

Master Plan Review

NORTH BETHESDA – GARRETT PARK

Approved and Adopted July 1992



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 Planning, Housing and Economic Development Committee held worksessions during the summer and sent the draft to the full Council in December 2013. The full Council held worksessions in January 2014 and is expected to vote on the proposal at the end of February.

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.

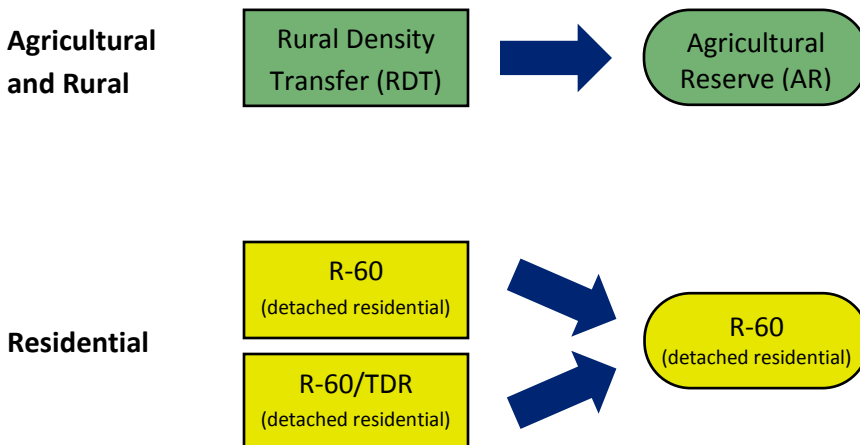
Agricultural, Residential, and Industrial Zone Implementation:

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:



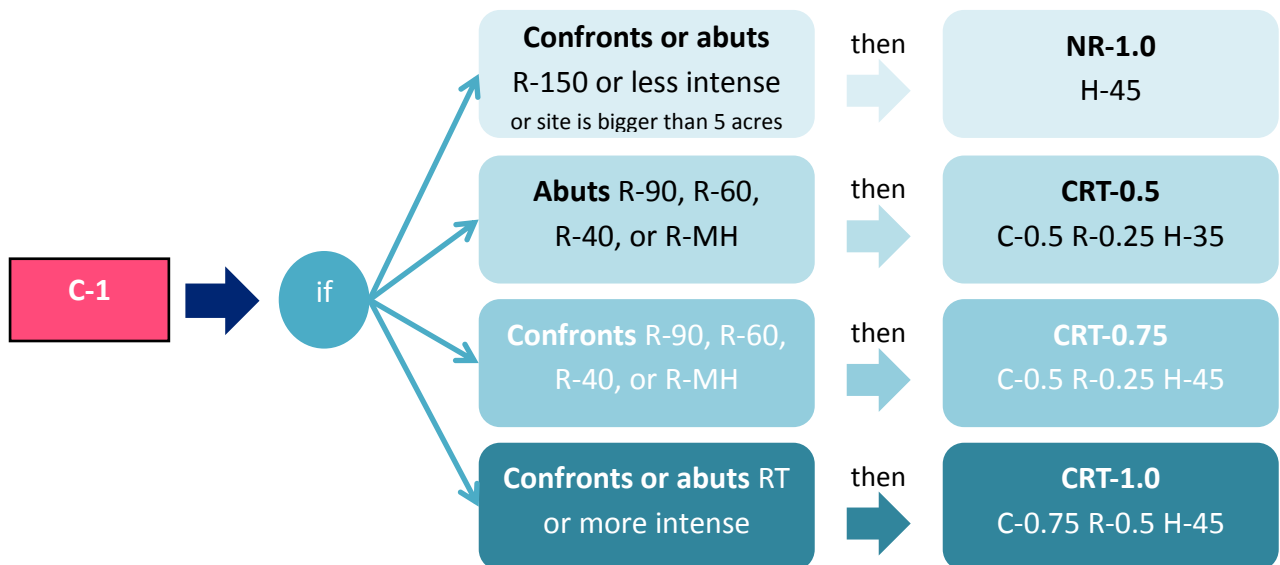
Commercial and Mixed-Use Zone Implementation:

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



NORTH BETHESDA-GARRETT PARK

PLAN HIGHLIGHTS

The North Bethesda-Garrett Park Master Plan was approved and adopted in July 1992. The Master Plan intends, in particular, to address the Area's problems relating to both increasing housing costs and unprecedented levels of congestion caused by dependence on the single-occupancy vehicle. The Master Plan provides recommendations for Land Use, Transportation, Community Facilities, and Environmental Resources.

Land Use and Urban Design

- Focus future development at Metrorail stops, new transit stations, and areas best served by transportation
- Provide for new residential and mixed-use development at Twinbrook
- Introduce a residential component into exclusively commercial parcels at Twinbrook and White Flint
- Preserve an area for light industrial uses between Twinbrook and White Flint
- Expand transit related residential and mixed-use zoning at White Flint
- Locate a publicly owned conference center and a privately owned hotel on the WMATA parking lot
- Confirm residential zoning at Grosvenor
- Consider a residential planned neighborhood on the portion of the Georgetown Preparatory School property within the Grosvenor Sector Plan boundary
- Provide for a mixed-use development at Montrose Crossing
- Expand retail opportunities at Loehmann's Plaza and Rock Spring Park
- Consider a mixed-use planned development on the 54-acre vacant parcel in Rock Spring Park
- Preserve the unique park-like setting of Garrett Park by the application of an 'overlay' zone
- Reduce the block sizes in the vicinity of Metro areas
- Improve the pedestrian friendliness of streets, particularly near transit nodes
- Provide a landmark quality and sense of place for nodal areas and districts
- Reinforce the concept of Rockville Pike as the "Main Street" of North Bethesda-Garrett Park



