

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

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

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

The second section covers **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.

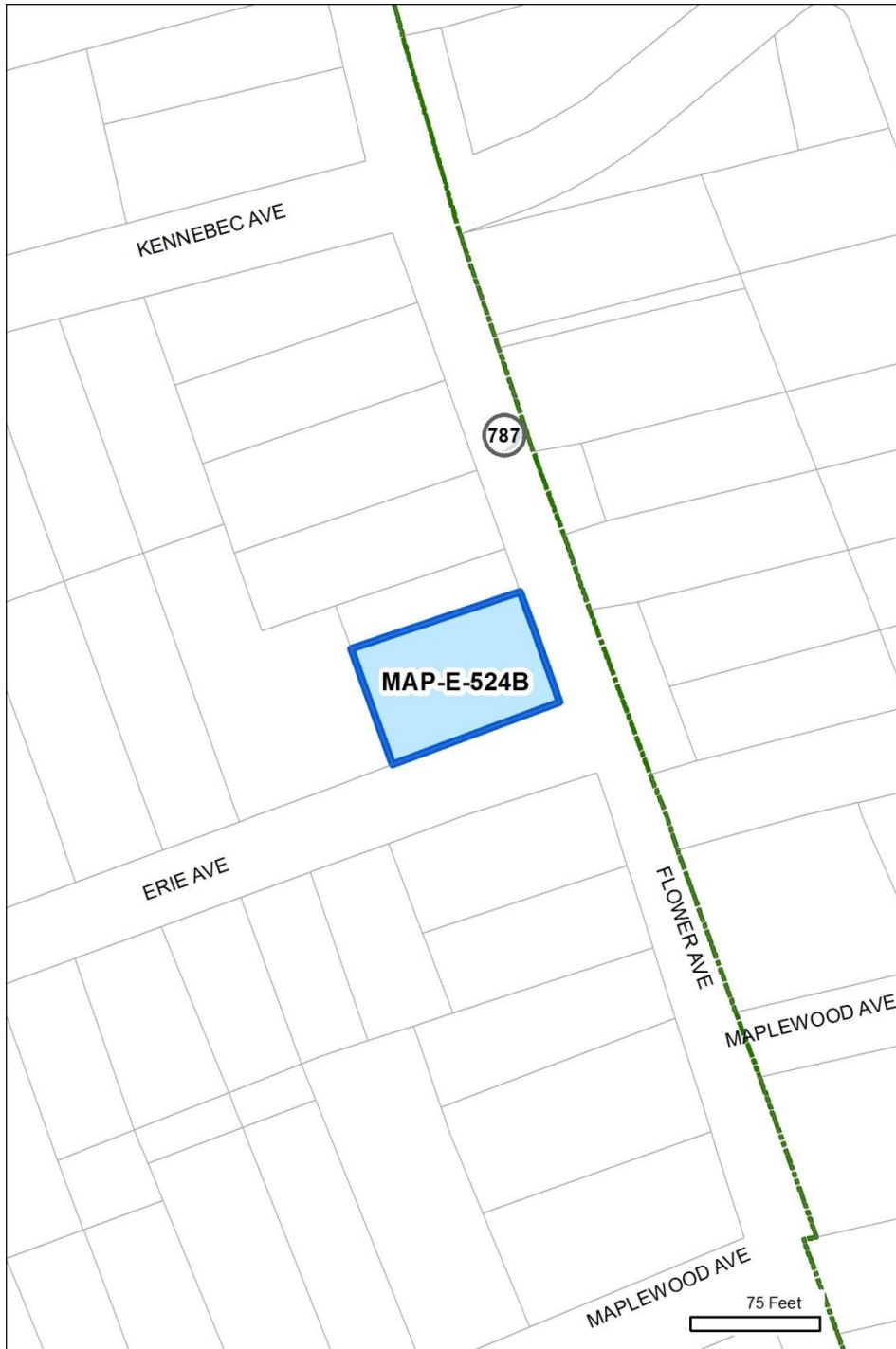
## **Changes to proposed District Map Amendment G-956**

### **SECTION 1: ERRORS**

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



Unique ID: MAP-E-524A		staff error
Master Plan ID: TAKOM-17		
Master Plan:	Takoma Park	
Location:		
Existing Zone:	C-1	
Proposed Conv: (3/7)	CRT-0.5 C-0.5 R-0.25 H-35	
Prop. Revised Conv:	CRT-0.5 C-0.5 R-0.25 H-50	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



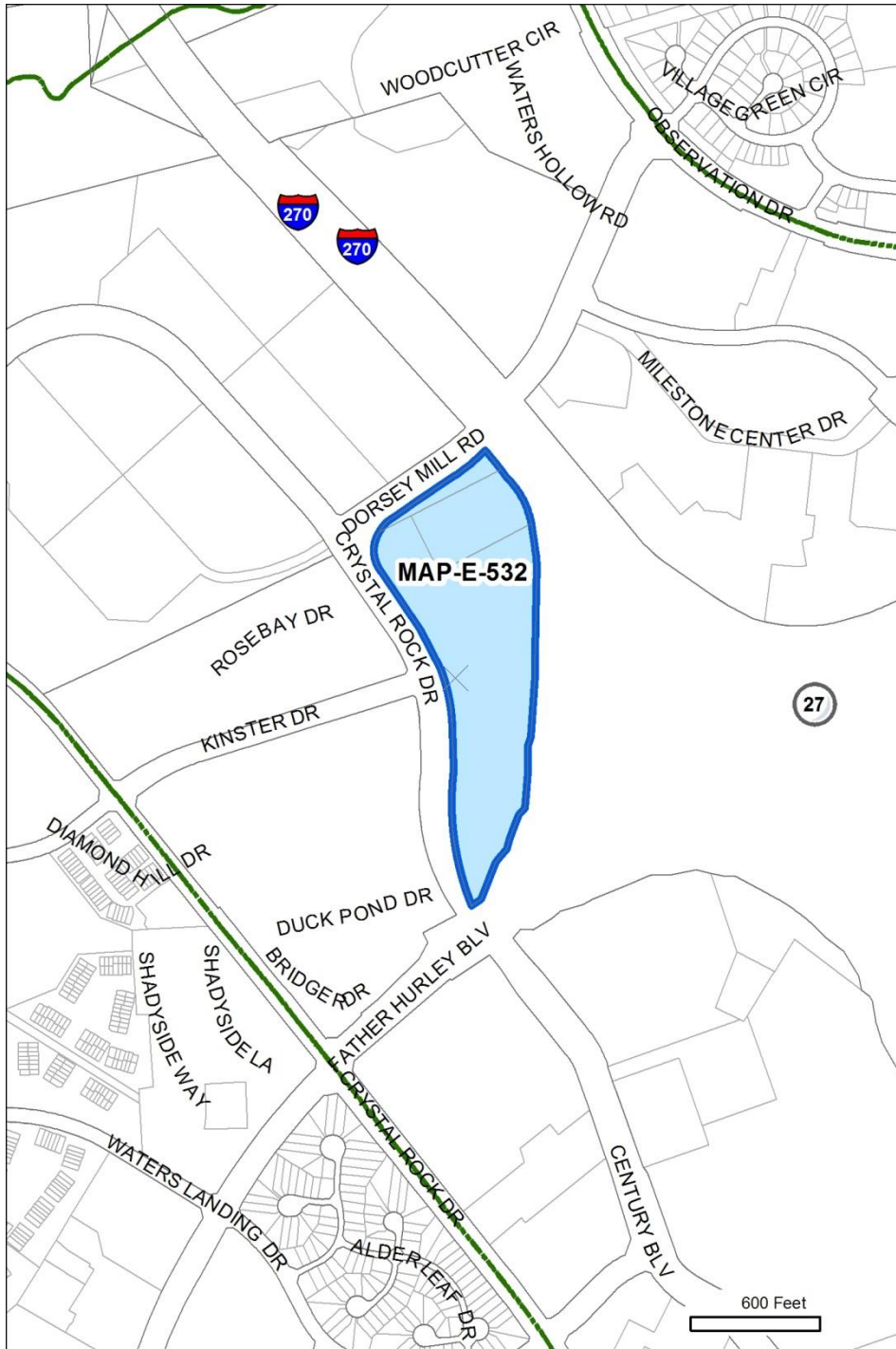
<b>Unique ID:</b> MAP-E-524B		staff error
<b>Master Plan ID:</b> TAKOM-18		
<b>Master Plan:</b>		Takoma Park
<b>Location:</b>		
<b>Existing Zone:</b>		C-1
<b>Proposed Conv:</b> (3/7)		<del>CRT-0.75 C-0.5 R-0.25 H-35</del>
<b>Prop. Revised Conv:</b>		CRT-0.75 C-0.5 R-0.25 H-50
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>This property is in the Takoma Park/East Silver Spring Commercial Revitalization Overlay, however it was inadvertently left out of the Overlay in earlier versions of the DMA.</i></p> <p><i>The Overlay allows heights to go to 50' with Planning Board approval, and the language of the Overlay will remain in effect under the proposed ordinance.</i></p> <p><i>These properties were remapped to be consistent with the other properties within the Takoma Park/East Silver Spring Overlay.</i></p>		



Unique ID: MAP-E-530		staff error
Master Plan ID: WDMNT-08		
Master Plan:		Woodmont Triangle
Location:		
Existing Zone:		CBD-R1
Proposed Conv: (3/7)		<del>CR-3.0 C-0.75 R-3.0 H-120 T</del>
Prop. Revised Conv:		CR-3.0 C-0.75 R-3.0 H-145 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 145'
<b>Reason for change:</b>		
<p><i>This property is in the Woodmont Triangle Sector Plan. Staff set the height at 120' in error. This property should have received the standard conversion for CBD-R1, including a height of 145'.</i></p>		



Unique ID: MAP-E-531		staff error
Master Plan ID: GRMTC-08		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-2.0 C-1.5 R-1.5 H-180 T	
Prop. Revised Conv:	CR-2.0 C-0.5 R-1.5 H-180 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 0.5
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan calls for this property to have a minimum of 70% residential. As a result, Commercial FAR should be limited to 0.5.</i></p> <p><i>Earlier versions of the DMA converted the commercial FAR to 1.5 on this site.</i></p>		

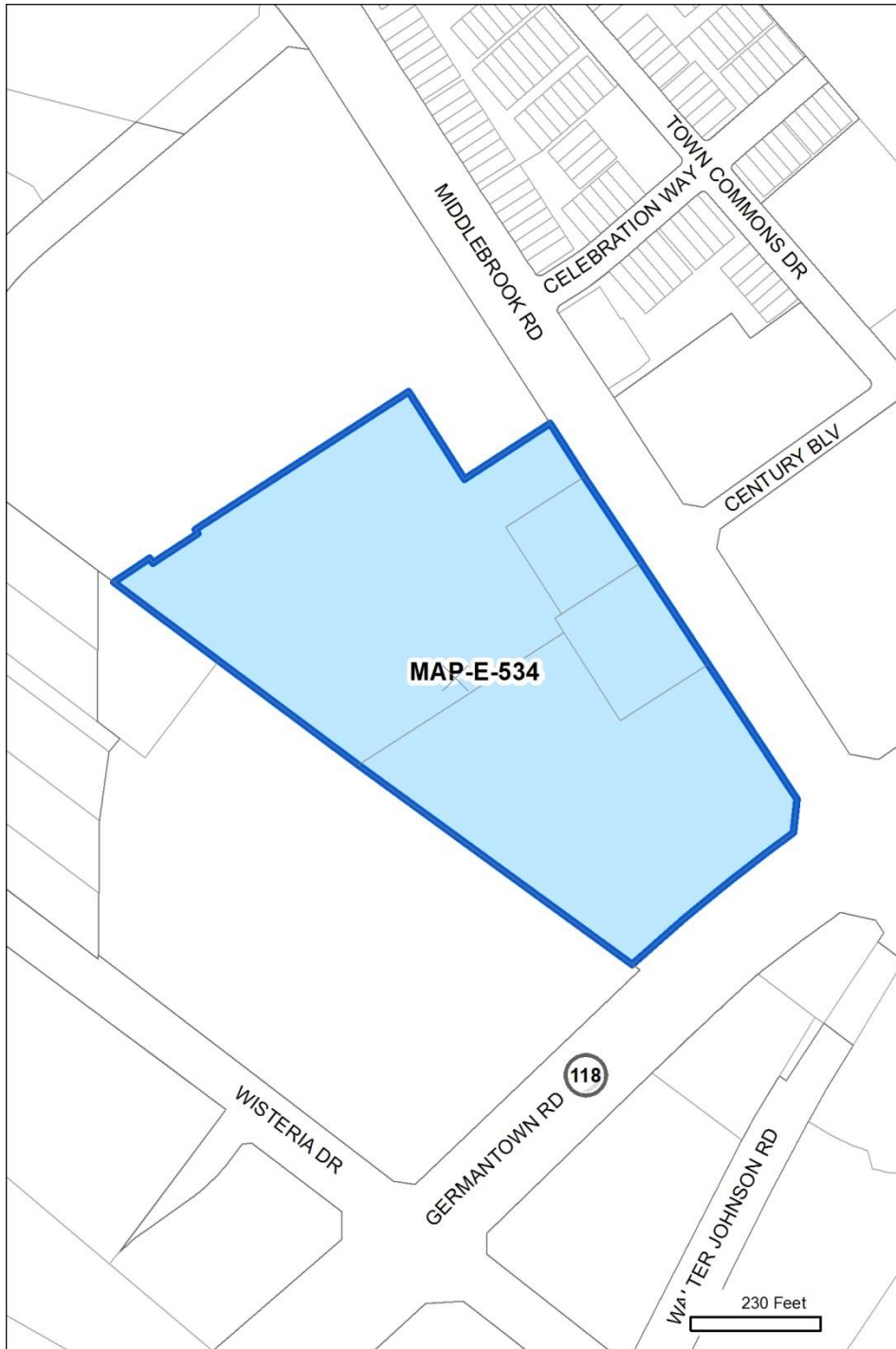


Unique ID: MAP-E-532		staff error
Master Plan ID: GRMTC-01		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-1.0 C-0.75 R-0.5 H-75 T	
Prop. Revised Conv:	CR-1.0 C-0.75 R-0.5 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 145'
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan calls portions of this property to have a height limit of 72' and some portions to have a height limit of 143'.</i></p> <p><i>Staff erroneously used the lower height when translating this area.</i></p> <p><i>Therefore, staff believes this area should have a height of 145' (the Sector Plan recommendation for lower heights on portions will remain, however the DMA will not split-zone properties that are not currently split-zoned).</i></p>		

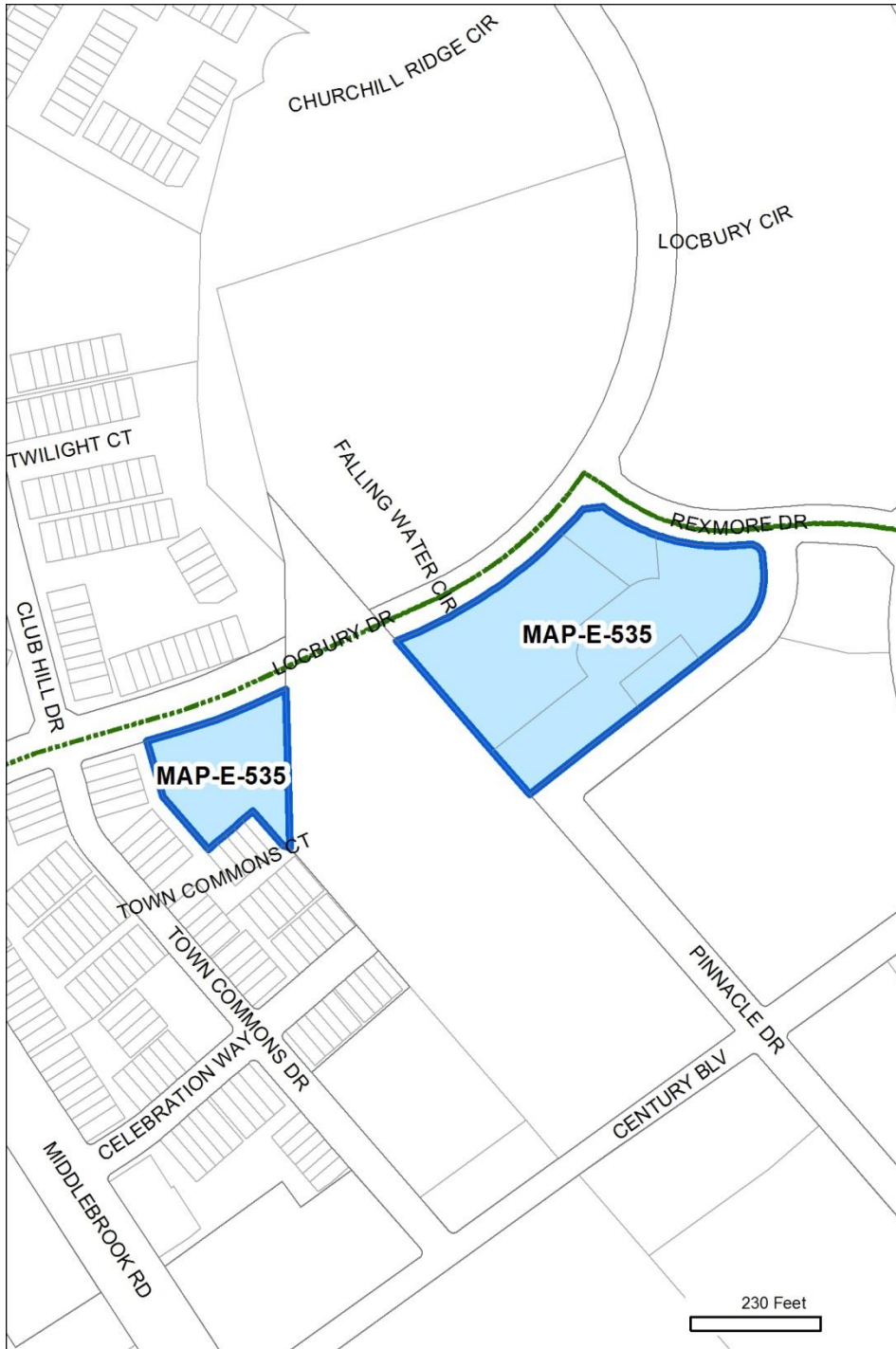


Unique ID: MAP-E-533		staff error
Master Plan ID: GRMTC-09		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-1.5 C-1.0 R-1.0 H-145 T	
Prop. Revised Conv:	CR-1.5 C-1.0 R-1.0 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 100'
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan indicates that this property should have a height limit of 100'.</i></p> <p><i>Staff erroneously translated this area to a height of 145', which applies to properties to the east only.</i></p>		

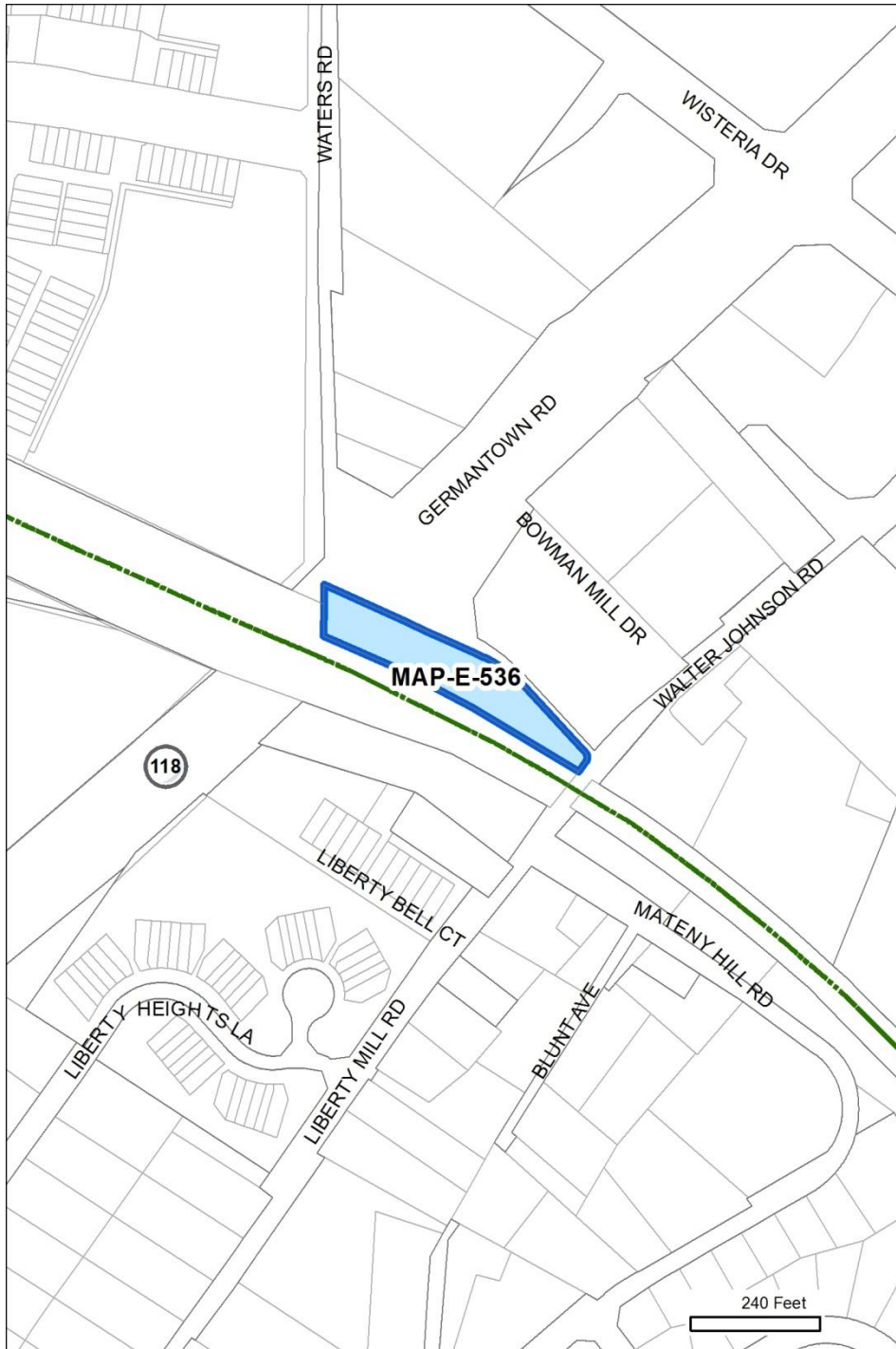




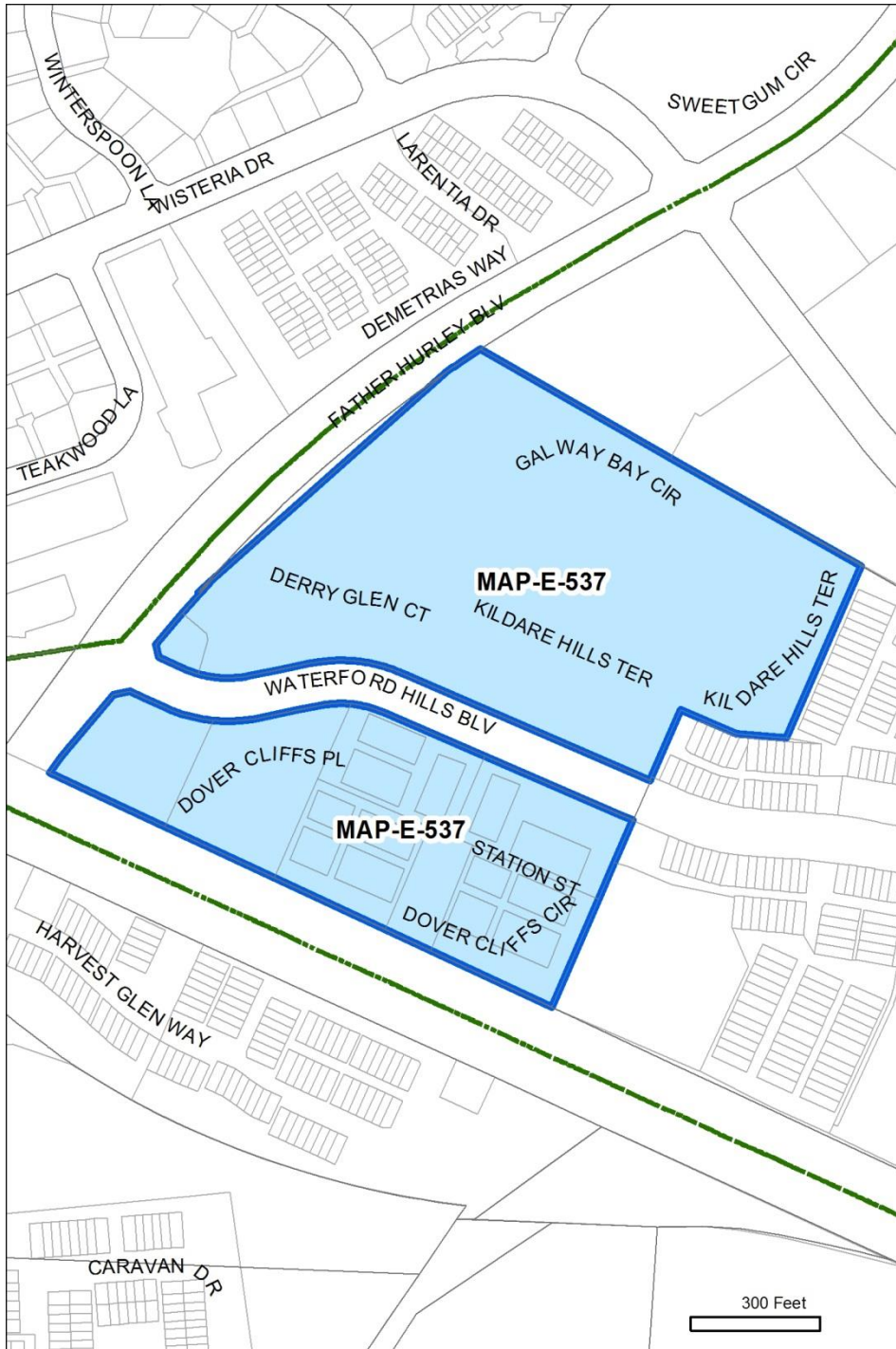
Unique ID: MAP-E-534		staff error
Master Plan ID: GRMTC-10B		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-1.0 C-0.75 R-0.75 H-100 T	
Prop. Revised Conv:	CR-1.0 C-0.75 R-0.5 H-100 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Decreased to 0.5
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan indicates that this property should have a maximum of 40% residential uses. As a result, the FAR for residential should be reduced to 0.5.</i></p>		



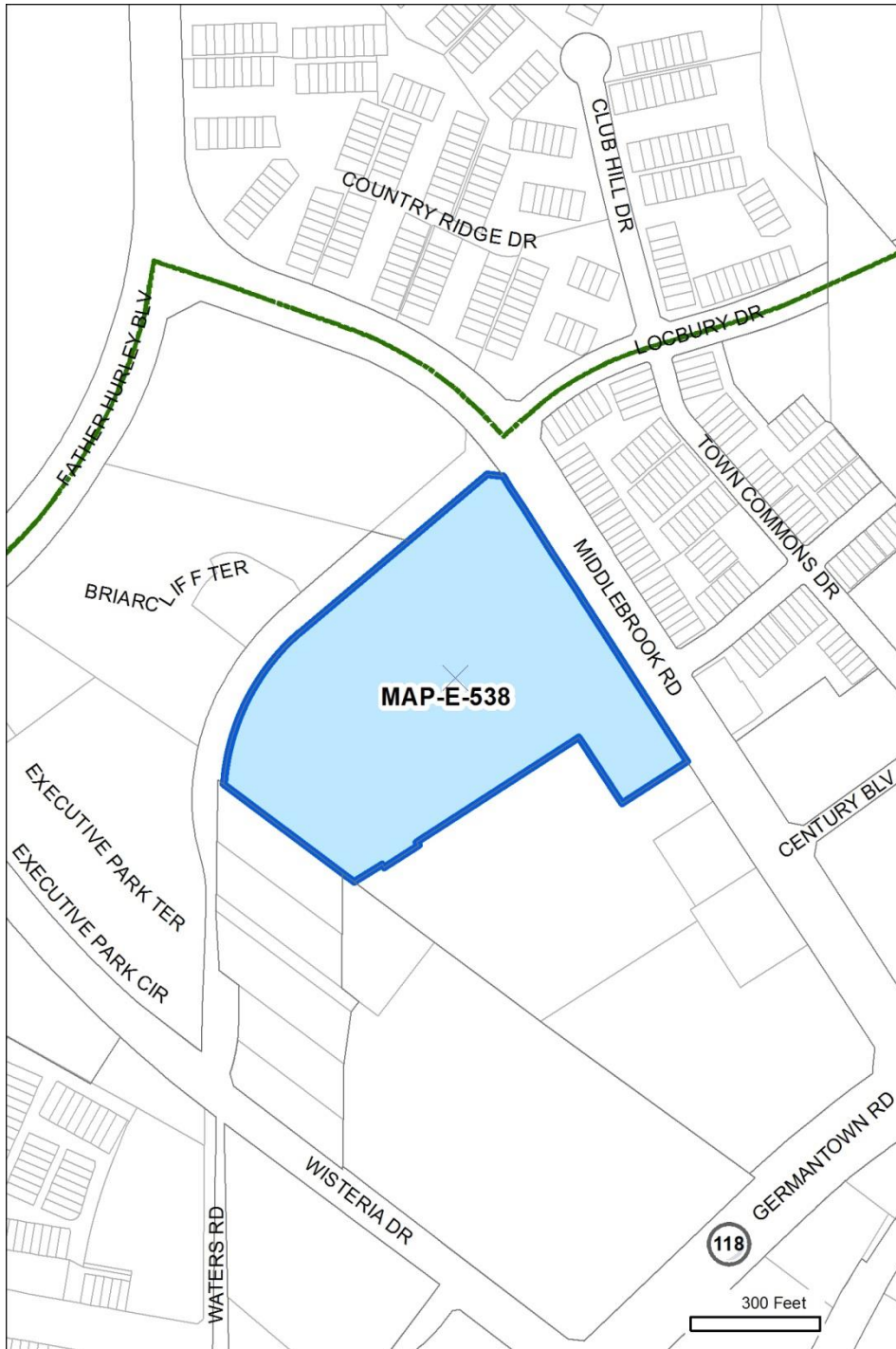
Unique ID: MAP-E-535		staff error
Master Plan ID: GRMTC-11B		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-0.5 C-0.5 R-0.25 H-60 T	
Prop. Revised Conv:	CR-0.5 C-0.5 R-0.5 H-60 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 0.5
	Height:	No change
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan indicates that this property should have an FAR limit of 0.5. However, a recommendation to limit residential FAR that applies to the neighboring property was inadvertently applied to this property.</i></p> <p><i>Staff believes this property should be given a residential FAR of 0.5.</i></p>		



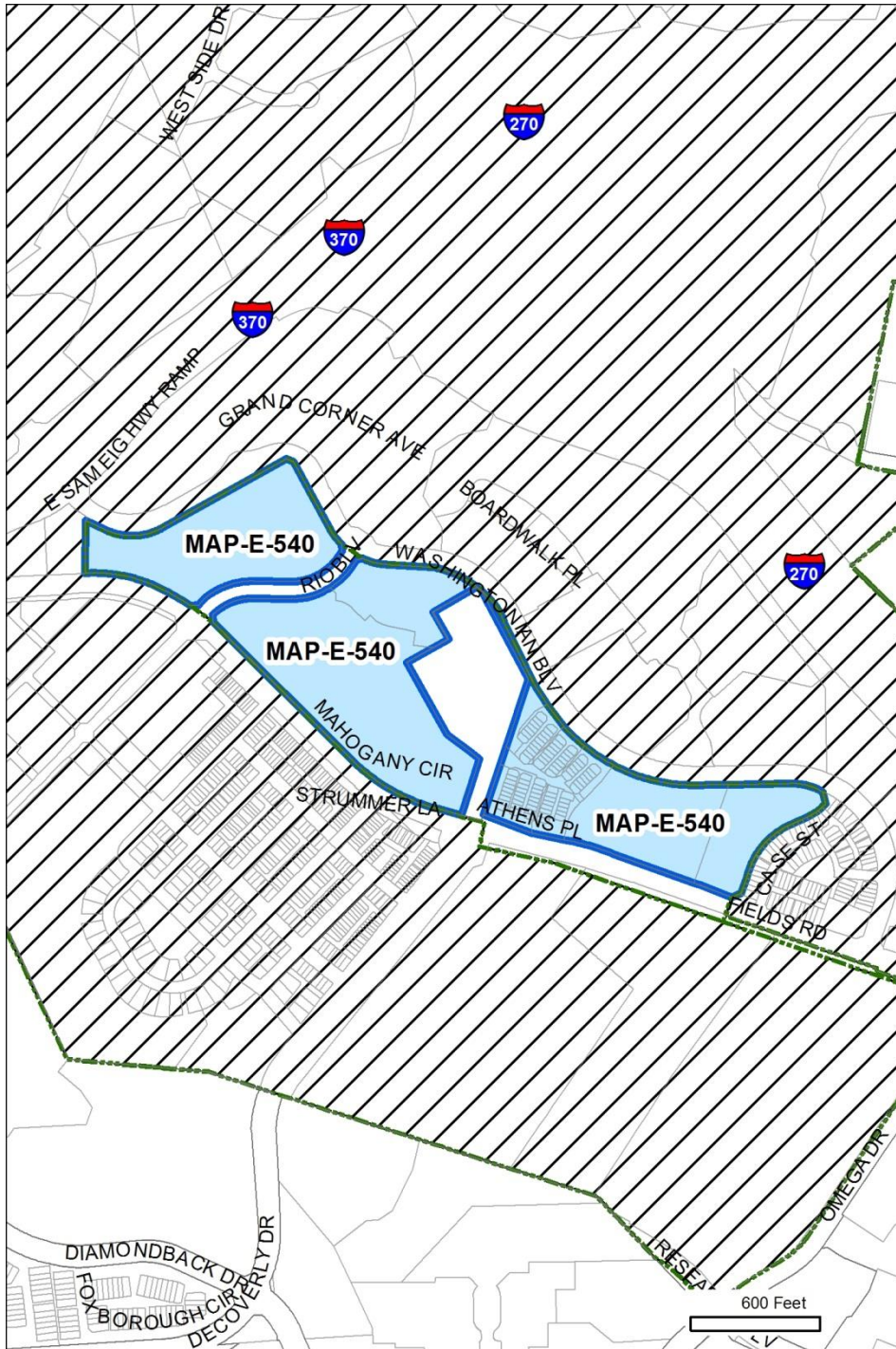
<b>Unique ID:</b> MAP-E-536		staff error
<b>Master Plan ID:</b> GRMTC-20B (add to)		
<b>Master Plan:</b>		Germantown Town Center
<b>Location:</b>		
<b>Existing Zone:</b>		TMX-2
<b>Proposed Conv:</b> (3/7)		CR-2.0 C-1.5 R-1.5 H-150 T
<b>Prop. Revised Conv:</b>		CR-0.5 C-0.25 R-0.25 H-40 T
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 40'
<b>Reason for change:</b>		
<p><i>The Germantown Town Center Plan includes a map describing properties. This property was not included in the map, and was given a standard conversion for the TMX-2 zone.</i></p> <p><i>However, upon further review, it became clear that the text does refer to this property and that it should be included with the conversion given to the property referred to in the DMA as non-standard conversion GRMTC-20B.</i></p>		



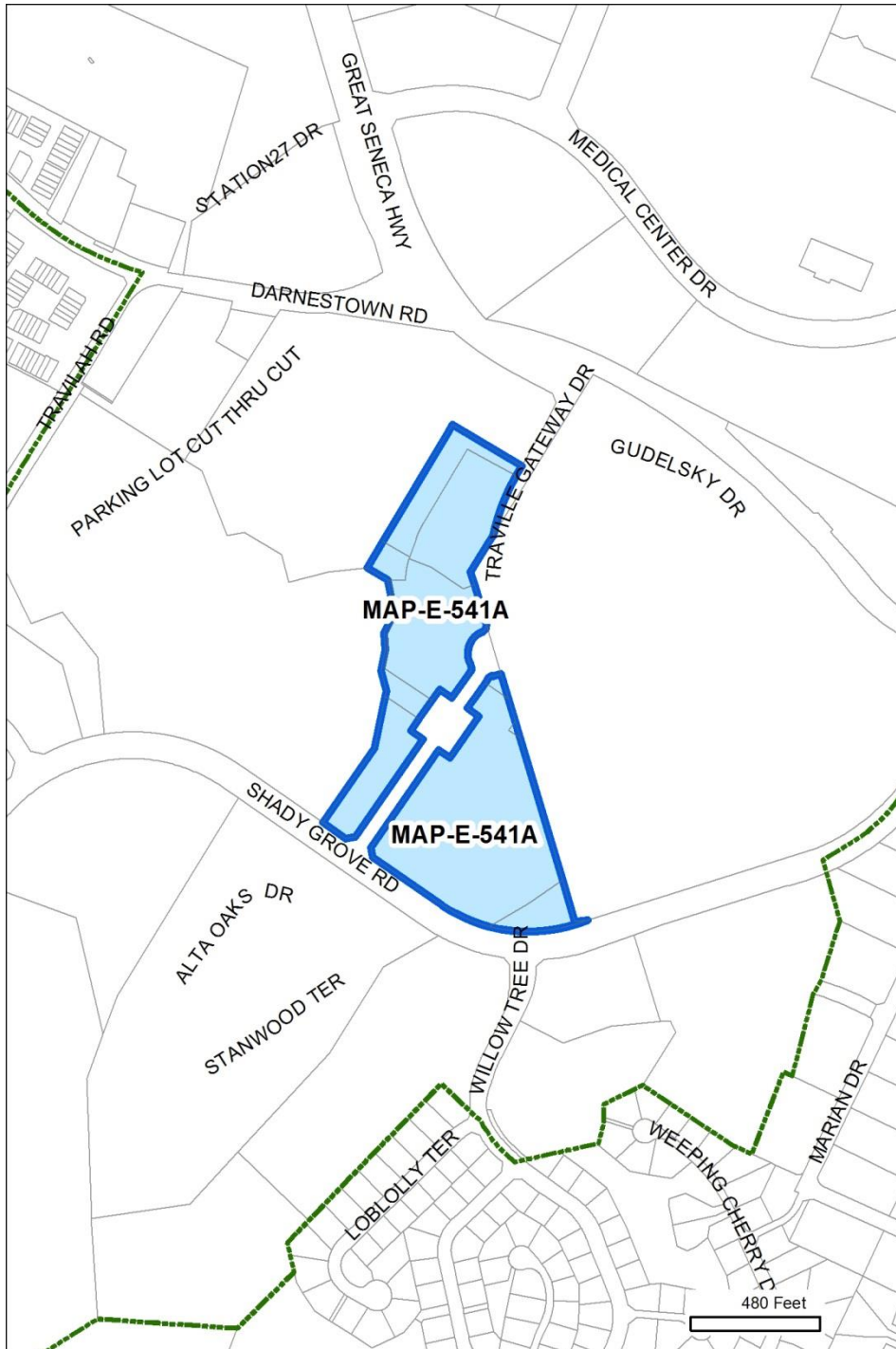
Unique ID: MAP-E-537		staff error
Master Plan ID:		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	RMX-2	
Proposed Conv: (3/7)	CRT-1.0 C-0.25 R-0.75 H-65 T	
Prop. Revised Conv:	CRT-2.0 C-0.5 R-1.5 H-65 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 2.0
	Comm'l FAR:	Increased to 0.5
	Resid'l FAR:	Increased to 0.5
	Height:	No change
Reason for change:		
<p><i>This property is zoned RMX-2, and the Germantown Town Center Sector Plan only reconfirms the zoning on the site.</i></p> <p><i>Staff inadvertently captured the recommendations for the property next door when crafting the conversion for this property.</i></p> <p><i>It should receive the standard conversion.</i></p>		



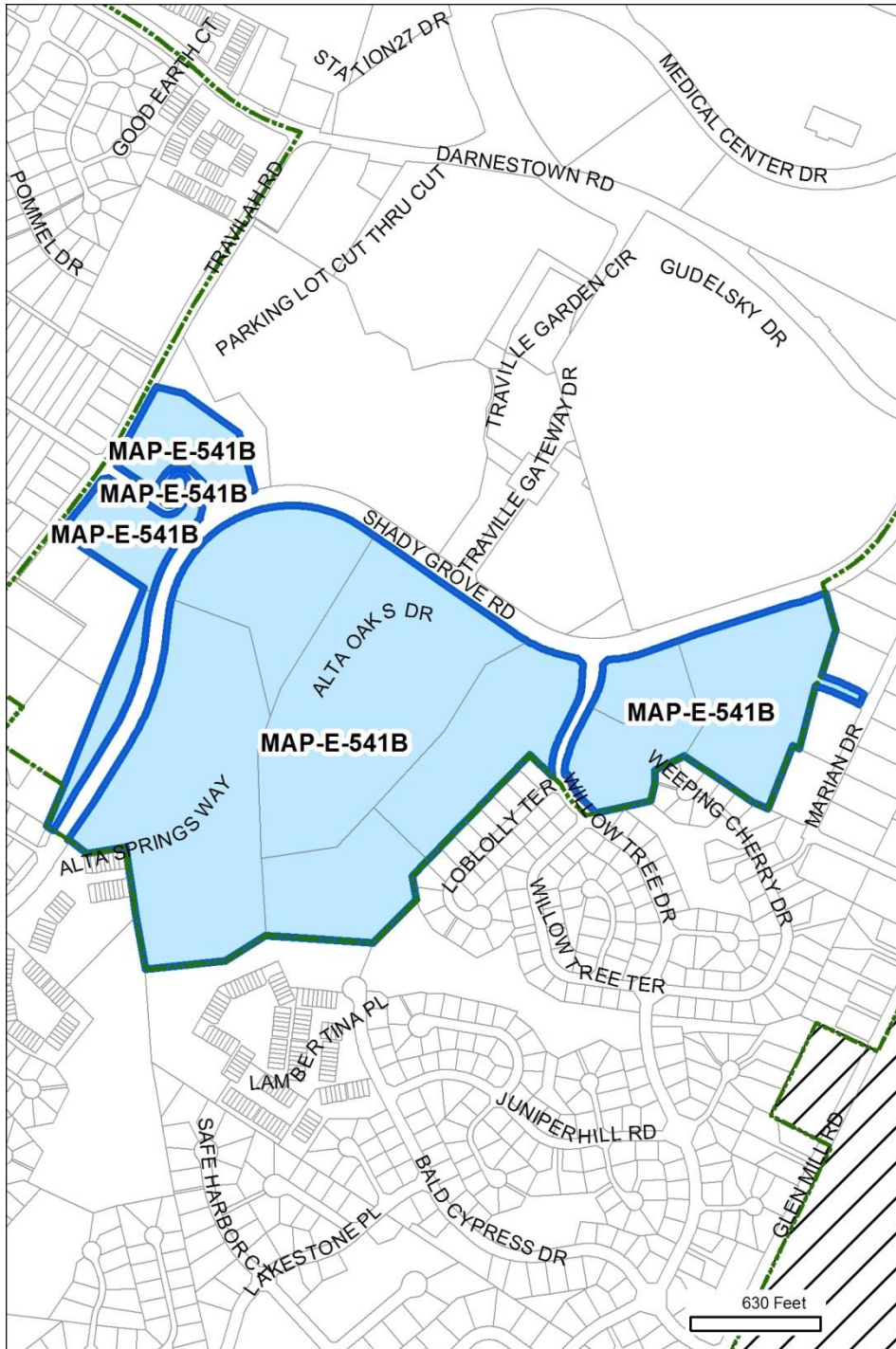
Unique ID: MAP-E-538		staff error
Master Plan ID: GRMTC-12B		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	<del>CR-1.0 C-0.75 R-0.75 H-60 T</del>	
Prop. Revised Conv:	CR-1.0 C-0.75 R-0.5 H-60 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
<b>Reason for change:</b>		
<i>This property is zoned TMX-2. The Master Plan recommends a maximum residential development of 40%, and therefore, the residential FAR should be limited to 0.5.</i>		
<i>The proposed conversion to 0.75 FAR was made in error.</i>		



Unique ID: MAP-E-540		staff error
Master Plan ID: GSSCR-06		
Master Plan:		Great Seneca Science Corridor
Location:		
Existing Zone:		MXPD
Proposed Conv: (3/7)		CR-1.0 C-0.75 R-1.0 H-100 T
Prop. Revised Conv:		CR-1.0 C-0.25 R-1.0 H-110 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	No change
	Height:	Increased to 110'
Reason for change:		
<p><i>This property is zoned MXPD, which is a floating zone. Staff was instructed to zone based on the approved plans.</i></p> <p><i>In this case, the site is approved for minimal commercial development, and staff erroneously gave the "standard" conversion in terms of commercial FAR.</i></p> <p><i>The site should instead have a commercial FAR of 0.25.</i></p> <p><i>Additionally, the LMA G-439 permits heights on the site up to 10 stories.</i></p> <p><i>The site is subject to plans:</i></p> <p><b>819940040</b></p> <p><b>819930180</b></p> <p><b>819970150</b></p>		

