

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 8 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 October 11, 2013, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since August 30, 2013. The following document illustrates all of the changes to DMA G-956.

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

The first section covers **Local Map Amendments (LMAs)**. An LMA changes the zoning on a property following the approval of a request by a property owner to change the zone.

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

The third section covers **changes in conversion philosophy** for the CBD-1, CBD-2, CBD-3, C-1, C-2, and H-M zones.

The final section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.

LMAs

The first section covers **Local Map Amendments (LMAs)**. An LMA changes the zoning on a property following the approval of a request by a property owner to change the zone.



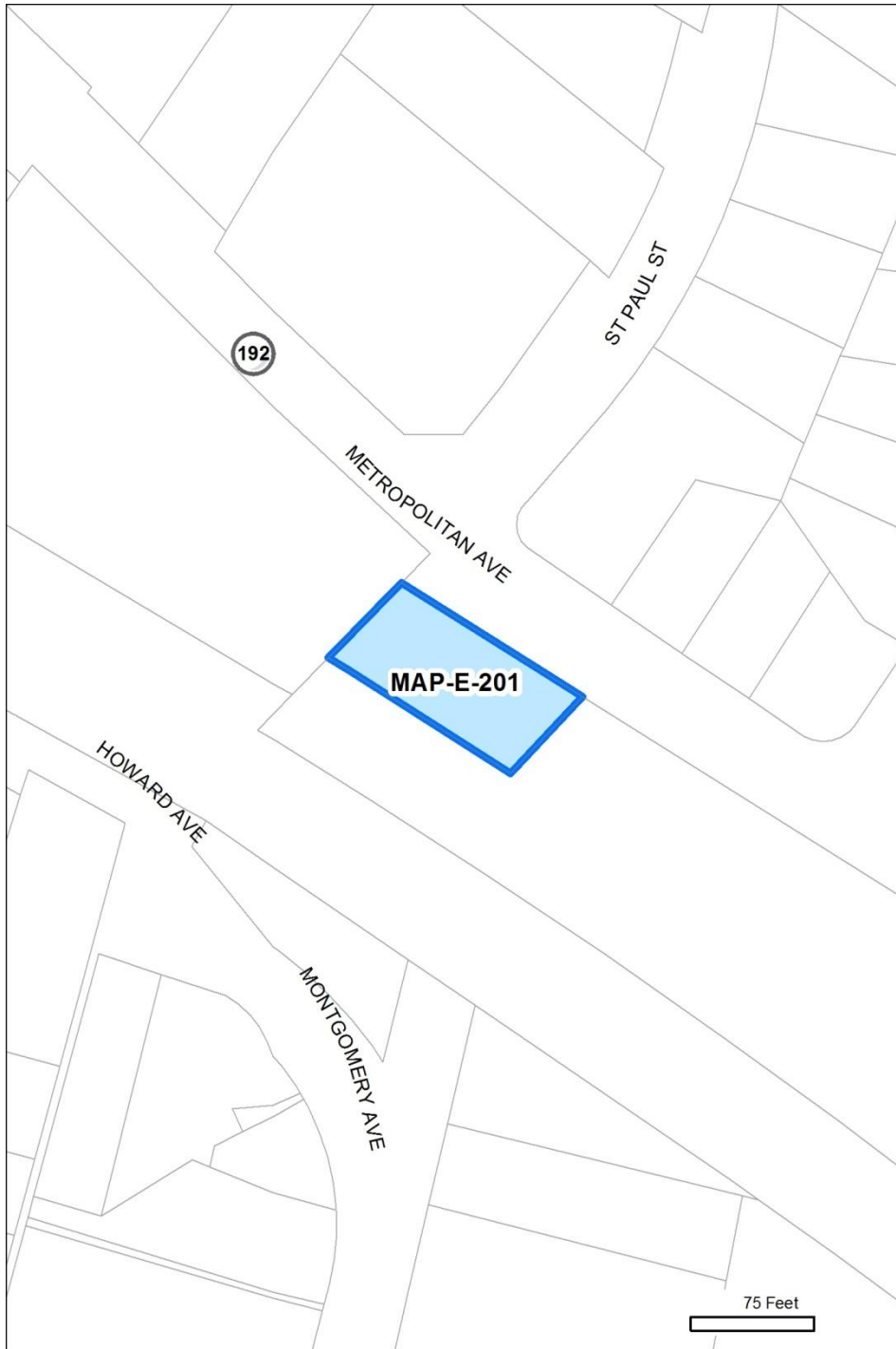
Unique ID: MAP-L-221		LMA
Master Plan ID: 38		
Master Plan:	Bethesda CBD	
Location:	NW corner Montgomery Ln and West Ln	
Existing Zone:	TS-R	
Proposed Conv: (8/31)	R-60	
Prop. Revised Conv:	CR-2.5 C-0.25 R-2.5 H-70 T	
Category:	LMA	
Modifications	Zone Group:	Changed to CR
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This site was R-60 at the time of the last DMA revision. Since that time, LMA G-954 was approved, changing the zoning to TS-R. (See also MAP-R-223)</i></p> <p><i>The LMA also approved DPA201203, which sets density and height different from the "standard" conversion for TS-R.</i></p> <p><i>The site is approved for a height of 70' and residential density up to 3.05 FAR. That density includes the 22% density bonus for providing above 15% MPDUs.</i></p> <p><i>Because the bonus provisions are still permitted under the proposed draft code using the T language, they are retained by showing an FAR of 2.5 on the map and including the "T" following the formula.</i></p>		

Errors

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



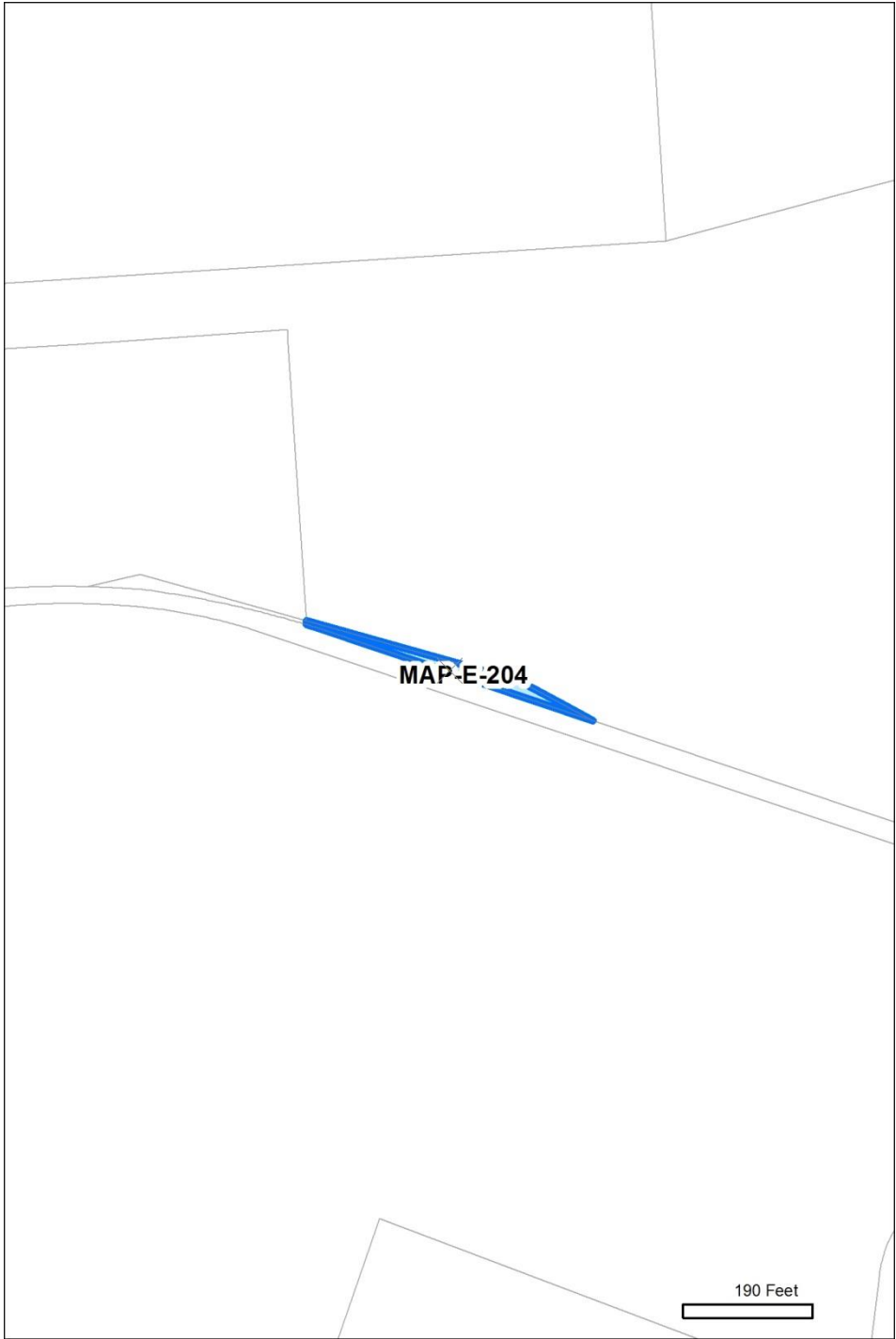
Unique ID: MAP-E-200		staff error
Master Plan ID: n/a		
Master Plan:	White Flint	
Location:	SW corner, Rockville Pike @ Nicholson	
Existing Zone:	CR-4.0 C-3.5 R-3.5 H-300	
Proposed Conv: (8/31)	CR-4.0 C-3.5 R-3.5 H-200	
Prop. Revised Conv:	CR-4.0 C-3.5 R-3.5 H-300	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 300'
Reason for change:		
An error in entering the data indicated the wrong height for this area. The zone should not be changing from its current height of 300'. The 200' height limit was entered in error.		



Unique ID: MAP-E-201		staff error
Master Plan ID: n/a		
Master Plan:	Kensington	
Location:	South side Metropolitan Av @ St. Paul St	
Existing Zone:	CRT-1.5 C-1.5 R-1.5 H-60	
Proposed Conv: (8/31)	CRT-1.5 C-1.5 R-1.5 H-45	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-1.5 H-60	
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 60'
Reason for change:		
<p><i>An error in entering the data indicated the wrong height for this area. The zone should not be changing from its current height of 60'. The 45' height limit was entered in error.</i></p>		



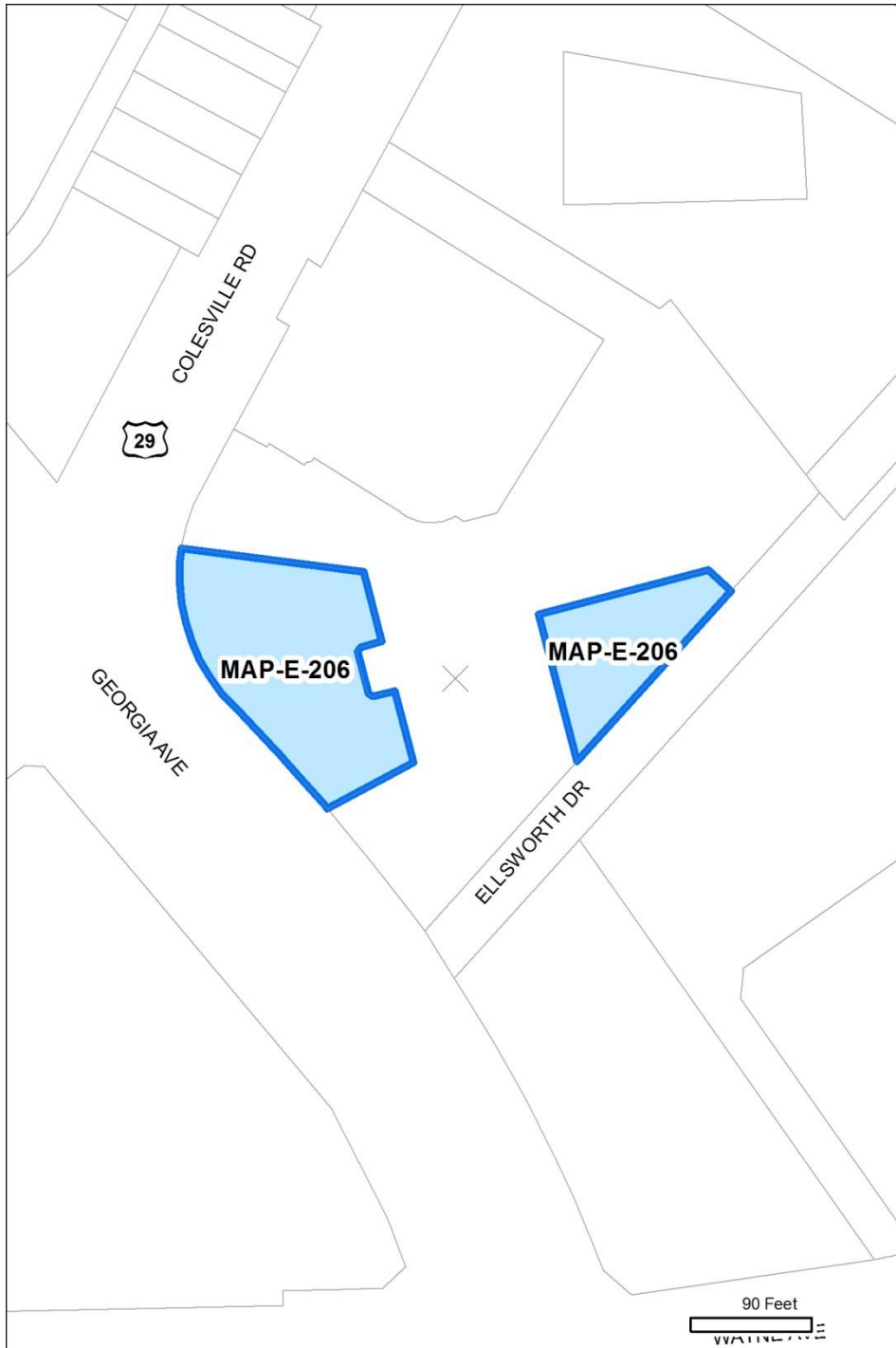
Unique ID: MAP-E-203		staff error
Master Plan ID: n/a		
Master Plan:	Clarksburg	
Location:	Whelan Ln @ I-270/Clarksburg Road	
Existing Zone:	R-200	
Proposed Conv: (8/31)	RE-1 (+TDR-2.0)	
Prop. Revised Conv:	R-200	
Category:	Staff Error	
Modifications	Zone Group:	Change to R-200
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>An error in the existing GIS layer at the time this area was being converted showed this parcel as RE-1/TDR. It was fixed in the existing zoning layer, but was not caught immediately by the Rewrite Team. The existing zoning is R-200 (without TDR) and should remain R-200 (without TDR). The proposed conversion to RE-1 + TDR-2.0 was made in error.</i></p>		



Unique ID: MAP-E-204		staff error
Master Plan ID: n/a		
Master Plan:	Olney	
Location:	Emory Church Rd west of Batchellor's Forest Road.	
Existing Zone:	RC	
Proposed Conv: (8/31)	RNC	
Prop. Revised Conv:	RC	
Category:	Staff Error	
Modifications	Zone Group:	Change to RC
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>An error in the existing GIS layer at the time this area was being converted showed this parcel as RNC. It was fixed in the existing zoning layer, but was not caught immediately by the Rewrite Team. The existing zoning is RC and should remain RC. The proposed conversion to RNC was made in error.</i></p>		



Unique ID: MAP-E-205		staff error
Master Plan ID: 18		
Master Plan:	Bethesda CBD	
Location:	Stanford Street east of Wisconsin Av	
Existing Zone:	C-2	
Proposed Conv: (8/31)	CRT-1.5 C-1.5 R-1.0 H-35	
Prop. Revised Conv:	CRT-1.5 C-1.5 R-0.75 H-35	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	No change
Reason for change:		
<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>However, during the 8/31/2013 revision, this parcel was inadvertently left with the 5/2 conversion instead of the PHED's revised conversion.</i></p> <p><i>This proposed change will reduce the Residential density to match the new standard conversion for C-2 abutting R-90 or more intense.</i></p> <p><i>The Master Plan recommends 35' in height for this parcel.</i></p>		



Unique ID: MAP-E-206		staff error
Master Plan ID: n/a		
Master Plan:	Silver Spring CBD	
Location:	Silver Spring Shopping Center	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-3.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-200 T	
Category:	Staff Error / Policy Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 5.0
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	Increased to 200'
Reason for change:		
<p><i>An error in data entry inadvertently gave these two parcels an overall FAR of 3.0. They should have received the standard conversion for CBD-2 zoning, which would include an overall FAR of 5.0.</i></p> <p><i>A policy change recommended by the Planning Staff and approved by the PHED Committee increased commercial FAR in the standard conversion to match the currently achievable FAR in the CBD-2 zone. Currently, projects built in the CBD-2 zone can reach an FAR of 4.0 non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Heights should be increased to 200' to match development approvals, as per Project Plan 91998005A and Project Plan 91998005B. [See MAP-R-212C]</i></p>		



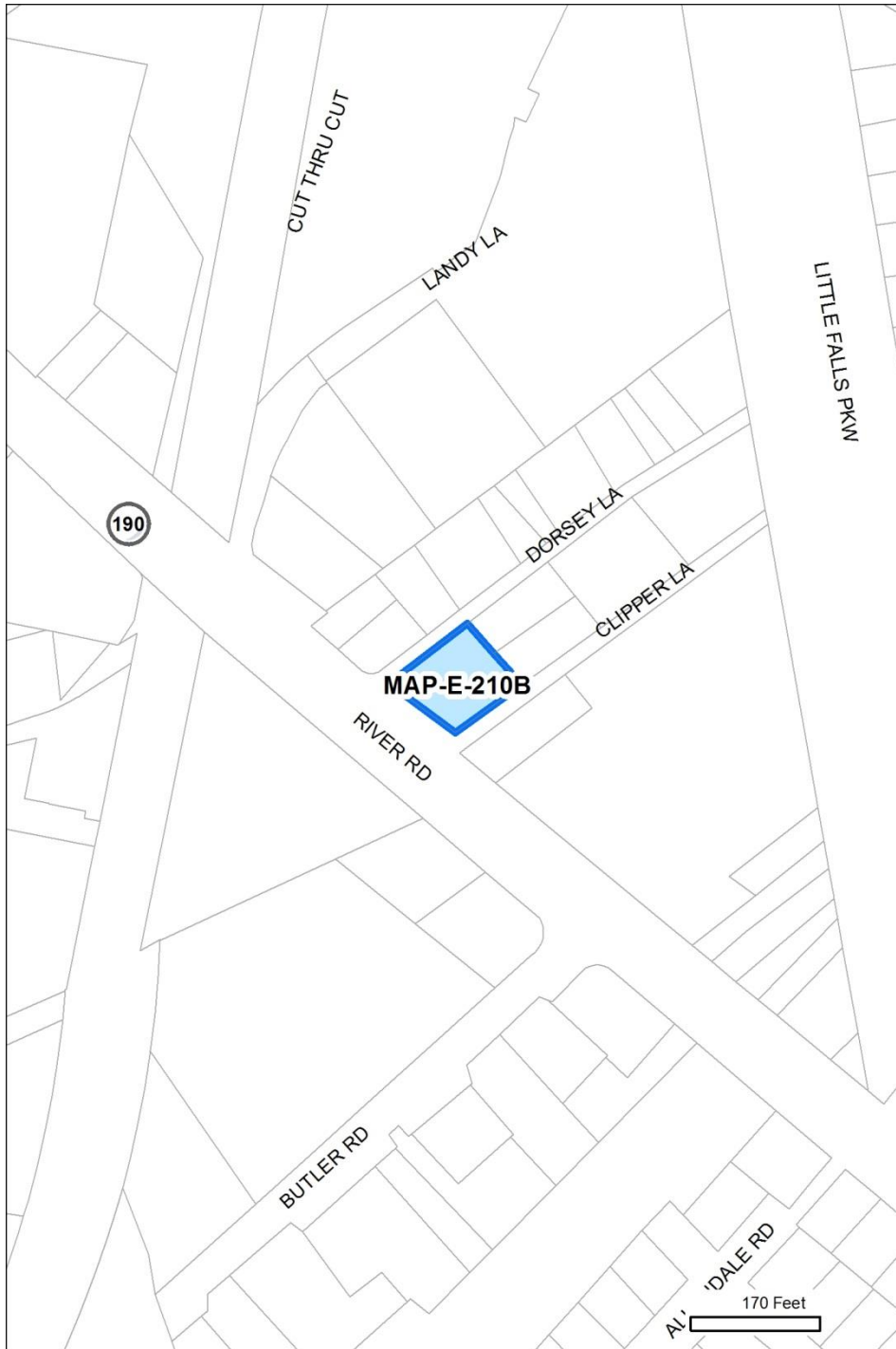
Unique ID: MAP-E-207		staff error
Master Plan ID: 40		
Master Plan:	Bethesda CBD	
Location:	NW corner of Wisconsin and Commerce	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-5.0 R-4.75 H-145 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 5.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>Under the current zoning ordinance, properties meeting certain conditions are allowed to build additional non-residential (commercial) density.</i></p> <p><i>These conditions include:</i></p> <ul style="list-style-type: none"> • A minimum lot size of 22,000 square feet • Frontage on a "major highway" • Within an "Urban District" as defined in Chapter 68A • At least 250' from single-family residential zoned land. • Includes a hotel • Includes ground-floor retail. <p><i>These properties meet the first 4 categories, and therefore could be developed to a greater commercial FAR (assuming development had a hotel and ground-floor retail).</i></p> <p><i>Because this site has been approved for development under this method, it should be converted with additional commercial density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p>		



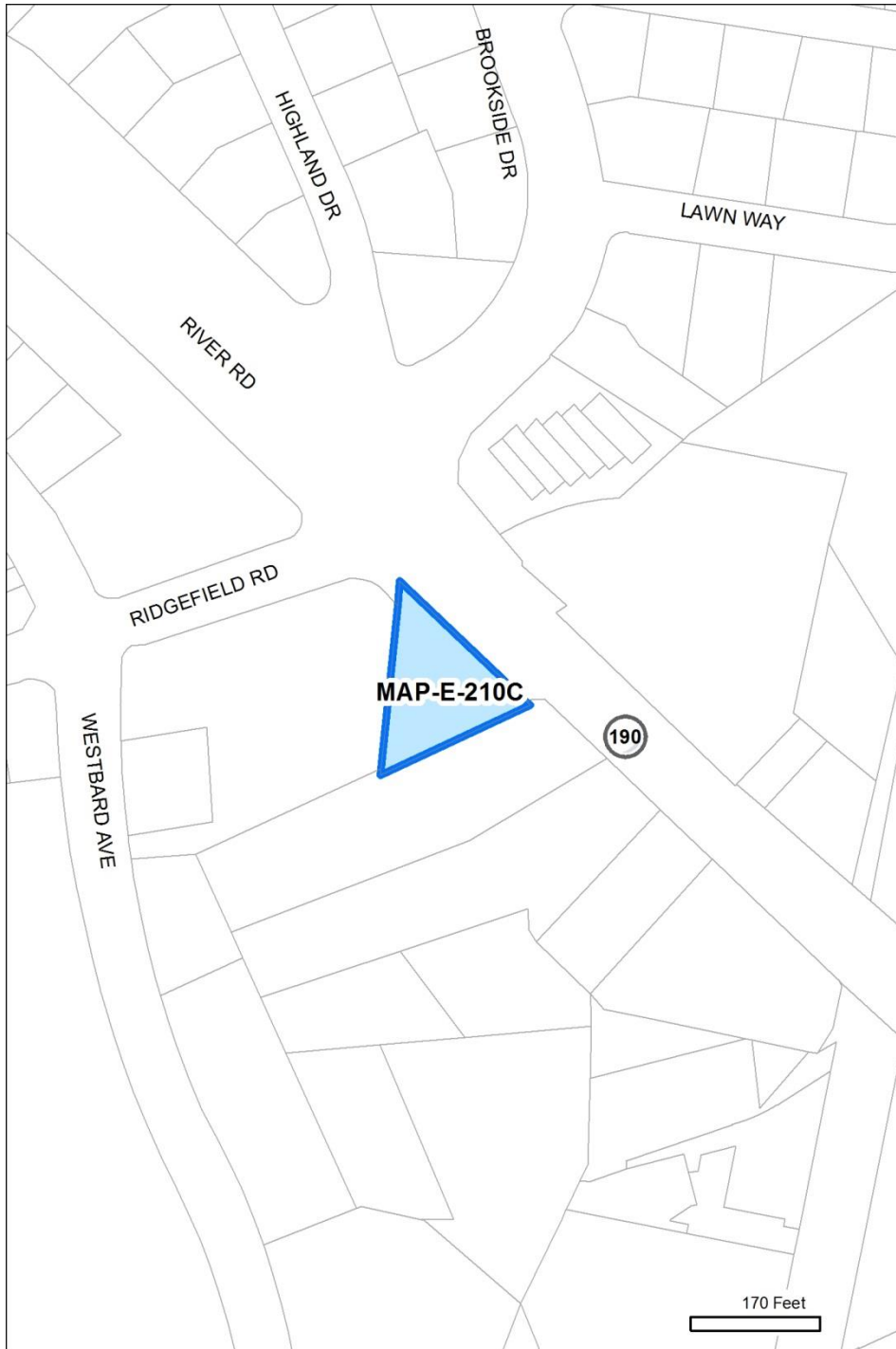
Unique ID: MAP-E-208		staff error
Master Plan ID: n/a		
Master Plan:	Friendship Heights CBD	
Location:	NE corner of Wisconsin and Western	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-5.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-145 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>Under the current zoning ordinance, properties meeting certain conditions are allowed to build additional non-residential (commercial) density.</i></p> <p><i>This property does not meet one of the requirements (being within an Urban District under Chapter 68A), and therefore is not eligible for the additional commercial density.</i></p> <p><i>A staff error during the conversion gave this property the higher commercial FAR given to properties meeting these criteria. However, this property should have been given the lower density (4.0 FAR).</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



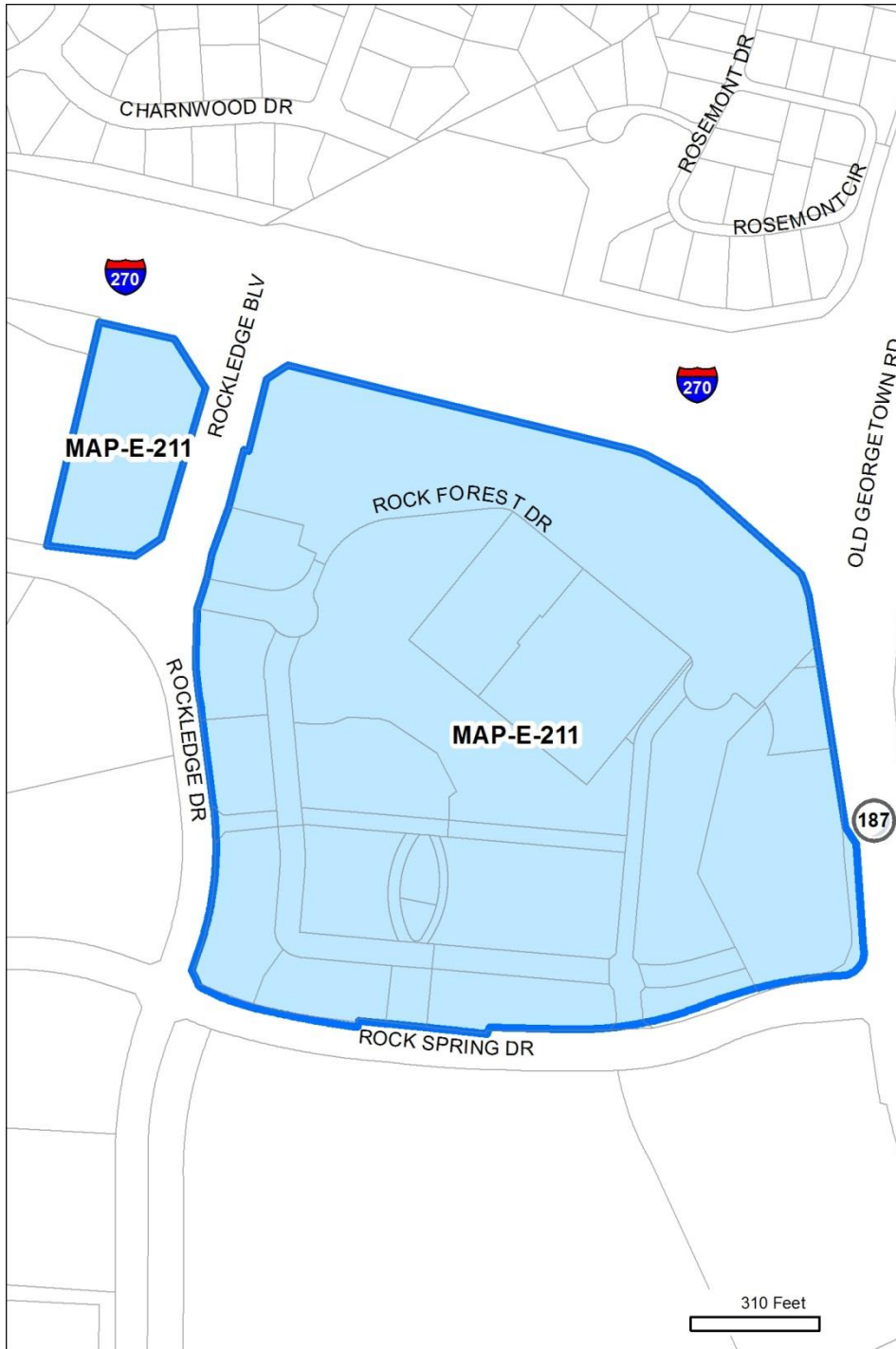
Unique ID: MAP-E-210A		staff error
Master Plan ID: n/a		
Master Plan:	Westbard	
Location:	Westbard Ave @ Westbard Cir	
Existing Zone:	C-O	
Proposed Conv: (8/31)	EOF-3.0 H-100	
Prop. Revised Conv:	EOF-1.5 H-45	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45
Reason for change:		
<p><i>The Westbard Sector Plan calls for lower density and height in the C-O zone in this area.</i></p> <p><i>As a result, the proposed conversion for this property should be lower in intensity and height.</i></p>		



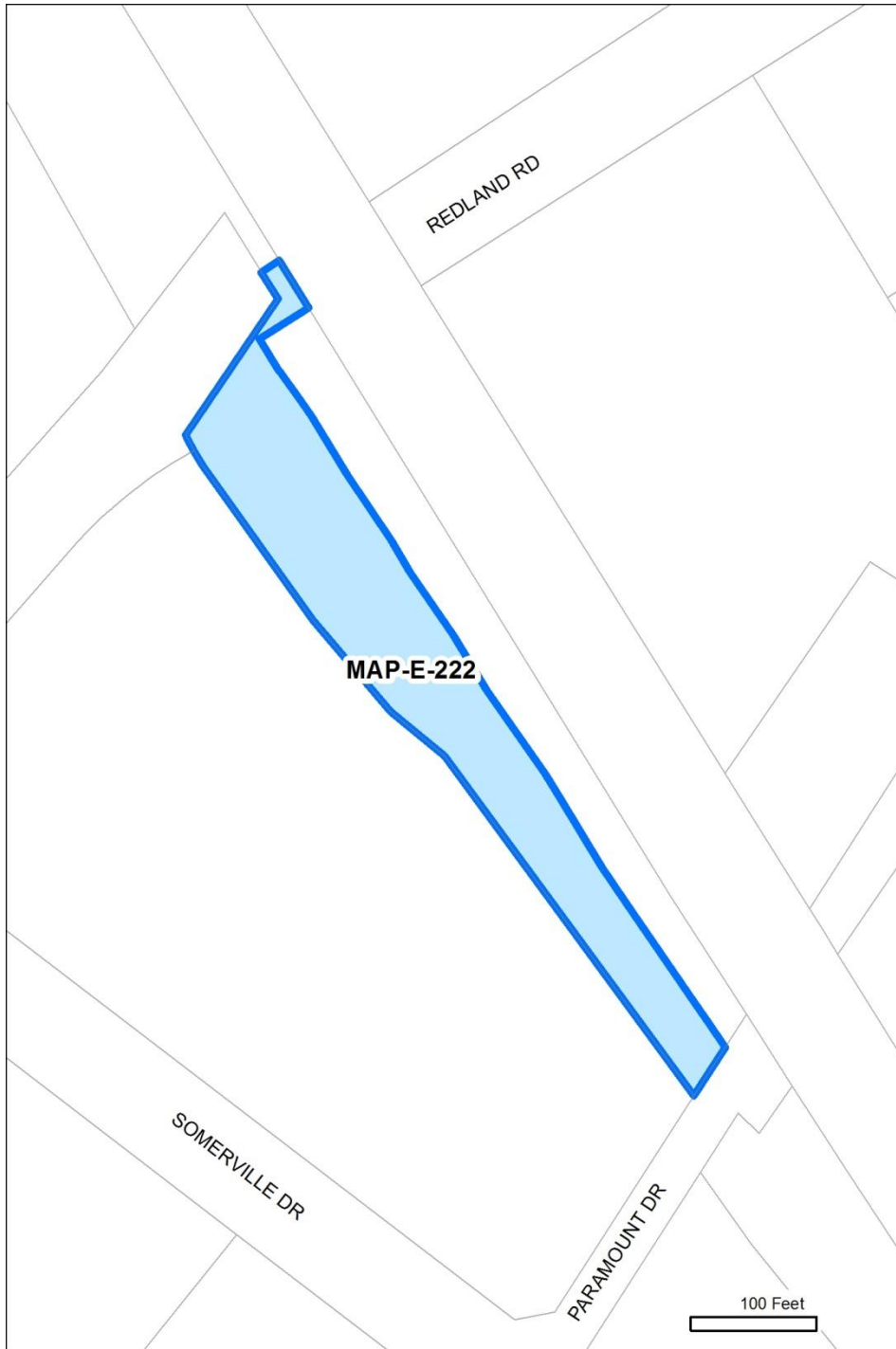
Unique ID: MAP-E-210B		staff error
Master Plan ID: n/a		
Master Plan:	Westbard	
Location:	River Road @ Clipper Lane	
Existing Zone:	C-O	
Proposed Conv: (8/31)	EOF-3.0 H-100	
Prop. Revised Conv:	EOF-1.5 H-45	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45
Reason for change:		
<p>The Westbard Sector Plan calls for lower density and height in the C-O zone in this area.</p> <p>As a result, the proposed conversion for this property should be lower in intensity and height.</p>		



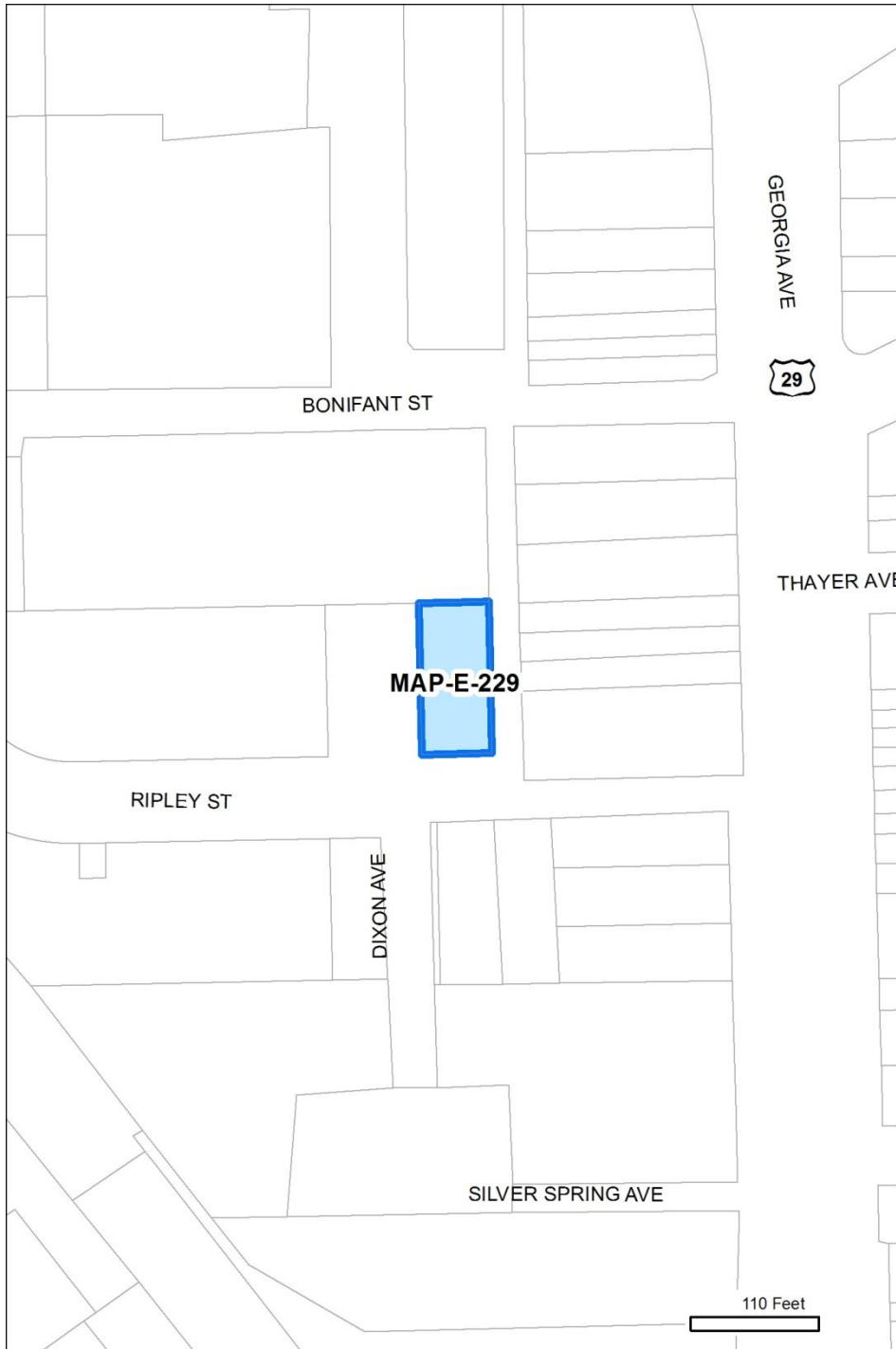
Unique ID: MAP-E-210C		staff error
Master Plan ID: n/a		
Master Plan:	Westbard	
Location:	River Road @ Ridgefield Rd	
Existing Zone:	C-O	
Proposed Conv: (8/31)	EOF-3.0 H-100	
Prop. Revised Conv:	EOF-1.5 H-45	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45
Reason for change:		
<p><i>The Westbard Sector Plan calls for lower density and height in the C-O zone in this area.</i></p> <p><i>As a result, the proposed conversion for this property should be lower in intensity and height.</i></p>		



Unique ID: MAP-E-211		staff error
Master Plan ID: 2		
Master Plan:	North Bethesda/Garrett Park	
Location:	Rockledge	
Existing Zone:	MXPD	
Proposed Conv: (8/31)	CR-1.25 C-0.5 R-0.75 H-275 T	
Prop. Revised Conv:	CR-1.5 C-0.75 R-0.75 H-275 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.5
	Comm'l FAR:	Increased to 0.75
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>Planning Staff created the proposed translation for this property based on the development approved for the site. However, because institutional uses fall under the non-residential cap (59-C-7.54), the proposed commercial density was not high enough to accommodate the approved development.</i></p> <p><i>As a result, the overall and commercial FARs have been increased to better match the approved development for this site.</i></p>		



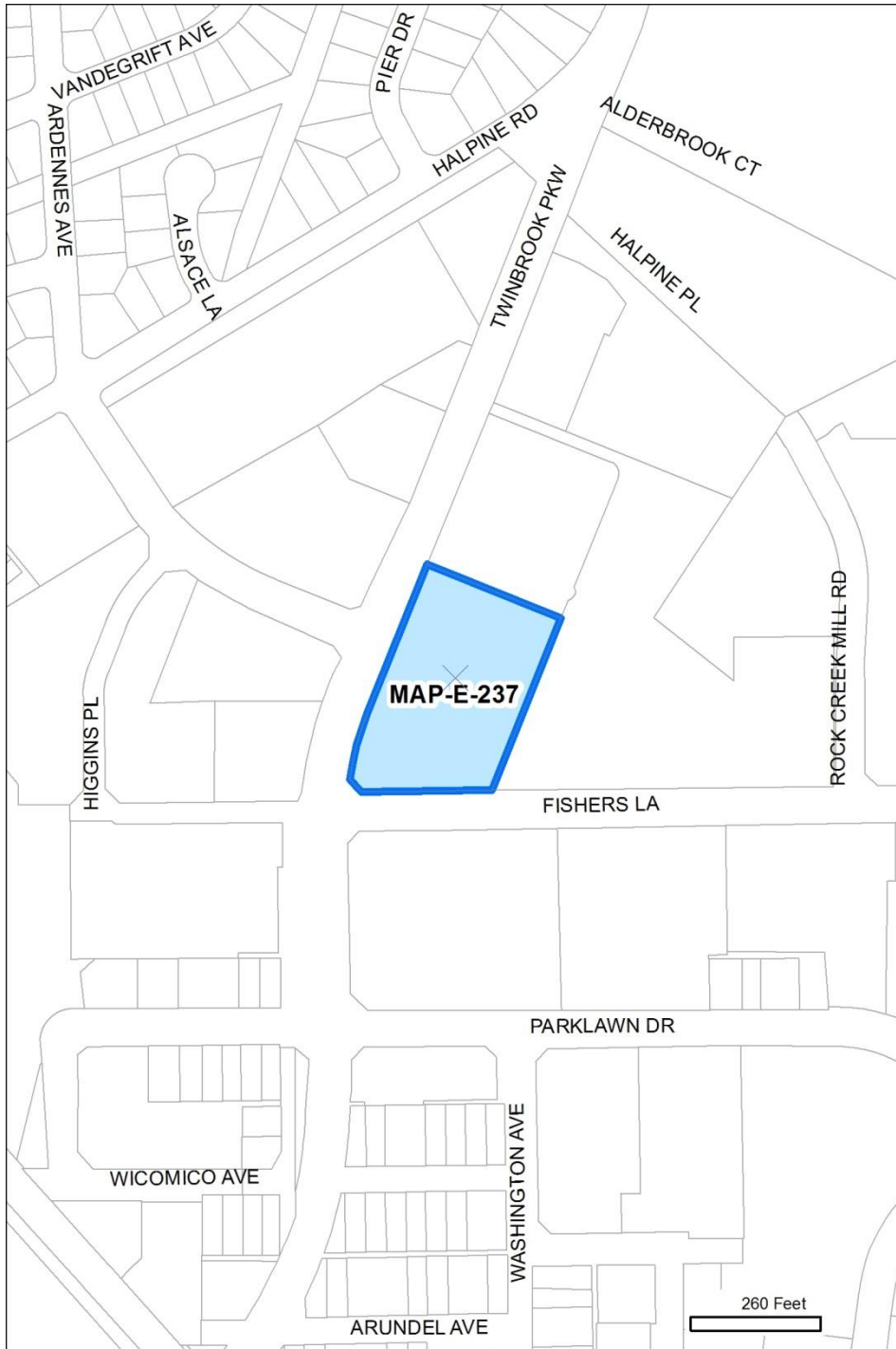
Unique ID: MAP-E-222		staff error
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:	Along Metro tracks, N of Paramount Dr	
Existing Zone:	R-90	
Proposed Conv: (8/31)	R-90 + TDR-60	
Prop. Revised Conv:	R-90	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This parcel was shown on the 8/31 DMA map as R-90 + TDR-60, however the TDR receiving area should only be limited to the adjacent MXPDP/TDR-60 zone.</i></p> <p><i>This change moves the TDR-60 Receiving Overlay line to the appropriate location, matching the current MXPDP / R-90 boundary.</i></p>		



Unique ID: MAP-E-229		staff error
Master Plan ID: 14A		
Master Plan:	Silver Spring CBD	
Location:	NE corner of Ripley and Dixon	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-2.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-2.0 R-5.0 H-200 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 5.0
	Height:	Increased to 200'
Reason for change:		
<p><i>Portions of this site fall within 800' of a Metro station entrance and the site is wholly within the Ripley Street Overlay. Because this site meets both criteria, the current zoning ordinance allows the Planning Board to grant heights up to 200'.</i></p> <p><i>The 5/2 and 8/31 draft DMAs gave this site only 145', since this particular parcel is not within 800' of Metro. However, because this site was approved as one project and part of the site was within 800' of Metro, the Planning Board granted 200' to the entire site.</i></p> <p><i>Additionally, this site was approved for residential development up to 5.0 FAR.</i></p>		



