

Changes to proposed District Map Amendment G-956

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

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

A revised version of DMA G-956, dated December 18, 2013, has been posted on the Planning Department website for review. It contains all of the proposed and approved changes that have occurred since October 11, 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 includes changes proposed by Planning Staff to correct **errors**.

The second section covers **changes in conversion philosophy** for several zones.

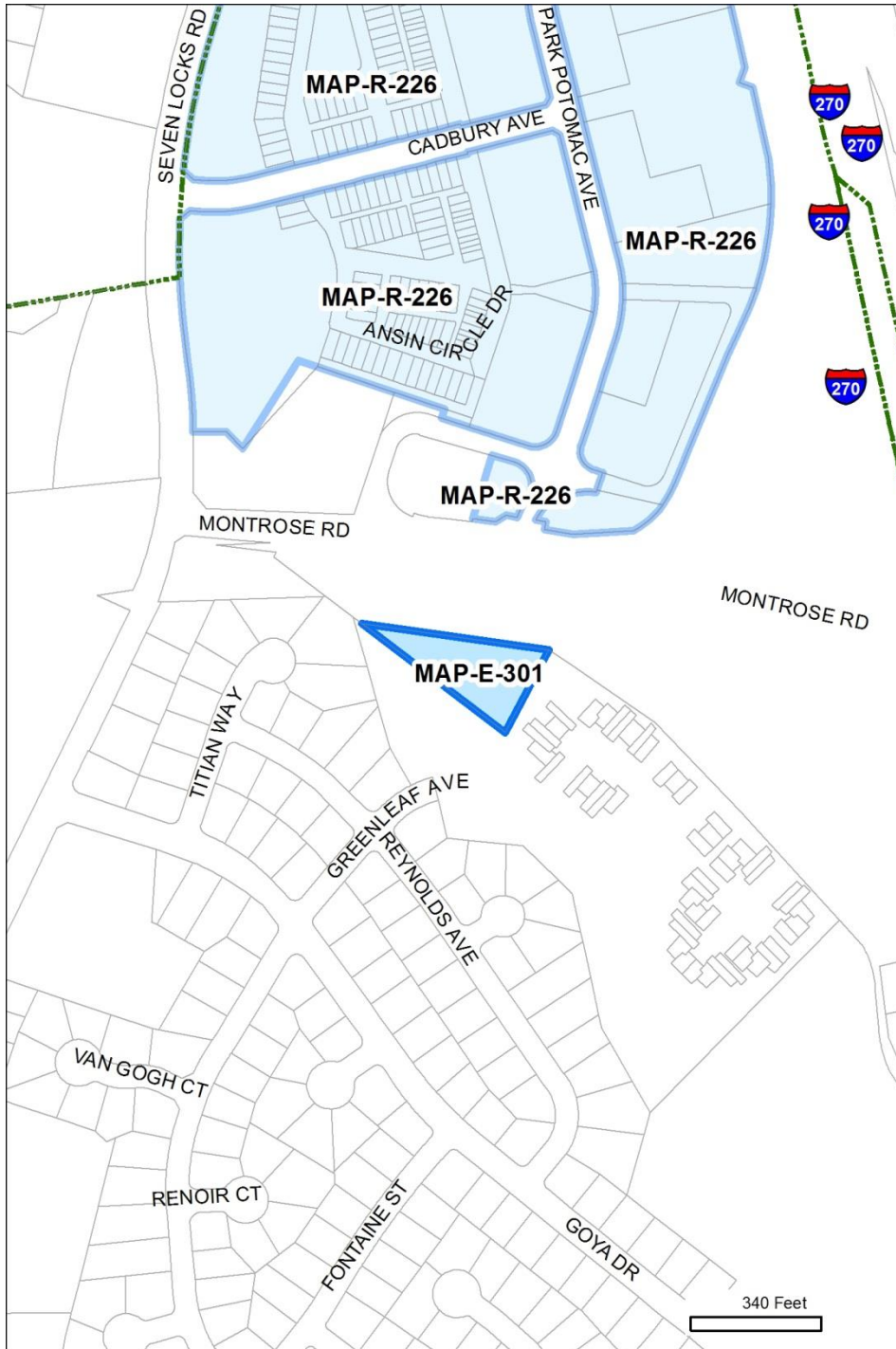
The third section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.

The fourth section covers changes to the standard conversion philosophy that affect areas that are currently in areas that have **active Master Plan processes underway**.

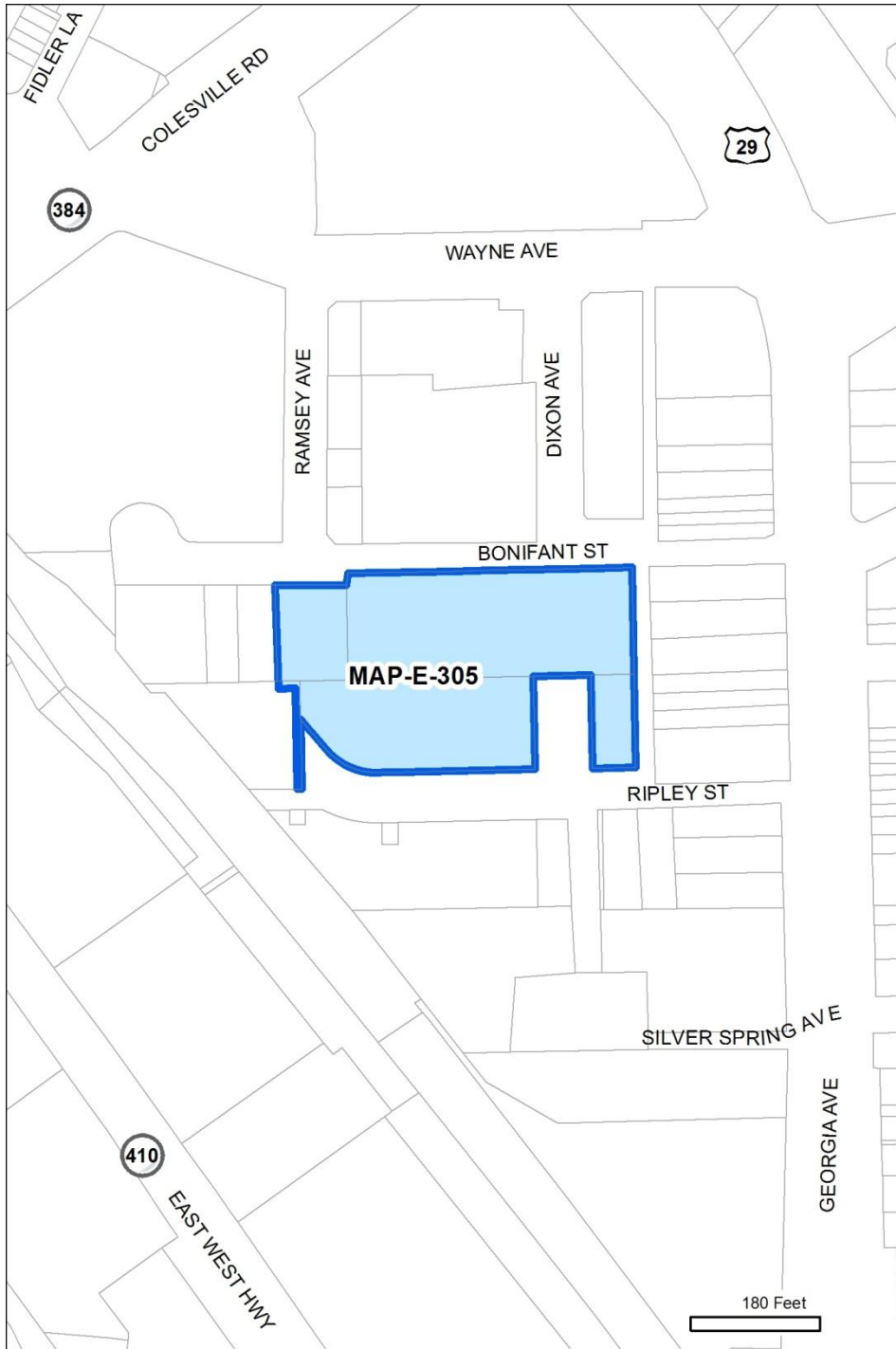
Changes to proposed District Map Amendment G-956

SECTION 1: ERRORS

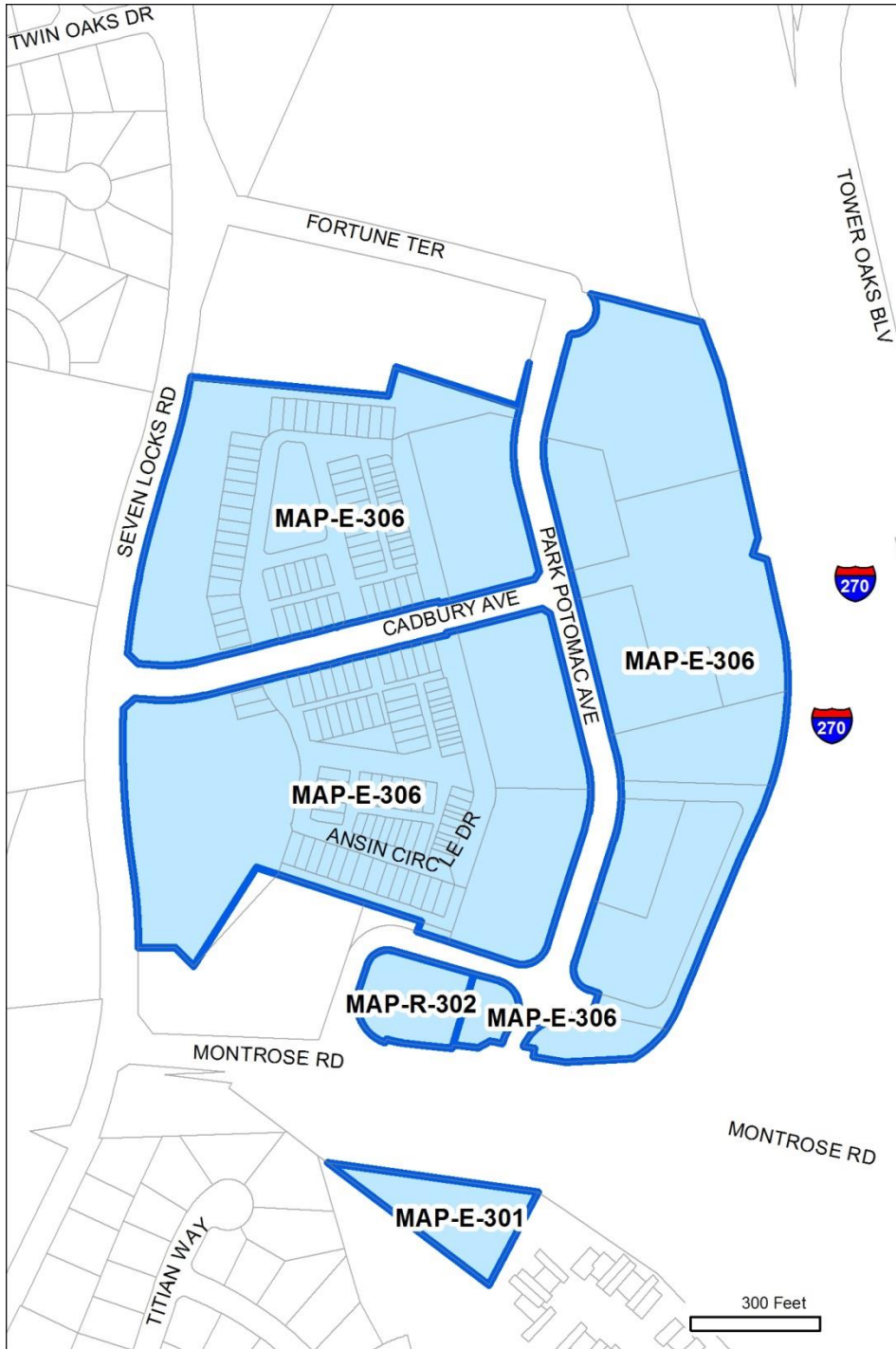
This section includes changes proposed by Planning Staff to correct **errors.**



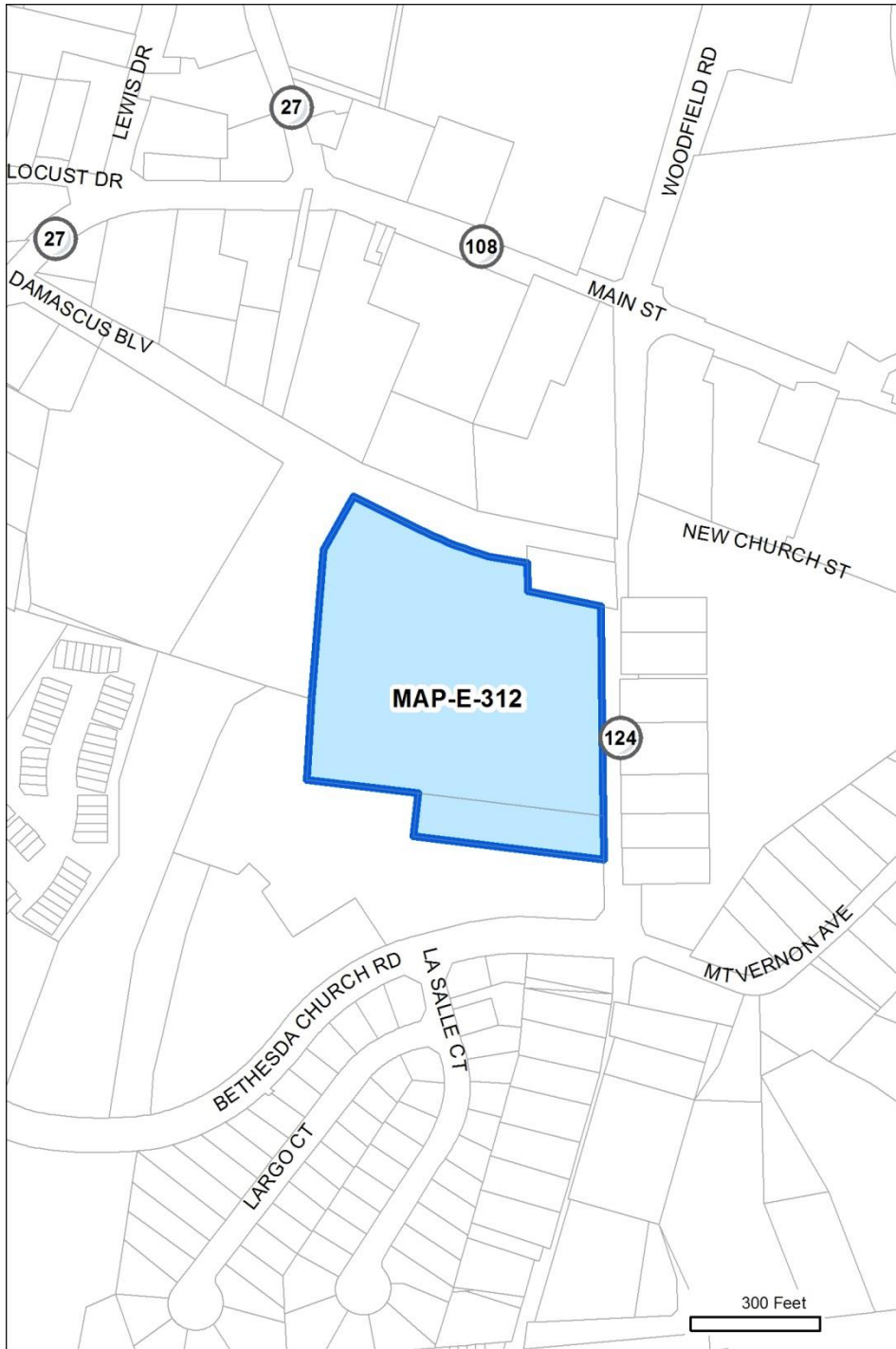
Unique ID: MAP-E-301		staff error
Master Plan ID: POTMC-10		
Master Plan:	Potomac Subregion	
Location:	Park Potomac	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 R-100	
Prop. Revised Conv:	CRT-1.25 C-0.5 R-0.75 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Increased to 1.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This portion of the Park Potomac site should have been included in the last round of revisions to the DMA under revision MAP-R-226. Staff inadvertently left this portion of the site with the formerly proposed conversion.</i></p>		
<p>MAP-R-226</p> <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 MXP 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-1.25 C-0.5 R-0.75 H-100 T.</i></p>		



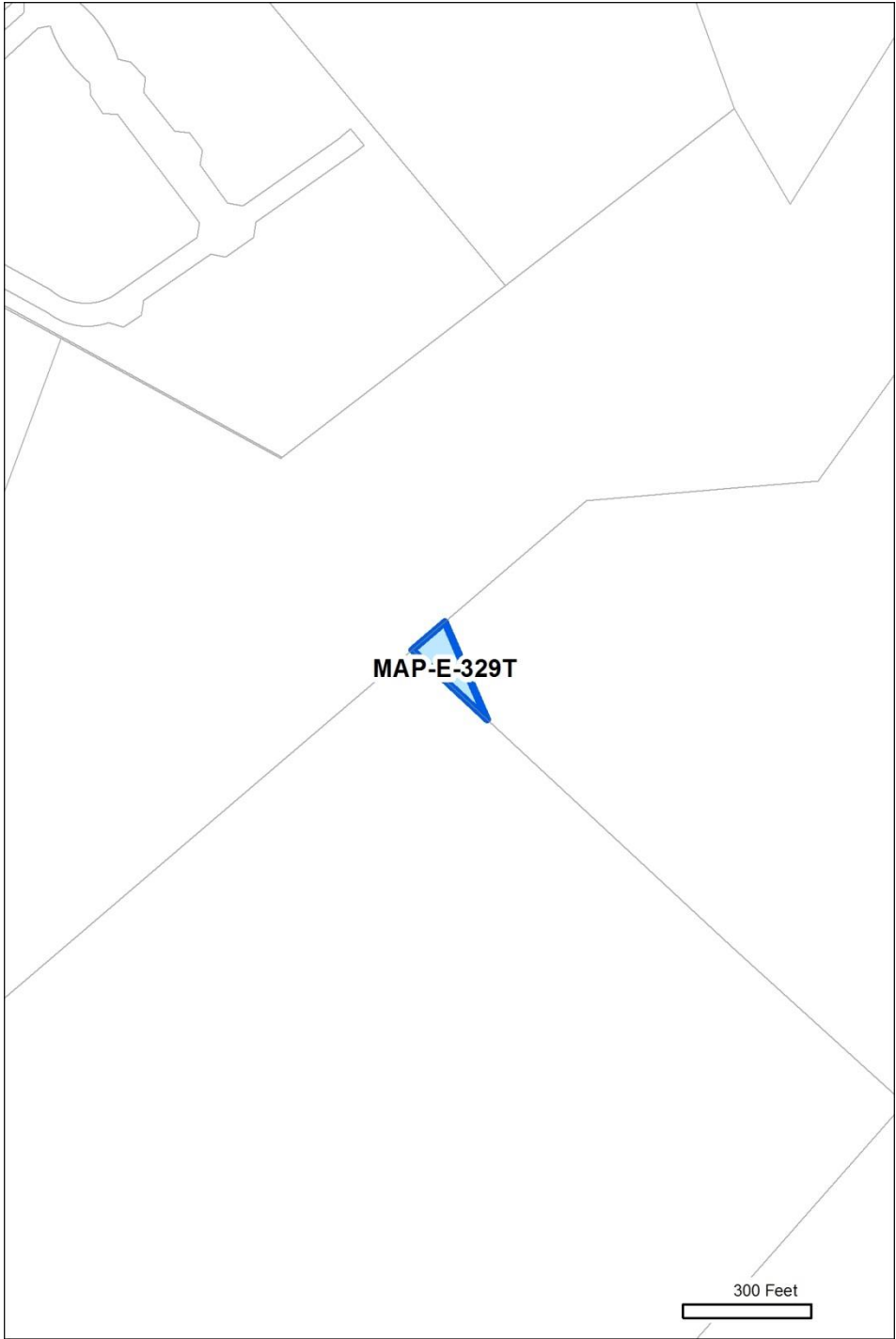
Unique ID: MAP-E-305		staff error
Master Plan ID: SLVSP-14B		
Master Plan:	Silver Spring CBD	
Location:	Bonifant and Dixon	
Existing Zone:	CBD-2	
Proposed Conv: (10/11)	CR-5.0 C-2.0 R-5.0 H-200 T	
Prop. Revised Conv:	CR-5.0 C-4.0 R-5.0 H-200 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 4.0
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property was recommended to be limited to 2.0 FAR of non-residential development in the 1993 Master Plan, however, the 2000 Master Plan did not retain that limitation.</i></p>		



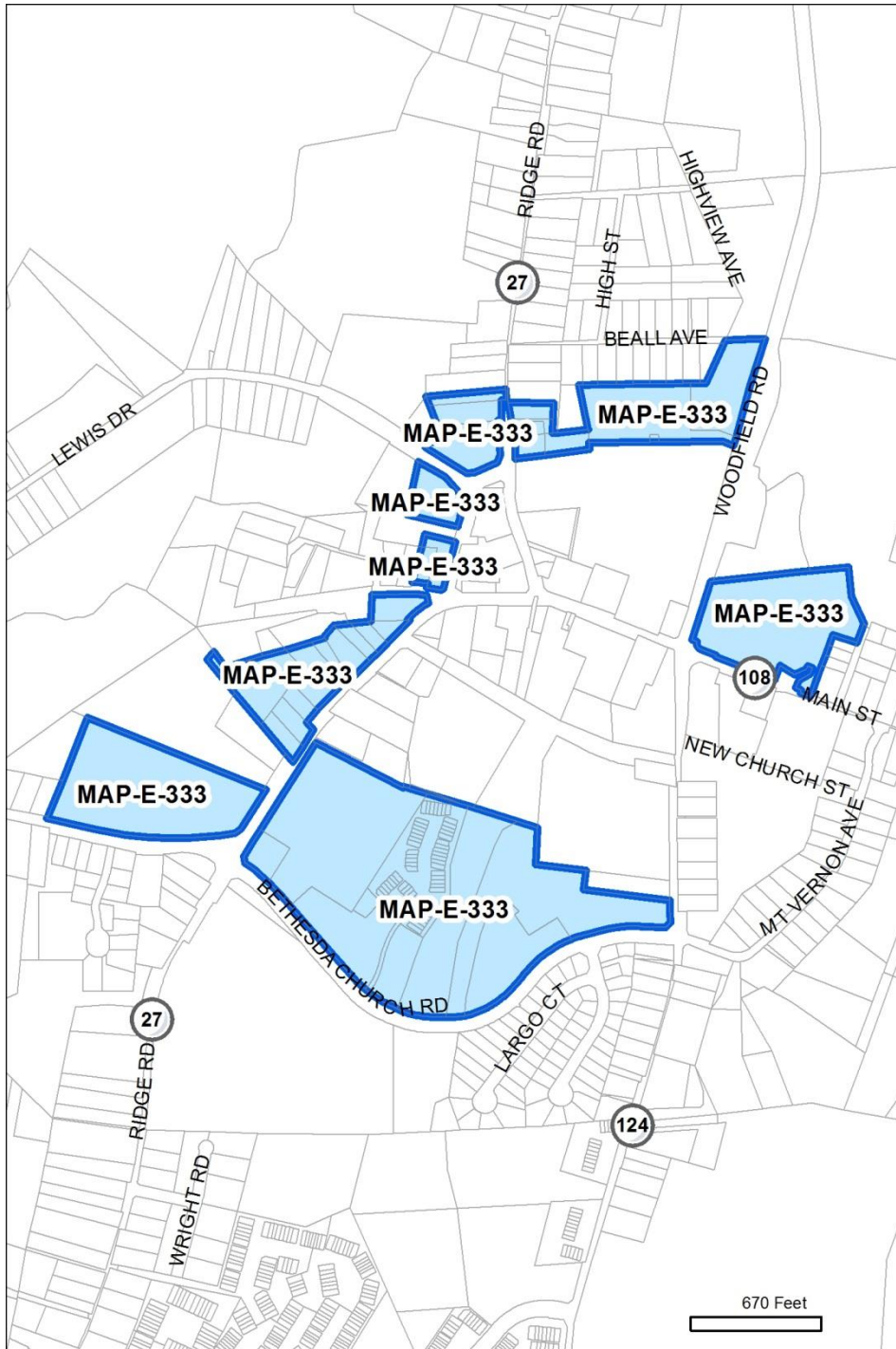
Unique ID: MAP-E-306		staff error
Master Plan ID: POTMC-10		
Master Plan:	Potomac Subregion	
Location:	Park Potomac	
Existing Zone:	I-3	
Proposed Conv: (10/11)	CRT-1.5 C-0.5 R-0.75 H-100 T	
Prop. Revised Conv:	CRT-1.25 C-0.5 R-0.75 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.25
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>When changing the DMA to reflect the owner request to match development approvals in MAP-R-226, the overall FAR was shown as 1.5.</p> <p>However, with the commercial component limited to 0.5 and the residential component limited to 0.75, there was no way for development to exceed 1.25 FAR.</p> <p>For that reason, the overall FAR of 1.5 was made in error, and should be reduced to 1.25.</p>		



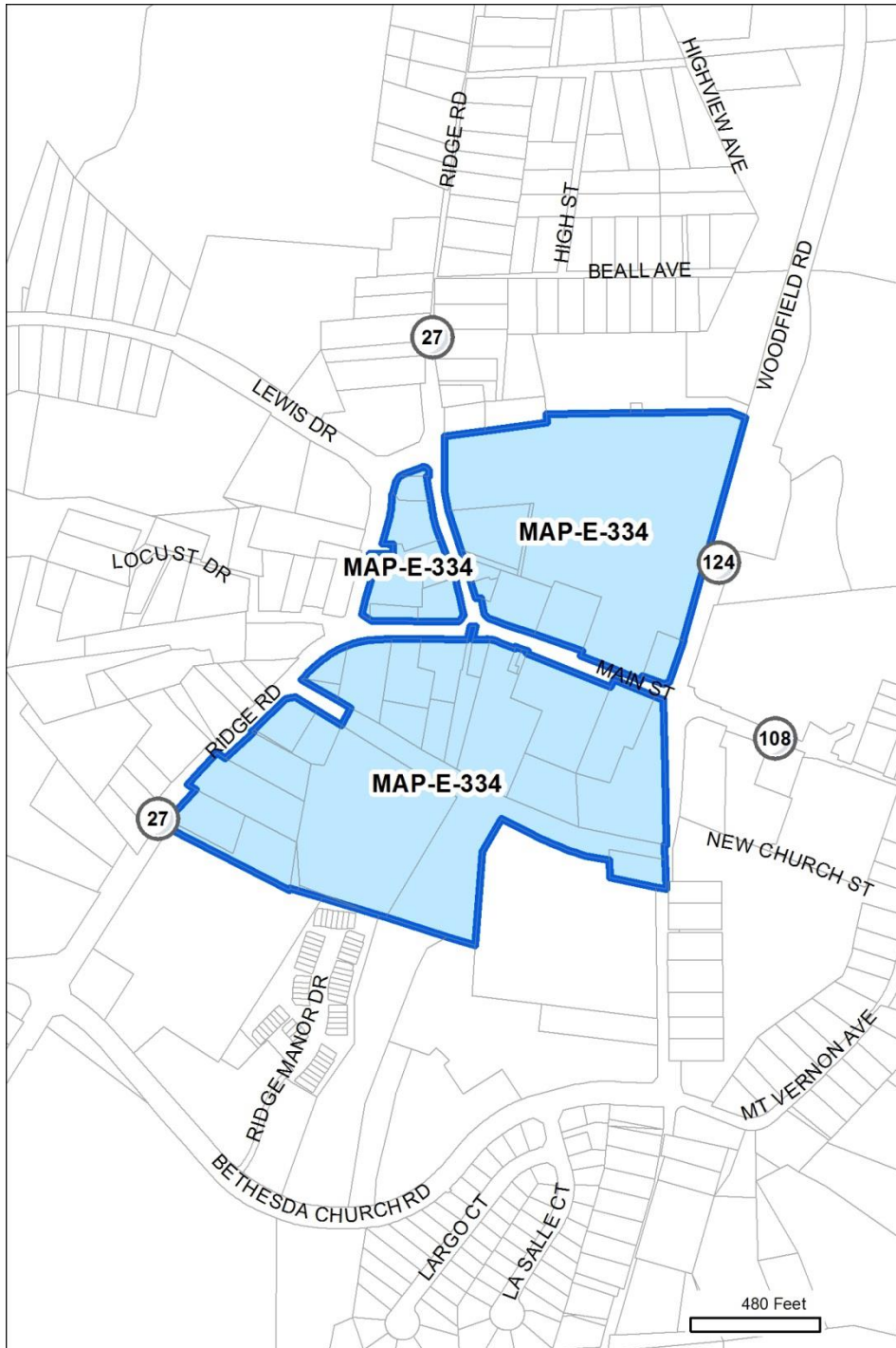
Unique ID: MAP-E-312		staff error
Master Plan ID: DAMSC-05		
Master Plan:	Damascus	
Location:	Damascus Blv & Woodfield Rd	
Existing Zone:	MXTC/TDR	
Proposed Conv: (10/11)	CRT-1.5 C-1.0 R-0.5 H-55 T	
Prop. Revised Conv:	CRT-1.0 C-0.5 R-0.5 H-55 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	Reduced to 0.5
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The Damascus Master Plan calls for limiting commercial development to 0.5 FAR in the "outer area."</i></p> <p><i>Staff erroneously granted the 1.0 commercial FAR that the plan calls for in the "inner area".</i></p> <p><i>However, the plan makes it clear that this particular parcel, despite being fairly close to the town center is actually considered a part of the "outer area" and therefore should be limited to 0.5 FAR of commercial.</i></p>		



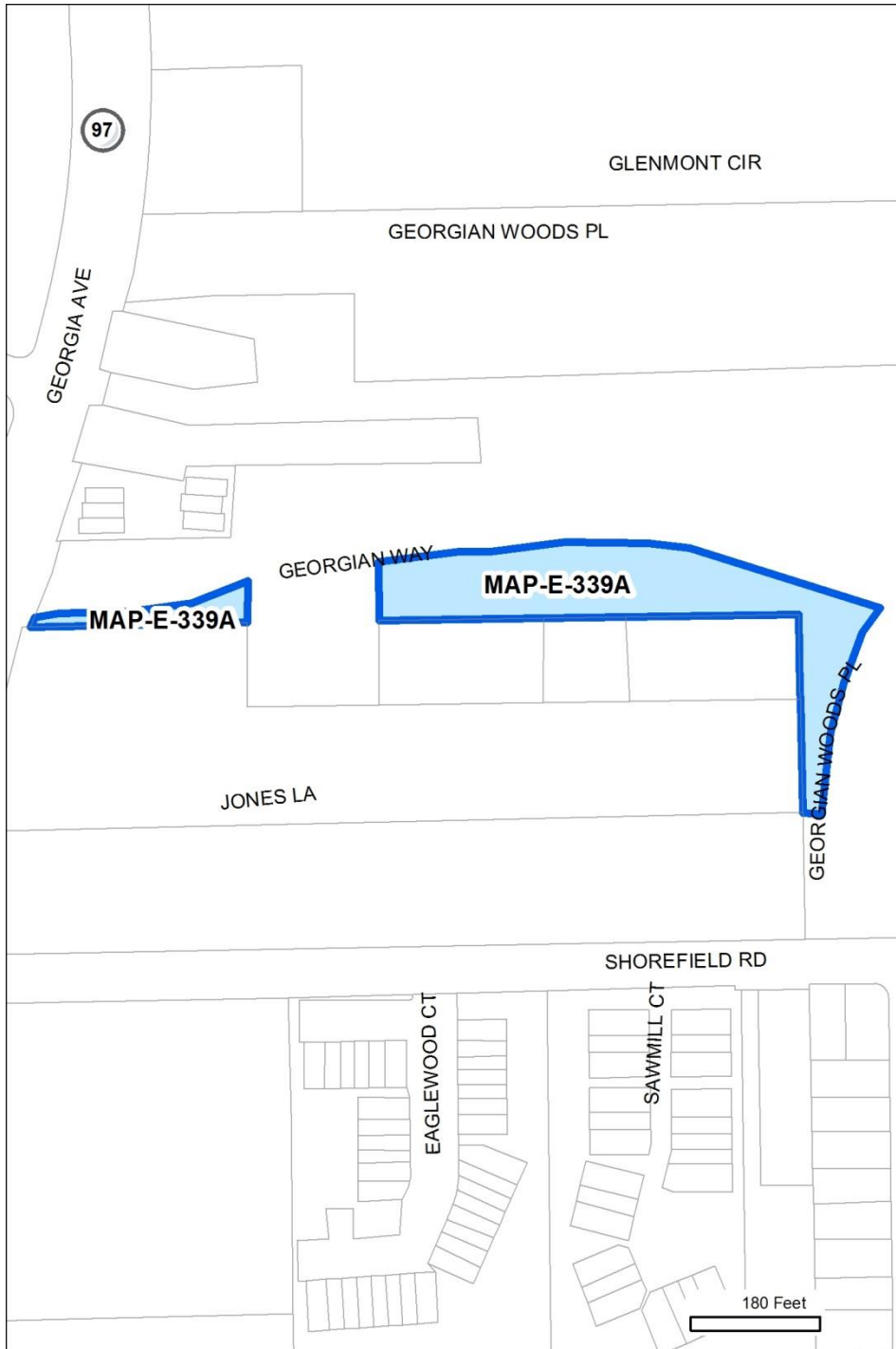
Unique ID: MAP-E-329T		staff error
Master Plan ID: CLRKG-05		
Master Plan:	Clarksburg	
Location:	Cabin Branch	
Existing Zone:	RMX-1/TDR	
Proposed Conv: (10/11)	<null>	
Prop. Revised Conv:	TDR-7.0	
Category:	Error	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This sliver of land is currently in the RMX-1/TDR zone, however, it was inadvertently omitted from the new TDR Overlay zone.</i></p> <p><i>It should be included in the TDR Overlay.</i></p>		



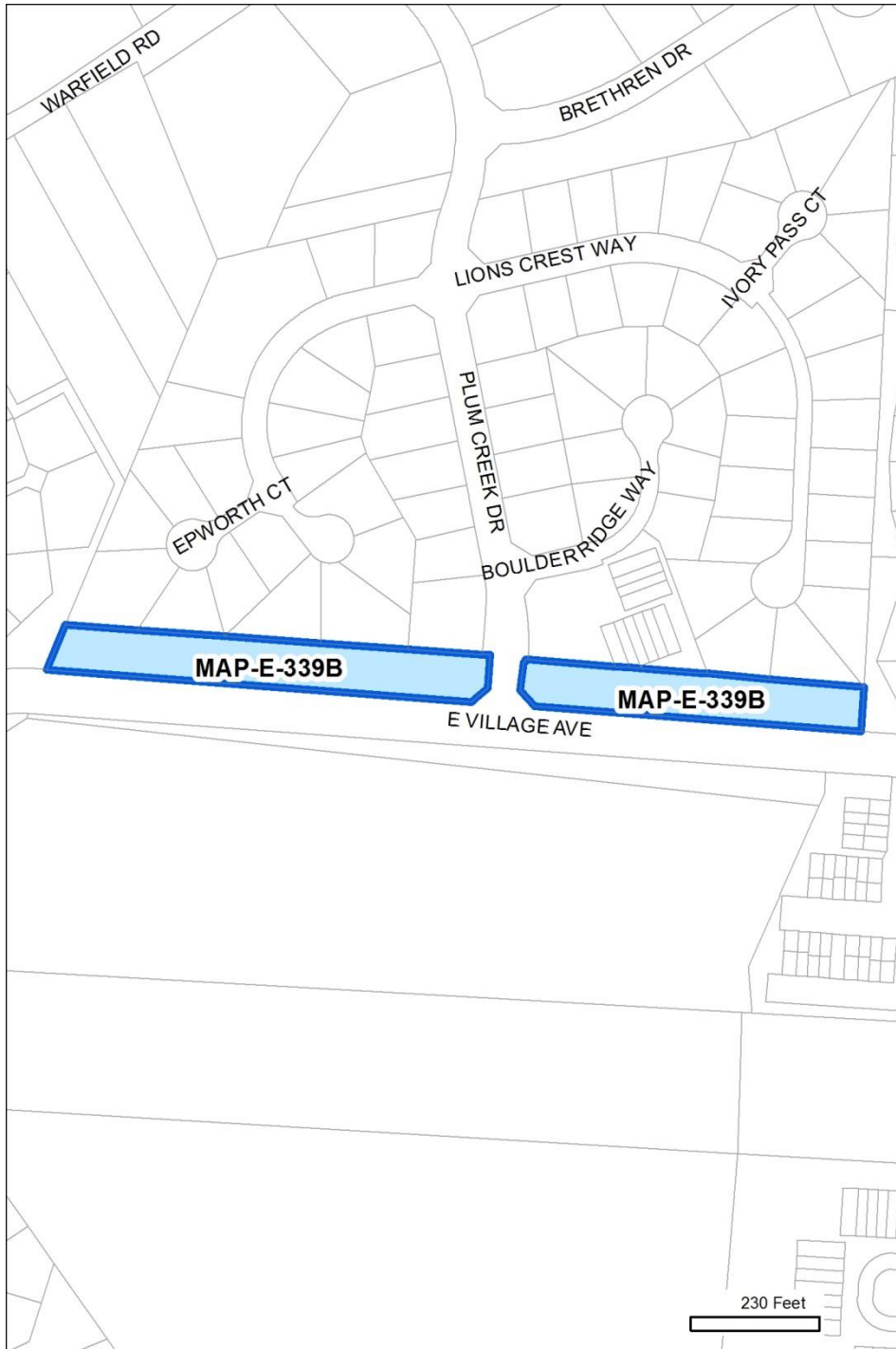
Unique ID: MAP-E-333		staff error
Master Plan ID: DAMSC-03		
Master Plan:	Damascus	
Location:	Damascus town center	
Existing Zone:	MXTC	
Proposed Conv: (10/11)	CRT-1.0 C-0.5 R-0.5 H-55 T	
Prop. Revised Conv:	CRT-1.5 C-0.5 R-1.0 H-55 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.5
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 1.0
	Height:	No change
Reason for change:		
<p><i>The Damascus Master Plan calls for allowing residential development to 20 dwelling units per acre in the "outer area."</i></p> <p><i>The original DMA conversion gave residential development up to 0.5 FAR, however this is not enough FAR to allow 20 dwelling units per acre.</i></p> <p><i>Therefore staff recommends increasing the FAR to 1.0, which would accommodate 20 dwelling units per acre.</i></p> <p><i>The overall FAR should also be increased, since the current ordinance allows the commercial and residential density to be added without setting an overall cap.</i></p>		



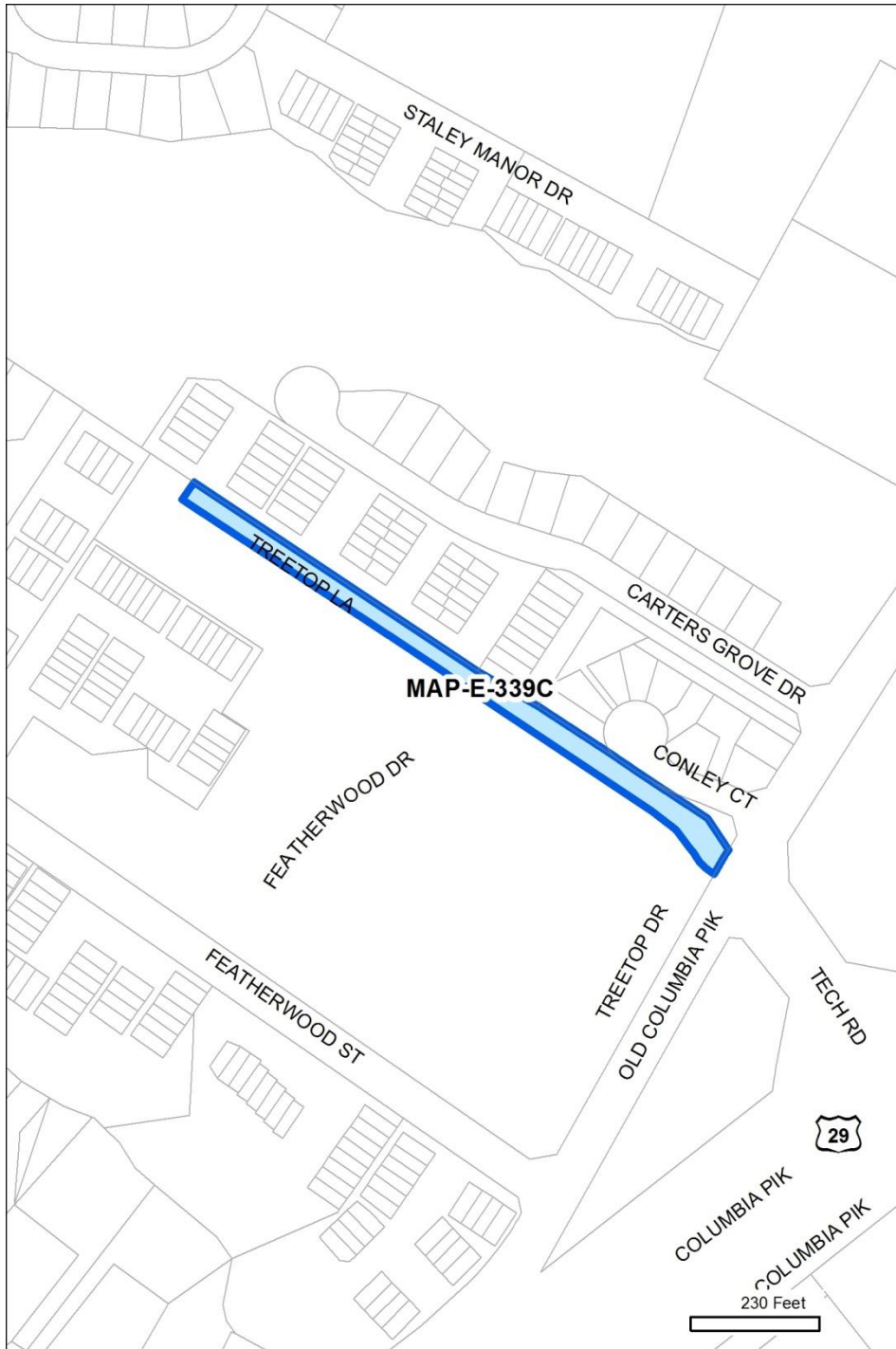
Unique ID: MAP-E-334		staff error
Master Plan ID: DAMSC-04		
Master Plan:	Damascus	
Location:	Damascus town center	
Existing Zone:	MXTC	
Proposed Conv: (10/11)	CRT-1.5 C-1.0 R-0.5 H-55 T	
Prop. Revised Conv:	CRT-1.75 C-1.0 R-0.75 H-55 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.75
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 0.75
	Height:	No change
Reason for change:		
<p><i>The Damascus Master Plan calls for allowing residential development to 15 dwelling units per acre in the "inner area."</i></p> <p><i>The original DMA conversion gave residential development up to 0.5 FAR, however this is not enough FAR to allow 15 dwelling units per acre.</i></p> <p><i>Therefore staff recommends increasing the residential FAR to 0.75, which would accommodate 15 dwelling units per acre.</i></p> <p><i>The overall FAR should also be increased, since the current ordinance allows the commercial and residential density to be added without setting an overall cap.</i></p>		



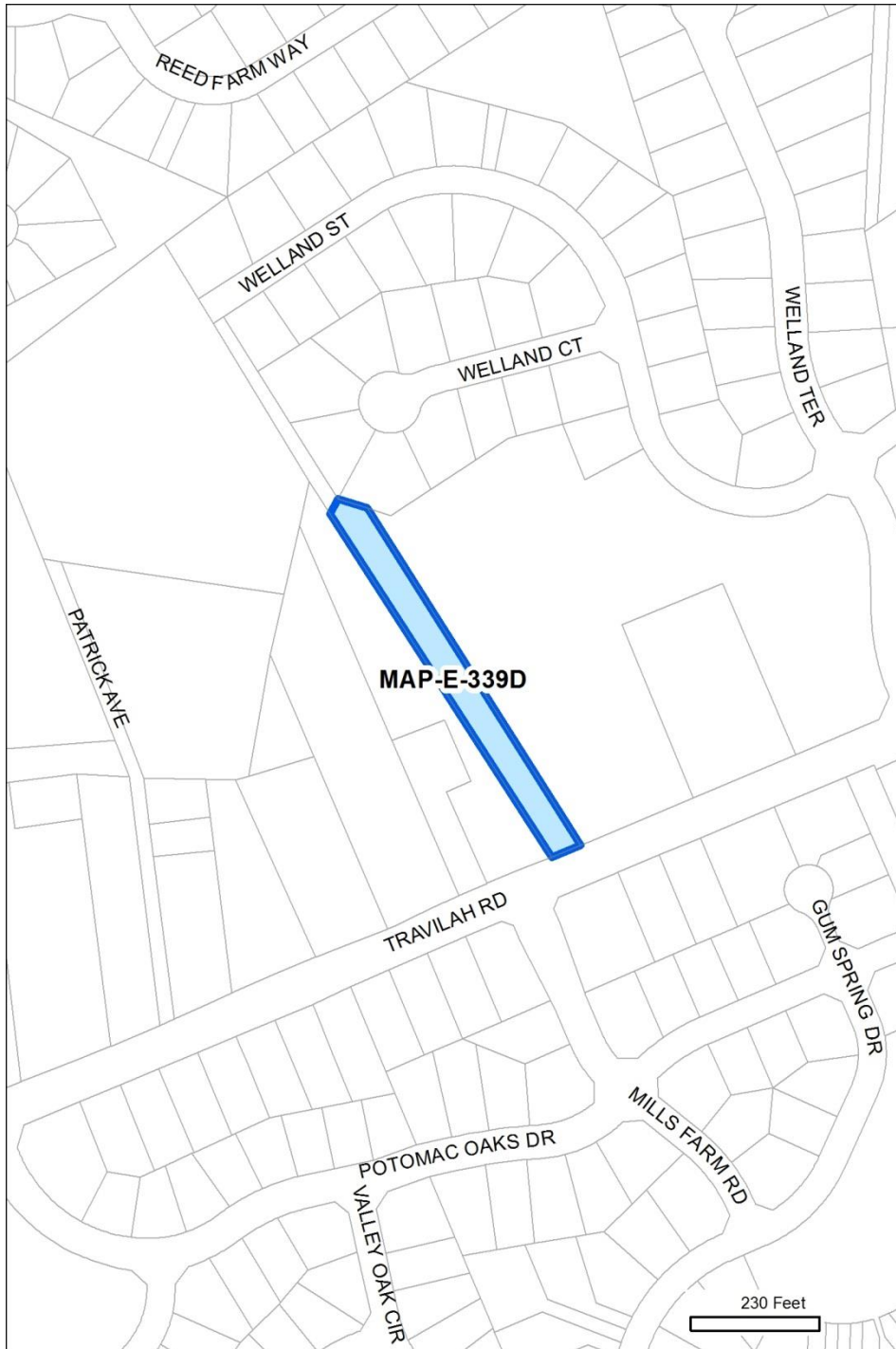
Unique ID: MAP-E-339A		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339B		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



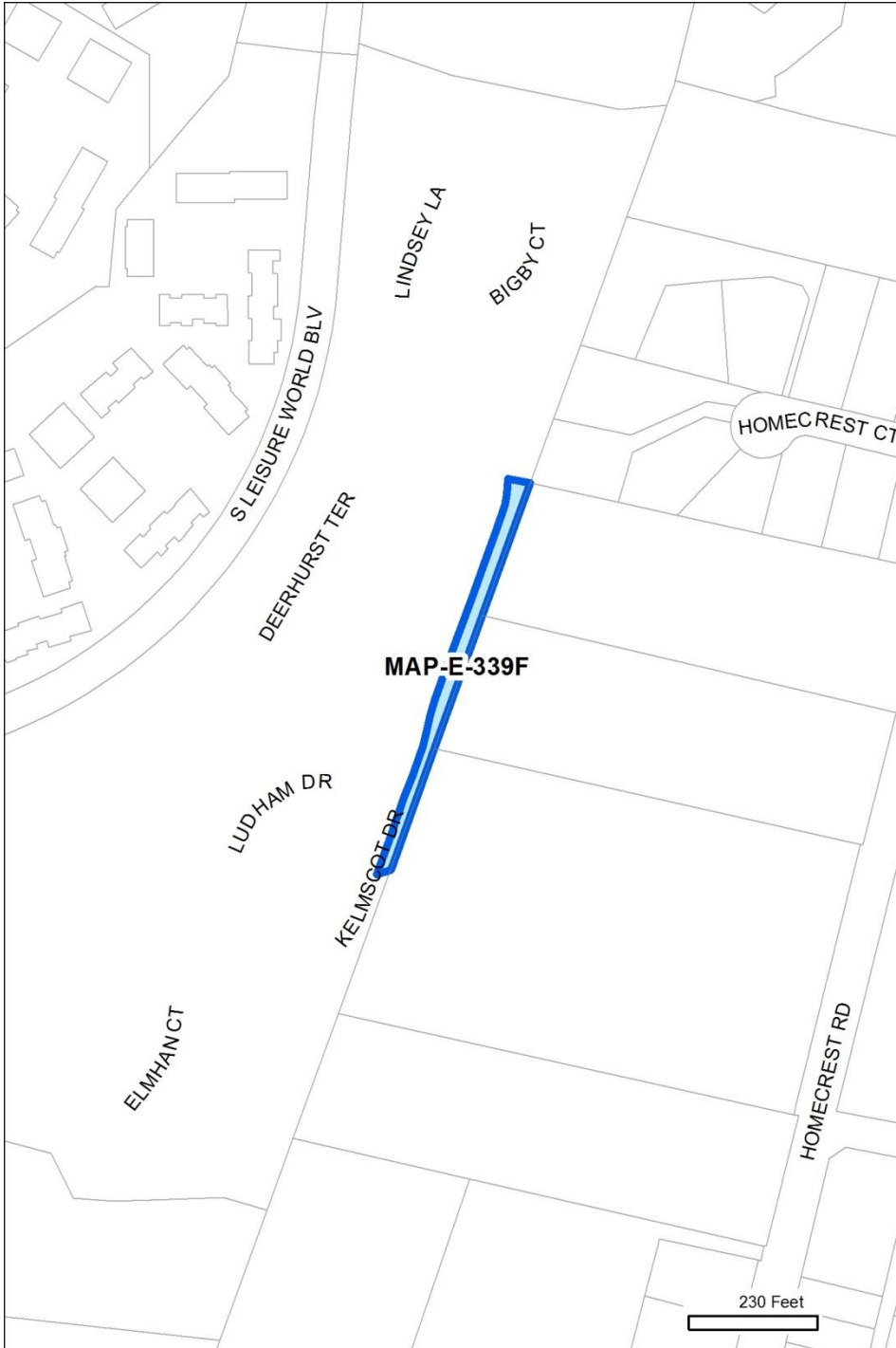
Unique ID: MAP-E-339C		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339D		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



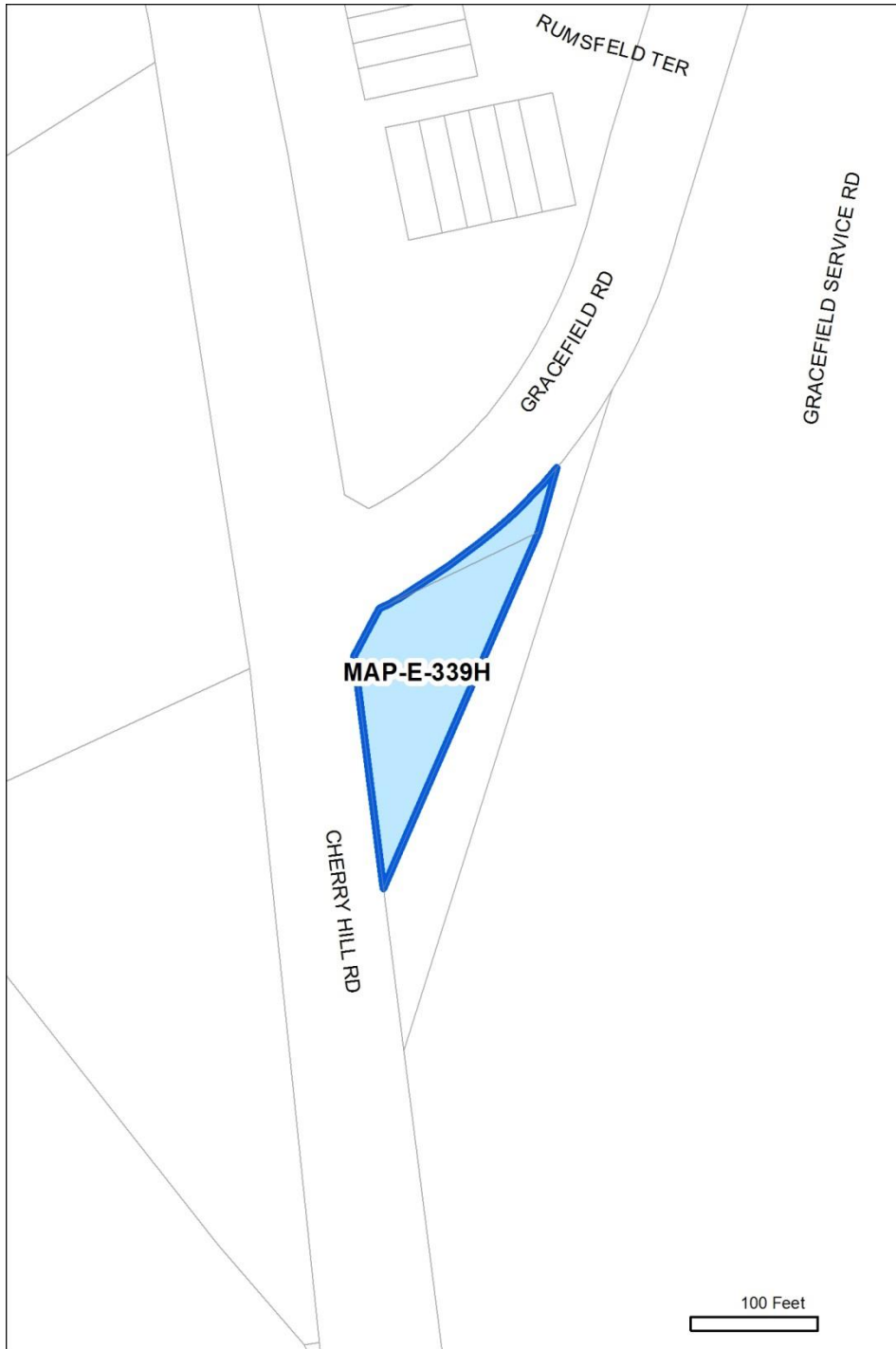
Unique ID: MAP-E-339E		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



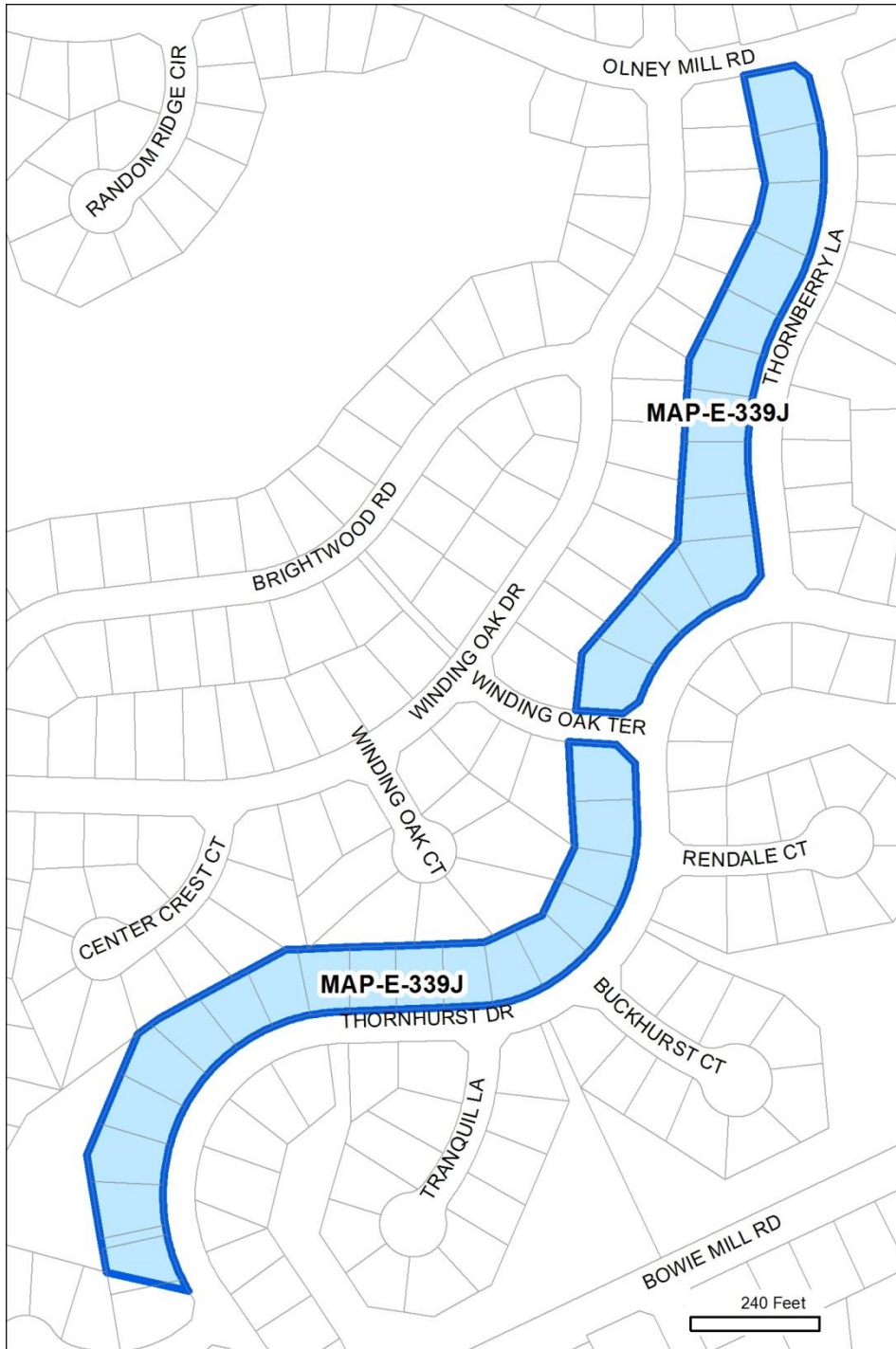
Unique ID: MAP-E-339F		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



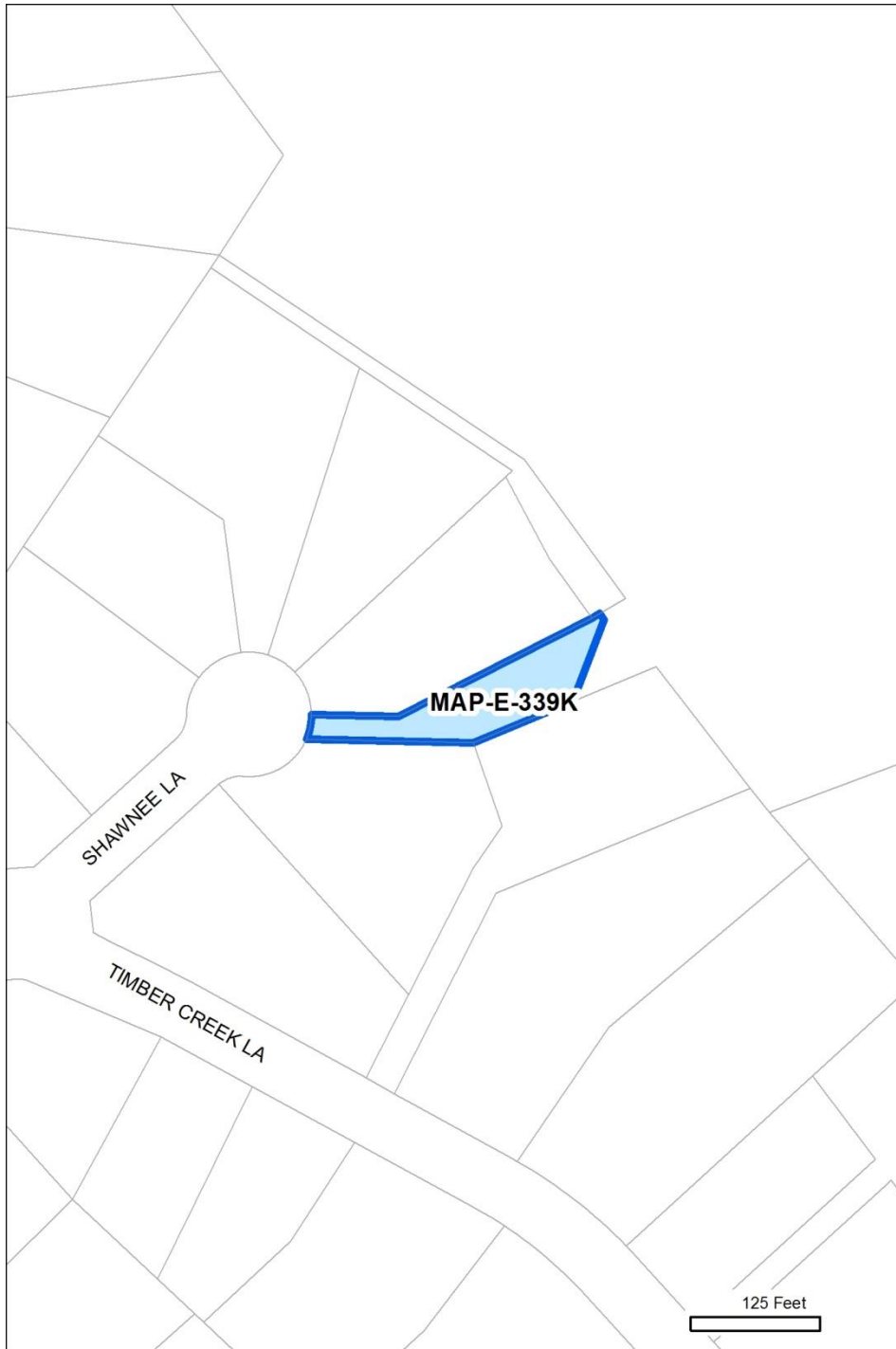
Unique ID: MAP-E-339G		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339H		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