Garrett Park MARC Station

Transportation

- Increase the frequency of Metrorail and MARC service, and increase bus services in the area
- Create a transportation management district to increase transit ridership and carpooling
- Construct the Montrose Parkway from Montrose Road to Veirs Mill Road, with grade separated intersections at Rockville Pike and the MARC railroad, and no through access at Veirs Mill Road
- Retain the former Rockville Facility right-of-way from I-270 to Veirs Mill Road for a possible future transitway
- Extend Executive Boulevard across Rockville Pike to meet Huff Court and extend Nebel Street to Chapman Avenue
- Consider a new MARC station to serve Twinbrook and Montrose Crossing
- Add two lanes in the medians of the I-270 spurs
- Provide a direct access ramp from I-270 to Rock Spring Park
- Provide a direct access HOV ramp from the I-270 west spur to Rock Spring Park
- Provide a high capacity transit connection between Grosvenor Metrorail station and Montgomery Mall
- Implement intersection capacity improvements at selected locations

Community Facilities

- Extend the existing Wall Park to include the parcel to the north
- Locate five urban amenity open spaces at Twinbrook Metro, Montrose Crossing, White Flint Metro, Grosvenor Metro, and Rock Spring Park
- Reserve a continuous portion of the Montrose Parkway right-of-way as a greenway
- Locate the new ball parks on the state owned land west of Tildenwood Drive
- Locate a community recreation center on the Davis Parcel at Rock Spring Park
- Expand the Strathmore Hall Arts Center as envisioned by the Strathmore Hall Foundation
- Provide day care centers at Metro stations and at Rock Spring Park
- Provide affordable elderly housing through the special exception process

Environmental Resources

- Protect the woodlands through land use recommendations and development guidelines
- Provide a system of greenways
- Implement a “green corridors” policy for North Bethesda roadways
- Focus development at transit stations in order to improve air quality
- Mitigate noise pollution related to the proposed I-270 spur widening and proposed Grosvenor transitway
- Address existing stormwater management problems
- Remove existing billboards in North Bethesda

ZONE IMPLEMENTATION

The North Bethesda-Garrett Park Planning Area currently has 19 zones: 10 Residential, 3 Commercial, 1 Industrial, 1 mixed-use, and 4 Planned Development zones.

Existing Residential:

- R-200: Detached Unit, Single-Family
- R-200/TDR: Detached Unit, Single-Family
- R-60: Detached Unit, Single-Family
- R-90: Detached Unit, Single-Family
- R-90/TDR: Detached Unit, Single-Family
- RT-10: Townhouse, Single-Family
- 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 Commercial:

- C-1: Convenience Commercial
- O-M: Office Building, Moderate Intensity
- C-P: Office Park

Existing Industrial:

- I-3: Technology and Business Park

Existing Mixed-Use:

- MXPD: Planned Development Mixed-Use

Existing Planned Development:

- PD-11: Planned Development
- PD-25: Planned Development
- PD-28: Planned Development
- PD-9: Planned Development

Standard Implementation:

The existing R-200 and R-200/TDR will be combined into R-200 (Residential Low Density). The existing R-60 and R-60 TDR will combine into R-60. The existing R-90 and R-90/TDR zones will be combined into R-90. The existing RT-10, and RT-12.5 will remain. The existing R-30, R-20, and R-10 will remain. The residential TDR zones will be incorporated into a new TDR Overlay zone.

The existing I-3 zone will translate to the proposed EOF (Employment Office) zone. The existing PD zones will remain. MXPD will translate to CR (Commercial/Residential).

The existing Commercial zones will translate to the specific proposed CRT (Commercial Residential Town), NR (Neighborhood Retail), or EOF (Employment Office) zones using both the standard translation criteria and specific Master Plan recommendations. Commercial parcels that do not have specific Master Plan recommendations will translate to the proposed zone based on the standard zoning translation table.