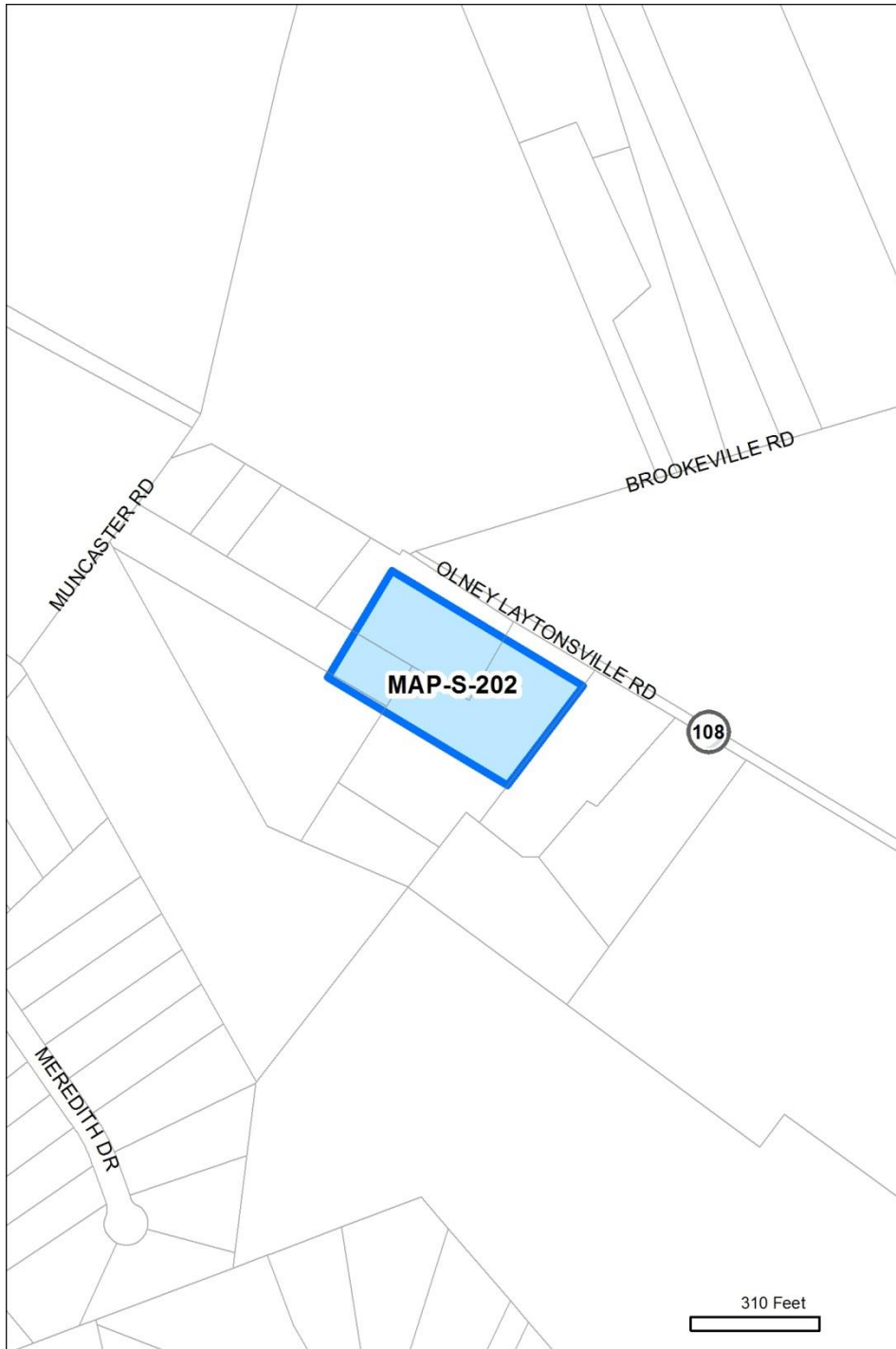
Unique ID: MAP-E-230		staff error
Master Plan ID: 14D		
Master Plan:	Silver Spring CBD	
Location:	SW corner of Ripley and Dixon	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-200 T	
Category:	Staff Error Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	Increased to 200'
Reason for change:		
<p><i>Portions of this site fall within 800' of a Metro station entrance and the site is wholly within the Ripley Street Overlay. Because this site meets both criteria, the current zoning ordinance allows the Planning Board to grant heights up to 200'.</i></p> <p><i>The 5/2 and 8/31 draft DMAs gave this site only 145' in error.</i></p> <p><i>The Commercial FAR is being increased in accordance with the Planning Staff recommendation to adjust commercial densities in the conversion to accommodate what is currently permitted in the zoning ordinance. In the CBD-2 zone, commercial development can currently reach 4.0 FAR.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p>		



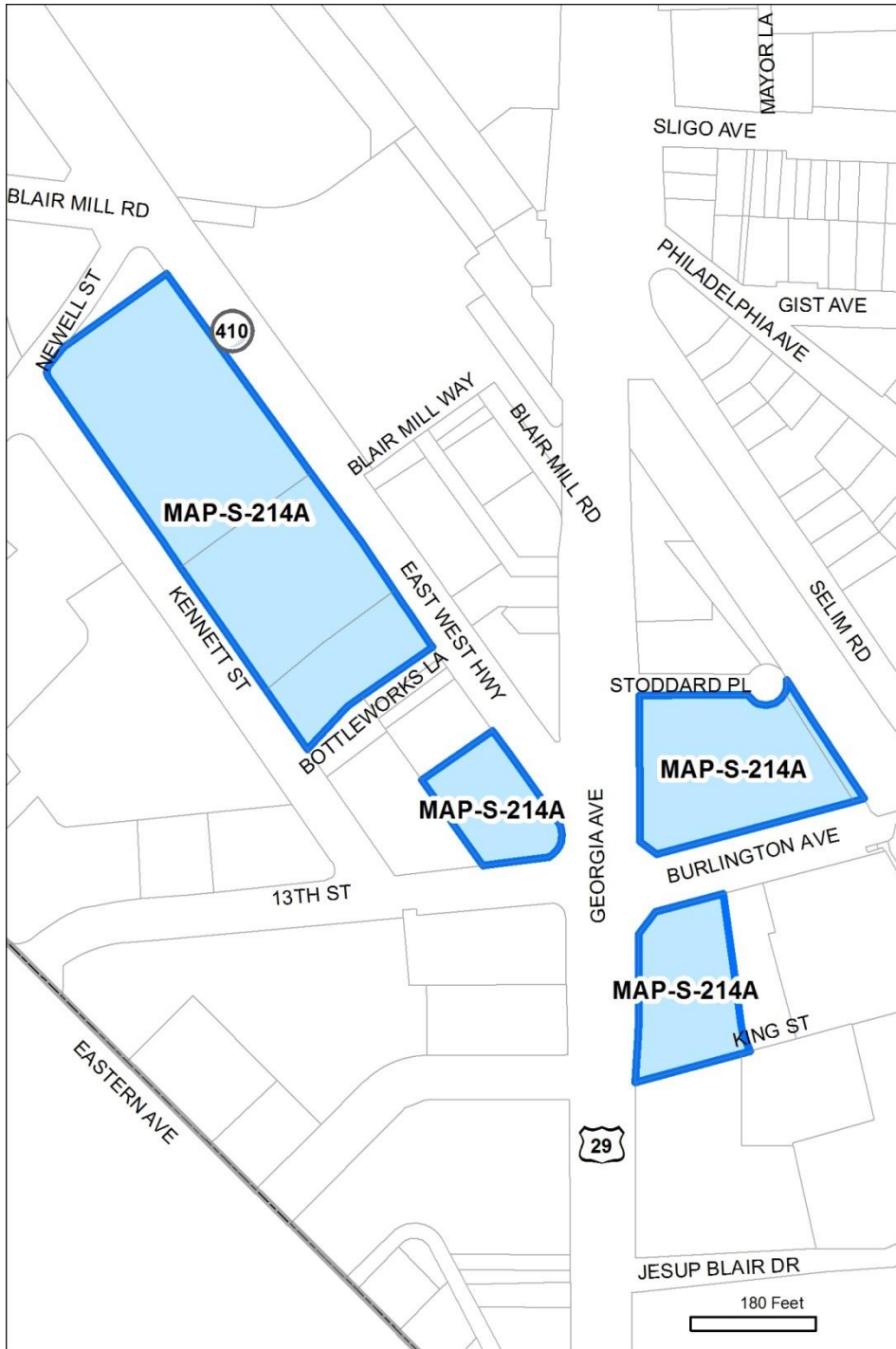
Unique ID: MAP-E-237		staff error
Master Plan ID: 4		
Master Plan:	Twinbrook	
Location:	USP	
Existing Zone:	TMX-2	
Proposed Conv: (8/31)	CR-2.0 C-1.5 R-1.5 H-150 T	
Prop. Revised Conv:	CR-2.0 C-2.0 R-1.5 H-150 T	
Category:	Staff Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 2.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The USP site is currently built to a non-residential FAR of 1.85. The Twinbrook Sector Plan calls for retaining this as the allowable FAR.</i></p> <p><i>Staff mistakenly limited non-residential FAR on this site to 1.5. The site should be given 2.0 in non-residential FAR.</i></p>		

Changes in Conversion Philosophy

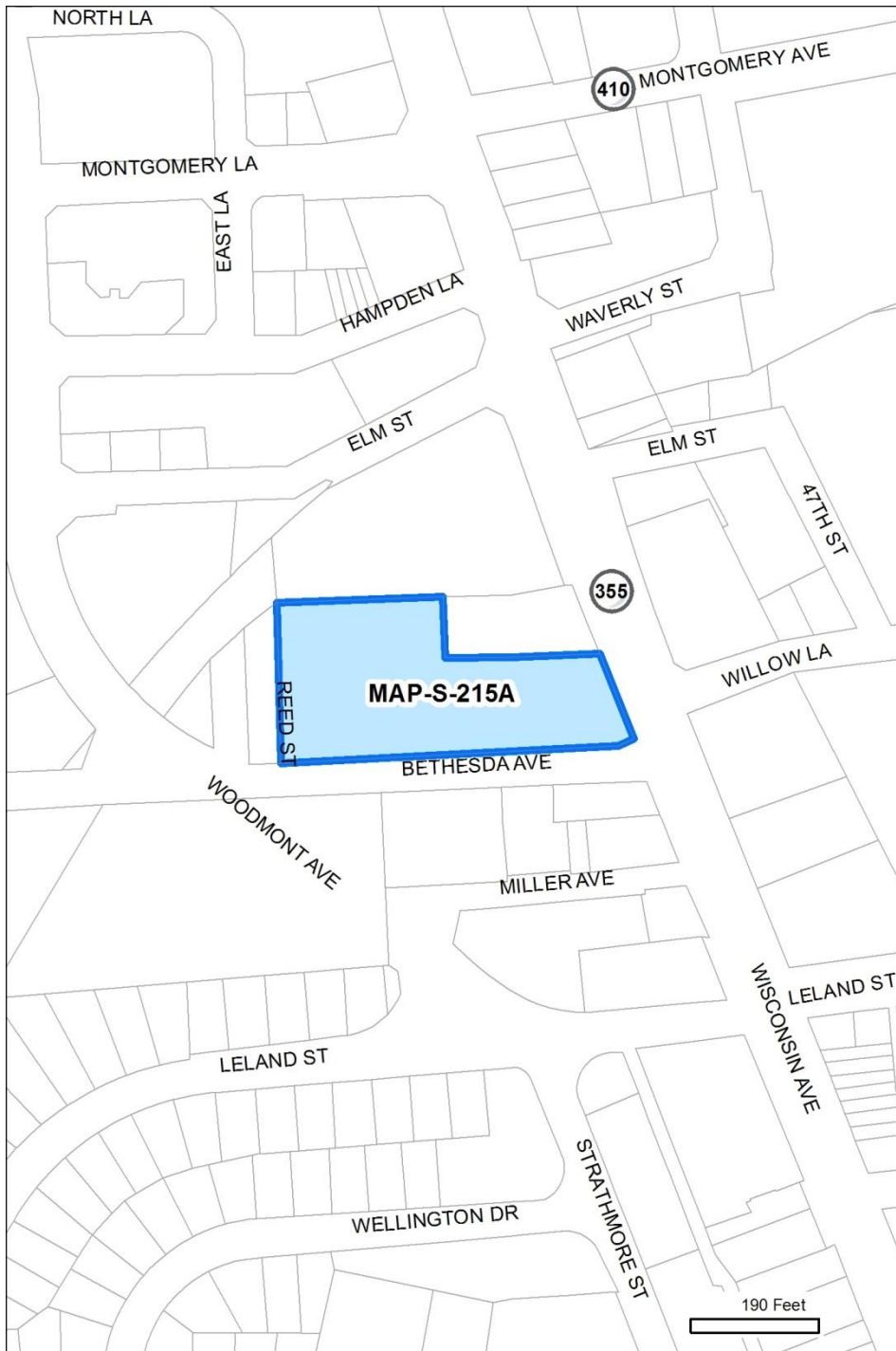
The third section covers **changes in conversion philosophy** for the CBD-1, CBD-2, CBD-3, C-1, C-2, and H-M zones.



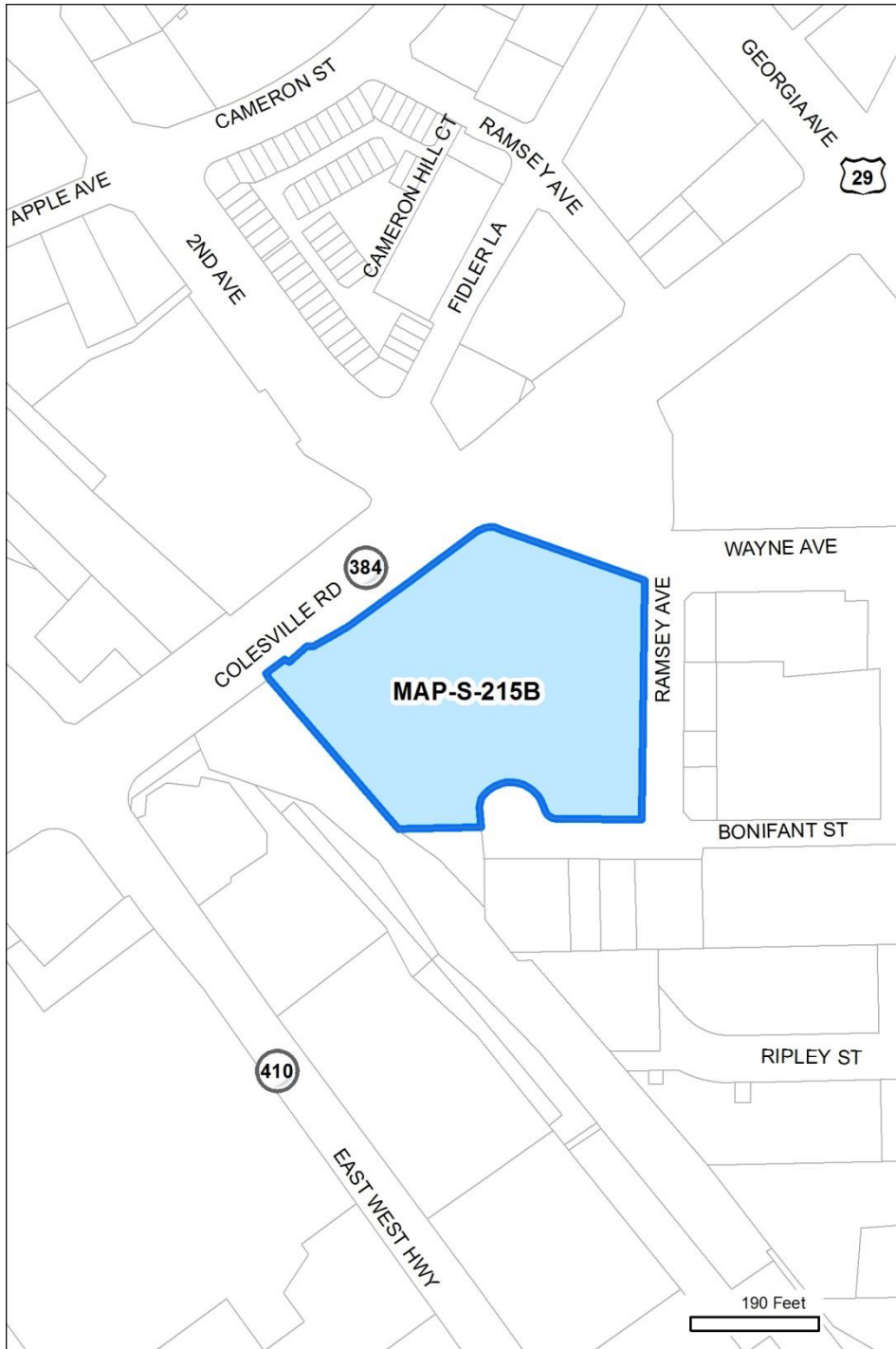
Unique ID: MAP-S-202		staff recommendation
Master Plan ID: n/a		
Master Plan:	Upper Rock Creek	
Location:	Olney-Laytonsville Road @ Brookeville Rd	
Existing Zone:	C-4	
Proposed Conv: (8/31)	CRT-0.25 C-0.25 R-0.25 H-30	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 35'
Reason for change:		
<p>The C-4 zone currently allows development to heights up to 30', except when sites meet certain conditions that this site does not meet.</p> <p>The Planning Staff recommended that the C-4 zone be translated to the CRN zone with a height of 30 feet, however the Planning Board recommended changing this to CRT to better accommodate currently allowed uses.</p> <p>Staff made the change to CRT without changing any of the densities or heights.</p> <p>However, the CRT as currently written and as proposed does not allow a maximum height to be set lower than 35 feet, so the conversion proposed on 5/2 and 8/31 is not allowed under either the current or proposed ordinance.</p> <p>Therefore, Planning Staff recommends changing the proposed conversion for the C-4 zone when recommended for lower intensity to CRT-0.25 C-0.25 R-0.25 H-35.</p> <p>This site is the only place in the county where that conversion is proposed.</p>		



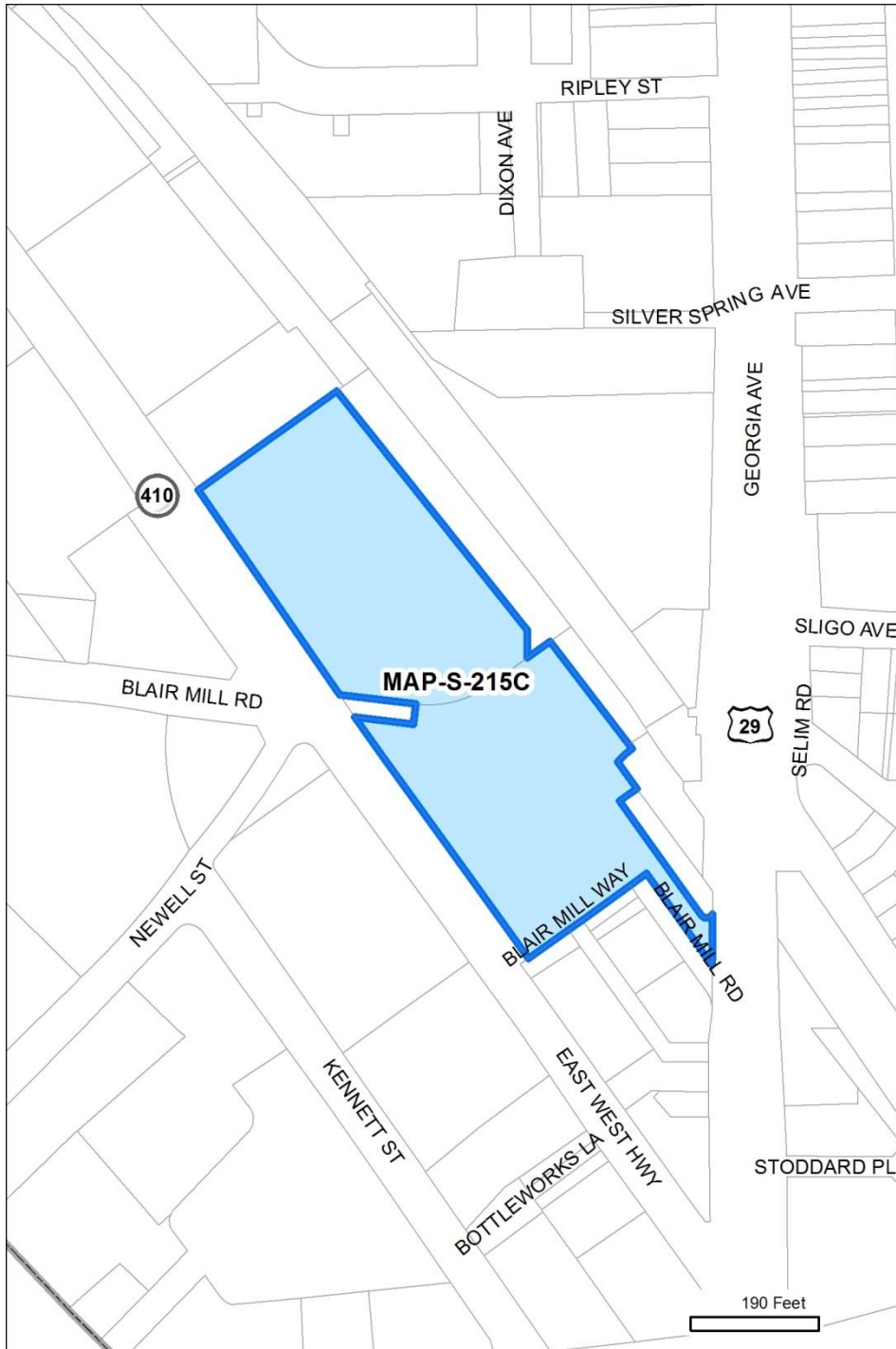
Unique ID: MAP-S-214A		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		South Silver Spring
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-3.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 2.0
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



Unique ID: MAP-S-215A		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		North side Bethesda Av west of Wisconsin
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-5.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



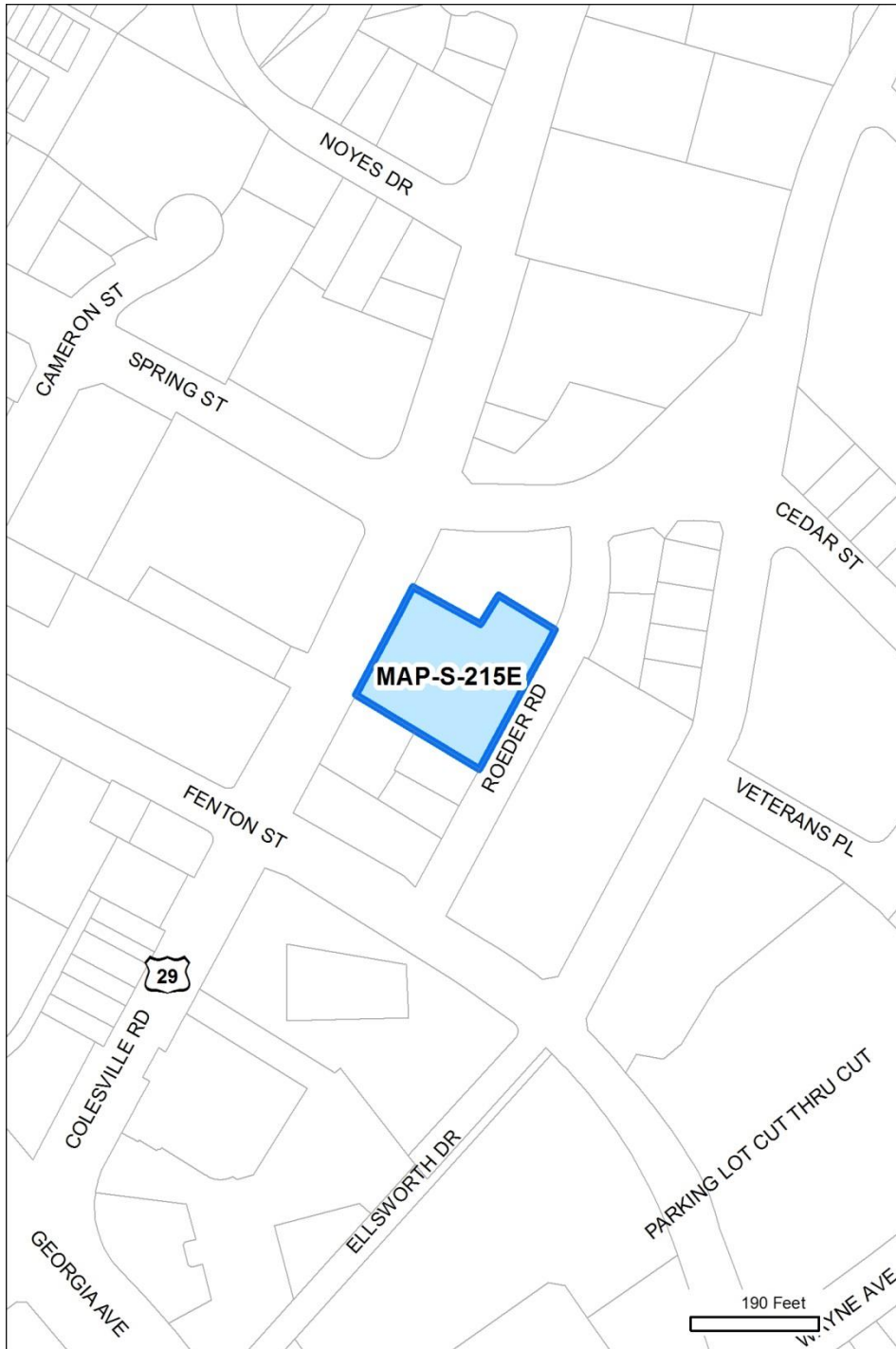
Unique ID: MAP-S-215B		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		Silver Spring Transit Center site
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-5.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



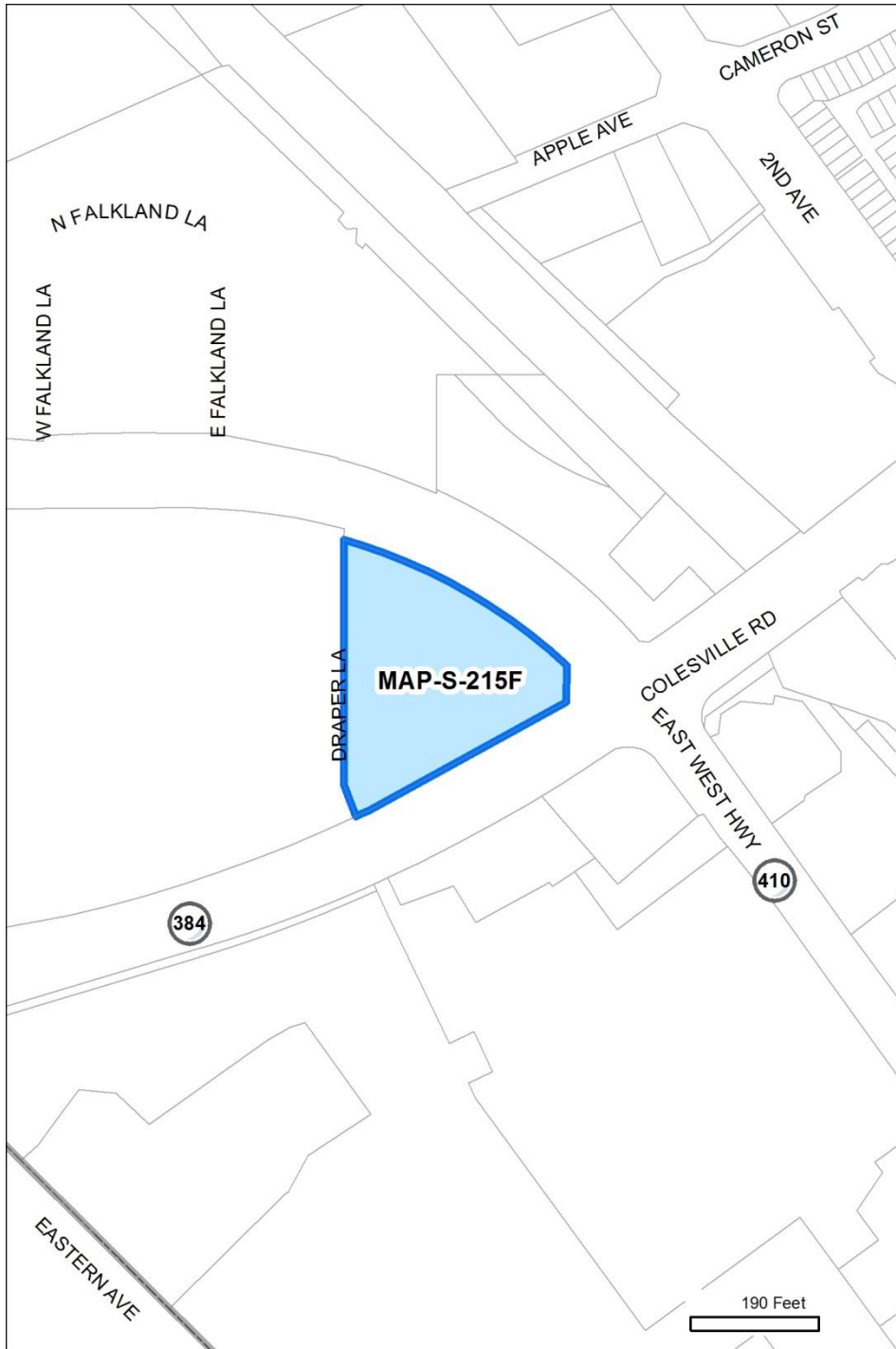
Unique ID: MAP-S-215C		staff rec. change
Master Plan ID: n/a		
Master Plan:	Silver Spring CBD	
Location:	Canada Dry Factory site	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-5.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



Unique ID: MAP-S-215D		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		E corner Woodmont and Old Georgetown
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-5.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



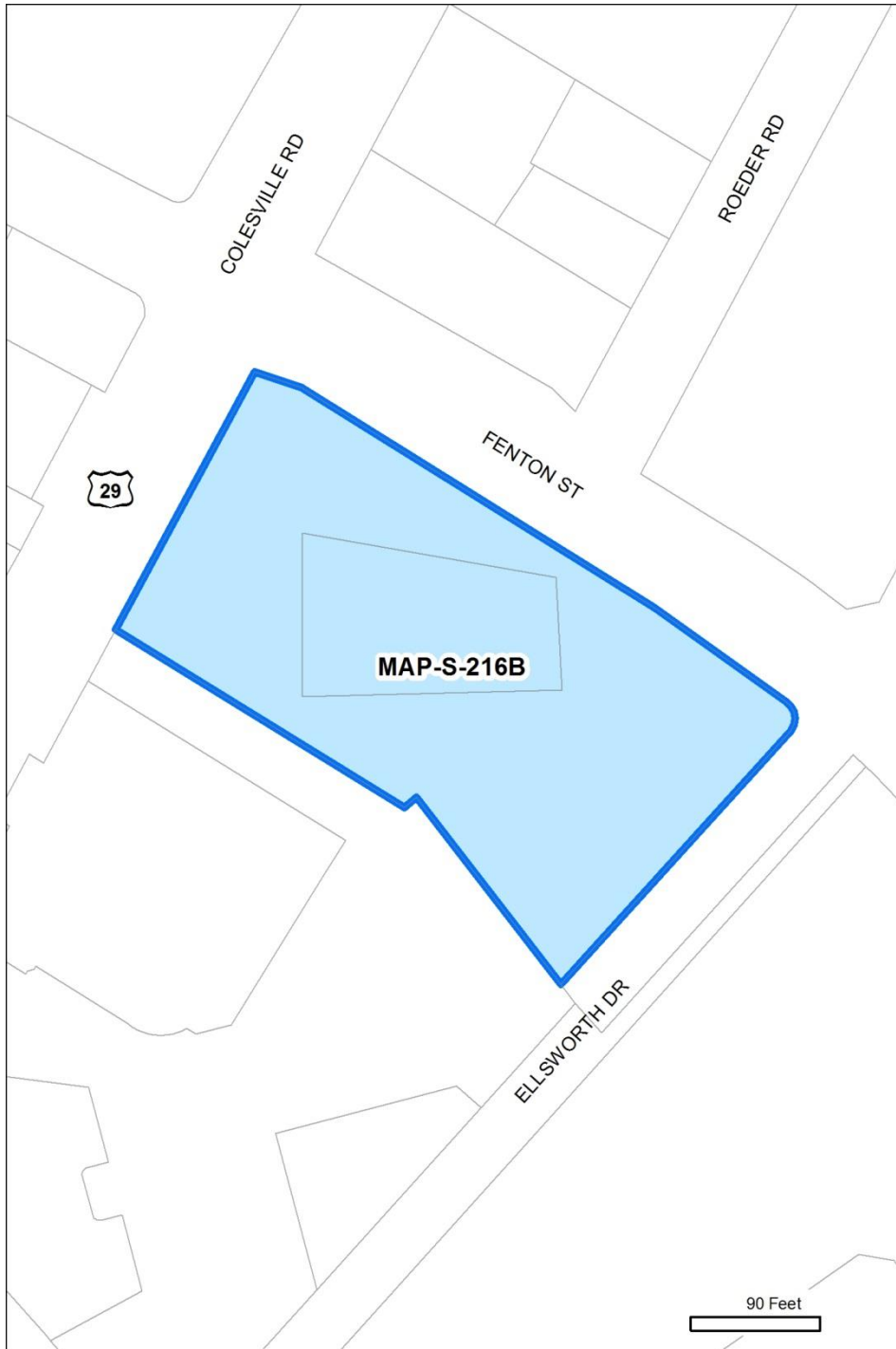
Unique ID: MAP-S-215E		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		E side Colesville south of Spring St
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-5.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



Unique ID: MAP-S-215F		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		W corner Colesville and East-West Hwy
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-5.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR. These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR in their formulas. However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



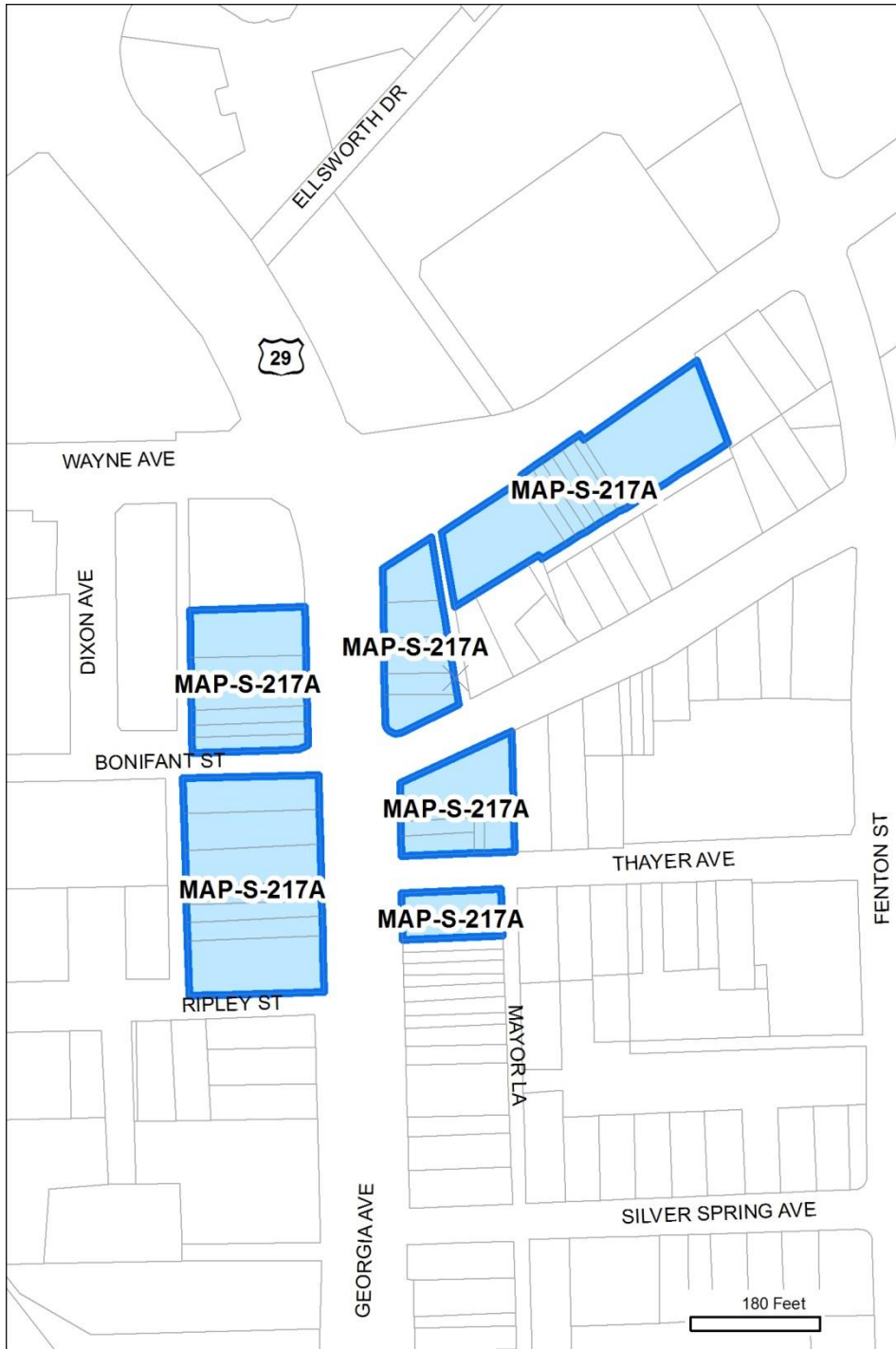
Unique ID: MAP-S-216A		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		SE corner Old Georgetown and Edgemoor
Existing Zone:		CBD-3
Proposed Conv: (8/31)		CR-8.0 C-7.5 R-7.5 H-200 T
Prop. Revised Conv:		CR-8.0 C-6.0 R-7.5 H-200 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR.</i></p> <p><i>These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR.</i></p> <p><i>However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p>		



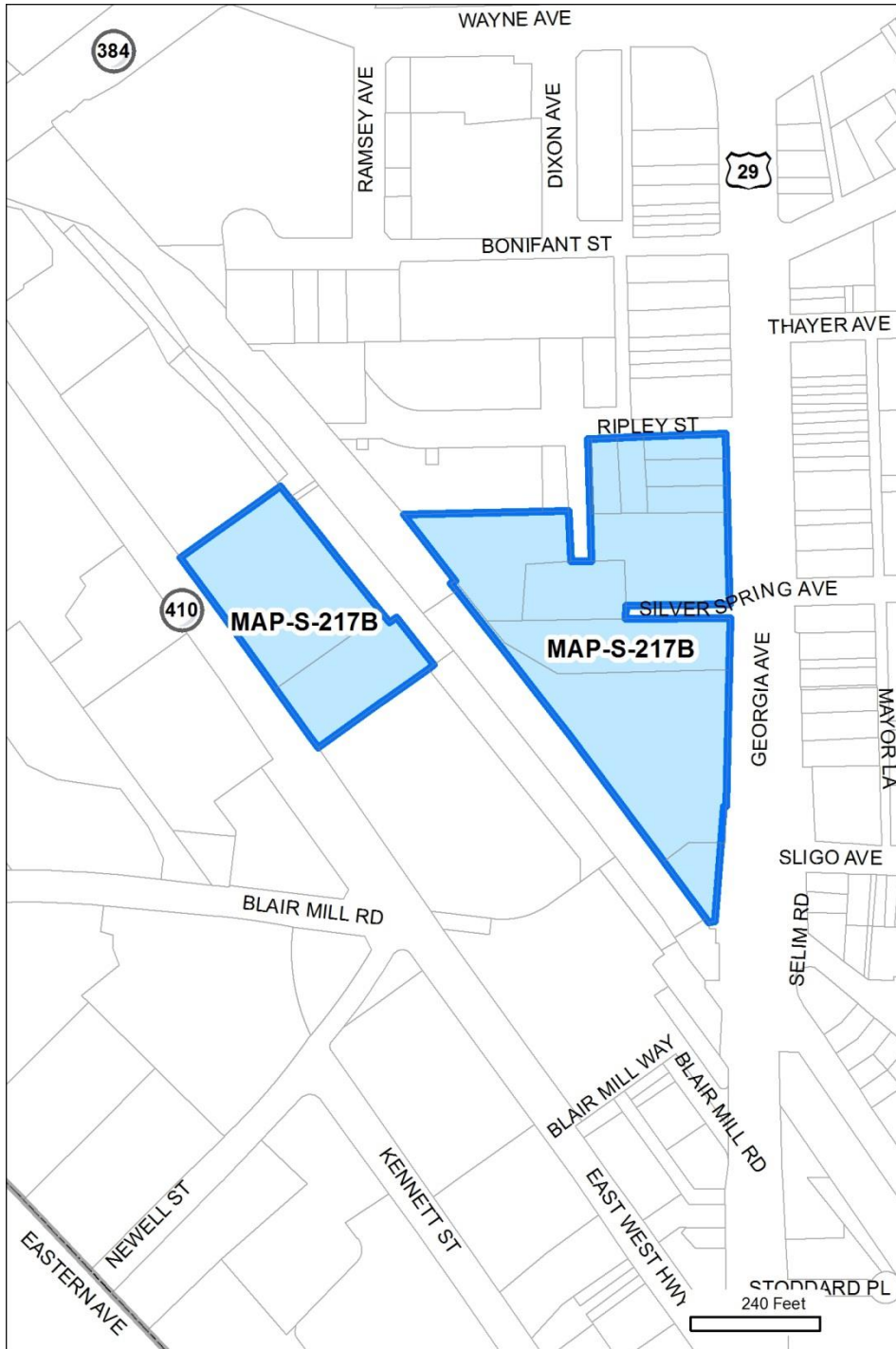
Unique ID: MAP-S-216B		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		City Place
Existing Zone:		CBD-3
Proposed Conv: (8/31)		CR-8.0 C-7.5 R-7.5 H-200 T
Prop. Revised Conv:		CR-8.0 C-6.0 R-7.5 H-200 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR.</i></p> <p><i>These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR.</i></p> <p><i>However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p>		



