

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

October 19, 2005

MEMORANDUM

TO: Greg Russ, Development Review

VIA: John Carter, Chief, Community-Based Planning Division *JAC*

FROM: Kristin O'Connor, Community-Based Planning *KO*

SUBJECT: Master Plan Implications of Zoning Text Amendment 05-12

After reviewing ZTA 05-12 for Master Plan impacts, the M-NCPPC staff found that this ZTA affects two Master Plans with TS-M zoning and they are: the Bethesda CBD Master Plan (1994) and the North Bethesda-Garrett Park Master Plan (1992).

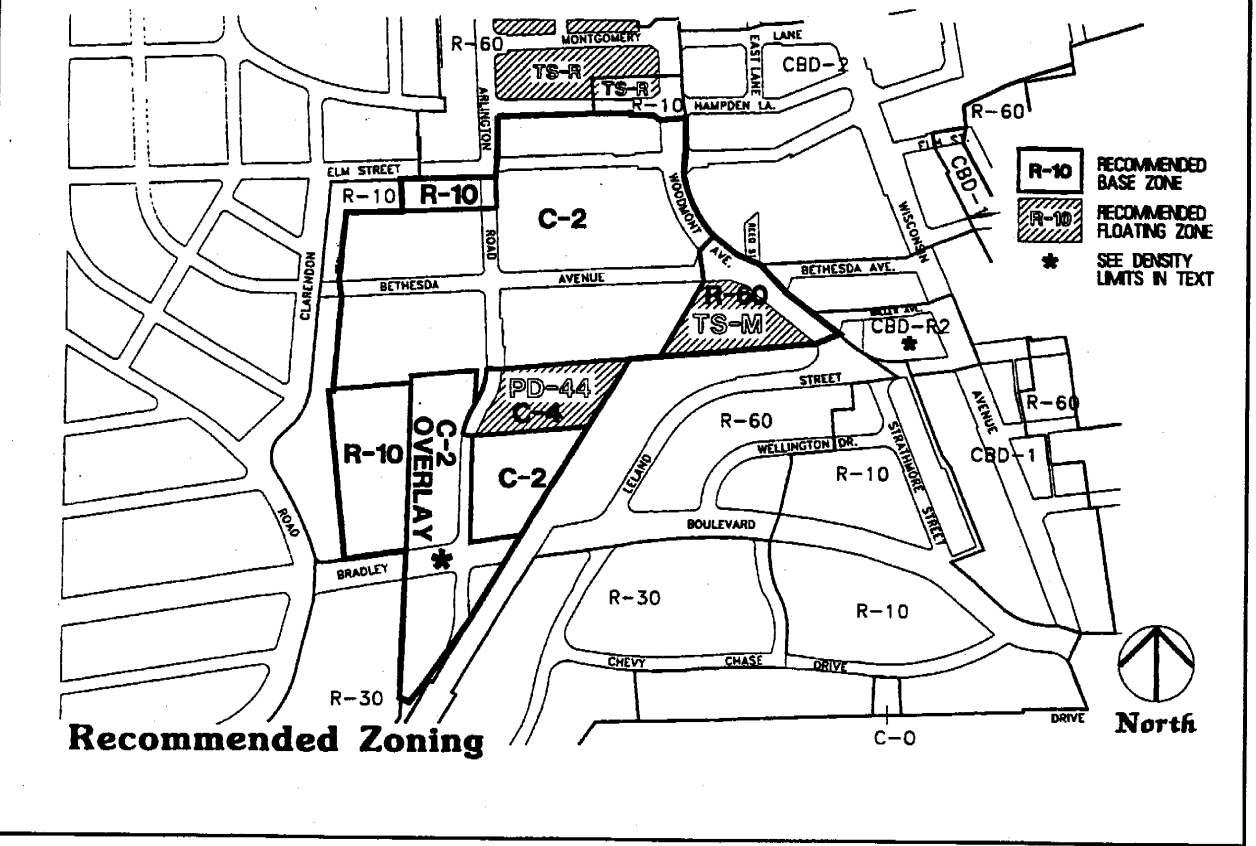
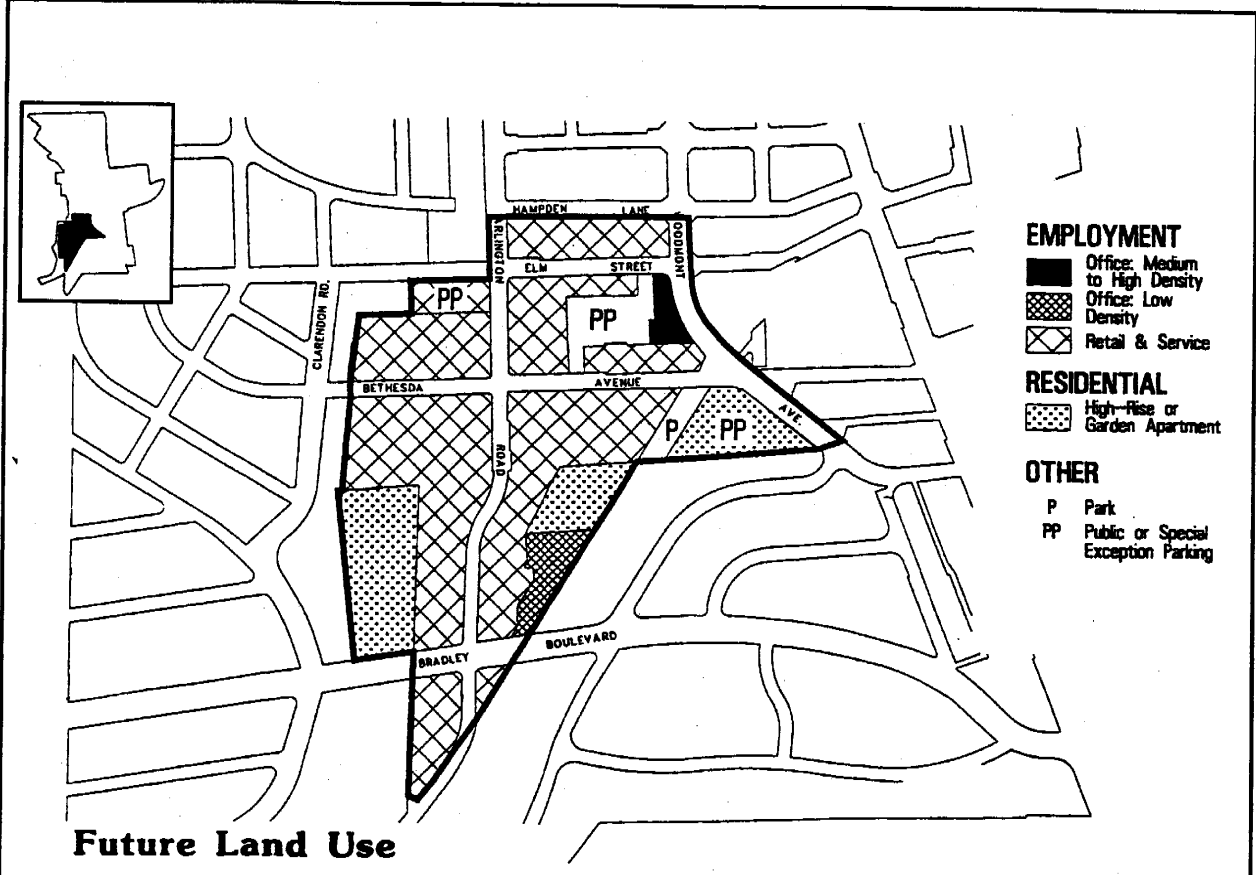
The C-2 zoned properties affected in the Bethesda CBD are shown on the attached map (Figure 4.37 on p. 133). This ZTA would impact the C-2 properties adjacent to Lot 31 on Bethesda Avenue (Bethesda Row). Currently the properties, owned by Federal Reality, are improved with retail, office, and residential.

