

Master Plan Review

CHEVY CHASE LAKE

Approved and Adopted
July 2013



BACKGROUND

In 2007, the Montgomery County Council directed the Planning Department to undertake a comprehensive zoning ordinance rewrite. Last rewritten in 1977, the current 1,200 + page code is viewed as antiquated and hard to use with standards that have failed to keep pace with modern development practices.

With only about four percent of land in the County available for greenfield development, the new zoning code can play a crucial role in guiding redevelopment to areas like surface parking lots and strip shopping centers. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want.

Initial sections of the new code were drafted by Code Studio, a zoning consultant. These drafts were subsequently analyzed and edited by planners based on feedback from the Zoning Advisory Panel (a citizen panel appointed by the Planning Board to weigh in on the project's direction), county agency representatives, residents and other stakeholders. In September 2012, planning staff began the release of a draft code in sections accompanied by a report highlighting changes from the current code. The staff drafts were reviewed at length by the Planning Board.



The Planning Board held worksessions and public hearings between September of 2012 and May of 2013. On May 2, they transmitted their draft to the County Council. The Council adopted the text of the new code in March and adopted the new zoning map in July 2014.

The new code and map will go into effect on October 30, 2014.

ZONE IMPLEMENTATION PROCESS

An important aspect of the Zoning Rewrite process is the potential simplification of 123 existing zones into about 30 proposed zones. While some of the proposed zones are a direct one-to-one translation of existing zones, others are the result of combining existing zones with similar standards. Additionally, existing zones that are not currently mapped or are no longer used in the County have been eliminated from the proposed code. Through the implementation process, Montgomery County aims to simplify the number of zones, eliminate redundancy, and clarify development standards. A full translation table for all zones can be found in the documents section of our website: www.zoningmontgomery.org.

Agricultural, Residential, and Industrial Zone Implementation:

For agricultural and rural zones, the existing zones will be translated to proposed zones on a one-to-one basis, with the exception of the Low Density Rural Cluster zone which is not currently used in the County and will be eliminated.

Many of the existing residential zones will remain the same. Other residential zones will be combined with existing zones that have similar development standards. The R-4Plex zone, which is not currently mapped anywhere in the county, will be removed from the proposed code.

Implementation of Industrial zones will combine similar zones (Rural Service, I-1, and R+D) into the proposed Industrial Moderate (IM) zone. The existing heavy industrial zone (I-2) will be renamed as the Industrial Heavy (IH) zone.

Examples:



Commercial and Mixed-Use Zone Implementation:

Parcels located in the existing Commercial, Mixed-use, Central Business District (CBD), and Transit Station zones will be translated into one of the proposed Commercial/Residential (CR) or Employment (E) Zones using a two-tiered process.

First, decisions about specific parcels in these zones were based on recommendations within the Master Plan. Planning staff reviewed each Master Plan in the County. When the Master Plan provided specific recommendations about allowed density, height, or mix of uses for individual commercial or mixed-use parcels, those recommendations were used to build the formula of the proposed zone. This ensures consistency with currently allowed density and height, and helps codify Master Plan recommendations in a parcel-specific manner.

Second, if the Master Plan did not make specific recommendations, the current zone changed to a proposed zone on a one-to-one basis or the proposed zone was determined using a specific standardized decision tree (*see example below*). The standardized decision tree translates existing zones by considering each specific parcel's proximity to single-family neighborhoods or other factors. The goal of the implementation decision tree is to retain currently allowed heights and densities and maintain context sensitivity.

Example: C-1 Convenience Commercial



CHEVY CHASE LAKE

PLAN HIGHLIGHTS

Located between the busy centers of Bethesda and Silver Spring, Chevy Chase Lake is an established residential community with a neighborhood shopping center, the Capital Crescent bike trail, and the wooded Coquelin Run stream valley. At the end of the one-time Chevy Chase trolley line on Connecticut Avenue and established over the course of more than a century, Chevy Chase Lake exemplified what the 1990 Bethesda-Chevy Chase Master Plan called “the high quality of life to which citizens of Bethesda-Chevy Chase are accustomed.