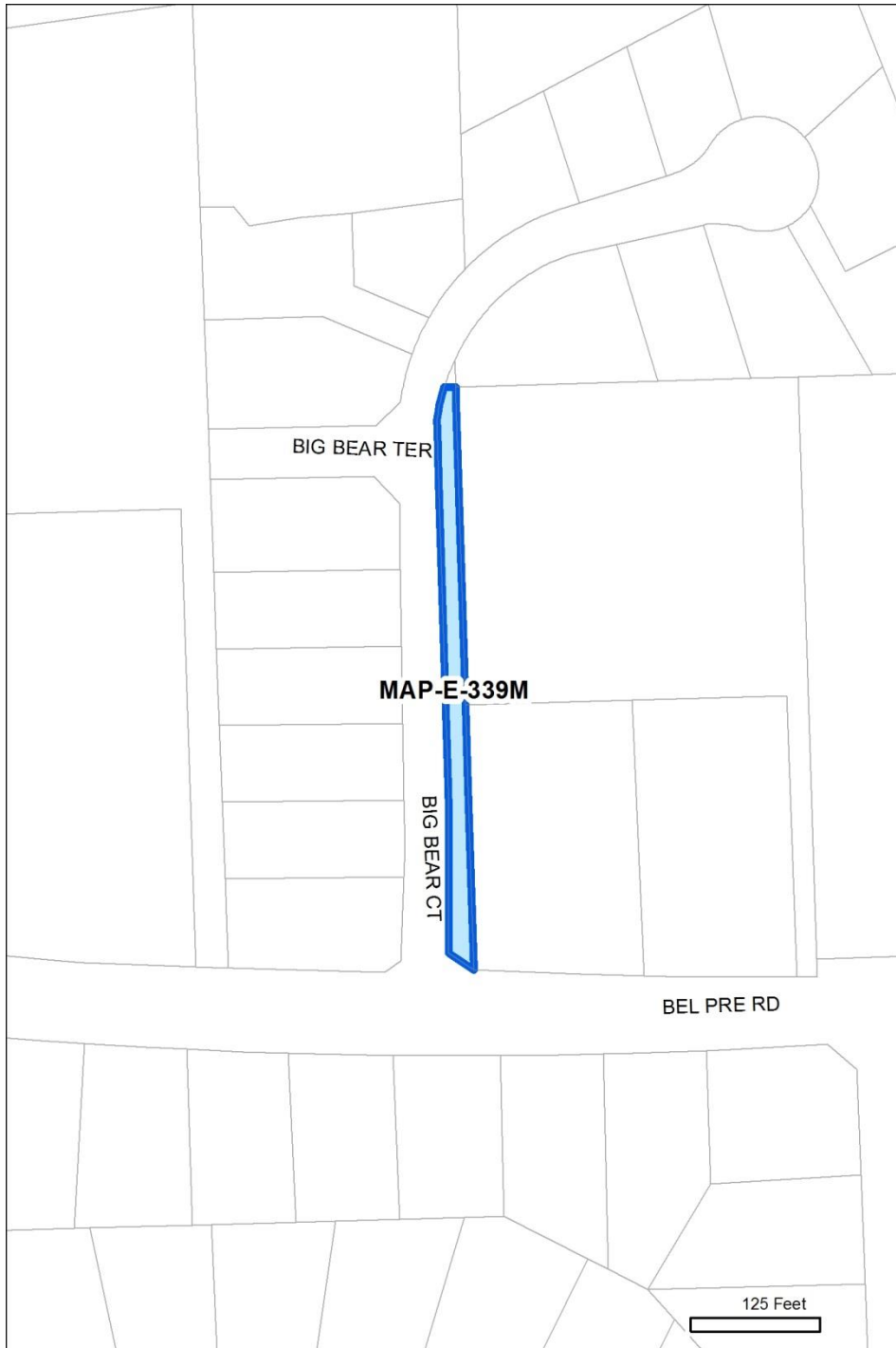
Unique ID: MAP-E-339J		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339K		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



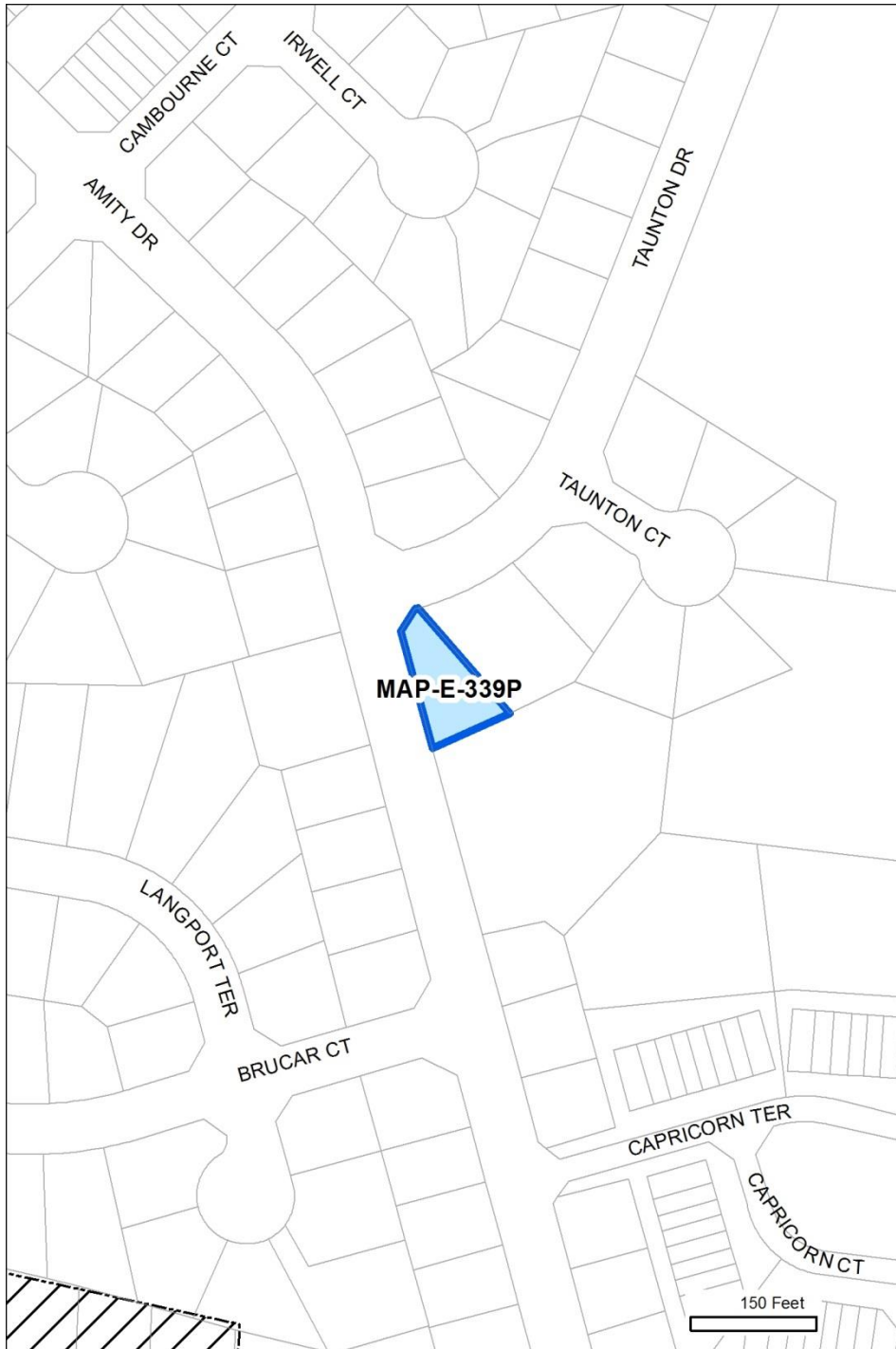
Unique ID: MAP-E-339L		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



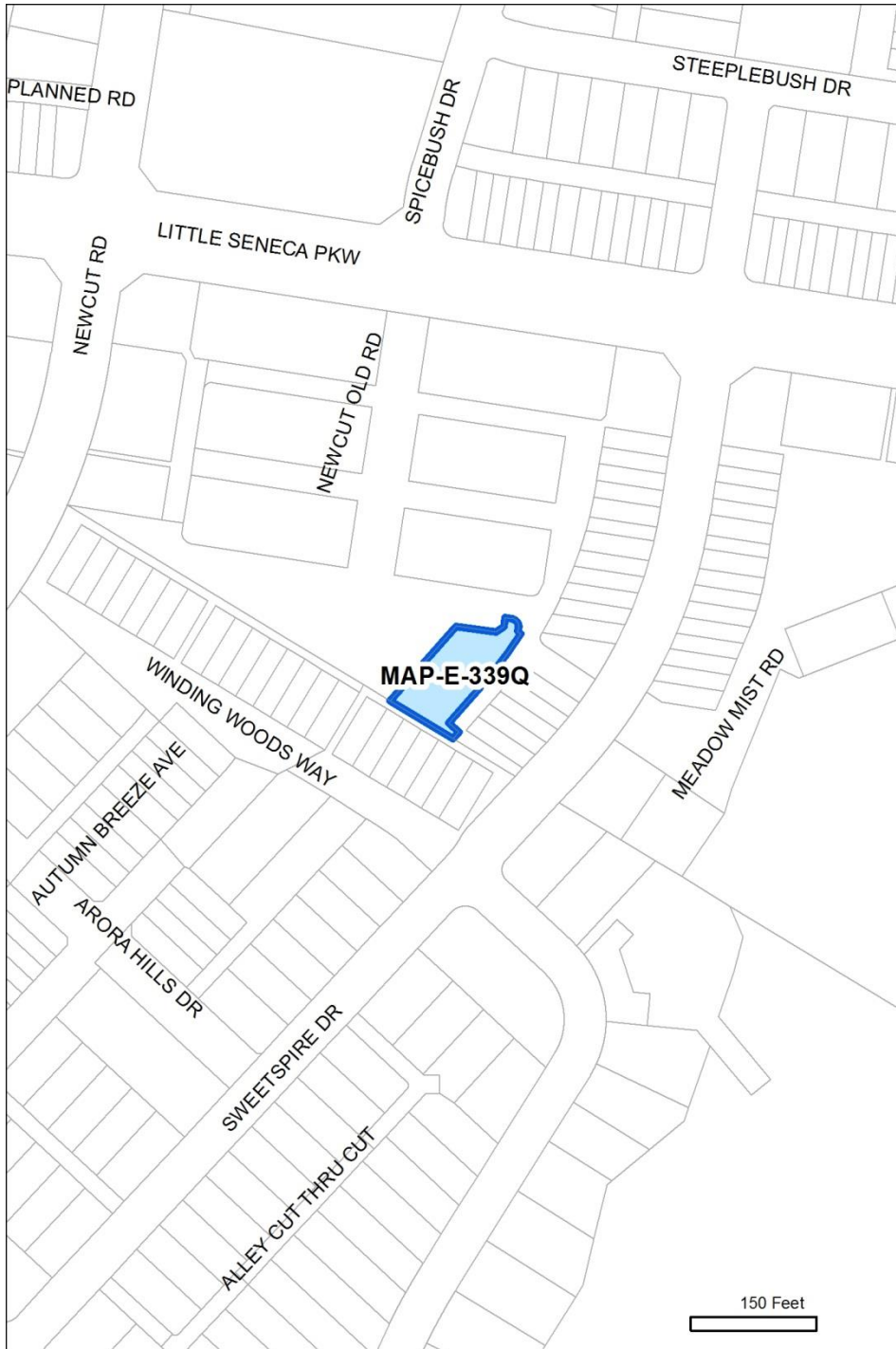
Unique ID: MAP-E-339M		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



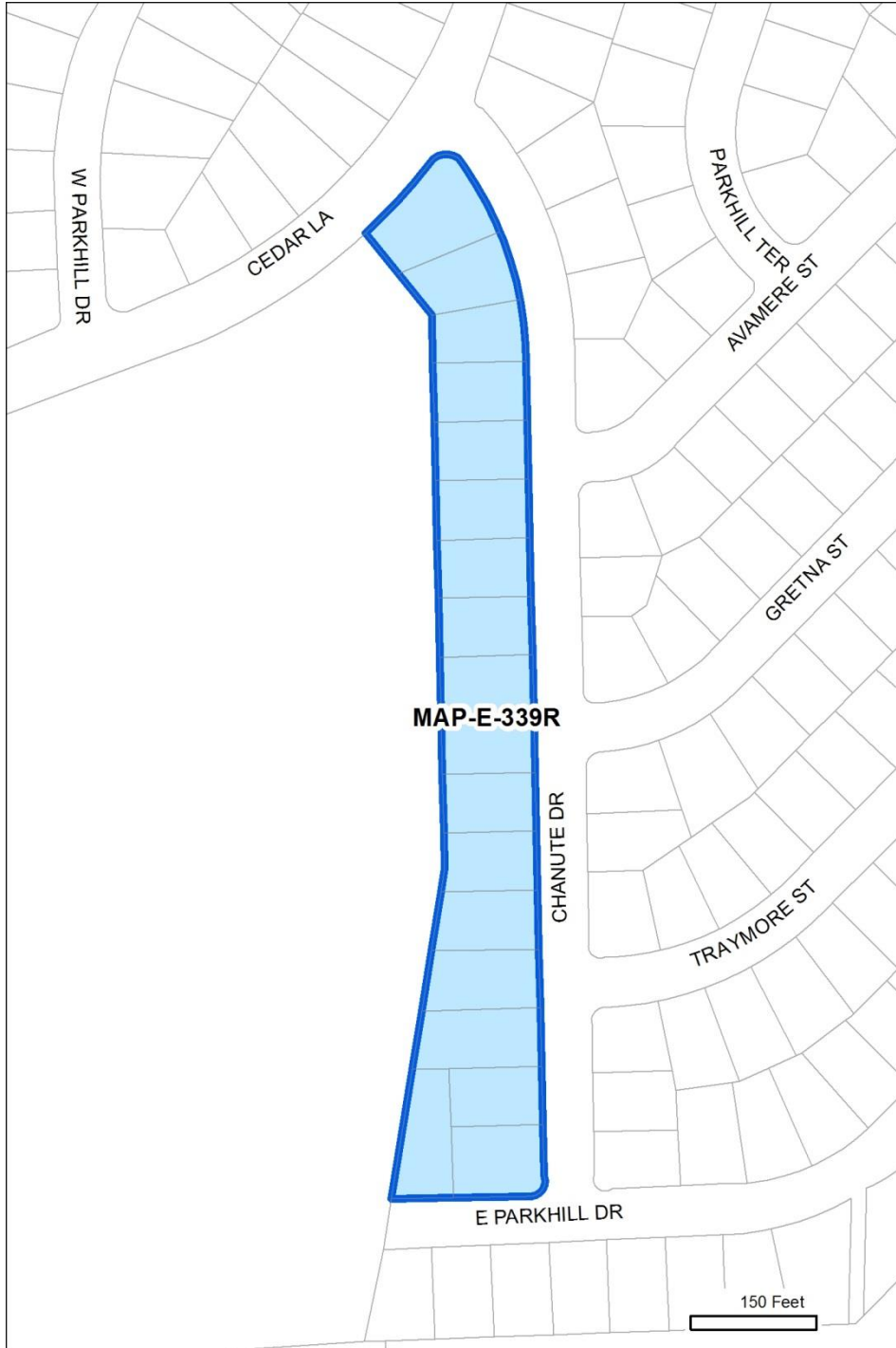
Unique ID: MAP-E-339N		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339P		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



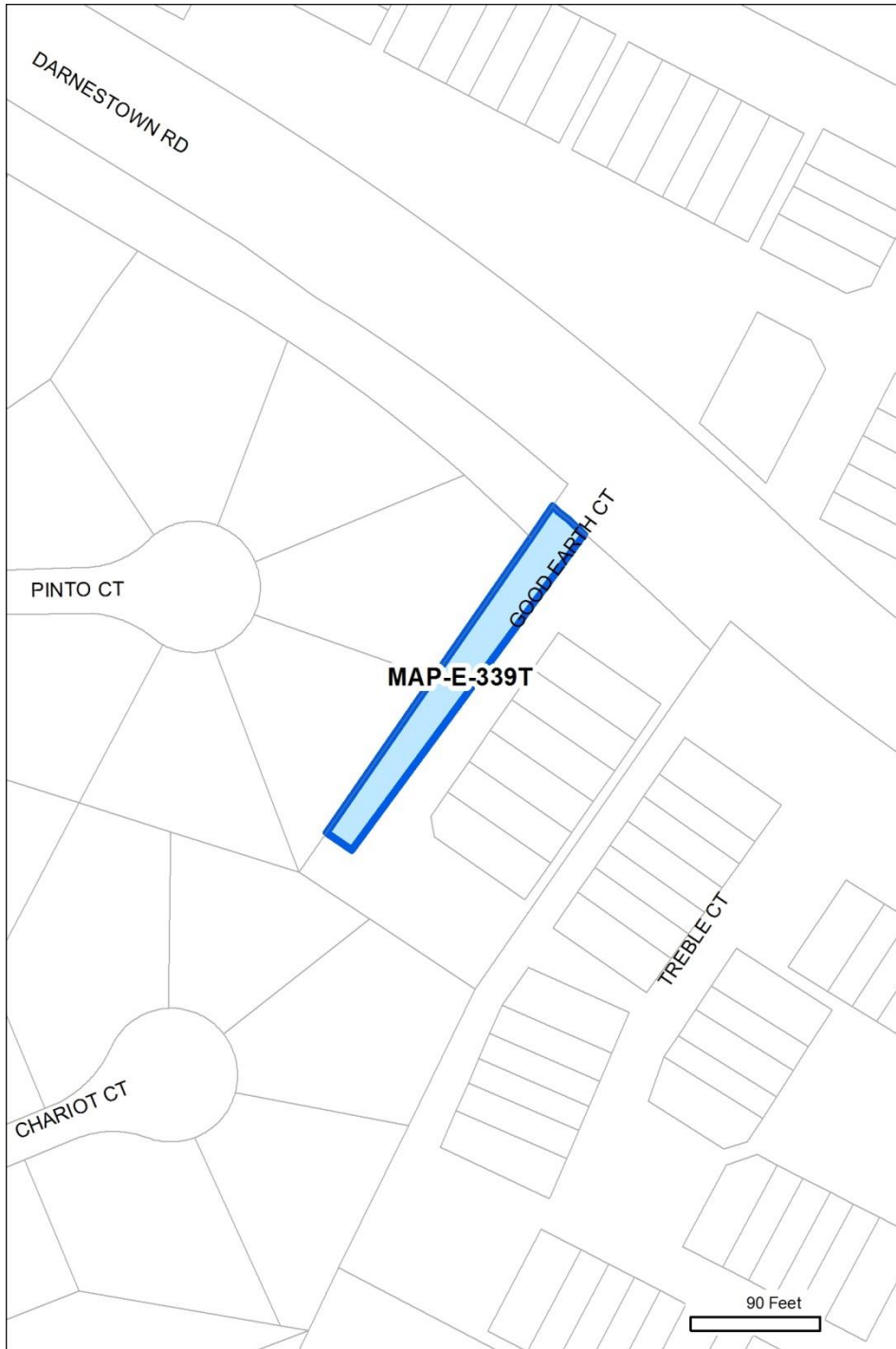
Unique ID: MAP-E-339Q		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



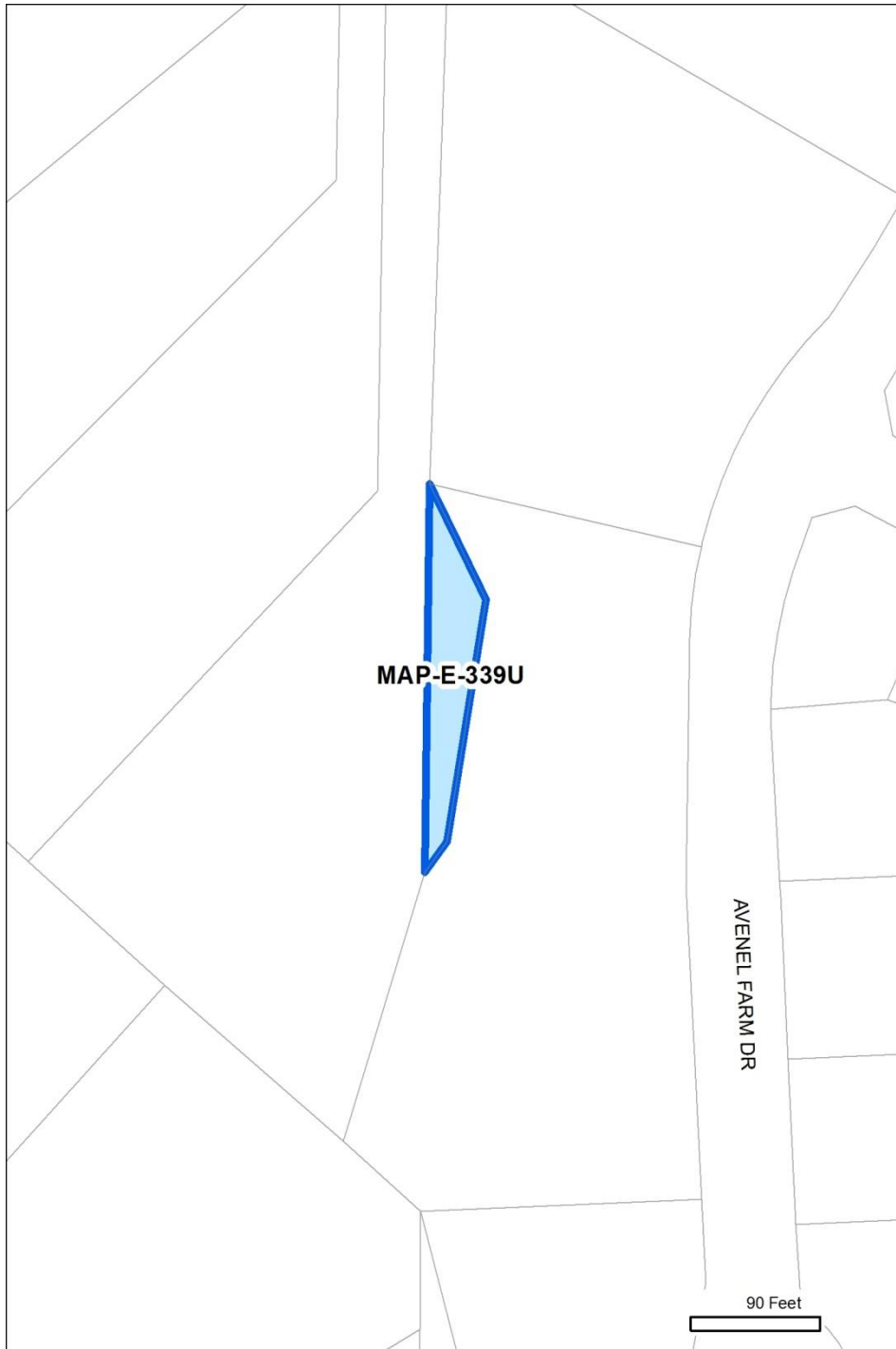
Unique ID: MAP-E-339R		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



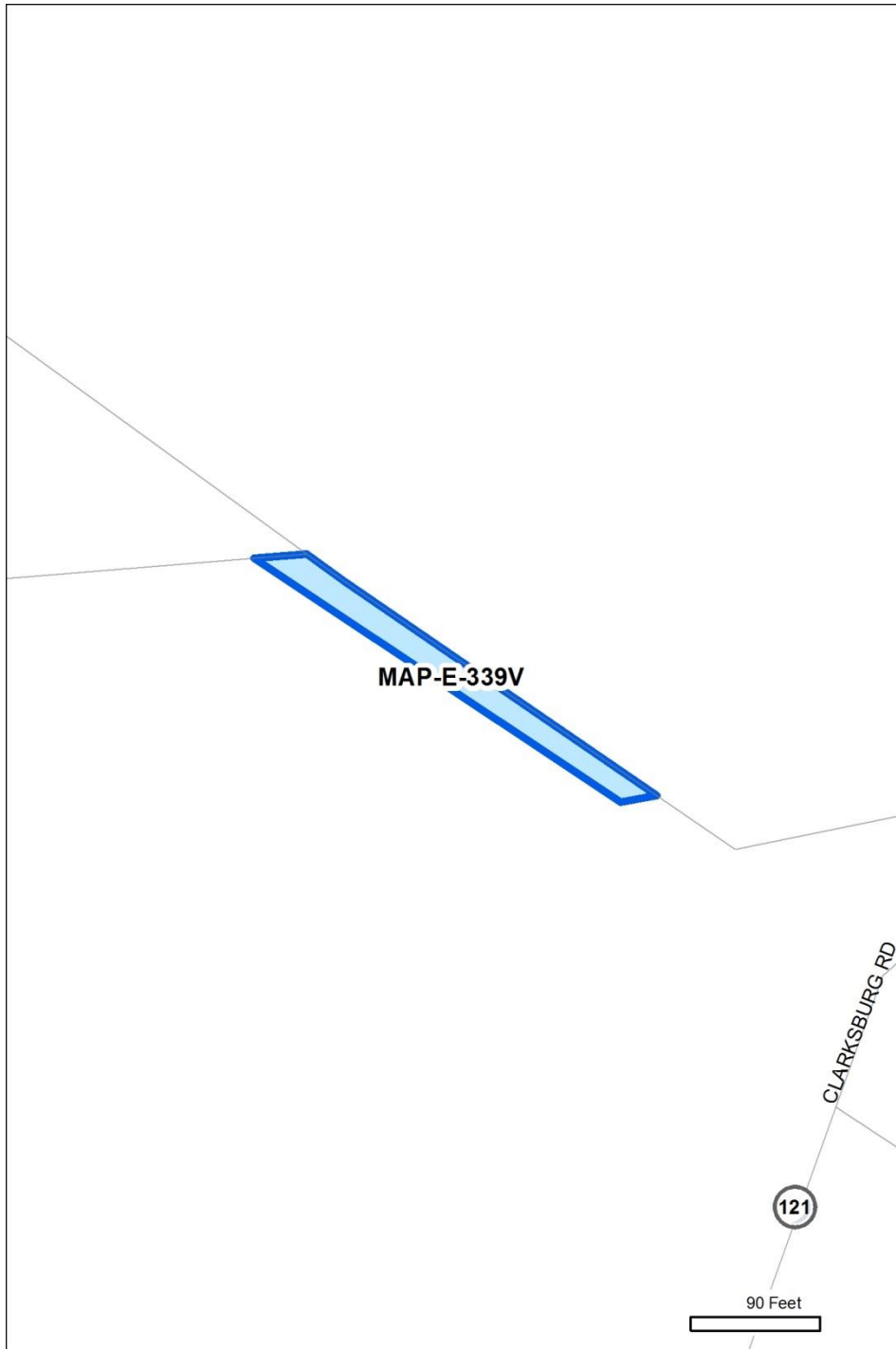
Unique ID: MAP-E-339S		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339T		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



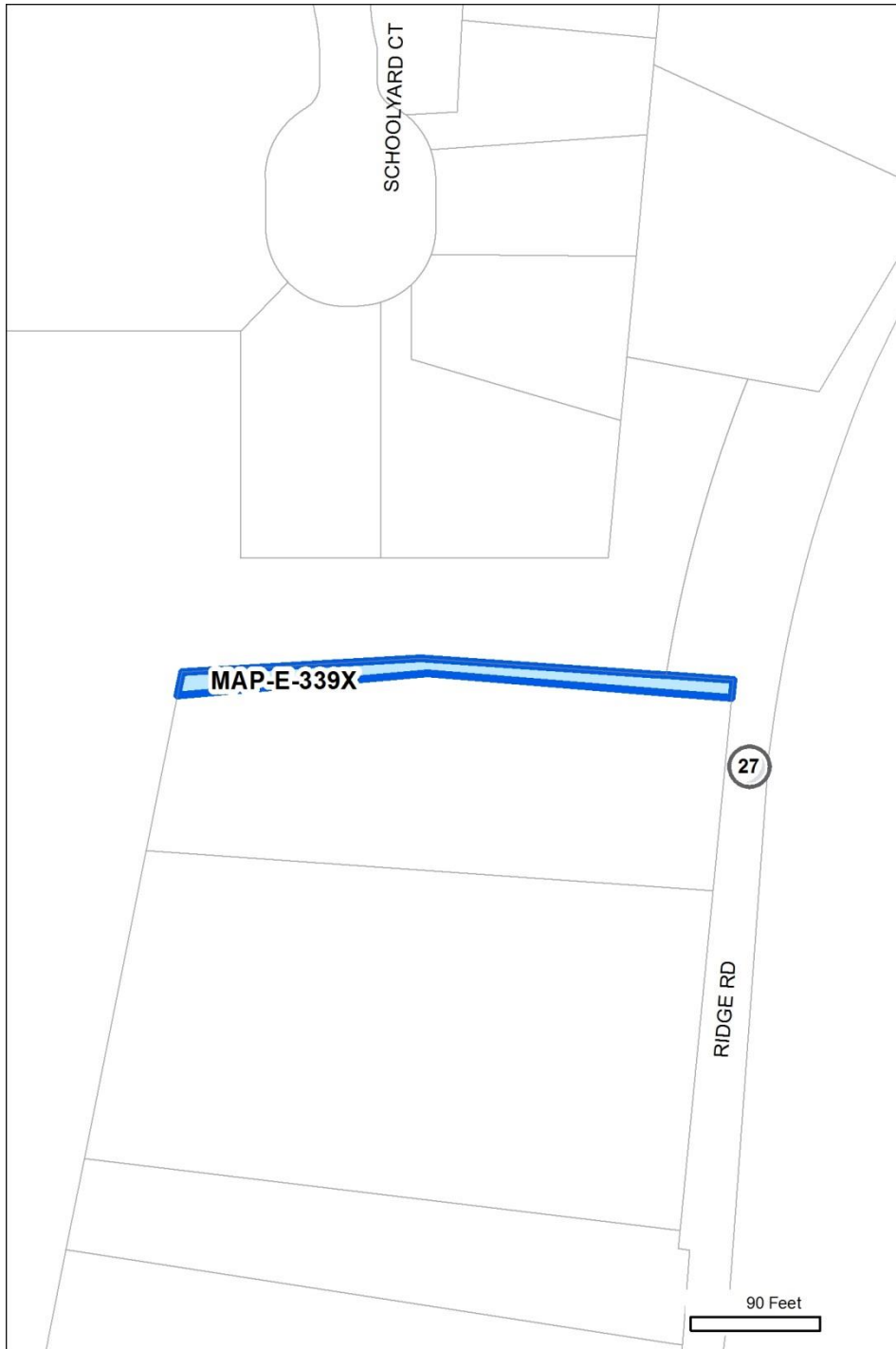
Unique ID: MAP-E-339U		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



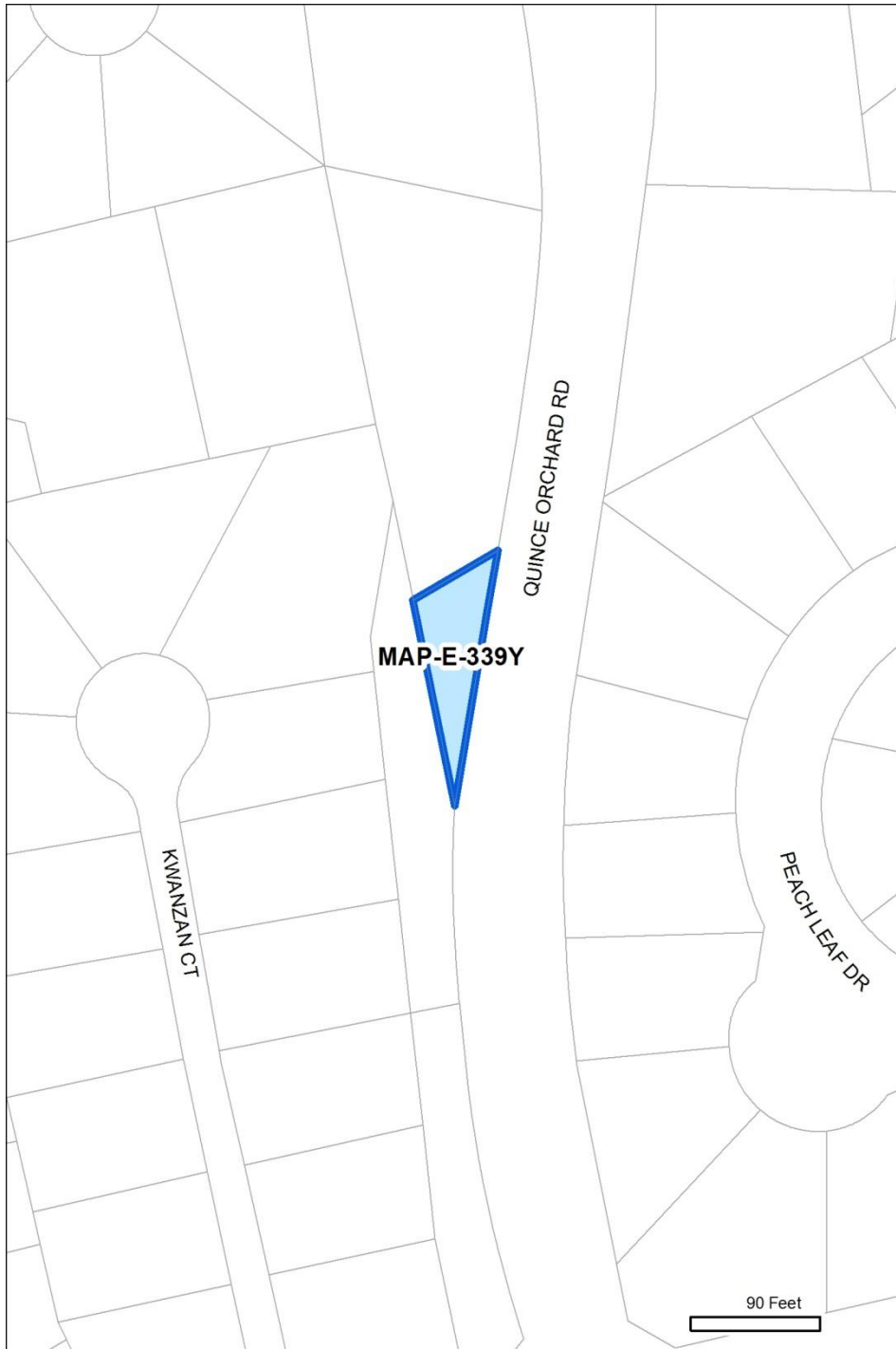
Unique ID: MAP-E-339V		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



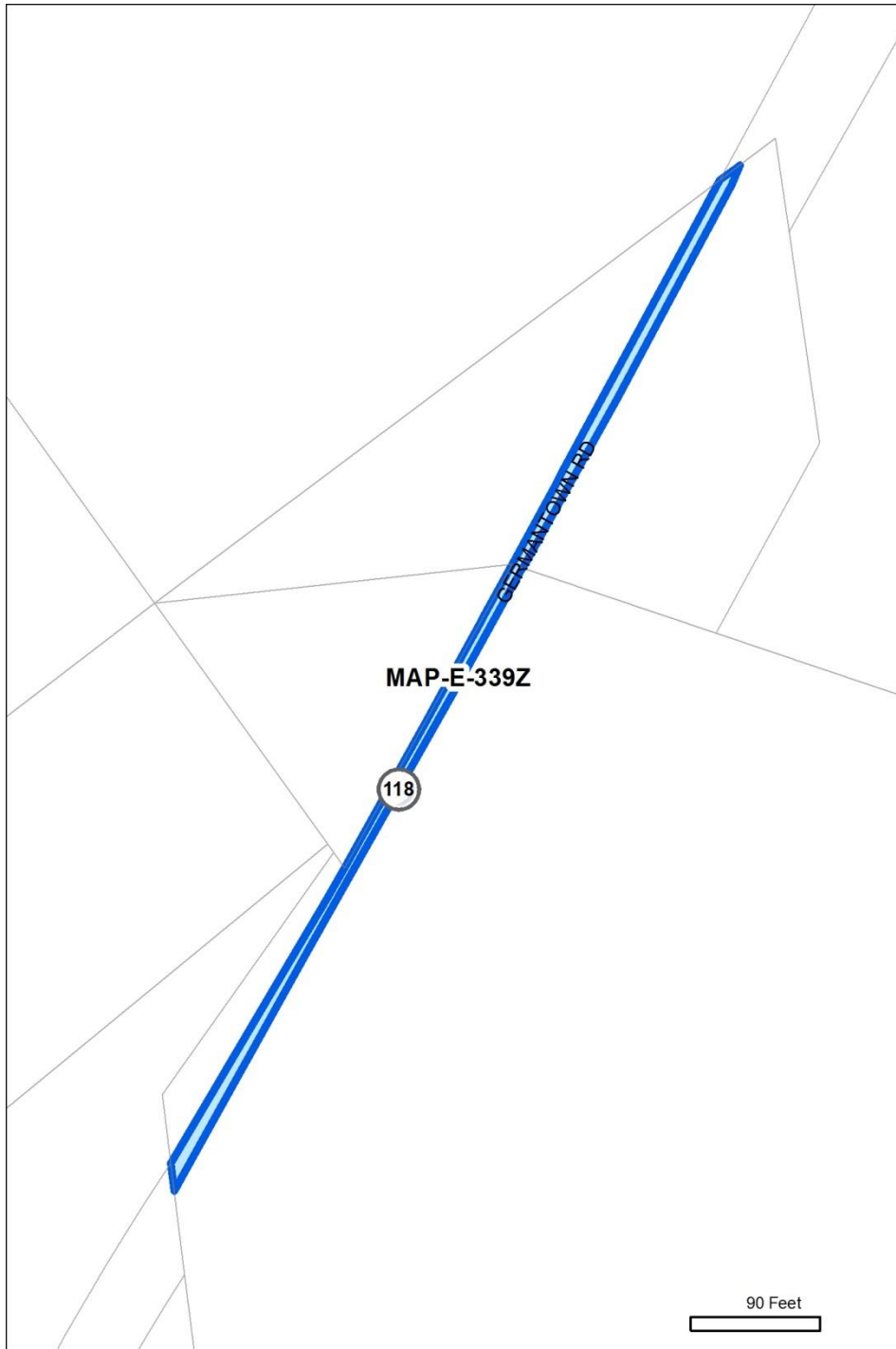
Unique ID: MAP-E-339W		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



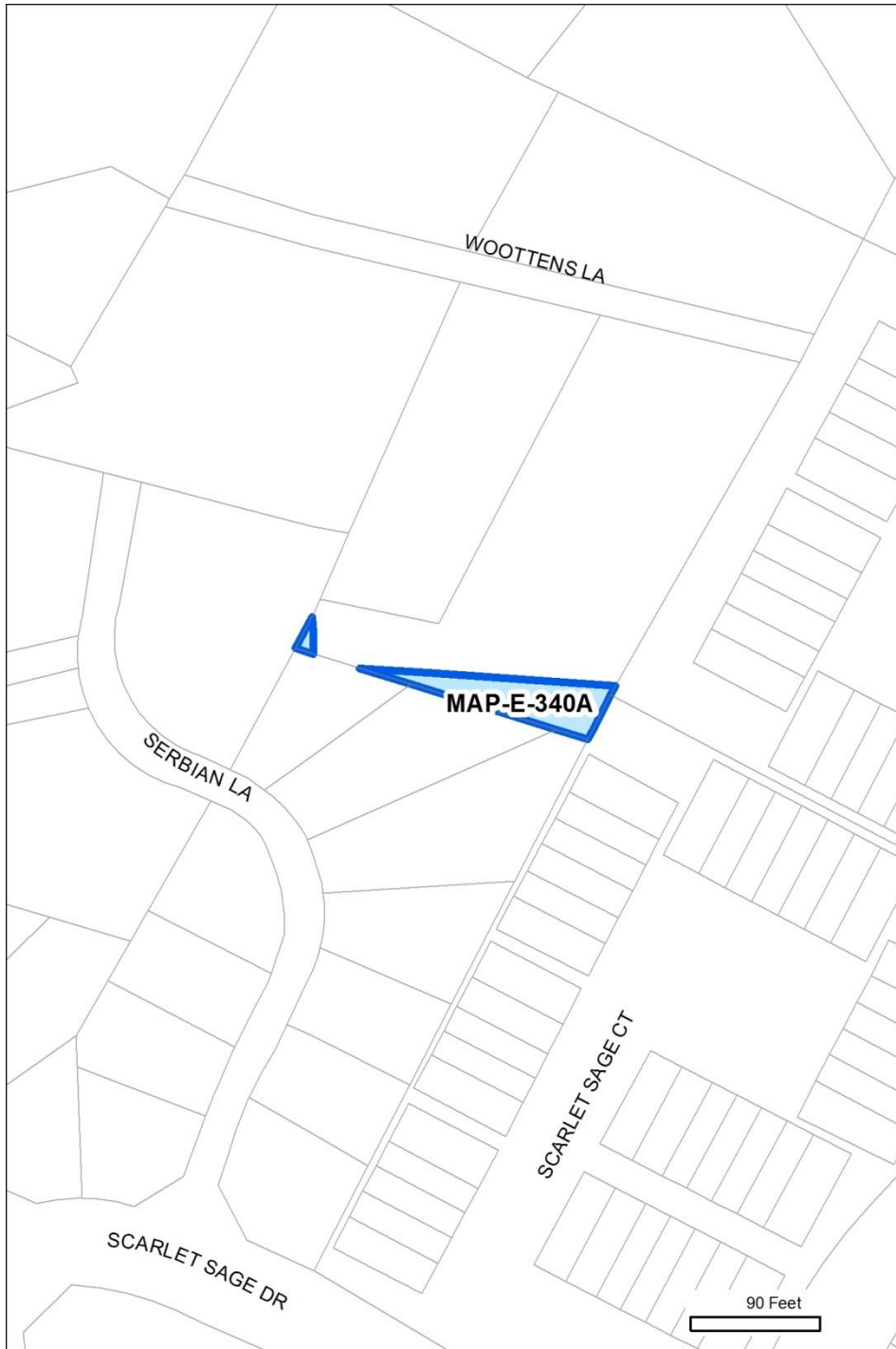
Unique ID: MAP-E-339X		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



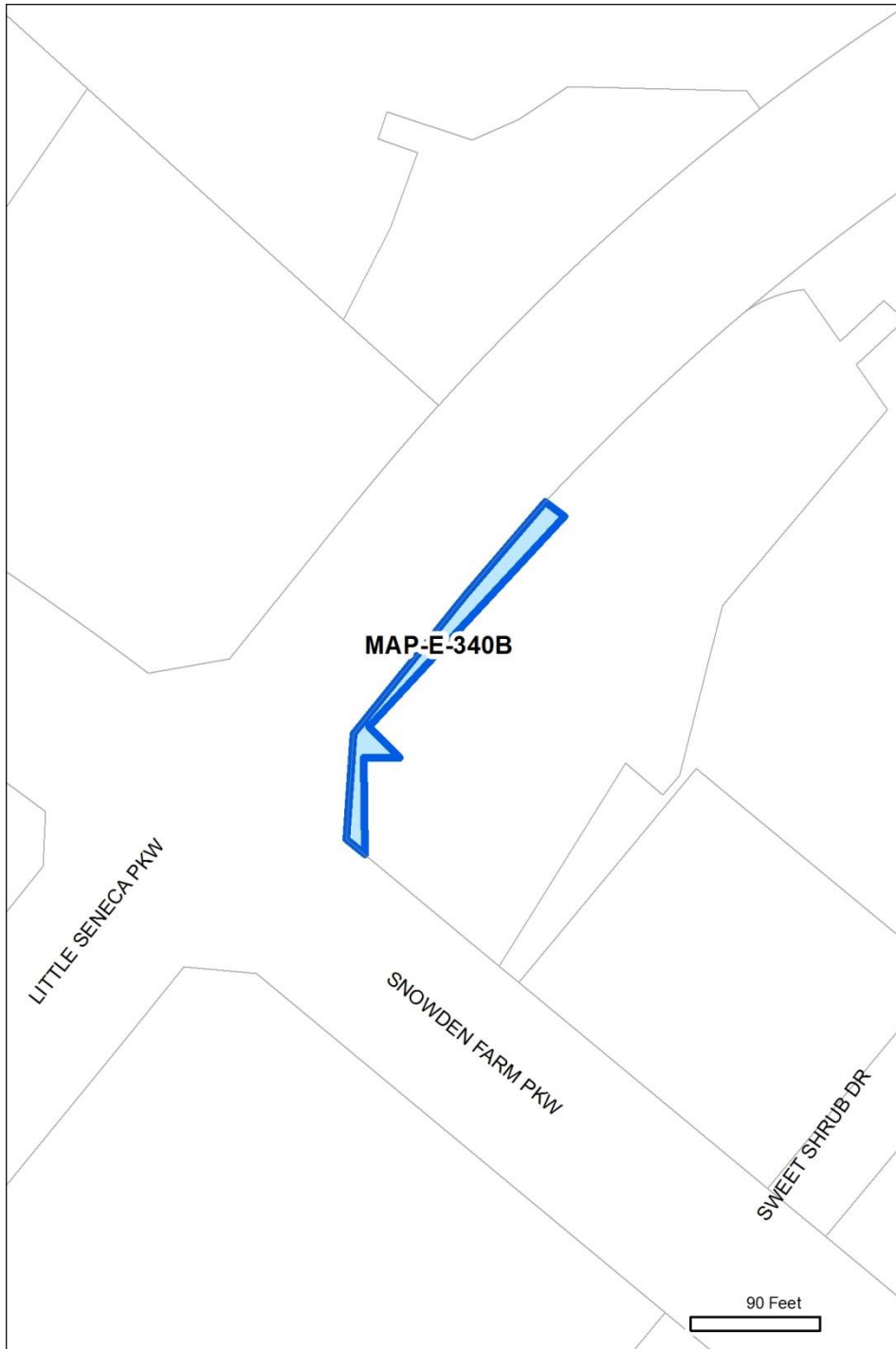
Unique ID: MAP-E-339Y		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-339Z		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



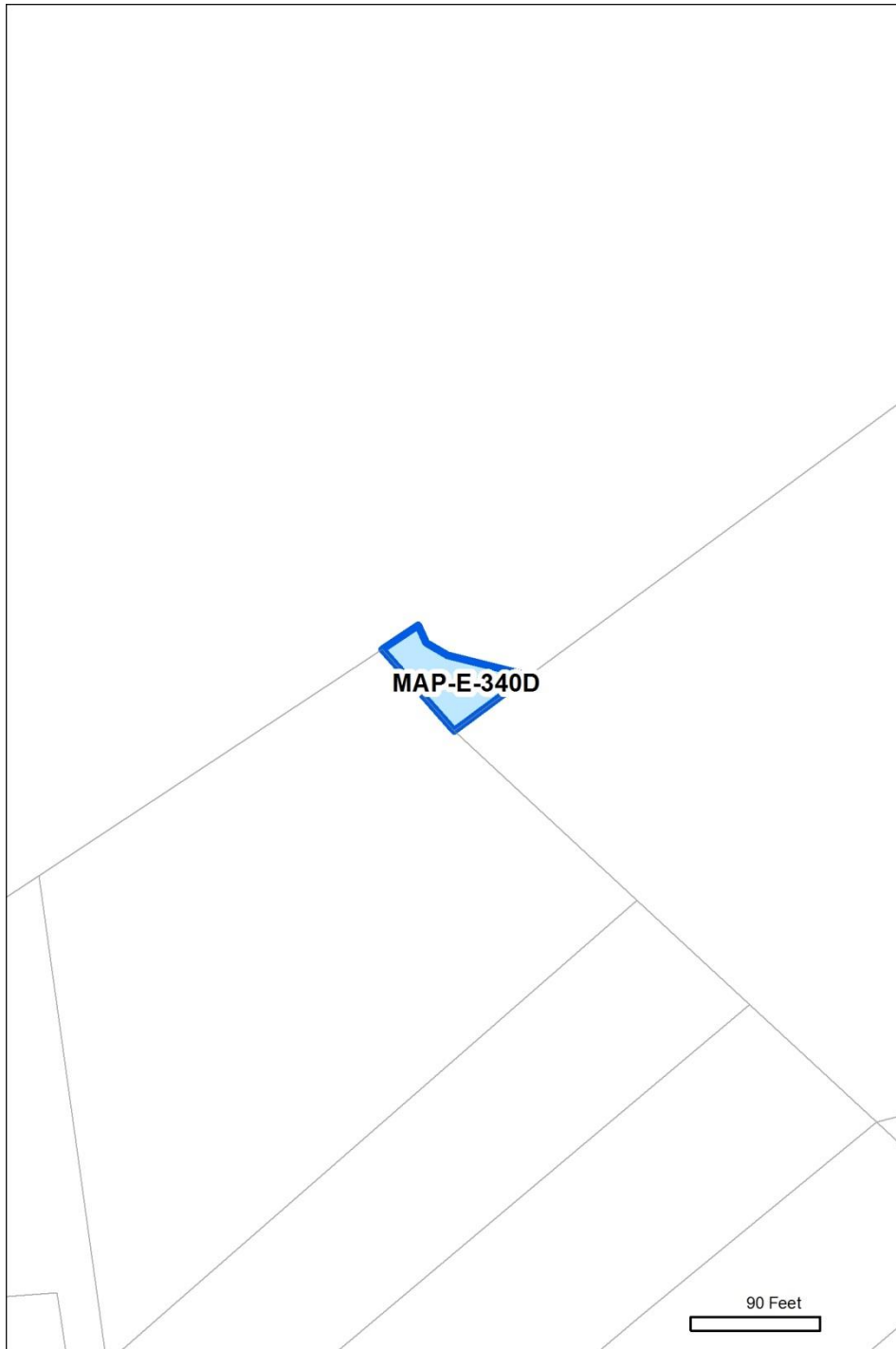
Unique ID: MAP-E-340A		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



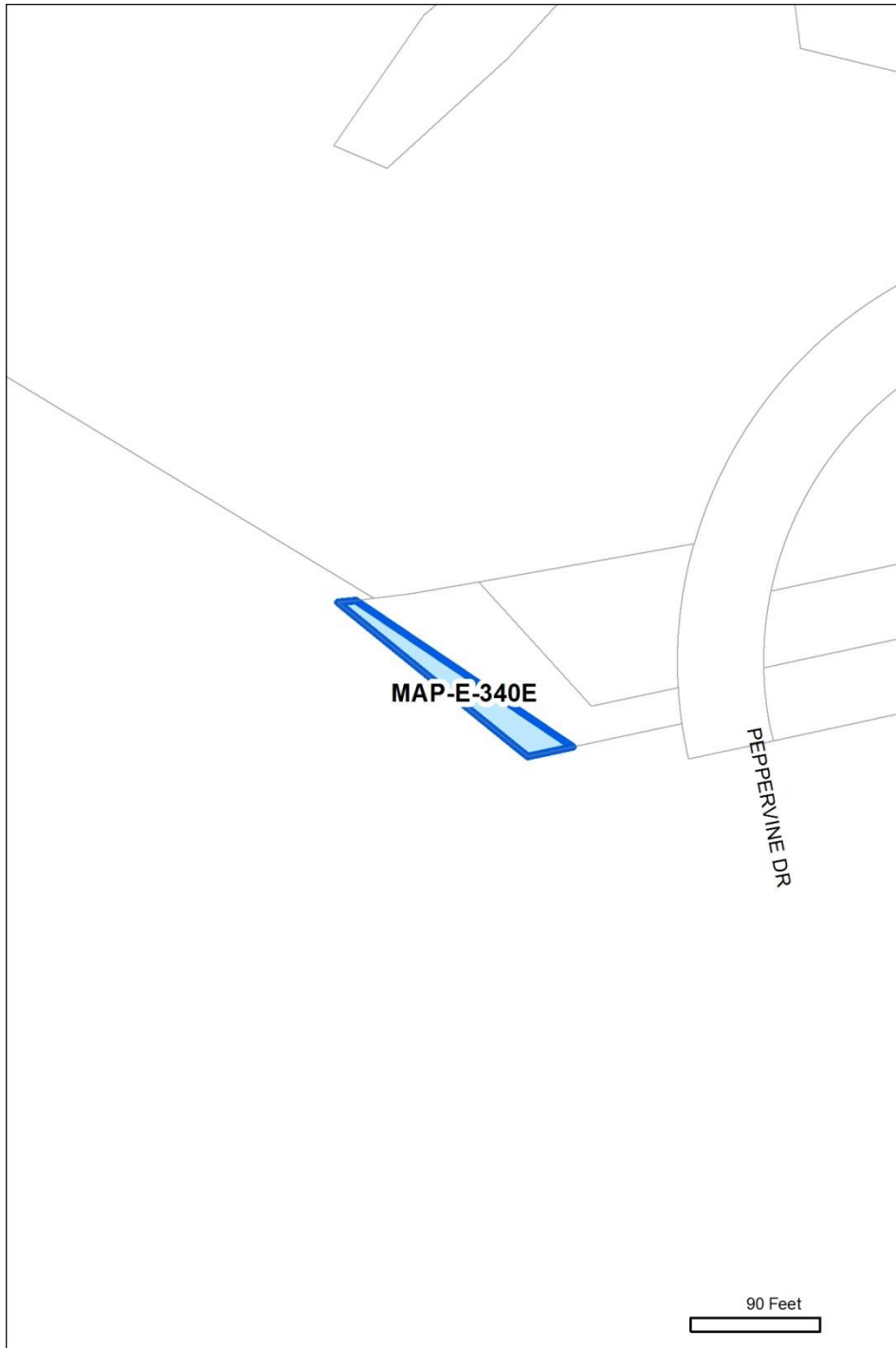
Unique ID: MAP-E-340B		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-340C		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



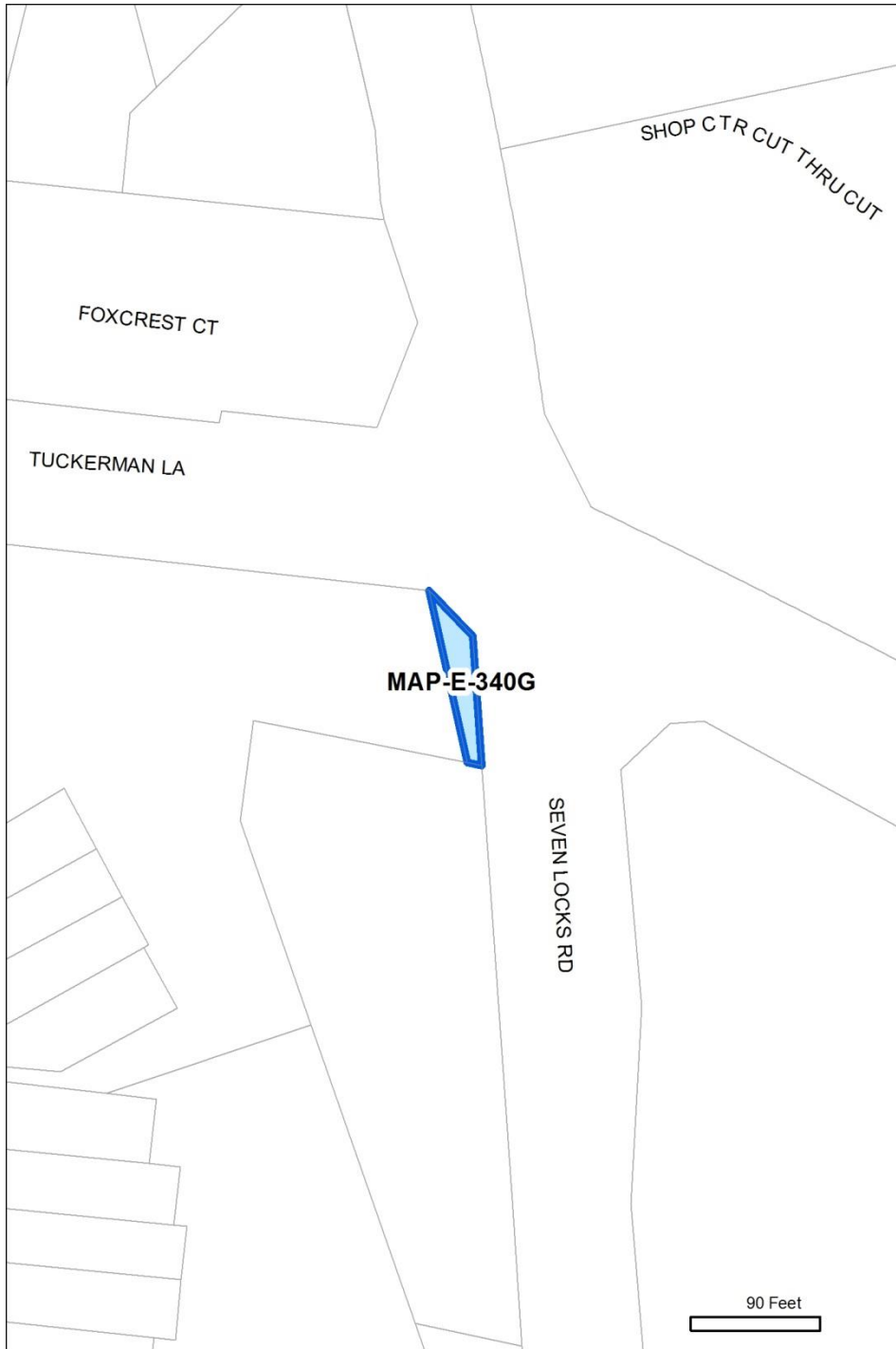
Unique ID: MAP-E-340D		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



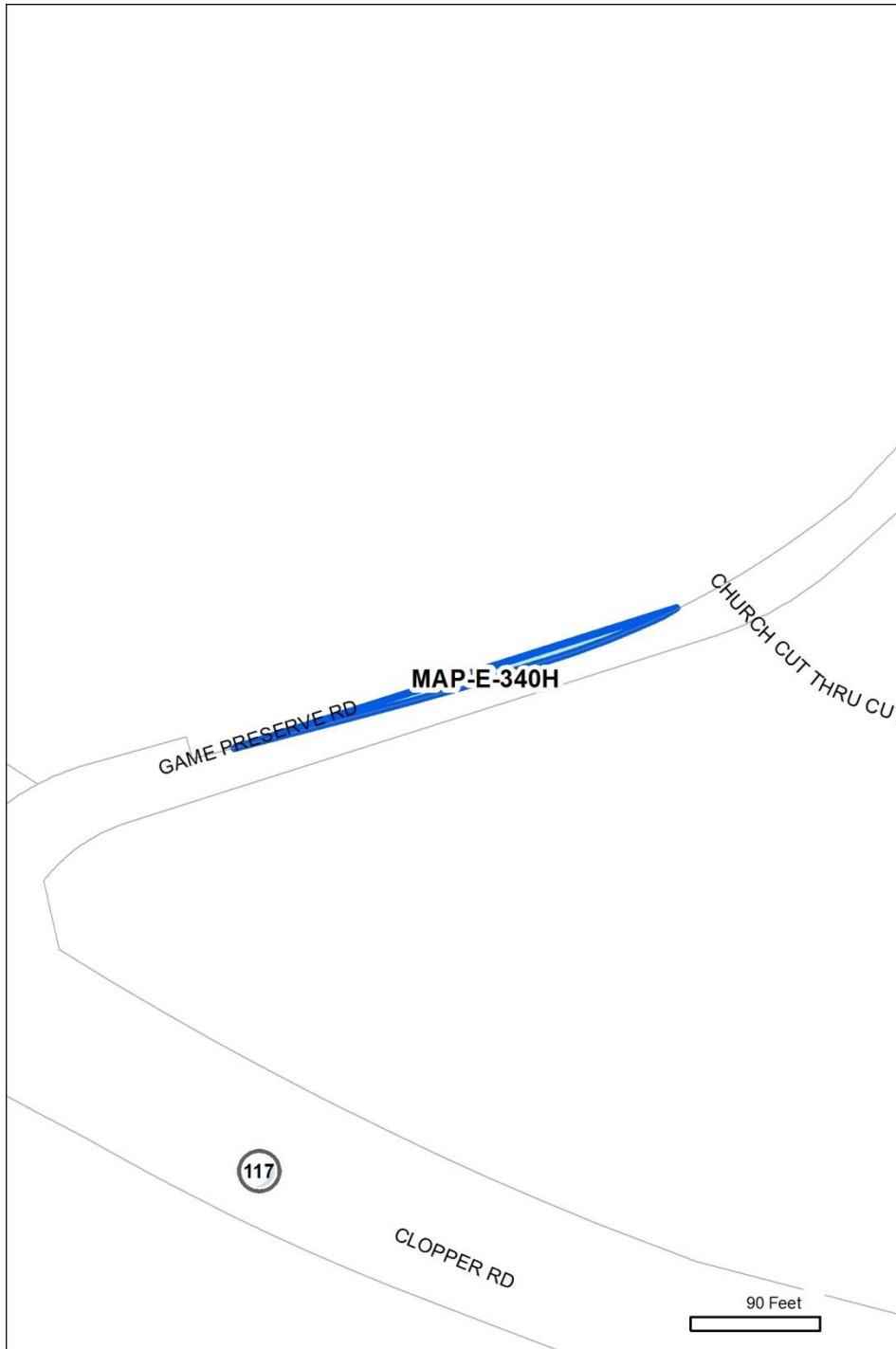
Unique ID: MAP-E-340E		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