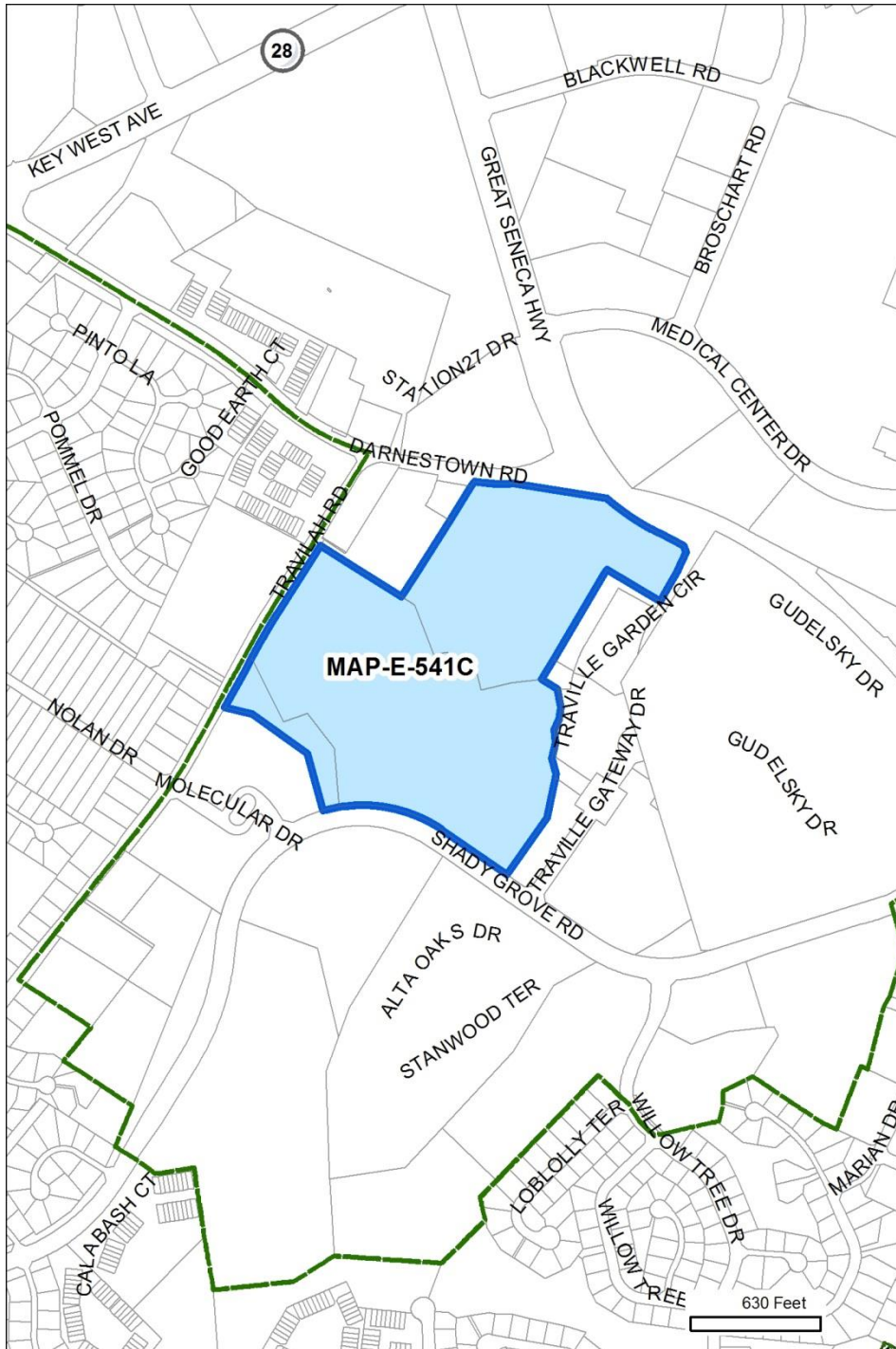


Unique ID: MAP-E-541A		staff error
Master Plan ID: GSSCR-05B		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	MXN	
Proposed Conv: (3/7)	CRT-0.5 C-0.5 R-0.25 H-100 T	
Prop. Revised Conv:	CRT-0.5 C-0.25 R-0.25 H-70 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	No change
	Height:	Reduced to 70'
<b>Reason for change:</b>		
<p><i>This property is zoned MXN, which allows up to 0.3 FAR, with a minimum residential component of 25%.</i></p> <p><i>The adjacent property was approved for commercial FAR above 0.25, and the owner requested that the DMA be changed to reflect the amount of commercial for which the site was approved.</i></p> <p><i>Staff inadvertently, however, included adjacent properties which were not approved for greater commercial density. As a result, these properties should have received the "standard" conversion.</i></p> <p><i>The height should be 70', since the tallest building approved in this floating zone is 6 stories.</i></p>		

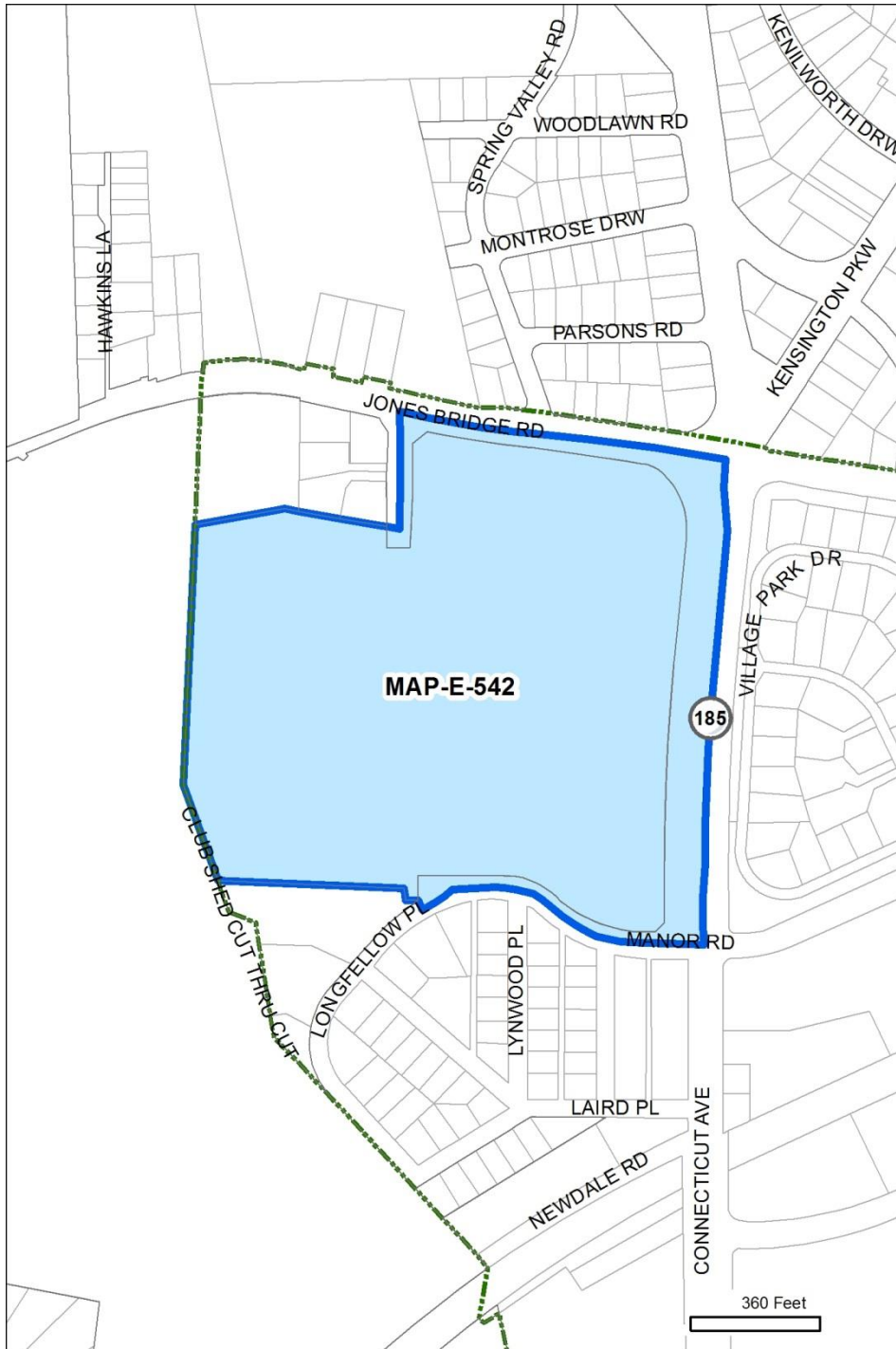


Unique ID: MAP-E-541B		staff error
Master Plan ID: GSSCR-05B		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	MXN	
Proposed Conv: (3/7)	CRT-0.5 C-0.25 R-0.25 H-100 T	
Prop. Revised Conv:	CRT-0.5 C-0.25 R-0.25 H-70 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 70'
<b>Reason for change:</b>		
<i>The height should be 70', since the tallest building approved in this floating zone is 6 stories. (There is no statutory height in this zone).</i>		

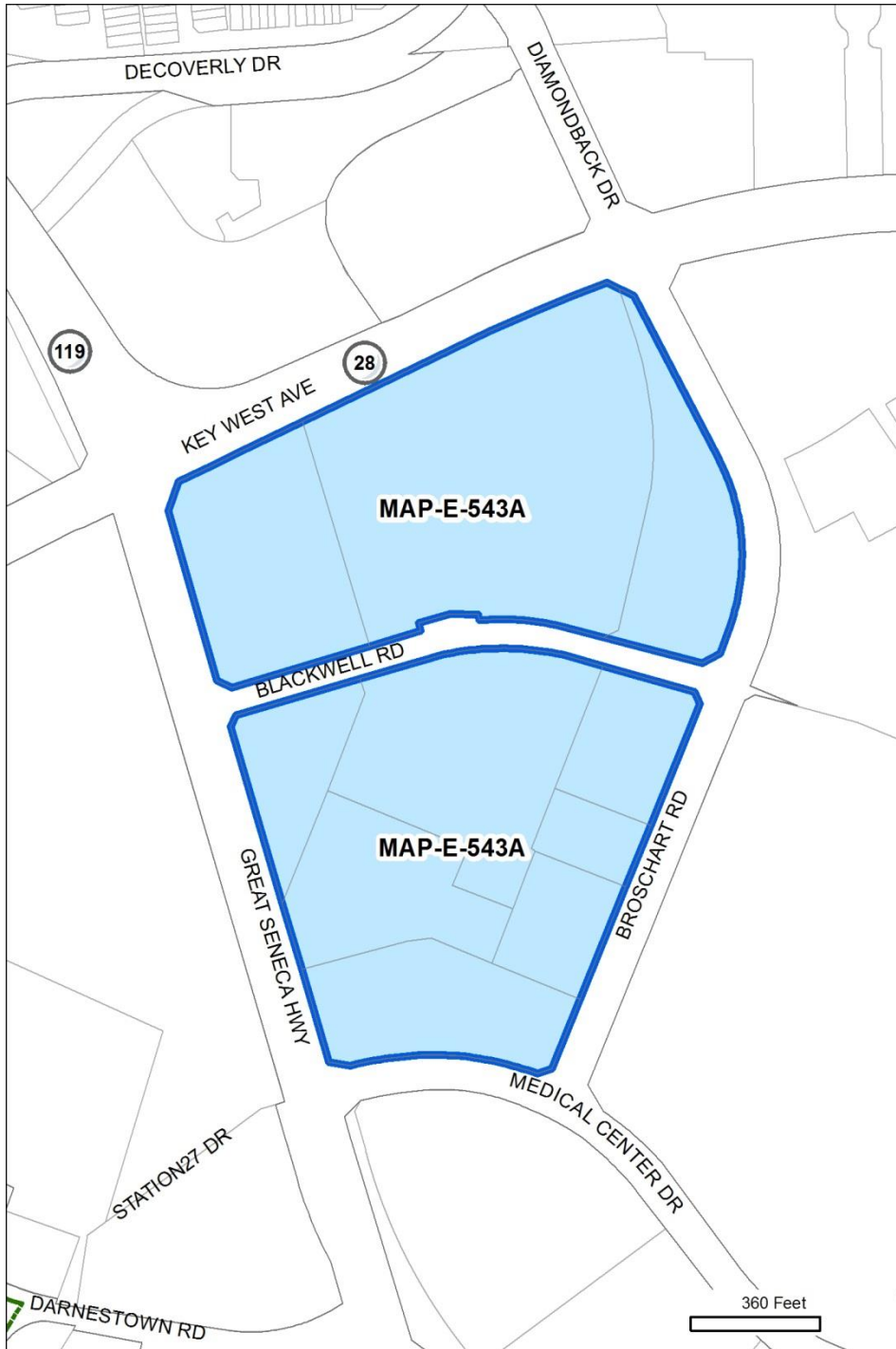




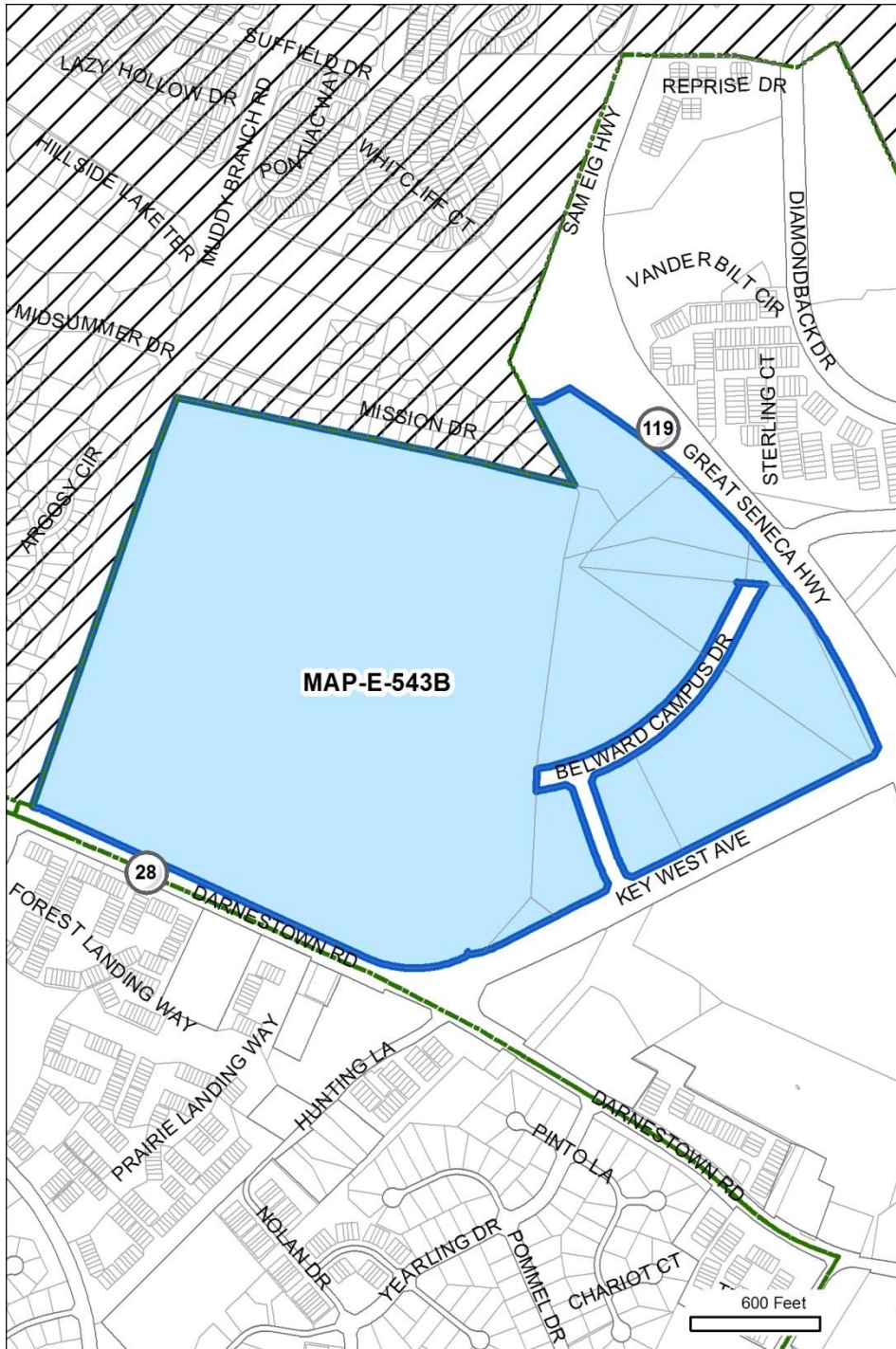
Unique ID: MAP-E-541C		staff error
Master Plan ID: GSSCR-05A		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	MXN	
Proposed Conv: (3/7)	<del>CRT-0.5 C-0.5 R-0.25 H-100 T</del>	
Prop. Revised Conv:	CRT-0.5 C-0.5 R-0.25 H-70 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 70'
<b>Reason for change:</b>		
<i>The height should be 70', since the tallest building approved in this floating zone is 6 stories. (There is no statutory height in this zone).</i>		



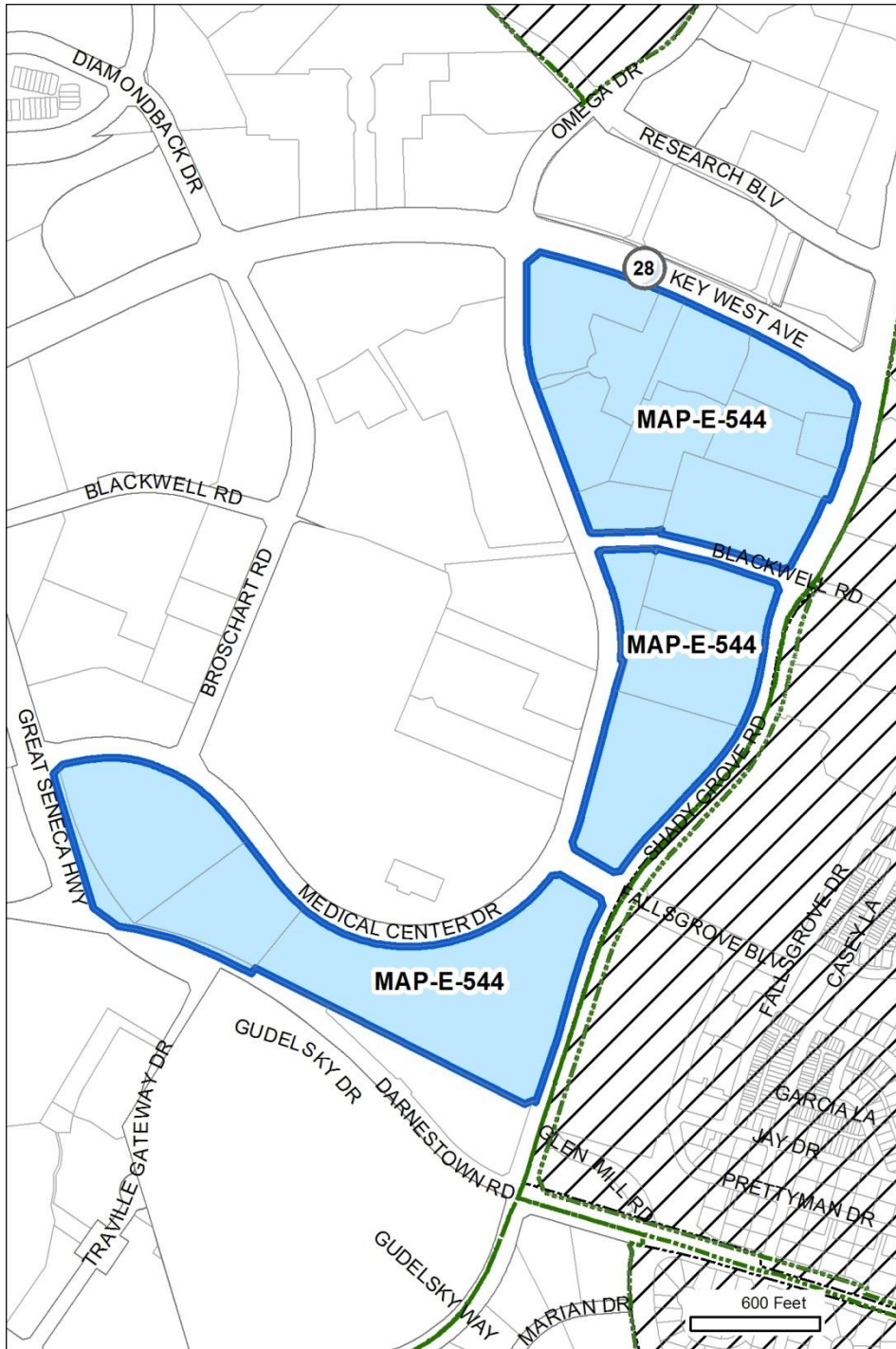
<b>Unique ID:</b> MAP-E-542		staff error
<b>Master Plan ID:</b> CCLKE-01		
<b>Master Plan:</b>	Chevy Chase Lake	
<b>Location:</b>		
<b>Existing Zone:</b>	LSC	
<b>Proposed Conv:</b> (3/7)	LSC-0.5 H-65	
<b>Prop. Revised Conv:</b>	LSC-0.5 H-65 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		



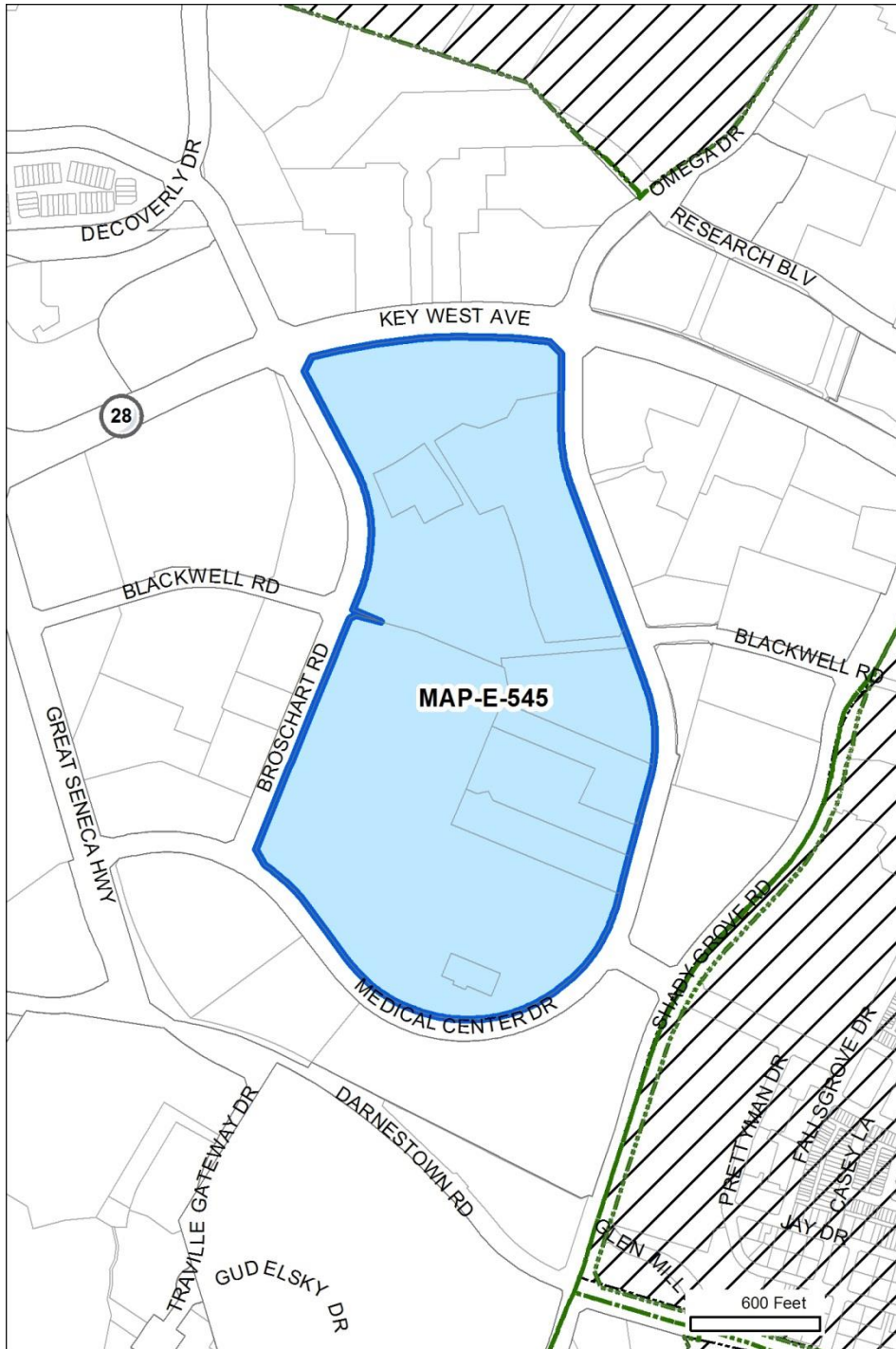
Unique ID: MAP-E-543A		staff error
Master Plan ID: GSSCR-01		
Master Plan:		Great Seneca Science Corridor
Location:		
Existing Zone:		LSC
Proposed Conv: (3/7)		LSC-1.0 H-150
Prop. Revised Conv:		LSC-1.0 H-150 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		



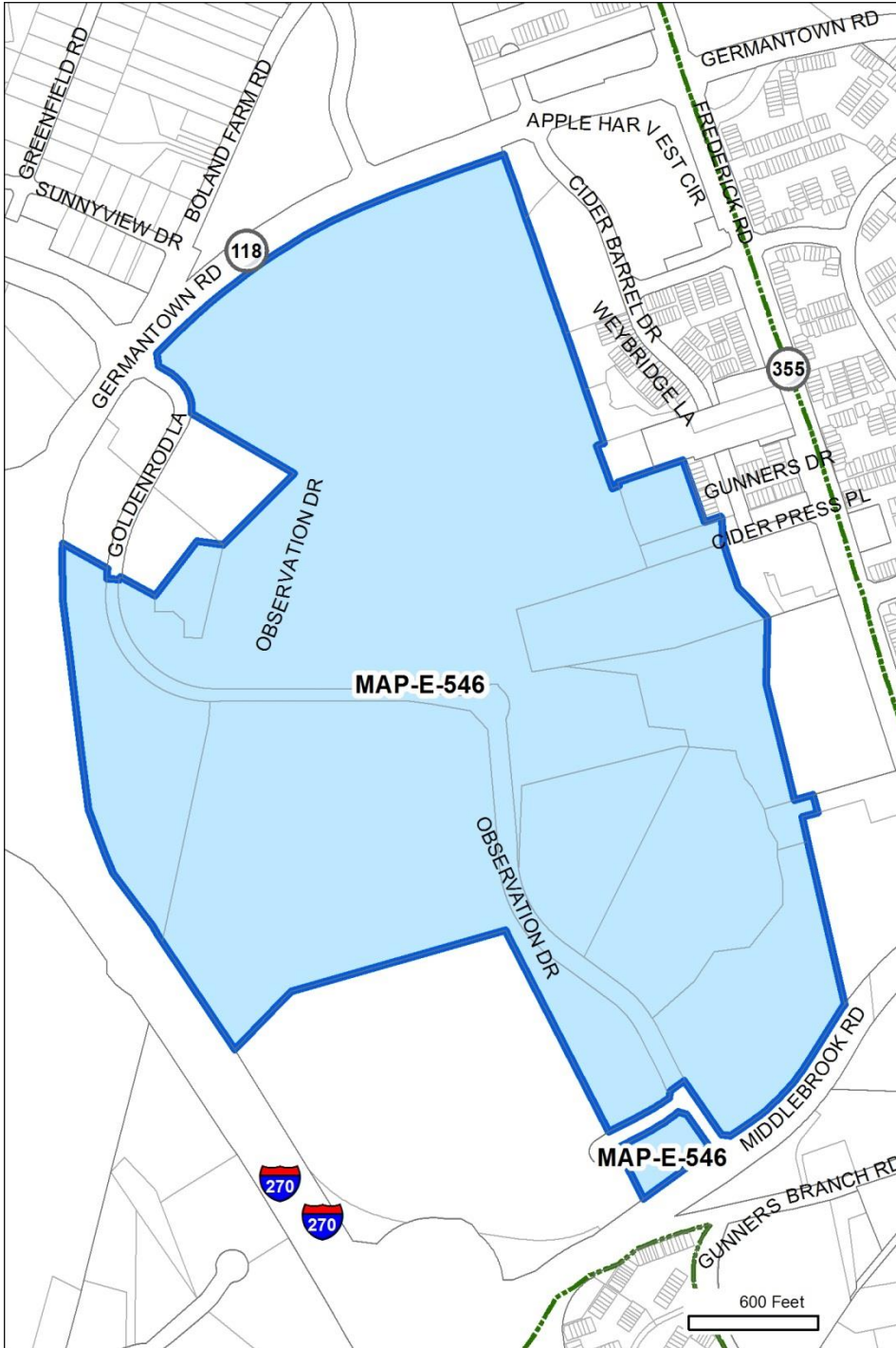
Unique ID: MAP-E-543B		staff error
Master Plan ID: GSSCR-04		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	LSC	
Proposed Conv: (3/7)	LSC-1.0 H-150	
Prop. Revised Conv:	LSC-1.0 H-150 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		



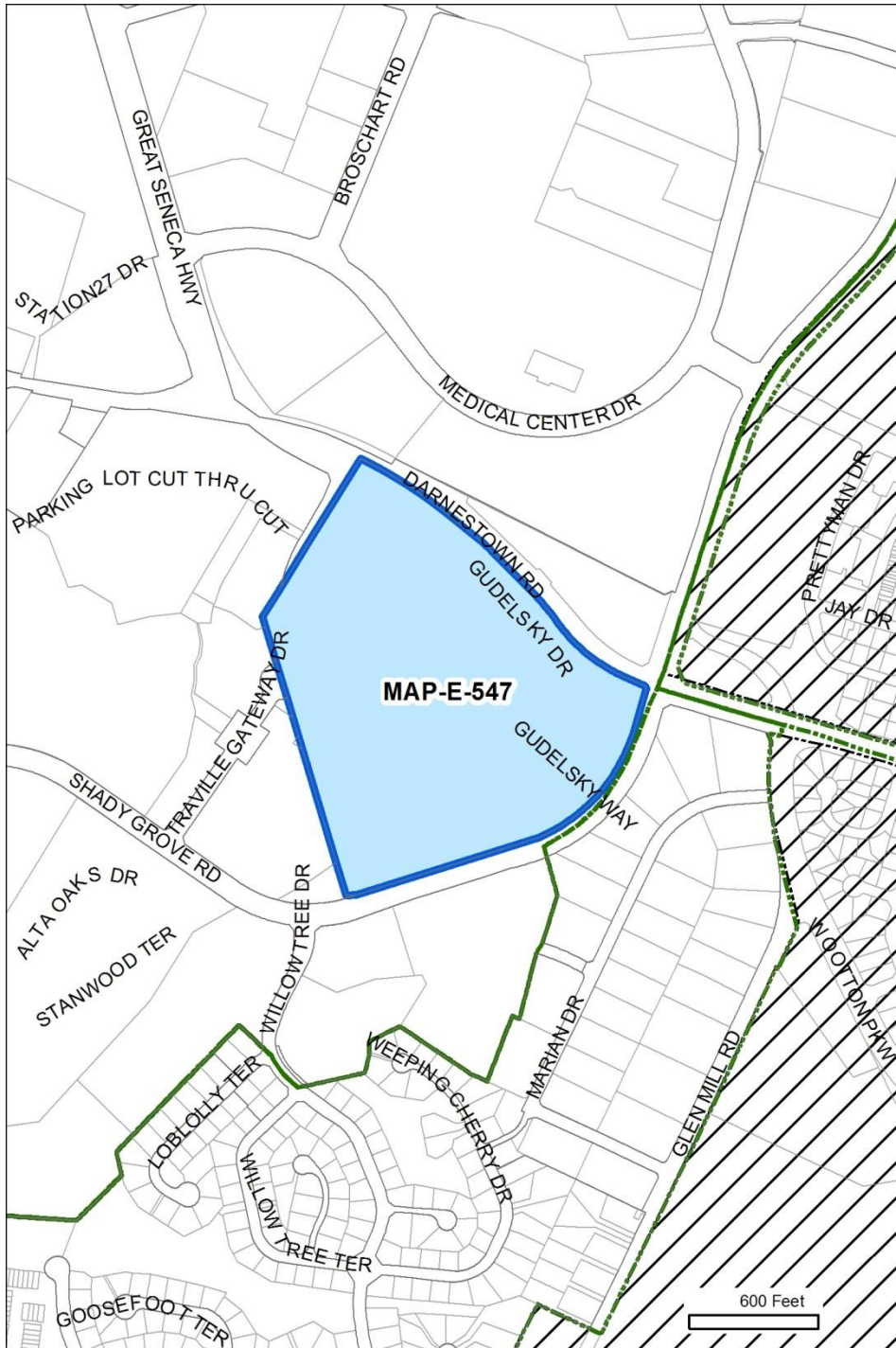
Unique ID: MAP-E-544		staff error
Master Plan ID: GSSCR-03		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	LSC	
Proposed Conv: (3/7)	LSC-1.0 H-110	
Prop. Revised Conv:	LSC-1.0 H-110 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		



Unique ID: MAP-E-545		staff error
Master Plan ID: GSSCR-02		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	LSC	
Proposed Conv: (3/7)	LSC-1.5 H-150	
Prop. Revised Conv:	LSC-1.5 H-150 T	
Category:	Error	
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 LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		



Unique ID: MAP-E-546		staff error
Master Plan ID: GRMTC-26		
Master Plan:		Germantown Town Center
Location:		
Existing Zone:		LSC
Proposed Conv: (3/7)		LSC-2.0 H-100
Prop. Revised Conv:		LSC-2.0 H-100 T
Category:		Error
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 LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		

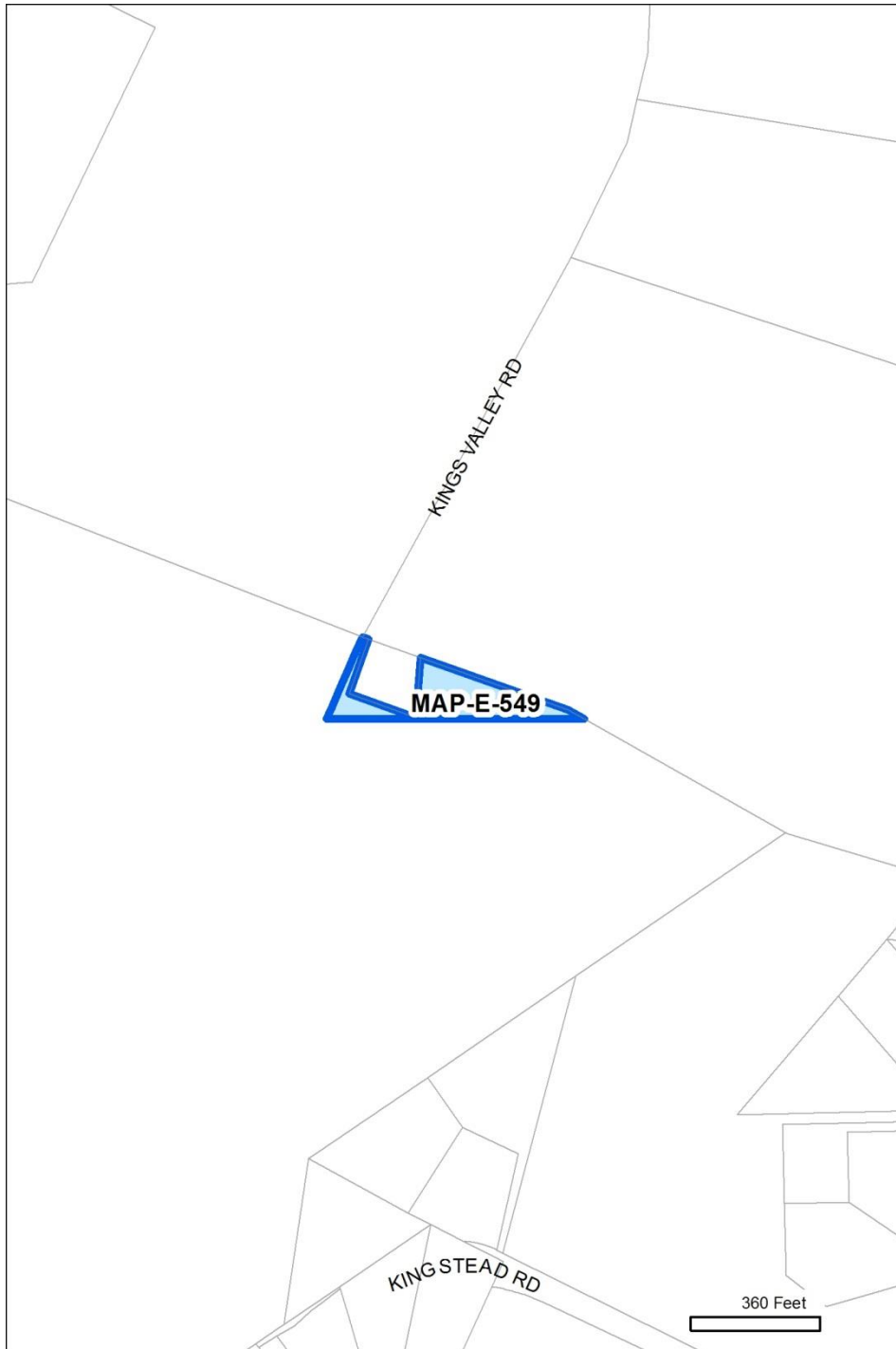


Unique ID: MAP-E-547		staff error
Master Plan ID:		
Master Plan:	Great Seneca Science Corridor	
Location:		
Existing Zone:	LSC	
Proposed Conv: (3/7)	LSC-2.0 H-200	
Prop. Revised Conv:	LSC-2.0 H-200 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>The LSC zone allows bonus density for the provision of additional MPDUs under Chapter 25A.</i></p> <p><i>This zone should have been given the "T" at the end of the formula to indicate that it is eligible for the MPDU density bonus.</i></p>		

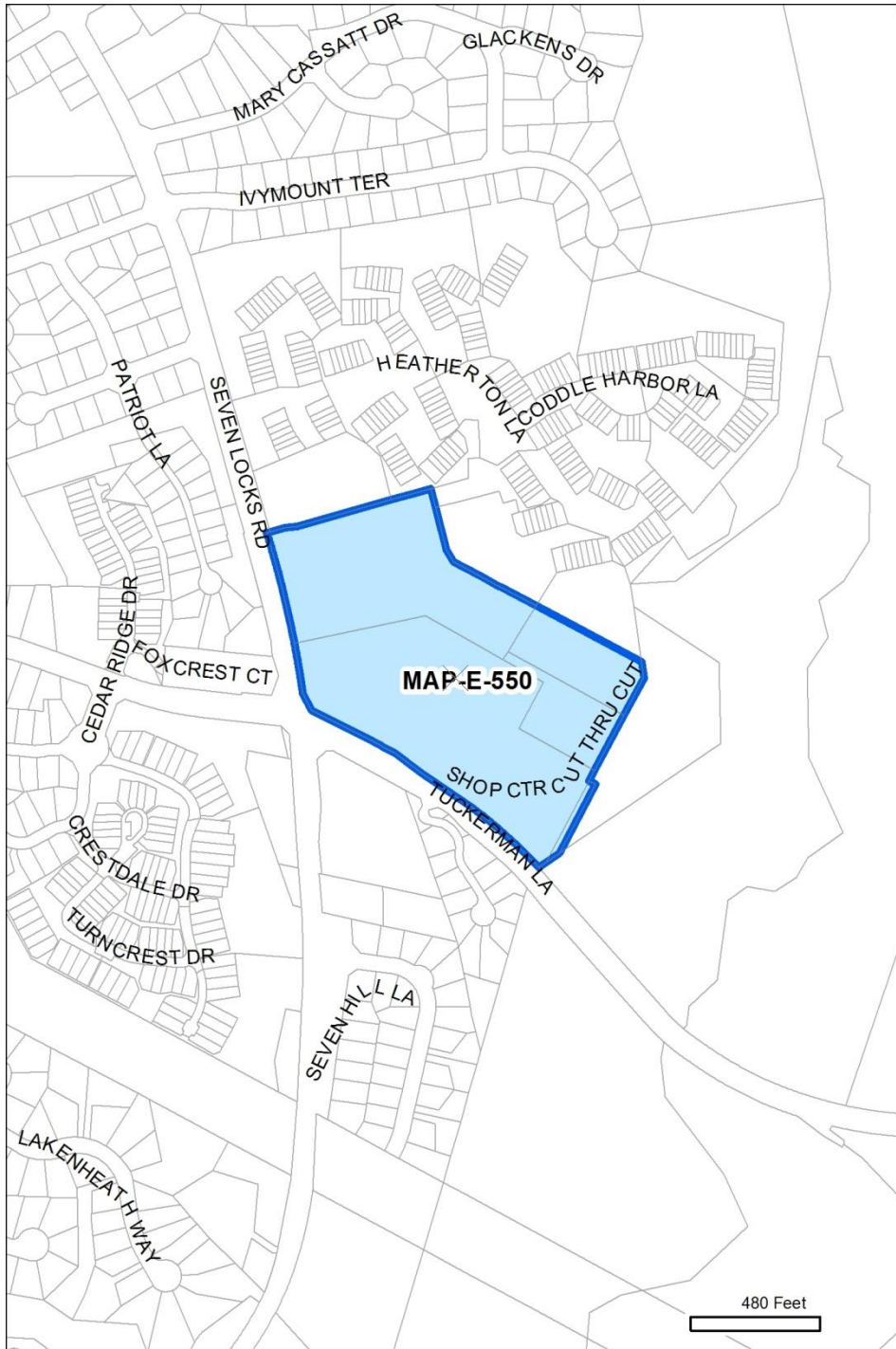




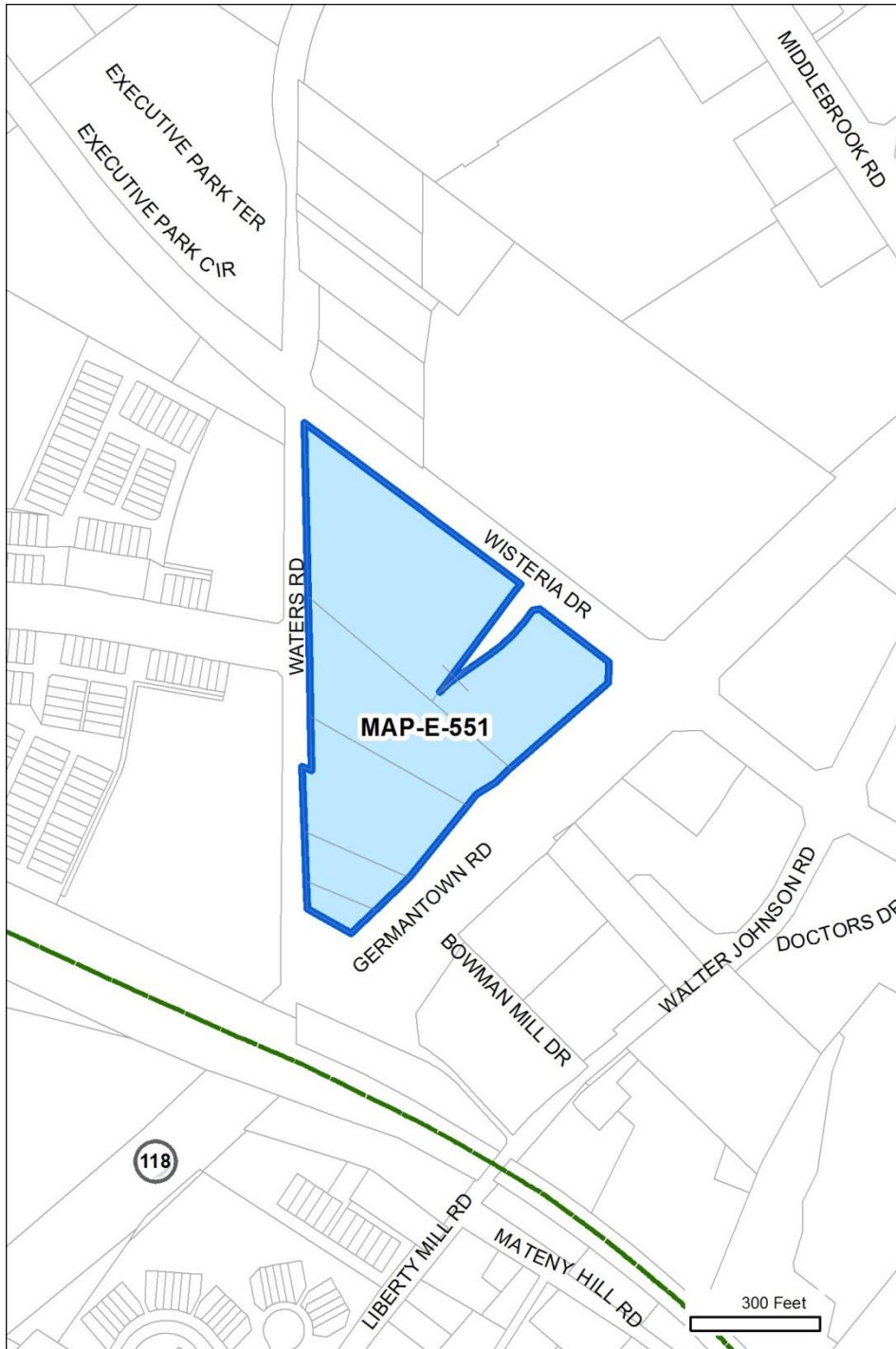
Unique ID: MAP-E-548		staff error
Master Plan ID: BTHDA-40		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-2	
Proposed Conv: (3/7)	CR-5.0 C-4.0 R-4.75 H-145 T	
Prop. Revised Conv:	CR-5.0 C-5.0 R-4.75 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 5.0
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>These properties are part of a development approval which allows additional commercial FAR up to 5.0 (under a footnote in the CBD-2 zone). The PHED discussed this issue and approved the change. However these properties were inadvertently left out of the change. They should have been included in the change <b>MAP-E-207</b>.</i></p> <p><i>As a result, staff is proposing to increase the commercial FAR to 5.0 to match the approvals on the rest of the site.</i></p>		



