



## **Request to File Sectional Map Amendment to Implement Recommendations of the Bethesda Purple Line Station Plan**

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**Completed: 4.2.14**

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### **Description**

The proposed Sectional Map Amendment follows the approval and adoption of the Bethesda Purple Line Station Minor Master Plan Amendment. It will implement, through the Sectional Map Amendment process, the Plan's recommendations for realizing an improved design for the Bethesda Purple Line Station, Bethesda Metro Station south entrance, and the Capital Crescent Trail tunnel route. The Sectional Map Amendment covers the Sector Plan area of approximately 13.34 acres. It proposes reclassification of about 6.5 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 Bethesda Purple Line Station Minor Master Plan Amendment*

## Background

A Sectional Map Amendment (SMA) implements the zoning recommendations 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 February 11, 2014, the District Council approved the Bethesda Purple Line Station Minor Master Plan Amendment by Resolution 17-1007. On March 19, 2014, the Maryland-National Capital Park and Planning Commission adopted the approved plan by Resolution 14-05.

The Bethesda Purple Line Station Minor Master Plan Amendment area encompasses approximately 13.34 acres. This SMA proposes reclassification for about 6.5 acres for the CR mixed-use zone and confirmation of existing zones for the remainder.

## The Proposed Sectional Map Amendment

The Minor Master Plan Amendment is an update of the 1994 Bethesda CBD Sector Plan, covering the area around the planned Purple Line station. The Plan Amendment seeks to realize the substantial public benefits to the County and the community of an improved multi-modal transit station in downtown Bethesda. The Plan recommends changes in zoning to encourage the timely redevelopment of the Plan area to facilitate construction of the improved station design. This design allows access to both the Purple Line station and the new Bethesda Metro station south entrance, as well as a new tunnel for the Capital Crescent Trail under Wisconsin Avenue.

The CR zones proposed “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 Bethesda Purple Line Station Minor Master Plan Amendment recommends the implementation of these zones. Each CR 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 CR zone.

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

Area	Existing Zone	Proposed Zone	Acres
1	CBD-2	CR-8.0, C-7.5, R-7.5, H-250’	1.88
2	CBD-2	CR-5.0, C-5.0, R-5.0, H-145’	4.62

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 Bethesda Purple Line Station Minor Master Plan Amendment.

**Attachments**

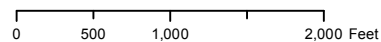
- A. Sector Plan Index
- B. Sector Plan Index Detail

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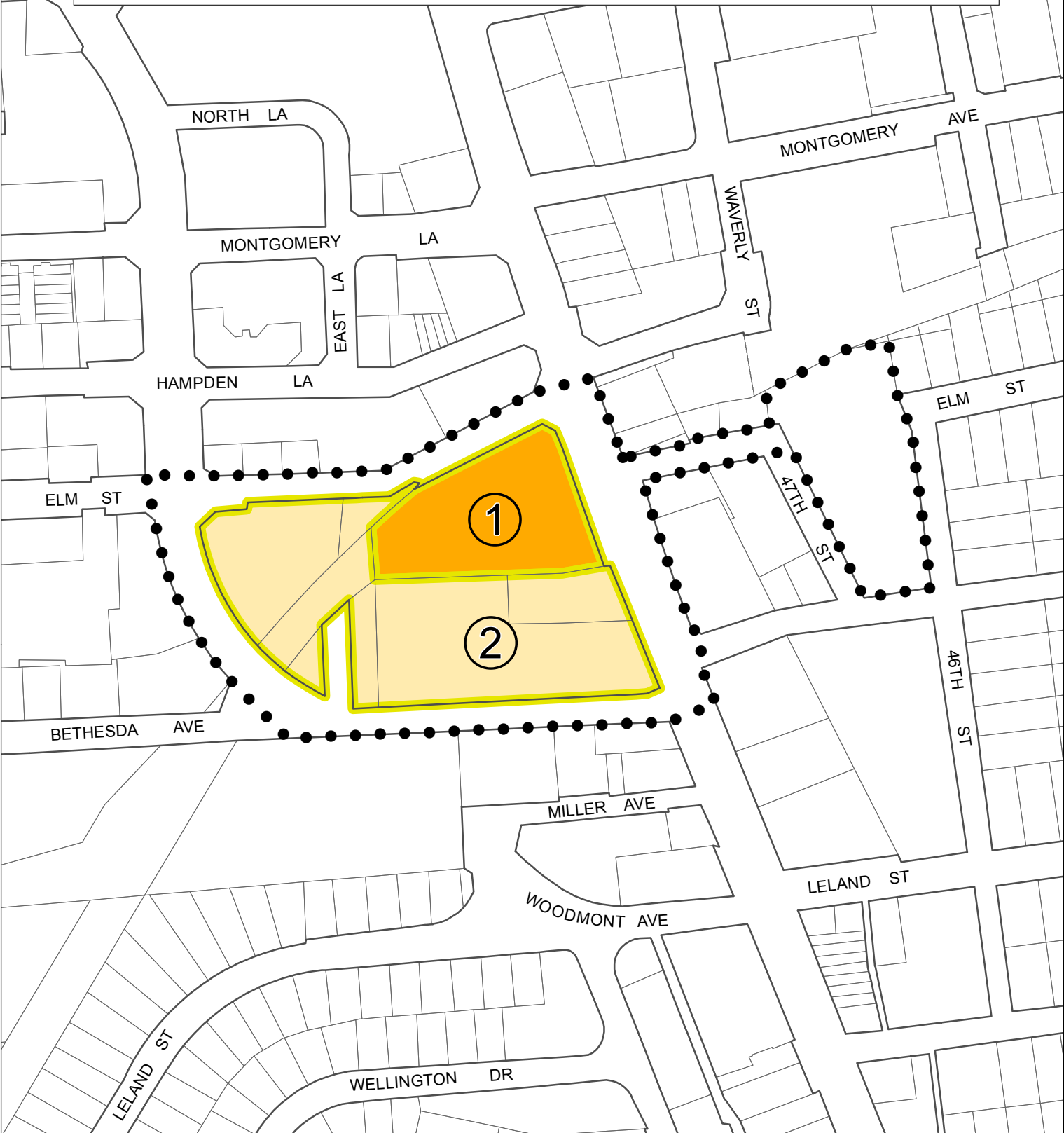


1 inch = 1,250 feet

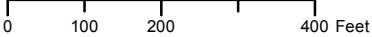


Area #	Existing Zoning	Proposed Zoning	Acres
1	CBD-2	CR-8.0 C-7.5 R-7.5 H-250'	1.88
2	CBD-2	CR-5.0 C-5.0 R-5.0 H-145'	4.62
		<b>Total Changes Acres</b>	<b>6.50</b>

SECTIONAL MAP AMENDMENT FOR BETHESDA PURPLE LINE STATION SECTOR PLAN



1 inch = 250 feet



Area #	Existing Zoning	Proposed Zoning	Acres
1	CBD-2	CR-8.0 C-7.5 R-7.5 H-250'	1.88
2	CBD-2	CR-5.0 C-5.0 R-5.0 H-145'	4.62
Total Changes Acres			6.50