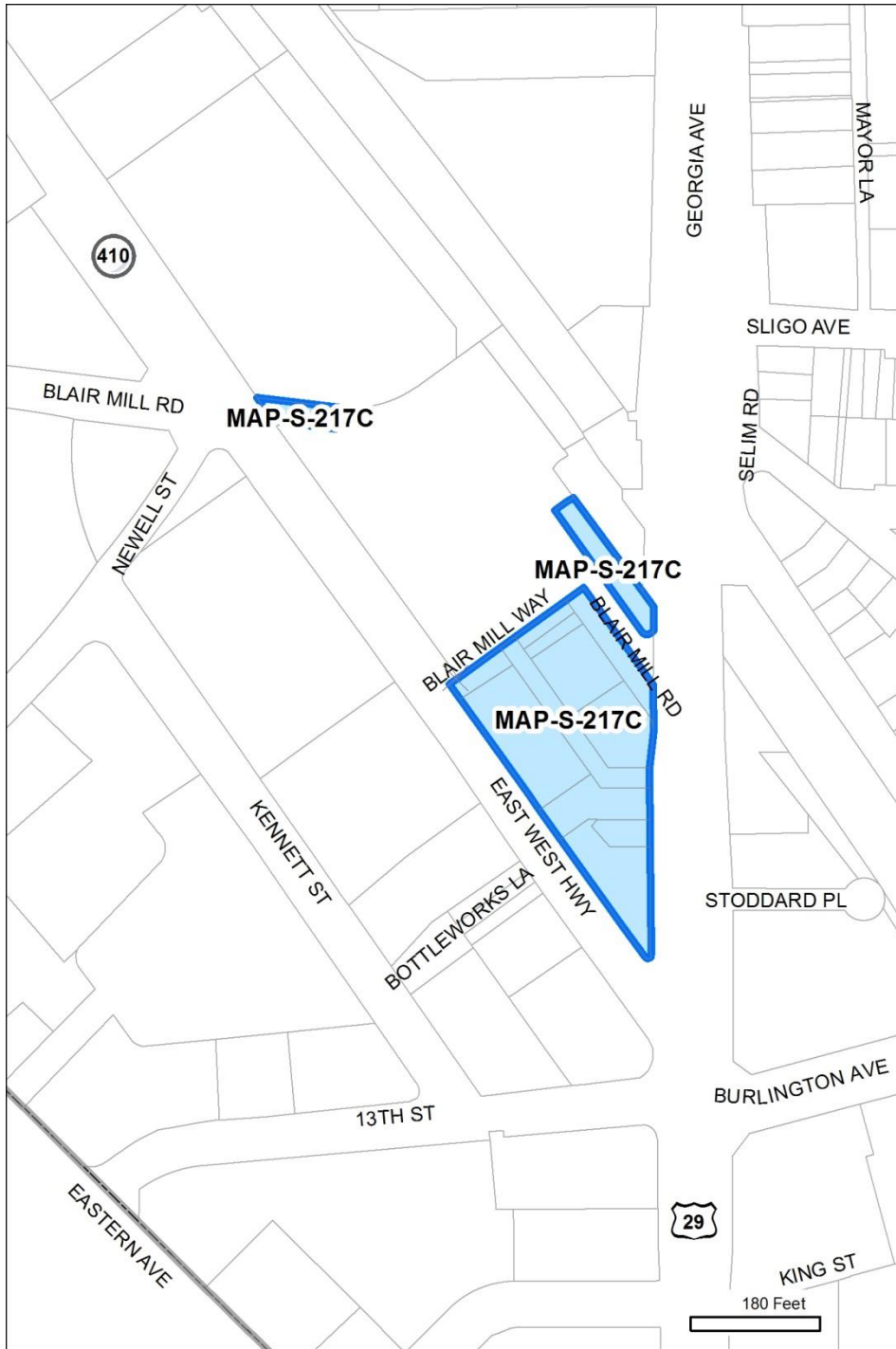
Unique ID: MAP-S-216C		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		NOAA Offices
Existing Zone:		CBD-3
Proposed Conv: (8/31)		CR-8.0 C-7.5 R-7.5 H-200 T
Prop. Revised Conv:		CR-8.0 C-6.0 R-7.5 H-200 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>In the current zoning ordinance, properties in the CBD zones meeting certain criteria can develop with an increased non-residential FAR.</i></p> <p><i>These properties met the criteria, and in the 5/2 and 8/31 conversions were given the additional commercial FAR.</i></p> <p><i>However, Planning Staff recommended, and the PHED Committee agreed to change this conversion.</i></p> <p><i>The current ordinance requires that the additional commercial FAR be given only for projects including a lodging use and ground-floor retail. However, these uses would not be guaranteed under the new CR zoning.</i></p> <p><i>Instead, the PHED Committee recommends giving the additional commercial FAR only where sites meet the criteria in the current ordinance and where the Planning Board has already approved such an increase in density.</i></p> <p><i>Therefore, these properties are proposed to be translated using the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p>		



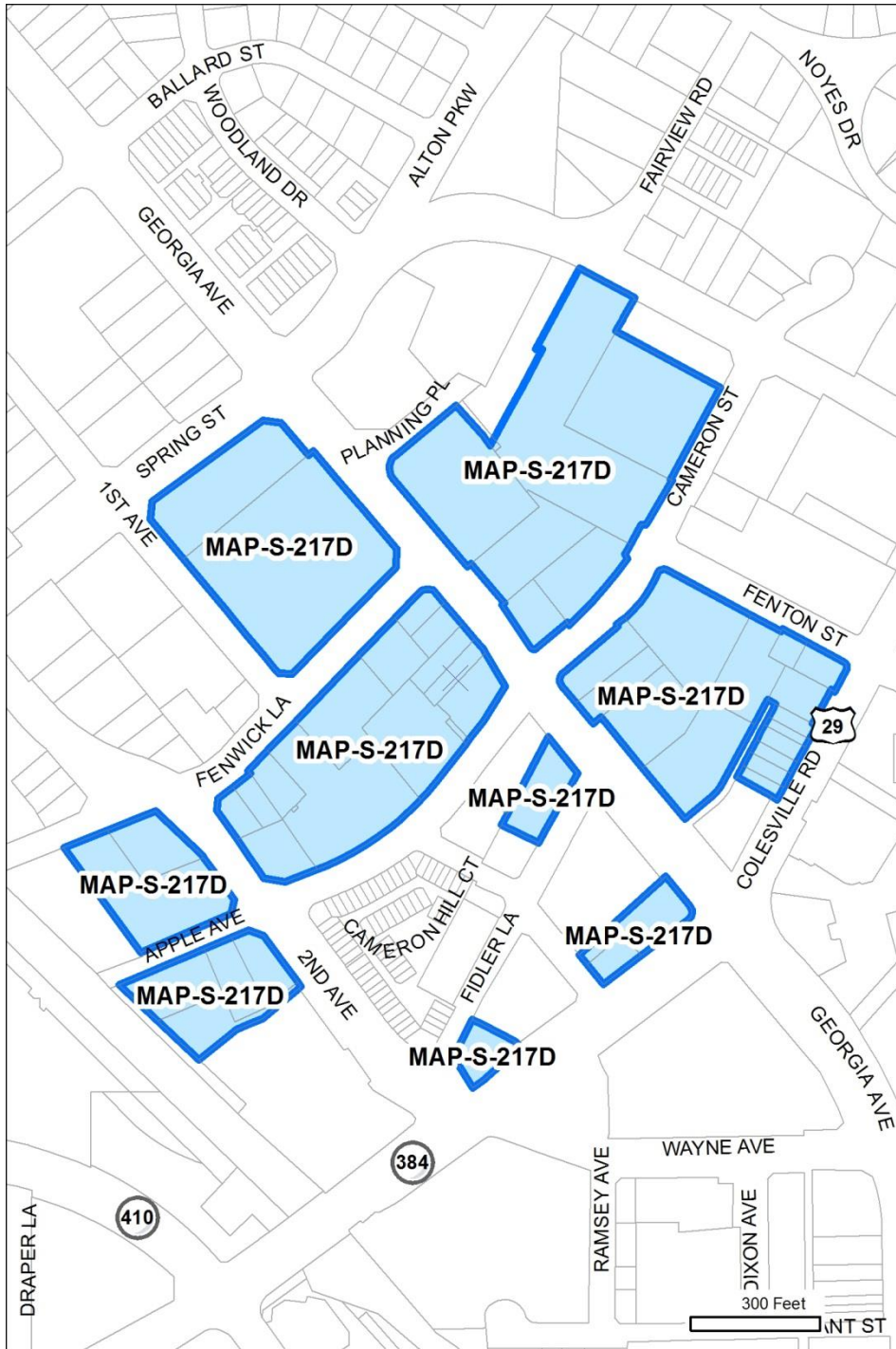
Unique ID: MAP-S-217A		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



Unique ID: MAP-S-217B		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



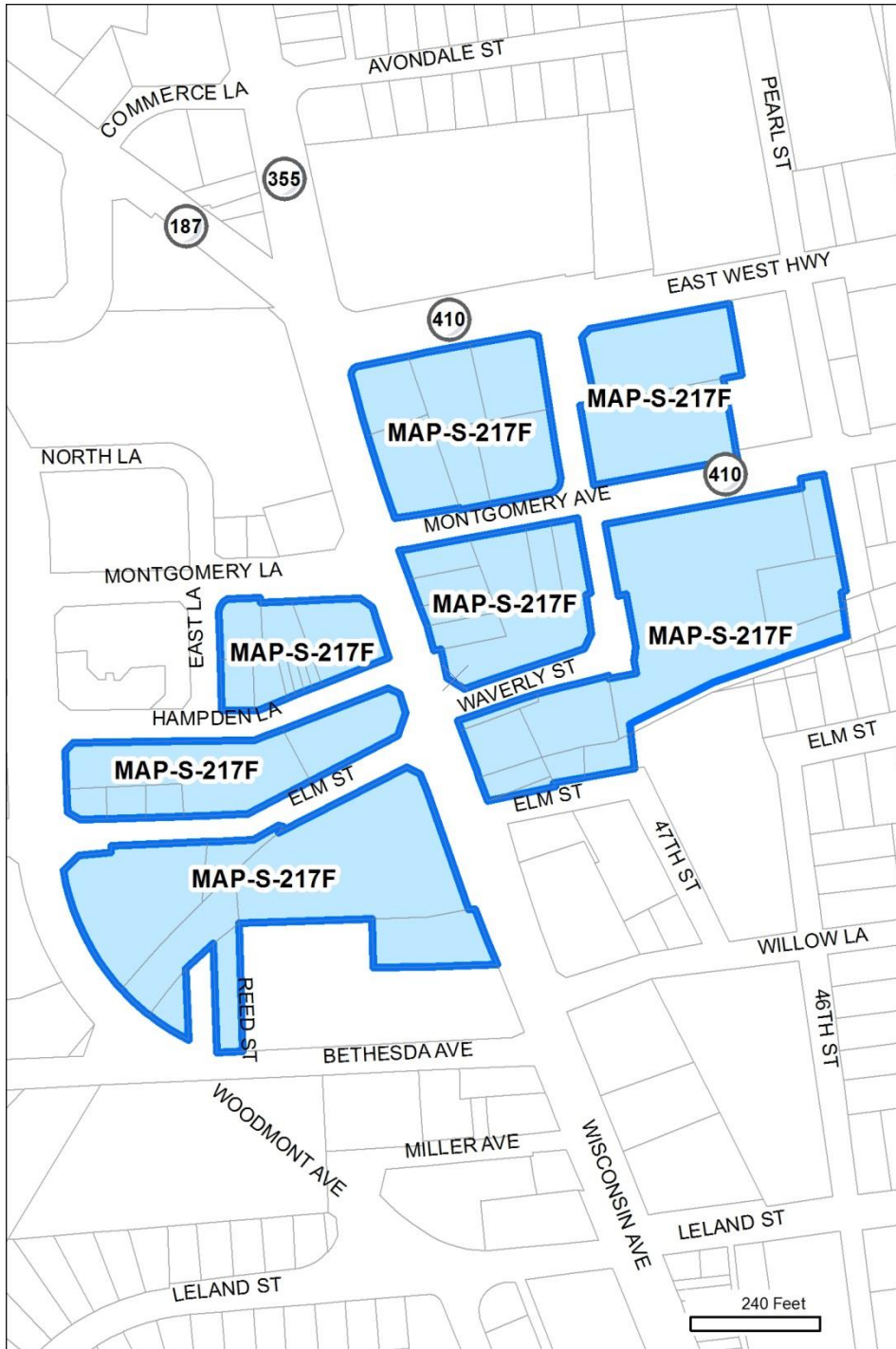
Unique ID: MAP-S-217C		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



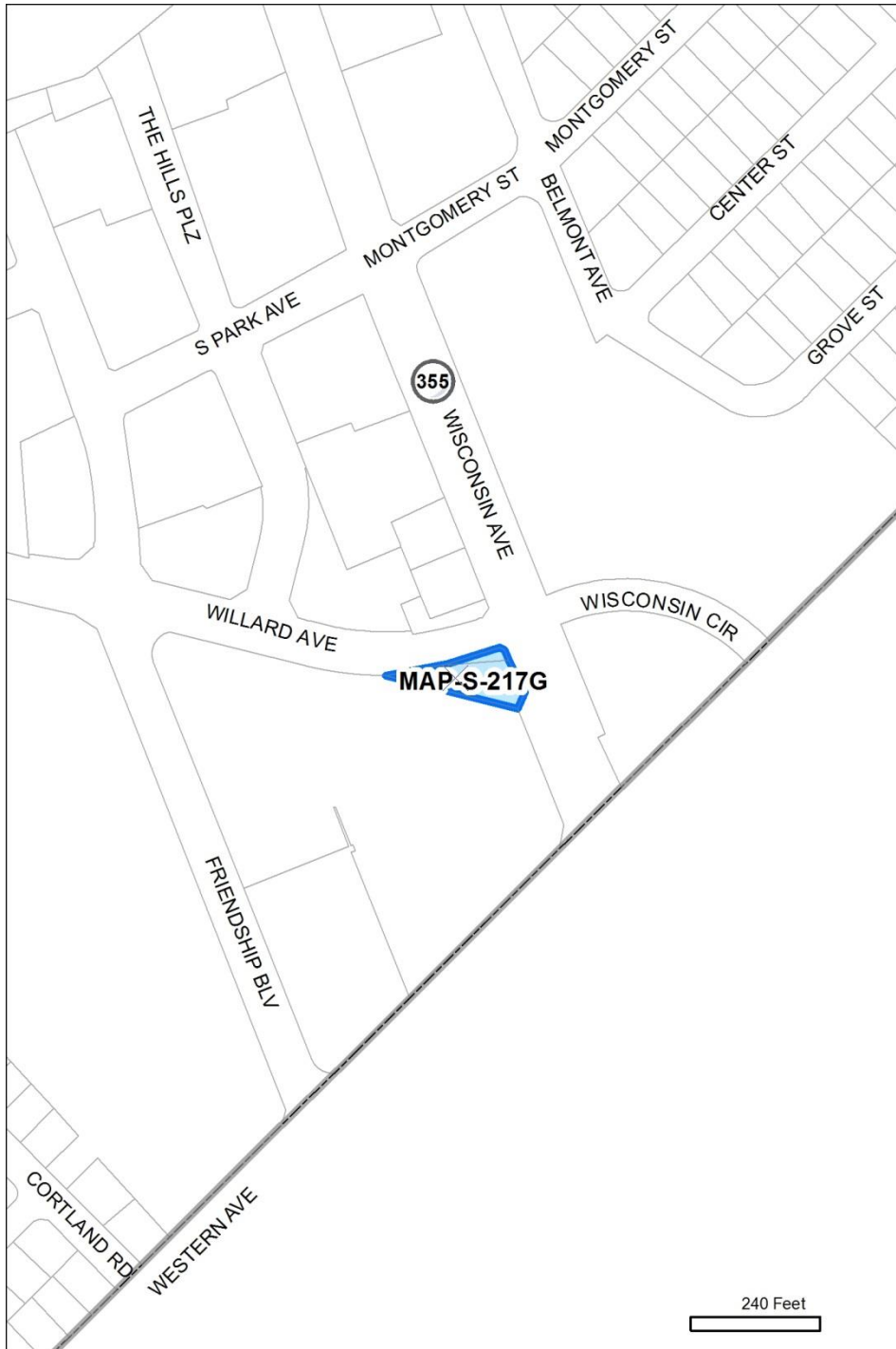
Unique ID: MAP-S-217D		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</p> <p>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</p> <p>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</p> <p>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</p> <p>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</p>		



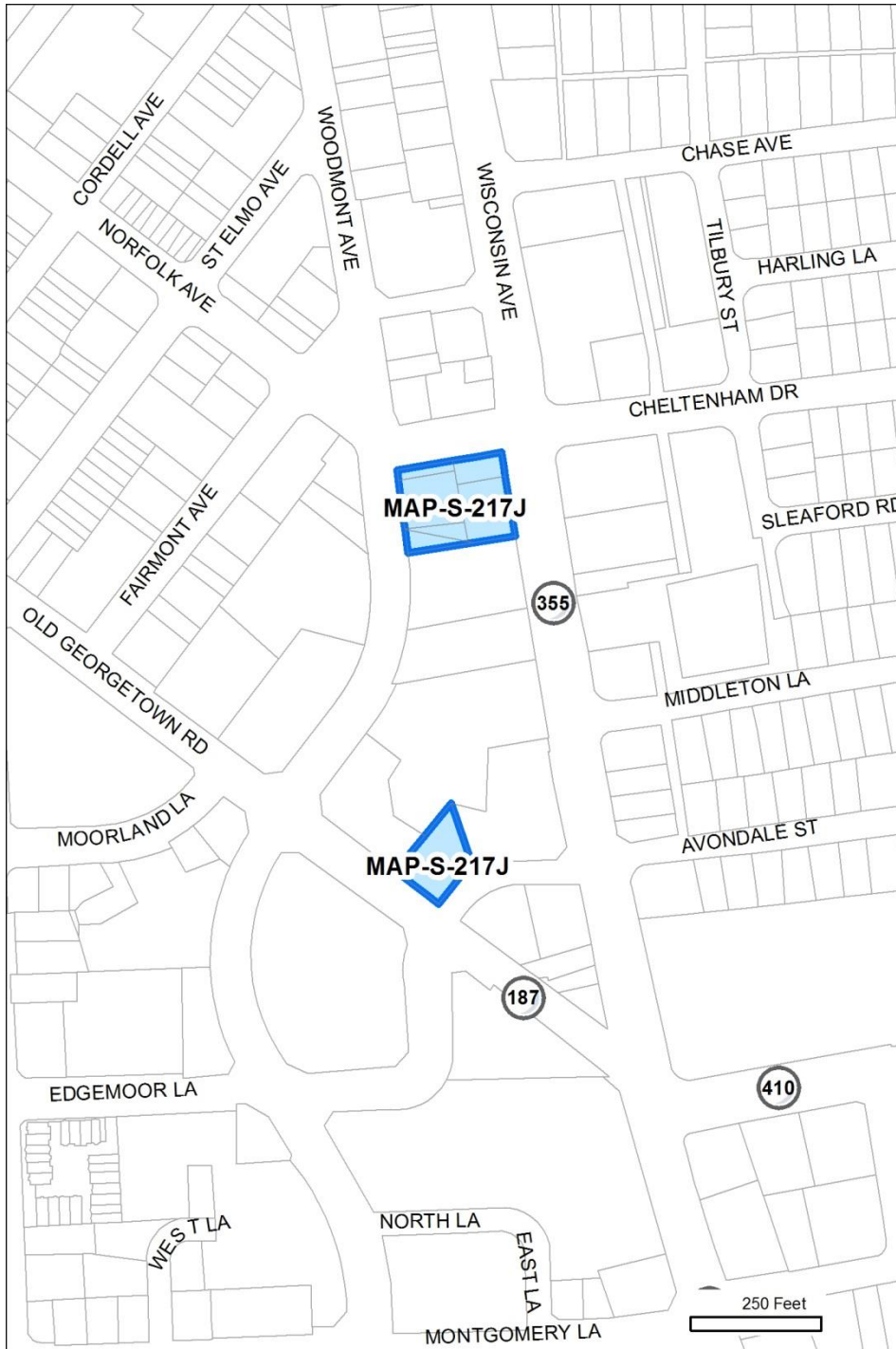
Unique ID: MAP-S-217E		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



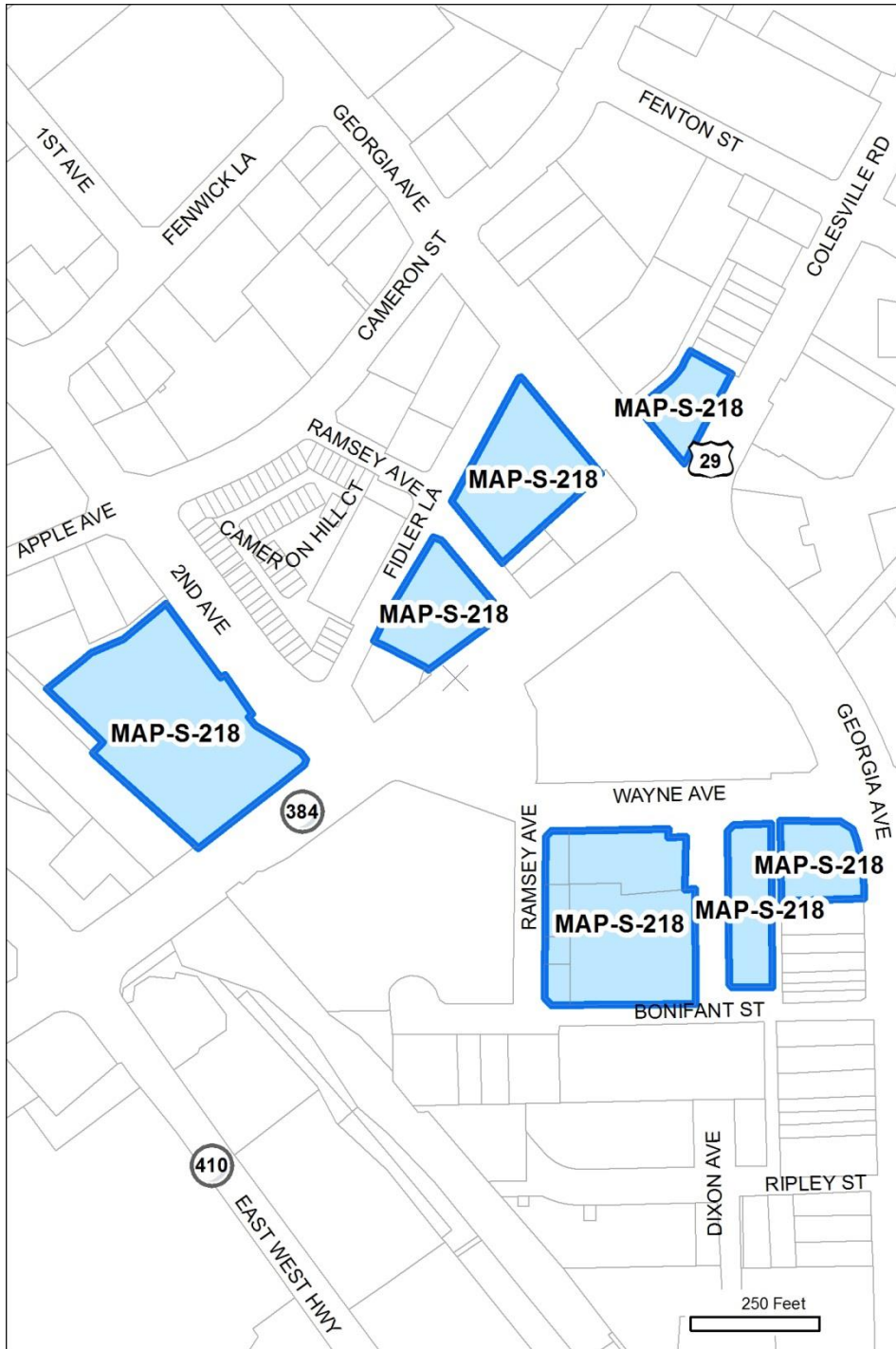
Unique ID: MAP-S-217F		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



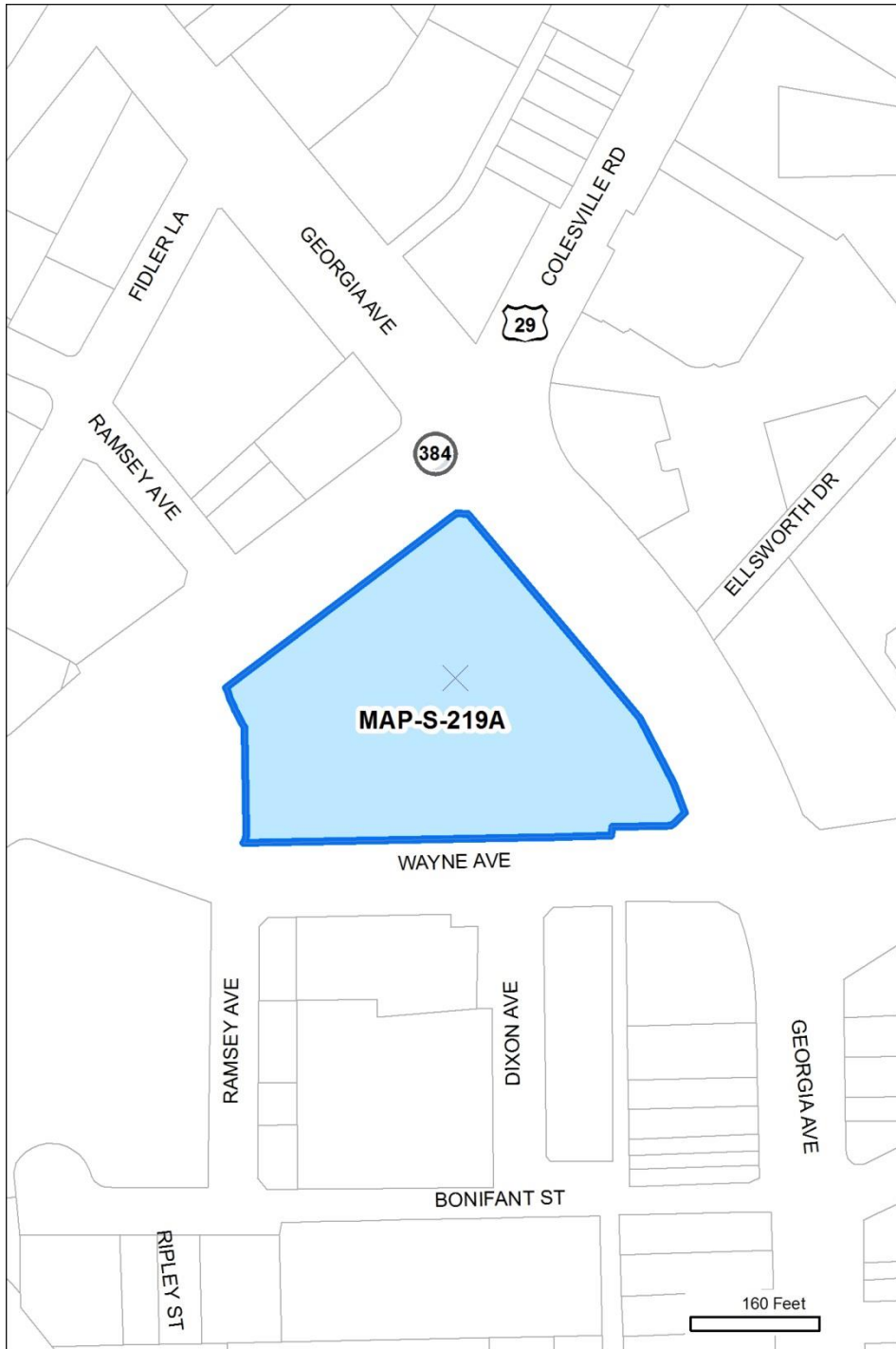
Unique ID: MAP-S-217G		staff rec. change
Master Plan ID: n/a		
Master Plan:	Friendship Heights CBD	
Location:		
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



Unique ID: MAP-S-217J		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (8/31)		CR-5.0 C-3.0 R-4.5 H-145 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-145 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



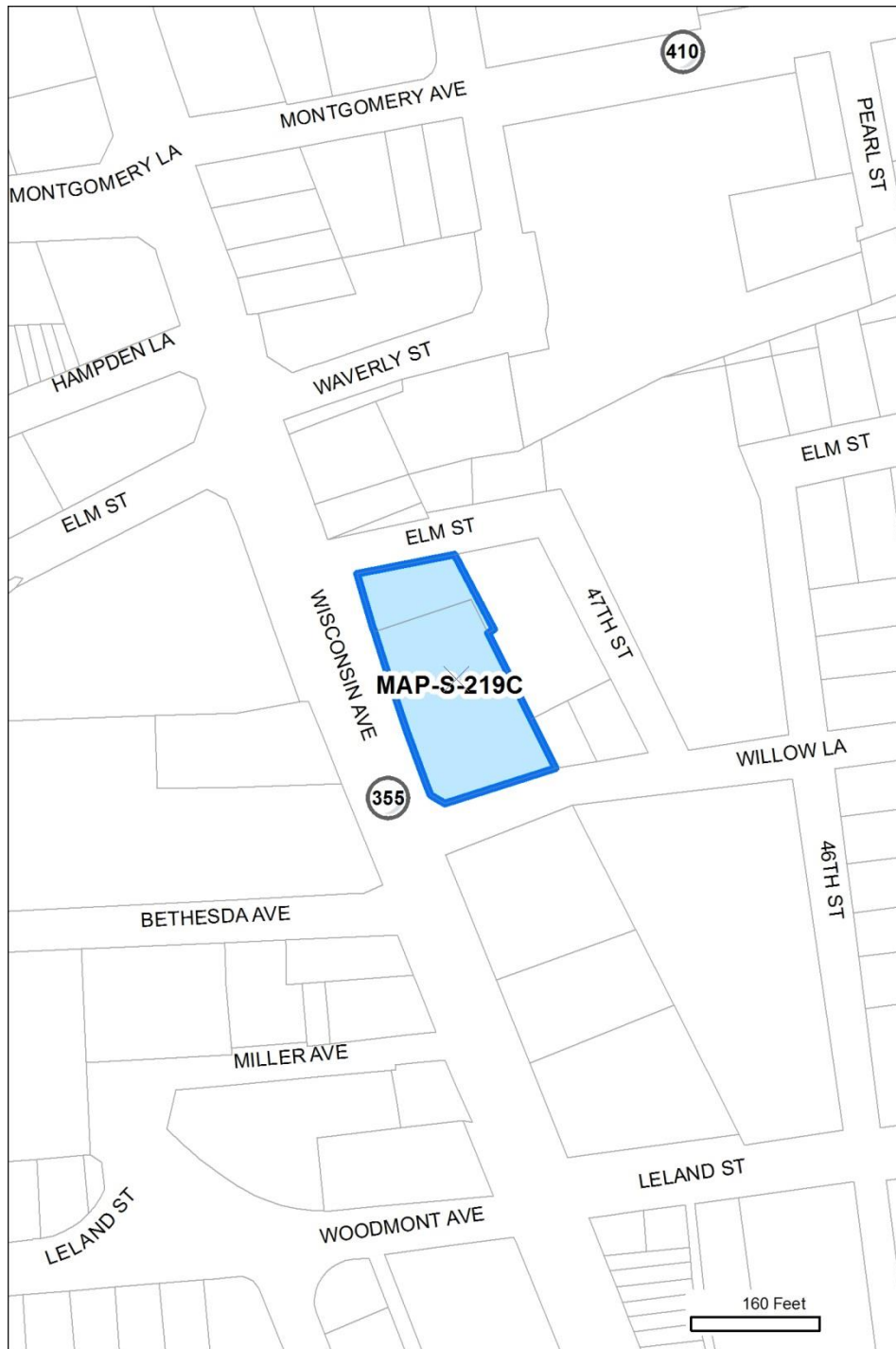
Unique ID: MAP-S-218		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-3
Proposed Conv: (8/31)		CR-8.0 C-5.0 R-7.5 H-200 T
Prop. Revised Conv:		CR-8.0 C-6.0 R-7.5 H-200 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-3 zone to be built up to 6.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 5.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>For that reason, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p>		



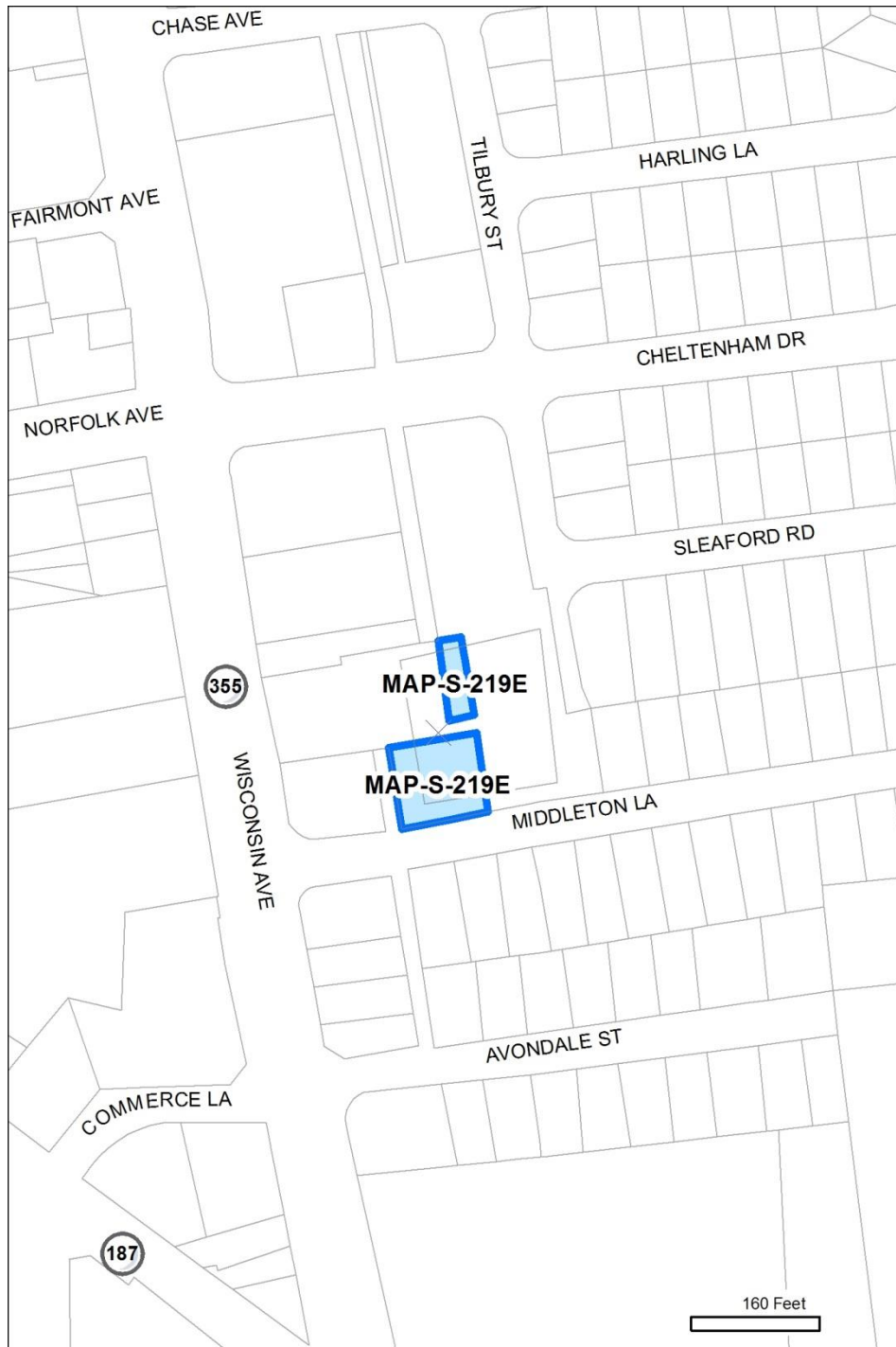
Unique ID: MAP-S-219A		staff rec. change
Master Plan ID: 2		
Master Plan:	Silver Spring CBD	
Location:	Discovery Communications	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-200 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-200 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends allowing heights on these parcels to 200', so the conversion allows heights to 200' as a non-standard conversion.</i></p>		



Unique ID: MAP-S-219B		staff rec. change
Master Plan ID: 3		
Master Plan:	Bethesda CBD	
Location:	East side, Wisconsin Ave	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-90 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-90 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends limiting heights on these parcels to 90', so the conversion limits heights to 90' as a non-standard conversion.</i></p>		



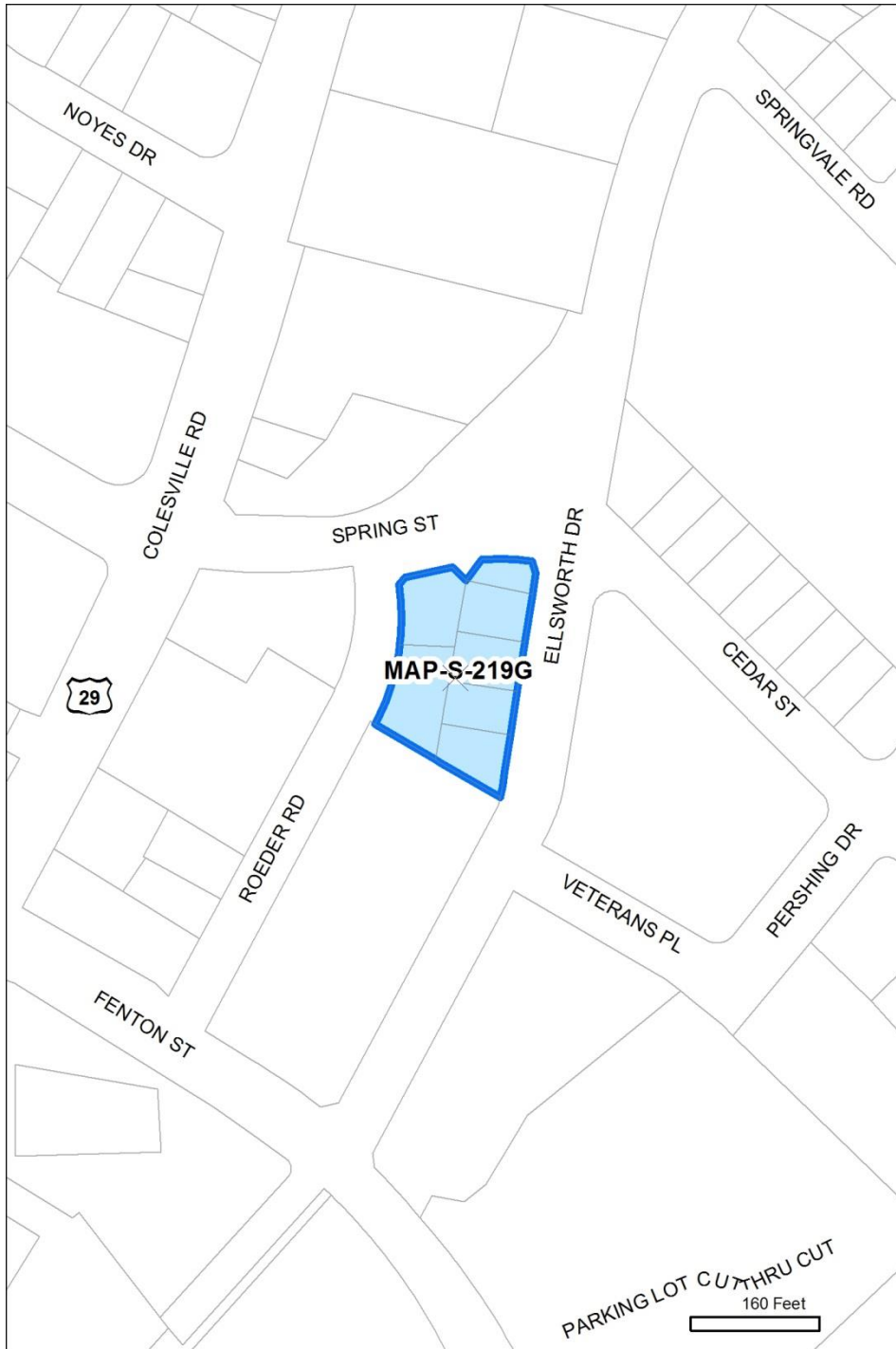
Unique ID: MAP-S-219C		staff rec. change
Master Plan ID: 3		
Master Plan:	Bethesda CBD	
Location:	East side, Wisconsin Ave	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-90 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-90 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends limiting heights on these parcels to 90', so the conversion limits heights to 90' as a non-standard conversion.</i></p>		



Unique ID: MAP-S-219E		staff rec. change
Master Plan ID: 4		
Master Plan:	Bethesda CBD	
Location:	East side Wisconsin Ave @ Middleton	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-60 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-60 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends limiting heights on these parcels to 60', so the conversion limits heights to 60' as a non-standard conversion.</i></p>		



Unique ID: MAP-S-219F		staff rec. change
Master Plan ID: 22		
Master Plan:	Bethesda CBD	
Location:	Block bounded by Woodmont, Montgomery, East, and Hampden	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-125 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-125 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends limiting heights on these parcels to 125', so the conversion limits heights to 125' as a non-standard conversion.</i></p>		



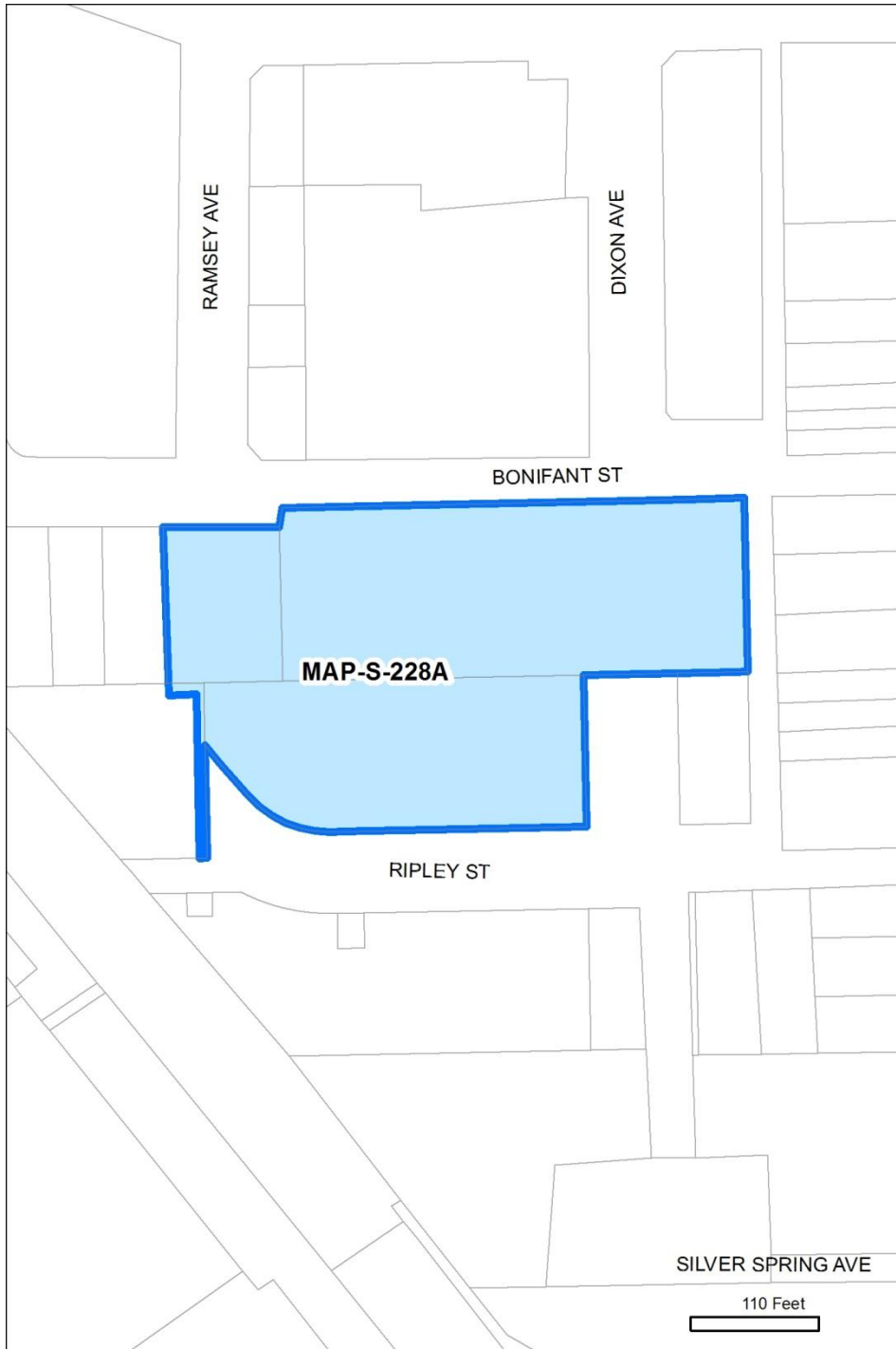
Unique ID: MAP-S-219G		staff rec. change
Master Plan ID: 22		
Master Plan:	Silver Spring CBD	
Location:	SW corner of Spring Street and Ellsworth	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-75 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-75 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends limiting heights on these parcels to 75', so the conversion limits heights to 75' as a non-standard conversion.</i></p>		



Unique ID: MAP-S-220A		staff rec. change
Master Plan ID: 23		
Master Plan:	Bethesda CBD	
Location:	North side Montgomery Ln, east of Woodmont Ave, west of Wisconsin Ave.	
Existing Zone:	CBD-3	
Proposed Conv: (8/31)	CR-8.0 C-5.0 R-7.5 H-145 T	
Prop. Revised Conv:	CR-8.0 C-6.0 R-7.5 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-3 zone to be built up to 6.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 5.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>For that reason, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan recommends limiting heights on these parcels to 143', so the conversion limits heights to 145' as a non-standard conversion.</i></p>		