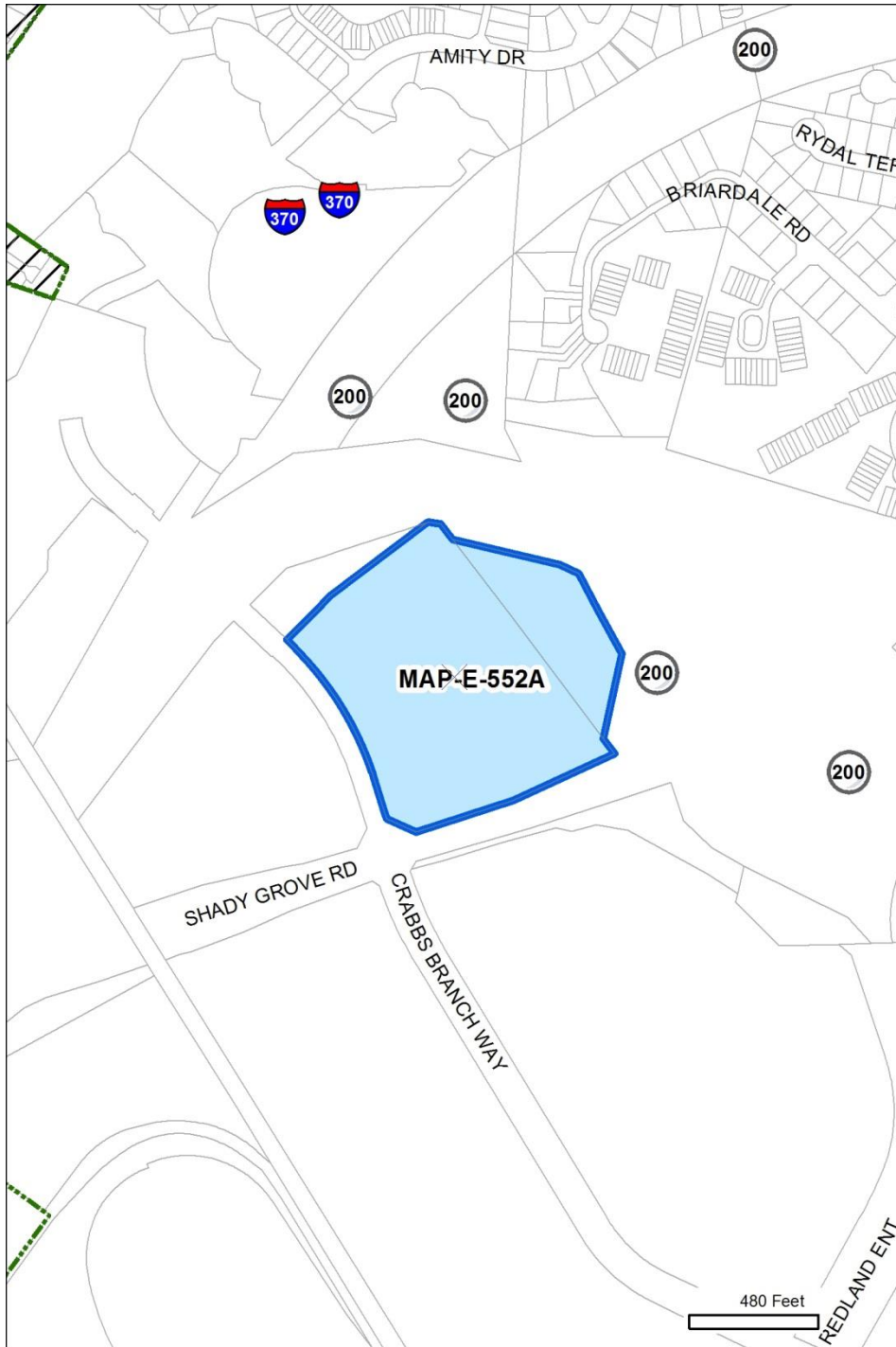
<b>Unique ID:</b> MAP-E-549		staff error
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Damascus	
<b>Location:</b>		
<b>Existing Zone:</b>	RNC/TDR	
<b>Proposed Conv:</b> (3/7)	<del>RNC (no TDR Overlay)</del>	
<b>Prop. Revised Conv:</b>	RNC + TDR-0.5	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	-
	<b>Overall FAR:</b>	-
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	-
<b>Reason for change:</b>		
<i>This area is currently in the RNC/TDR zone and should have been included in the TDR-0.5 Overlay, but was inadvertently excluded.</i>		



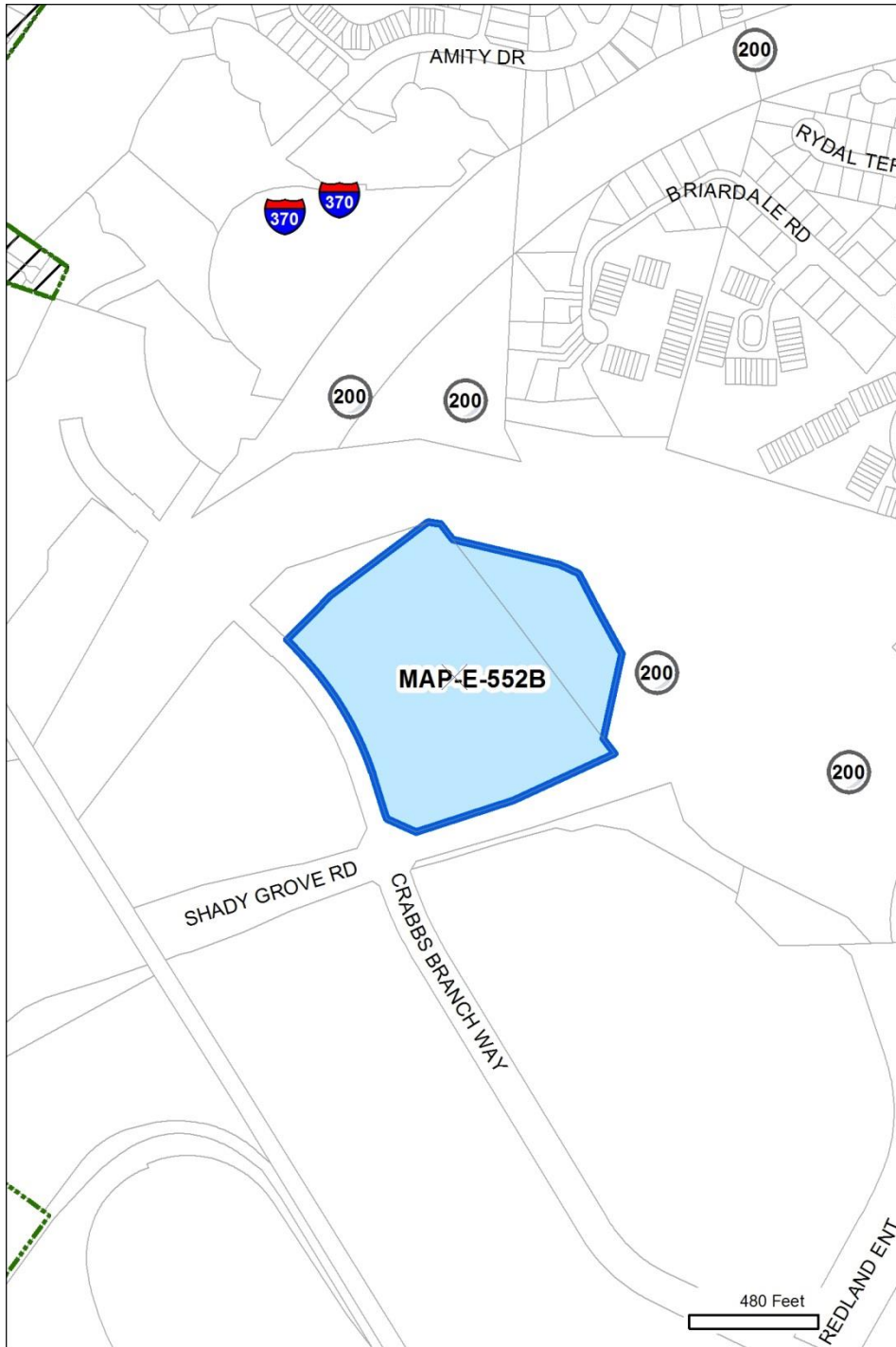
<b>Unique ID:</b> MAP-E-550		staff error
<b>Master Plan ID:</b> POTMC-04		
<b>Master Plan:</b>	Potomac Subregion	
<b>Location:</b>		
<b>Existing Zone:</b>	RMX-2C	
<b>Proposed Conv:</b> (3/7)	CRT-0.75 C-0.5 R-0.5 H-35 T	
<b>Prop. Revised Conv:</b>	CRT-0.75 C-0.5 R-0.25 H-35 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for a total of 135 residential units. Of that total, 40 are to be townhouses. The remaining 95 are to be multi-family units.</i></p> <p><i>Given the average unit sizes of these, the approximate FAR of that development would be approximately 0.22 FAR.</i></p> <p><i>Therefore, staff feels that the Residential FAR should be limited to 0.25 FAR instead.</i></p>		



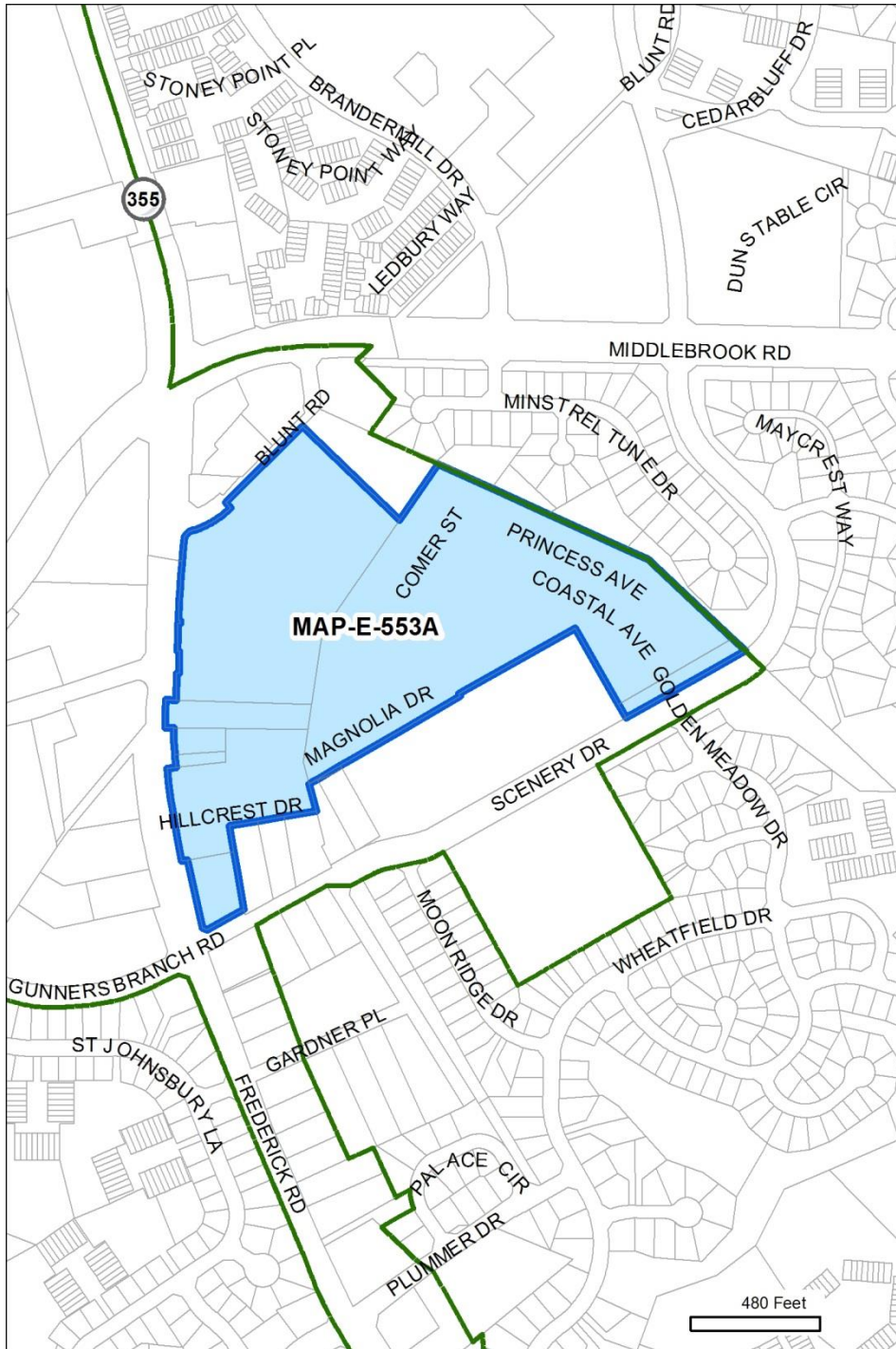
<b>Unique ID:</b> MAP-E-551		staff error
<b>Master Plan ID:</b> GRMTC-19		
<b>Master Plan:</b>	Germantown TC	
<b>Location:</b>		
<b>Existing Zone:</b>	RMX-2C	
<b>Proposed Conv:</b> (3/7)	CRT-1.0 C-0.25 R-0.75 H-65 T	
<b>Prop. Revised Conv:</b>	CRT-1.0 C-0.5 R-0.75 H-65 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 0.5
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for allowing up to 220,000 SF of commercial development. On this site, that would be approximately 0.499 FAR.</i></p> <p><i>The commercial FAR shown in the DMA is not enough to accommodate the recommendations of the master plan, so it should be increased to 0.5 FAR.</i></p>		



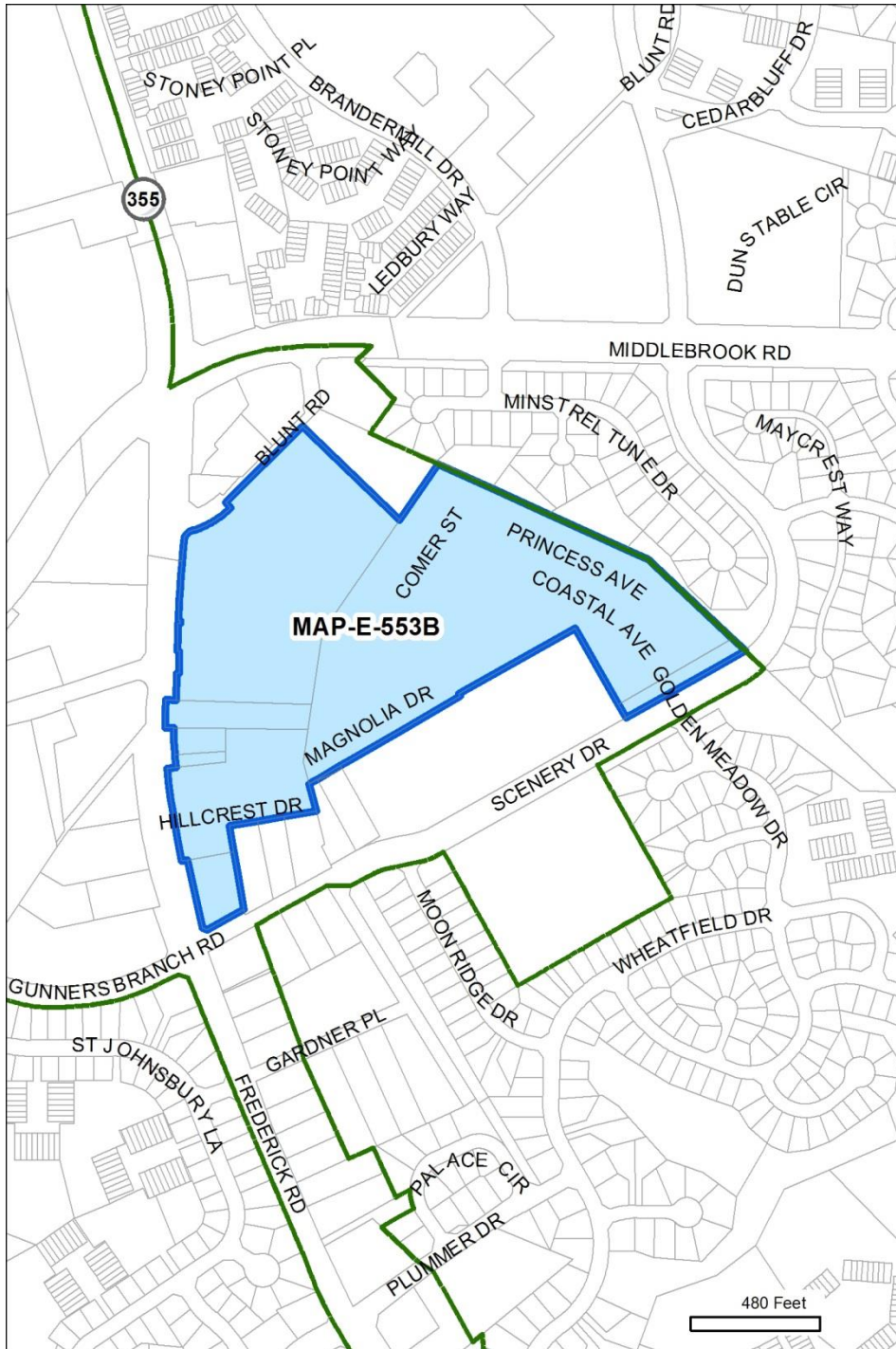
Unique ID: MAP-E-552A		staff error
Master Plan ID: SDYGR-04		
Master Plan:		Shady Grove
Location:		
Existing Zone:		RMX-2C/TDR
Proposed Conv: (3/7)		CRT-1.0 C-0.5 R-0.75 H-65 T
Prop. Revised Conv:		CRT-1.0 C-0.5 R-0.5 H-65 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for a base (non-TDR) density of 300 dwelling units on this site. That would be approximately 0.5 FAR, given the multi-family units contemplated.</i></p> <p><i>As a result, the residential FAR should be lowered to 0.5.</i></p> <p><i>The TDR Overlay should also be lowered by a commensurate amount (see <b>MAP-E-552B</b>).</i></p>		



Unique ID: MAP-E-552B		staff error
Master Plan ID: SDYGR-04		
Master Plan:		Shady Grove
Location:		
Existing Zone:		RMX-2C/TDR
Proposed Conv: (3/7)		<del>TDR-1.06</del>
Prop. Revised Conv:		TDR-0.81
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for a base (non-TDR) density of 300 dwelling units on this site. That would be approximately 0.5 FAR, given the multi-family units contemplated.</i></p> <p><i>As a result, the residential FAR should be lowered to 0.5 (see <b>MAP-E-552A</b>).</i></p> <p><i>The TDR Overlay should also be lowered by a commensurate amount, from 1.06 to 0.81.</i></p>		



Unique ID: MAP-E-553A		staff error
Master Plan ID: GRMTC-28		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	RMX-2C/TDR	
Proposed Conv: (3/7)	<del>CRT-1.25 C-0.5 R-0.75 H-60 T</del>	
Prop. Revised Conv:	CRT-1.0 C-0.5 R-0.5 H-60 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.0
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 0.5
	Height:	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for up to 22 dwelling units per acre, with a base of 14.5 at R-30 (multi-family) standards. At that base density, development would come to approximately 0.5 FAR.</i></p> <p><i>For that reason, the base R should be 0.5, and the overall FAR should be lowered to 1.0.</i></p> <p><i>The TDR Overlay should also get a commensurate reduction (see <b>MAP-E-553B</b>).</i></p>		

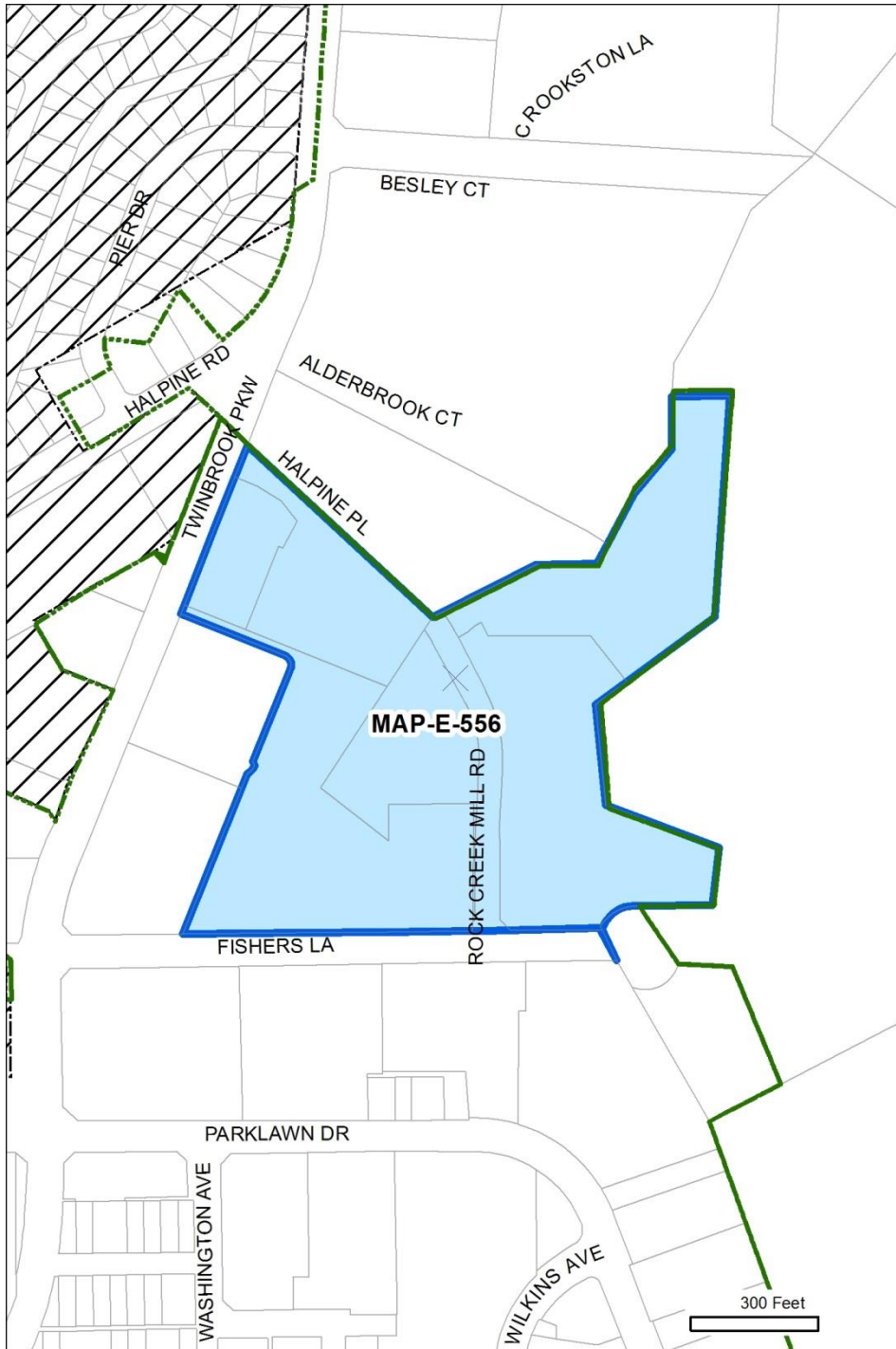


Unique ID: MAP-E-553B		staff error
Master Plan ID: GRMTC-28		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	RMX-2C/TDR	
Proposed Conv: (3/7)	TDR-1.48	
Prop. Revised Conv:	TDR-0.71	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	No change
<b>Reason for change:</b>		
<p><i>The master plan calls for up to 22 dwelling units per acre, with a base of 14.5 at R-30 (multi-family) standards. At that base density, development would come to approximately 0.5 FAR.</i></p> <p><i>For that reason, the base R should be 0.5 (see <b>MAP-E-553A</b>).</i></p> <p><i>The TDR Overlay should also be lowered by a commensurate amount, from 1.48 to 0.71.</i></p>		

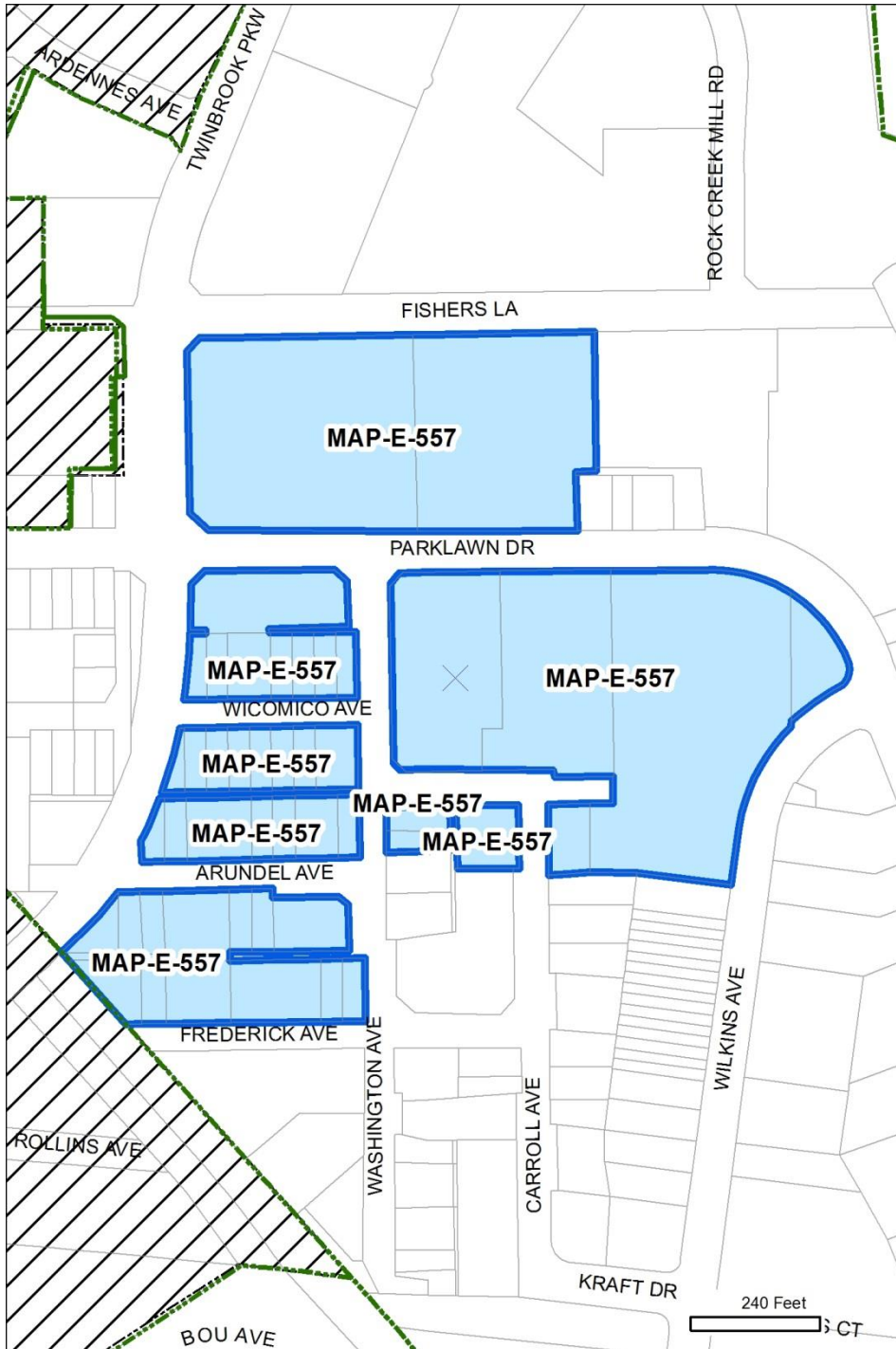




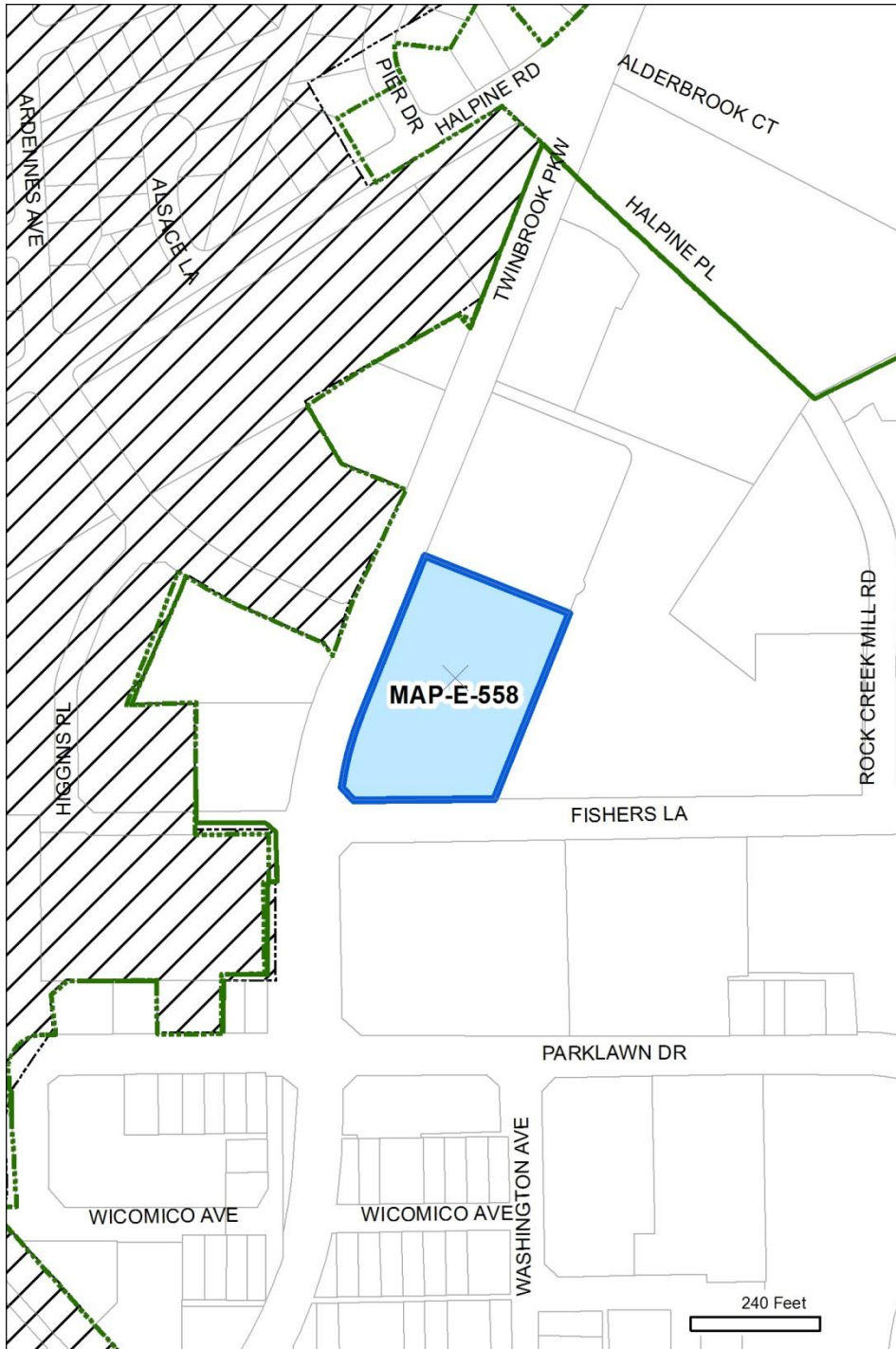
Unique ID: MAP-E-554		staff error
Master Plan ID: TWBRK-01		
Master Plan:		Twinbrook
Location:		
Existing Zone:		TMX-2
Proposed Conv: (3/7)		CR-1.5 C-1.0 R-1.5 H-150 T
Prop. Revised Conv:		CR-1.5 C-1.0 R-1.25 H-145 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 1.25
	Height:	Reduced to 145
<b>Reason for change:</b>		
<p><i>The sector plan calls for any project here to have a minimum residential component of 25% and for the maximum FAR to be 1.5.</i></p> <p><i>The initial DMA granted the full 1.5 FAR to the residential component, however, in consistency with other conversions in the TMX-2 zone, the residential component should have been limited to require mixed-use in order to receive the full density.</i></p> <p><i>Additionally, the sector plan calls for limiting height throughout the sector plan area to 143', so the height should also be reduced.</i></p>		



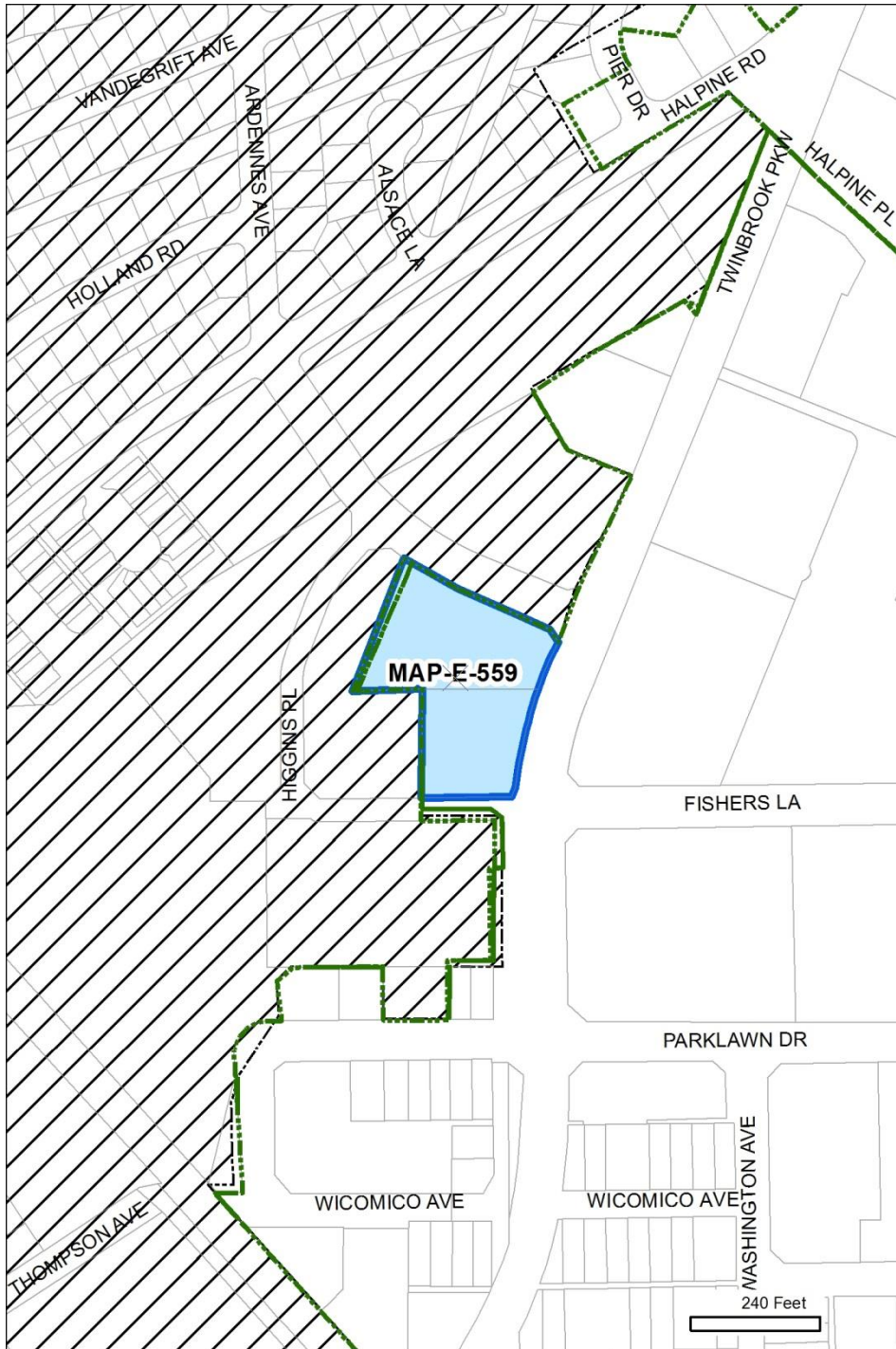
<b>Unique ID:</b> MAP-E-556		staff error
<b>Master Plan ID:</b> TWBRK-02		
<b>Master Plan:</b>	Twinbrook	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	<del>CR-1.5 C-1.5 R-1.5 H-150 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.5 R-1.5 H-145 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145
<b>Reason for change:</b>		
<i>The sector plan calls for limiting height throughout the sector plan area to 143', so the height should be reduced.</i>		



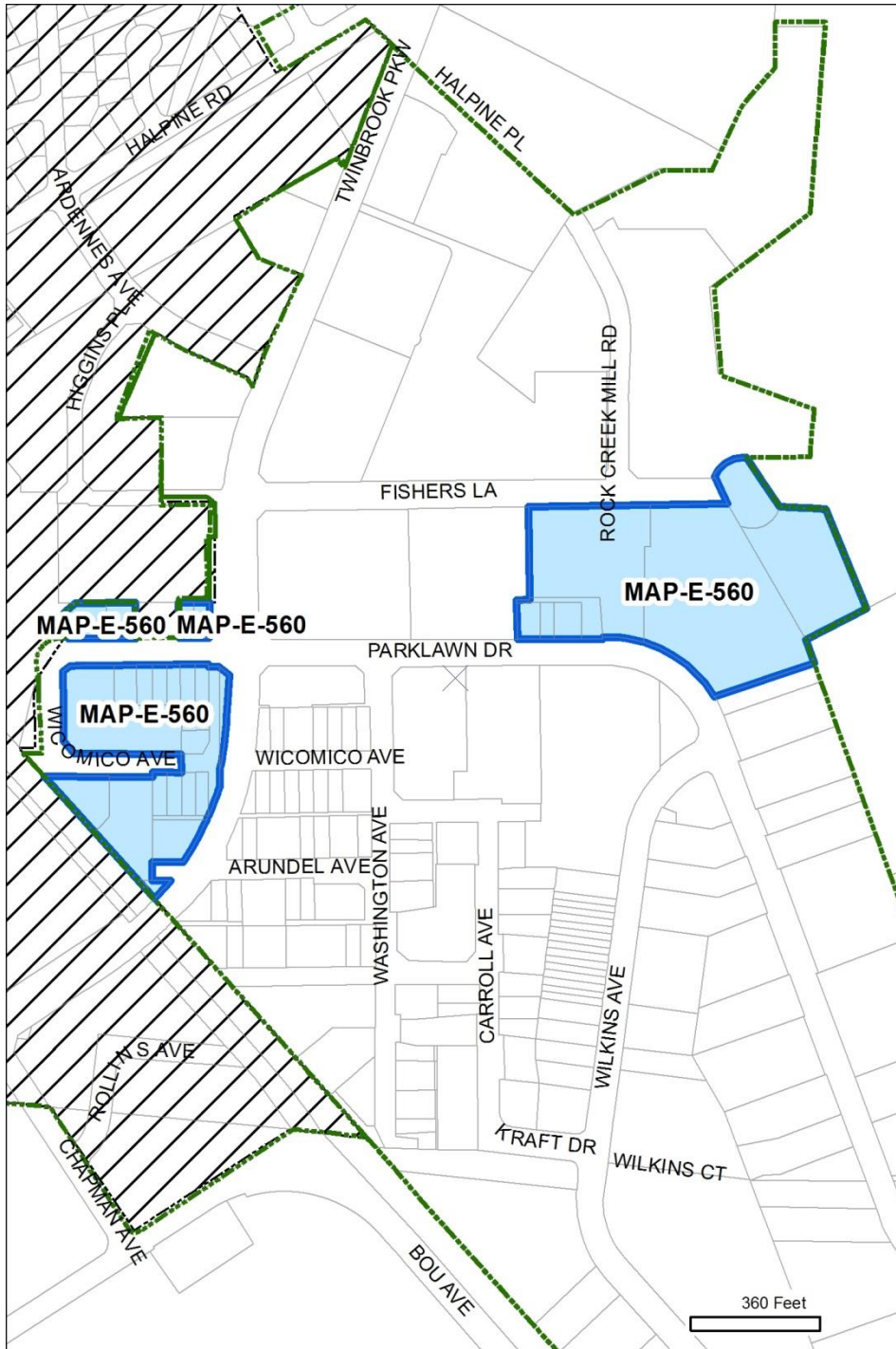
Unique ID: MAP-E-557		staff error
Master Plan ID: TWBRK-03		
Master Plan:	Twinbrook	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	<del>CR-2.0 C-1.5 R-2.0 H-150 T</del>	
Prop. Revised Conv:	CR-2.0 C-1.5 R-2.0 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 145
Reason for change:		
<i>The sector plan calls for limiting height throughout the sector plan area to 143', so the height should be reduced.</i>		



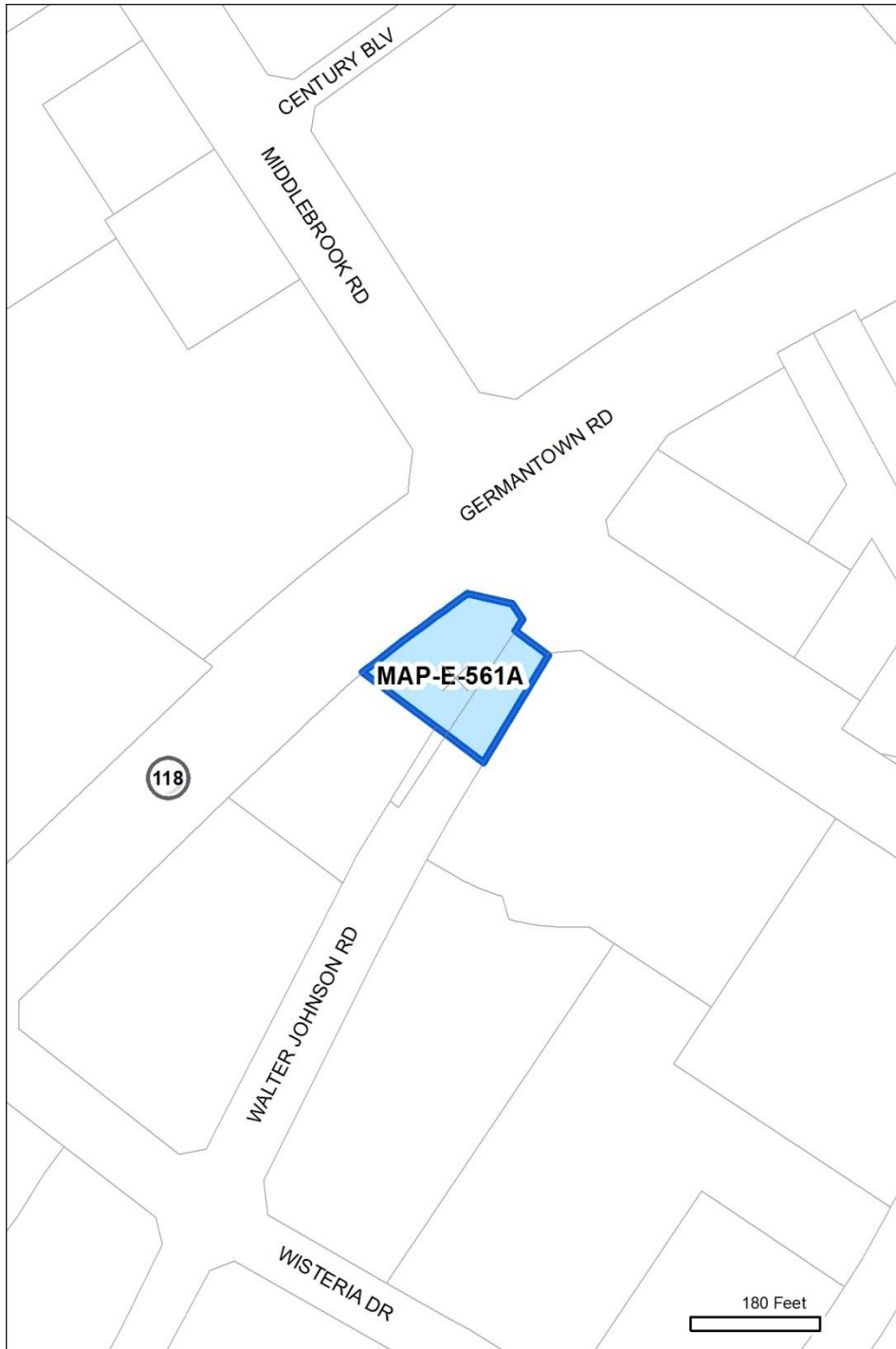
Unique ID: MAP-E-558		staff error
Master Plan ID: TWBRK-04		
Master Plan:	Twinbrook	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	<del>CR-2.0 C-2.0 R-1.5 H-150 T</del>	
Prop. Revised Conv:	CR-2.0 C-2.0 R-1.5 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 145
Reason for change:		
<i>The sector plan calls for limiting height throughout the sector plan area to 143', so the height should be reduced.</i>		



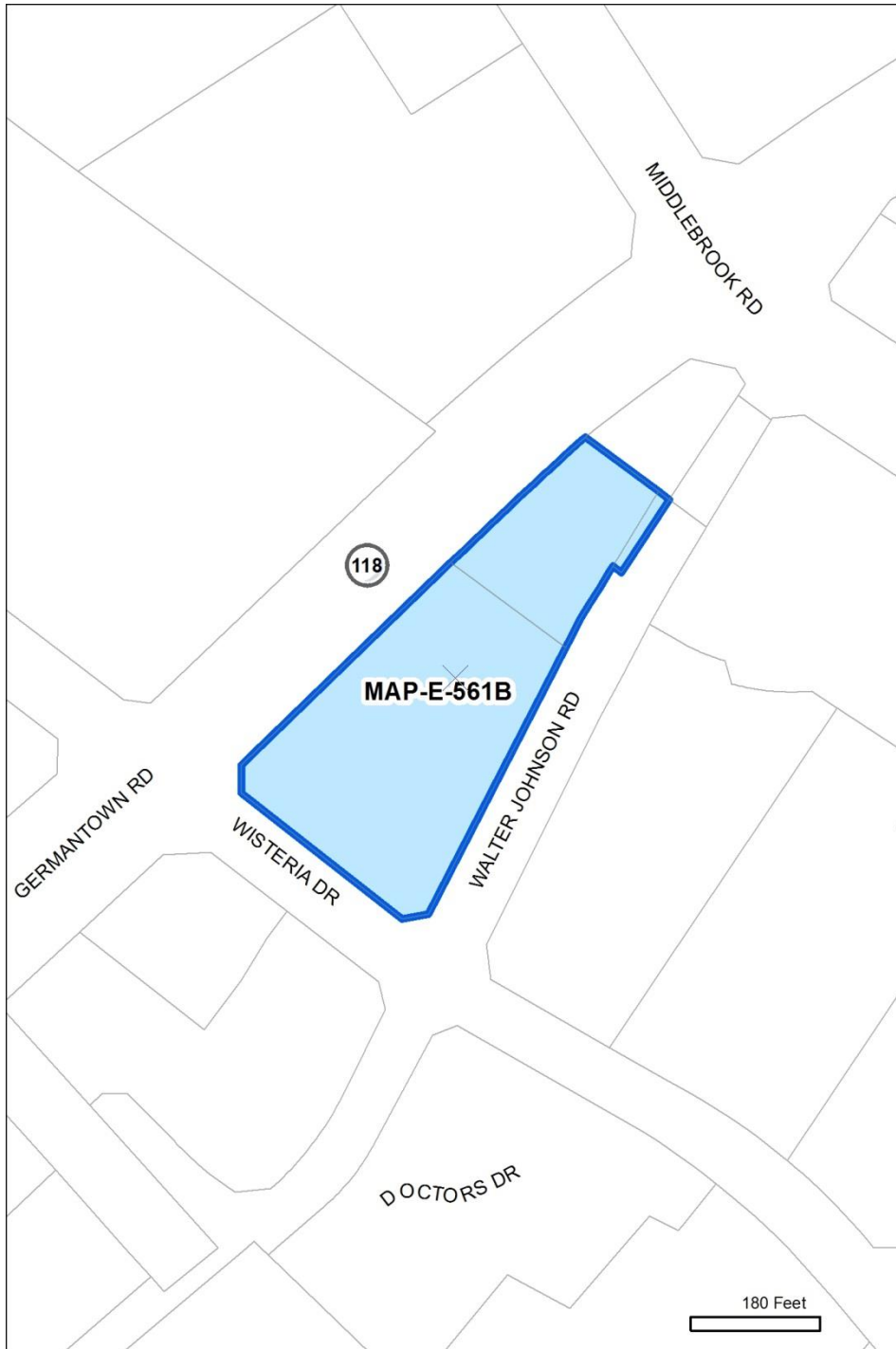
Unique ID: MAP-E-559		staff error
Master Plan ID: TWBRK-05		
Master Plan:	Twinbrook	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
Prop. Revised Conv:	CR-2.0 C-1.5 R-2.0 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 2.0
	Height:	Reduced to 145
<b>Reason for change:</b>		
<p><i>The sector plan calls for limiting height throughout the sector plan area to 143', so the height should be reduced.</i></p> <p><i>The sector plan also calls for allowing the full density to be used for residential, and staff inadvertently limited residential to 1.5 FAR. Therefore, the residential FAR limit should be increased to 2.0.</i></p>		



