



White Oak Science Gateway Master Plan Sectional Map Amendment



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Staff Recommendation

Approval to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted White Oak Science Gateway Master Plan.

Summary

This proposed Sectional Map Amendment will implement the White Oak Science Gateway Master Plan's recommendations for creating vibrant mixed-use, transit-served nodes.

Background

A Sectional Map Amendment (SMA) implements the zoning recommendations made in a Master 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 29, 2014, the District Council is scheduled to approve the White Oak Science Gateway Master Plan, by Resolution 17-~~XXX~~. On July 31, 2014, the Maryland-National Capital Park and Planning Commission is scheduled to adopt the approved plan, by Resolution 14-28.

The White Oak Science Gateway Master Plan area encompasses approximately 3,000 acres generally bounded by the Capital Beltway (I-495) on the south, Northwest Branch Stream Valley Park on the west, US 29 (Columbia Pike) and Cherry Hill Road on the north, and Prince George's County on the east. This SMA proposes reclassification for about 862 acres and confirmation of existing zones for the remainder. The reclassified area includes approximately 49 acres in the LSC Zone, approximately 708 acres in the CR Zones, approximately 80 acres in the CRT Zone, approximately 24 acres in the CRN Zones, 0.3 acres in the Employment Office Zone and approximately 1 acre in the Neighborhood Retail (NR) Zone. Approximately 710 acres of the US 29/Cherry Hill Road Employment Area Overlay Zone will be removed. See Attachment 1.

There are no pending zoning cases within the boundaries of the White Oak Science Gateway Master Plan area.

Proposed Sectional Map Amendment

The White Oak Science Gateway Master Plan proposes to provide a framework for reinvestment by leveraging White Oak's assets and establishing the foundation upon which the area can evolve into a community that offers more opportunities to live, work, and play locally. This Sectional Map Amendment proposes to rezone a significant number of properties to the Commercial/Residential Zones. These zones are characterized by a total floor area ratio (FAR), a commercial (C) FAR, a residential (R) FAR and a height limit (H). Each CR Zone is designed to accommodate planning and design conditions on each property as recommended in the White Oak Science Gateway Master Plan. Attachment 2 indicates the areas designated for each discrete zoning change, including the removal of the US 29/Cherry Hill Road Employment Area Overlay Zone.

The recommended zoning for the National Labor College parcel will split the property into three Commercial/Residential Zone classifications: CRT-1.5, C-1.0, R-0.75, H-75 for the eastern portion, CRN-0.25, C-0.0, R-0.25, H-45 for the western portion and CRT-1.75, C-0.5, R-1.5, H-85 for the private driveway (adjacent to the existing Holly Hall/ Housing Opportunities Commission property). The boundaries of the proposed zones are described in Attachment 3 of this report.

Conclusion

Staff requests the Planning Board file the proposed Sectional Map Amendment in order to implement the zoning recommendations of the 2014 White Oak Science Gateway Master Plan.

Attachments:

- Attachment 1 Index for the White Oak Science Gateway Master Plan Sectional Map Amendment
- Attachment 2 List of Parcels to be Rezoned by the Sectional Map Amendment
- Attachment 3 Metes and Bounds Description for Split Zone Property #22 and Metes and Bounds Description for Split Zone Property #28