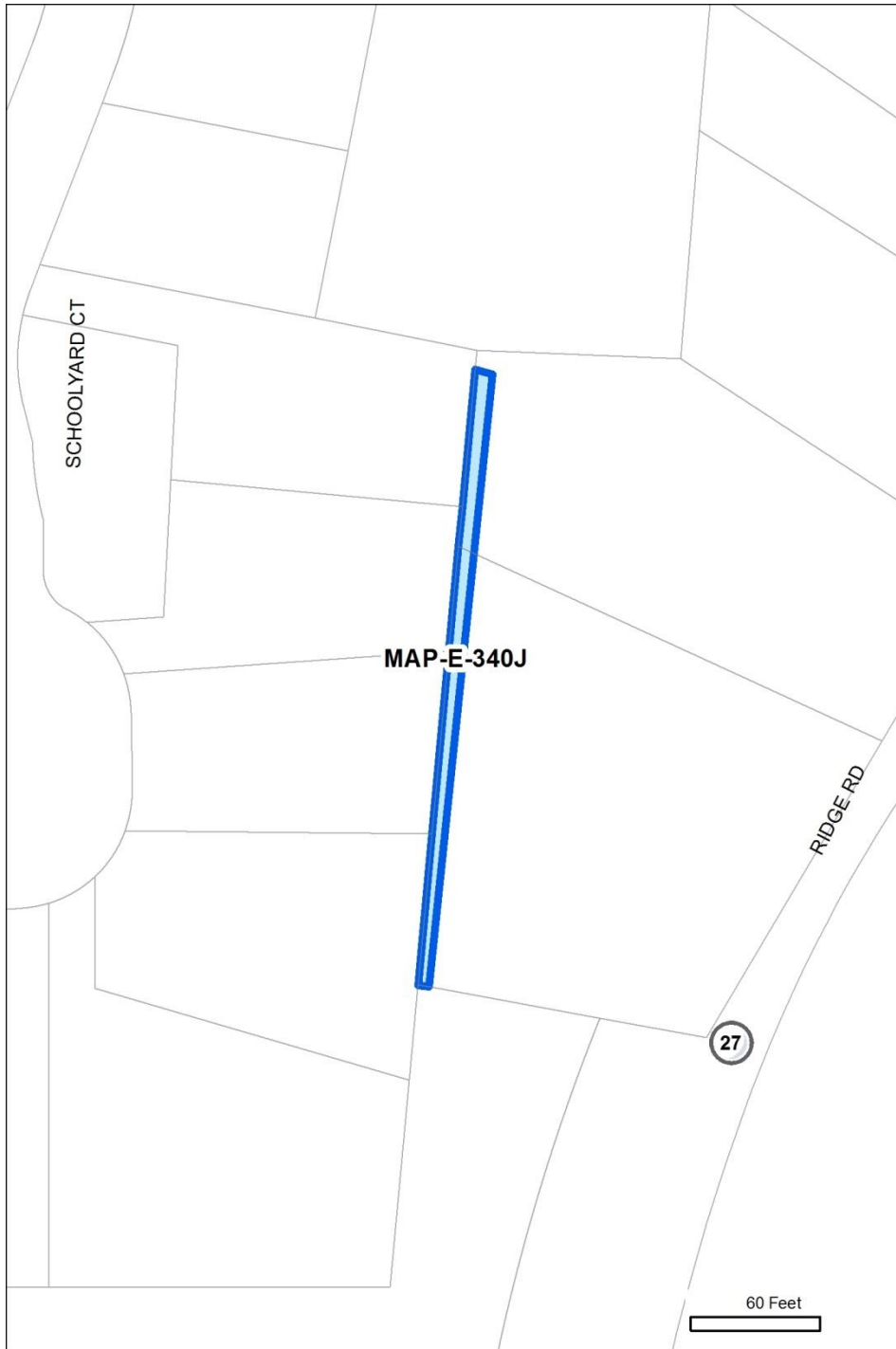
Unique ID: MAP-E-340F		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



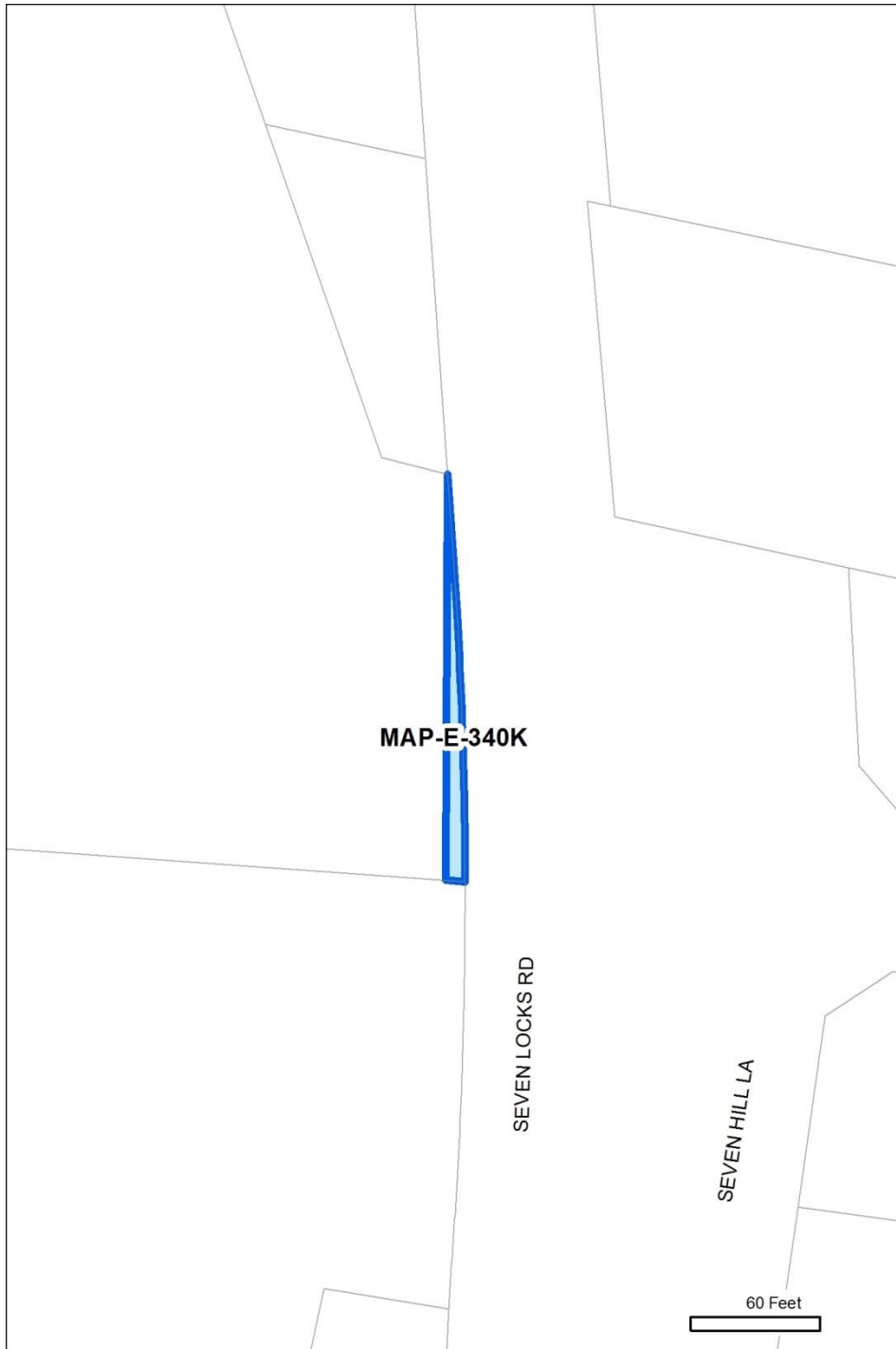
Unique ID: MAP-E-340G		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



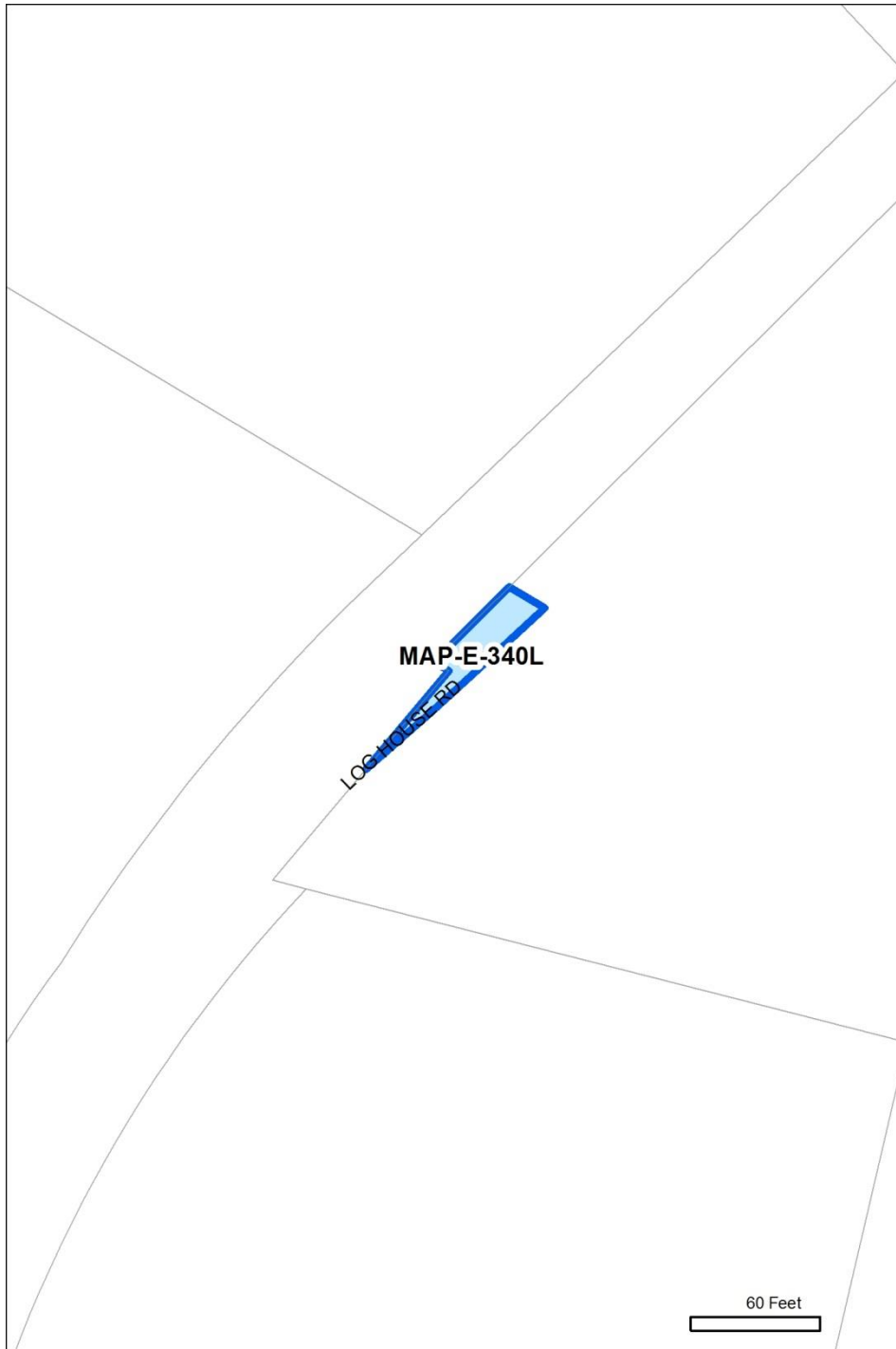
Unique ID: MAP-E-340H		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



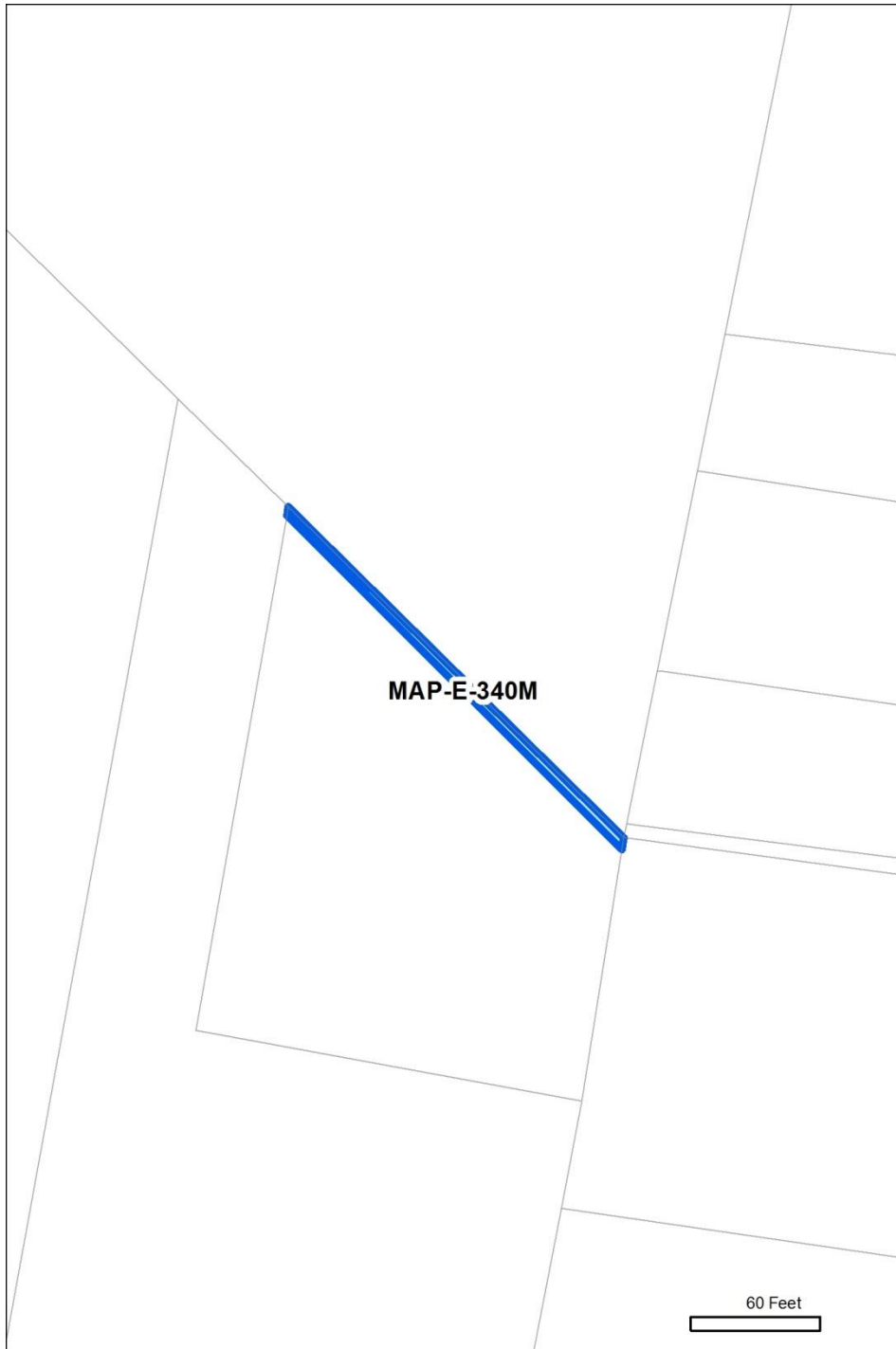
Unique ID: MAP-E-340J		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



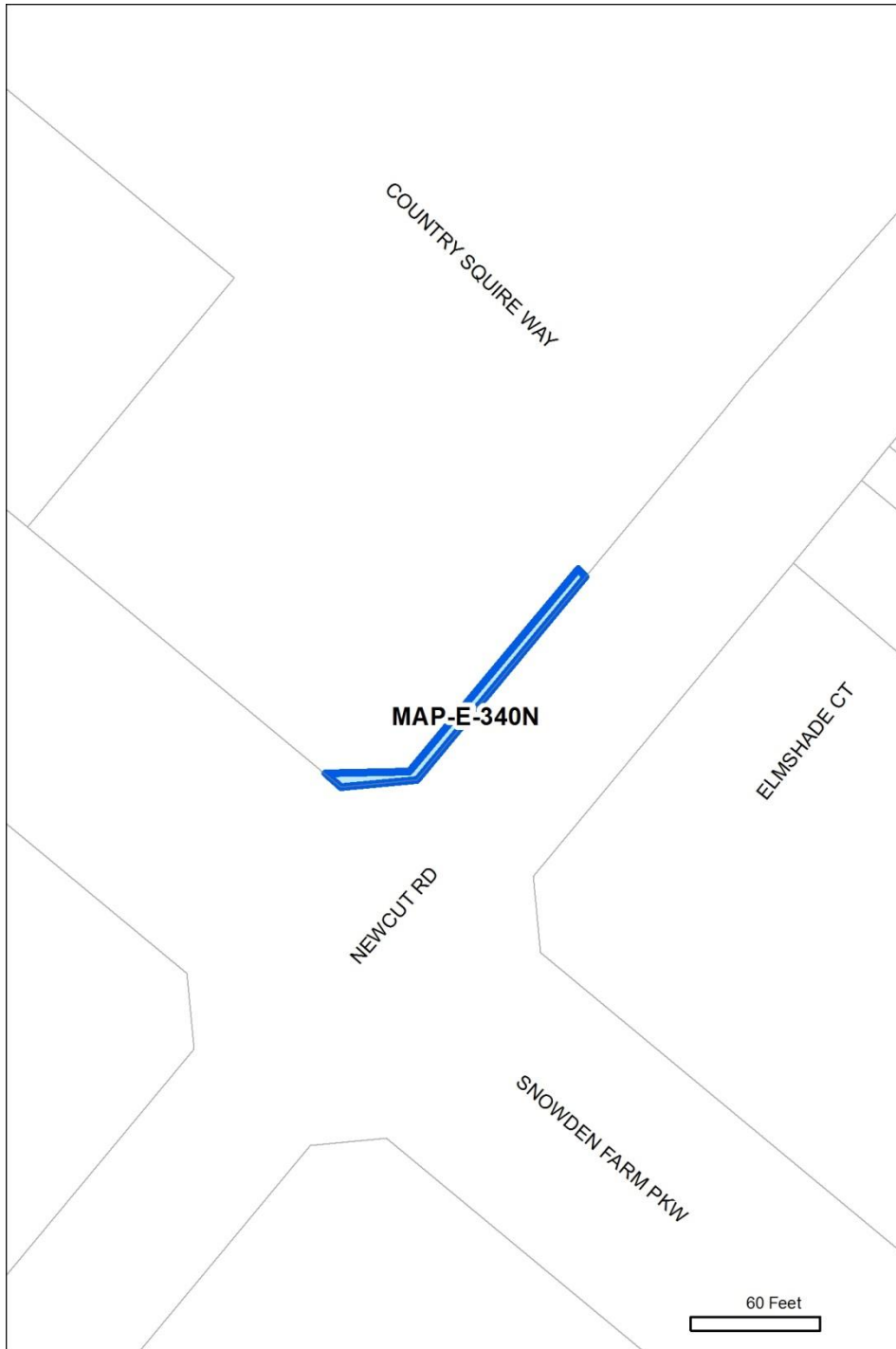
Unique ID: MAP-E-340K		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-340L		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



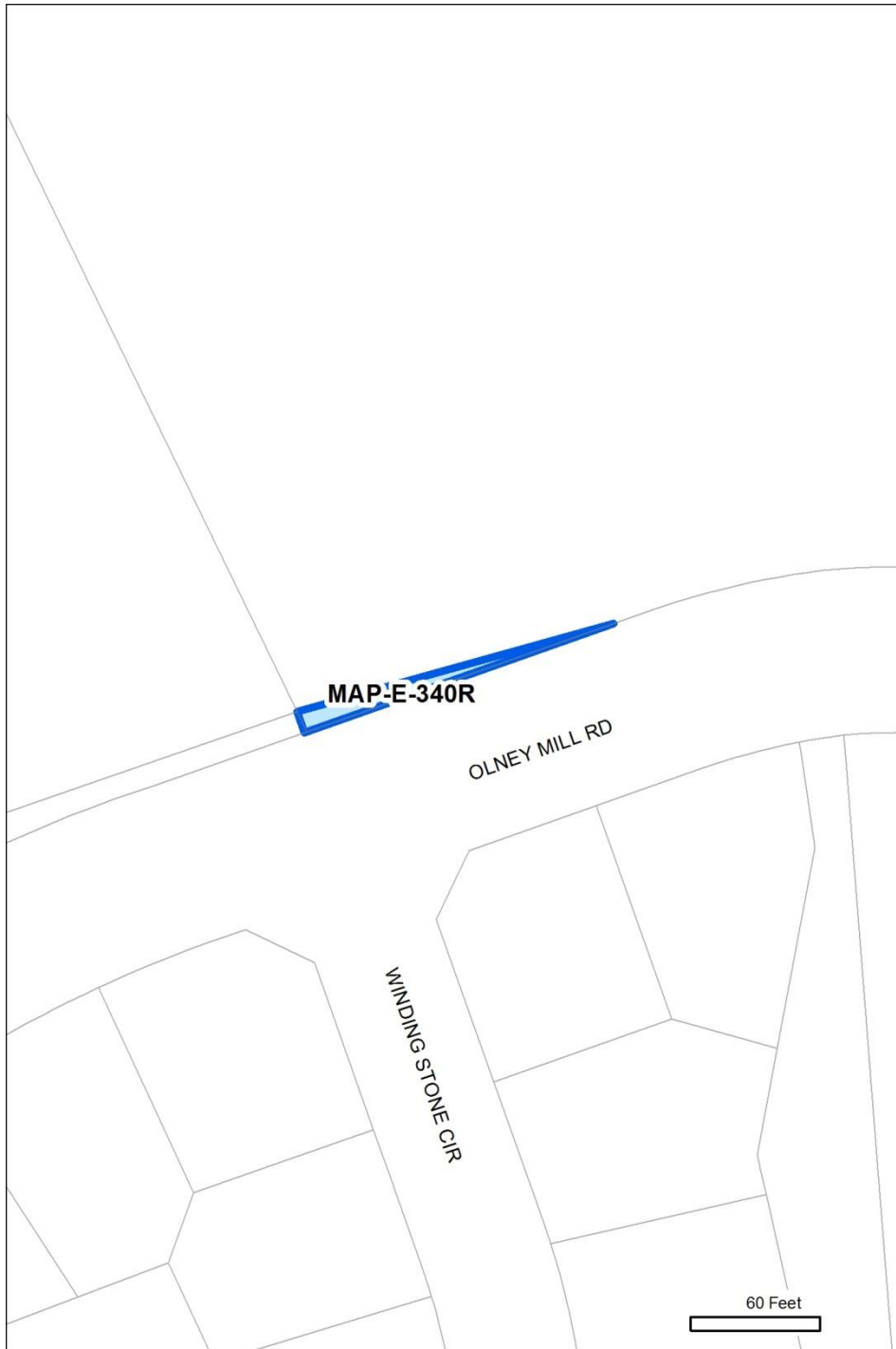
Unique ID: MAP-E-340M		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-340N		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



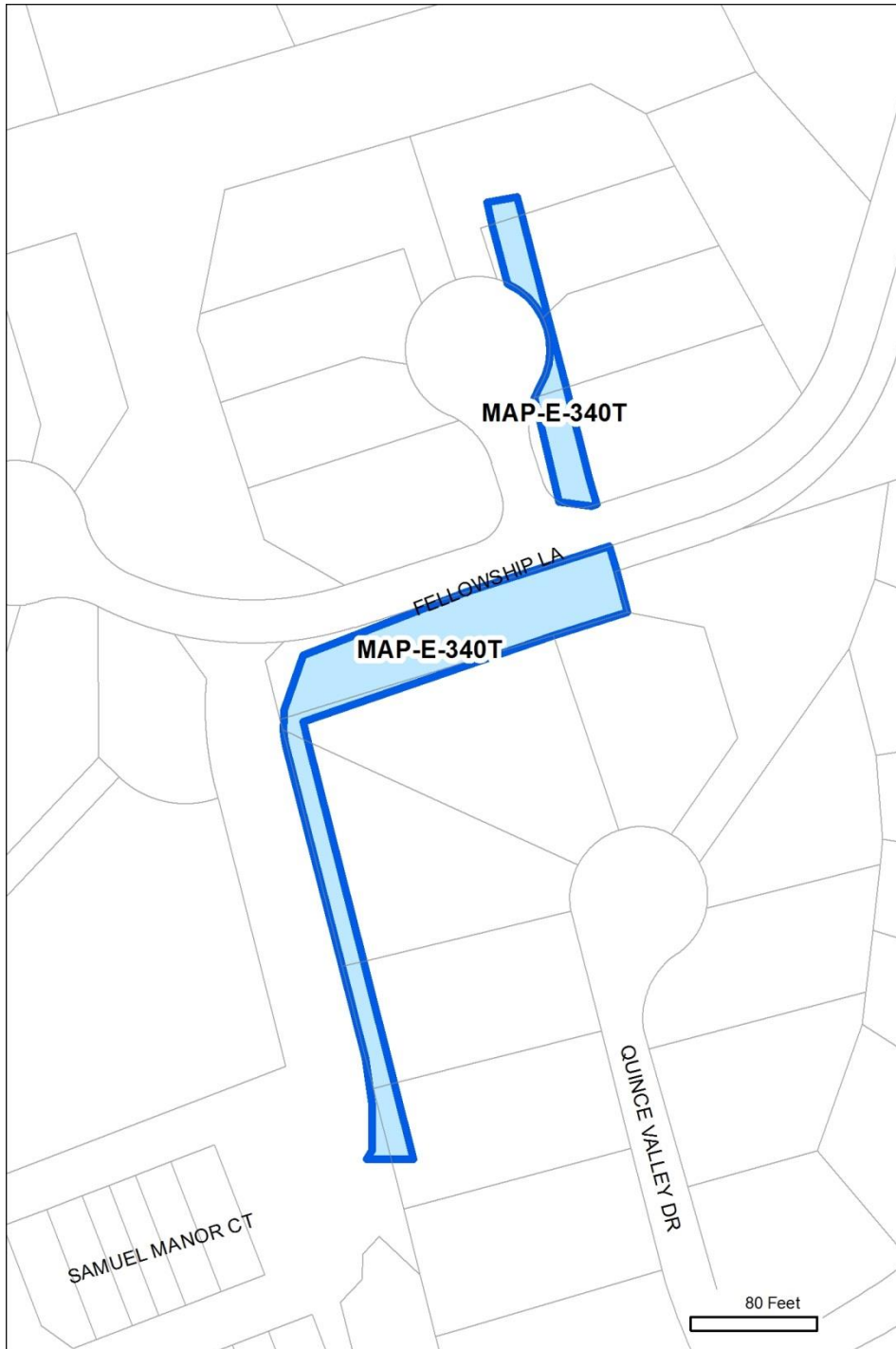
Unique ID: MAP-E-340P		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



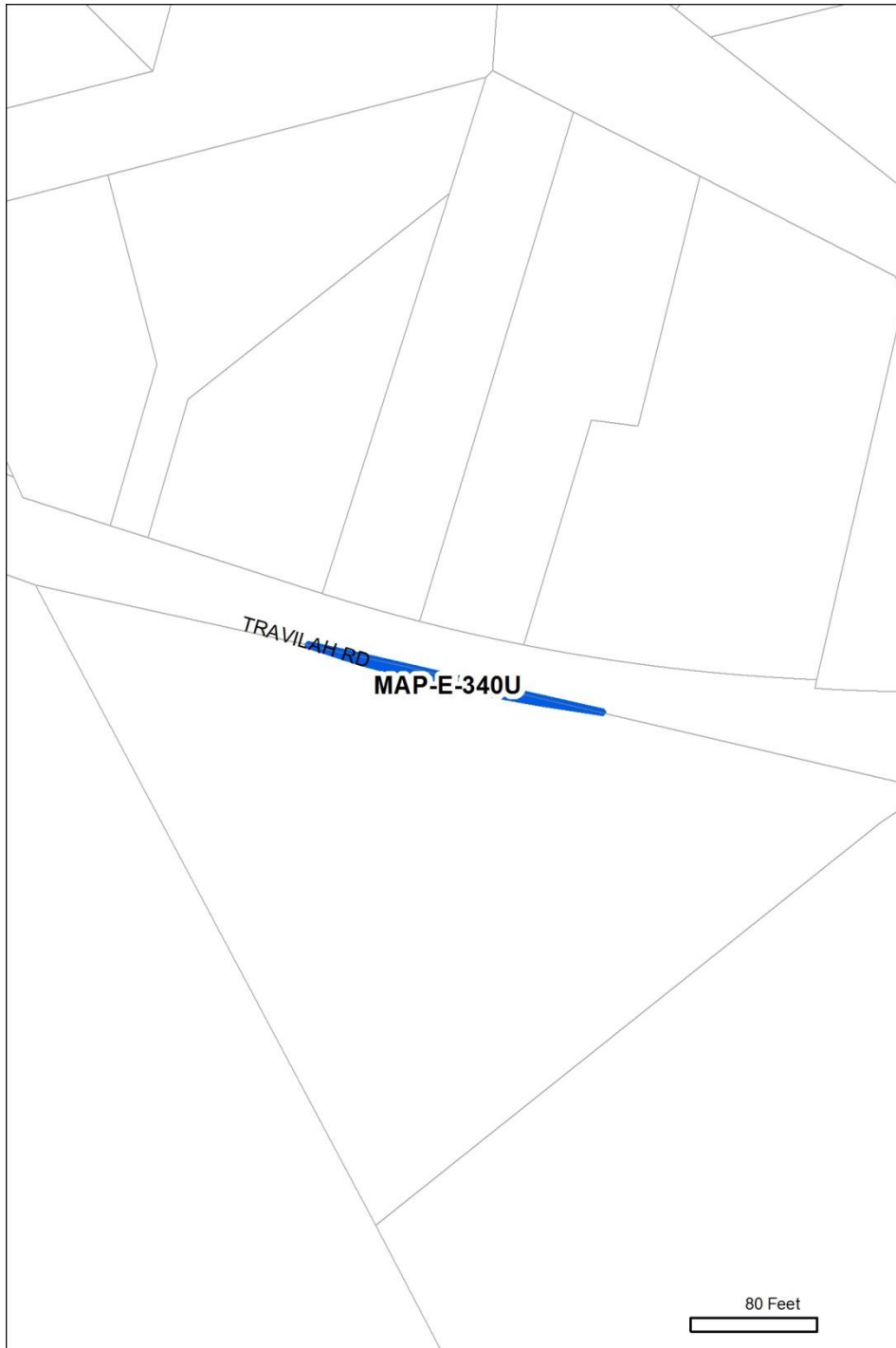
Unique ID: MAP-E-340R		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



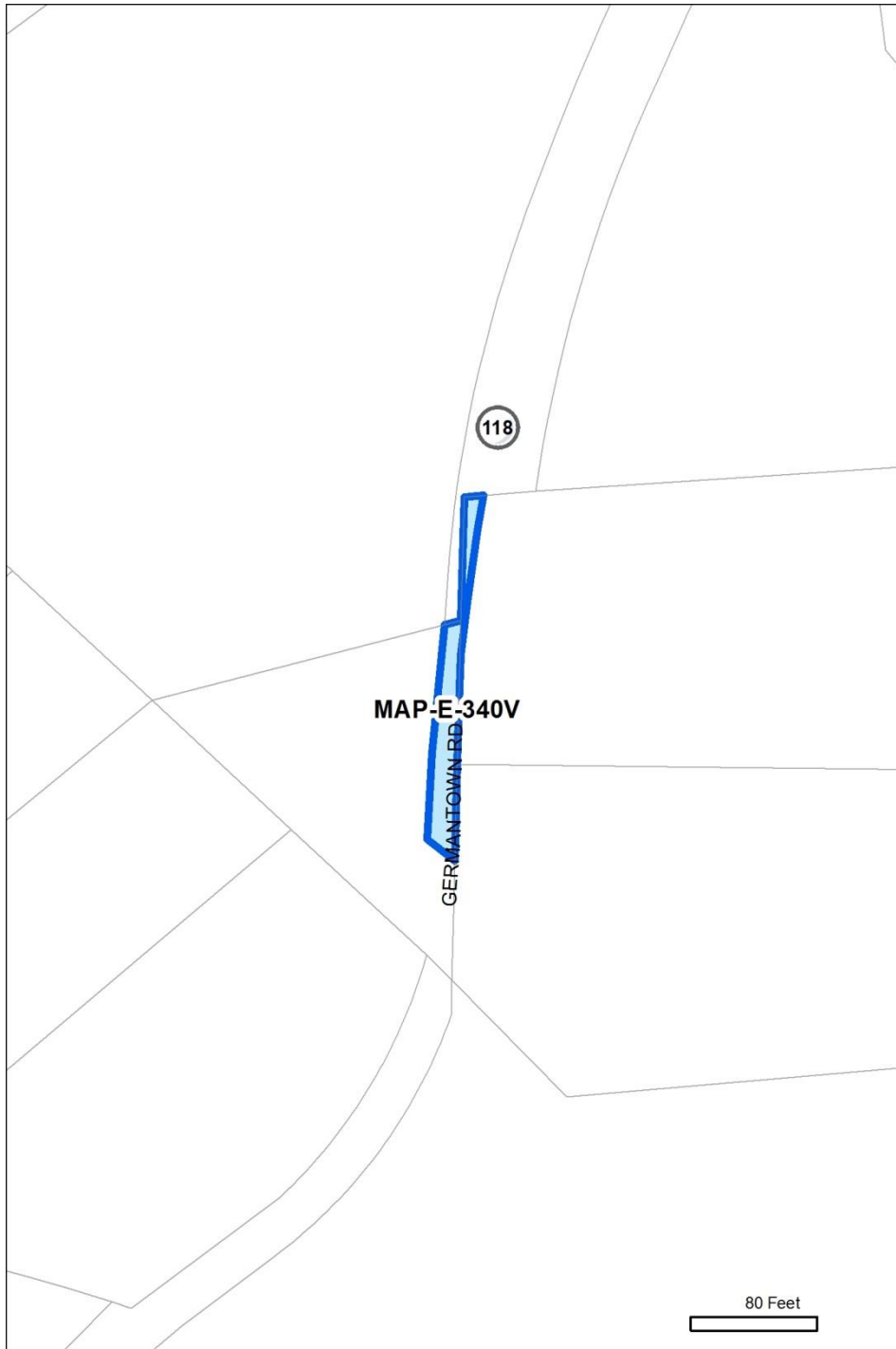
Unique ID: MAP-E-340S		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



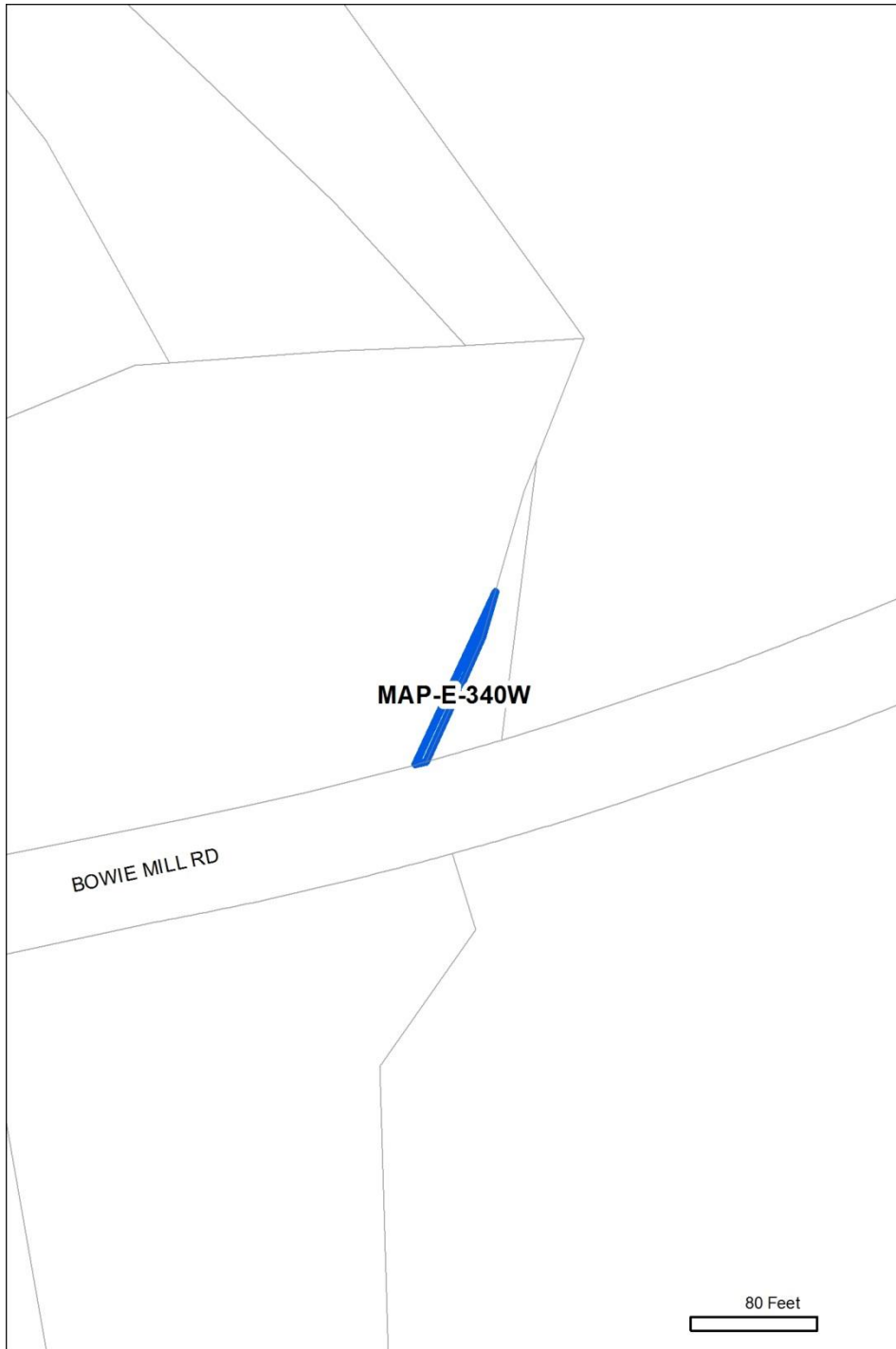
Unique ID: MAP-E-340T		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



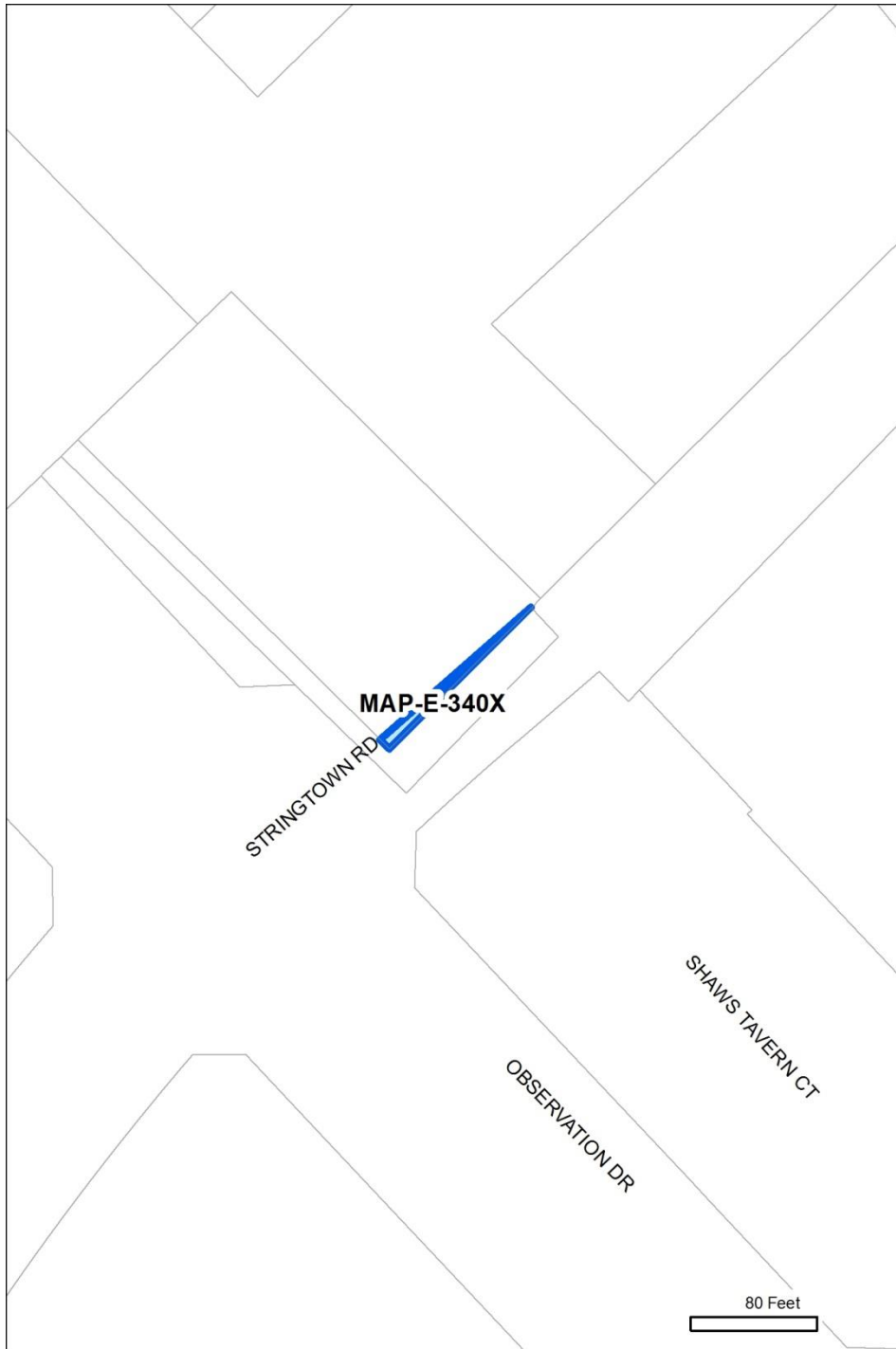
Unique ID: MAP-E-340U		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



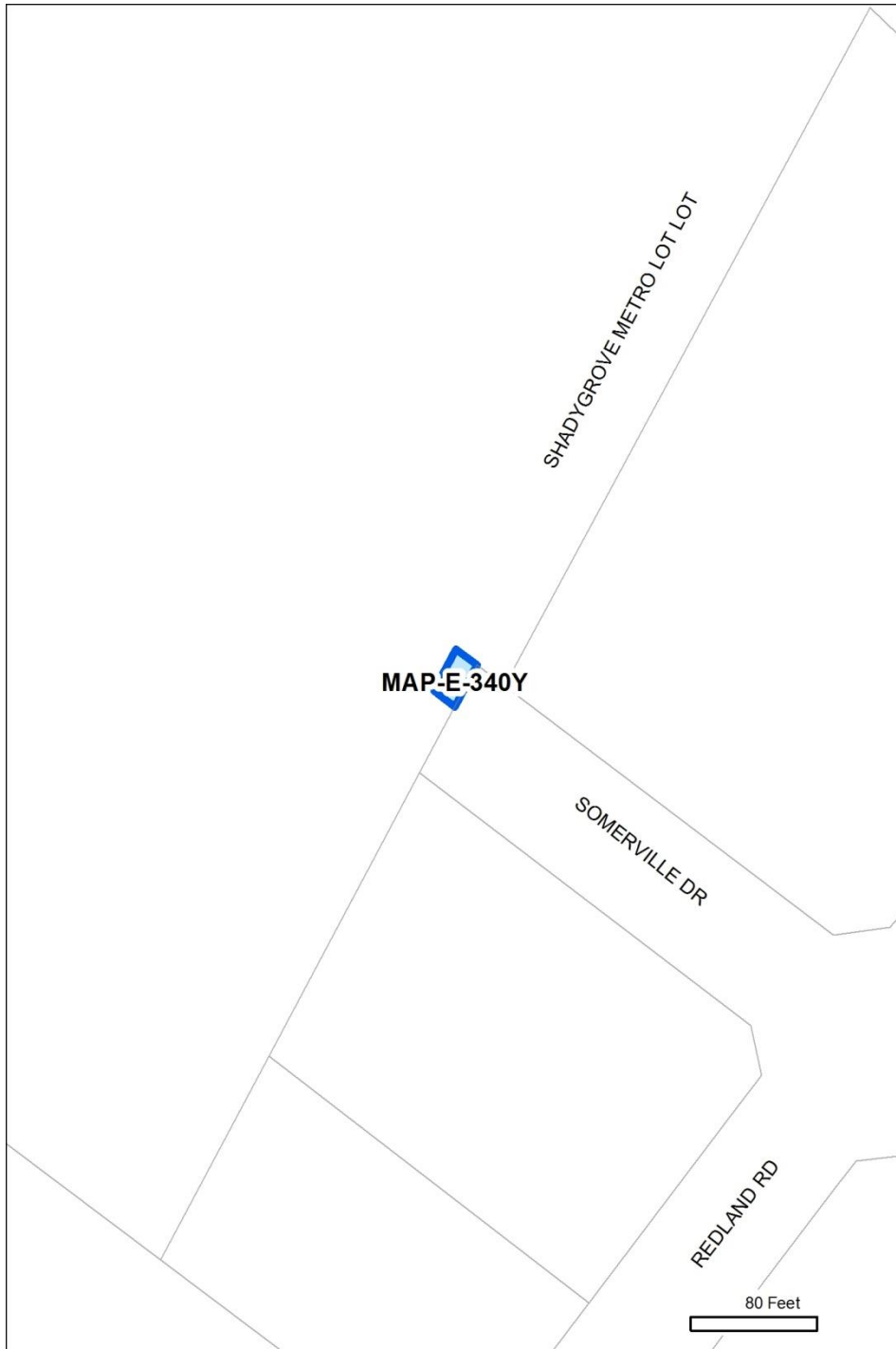
Unique ID: MAP-E-340V		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



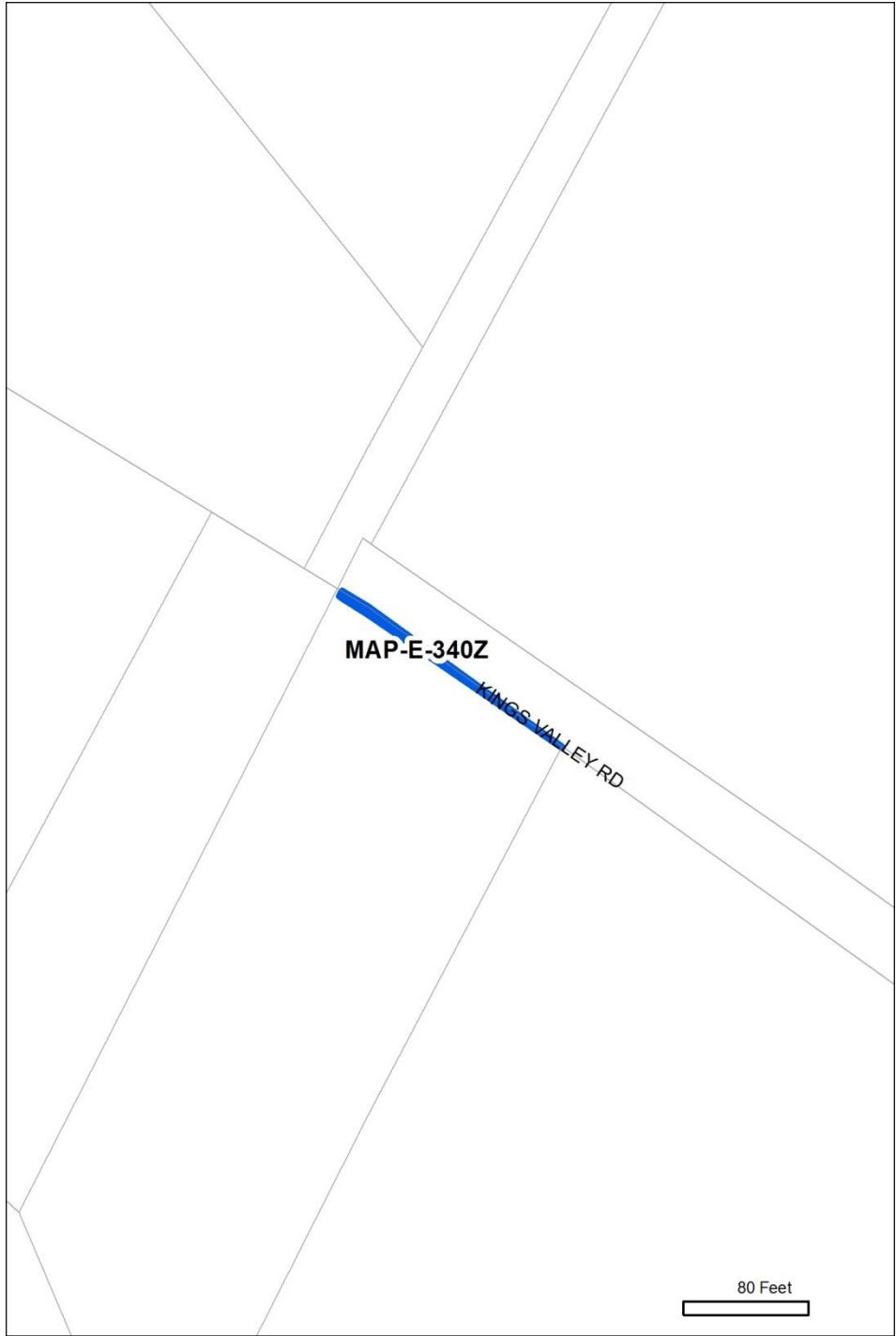
Unique ID: MAP-E-340W		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



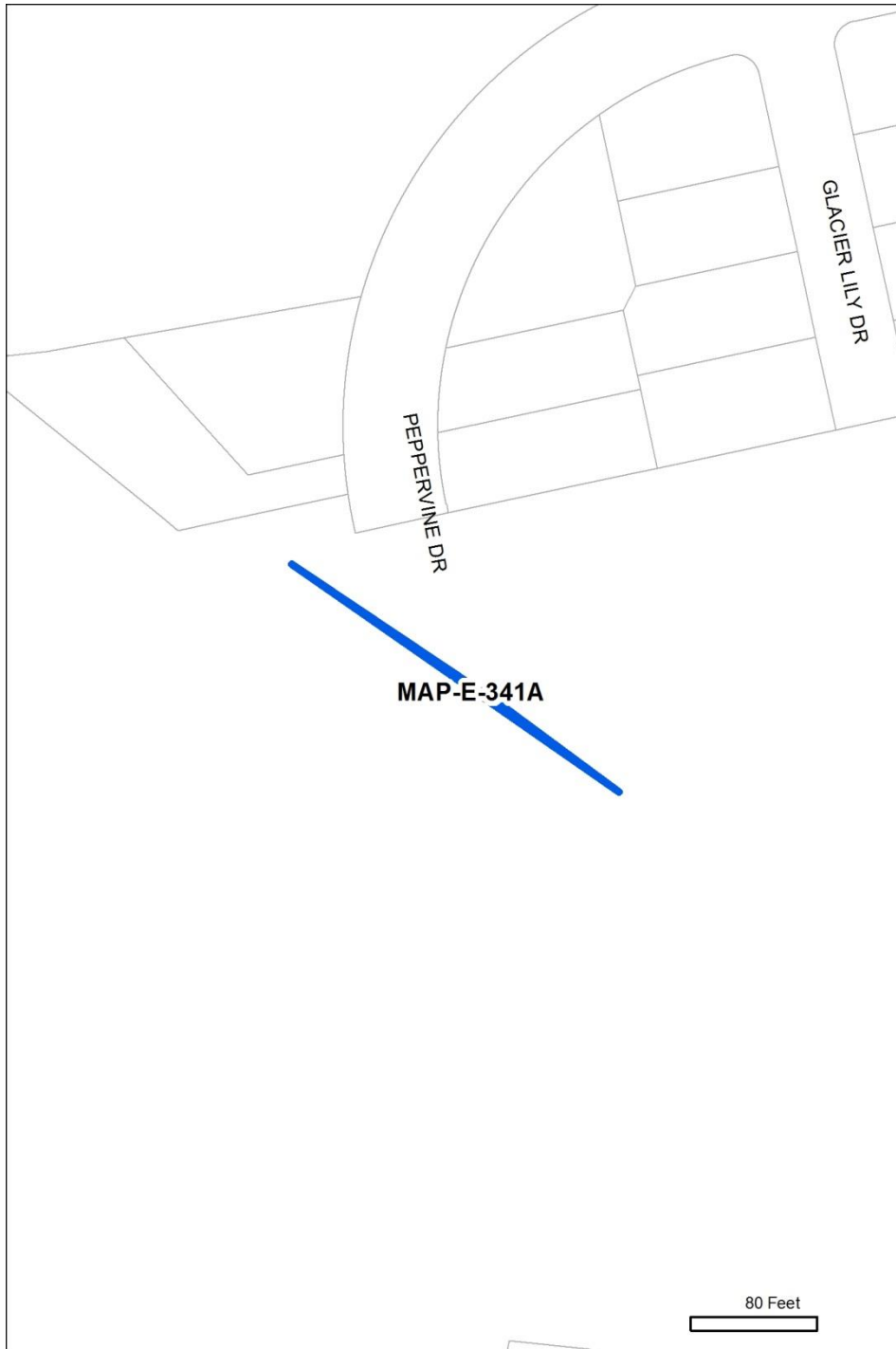
Unique ID: MAP-E-340X		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



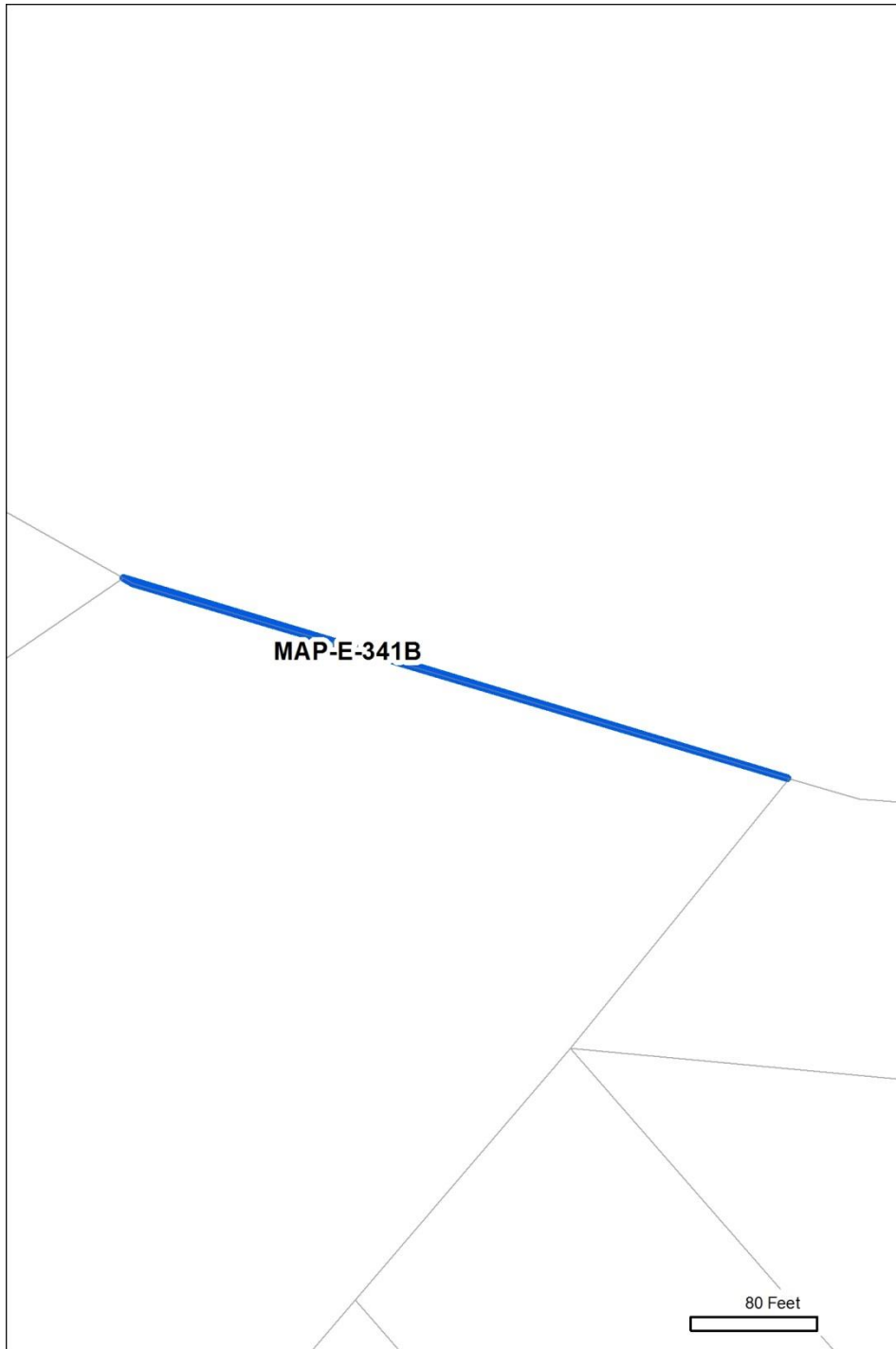
Unique ID: MAP-E-340Y		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-340Z		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341A		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



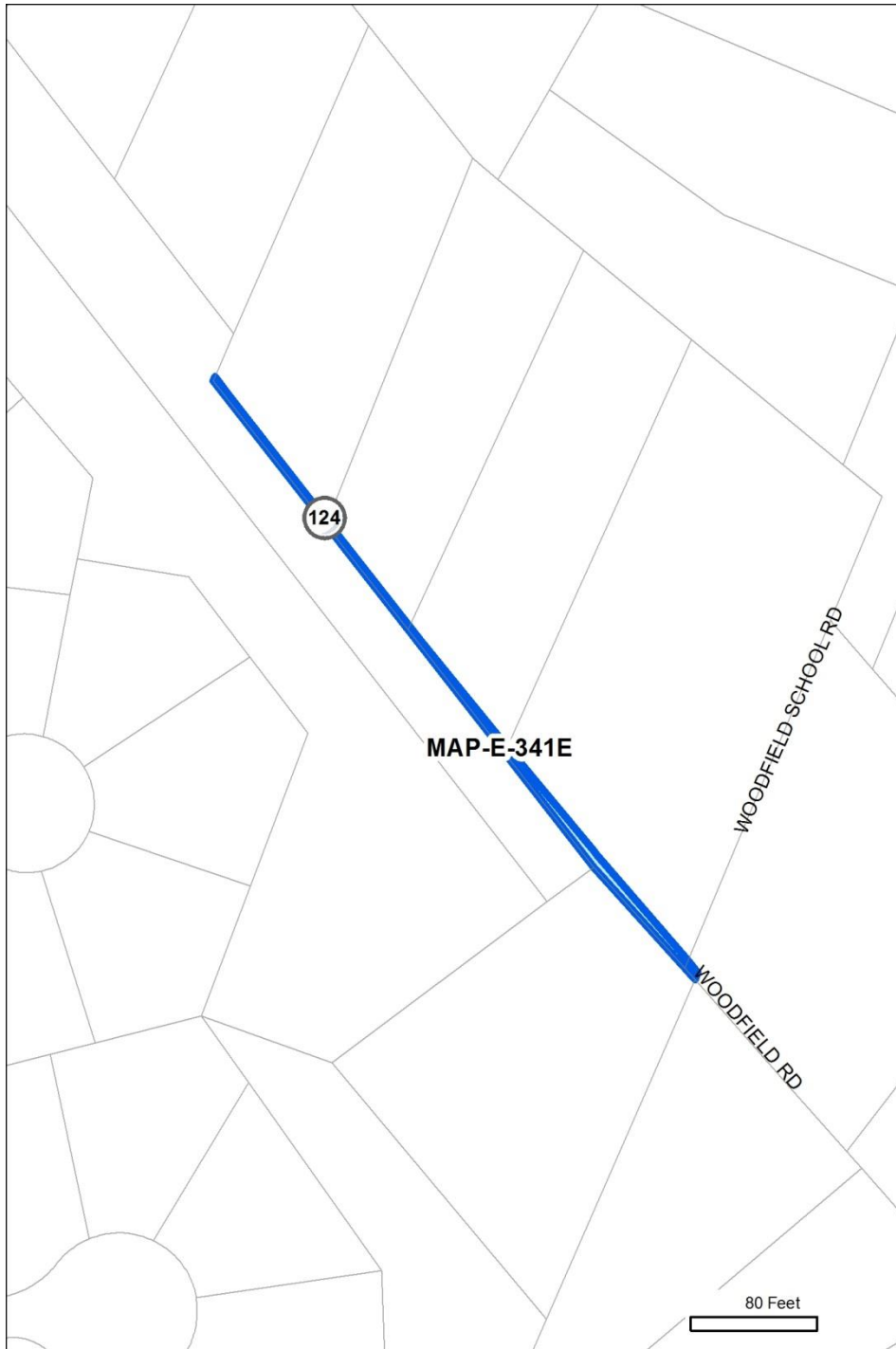
Unique ID: MAP-E-341B		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