Unique ID: MAP-E-560		staff error
Master Plan ID:		
Master Plan:	Twinbrook	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	<del>CR-2.0 C-1.5 R-1.5 H-150 T</del>	
Prop. Revised Conv:	CR-2.0 C-1.5 R-1.5 H-145 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 145
Reason for change:		
<i>The sector plan calls for limiting height throughout the sector plan area to 143', so the height should be reduced.</i>		



<b>Unique ID:</b> MAP-E-561A		staff error
<b>Master Plan ID:</b> GRMTC-15B		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-1.0 C-0.75 R-0.5 H-100 T	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.75 R-0.75 H-100 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The sector plan does not make any specific recommendation about the mix of uses on this site, only on overall FAR (which it limits to 1.0 FAR).</i></p> <p><i>For that reason, residential FAR should be limited to 0.75. Staff inadvertently applied a lower residential FAR based on a recommendation for a neighboring property.</i></p>		



<b>Unique ID:</b> MAP-E-561B		staff error
<b>Master Plan ID:</b> GRMTC-15C		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-1.0 C-0.75 R-0.5 H-100 T	
<b>Prop. Revised Conv:</b>	CR-1.0 C-1.0 R-0.75 H-100 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.0
	<b>Resid'l FAR:</b>	Increased to 0.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The sector plan recommends limiting non-residential FAR to 1.0 on this site. It makes no specific recommendation about residential FAR.</i></p> <p><i>For that reason, the commercial FAR should be increased to 1.0. Residential should be limited to 0.75 to require some retail for full density.</i></p> <p><i>Staff inadvertently applied the recommendations made for an adjacent parcel to this property.</i></p>		

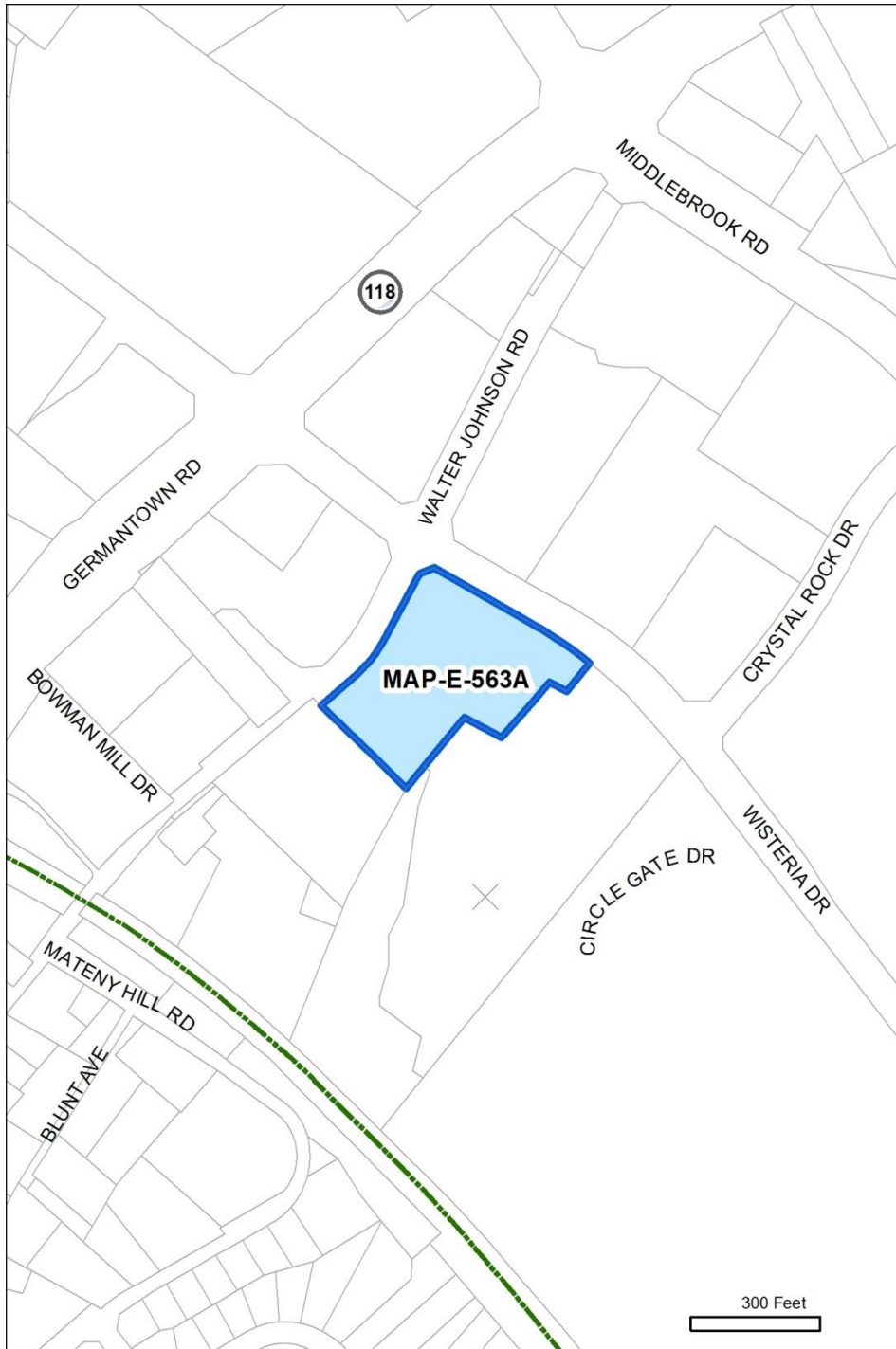




Unique ID: MAP-E-562A		staff error
Master Plan ID: GRMTC-20B -> GRMTC-20A		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	TMX-2	
Proposed Conv: (3/7)	CR-0.5 C-0.25 R-0.25 H-40 T	
Prop. Revised Conv:	CR-0.5 C-0.25 R-0.25 H-60 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 60'
Reason for change:		
<i>The sector plan recommends a height limit of 60' on this site.</i>		
<i>Earlier versions of the DMA inadvertently included the 40' recommendation from adjacent properties on this site.</i>		



<b>Unique ID:</b> MAP-E-562B		staff error
<b>Master Plan ID:</b> GRMTC-20C		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-0.5 C-0.25 R-0.25 H-40 T	
<b>Prop. Revised Conv:</b>	CR-0.75 C-0.25 R-0.5 H-60 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 0.75
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 0.5
	<b>Height:</b>	Increased to 60'
<b>Reason for change:</b>		
<i>The sector plan recommends a height limit of 60' on this site.</i>		
<i>Earlier versions of the DMA inadvertently included the 40' recommendation from adjacent properties on this site.</i>		
<i>The sector plan also recommends limiting residential FAR to 0.5. With no specific recommendation regarding commercial or overall FAR, staff recommends setting commercial to the minimum allowed (which would allow mixing of uses) and overall FAR to 0.75 to match the zoning pattern, which recommends a density of 1.0 on the property to the northeast and a density of 0.35 on the properties to the southwest.</i>		

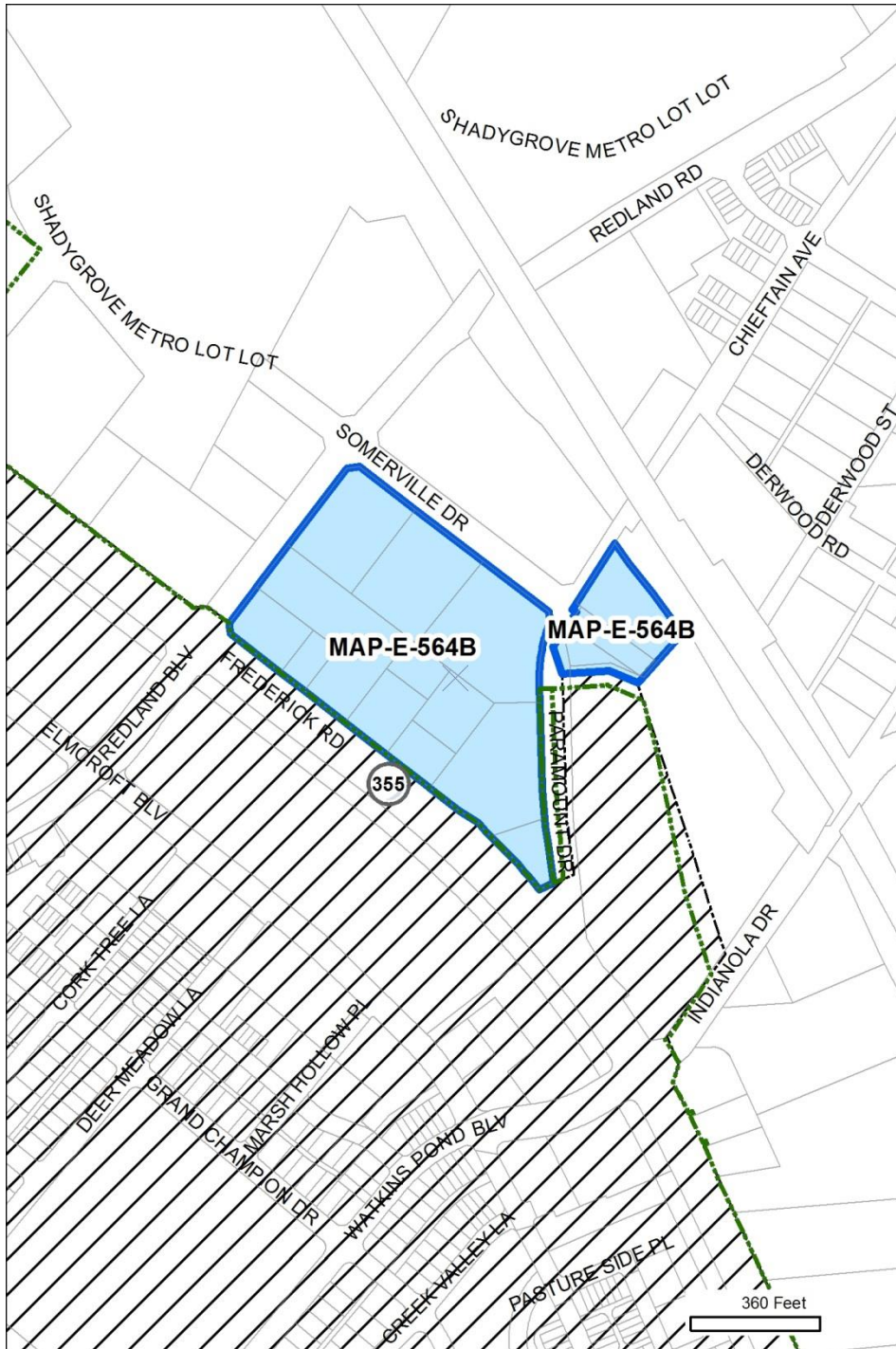


<b>Unique ID:</b> MAP-E-563A		staff error
<b>Master Plan ID:</b> GRMTC-21A		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-0.75 C-0.5 R-0.75 H-60 T	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.5 R-0.75 H-60 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.0
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The sector plan recommends residential density of 18 units per acre, which would be approximately 1.0 FAR. For that reason, the overall FAR and the residential FAR need to be increased to 1.0.</i></p> <p><i>The plan also calls for mixed-use development, so commercial development is appropriate, though the plan contemplates a residential emphasis.</i></p>		



<b>Unique ID:</b> MAP-E-563B		staff error
<b>Master Plan ID:</b> GRMTC-21B		
<b>Master Plan:</b>	Germantown Town Center	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-0.75 C-0.5 R-0.75 H-60 T	
<b>Prop. Revised Conv:</b>	CR-1.0 C-0.25 R-1.0 H-60 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.0
	<b>Comm'l FAR:</b>	Decreased to 0.25
	<b>Resid'l FAR:</b>	Increased to 1.0
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The sector plan recommends residential density of 18 units per acre, which would be approximately 1.0 FAR. For that reason, the overall FAR and the residential FAR need to be increased to 1.0.</i></p> <p><i>No mention is made of commercial development, but the TMX-2 zone is a mixed-use zone. The minimum commercial FAR, 0.25 is appropriate for this site.</i></p>		

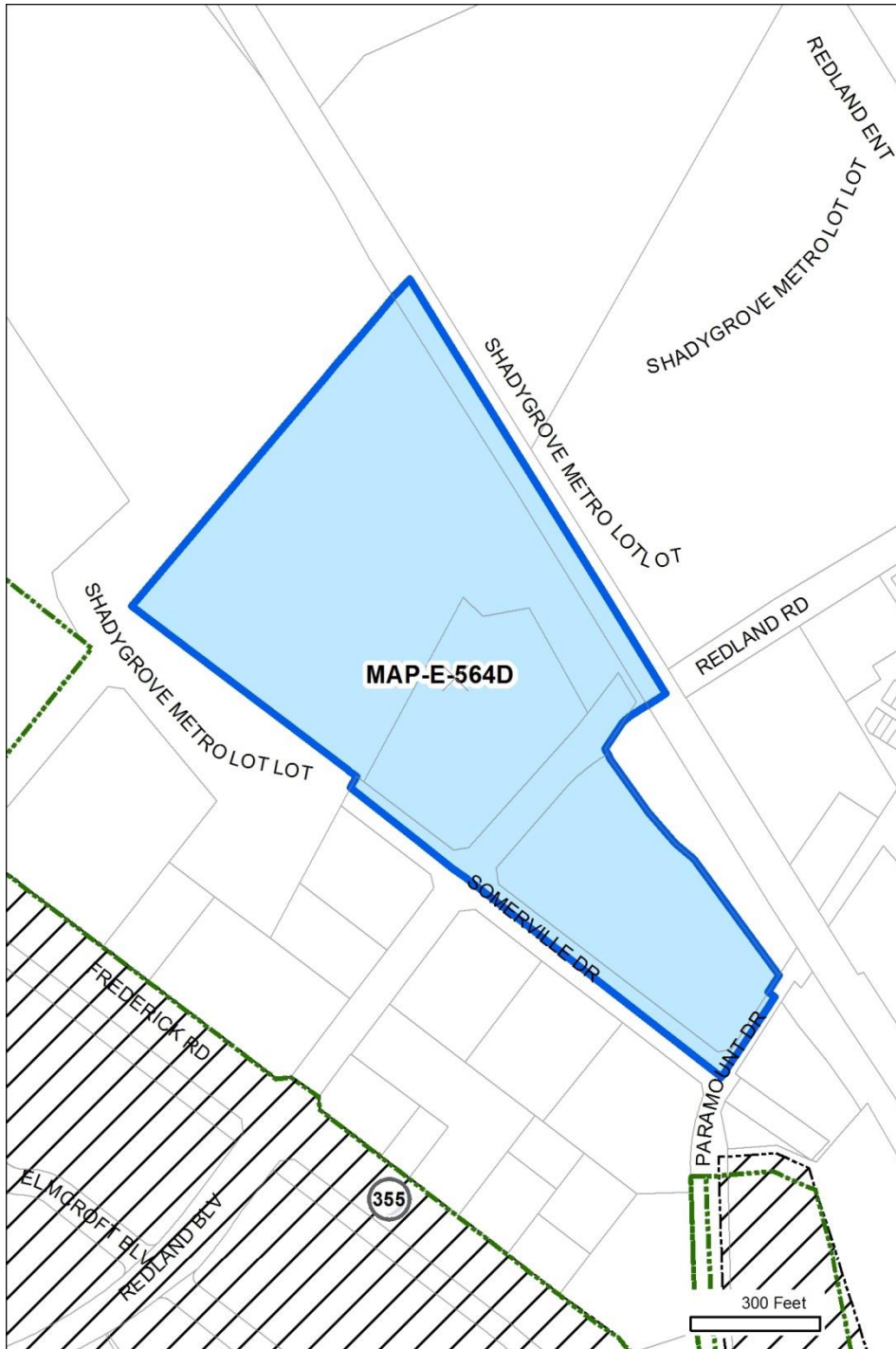




Unique ID: MAP-E-564B		staff error
Master Plan ID: SDYGR-11		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2
Proposed Conv: (3/7)		<del>CRT-1.5 C-0.25 R-1.25 H-100 T</del>
Prop. Revised Conv:		CRT-1.5 C-0.5 R-1.25 H-90 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	Increased to 0.5
	Resid'l FAR:	No change
	Height:	Reduced to 90'
Reason for change:		
<p>The sector plan calls for a minimum of 70% residential on the site. However, the maximum commercial component of 30% would be 0.42 FAR, which staff would translate at 0.5.</p> <p>Earlier versions of the DMA converted this property with a commercial FAR of 0.25, which is less than is achievable under the master plan recommendation.</p> <p>Staff recommends increasing the C component to 0.5.</p> <p>The plan also calls for a maximum building height of 80 feet in this area. The formula used to convert stories to height in the conversion is [number of floors * 10'] + 10'.</p> <p>As a result, the appropriate height for this area is 90'.</p>		

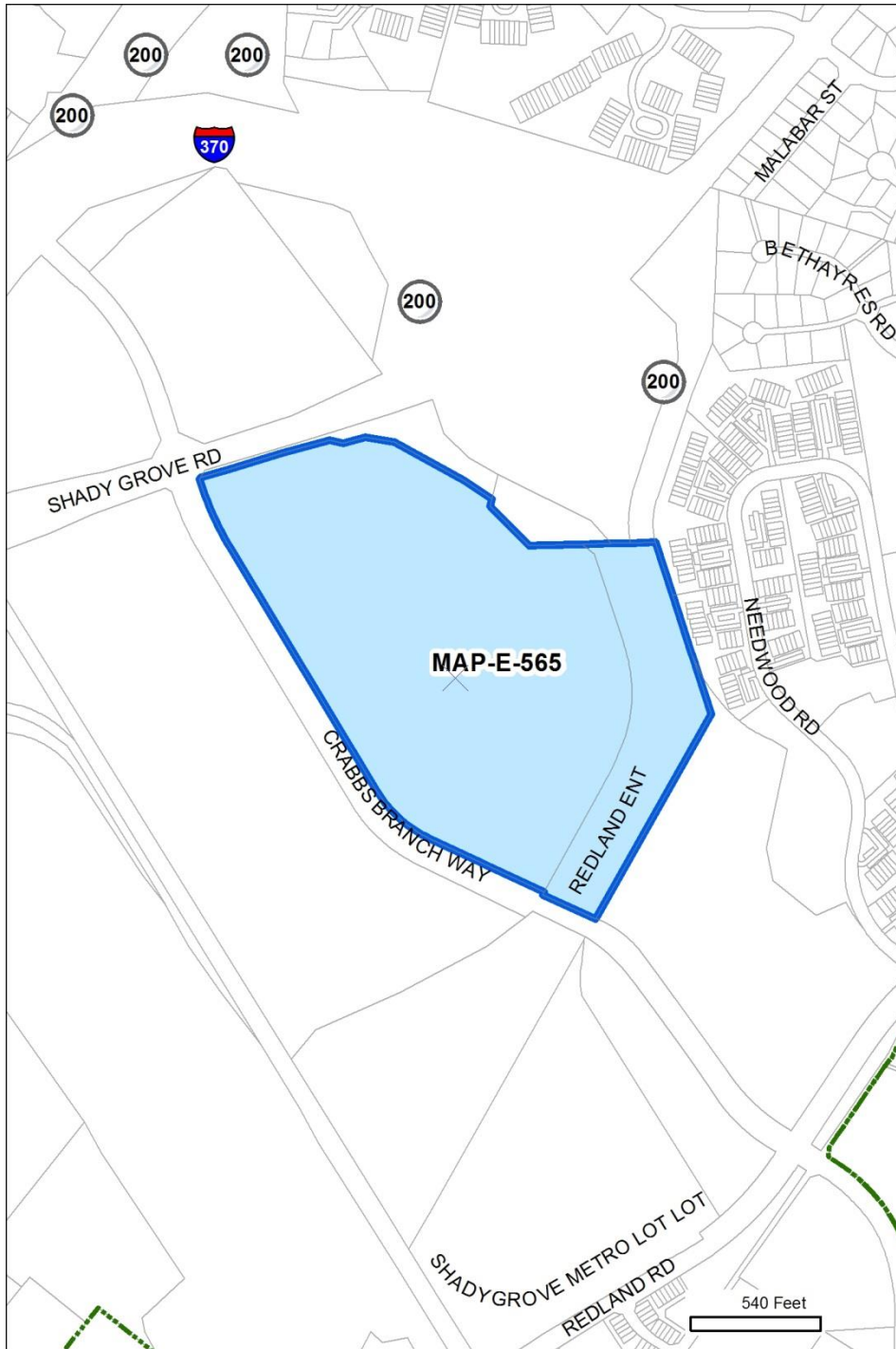


Unique ID: MAP-E-564C		staff error
Master Plan ID: SDYGR-12		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (3/7)		<del>CR-1.75 C-0.5 R-1.5 H-160 T</del>
Prop. Revised Conv:		CRT-1.75 C-0.5 R-1.5 H-90 T
Category:		Error
Modifications	Zone Group:	Changed to CRT
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 90'
<b>Reason for change:</b>		
<p><i>The plan calls for a maximum building height of 8 stories in this area. The formula used to convert stories to height in the conversion is [number of floors * 10'] + 10'.</i></p> <p><i>As a result, the appropriate height for this area is 90'. Staff erroneously set the height at 160' in earlier versions of the DMA. That height is recommended on an adjacent property, but not this one.</i></p> <p><i>Additionally, earlier versions of the DMA converted this property to CR because 160' is above the highest statutory maximum height in the CRT zone. Since the revised height is less than that maximum, the zone can be changed to CRT.</i></p>		

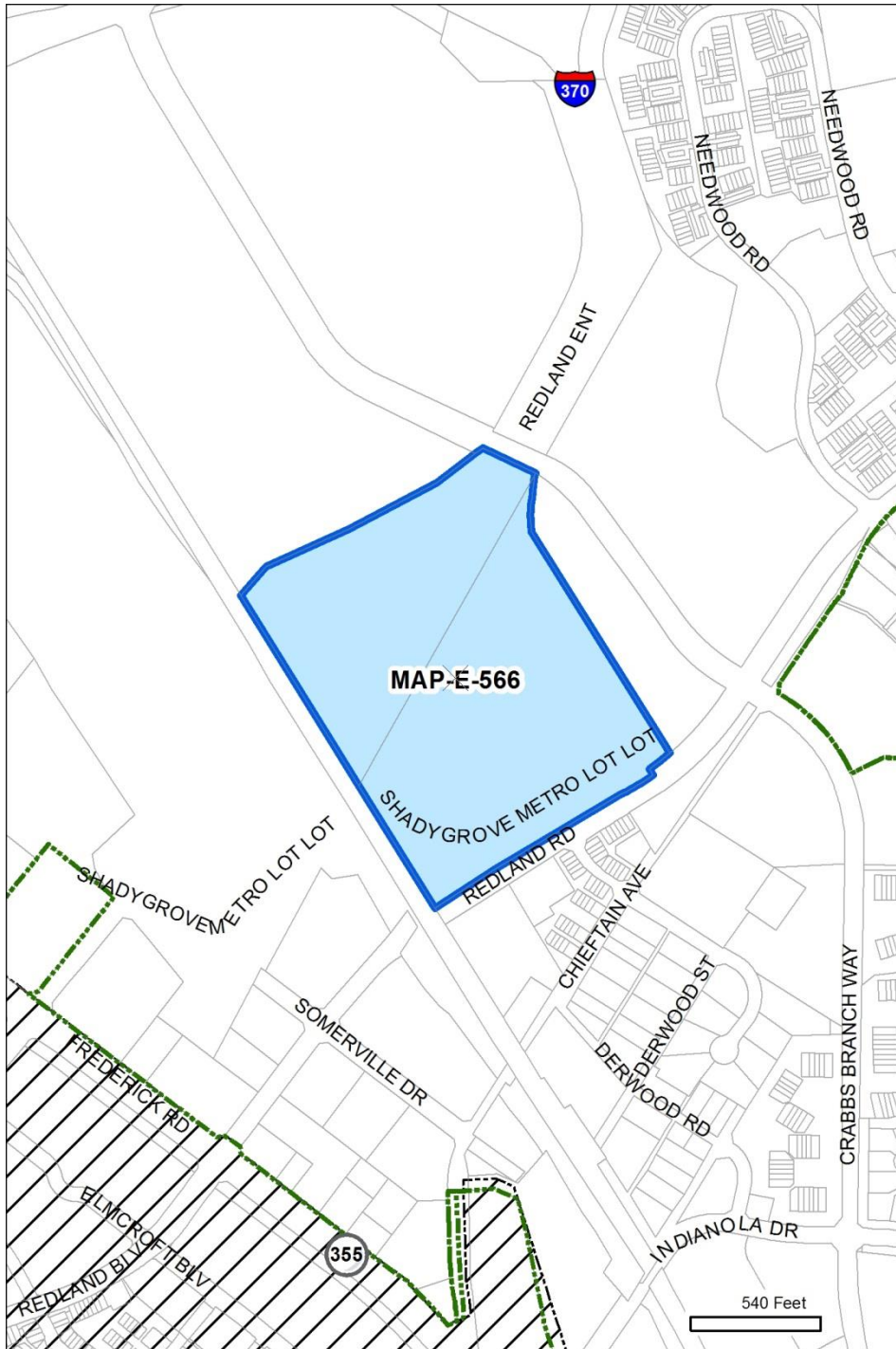


<b>Unique ID:</b> MAP-E-564D		staff error
<b>Master Plan ID:</b> SDYGR-08 & SDYGR-12		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>		
<b>Existing Zone:</b>	TOMX-2/TDR	
<b>Proposed Conv:</b> (3/7)	TDR-1.73	
<b>Prop. Revised Conv:</b>	TDR-1.76	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	-
	<b>Overall FAR:</b>	-
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	-
<b>Reason for change:</b>		
<p><i>The conversion of mixed-use TDR zones was somewhat complicated, since they don't have a base residential density in FAR and the purchase of TDRs currently gives additional units (not FAR), whereas the CR and CRT zones require density in terms of FAR.</i></p> <p><i>The solution for mixed-use TDR zones was to convert the base density recommended in the master plan to FAR and then give a set amount of additional FAR per TDR purchased based on a formula indicated in the adopted ordinance.</i></p> <p><i>Staff initially recommended TDR-1.73 on this site, however, upon further review, staff determined that the formula should give a maximum density with TDRs of 1.76 FAR.</i></p>		

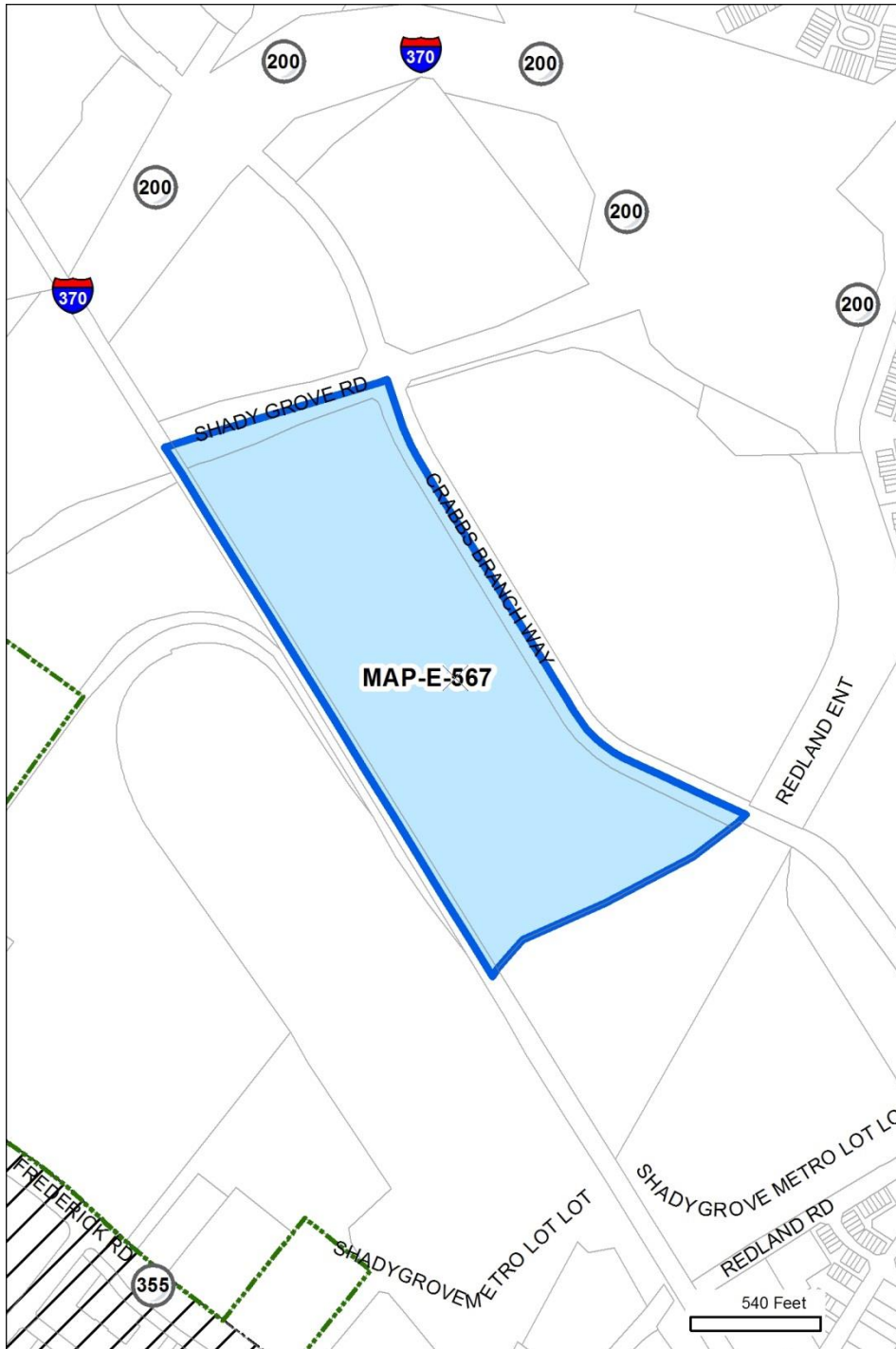




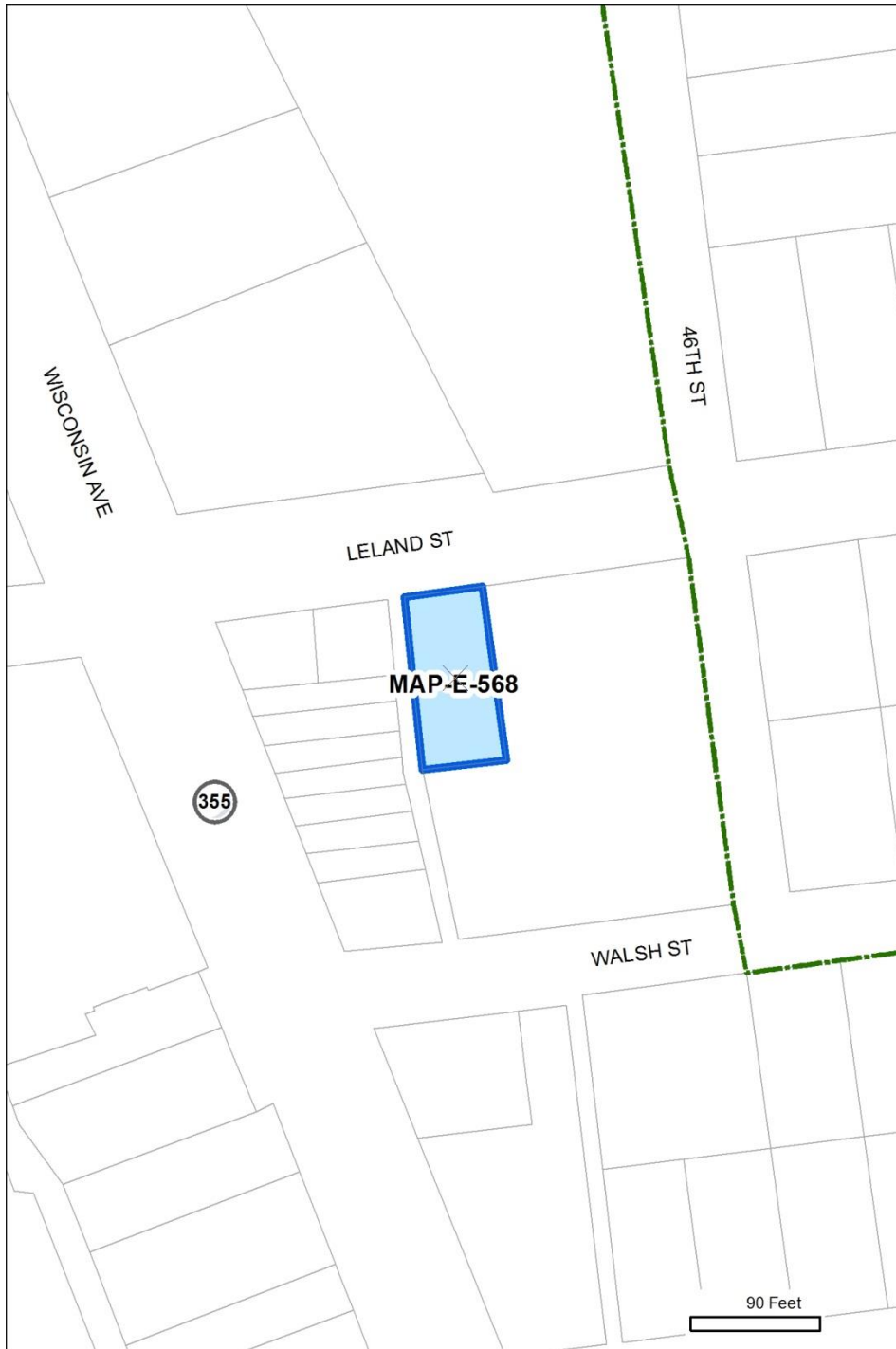
Unique ID: MAP-E-565		staff error
Master Plan ID: SDYGR-06		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (3/7)		CRT-0.75 C-0.25 R-0.5 H-70 T
Prop. Revised Conv:		CRT-0.75 C-0.25 R-0.5 H-60 T
Category:		Error
Modifications	Zone Group:	No Change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 60'
<b>Reason for change:</b>		
<p><i>The plan calls for a maximum building height of 5 stories in this area. The formula used to convert stories to height in the conversion is [number of floors * 10'] + 10'.</i></p> <p><i>As a result, the appropriate height for this area is 60'. Staff erroneously set the height at 70' in earlier versions of the DMA. That height is recommended on an adjacent property, but not this one.</i></p>		



Unique ID: MAP-E-566		staff error
Master Plan ID: SDYGR-07		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (3/7)		CRT-1.0 C-0.25 R-0.75 H-90 T
Prop. Revised Conv:		CRT-1.0 C-0.25 R-0.75 H-70 T
Category:		Error
Modifications	Zone Group:	No Change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Reduced to 70'
<b>Reason for change:</b>		
<p>The plan calls for a maximum building height of 6 stories in this area. The formula used to convert stories to height in the conversion is [number of floors * 10'] + 10'.</p> <p>As a result, the appropriate height for this area is 70'. Staff erroneously set the height at 90' in earlier versions of the DMA. That height is recommended on an adjacent property, but not this one.</p>		



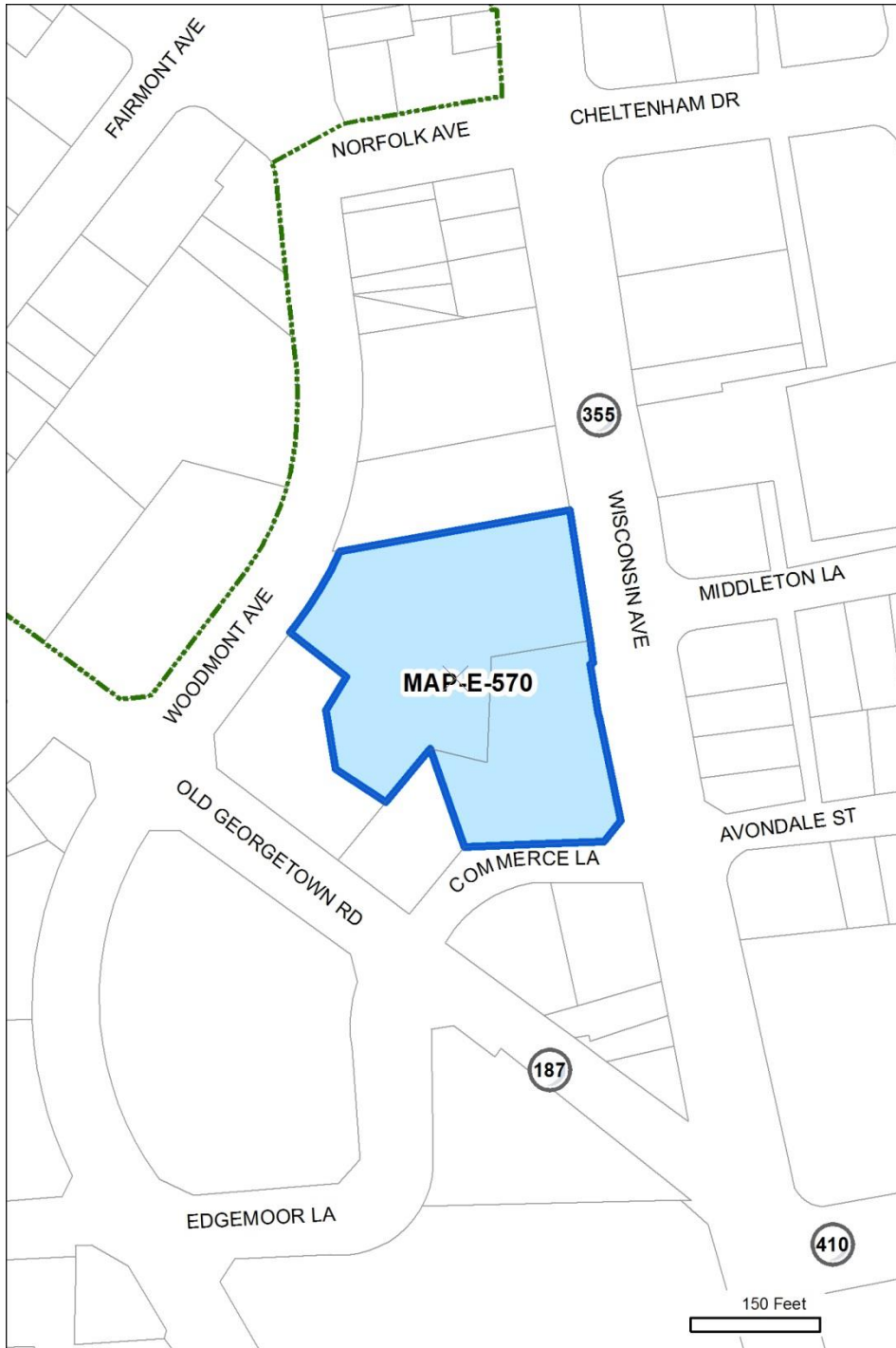
Unique ID: MAP-E-567		staff error
Master Plan ID: SDYGR-05		
Master Plan:		Shady Grove
Location:		
Existing Zone:		TOMX-2/TDR
Proposed Conv: (3/7)		<del>TDR-1.12</del>
Prop. Revised Conv:		TDR-0.9
Category:		Error
Modifications	Zone Group:	-
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>The conversion of mixed-use TDR zones was somewhat complicated, since they don't have a base residential density in FAR and the purchase of TDRs currently gives additional units (not FAR), whereas the CR and CRT zones require density in terms of FAR.</i></p> <p><i>The solution for mixed-use TDR zones was to convert the base density recommended in the master plan to FAR and then give a set amount of additional FAR per TDR purchased based on a formula indicated in the adopted ordinance.</i></p> <p><i>Staff initially recommended TDR-1.12 on this site, however, upon further review, staff determined that the formula should give a maximum density with TDRs of 0.9 FAR.</i></p>		



<b>Unique ID:</b> MAP-E-568		staff error
<b>Master Plan ID:</b> BTHDA-17 -> becoming -> BTHDA-01S		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		CBD-1
<b>Proposed Conv:</b> (3/7)		CR-3.0 C-2.0 R-2.75 H-35 T
<b>Prop. Revised Conv:</b>		CR-3.0 C-2.0 R-2.75 H-75 T
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No Change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 75'
<b>Reason for change:</b>		
<p><i>The Bethesda Sector Plan has a height map. This property is within the area designated as appropriate for heights up to 75', however it is right on the border and staff inadvertently included it in the adjacent 35' height limit.</i></p> <p><i>The height should be 75' based on the height map on page 39 of the Bethesda Sector Plan.</i></p>		



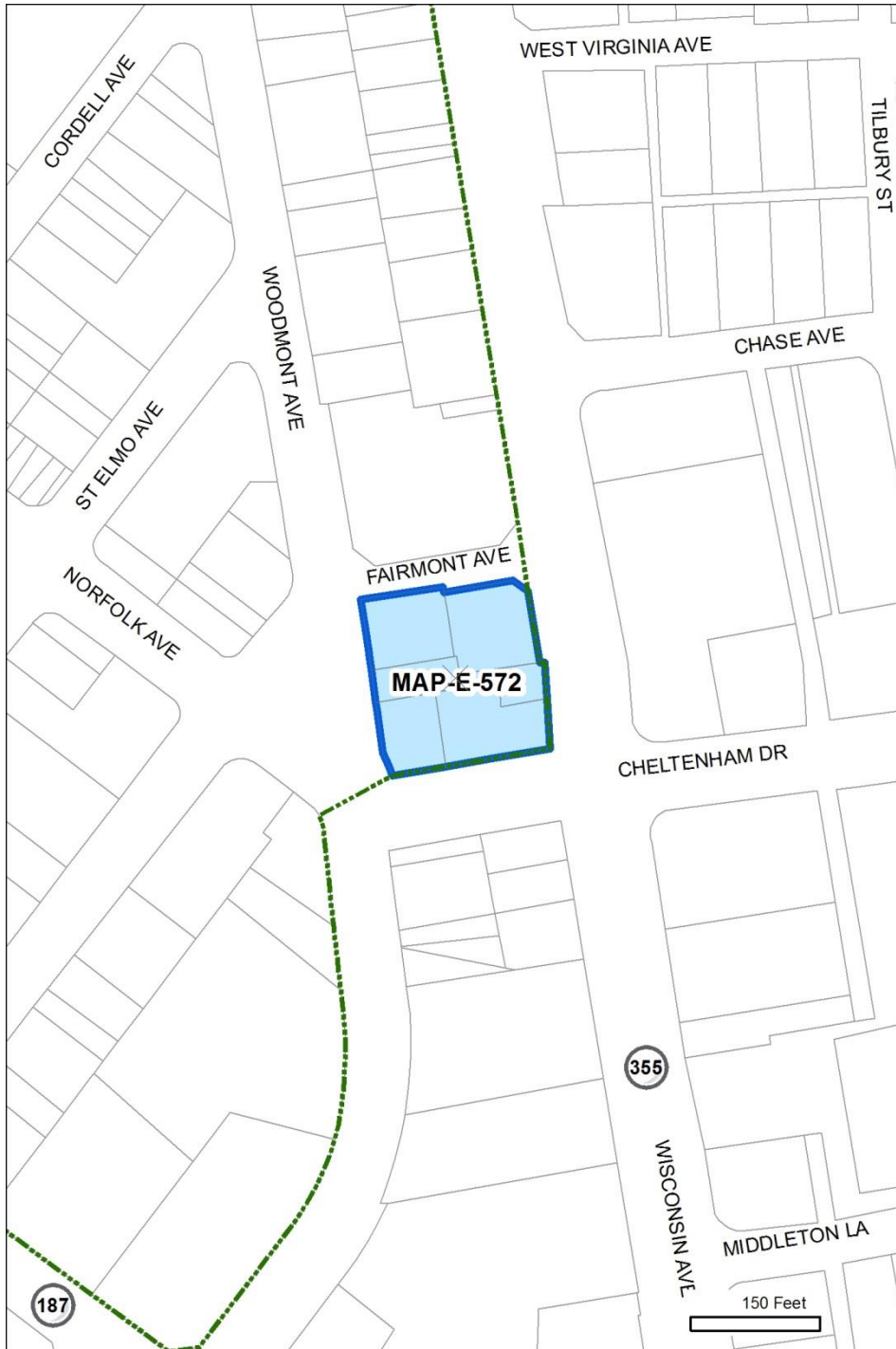
<b>Unique ID:</b> MAP-E-569		staff error
<b>Master Plan ID:</b> SLVSP-14B -> becoming -> SLVSP-14C		
<b>Master Plan:</b>		Silver Spring CBD
<b>Location:</b>		
<b>Existing Zone:</b>		CBD-2
<b>Proposed Conv:</b> (3/7)		<del>CR-5.0 C-4.0 R-5.0 H-200 T</del>
<b>Prop. Revised Conv:</b>		CR-5.0 C-4.0 R-4.75 H-200 T
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No Change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 4.75
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This site is within a Revitalization Area and within 800' of Metro, so is allowed to be built up to 200' under the text of the current ordinance.</i></p> <p><i>However, other properties on this block were approved for additional residential FAR above what is in the standard conversion for CBD-2. These properties were inadvertently included when the other properties were changed to reflect their approvals.</i></p> <p><i>These properties should receive the standard conversion for CBD-2, with the exception of their height, which should be allowed to go to 200'.</i></p> <p><i>As a result, the residential FAR allowed should be decreased to 4.75.</i></p>		



