



## Request to File Sectional Map Amendment to Implement Recommendations of the Chevy Chase Lake Sector Plan

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**Completed: 10.17.13**

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### Description

The proposed Sectional Map Amendment follows the approval and adoption of the Chevy Chase Lake Sector Plan and will implement through the Sectional Map Amendment process the Plan's recommendations for creating a mixed-use Center in Chevy Chase Lake.

The Sectional Map Amendment covers the Sector Plan area of approximately 380 acres. It proposes reclassification of about 52.5 acres and confirmation of existing zones for the remainder.

### *Staff Recommendation*

*Approval to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted Chevy Chase Lake Sector Plan*

## **Background**

A Sectional Map Amendment (SMA) implements the zoning recommendations made in a master or sector plan. The Zoning Ordinance enables the Commission to file an SMA application with the District Council, which in turn must transmit a copy to the Planning Department and the Planning Board for review. The Planning Board must then submit to the District Council a written recommendation on the application, which is included in the public record. The District Council then holds a public hearing to receive testimony. Within 60 days of the public hearing, the District Council renders a decision on the application.

On July 30, 2013, the District Council approved the Chevy Chase Lake Sector Plan, by Resolution 17-857. On October 16, 2013, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution 13-24.

The Chevy Chase Lake Sector Plan area encompasses approximately 380 acres. This SMA proposes reclassification for about 52.5 acres and confirmation of existing zones for the remainder. The reclassified area includes about 16.8 acres for the CRT mixed-use zone, 0.8 acre for the CRN mixed-use zone, and 34.9 acres in the Life Sciences Center (LSC) zone.

## **The Proposed Sectional Map Amendment**

The Chevy Chase Lake Sector Plan proposes creation of a mixed-use Center replacing lower-scale, single-use, automobile-oriented development with medium-scale, mixed-use, and transit-, bicycle-, and pedestrian-oriented development, including affordable housing, that is compatible with the character of the surrounding community. The CRT and CRN zones proposed for the Center “permit a mix of residential and non-residential uses...to promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and have access to services and amenities while minimizing the need for automobile use.” (59-C-15.2) These zones can only be applied when specifically recommended by an approved and adopted master or sector plan and only by an SMA. The Chevy Chase Lake Sector Plan recommends the implementation of these zones in the mixed-use Center. Each CRT and CRN zone includes four components:

- an overall maximum floor area ratio (FAR);
- a maximum commercial FAR (C);
- a maximum residential FAR (R); and
- a maximum building height in feet (H).

All four components are shown on the proposed zoning sheets for each proposed CRT and CRN zone.

The LSC zone, proposed for the Howard Hughes Medical Institute (HHMI) site located outside the Center, is intended to “promote research, academic, and clinical facilities that advance the life sciences, health care services, and applied technologies.” (59-C-5.471) This zone can only be applied when specifically recommended by an approved and adopted master or sector plan. The Chevy Chase Lake Sector Plan recommends the implementation of this zone on the HHMI site.

The following table lists the SMA’s proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

Area	Existing Zone(s)	Proposed Zone	Acres
1	R-30, C-1, C-2	CRT-2.0, C-2.0, R-2.0, H-80'	4.54
2	C-1, C-2	CRT-2.0, C-1.0, R-1.75, H-120'	1.87
3	C-1	CRT-2.0, C-1.0, R-2.0, H-70'	0.91
4	R-90	CRN-1.0, C-0.25, R-1.0, H-40'	0.80
5	R-30	CRT-1.5, C-0.25, R-1.5, H-50'	1.47
6	C-1	CRT-1.5, C-1.5, R-1.5, H-50'	0.47
7	C-1, R-10, R-90	CRT-2.0, C-0.5, R-2.0, H-70'	1.05
8	C-1, R-30, I-1	CRT-4.0, C-4.0, R-4.0, H-150'	1.91
9	R-30	CRT-2.0, C-0.25, R-2.0, H-100'	1.44
10	R-30	CRT-1.5, C-0.25, R-1.5, H-50'	3.17
11	R-90	LSC	34.90

There are no pending local map amendments in the area proposed for this SMA.

#### **Recommendation**

Planning staff recommends that the Planning Board approve the filing of a Sectional Map Amendment to implement the recommendations of the Chevy Chase Lake Sector Plan.