NON-STANDARD CONVERSIONS

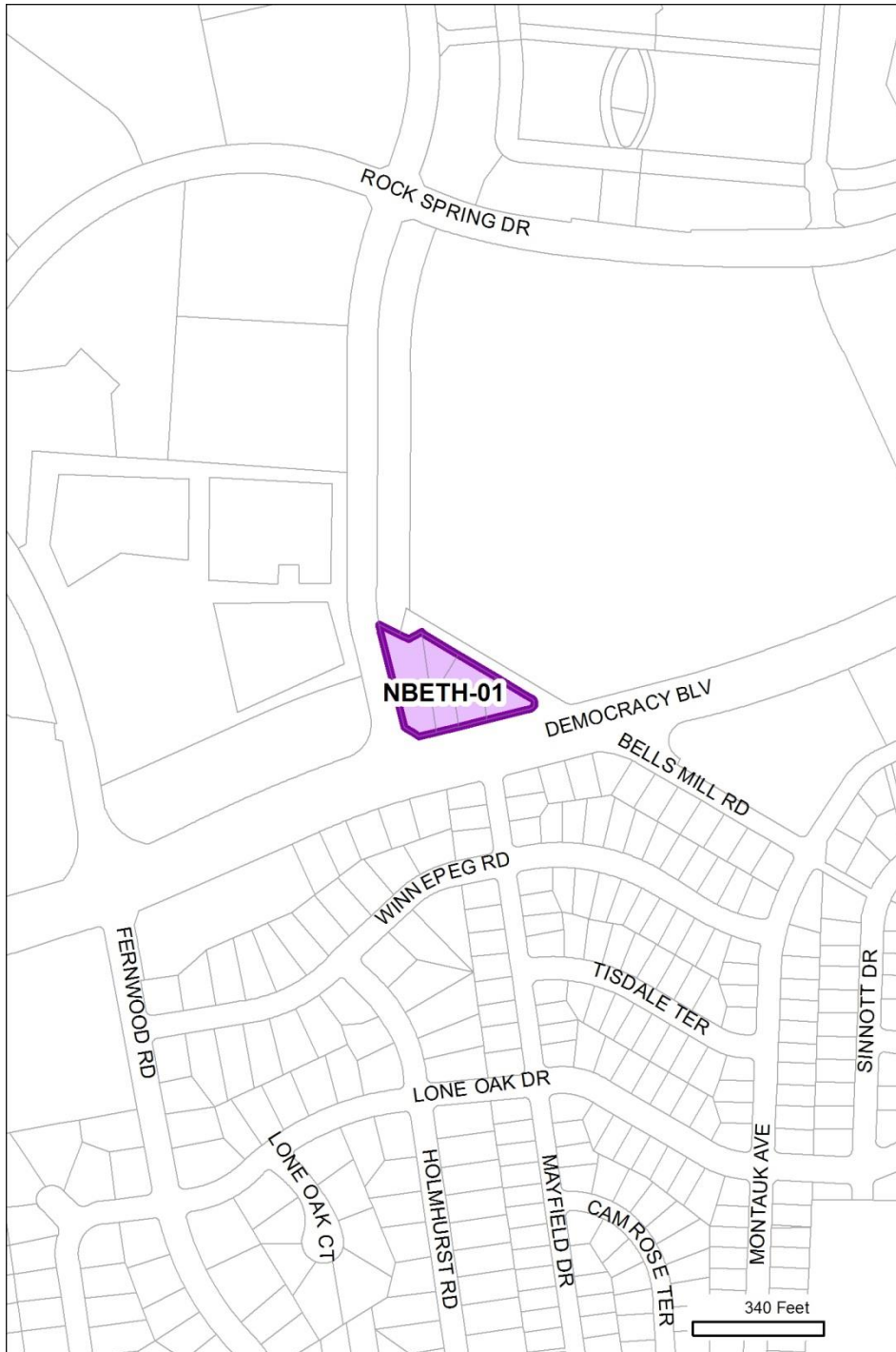
In some cases, properties were not converted using the standard conversions as outlined earlier in the packet.

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.

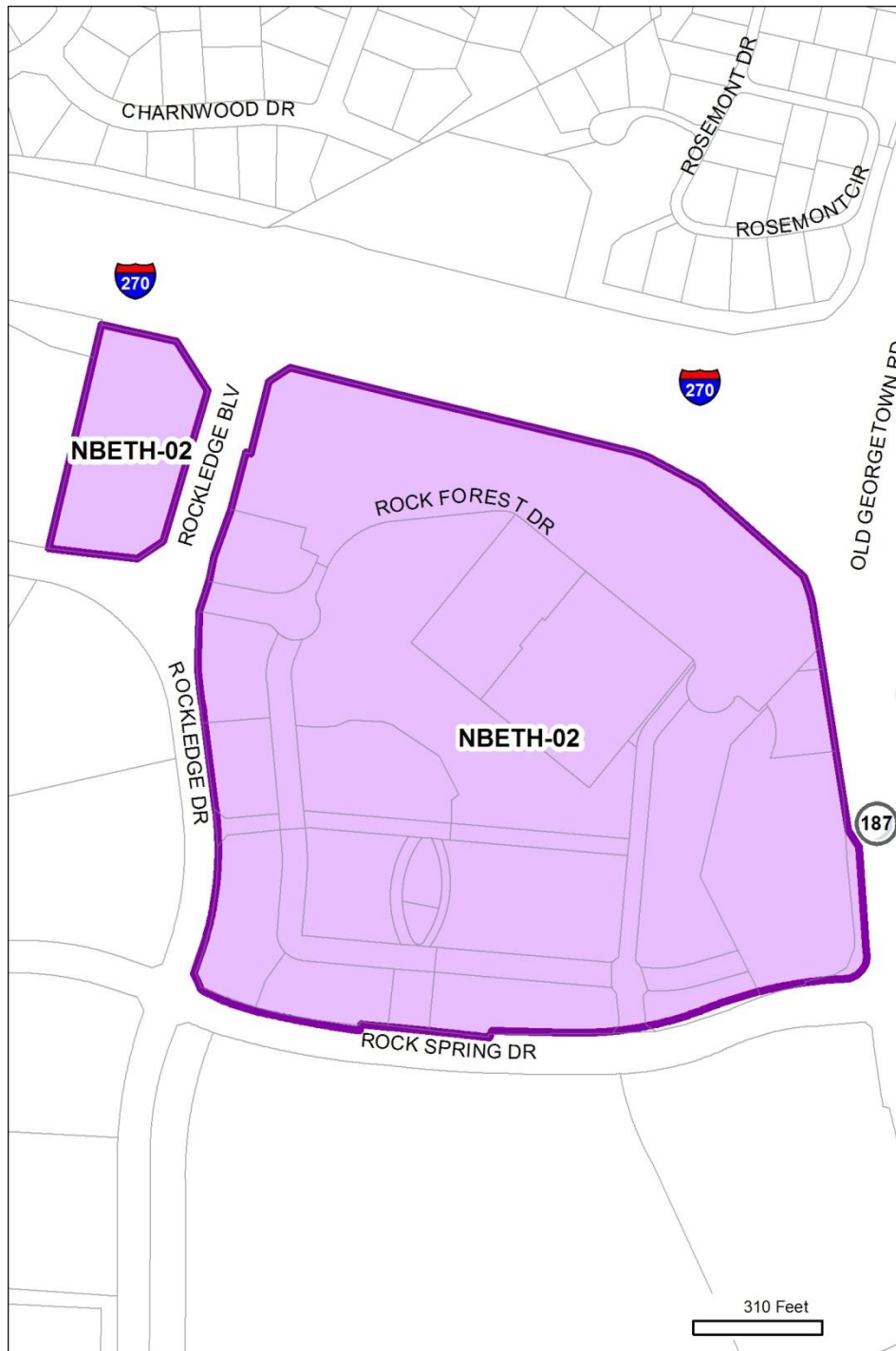
In other cases, the text of the zoning ordinance or an overlay zone can affect the development potential of a site, and therefore affect the conversion given as part of the draft proposed DMA.

