



Corrective Map Amendments G-967 through G-973



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Completed 9/3/14

Description

These Corrective Map Amendments (CMAs) are related to the Planning Department's Zoning Ordinance Rewrite project. The new ordinance, adopted by the District Council on March 5, 2014 (ZTA 13-04, Enacted Ordinance 17-43), required a new zoning map. This map was created by the District Council through District Map Amendment (DMA) G-956 (Council Resolution 17-1166). The new zoning map will become effective, along with the new ordinance text, on October 30, 2014.

Subsequent to the Council adoption of the District Map Amendment, Staff discovered six errors with the adopted map and one error in the existing (pre-DMA) zoning.

Staff recommendation: Approval to file seven Corrective Map Amendments, G-967 through G-973, with a Planning Board recommendation of approval to the District Council.

Introduction

Section 59-H-10.1(b) of the Zoning Ordinance states that the purpose of a CMA is to “enable the District Council in lieu of a comprehensive sectional map amendment to correct technical errors or inaccurate depictions of zoning boundary lines on an adopted map that are known as a result of mapping, surveying or other technical information.”

In March 2014, the District Council approved the revised Zoning Ordinance, which also required the adoption of a new zoning map. This map was created through District Map Amendment (DMA) G-956, which was adopted by the District Council in July 2014 (Council Resolution 17-1166). The new map will become effective on October 30, 2014.

Following the adoption of DMA G-956, Staff discovered six errors in the recently approved District Map Amendment and one error in the existing zoning map. These are technical errors, such as a typographical error of FAR in one case. As a result, Staff is recommending that these errors be corrected on both the existing zoning map and DMA before the DMA becomes effective.

A. Corrective Map Amendment G-967 (Attachment 2)

[Correction to the District Map Amendment G-956]

Property ID/Location:	Part of Parcel A, Clifton Park Village and Parcel 963, Grid JP61, Liber/Folio 27785/0244 located at 640 and 642 University Boulevard East. <i>Long Branch Sector Plan</i>
WSSC Grid:	210NE01
Proposed Reclassification:	2.02 acres from the CRT-2.5 C-0.8 R-2.5 H-85 Zone to the CRT-2.5 C-0.5 R-2.5 H-85 Zone in the adopted District Map Amendment G-956.

Part of Parcel A, Clifton Park Village and Parcel 963 (Subject Properties) are located on the northeast corner of the intersection of University Boulevard and Piney Branch Road.

The Subject Properties are occupied by a shopping center, a gas station, and other commercial establishments. The existing zoning maps show this area as being zoned CRT-2.5 C-0.5 R-2.5 H-85. The adopted District Map Amendment (DMA), which becomes effective October 30, 2014, shows the zoning as CRT-2.5 C-0.8 R-2.5 H-85.

Background

The Subject Properties were rezoned from C-1 to CRT-2.5 C-0.5 R-2.5 H-85 in July 2014 by Sectional Map Amendment (SMA) G-962 (Council Resolution 17-1159).

When the changes from the Sectional Map Amendment were incorporated into the then-draft DMA G-956, however, the translation process inadvertently entered a Commercial FAR of 0.8 instead of 0.5.

The District Map Amendment was not intended to change any existing CR, CRT, or CRN Zone. Additionally, the adopted Zoning Ordinance limits CR, CRT, and CRN commercial and residential components to multiples of 0.25 FAR, which means 0.8 FAR is not a legal option.

Recommendation

Staff recommends modifying the rezoning of approximately 2.02 acres (the Subject Properties) in the adopted District Map Amendment G-956 to be consistent with SMA G-962 and the *Long Branch Sector Plan*.



Incorrect zoning in the DMA, above.

B. Corrective Map Amendment G-968 (Attachment 3)

[Correction to the existing zoning map]

Property ID/Location:

Lot 5A, part of Lot 5, Block 2, Cissel's Addition to Silver Spring; Parts of Lots 20 and 21, Block 1, Cissel's Addition to Silver Spring; Lots 1, 2 and 3, Block 3, Nellie Arliss Tract; Part of Parcel A, Block 1, J.P. Neff Tract; Part of Parcel B and Outlot A, Block A, Browning's Section of Takoma Park; Lots 1, 2, and 3, Block B, Browning' Section of Takoma Park; Lots 1-2 and 13-17, Yeabower Tract; Lot 5, Block 1, Pickwick Village; Parcel A, Block A, Long Branch View; Parcel N910 and Parcel A, Clifton Park Village; and Parcel 183, Grid JN53, Liber/Folio 20487/0590; Parcel 979, Grid JP61, 26027/0524;

Parcel 925, Grid JP61, 05634/0132; Parcel 963, Grid JP61, 27785/0244; Parcel 10, Grid JN63, 36106/0088; Parcel 45, Grid JN63, 05269/0382; and Parcel 64, Grid JN63, 13871/0412 located at 8472, 8501, 8523, 8528, 8533, 8547, 8550, 8714, 8716, 8728, 8736, and 8801 Piney Branch Road; 8701, 8736, 8805, 8807, and 8809 Flower Avenue; 8750 Arliss Street; and 618, 627, 631, 633, 635, 640, 642, 649, 701, and 706 University Boulevard East.

Long Branch Sector Plan

WSSC Grid:

210NE01, 211NE01

Proposed Reclassification:

25.97 acres from the CRT Zone with the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone to the CRT Zone.

The Subject Properties (listed above) are located on the southwest and northwest corners of the intersection of Piney Branch Road and Flower Avenue; the block bounded by Flower Avenue, Arliss Street, and Piney Branch Road; the south side of Piney Branch Road between Flower Avenue and Arliss Street; the southwest, southeast, northeast, and northwest corners of the intersection of University Boulevard and Piney Branch Road; and the north side of Piney Branch Road from Baron Street to University Boulevard (See Attachment 3A and 3B).

The Subject Properties are occupied by a variety of commercial service and commercial retail establishments. The existing zoning maps show this area as being zoned CRT, with a variety of densities and heights, but also show this area as being within the Takoma Park/East Silver Spring Commercial Revitalization Overlay (CROZ) Zone. The adopted District Map Amendment (DMA) shows the same zoning.

Both the current zoning map and the newly approved zoning map (DMA G-956) are incorrect in this location. This CMA (G-968) addresses only the current zoning map. The next CMA in this report (G-969) addresses the District Map Amendment.

Background

The Subject Properties were rezoned from C-1, C-O, R-30, and R-60 to CRT in July 2014 by Sectional Map Amendment (SMA) G-962 (Council Resolution 17-1159) following the adoption of the Long Branch Sector Plan.

In 2001, the Takoma Park/East Silver Spring Commercial Revitalization Overlay was applied to this area by SMA G-790 (Council Resolution 14-919). The intent of the overlay was to foster economic vitality and attractive community character and to provide an enhanced pedestrian environment. One of the attributes of the CROZ was to limit building heights to 50 feet.

However, in the 2014 Long Branch Sector Plan, Staff recommended replacing commercial and residential zoning around the two key intersections in the planning area with the CRT Zone. The CRT Zone has similar goals to the CROZ, including allowing a mix of uses and fostering pedestrian-friendly design. The Master Plan intended to create a mix of building heights in this area without retaining the CROZ, using instead the CRT Zone to set the desired heights on the Subject Properties, as evidenced in the proposed zoning maps shown throughout the Master Plan.

In order to implement this vision, the SMA was supposed to remove the CROZ and underlying zones and, in their place, apply the CRT Zone, with heights ranging from 50 feet to 120 feet.

However, the Sectional Map Amendment (G-962) failed to show the Overlay zone being removed, and as a result, it has been retained on the current zoning map.

Because overlay zones always trump base zones when there is a conflict, keeping the CROZ undercuts all of the CRT zones in this area that were purposefully given heights greater than 50 feet.

Recommendation

Staff recommends rezoning approximately 25.97 acres (the Subject Properties) to be consistent with the intent of SMA G-962 and the Long Branch Sector Plan.

C. Corrective Map Amendment G-969 (Attachment 4) [Correction to the District Map Amendment G-956]

Property ID/Location:

Lot 5A, part of Lot 5, Block 2, Cissel's Addition to Silver Spring; Parts of Lots 20 and 21, Block 1, Cissel's Addition to Silver Spring; Lots 1, 2 and 3, Block 3, Nellie Arliss Tract; Part of Parcel A, Block 1, J.P. Neff Tract; Part of Parcel B and Outlot A, Block A, Browning's Section of Takoma Park; Lots 1, 2, and 3, Block B, Browning' Section of Takoma Park; Lots 1-2 and 13-17, Yeabower Tract; Lot 5, Block 1, Pickwick Village; Parcel A, Block A, Long Branch View; Parcel N910 and Parcel A, Clifton Park Village; and Parcel 183, Grid JN53, Liber/Folio 20487/0590; Parcel 979, Grid JP61, 26027/0524; Parcel 925, Grid JP61, 05634/0132; Parcel 963, Grid JP61, 27785/0244; Parcel 10, Grid JN63, 36106/0088; Parcel 45, Grid JN63, 05269/0382; and Parcel 64, Grid JN63, 13871/0412 located at 8472, 8501, 8523, 8528, 8533, 8547, 8550, 8714,

8716, 8728, 8736, and 8801 Piney Branch Road;
8701, 8736, 8805, 8807, and 8809 Flower Avenue;
8750 Arliss Street; and 618, 627, 631, 633, 635,
640, 642, 649, 701, and 706 University Boulevard
East.

Long Branch Sector Plan

WSSC Grid:

210NE01, 211NE01

Proposed Reclassification:

25.97 acres from the CRT Zone with the Takoma
Park/East Silver Spring Commercial Revitalization
Overlay Zone to the CRT Zone.

The Subject Properties (listed above) are located on the southwest and northwest corners of the intersection of Piney Branch Road and Flower Avenue; the block bounded by Flower Avenue, Arliss Street, and Piney Branch Road; the south side of Piney Branch Road between Flower Avenue and Arliss Street; the southwest, southeast, northeast, and northwest corners of the intersection of University Boulevard and Piney Branch Road; and the north side of Piney Branch Road from Baron Street to University Boulevard (See Attachment 4A and 4B).

The Subject Properties are occupied by a variety of commercial service and commercial retail establishments. The existing zoning maps show this area as being zoned CRT, with a variety of densities and heights, but also show this area as being within the Takoma Park/East Silver Spring Commercial Revitalization Overlay (CROZ) Zone. The adopted District Map Amendment (DMA) shows the same zoning.

Both the current zoning map and the newly approved zoning map (DMA G-956) are incorrect in this location. This CMA (G-969) addresses only the District Map Amendment. The previous CMA in this report (G-968) addressed the error in the current map.

Background

The Subject Properties were rezoned from C-1, C-O, R-30, and R-60 to CRT in July 2014 by Sectional Map Amendment (SMA) G-962 (Council Resolution 17-1159) following the adoption of the Long Branch Sector Plan.