NE 02

NE 03

SECTIONAL MAP AMENDMENT FOR WHITE OAK SCIENCE GATEWAY MASTER PLAN

ATTACHMENT 1 216

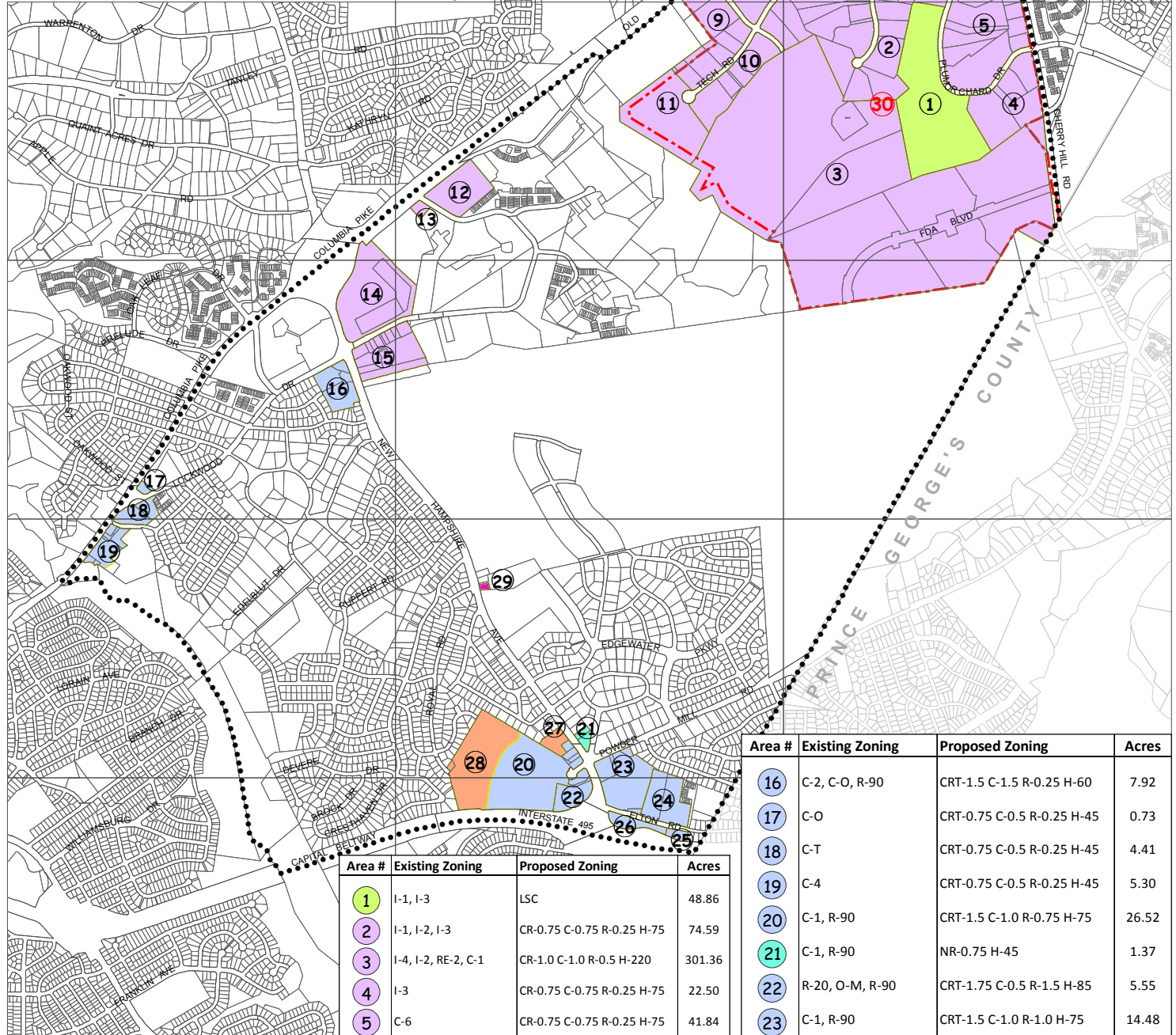
NE 01

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Area #	Existing Zoning	Proposed Zoning	Acres
1	I-1, I-3	LSC	48.86
2	I-1, I-2, I-3	CR-0.75 C-0.75 R-0.25 H-75	74.59
3	I-4, I-2, RE-2, C-1	CR-1.0 C-1.0 R-0.5 H-220	301.36
4	I-3	CR-0.75 C-0.75 R-0.25 H-75	22.50
5	C-6	CR-0.75 C-0.75 R-0.25 H-75	41.84
6	I-1, I-3, RE-2	CR-0.75 C-0.75 R-0.25 H-75	122.93
7	I-1	CR-0.75 C-0.75 R-0.25 H-75	6.85
8	I-1, RE-2	CR-1.0 C-0.75 R-0.75 H-75	20.08
9	I-1, RE-2	CR-0.75 C-0.75 R-0.25 H-75	22.54
10	I-1, I-2	CR-0.75 C-0.75 R-0.25 H-75	15.67
11	I-1, I-2, RE-2	CR-1.0 C-0.75 R-0.75 H-75	24.87
12	I-3	CR-1.0 C-1.0 R-0.25 H-65	11.32
13	C-O	CR-1.0 C-1.0 R-0.25 H-65	1.08