Additionally, the PHED Committee requested that existing site approvals be reflected in the draft proposed DMA, so non-standard conversions sometimes reflect what projects have been approved for.

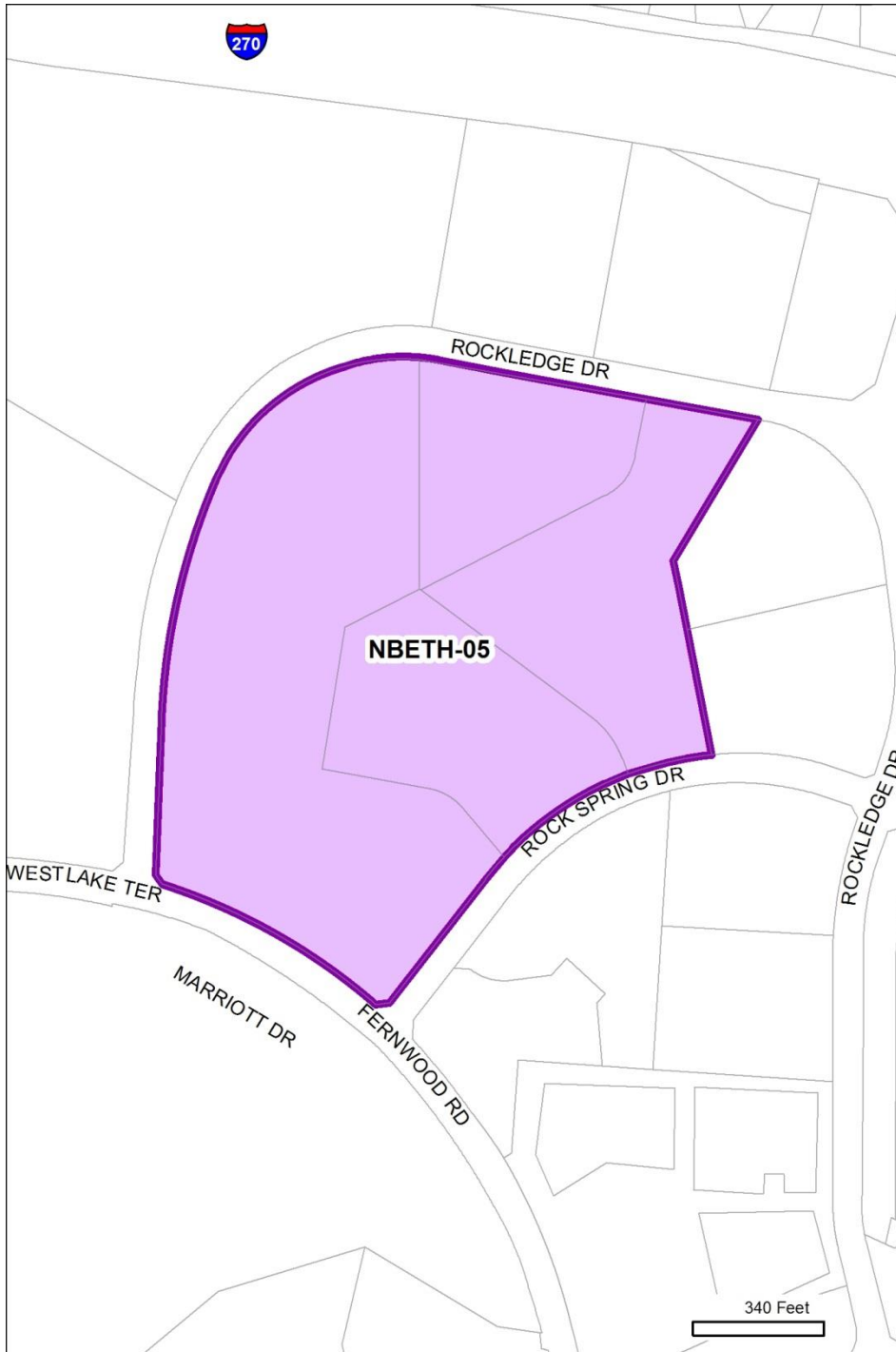
The following pages will give detail on all of the non-standard conversions in this plan area.