The purpose of this Plan is to build on community assets to create a better “town center,” in a way that fits with the community’s character. The Plan also recommends replacing outdated commercial zoning with new mixed-use zones that encourage more housing, including affordable housing. This will help bolster local businesses and add new public open spaces, with gathering areas and playgrounds. The Plan also introduces new alternatives for getting around in Chevy Chase Lake, including the planned light rail system, the Purple Line.



ZONE IMPLEMENTATION

The Chevy Chase Lake Sector Plan Area currently has 9 zones: 6 Residential, 1 Life Science, and 2 Mixed-Use.

Existing Residential:

- R-90: Single-Family Detached
- R-60: Single-Family Detached
- RT-12.5: Townhouse, Single-Family
- R-30: Multi-Family, Low Density
- R-20: Multi-Family, Medium Density
- R-10: Multi-Family, High Density

Existing Life Sciences:

- LSC: Life Science Center

Existing Mixed-Use

- CRN: Commercial/Residential:
Neighborhood
- CRT: Commercial/Residential: Town

Standard Implementation:

The existing R-90, R-60, RT-12.5, R-30, R-20, and R-10 zones will remain.

The LSC zone will become LSC-0.5 H-65 T, since the LSC zone will have a density and height formula under the proposed ordinance.

The CRN and CRT zones will remain.

NON-STANDARD CONVERSIONS

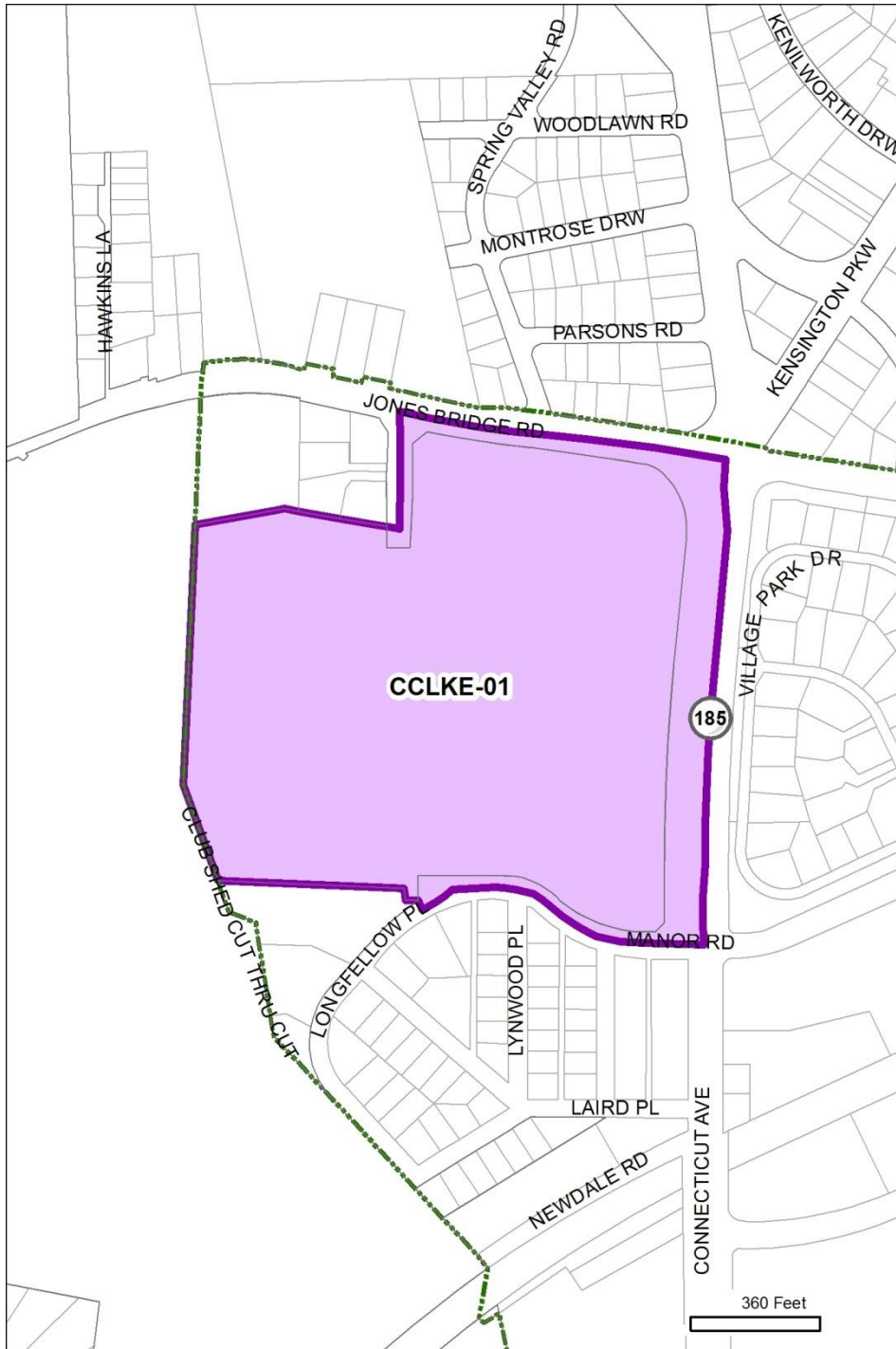
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