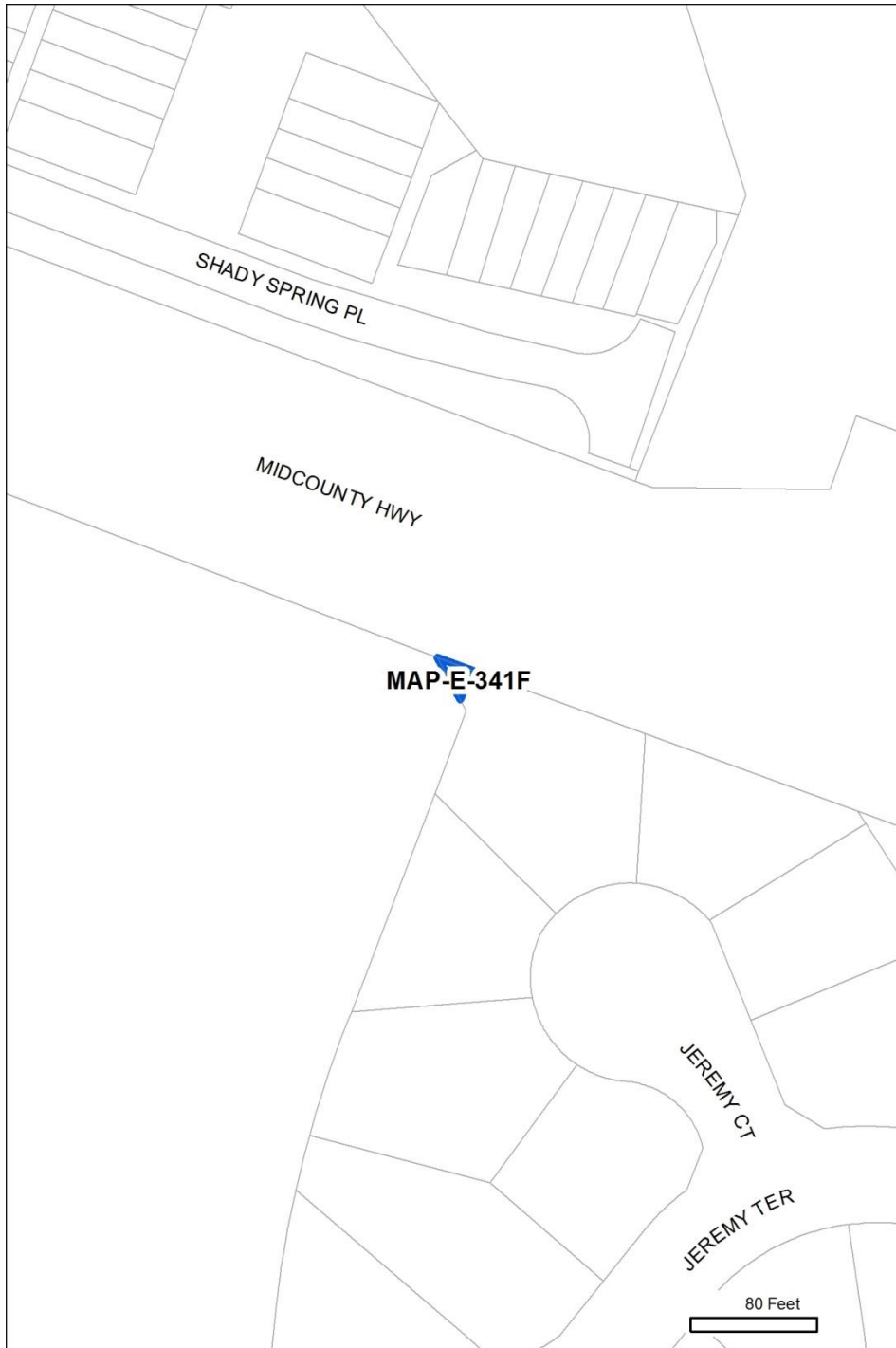
Unique ID: MAP-E-341C		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



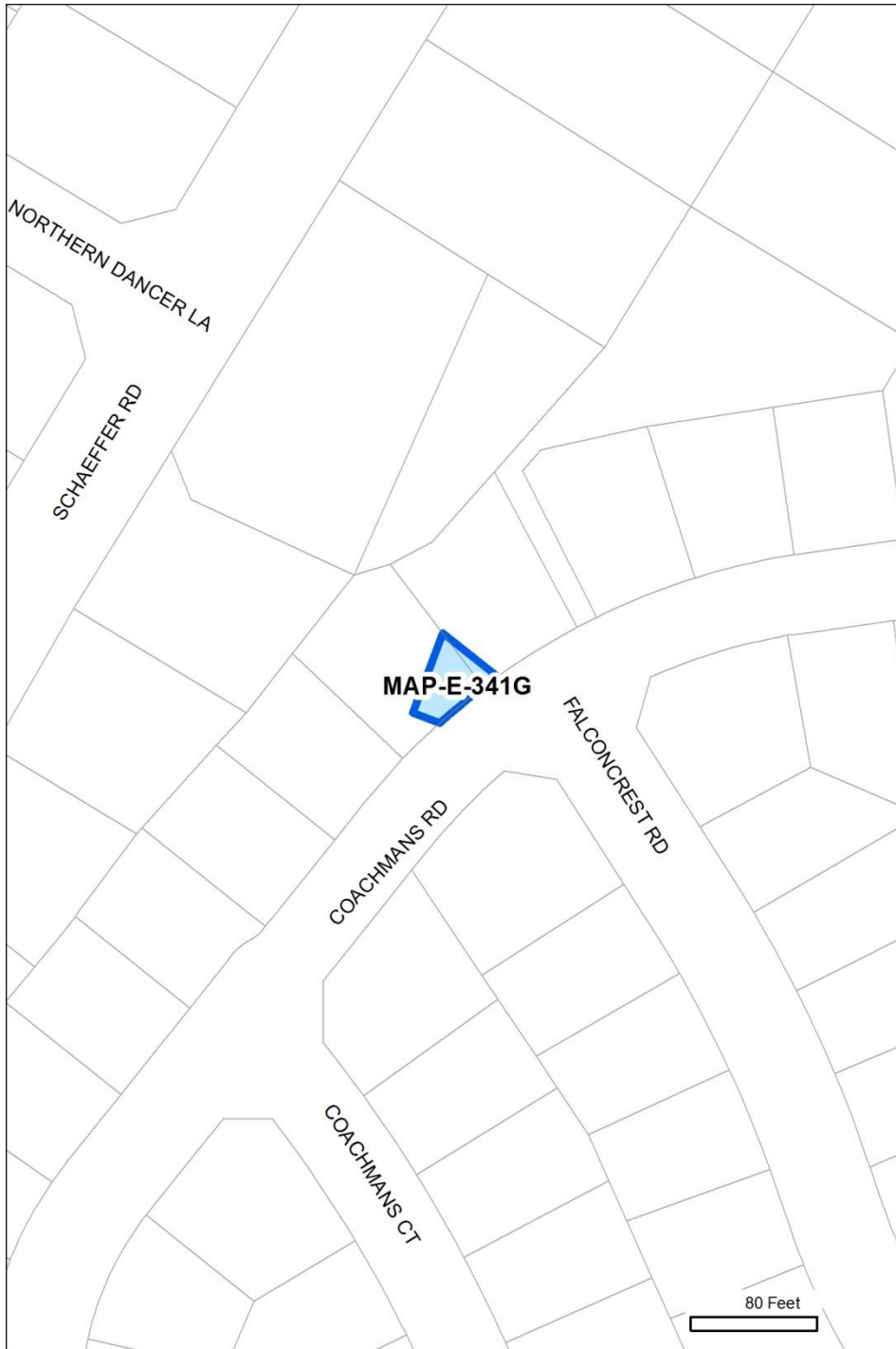
Unique ID: MAP-E-341D		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



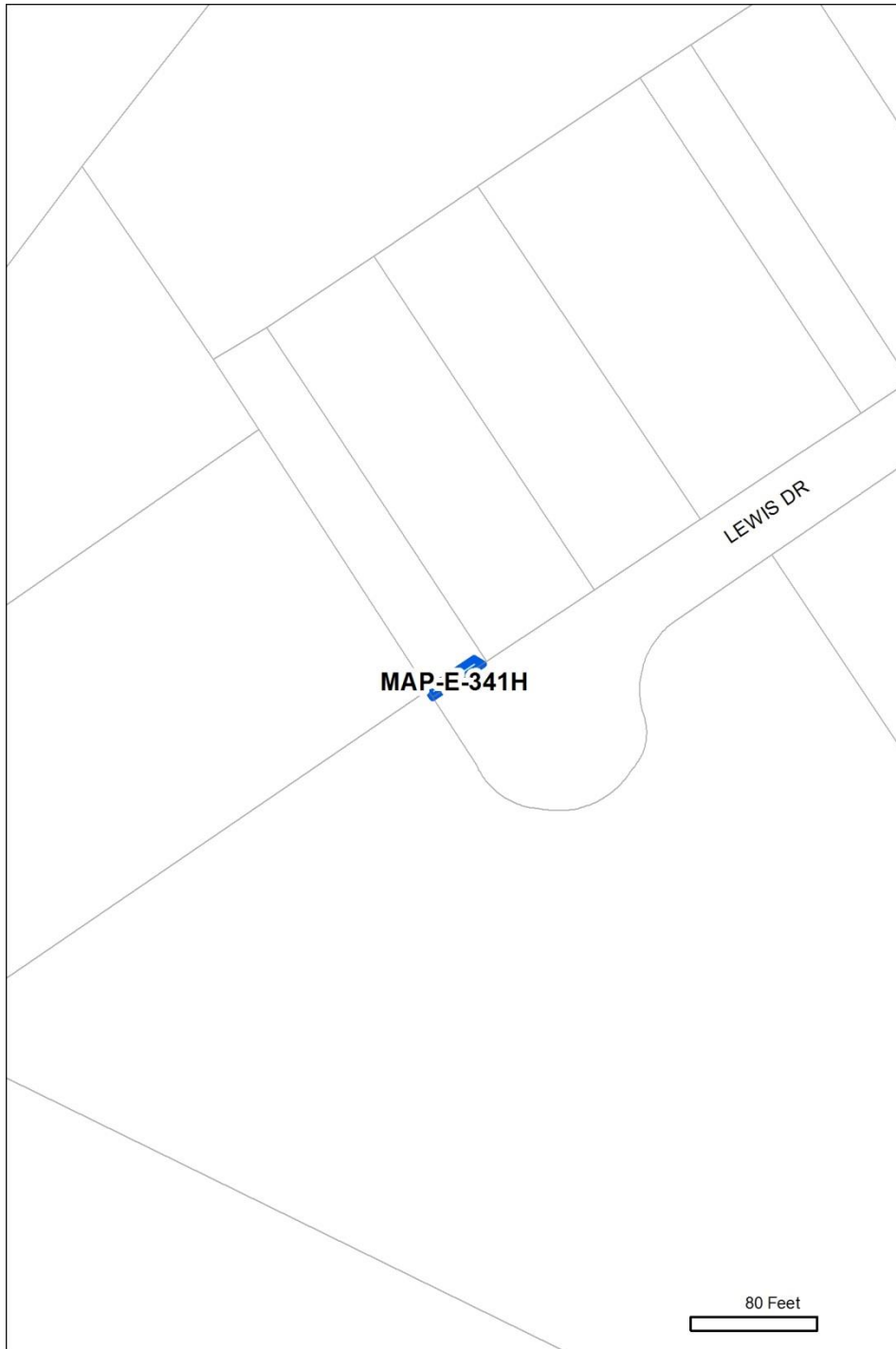
Unique ID: MAP-E-341E		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341F		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341G		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



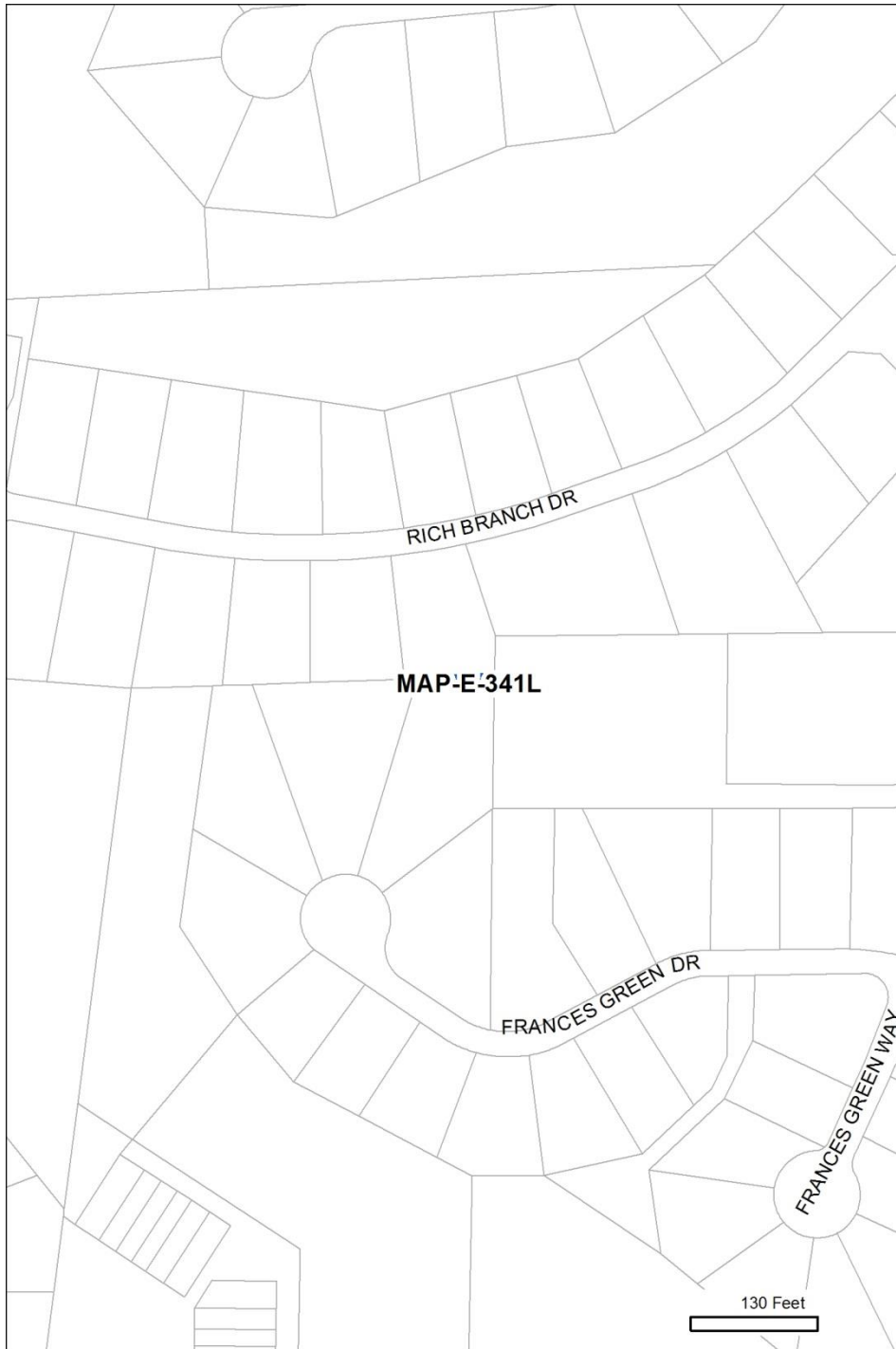
Unique ID: MAP-E-341H		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



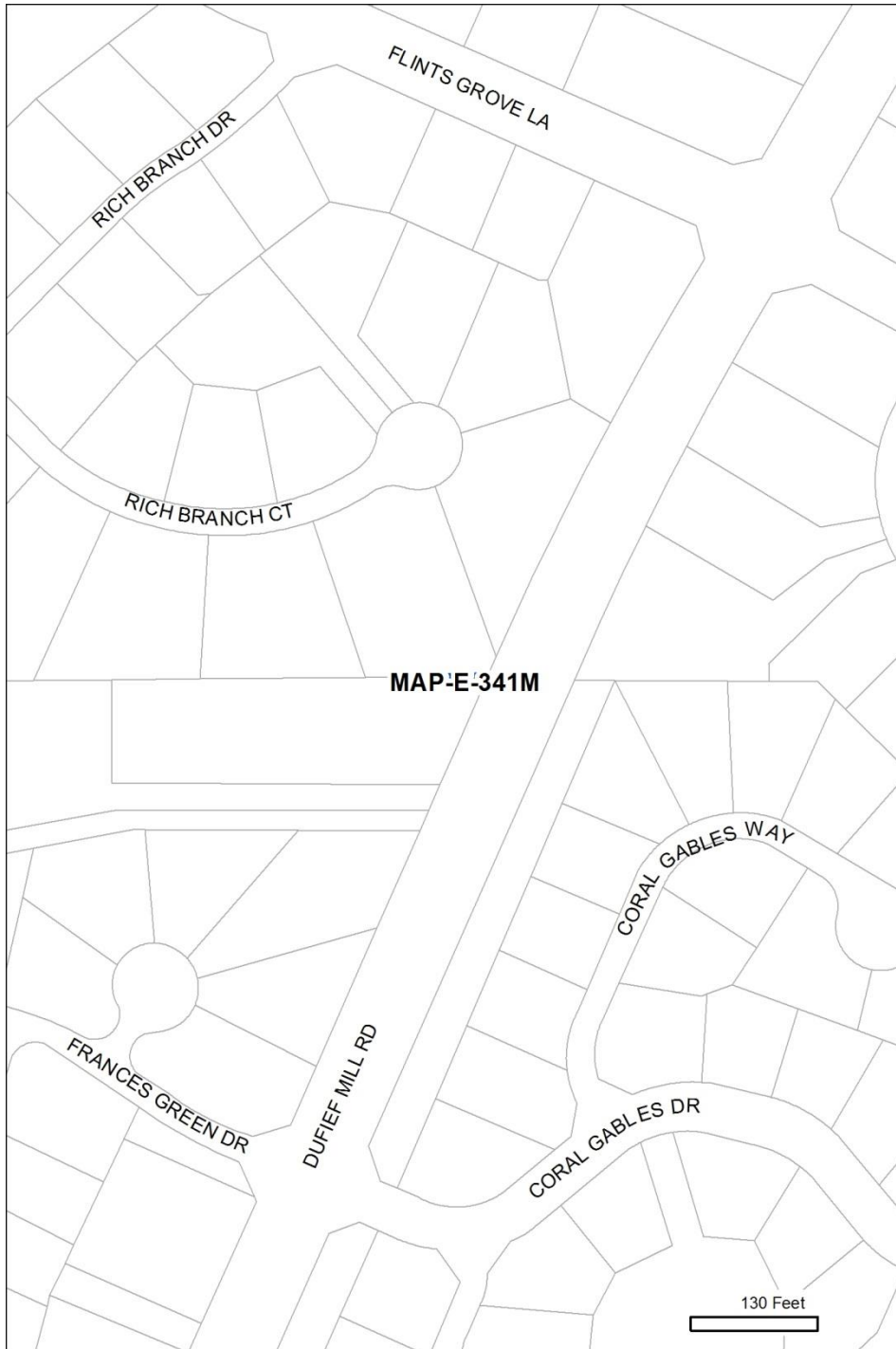
Unique ID: MAP-E-341J		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



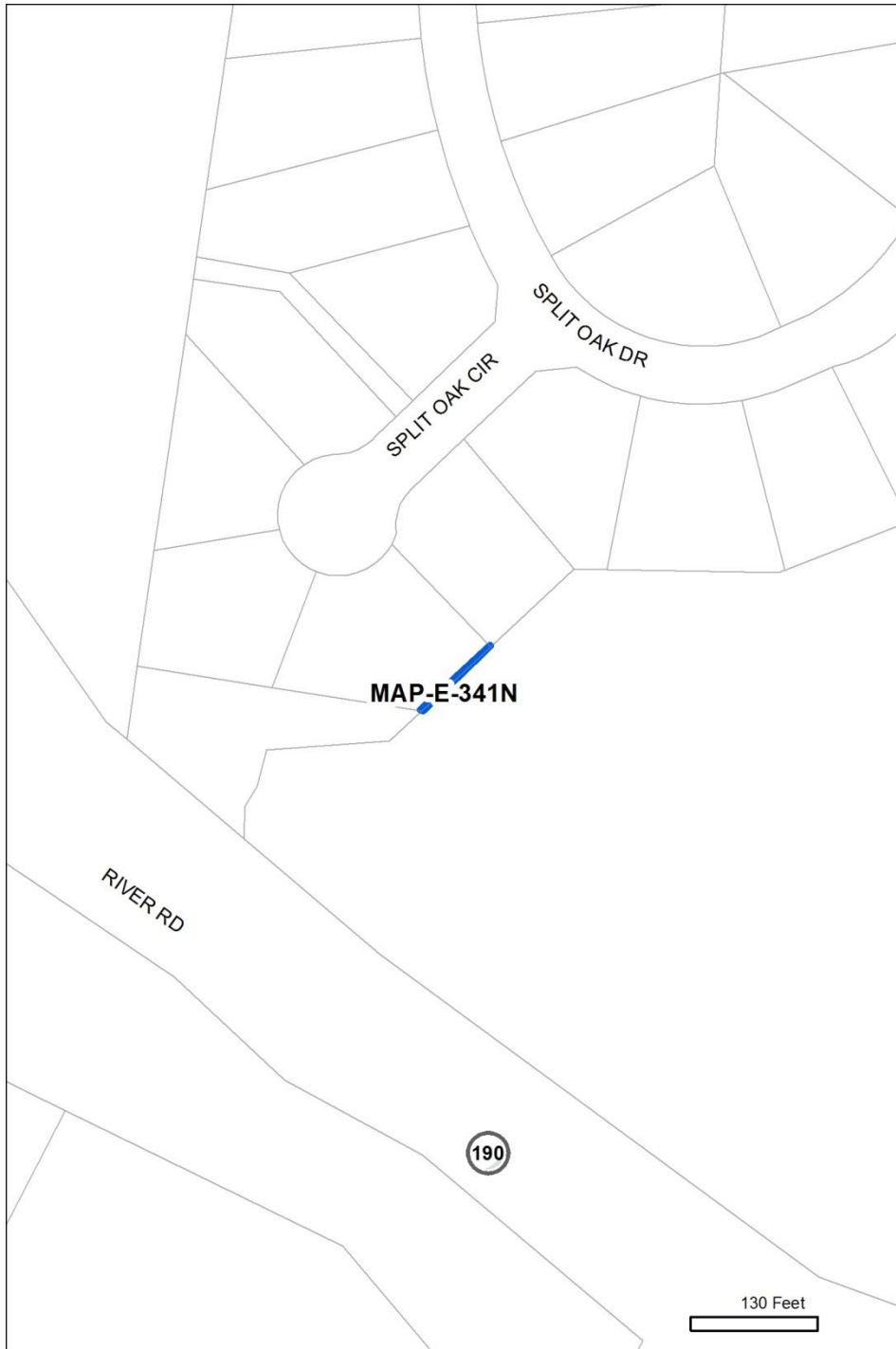
Unique ID: MAP-E-341K		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341L		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341M		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



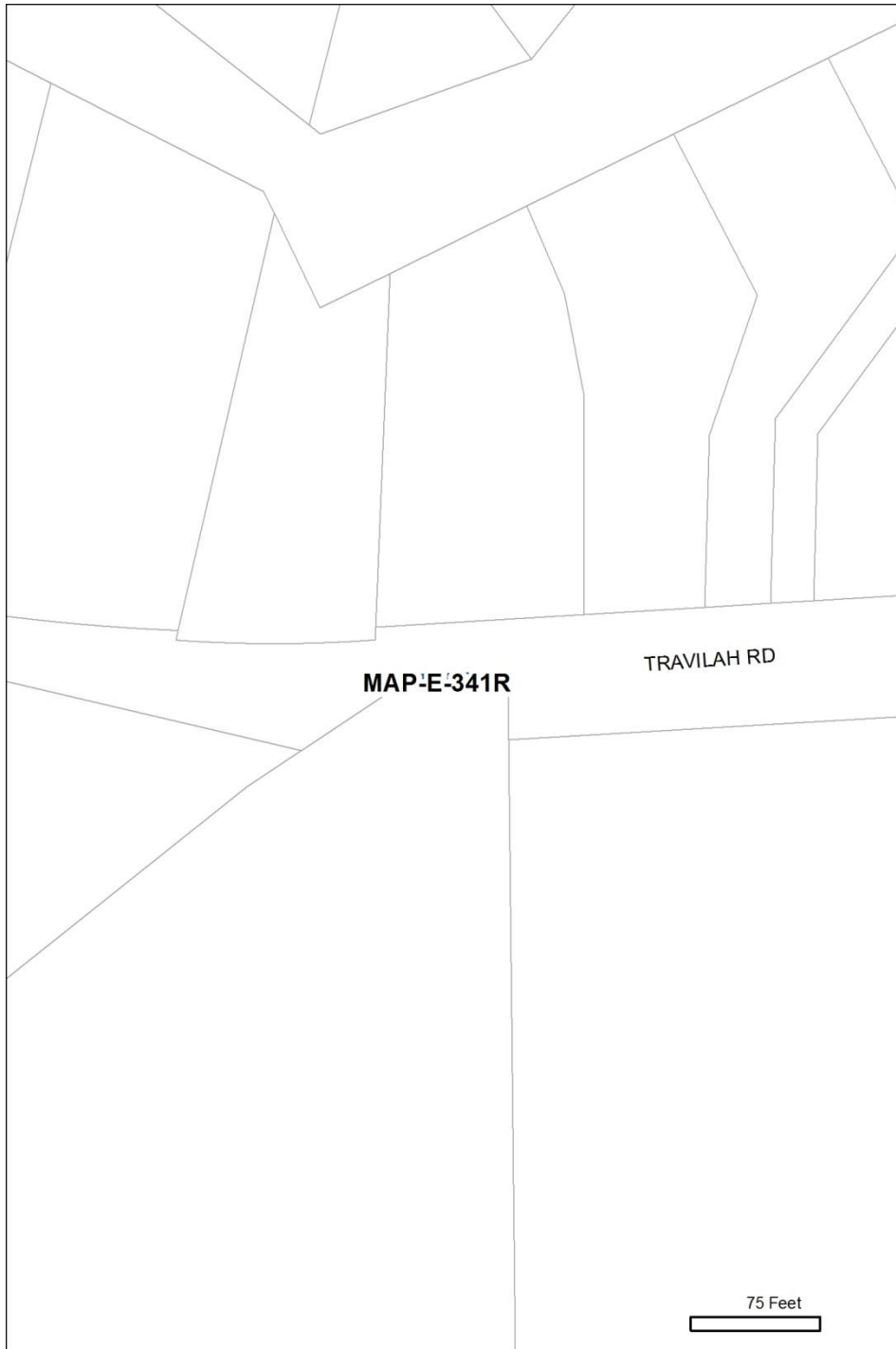
Unique ID: MAP-E-341N		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



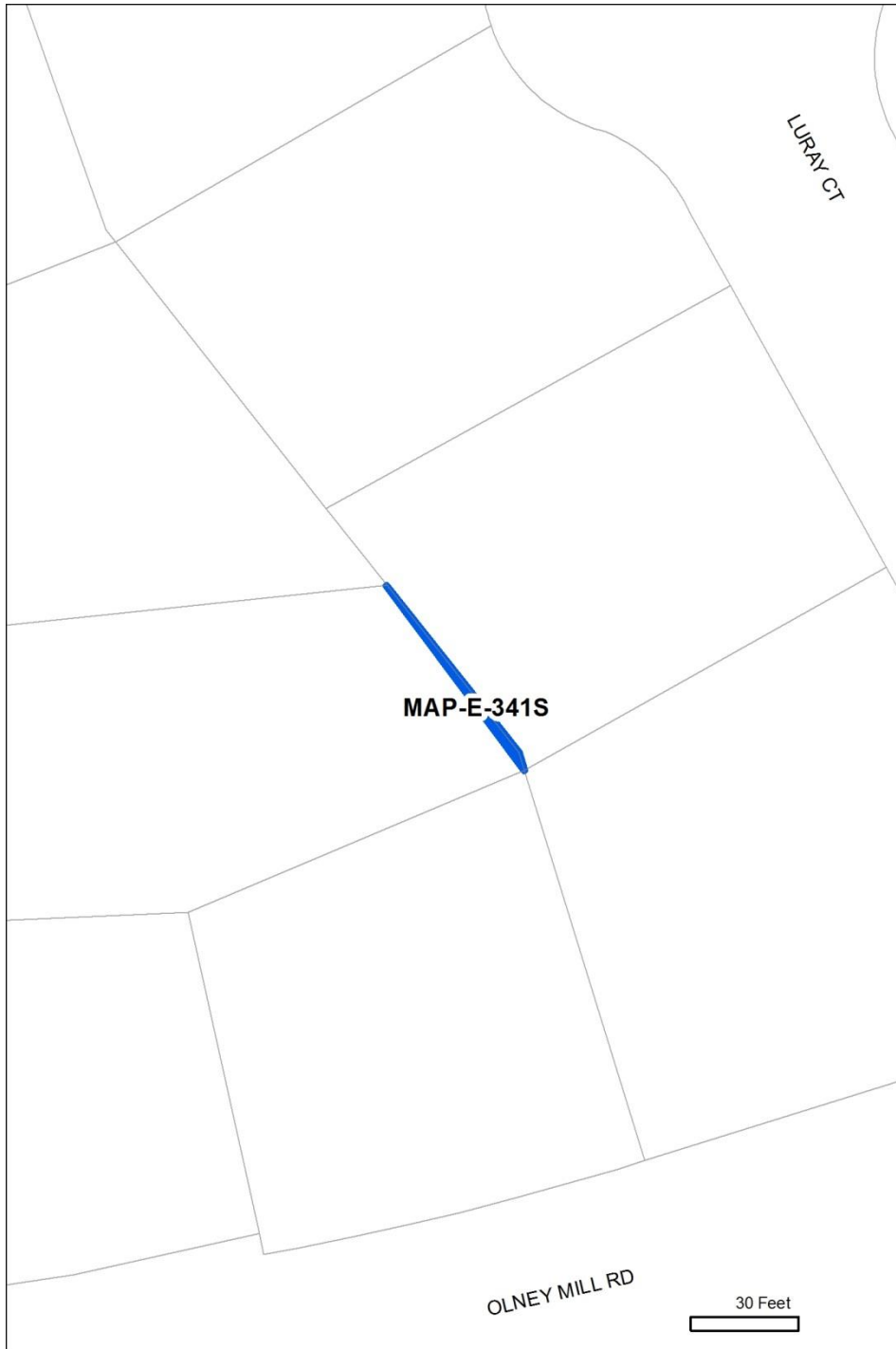
Unique ID: MAP-E-341P		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



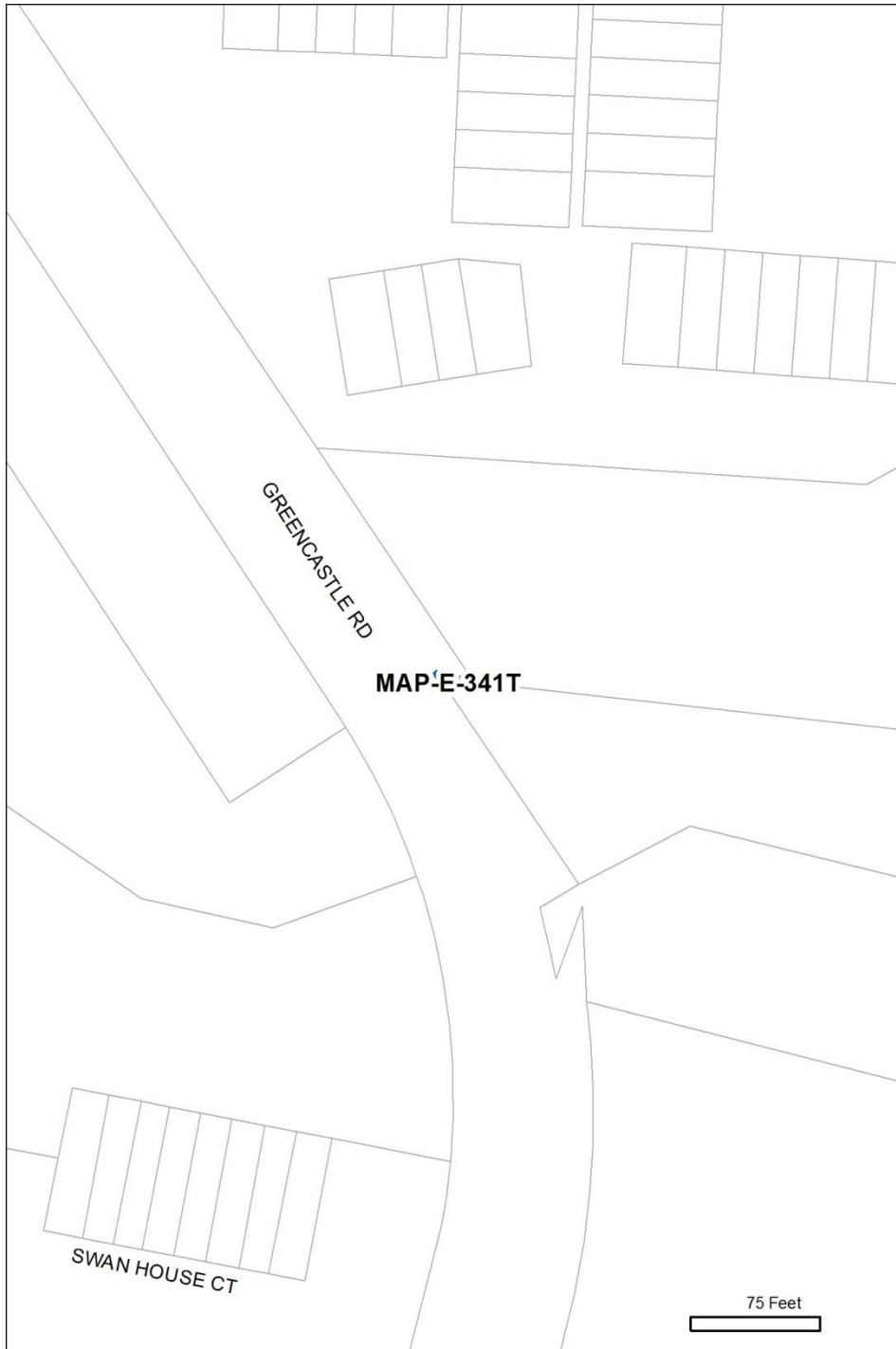
Unique ID: MAP-E-341Q		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341R		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341S		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



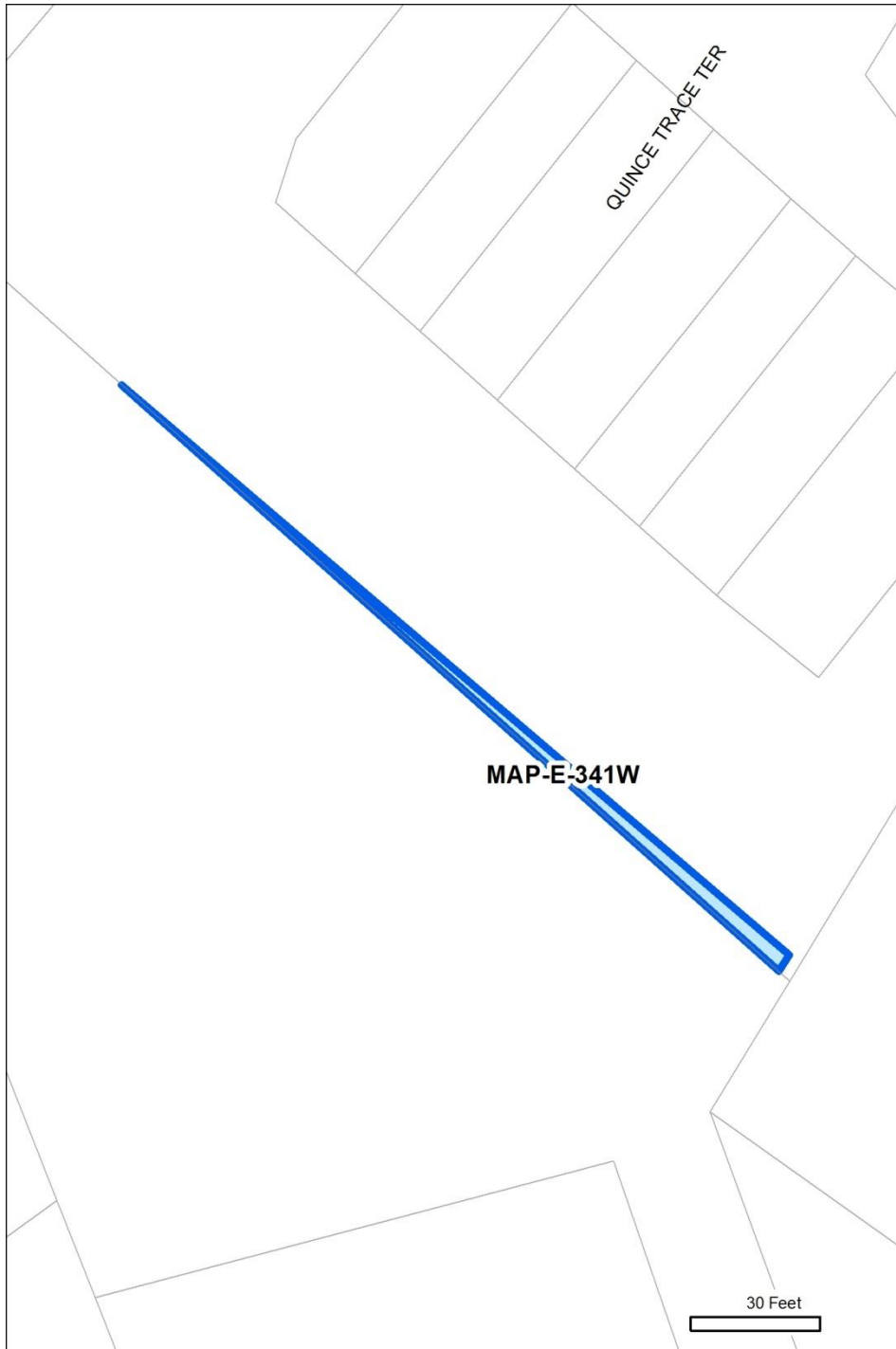
Unique ID: MAP-E-341T		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



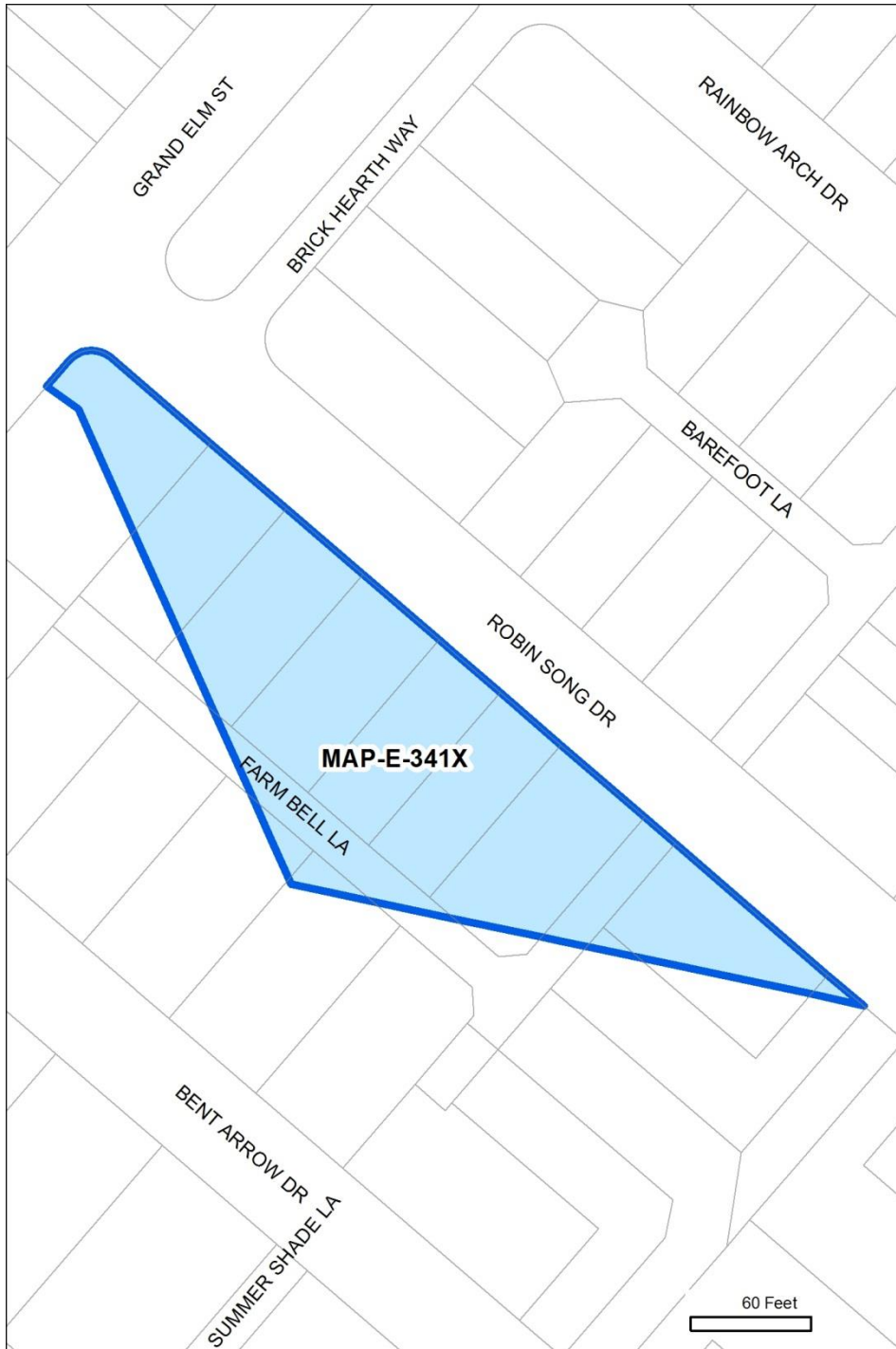
Unique ID: MAP-E-341U		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



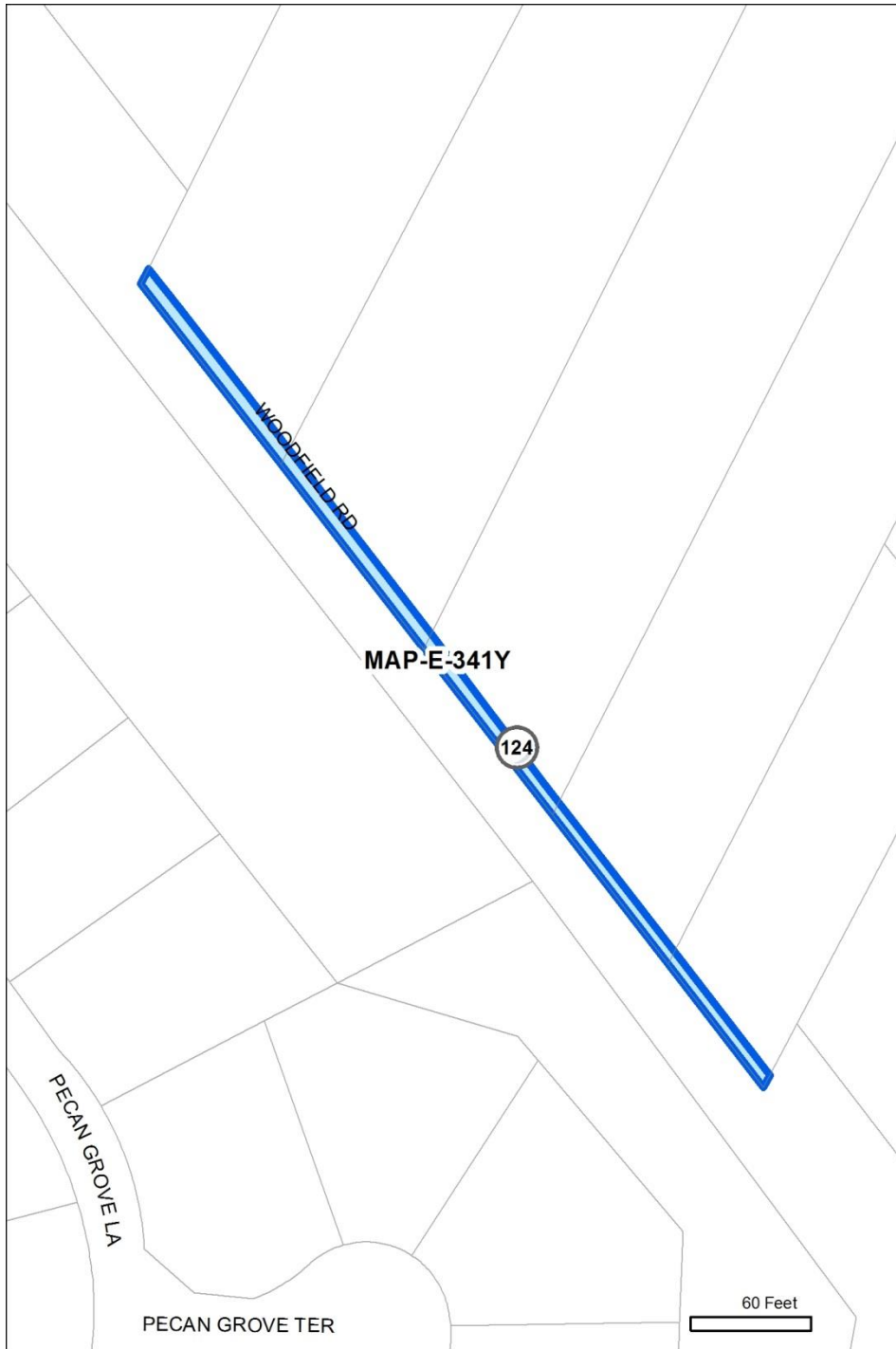
Unique ID: MAP-E-341V		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341W		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		



Unique ID: MAP-E-341X		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		

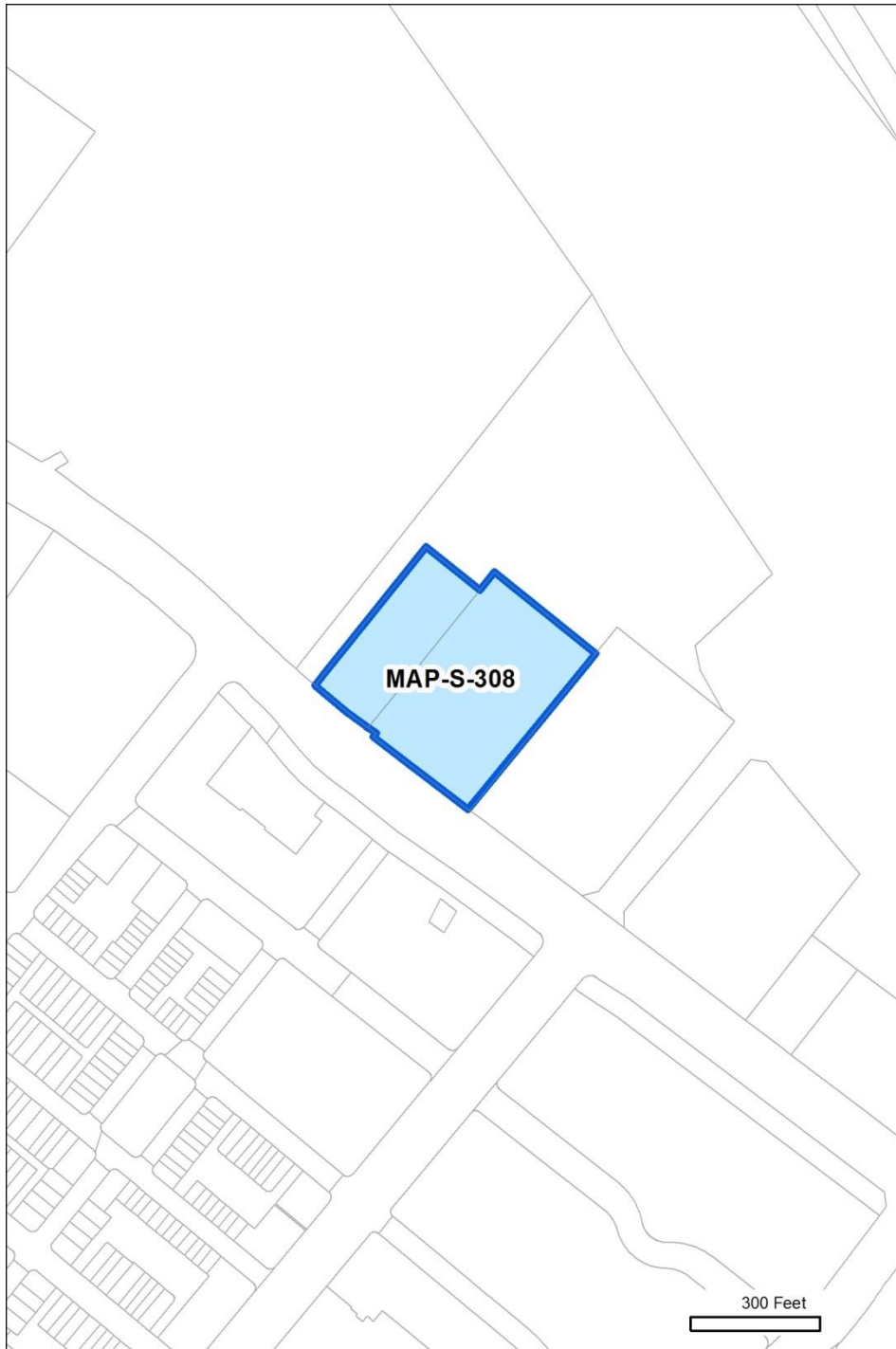


Unique ID: MAP-E-341Y		staff error
Master Plan ID:		
Master Plan:		
Location:		
Existing Zone:		
Proposed Conv: (10/11)		TDR Overlay
Prop. Revised Conv:		Delete TDR Overlay
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>Under the current ordinance, TDR receiving areas are mapped as a variant of their base zone (so an R-200 receiving area is mapped as R-200/TDR).</i></p> <p><i>Under the draft ordinance, TDR receiving areas will be mapped through an overlay zone.</i></p> <p><i>During a comprehensive review of the proposed TDR Overlay, several boundary errors were discovered. This is one. The area indicated in blue on the left is not currently a TDR receiving area, and should not be a part of the proposed TDR Overlay.</i></p>		

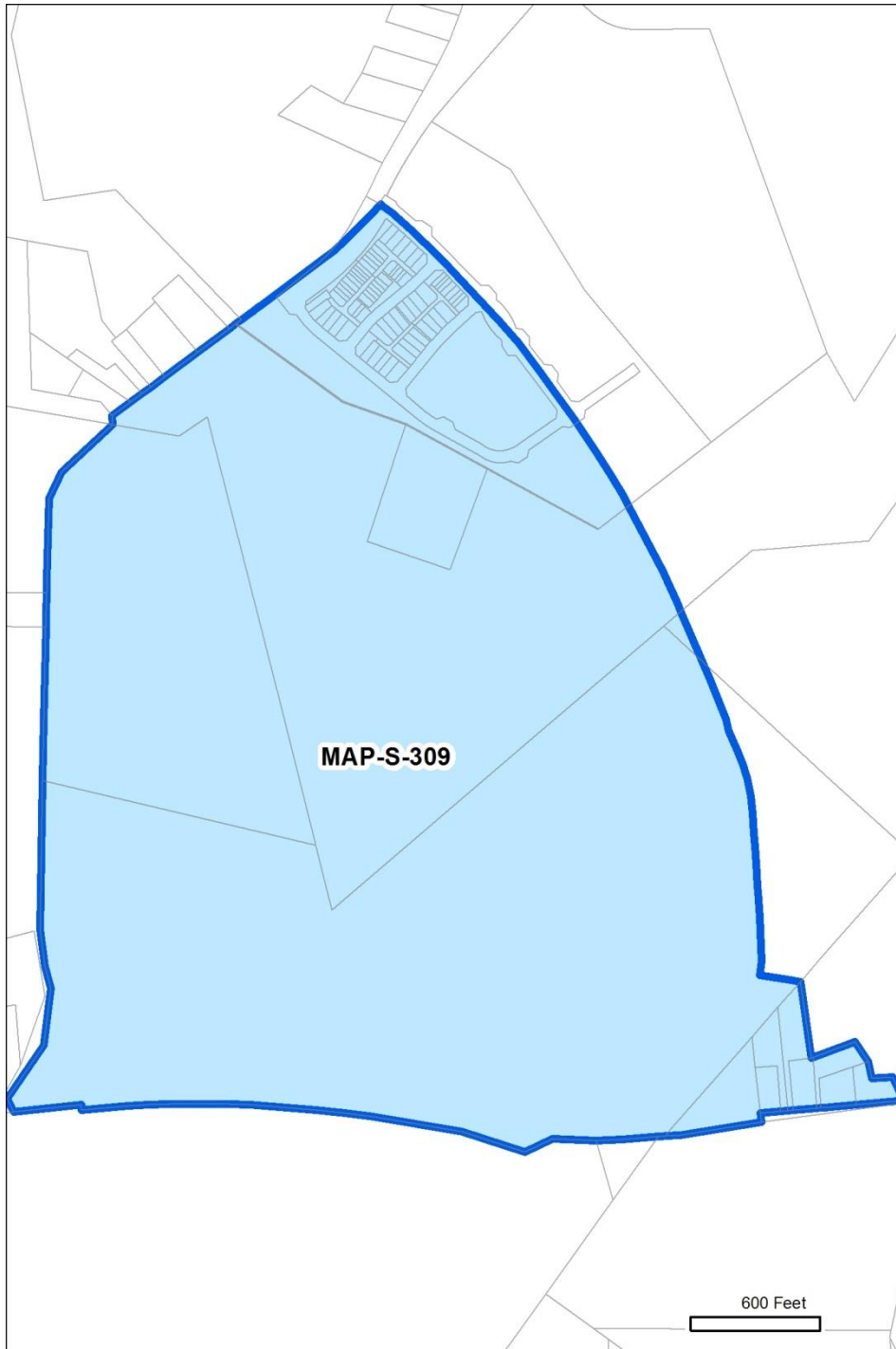
Changes to proposed District Map Amendment G-956

SECTION 2: Conversion Philosophy Changes

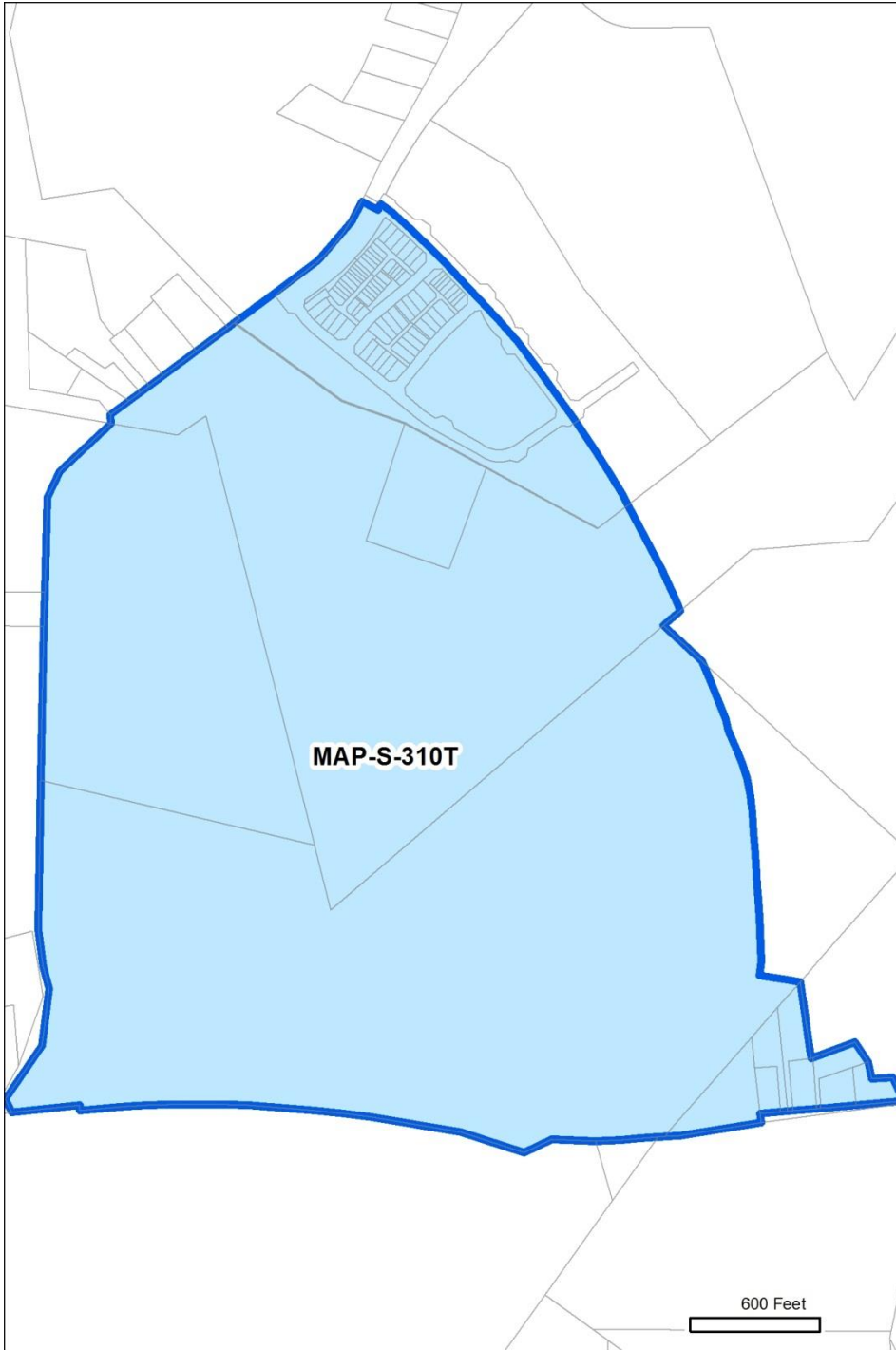
The second section covers **changes in conversion philosophy** for several zones.