In 2001, the Takoma Park/East Silver Spring Commercial Revitalization Overlay was applied to this area by SMA G-790 (Council Resolution 14-919). The intent of the overlay was to foster economic vitality and attractive community character and to provide an enhanced pedestrian environment. One of the attributes of the CROZ was to limit building heights to 50 feet.

However, in the 2014 Long Branch Sector Plan, Staff recommended replacing commercial and residential zoning around the two key intersections in the planning area with the CRT Zone. The CRT Zone has similar goals to the CROZ, including

allowing a mix of uses and fostering pedestrian-friendly design. The Master Plan intended to create a mix of building heights in this area without retaining the CROZ, using instead the CRT Zone to set the desired heights on the Subject Properties, as evidenced in the proposed zoning maps shown throughout the Master Plan.

In order to implement this vision, the SMA supposed to remove the CROZ and underlying zones and, in their place, apply the CRT Zone, with heights ranging from 50 feet to 120 feet.

However, the Sectional Map Amendment (G-962) failed show the Overlay zone being removed, and as a result, it has been retained on the current zoning map.

Because overlay zones always trump base zones when there is a conflict, keeping the CROZ undercuts all of the CRT zones in this area that were purposefully given heights greater than 50 feet.

In the translation between the existing zoning maps to the DMA, the map translation continued the mistake and the adopted District Map Amendment (G-956, Council Resolution 17-1166) retained the CROZ. Therefore, Staff recommends correcting the DMA to remove the CROZ from the Subject Properties.

Recommendation

Staff recommends modifying approximately 25.97 acres (the Subject Properties) of the District Map Amendment to be consistent with the intent of SMA G-962 and the Long Branch Sector Plan by deleting the CROZ overlay from the Subject Properties.

D. Corrective Map Amendment G-970 (Attachment 5)

[Correction to the District Map Amendment G-956]

Property ID/Location: Lot 4, Lot 9, Lot 11, Lot 12, Parcel G, and Parcel L, Block A, Seneca Meadows Corporate Center; Lot 6, Lot 7, and Part of Lot 5, Block B, Seneca Meadows Corporate Center; and Parcel 125, Grid EU53, Liber/Folio 19381/0451 located at 20500, 20510, 20511, and 20600 Seneca Meadows Parkway and 20521 Observation Drive.

WSSC Grid: *Germantown Employment Area Sector Plan*
228NW12, 229NW12

Proposed Reclassification: 63.86 acres from the CR-2.0 C-1.5 R-0.75 H-145 T Zone to the CR-2.0 C-1.75 R-0.75 H-145 T Zone in the adopted District Map Amendment G-956.

Lots 4, 5, 6, 7, 9, 11, 12 and Parcels G and L of Blocks A and B of the Seneca Meadows Corporate Center and Parcel 125 (Subject Properties) are located on both

sides of Seneca Meadows Parkway, between Crystal Rock Tributary and Observation Drive.

The Subject Properties are occupied by vacant parcels, office buildings, and a shopping center. The existing zoning maps show this area as being zoned TMX-2. The adopted District Map Amendment (DMA) shows the zoning as CR-2.0 C-1.5 R-0.75 H-145 T.

The adopted DMA G-956 will become effective on October 30, 2014.

Background

The adoption of a new zoning ordinance in March 2014 required the District Council to also adopt a new zoning map, which took the form of District Map Amendment (DMA) G-956. The DMA included both standard and non-standard conversions for properties in the TMX-2 zone.

The Subject Properties were zoned TMX-2 in May 2010 by Sectional Map Amendment G-887 (Council Resolution 16-1349) to implement the recommendations of the Germantown Employment Area Sector Plan.

The Subject Properties are in an area with specific zoning recommendations in the Germantown Employment Area Sector Plan, and as a result, the Subject Properties were given a non-standard conversion, referred to by Staff as GRMTC-24.

Discussions before the PHED Committee regarding the language in the Sector Plan, which called for an “average FAR,” resulted in the PHED Committee recommending increasing the non-residential FAR on this site to 1.75.

This change was included in the Council Packet for the July 15 meeting at which DMA G-956 was adopted. The specific language regarding GRMTC-24 (the Subject Properties) appears on page circle 27 of the Staff Packet.

“Custom GRMTC-24 (master plan property SM-1): CR-2.0 C-1.75 R-0.75 H-145 T

The master plan (pg. 67) says “To ensure the area retains an employment profile, develop with a minimum of 70 percent employment uses that include limited street level retail and a maximum of 30 percent residential uses.” The master plan (pg. 68) also says to “allow building heights up to 143 feet clustered at the transit station to create a defined center.””

The intent was to change the non-residential FAR for the Subject Properties; however, the DMA showed the incorrect zoning conversion, inadvertently leaving the non-residential FAR at 1.5.

Recommendation

Staff recommends modifying the rezoning of approximately 63.86 acres (the Subject Properties) in the adopted District Map Amendment G-956 to CR-2.0 C-1.75 R-0.75 H-145 T to be consistent with the District Council's intent.

E. Corrective Map Amendment G-971 (Attachment 6) [Correction to the District Map Amendment G-956]

Property ID/Location:	Parcels 1-3, Block D, "Quaint Acres" and Parcels 1-14, Block C, "Quaint Acres" located at 401, 405, 411, 501, 507, 515 601, and 611 Apple Grove Road and 701, 709, 713, 717, 721, 801, 807, 811, and 815 Milestone Drive <i>White Oak Master Plan</i>
WSSC Grid:	215NE01
Proposed Reclassification:	20.48 acres from the R-90 Zone to the RE-1 Zone

Parcels 1-3, Block D and Parcels 1-14, Block C are located on the south side of Apple Grove Road and the south side of Milestone Drive between Berwick Drive and New Hampshire Avenue (Subject Properties). The properties are occupied by single-family detached dwellings, except for Parcel 14, Block C, which is occupied by a religious organization. The existing zoning maps show this area as RE-1, however in the Adopted District Map Amendment (DMA), this area is shown as R-90.

Background

The Subject Properties were rezoned from R-R to RE-1 in 1982 by Sectional Map Amendment (SMA) G-337. Since that time, the zoning has not been changed by Sectional or Local Map Amendment.

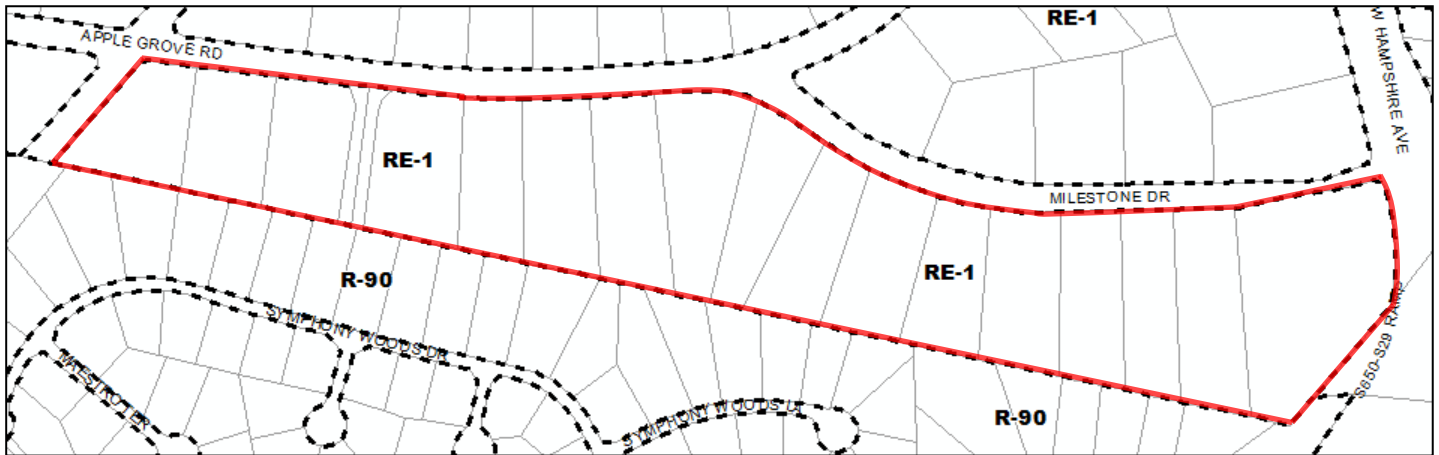
In 2008, Planning Staff began working on a project to convert the Zoning Maps from mylar to digital format. The focus of this effort was to verify the accuracy of the new GIS-based digital zoning map. In the initial GIS shapefile, the Subject Properties were shown in the R-90 Zone, and after extensive research, it was determined that this classification was in error, and that the digital database should be edited to reflect the RE-1 Zone, applied via SMA G-337 and shown on the official zoning mylars.

However, for unknown reasons, the noted change never occurred in the digital database. As a result, the draft DMA carried forward this inaccurate depiction of the Subject Properties in the R-90 Zone. When the DMA was adopted on July 15, 2014 (DMA G-956, Council Resolution 17-1166), this inaccuracy was inadvertently inserted into the DMA.

As a result, the District Map Amendment is in error, and will change the zoning from RE-1 to R-90 on October 30, unless it is corrected.

Recommendation

Staff recommends modifying District Map Amendment G-956 before it becomes effective by changing approximately 20.48 acres of the Subject Property from the R-90 Zone to the RE-1 Zone.



F. Corrective Map Amendment G-972 (Attachment 7) [Correction to the District Map Amendment G-956]

Property ID/Location: Lot 8, Block 1, Edgemoor, located at 7700 Old Georgetown Road.
Bethesda CBD Sector Plan

WSSC Grid: 209NW05

Proposed Reclassification: 1.94 acres from the CR-3.0 C-2.0 R-2.75 H-35 T Zone to the CR-3.0 C-2.0 R-2.75 H-90 T Zone

Lot 8, Block 1, Edgemoor (Subject Property) is located on the block bounded by Old Georgetown Road, Arlington Road, and Moorland Lane. The Subject Property is occupied by an office building and commercial retail and services uses. The existing zoning map shows this area as CBD-1; the adopted District Map Amendment shows the Property as CR-3.0 C-2.0 R-2.75 H-35 T.

Background

The Subject Property is within the Bethesda CBD Sector Plan boundary. In 1994, the plan confirmed the existing CBD-1 zoning on the site. A height map included in the plan recommended limiting building heights on this block to 35 feet on the northwestern portion and 90 feet on the southern and eastern portions.

While the CBD-1 Zone has statutory limits, Master and Sector Plans sometimes recommend lower heights. With the new zoning created by the revised zoning ordinance (ZTA 13-04, Enacted Ordinance 17-43), dense mixed-use areas were planned to be translated into the Commercial/Residential (CR) Zone by the District Map Amendment (DMA). The CR Zone has a statutory range of densities and heights

that are mapped as a certain limit, which may be lower than the statutory maximum.

During the PHED Committee worksessions on the proposed District Map Amendment G-956, the Committee instructed Staff to use the density or height recommendations made in Master or Sector Plans to map the new CR Zones being established through the DMA. This would have the effect of making the height recommendations binding.