Generally, this is because the relevant Master or Sector Plan made recommendations regarding the appropriate density, height, or mix of uses on a given site.

In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee instructed that, when requested by a property owner, existing site approvals be reflected in the draft proposed DMA. Non-standard conversions sometimes reflect these project approvals.

The following pages will give detail on all of the non-standard conversions in this plan area.



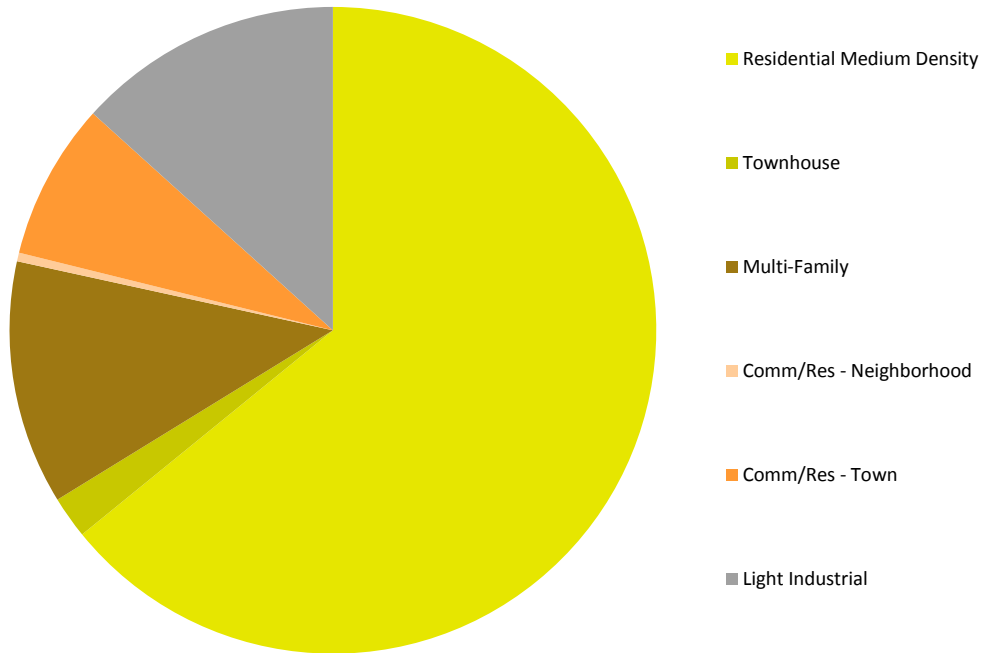
MP Number:		CCLKE-01
Master Plan:		Chevy Chase Lake
Location:		Howard Hughes Medical Institute
Existing Zone:		LSC
Standard Conv:		LSC-2.0 H-200 T
Proposed Conv:		LSC-0.5 H-65 T
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Reduced to 65'
Reason for non-standard conversion:		
Chevy Chase Lake Sector Plan: Page 36		
<p><i>"The Plan recommends limiting development at HHMI to a maximum of 0.5 FAR for administrative and conference center functions. Additional uses are limited to accessory uses, including housing and commercial uses, for the benefit of HHMI staff and guests only. The Plan recommends a maximum building height of 65 feet, with design guidelines to address compatibility, and further recommends modifying the LSC Zone's table of allowed uses to add "Charitable and Philanthropic Institution." "</i></p>		

