






Aspen Hill Minor Master Plan Amendment Sectional Map Amendment

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Completed: 4-29-15

Staff Recommendation

Approval to file a Sectional Map Amendment (SMA) to implement the recommendations of the Approved and Adopted Aspen Hill Minor Master Plan Amendment.

Summary

This proposed SMA will implement the Aspen Hill Minor Master Plan Amendment’s recommendations for creating a vibrant mix of more compact, pedestrian-friendly, and accessible uses that appropriately transition to adjacent single-family residential neighborhoods.

Background

A 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 March 31, 2015, the District Council approved the Aspen Hill Minor Master Plan Amendment, by Resolution 18-104. On May 20, 2015, the Maryland-National Capital Park and Planning Commission is scheduled to adopt the approved plan, by Resolution 15-05.

The Aspen Hill Minor Master Plan Amendment area encompasses approximately 14 acres to the west of the Connecticut Avenue and Aspen Hill Road intersection. This SMA proposes the reclassification of approximately 10 acres, and confirmation of existing zones with adjustments to building height and Floor Area Ratio (FAR) for the remaining 4 acres. The reclassified area includes approximately 5.1 acres in the EOF (Employment Office) Zone, and approximately 4.9 acres in the R-90 Zone on the north side of Aspen Hill Road. The R-90 Zoned areas had previously been utilized for parking associated with the now vacant office in the EOF Zone. Of the remaining approximately 4 acres, the Commercial/Residential Town (CRT) and EOF Zones on the south side of Aspen Hill Road are confirmed with adjustments made to height maximums and FAR to promote greater compatibility with adjacent single-family residential neighborhoods. See Attachment 1.

There are no pending local map amendments within the boundaries of the Aspen Hill Minor Master Plan Amendment.

Proposed Sectional Map Amendment

The Aspen Hill Minor Master Plan proposes a framework for redevelopment that facilitates a broader range of more compact, pedestrian-oriented uses by rezoning the majority of the Minor Amendment area to the CRT Zone. This zone is characterized by a total floor area ratio (FAR), a commercial (C) FAR, a residential (R) FAR, and a height limit (H).

On the north side of Aspen Hill Road and west of Connecticut Avenue, the recommended zoning is: CRT-1.5, C-0.5, R-1.0, H-60. Consolidating the zoning classifications of these properties supports mixed-use development as the market evolves, particularly if the properties are assembled and redeveloped comprehensively. On the south side of Aspen Hill Road and west of Connecticut Avenue, the zoning recommendation is to confirm the CRT Zone, with adjustments to FAR and height to: CRT-0.5, C-0.5, R-0.25, H-45. For the remaining properties on the south side, the zoning recommendation is to confirm the EOF-1.5 Zone, with an adjustment to maximum building height from 60 and 75 feet to 45 feet. The recommended zoning classifications are detailed in Attachment 2.

Conclusion

Staff requests the Planning Board file the proposed Sectional Map Amendment in order to implement the zoning recommendations of the 2015 Aspen Hill Minor Master Plan Amendment. Action on the SMA will not occur until after the Minor Master Plan Amendment has been adopted by the full Commission.

Attachments:

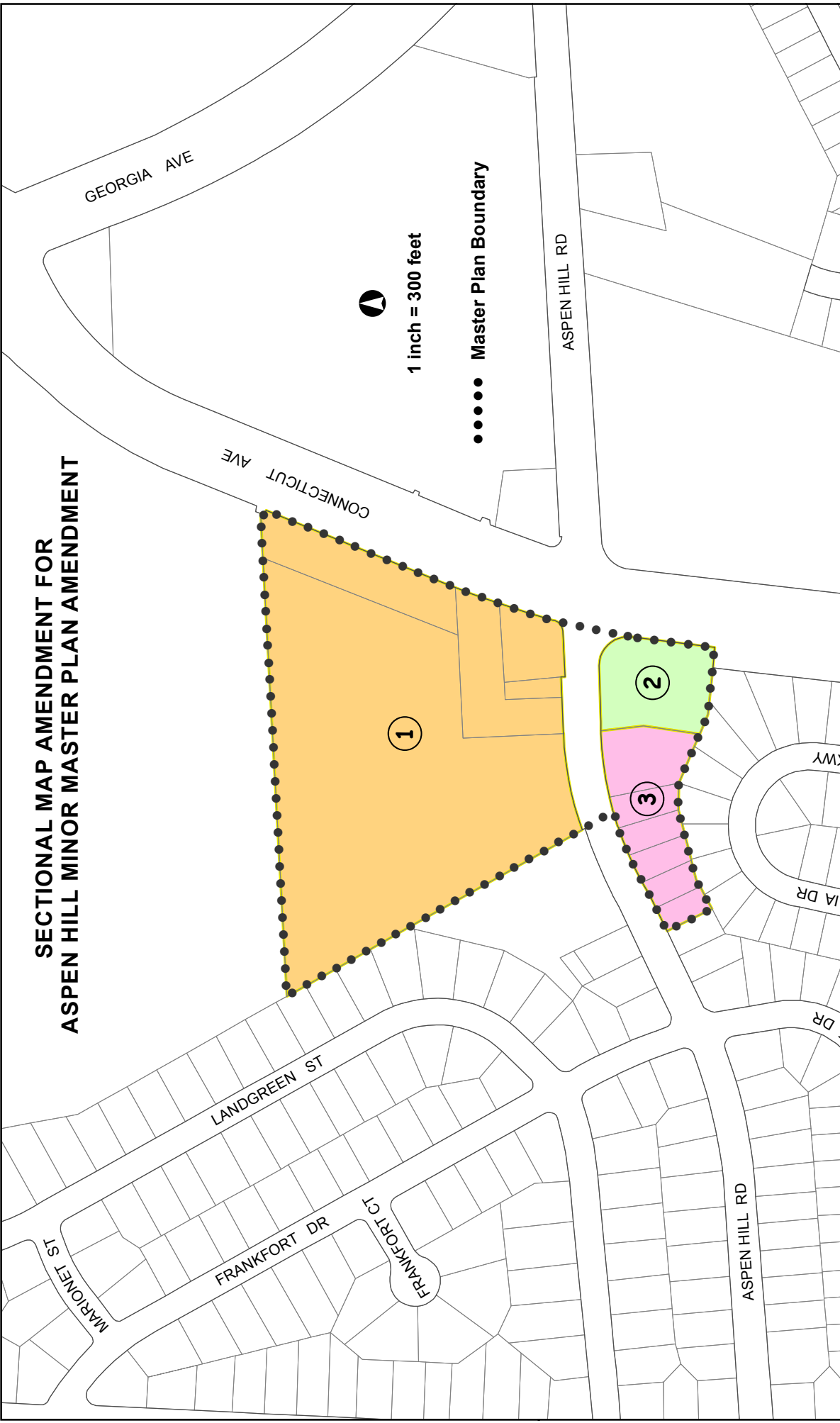
- Attachment 1 Proposed Zoning Reclassifications
- Attachment 2 Index Map for the Sectional Map Amendment

ATTACHMENT 1

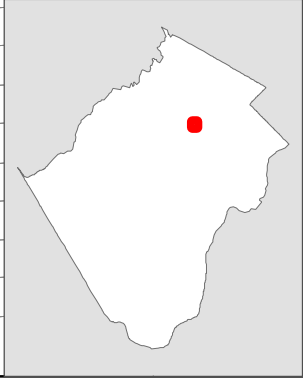
Proposed Zoning Reclassifications

Area #	Existing Zone	Proposed Zone	Acres
1	CRT-0.75 (C-0.75 R-0.25 H-45); EOF-3.0 (H-60); R-90	CRT-1.5 (C-0.5 R-1.0 H-60)	11.41
2	CRT-0.75 (C-0.75 R-0.25 H-35)	CRT-0.5 (C-0.5 R-0.25 H-45)	1.08
3	EOF-1.5 (H-75); EOF-1.5 (H-60)	EOF-1.5 (H-45)	1.46
		Total Changed Acres	13.95

SECTIONAL MAP AMENDMENT FOR
ASPEN HILL MINOR MASTER PLAN AMENDMENT



Area #	Existing Zoning	Proposed Zoning	Acres
1	CRT-0.75 C-0.75 R-0.25 H-45, EOF-3.0 H-60, R-90	CRT-1.5 C-0.5 R-1.0 H-60	11.41
2	CRT-0.75 C-0.75 R-0.25 H-35	CRT-0.5 C-0.5 R-0.25 H-45	1.08
3	EOF-1.5 H-75, EOF-1.5 H-60	EOF-1.5 H-45	1.46
Total Changed Acres			13.95



Proposed Zoning