In the case of the Bethesda CBD Sector Plan of 1994, a height map was provided for the entire planning area. Because of the PHED Committee's instructions, Staff used the 1994 height map to set the height each area going into a zone with a variable height (CR, CRT, CRN, or EOF).

However, streets on the map are hard to read, and, Staff thought the entirety of the Subject Property was in the 35 foot height zone. However, following the adoption of the DMA, the owner of the Subject Property contacted Staff to dispute the height zoning.

The entire property is zoned CBD-1, but the height map actually shows two different heights. Staff agrees with the property owner that only a portion of the site shows a height of 35 feet. The remainder of the site, including the portion occupied by an 8-story office building, shows a height of 90 feet.

Therefore, Staff inadvertently applied a lower height on a portion of the Subject Property, which is in disagreement with the intent of the Council. Because the Staff's translation rules also prohibited split-zoning properties through the DMA, Staff believes the correct action is to zone the entirety of the Subject Property with a height of 90 feet.



Recommendation

Staff recommends modifying District Map Amendment G-956 before it becomes effective by changing approximately 1.94 acres from the CR-3.0 C-2.0 R-2.75 H-35 T Zone to the CR-3.0 C-2.0 R-2.75 H-90 T Zone.

G. Corrective Map Amendment G-973 (Attachment 8)

[Correction to the District Map Amendment G-956]

Property ID/Location: Lot 4, Block M, Section 2, Battery Park and parts of Lots 1, 2, and 3, Block M, Section 2, Battery Park, located at 5004 Cordell Avenue, 7806, 7810, 7812, 7816, and 7818 Old Georgetown Road, and 5001, 5019, and 5027 Wilson Lane.
Bethesda CBD Sector Plan

WSSC Grid: 209NW05

Proposed Reclassification: 0.48 acres from the CRT-1.5 C-1.5 R-0.5 H-35 Zone to the CRT-2.25 C-1.5 R-0.75 H-35 Zone.

Lot 4 and parts of Lots 1, 2, and 3, Block M, Section 2, Battery Park (Subject Properties) are located on the block bounded by Old Georgetown Road, Wilson Lane, and Cordell Avenue. They are occupied by a mix of retail and service uses. The existing zoning on the property is C-2, however the adopted District Map Amendment will change the zoning to CRT-1.5 C-1.5 R-0.5 H-35 on October 30.

Background

The Subject Properties are within the Bethesda CBD Sector Plan boundary. In 1994, the plan confirmed the existing C-2 zoning on the site. A height map included in the plan recommended limiting building heights on this block to 35 feet.

Staff created a conversion chart during the rewrite project to give each zone a “standard” translation. These translations were based on the densities and heights that are statutorily achievable in the current ordinance, and were approved by the District Council. However, the standard translations could be modified under certain circumstances.

During the PHED Committee worksessions on the proposed District Map Amendment G-956, the Committee instructed Staff to map density or height recommendations made in Master or Sector Plans to the new CR Zones applied through the DMA. This would have the effect of making the height recommendations binding.

In the case of the Bethesda CBD Sector Plan of 1994, a height map was provided for the entire planning area. Because of the PHED Committee’s instructions, Staff

mapped each area going into a zone with a variable height (CR, CRT, CRN, or EOF) based on this map.

For that reason, the Subject Properties were mapped with a height of 35 feet. This is the only non-standard element of their conversion. The remainder of the zoning conversion was based on the standard conversion for the C-2 zone whenever it abutted or confronted land in the R-40, R-60, or R-90 zones that was vacant or used for a residential use.

However, while the Subject Properties do confront land zoned R-60, the confronting R-60 properties are not used for residential purposes, and are instead occupied by a religious organization and an elementary school.

Given these factors, the Subject Properties should have been translated using a different conversion rule, specifically that for C-2 properties that do not confront or abut land zoned in a single-family residential, rural residential, or agricultural zone that is vacant or improved with a residential or agricultural use, but which are within 300 feet of land in a single-family residential zone. That conversion would have been to CRT-2.25 C-1.5 R-0.75 H-45, however it would have been modified by the Sector Plan recommended height limit of 35 feet to CRT-2.25 C-1.5 R-0.75 H-35.

Recommendation

Staff recommends modifying District Map Amendment G-956 before it becomes effective by changing approximately 0.48 acres from the CRT-1.5 C-1.5 R-0.5 H-35 Zone to the CRT-2.25 C-1.5 R-0.75 H-35 Zone.

Attachments

- Attachment 1:** Table of Properties Recommended for Reclassification
- Attachment 2:** Corrective Map Amendment G-967
- Attachment 3A:** Corrective Map Amendment G-968 (eastern section)
- Attachment 3B:** Corrective Map Amendment G-968 (western section)
- Attachment 4A:** Corrective Map Amendment G-969 (eastern section)
- Attachment 4B:** Corrective Map Amendment G-969 (western section)
- Attachment 5:** Corrective Map Amendment G-970
- Attachment 6:** Corrective Map Amendment G-971
- Attachment 7:** Corrective Map Amendment G-972
- Attachment 8:** Corrective Map Amendment G-973

MCJ

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REVIEW\MapChangesSince_PB_May2\CMA_DMA_StaffReport.docx

ATTACHMENT 1 – properties recommended for reclassification

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
G-967 (A)	2.02	640 University Blv E 13-01398128 642 University Blv E 13-00964331	Long Branch	-	CRT-2.5 C-0.8 R-2.5 H-85	CRT-2.5 C-0.5 R-2.5 H-85	Technical Mapping error
G-968 (B)	25.97	8750 Arliss St 13-00964991 0 Flower Ave 13-03544464 8630 Flower Ave 13-01066450 8640 Flower Ave 13-01073581 8701 Flower Ave 13-01397603 8736 Flower Ave 13-01397385 8805 Flower Ave 13-01397443 8807 Flower Ave 13-01397578	Long Branch	CROZ overlay + CRT Zone	-	CRT Zone	

¹ Acreage equates to the total number of acres affected by the proposed zoning change, not the individual size(s) of the parcel(s).

² Existing zone correlates to the amendment area only.

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(B)		8809 Flower Ave 13-01397636 0 Greenwood Ave 13-00978086 0 Piney Branch Rd 13-00978075 13-00978020 13-00978031 13-00978042 8435 Piney Branch Rd 13-03682242 8472 Piney Branch Rd 13-01397363 8501 Piney Branch Rd 13-00978064 8528 Piney Branch Rd 13-00958283 8550 Piney Branch Rd 13-00960710 8547 Piney Branch Rd 13-00973780 8714 Piney Branch Rd 13-00970627					

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(B)		8716 Piney Branch Rd 13-00966556					
		8728 Piney Branch Rd 13-00968407					
		8736 Piney Branch Rd 13-00961428					
		8801 Piney Branch Rd 13-00952402					
		618 University Bl E 13-00975868					
		627 University Bl E 13-01451745					
		631 University Bl E 13-00951692					
		633 University Bl E 13-00951704					
		635 University Bl E 13-00951681					
		640 University Bl E 13-01398128					
		642 University Bl E 13-00964331					

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(B)		649 University Bl E 13-03227637 701 University Bl E 13-02006964 706 University Bl 13-00960388 12-00960390					
G-969 (C)	25.97	8750 Arliss St 13-00964991 0 Flower Ave 13-03544464 8630 Flower Ave 13-01066450 8640 Flower Ave 13-01073581 8701 Flower Ave 13-01397603 8736 Flower Ave 13-01397385 8805 Flower Ave 13-01397443 8807 Flower Ave 13-01397578	Long Branch	-	CROZ overlay + CRT Zone	CRT Zone	

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(C)		8809 Flower Ave 13-01397636 0 Greenwood Ave 13-00978086 0 Piney Branch Rd 13-00978075 13-00978020 13-00978031 13-00978042 8435 Piney Branch Rd 13-03682242 8472 Piney Branch Rd 13-01397363 8501 Piney Branch Rd 13-00978064 8528 Piney Branch Rd 13-00958283 8550 Piney Branch Rd 13-00960710 8547 Piney Branch Rd 13-00973780 8714 Piney Branch Rd 13-00970627					

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(C)		8716 Piney Branch Rd 13-00966556					
		8728 Piney Branch Rd 13-00968407					
		8736 Piney Branch Rd 13-00961428					
		8801 Piney Branch Rd 13-00952402					
		618 University Bl E 13-00975868					
		627 University Bl E 13-01451745					
		631 University Bl E 13-00951692					
		633 University Bl E 13-00951704					
		635 University Bl E 13-00951681					
		640 University Bl E 13-01398128					
		642 University Bl E 13-00964331					

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(C)		649 University Bl E 13-03227637 701 University Bl E 13-02006964 706 University Bl 13-00960388 12-00960390					
G-970 (D)	63.86	0 Seneca Meadows Pkwy 02-03307400 02-03410928 02-03266183 02-03688088 02-03688077 20500 Seneca Meadows Pkwy 02-03352798 20511 Seneca Meadows Pkwy 02-03307411 20600 Seneca Meadows Pkwy 02-03688066 0 Observation Dr 02-03228255	German-town	-	CR-2.0 C-1.5 R-0.75 H-145 T	CR-2.0 C-1.75 R-0.75 H-145 T	Technical Mapping error