ZONE IMPLEMENTATION

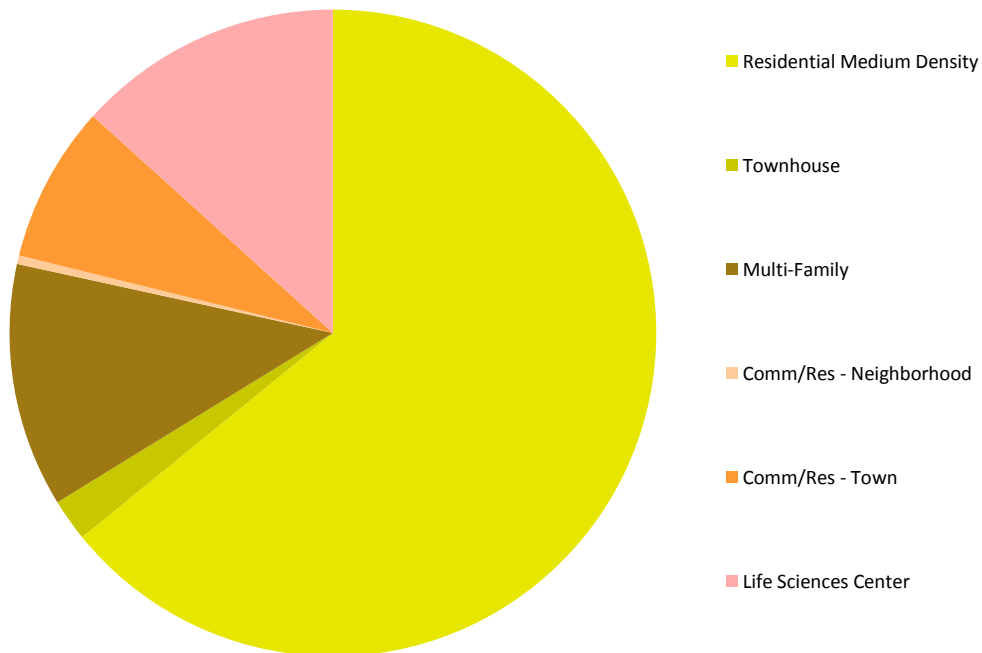
Chevy Chase Lake					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-90	133.86	44.19	R-90	133.86	44.19
R-60	60.36	19.93	R-60	60.36	19.93
RT-12.5	6.37	2.10	RT-12.5	6.37	2.10
R-30	15.20	5.02	R-30	15.20	5.02
R-20	13.84	4.57	R-20	13.84	4.57
R-10	7.91	2.61	R-10	7.91	2.61
CRN-1.0 C-0.25 R-1.0 H-40	1.31	0.43	CRN-1.0 C-0.25 R-1.0 H-40	1.31	0.43
CRT-1.5 C-0.25 R-1.5 H-50	5.47	1.80	CRT-1.5 C-0.25 R-1.5 H-50	5.47	1.80
CRT-1.5 C-1.5 R-1.5 H-50	0.83	0.27	CRT-1.5 C-1.5 R-1.5 H-50	0.83	0.27
CRT-2.0 C-0.25 R-2.0 H-100	1.63	0.54	CRT-2.0 C-0.25 R-2.0 H-100	1.63	0.54
CRT-2.0 C-0.5 R-2.0 H-70	2.01	0.66	CRT-2.0 C-0.5 R-2.0 H-70	2.01	0.66
CRT-2.0 C-1.0 R-1.75 H-120	2.83	0.94	CRT-2.0 C-1.0 R-1.75 H-120	2.83	0.94
CRT-2.0 C-1.0 R-2.0 H-70	1.62	0.54	CRT-2.0 C-1.0 R-2.0 H-70	1.62	0.54
CRT-2.0 C-2.0 R-2.0 H-80	6.30	2.08	CRT-2.0 C-2.0 R-2.0 H-80	6.30	2.08
CRT-4.0 C-3.5 R-3.5 H-150	3.05	1.01	CRT-4.0 C-3.5 R-3.5 H-150	3.05	1.01
LSC	40.29	13.30	LSC-0.5 H-65 T	40.29	13.30
Grand Total	302.88		Grand Total	302.88	