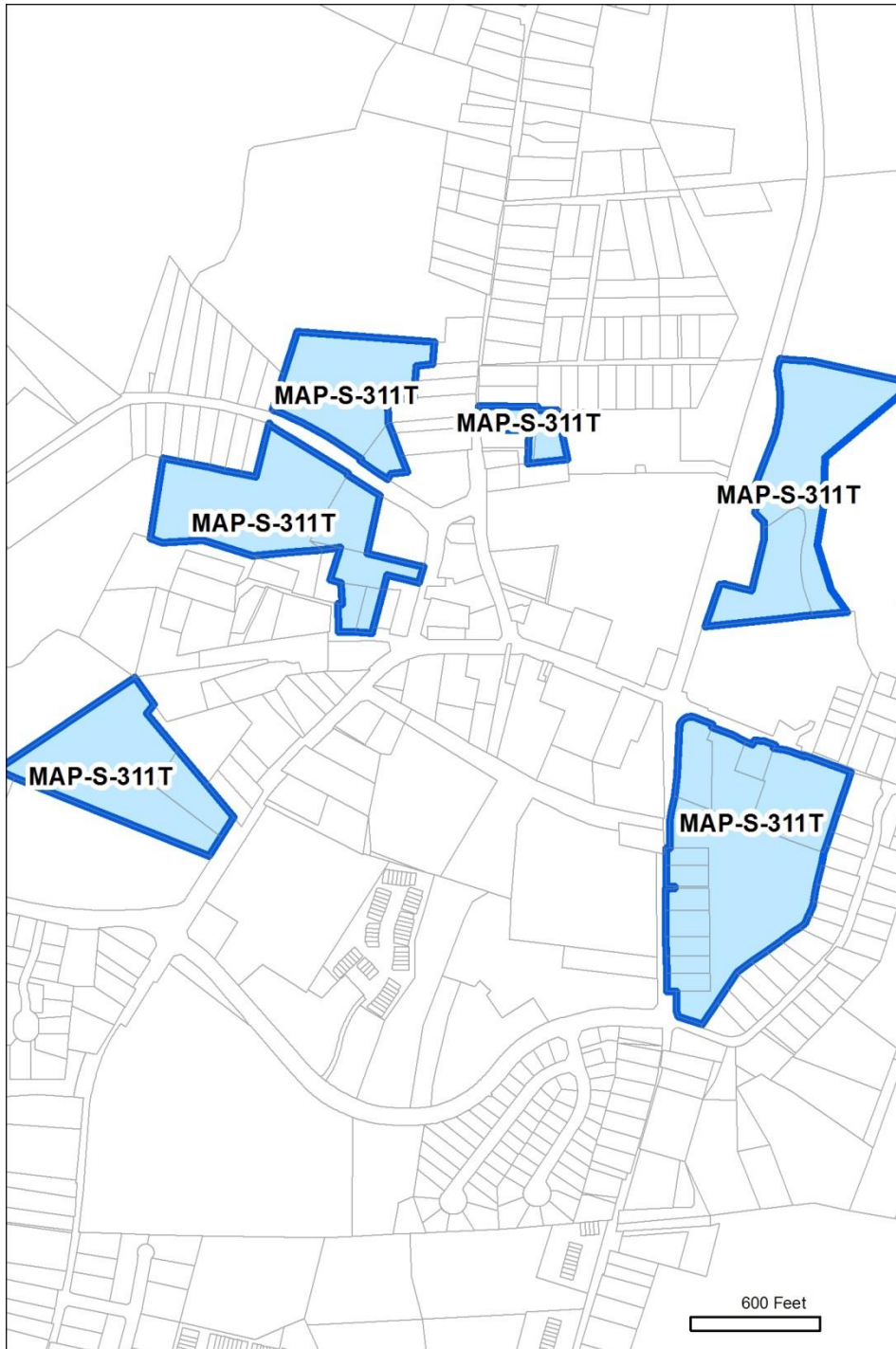
Unique ID: MAP-S-308		staff recommendation
Master Plan ID: SDYGR-10		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2
Proposed Conv: (10/11)		GR-0.75 H-50 T
Prop. Revised Conv:		CRT-0.75 C-0.75 R-0.25 H-50 T
Category:		Staff Recommendation
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This area is zoned TOMX-2.</i></p> <p><i>The Shady Grove Sector Plan recommends that the area is not appropriate for residential development.</i></p> <p><i>The original draft DMA proposed converting this area to GR.</i></p> <p><i>However, because both GR and CRT both allow residential development, and CRT is more compatible with the uses permitted in TOMX-2, staff feels it is better to convert this property to CRT.</i></p>		



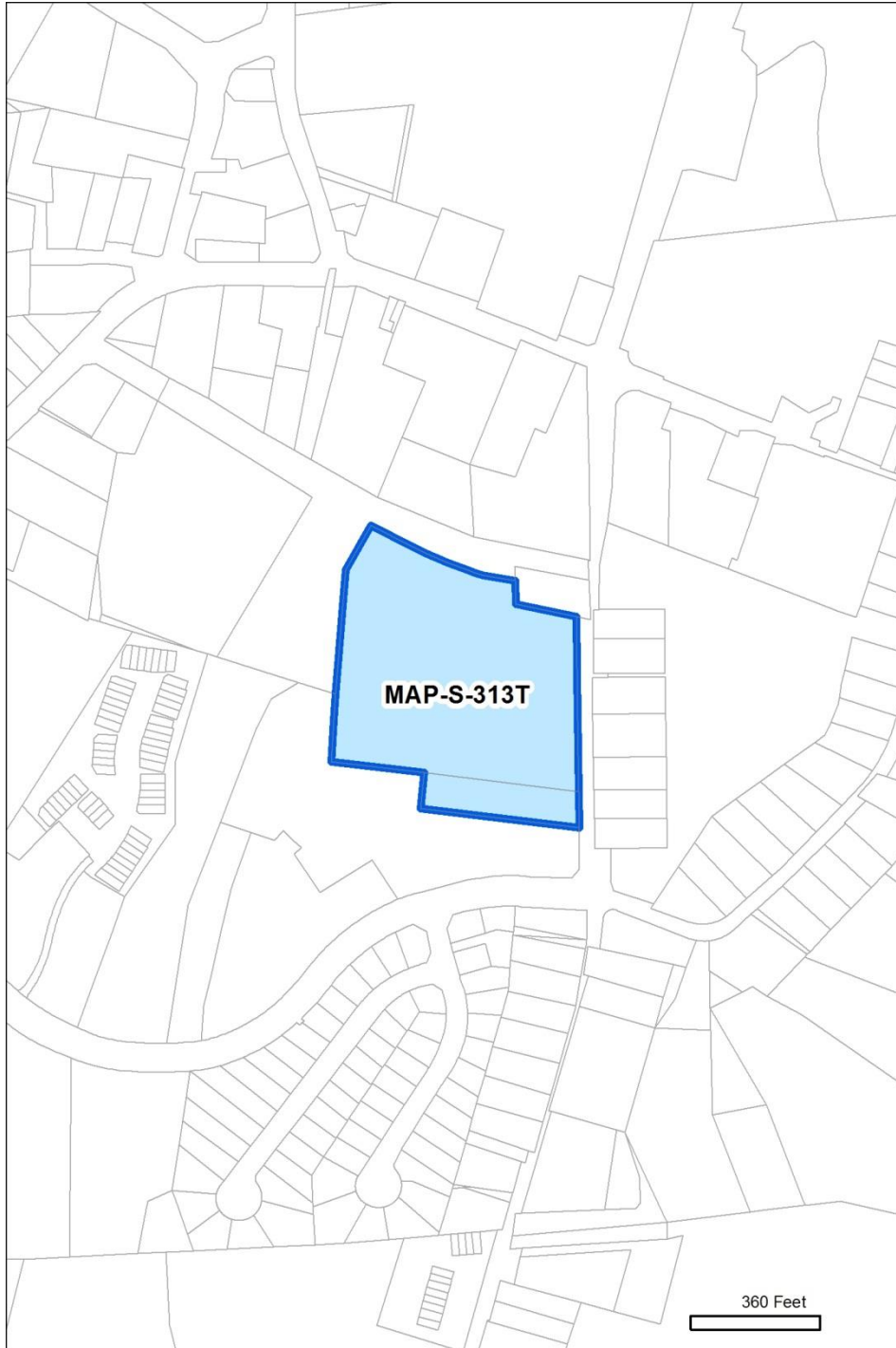
Unique ID: MAP-S-309		staff recommendation
Master Plan ID: CLRKG-05		
Master Plan:		Clarksburg
Location:		
Existing Zone:		RMX-1/TDR
Proposed Conv: (10/11)		CRT-0.75 C-0.25 R-0.5 H-65 T
Prop. Revised Conv:		CRT-0.5 C-0.25 R-0.25 H-65 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned RMX-1/TDR.</i></p> <p><i>The Zoning Ordinance limits non-TDR development to 2.18 dwelling units per acre in this zone. Additional density is available only through the purchase of TDRs</i></p> <p><i>The Clarksburg Master Plan recommends a maximum density of 1,950 dwelling units (7.5 dwelling units per acre) only through the purchase of TDRs.</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 2.18 dwelling units per acre will fall between 0.07 and 0.12 FAR, depending on the mix of unit types.</i></p> <p><i>Therefore, the residential FAR should be reduced.</i></p>		



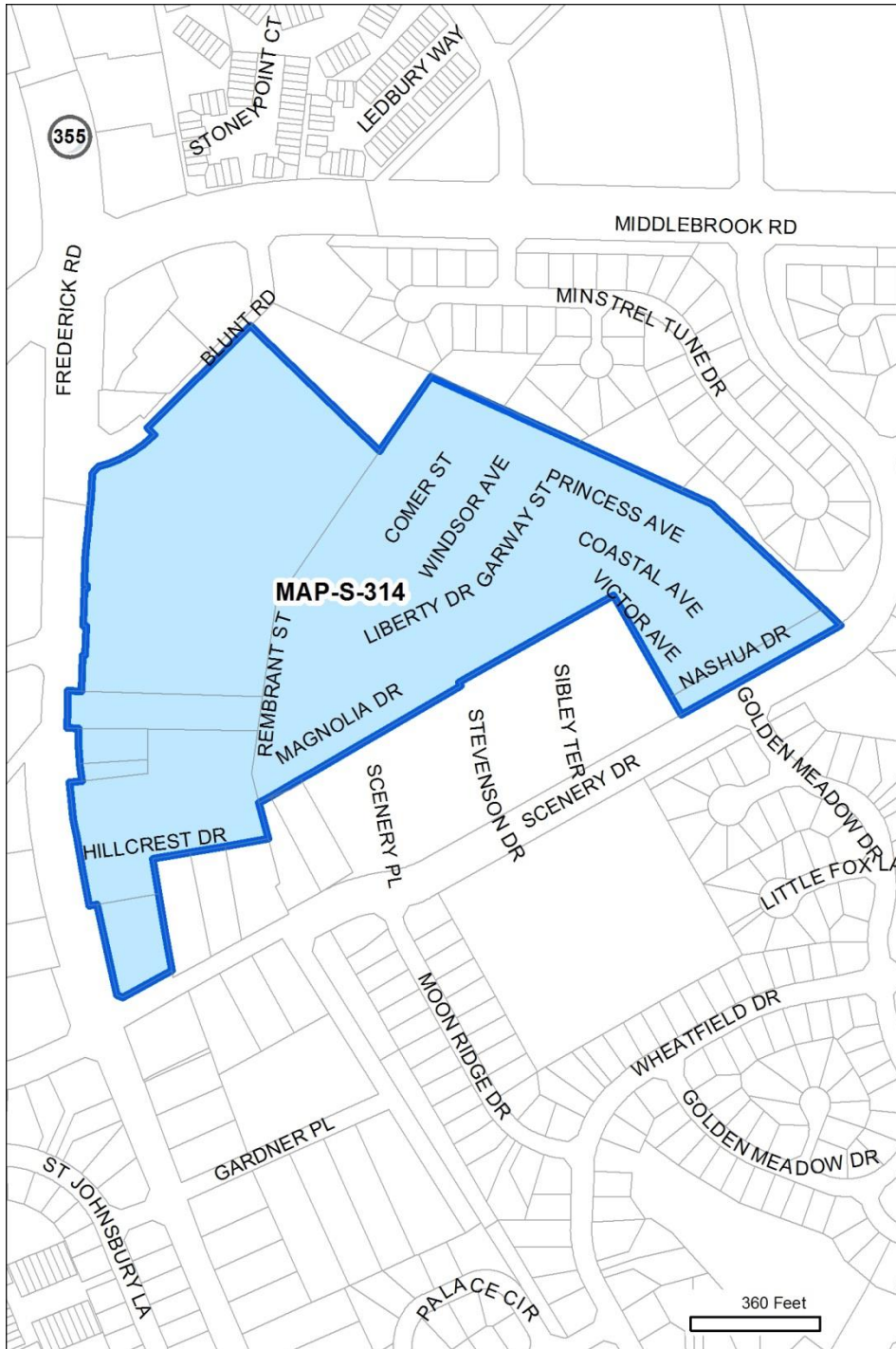
Unique ID: MAP-S-310T		staff recommendation
Master Plan ID: CLRKG-05		
Master Plan:	Clarksburg	
Location:	Cabin Branch	
Existing Zone:	RMX-1/TDR	
Proposed Conv: (10/11)	TDR-3.4	
Prop. Revised Conv:	TDR-7.0	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the RMX-1/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



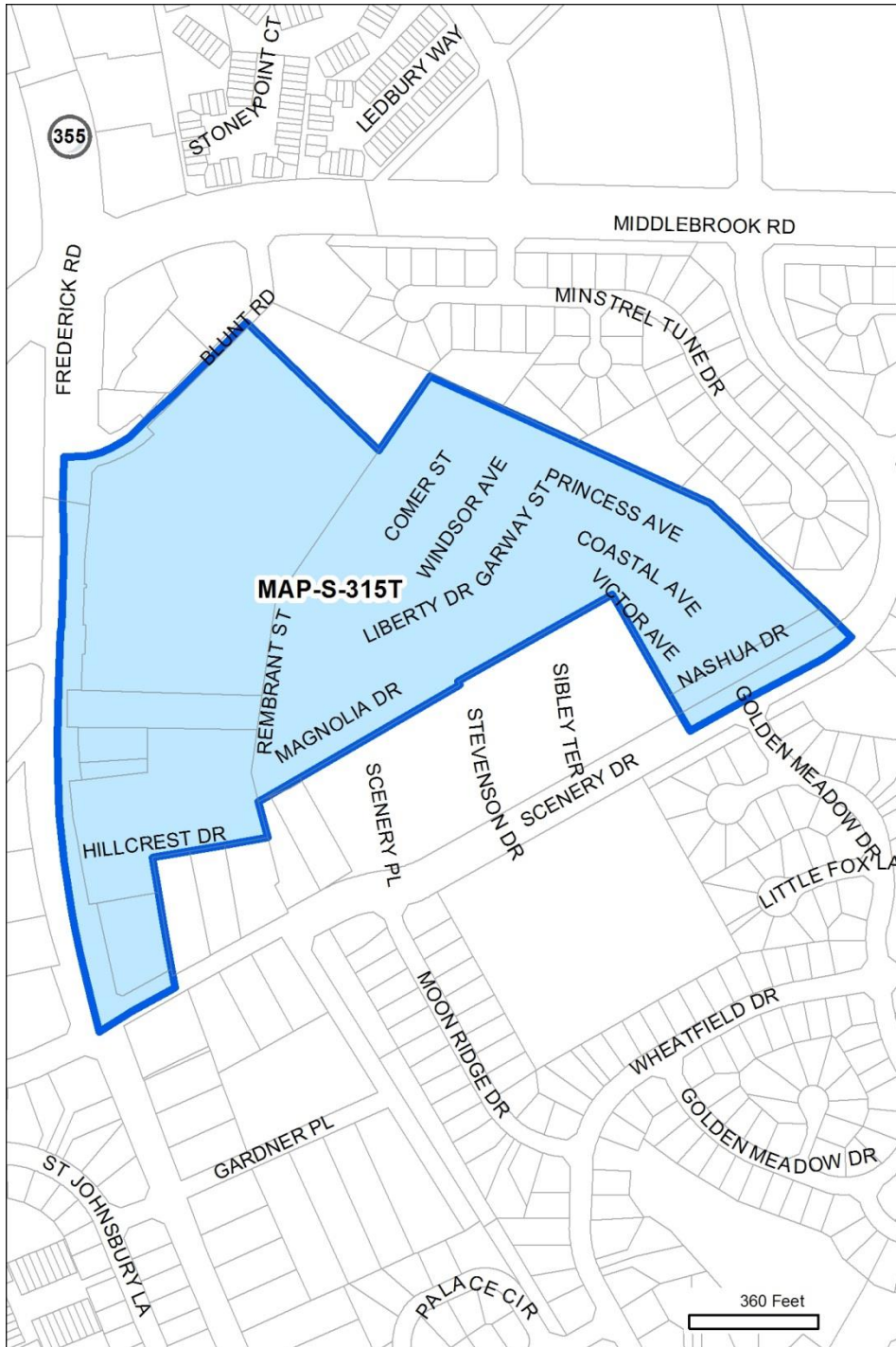
Unique ID: MAP-S-311T		staff recommendation
Master Plan ID: DAMSC-02		
Master Plan:	Damascus	
Location:	Damascus town center	
Existing Zone:	MXTC/TDR	
Proposed Conv: (10/11)	TDR-20.0	
Prop. Revised Conv:	TDR-9.9	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<i>This area is currently in the MXTC/TDR zone.</i>		
<i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i>		



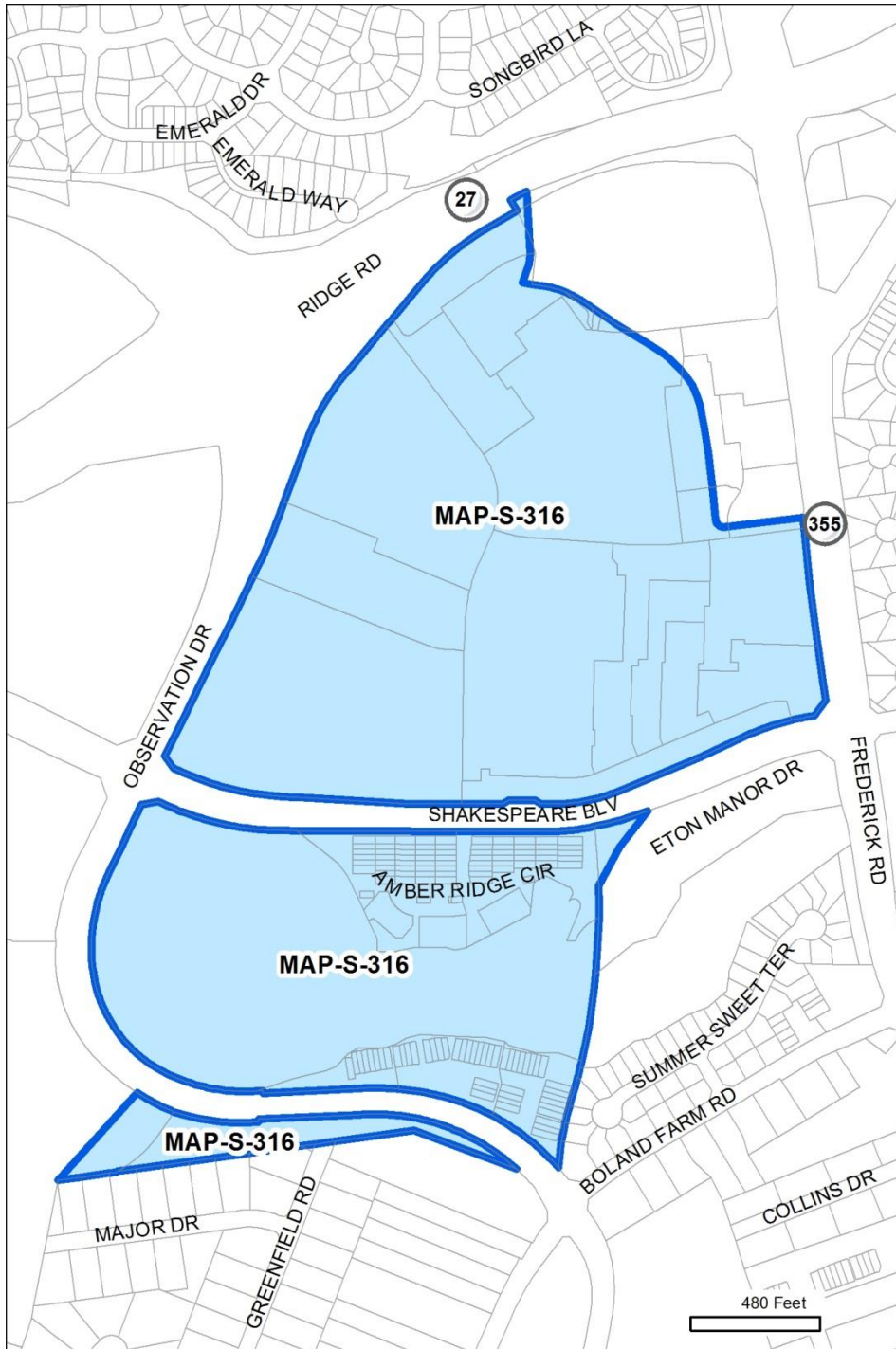
Unique ID: MAP-S-313T		staff recommendation
Master Plan ID: DAMSC-05		
Master Plan:	Damascus	
Location:	Damascus town center	
Existing Zone:	MXTC/TDR	
Proposed Conv: (10/11)	TDR-20.0	
Prop. Revised Conv:	TDR-9.9	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<i>This area is currently in the MXTC/TDR zone.</i>		
<i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i>		



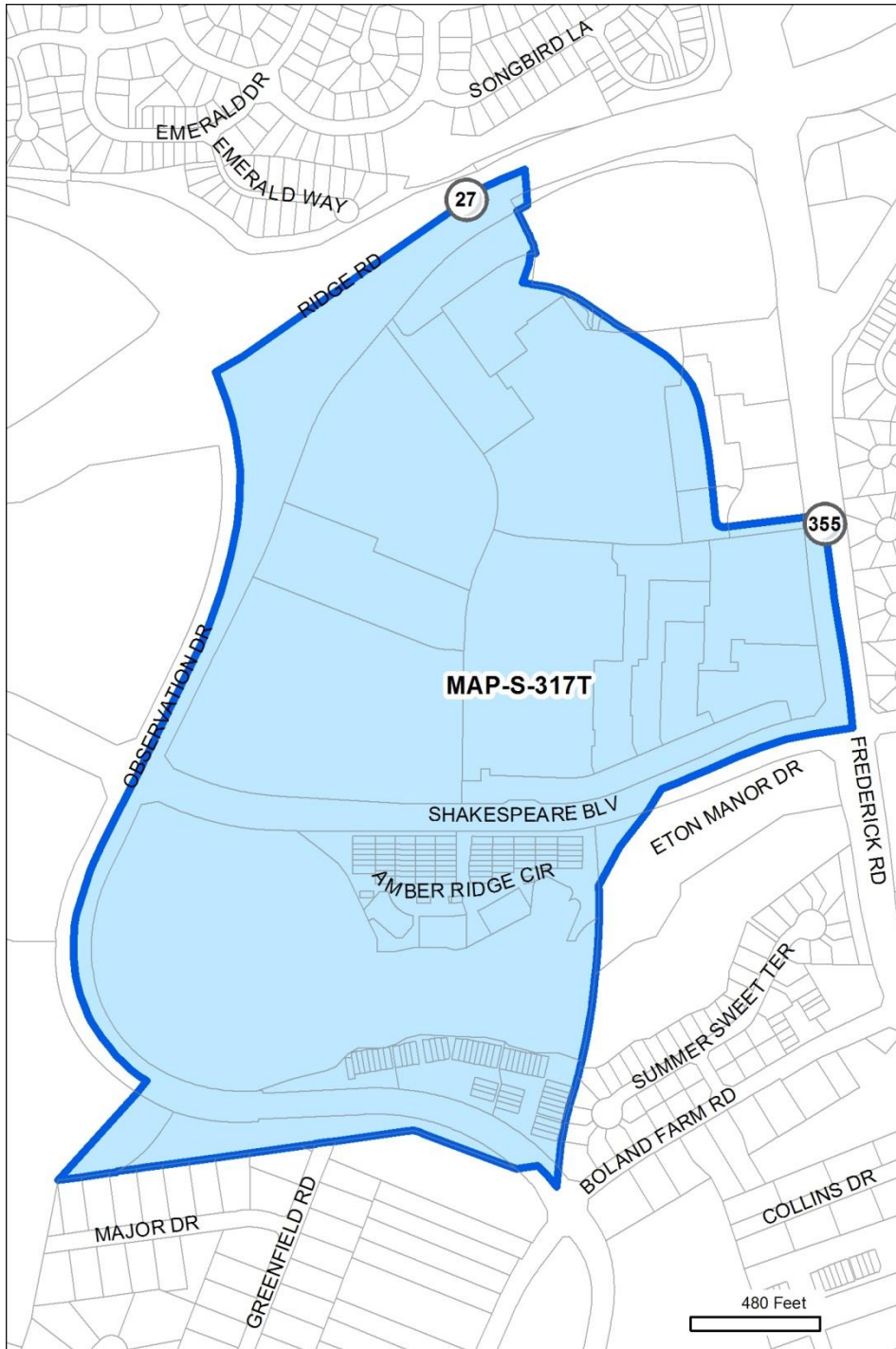
Unique ID: MAP-S-314		staff recommendation
Master Plan ID: GRMTC-28		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		RMX-2C/TDR
Proposed Conv: (10/11)		CRT-1.25 C-0.5 R-1.0 H-60 T
Prop. Revised Conv:		CRT-1.25 C-0.5 R-0.75 H-60 T
Category:		Staff Recommendation
Modifications	Zone Group:	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>This area is currently zoned RMX-2C/TDR.</i></p> <p><i>The Zoning Ordinance limits non-TDR development to 14.52 dwelling units per acre in this zone. Additional density is available only through the purchase of TDRs</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 14.52 dwelling units per acre will fall between 0.48 and 0.80 FAR, depending on the mix of unit types.</i></p> <p><i>Therefore, the residential FAR should be reduced.</i></p>		



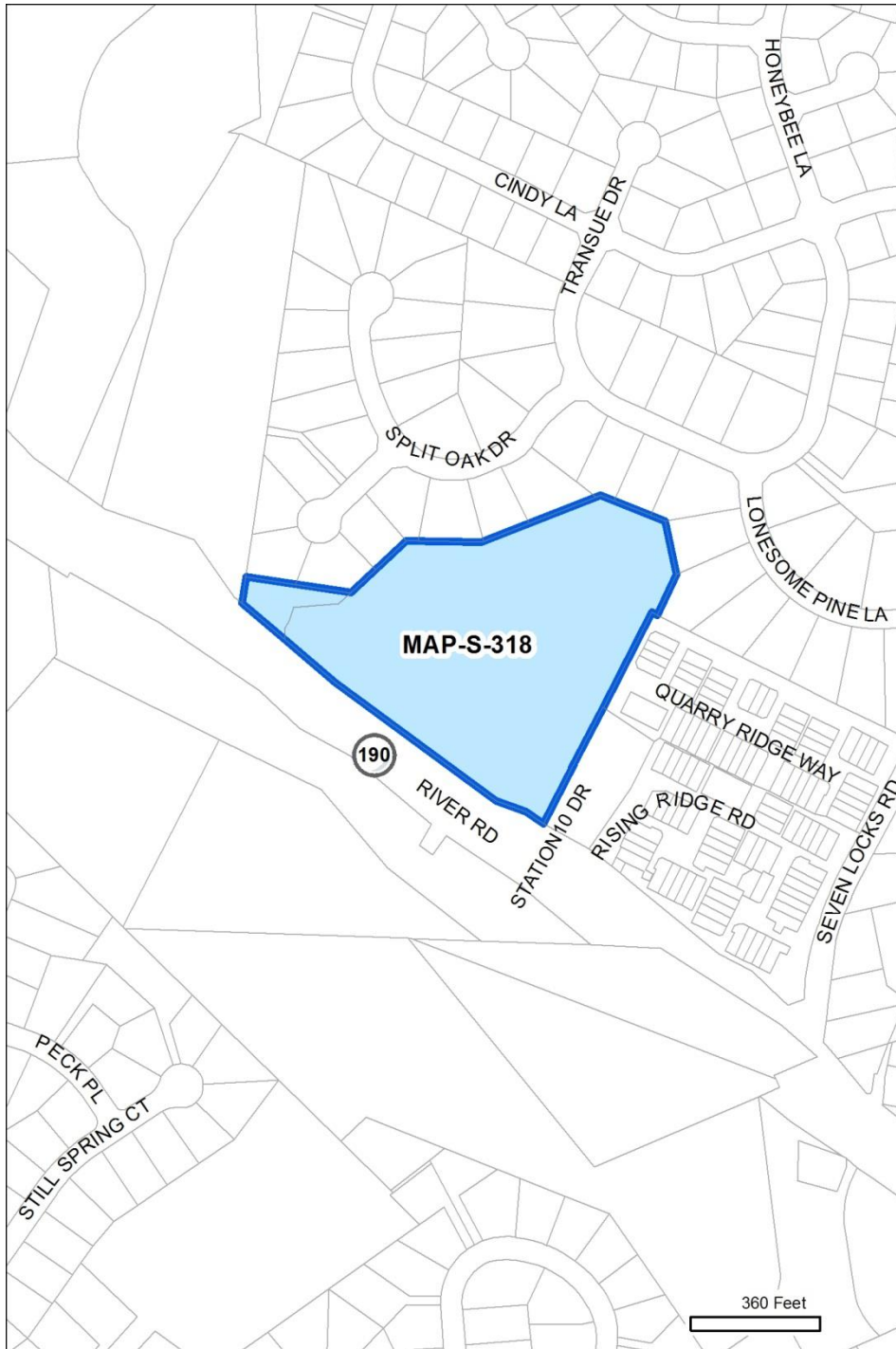
Unique ID: MAP-S-315T		staff recommendation
Master Plan ID: GRMTC-28		
Master Plan:	Germantown Town Center	
Location:	Blunt Road & Route 355	
Existing Zone:	RMX-2C/TDR	
Proposed Conv: (10/11)	TDR-22.0	
Prop. Revised Conv:	TDR-20.4	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the RMX-2C/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p> <p><i>However, at this time, the new value has not been determined.</i></p>		



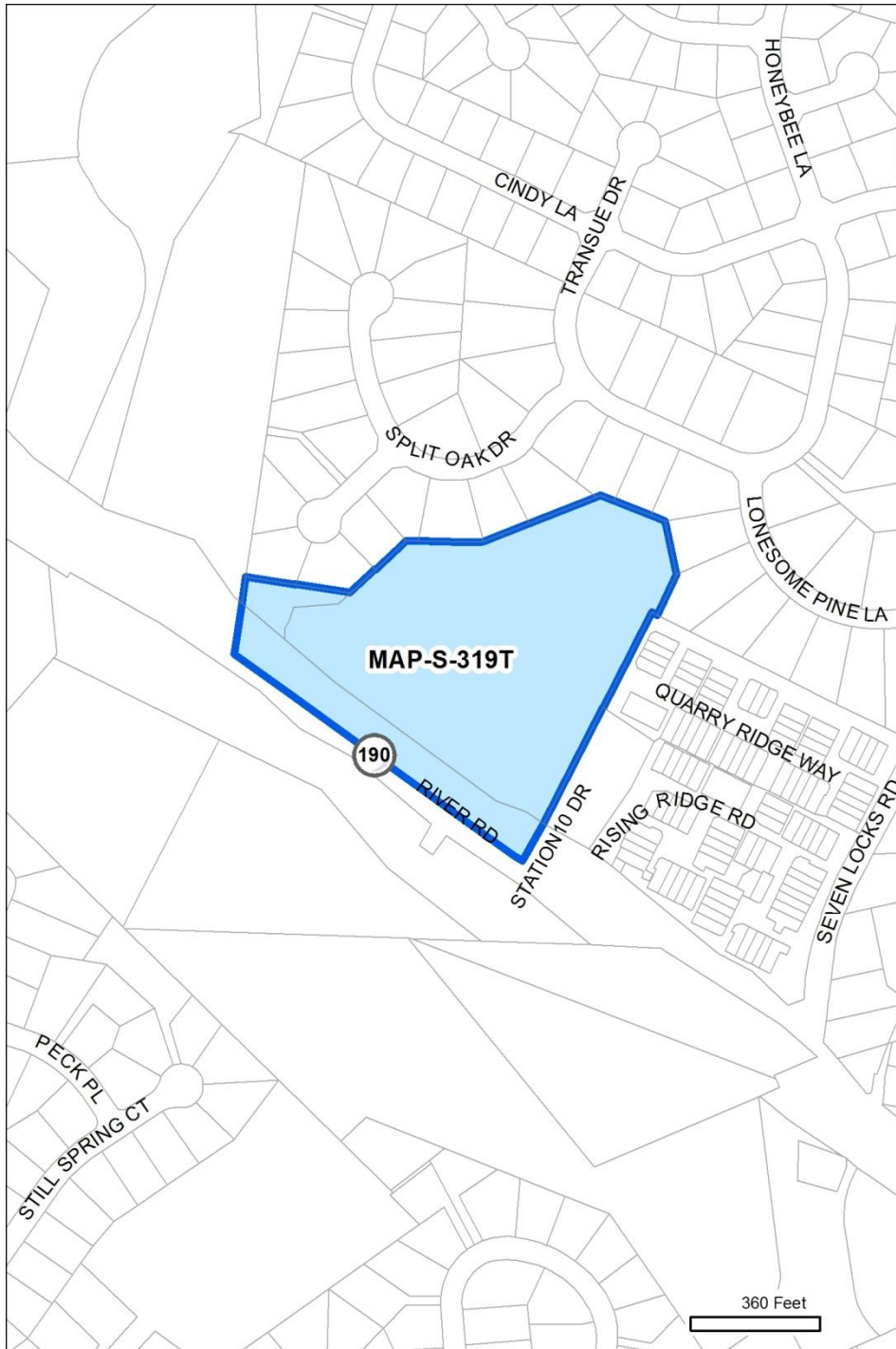
Unique ID: MAP-S-316		staff recommendation
Master Plan ID: GRMTC-31		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		RMX-3/TDR
Proposed Conv: (10/11)		CRT-2.0 C-0.5 R-1.5 H-65 T
Prop. Revised Conv:		CRT-0.75 C-0.5 R-0.25 H-65 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned RMX-3/TDR.</i></p> <p><i>The Zoning Ordinance limits non-TDR development to 2.18 dwelling units per acre in this zone. Additional density is available only through the purchase of TDRs</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 2.18 dwelling units per acre will fall between 0.07 and 0.12 FAR, depending on the mix of unit types.</i></p> <p><i>Therefore, the residential and overall FAR should be reduced.</i></p>		



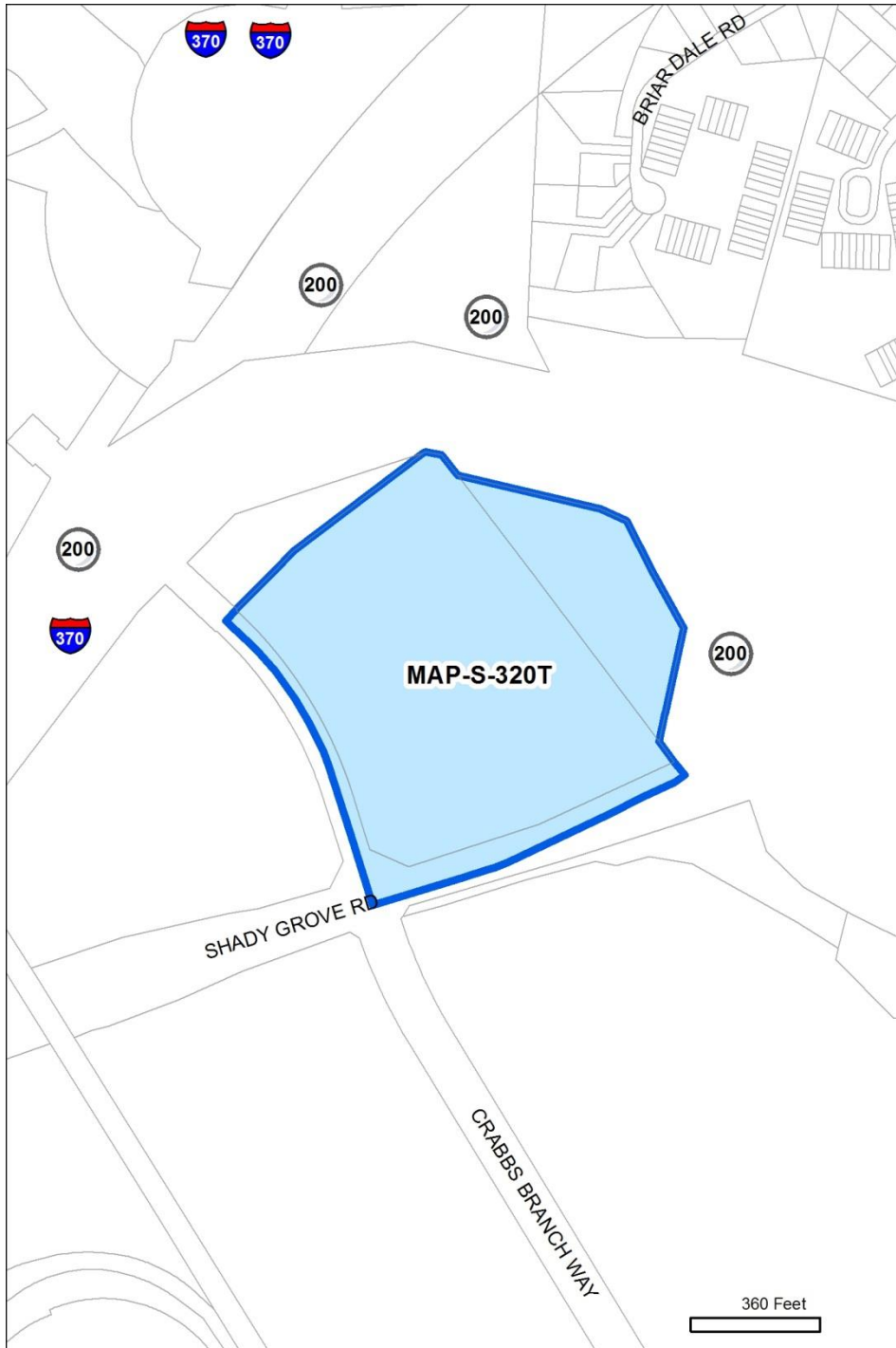
Unique ID: MAP-S-317T		staff recommendation
Master Plan ID: GRMTC-31		
Master Plan:	Germantown Town Center	
Location:	Milestone Center	
Existing Zone:	RMX-3/TDR	
Proposed Conv: (10/11)	TDR-6.0	
Prop. Revised Conv:	TDR-30.2	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the RMX-3/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p> <p><i>However, at this time, the new value has not been determined.</i></p>		



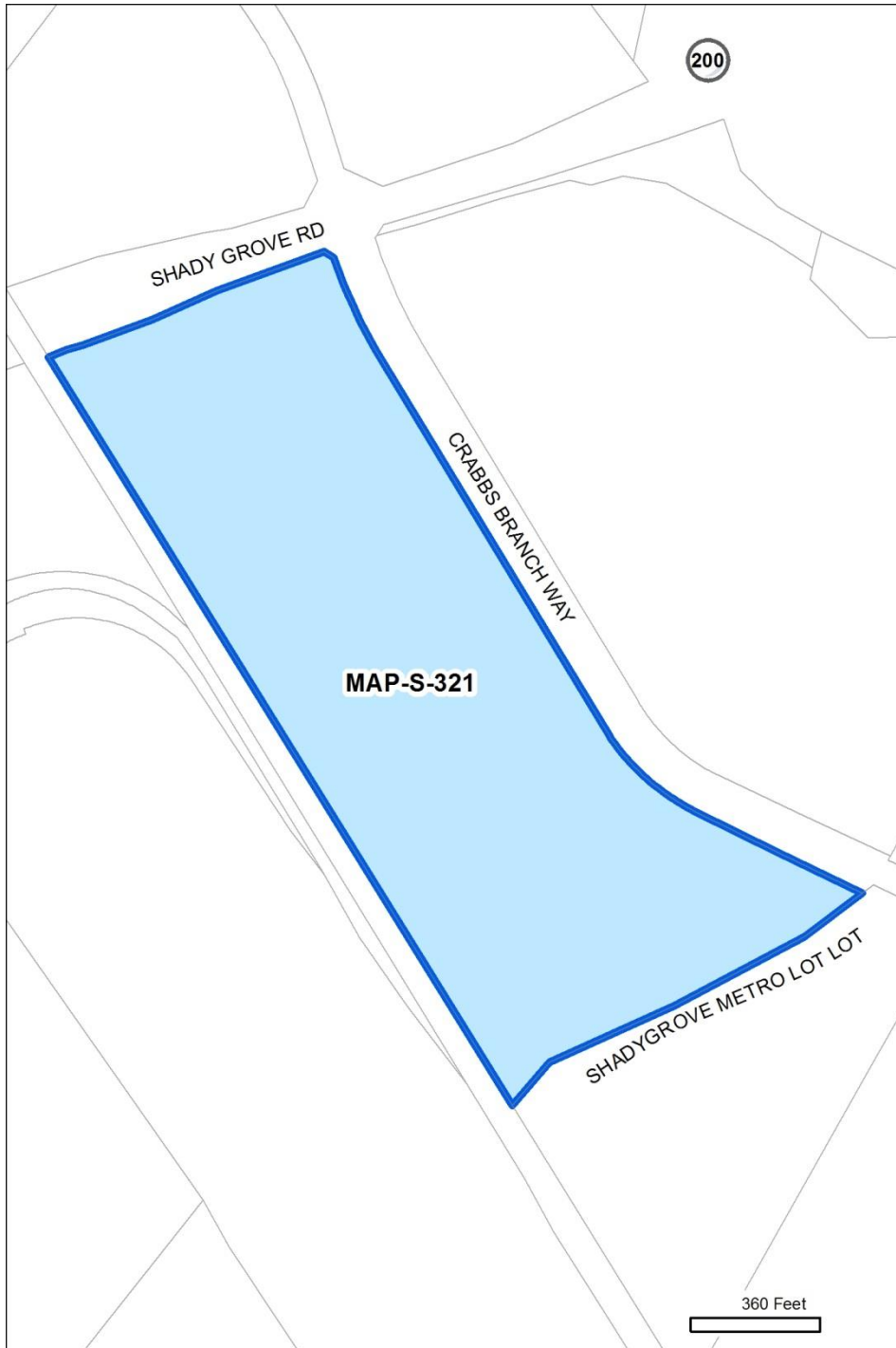
Unique ID: MAP-S-318		staff recommendation
Master Plan ID: POTMC-07		
Master Plan:	Potomac Subregion	
Location:		
Existing Zone:	RMX-1/TDR	
Proposed Conv: (10/11)	CRT-0.5 C-0.25 R-0.5 H-60 T	
Prop. Revised Conv:	CRT-0.5 C-0.25 R-0.25 H-60 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned RMX-1/TDR.</i></p> <p><i>The Potomac Subregion Master Plan recommends this area for a maximum density of 97 DUs, achievable only through TDRs.</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 80 dwelling units will be approximately 0.20 FAR.</i></p> <p><i>Therefore, the residential FAR should be reduced.</i></p>		



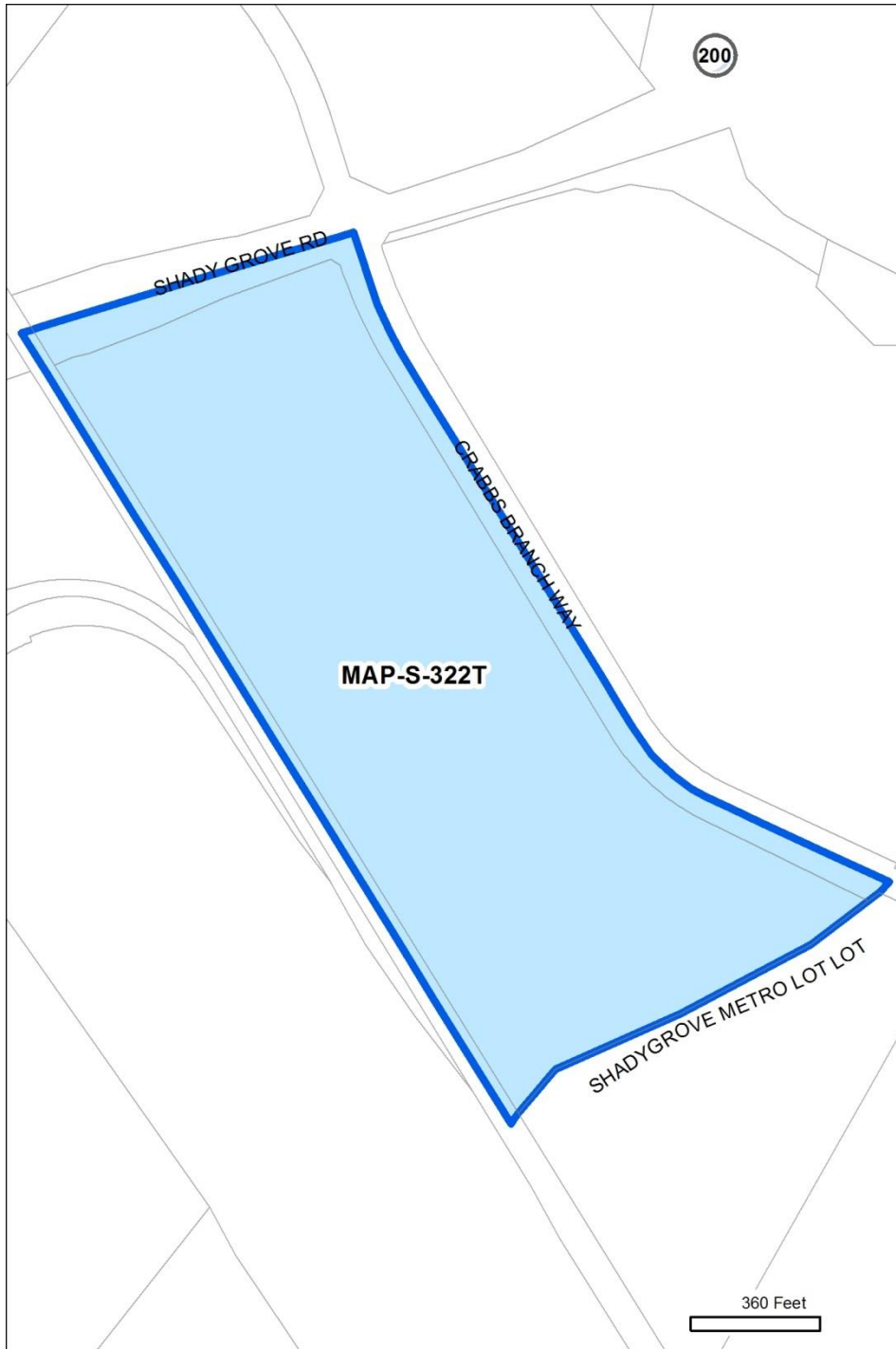
Unique ID: MAP-S-319T		staff recommendation
Master Plan ID: POTMC-07		
Master Plan:	Potomac Subregion	
Location:	Stonyhurst Quarry	
Existing Zone:	RMX-1/TDR	
Proposed Conv: (10/11)	TDR-6.0	
Prop. Revised Conv:	TDR-0.8	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the RMX-1/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



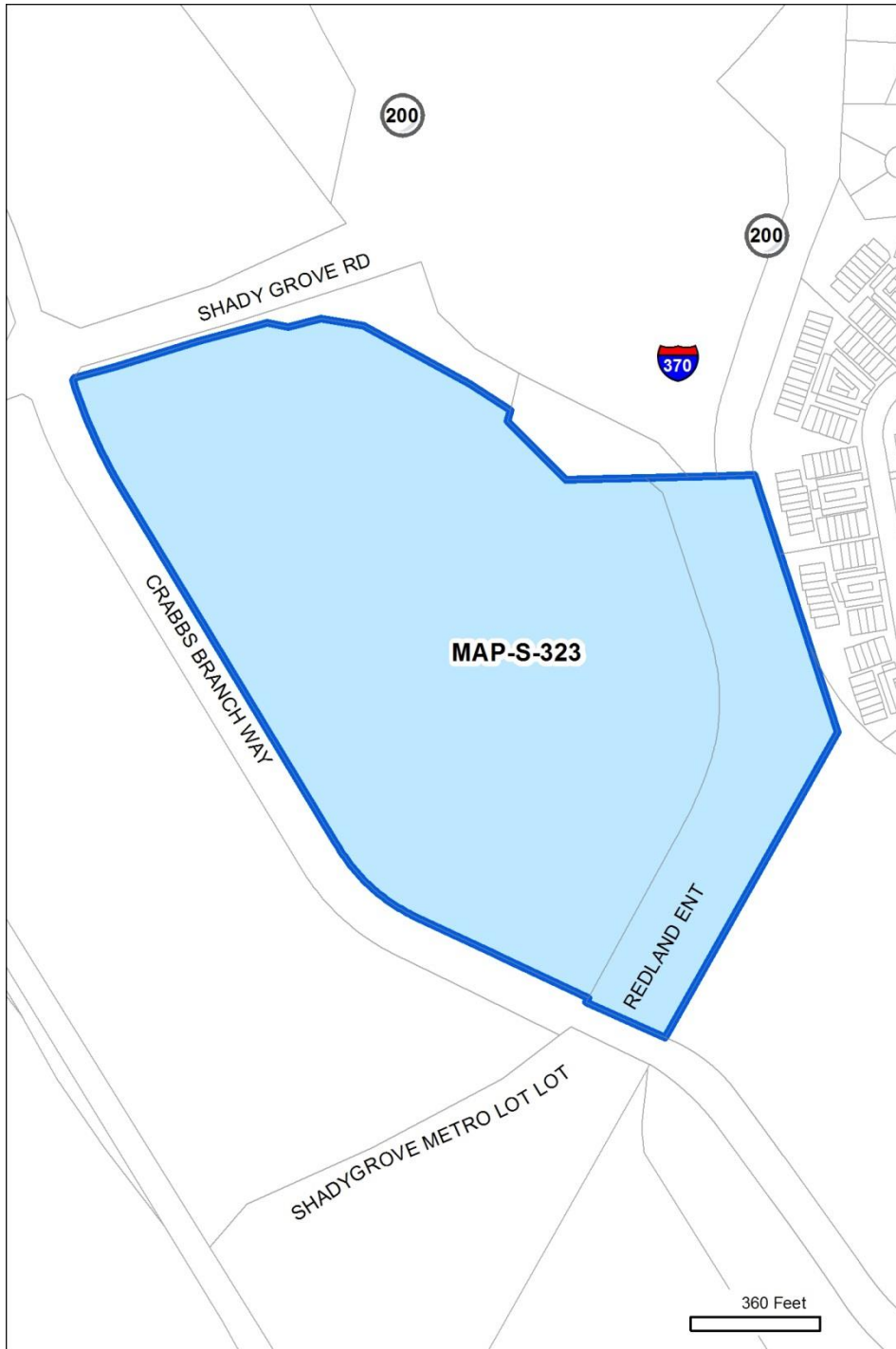
Unique ID: MAP-S-320T		staff recommendation
Master Plan ID: SDYGR-04		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	RMX-2C/TDR	
Proposed Conv: (10/11)	TDR-20.0	
Prop. Revised Conv:	TDR-4.5	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<i>This area is currently in the RMX-2C/TDR zone.</i>		
<i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i>		



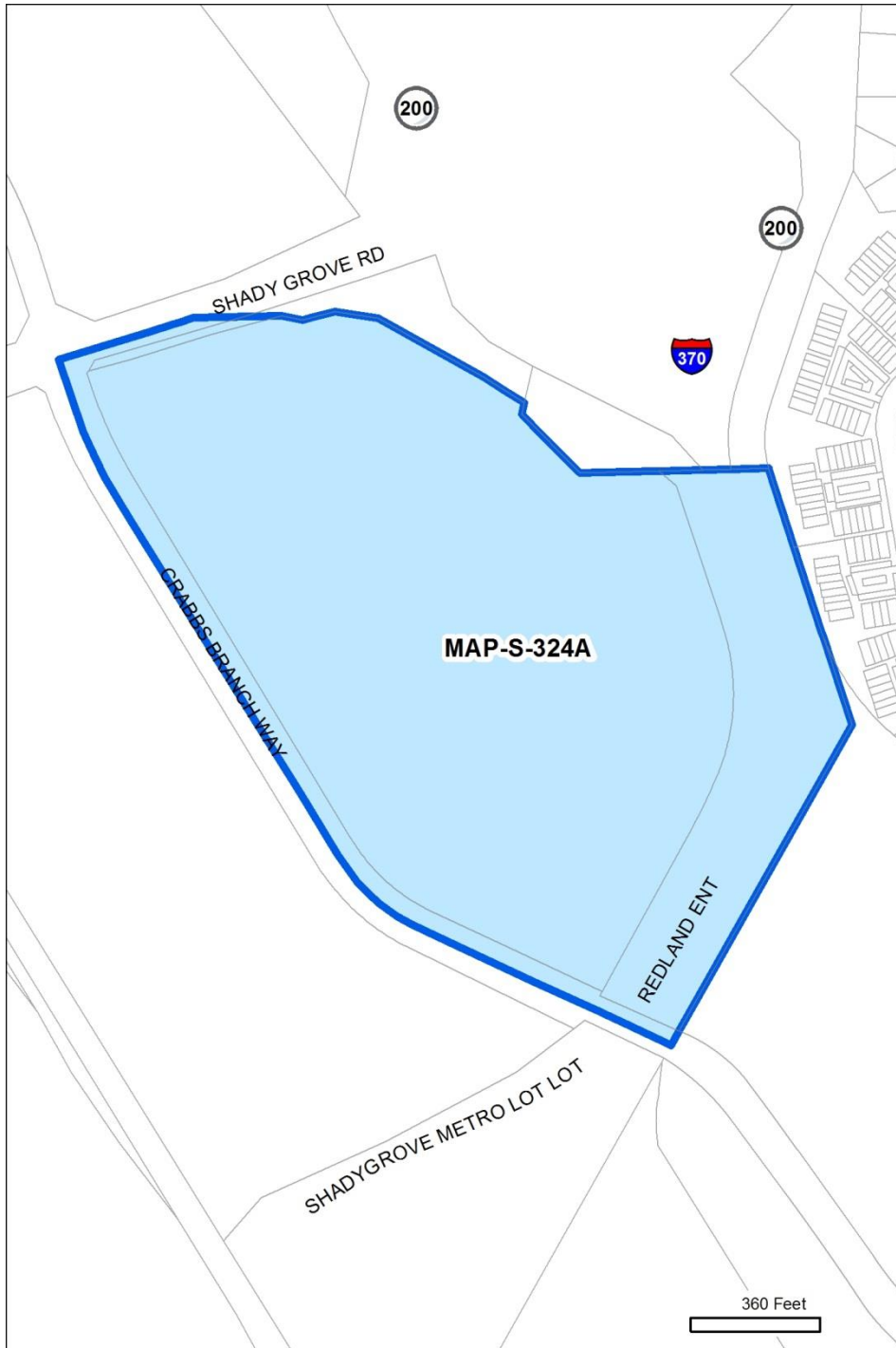
Unique ID: MAP-S-321		staff recommendation
Master Plan ID: SDYGR-05		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (10/11)		CRT-1.5 C-0.25 R-1.25 H-90 T
Prop. Revised Conv:		CRT-1.0 C-0.25 R-0.75 H-90 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned TOMX-2/TDR.</i></p> <p><i>The Shady Grove Sector Plan recommends this area for a maximum density of 1,070 DUs, achievable only through TDRs.</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 615 dwelling units will fall between 0.45 and 0.76 FAR, depending on the mix of unit types.</i></p> <p><i>Therefore, the residential and overall FAR should be reduced.</i></p>		



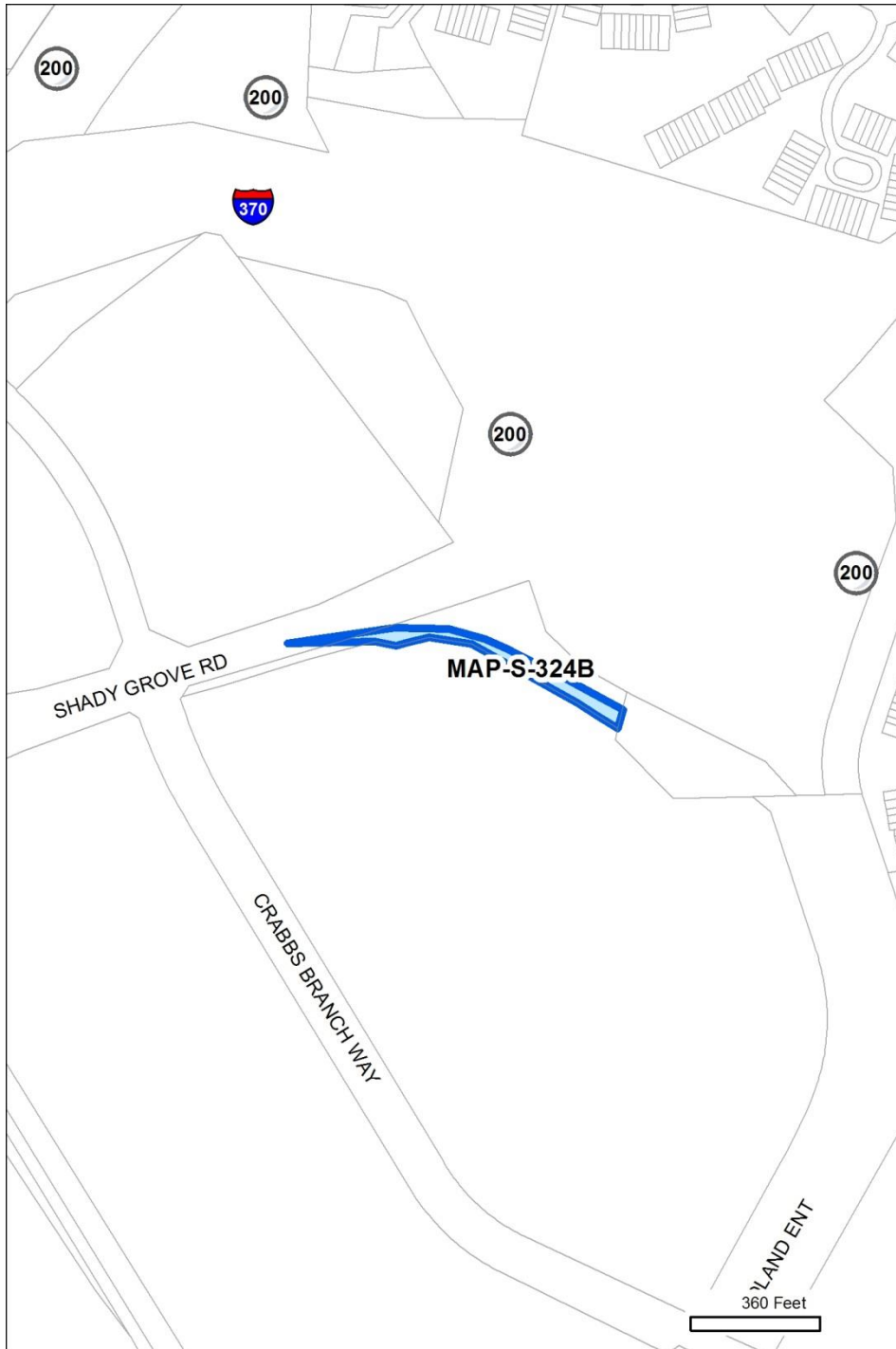
Unique ID: MAP-S-322T		staff recommendation
Master Plan ID: SDYGR-05		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	TDR-22.0	
Prop. Revised Conv:	TDR-2.2	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the TOMX-2/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



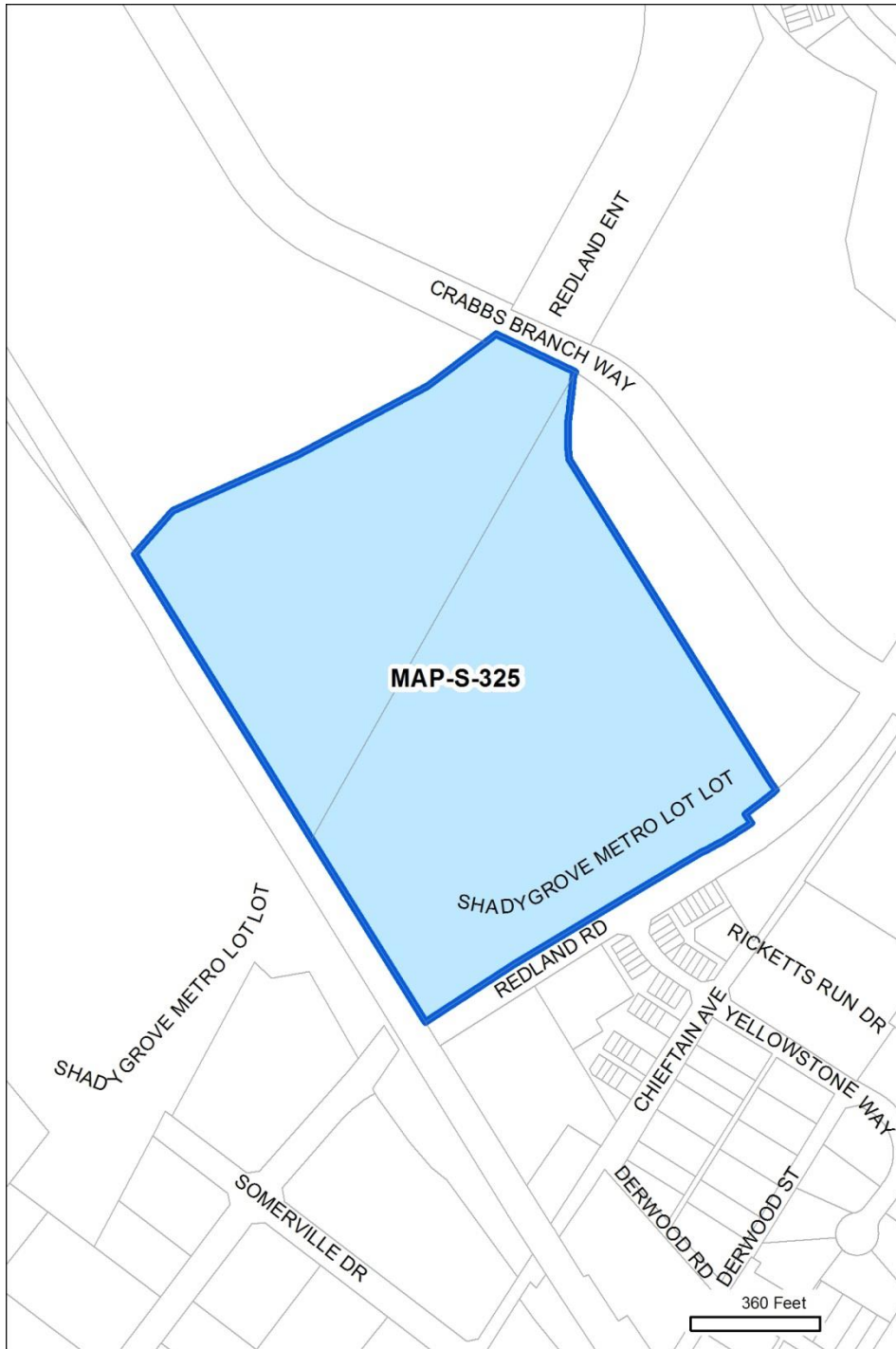
Unique ID: MAP-S-323		staff recommendation
Master Plan ID: SDYGR-06		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	CRT-1.0 C-0.25 R-1.0 H-70 T	
Prop. Revised Conv:	CRT-0.75 C-0.25 R-0.5 H-70 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 0.75
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<i>This area is currently zoned TOMX-2/TDR.</i>		
<i>The Shady Grove Sector Plan recommends this area for a maximum density of 700 DUs, achievable only through TDRs.</i>		
<i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i>		
<i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i>		
<i>In this case, the base density of 435 dwelling units will fall between 0.26 and 0.43 FAR, depending on the mix of unit types.</i>		
<i>Therefore, the residential and overall FAR should be reduced.</i>		