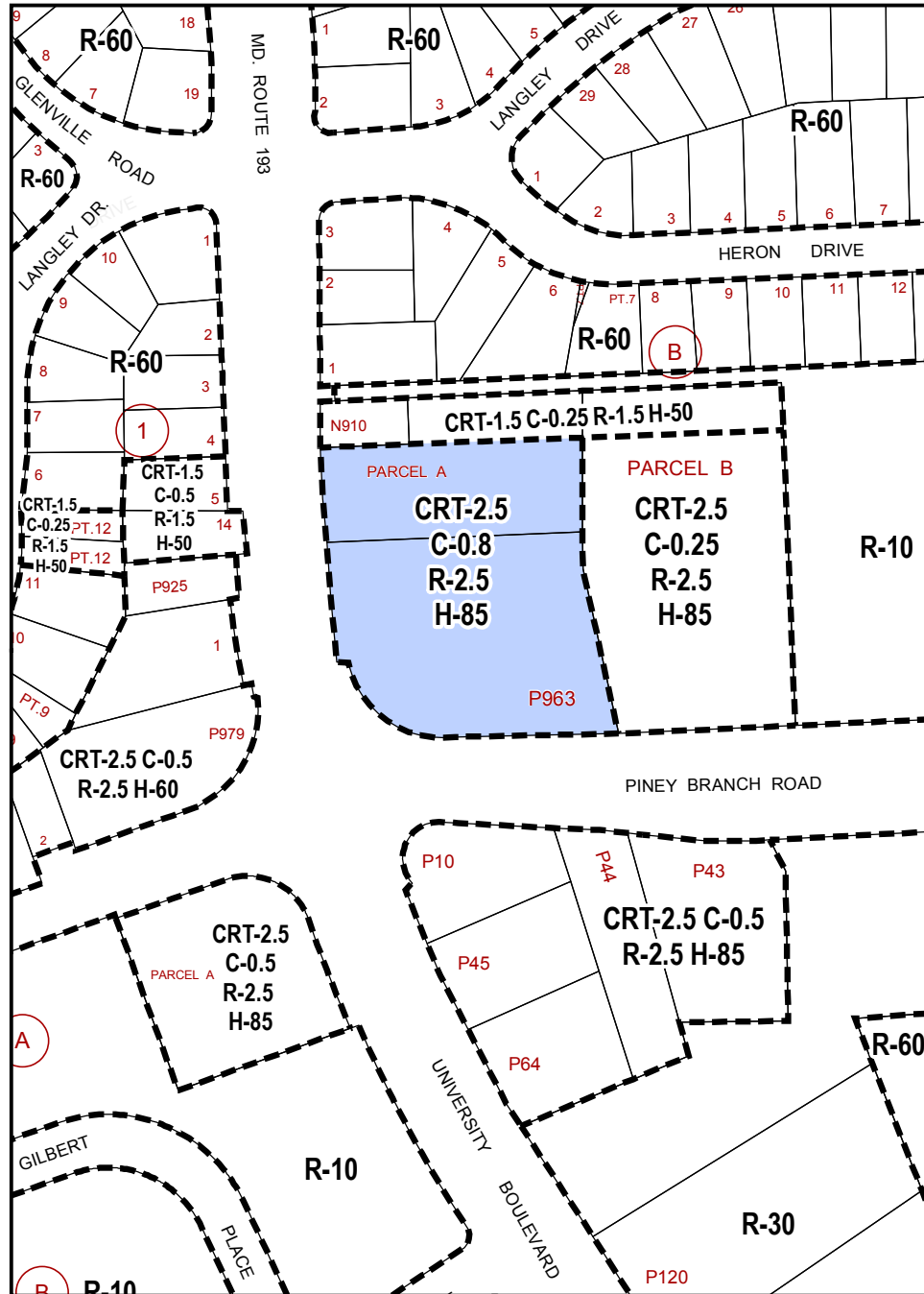
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
G-971 (E)	20.48	0 Apple Grove Road 05-00304991 05-00304375 401 Apple Grove Rd 05-00305084 405 Apple Grove Rd 05-00304136 411 Apple Grove Rd 05-00304364 501 Apple Grove Rd 05-00304980 507 Apple Grove Rd 05-00303768 515 Apple Grove Rd 05-00304650 601 Apple Grove Rd 05-00304810 611 Apple Grove Rd 05-0030-4056 701 Milestone Dr 05-00303837 709 Milestone Dr 05-00305016	White Oak	-	R-90	RE-1	Technical Mapping error

CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(E)		713 Milestone Dr 05-0030-4067 717 Milestone Dr 05-0030-4821 721 Milestone Dr 05-00304717 801 Milestone Dr 05-00305233 807 Milestone Dr 05-00304444 811 Milestone Dr 05-00304694 815 Milestone Dr 05-02941683					
G-972 (F)	1.94	7700 Old Georgetown Rd 07-02543828	Bethesda CBD	-	CR-3.0 C-2.0 R-2.75 H-35 T	CR-3.0 C-2.0 R-2.75 H-90 T	Technical Mapping error
G-973 (G)	0.48	5004 Cordell Ave 07-00440952 7806 Old Georgetown Rd 07-00440096 7810 Old Georgetown Rd 07-00441604 7812 Old Georgetown Rd 07-00441023	Bethesda CBD	-	CRT-1.5 C-1.5 R-0.5 H-35	CRT-2.25 C-1.5 R-0.75 H-35	Technical Mapping error

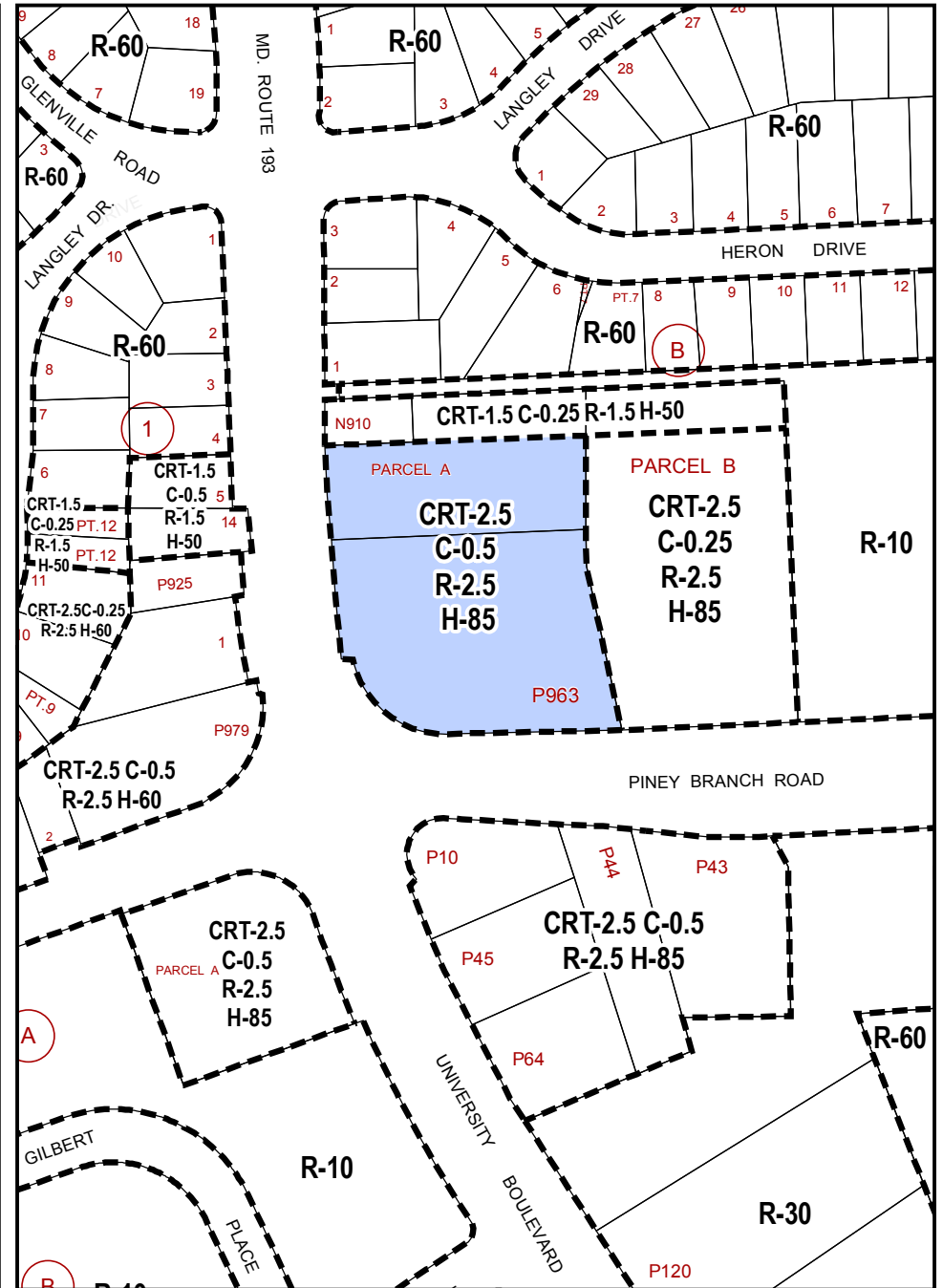
CMA #	Acreage ¹	Address/Parcel ID	Area	Existing Zone ²	DMA Zone	New Zone	Reason for Correction
(G)		7816 Old Georgetown Rd 07-00441295 7818 Old Georgetown Rd 07-03692946 07-03692957 5001 Wilson Ln 07-00441433 5019 Wilson Ln 07-00441034 5027 Wilson Ln 07-00440941					

ATTACHMENT # 2 (G-967)