<b>Unique ID:</b> MAP-E-570		staff error
<b>Master Plan ID:</b> BTHDA-40 (becoming Standard)		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv:</b> (3/7)	CR-5.0 C-5.0 R-4.75 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-4.0 R-4.75 H-145 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No Change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 4.0
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The current zoning ordinance allows additional commercial FAR above what is normally achievable in the CBD-2 zone if certain conditions are met, including access to a major highway and provision of a hotel.</i></p> <p><i>Only one project has availed itself of this extra density, and it's on this block. However, these two properties are not part of the same site, and were inadvertently included when the DMA was changed to accommodate the development approvals on the adjacent site.</i></p> <p><i>To fix this error, these properties should have received the standard conversion, which means lowering the commercial FAR to 4.0.</i></p>		

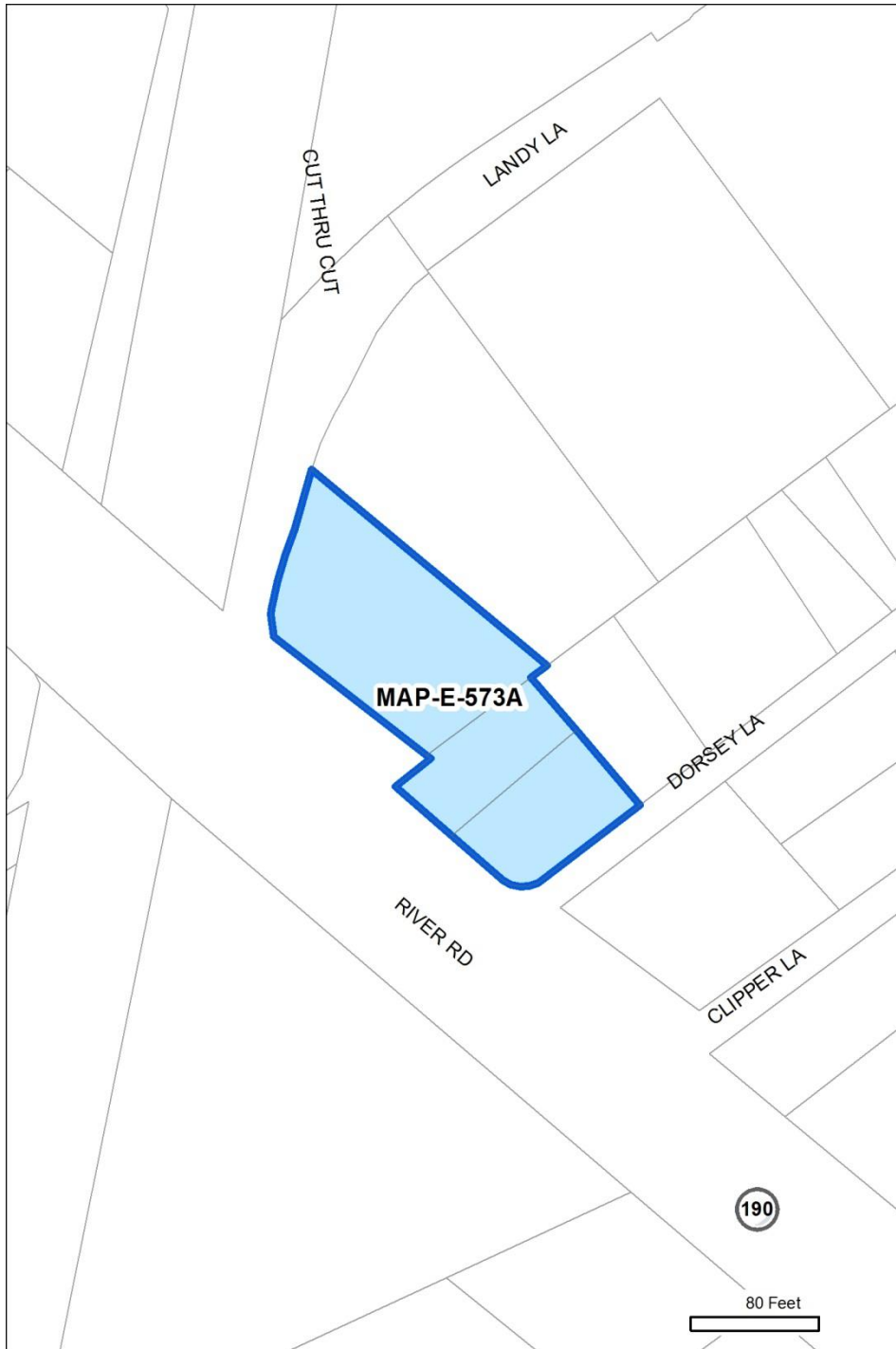


Unique ID: MAP-E-571		staff error
Master Plan ID: BTHDA-08		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-2
Proposed Conv: (3/7)		CR-5.0 C-4.0 R-5.0 H-100 T
Prop. Revised Conv:		CR-5.0 C-4.0 R-4.75 H-100 T
Category:		Error
Modifications	Zone Group:	No Change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 4.75
	Height:	No change
<b>Reason for change:</b>		
<p><i>This property is limited to 100' in height by the Bethesda CBD Sector Plan.</i></p> <p><i>The plan is silent on other elements, and staff erroneously gave too much residential FAR, which should be limited to the standard 4.75 FAR on this site.</i></p>		



<b>Unique ID:</b> MAP-E-572		staff error
<b>Master Plan ID:</b> WDMNT-12		
<b>Master Plan:</b>		Woodmont Triangle
<b>Location:</b>		
<b>Existing Zone:</b>		CBD-1
<b>Proposed Conv:</b> (3/7)		CR-3.0 C-1.0 R-2.75 H-90 T
<b>Prop. Revised Conv:</b>		CR-3.0 C-1.0 R-2.75 H-120 T
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No Change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 120'
<b>Reason for change:</b>		
<p><i>The sector plan allows height up to 118' on this property. Earlier versions of the DMA erroneously limited height to 90' (the standard for CBD-1).</i></p> <p><i>Because of the sector plan recommendation, this site should have a height limit of 120'.</i></p>		





Unique ID: MAP-E-573A		staff error
Master Plan ID:		
Master Plan:	Westbard	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category:		Error
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density up to 0.75 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		



Unique ID: MAP-E-573B		staff error
Master Plan ID:		
Master Plan:	North Bethesda	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	<del>CRT-1.5 C-1.0 R-1.0 H-75</del>	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		



Unique ID: MAP-E-573C		staff error
Master Plan ID:		
Master Plan:	Germantown Town Center	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		



Unique ID: MAP-E-573D		staff error
Master Plan ID:		
Master Plan:	Kensington/Wheaton	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		



Unique ID: MAP-E-573E		staff error
Master Plan ID:		
Master Plan:	Westbard	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		



Unique ID: MAP-E-573F		staff error
Master Plan ID:		
Master Plan:	Four Corners	
Location:		
Existing Zone:	C-4	
Proposed Conv: (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
Prop. Revised Conv:	CRT-0.25 C-0.25 R-0.25 H-35	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Reduced to 0.25
	Comm'l FAR:	Reduced to 0.25
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 35'
Reason for change:		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		

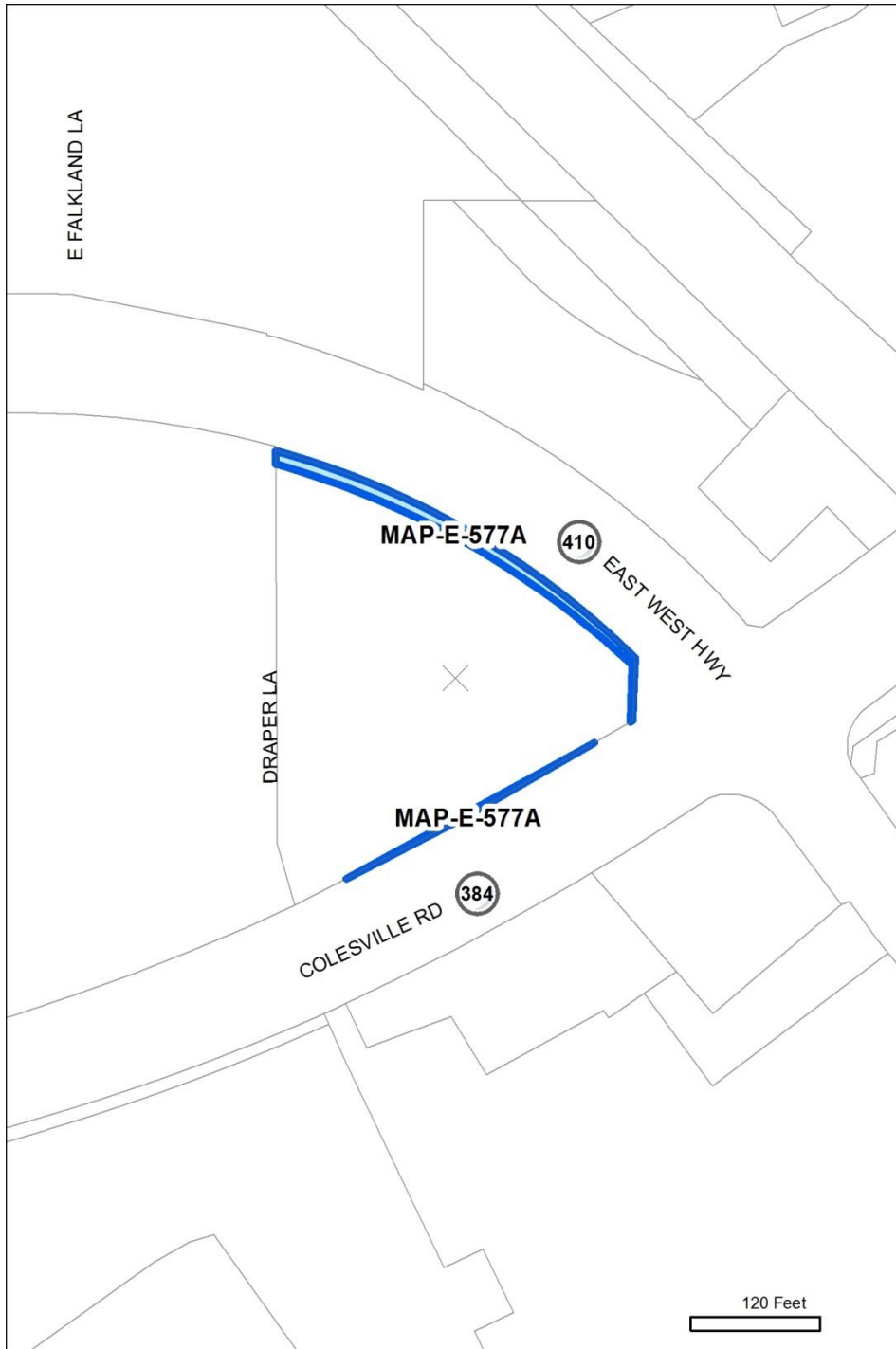


<b>Unique ID:</b> MAP-E-573G		staff error
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>		
<b>Existing Zone:</b>	C-4	
<b>Proposed Conv:</b> (3/7)	CRT-0.75 C-0.75 R-0.5 H-40	
<b>Prop. Revised Conv:</b>	CRT-0.25 C-0.25 R-0.25 H-35	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No Change
	<b>Overall FAR:</b>	Reduced to 0.25
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Reduced to 35'
<b>Reason for change:</b>		
<p><i>This property is in the C-4 zone.</i></p> <p><i>Currently, the C-4 zone only allows density above 0.25 FAR if the master does not say additional density is inappropriate <u>and</u> the parcel is at least 2 acres.</i></p> <p><i>An analysis of C-4 found that these areas are less than 2 acres, and therefore should receive the lower 0.25 FAR prescribed in the current ordinance.</i></p>		

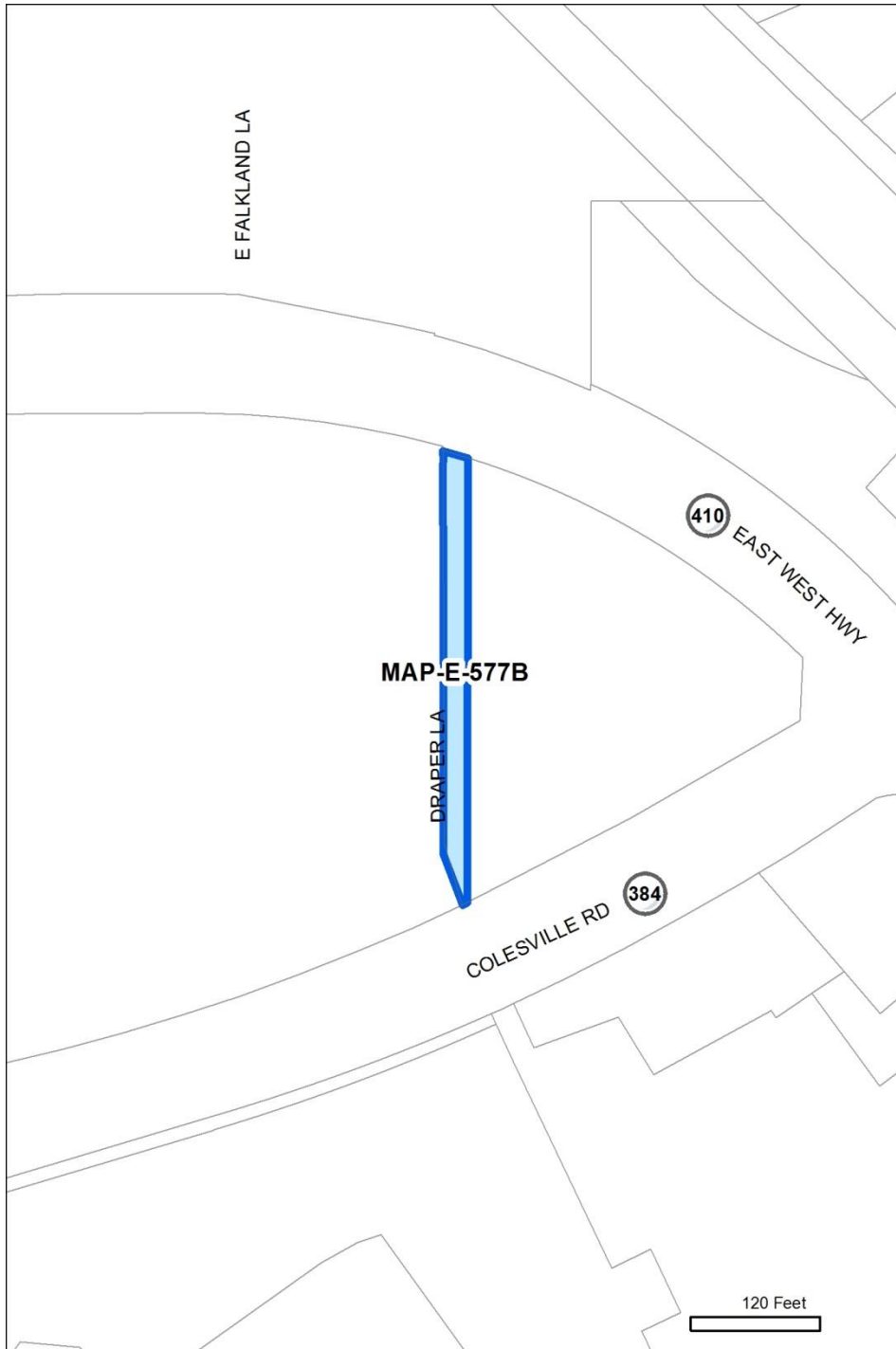


Unique ID: MAP-E-576		staff error
Master Plan ID:		
Master Plan:	Silver Spring CBD	
Location:		
Existing Zone:	CBD-3	
Proposed Conv: (3/7)	<del>CR-3.0 C-2.0 R-2.75 H-90 T</del>	
Prop. Revised Conv:	CR-8.0 C-6.0 R-6.0 H-200 T	
Category: Error		
Modifications	Zone Group:	No Change
	Overall FAR:	Increased to 8.0
	Comm'l FAR:	Increased to 6.0
	Resid'l FAR:	Increased to 6.0
	Height:	Increased to 200'
Reason for change:		
<p><i>This property is in the CBD-3 zone, however an error with the GIS layer indicated that this area was zoned CBD-1. As a result, it was given the standard conversion for CBD-1.</i></p> <p><i>However, the property is actually zoned CBD-3, and therefore should get the standard conversion for CBD-3.</i></p>		





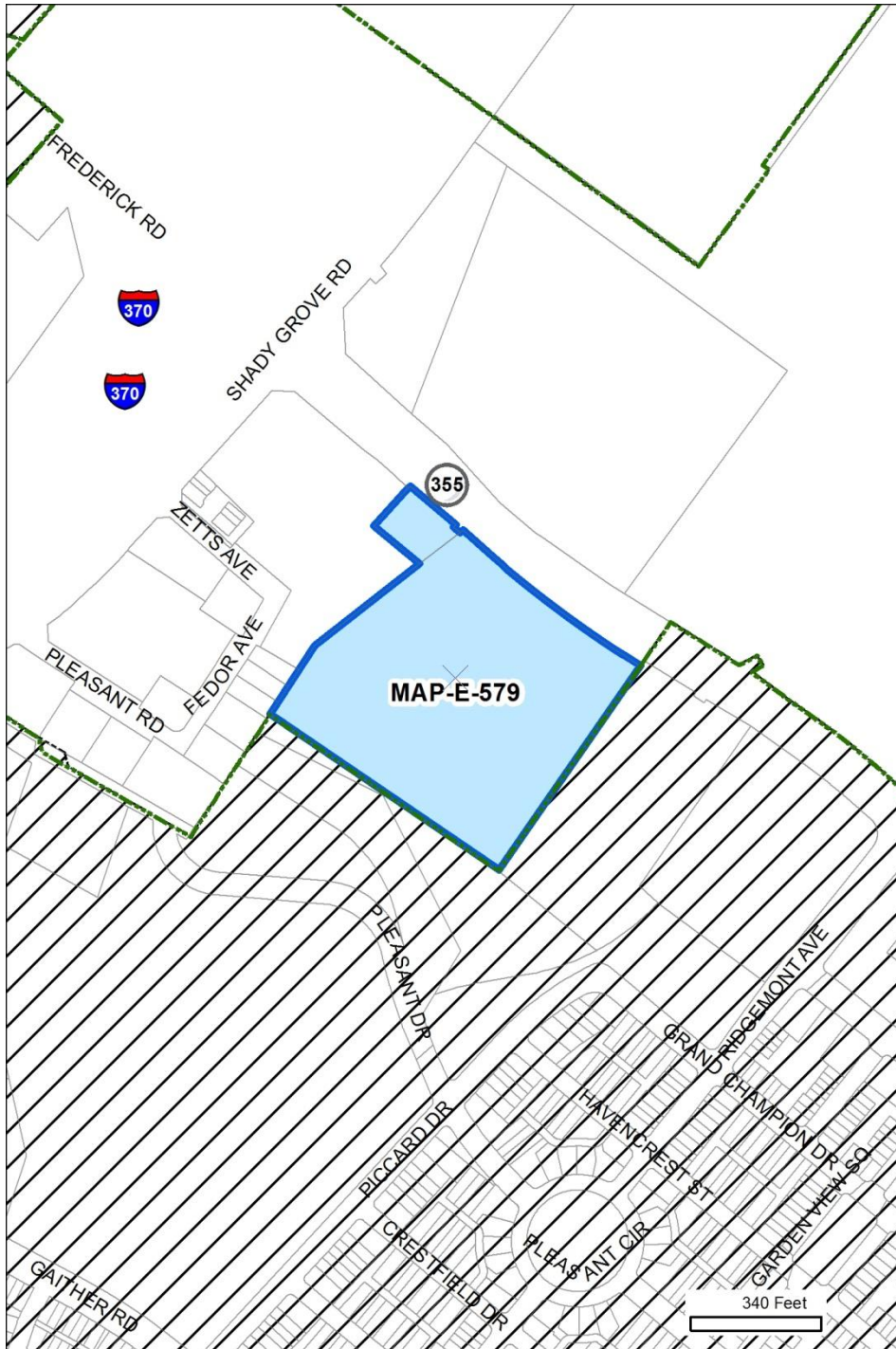
<b>Unique ID:</b> MAP-E-577A		staff error
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv:</b> (3/7)	Right-of-way	
<b>Prop. Revised Conv:</b>	CR-5.0 C-4.0 R-4.75 H-145 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	Changed to CR
	<b>Overall FAR:</b>	Set at 5.0
	<b>Comm'l FAR:</b>	Set at 4.0
	<b>Resid'l FAR:</b>	Set at 4.75
	<b>Height:</b>	Set at 145'
<b>Reason for change:</b>		
<p><i>This area is zoned CBD-2. An error with the existing zoning layer showed it as right-of-way. This is a technical correction which gives it the standard conversion for CBD-2. The existing zoning layer has also been fixed.</i></p>		



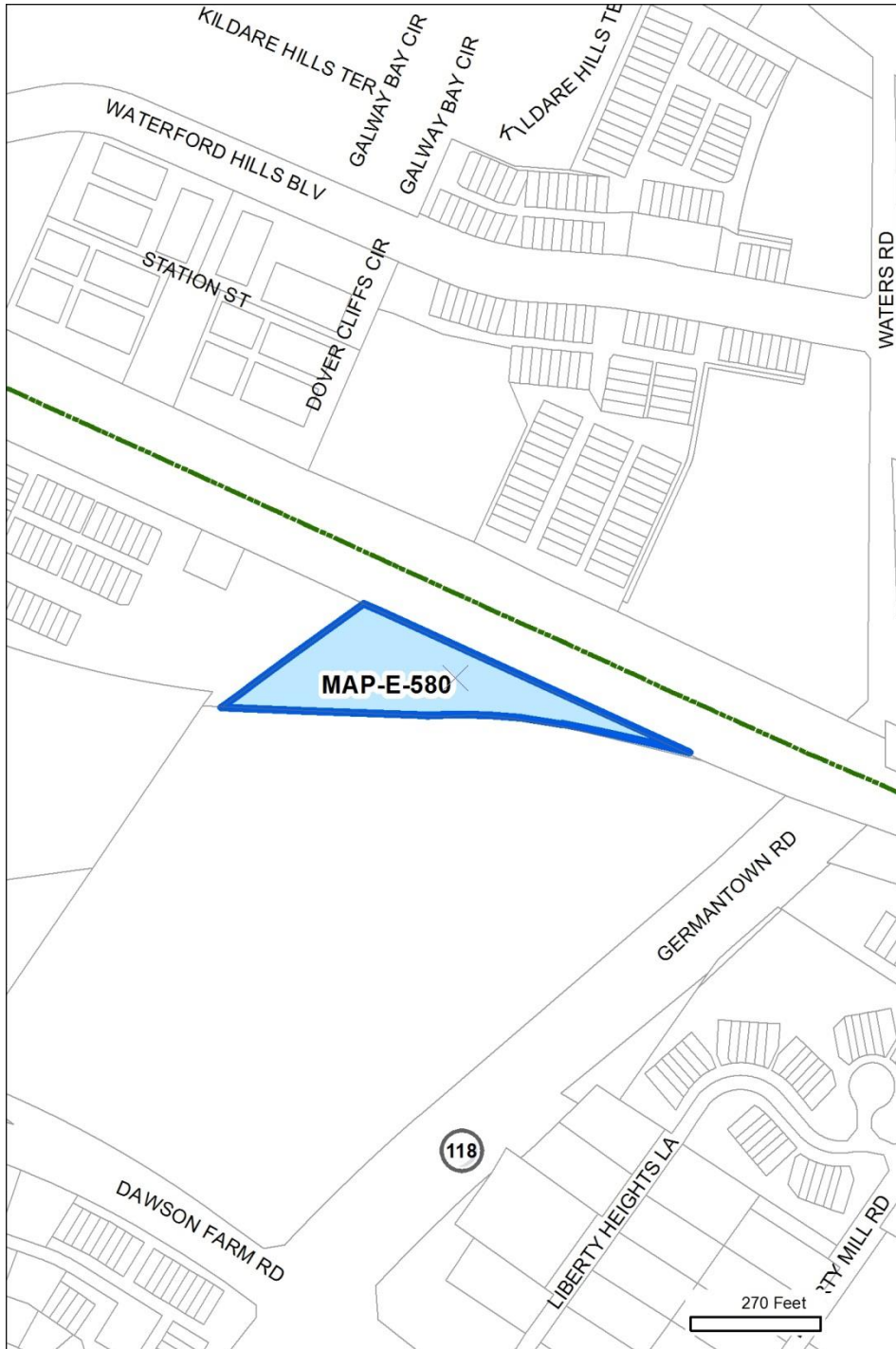
Unique ID: MAP-E-577B		staff error
Master Plan ID:		
Master Plan:	Silver Spring CBD	
Location:		
Existing Zone:	R-20	
Proposed Conv: (3/7)	CR-5.0 C-4.0 R-4.75 H-145 T	
Prop. Revised Conv:	R-20	
Category:	Error	
Modifications	Zone Group:	Changed to R-20
	Overall FAR:	-
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	-
Reason for change:		
<p><i>This area is zoned R-20. An error with the existing zoning layer showed it as CBD-2. This is a technical correction which gives it the standard conversion for R-20. The existing zoning layer has also been fixed.</i></p>		



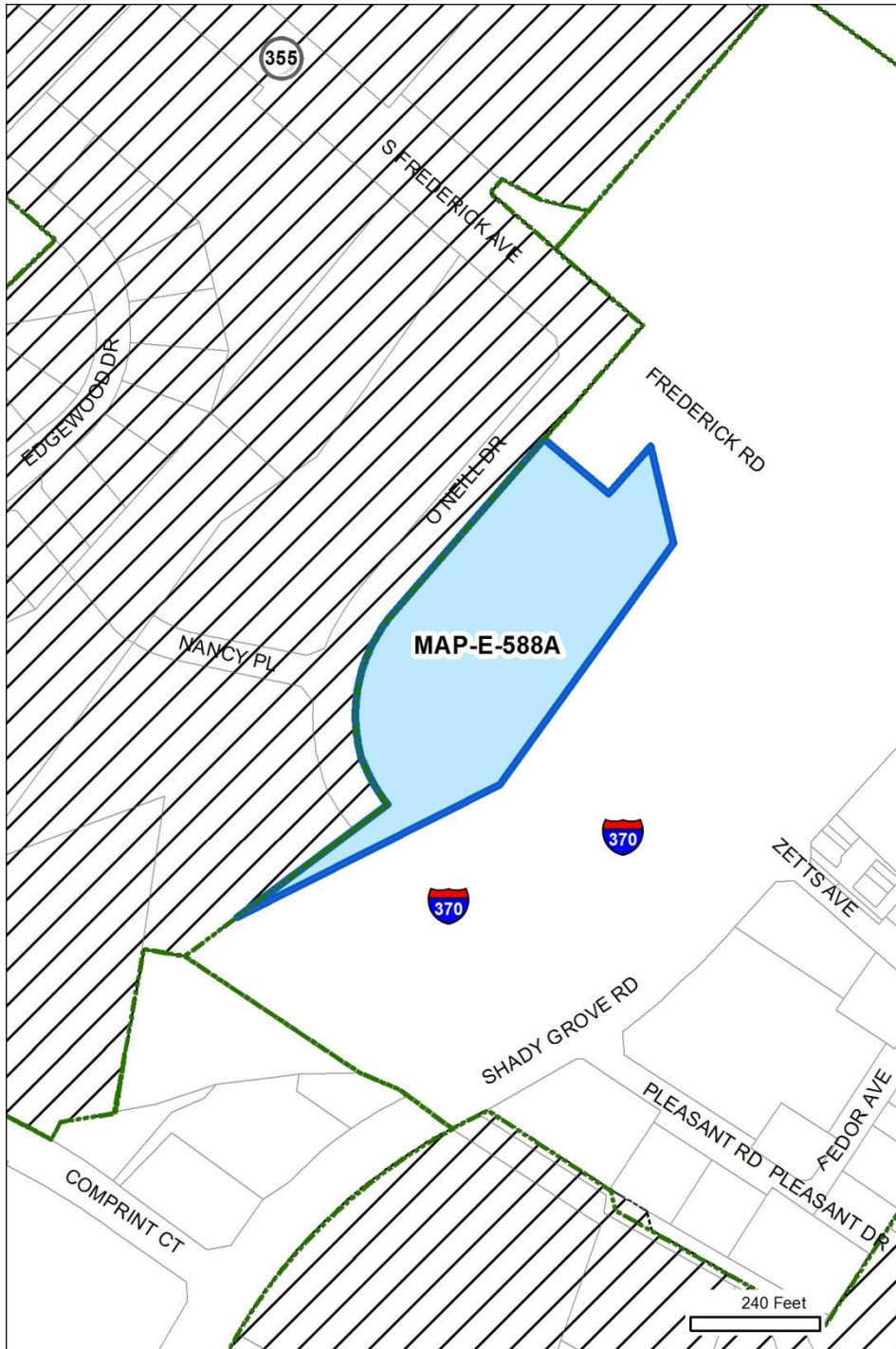
Unique ID: MAP-E-578		staff error
Master Plan ID: POTMC-11		
Master Plan:		Potomac Subregion
Location:		
Existing Zone:		C-2
Proposed Conv: (3/7)		<del>CRT-2.5 C-1.5 R-2.25 H-75</del>
Prop. Revised Conv:		CRT-2.5 C-1.5 R-2.0 H-75
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 2.0
	Height:	No change
<b>Reason for change:</b>		
<p><i>This site is zoned C-2, but has approvals higher than would be allowed under the standard conversion. Based on Council direction, planning staff is to revise densities and heights upward if a property owner has an approval or an existing structure above the densities given in the conversion and they request the change.</i></p> <p><i>The property owner of this site requested the change to accommodate approvals for additional density granted by the Planning Board. However, staff erroneously revised the residential density number to 2.25, when actual approvals are about 1.9 FAR.</i></p> <p><i>For that reason, this site should receive an FAR of 2.0 for residential development.</i></p> <p><i>See also: <b>MAP-R-213.</b></i></p>		



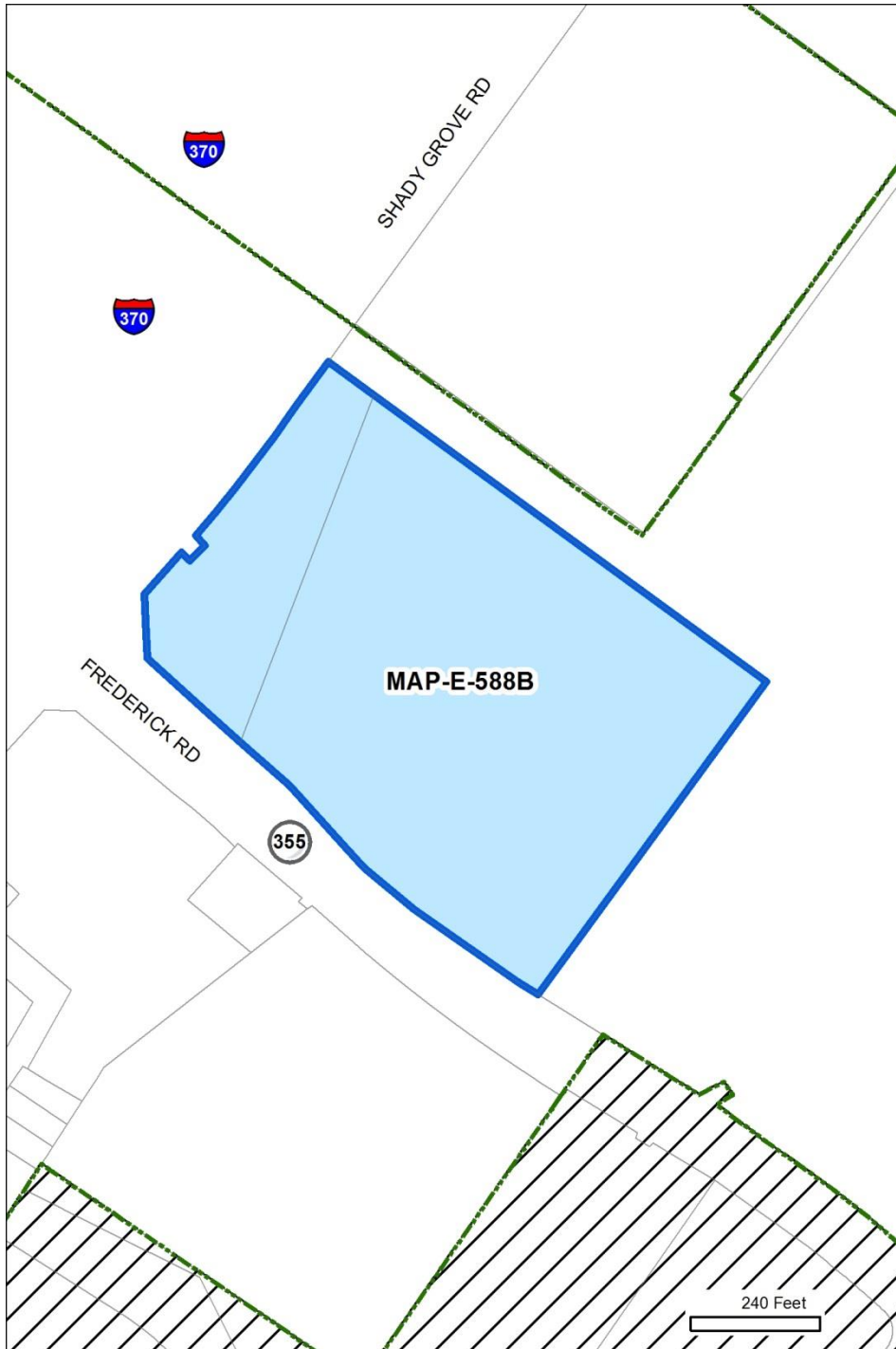
Unique ID: MAP-E-579		staff error
Master Plan ID:		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	C-3	
Proposed Conv: (3/7)	GR-1.5 H-85	
Prop. Revised Conv:	GR-1.5 H-45	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 45'
<b>Reason for change:</b>		
<p><i>The C-3 zone has two standard conversions: a basic one with a height of 45' and one for auto sales and service parks, with a height of 85'. This is based on language in the current code.</i></p> <p><i>However, upon further review, staff discovered that the ordinance text is intended to allow that height <u>only</u> with a specific recommendation for the additional height in the Master Plan.</i></p> <p><i>In this case, that language is not present, so this site should have received the lower height of 45'.</i></p>		



Unique ID: MAP-E-580		staff error
Master Plan ID:		
Master Plan:	Germantown (1989)	
Location:		
Existing Zone:	I-3	
Proposed Conv: (3/7)	EOF-0.25 H-100 T	
Prop. Revised Conv:	EOF-0.25 H-100	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned I-3, with a master plan recommendation to limit density to 0.25 FAR.</i></p> <p><i>However, the master plan also indicates that this site is inappropriate for the optional method, which is why the "T" language exists for converted I-3 properties.</i></p> <p><i>For that reason, this conversion should change to an EOF without the "T" at the end. The density and height won't change.</i></p>		



Unique ID: MAP-E-588A		staff error
Master Plan ID: SDYGR-13		
Master Plan:		Shady Grove
Location:		
Existing Zone:		I-3
Proposed Conv: (3/7)		EOF-0.75 H-100-T
Prop. Revised Conv:		EOF-0.75 H-100
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned I-3.</i></p> <p><i>However, the master plan also indicates that this site is inappropriate for the optional method, which is why the "T" language exists for converted I-3 properties.</i></p> <p><i>For that reason, this conversion should change to an EOF without the "T" at the end. The density and height won't change.</i></p>		

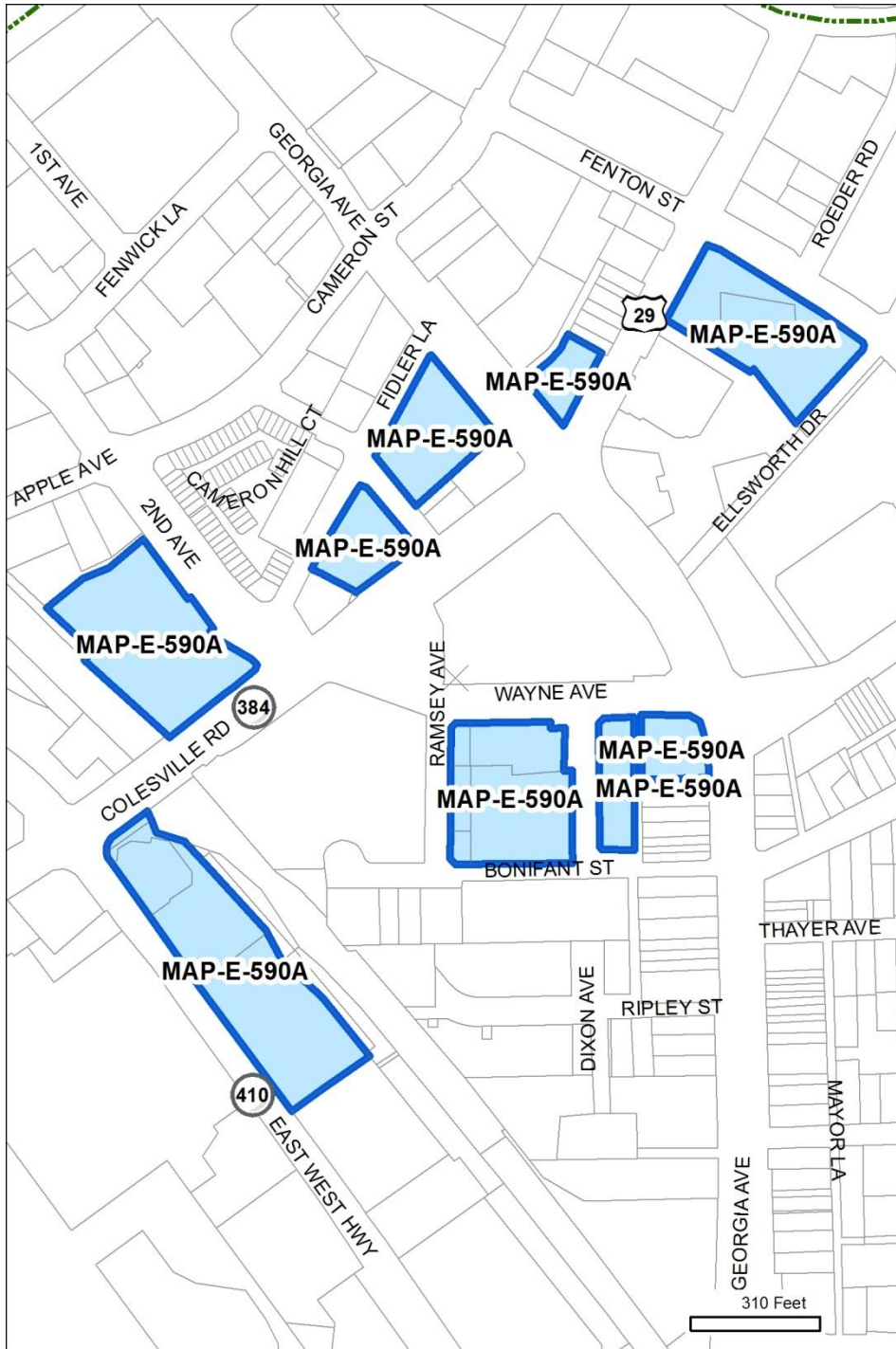


Unique ID: MAP-E-588B		staff error
Master Plan ID: SDYGR-14		
Master Plan:		Shady Grove
Location:		
Existing Zone:		I-3
Proposed Conv: (3/7)		EOF-0.75 H-100-T
Prop. Revised Conv:		EOF-0.75 H-100
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
Reason for change:		
<p><i>This property is zoned I-3.</i></p> <p><i>However, the master plan also indicates that this site is inappropriate for the optional method, which is why the "T" language exists for converted I-3 properties.</i></p> <p><i>For that reason, this conversion should change to an EOF without the "T" at the end. The density and height won't change.</i></p>		



<b>Unique ID:</b> MAP-E-589		staff error
<b>Master Plan ID:</b> SLVSP-21		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-2	
<b>Proposed Conv:</b> (3/7)	CR-5.0 C-4.0 R-4.75 H-145 T	
<b>Prop. Revised Conv:</b>	CR-5.0 C-4.0 R-4.75 H-200 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 200'
<b>Reason for change:</b>		
<p><i>This property is zoned CBD-2 and is in the Ripley/South Silver Spring Overlay.</i></p> <p><i>The overlay allows height in the CBD-2 zone to be increased to 200' with the assent of the Planning Board. Staff inadvertently left these properties at their standard conversion height of 145'.</i></p>		





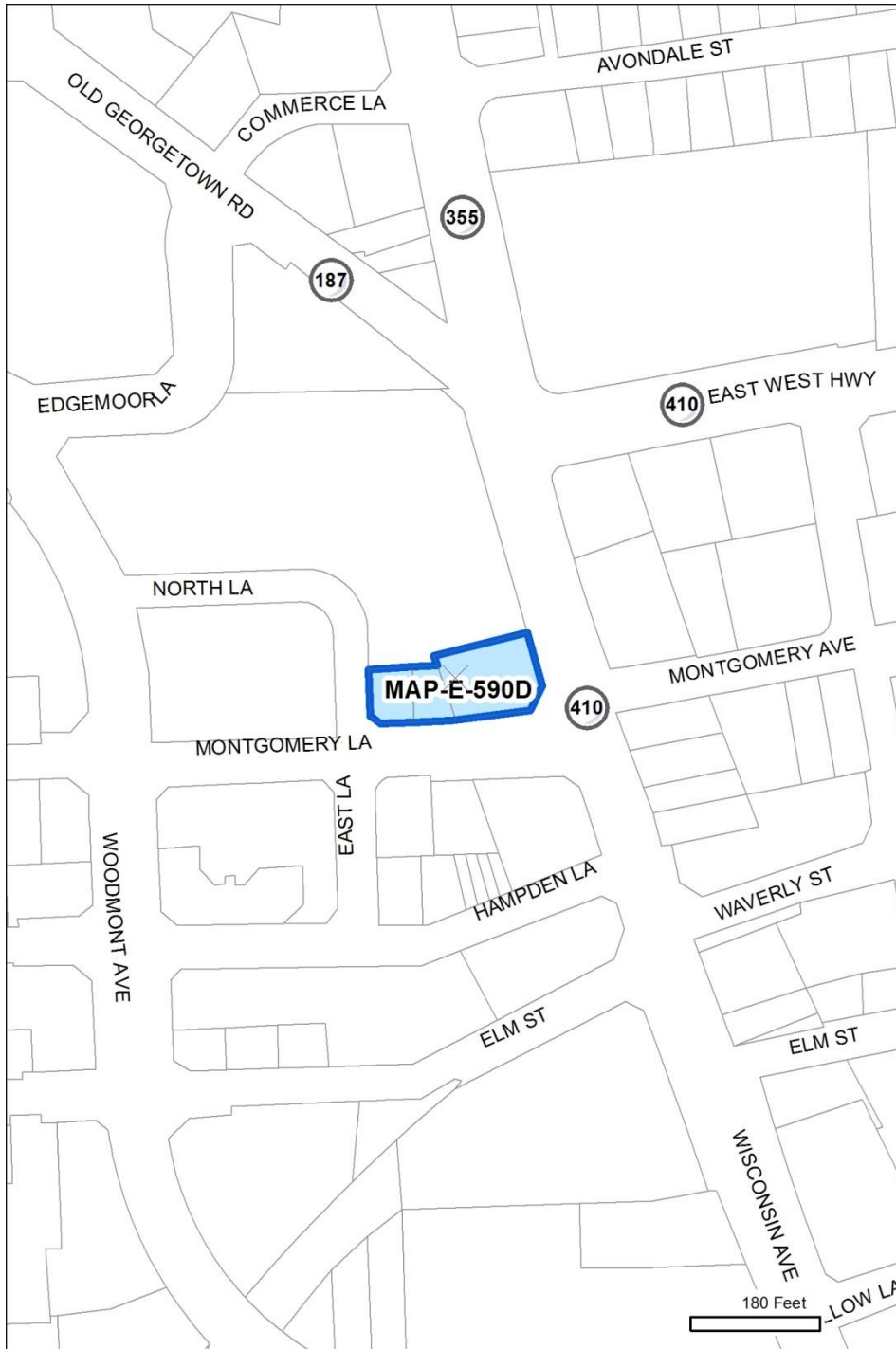
Unique ID: MAP-E-590A		staff error
Master Plan ID:		
Master Plan:	Silver Spring CBD	
Location:		
Existing Zone:	CBD-3	
Proposed Conv: (3/7)	CR-8.0 C-6.0 R-7.5 H-200 T	
Prop. Revised Conv:	CR-8.0 C-6.0 R-6.0 H-200 T	
Category: Error		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 6.0
	Height:	No change
Reason for change:		
<p><i>This property is zoned CBD-3.</i></p> <p><i>In earlier versions of the DMA, CBD-3 was converted with 7.5 FAR of residential development. The current ordinance limits solely residential projects to 200 dwelling units per acre, however, it does not put a limit on residential density in mixed-use projects.</i></p> <p><i>However, staff felt that 7.5 FAR was much more intense than was actually achievable in the zone, and feels that 6.0 FAR is a more appropriate conversion.</i></p>		