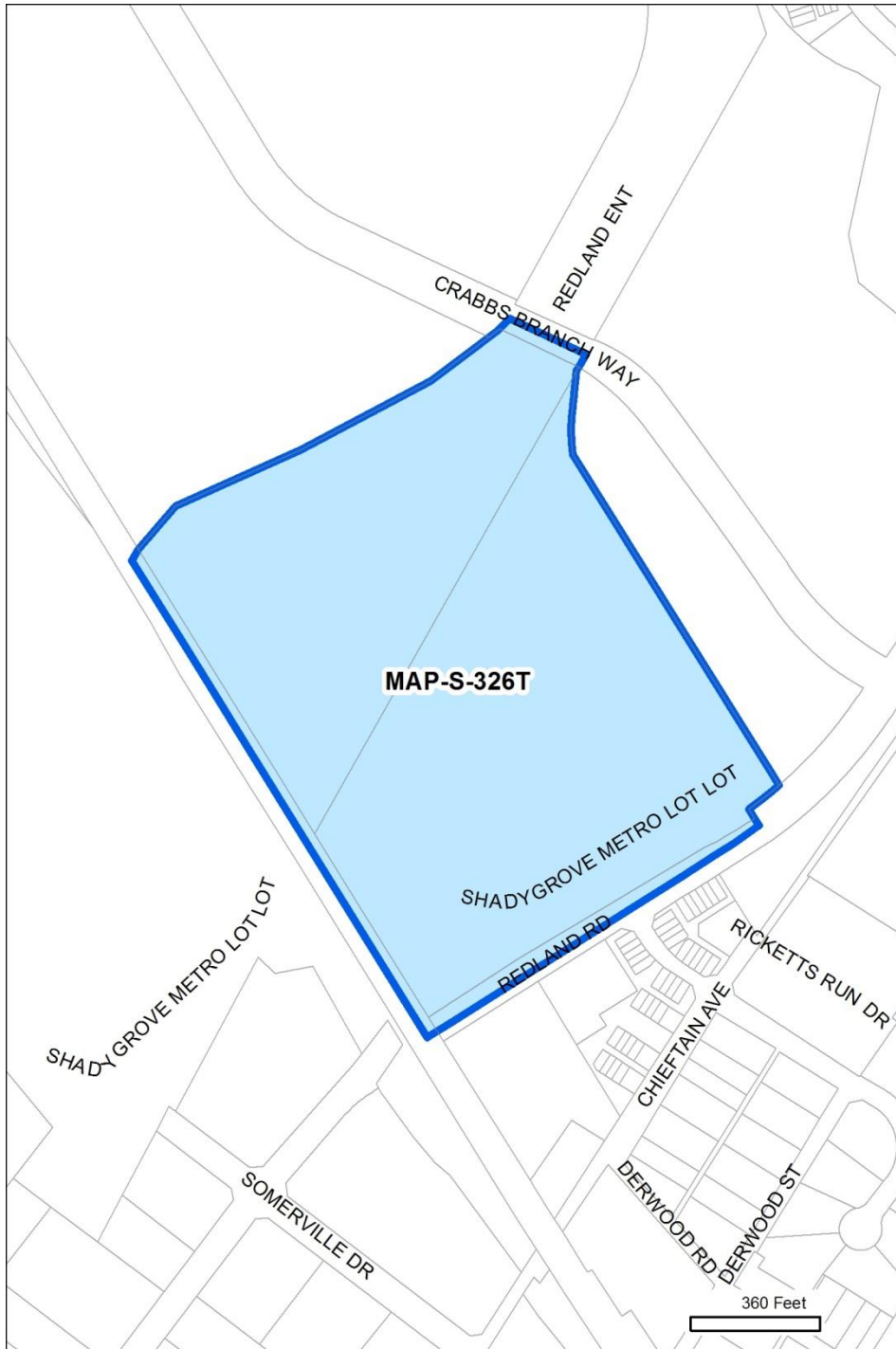
Unique ID: MAP-S-324A		staff recommendation
Master Plan ID: SDYGR-06		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	TDR-22.0	
Prop. Revised Conv:	TDR-1.3	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the TOMX-2/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



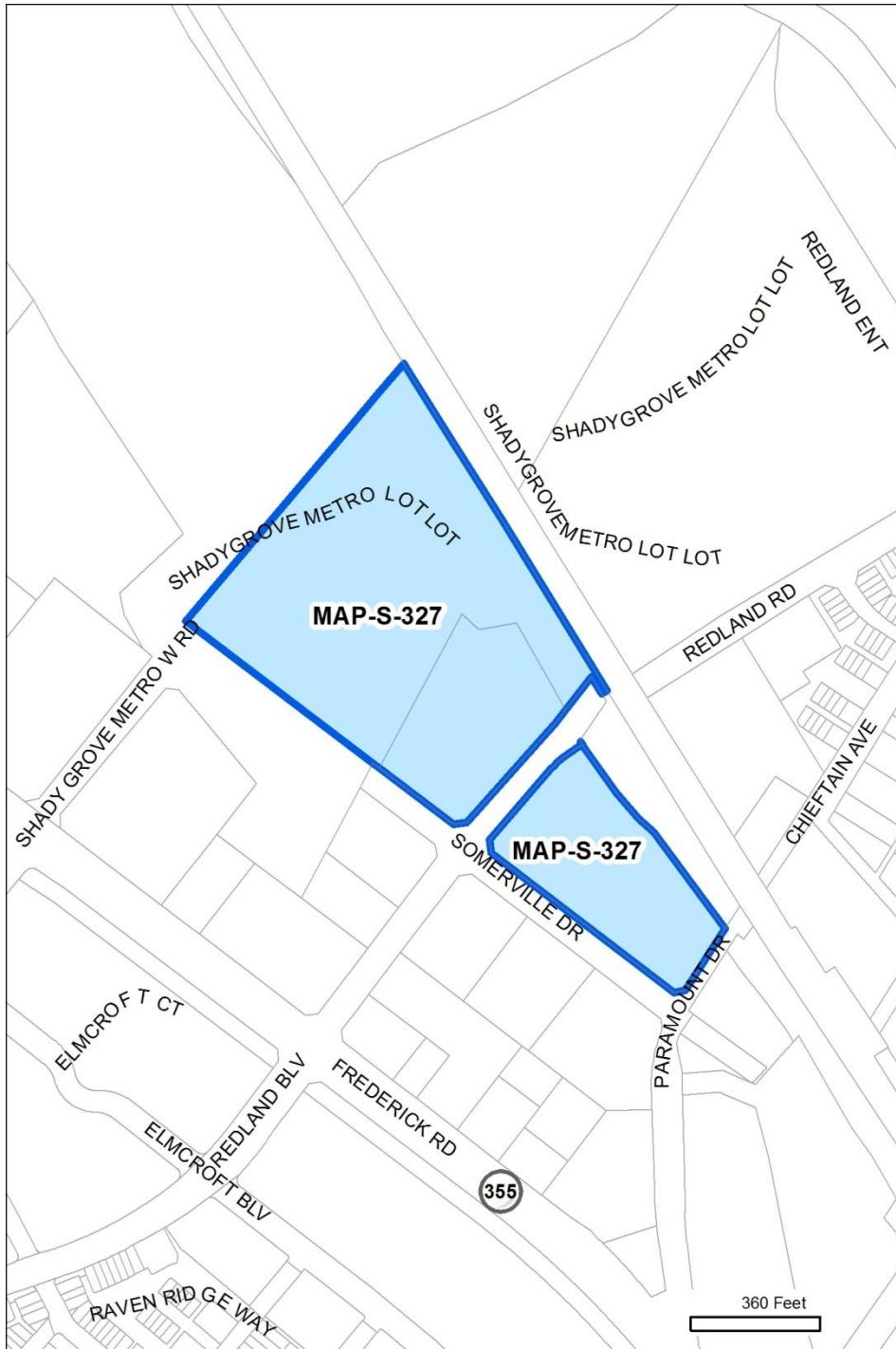
Unique ID: MAP-S-324B		staff error
Master Plan ID: SDYGR-06		
Master Plan:		Shady Grove
Location:		
Existing Zone:		R-90
Proposed Conv: (10/11)		TDR-22.0
Prop. Revised Conv:		DELETE TDR
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently zoned R-90. It is adjacent to an area zoned TOMX-2/TDR.</i></p> <p><i>During the creation of the TDR Overlay as part of the DMA, the boundary was drawn so that it covered a portion of the adjacent R-90 zoned area.</i></p> <p><i>This is an error. The TDR Overlay should not cover the R-90 area.</i></p>		



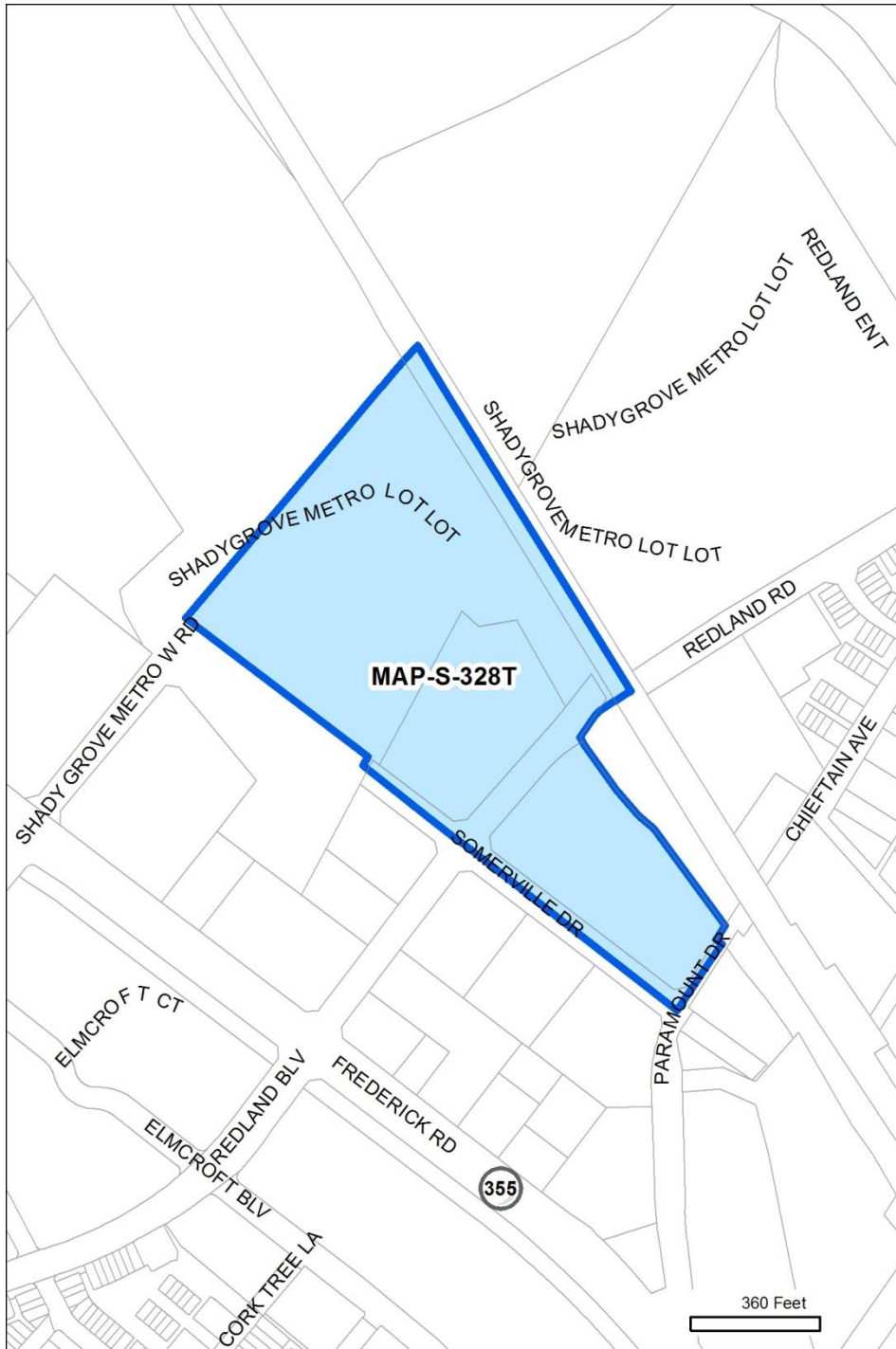
Unique ID: MAP-S-325		staff recommendation
Master Plan ID: SDYGR-07		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (10/11)		CRT-1.5 C-0.25 R-1.25 H-90 T
Prop. Revised Conv:		CRT-1.0 C-0.25 R-0.75 H-90 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned TOMX-2/TDR.</i></p> <p><i>The Shady Grove Sector Plan recommends this area for a maximum density of 835 DUs, achievable only through TDRs.</i></p> <p><i>Staff is proposing changes to the TDR Overlay in terms of how it interfaces with mixed-use zones. This change requires that only the base (non-TDR) density be mapped.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CRT zone and will allow the density as specified in the Sector Plan.</i></p> <p><i>In this case, the base density of 530 dwelling units will fall between 0.42 and 0.70 FAR, depending on the mix of unit types.</i></p> <p><i>Therefore, the residential and overall FAR should be reduced.</i></p>		



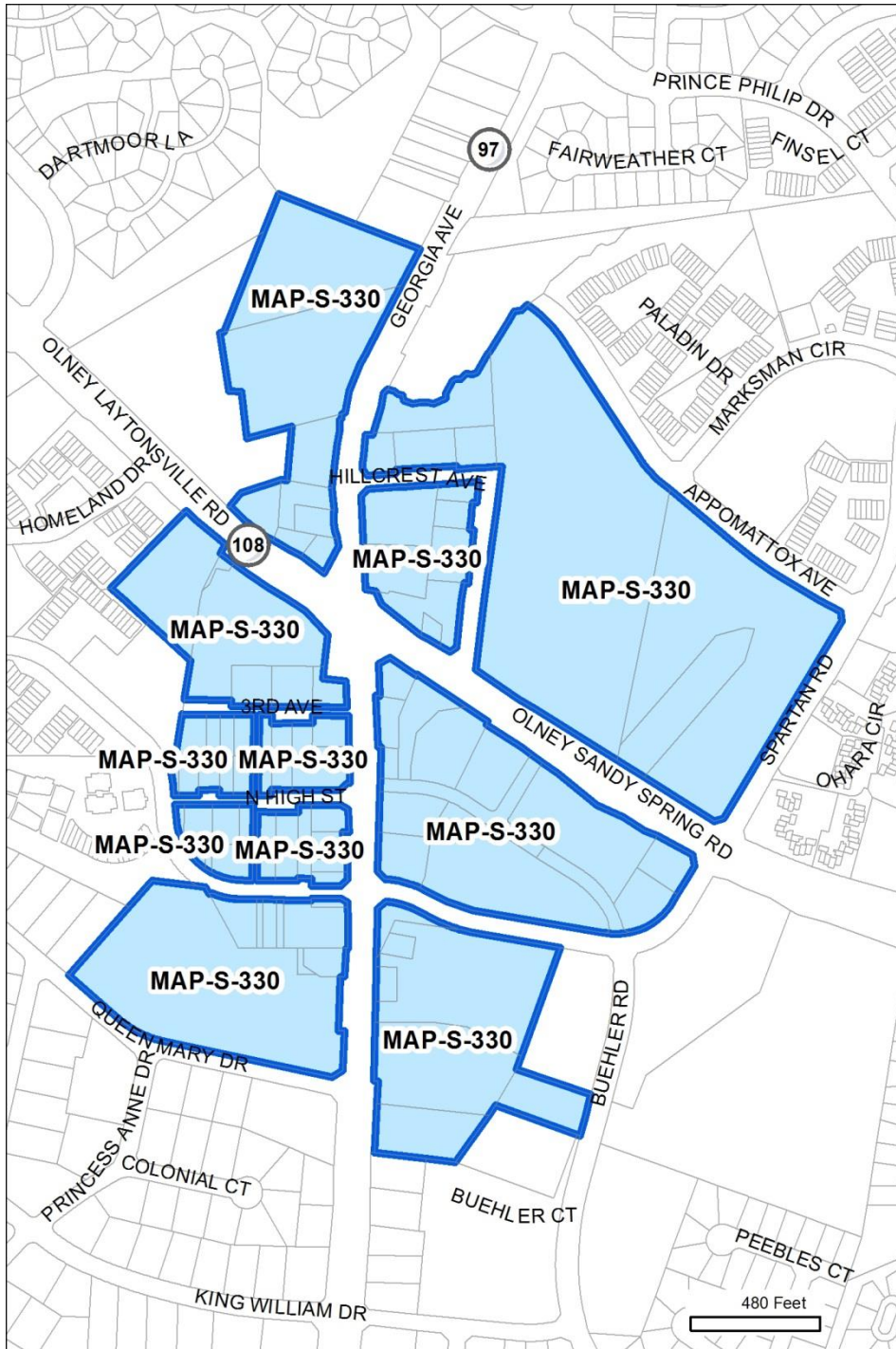
Unique ID: MAP-S-326T		staff recommendation
Master Plan ID: SDYGR-07		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	TDR-20.0	
Prop. Revised Conv:	TDR-2.0	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the TOMX-2/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



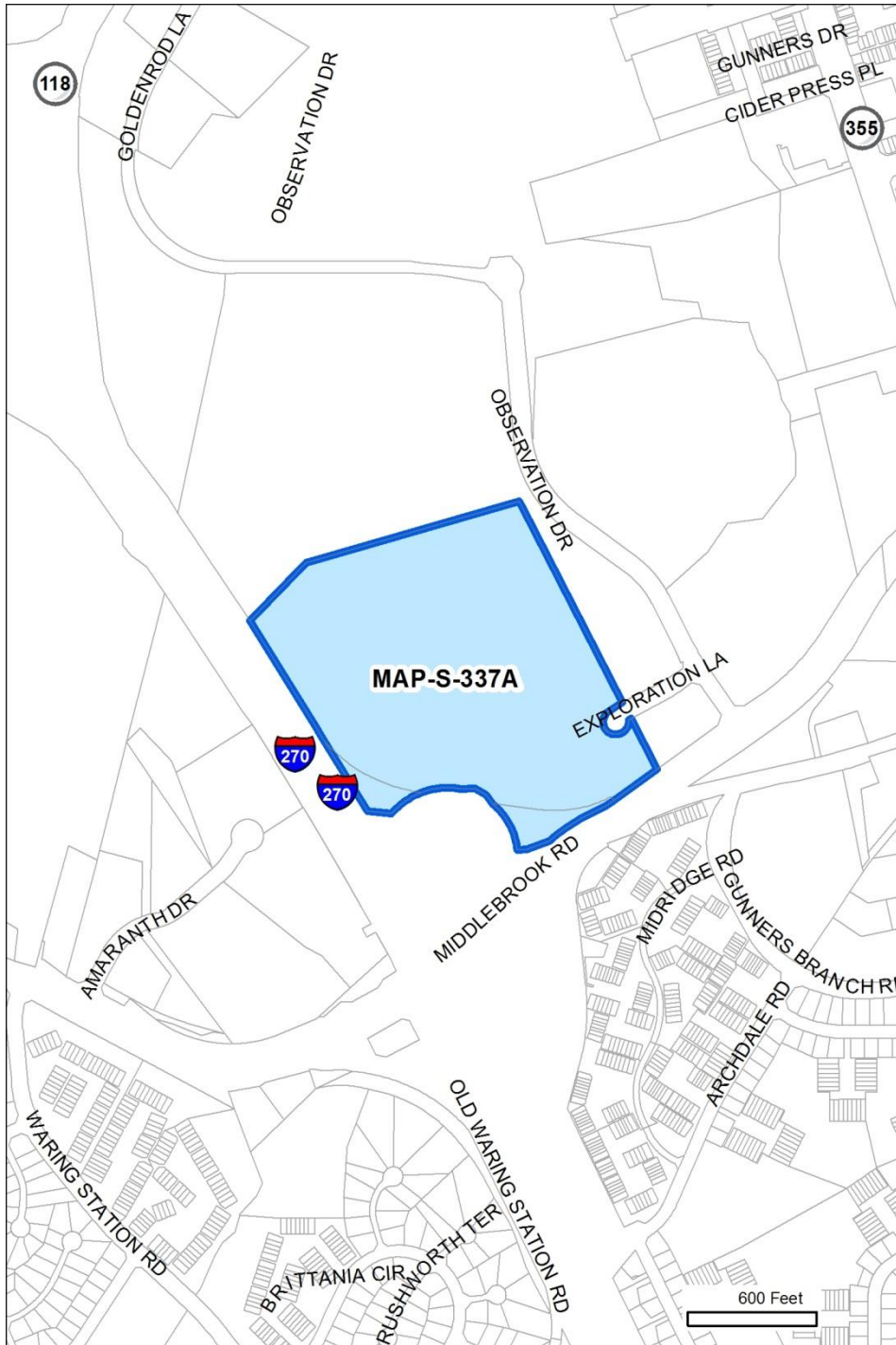
Unique ID: MAP-S-327		staff recommendation
Master Plan ID: SDYGR-08		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	CR-2.0 C-0.5 R-1.5 H-160 T	
Prop. Revised Conv:	CR-1.75 C-0.5 R-1.5 H-160 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.75
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned TOMX-2/TDR.</i></p> <p><i>The Shady Grove Sector Plan recommends this area for a maximum density of 2.0 FAR, however, without the purchase of TDRs, density is limited to 1.6 FAR.</i></p> <p><i>The original DMA conversion granted the entire density to allow the 2.0 to be achieved. However, staff is proposing changes to how the TDR Overlay works with the mixed-use zones, and therefore, this site should be given only the base density.</i></p> <p><i>The full density will still be achievable because the TDR Overlay sits on top of the CR zone and will allow the density as specified in the Sector Plan.</i></p>		



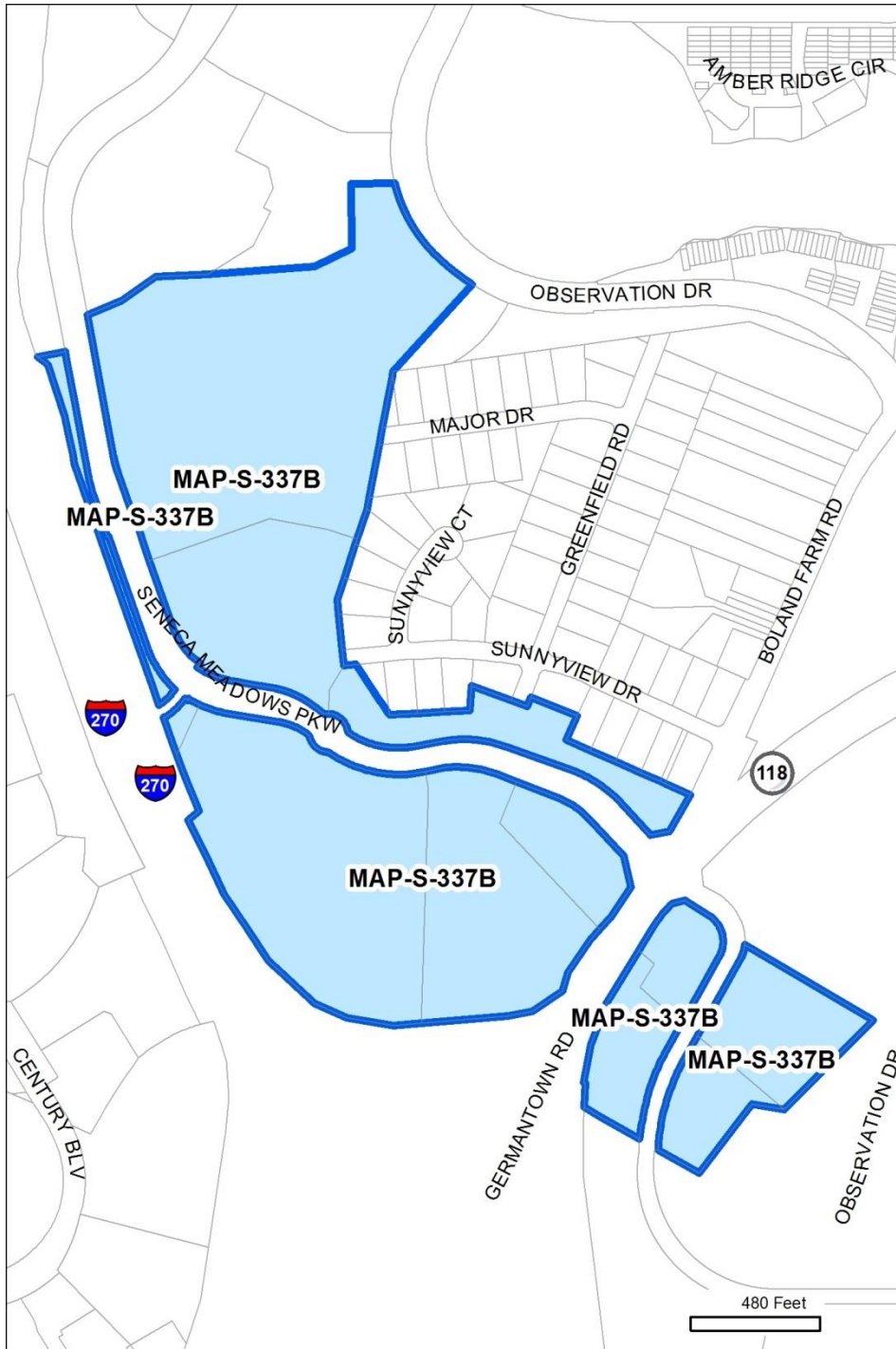
Unique ID: MAP-S-328T		staff recommendation
Master Plan ID: SDYGR-08		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TOMX-2/TDR	
Proposed Conv: (10/11)	TDR-60.0	
Prop. Revised Conv:	TDR-9.1	
Category:	Staff Recommendation	
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is currently in the TOMX-2/TDR zone.</i></p> <p><i>As a result, it is being added as a receiving area in the proposed TDR Overlay. Changes currently proposed for the overlay will result in a changed value for the TDR.</i></p>		



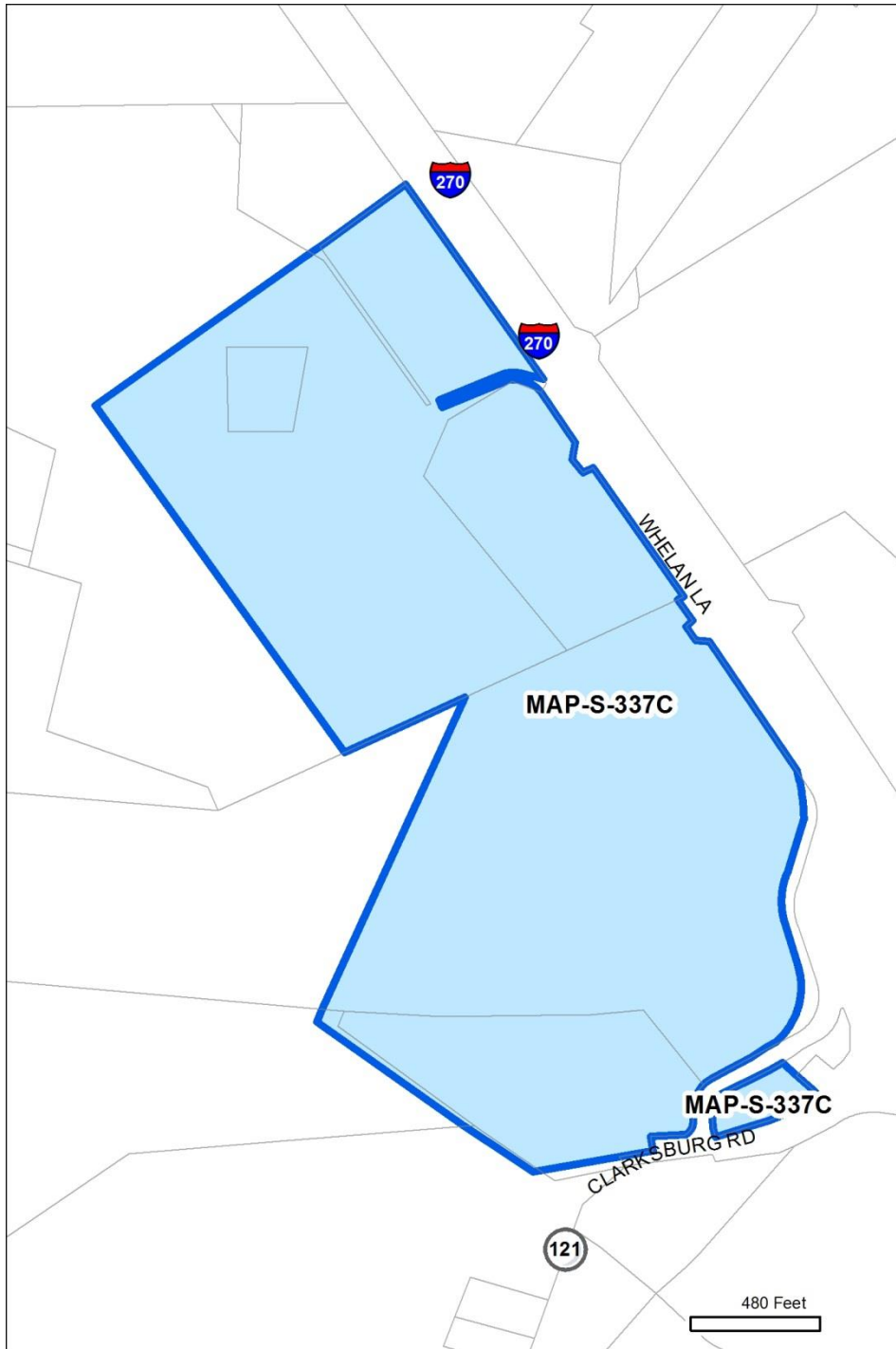
Unique ID: MAP-S-330		staff recommendation
Master Plan ID: n/a		
Master Plan:	Olney	
Location:	Olney town center	
Existing Zone:	MXTC	
Proposed Conv: (10/11)	CRT-2.0 C-1.0 R-1.5 H-70 T	
Prop. Revised Conv:	CRT-2.0 C-1.0 R-1.0 H-70 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 1.0
	Height:	No change
Reason for change:		
<p><i>This area is currently zoned MXTC.</i></p> <p><i>The Master Plan does not make any specific recommendations regarding density or height and therefore, the standard conversion was based on the statutory limits in the existing zoning ordinance.</i></p> <p><i>However, staff has re-evaluated the conversion given to MXTC because the maximum residential density of 20 dwelling units per acre would come to approximately 1.1 FAR, if all units were constructed as townhomes or larger unit types.</i></p> <p><i>A mix of multi-family and townhouse unit types would reduce the achievable FAR to below 1.0.</i></p> <p><i>For that reason, staff recommends reducing the residential FAR from 1.5 to 1.0.</i></p>		



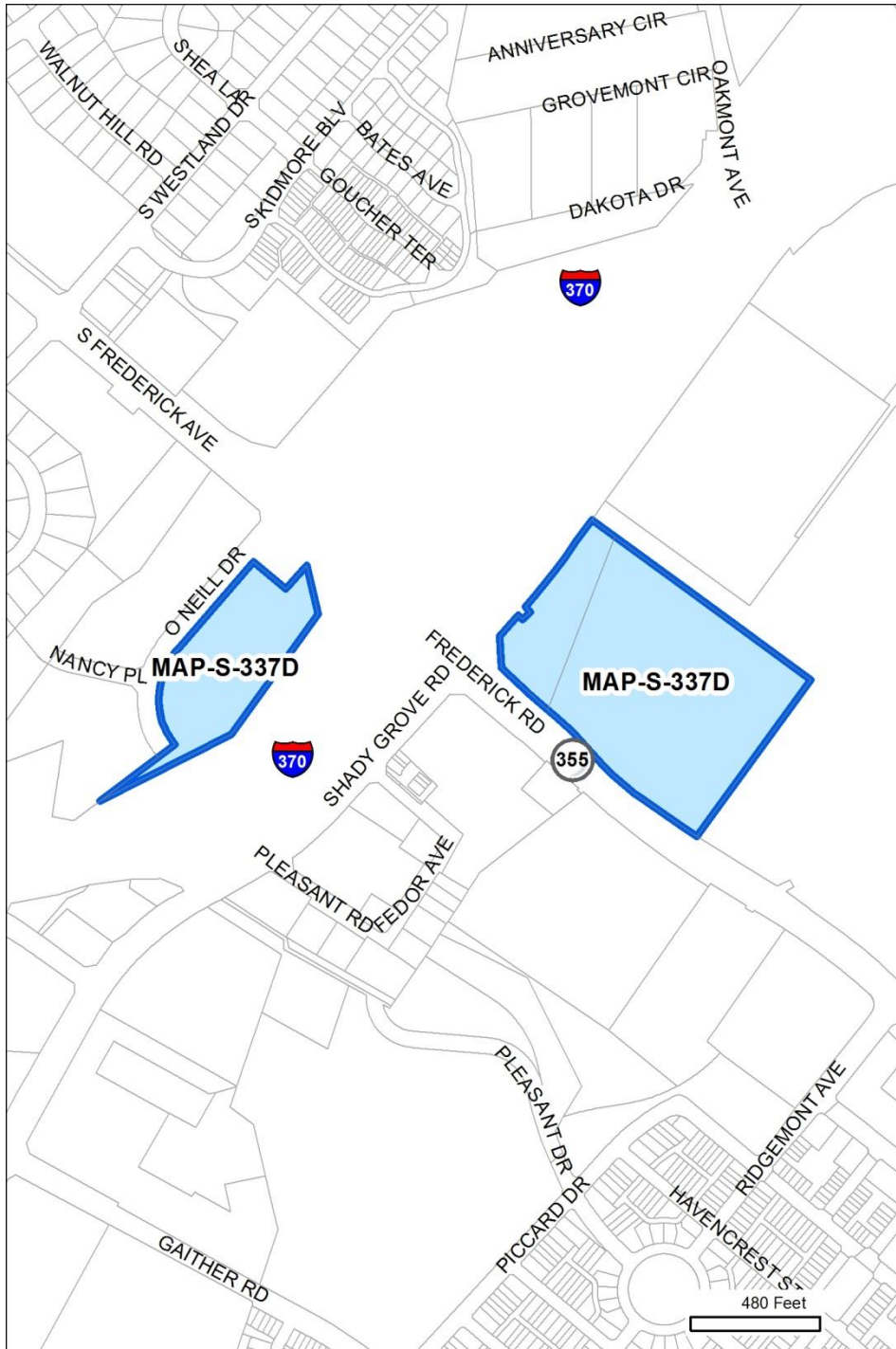
Unique ID: MAP-S-337A		staff recommendation
Master Plan ID: n/a		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



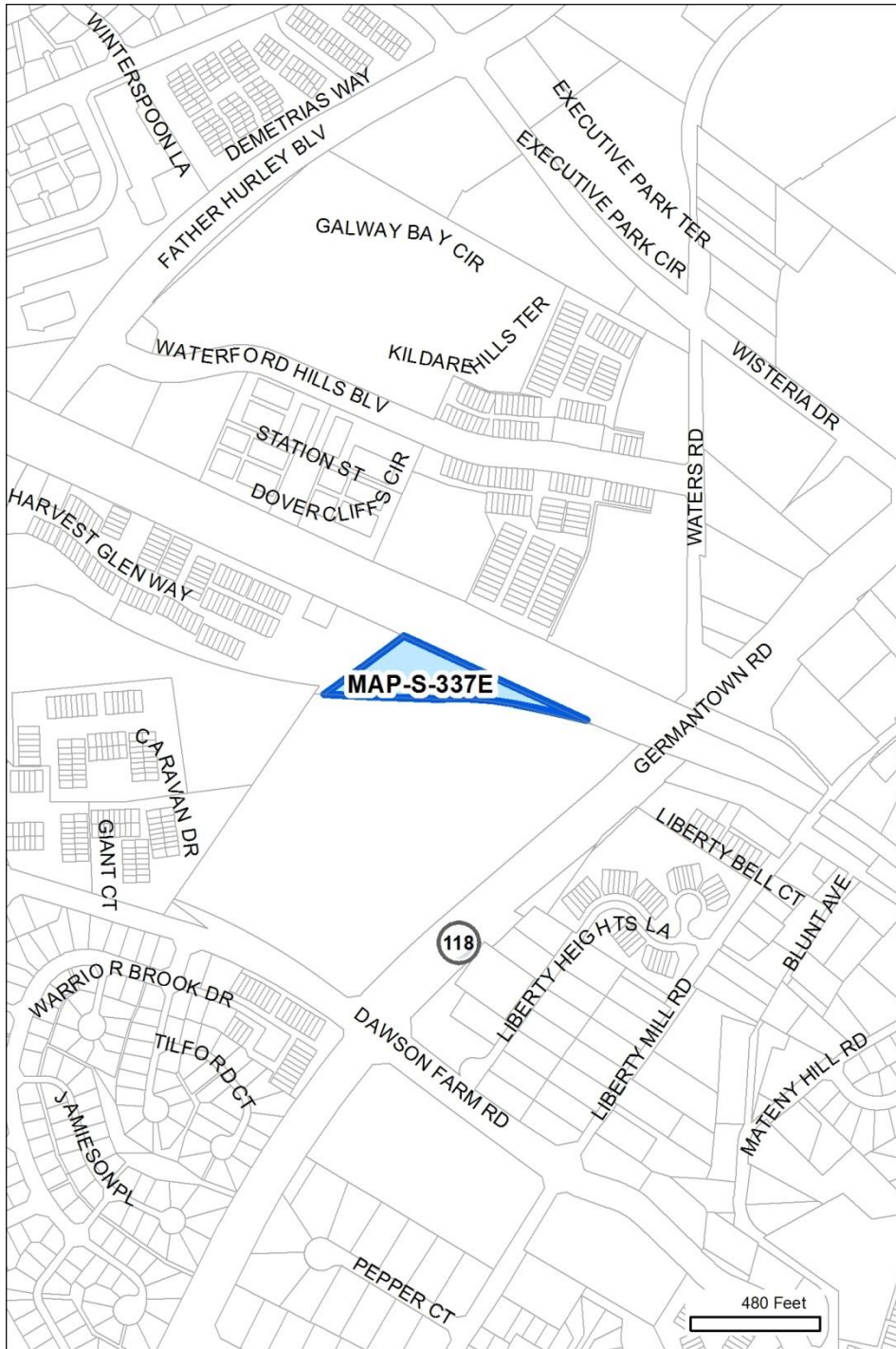
Unique ID: MAP-S-337B		staff recommendation
Master Plan ID: n/a		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



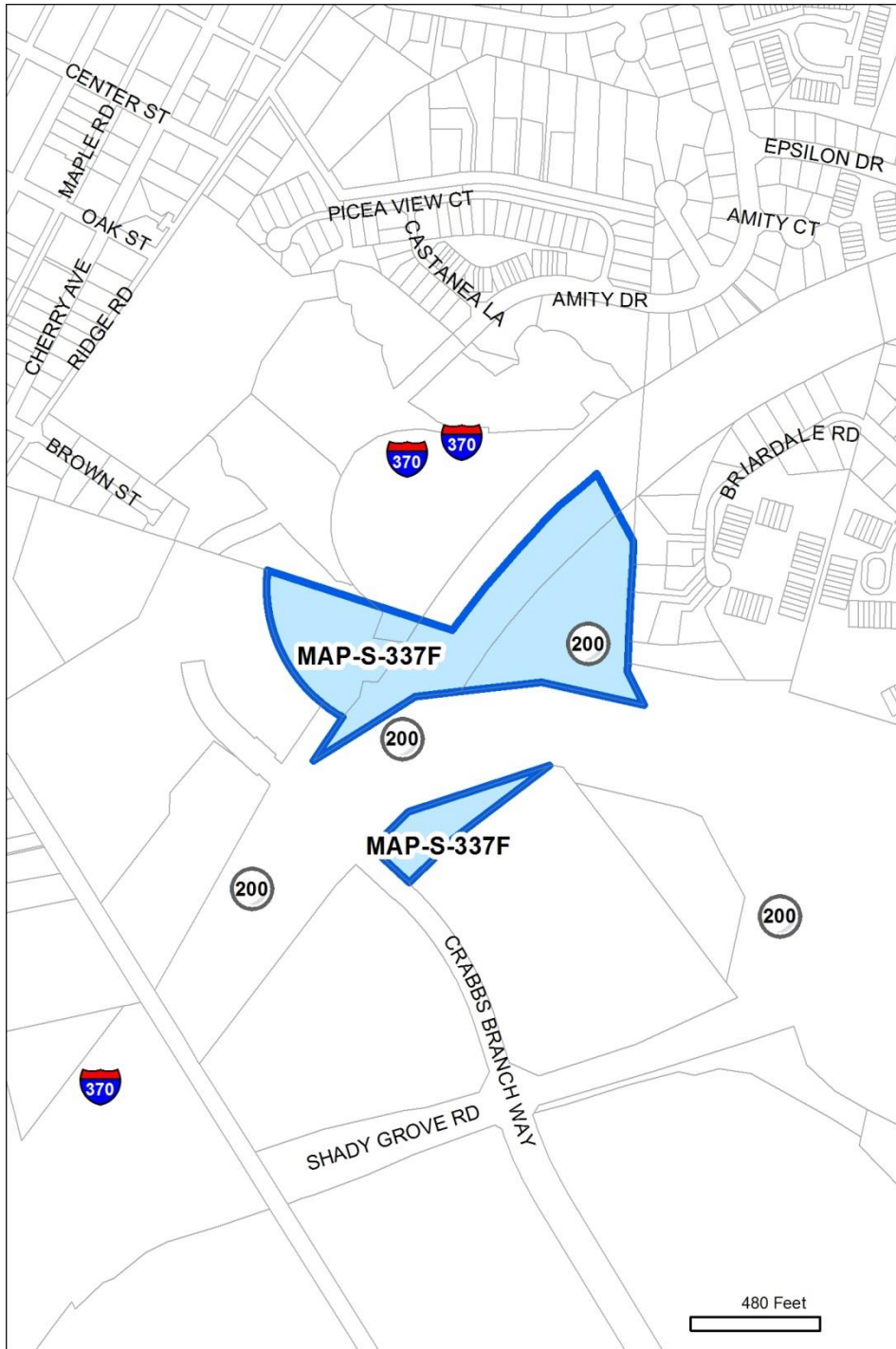
Unique ID: MAP-S-337C		staff recommendation
Master Plan ID: n/a		
Master Plan:		Clarksburg
Location:		
Existing Zone:		I-3
Proposed Conv: (10/11)		EOF-0.75 H-100
Prop. Revised Conv:		EOF-0.75 H-100 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



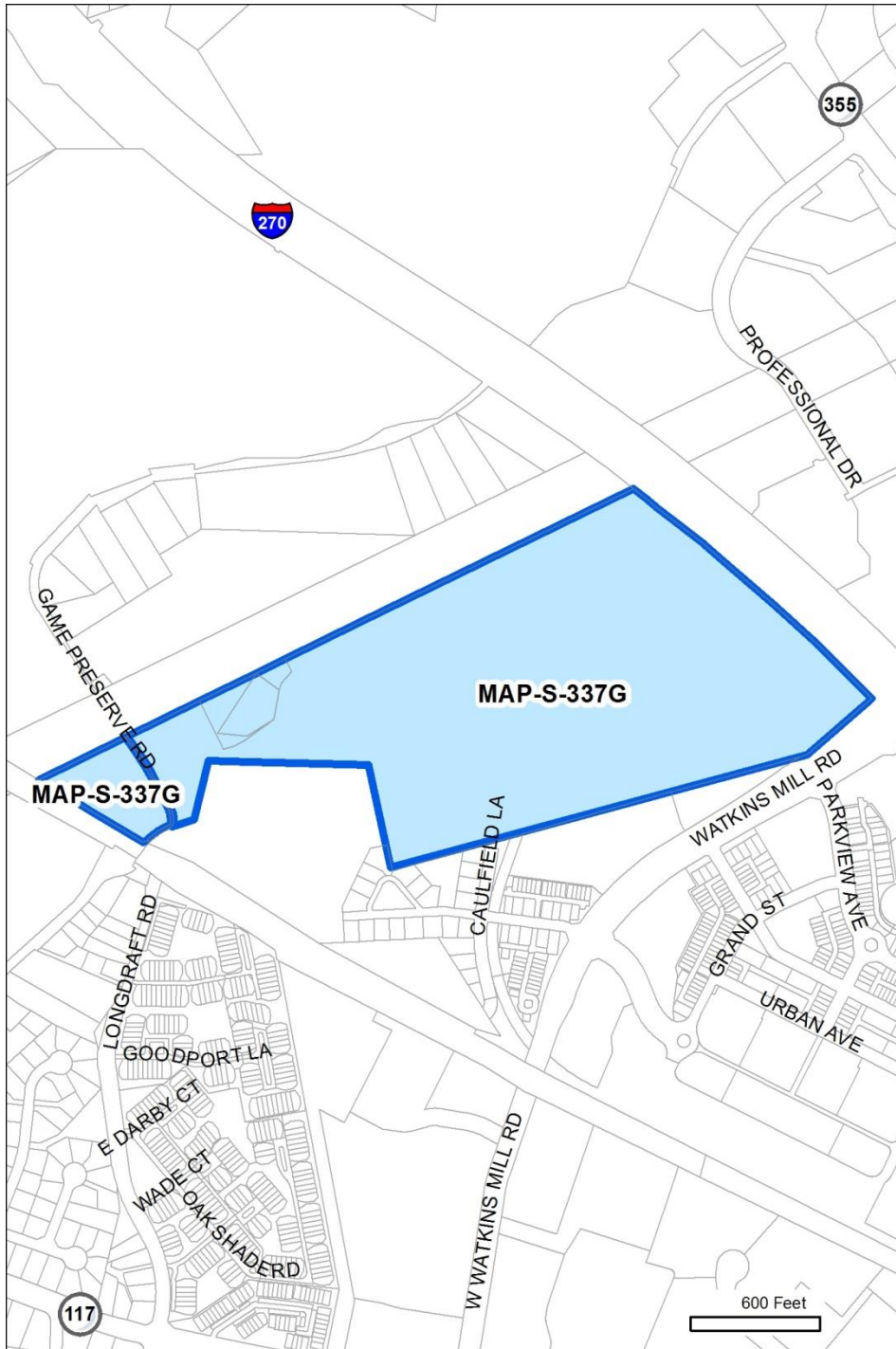
Unique ID: MAP-S-337D		staff recommendation
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



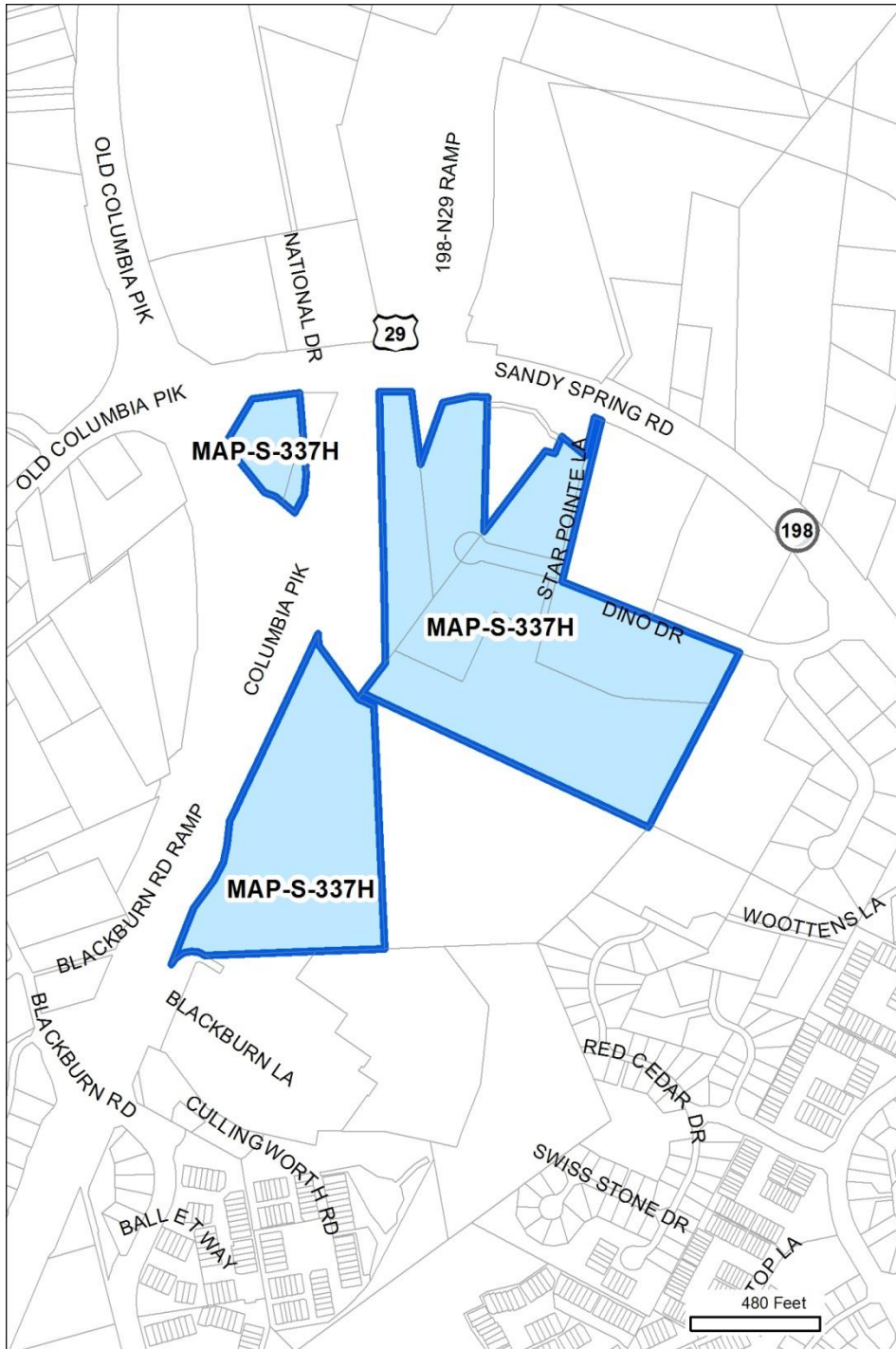
Unique ID: MAP-S-337E		staff recommendation
Master Plan ID: n/a		
Master Plan:	Germantown (1989)	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.25 H-100	
Prop. Revised Conv:	EOF-0.25 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



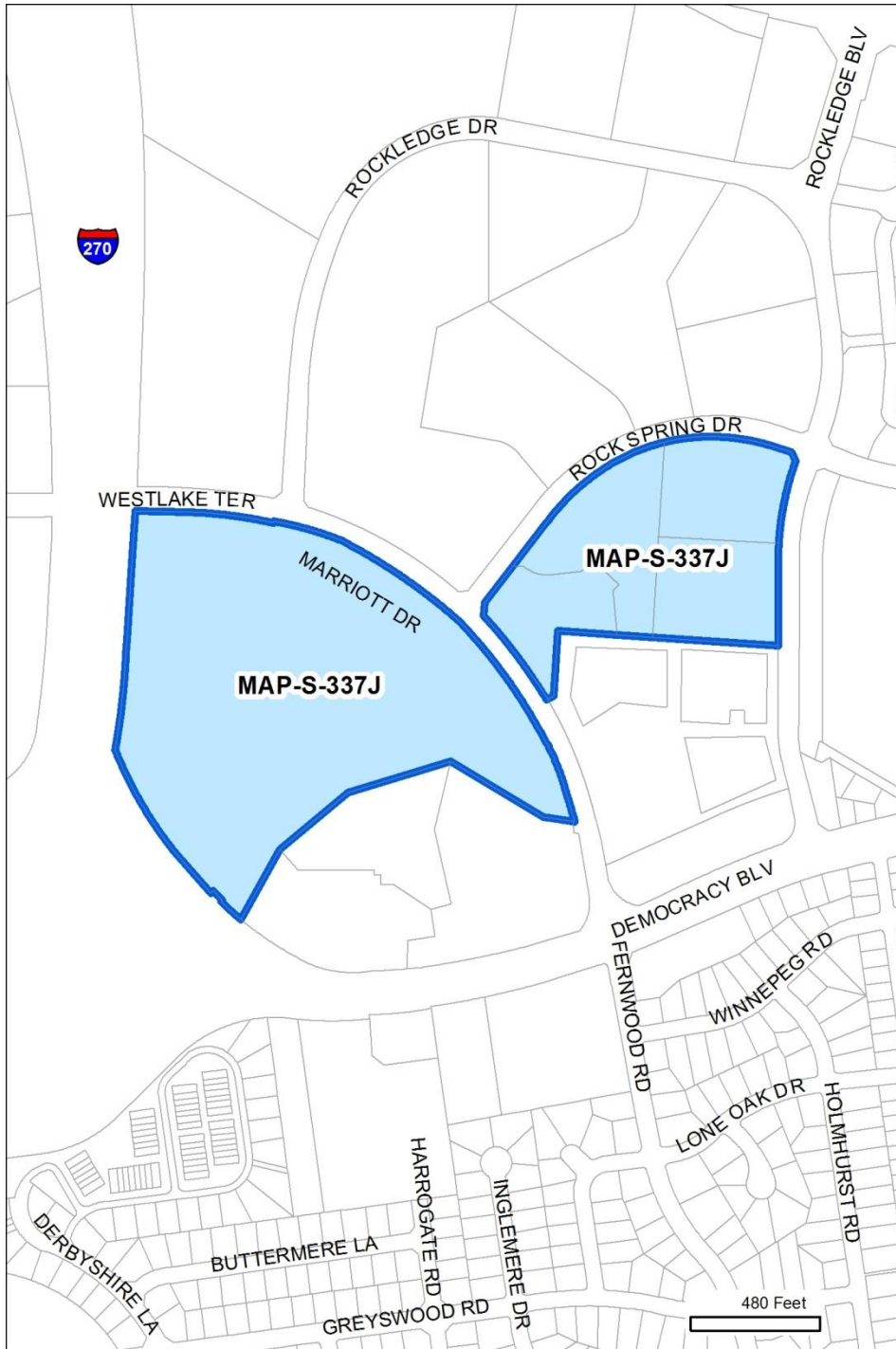
Unique ID: MAP-S-337F		staff recommendation
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



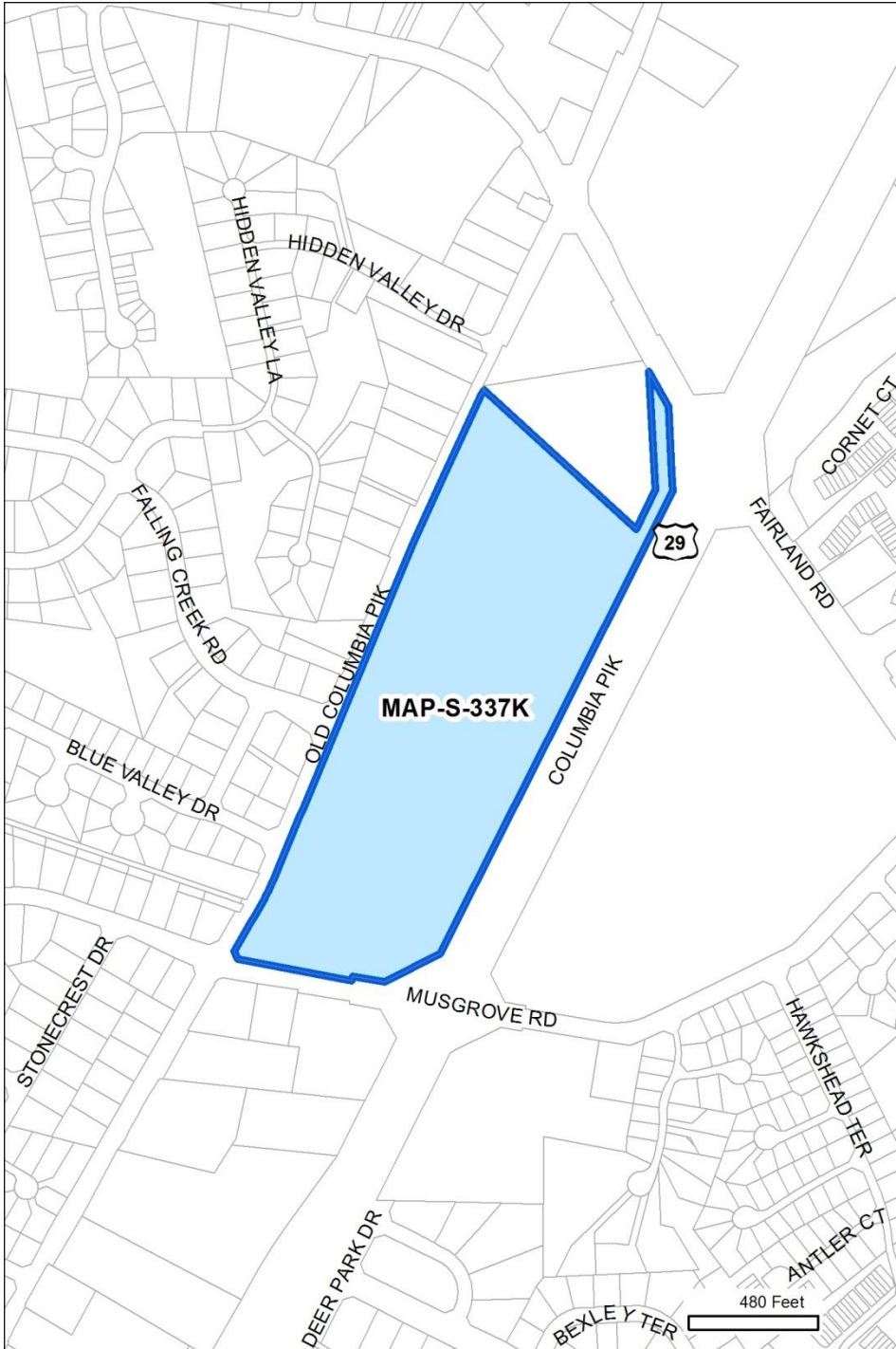
Unique ID: MAP-S-337G		staff recommendation
Master Plan ID: n/a		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