Existing DMA - July 15, 2014



Proposed Correction



Map Grid: 210NE01 & 211NE01

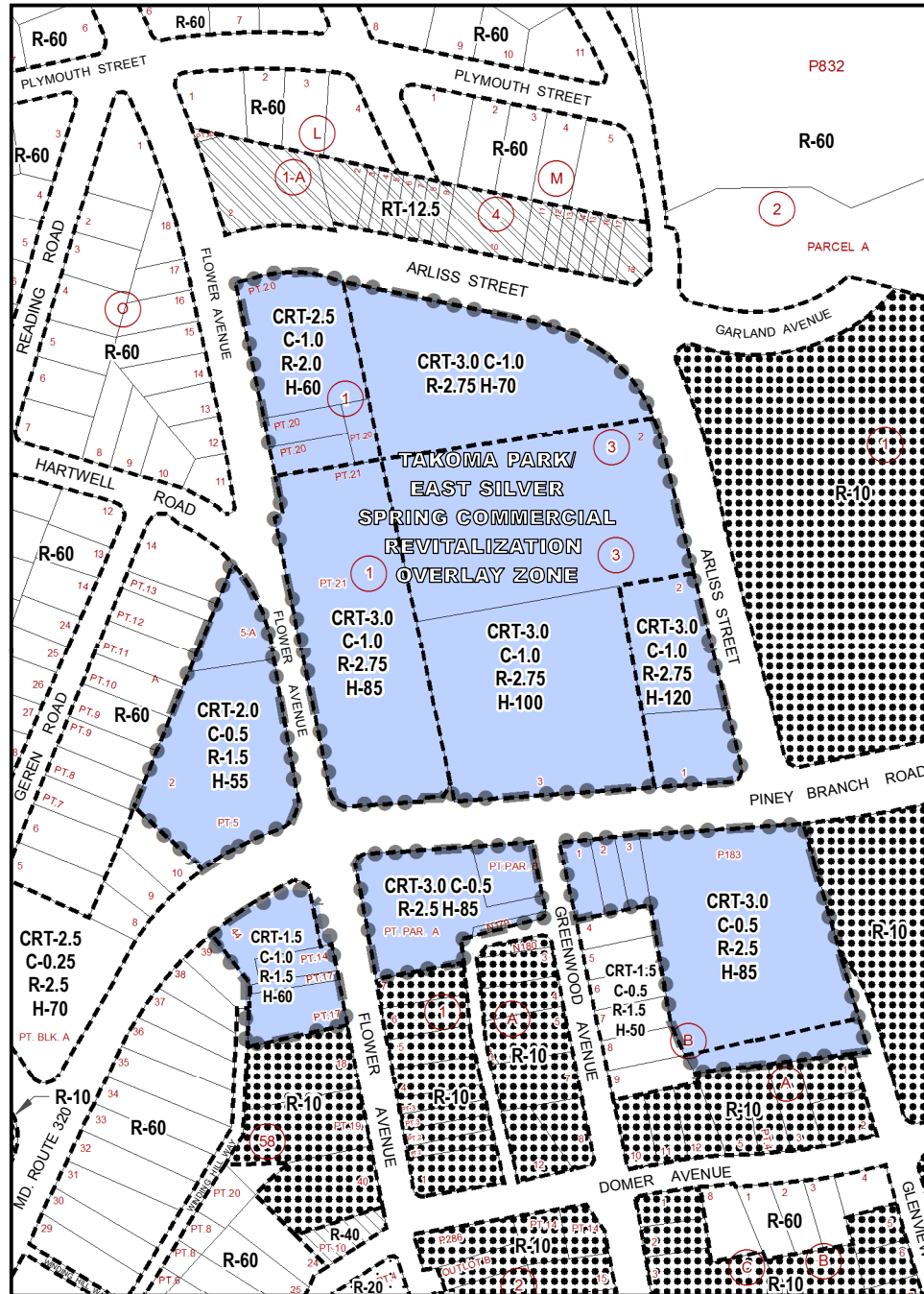
1 in = 200 ft

Existing Zoning - July 15, 2014

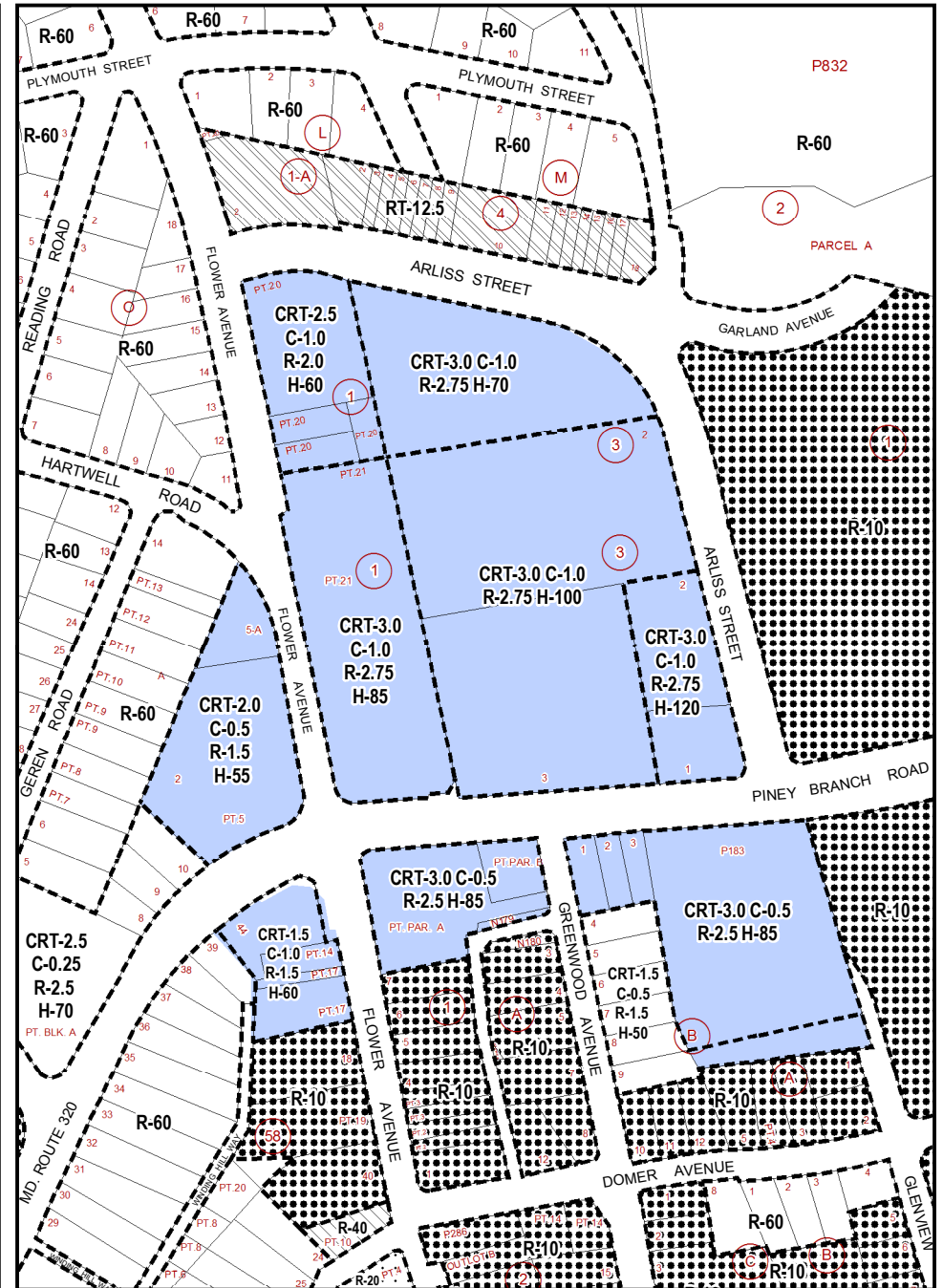

$$1 \text{ in} = 300 \text{ ft}$$

ATTACHMENT # 3B (G-968)

Existing Zoning - July 15, 2014



Proposed Zoning

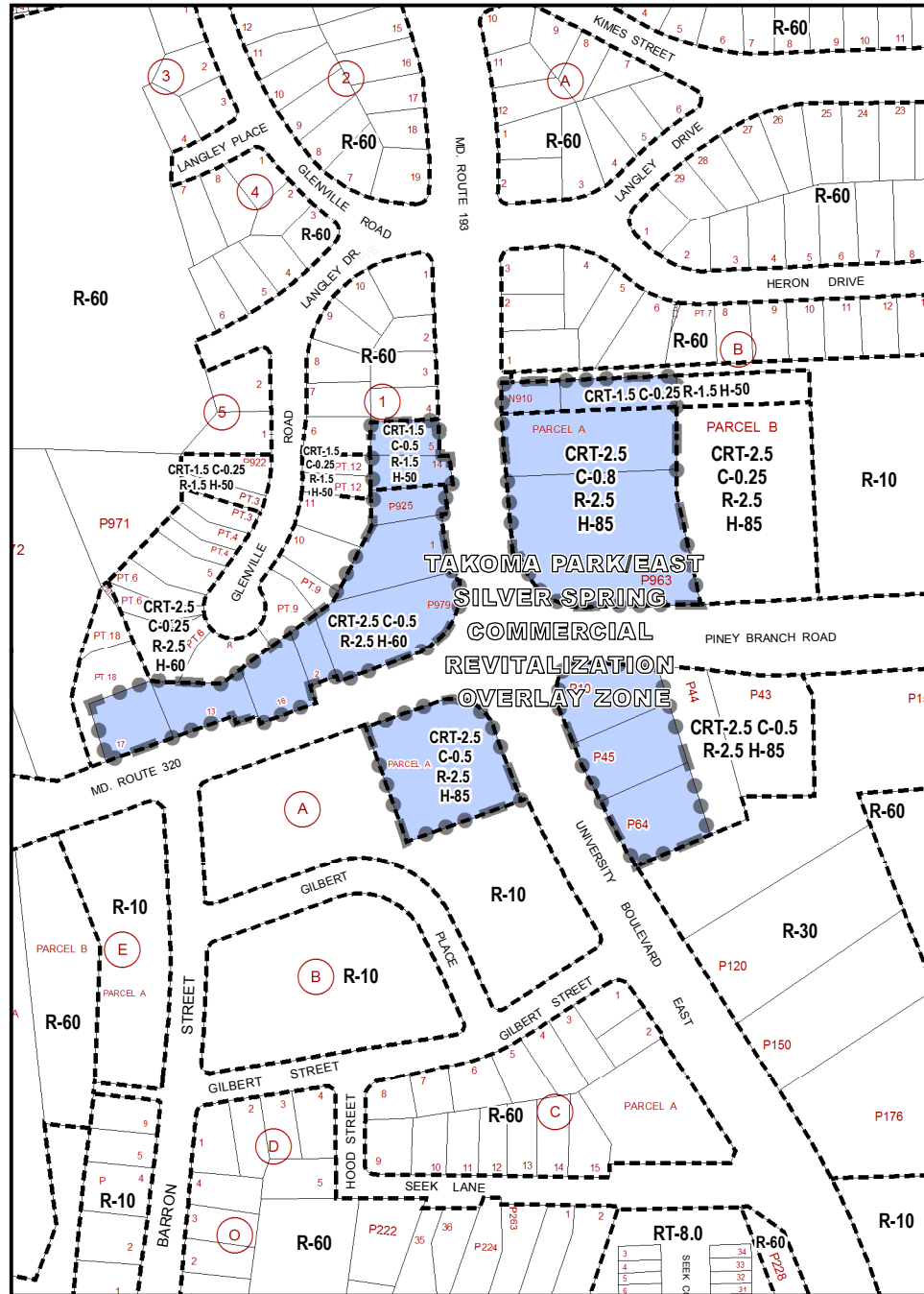


Map Grid: 210NE01 & 211NE01

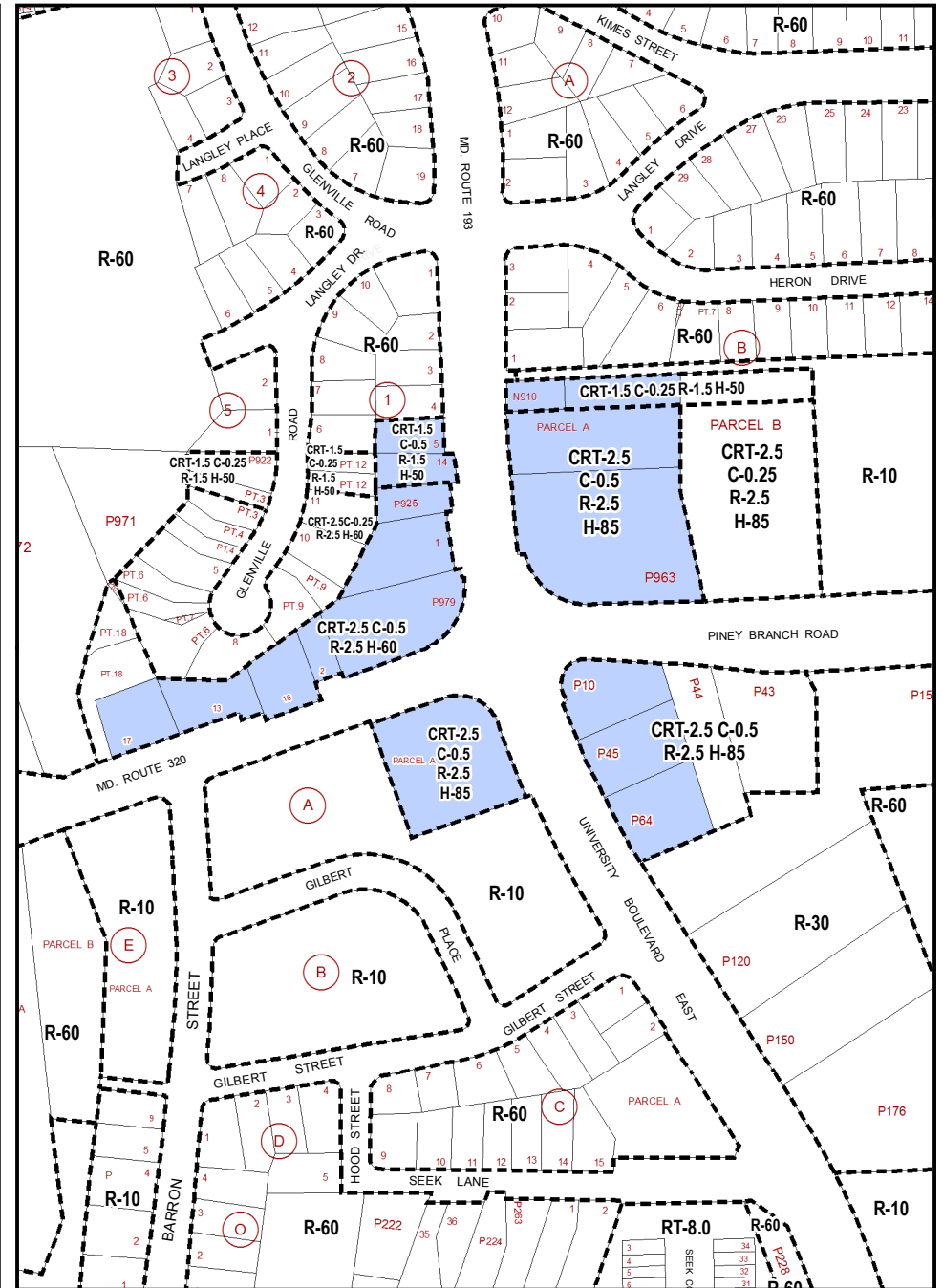
1 in = 300 ft

ATTACHMENT # 4A (G-969)