Unique ID: MAP-S-220B		staff rec. change
Master Plan ID: 24		
Master Plan:	Bethesda CBD	
Location:	Bethesda Metro Center	
Existing Zone:	CBD-3	
Proposed Conv: (8/31)	CR-8.0 C-5.0 R-7.5 H-145 T	
Prop. Revised Conv:	CR-8.0 C-6.0 R-7.5 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 6.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-3 zone to be built up to 6.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 5.0 because that is the limit for non-residential FAR when projects are mixed-use.</i></p> <p><i>However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>For that reason, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-3 to CR-8.0 C-6.0 R-7.5 H-200 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan recommends limiting heights on these parcels to 175', so the conversion limits heights to 175' as a non-standard conversion.</i></p>		



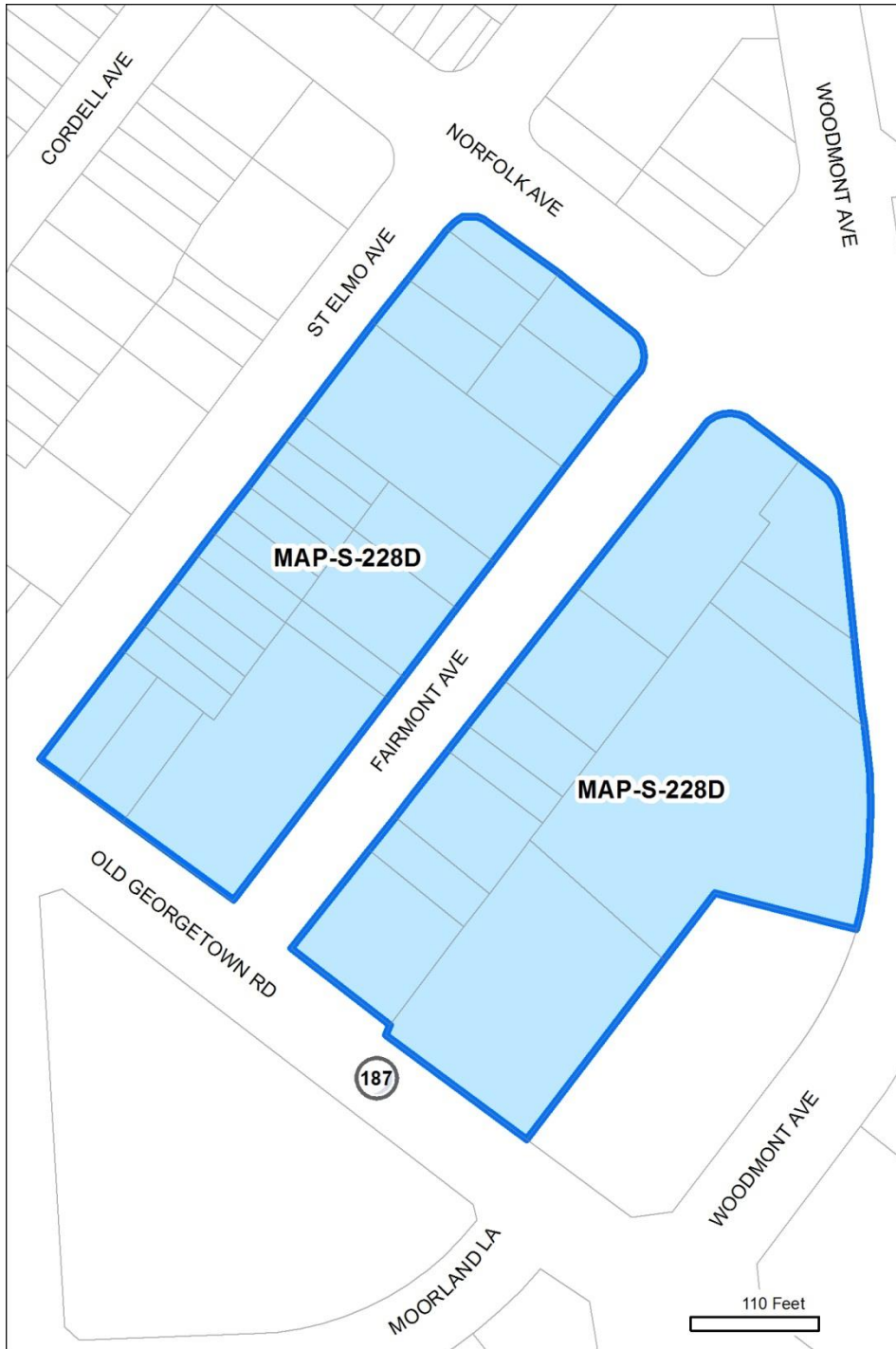
Unique ID: MAP-S-228A		staff rec. change
Master Plan ID: 14B		
Master Plan:	Silver Spring CBD	
Location:	1155 Ripley	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-2.0 R-4.5 H-200 T	
Prop. Revised Conv:	CR-5.0 C-2.0 R-5.0 H-200 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 5.0
	Height:	No change
Reason for change:		
<p><i>This site was approved with a residential FAR of 5.0.</i></p> <p><i>NOTE: The Silver Spring CBD Sector Plan recommends a minimum FAR of 3.0 residential on this site, which is why Staff is recommending limiting commercial FAR to 2.0.</i></p> <p><i>The current ordinance allows 200' on this site because it is within 800' of Metro and within an Urban Renewal District.</i></p>		



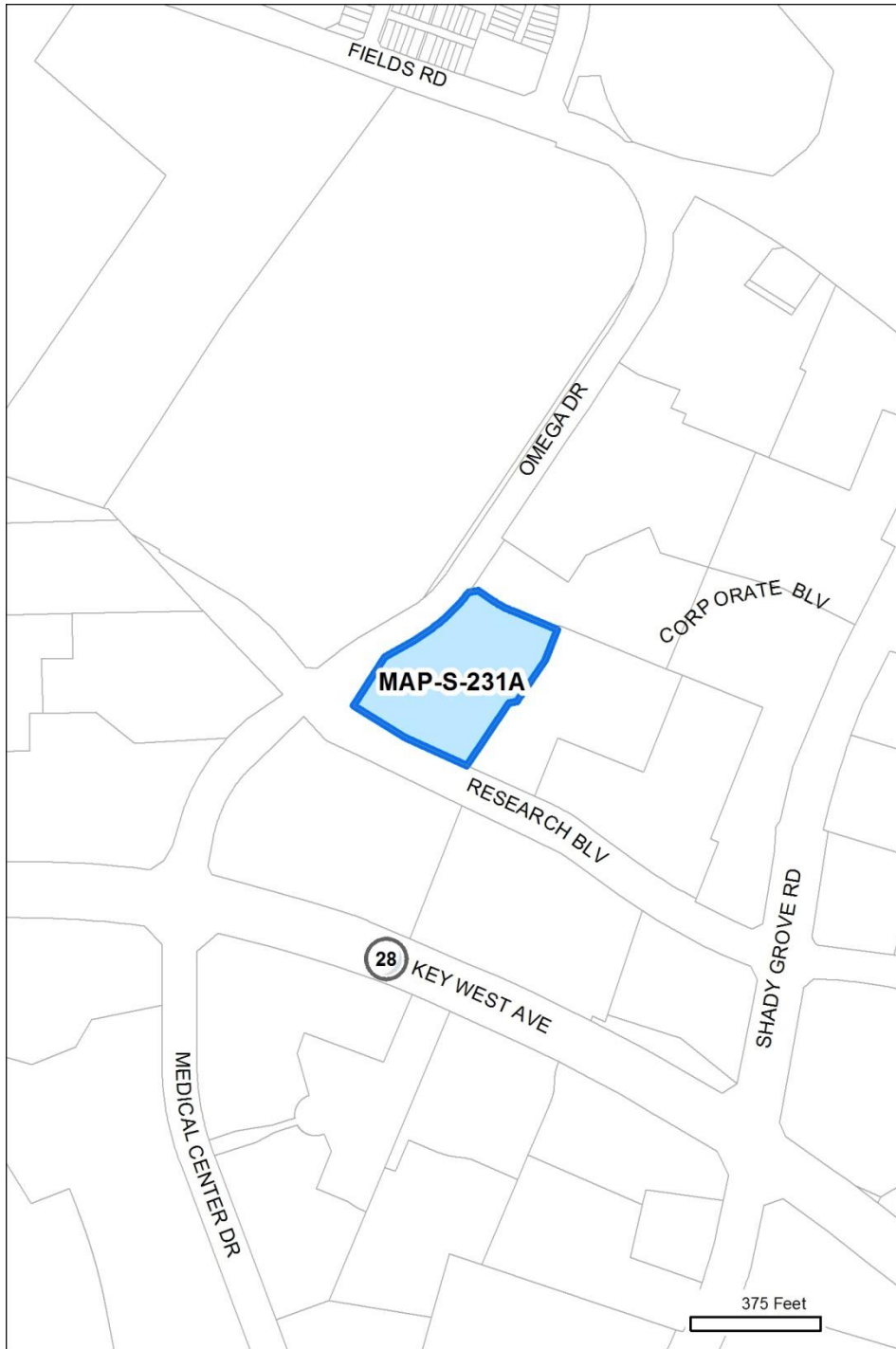
Unique ID: MAP-S-228B		staff rec. change
Master Plan ID: 14C		
Master Plan:	Silver Spring CBD	
Location:	SW corner Bonifant and Ramsey	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-200 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-200 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>The current zoning ordinance allows projects in the CBD-2 zone to be built up to 4.0 non-residential FAR if they are 100% non-residential.</i></p> <p><i>The 5/2 and 8/31 conversions proposed limiting the non-residential (commercial) FAR to 3.0 because that is the limit for non-residential FAR when projects are mixed-use. However, this would reduce the allowable FAR for projects that are built as 100% non-residential.</i></p> <p><i>Additionally, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: The current ordinance allows 200' on this site because it is within 800' of Metro and within an Urban Renewal District.</i></p>		



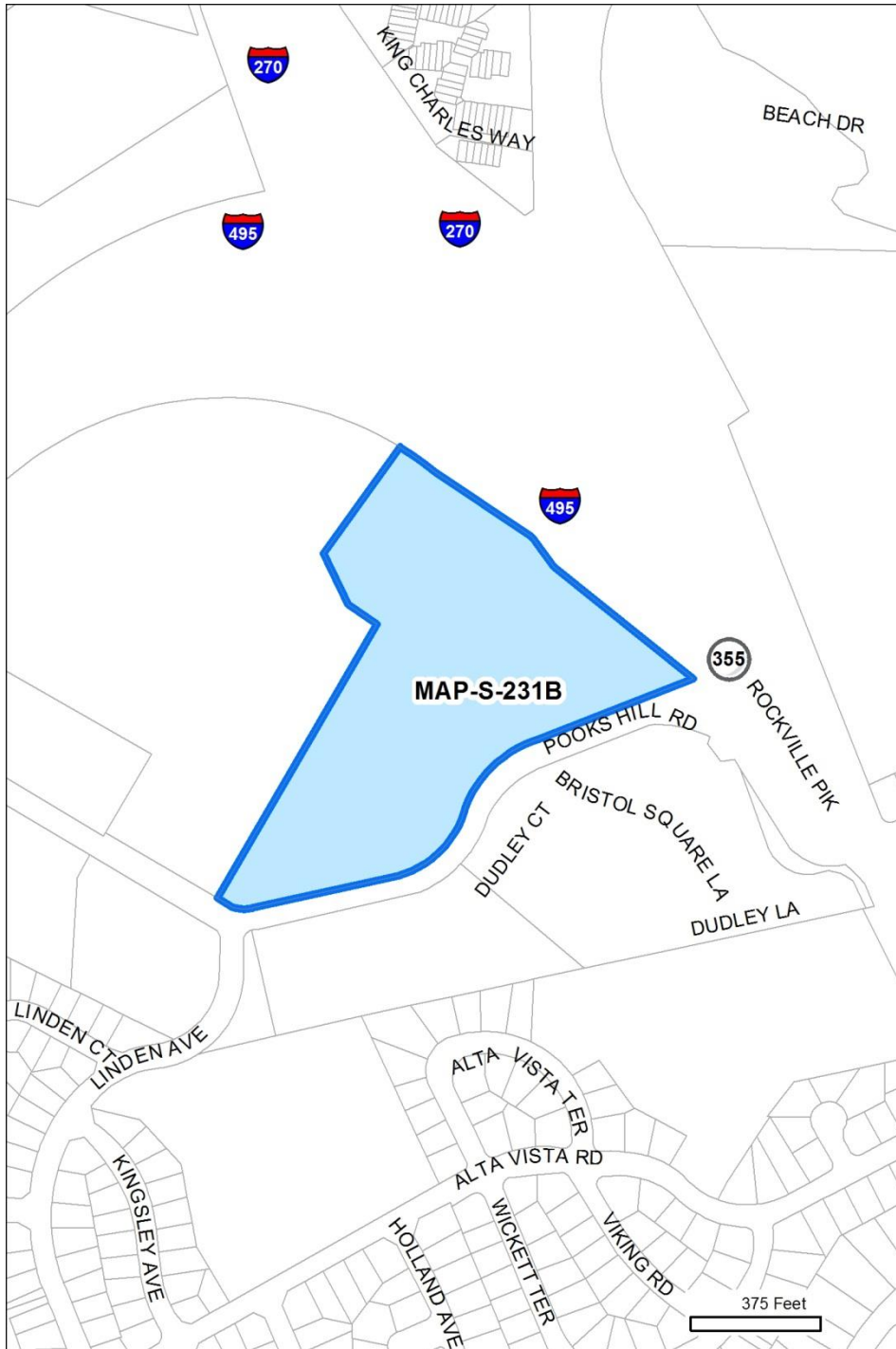
Unique ID: MAP-S-228C		staff rec. change
Master Plan ID: 7		
Master Plan:	Bethesda CBD	
Location:	NW corner Wisconsin and Old Georgetown	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-4.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>Granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p>		



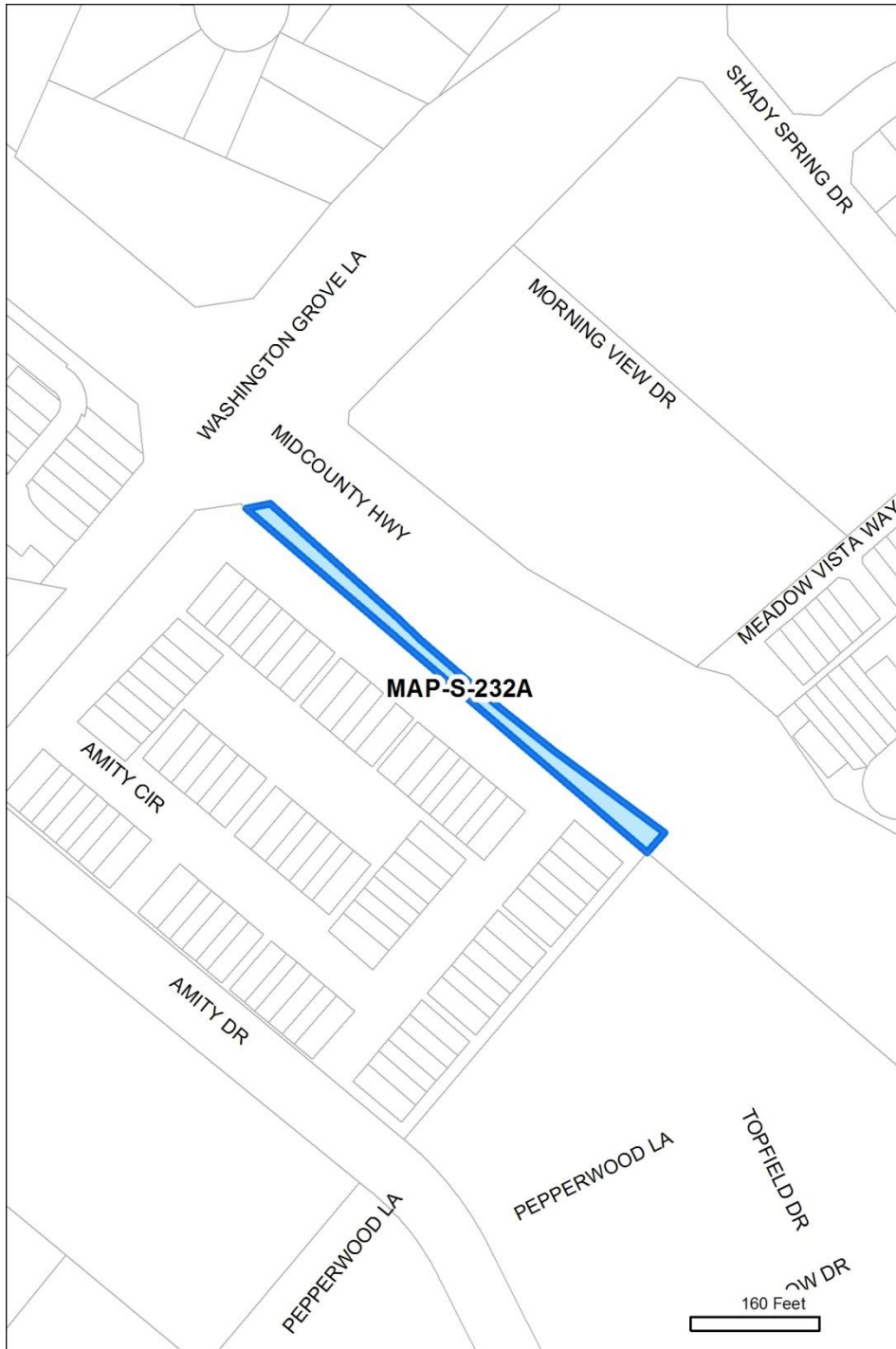
Unique ID: MAP-S-228D		staff rec. change
Master Plan ID: 6		
Master Plan:	Woodmont Triangle	
Location:	Both sides of Fairmont between Old Georgetown and Norfolk	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-1.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-1.0 R-4.75 H-145 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 4.75
	Height:	No change
Reason for change:		
<p><i>Granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For these reasons, Planning Staff recommended and the PHED Committee proposed changing the standard conversion for CBD-2 to CR-5.0 C-4.0 R-4.75 H-145 T.</i></p> <p><i>NOTE: Woodmont Triangle Sector Plan limits non-residential (commercial) FAR to 1.0.</i></p>		



Unique ID: MAP-S-231A		staff rec. change
Master Plan ID: n/a		
Master Plan:	Great Seneca Science Corridor	
Location:	NE corner Research Bl and Omega Dr	
Existing Zone:	H-M	
Proposed Conv: (8/31)	CRT-1.0 C-1.0 R-0.75 H-150	
Prop. Revised Conv:	CRT-1.0 C-1.0 R-0.5 H-150	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to what could be constructed today.</i></p>		



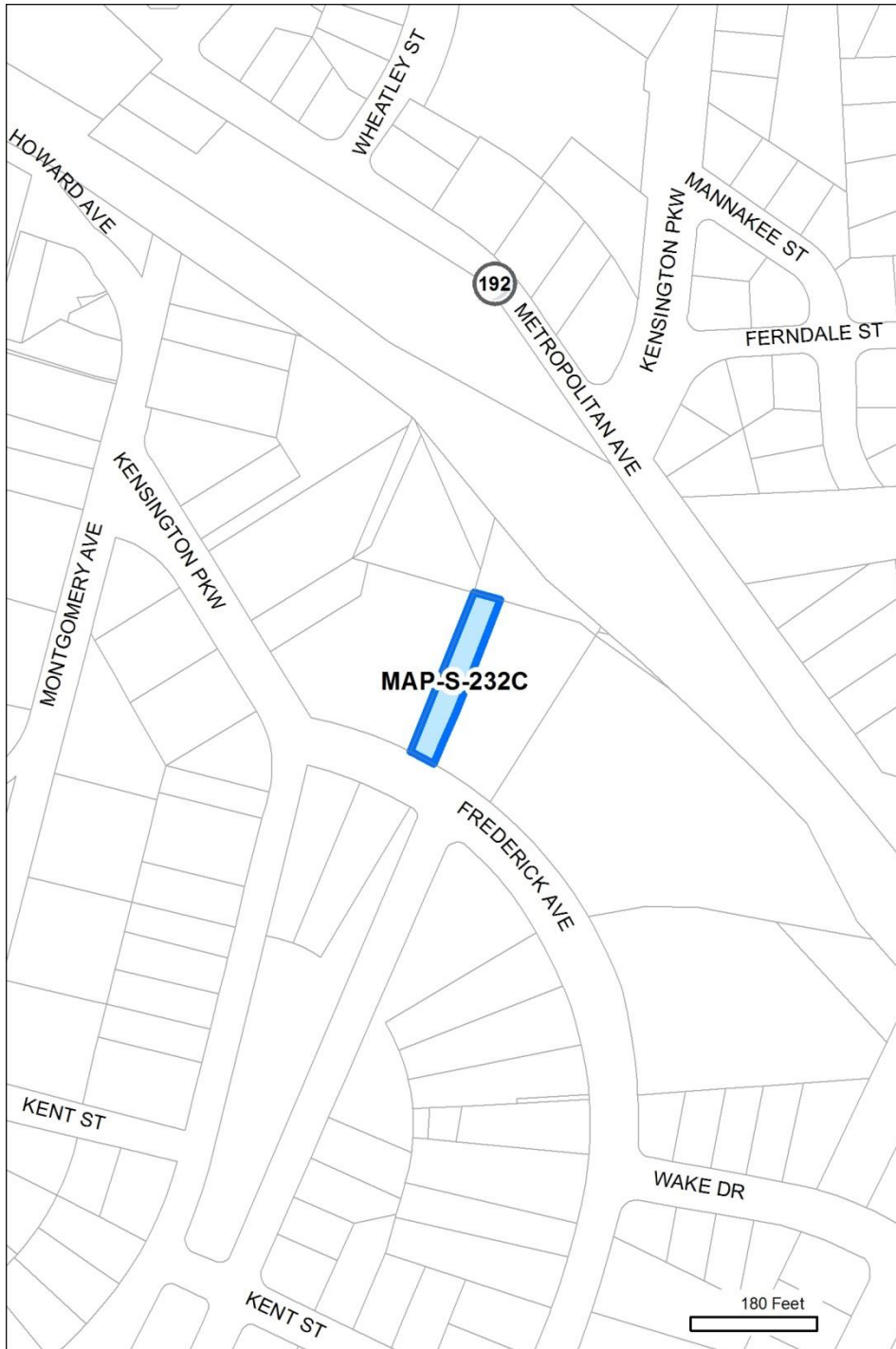
Unique ID: MAP-S-231B		staff rec. change
Master Plan ID: n/a		
Master Plan:	Bethesda / Chevy Chase	
Location:	North Bethesda Marriott	
Existing Zone:	H-M	
Proposed Conv: (8/31)	CRT-1.0 C-1.0 R-0.75 H-150	
Prop. Revised Conv:	CRT-1.0 C-1.0 R-0.5 H-150	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to what could be constructed today.</i></p>		



Unique ID: MAP-S-232A		staff rec. change
Master Plan ID: n/a		
Master Plan:	Gaithersburg Vicinity	
Location:	MidCounty Highway & Washington Grove Ln	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



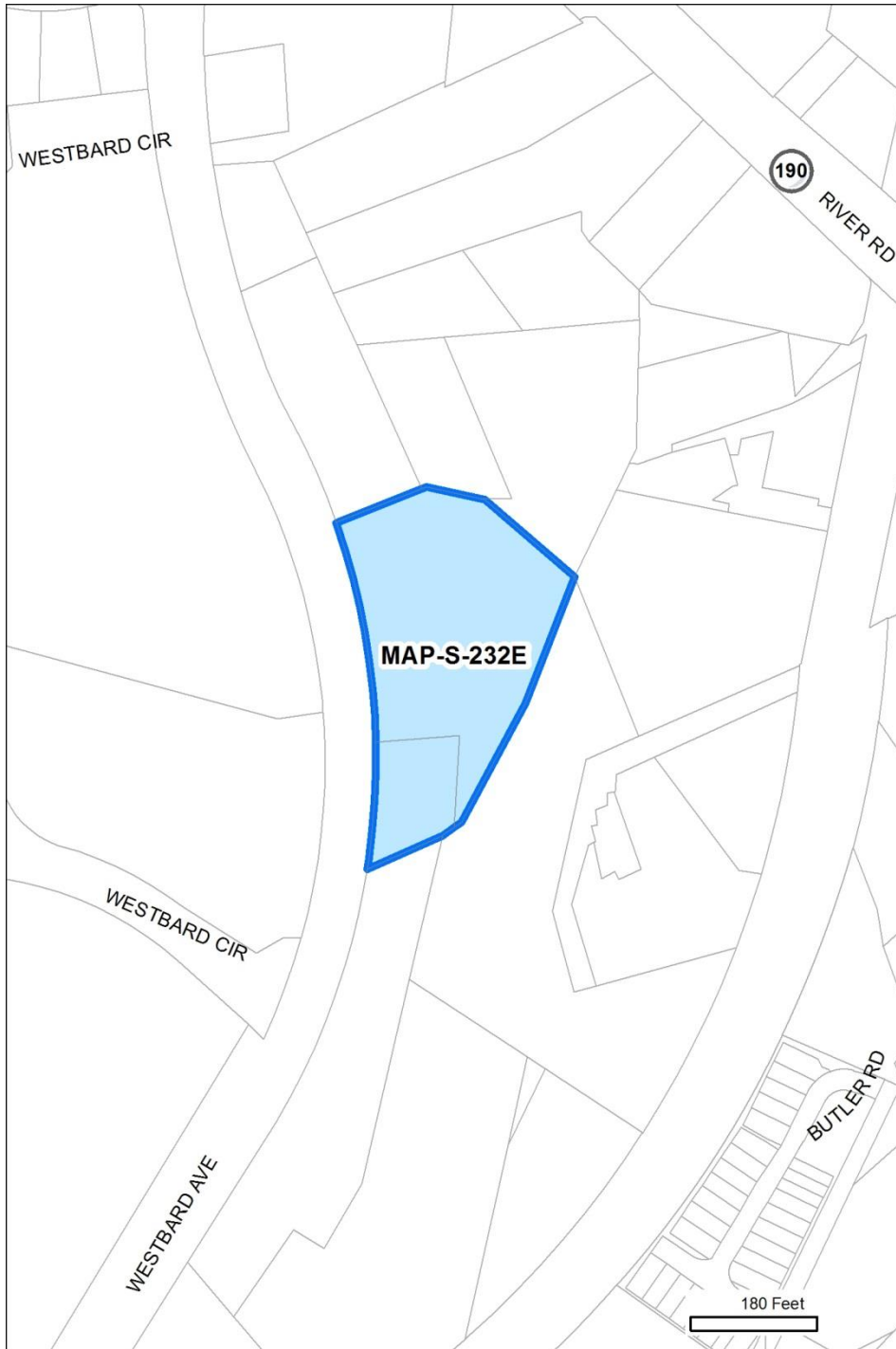
Unique ID: MAP-S-232B		staff rec. change
Master Plan ID: n/a		
Master Plan:	White Oak	
Location:	Randolph Road and New Hampshire Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



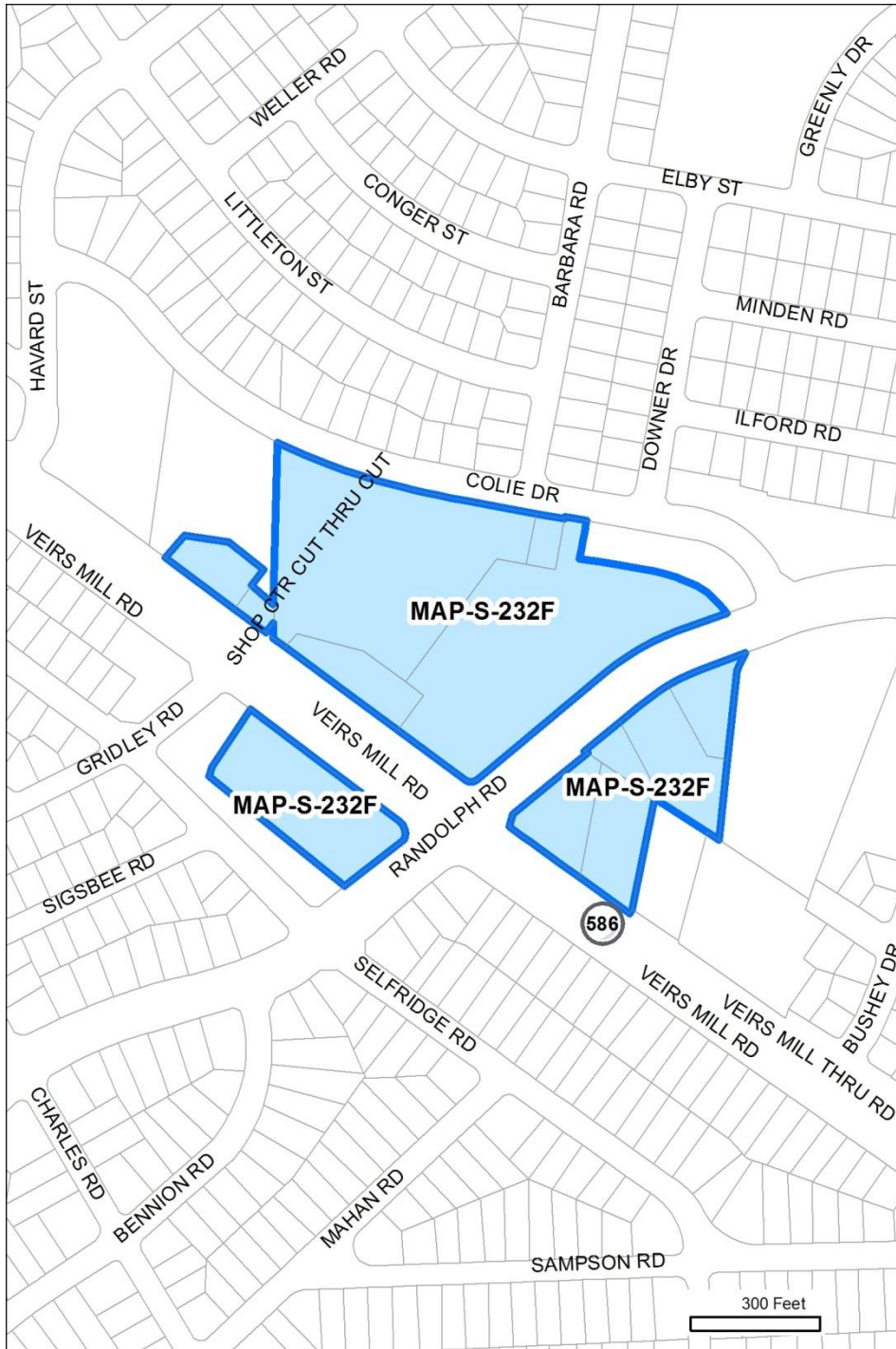
Unique ID: MAP-S-232C		staff rec. change
Master Plan ID: n/a		
Master Plan:		Kensington
Location:		
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-1.0 C-0.75 R-0.75 H-45
Prop. Revised Conv:		CRT-1.0 C-0.75 R-0.5 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



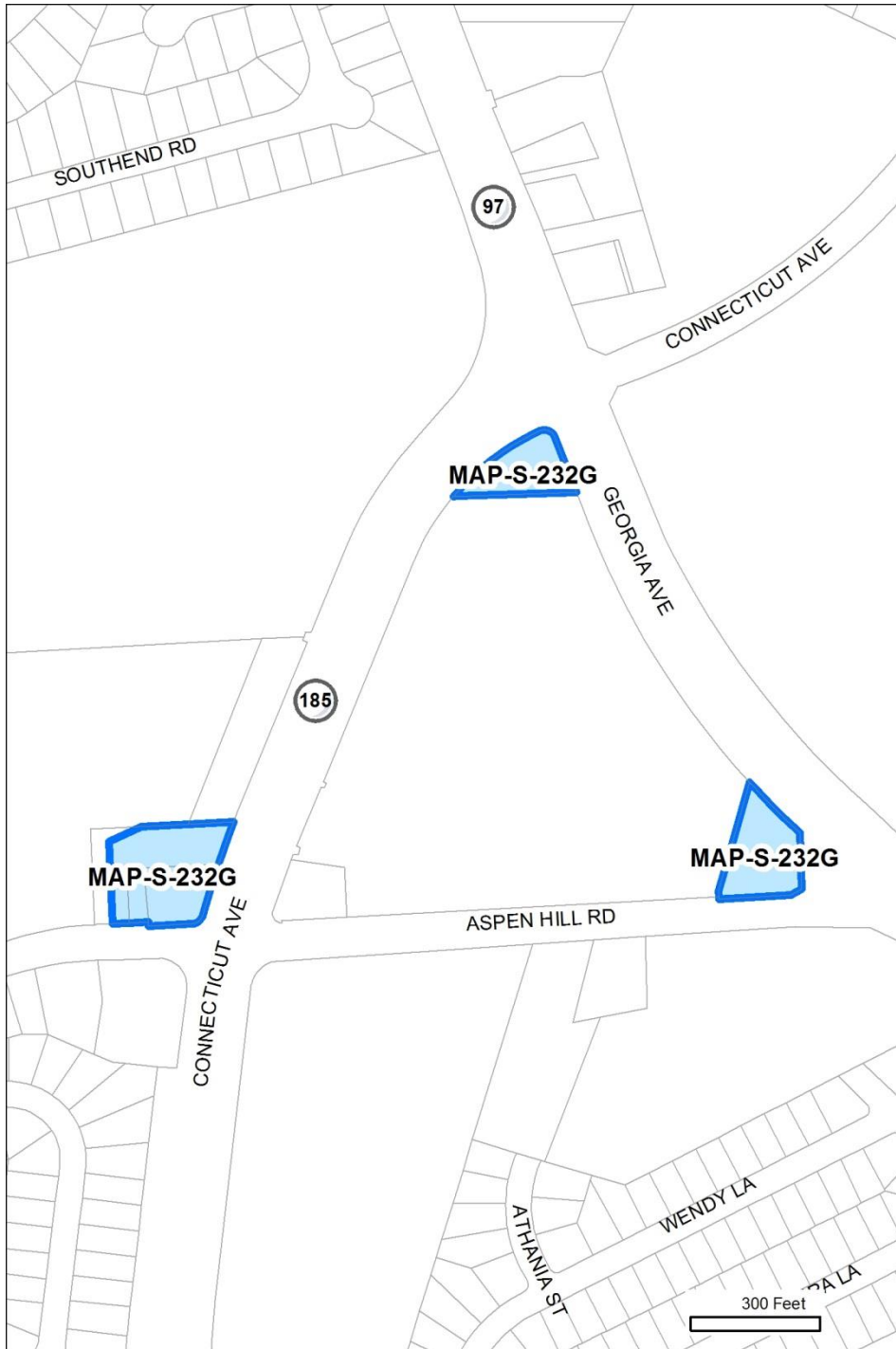
Unique ID: MAP-S-232D		staff rec. change
Master Plan ID: n/a		
Master Plan:	Olney	
Location:	Georgia Ave and Norbeck Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



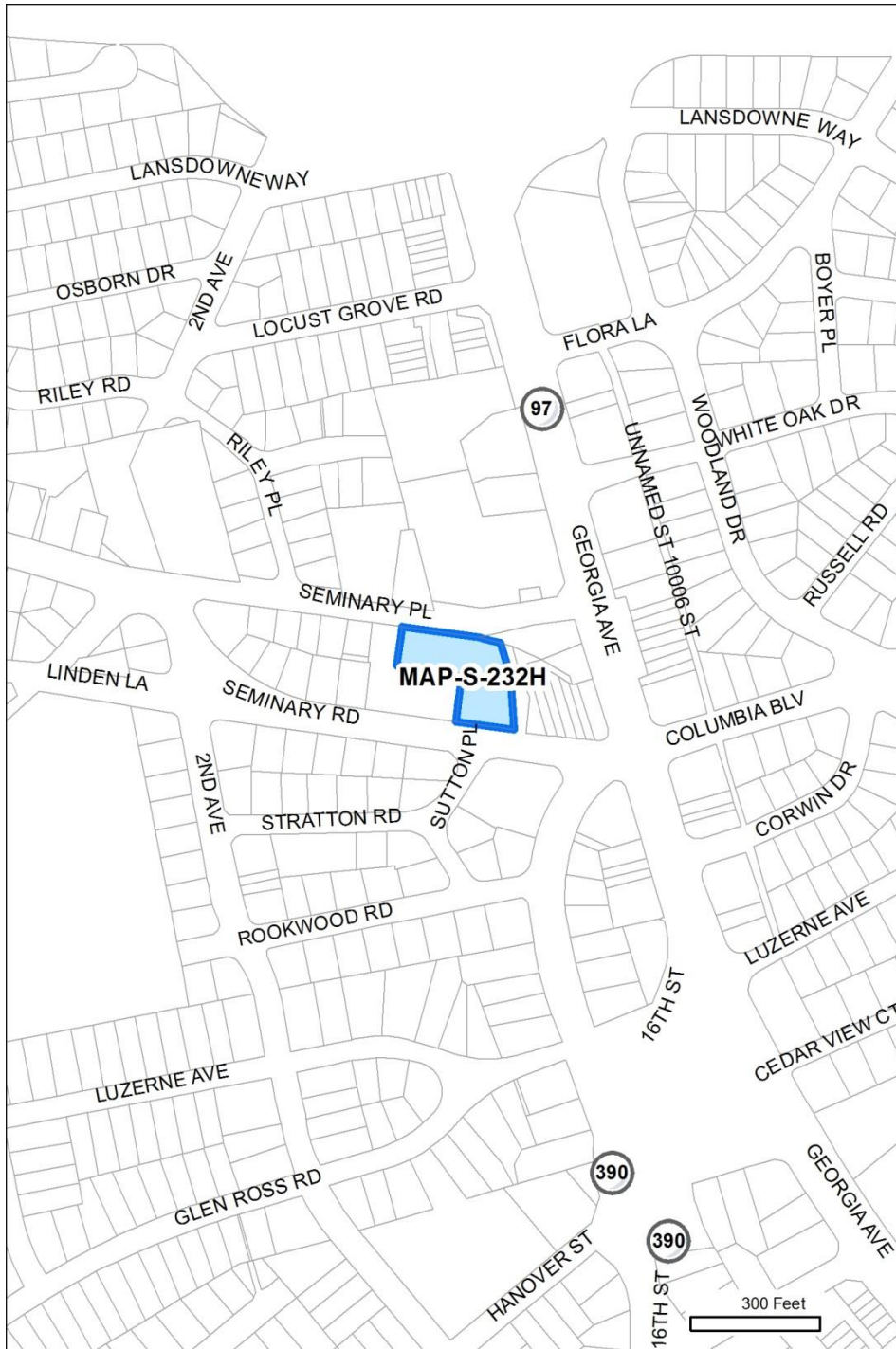
Unique ID: MAP-S-232E		staff rec. change
Master Plan ID: n/a		
Master Plan:	Westbard	
Location:	Westbard Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



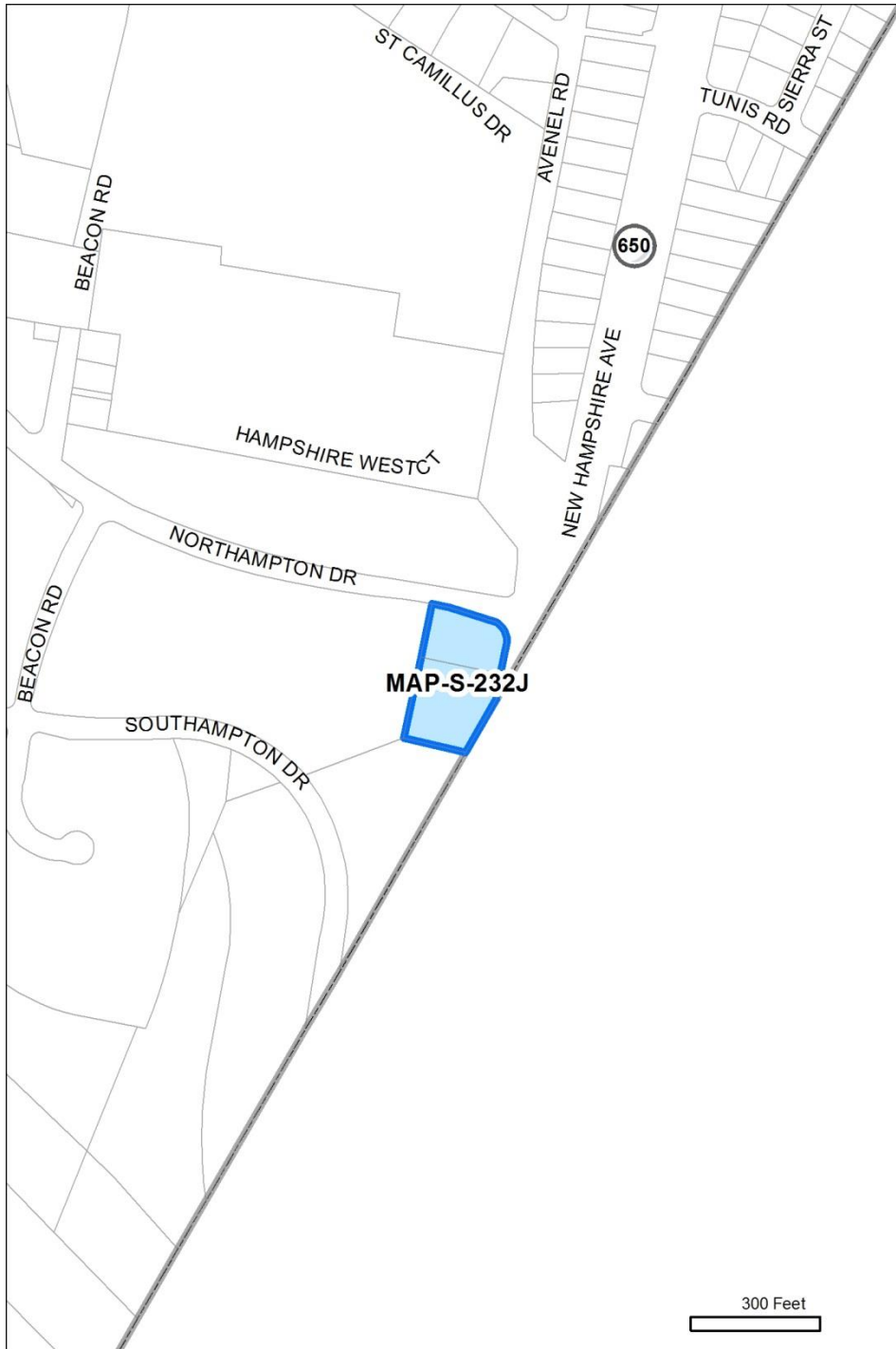
Unique ID: MAP-S-232F		staff rec. change
Master Plan ID: n/a		
Master Plan:	Kensington / Wheaton	
Location:	Veirs Mill Rd and Randolph Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