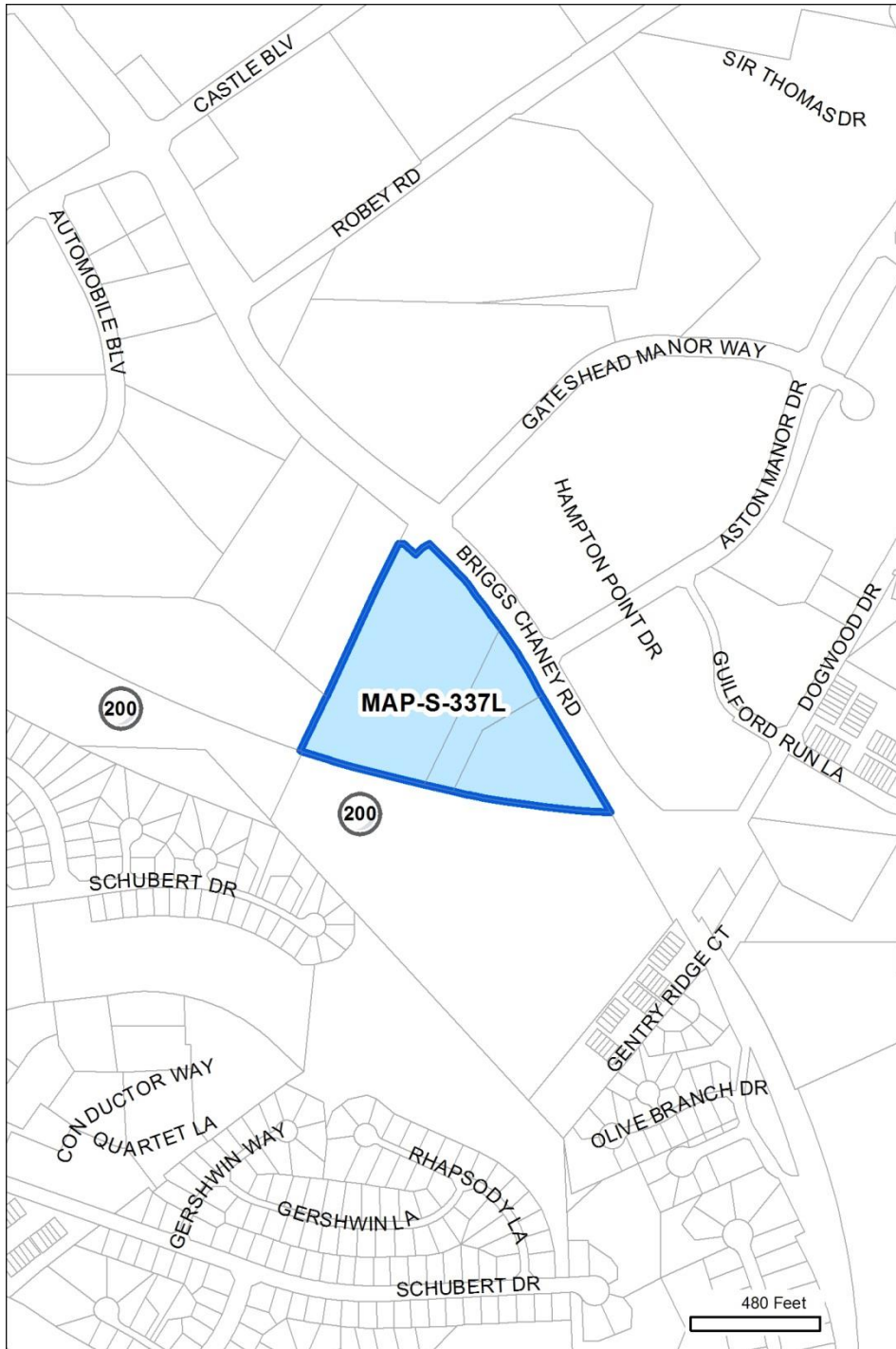
Unique ID: MAP-S-337H		staff recommendation
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



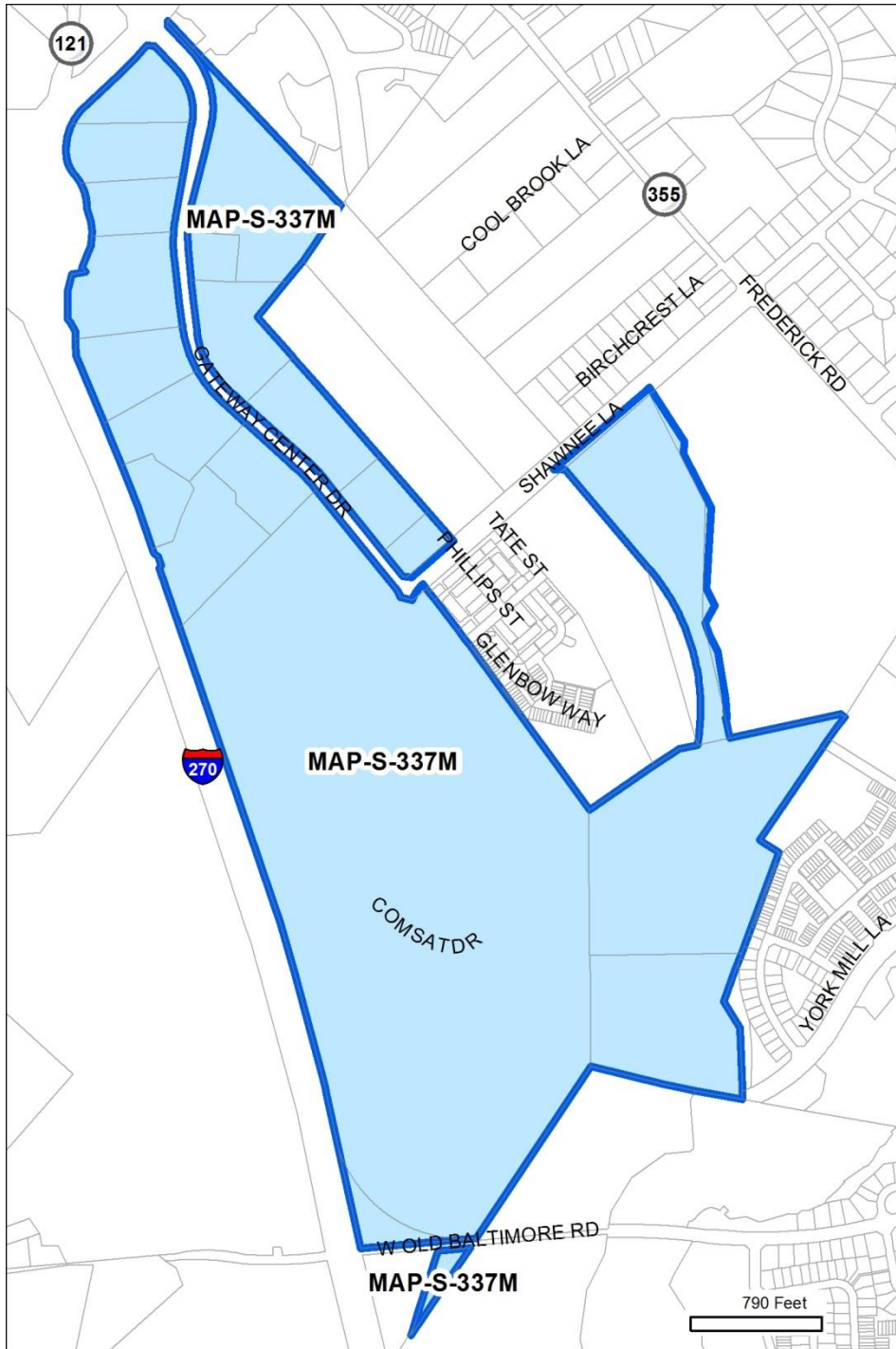
Unique ID: MAP-S-337J		staff recommendation
Master Plan ID: n/a		
Master Plan:		North Bethesda
Location:		
Existing Zone:		I-3
Proposed Conv: (10/11)		EOF-0.75 H-100
Prop. Revised Conv:		EOF-0.75 H-100 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



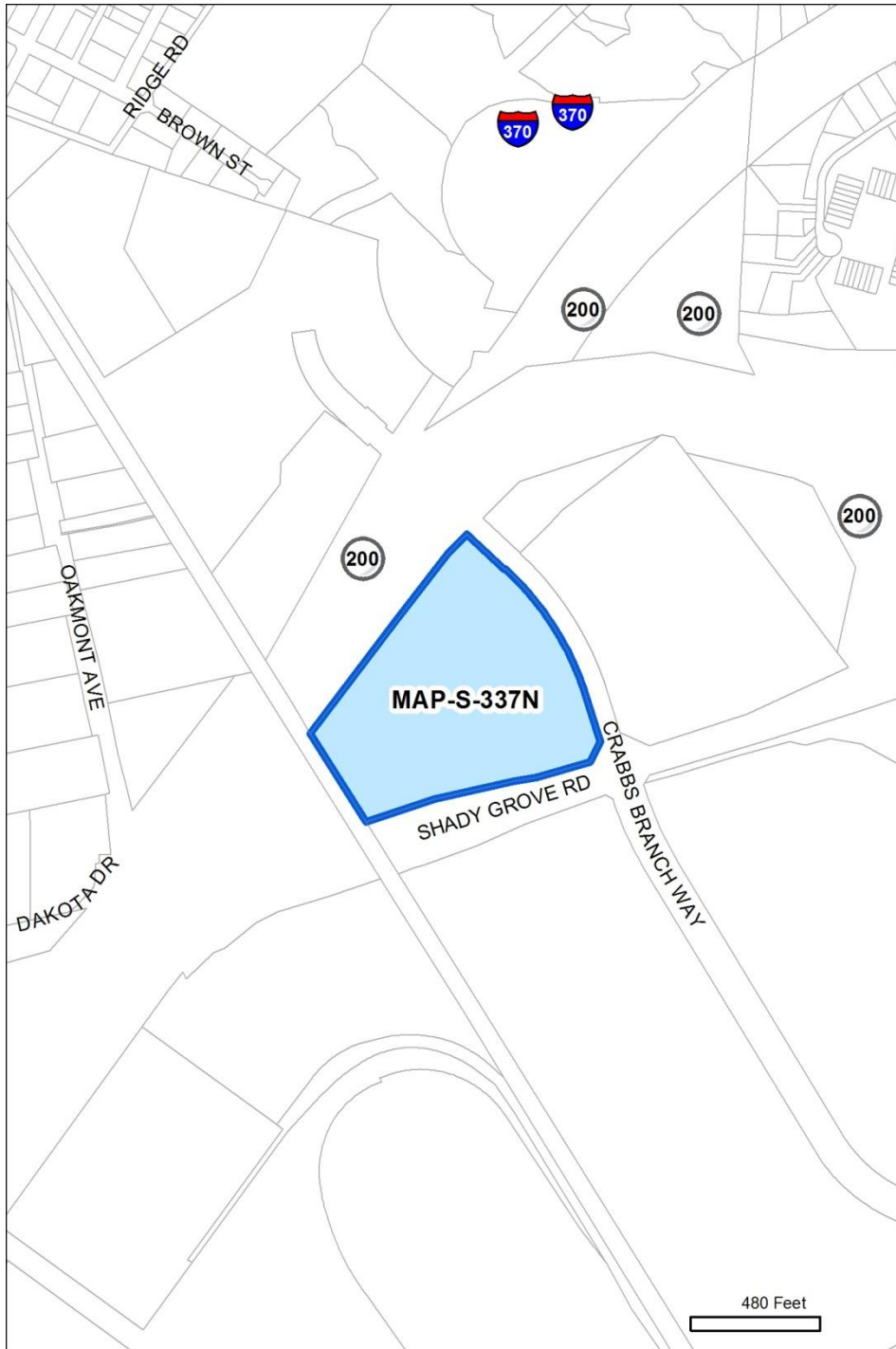
Unique ID: MAP-S-337K		staff recommendation
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



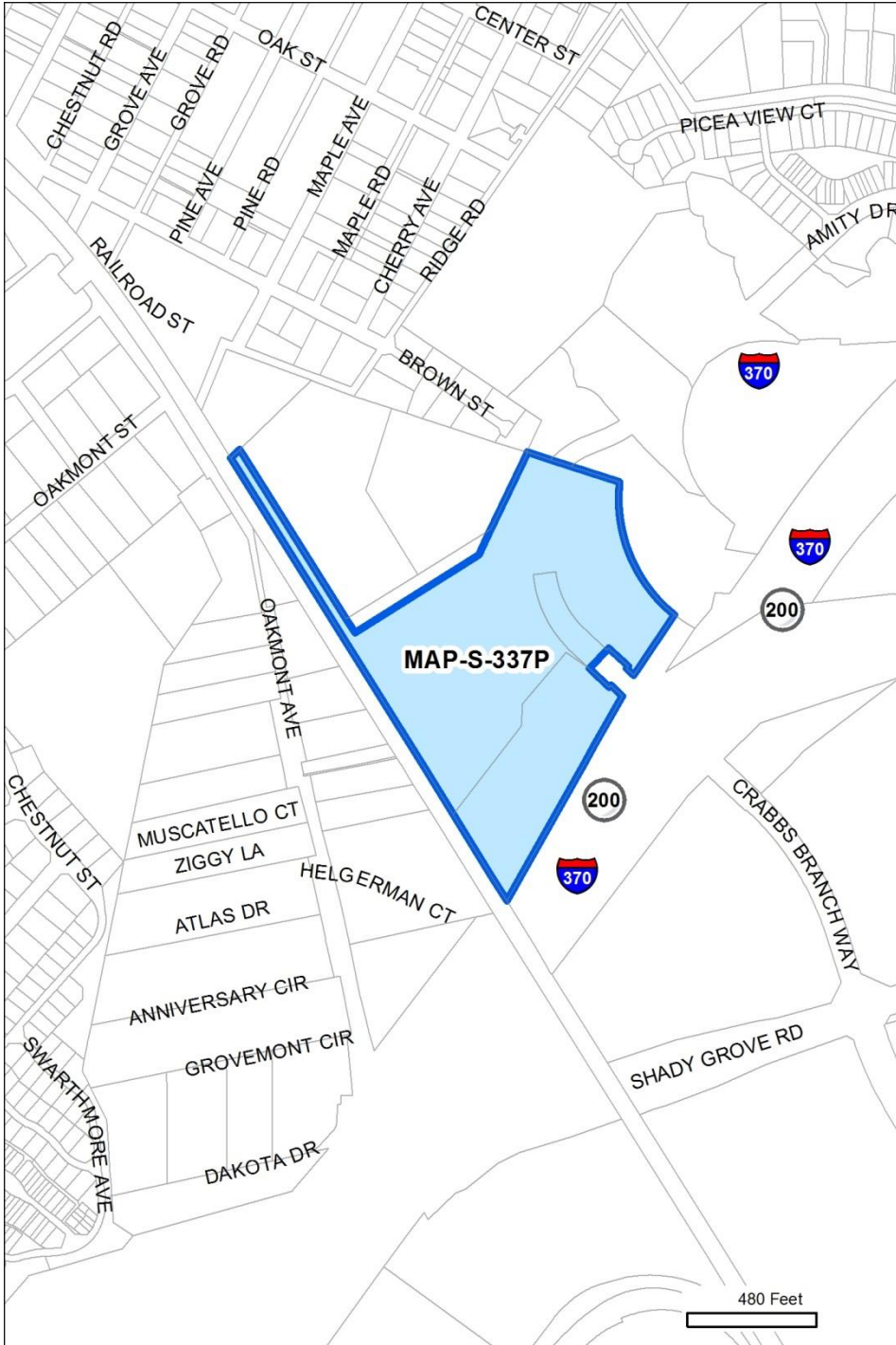
Unique ID: MAP-S-337L		staff recommendation
Master Plan ID: n/a		
Master Plan:	Fairland	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



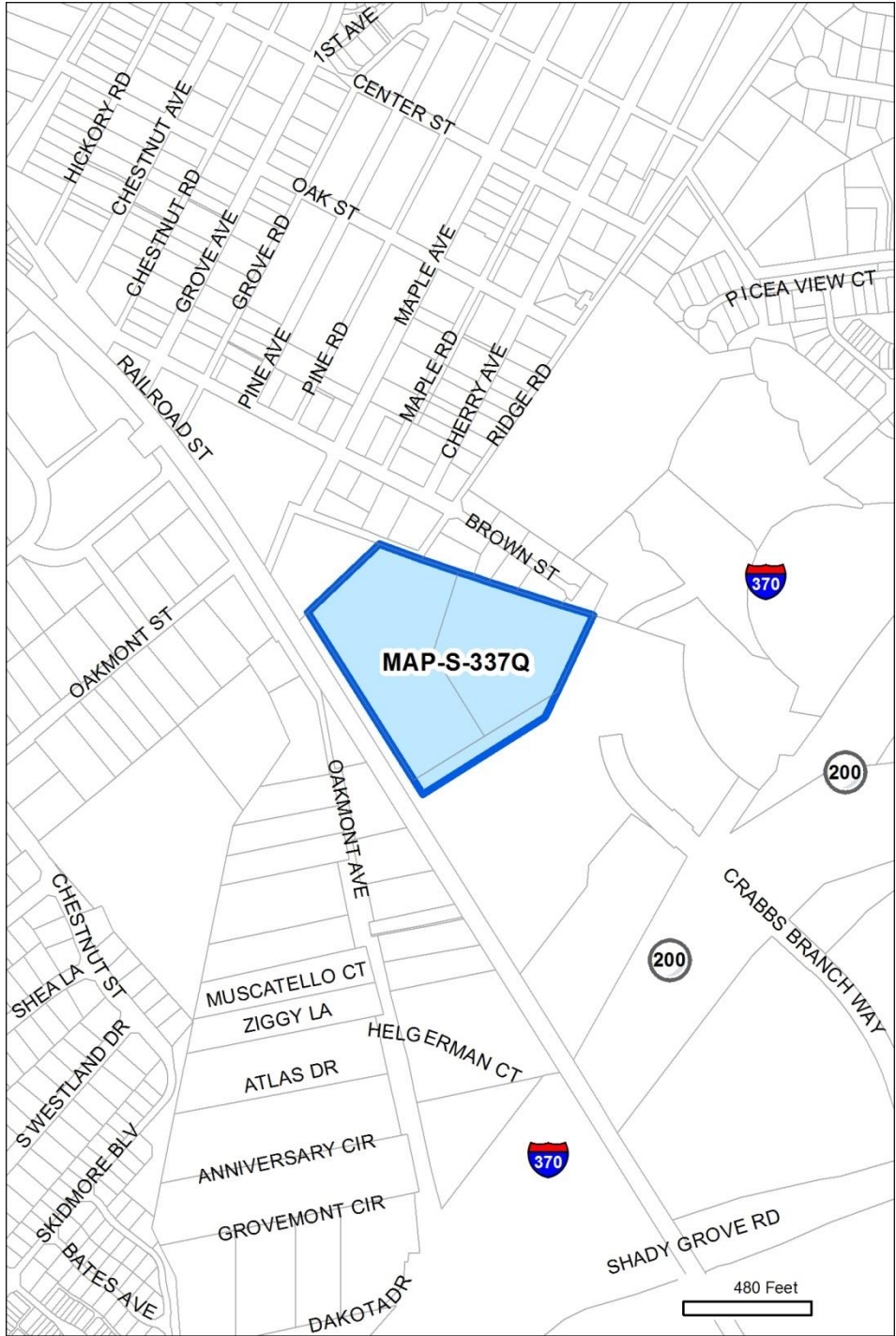
Unique ID: MAP-S-337M		staff recommendation
Master Plan ID: n/a		
Master Plan:	Clarksburg	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
The I-3 zone currently allows the MPDU density bonus to be achieved.		
By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.		



Unique ID: MAP-S-337N		staff recommendation
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-60	
Prop. Revised Conv:	EOF-0.75 H-60 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



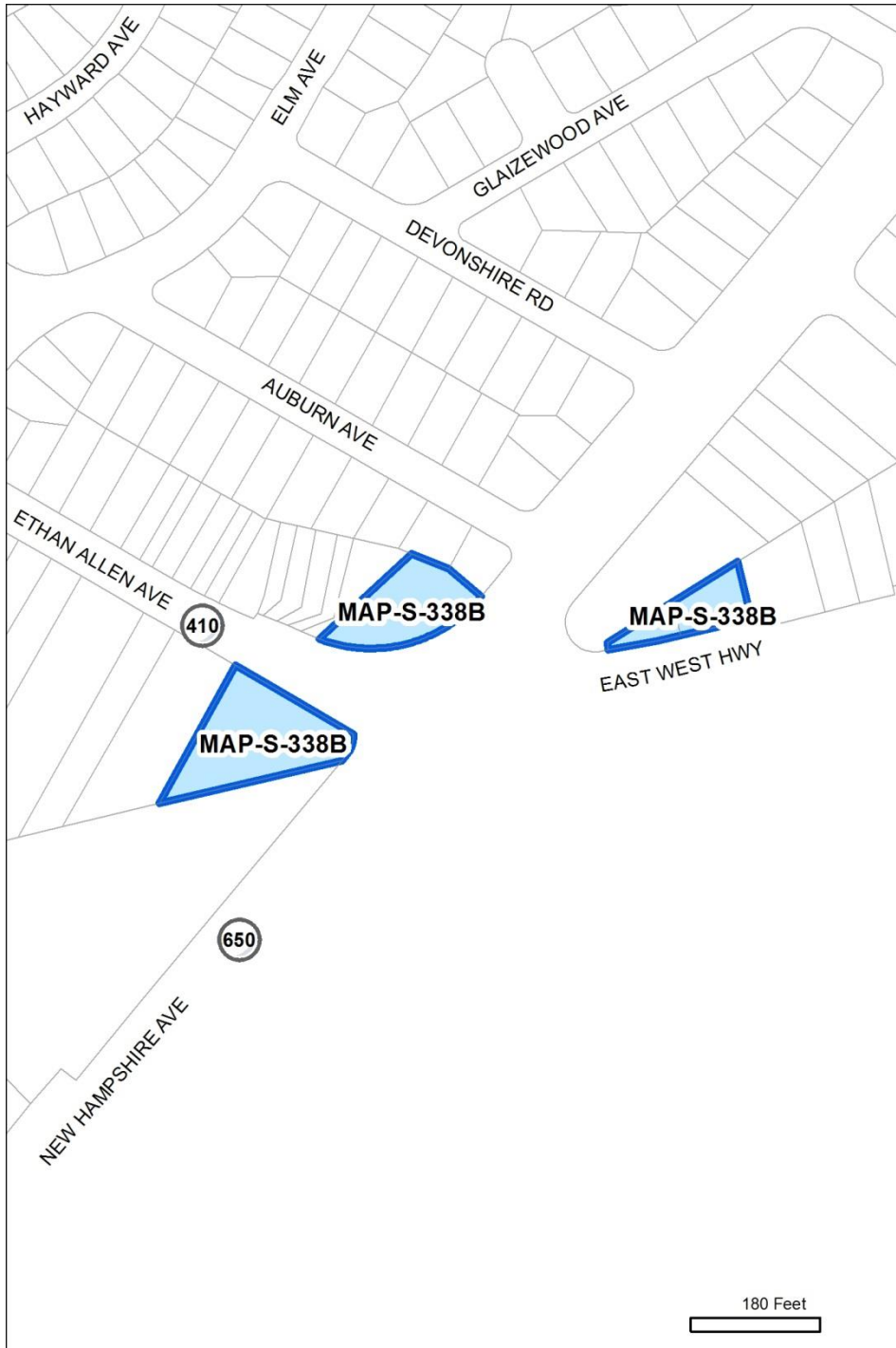
Unique ID: MAP-S-337P		staff recommendation
Master Plan ID: n/a		
Master Plan:		Shady Grove
Location:		
Existing Zone:		I-3
Proposed Conv: (10/11)		EOF-0.5 H-50
Prop. Revised Conv:		EOF-0.5 H-50 T
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The I-3 zone currently allows the MPDU density bonus to be achieved.</i></p> <p><i>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</i></p>		



Unique ID: MAP-S-337Q		staff recommendation
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.5 H-45	
Prop. Revised Conv:	EOF-0.5 H-45 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p>The I-3 zone currently allows the MPDU density bonus to be achieved.</p> <p>By adding the "T" to the formula, the MPDU bonus will still be achievable in the EOF zone under the proposed draft ordinance.</p>		



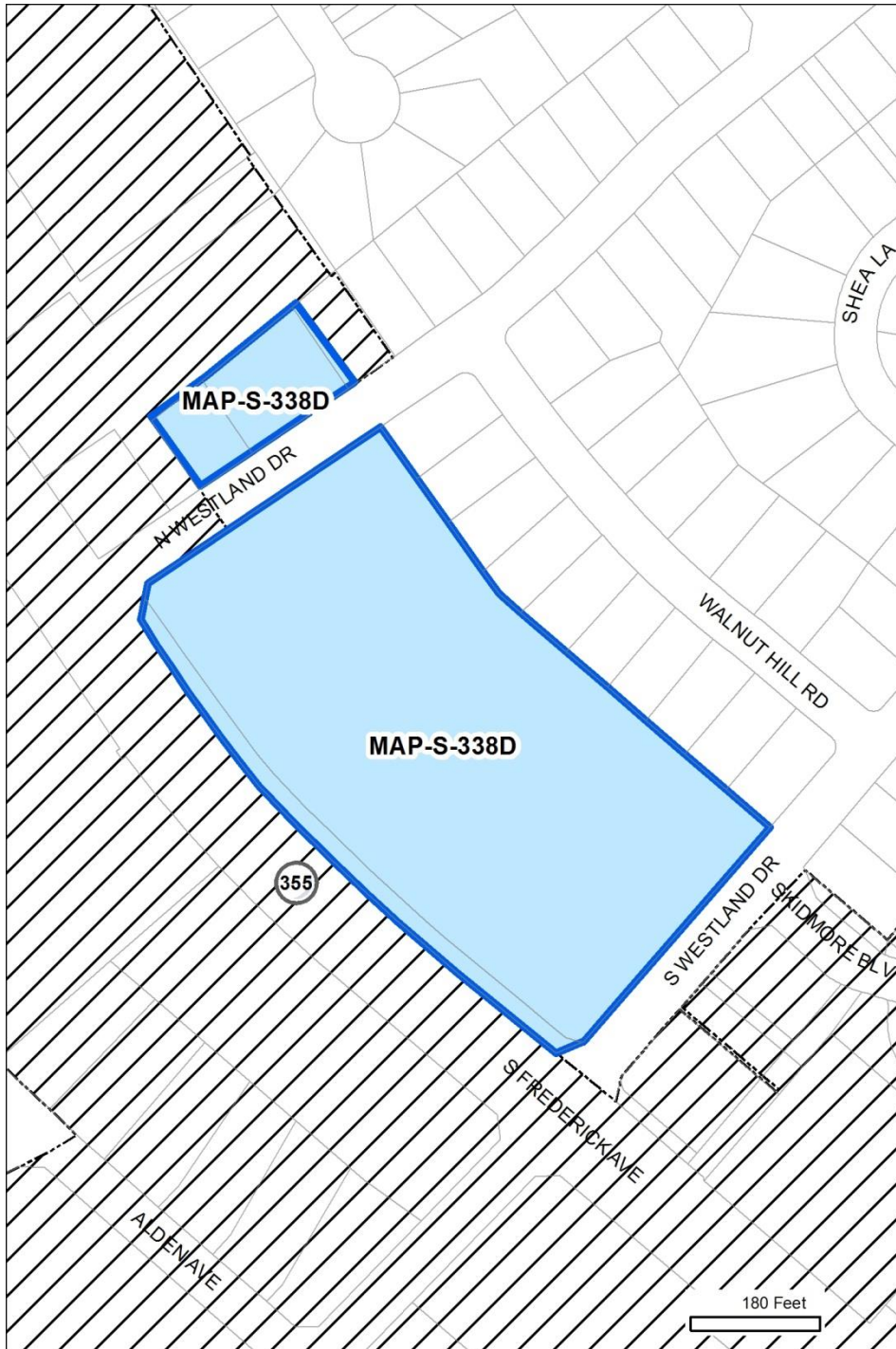
Unique ID: MAP-S-338A		staff recommendation
Master Plan ID: n/a		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (10/11)		CRT-2.25 C-1.5 R-0.75 H-75
Prop. Revised Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</p> <p>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</p> <p>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</p>		



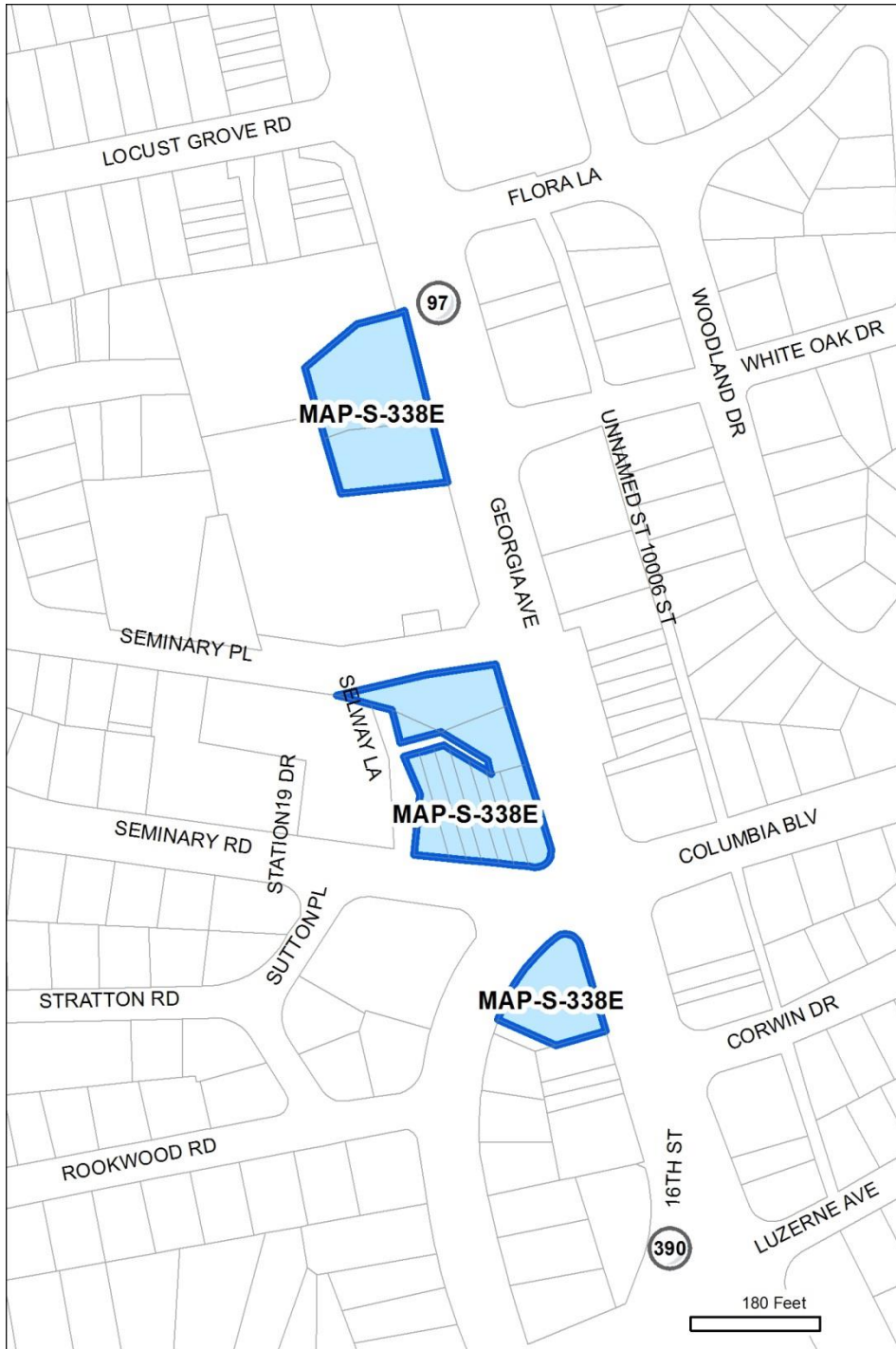
Unique ID: MAP-S-338B		staff recommendation
Master Plan ID: n/a		
Master Plan:		Takoma Park
Location:		
Existing Zone:		C-2
Proposed Conv: (10/11)		CRT-2.25 C-1.5 R-0.75 H-75
Prop. Revised Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</i></p> <p><i>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</i></p>		



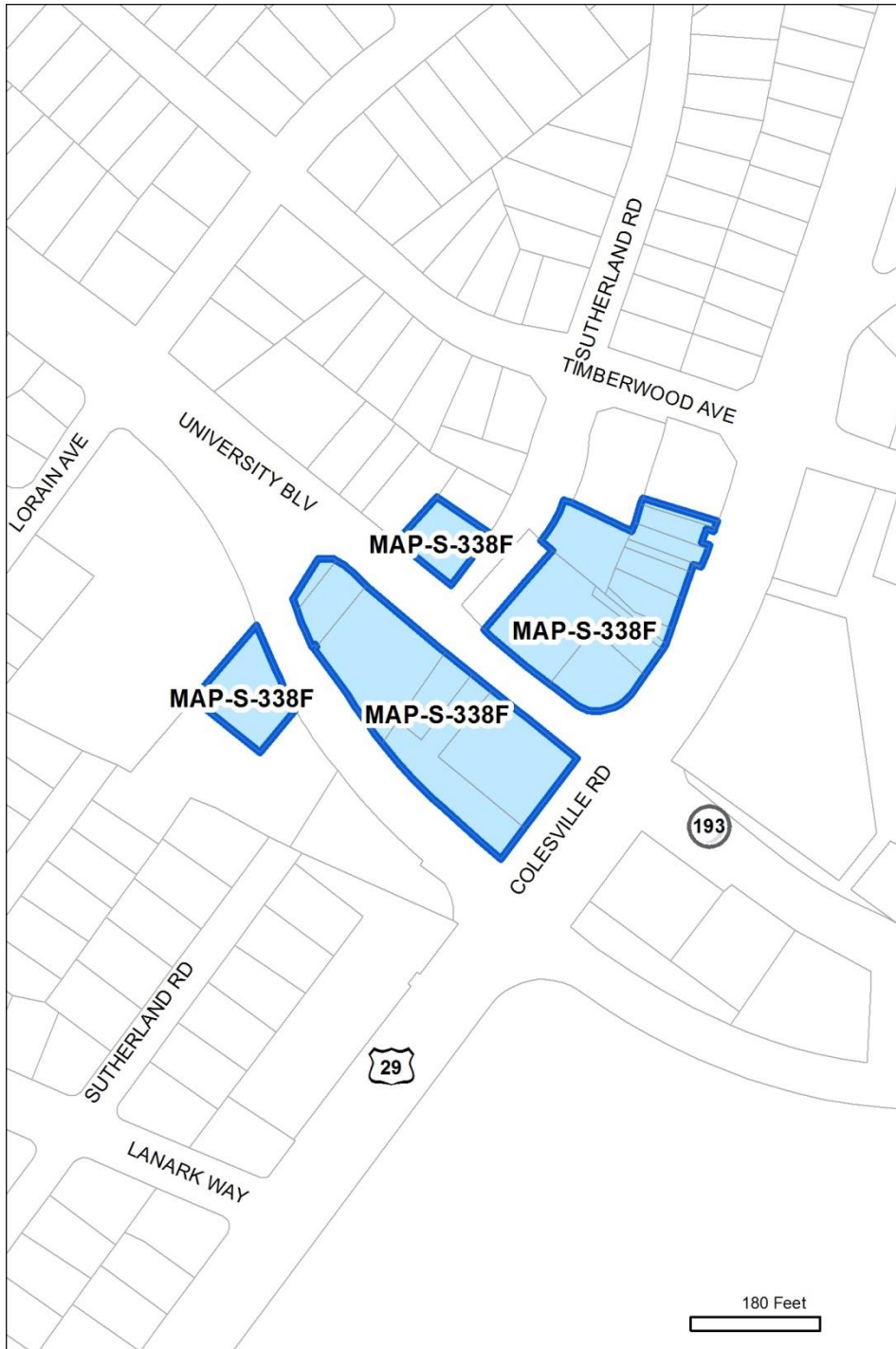
Unique ID: MAP-S-338C		staff recommendation
Master Plan ID: WFLNT-02		
Master Plan:	White Flint	
Location:		
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, that height is only allowed under the current ordinance for mixed use development. The White Flint Sector Plan indicates that there is no potential for mixed uses, and therefore staff believes the property should be limited to 45' in height.</i></p>		



Unique ID: MAP-S-338D		staff recommendation
Master Plan ID: n/a		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</p> <p>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</p> <p>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</p>		



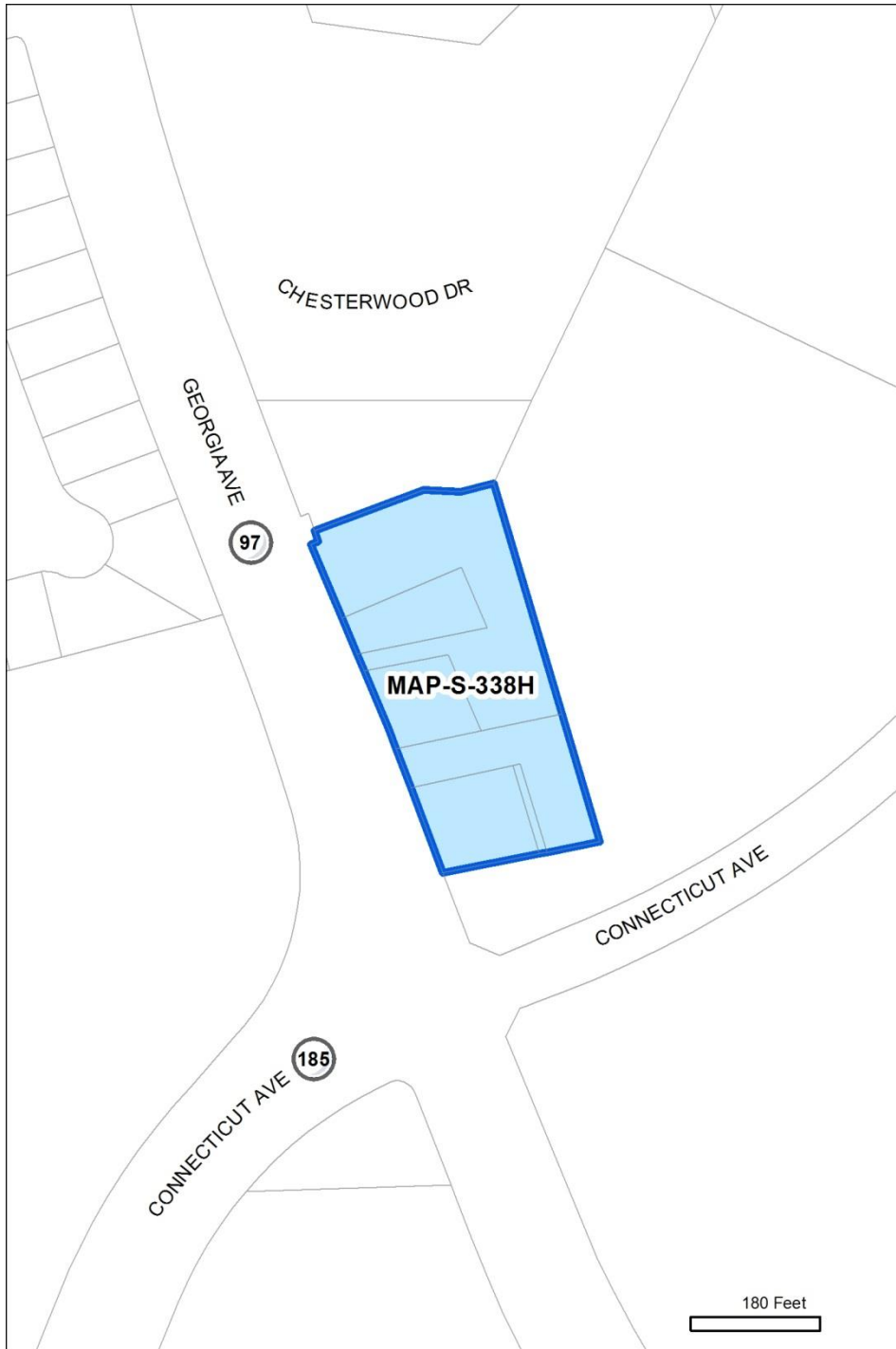
Unique ID: MAP-S-338E		staff recommendation
Master Plan ID: n/a		
Master Plan:	North and West Silver Spring	
Location:		
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</i></p> <p><i>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</i></p>		



Unique ID: MAP-S-338F		staff recommendation
Master Plan ID: n/a		
Master Plan:	Four Corners	
Location:		
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</i></p> <p><i>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</i></p>		



Unique ID: MAP-S-338G		staff recommendation
Master Plan ID: n/a		
Master Plan:	White Oak	
Location:		
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.25 C-1.5 R-0.75 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</i></p> <p><i>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</i></p>		

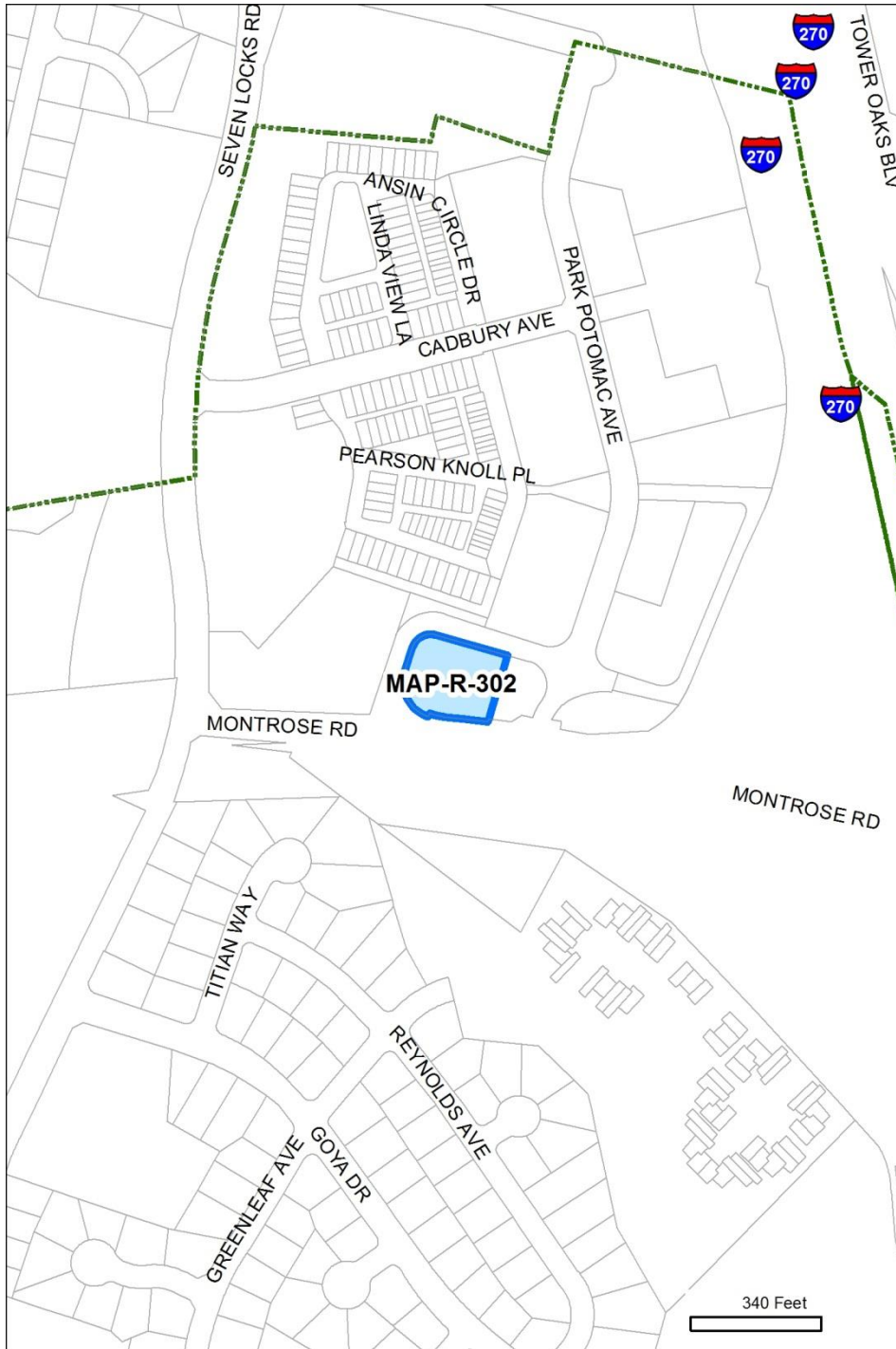


Unique ID: MAP-S-338H		staff recommendation
Master Plan ID: n/a		
Master Plan:		Aspen Hill
Location:		
Existing Zone:		C-2
Proposed Conv: (10/11)		CRT-2.25 C-1.5 R-0.75 H-75
Prop. Revised Conv:		CRT-2.25 C-1.5 R-0.75 H-45
Category:		Staff Recommendation
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 45'
Reason for change:		
<p><i>The C-2 zone currently allows building heights up to 75', and in fact, under certain circumstances, even higher.</i></p> <p><i>However, within 300' of a single-family detached use, heights are limited by the current ordinance to 45' in height.</i></p> <p><i>Staff has conducted an analysis to determine where C-2 parcels fall within 300' of a single-family detached use, and is recommending that in those areas heights be limited to 45', consistent with the current ordinance.</i></p>		

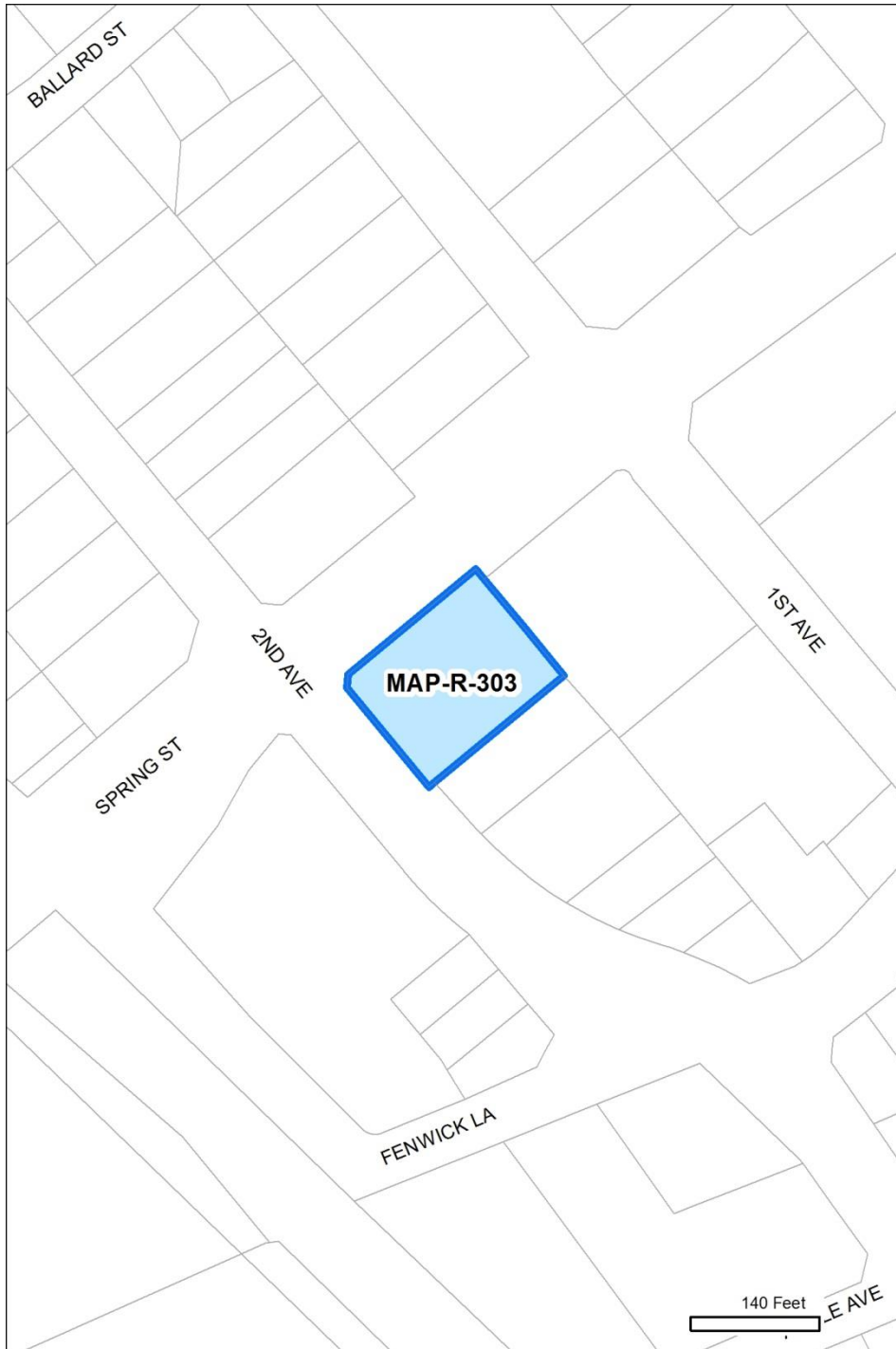
Changes to proposed District Map Amendment G-956

SECTION 3: Owner Requests

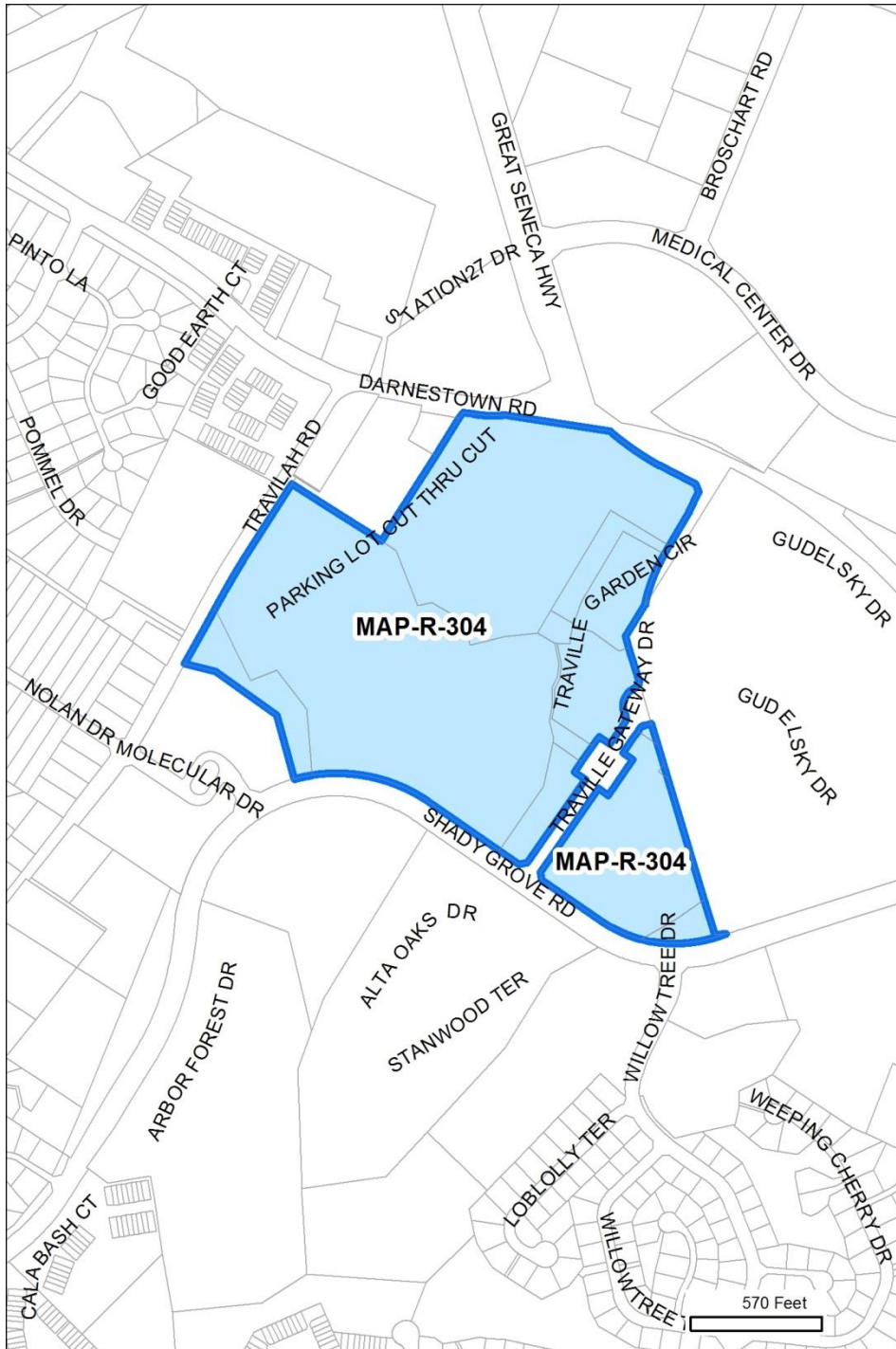
The third section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.



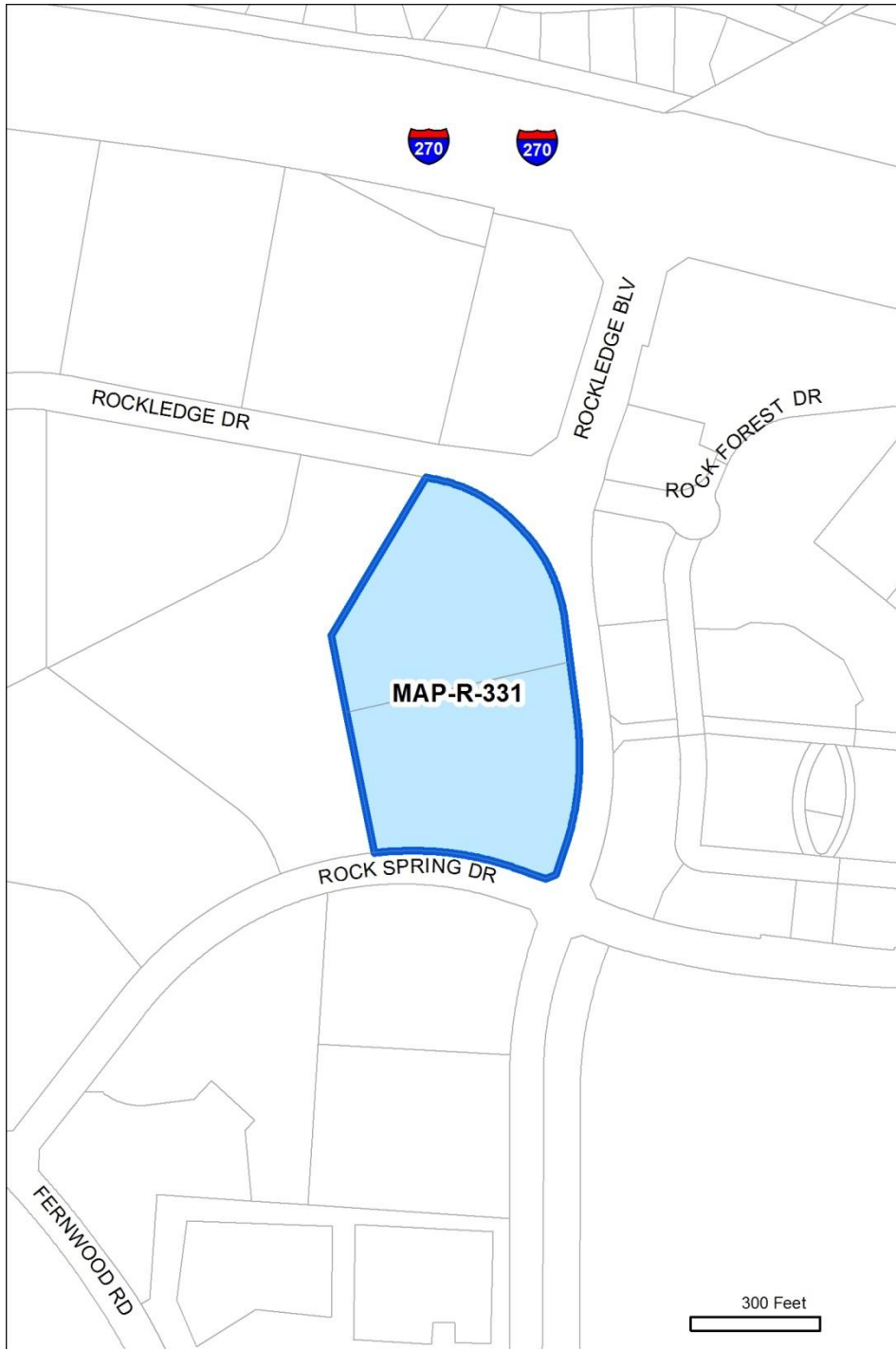
Unique ID: MAP-R-302		owner request
Master Plan ID: POTMC-12		
Master Plan:	Potomac Subregion	
Location:	Park Potomac	
Existing Zone:	O-M	
Proposed Conv: (10/11)	EOF-1.5 H-75	
Prop. Revised Conv:	CRT-1.25 C-0.5 R-0.75 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	Reduced to 1.25
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 100'
Reason for change:		
<p><i>This site was approved under the same site approvals as Park Potomac, the remainder of which is zoned I-3.</i></p> <p><i>Because this land is part of the area used for density transfer and because it was approved as part of the same development application, it is proposed to be translated to the same zone as the rest of Park Potomac.</i></p>		
See also:		
MAP-R-226		
MAP-E-301		



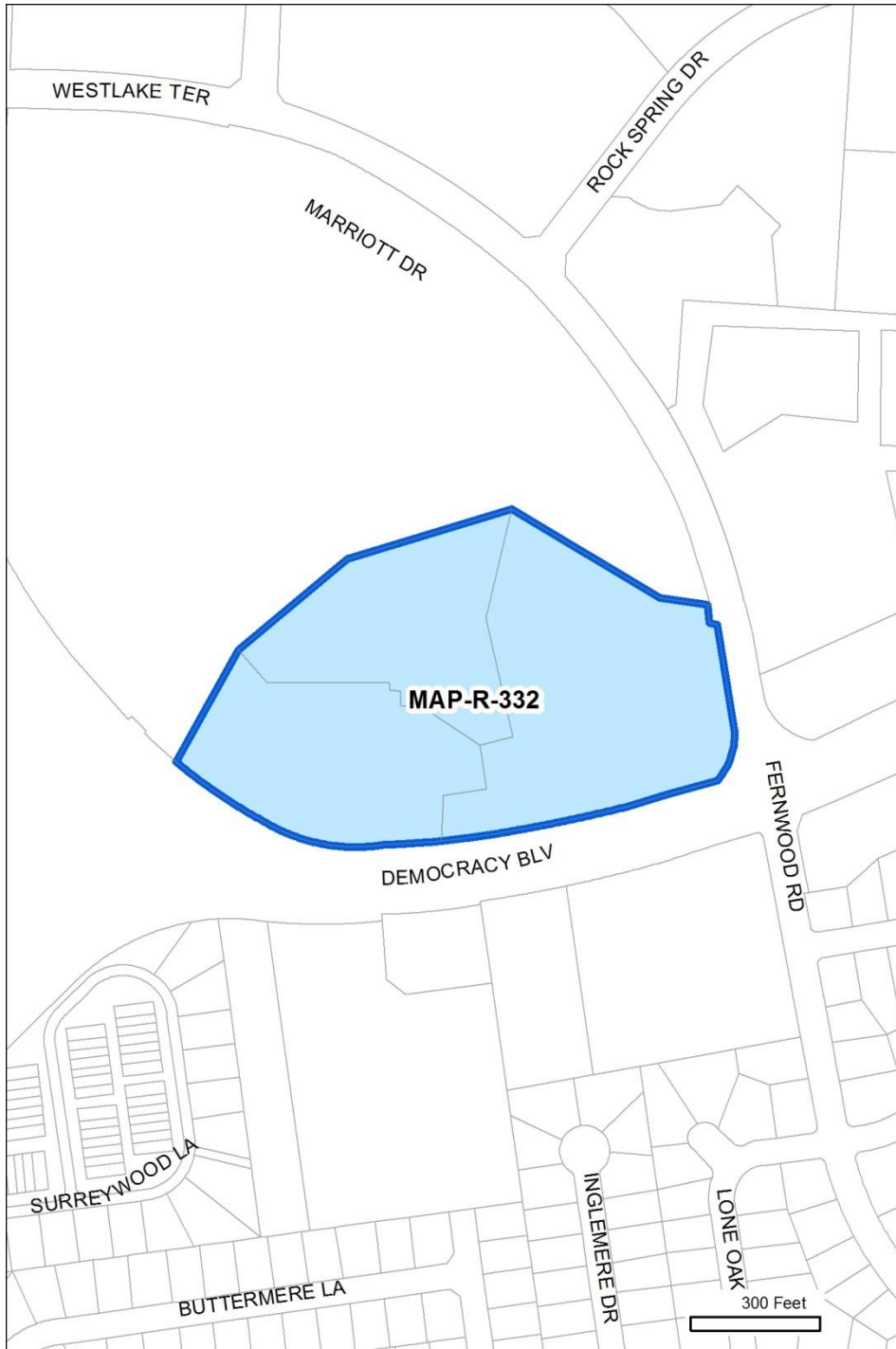
Unique ID: MAP-R-303		owner request
Master Plan ID: SLVSP-20		
Master Plan:	Silver Spring CBD	
Location:	Easter Seals	
Existing Zone:	CBD-R1	
Proposed Conv: (10/11)	CR-3.0 C-0.75 R-3.0 H-145 T	
Prop. Revised Conv:	CR-3.0 C-1.25 R-3.0 H-145 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 1.25
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This site is currently in use as a non-profit organization that provides needed health care and adult day care services in cooperation with Montgomery County HHS, and this use was in effect on December 31, 1999.</i></p> <p><i>It therefore meets the criteria of footnote 17 in the CBD zones to allow commercial development up to 1.2 FAR in the CBD-R1 zone.</i></p> <p><i>Therefore, Staff is proposing that the commercial FAR be raised to 1.25 to accommodate development that would be allowed today.</i></p>		