Existing DMA - July 15, 2014



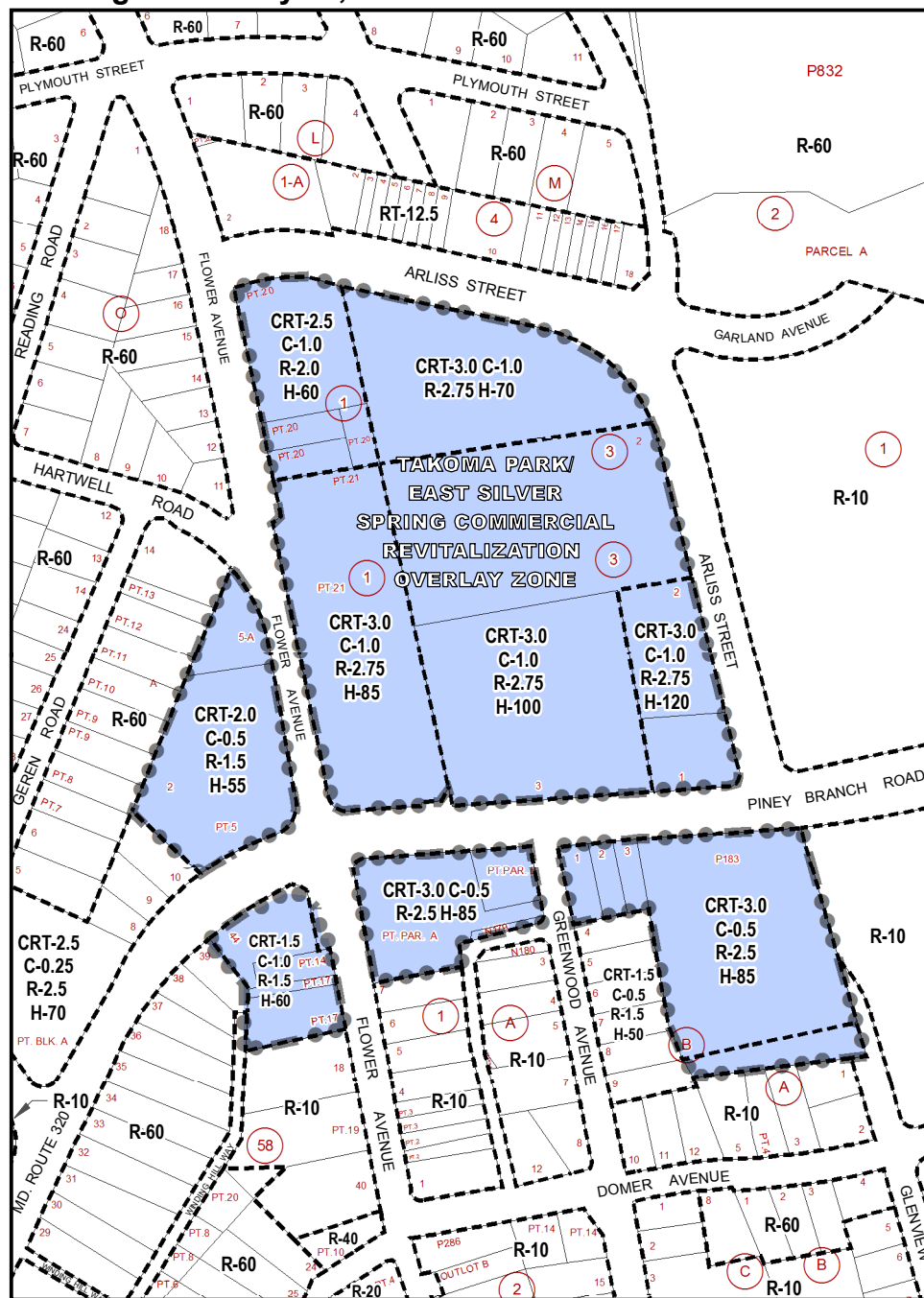
Proposed Correction



Map Grid: 210NE01 & 211NE01

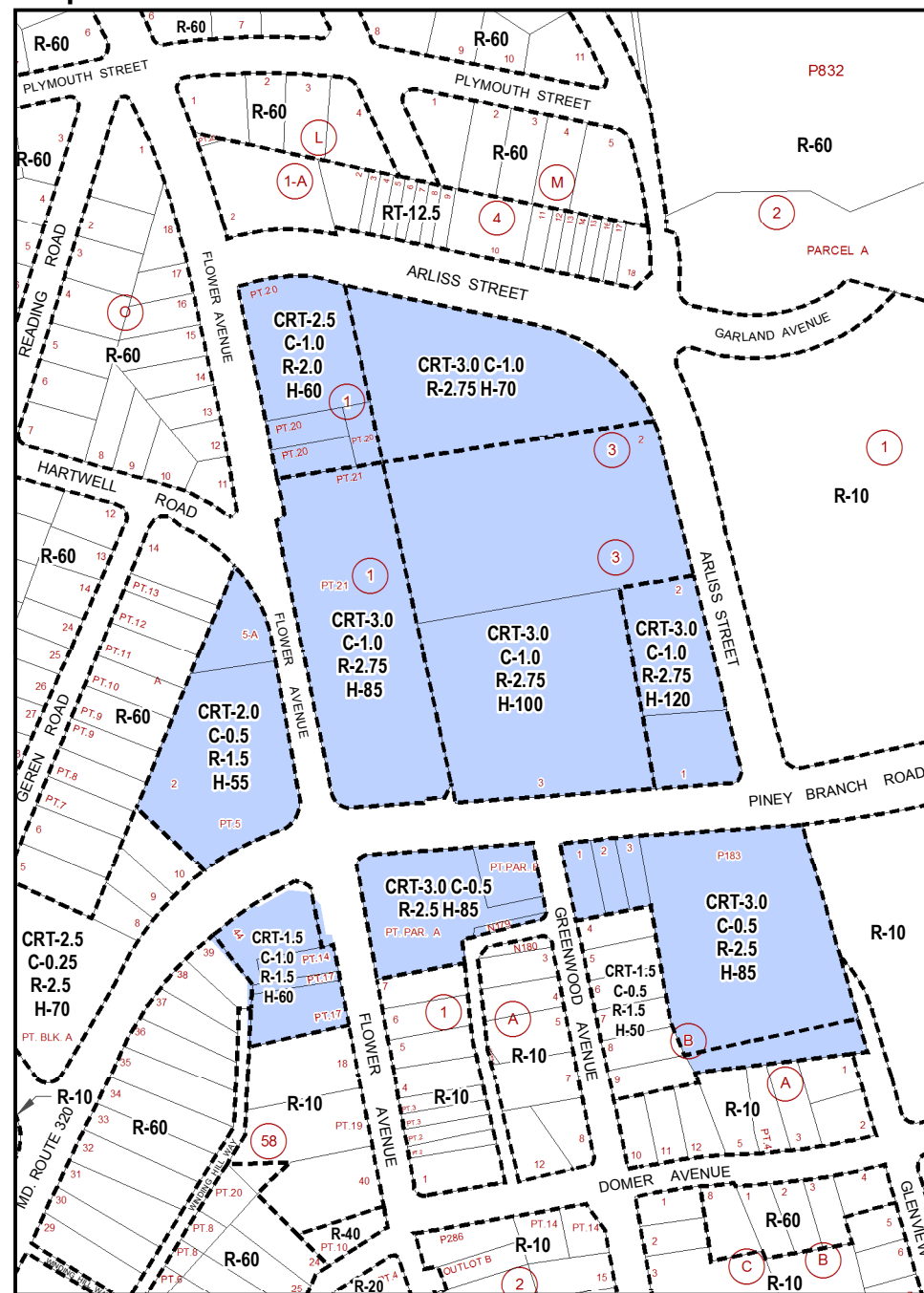
1 in = 300 ft

Existing DMA - July 15, 2014



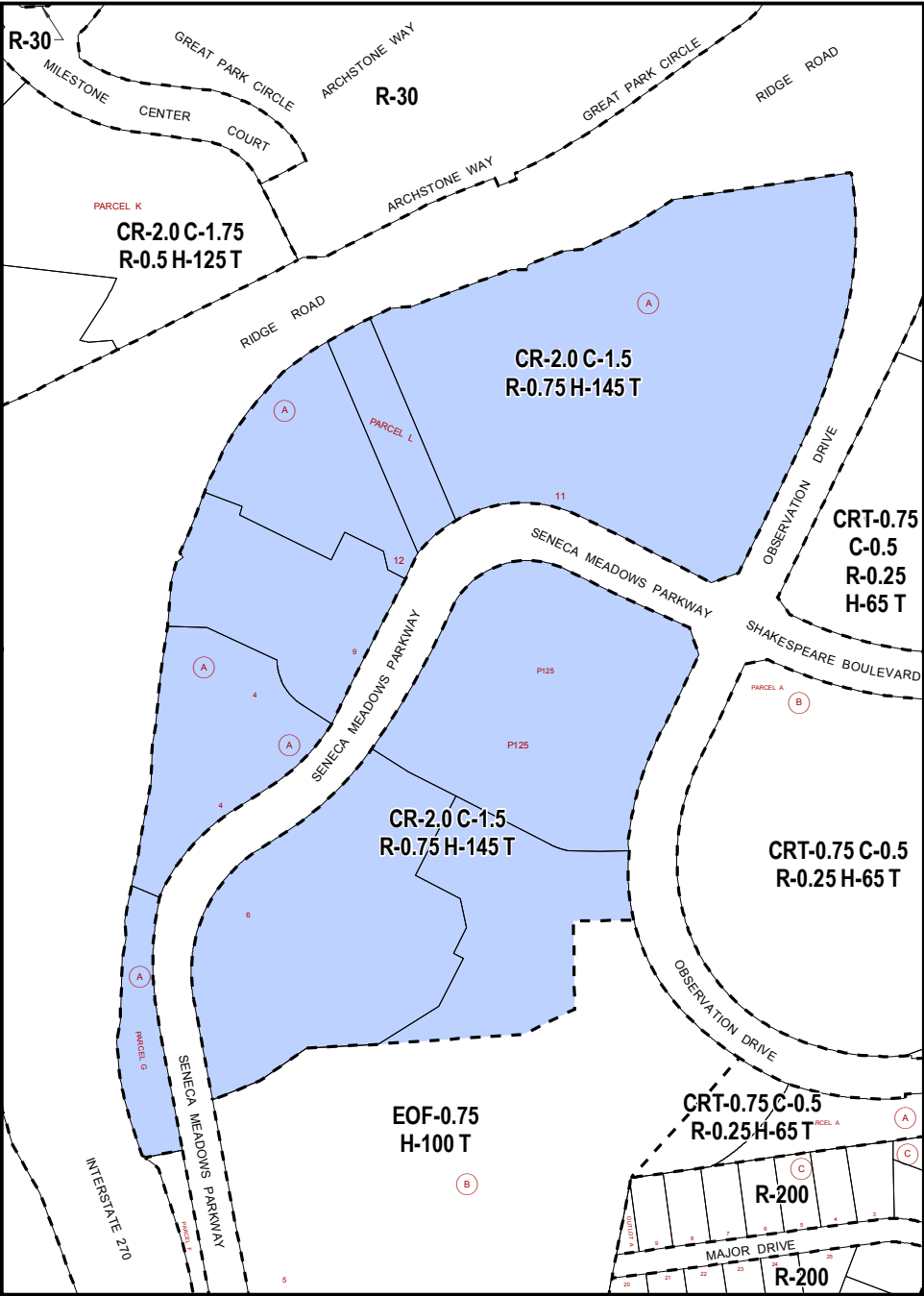
Map Grid: 210NE01 & 211NE01

Proposed Correction

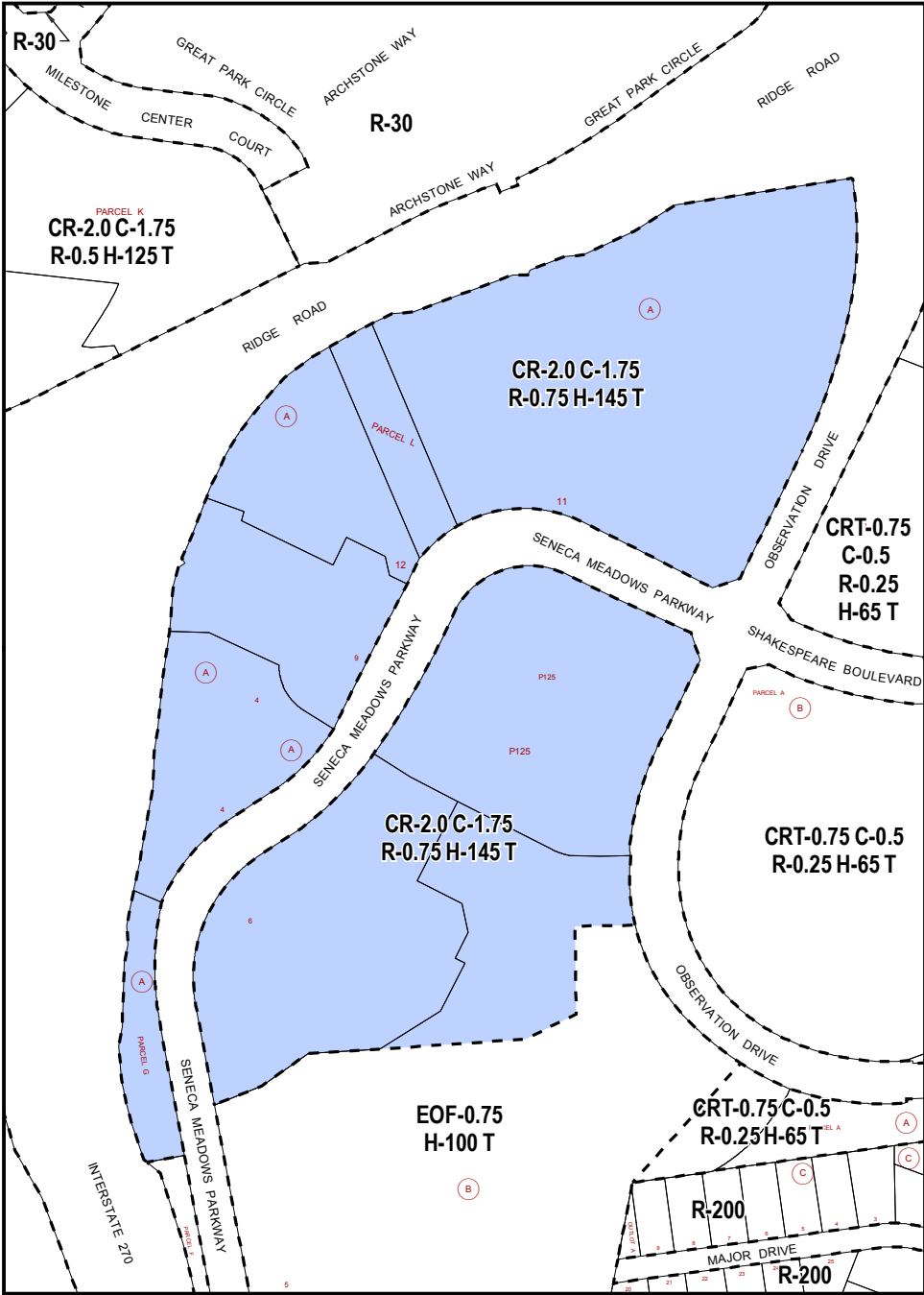

$$1 \text{ in} = 300 \text{ ft}$$

ATTACHMENT # 5 (G-970)