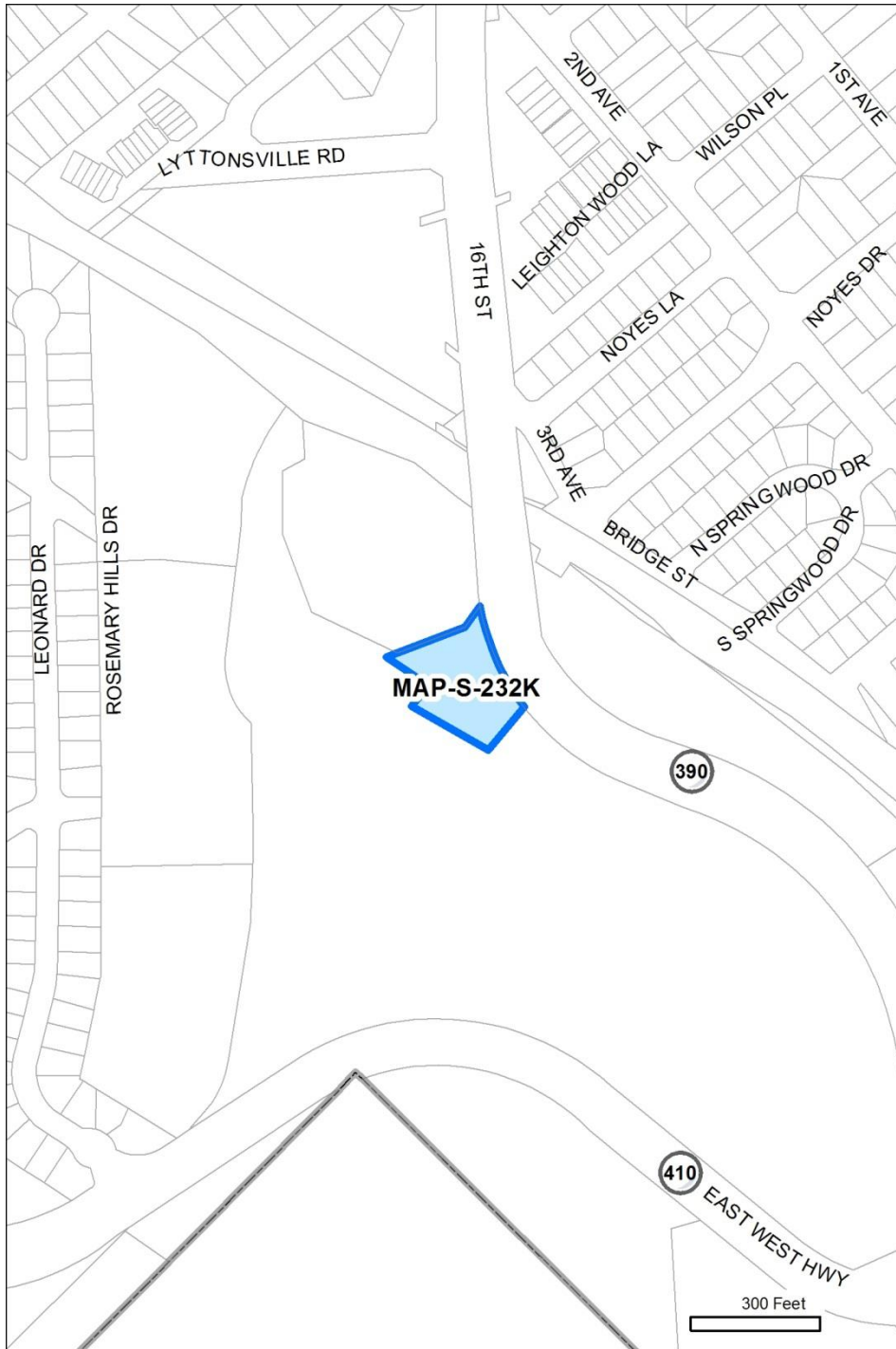
Unique ID: MAP-S-232G		staff rec. change
Master Plan ID: n/a		
Master Plan:	Aspen Hill	
Location:	Aspen Hill	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



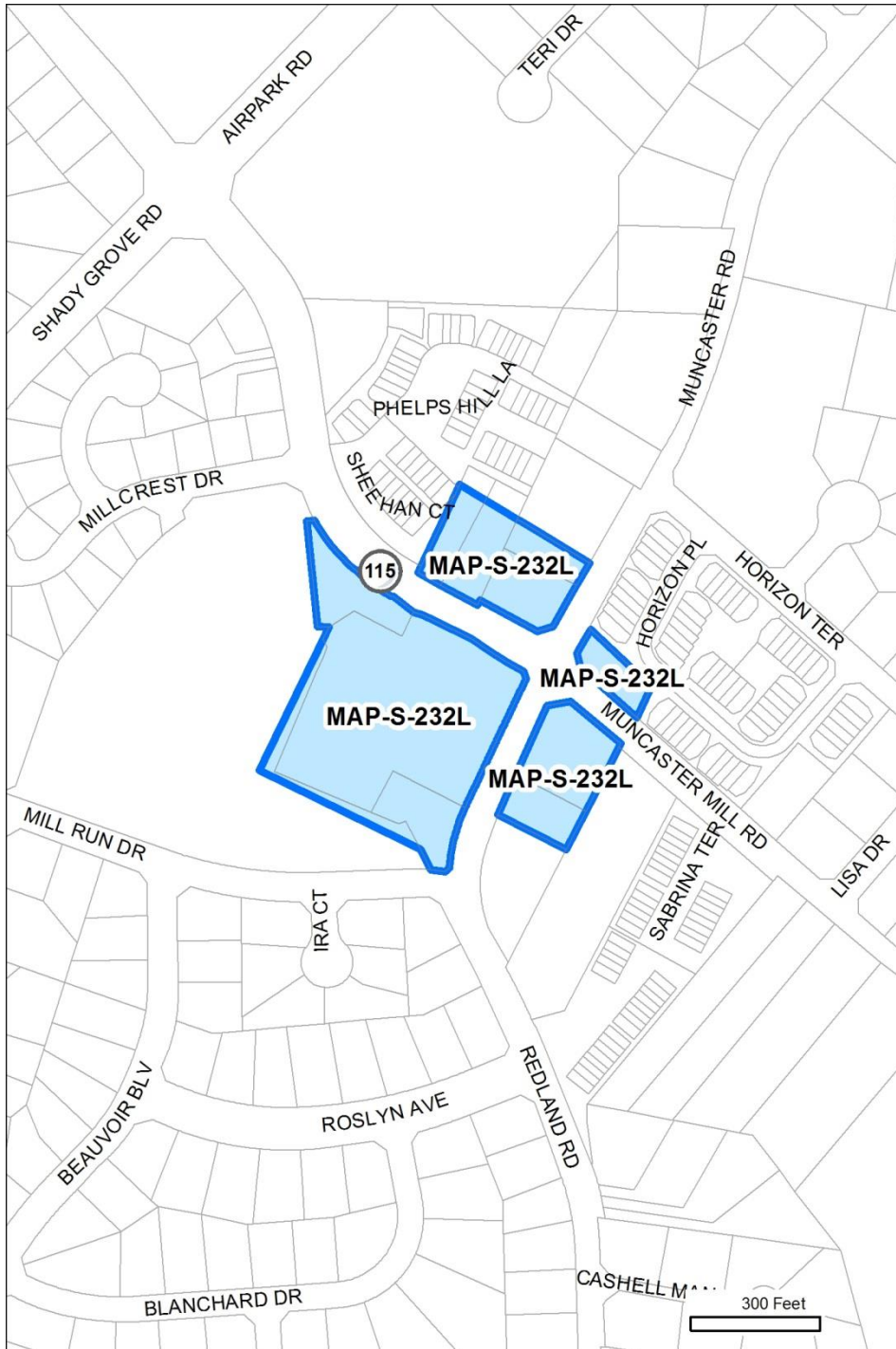
Unique ID: MAP-S-232H		staff rec. change
Master Plan ID: n/a		
Master Plan:	North and West Silver Spring	
Location:	Montgomery Hills	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



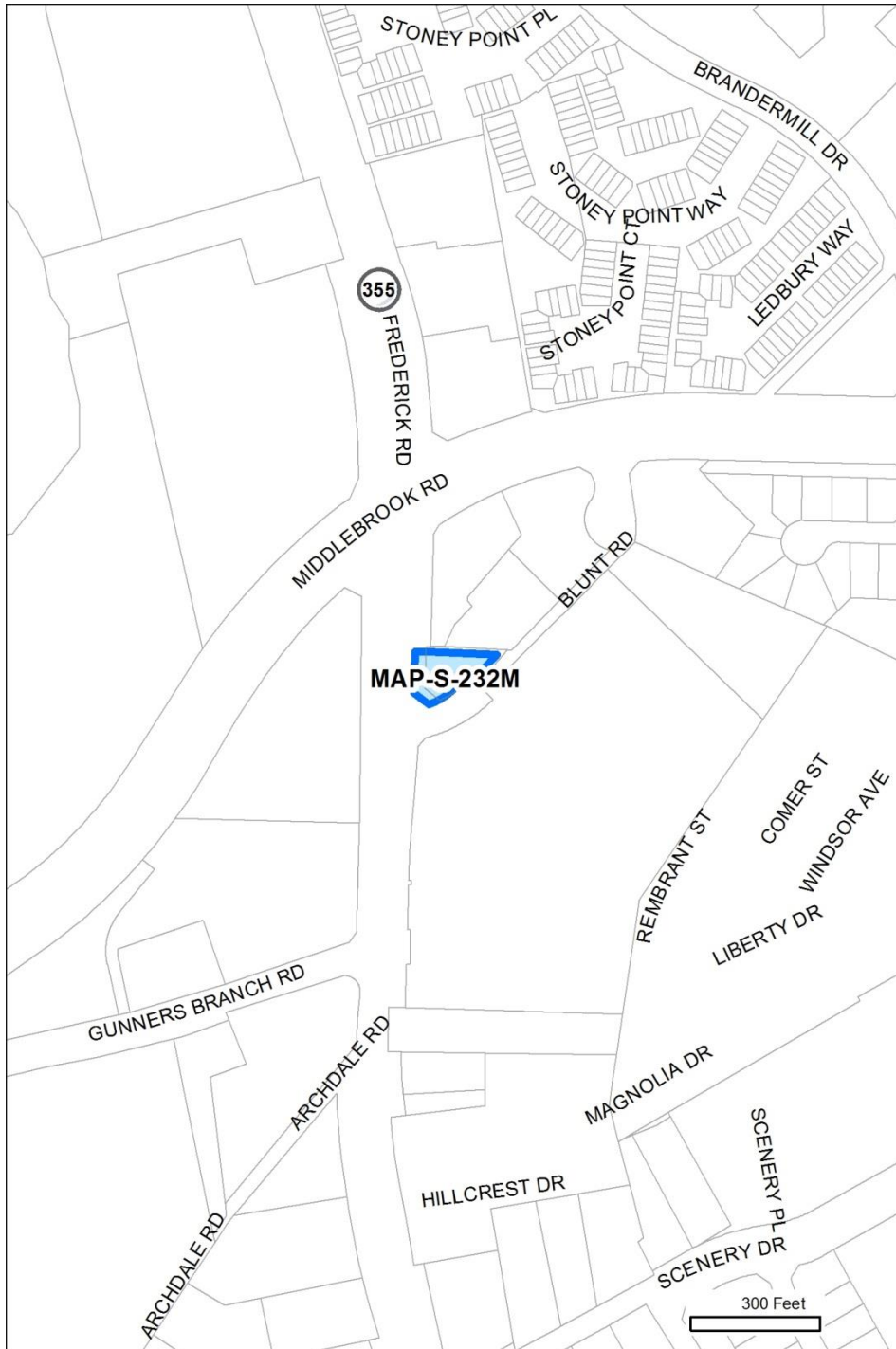
Unique ID: MAP-S-232J		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring East
Location:		New Hampshire Ave and Northampton Dr
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-1.0 C-0.75 R-0.75 H-45
Prop. Revised Conv:		CRT-1.0 C-0.75 R-0.5 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



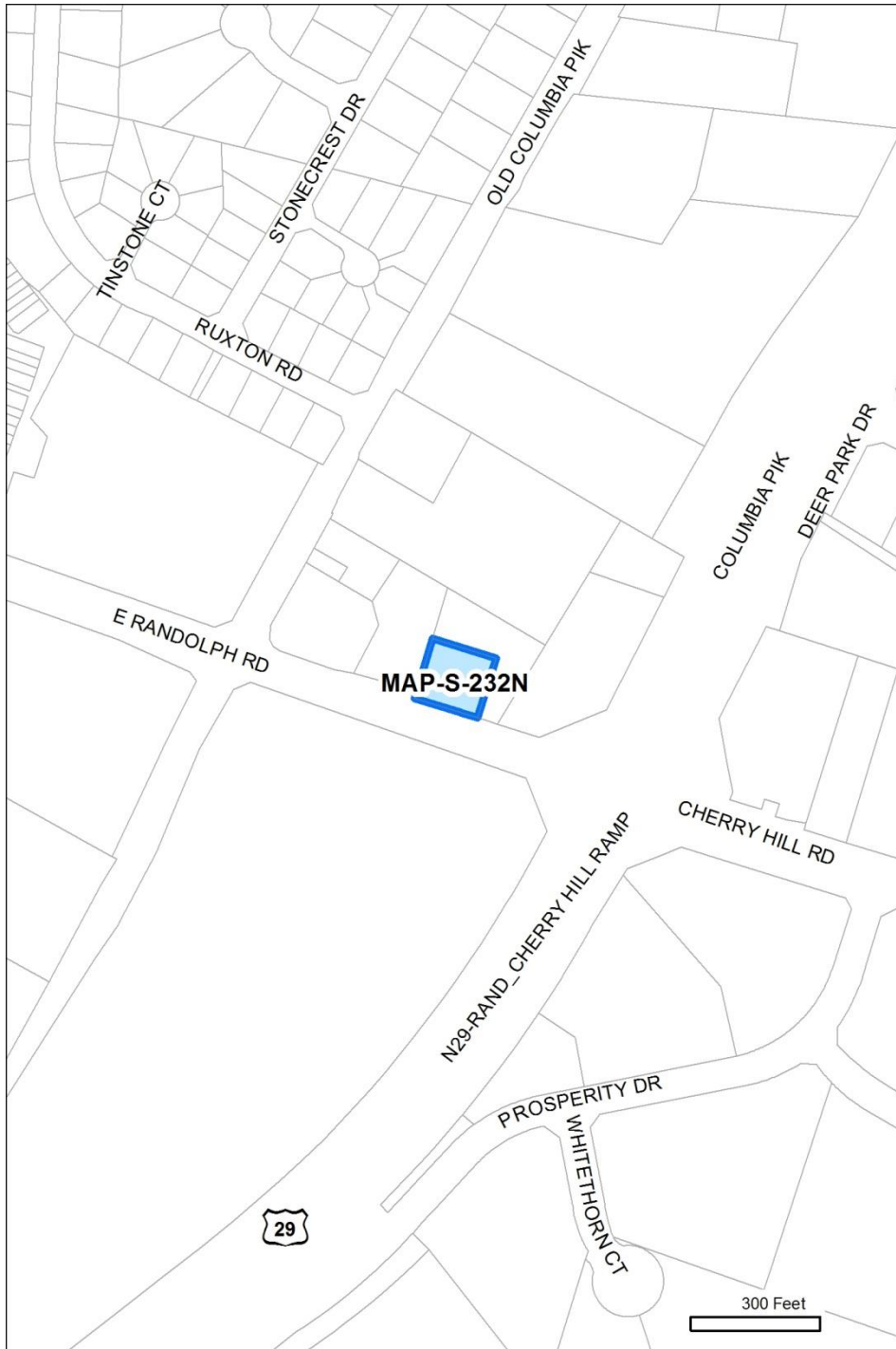
Unique ID: MAP-S-232K		staff rec. change
Master Plan ID: n/a		
Master Plan:	North and West Silver Spring	
Location:	16 th Street at CSX Railroad	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



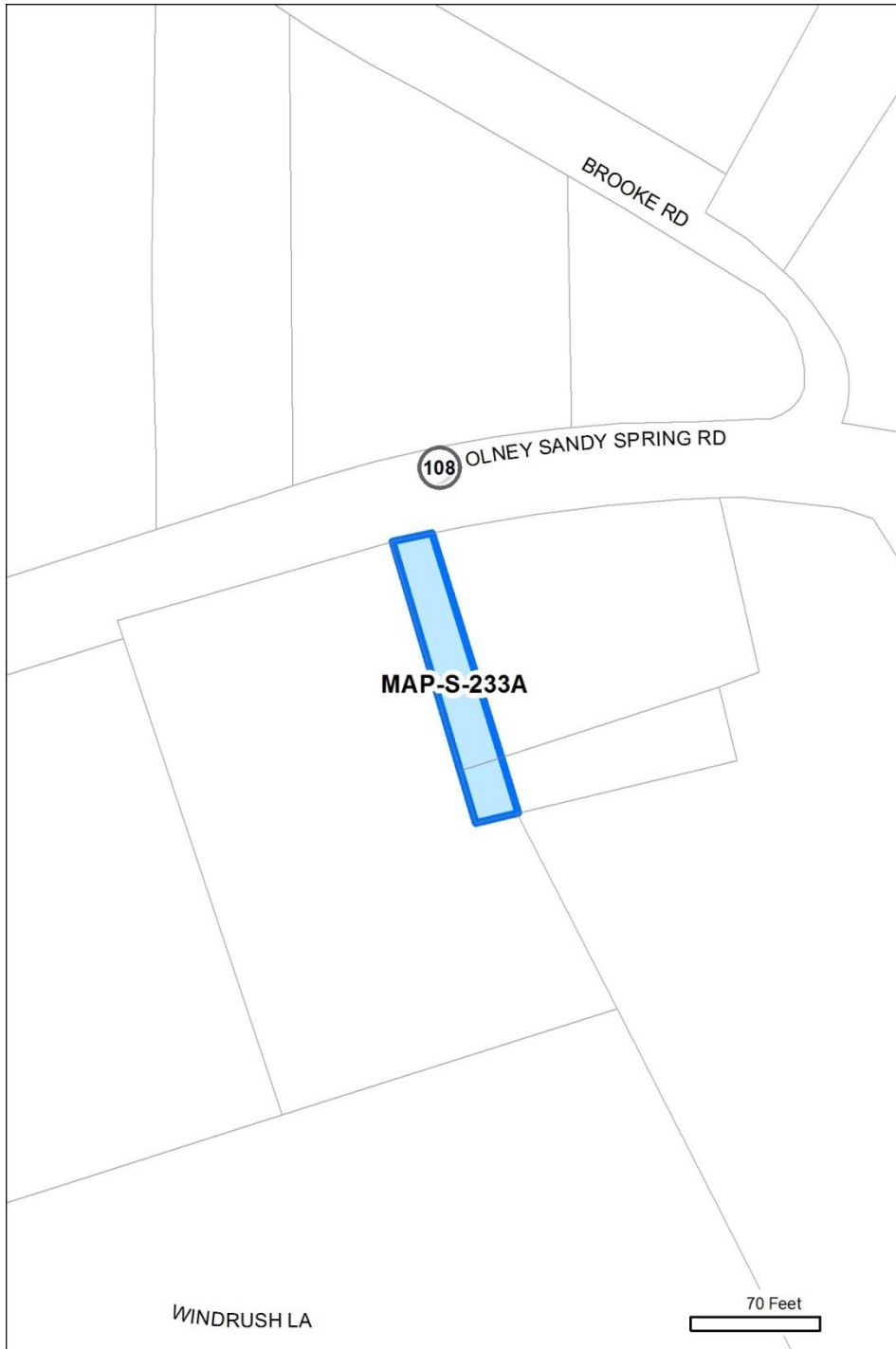
Unique ID: MAP-S-232L		staff rec. change
Master Plan ID: n/a		
Master Plan:		Upper Rock Creek
Location:		Redland Road and Muncaster Mill Rd
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-1.0 C-0.75 R-0.75 H-45
Prop. Revised Conv:		CRT-1.0 C-0.75 R-0.5 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



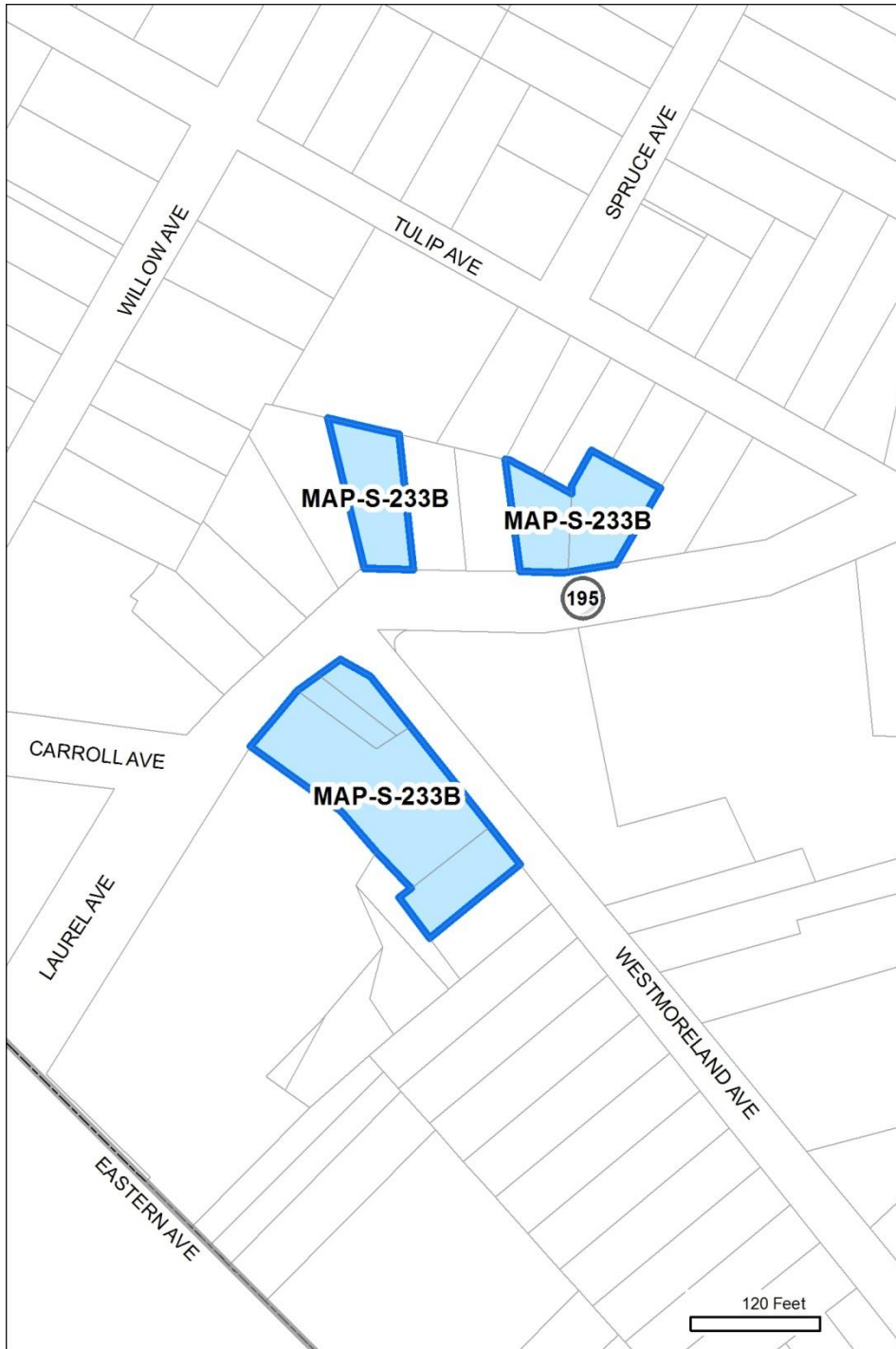
Unique ID: MAP-S-232M		staff rec. change
Master Plan ID: n/a		
Master Plan:	Germantown Town Center	
Location:	Frederick Road and Blunt Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-232N		staff rec. change
Master Plan ID: n/a		
Master Plan:		Fairland
Location:		Randolph Road and Columbia Pike
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-1.0 C-0.75 R-0.75 H-45
Prop. Revised Conv:		CRT-1.0 C-0.75 R-0.5 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



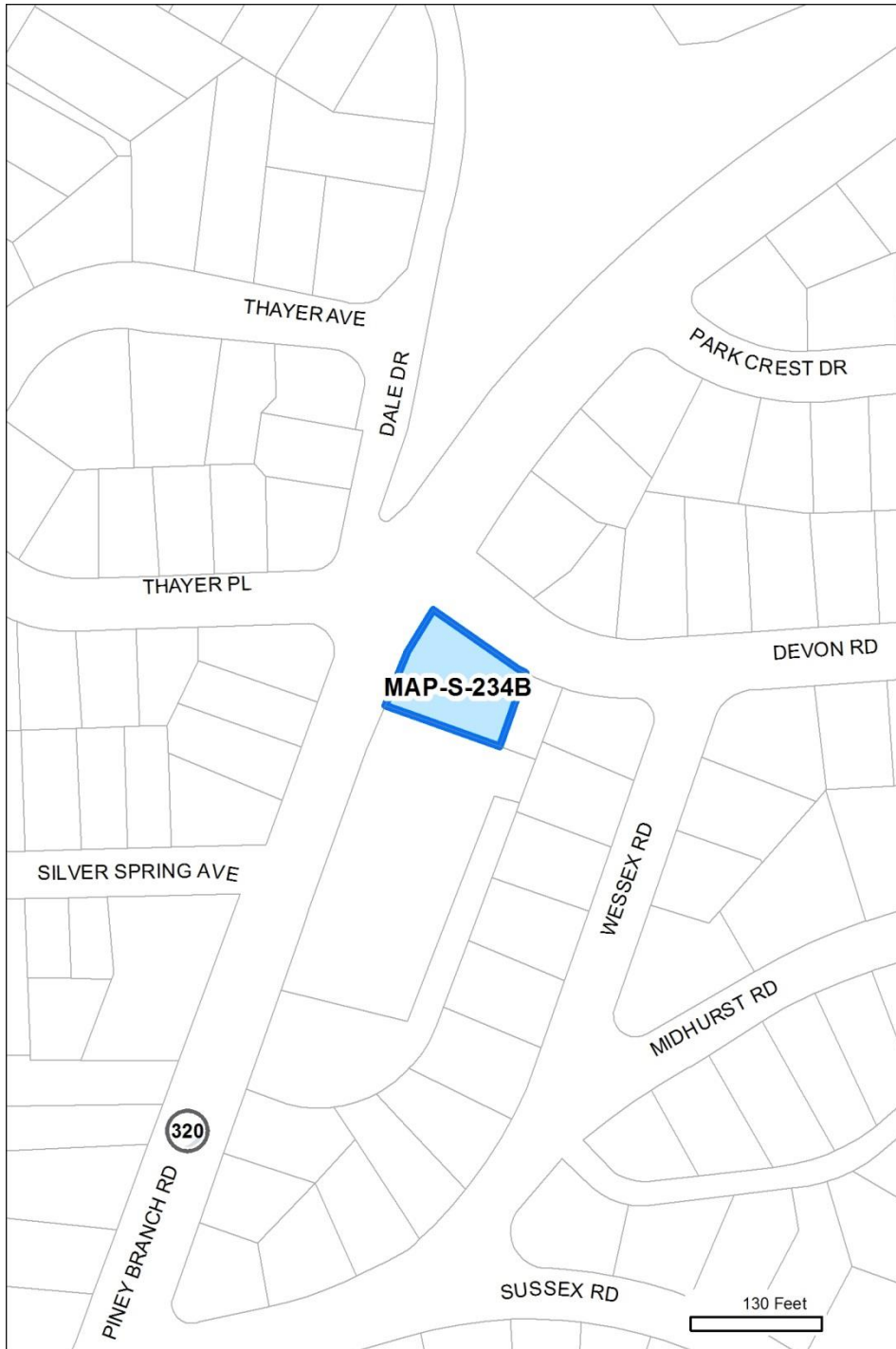
Unique ID: MAP-S-233A		staff rec. change
Master Plan ID: 4		
Master Plan:	Sandy Spring / Ashton	
Location:	Route 108 and Brooke Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-35	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-35	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p> <p><i>NOTE: The Sandy Spring/Ashton Rural Village Overlay limits heights to 30', however in the CRT zone, the lowest statutory height limit is 35'.</i></p>		



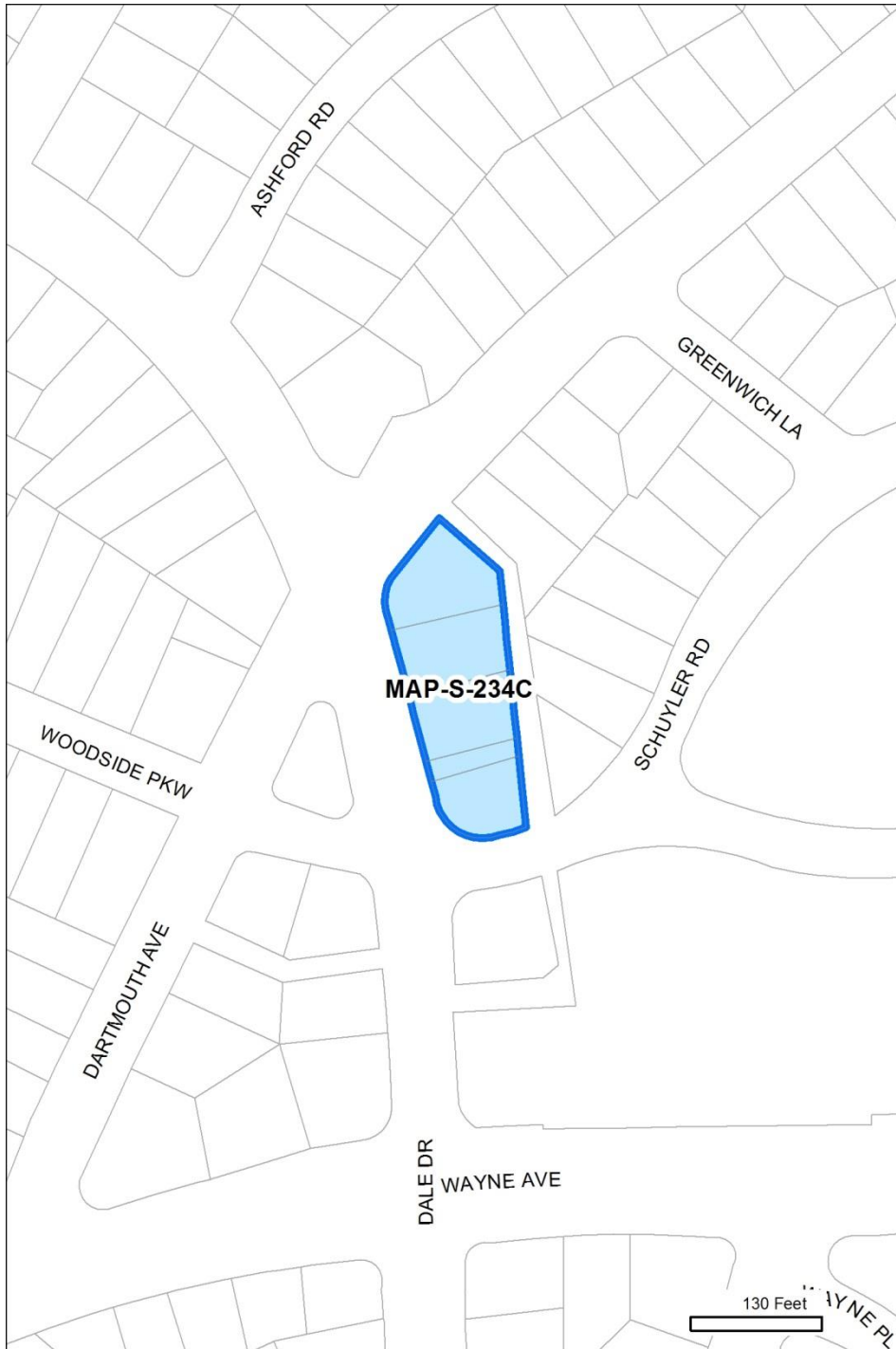
Unique ID: MAP-S-233B		staff rec. change
Master Plan ID: 4		
Master Plan:	Takoma Park	
Location:	Carroll Ave at Westmoreland Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-1.0 C-0.75 R-0.75 H-50	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-50	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p> <p><i>NOTE: The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows heights to 50'.</i></p>		



Unique ID: MAP-S-234A		staff rec. change
Master Plan ID: n/a		
Master Plan:	Silver Spring East	
Location:	Sligo Ave at Schrider St	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



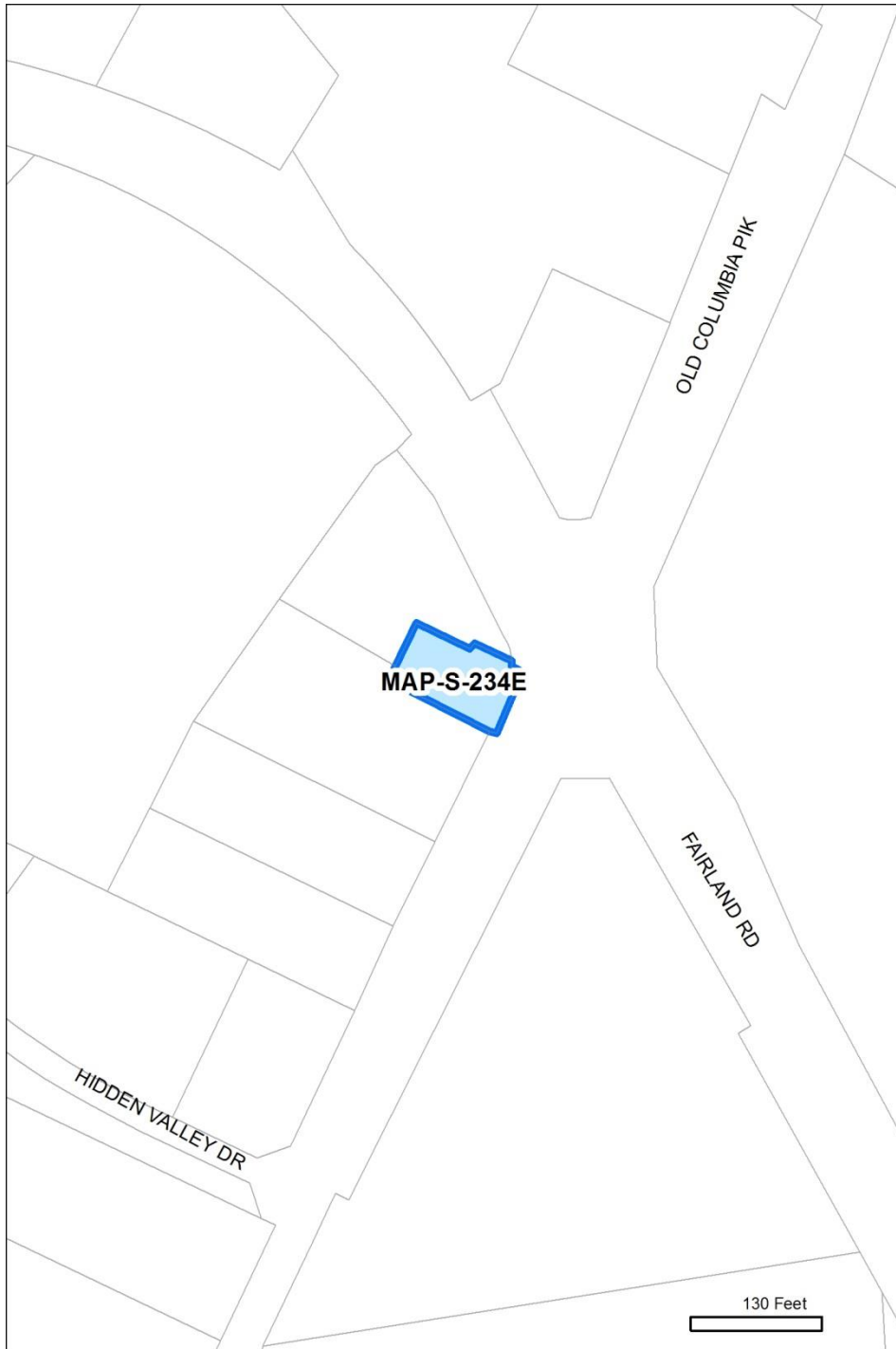
Unique ID: MAP-S-234B		staff rec. change
Master Plan ID: n/a		
Master Plan:	Silver Spring East	
Location:	Piney Branch Rd at Devon Rd	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



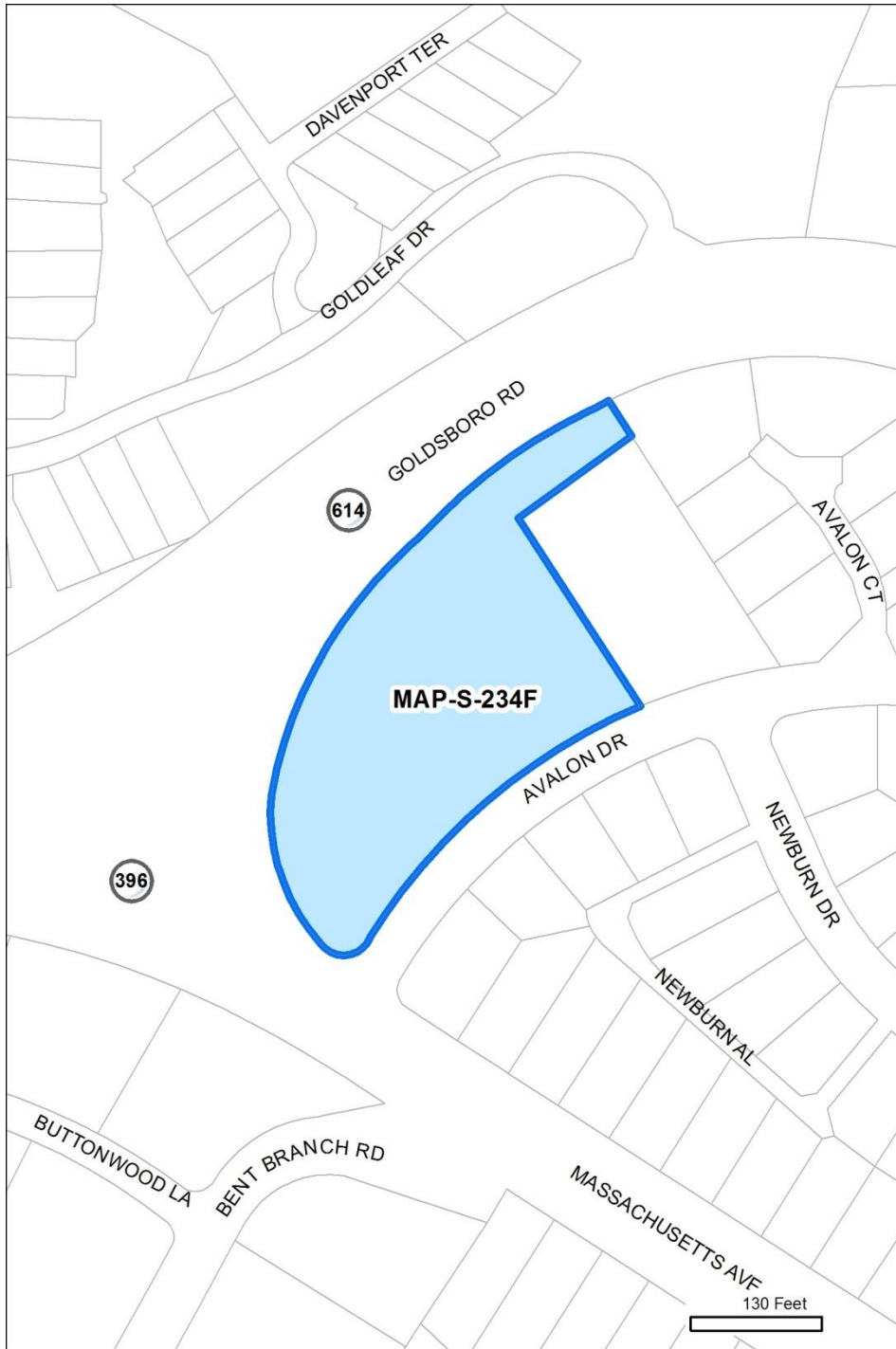
Unique ID: MAP-S-234C		staff rec. change
Master Plan ID: n/a		
Master Plan:	North and West Silver Spring	
Location:	Dale Drive at Schuyler Rd	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234D		staff rec. change
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:	Columbia Pike at Tech Rd	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234E		staff rec. change
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:	Old Columbia Pike at Fairland Rd	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



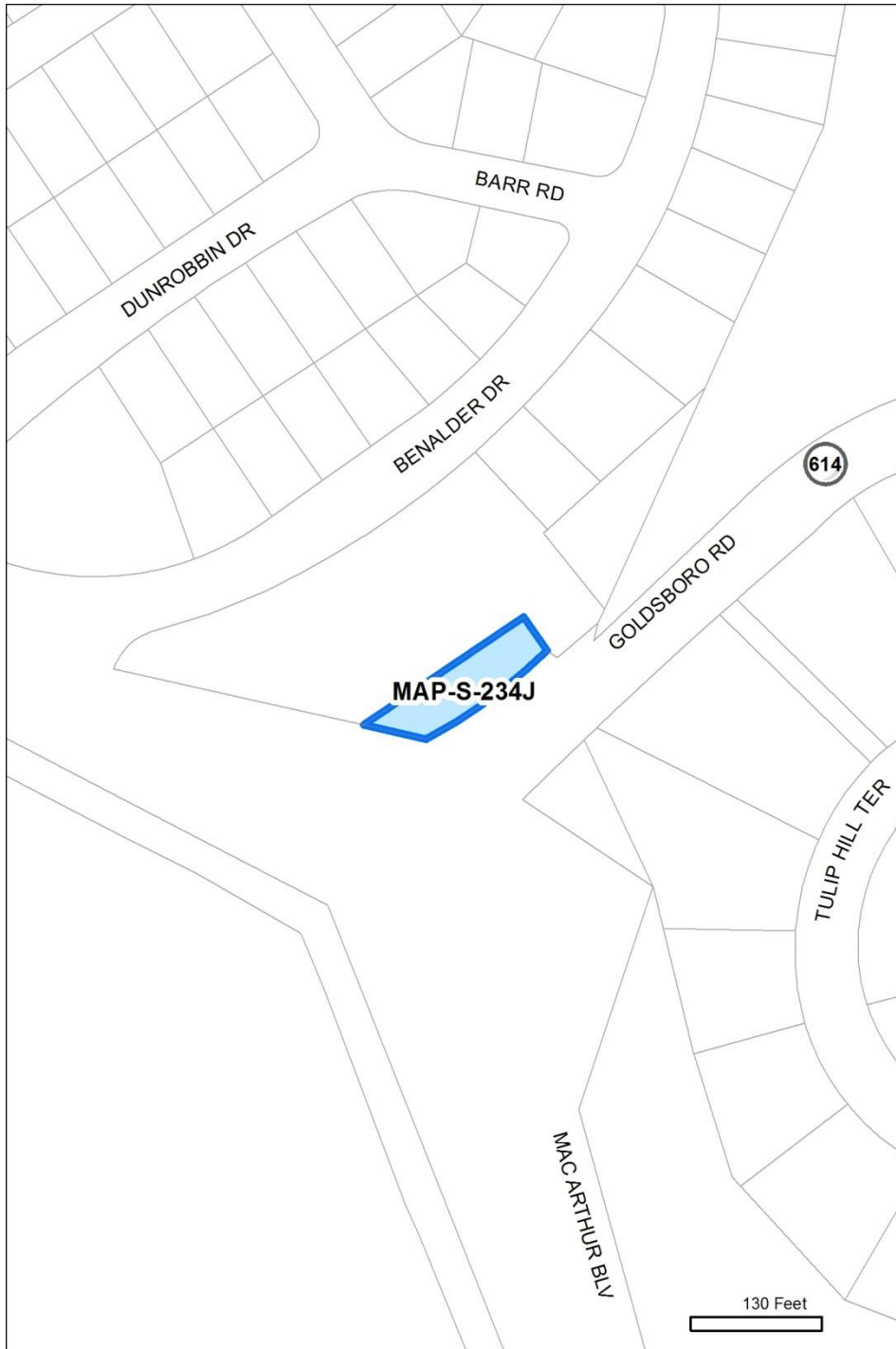
Unique ID: MAP-S-234F		staff rec. change
Master Plan ID: n/a		
Master Plan:	Bethesda / Chevy Chase	
Location:	Goldsboro Rd at Massachusetts Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