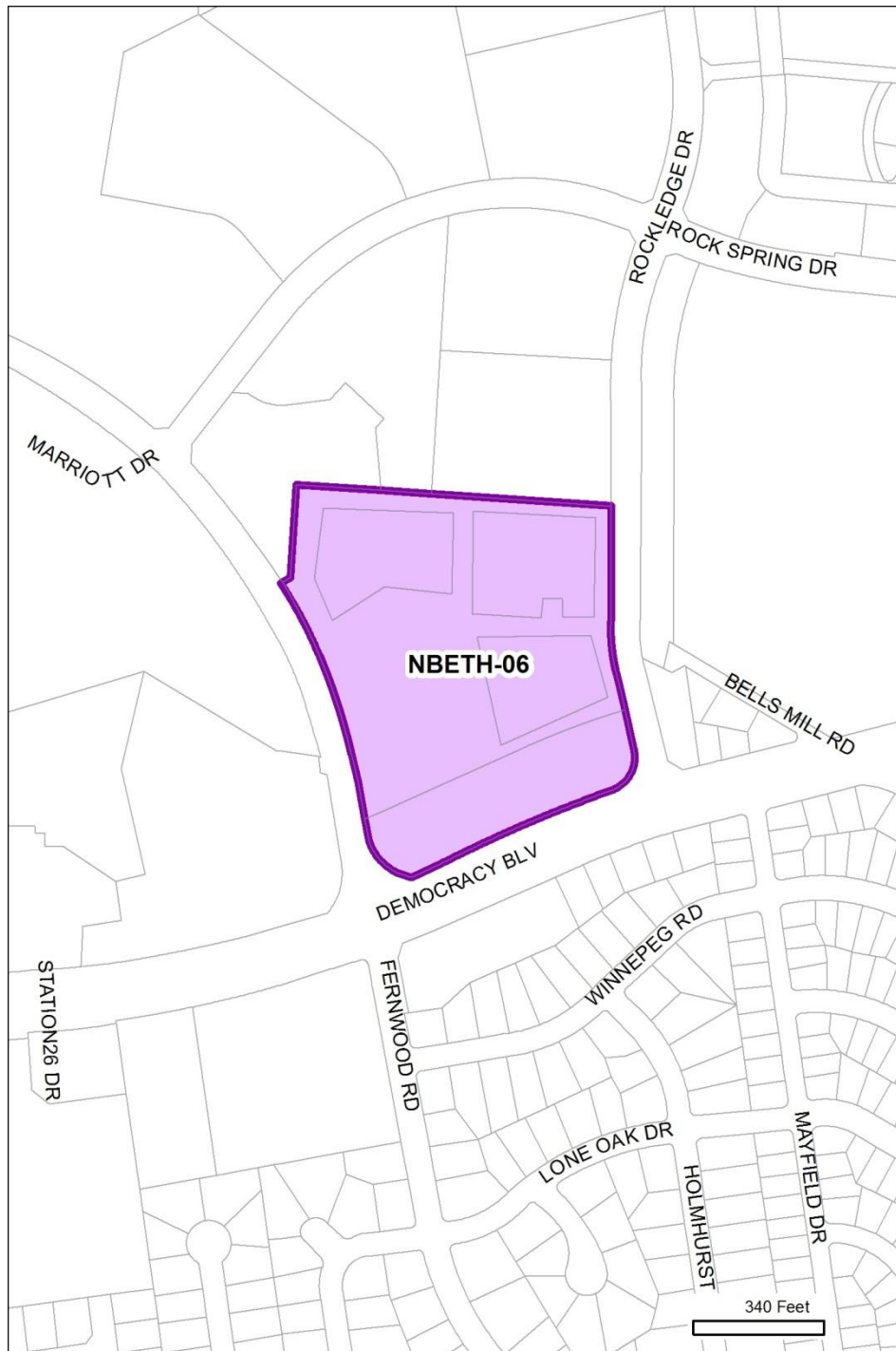
MP Number:		NBETH-01
Master Plan:		North Bethesda/Garrett Park
Location:		Democracy Bl & Rockledge Dr
Existing Zone:		O-M
Standard Conv:		EOF-1.5 H-60
Proposed Conv:		EOF-0.5 H-60
Modifications	Zone Group:	Standard
	Overall FAR:	Reduced to 0.5
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
North Bethesda/Garrett Park Master Plan, page 106 <i>"There are five converted houses on a stub of Bells Mill Road southwest of Walter Johnson High School.... The Plan recommends confirming the existing O-M zoning with a development cap of 0.5 FAR over the entire site."</i>		