Existing DMA - July 15, 2014

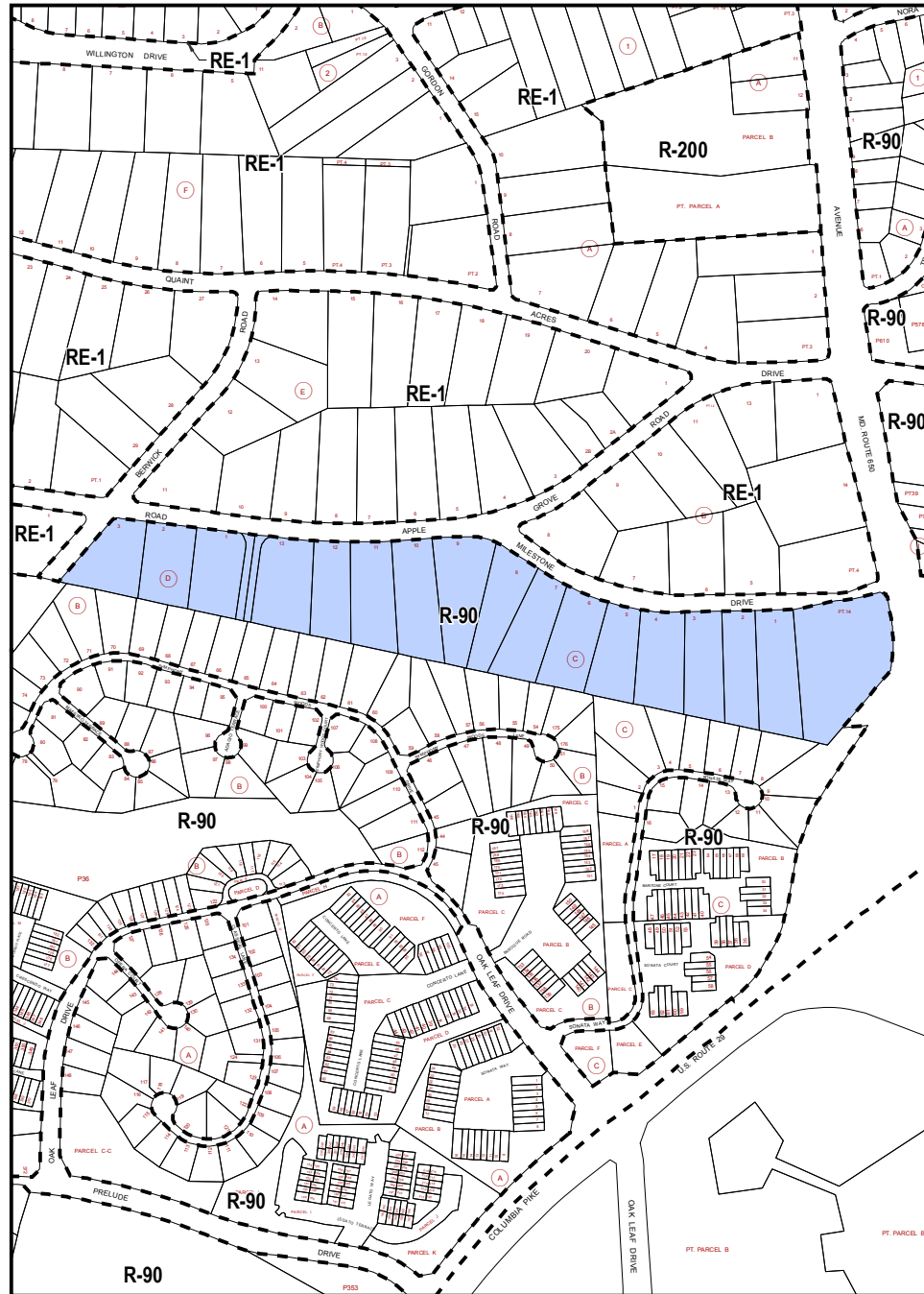


Proposed Correction



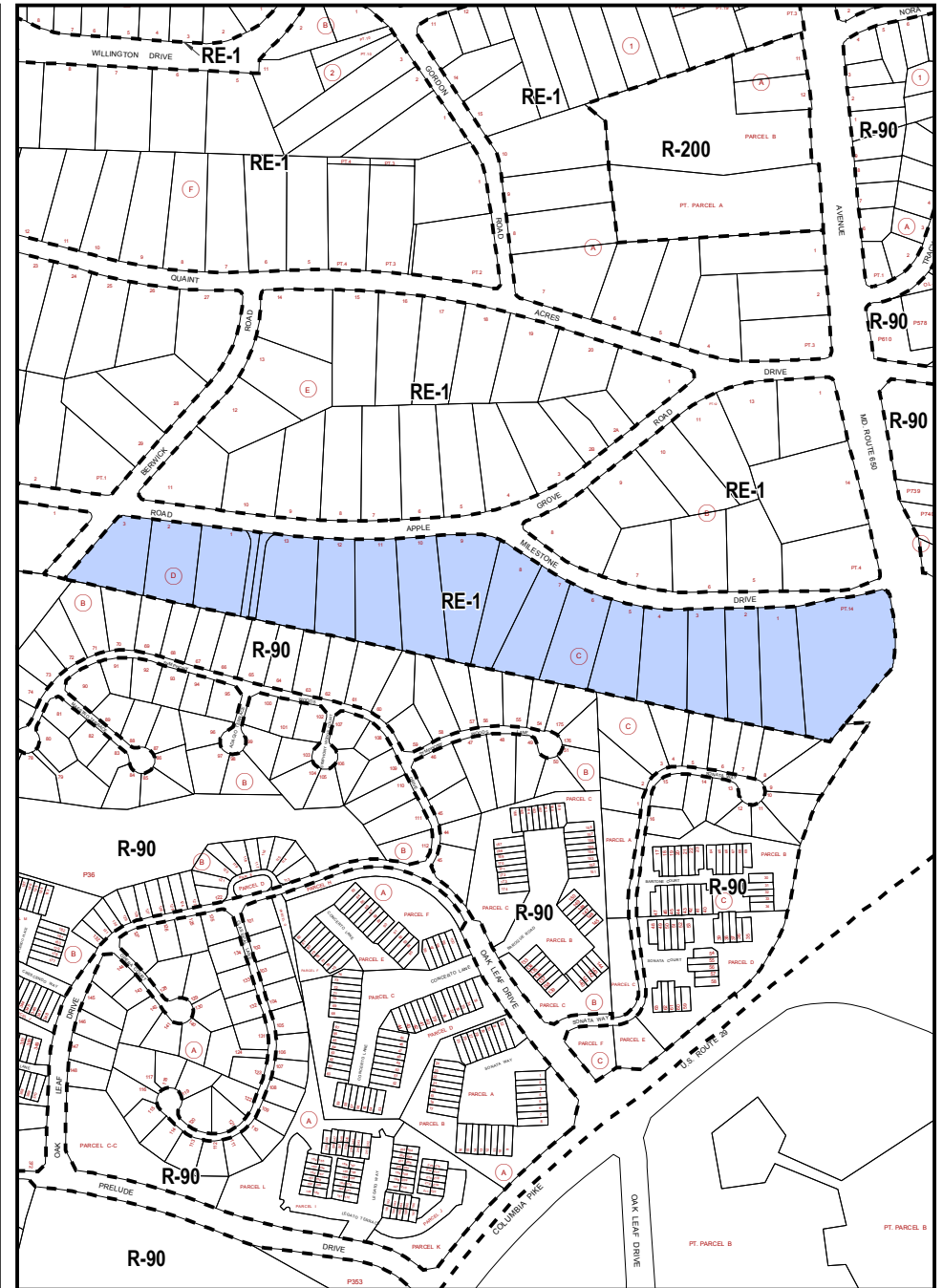
ATTACHMENT # 6 (G-971)

Existing DMA - July 15, 2014



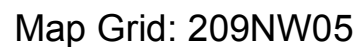
Map Grid: 214NE01 & 215NE01

Proposed Correction