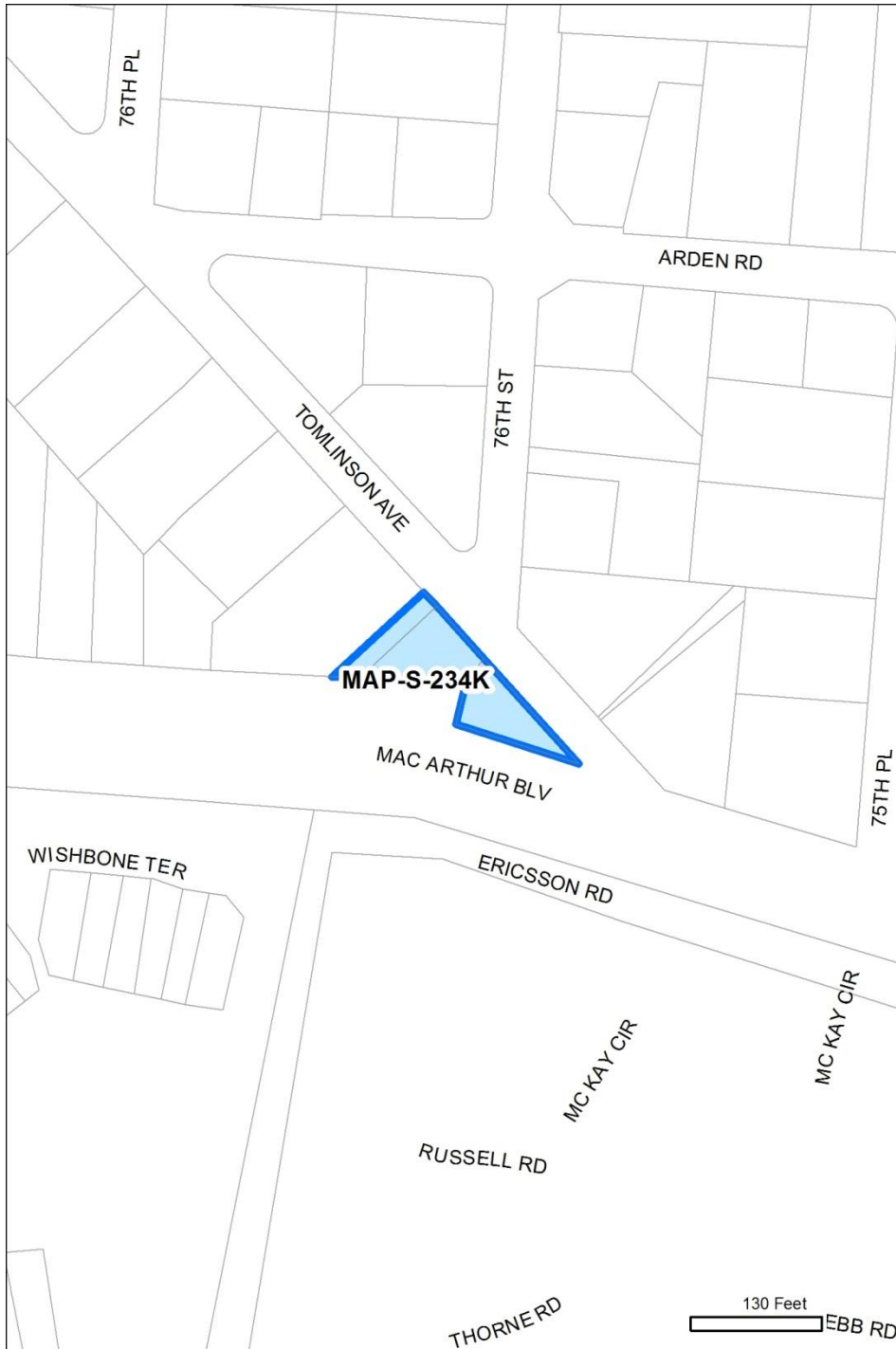
Unique ID: MAP-S-234G		staff rec. change
Master Plan ID: n/a		
Master Plan:	Gaithersburg Vicinity	
Location:	Washington Grove Ln at Pepper Ridge Way	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



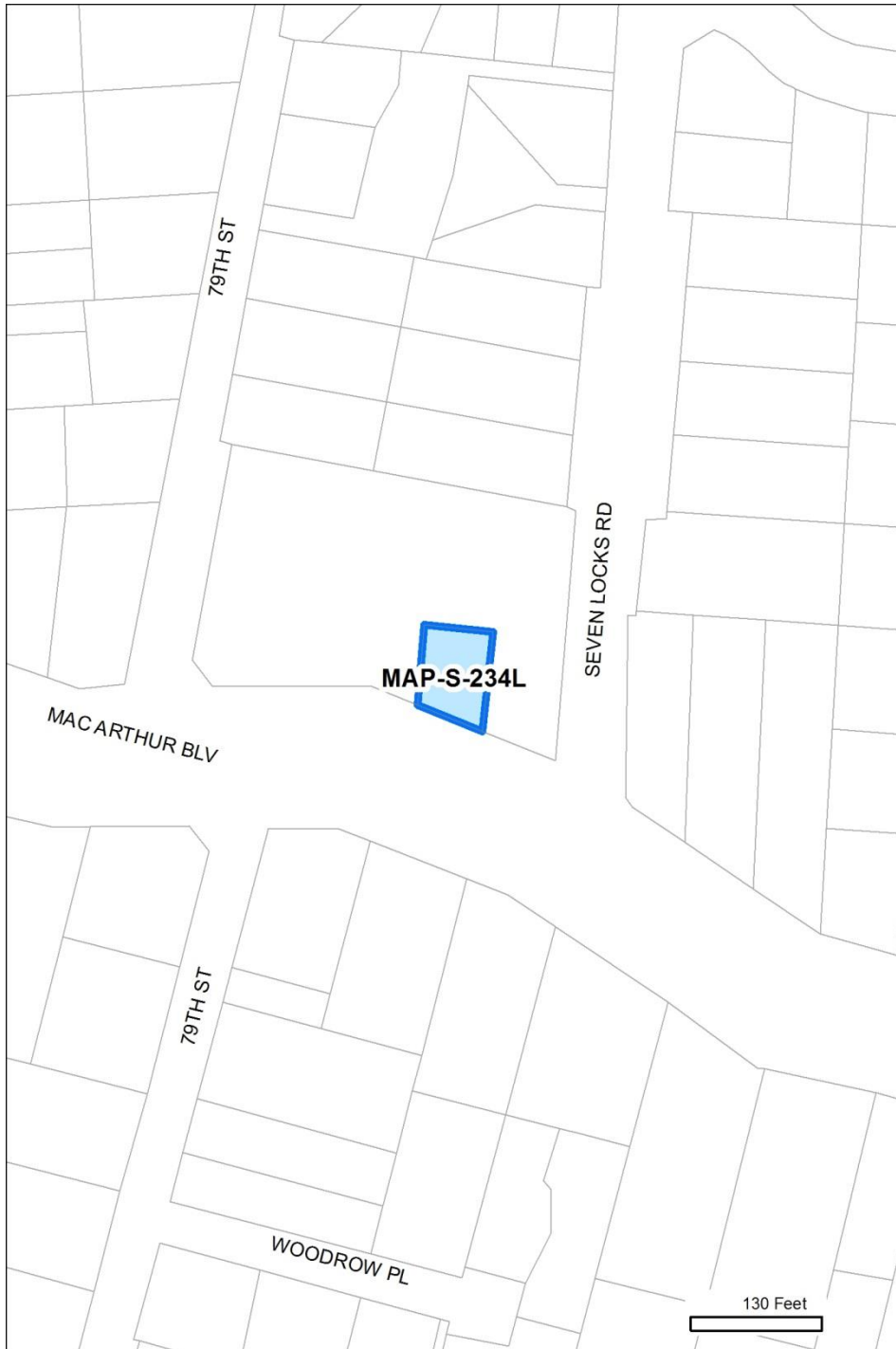
Unique ID: MAP-S-234H		staff rec. change
Master Plan ID: n/a		
Master Plan:	Germantown Town Center	
Location:	Frederick Road at Middlebrook Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234J		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda / Chevy Chase
Location:		MacArthur Blv at Goldsboro Rd
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-0.75 C-0.5 R-0.5 H-45
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234K		staff rec. change
Master Plan ID: n/a		
Master Plan:	Bethesda / Chevy Chase	
Location:	MacArthur Blv at Tomlinson Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



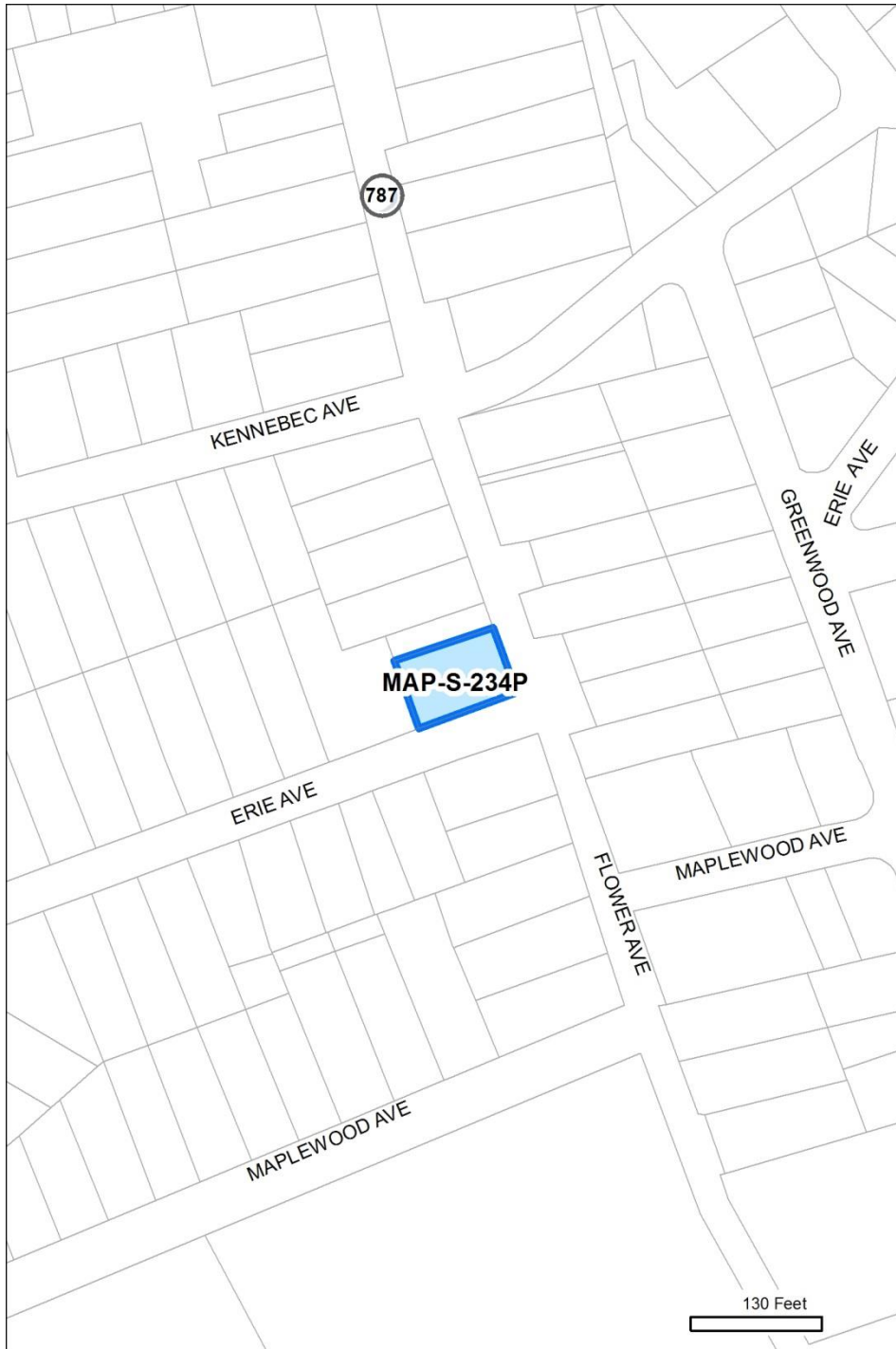
Unique ID: MAP-S-234L		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda / Chevy Chase
Location:		MacArthur Blv at Seven Locks Rd
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-0.75 C-0.5 R-0.5 H-45
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



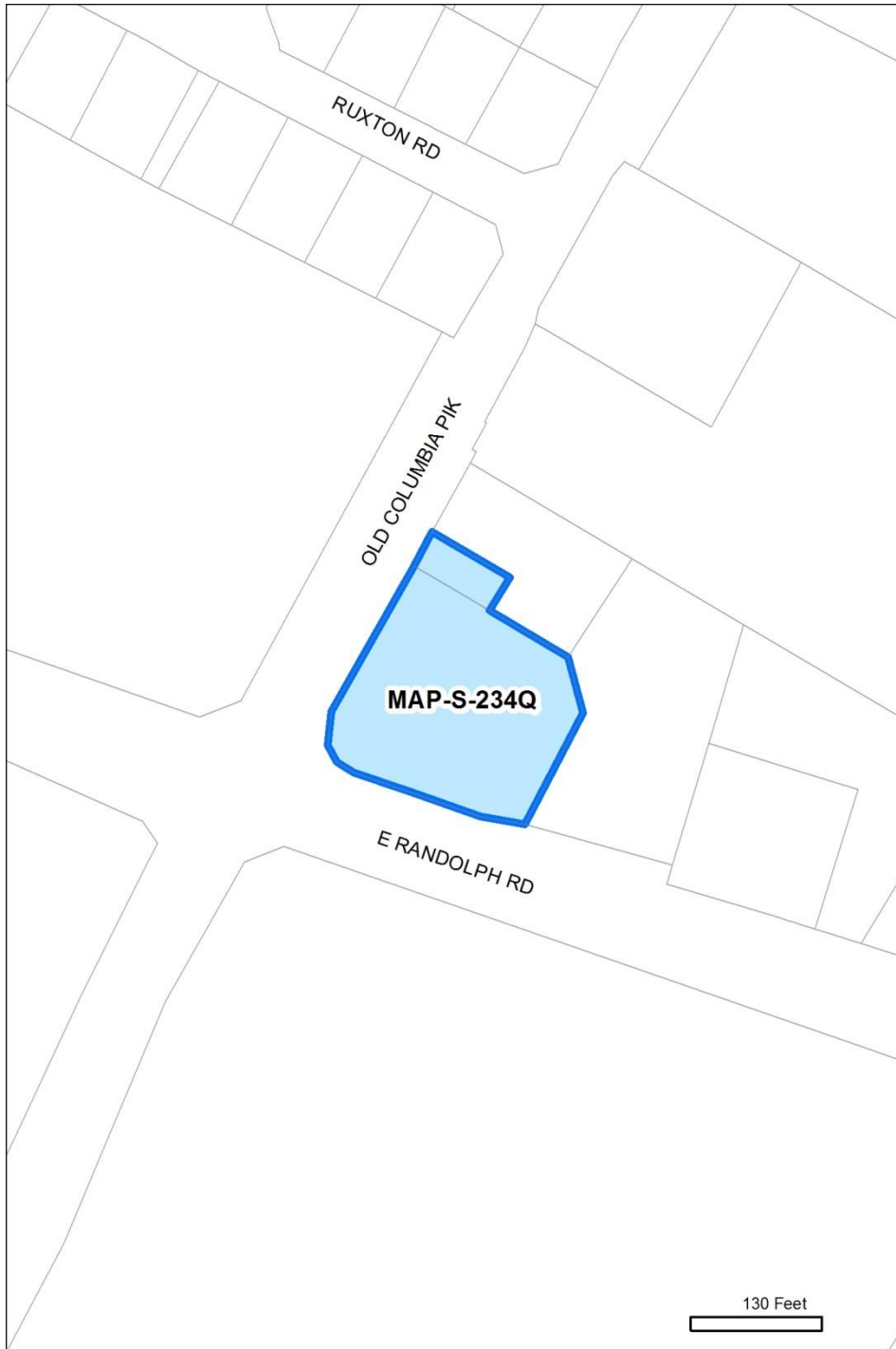
Unique ID: MAP-S-234M		staff rec. change
Master Plan ID: n/a		
Master Plan:	Westbard	
Location:	Westbard Ave at Ridgefield Rd	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234N		staff rec. change
Master Plan ID: n/a		
Master Plan:	Forest Glen	
Location:	Forest Glen Road at Seminary Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



Unique ID: MAP-S-234P		staff rec. change
Master Plan ID: n/a		
Master Plan:		Takoma Park
Location:		Flower Ave at Erie Ave
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-0.75 C-0.5 R-0.5 H-45
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-45
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



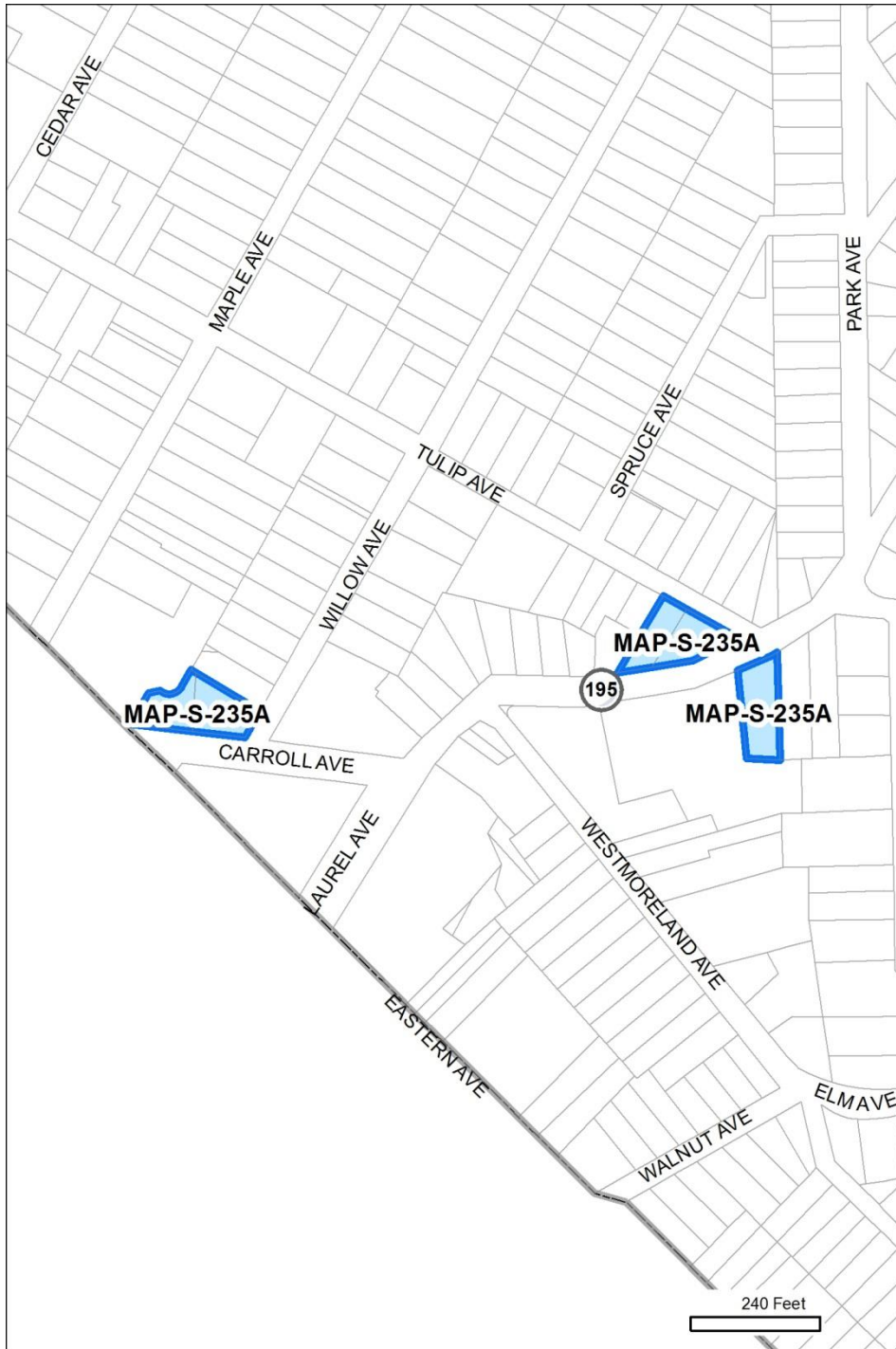
Unique ID: MAP-S-234Q		staff rec. change
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:	Randolph Road at Old Columbia Pike	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



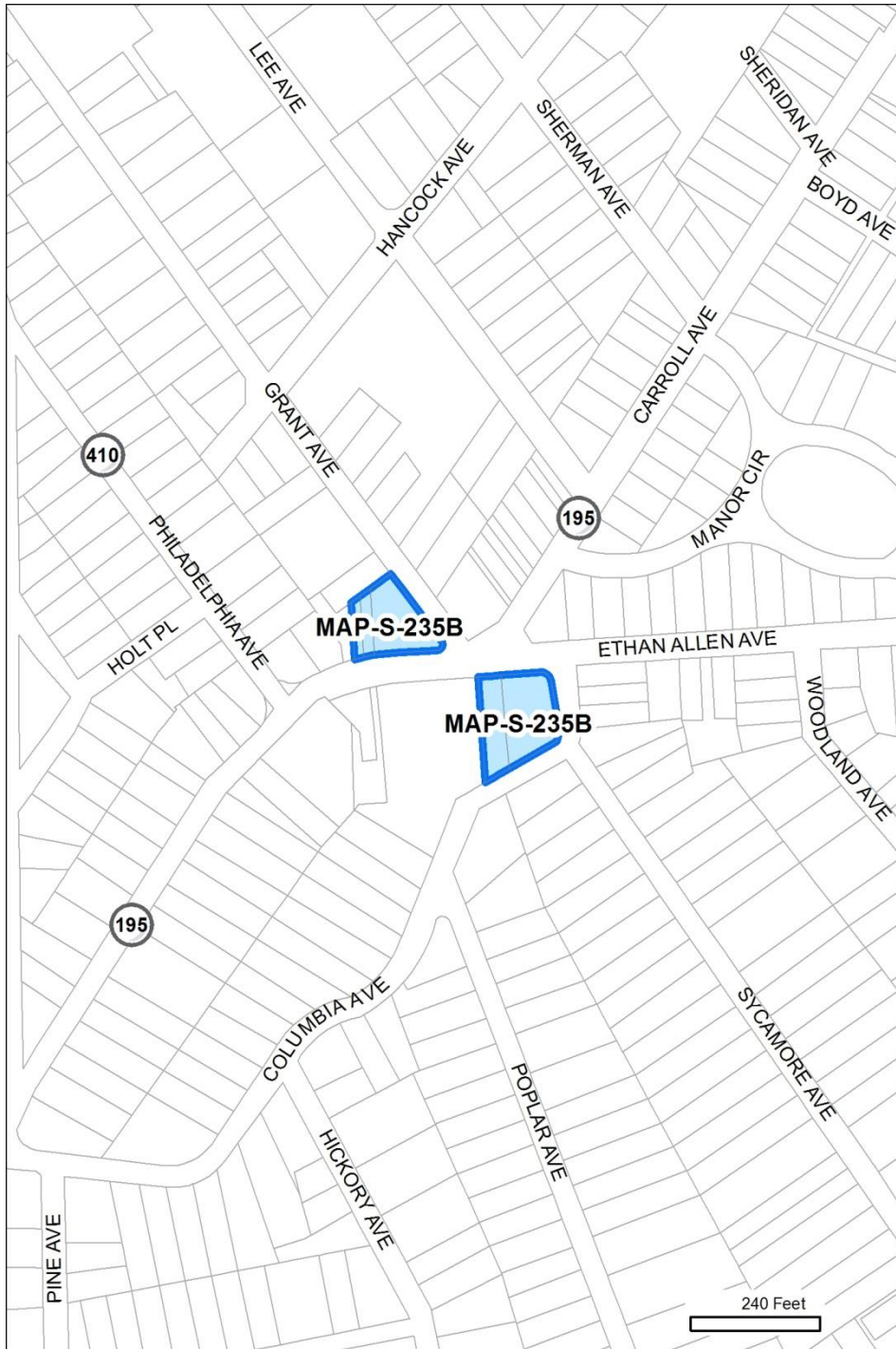
Unique ID: MAP-S-234R		staff rec. change
Master Plan ID: n/a		
Master Plan:	North and West Silver Spring	
Location:	Grubb Road at Washington Ave	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



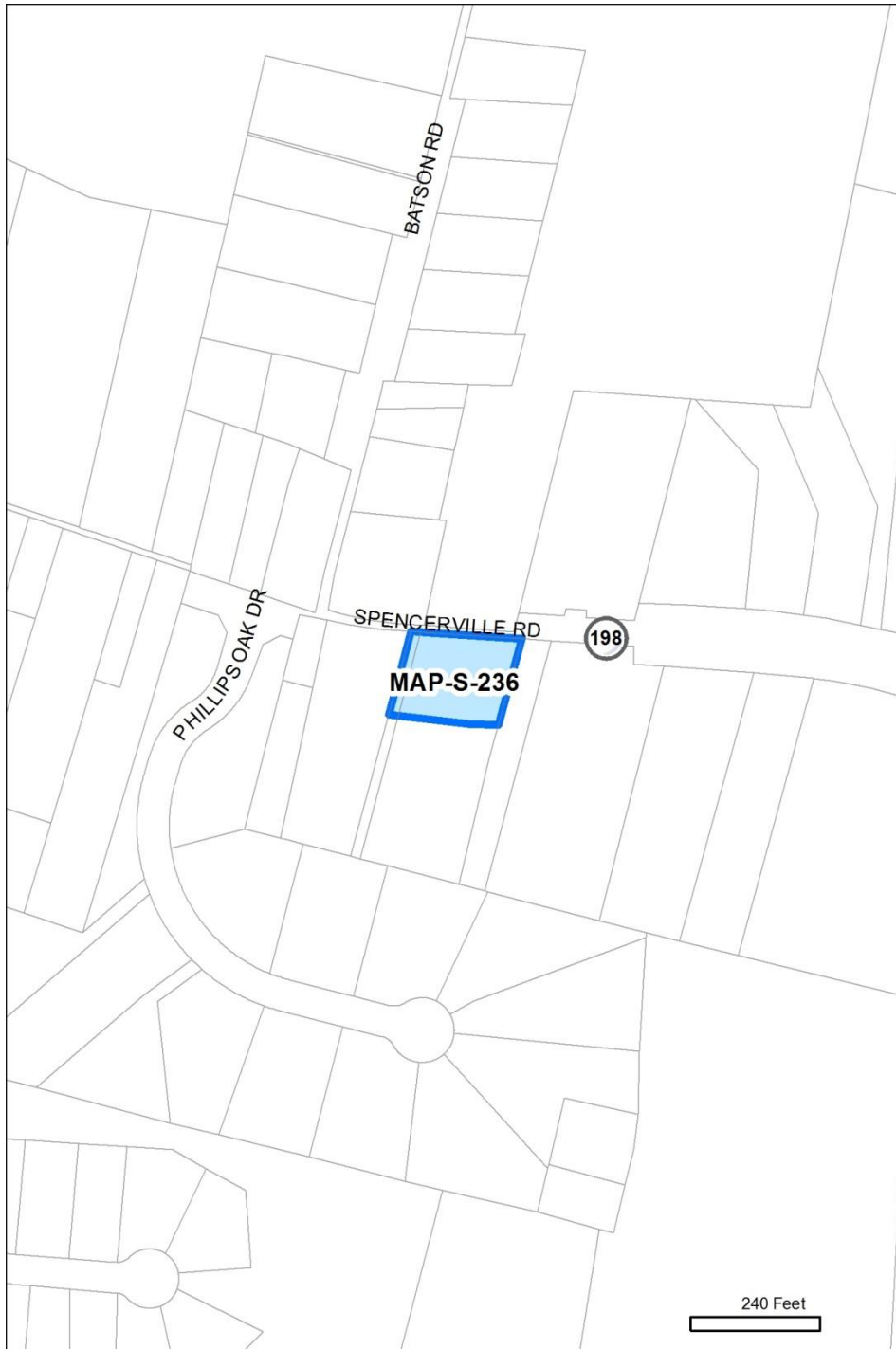
Unique ID: MAP-S-234S		staff rec. change
Master Plan ID: n/a		
Master Plan:	Forest Glen	
Location:	Forest Glen Road at Sutherland Road	
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p>		



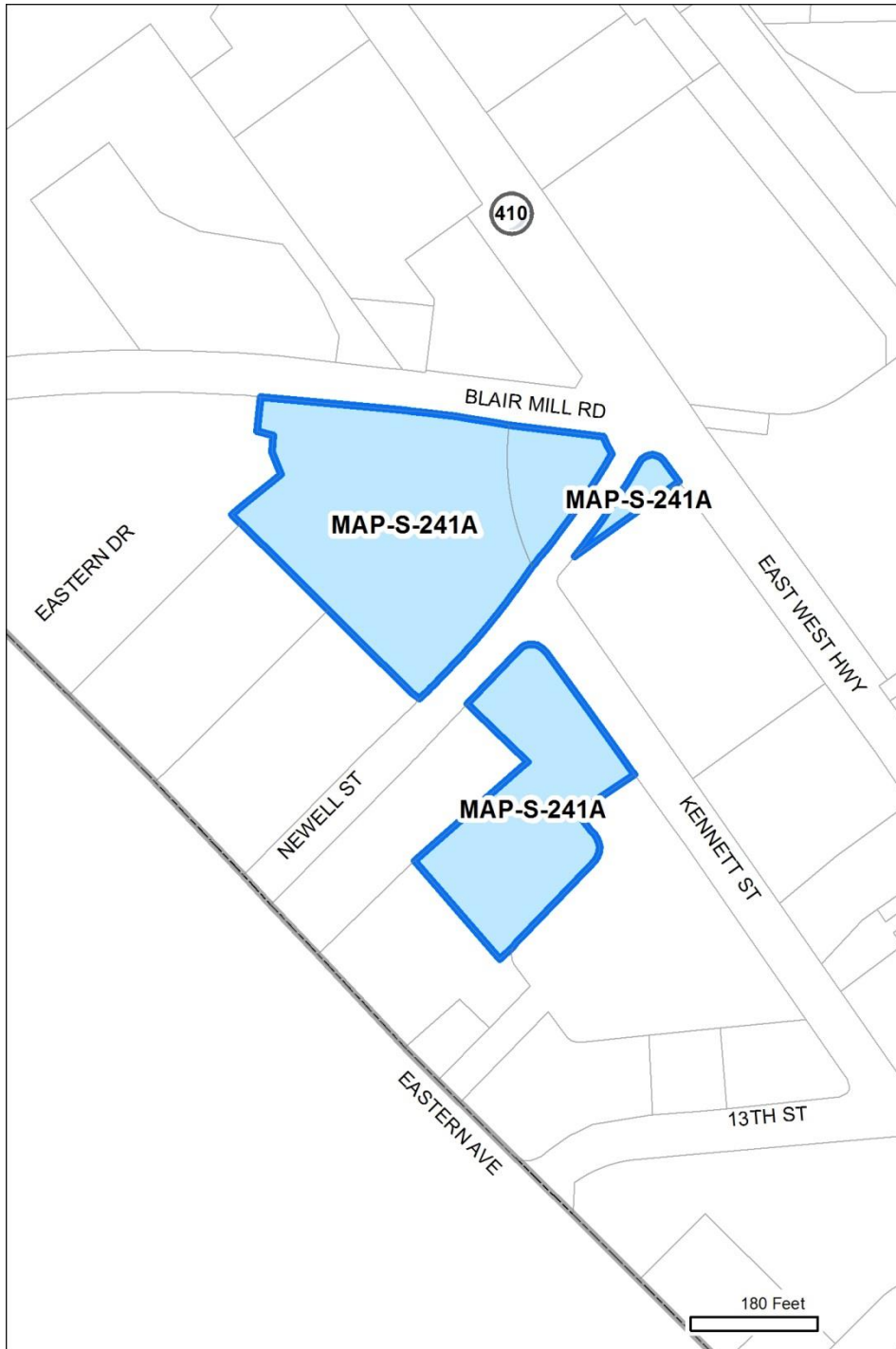
Unique ID: MAP-S-235A		staff rec. change
Master Plan ID: 3		
Master Plan:	Takoma Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (8/31)	CRT-0.75 C-0.5 R-0.5 H-50	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-50	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p> <p><i>NOTE: The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows heights to 50'.</i></p>		



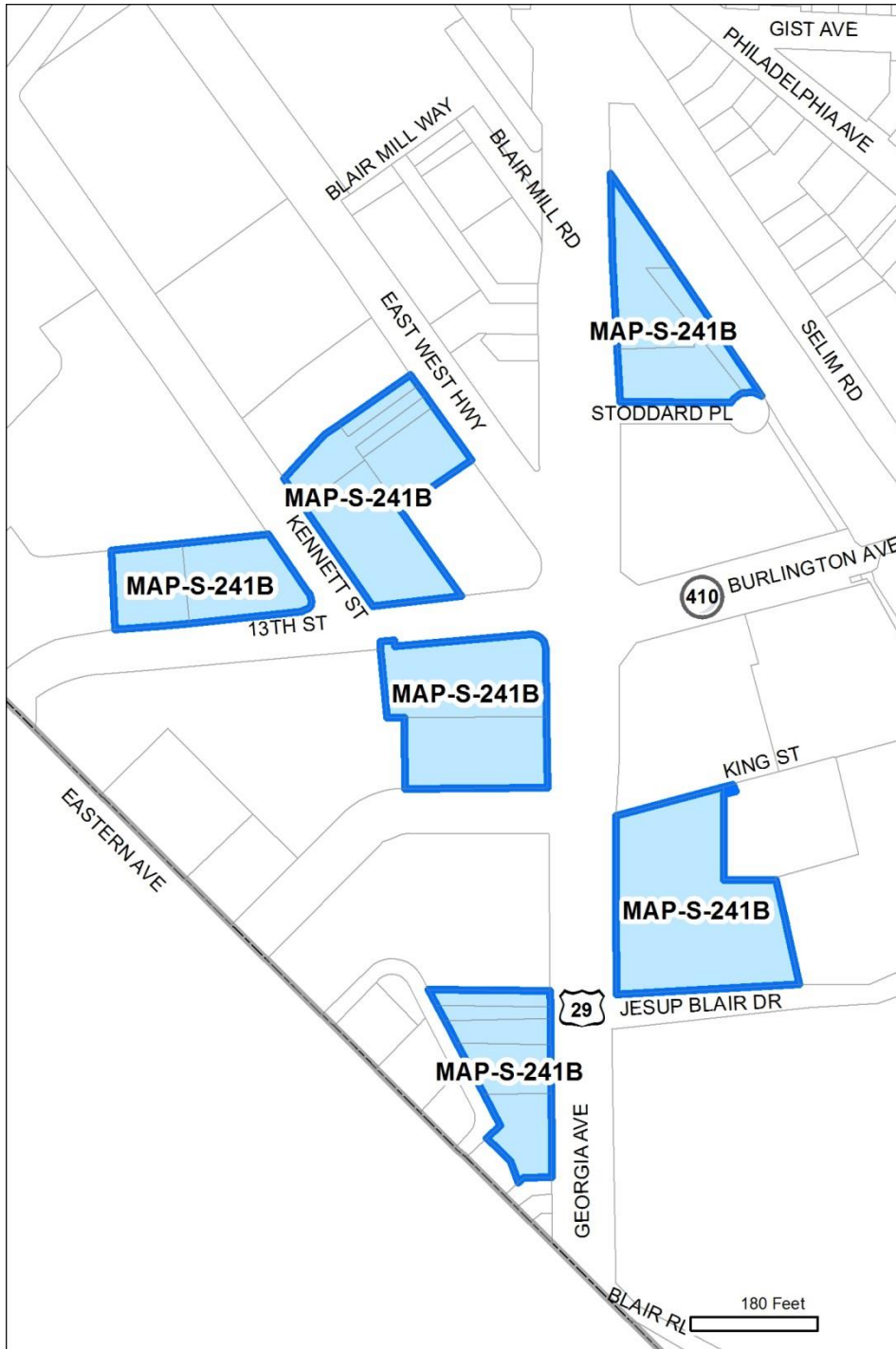
Unique ID: MAP-S-235B		staff rec. change
Master Plan ID: 3		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-1
Proposed Conv: (8/31)		CRT-0.75 C-0.5 R-0.5 H-50
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-50
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.25
	Height:	No change
Reason for change:		
<p><i>Planning Staff recommends reducing the proposed residential FAR to make the conversion closer to the residential development that could be constructed under the current zoning ordinance.</i></p> <p><i>NOTE: The Takoma Park/East Silver Spring Commercial Revitalization Overlay allows heights to 50'.</i></p>		



Unique ID: MAP-S-236		staff rec. change
Master Plan ID: n/a		
Master Plan:	Cloverly	
Location:	Route 198 at Phillips Oak Dr	
Existing Zone:	C-2	
Proposed Conv: (8/31)	GR-1.5 H-65	
Prop. Revised Conv:	GR-1.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
Reason for change:		
<p><i>Planning Staff recommends reducing the height in the draft DMA for the "standard" conversion when C-2 abuts or confronts R-150 or less intense.</i></p> <p><i>Staff considers the 65' height given in the 5/2 conversion incompatible with the lower density residential uses and believes that it would not be achievable under the current ordinance.</i></p>		



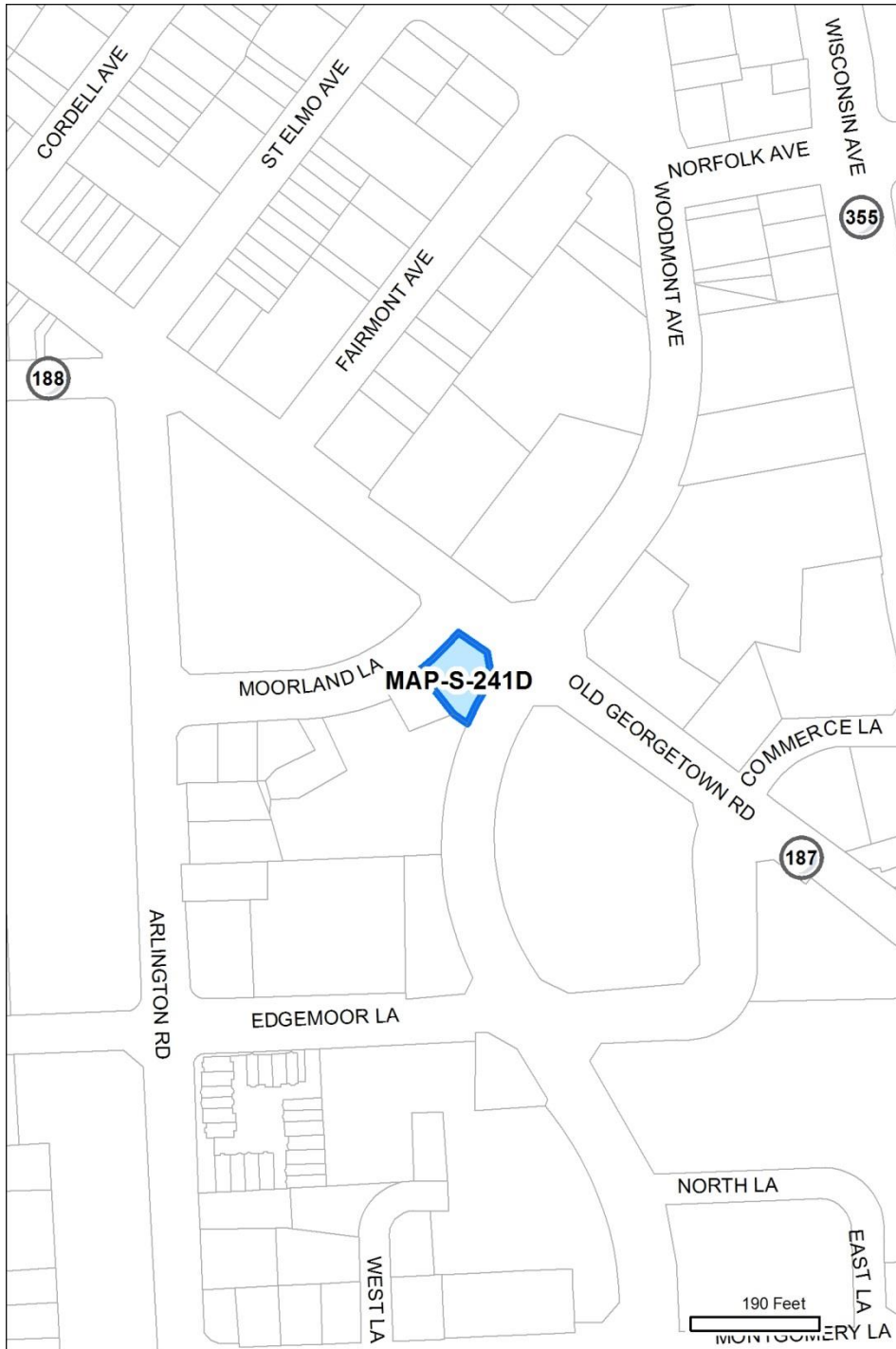
Unique ID: MAP-S-241A		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



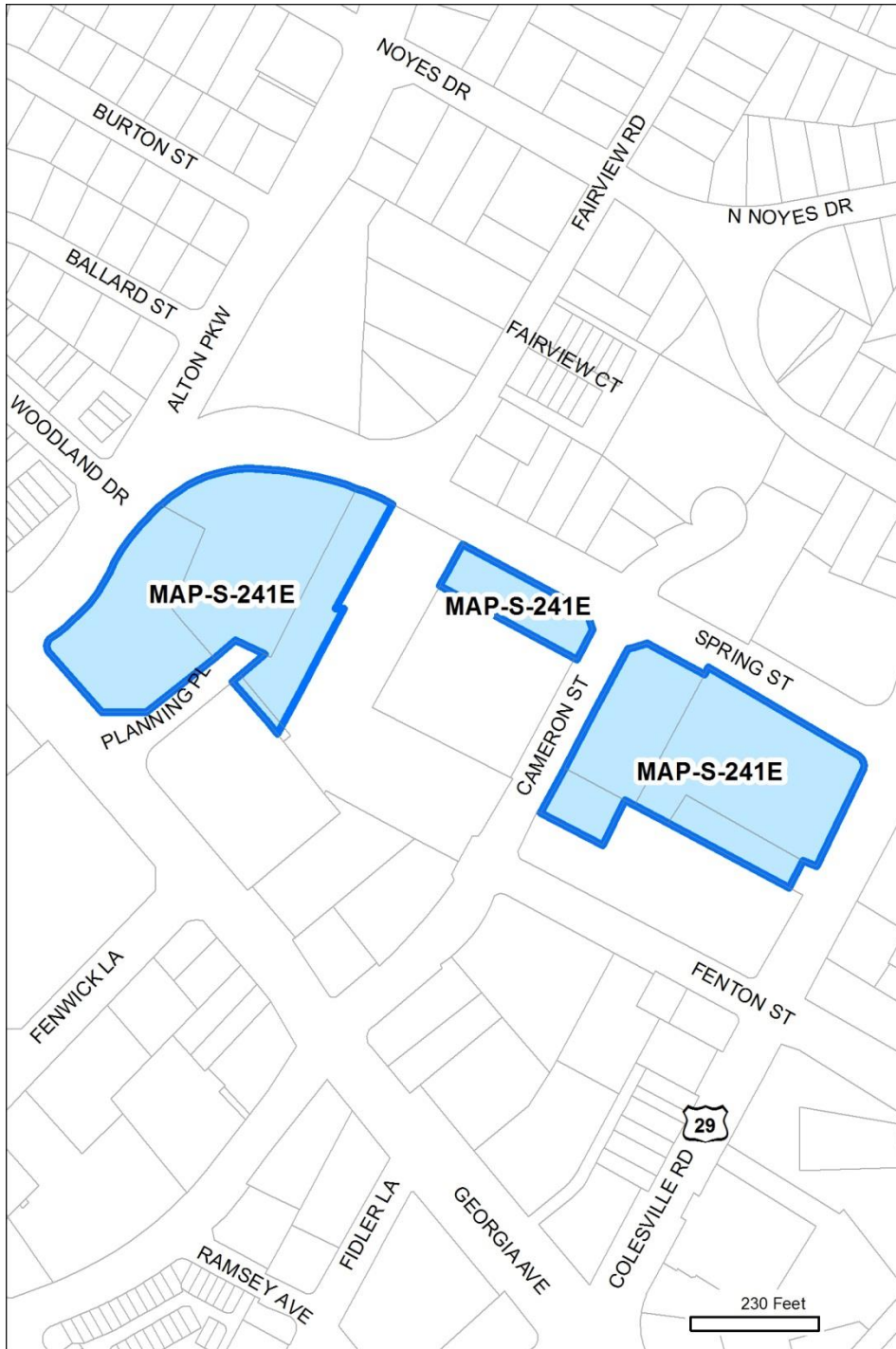
Unique ID: MAP-S-241B		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