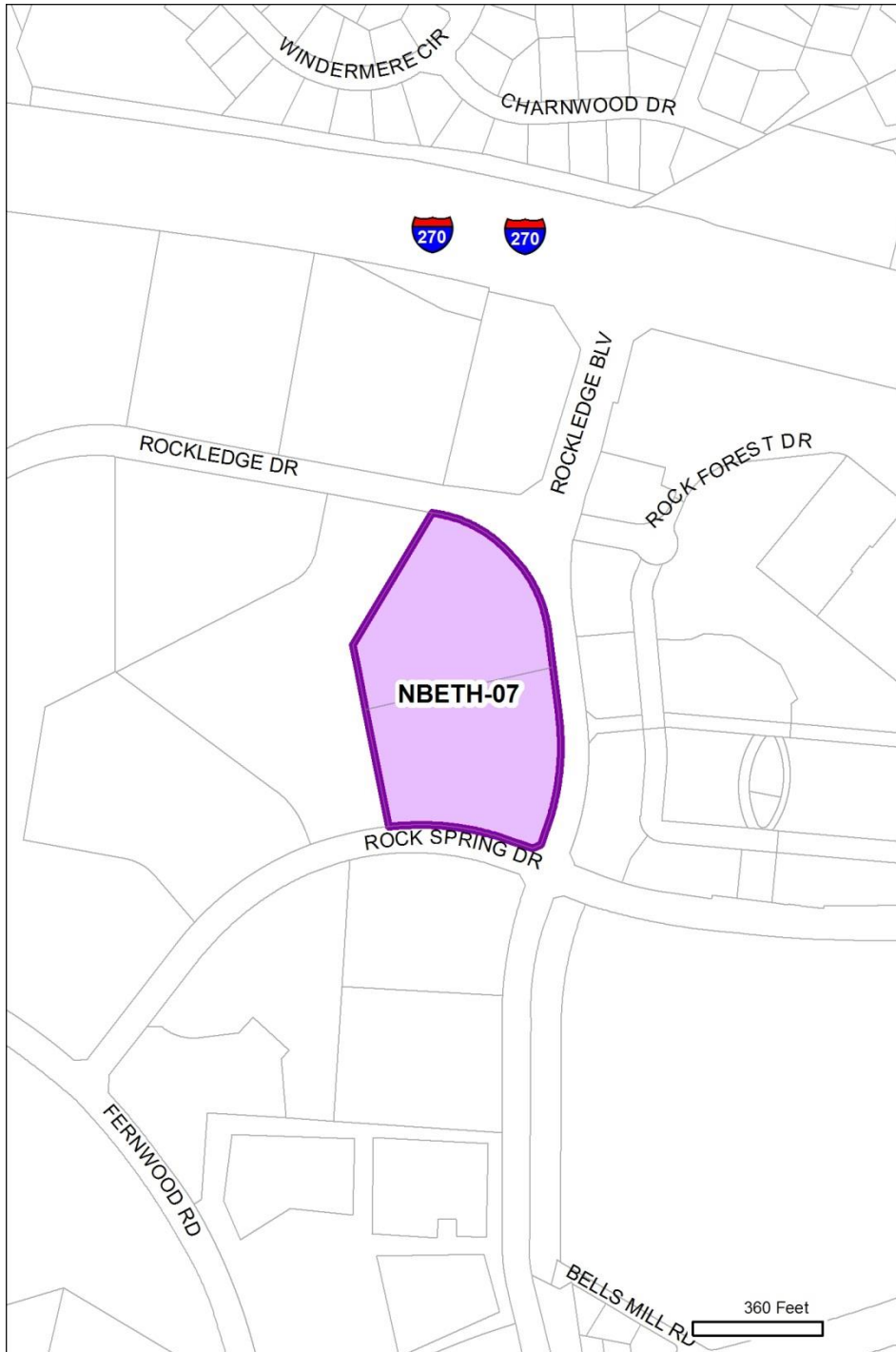
MP Number:		NBETH-02
Master Plan:		North Bethesda/Garrett Park
Location:		Rockledge
Existing Zone:		MXPD
Standard Conv:		CRT-1.0 C-0.75 R-1.0 H-100 T
Proposed Conv:		CR-1.5 C-0.75 R-0.75 H-275 T
Modifications	Zone Group:	Changed to CR
	Overall FAR:	Increased to 1.5
	Comm'l FAR:	Standard
	Resid'l FAR:	Reduced to 0.75
	Height:	Increased to 275'
Reason for non-standard conversion:		
Match development approvals		
<i>This site has been approved for density above what would be permitted under the standard conversion. The densities and heights have been set to match the development which has already been approved.</i>		
<i>The zone group was changed to CR because the CRT zone does not permit height above 150', and this site has been approved for 275' in development.</i>		