Unique ID: MAP-R-304		owner request
Master Plan ID: GSSCR-05		
Master Plan:	Great Seneca Science Corridor	
Location:	HGS headquarters	
Existing Zone:	MXN	
Proposed Conv: (10/11)	CRT-0.5 C-0.25 R-0.25 H-100 T	
Prop. Revised Conv:	CRT-0.5 C-0.5 R-0.25 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.5
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This site of 2,177,128.8 SF is approved for 1,030,000 SF of non-residential development.</i></p> <p><i>The site, therefore, is approved for 0.47 FAR (of which less than half has been constructed), and therefore, the site should receive a Commercial FAR of 0.5 to accommodate approved development.</i></p>		



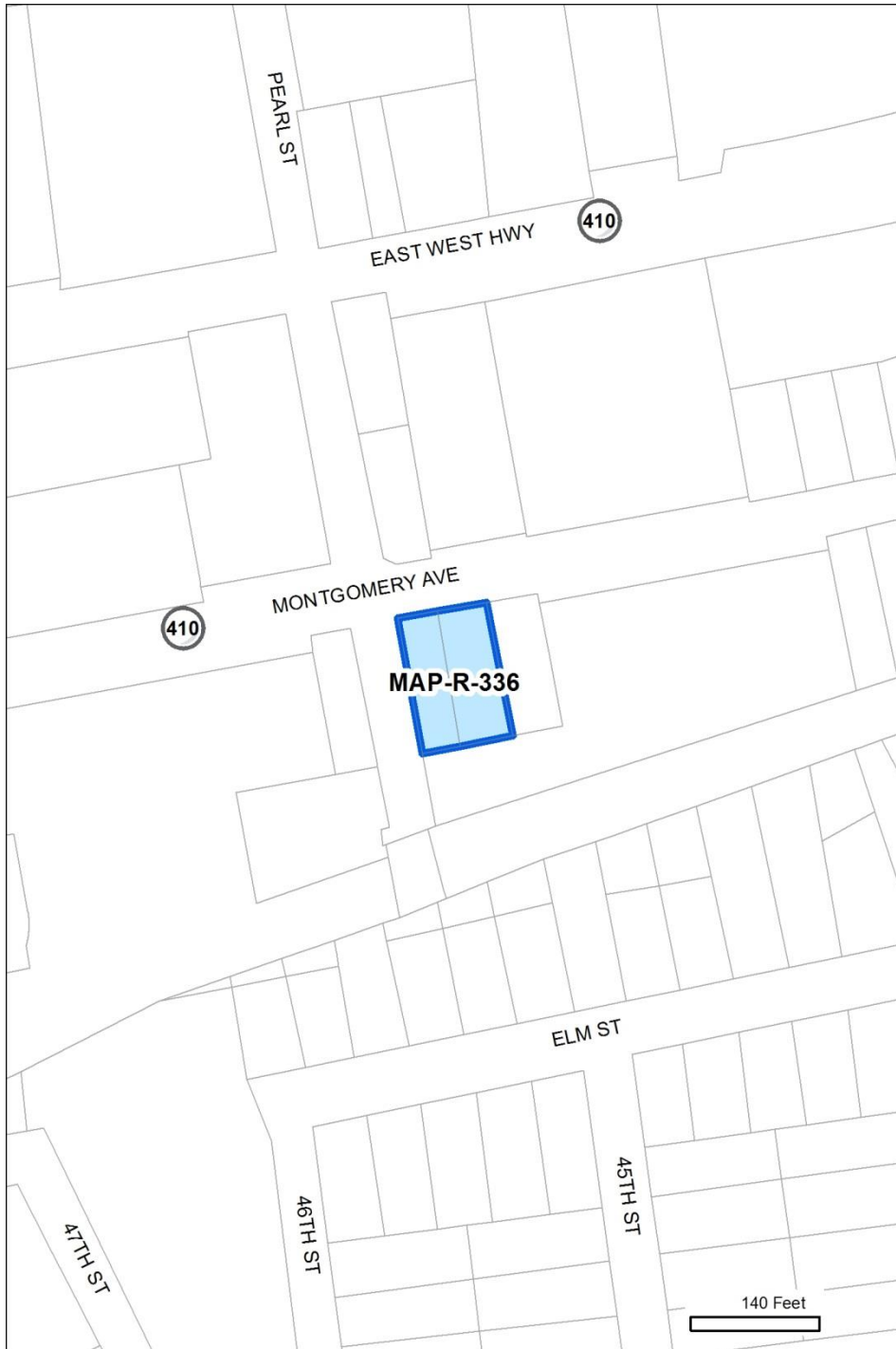
Unique ID: MAP-R-331		owner request
Master Plan ID: NBETH-07		
Master Plan:	North Bethesda	
Location:	Rock Spring Dr & Rockledge Bl	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-1.0 H-100 T	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This site is already built to 0.84 FAR, which the Master Plan indicates is appropriate.</i></p> <p><i>As a result, staff feels that this request should be granted, with the FAR being set at 1.0, the next available interval.</i></p> <p><i>The "T" is being added to the end of the formula for all I-3 areas because property owners can currently receive a density bonus for providing MPDUs above the base requirement. The "T" will allow that density bonus to continue to be achievable under the proposed draft ordinance.</i></p>		



Unique ID: MAP-R-332		owner request
Master Plan ID: NBETH-08		
Master Plan:	North Bethesda	
Location:	Democracy Plaza	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-1.0 H-110 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:	Increased to 110'
Reason for change:		
<p><i>This site is already built to 1.0 FAR, which the Master Plan indicates is appropriate.</i></p> <p><i>As a result, staff feels that this request should be granted, with the FAR being set at 1.0, the next available interval.</i></p> <p><i>The Master Plan also approves of development up to 10 stories, which is approximately 110 feet.</i></p> <p><i>The "T" is being added to the end of the formula for all I-3 areas because property owners can currently receive a density bonus for providing MPDUs above the base requirement. The "T" will allow that density bonus to continue to be achievable under the proposed draft ordinance.</i></p>		



Unique ID: MAP-R-335		owner request
Master Plan ID: BTHDA-23		
Master Plan:	Bethesda CBD	
Location:	2 Bethesda Metro Center	
Existing Zone:	CBD-3	
Proposed Conv: (10/11)	CR-8.0 C-6.0 R-7.5 H-145 T	
Prop. Revised Conv:	CR-8.0 C-6.0 R-7.5 H-200 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 200'
Reason for change:		
<p><i>This site (called the "Lorenz site") in the Bethesda CBD Sector Plan area was already approved for a 187' building at the time of the sector plan.</i></p> <p><i>The plan recommended a height of 143 feet on the building, but also says that this recommendation will only apply if the approved plan is amended or expires.</i></p> <p><i>Since the plan was constructed, the Sector Plan is effectively silent on the height of this property, and therefore, the statutory height of 200' in the CBD-3 zone rules.</i></p>		



Unique ID: MAP-R-336		owner request
Master Plan ID: BTHDA-11		
Master Plan:	Bethesda CBD	
Location:	SE corner Pearl and Montgomery	
Existing Zone:	C-O	
Proposed Conv: (10/11)	EOF-1.5 H-100	
Prop. Revised Conv:	EOF-3.0 H-100	
Category:	Owner request to match approvals	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 3.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This site is addressed by the Bethesda CBD Sector Plan. At the time of the Sector Plan, the three parcels located at the southeast corner of Pearl Street and Montgomery Avenue were under common ownership. The two westernmost properties were zoned C-O and the eastern most property was zoned R-60.</i></p> <p><i>The Sector Plan extended the C-O zoning to the R-60 property and limited FAR to 1.5. Staff interpreted this to be a limit on the entire site, but the property owner requested further review.</i></p> <p><i>Staff now agrees that this 1.5 FAR limitation only applies to the easternmost property and not the entire site.</i></p> <p><i>As such, the western parcels should be given an FAR of 3.0.</i></p>		

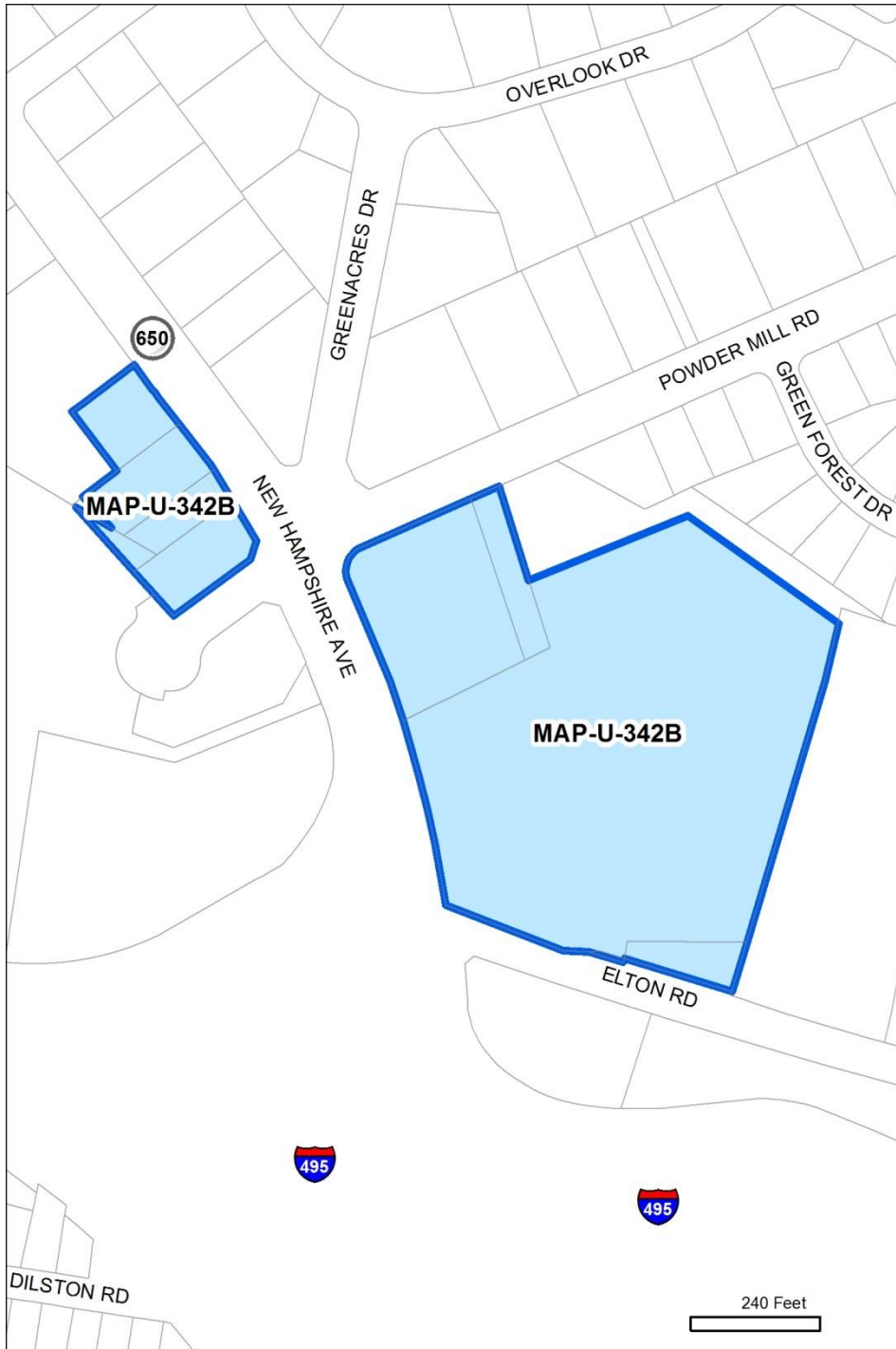
Changes to proposed District Map Amendment G-956

SECTION 4: Underway Plan Area Changes

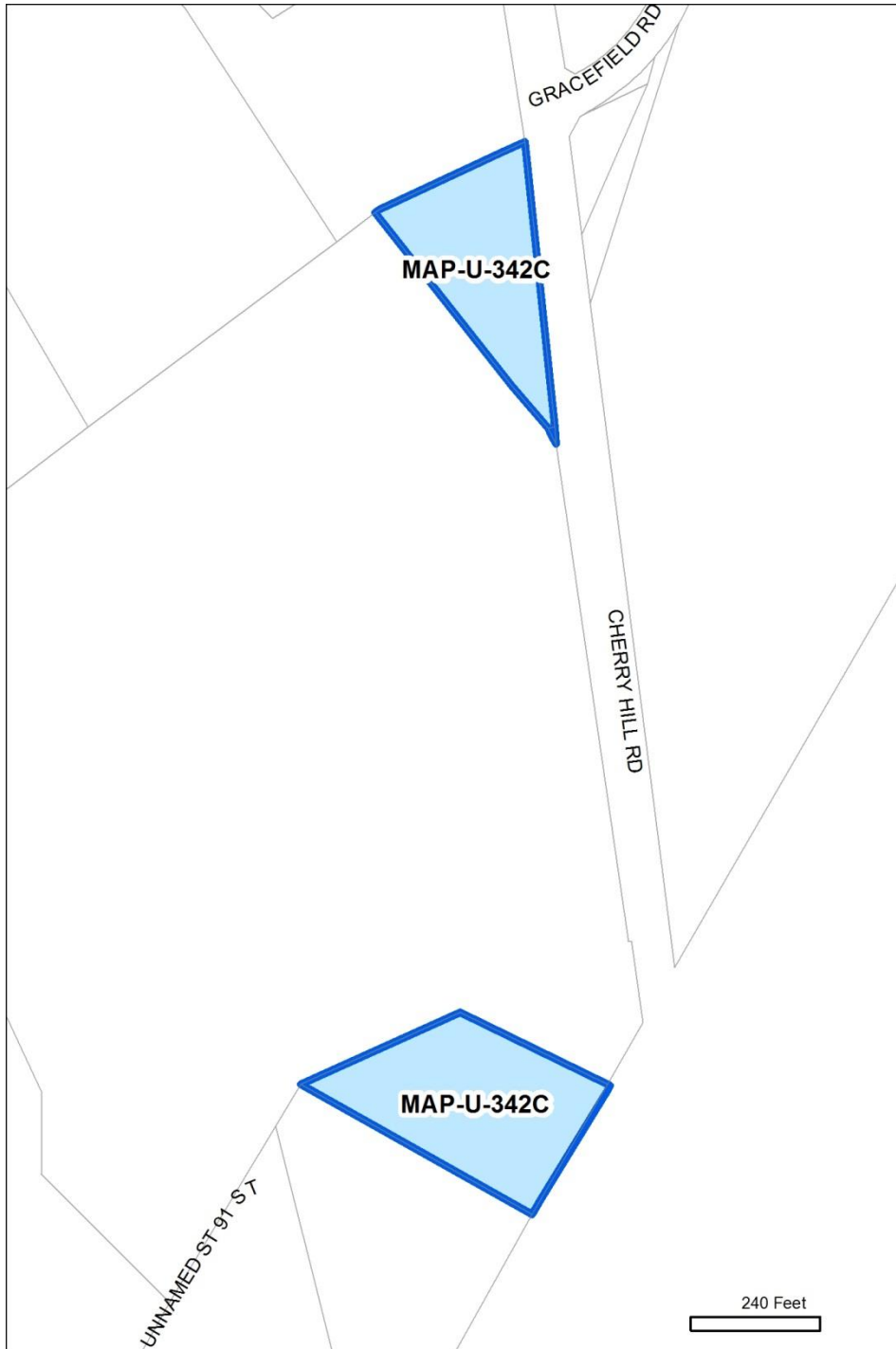
The fourth section covers changes to the standard conversion philosophy that affect areas that are currently in areas that have **active Master Plan processes underway**.



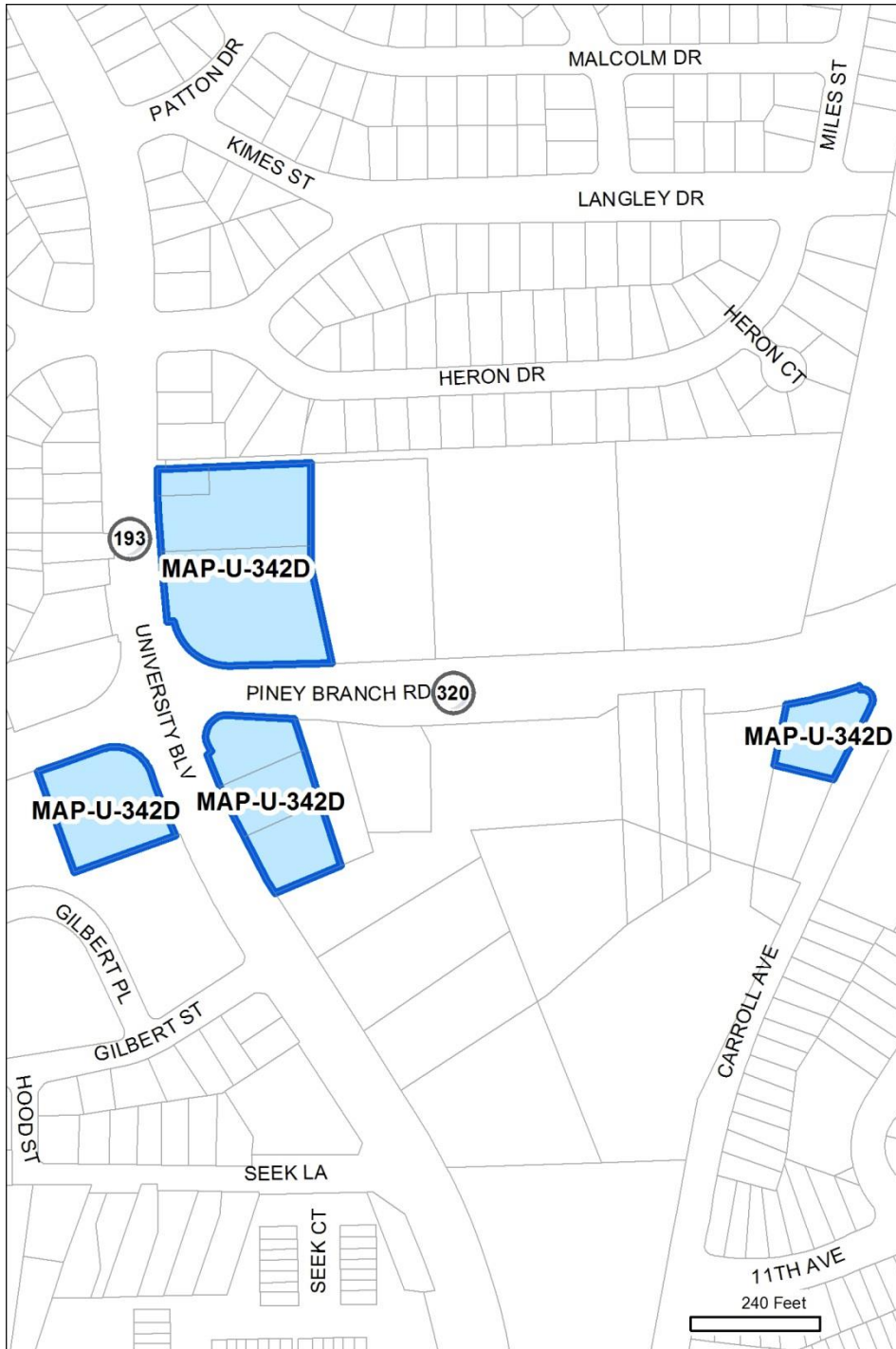
Unique ID: MAP-U-342A		Underway MP
Master Plan ID:		
Master Plan:	White Flint II (UNDERWAY)	
Location:	Rockville Pike @ Hubbard Dr	
Existing Zone:	C-1	
Proposed Conv: (10/11)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



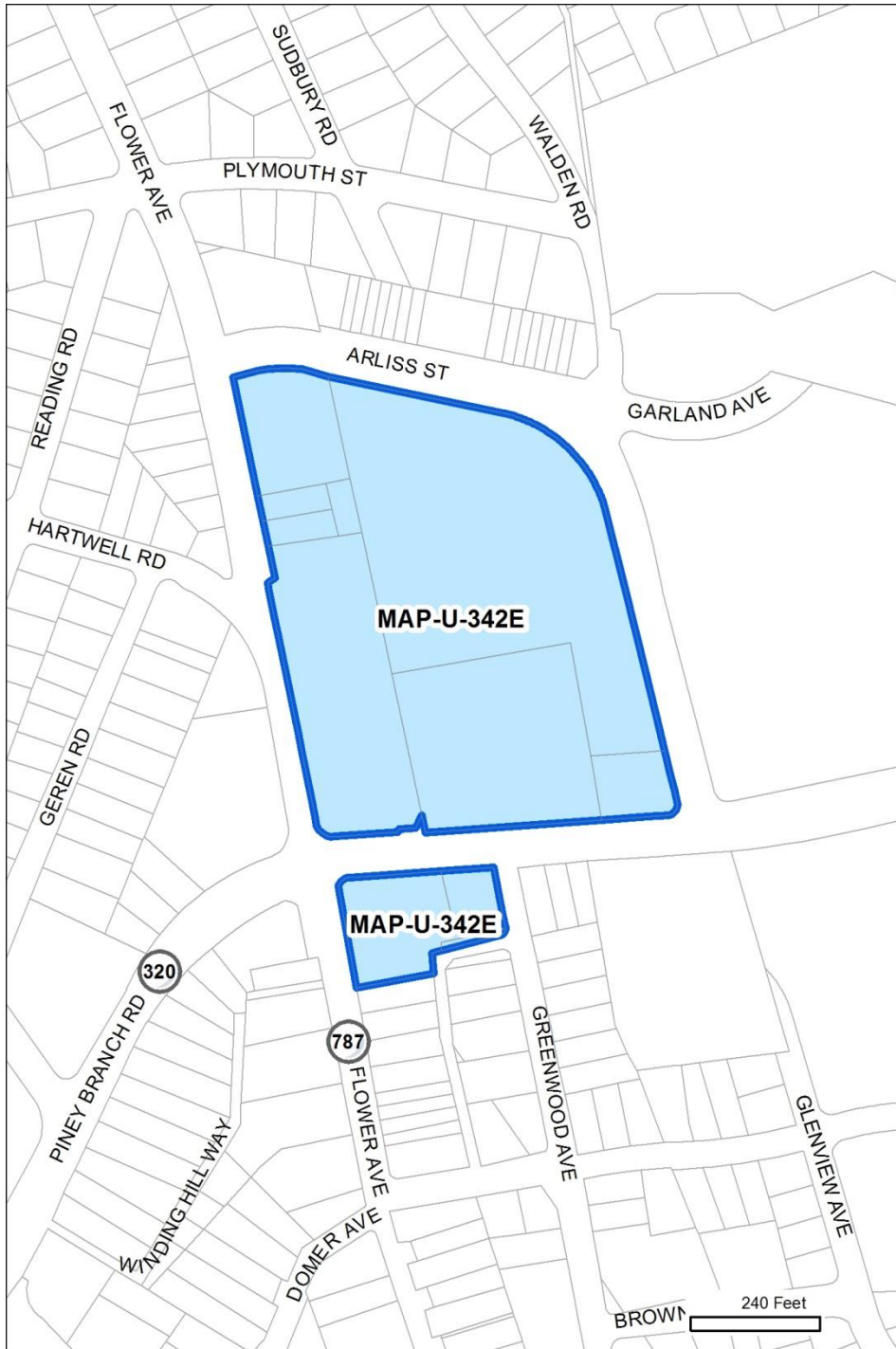
Unique ID: MAP-U-342B		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Hillandale	
Existing Zone:	C-1	
Proposed Conv: (10/11)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



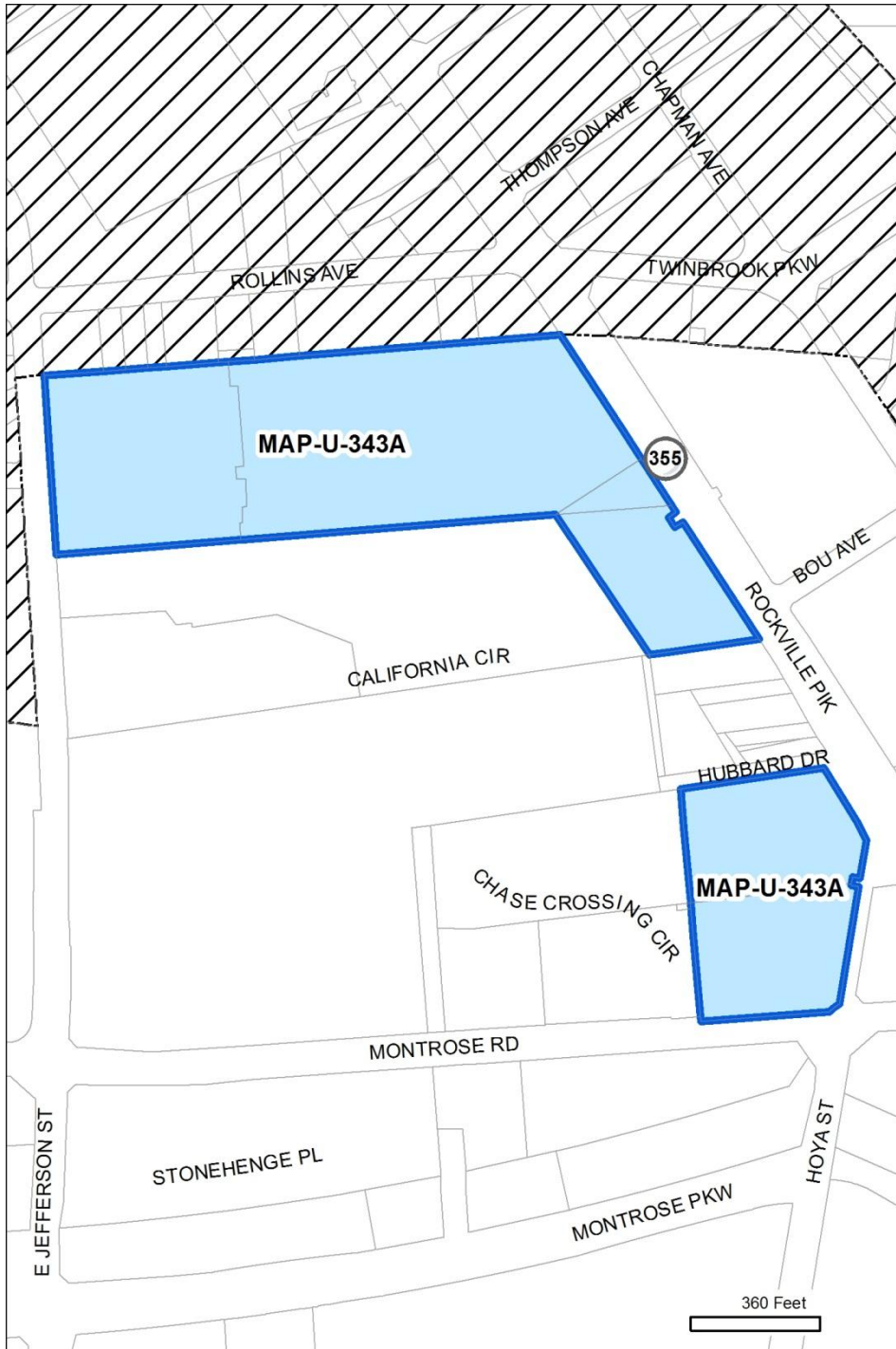
Unique ID: MAP-U-342C		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Cherry Hill Road	
Existing Zone:	C-1	
Proposed Conv: (10/11)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



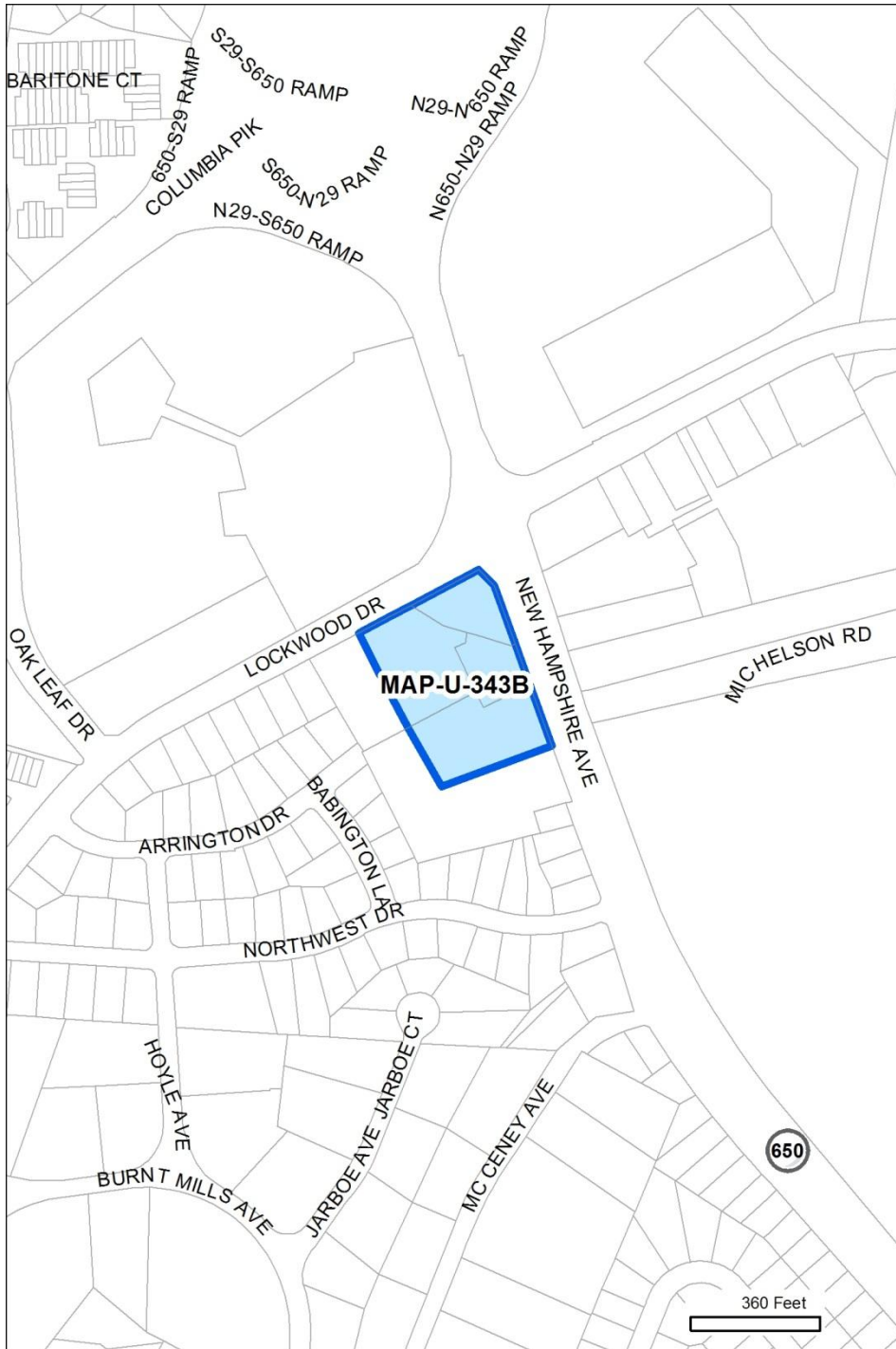
Unique ID: MAP-U-342D		Underway MP
Master Plan ID:		
Master Plan:	Long Branch (UNDERWAY)	
Location:	Piney Branch Road @ University	
Existing Zone:	C-1	
Proposed Conv: (10/11)	CRT-1.0 C-0.75 R-0.75 H-45	
Prop. Revised Conv:	CRT-1.0 C-0.75 R-0.5 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



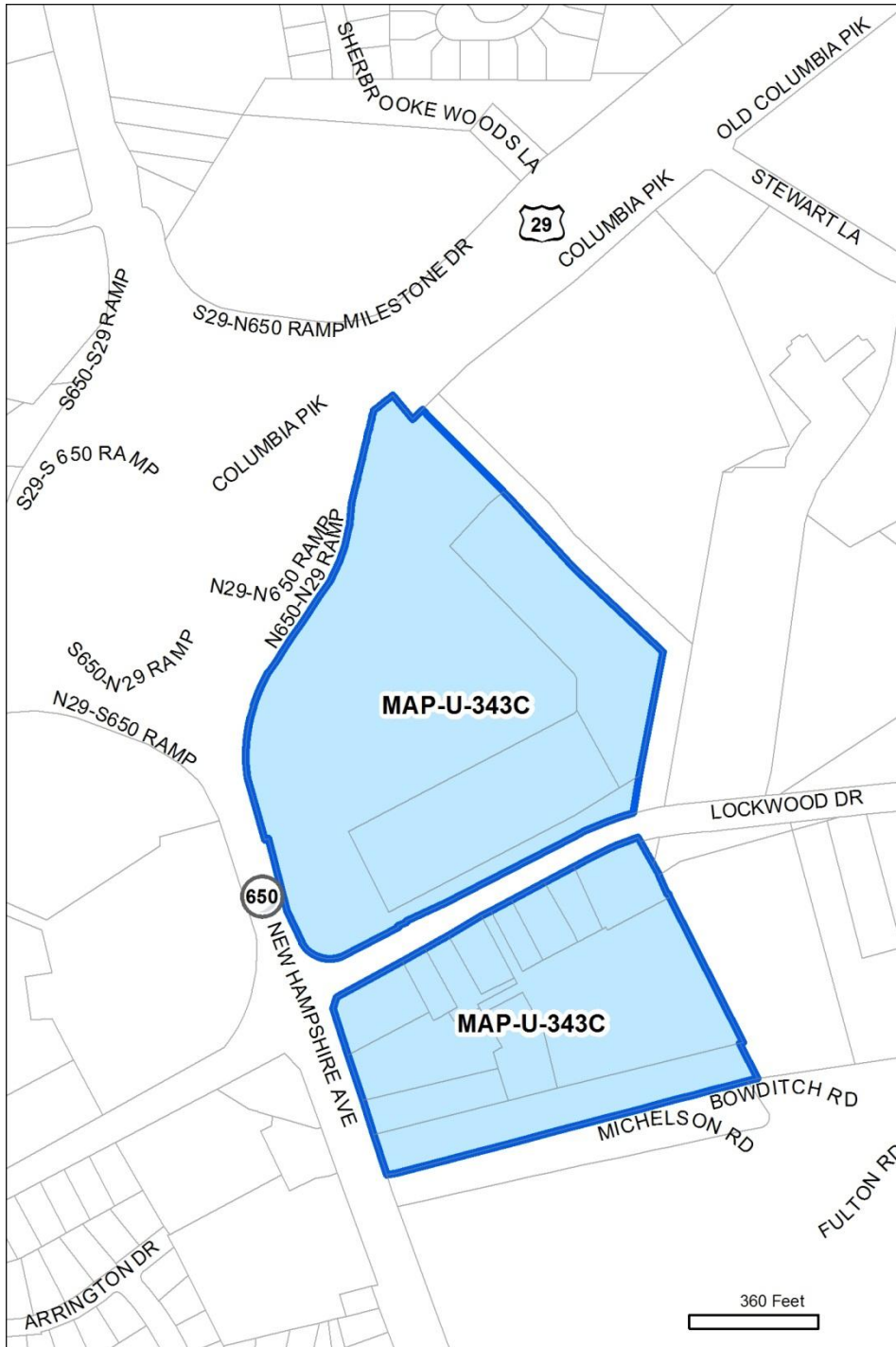
Unique ID: MAP-U-342E		Underway MP
Master Plan ID:		
Master Plan:	Long Branch (UNDERWAY)	
Location:	Flower & Piney Branch	
Existing Zone:	C-1	
Proposed Conv: (10/11)	CRT-0.75 C-0.5 R-0.5 H-45	
Prop. Revised Conv:	CRT-0.75 C-0.5 R-0.25 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.25
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



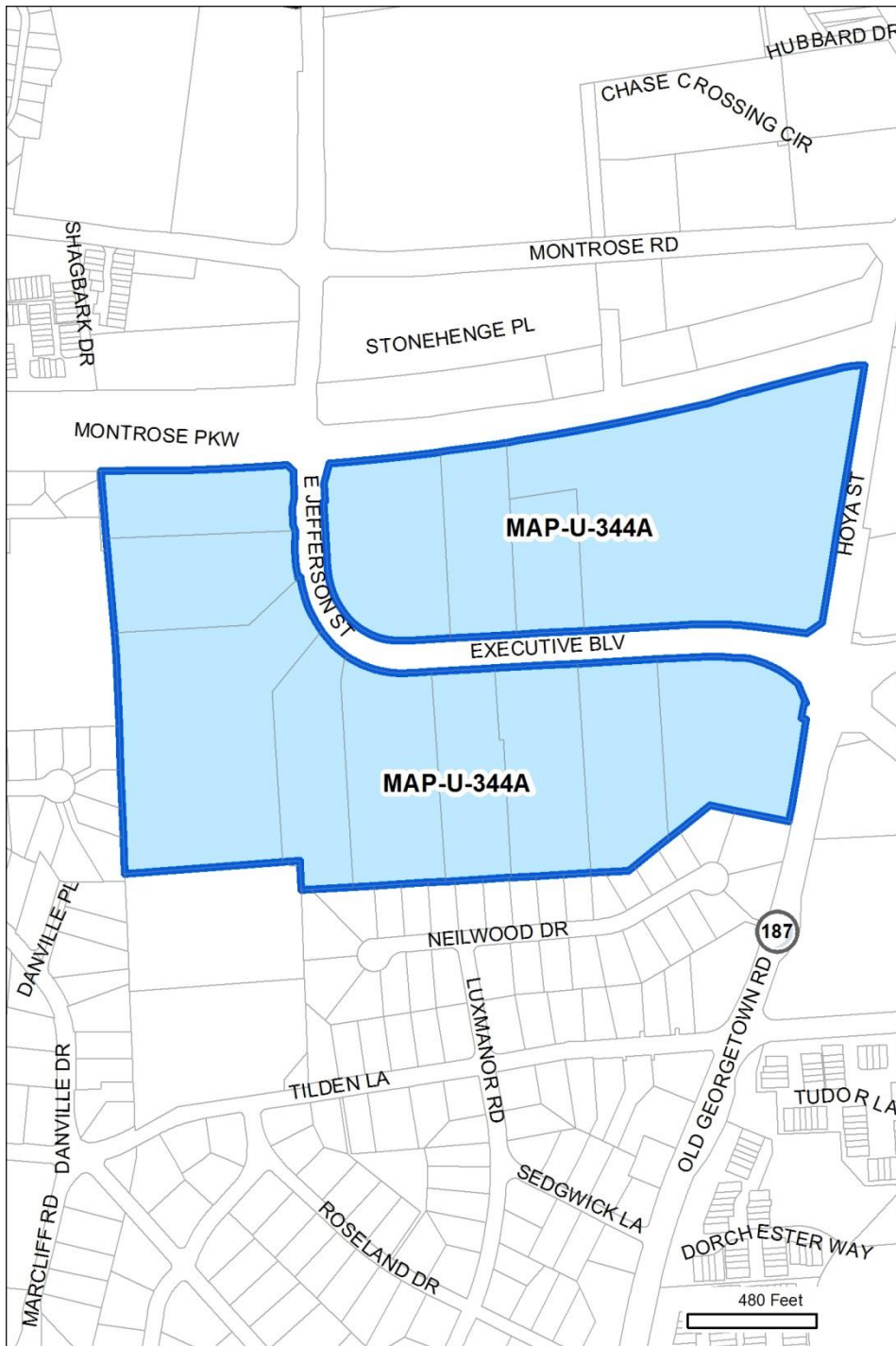
Unique ID: MAP-U-343A		Underway MP
Master Plan ID:		
Master Plan:	White Flint II (UNDERWAY)	
Location:	Rockville Pike @ California Cir	
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.5 C-1.5 R-1.5 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-75	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 2.25
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



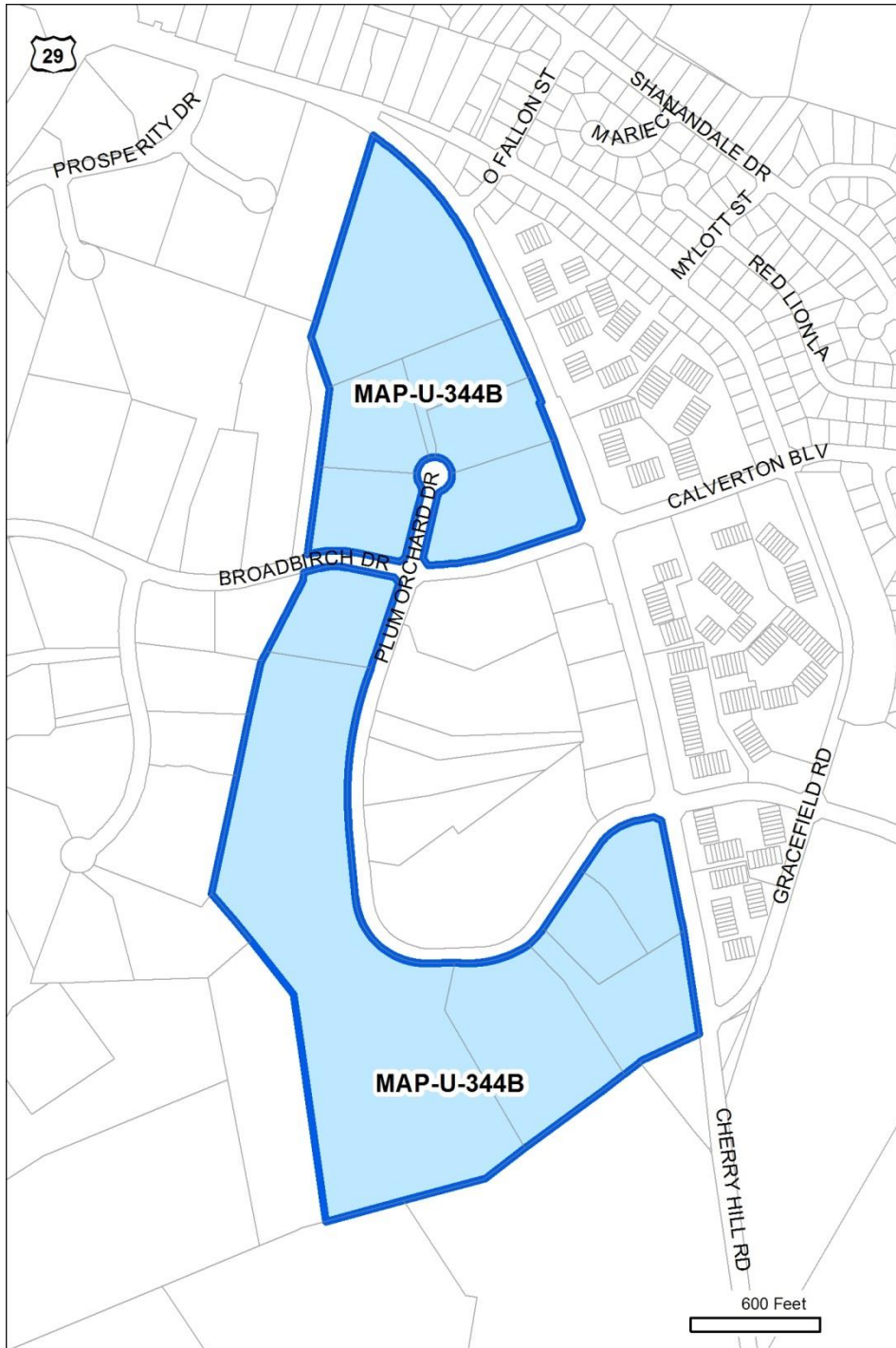
Unique ID: MAP-U-343B		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	New Hampshire Ave & Lockwood Dr	
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.5 C-1.5 R-1.5 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-45	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 2.25
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	Reduced to 45'
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



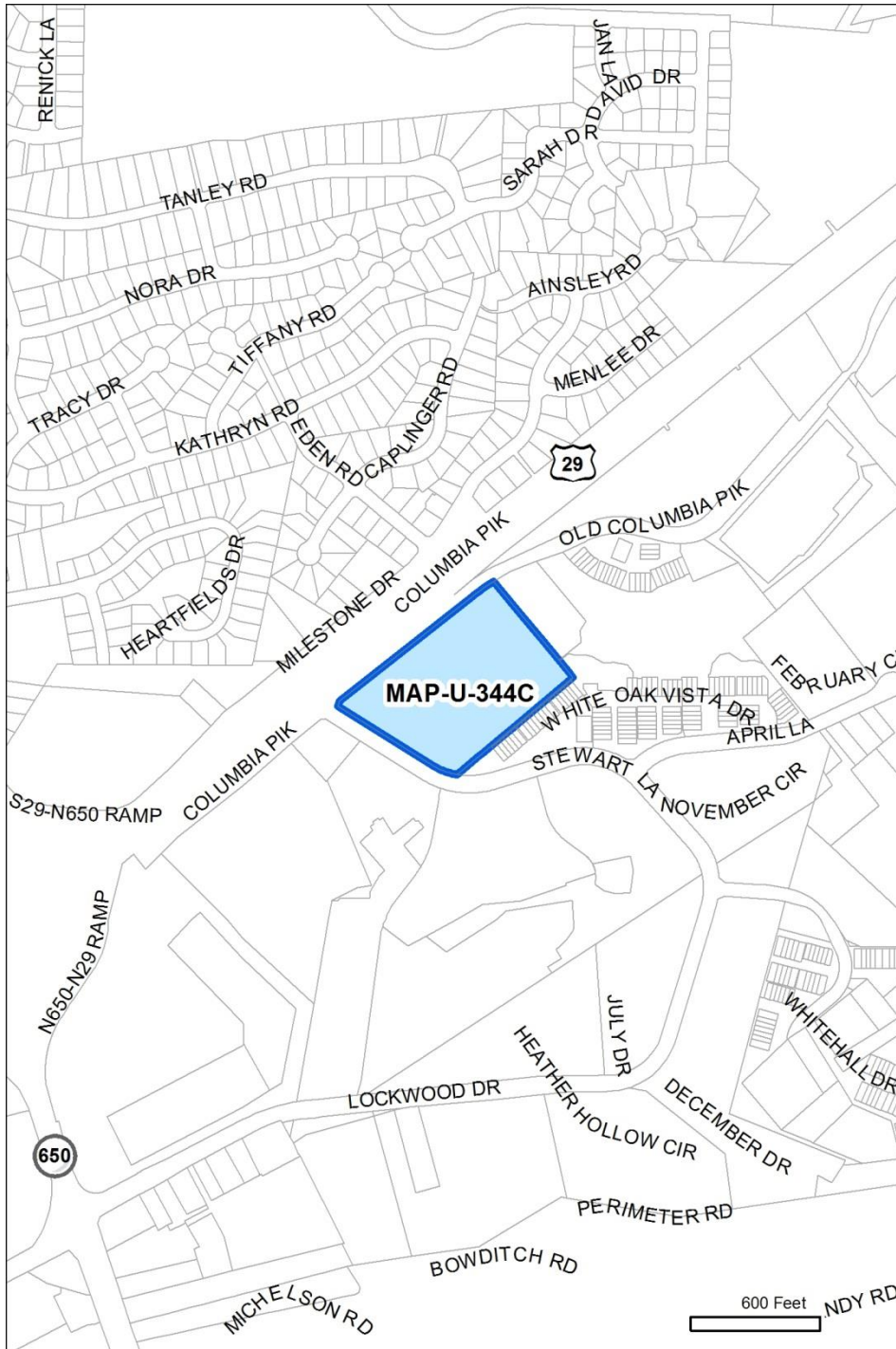
Unique ID: MAP-U-343C		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	New Hampshire Ave & Lockwood Dr	
Existing Zone:	C-2	
Proposed Conv: (10/11)	CRT-2.5 C-1.5 R-1.5 H-75	
Prop. Revised Conv:	CRT-2.25 C-1.5 R-0.75 H-75	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 2.25
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.75
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



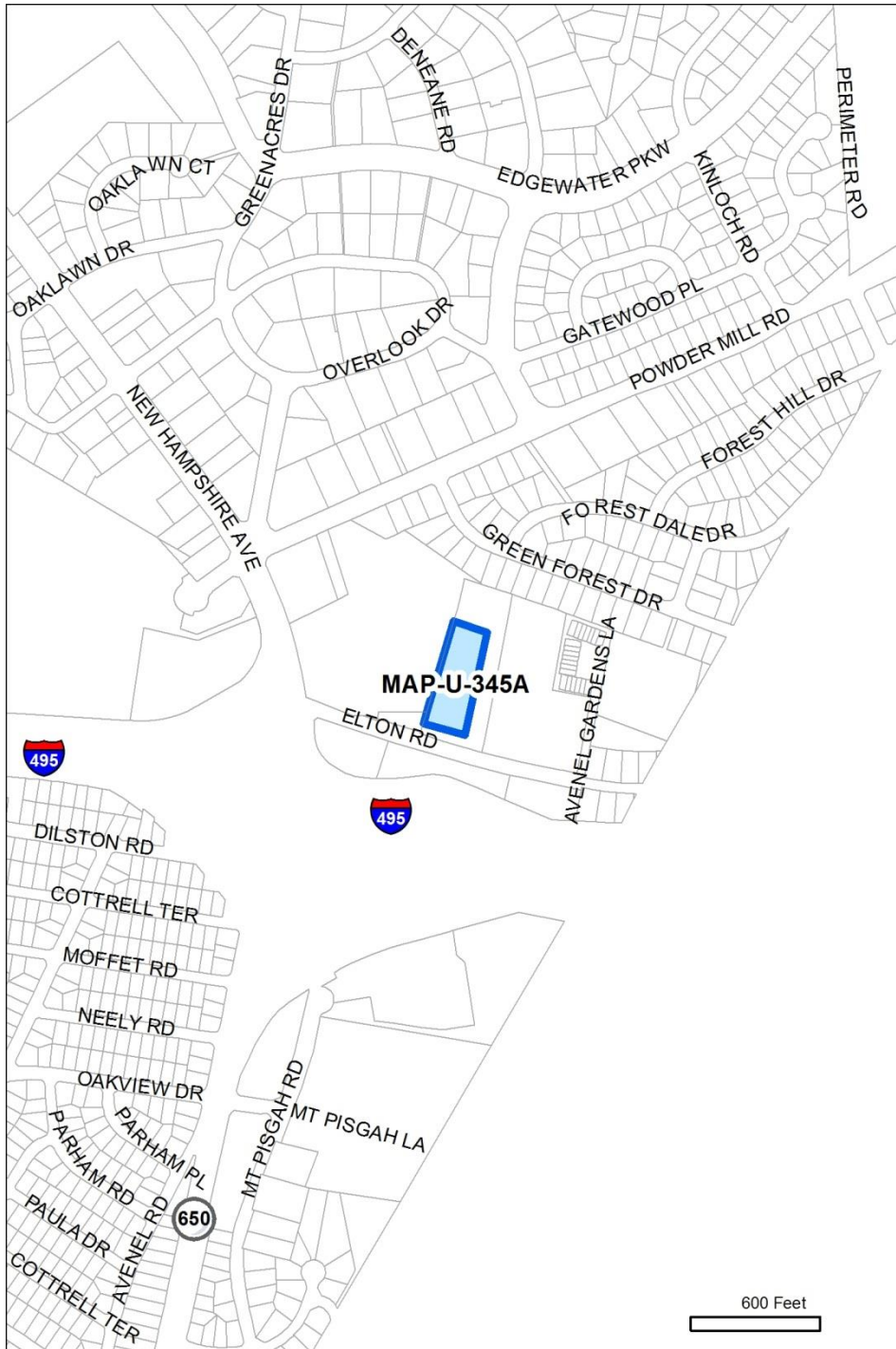
Unique ID: MAP-U-344A		Underway MP
Master Plan ID:		
Master Plan:	White Flint II (UNDERWAY)	
Location:	Montrose Pkw & Jefferson St	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



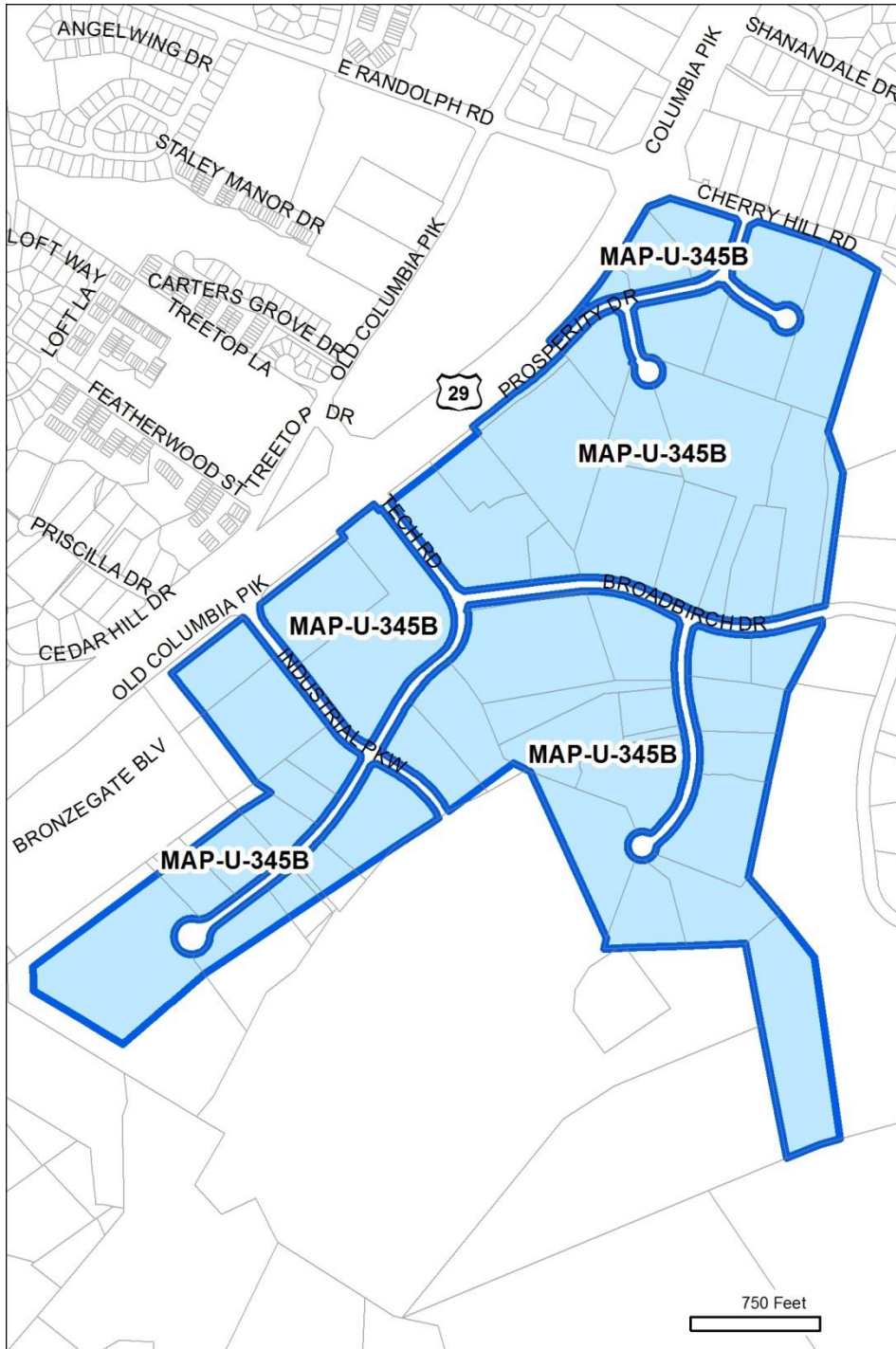
Unique ID: MAP-U-344B		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Broadbirch Dr & Plum Orchard Dr	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



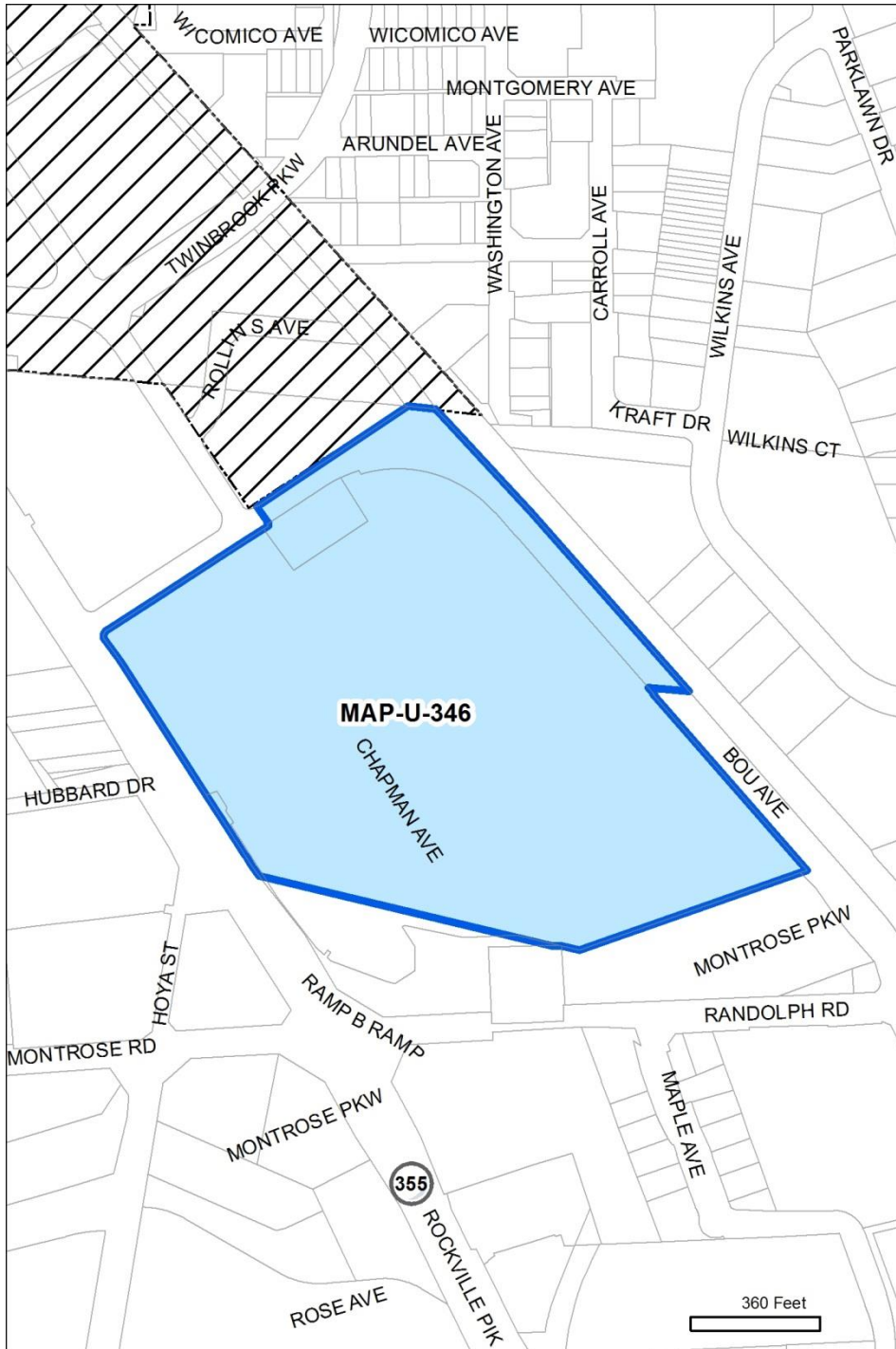
Unique ID: MAP-U-344C		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Columbia Pike & Stewart Lane	
Existing Zone:	I-3	
Proposed Conv: (10/11)	EOF-0.75 H-100	
Prop. Revised Conv:	EOF-0.75 H-100 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



Unique ID: MAP-U-345A		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Hillandale	
Existing Zone:	I-1	
Proposed Conv: (10/11)	IM-2.5 H-120	
Prop. Revised Conv:	IM-2.5 H-50	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 50'
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



Unique ID: MAP-U-345B		Underway MP
Master Plan ID:		
Master Plan:	White Oak Sci Gateway (UNDERWAY)	
Location:	Columbia Pike & Cherry Hill Rd	
Existing Zone:	I-1	
Proposed Conv: (10/11)	IM-2.5 H-120	
Prop. Revised Conv:	IM-2.5 H-50	
Category:	Staff Recommended Change	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 50'
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the standard conversion for this zone was changed, and therefore this area's DMA recommendation must be accordingly updated.</i></p>		



Unique ID: MAP-U-346		Underway MP
Master Plan ID: NBETH-09 // WFLN2-01		
Master Plan:	White Flint II (UNDERWAY)	
Location:	Montrose Crossing	
Existing Zone:	RMX-3C	
Proposed Conv: (10/11)	CRT-2.0 C-0.5 R-1.5 H-200 T	
Prop. Revised Conv:	CR-2.0 C-0.5 R-1.5 H-200 T	
Category:	Staff Recommended Change	
Modifications	Zone Group:	Changed to CR
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This area is in a Master Plan which is underway. If the Master Plan and SMA pass before the Rewrite and DMA, the DMA will be revised to reflect the new zoning.</i></p> <p><i>However, if the DMA passes first, it must convert the zones on the ground at the time. The Master Plan and SMA will then change what the DMA put down when they are adopted (assuming it's different from the DMA recommendation).</i></p> <p><i>In this case, the non-standard conversion for this zone needed to be revised because the 200' height limit (which matches development approvals) is above the statutory height allowed in the CRT zone.</i></p>		