14	C-2, R-90	CR-2.5 C-1.5 R-1.5 H-200	27.44
15	C-2	CR-2.5 C-1.5 R-1.5 H-200	14.84

Area #	Existing Zoning	Proposed Zoning	Acres
16	C-2, C-O, R-90	CRT-1.5 C-1.5 R-0.25 H-60	7.92
17	C-O	CRT-0.75 C-0.5 R-0.25 H-45	0.73
18	C-T	CRT-0.75 C-0.5 R-0.25 H-45	4.41
19	C-4	CRT-0.75 C-0.5 R-0.25 H-45	5.30
20	C-1, R-90	CRT-1.5 C-1.0 R-0.75 H-75	26.52
21	C-1, R-90	NR-0.75 H-45	1.37
22	R-20, O-M, R-90	CRT-1.75 C-0.5 R-1.5 H-85	5.55
23	C-1, R-90	CRT-1.5 C-1.0 R-1.0 H-75	14.48
24	C-O, I-1, R-90	CRT-1.0 C-0.75 R-0.25 H-45	10.48
25	C-T	CRT-1.0 C-0.75 R-0.25 H-45	1.12
26	O-M	CRT-1.5 C-1.0 R-1.0 H-75	2.93
27	C-T	CRN-1.0 C-1.0 R-0.0 H-45	2.42
28	R-90	CRN-0.25 C-0.0 R-0.25 H-45	21.17
29	C-O	EOF-0.75 H-45	0.30
Total Changed Acres			861.47
30	US 29/Cherry Hill Road Employment Area Overlay Zone	*Removed*	709.46

