff has received comment from the public and upon further review, believes that the 120' height granted as part of the 5/2 conversion is inappropriate.</i></p> <p><i>The current zoning ordinance allows building heights up to 120' for an "Employment Center", unless the master plan specifically states that an "Employment Center" is inappropriate for the zone – only two master plans contain this restriction.</i></p> <p><i>This provision has been in the code since the last comprehensive revision. Further analysis indicates that buildings up to 120' have not been constructed in the I-1 zone under this provision. Staff proposes a height of 50' for all I-1 property converted to the I-M zone.</i></p>		