ZONE IMPLEMENTATION

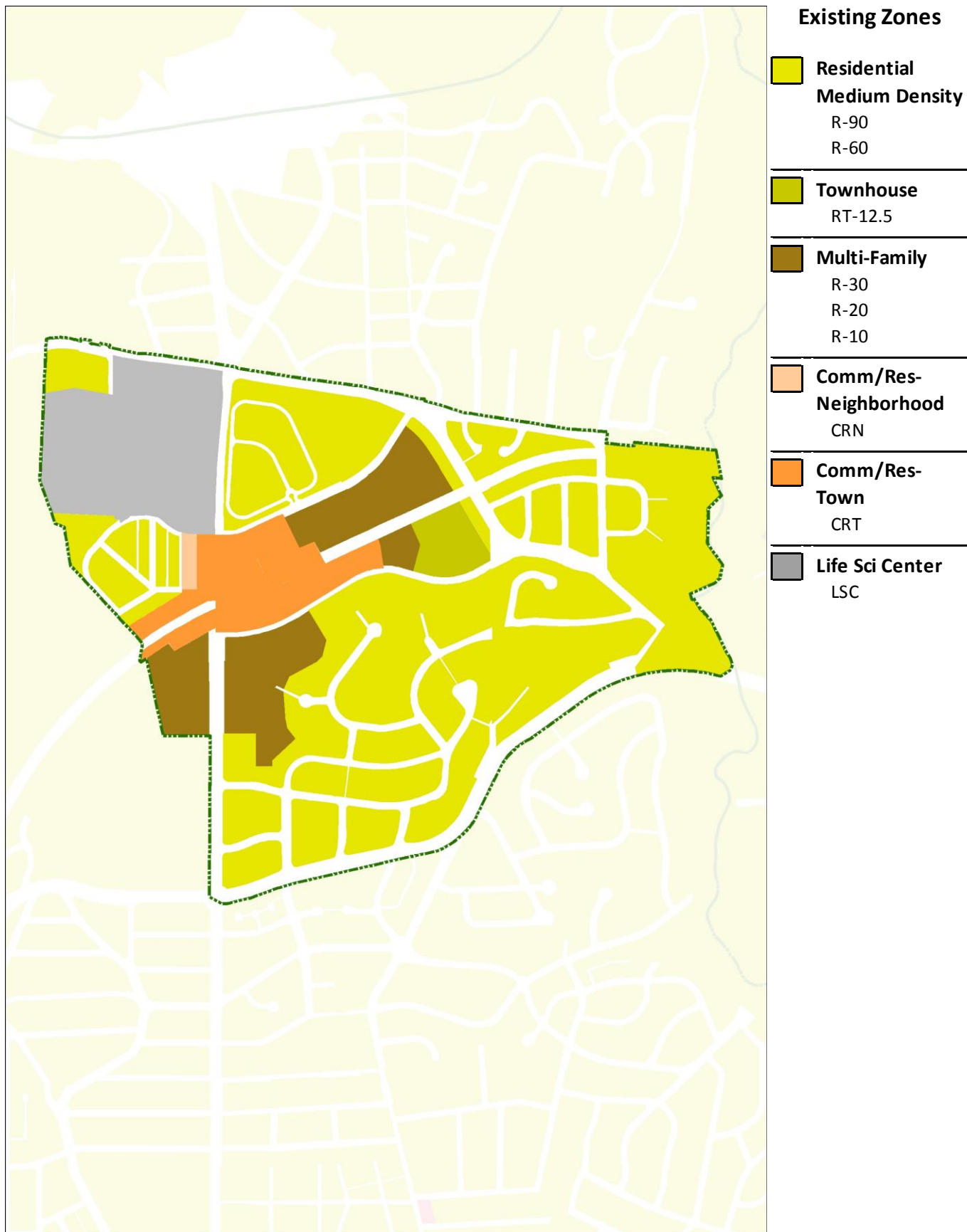
Chevy Chase Lake: Existing Zoning



Chevy Chase Lake: Proposed Zoning



EXISTING ZONING MAP



PROPOSED ZONING MAP

Proposed Zones

- Residential
Medium Density**