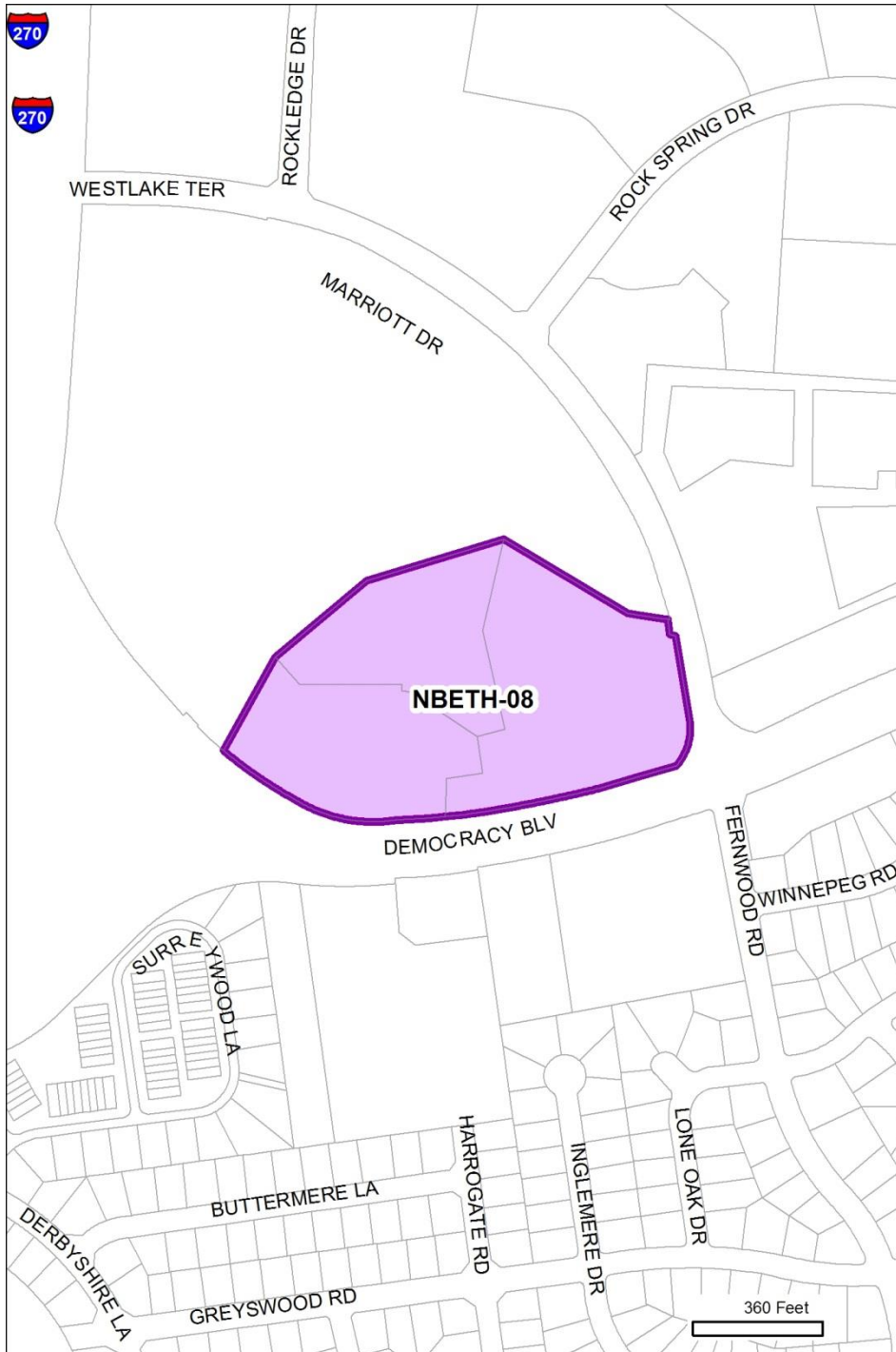
MP Number:		NBETH-05
Master Plan:		North Bethesda/Garrett Park
Location:		Fernwood Rd & Rock Spring Dr
Existing Zone:		I-3
Standard Conv:		EOF-0.75 H-100
Proposed Conv:		EOF-1.0 H-100
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Match development approvals		
<i>This site is subject to site plan 819890490.</i>		
<i>The site is approved for density up to 0.85 FAR under §59-C-5.438(c). It is allowed non-residential density up to 0.6 FAR and residential density based on trips equal to a C of 0.5 under §59-C-5.4392(b)(1)(A) & §59-C-5.4392(b)(1)(B). It is allowed the residential bonus density (captured in the "T" language) under §59-C-5.4392(b)(1)(C).</i>		
SEE ALSO: Change log document MAP-R-224.		



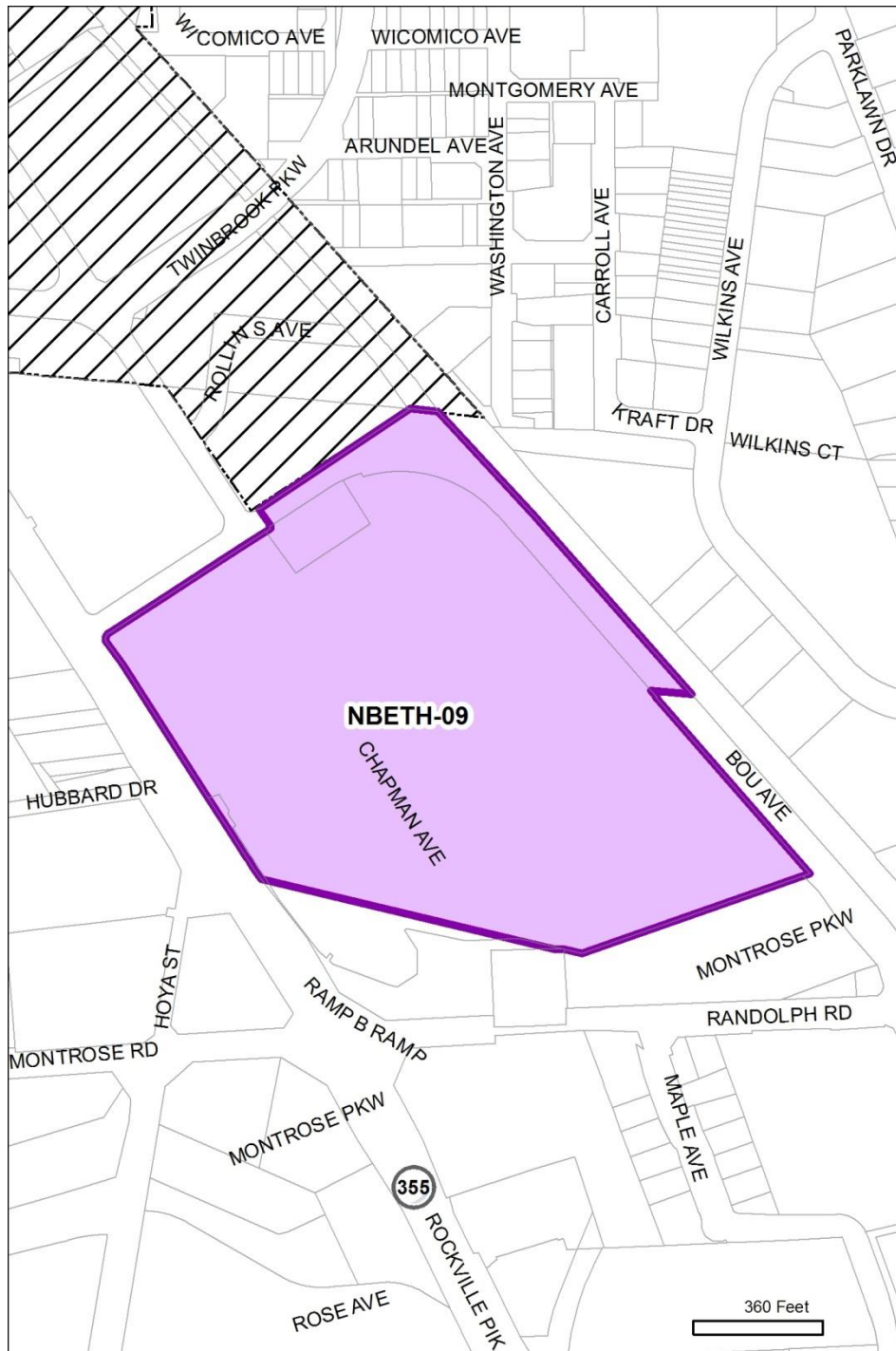
MP Number:		NBETH-06
Master Plan:		North Bethesda/Garrett Park
Location:		Democracy Bl & Fernwood Rd
Existing Zone:		I-3
Standard Conv:		EOF-0.75 H-100
Proposed Conv:		EOF-1.0 H-100
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Match development approvals		
<i>This site is subject to site plan 819900270.</i>		
<i>The site is approved for density up to 0.85 FAR under §59-C-5.438(c). It is allowed non-residential density up to 0.6 FAR and residential density based on trips equal to a C of 0.5 under §59-C-5.4392(b)(1)(A) & §59-C-5.4392(b)(1)(B). It is allowed the residential bonus density (captured in the "T" language) under §59-C-5.4392(b)(1)(C).</i>		
SEE ALSO: Change log document MAP-R-225.		