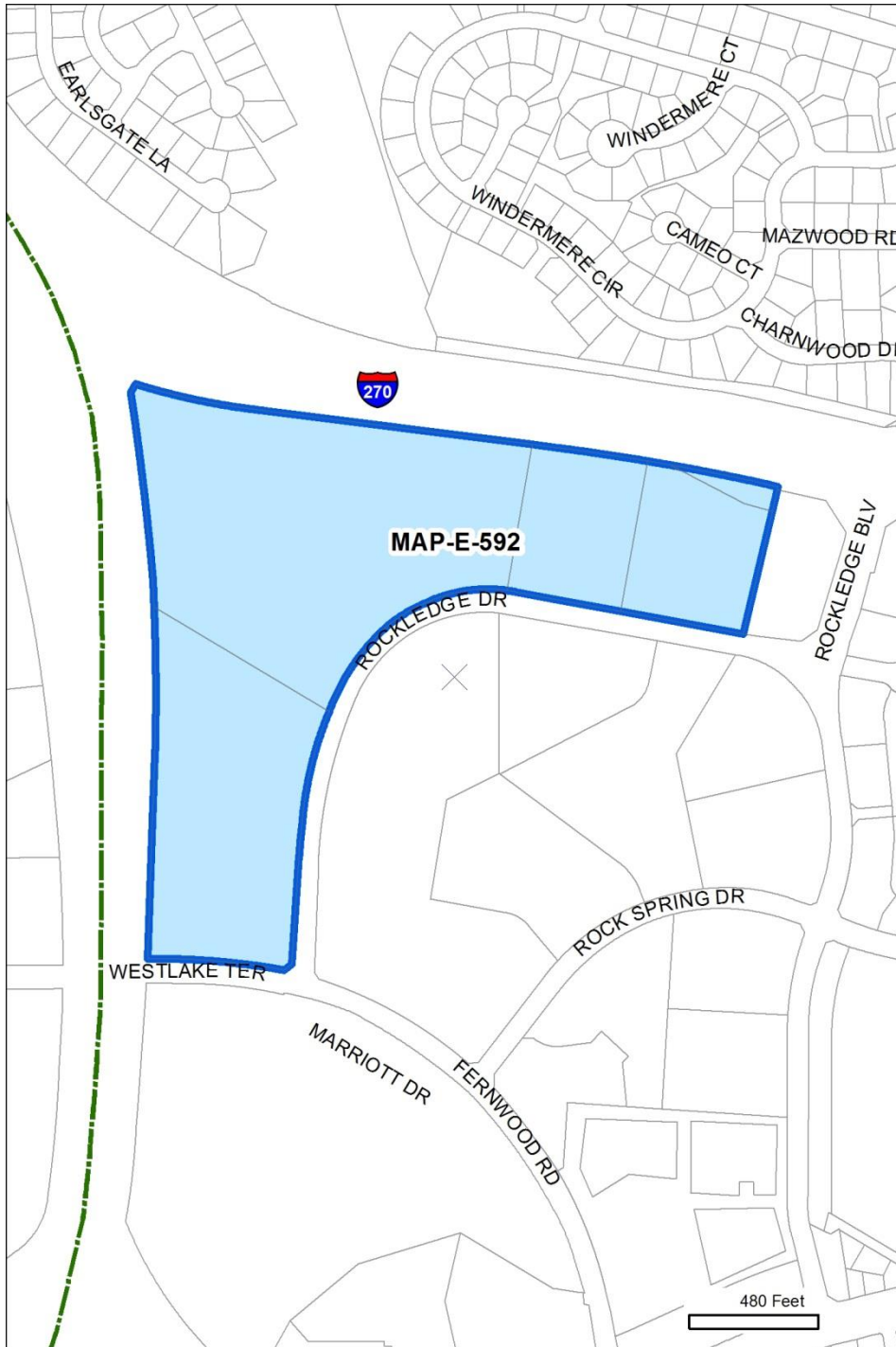
Unique ID: MAP-E-590B		staff error
Master Plan ID:		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-3	
Proposed Conv: (3/7)	CR-8.0 C-6.0 R-7.5 H-200 T	
Prop. Revised Conv:	CR-8.0 C-6.0 R-6.0 H-200 T	
Category: Error		
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 6.0
	Height:	No change
Reason for change:		
<p><i>This property is zoned CBD-3.</i></p> <p><i>In earlier versions of the DMA, CBD-3 was converted with 7.5 FAR of residential development. The current ordinance limits solely residential projects to 200 dwelling units per acre, however, it does not put a limit on residential density in mixed-use projects.</i></p> <p><i>However, staff felt that 7.5 FAR was much more intense than was actually achievable in the zone, and feels that 6.0 FAR is a more appropriate conversion.</i></p>		



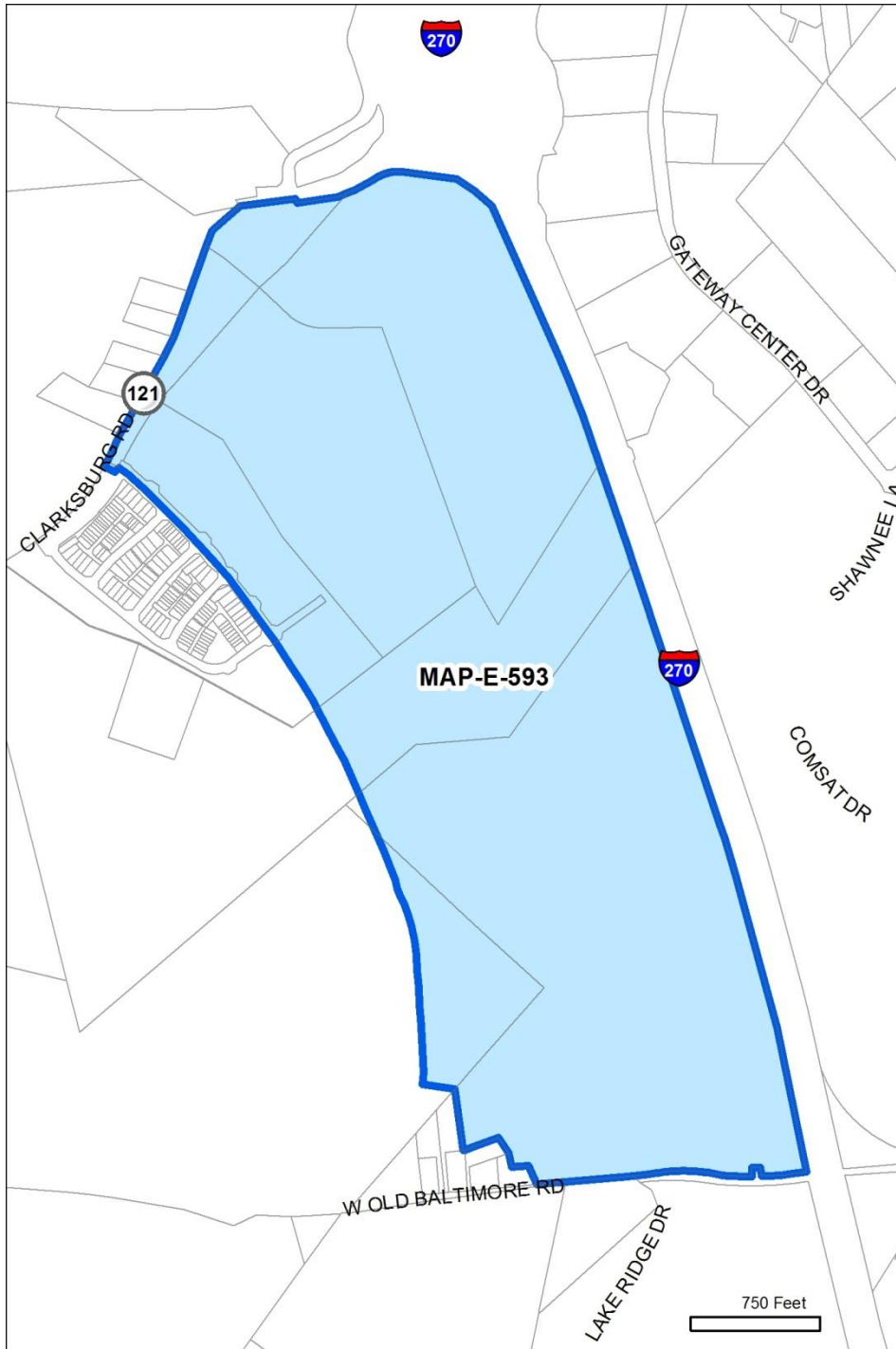
Unique ID: MAP-E-590C		staff error
Master Plan ID: BTHDA-24		
Master Plan:	Bethesda CBD	
Location:		
Existing Zone:	CBD-3	
Proposed Conv: (3/7)	<del>CR-8.0 C-6.0 R-7.5 H-175 T</del>	
Prop. Revised Conv:	CR-8.0 C-6.0 R-6.0 H-175 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 6.0
	Height:	No change
Reason for change:		
<i>This property is zoned CBD-3.</i>		
<i>In earlier versions of the DMA, CBD-3 was converted with 7.5 FAR of residential development. The current ordinance limits solely residential projects to 200 dwelling units per acre, however, it does not put a limit on residential density in mixed-use projects.</i>		
<i>However, staff felt that 7.5 FAR was much more intense than was actually achievable in the zone, and feels that 6.0 FAR is a more appropriate conversion.</i>		



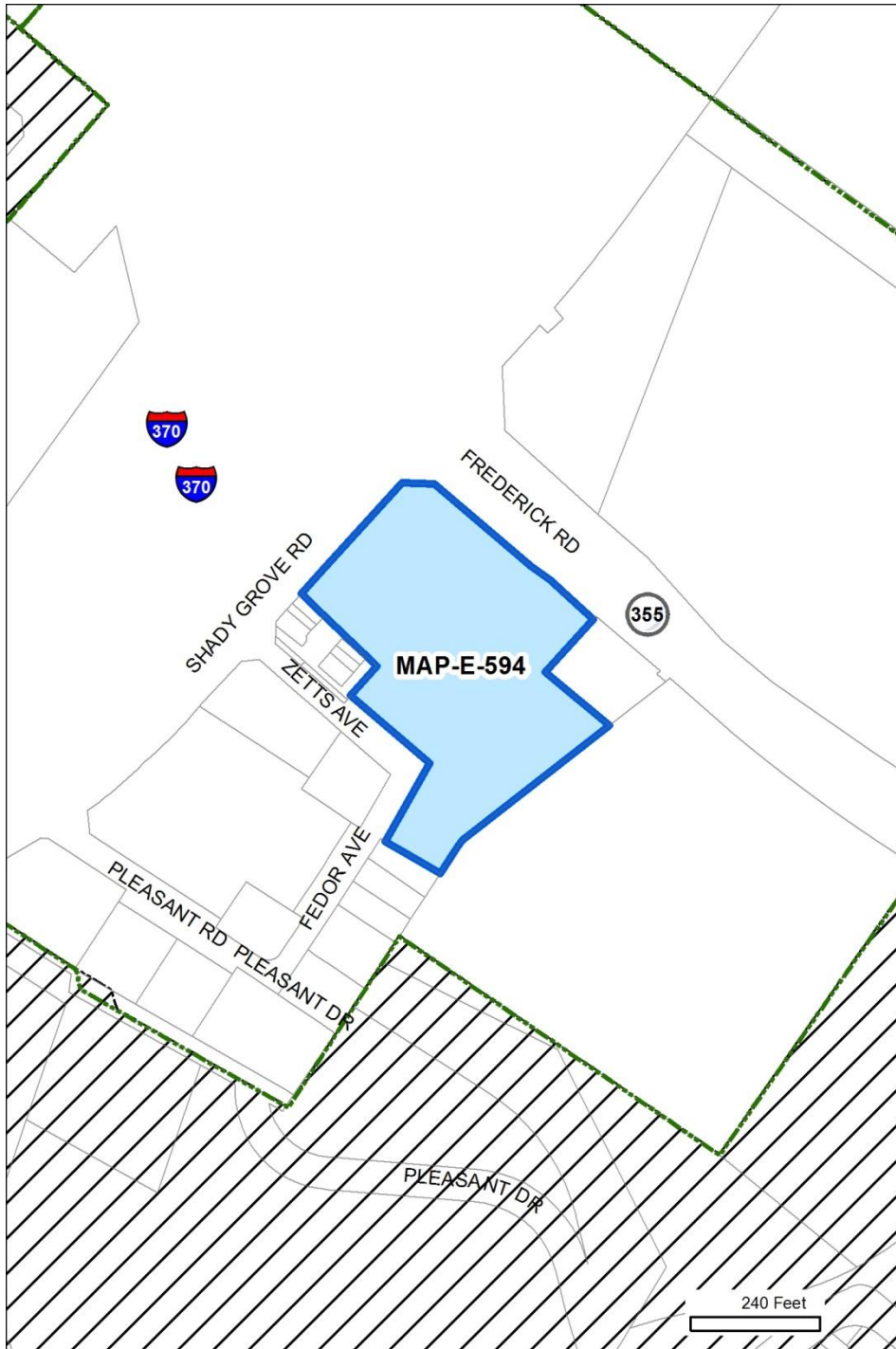
Unique ID: MAP-E-590D		staff error
Master Plan ID: BTHDA-23		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		CBD-3
Proposed Conv: (3/7)		CR-8.0 C-6.0 R-7.5 H-145 T
Prop. Revised Conv:		CR-8.0 C-6.0 R-6.0 H-145 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Reduced to 6.0
	Height:	No change
Reason for change:		
<p><i>This property is zoned CBD-3.</i></p> <p><i>In earlier versions of the DMA, CBD-3 was converted with 7.5 FAR of residential development. The current ordinance limits solely residential projects to 200 dwelling units per acre, however, it does not put a limit on residential density in mixed-use projects.</i></p> <p><i>However, staff felt that 7.5 FAR was much more intense than was actually achievable in the zone, and feels that 6.0 FAR is a more appropriate conversion.</i></p>		



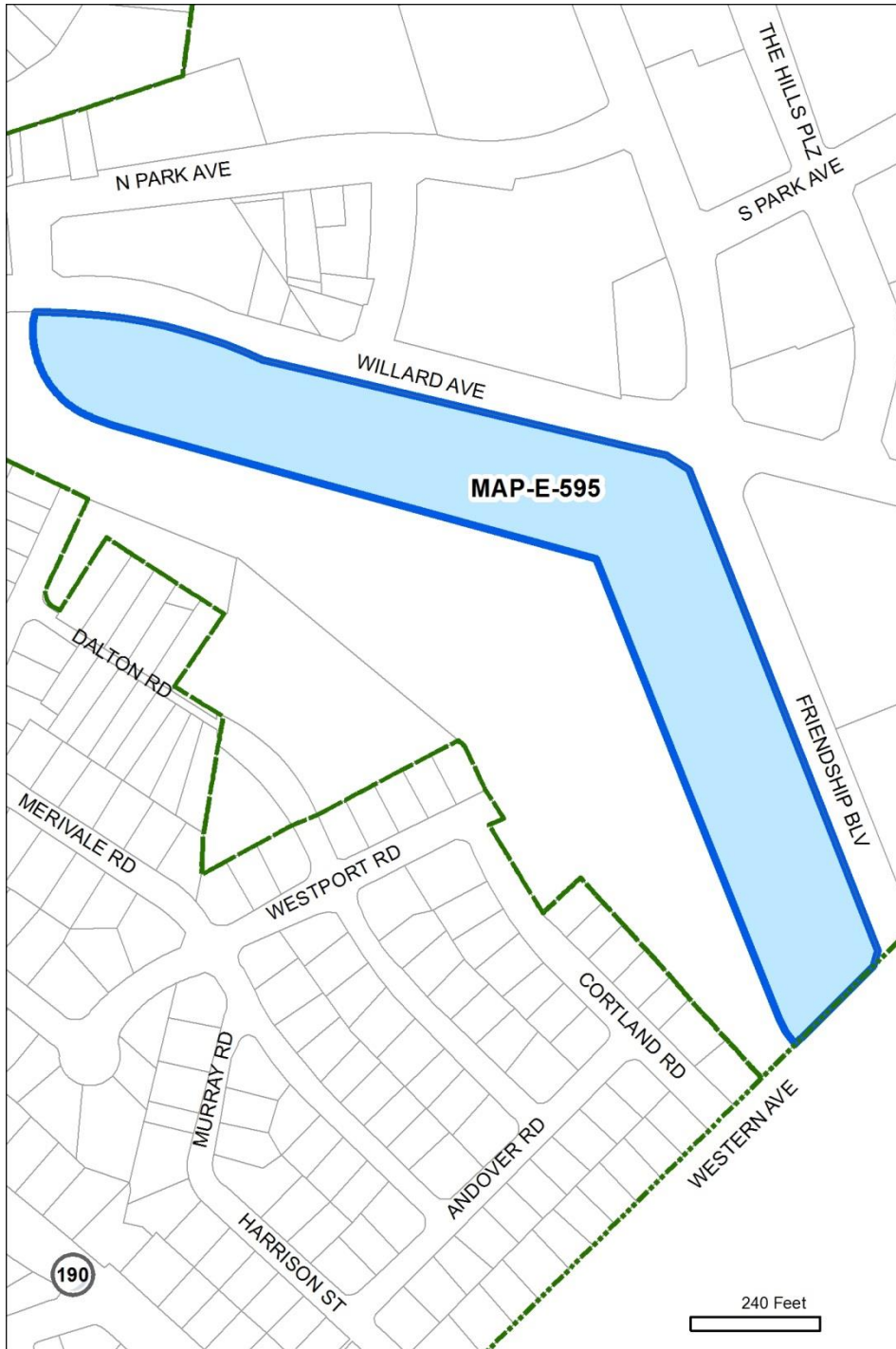
Unique ID: MAP-E-592		staff error
Master Plan ID:		
Master Plan:	North Bethesda / Garrett Park	
Location:		
Existing Zone:	C-P	
Proposed Conv: (3/7)	EOF-1.25 H-90	
Prop. Revised Conv:	EOF-1.25 H-150	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 150'
Reason for change:		
<p><i>This area is zoned C-P. The highest height approved in this area (the only C-P in the county) is 14 stories.</i></p> <p><i>This is the new default conversion for the C-P zone.</i></p>		



<b>Unique ID:</b> MAP-E-593		staff error
<b>Master Plan ID:</b> CLRKG-06		
<b>Master Plan:</b>		Clarksburg
<b>Location:</b>		
<b>Existing Zone:</b>		MXPB
<b>Proposed Conv:</b> (3/7)		<del>CRT-0.75 C-0.25 R-0.5 H-100 T</del>
<b>Prop. Revised Conv:</b>		CRT-0.5 C-0.25 R-0.25 H-130 T
<b>Category:</b>		Error
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.5
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	Increased to 130
<b>Reason for change:</b>		
<p><i>This property is zoned MXPB, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site has been approved for 700 single-family units, 939 multi-family units [together, approximately 0.245 FAR], and 2,420,000 SF of commercial [0.20 FAR].</i></p> <p><i>The tallest structures approved for the site are 12 stories.</i></p>		

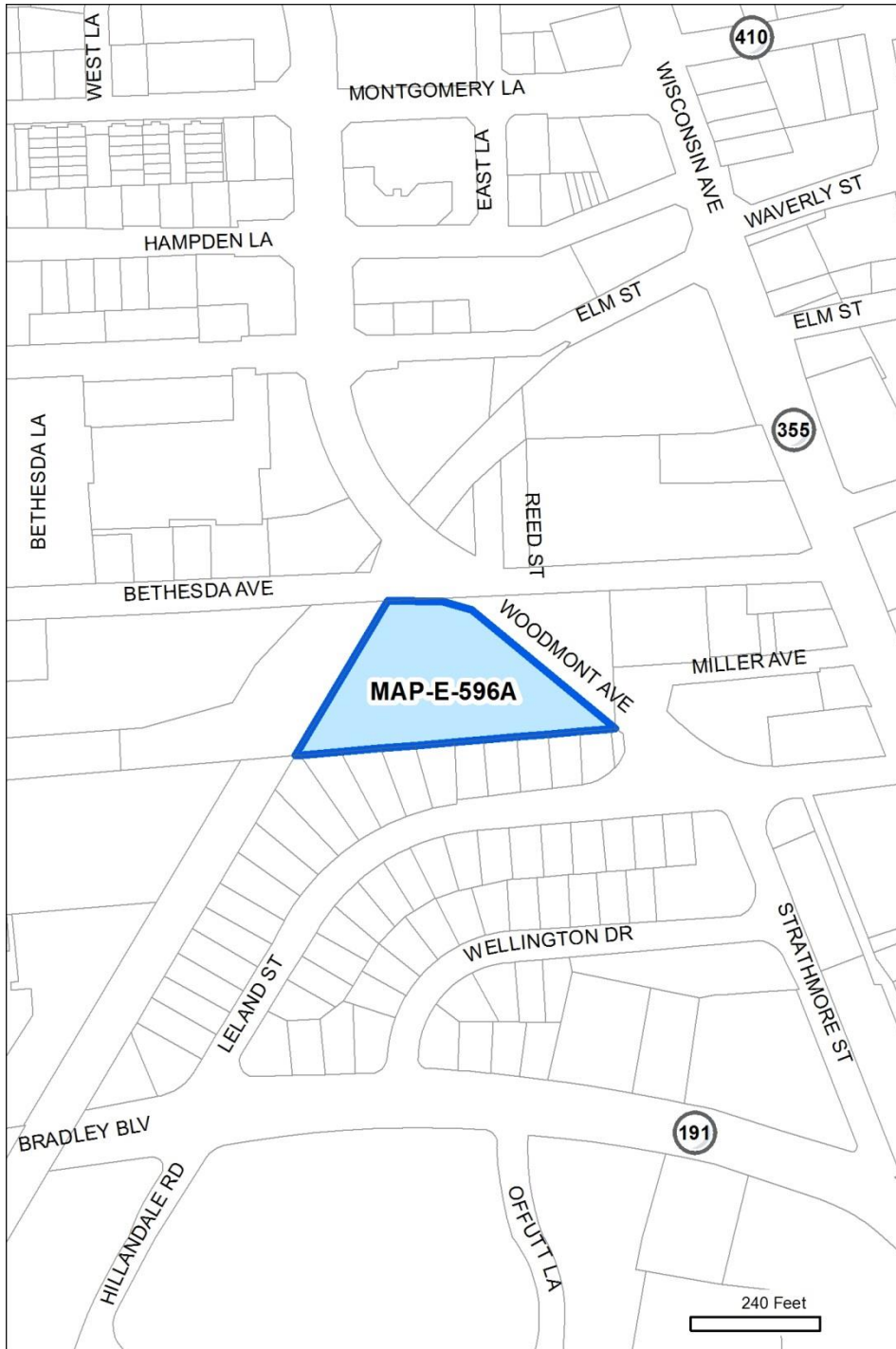


Unique ID: MAP-E-594		staff error
Master Plan ID: SDYGR-15		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	TS-M	
Proposed Conv: (3/7)	CR-3.0 C-2.5 R-2.5 H-200 T	
Prop. Revised Conv:	CR-1.5 C-1.5 R-0.25 H-80 T	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 1.5
	Comm'l FAR:	Reduced to 1.5
	Resid'l FAR:	Reduced to 0.25
	Height:	Reduced to 80'
<b>Reason for change:</b>		
<p><i>This property is zoned TS-M, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site is subject to site plan <b>8-1982-0310</b>, which allows approximately 0.43 FAR of commercial development on the site. However, since that site plan was adopted, additional development has occurred on the site (additional site plans could not be found). The 2006 Master Plan for the area anticipated additional development on the site.</i></p> <p><i>Surrounding properties are allowed to develop to 1.5 FAR.</i></p> <p><i>The tallest structure on the site is 7 stories.</i></p>		

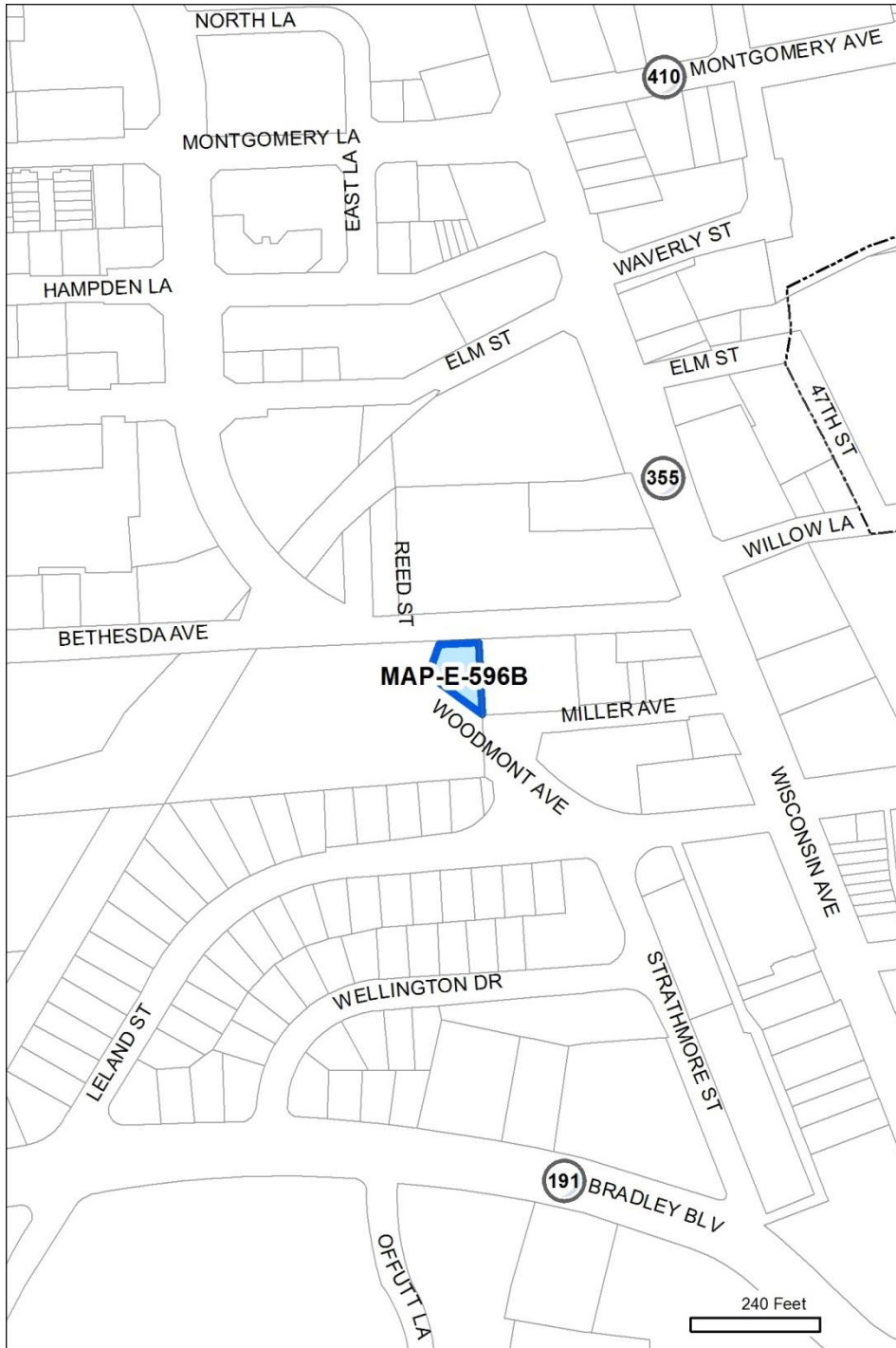


Unique ID: MAP-E-595		staff error
Master Plan ID: FSHIP-02		
Master Plan:		Friendship Heights
Location:		
Existing Zone:		TS-M
Proposed Conv: (3/7)		CR-2.5 C-2.0 R-1.0 H-90 T
Prop. Revised Conv:		CR-3.0 C-2.0 R-1.0 H-100 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	Increased to 3.0
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 100'
Reason for change:		
<p><i>This property is zoned TS-M, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site is subject to LMA <b>G-760</b>, which allows up to 2.85 FAR. Of that, up to 1.88 FAR is permitted to be commercial, and 0.97 FAR is allowed to be residential.</i></p> <p><i>The maximum height is 9 stories.</i></p> <p><i>Earlier versions of the DMA limited overall density to 2.5 FAR and height to 90'. However, further review of the LMA indicates that the overall density and height should be slightly higher to match the approvals for the site.</i></p>		





Unique ID: MAP-E-596A		staff error
Master Plan ID: BTHDA-20		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		TS-M
Proposed Conv: (3/7)		<del>CR-3.0 C-2.5 R-2.5 H-60 T</del>
Prop. Revised Conv:		CR-2.75 C-0.5 R-2.5 H-55 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 2.75
	Comm'l FAR:	Reduced to 0.5
	Resid'l FAR:	No change
	Height:	Reduced to 55'
Reason for change:		
<p><i>This property is zoned TS-M, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site is subject to LMA G-850. The binding elements on the site limit overall density to 2.59 FAR. Within that density, up to 250 dwelling units are permitted [approximately 2.5 FAR]. Height on this portion of the site is limited to 54'.</i></p> <p><i>Site plan <b>8-2007-0180</b> allows up to 40,000 SF of commercial [0.28 FAR].</i></p> <p><i>Earlier versions of the DMA did not look at the LMA and used a standard conversion for density. Having looked at the LMA, staff has proposed this revision.</i></p>		



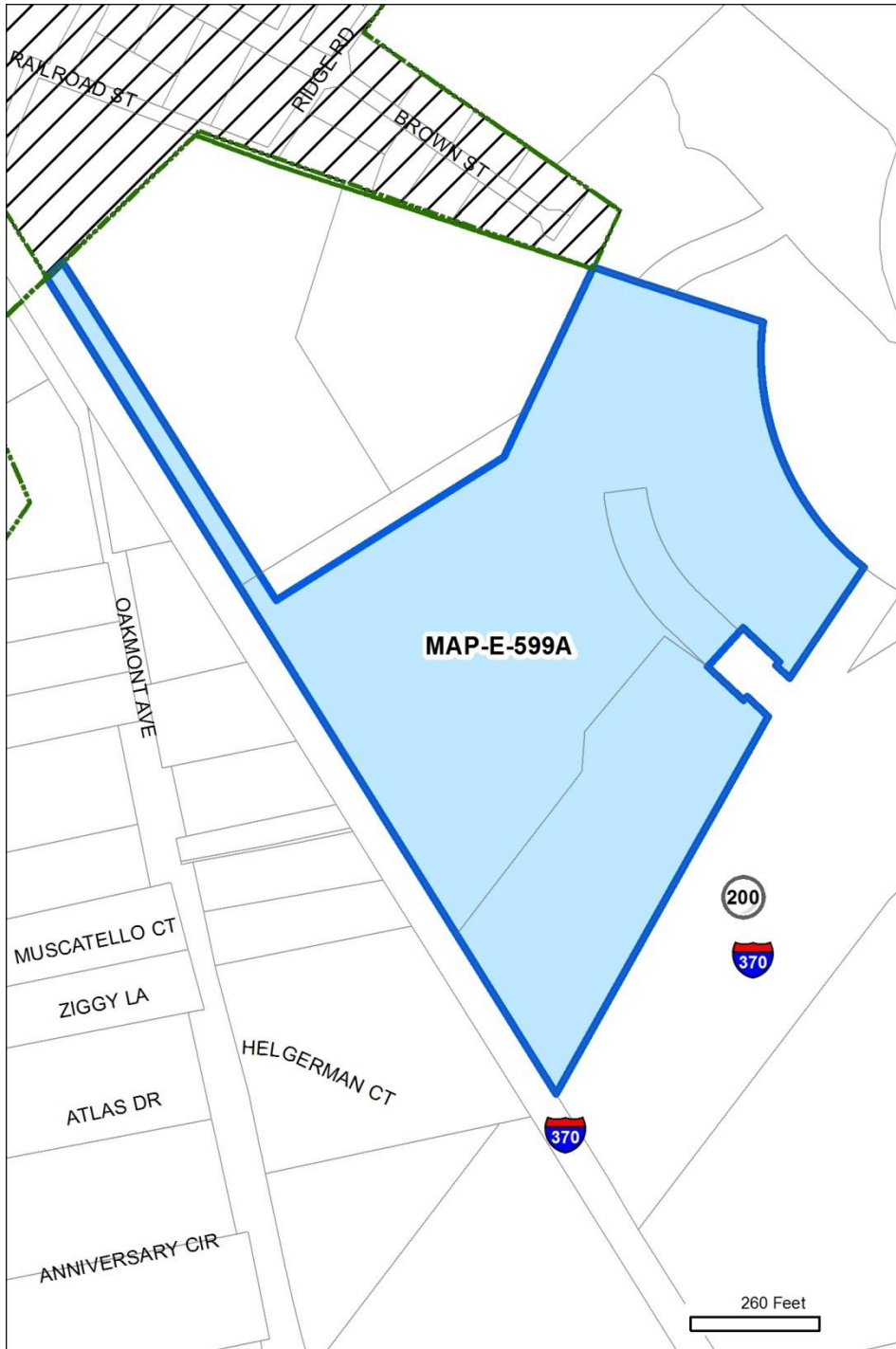
Unique ID: MAP-E-596B		staff error
Master Plan ID: BTHDA-21		
Master Plan:		Bethesda CBD
Location:		
Existing Zone:		TS-M
Proposed Conv: (3/7)		CR-3.0 C-2.5 R-2.5 H-90 T
Prop. Revised Conv:		CR-2.75 C-0.5 R-2.5 H-90 T
Category:		Error
Modifications	Zone Group:	No change
	Overall FAR:	Reduced to 2.75
	Comm'l FAR:	Reduced to 0.5
	Resid'l FAR:	No change
	Height:	No change
Reason for change:		
<p><i>This property is zoned TS-M, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site is subject to LMA G-850. The binding elements on the site limit overall density to 2.59 FAR. Within that density, up to 250 dwelling units are permitted [approximately 2.5 FAR]. Height on this portion of the site is limited to 90'.</i></p> <p><i>Site plan <b>8-2007-0180</b> allows up to 40,000 SF of commercial [0.28 FAR].</i></p> <p><i>Earlier versions of the DMA did not look at the LMA and used a standard conversion for density. Having looked at the LMA, staff has proposed this revision.</i></p>		



<b>Unique ID:</b> MAP-E-597		staff error
<b>Master Plan ID:</b> WFLNT-04		
<b>Master Plan:</b>	White Flint	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv:</b> (3/7)	CR-3.0 C-2.5 R-2.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.25 C-0.75 R-1.5 H-170 T	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	Reduced to 0.75
	<b>Resid'l FAR:</b>	Reduced to 1.5
	<b>Height:</b>	Reduced to 170'
<b>Reason for change:</b>		
<p><i>This property is zoned TS-M, which is a floating zone. Staff was instructed to translate this zone based upon the approvals on the site.</i></p> <p><i>This site is subject to LMA G-726 and DPA 01-1.</i></p> <p><i>The site is approved for 259,430 SF of commercial [0.57 FAR] and 676,417 SF of residential [1.5 FAR]. The tallest structure is 16 stories.</i></p> <p><i>Earlier versions of the DMA gave a standard conversion here and did not look at the LMA or DPAs on the site. Staff has reviewed the approved plans and has proposed this revision accordingly.</i></p>		



<b>Unique ID:</b> MAP-E-598		staff error
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	North Bethesda	
<b>Location:</b>		
<b>Existing Zone:</b>	C-1	
<b>Proposed Conv:</b> (3/7)	CRT-1.0 C-0.75 R-0.75 H-45	
<b>Prop. Revised Conv:</b>	CRT-0.75 C-0.5 R-0.25 H-45	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 0.75
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 0.25
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This property is zoned C-1. The standard conversion for the C-1 zone when confronting R-60 property (as is the case here) is to CRT-0.75 C-0.5 R-0.25 H-45. However, earlier versions of the DMA had a different conversion in this case.</i></p> <p><i>When a change was made to the standard conversion, this property was not caught, and was inadvertently left with the old conversion.</i></p>		



Unique ID: MAP-E-599A		staff error
Master Plan ID: SDYGR-02		
Master Plan:	Shady Grove	
Location:		
Existing Zone:	I-3	
Proposed Conv: (3/7)	EOF-0.5 H-50 T	
Prop. Revised Conv:	EOF-0.5 H-50	
Category:	Error	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	No change
<b>Reason for change:</b>		
<p><i>This property is zoned I-3, which allows an optional method bonus density of MPDUs. However, the master plan indicates that this site is not appropriate for the optional method, so the "T" (which allows the bonus density) should not be included in this translation.</i></p>		



<b>Unique ID:</b> MAP-E-599B		staff error
<b>Master Plan ID:</b> SDYGR-01		
<b>Master Plan:</b>	Shady Grove	
<b>Location:</b>		
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv:</b> (3/7)	EOF-0.5 H-45 T	
<b>Prop. Revised Conv:</b>	EOF-0.5 H-45	
<b>Category:</b>	Error	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This property is zoned I-3, which allows an optional method bonus density of MPDUs. However, the master plan indicates that this site is not appropriate for the optional method, so the "T" (which allows the bonus density) should not be included in this translation.</i></p>		

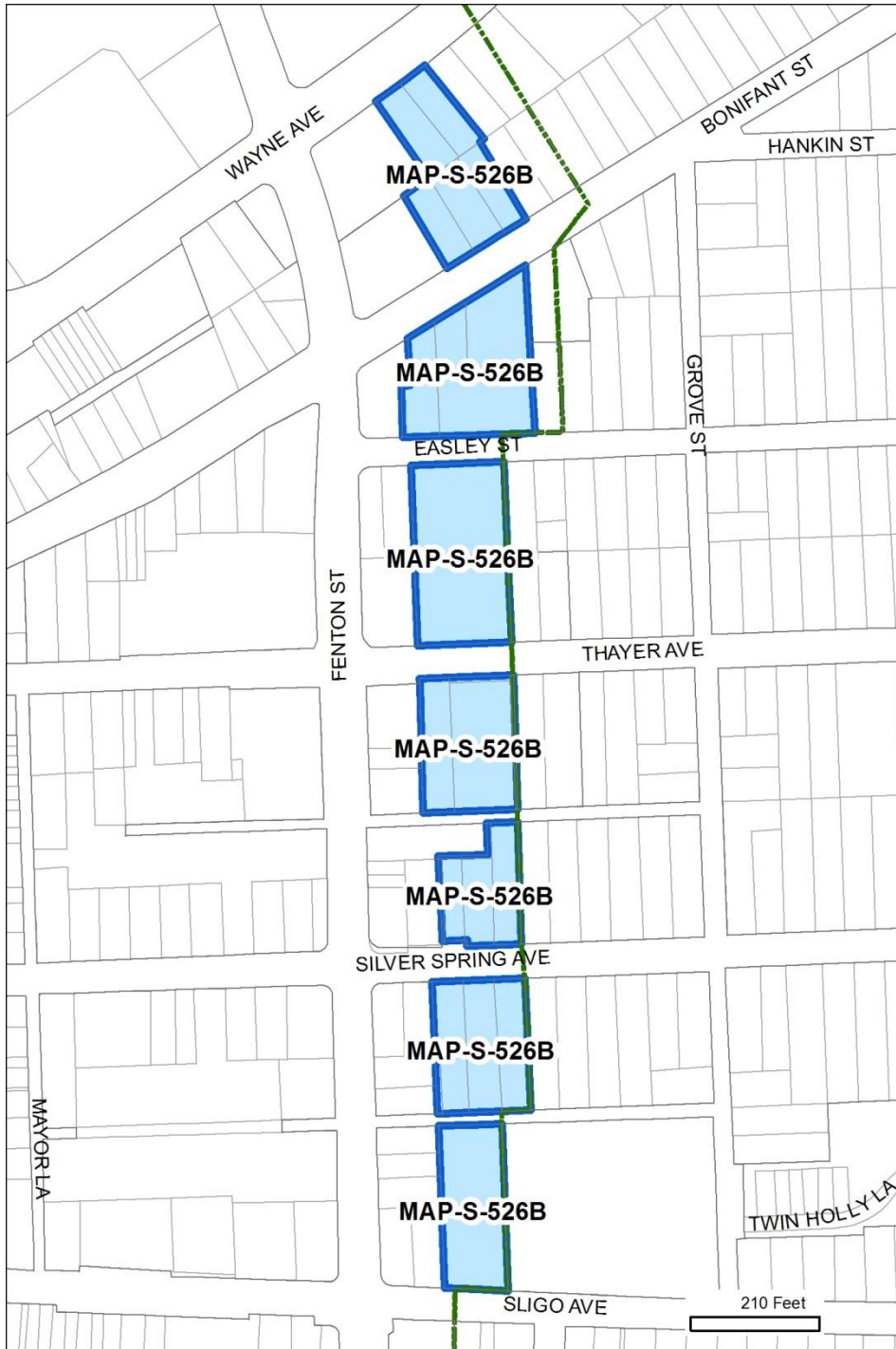


<b>Unique ID:</b> MAP-S-525		staff recommendation
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-0.5	
<b>Proposed Conv:</b> (3/7)	<del>CR-1.5 C-1.0 R-1.0 H-60 T</del>	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.5 H-60 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 1.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The CBD-0.5 zone allows up to 100 dwelling units per acre in residential-only development, but limits FAR to 1.5 in mixed-use development.</i></p> <p><i>Staff believes that 1.5 FAR for residential is a better translation of the current allowable residential density.</i></p>		

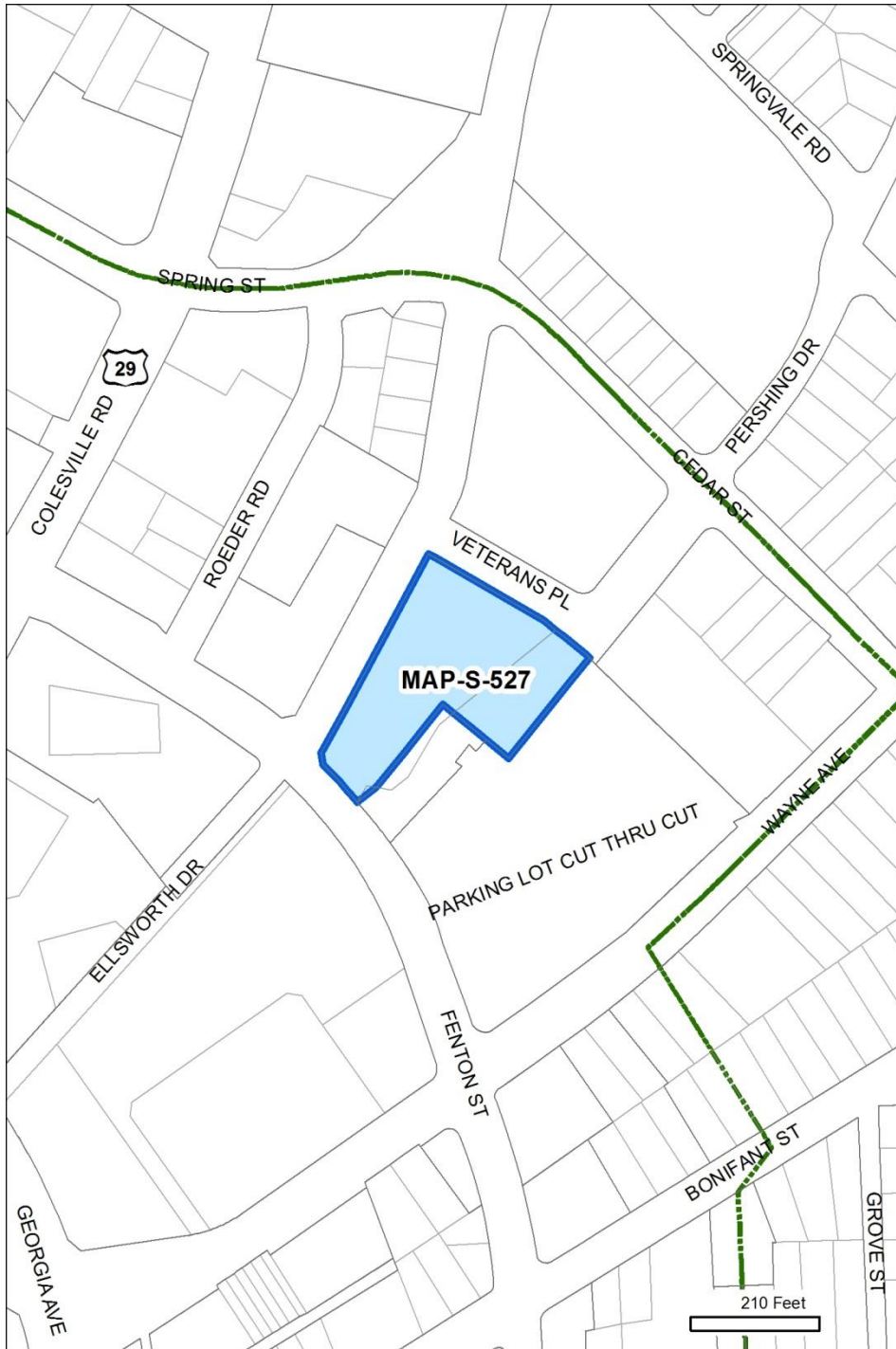


Unique ID: MAP-S-526A		staff recommendation
Master Plan ID:		
Master Plan:	Silver Spring CBD	
Location:		
Existing Zone:	CBD-0.5	
Proposed Conv: (3/7)	<del>CR-1.5 C-1.0 R-1.0 H-60 T</del>	
Prop. Revised Conv:	CR-1.5 C-1.0 R-1.5 H-60 T	
Category:	Staff Recommendation	
Modifications	Zone Group:	No change
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	Increased to 1.5
	Height:	No change
<b>Reason for change:</b>		
<p><i>The CBD-0.5 zone allows up to 100 dwelling units per acre in residential-only development, but limits FAR to 1.5 in mixed-use development.</i></p> <p><i>Staff believes that 1.5 FAR for residential is a better translation of the current allowable residential density.</i></p>		





<b>Unique ID:</b> MAP-S-526B		staff recommendation
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-0.5	
<b>Proposed Conv:</b> (3/7)	CR-1.5 C-1.0 R-1.0 H-60 T	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.5 H-60 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 1.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The CBD-0.5 zone allows up to 100 dwelling units per acre in residential-only development, but limits FAR to 1.5 in mixed-use development.</i></p> <p><i>Staff believes that 1.5 FAR for residential is a better translation of the current allowable residential density.</i></p>		



<b>Unique ID:</b> MAP-S-527		staff recommendation
<b>Master Plan ID:</b> SLVSP-17		
<b>Master Plan:</b>	Silver Spring CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-0.5	
<b>Proposed Conv:</b> (3/7)	CR-1.5 C-1.0 R-1.0 H-90 T	
<b>Prop. Revised Conv:</b>	CR-1.5 C-1.0 R-1.5 H-90 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	Increased to 1.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The CBD-0.5 zone allows up to 100 dwelling units per acre in residential-only development, but limits FAR to 1.5 in mixed-use development.</i></p> <p><i>Staff believes that 1.5 FAR for residential is a better translation of the current allowable residential density.</i></p>		