R-90
R-60

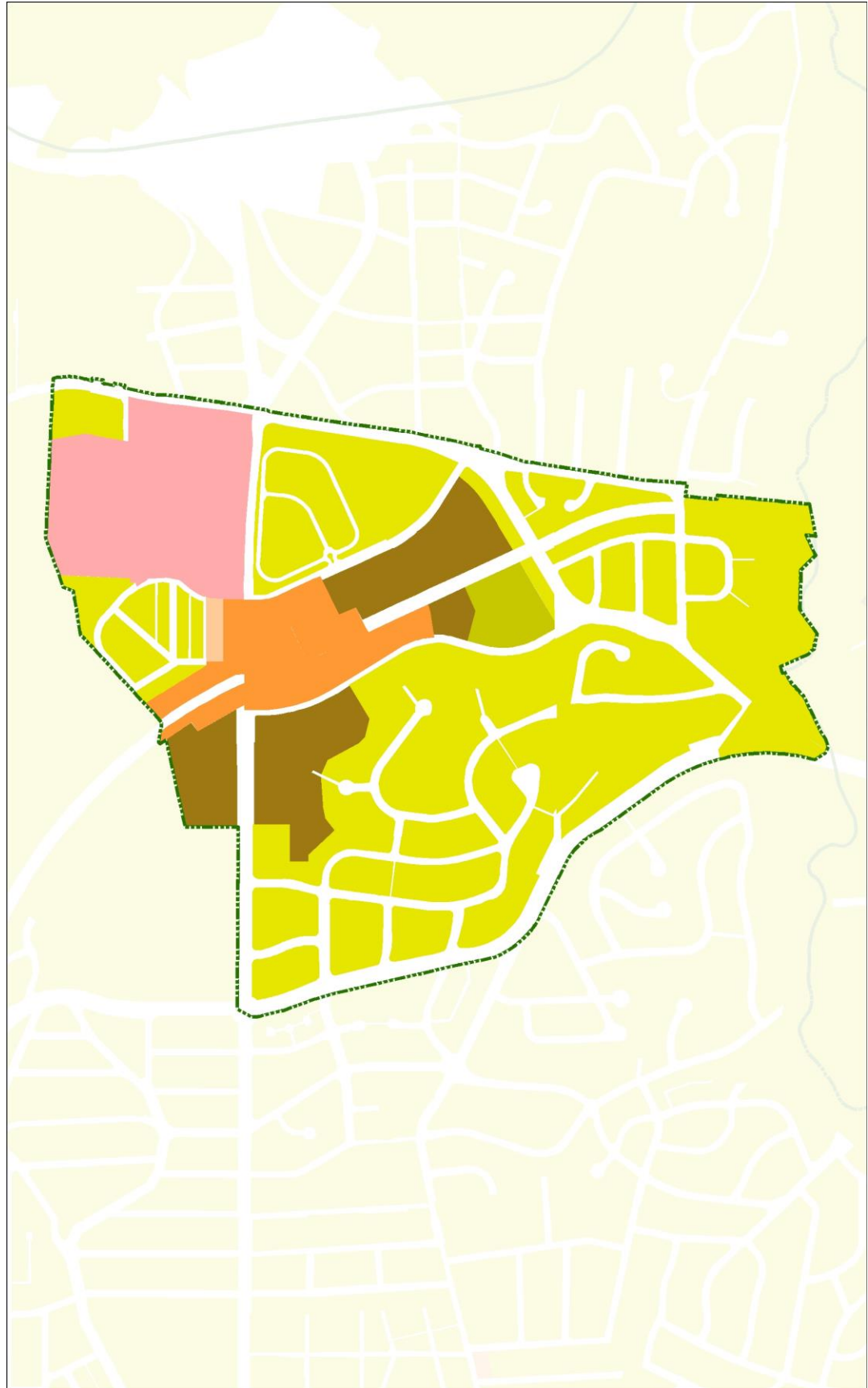
- Townhouse**
RT-12.5

- Multi-Family**
R-30
R-20
R-10

- Comm/Res-
Neighborhood**
CRN

- Comm/Res-
Town**
CRT

- Life Sci Center**
LSC



PLANNING AREA CONTEXT