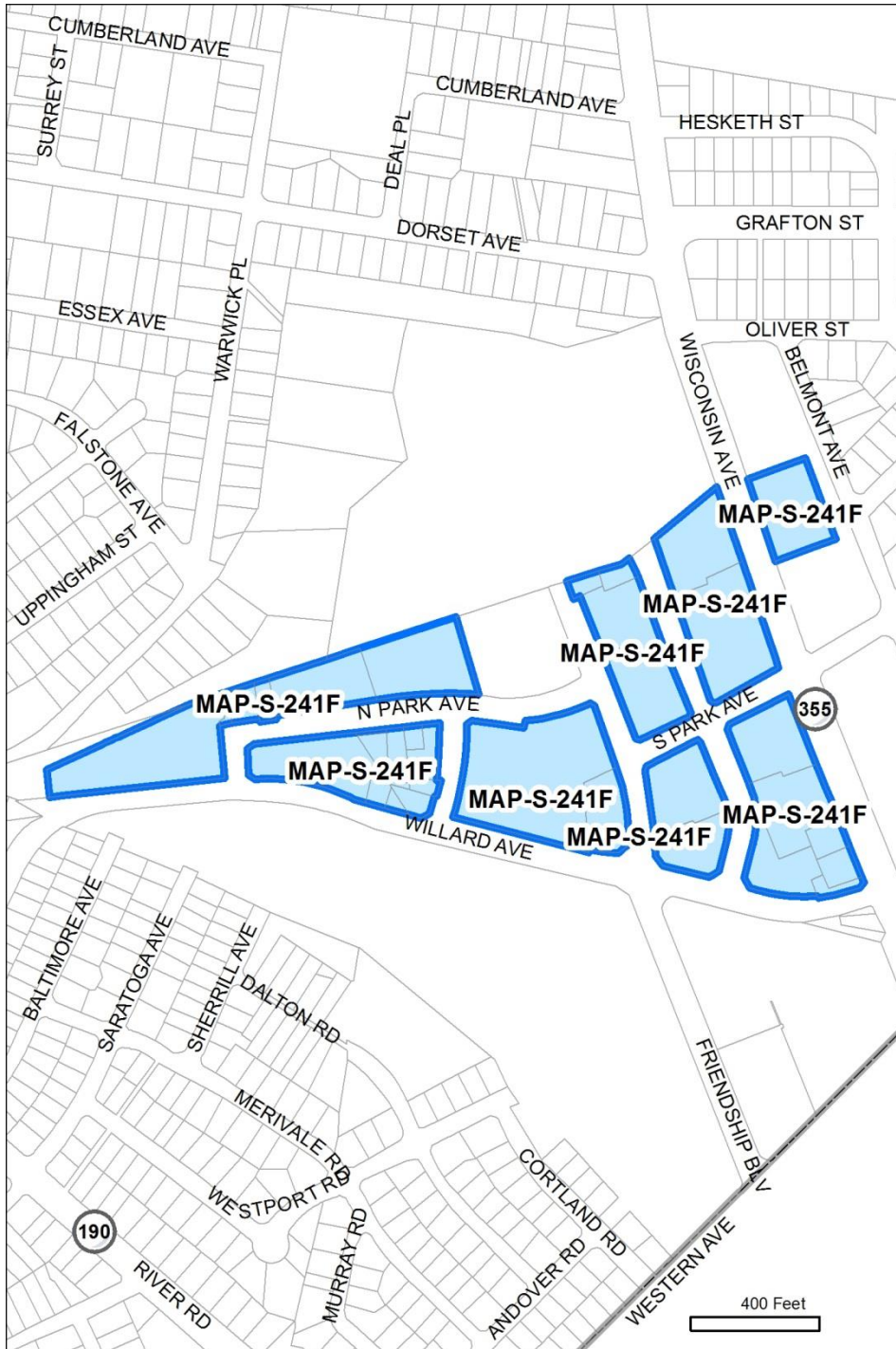
Unique ID: MAP-S-241C		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



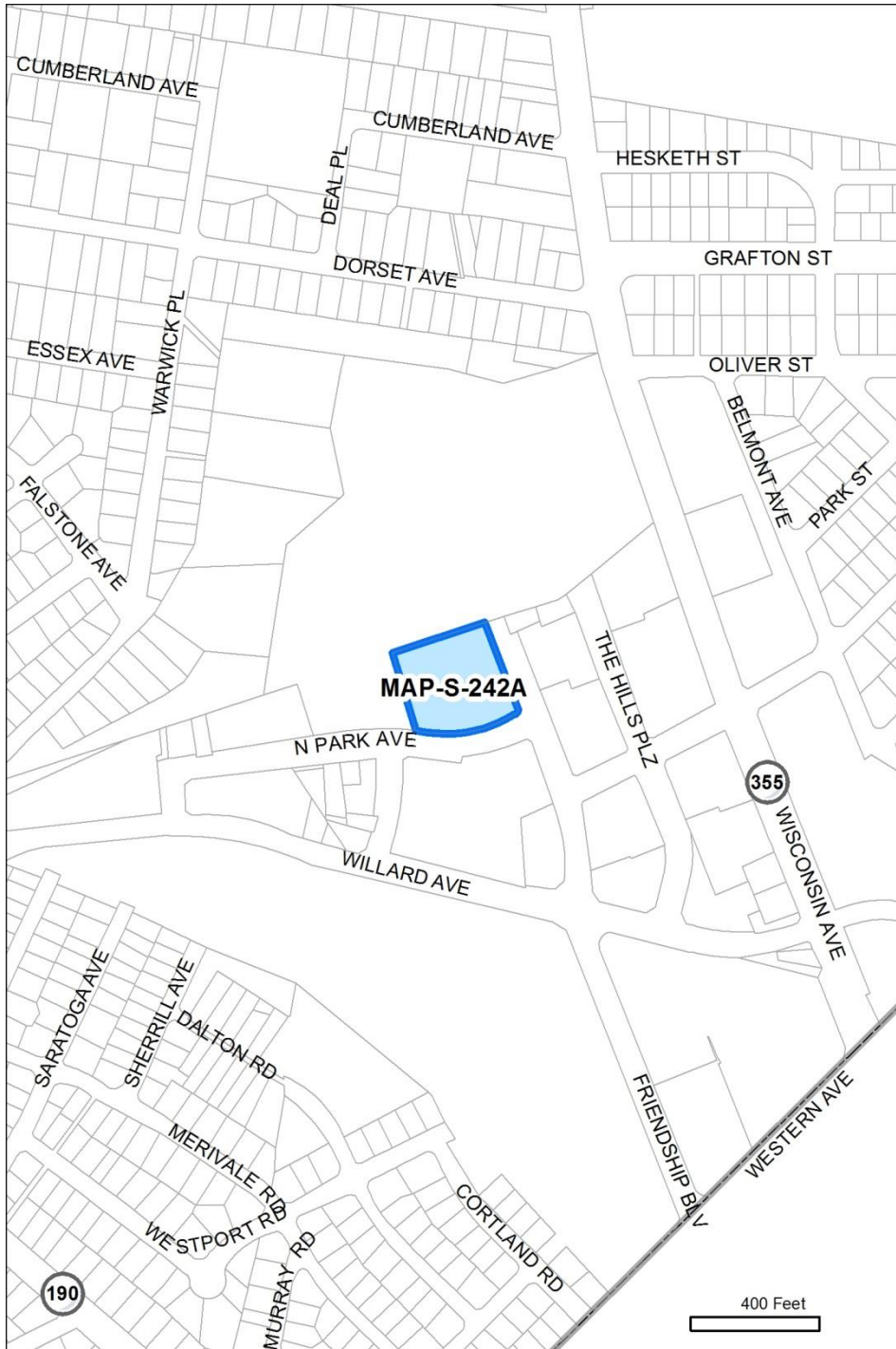
Unique ID: MAP-S-241D		staff rec. change
Master Plan ID: n/a		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



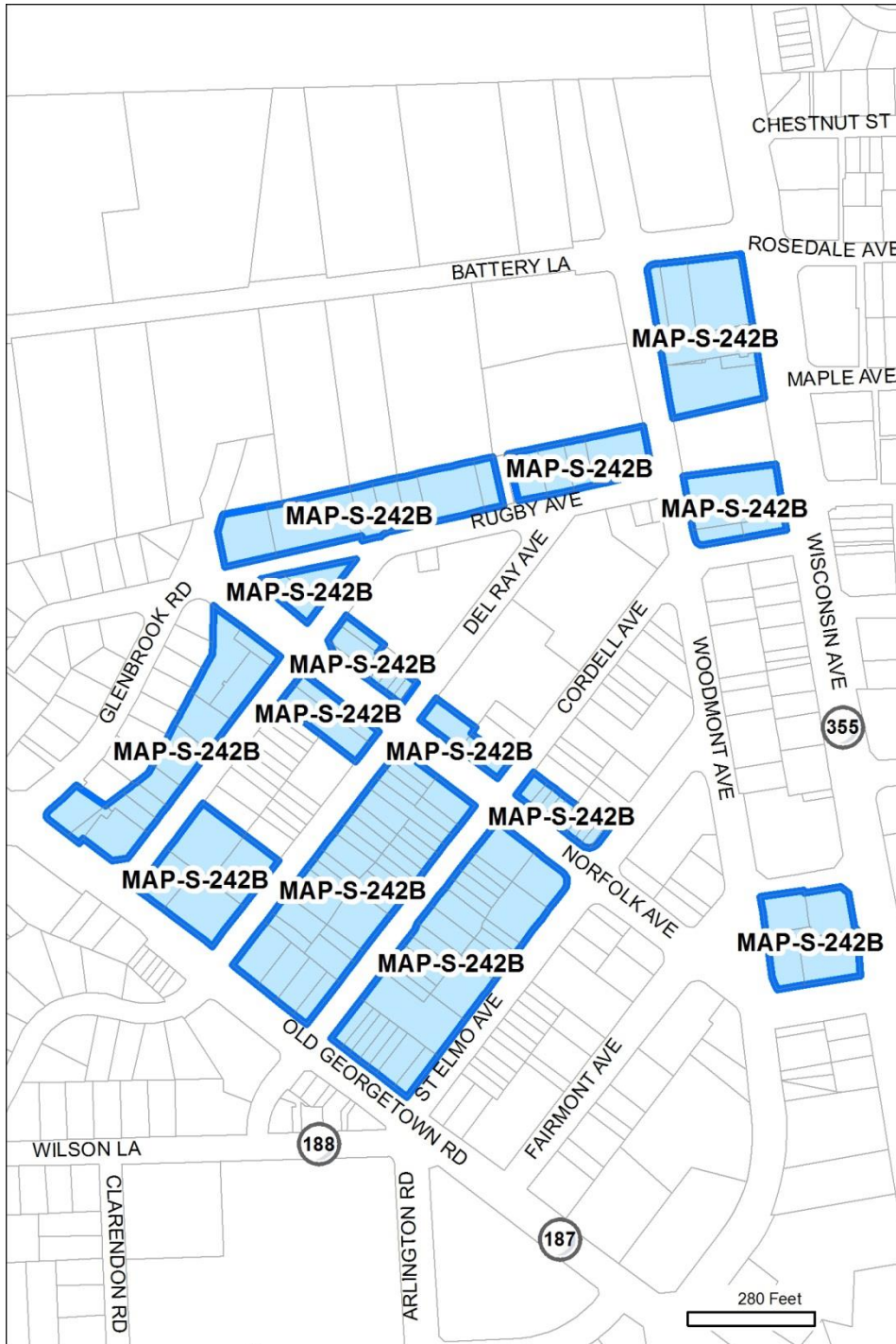
Unique ID: MAP-S-241E		staff rec. change
Master Plan ID: n/a		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



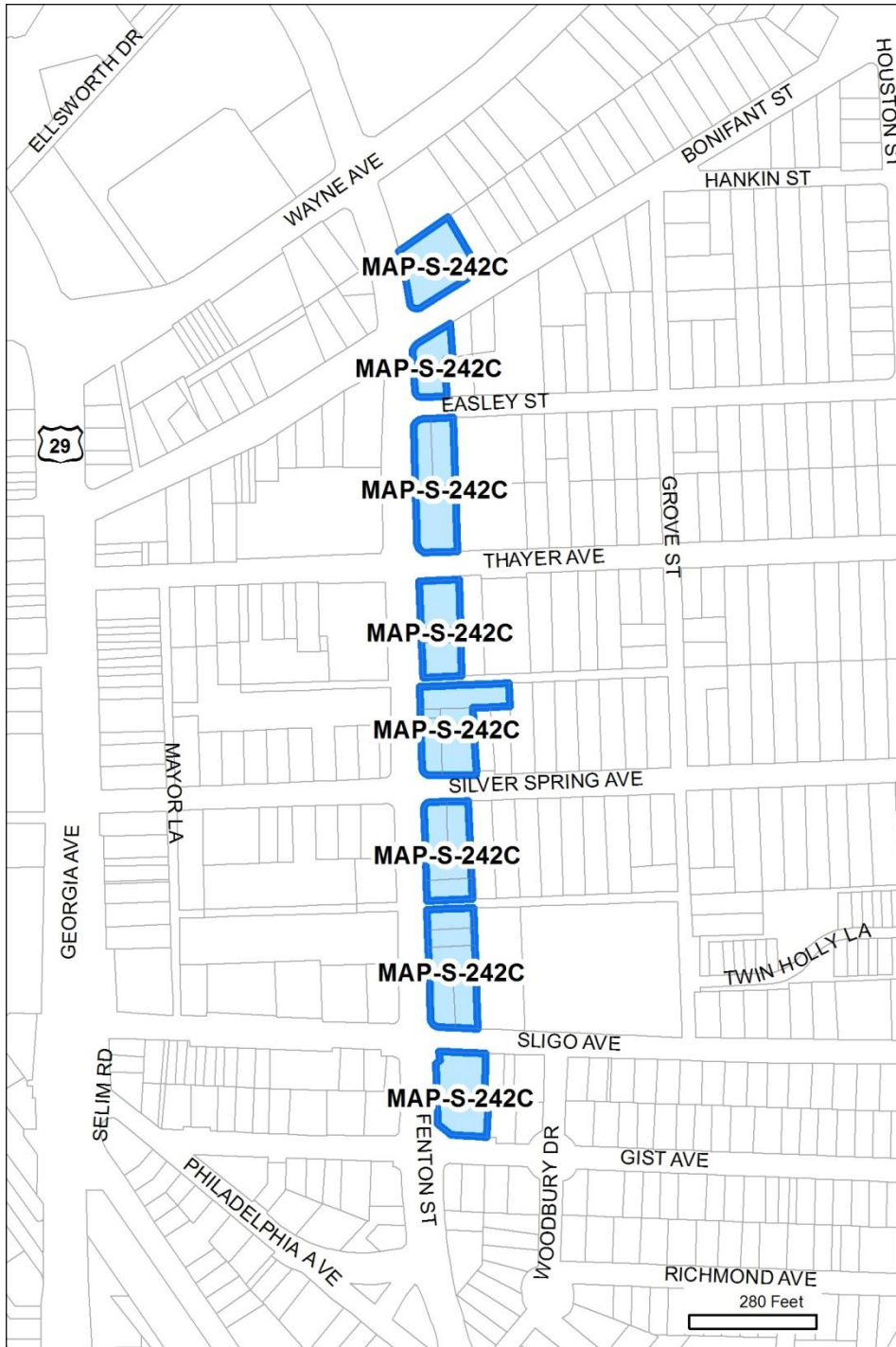
Unique ID: MAP-S-241F		staff rec. change
Master Plan ID: n/a		
Master Plan:		Friendship Heights CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-90 T
Category: Staff Recommended Change		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p>		



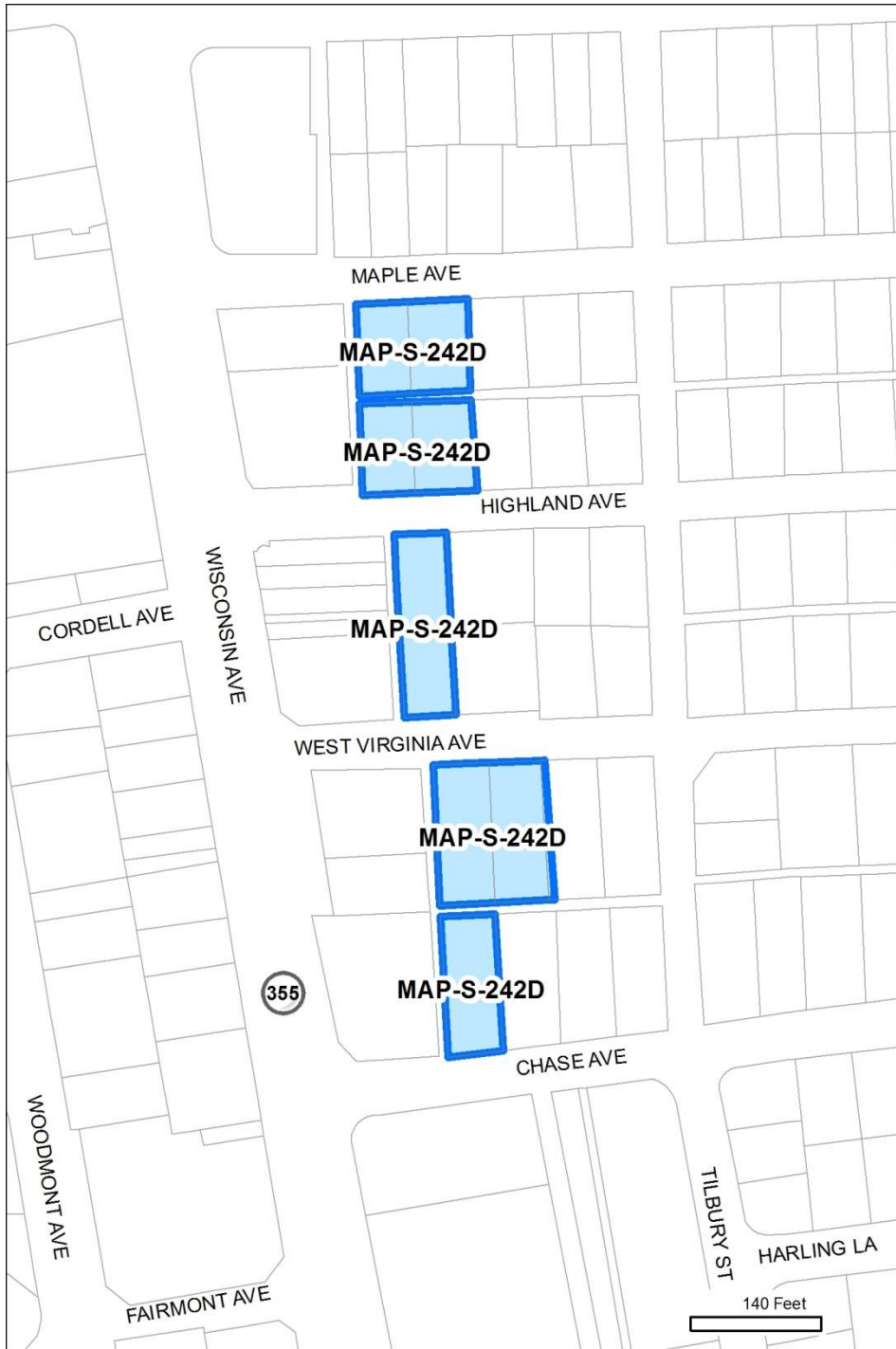
Unique ID: MAP-S-242A		staff rec. change
Master Plan ID: 1		
Master Plan:	Friendship Heights CBD	
Location:	NW corner Friendship Blv & N Park Ave	
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-0.5 R-2.5 H-90 T	
Prop. Revised Conv:	CR-3.0 C-0.5 R-2.75 H-90 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Friendship Heights CBD Sector Plan limits nonresidential density on this site.</i></p>		



Unique ID: MAP-S-242B		staff rec. change
Master Plan ID: 1, 2, 5		
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-1.0 R-2.5 H-90 T
Prop. Revised Conv:		CR-3.0 C-1.0 R-2.75 H-90 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Woodmont Triangle Sector Plan limits commercial density to 1.0 FAR.</i></p>		



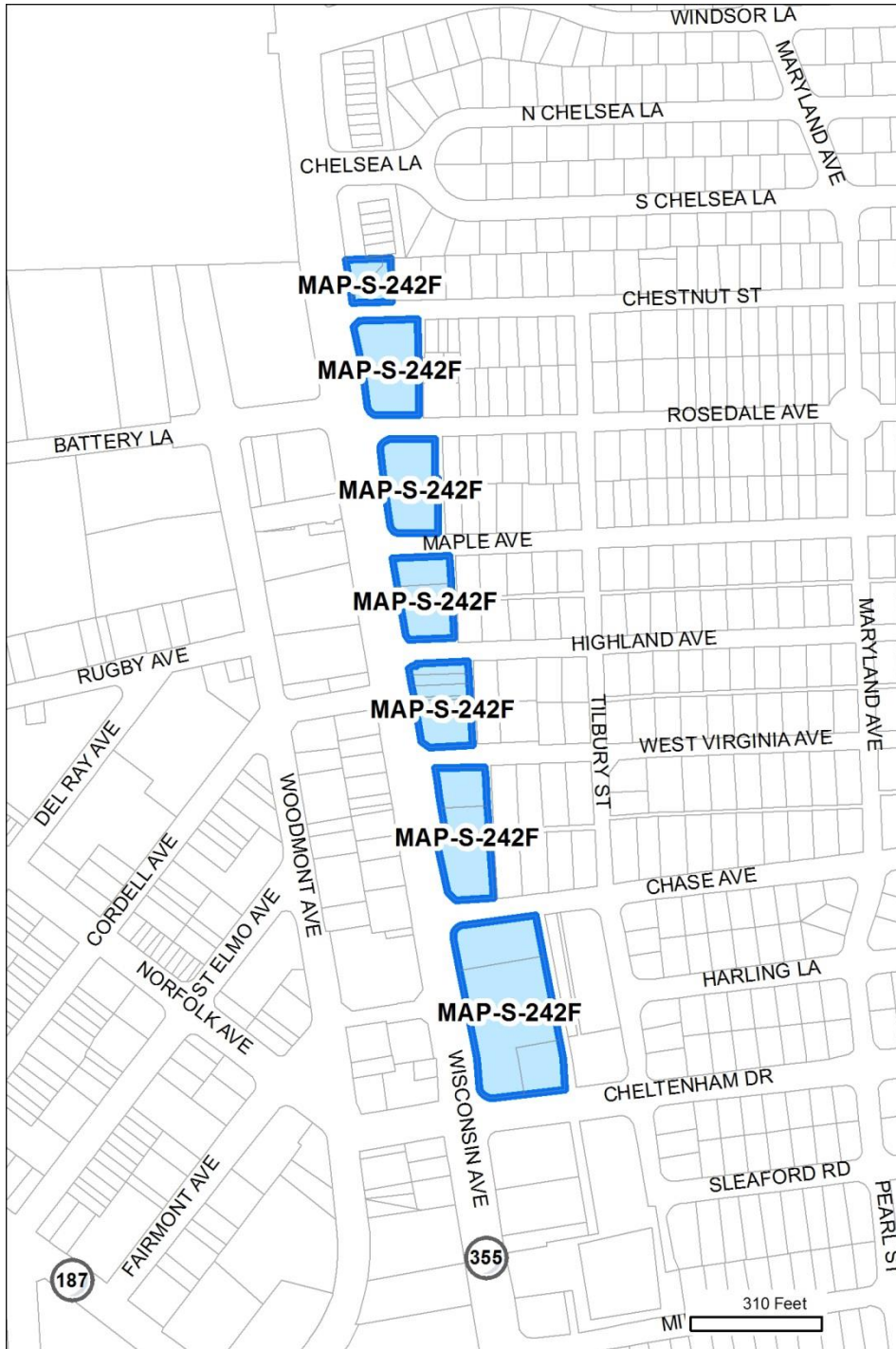
Unique ID: MAP-S-242C		staff rec. change
Master Plan ID: 12		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-60 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-60 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Fenton Village Overlay limits heights to 60'.</i></p>		



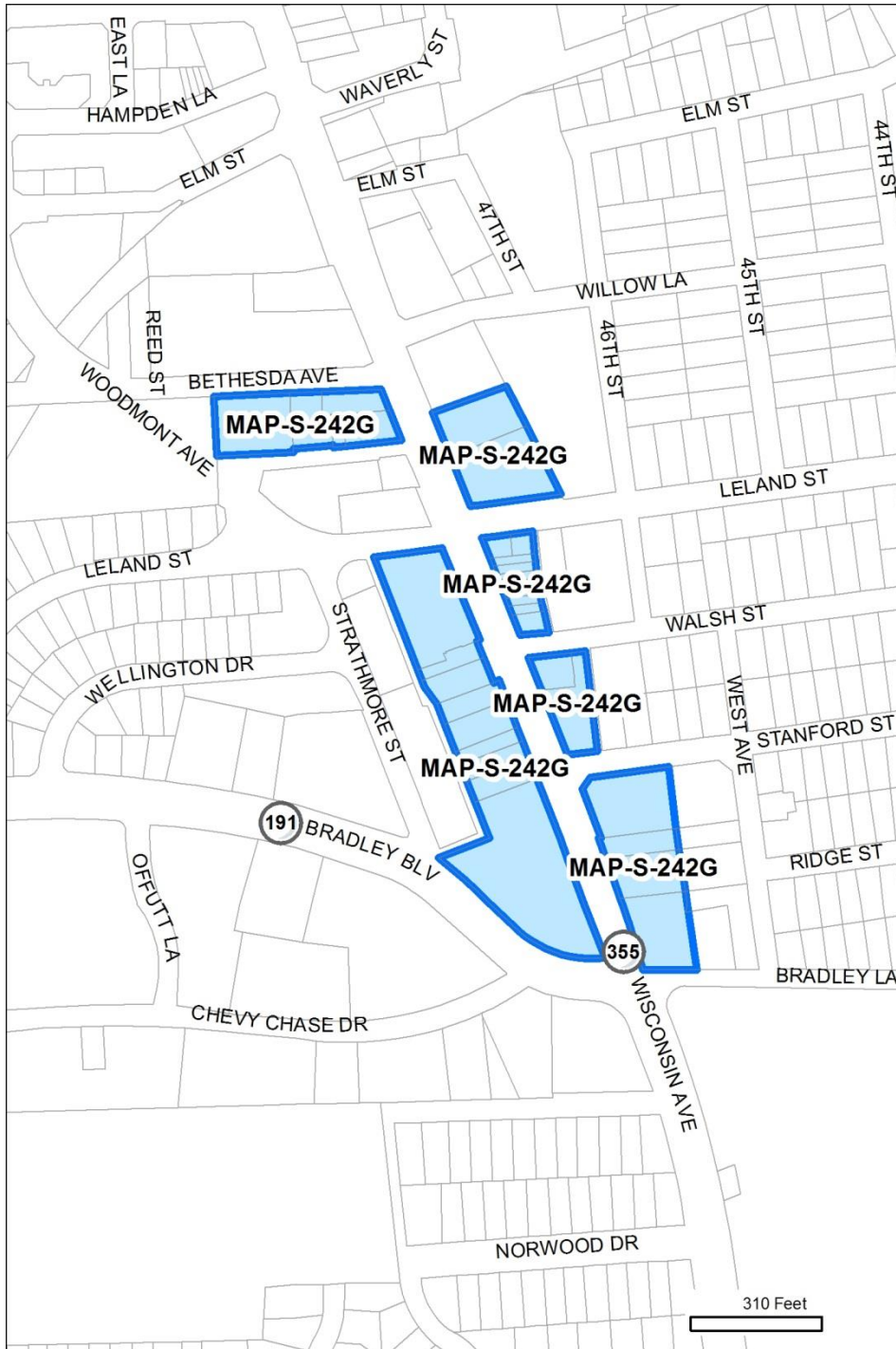
Unique ID: MAP-S-242D		staff rec. change
Master Plan ID: 2		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-60 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-60 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan limits heights to 60'.</i></p>		



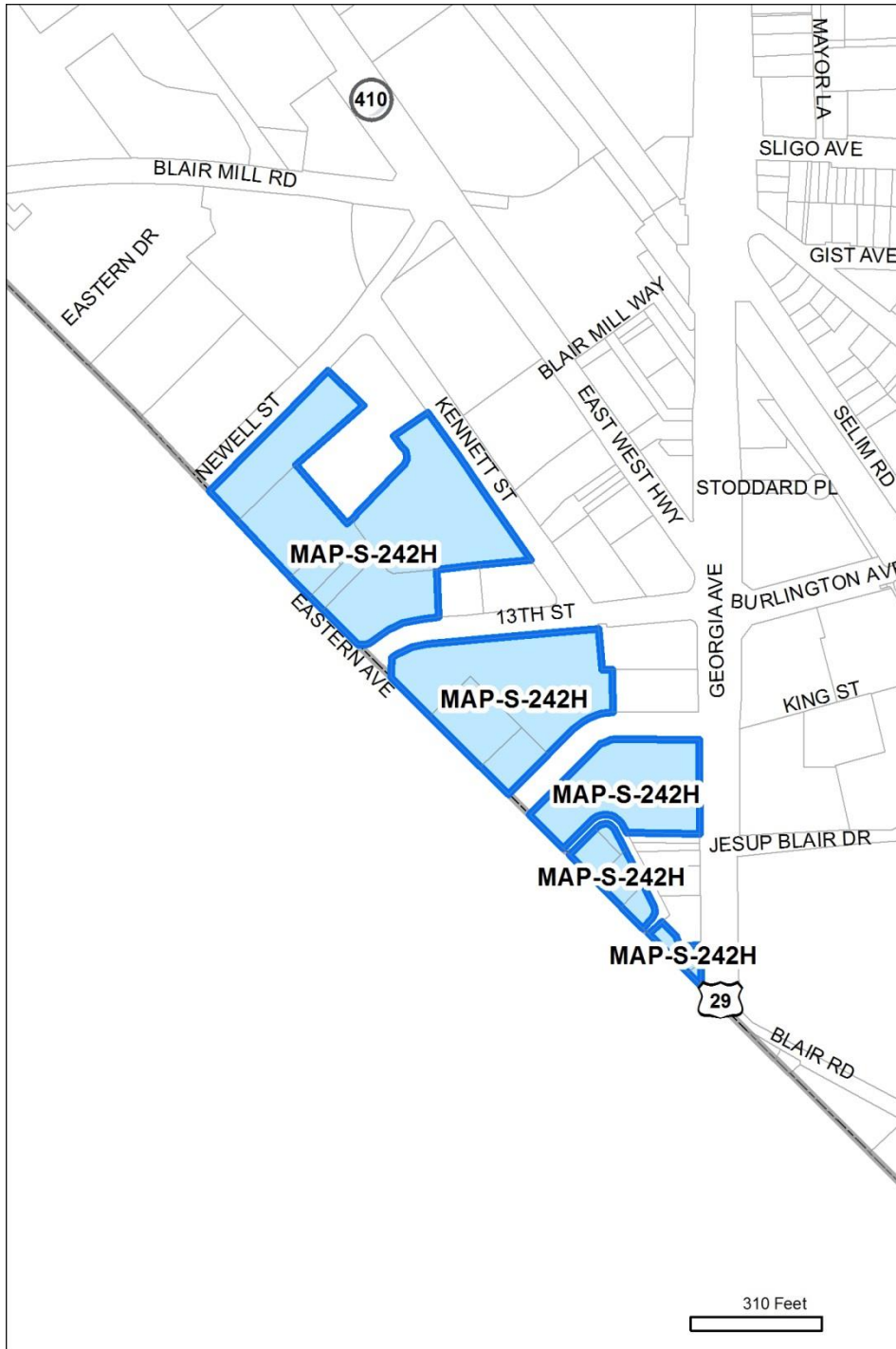
Unique ID: MAP-S-242E		staff rec. change
Master Plan ID: 9, 10		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-75 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-75 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Fenton Village Overlay limits heights to 75'.</i></p>		



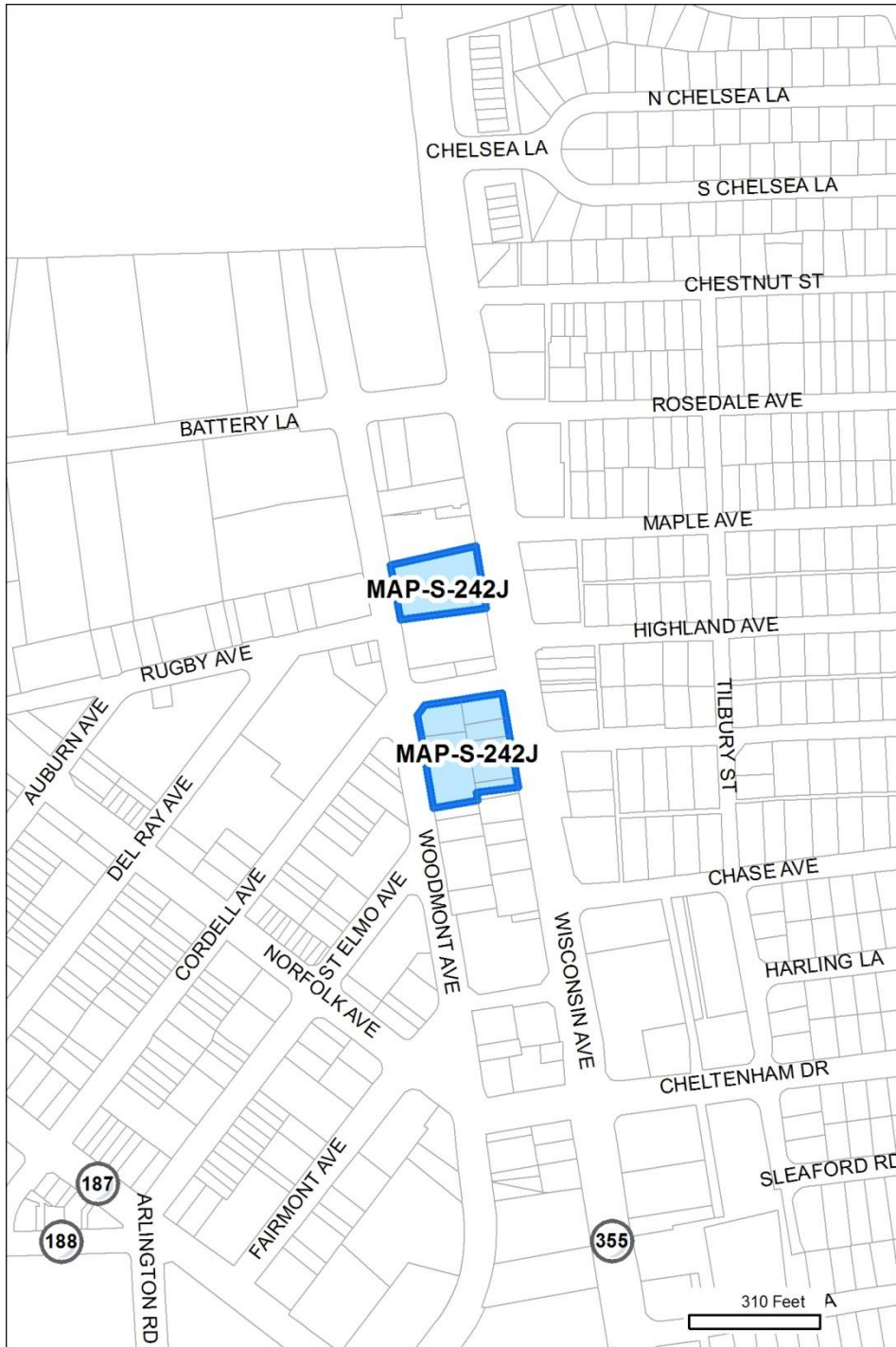
Unique ID: MAP-S-242F		staff rec. change
Master Plan ID: 1		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-75 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-75 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan limits heights to 75'.</i></p>		



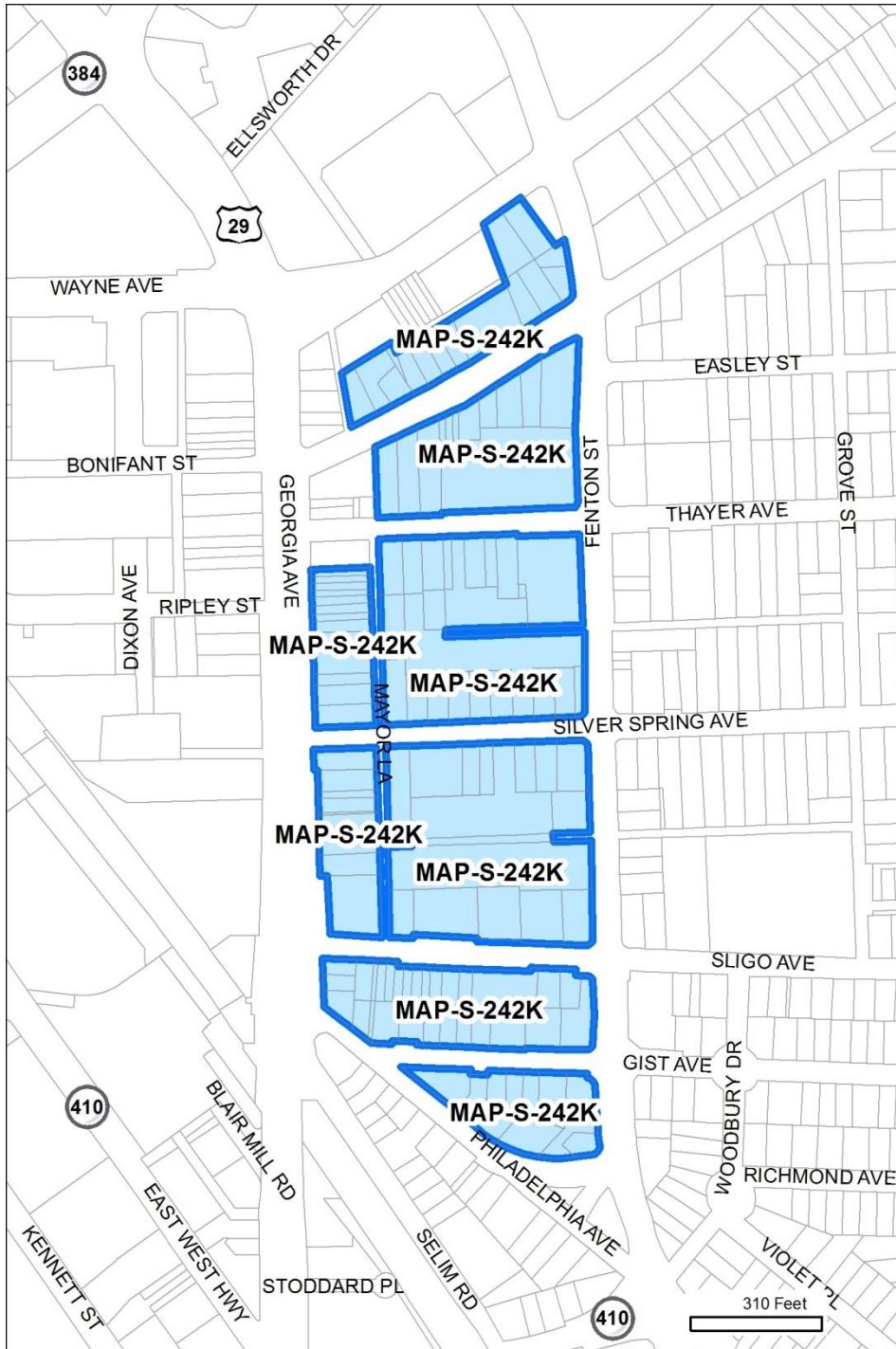
Unique ID: MAP-S-242G		staff rec. change
Master Plan ID: 1		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-75 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-75 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan limits heights to 75'.</i></p>		



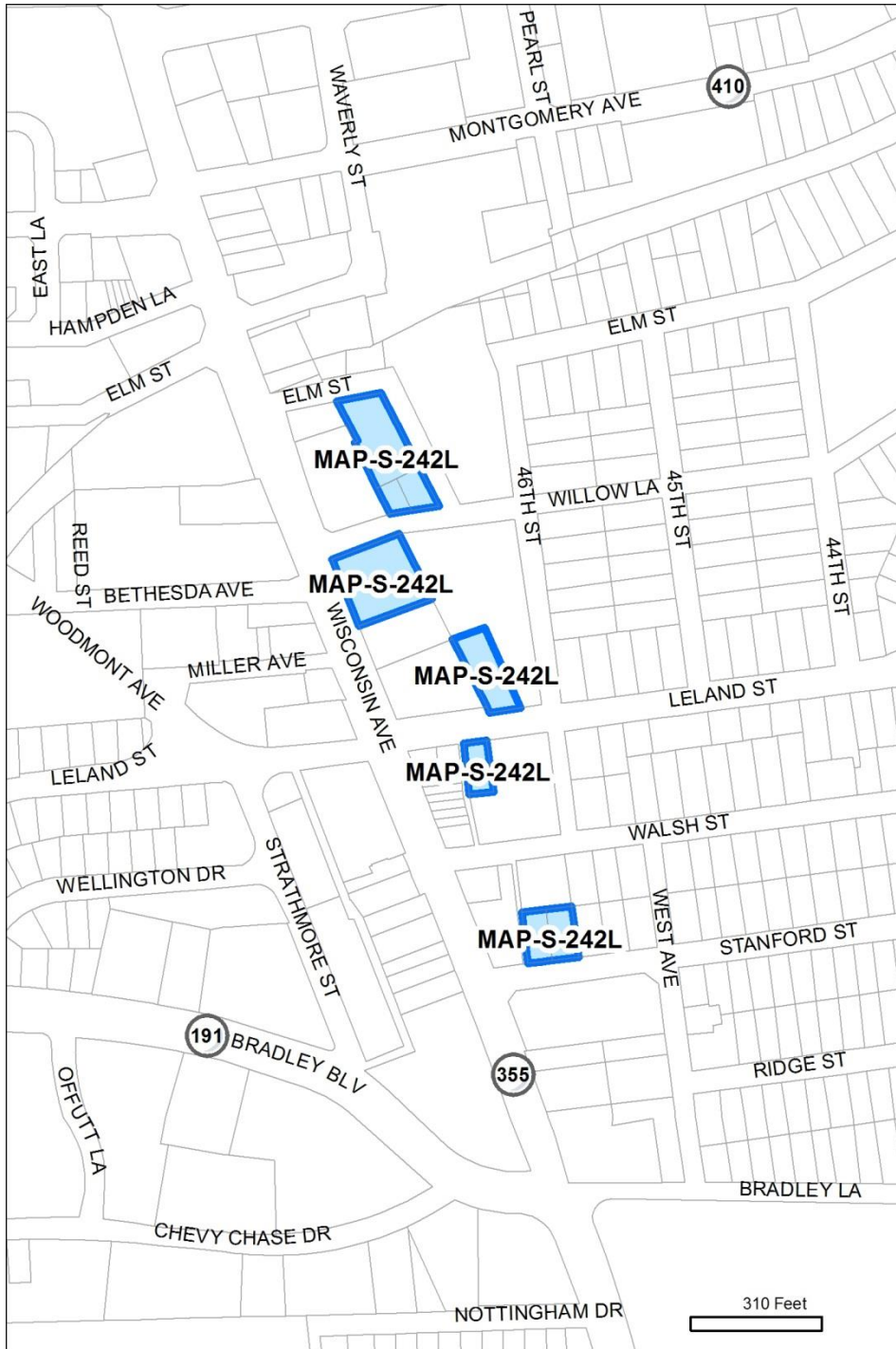
Unique ID: MAP-S-242H		staff rec. change
Master Plan ID: 15		
Master Plan:	Silver Spring CBD	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-125 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-125 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Ripley Street Overlay allows buildings to 125' under certain conditions.</i></p>		



Unique ID: MAP-S-242J		staff rec. change
Master Plan ID: 1B		
Master Plan:	Woodmont Triangle	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-1.0 R-2.5 H-120 T	
Prop. Revised Conv:	CR-3.0 C-1.0 R-2.75 H-120 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Woodmont Triangle Sector Plan limits non-residential FAR to 1.0. It also allows heights up to 118' on these parcels.</i></p>		



Unique ID: MAP-S-242K		staff rec. change
Master Plan ID: 11		
Master Plan:		Silver Spring CBD
Location:		
Existing Zone:		CBD-1
Proposed Conv: (8/31)		CR-3.0 C-2.0 R-2.5 H-110 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-2.75 H-110 T
Category:		Staff Recommended Change
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Fenton Village Overlay allows heights up to 110'.</i></p>		