1 in = 600 ft

Existing DMA - July 15, 2014

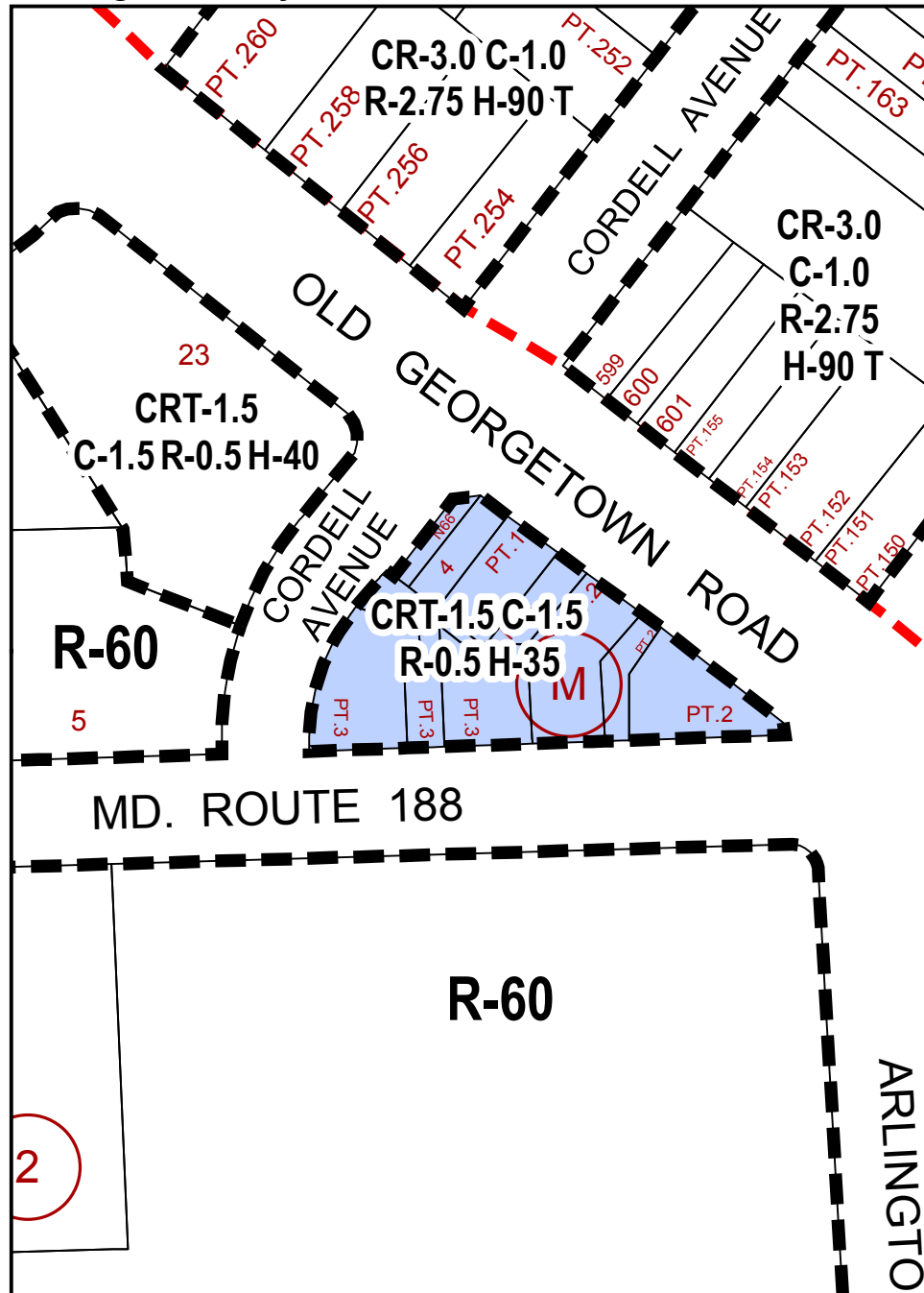


Proposed Correction


$$1 \text{ in} = 200 \text{ ft}$$

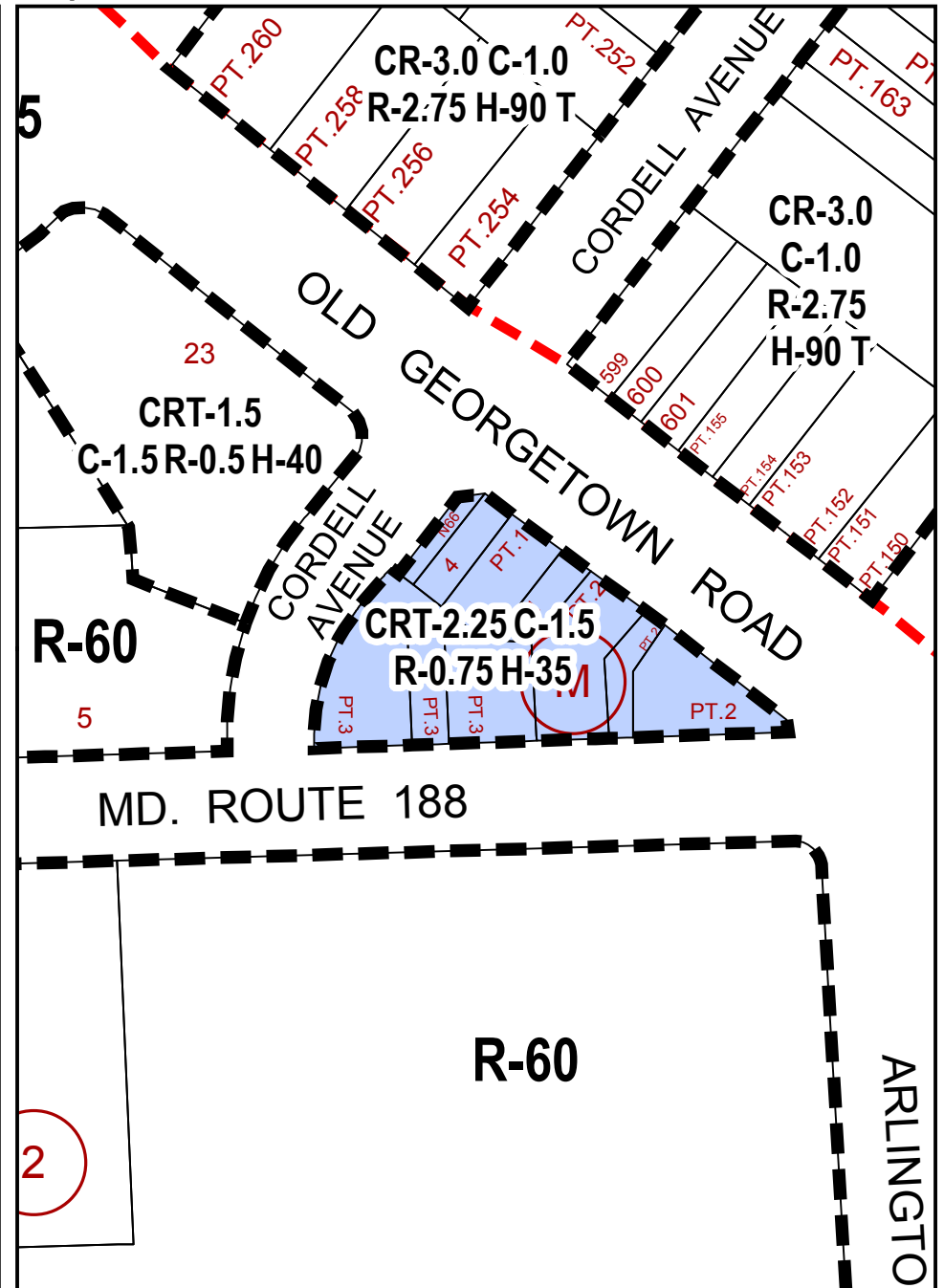
ATTACHMENT # 8 (G-973)

Existing DMA - July 15, 2014



Map Grid: 209NW05

Proposed Correction



1 in = 100 ft