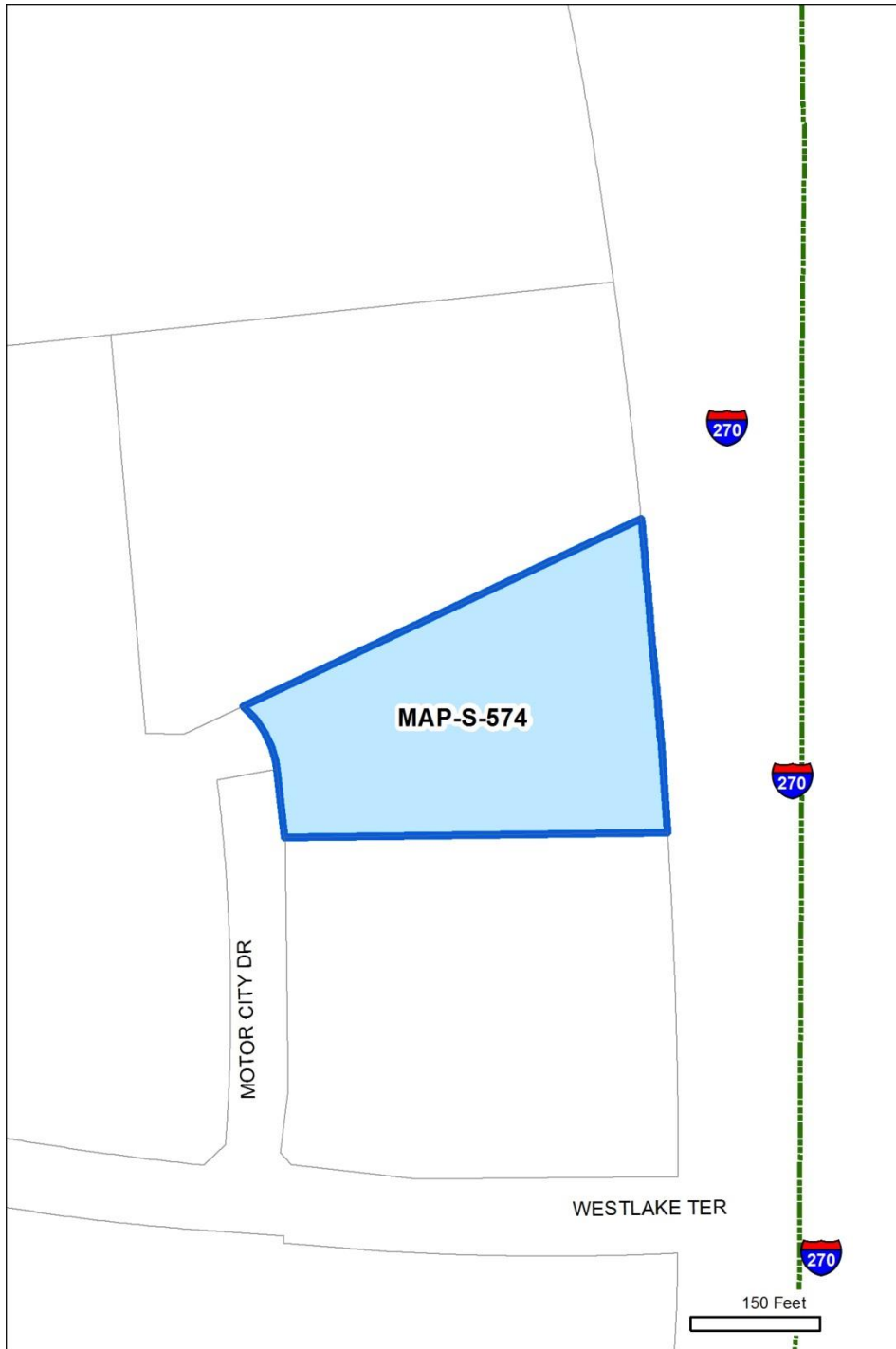
<b>Unique ID:</b> MAP-S-529		staff recommendation
<b>Master Plan ID:</b> FSHIP-01		
<b>Master Plan:</b>	Friendship Heights	
<b>Location:</b>		
<b>Existing Zone:</b>	CBD-1	
<b>Proposed Conv:</b> (3/7)	CR-3.0 C-0.5 R-2.75 H-90 T	
<b>Prop. Revised Conv:</b>	CR-3.0 C-1.5 R-2.75 H-90 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Increased to 1.5
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This property is limited by the Friendship Heights Sector Plan to 30,000 SF of commercial development (0.32 FAR), however the current structure is an office building built to 1.5 FAR of commercial.</i></p> <p><i>Staff feels it's more appropriate to give an FAR that matches existing development.</i></p>		



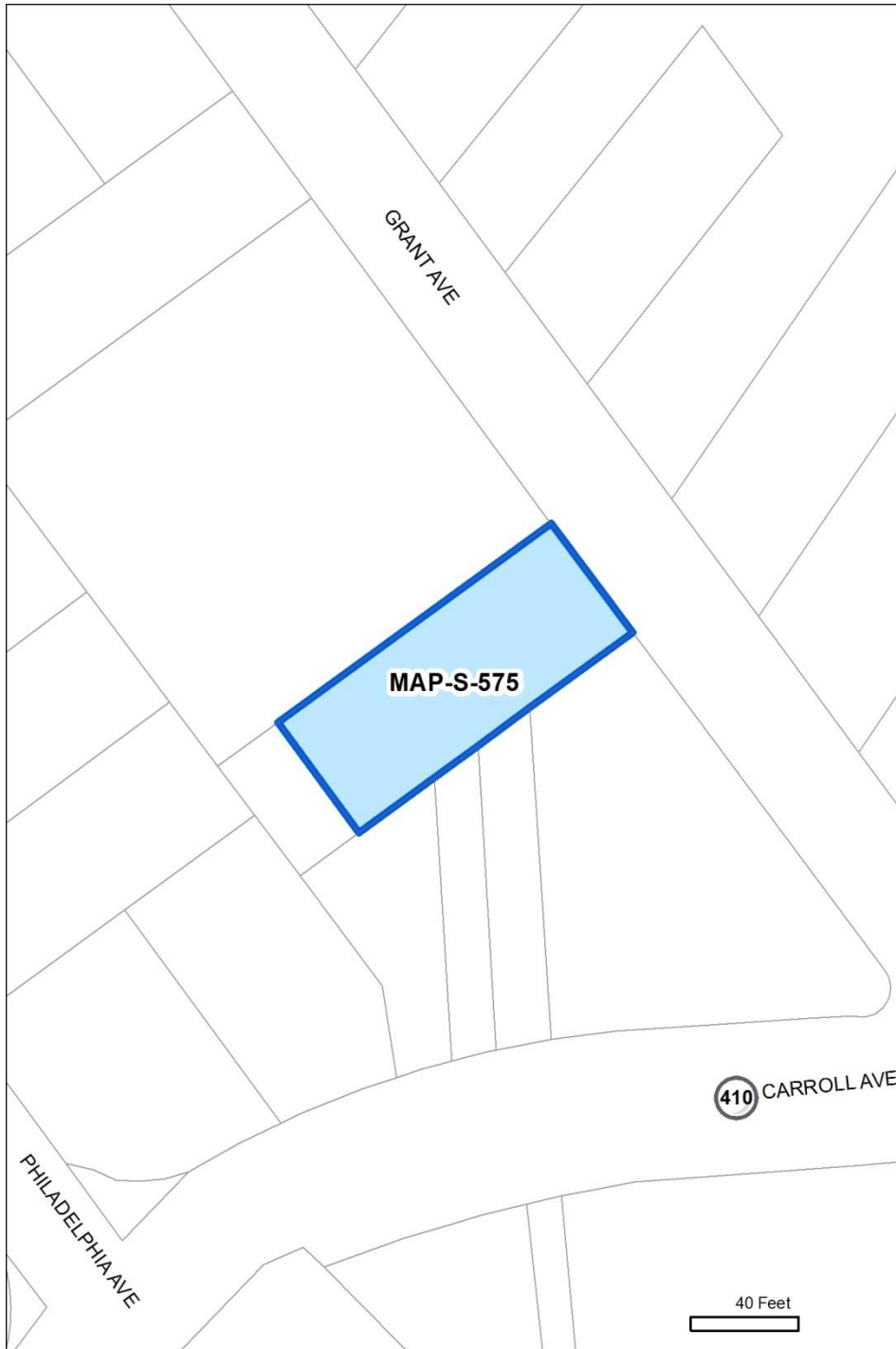
Unique ID: MAP-S-539A		staff recommendation
Master Plan ID:		
Master Plan:	Bethesda / Chevy Chase	
Location:		
Existing Zone:	H-M	
Proposed Conv: (3/7)	CRT-1.0 C-1.0 R-0.5 H-150	
Prop. Revised Conv:	CR-1.0 C-1.0 R-0.5 H-160	
Category:	Staff Recommendation	
Modifications	Zone Group:	Changed to CR
	Overall FAR:	No change
	Comm'l FAR:	No change
	Resid'l FAR:	No change
	Height:	Increased to 160'
Reason for change:		
<p><i>This property is in the H-M zone, which allows structures up to 15 stories. Staff has generally translated stories into feet by multiplying the number of stories by 10' and then adding 10' for the base.</i></p> <p><i>That would give this property a height of 160'.</i></p> <p><i>However, 160' is higher than would be allowed under the statue of the CRT zone, which is a better match for uses to the H-M zone.</i></p> <p><i>Staff feels, however, that the more appropriate translation would be to CR with a height of 160'.</i></p>		



<b>Unique ID:</b> MAP-S-539B		staff recommendation
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Great Seneca Science Corridor	
<b>Location:</b>		
<b>Existing Zone:</b>	H-M	
<b>Proposed Conv:</b> (3/7)	CRT-1.0 C-1.0 R-0.5 H-150	
<b>Prop. Revised Conv:</b>	CR-1.0 C-1.0 R-0.5 H-160	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	Changed to CR
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 160'
<b>Reason for change:</b>		
<p><i>This property is in the H-M zone, which allows structures up to 15 stories. Staff has generally translated stories into feet by multiplying the number of stories by 10' and then adding 10' for the base.</i></p> <p><i>That would give this property a height of 160'.</i></p> <p><i>However, 160' is higher than would be allowed under the statue of the CRT zone, which is a better match for uses to the H-M zone.</i></p> <p><i>Staff feels, however, that the more appropriate translation would be to CR with a height of 160'.</i></p>		



<b>Unique ID:</b> MAP-S-574		staff recommendation
<b>Master Plan ID:</b>		
<b>Master Plan:</b>	Potomac Subregion	
<b>Location:</b>		
<b>Existing Zone:</b>	O-M	
<b>Proposed Conv:</b> (3/7)	CRT-1.5 C-1.5 R-0.5 H-75	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-75	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	Changed to EOF
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This property is zoned O-M.</i></p> <p><i>In an earlier version of the DMA, it was zoned CRT, however, staff has reviewed this conversion, and feels that it should have been converted to EOF to be consistent with uses. The densities allowed are the same.</i></p>		

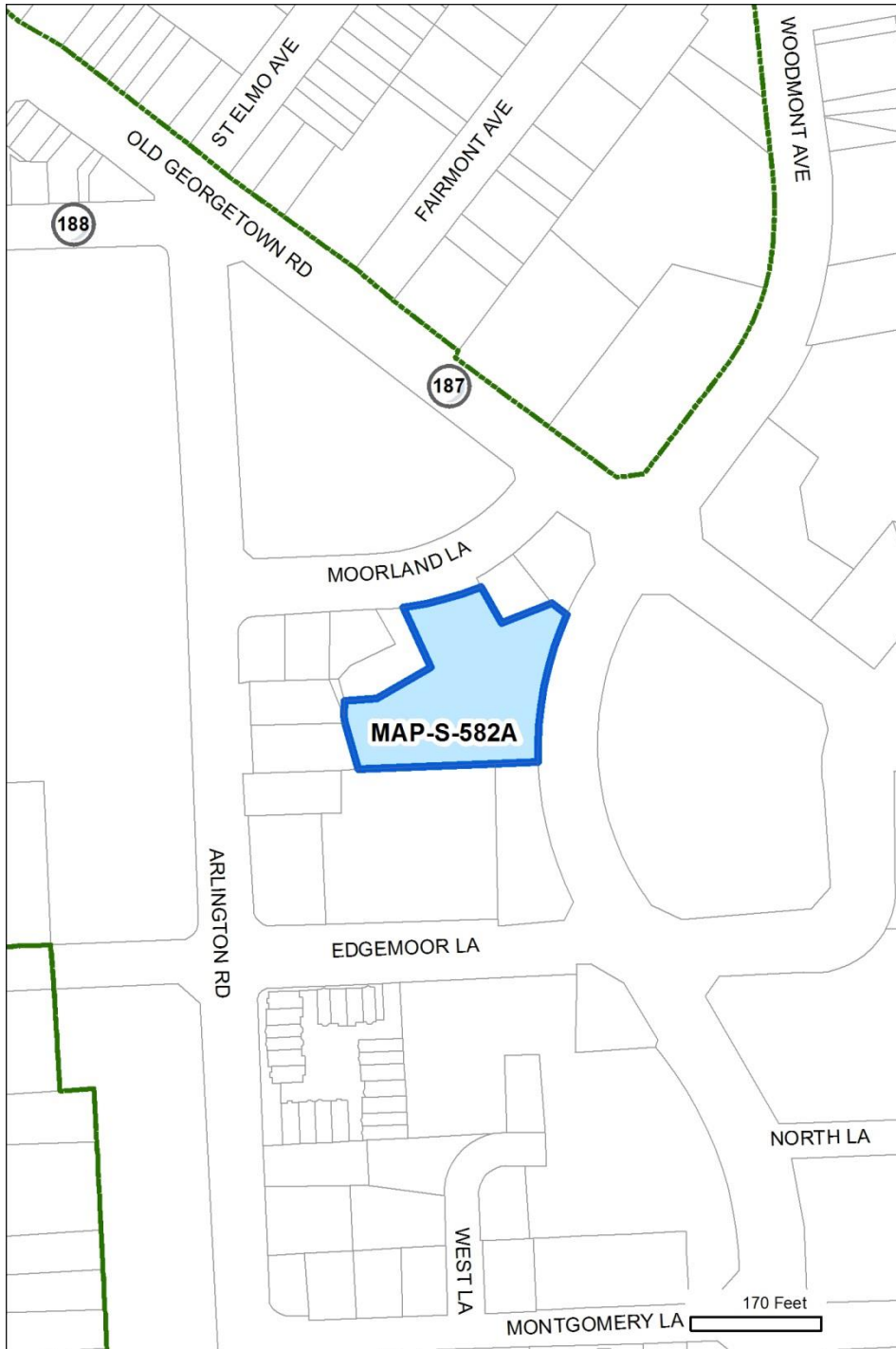


<b>Unique ID:</b> MAP-S-575		staff recommendation
<b>Master Plan ID:</b> TAKOM-06		
<b>Master Plan:</b>		Takoma Park
<b>Location:</b>		
<b>Existing Zone:</b>		O-M
<b>Proposed Conv:</b> (3/7)		EOF-1.5 H-50
<b>Prop. Revised Conv:</b>		CRT-1.5 C-1.5 R-0.5 H-50
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	Changed to CRT
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This property is zoned O-M.</i></p> <p><i>In an earlier version of the DMA, it was zoned EOF, however, because this property is within the Takoma Park/East Silver Spring Commercial Revitalization Overlay, it is more appropriate to translate this property into the CRT zone.</i></p>		

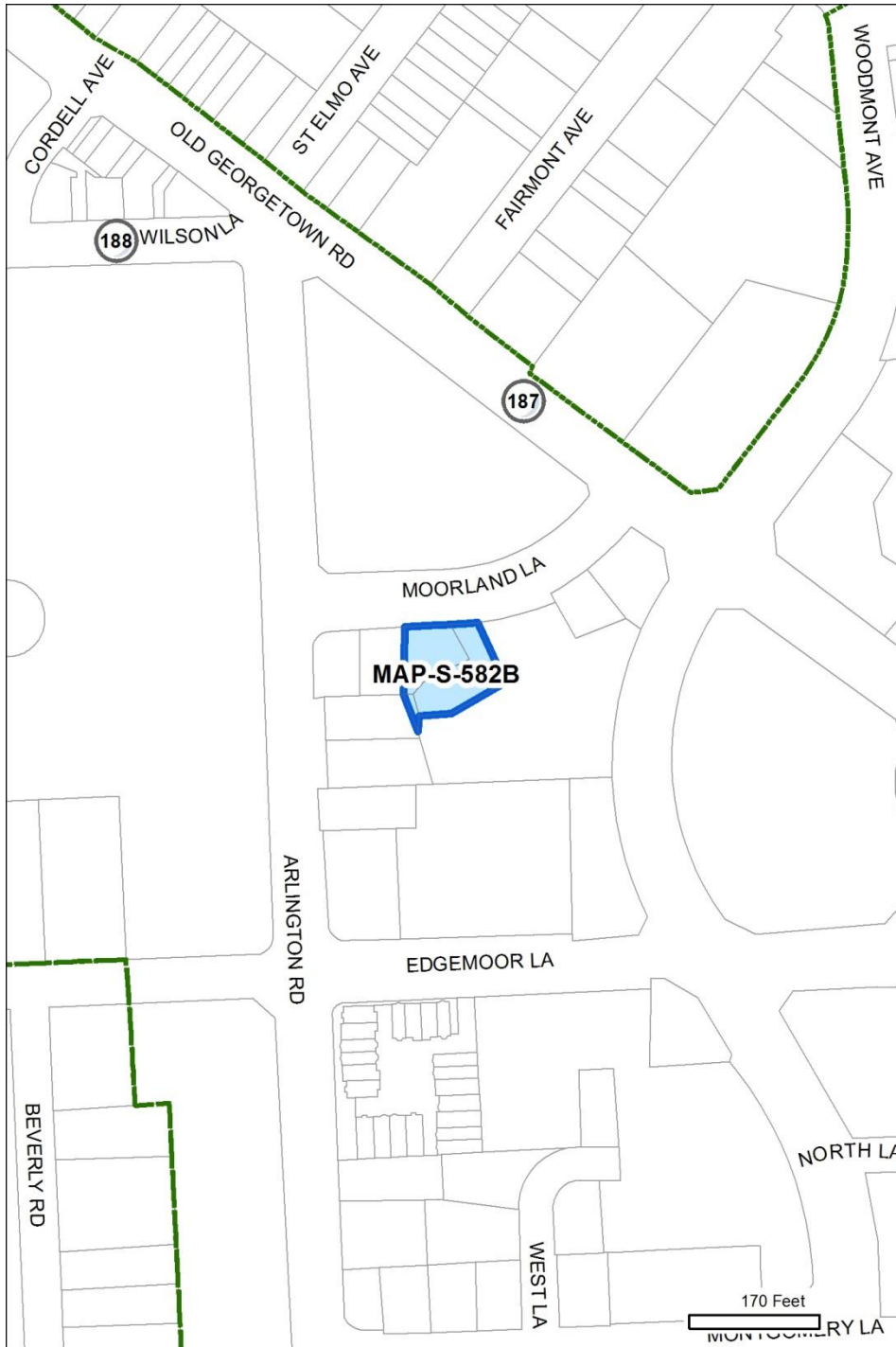


<b>Unique ID:</b> MAP-S-581		staff recommendation
<b>Master Plan ID:</b> WFLNT-02		
<b>Master Plan:</b>	White Flint	
<b>Location:</b>	NRC	
<b>Existing Zone:</b>	TS-M	
<b>Proposed Conv:</b> (3/7)	CR-3.0 C-2.5 R-2.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-1.75 C-1.5 R-0.5 H-200 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.75
	<b>Comm'l FAR:</b>	Reduced to 1.5
	<b>Resid'l FAR:</b>	Reduced to 0.5
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The TS-M zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to DPA-87-2, which approves it for up to <b>1.7 FAR overall</b>. It is approved for height up to 19 stories, commercial up to 674,000 SF [1.26 FAR], and residential up to 200 dwelling units [approximately 0.44 FAR].</i></p>		

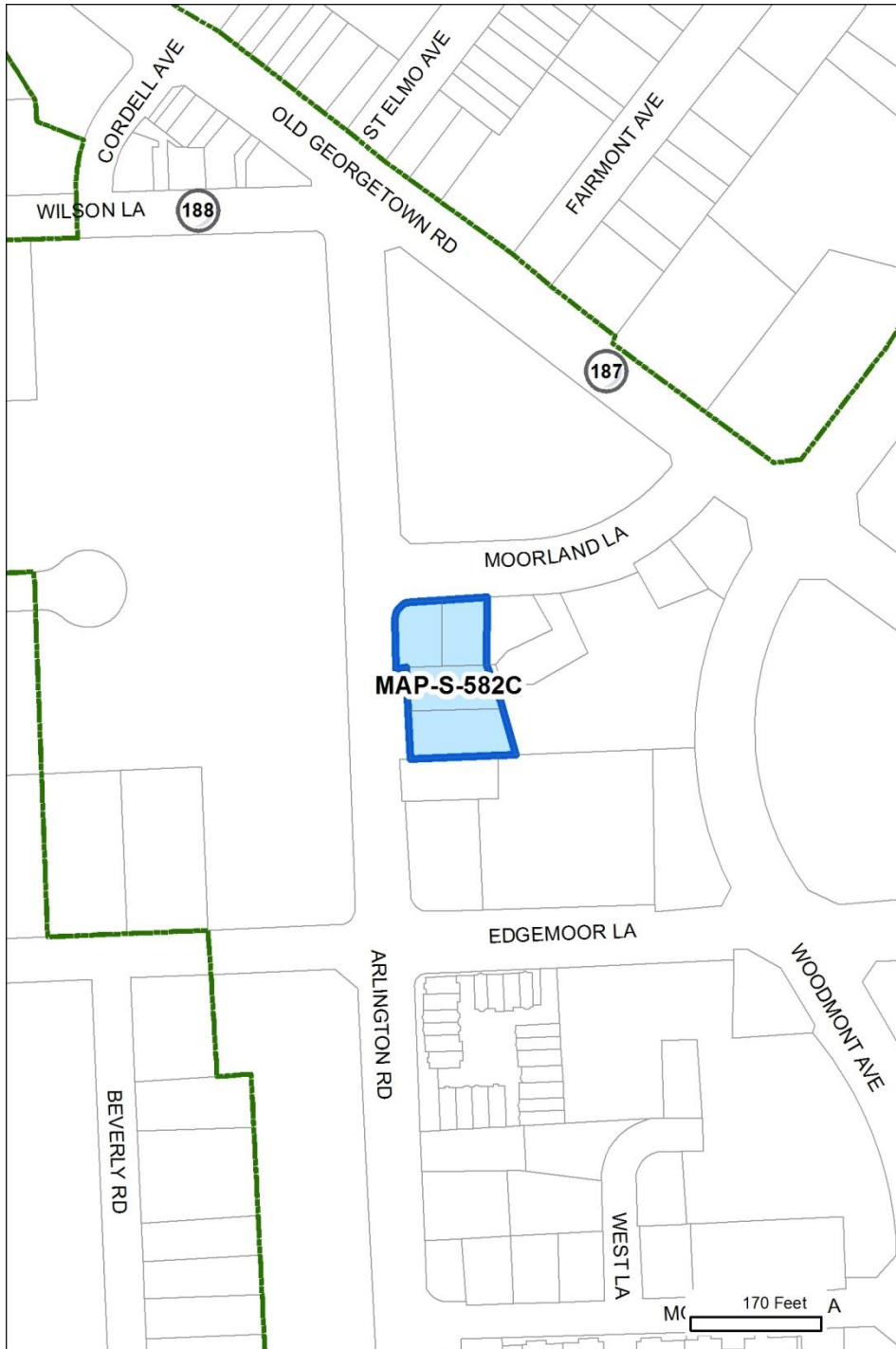




<b>Unique ID:</b> MAP-S-582A		staff recommendation
<b>Master Plan ID:</b> BTHDA-27		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		<del>CR-2.5 C-1.0 R-2.0 H-125 T</del>
<b>Prop. Revised Conv:</b>		CR-2.25 C-0.5 R-2.0 H-125 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-561 and G-583, preliminary plan 1-1988-0860, and site plan 8-1988-0310. The preliminary and site plans came in together.</i></p> <p><i>The preliminary plan limits density commercial density to 21,050 SF [0.26 FAR]. Residential density is limited to 199 dwelling units in the site plan. The site plan limits total development to 198,294 SF [2.20 FAR] and height to 122'.</i></p> <p><i>This is part of the site in <b>MAP-S-582B</b> and <b>MAP-S-582C</b>.</i></p>		



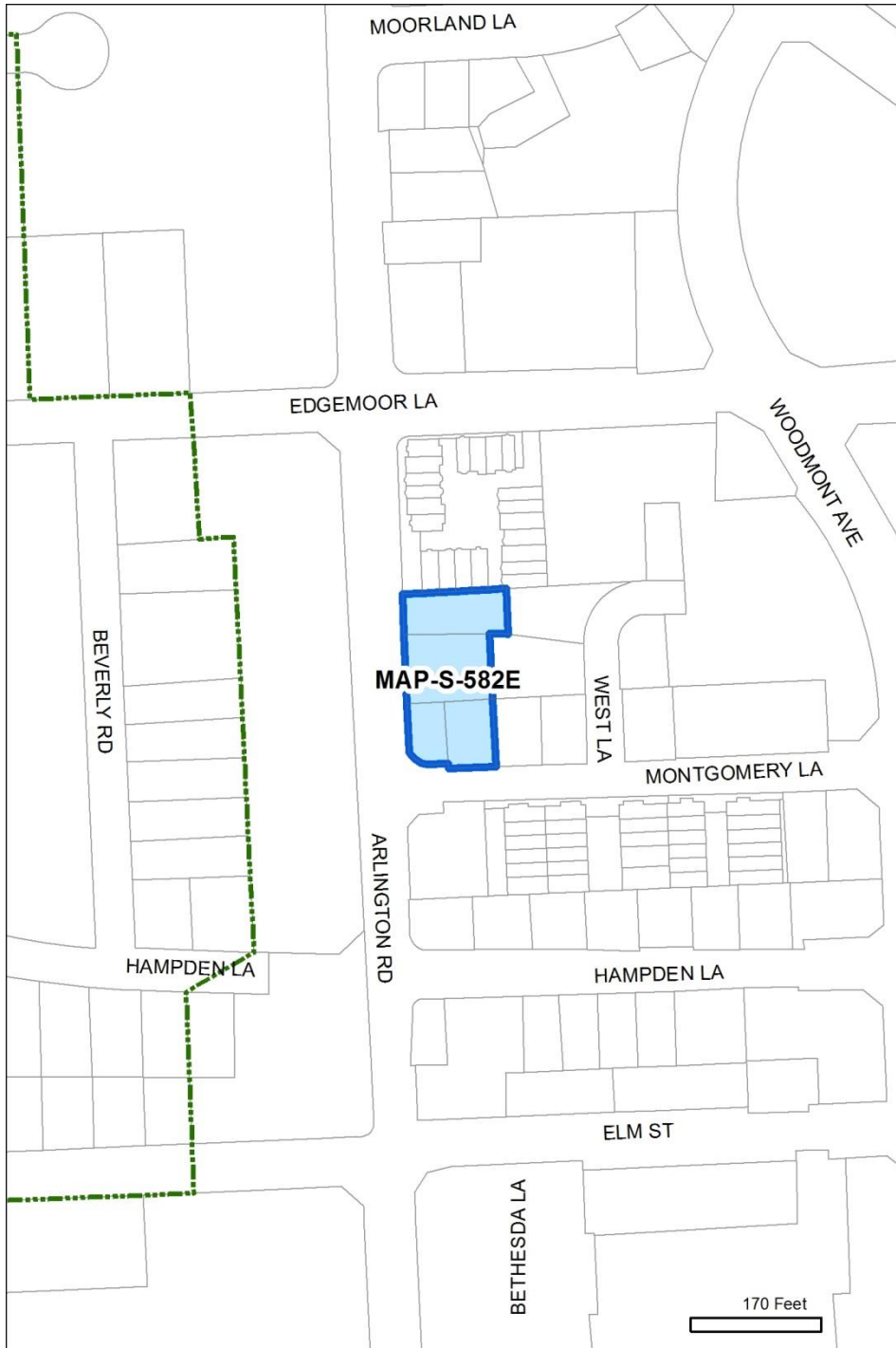
<b>Unique ID:</b> MAP-S-582B		staff recommendation
<b>Master Plan ID:</b> BTHDA-27		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv:</b> (3/7)	CR-2.5 C-1.0 R-2.0 H-90 T	
<b>Prop. Revised Conv:</b>	CR-2.25 C-0.5 R-2.0 H-35 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	Reduced to 35'
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-561 and G-583, preliminary plan 1-1988-0860, and site plan 8-1988-0310. The preliminary and site plans came in together.</i></p> <p><i>The preliminary plan limits density commercial density to 21,050 SF [0.26 FAR]. Residential density is limited to 199 dwelling units in the site plan. The site plan limits total development to 198,294 SF [2.20 FAR] and height to 122'.</i></p> <p><i>On the western portion of the site, existing 2-story dwellings are to be used as offices. Their height under the old zoning would have been limited to 35'.</i></p> <p><i>This is part of the site in <b>MAP-S-582A</b> and <b>MAP-S-582C</b>.</i></p>		



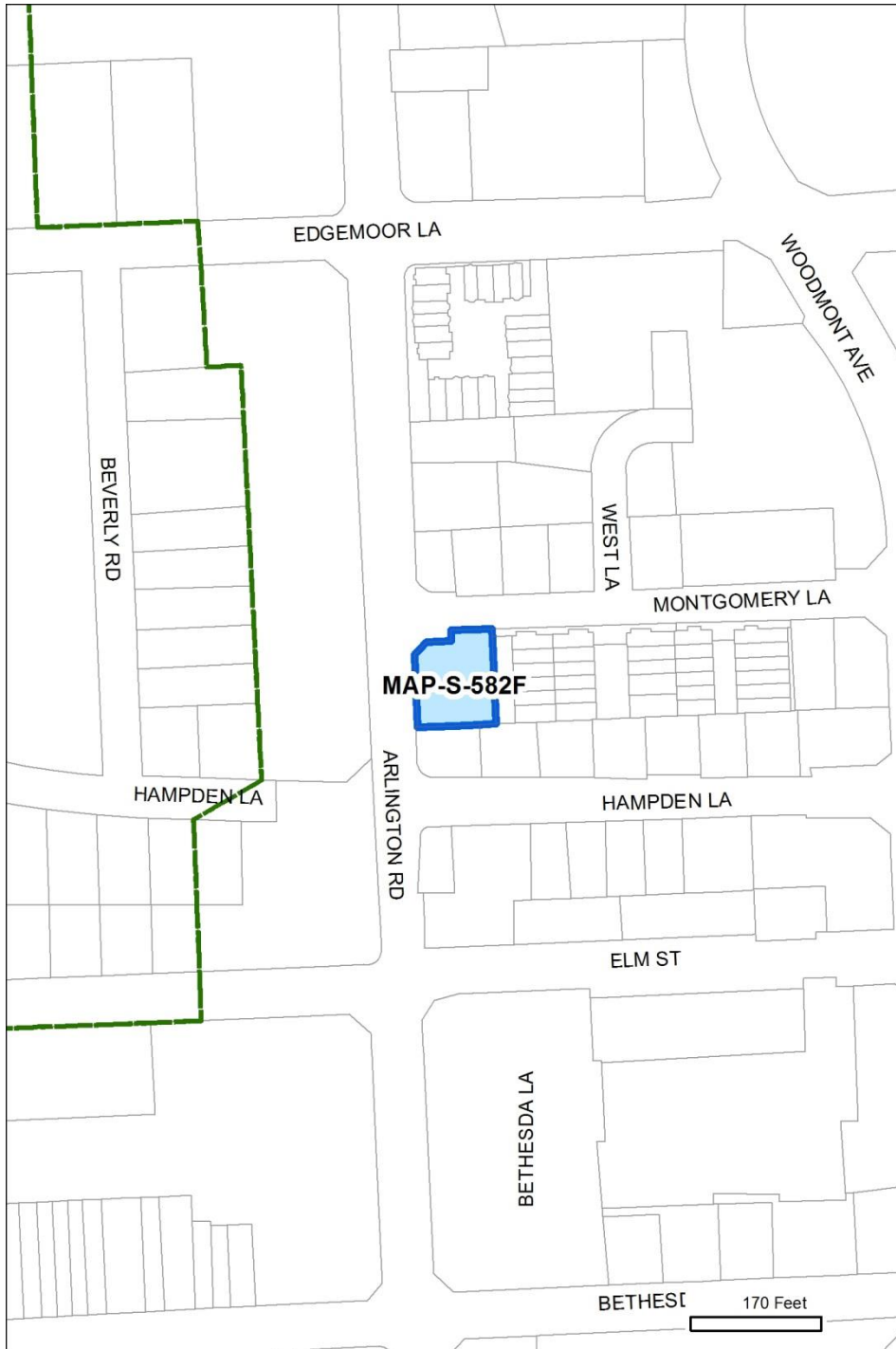
<b>Unique ID:</b> MAP-S-582C		staff recommendation
<b>Master Plan ID:</b> BTHDA-27		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-2.25 C-0.5 R-2.0 H-35 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.25
	<b>Comm'l FAR:</b>	Reduced to 0.5
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-561 and G-583, preliminary plan 1-1988-0860, and site plan 8-1988-0310. The preliminary and site plans came in together.</i></p> <p><i>The preliminary plan limits density commercial density to 21,050 SF [0.26 FAR]. Residential density is limited to 199 dwelling units in the site plan. The site plan limits total development to 198,294 SF [2.20 FAR] and height to 122'.</i></p> <p><i>On the western portion of the site, existing 2-story dwellings are to be used as offices. Their height under the old zoning would have been limited to 35'.</i></p> <p><i>This is part of the site in <b>MAP-S-582A</b> and <b>MAP-S-582B</b>.</i></p>		



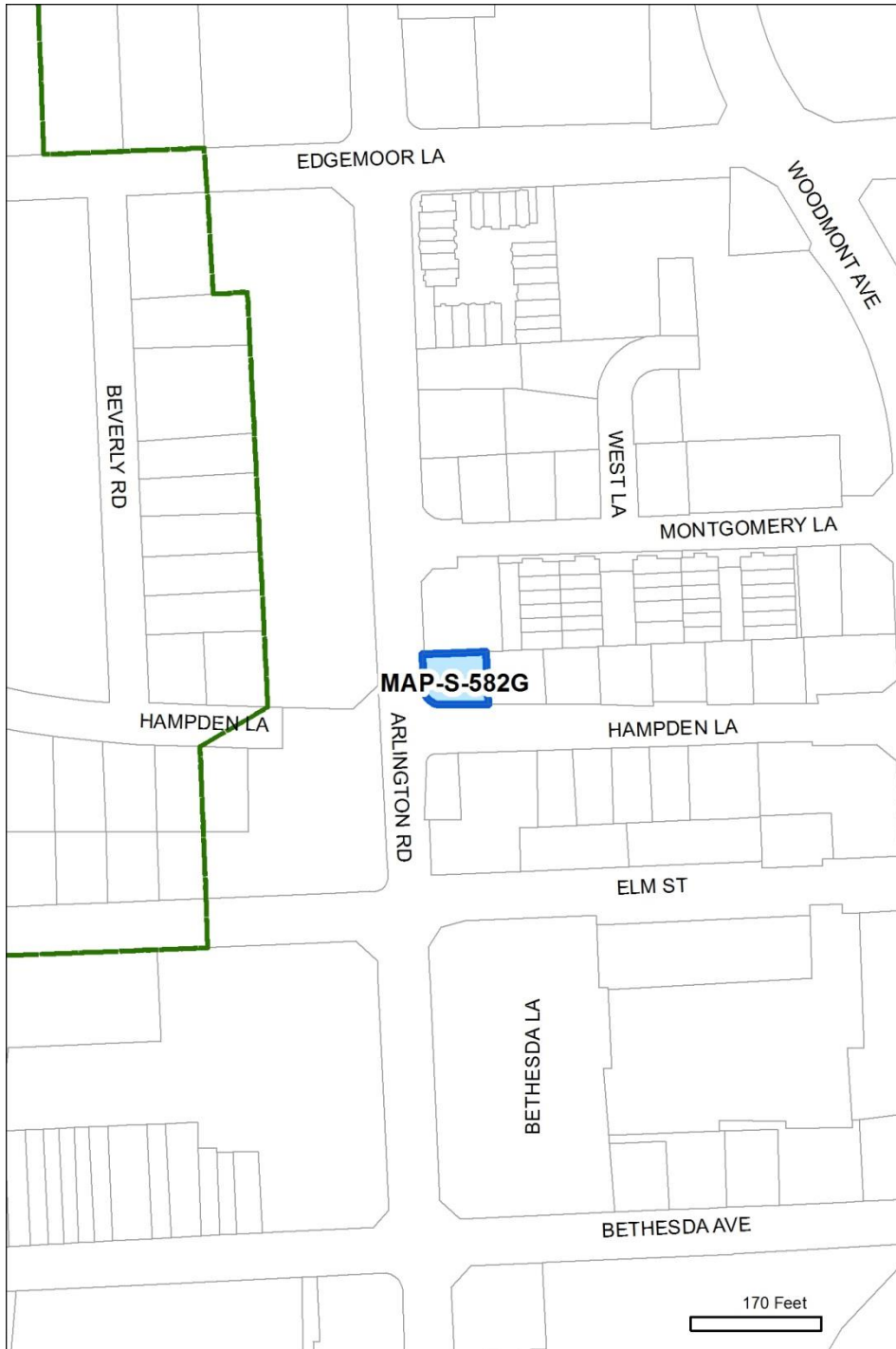
<b>Unique ID:</b> MAP-S-582D		staff recommendation
<b>Master Plan ID:</b> BTHDA-29B		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-1.75 C-0.25 R-1.75 H-40 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.75
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 1.75
	<b>Height:</b>	Increased to 40'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-720 and preliminary plan 1-1997-0380.</i></p> <p><i>The preliminary plan approves 1.64 FAR of residential development in the form of 3-story townhouses.</i></p>		



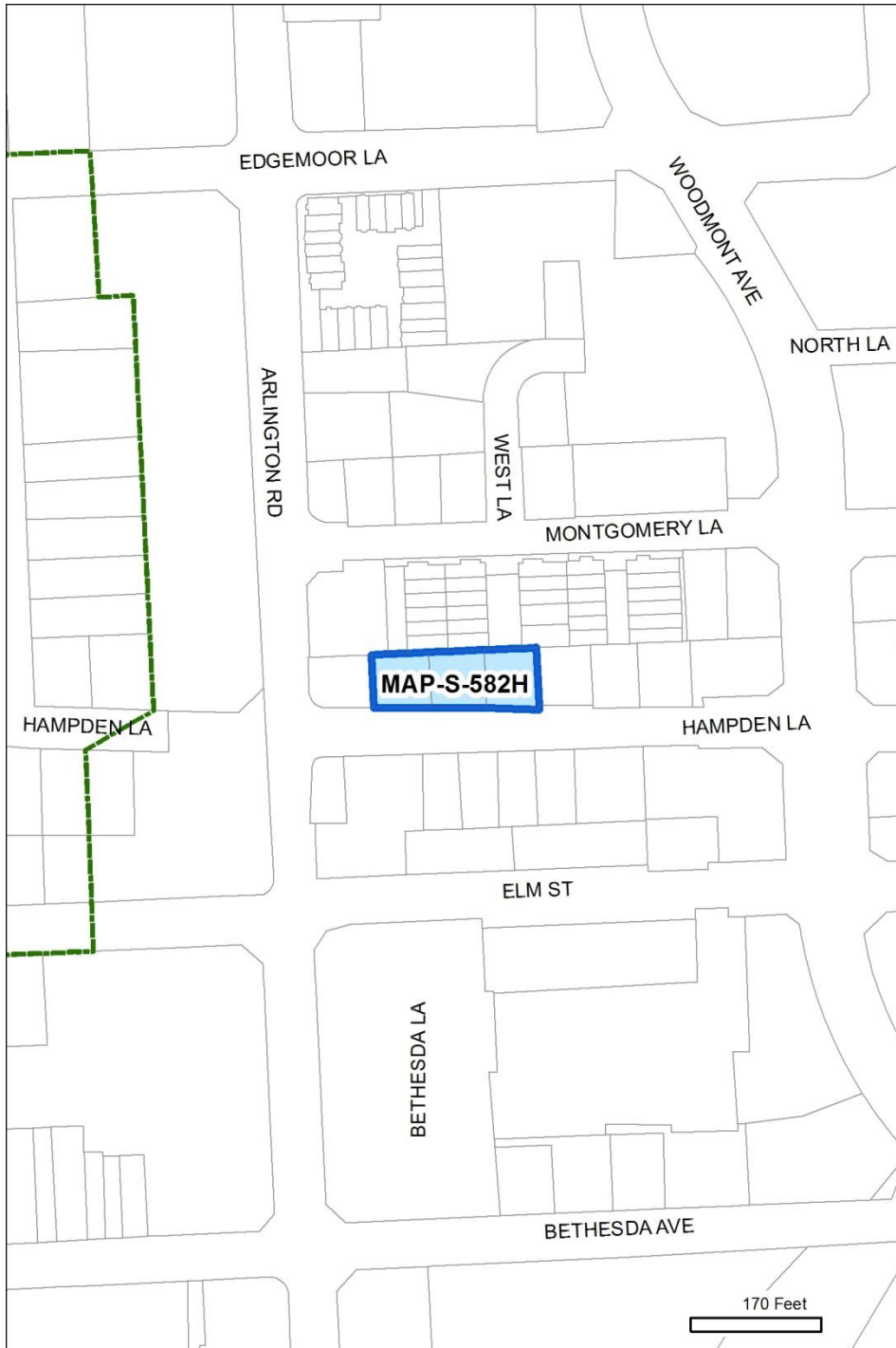
<b>Unique ID:</b> MAP-S-582E		staff recommendation
<b>Master Plan ID:</b> BTHDA-29C		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-2.0 C-0.25 R-2.0 H-50 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.0
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to DPA-07-3, which allows development up to 4 stories, with a maximum of 2.0 FAR and up to 31 dwelling units.</i></p>		



<b>Unique ID:</b> MAP-S-582F		staff recommendation
<b>Master Plan ID:</b> BTHDA-29D		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-2.0 C-0.25 R-2.0 H-50 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 2.0
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 50'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to preliminary plan 1-2001-0180 and site plan 8-2001-0040, which came in together. The combined plans limit height to 46' and 1.9 FAR, all residential.</i></p>		



<b>Unique ID:</b> MAP-S-582G		staff recommendation
<b>Master Plan ID:</b> BTHDA-32C		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-2.5 C-0.25 R-2.5 H-75 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Increased to 75'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to preliminary plan 1-2007-0500 and site plan 8-2007-0100, which came in together. The combined plan limits development to a maximum of 60 units, which it indicates is 3.05 FAR with the MPDU density bonus (this is covered by the "T" language). Height is limited to 71'.</i></p> <p><i>This site also includes the area described in <b>MAP-S-582H</b>.</i></p>		



<b>Unique ID:</b> MAP-S-582H		staff recommendation
<b>Master Plan ID:</b> BTHDA-32C		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-2.5 C-0.25 R-2.5 H-75 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Increased to 75'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to preliminary plan 1-2007-0500 and site plan 8-2007-0100, which came in together. The combined plan limits development to a maximum of 60 units, which it indicates is 3.05 FAR with the MPDU density bonus (this is covered by the "T" language). Height is limited to 71'.</i></p> <p><i>This site also includes the area described in <b>MAP-S-582G</b>.</i></p>		