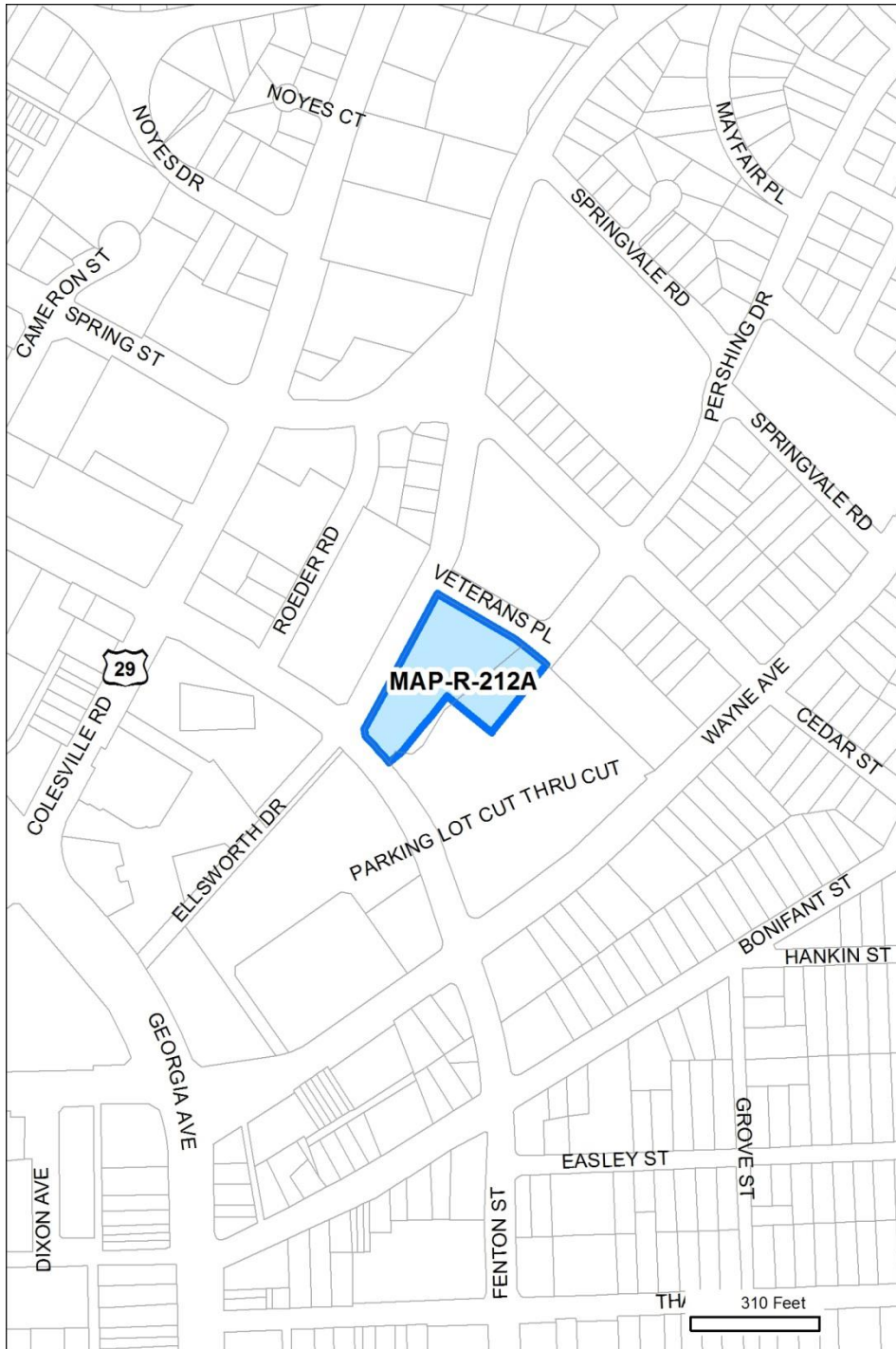
Unique ID: MAP-S-242L		staff rec. change
Master Plan ID: 17		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-35 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-35 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan limits heights to 35' on these parcels.</i></p>		



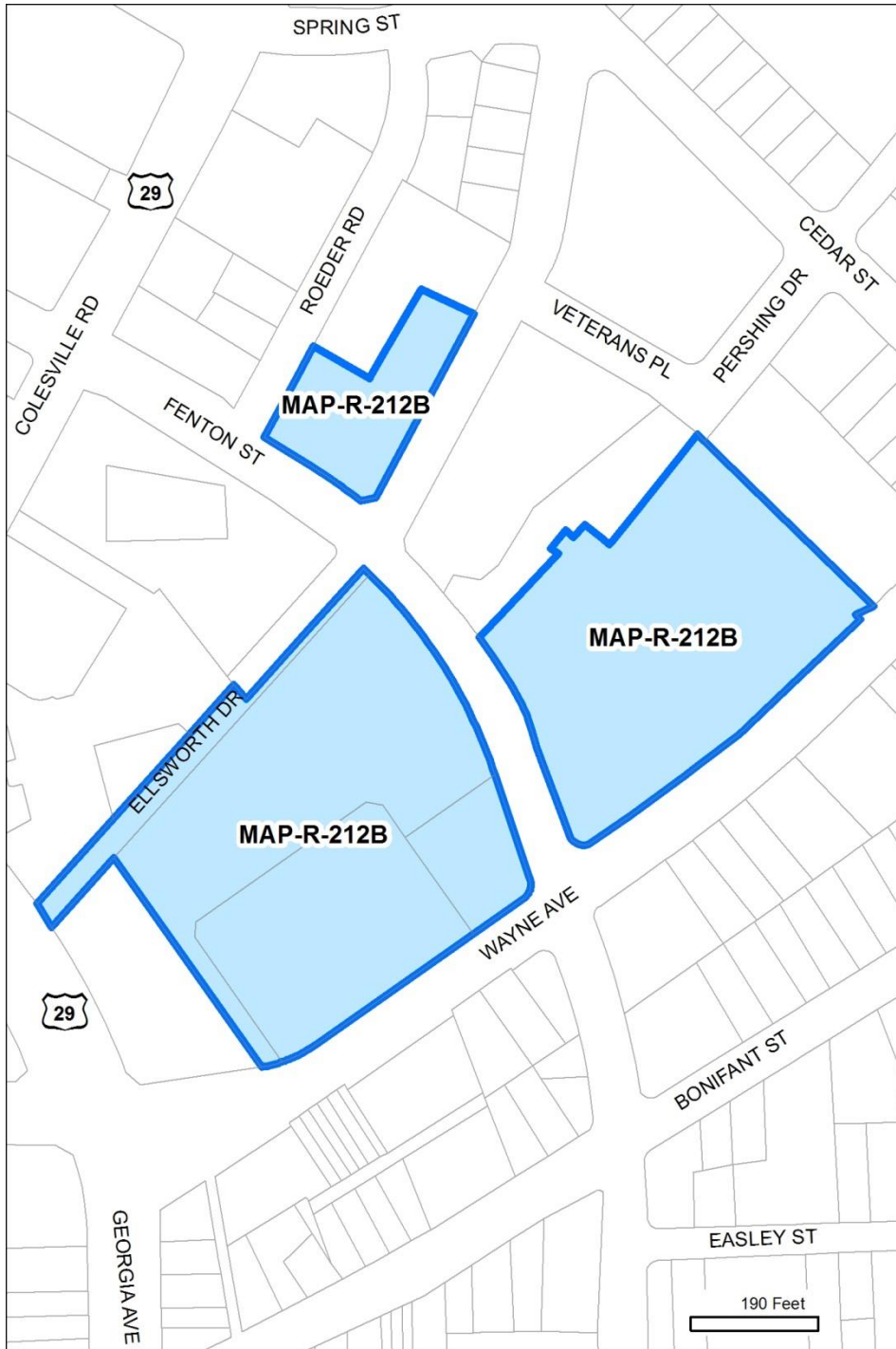
Unique ID: MAP-S-242M		staff rec. change
Master Plan ID: 17		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-35 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-35 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	No change
Reason for change:		
<p><i>Granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>For that reason, Planning Staff recommends changing the "standard" conversion for CBD-1 to CR-3.0 C-2.0 R-2.75 H-90 T.</i></p> <p><i>NOTE: The Bethesda CBD Sector Plan limits heights to 35' on these parcels.</i></p>		

Requests to match development approvals

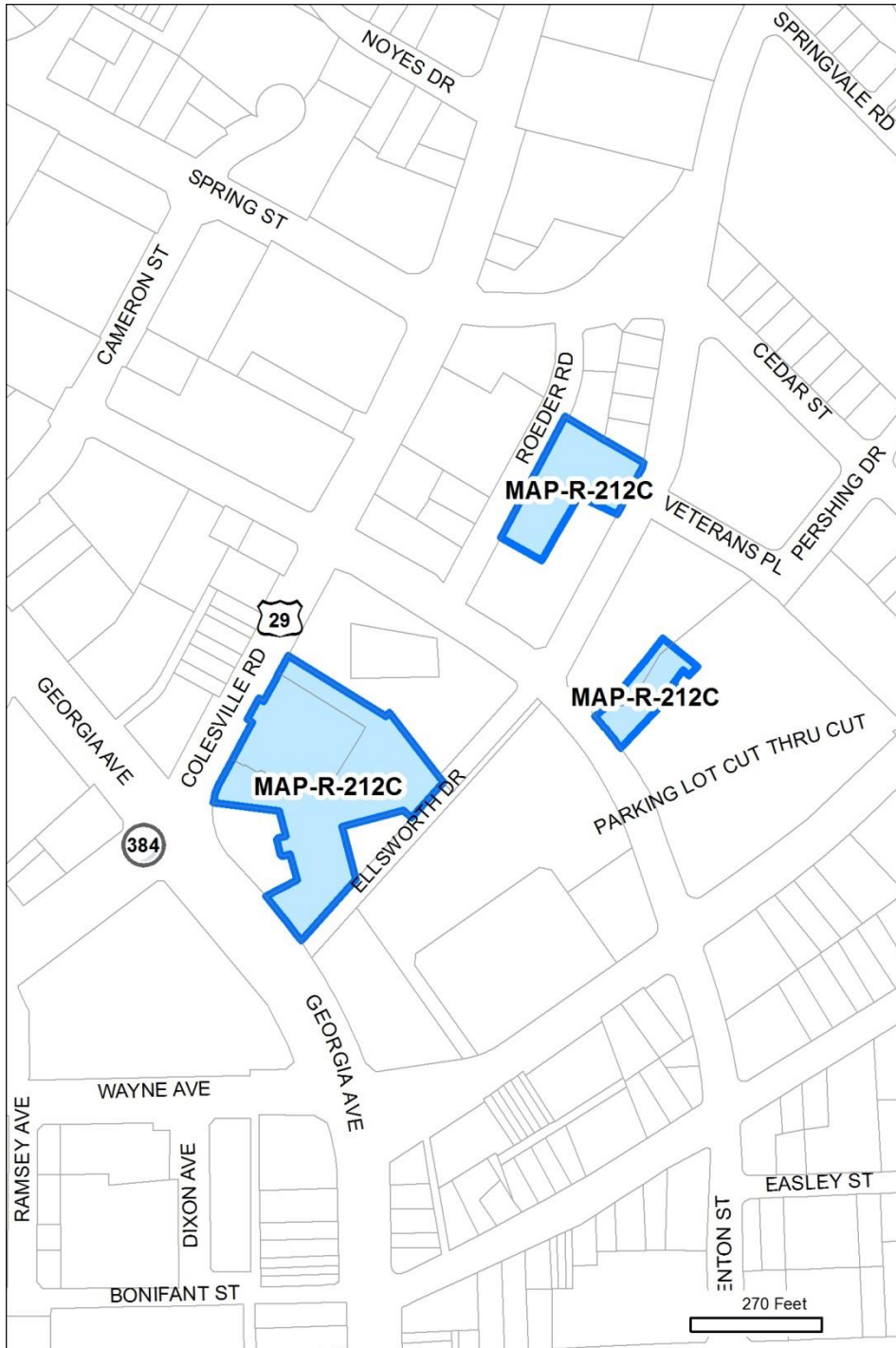
The final section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.



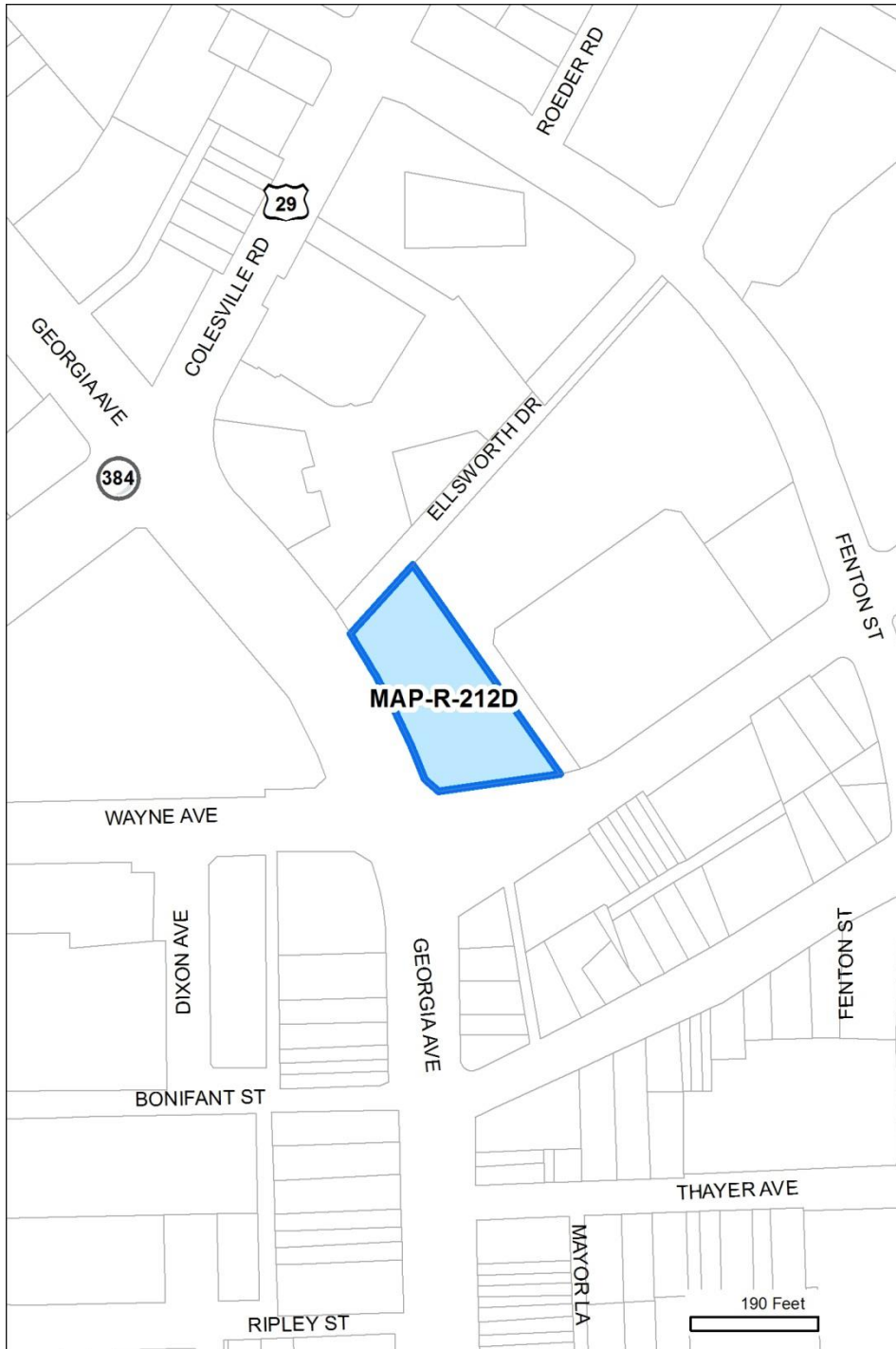
Unique ID: MAP-R-212A		owner request
Master Plan ID: 17		
Master Plan:	Silver Spring CBD	
Location:	Veterans Plaza/Town Square	
Existing Zone:	CBD-0.5	
Proposed Conv: (8/31)	CR-1.5 C-1.0 R-1.0 H-60 T	
Prop. Revised Conv:	CR-1.5 C-1.0 R-1.0 H-90 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 90'
Reason for change:		
<p><i>While the CBD-0.5 zone normally has a height limit of 60', the Planning Board may increase approved heights to 90' under certain circumstances.</i></p> <p><i>This site is being developed under a plan approved by the Board for 90' in height, and the owner has requested that the site be converted to reflect the development for which they have been approved.</i></p> <p><i>Accordingly, the height should be increased to 90', as per Project Plan 91998005A and Project Plan 91998005B.</i></p>		



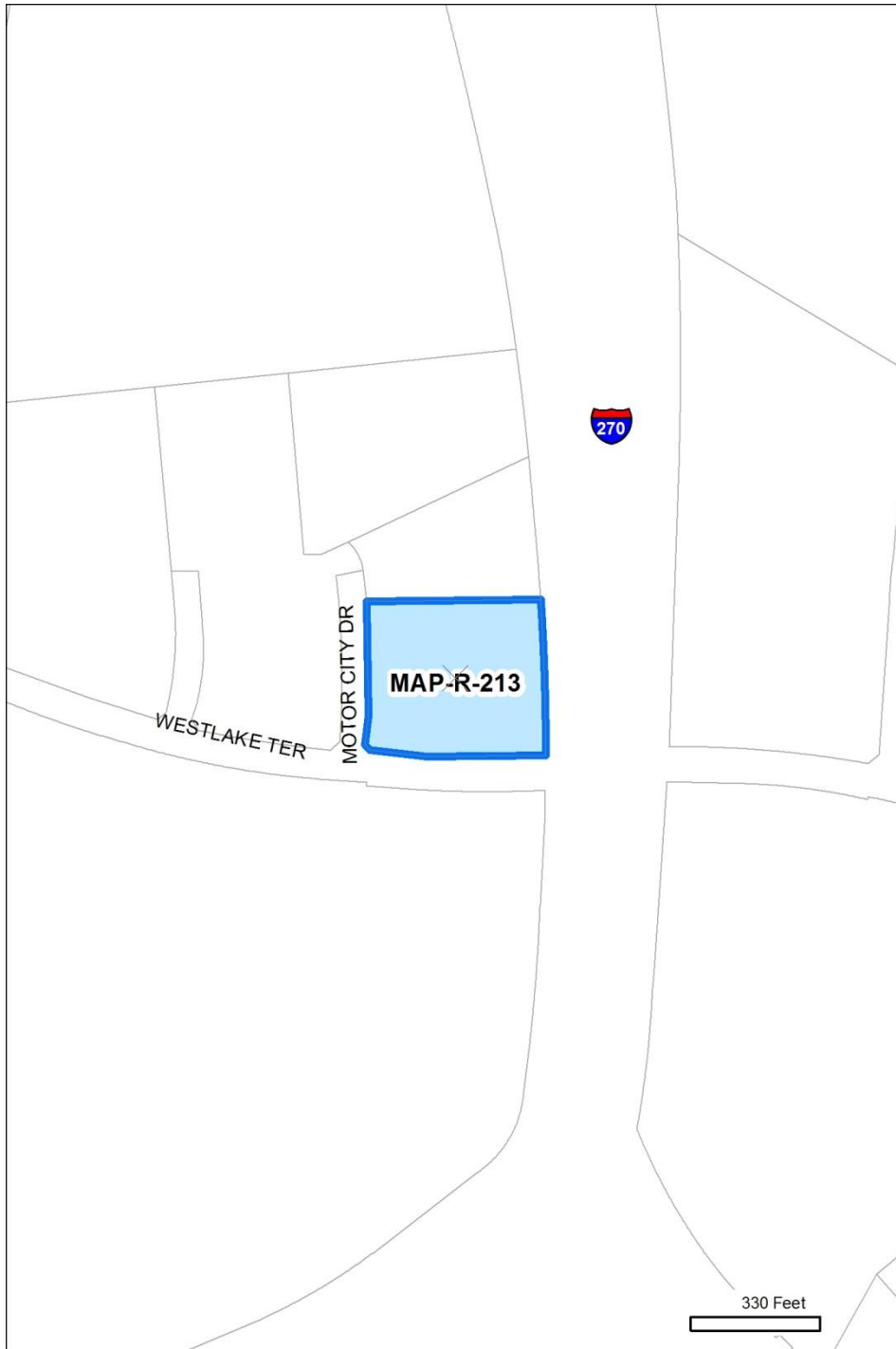
Unique ID: MAP-R-212B		owner request
Master Plan ID: 18		
Master Plan:	Silver Spring CBD	
Location:	Downtown Silver Spring	
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-2.0 R-2.5 H-90 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-145 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.75
	Height:	Increased to 145'
Reason for change:		
<p><i>While the CBD-1 zone normally has a height limit of 90', the Planning Board may increase approved heights to 143' under certain circumstances.</i></p> <p><i>This site is being developed under a plan approved by the Board for 143' in height, and the owner has requested that the site be converted to reflect the development for which they have been approved.</i></p> <p><i>Accordingly, the height should be increased to 145', as per Project Plan 91998005A and Project Plan 91998005B.</i></p> <p><i>Additionally, granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p>		



Unique ID: MAP-R-212C		owner request
Master Plan ID: 19		
Master Plan:	Silver Spring CBD	
Location:	Downtown Silver Spring	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-145 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-4.75 H-200 T	
Category:	Owner request to match approvals Staff recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 4.75
	Height:	Increased to 200'
Reason for change:		
<p><i>While the CBD-2 zone normally has a height limit of 143', the Planning Board may increase approved heights to 200' under certain circumstances.</i></p> <p><i>This site is being developed under a plan approved by the Board for 200' in height, and the owner has requested that the site be converted to reflect the development for which they have been approved.</i></p> <p><i>Accordingly, the height should be increased to 200', as per Project Plan 91998005A and Project Plan 91998005B.</i></p> <p><i>Additionally, a policy change recommended by the Planning Staff and approved by the PHED Committee increased commercial FAR in the standard conversion to match the currently achievable FAR in the CBD-2 zone. Currently, projects built in the CBD-2 zone can reach an FAR of 4.0 non-residential.</i></p> <p><i>Furthermore, granting 4.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p>		



Unique ID: MAP-R-212D		owner request
Master Plan ID: 18		
Master Plan:	Silver Spring CBD	
Location:	Downtown Silver Spring	
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-3.0 R-2.5 H-90 T	
Prop. Revised Conv:	CR-3.0 C-2.0 R-2.75 H-145 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Decreased to 2.0
	Resid'l FAR:	Increased to 2.75
	Height:	Increased to 145'
Reason for change:		
<p><i>While the CBD-1 zone normally has a height limit of 90', the Planning Board may increase approved heights to 143' under certain circumstances.</i></p> <p><i>This site is being developed under a plan approved by the Board for 143' in height, and the owner has requested that the site be converted to reflect the development for which they have been approved.</i></p> <p><i>Accordingly, the height should be increased to 145', as per Project Plan 91998005A and Project Plan 91998005B.</i></p> <p><i>Additionally, granting 2.75 in residential FAR gives a better approximation of the currently permitted residential density.</i></p> <p><i>The commercial FAR is lower because this property was given 3.0 to match the additional FAR given in the current code for developments including hotels that meet certain criteria. PHED recommended giving this additional commercial FAR only where the Planning Board has already approved development at that density.</i></p>		



Unique ID: MAP-R-213		owner request
Master Plan ID: 11		
Master Plan:	Potomac Subregion	
Location:	NE corner Westlake & Motor City Dr	
Existing Zone:	C-2	
Proposed Conv: (8/31)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.5 C-1.5 R-2.25 H-75	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.5
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.25
	Height:	No change
Reason for change:		
<p><i>This site is being developed under a plan approved by the Board for 2.06 FAR in residential development, and 2.36 FAR overall. The owner has requested that the site be converted to reflect the development for which they have been approved.</i></p> <p><i>Accordingly, the overall density should be increased to 2.5 FAR and the residential density should be increased to 2.25, as per Site Plan 820090140.</i></p>		



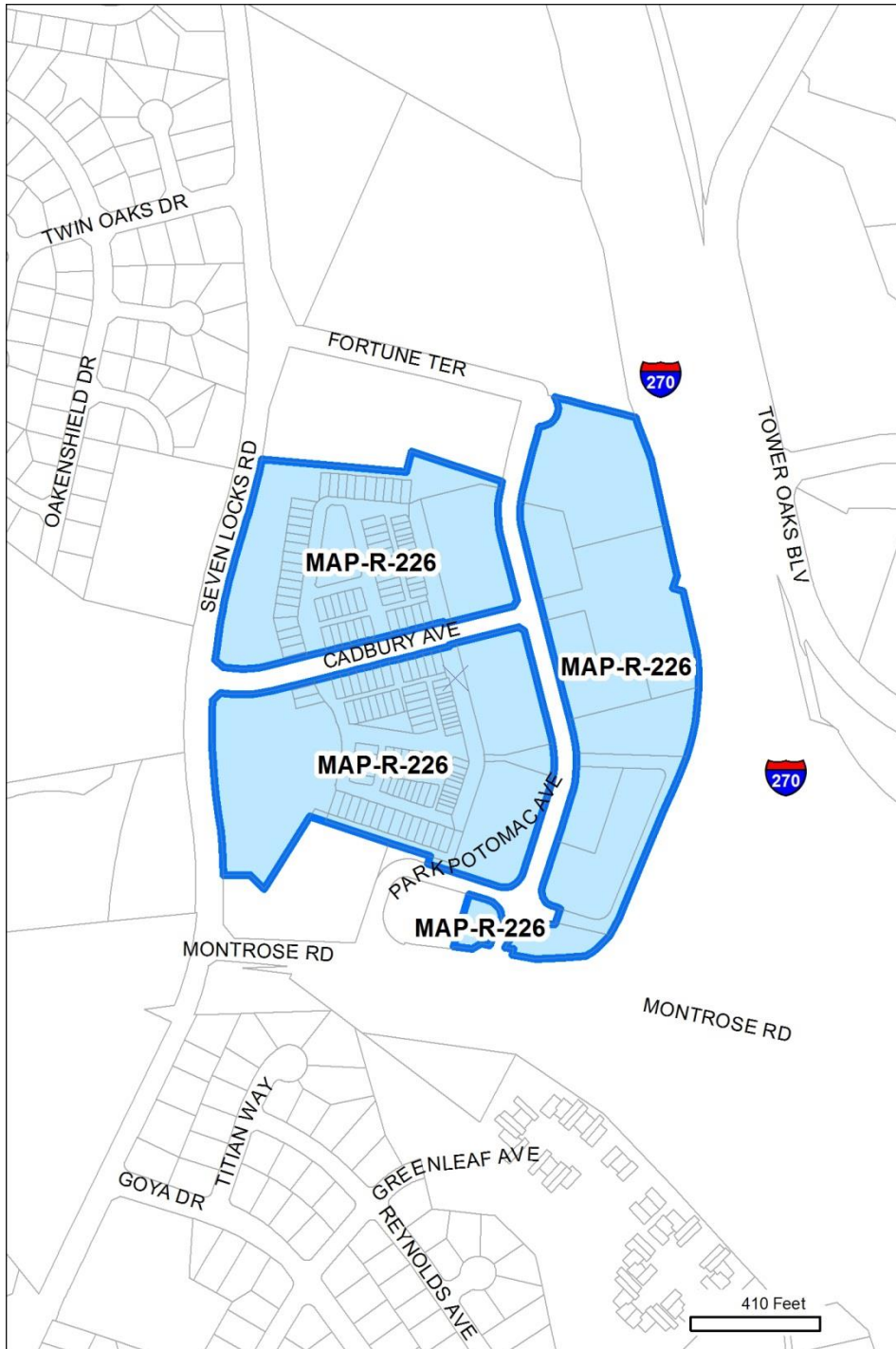
Unique ID: MAP-R-223		owner request
Master Plan ID: 30		
Master Plan:	Bethesda CBD	
Location:	NW corner Montgomery Ln and West Ln	
Existing Zone:	TS-R	
Proposed Conv: (8/31)	CR-2.5 C-1.0 R-2.0 H-65 T	
Prop. Revised Conv:	CR-2.5 C-0.25 R-2.5 H-70 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Increased to 2.5
	Height:	Increased to 70'
Reason for change:		
<p><i>This site is subject to a development plan amended under application DPA201203 related to LMA-G-954 (see also MAP-L-221).</i></p> <p><i>The site is approved for a height of 70' and residential density up to 3.05 FAR. That density includes the 22% density bonus for providing above 15% MPDUs.</i></p> <p><i>Because the bonus provisions are still permitted under the proposed draft code using the T language, they are retained by showing an FAR of 2.5 on the map and including the "T" following the formula.</i></p>		



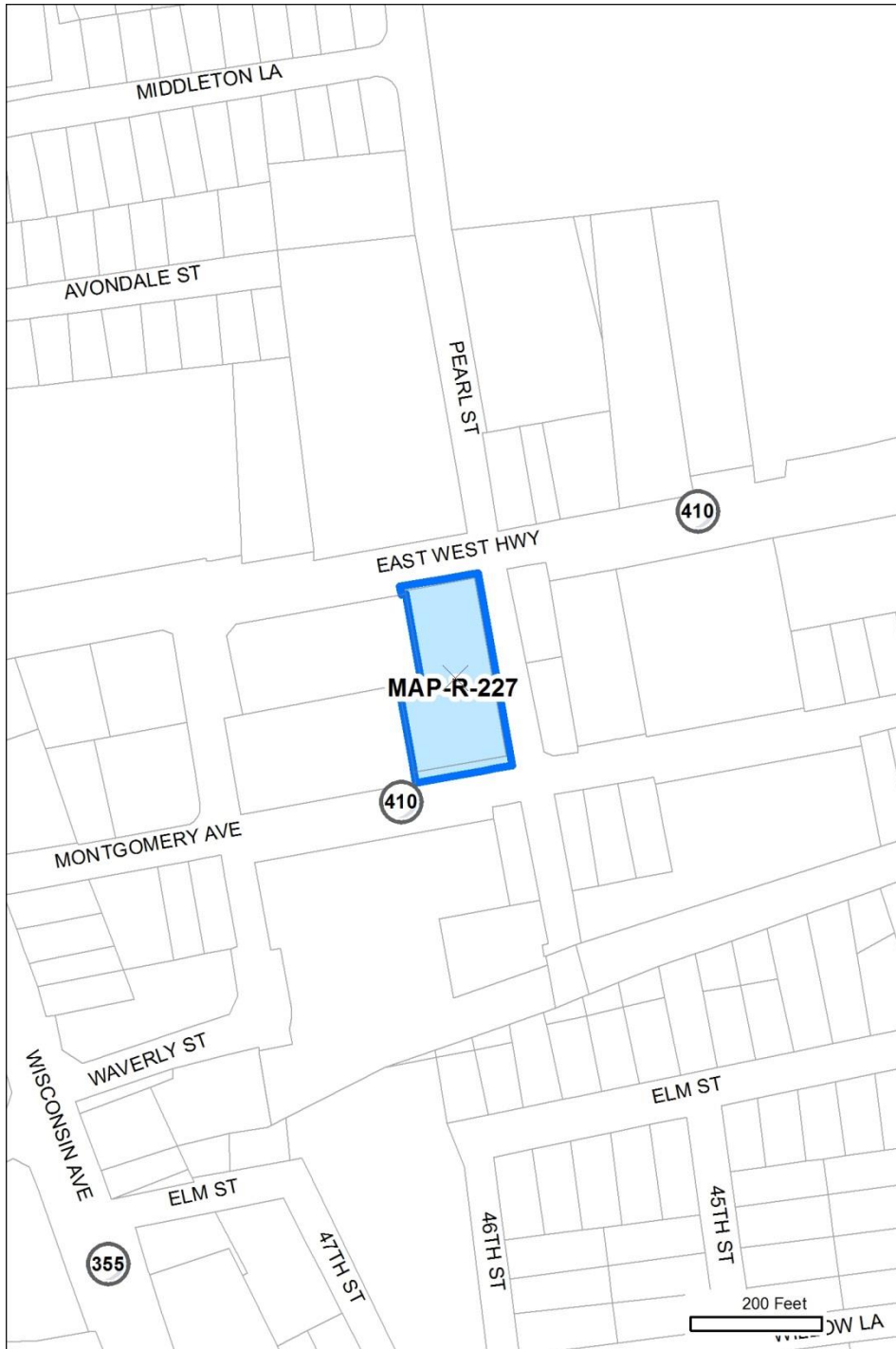
Unique ID: MAP-R-224		owner request
Master Plan ID: 5		
Master Plan:	North Bethesda/Garrett Park	
Location:	IBM site, Rock Spring	
Existing Zone:	I-3	
Proposed Conv: (8/31)	EOF-0.75 R-100	
Prop. Revised Conv:	EOF-1.0 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This site is subject to site plan 819890490.</i></p> <p><i>The site is approved for density up to 0.85 FAR under §59-C-5.438(c). It is allowed nonresidential density up to 0.6 FAR and residential density based on trips equal to a C of 0.5 FAR under §59-C-5.4392(b)(1)(A) & §59-C-5.4392(b)(1)(B). It is allowed the residential bonus density (captured in the "T" language) under §59-C-5.4392(b)(1)(C).</i></p>		



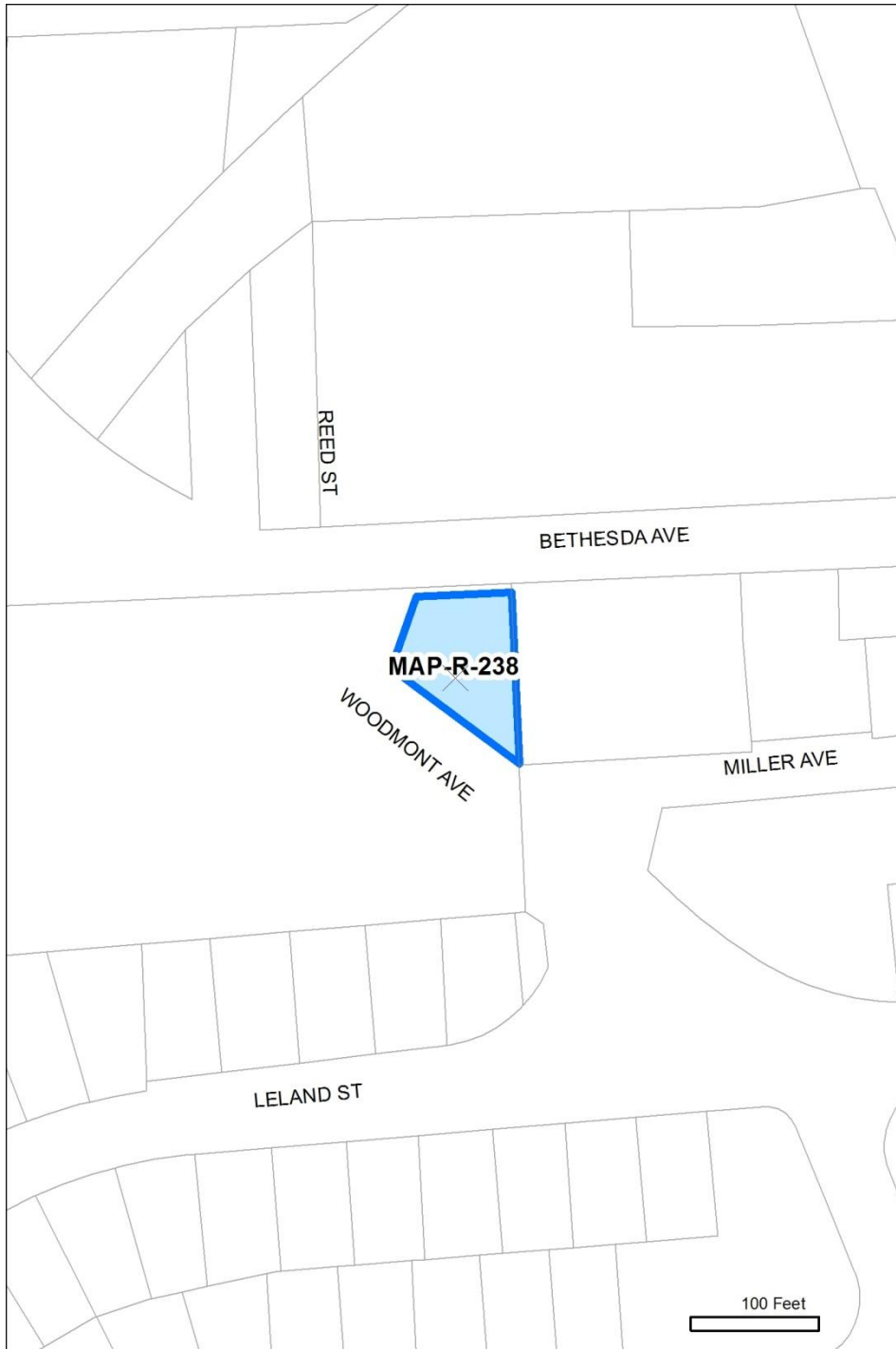
Unique ID: MAP-R-225		owner request
Master Plan ID: 6		
Master Plan:	North Bethesda/Garrett Park	
Location:	NE corner Democracy and Fernwood	
Existing Zone:	I-3	
Proposed Conv: (8/31)	EOF-0.75 R-100	
Prop. Revised Conv:	EOF-1.0 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This site is subject to site plan 819900270.</i></p> <p><i>The site is approved for density up to 0.85 FAR under §59-C-5.438(c). It is allowed nonresidential density up to 0.6 FAR and residential density based on trips equal to a C of 0.5 FAR under §59-C-5.4392(b)(1)(A) & §59-C-5.4392(b)(1)(B). It is allowed the residential bonus density (captured in the "T" language) under §59-C-5.4392(b)(1)(C).</i></p>		



Unique ID: MAP-R-226		owner request
Master Plan ID: 10		
Master Plan:	Potomac Subregion	
Location:	Fortune Park	
Existing Zone:	I-3	
Proposed Conv: (8/31)	EOF-0.75 R-100	
Prop. Revised Conv:	CRT-1.5 C-0.5 R-0.75 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Increased to 1.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This site was approved under the Optional Method for the I-3 zone, and its existing approvals allow for up to 0.39 FAR of nonresidential development and up to 600 units of residential.</i></p> <p><i>The Master Plan also recommends this site as a mixed use site, suitable for the MXPD zone. While the developers decided to use the I-3 optional method instead, the CRT zone is a much better fit for this site than the EOF zone.</i></p> <p><i>In terms of densities, the most appropriate translation of the site's existing approvals is to CRT-1.5 C-0.5 R-0.75 H-100 T.</i></p>		



Unique ID: MAP-R-227		owner request
Master Plan ID: 8		
Master Plan:	Bethesda CBD	
Location:	SW corner East-West Hwy and Pearl St	
Existing Zone:	CBD-2	
Proposed Conv: (8/31)	CR-5.0 C-3.0 R-4.5 H-90 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-5.0 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	Increased to 5.0
	Height:	Increased to 100'
Reason for change:		
<i>This site is approved for development under site plan 820090150.</i>		
<i>The site is approved for residential development up to 5.0 FAR and heights up to 98 feet.</i>		
<i>Commercial FAR should be increased to 4.0 FAR to match with Planning Staff's recommendation to better accommodate existing allowed densities in the CBD-2 zone (see MAP-S-219A – MAP-S-219G).</i>		



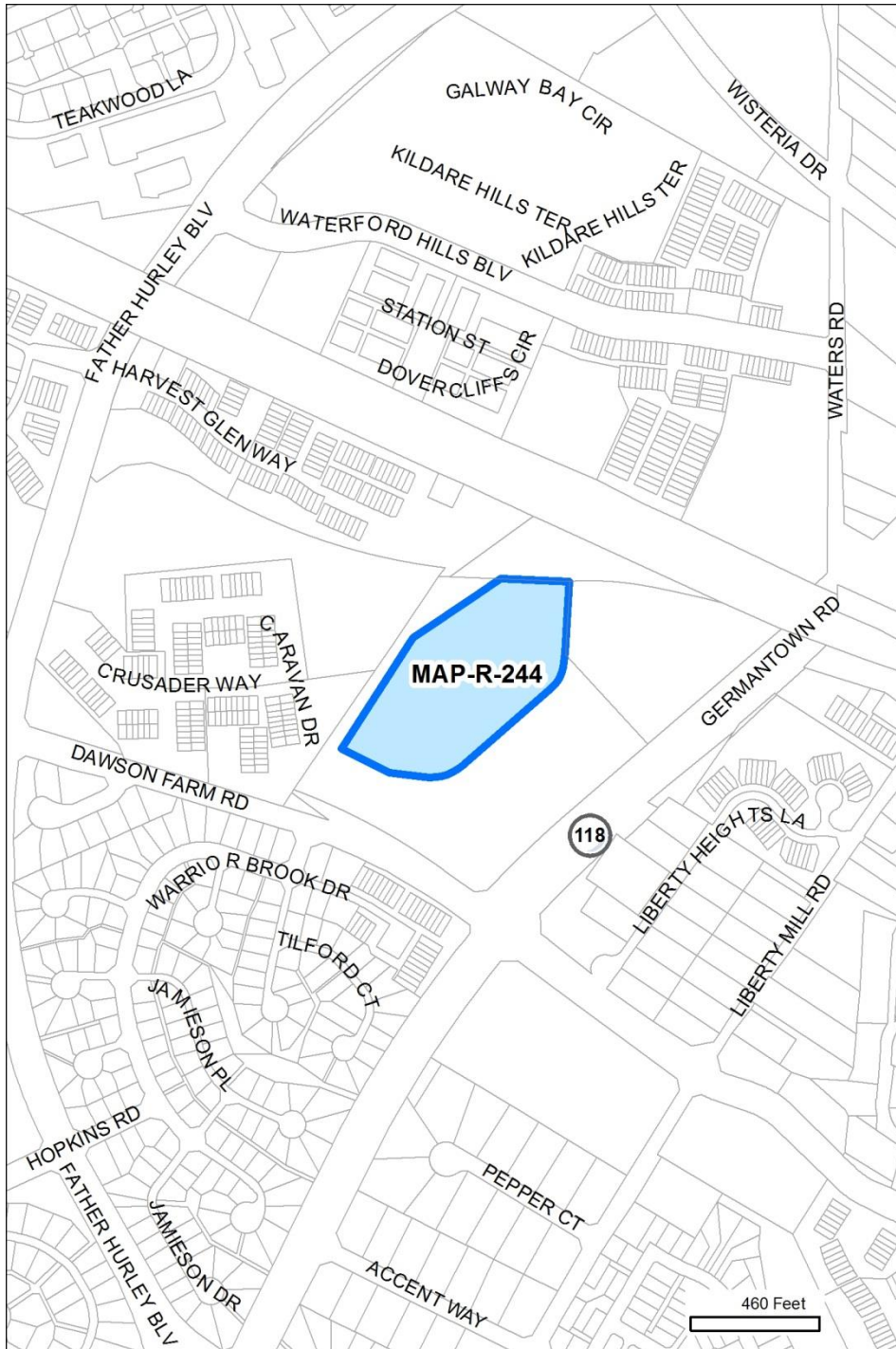
Unique ID: MAP-R-238		owner request
Master Plan ID: 21		
Master Plan:	Bethesda CBD	
Location:	Lot 31A	
Existing Zone:	TS-M	
Proposed Conv: (8/31)	CR-3.0 C-2.5 R-2.5 H-75 T	
Prop. Revised Conv:	CR-3.0 C-2.5 R-2.5 H-90 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 90'
Reason for change:		
<i>This site is approved for development under site plan 82007018A.</i>		
<i>The site is approved for heights up to 90'.</i>		



Unique ID: MAP-R-239		owner request
Master Plan ID: 19B		
Master Plan:	Bethesda CBD	
Location:	7100 Wisconsin	
Existing Zone:	CBD-R2	
Proposed Conv: (8/31)	CR-3.0 C-1.0 R-3.0 H-75 T	
Prop. Revised Conv:	CR-3.0 C-1.0 R-3.0 H-120 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 120
Reason for change:		
<i>This site is approved for development under site plan 820130230.</i>		
<i>The site is approved for heights up to 120'.</i>		



Unique ID: MAP-R-240		owner request
Master Plan ID: 1		
Master Plan:	Woodmont Triangle	
Location:	8300 Wisconsin	
Existing Zone:	CBD-1	
Proposed Conv: (8/31)	CR-3.0 C-1.0 R-2.5 H-90 T	
Prop. Revised Conv:	CR-3.0 C-1.0 R-3.0 H-90 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 3.0
	Height:	No change
Reason for change:		
<i>This site is approved for development under site plan 82006036B.</i>		
<i>The site is approved for residential density up to 3.0 FAR.</i>		



Unique ID: MAP-R-244		owner request
Master Plan ID: 5		
Master Plan:	Germantown (1989)	
Location:	N corner of Germantown Rd & Dawson Farm Road	
Existing Zone:	I-1	
Proposed Conv: (8/31)	IM-2.5 H-50	
Prop. Revised Conv:	IM-2.5 H-80	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 80'
Reason for change:		
<i>This site is approved for development under site plan 81998022F.</i>		
<i>The site is approved for height up to 79'.</i>		