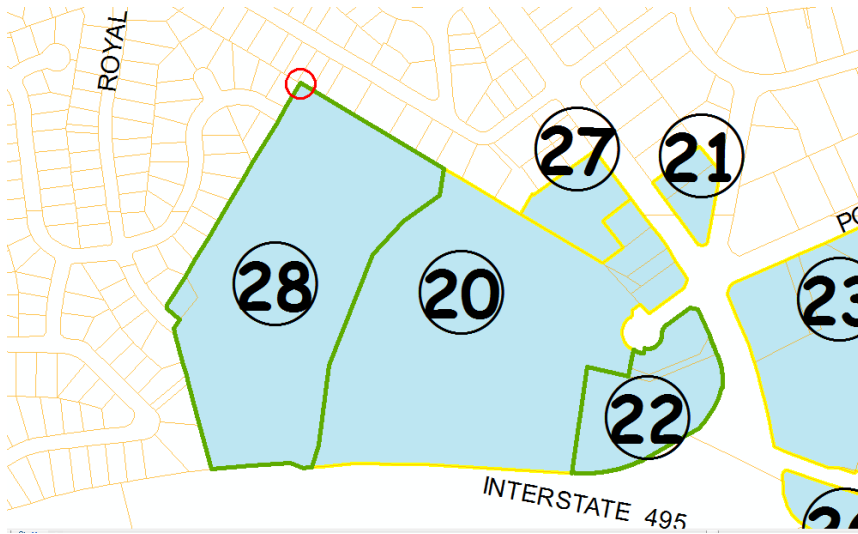


1 inch = 2,350 feet

ATTACHMENT 2

Area #	Existing Zoning	Proposed Zoning	Acres
1	I-1, I-3	LSC	48.86
2	I-1, I-2, I-3	CR-0.75 C-0.75 R-0.25 H-75	74.59
3	I-4, I-2, RE-2, C-1	CR-1.0 C-1.0 R-0.5 H-220	301.36
4	I-3	CR-0.75 C-0.75 R-0.25 H-75	22.50
5	C-6	CR-0.75 C-0.75 R-0.25 H-75	41.84
6	I-1, I-3, RE-2	CR-0.75 C-0.75 R-0.25 H-75	122.93
7	I-1	CR-0.75 C-0.75 R-0.25 H-75	6.85
8	I-1, RE-2	CR-1.0 C-0.75 R-0.75 H-75	20.08
9	I-1, RE-2	CR-0.75 C-0.75 R-0.25 H-75	22.54
10	I-1, I-2	CR-0.75 C-0.75 R-0.25 H-75	15.67
11	I-1, I-2, RE-2	CR-1.0 C-0.75 R-0.75 H-75	24.87
12	I-3	CR-1.0 C-1.0 R-0.25 H-65	11.32
13	C-O	CR-1.0 C-1.0 R-0.25 H-65	1.08
14	C-2, R-90	CR-2.5 C-1.5 R-1.5 H-200	27.44
15	C-2	CR-2.5 C-1.5 R-1.5 H-200	14.84
16	C-2, C-O, R-90	CRT-1.5 C-1.5 R-0.25 H-60	7.92
17	C-O	CRT-0.75 C-0.5 R-0.25 H-45	0.73
18	C-T	CRT-0.75 C-0.5 R-0.25 H-45	4.41
19	C-4	CRT-0.75 C-0.5 R-0.25 H-45	5.30
20	C-1, R-90	CRT-1.5 C-1.0 R-0.75 H-75	26.52
21	C-1, R-90	NR-0.75 H-45	1.37
22	R-20, R-90, O-M	CRT-1.75 C-0.5 R-1.5 H-85	5.55
23	C-1, R-90	CRT-1.5 C-1.0 R-1.0 H-75	14.48
24	C-O, I-1, R-90	CRT-1.0 C-0.75 R-0.25 H-45	10.48
25	C-T	CRT-1.0 C-0.75 R-0.25 H-45	1.12
26	O-M	CRT-1.5 C-1.0 R-1.0 H-75	2.93
27	C-T	CRN-1.0 C-1.0 R-0.0 H-45	2.42
28	R-90	CRN-0.25 C-0.0 R-0.25 H-45	21.17
29	C-O	EOF-0.75 H-45	0.30
		Total Changed Acres	861.47
30	US 29/Cherry Hill Road Employment Area Overlay Zone	*Removed*	709.46

ATTACHMENT 3



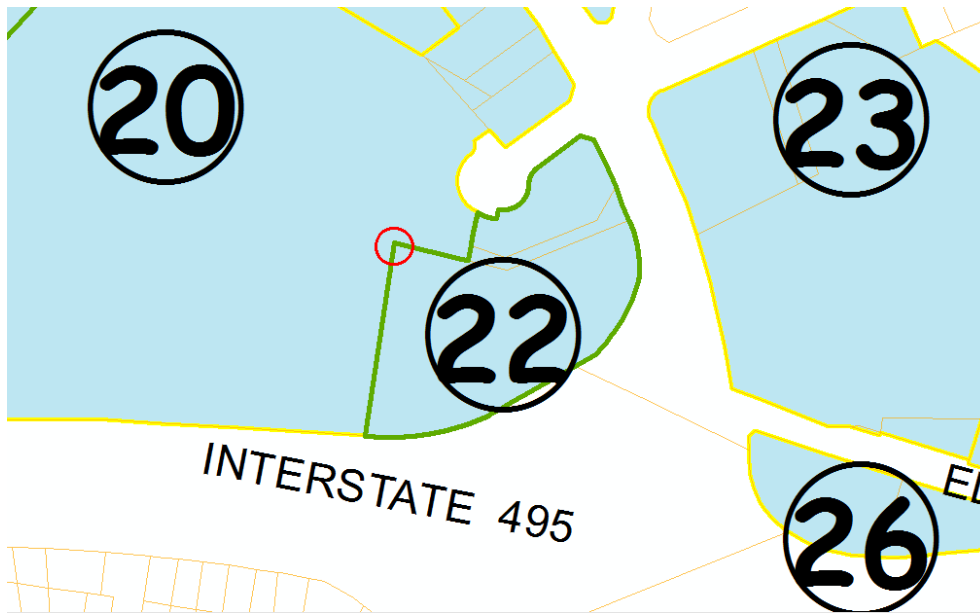
Metes and bounds description for split zone block #28