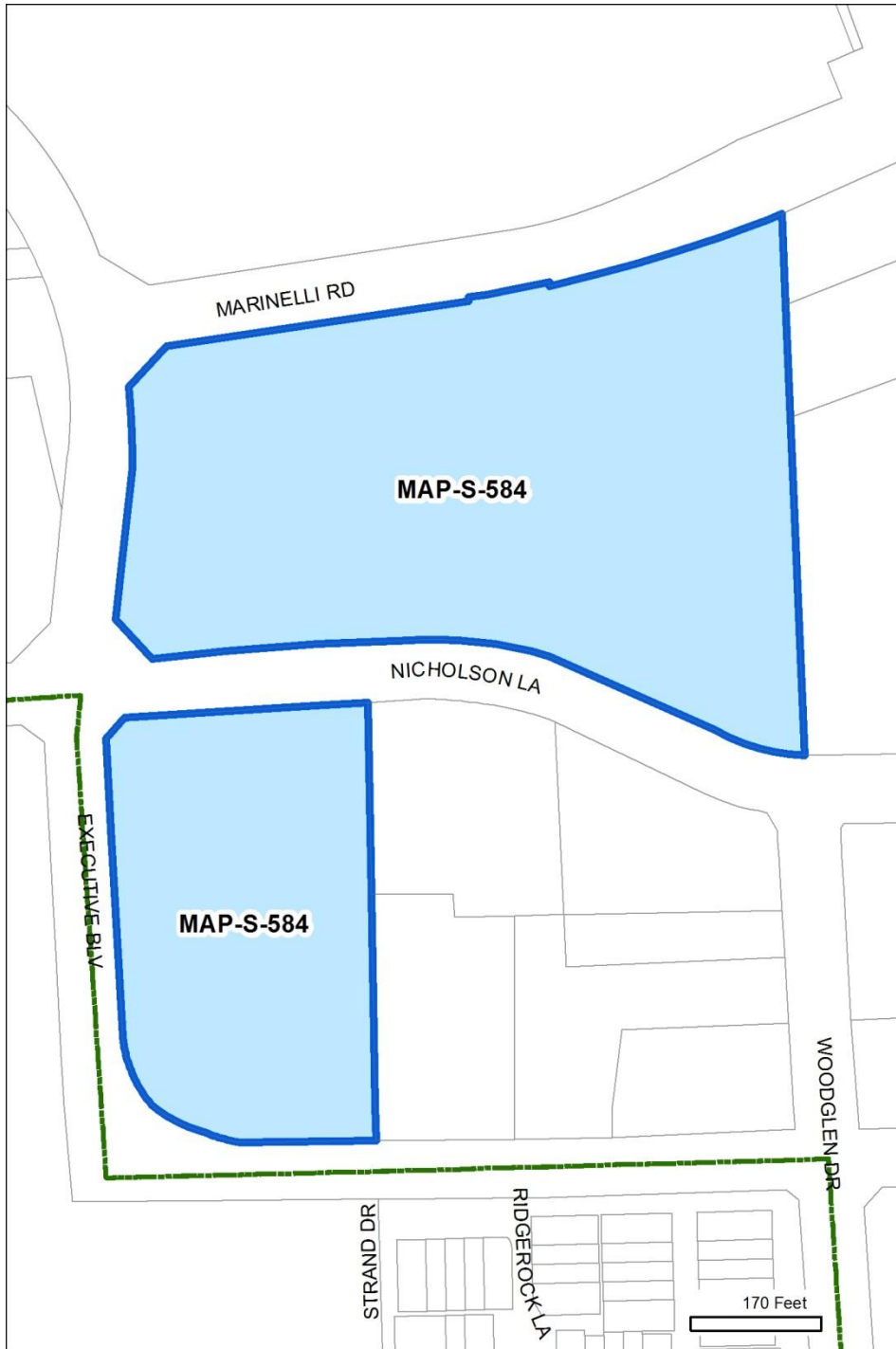




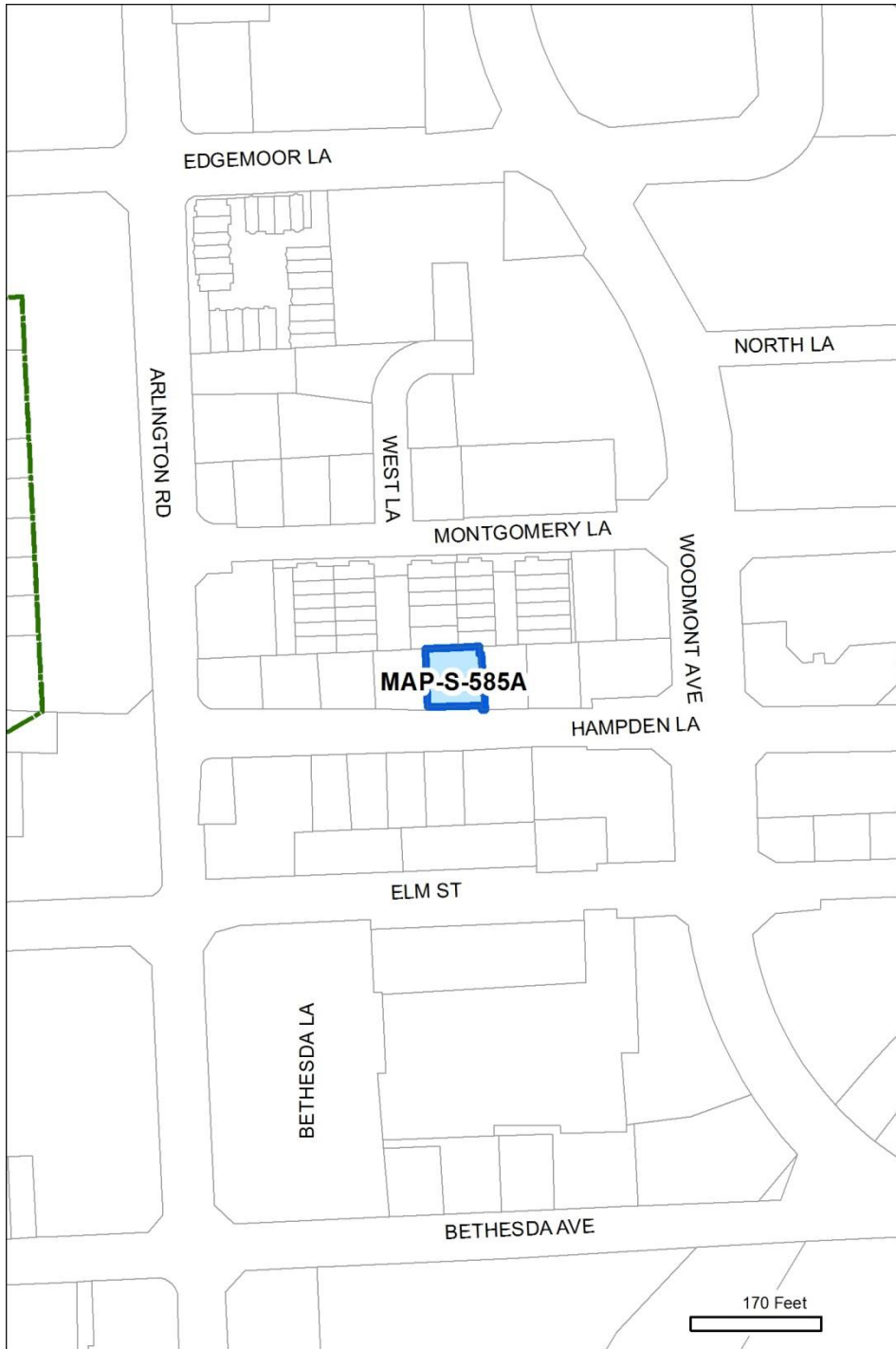
<b>Unique ID:</b> MAP-S-582J		staff recommendation
<b>Master Plan ID:</b> BTHDA-29A		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-35 T
<b>Prop. Revised Conv:</b>		CR-1.0 C-0.25 R-1.0 H-40 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.0
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 1.0
	<b>Height:</b>	Increased to 40'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to DPA-03-2, preliminary plan 1-2005-0660, and site plan 8-2005-0230. The preliminary and site plans came in together, but the site plan was withdrawn.</i></p> <p><i>The preliminary plan approves 1.0 FAR (6 dwelling units). The LMA approved height up to 3 stories.</i></p>		



<b>Unique ID:</b> MAP-S-583		staff recommendation
<b>Master Plan ID:</b> BTHDA-31		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-110 T
<b>Prop. Revised Conv:</b>		CR-2.5 C-0.25 R-2.5 H-130 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Increased to 130'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to preliminary plan 1-1986-2830 and site plan 8-1986-1020, which came in together.</i></p> <p><i>The site is not approved for any commercial development. It is approved for 255 dwelling units and an overall FAR of 2.50. Height is approved up to 12 stories.</i></p>		



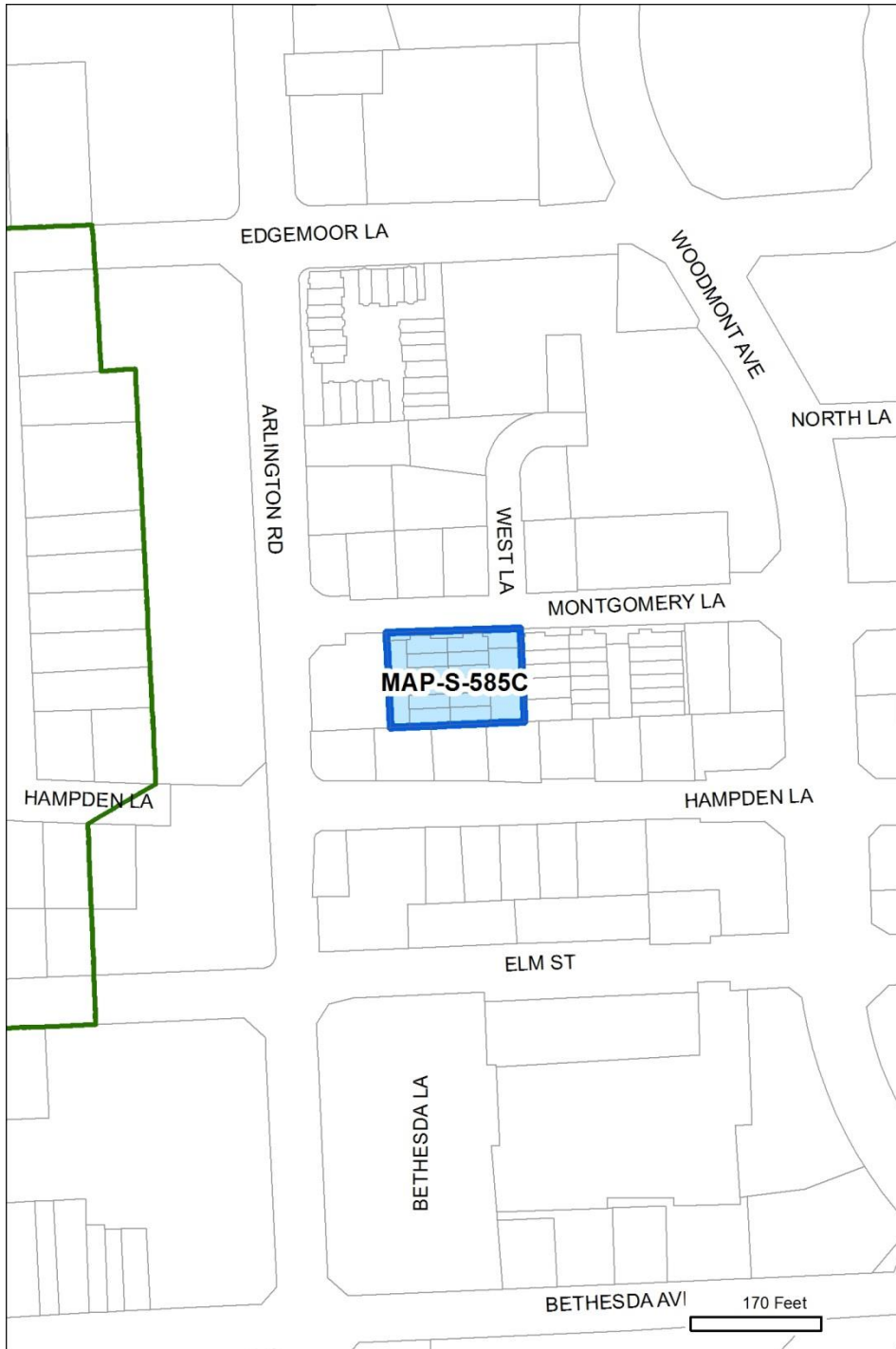
<b>Unique ID:</b> MAP-S-584		staff recommendation
<b>Master Plan ID:</b> WFLNT-03		
<b>Master Plan:</b>	White Flint	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv:</b> (3/7)	CR-2.5 C-1.0 R-2.0 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-0.25 R-2.5 H-190 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Reduced to 190'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to DPA-86-1, preliminary plan 1-1980-1120, and site plan 8-1986-0590.</i></p> <p><i>The preliminary plan approves the site for development up to 18 stories. The site plan approves the site for up to 2.43 FAR, 18 stories, and 945 dwelling units. It also approves 3,000 SF of retail.</i></p>		



<b>Unique ID:</b> MAP-S-585A		staff recommendation
<b>Master Plan ID:</b> BTHDA-32D		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-1.75 C-0.25 R-1.75 H-50 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.75
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 1.75
	<b>Height:</b>	Reduced to 50'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMAs G-721, G-755, G-763, G-769, DPA 06-2, preliminary plan 1-2007-0720, and site plan 8-2007-0230. The preliminary and site plans came in together. The combined plan limits development to 12,750 SF of residential [1.71 FAR]. Height is limited to 48'.</i></p>		



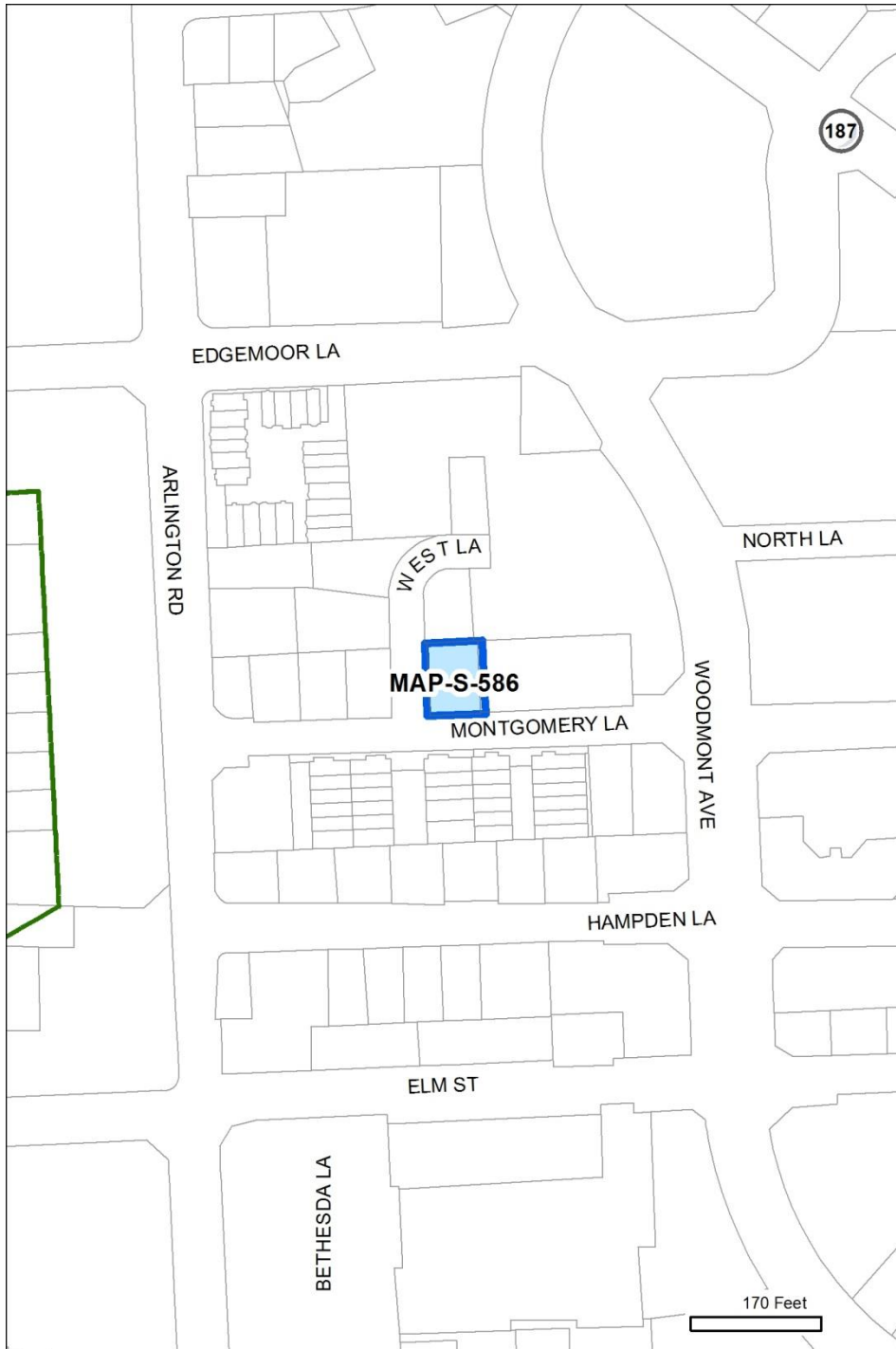
<b>Unique ID:</b> MAP-S-585B		staff recommendation
<b>Master Plan ID:</b> BTHDA-32E		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-2.5 C-0.25 R-2.5 H-75 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Increased to 75'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to DPA-12-2, preliminary plan 1-2007-0280, and site plan 8-2007-0060. The preliminary and site plans came in together. The combined plan limits height to 72' and allows up to 2.5 FAR of residential development plus an MPDU bonus that would allow FAR to 3.05 FAR (covered by the "T" language).</i></p>		



<b>Unique ID:</b> MAP-S-585C		staff recommendation
<b>Master Plan ID:</b> BTHDA-32F		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-1.75 C-0.25 R-1.75 H-45 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.75
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 1.75
	<b>Height:</b>	Reduced to 45'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-721, preliminary plan 1-1996-0590, and site plan 8-1997-011A.</i></p> <p><i>The amended site plan limits development to 12 townhouses with a height of 42'. This is an approximate FAR of 1.66 FAR.</i></p>		

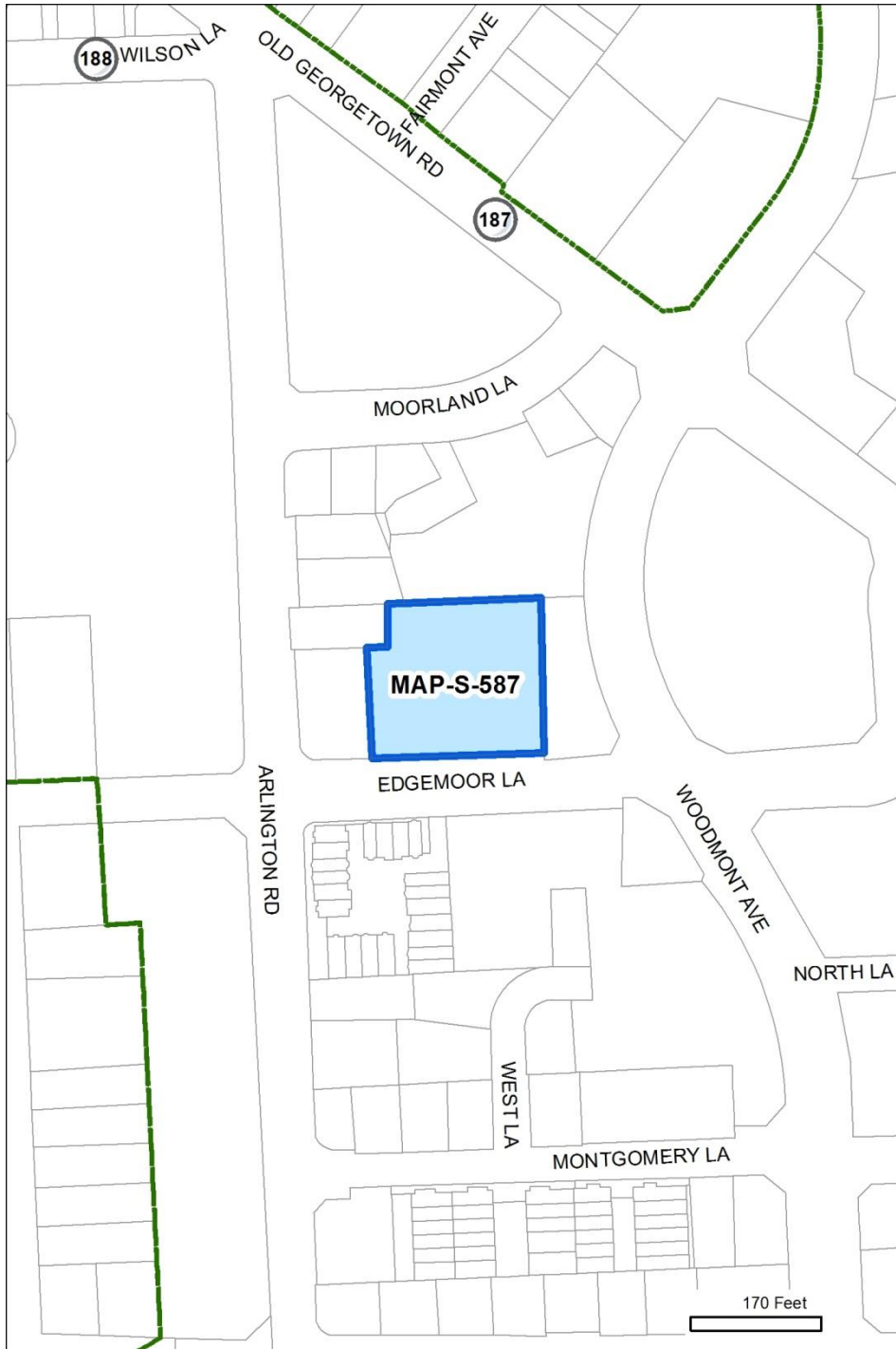


<b>Unique ID:</b> MAP-S-585D		staff recommendation
<b>Master Plan ID:</b> BTHDA-32B		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-1.5 C-0.25 R-1.5 H-40 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Reduced to 1.5
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Reduced to 1.5
	<b>Height:</b>	Reduced to 40'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-755, preliminary plan 1-1998-0670, and site plan 1-1998-0350. The site plan approves the site for up to 17 townhouses [1.39 FAR] and up to 38' in height.</i></p>		



<b>Unique ID:</b> MAP-S-586		staff recommendation
<b>Master Plan ID:</b> BTHDA-30B		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		TS-R
<b>Proposed Conv:</b> (3/7)		CR-2.5 C-1.0 R-2.0 H-65 T
<b>Prop. Revised Conv:</b>		CR-2.5 C-0.25 R-2.5 H-70 T
<b>Category:</b>		Staff Recommendation
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Increased to 70'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to preliminary plan 1-2013-0120 and site plan 8-2013-0150. It's approved for density up to 2.496 FAR and height up to 69'.</i></p>		



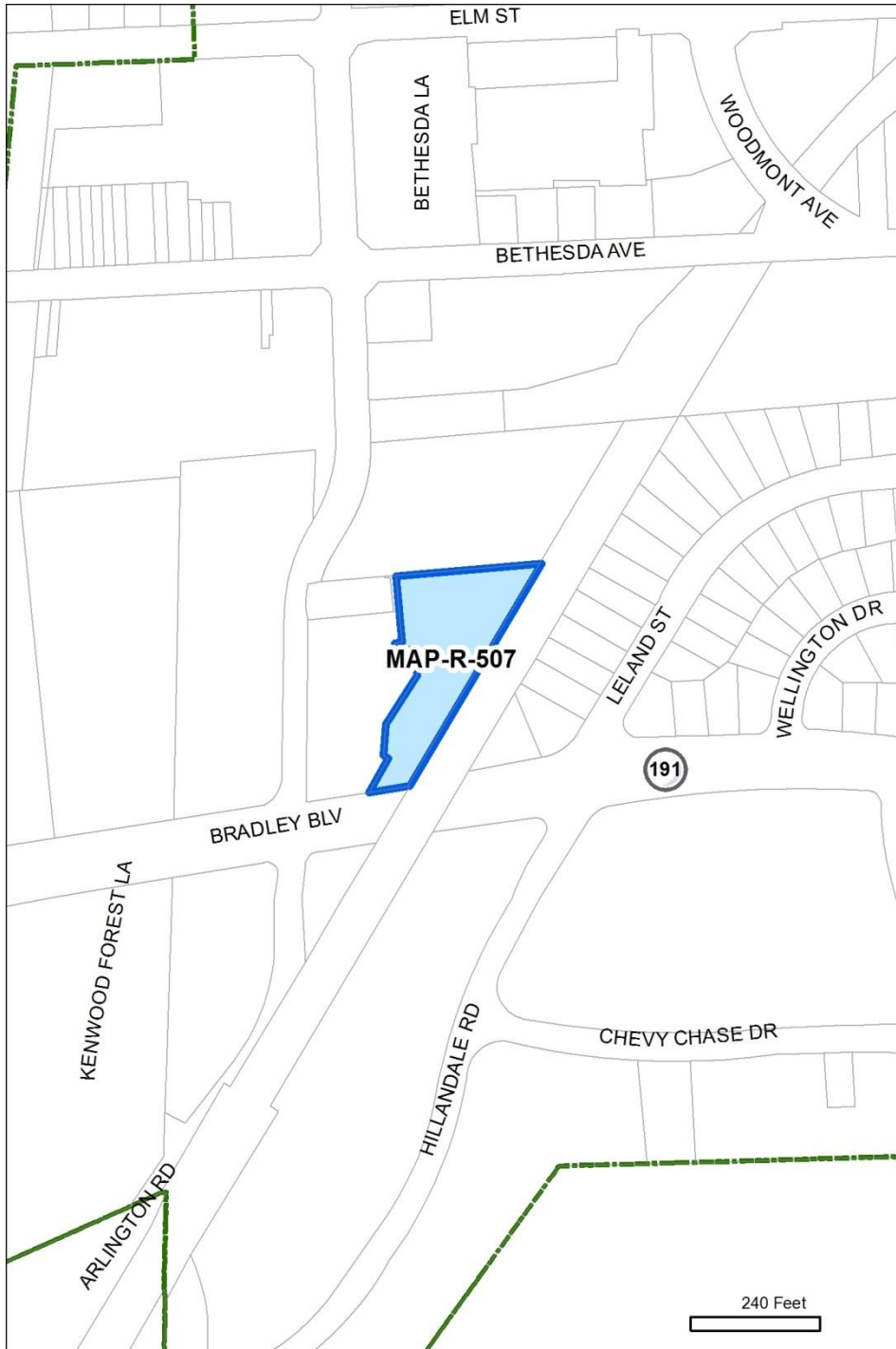


<b>Unique ID:</b> MAP-S-587		staff recommendation
<b>Master Plan ID:</b> BTHDA-32A		
<b>Master Plan:</b>	Bethesda CBD	
<b>Location:</b>		
<b>Existing Zone:</b>	TS-R	
<b>Proposed Conv:</b> (3/7)	CR-2.5 C-1.0 R-2.0 H-90 T	
<b>Prop. Revised Conv:</b>	CR-2.5 C-0.25 R-2.5 H-75 T	
<b>Category:</b>	Staff Recommendation	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	Reduced to 0.25
	<b>Resid'l FAR:</b>	Increased to 2.5
	<b>Height:</b>	Reduced to 75'
<b>Reason for change:</b>		
<p><i>The TS-R zone is a floating zone that has few development standards in the statute. Instead, standards are applied at the time of the Local Map Amendment, Preliminary Plan, and Site Plan. Because of this, staff felt that relying on a "standard" conversion, as was originally done in the DMA, was inappropriate for this zone. Staff pulled the relevant plans for properties in this zone and have proposed a change to the DMA to reflect the approvals on this site.</i></p> <p><i>This site is subject to LMA G-347, preliminary plan 1-1984-0580, and site plan 8-1986-0810. The site plan approves the site for up to 2.499 FAR, made up of 122 dwelling units. It's approved for 72' of height.</i></p>		

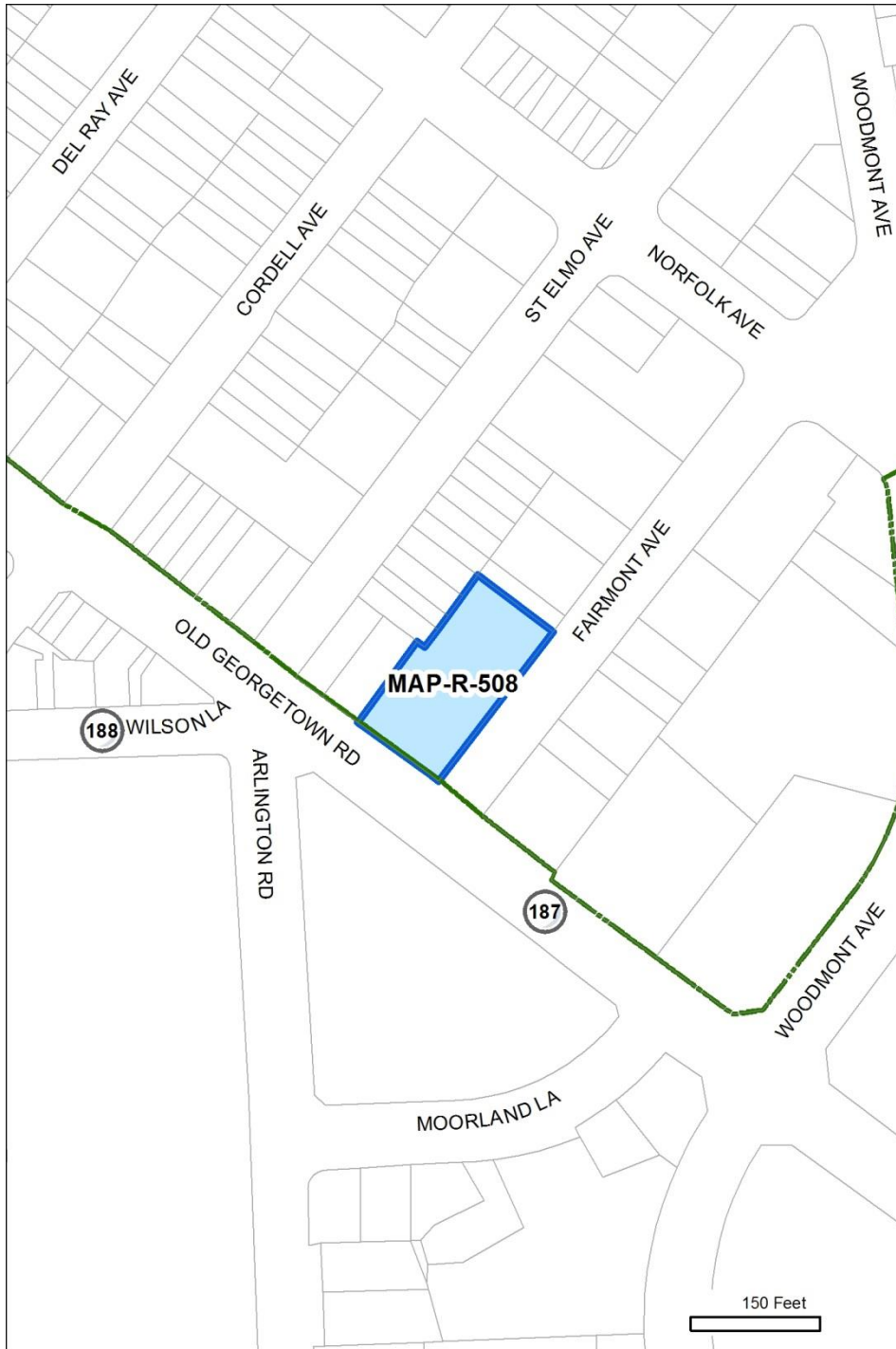
## **Changes to proposed District Map Amendment G-956**

### **SECTION 2: Owner Requests**

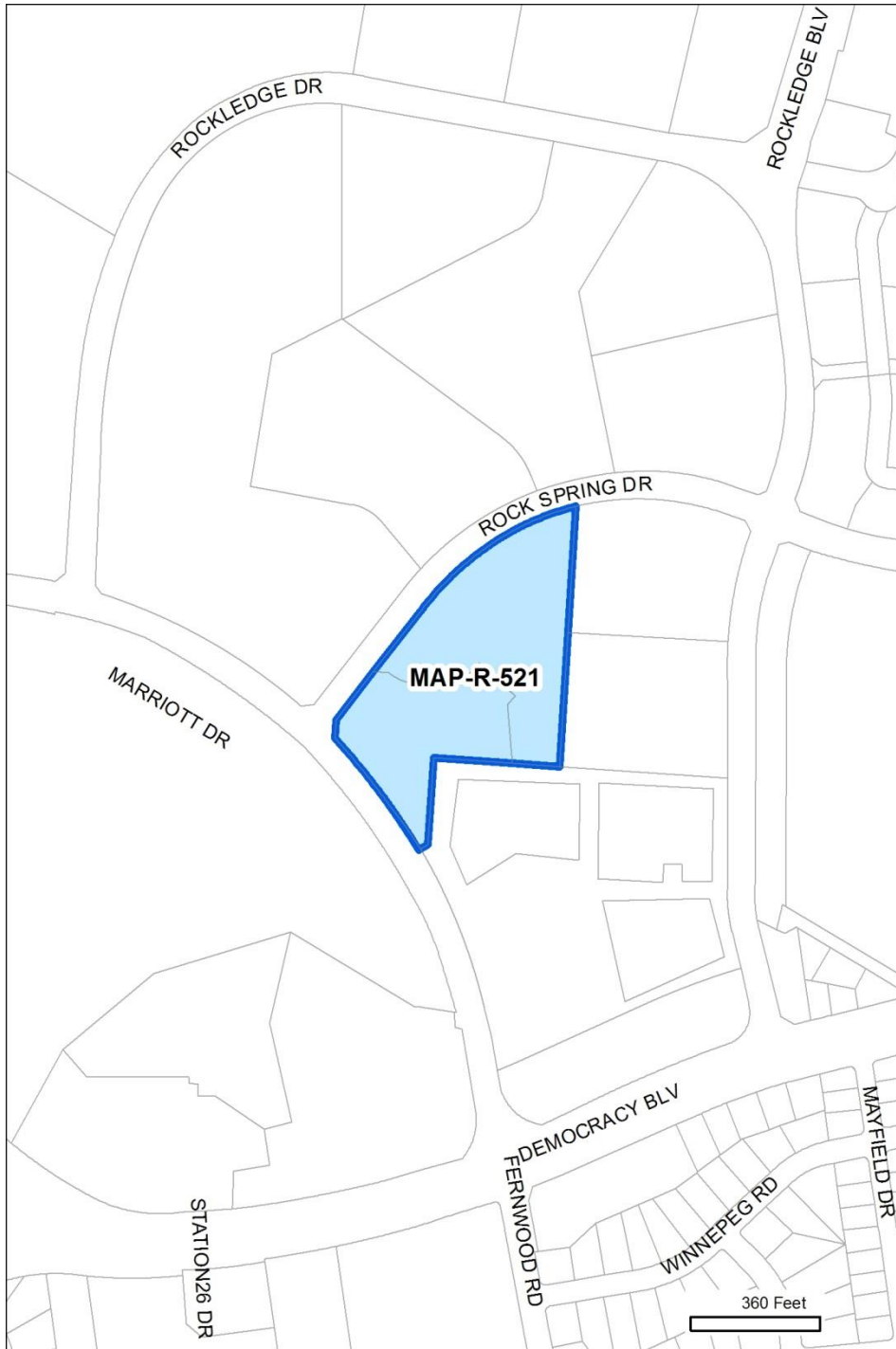
The second section covers **requests from property owners to reflect approved plans**. The PHED Committee instructed staff to make changes where appropriate when a landowner has been approved for a development that would be greater in density or height than would be allowed under the proposed conversion.



<b>Unique ID:</b> MAP-R-507		owner request
<b>Master Plan ID:</b> BTHDA-41		
<b>Master Plan:</b>		Bethesda CBD
<b>Location:</b>		
<b>Existing Zone:</b>		C-2
<b>Proposed Conv:</b> (3/7)		CRT-2.25 C-1.5 R-0.75 H-45
<b>Prop. Revised Conv:</b>		CRT-2.25 C-1.5 R-0.75 H-60
<b>Category:</b>		Owner request to match approvals
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 60'
<b>Reason for change:</b>		
<p><i>This site was approved under site plan <b>819810370</b>. The plan approved a 5 story building, which was constructed.</i></p> <p><i>The conversion rationale for matching approvals listed in stories is to grant 10' per story, plus 10' for the base floor, which is generally taller. That would give a height of 60' for this property.</i></p>		



<b>Unique ID:</b> MAP-R-508		owner request
<b>Master Plan ID:</b> WDMNT-12		
<b>Master Plan:</b>		Woodmont Triangle
<b>Location:</b>		
<b>Existing Zone:</b>		CBD-2
<b>Proposed Conv:</b> (3/7)		CR-5.0 C-1.0 R-4.75 H-145 T
<b>Prop. Revised Conv:</b>		CR-5.25 C-5.25 R-4.75 H-145 T
<b>Category:</b>		Owner request to match constructed structure
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 5.25
	<b>Comm'l FAR:</b>	Increased to 5.25
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>This structure was built in 1964, before the current zoning category existed and before the current Master Plan was put into effect.</i></p> <p><i>The structure consists of 126,492 GSF on a lot of 24,704 SF, which is an FAR of 5.1.</i></p> <p><i>To match what the structure was built to, as directed by the PHED Committee, the DMA should be revised to reflect a maximum overall and commercial FAR of 5.25.</i></p>		



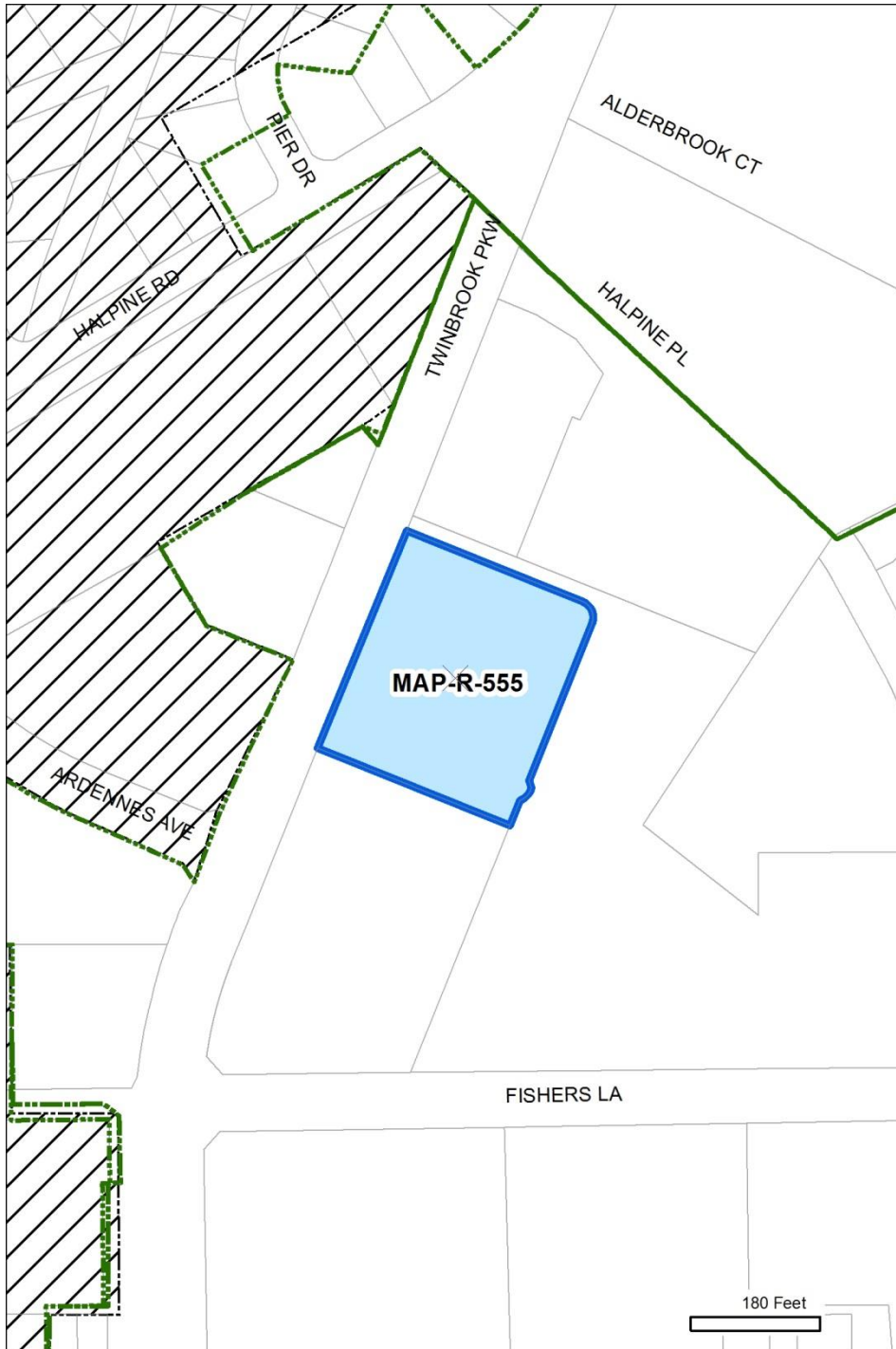
<b>Unique ID:</b> MAP-R-521		owner request
<b>Master Plan ID:</b> NBETH-10		
<b>Master Plan:</b>	North Bethesda/Garrett Park	
<b>Location:</b>		
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv:</b> (3/7)	EOF-0.75 H-100 T	
<b>Prop. Revised Conv:</b>	EOF-1.5 H-100 T	
<b>Category:</b>	Owner request to match approvals	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.5
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>According to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 1.36. The owner has requested that the DMA be changed to reflect the currently-built FAR.</i></p>		



<b>Unique ID:</b> MAP-R-522		owner request
<b>Master Plan ID:</b> NBETH-11		
<b>Master Plan:</b>		North Bethesda/Garrett Park
<b>Location:</b>		
<b>Existing Zone:</b>		I-3
<b>Proposed Conv:</b> (3/7)		EOF-0.75 H-100 T
<b>Prop. Revised Conv:</b>		EOF-1.0 H-100 T
<b>Category:</b>		Owner request to match approvals
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.0
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>According to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 0.79. The owner has requested that the DMA be changed to reflect the currently-built FAR.</i></p>		

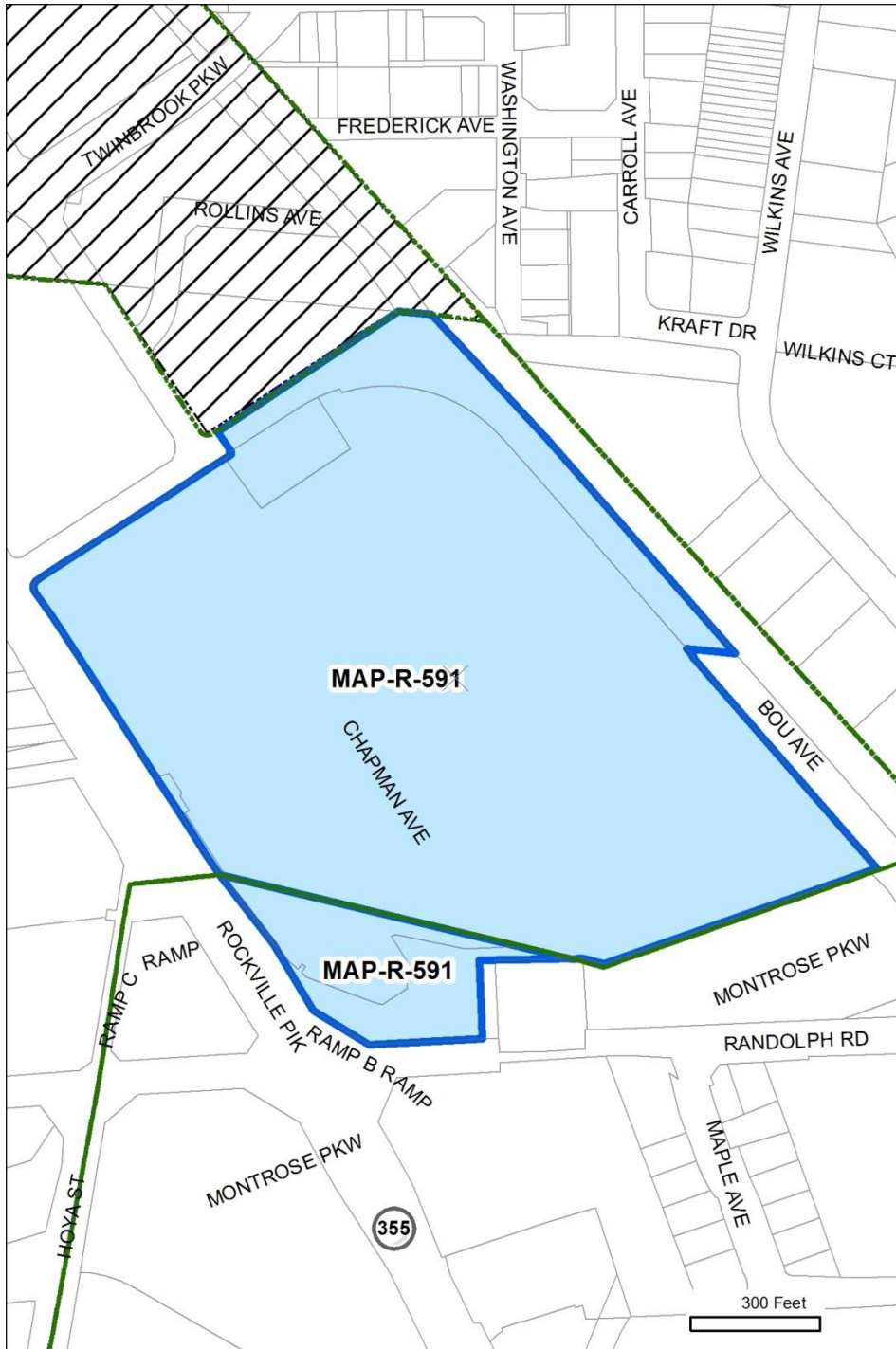


<b>Unique ID:</b> MAP-R-523		owner request
<b>Master Plan ID:</b> NBETH-12		
<b>Master Plan:</b>	North Bethesda/Garrett Park	
<b>Location:</b>		
<b>Existing Zone:</b>	I-3	
<b>Proposed Conv:</b> (3/7)	EOF-0.75 H-100 T	
<b>Prop. Revised Conv:</b>	EOF-1.25 H-100 T	
<b>Category:</b>	Owner request to match approvals	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.25
	<b>Comm'l FAR:</b>	-
	<b>Resid'l FAR:</b>	-
	<b>Height:</b>	No change
<b>Reason for change:</b>		
<p><i>According to the North Bethesda/Garrett Park Master Plan (page 97), this site is built to an FAR of 1.15. The owner has requested that the DMA be changed to reflect the currently-built FAR.</i></p>		



<b>Unique ID:</b> MAP-R-555		owner request
<b>Master Plan ID:</b> TWBRK-06		
<b>Master Plan:</b>	Twinbrook	
<b>Location:</b>		
<b>Existing Zone:</b>	TMX-2	
<b>Proposed Conv:</b> (3/7)	CR-1.5 C-1.5 R-1.5 H-150 T	
<b>Prop. Revised Conv:</b>	CR-1.75 C-1.75 R-1.5 H-145 T	
<b>Category:</b>	Owner request to match approvals	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	Increased to 1.75
	<b>Comm'l FAR:</b>	Increased to 1.75
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Reduced to 145'
<b>Reason for change:</b>		
<p><i>This property is approved for 150,000 SF of office, which is approximately 1.58 FAR on this site. The owner contacted the department to request that their approved (but unbuilt) FAR be granted, so staff is recommending an increase in the overall and commercial FAR on site to 1.75.</i></p> <p><i>Additionally, the Twinbrook sector plan recommends limiting all TMX-2 properties to 143', so the height should be lowered to 145' to conform to the sector plan recommendation.</i></p> <p><i>This property is subject to site plan <b>82001025B</b>.</i></p>		





<b>Unique ID:</b> MAP-R-591		owner request
<b>Master Plan ID:</b> NBETH-09 / WFLNT-01		
<b>Master Plan:</b>	North Bethesda / White Flint	
<b>Location:</b>		
<b>Existing Zone:</b>	RMX-3C	
<b>Proposed Conv:</b> (3/7)	CR-2.0 C-0.5 R-1.5 H-200 T	
<b>Prop. Revised Conv:</b>	CR-2.0 C-0.5 R-1.5 H-220 T	
<b>Category:</b>	Owner request to match approvals	
<b>Modifications</b>	<b>Zone Group:</b>	No change
	<b>Overall FAR:</b>	No change
	<b>Comm'l FAR:</b>	No change
	<b>Resid'l FAR:</b>	No change
	<b>Height:</b>	Increased to 220'
<b>Reason for change:</b>		
<p><i>This property is approved for height up to 218.5' by site plan 8-2004-013B. The owner has requested that their conversion reflect their approved height.</i></p> <p><i>In accordance with the direction of the PHED Committee, staff is revising this property's conversion to 220' to reflect their approved development.</i></p>		