#### **Attachments**

- A. Sector Plan Index
- B. Sector Plan Index Detail

SECTIONAL MAP AMENDMENT FOR CHEVY CHASE LAKE SECTOR PLAN

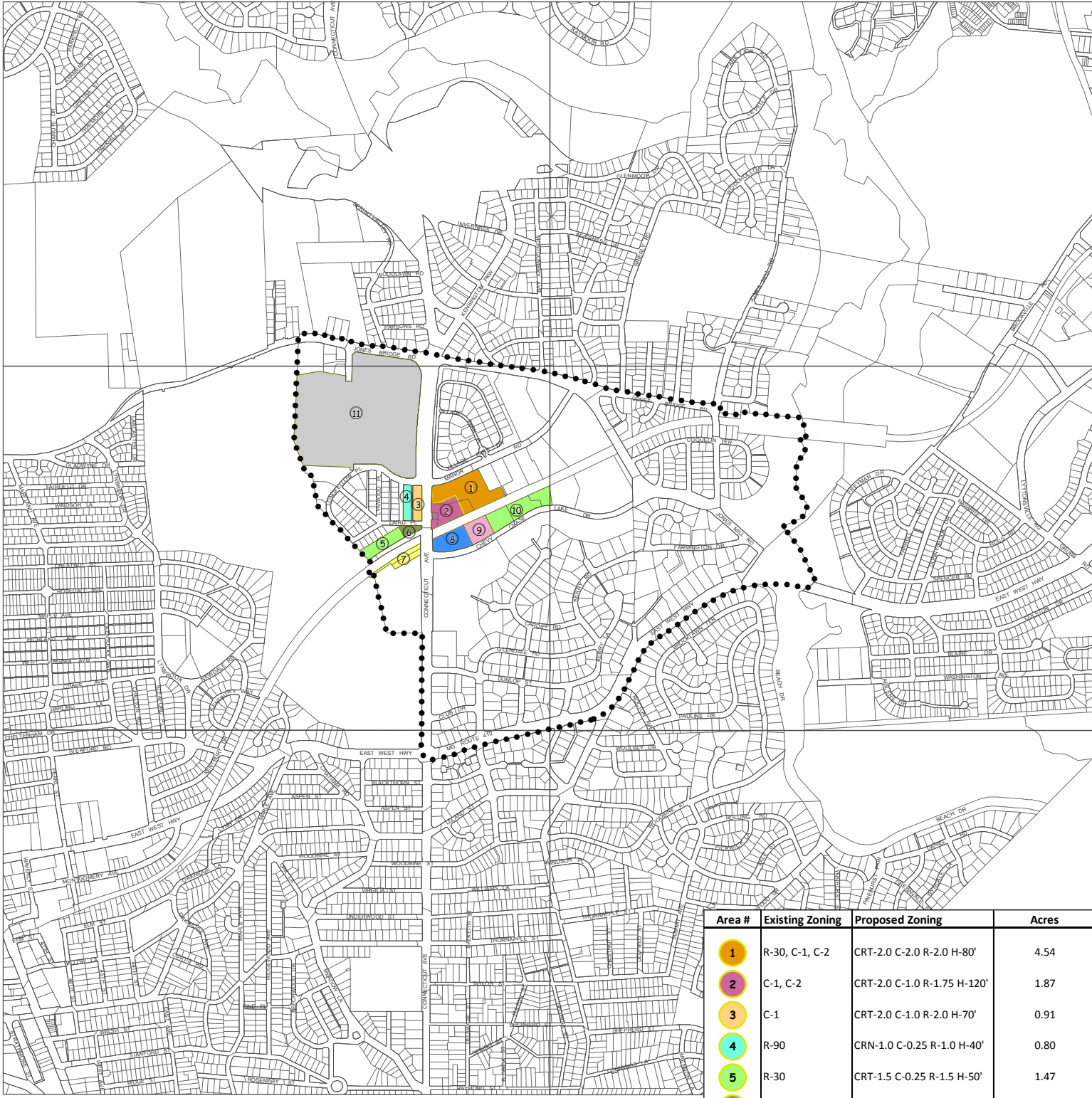
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NW 03

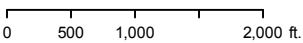
211

210

209



1 inch = 1,500 feet



Area #	Existing Zoning	Proposed Zoning	Acres
1	R-30, C-1, C-2	CRT-2.0 C-2.0 R-2.0 H-80'	4.54
2	C-1, C-2	CRT-2.0 C-1.0 R-1.75 H-120'	1.87
3	C-1	CRT-2.0 C-1.0 R-2.0 H-70'	0.91
4	R-90	CRN-1.0 C-0.25 R-1.0 H-40'	0.80
5	R-30	CRT-1.5 C-0.25 R-1.5 H-50'	1.47
6	C-1	CRT-1.5 C-1.5 R-1.5 H-50'	0.47
7	C-1, R-10, R-90	CRT-2.0 C-0.5 R-2.0 H-70'	1.05
8	C-1, R-30, I-1	CRT-4.0 C-4.0 R-4.0 H-150'	1.91
9	R-30	CRT-2.0 C-0.25 R-2.0 H-100'	1.44
10	R-30	CRT-1.5 C-0.25 R-1.5 H-50'	3.17
11	R-90	LSC	34.90
Total Change Acres			52.53

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