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1317100.689' Y: 494504.814'

Thence - Direction: S 59-14-48 E	Distance: 678.205'
Thence - Direction: S 10-44-32 W	Distance: 107.375'
Thence - Direction: S 53-42-33 W	Distance: 180.391'
Thence - Direction: S 42-48-2 W	Distance: 185.341'
Thence - Direction: S 21-25-49 W	Distance: 478.583'
Thence - Direction: S 7-18-10 W	Distance: 324.817'
Thence - Direction: S 16-58-17 W	Distance: 95.398'
Thence - Direction: S 87-41-12 W	Distance: 15.903'
Thence - Direction: S 82-26-47 W	Distance: 20.65'
Thence - Direction: N 67-26-59 W	Distance: 56.79'
Thence - Direction: S 86-17-16 W	Distance: 159.744'
Thence - Direction: S 84-20-57 W	Distance: 159.795'
Thence - Direction: N 15-1-45 W	Distance: 591.188'
Thence - Direction: N 37-52-18 E	Distance: 42.538'
Thence - Direction: N 50-12-36 W	Distance: 70.318'
Thence - Direction: N 0-23-41 E	Distance: 14.924'
Thence - Direction: N 32-57-36 E	Distance: 139.641'
Thence - Direction: N 30-48-44 E	Distance: 72.068'
Thence - Direction: N 30-39-26 E	Distance: 111.237'
Thence - Direction: N 30-53-8 E	Distance: 76.881'
Thence - Direction: N 30-53-8 E	Distance: 97.236'
Thence - Direction: N 30-51-24 E	Distance: 100.332'
Thence - Direction: N 30-48-44 E	Distance: 69.938'
Thence - Direction: N 30-48-44 E	Distance: 197.82'
Thence - Direction: N 30-48-43 E	Distance: 65.69'
Thence - Direction: N 30-48-44 E	Distance: 117.017'

ATTACHMENT 3



Metes and bounds description for split zone block #22

Beginning at an XY coordinate recognized as NAD_1983_StatePlane_Maryland_FIPS_1900_Feet

From point - X: 1318199.480' Y: 492927.320'

Thence -	Direction: S 76-51-13 E	Distance: 169.709'	
Thence -	Direction: N 12-5-17 E	Distance: 110.417'	
Curve left	Chord - Direction: S 72-21-17 E	Distance: 42.99'	Radius: 75'
Thence -	Direction: N 11-4-33 E	Distance: 18.83'	
Curve left	Chord - Direction: N 50-50-4 E	Distance: 86.087'	Radius: 56'
Curve right	Chord - Direction: N 27-2-2 E	Distance: 44.511'	Radius: 50'
Thence -	Direction: N 53-27-52 E	Distance: 118.56'	
Thence -	Direction: S 76-6-37 E	Distance: 31.86'	
Thence -	Direction: S 24-46-20 E	Distance: 115.874'	
Thence -	Direction: S 21-10-57 E	Distance: 80.72'	
Curve right	Chord - Direction: S 9-3-26 E	Distance: 135.306'	Radius: 262.497'
Curve right	Chord - Direction: S 30-2-40 W	Distance: 191.815'	Radius: 372.43'
Thence -	Direction: S 60-17-51 W	Distance: 268.659'	
Curve right	Chord - Direction: S 80-17-58 W	Distance: 283.38'	Radius: 530.858'
Thence -	Direction: N 8-24-9 E	Distance: 434.197'	