In North Bethesda, the ZTA would impact parcels in the White Flint Sector Plan Area. The properties affected by this change would be: White Flint Mall, the Noland Property on Nicholson Lane, the commercial property at the northeast corner of MD 355 and Nicholson Lane, the Metrobus facility on Marinelli Road and Mid Pike Plaza on Old Georgetown Road and Rockville Pike.

After reviewing the master plans, Staff found that the following ZTA does not affect any properties in Silver Spring, Friendship Heights, Shady Grove or Glenmont.

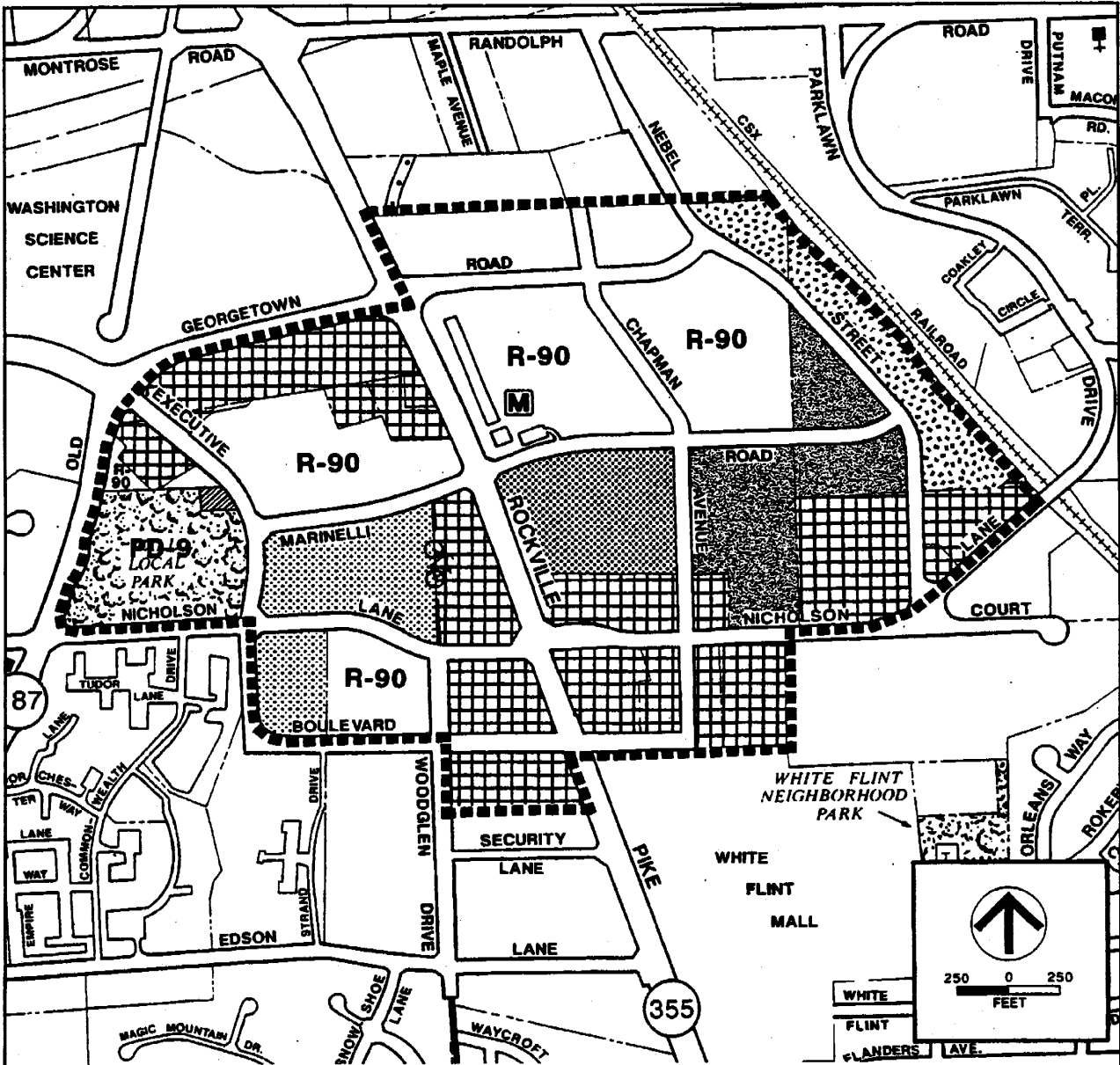
Staff recommends the following:

- 1) Revise a floating zone (PD or MXP) to encourage transit related development in C-2 properties located in transit station areas.
- 2) Increase public use space to equal the passive and active requirements in the TS-M zone.
- 3) Follow the residential percentage requirement to equal the requirement in the C-2 zone.
- 4) Follow the setback requirement from adjacent residential areas to equal the setback requirement in the C-2 zone as it pertains to regional commercial centers.



WHITE FLINT SECTOR PLAN AREA - PROPOSED BASE ZONES

FIGURE 18



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- | | |
|--|--|
| R-90 R-90 Residential, One Family | O-M Office Building, Moderate Intensity |
| PD-9 PD-9 Planned Development | C-2 General Commercial |
| TS-R Transit Station, Residential | I-1 Light Industrial |
| TS-M Transit Station, Mixed | I-4 Low Intensity, Light Industrial |

WHITE FLINT SECTOR PLAN AREA - PROPOSED FLOATING ZONES

FIGURE 19