MP Number:		NBETH-07
Master Plan:		North Bethesda/Garrett Park
Location:		
Existing Zone:		I-3
Standard Conv:		EOF-0.75 H-100 T
Proposed Conv:		EOF-1.0 H-100 T
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Standard
Reason for non-standard conversion:		
Match development approvals.		
This site is approved for and built to 1.0 FAR, which the Master Plan confirms is appropriate in the table on page 97.		



MP Number:		NBETH-08
Master Plan:		North Bethesda/Garrett Park
Location:		
Existing Zone:		I-3
Standard Conv:		EO-0.75 H-100 T
Proposed Conv:		EO-1.0 H-110 T
Modifications	Zone Group:	Standard
	Overall FAR:	Increased to 1.0
	Comm'l FAR:	-
	Resid'l FAR:	-
	Height:	Increased to 110'
Reason for non-standard conversion:		
Match development approvals.		
This site is approved for and built to 1.0 FAR and 110 feet in height, which the Master Plan confirms is appropriate in the table on page 97.		



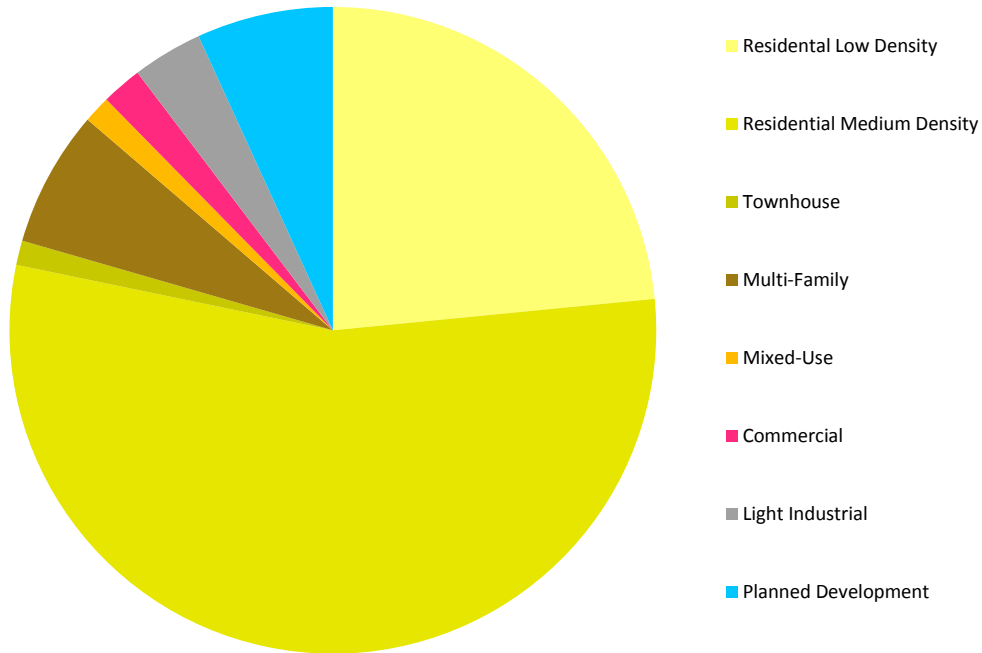
MP Number:		NBETH-09
Master Plan:		North Bethesda/Garrett Park
Location:		Montrose Crossing
Existing Zone:		RMX-3C
Standard Conv:		CRT-2.0 C-0.5 R-1.5 H-65 T
Proposed Conv:		CR-2.0 C-0.5 R-1.5 H-200 T
Modifications	Zone Group:	Changed to CR
	Overall FAR:	Standard
	Comm'l FAR:	Standard
	Resid'l FAR:	Standard
	Height:	Increased to 200'
Reason for non-standard conversion:		
Match development approvals		
<i>This site is subject to site plan 820040130.</i>		
<i>The site is approved for height up to 200'.</i>		

ZONE IMPLEMENTATION

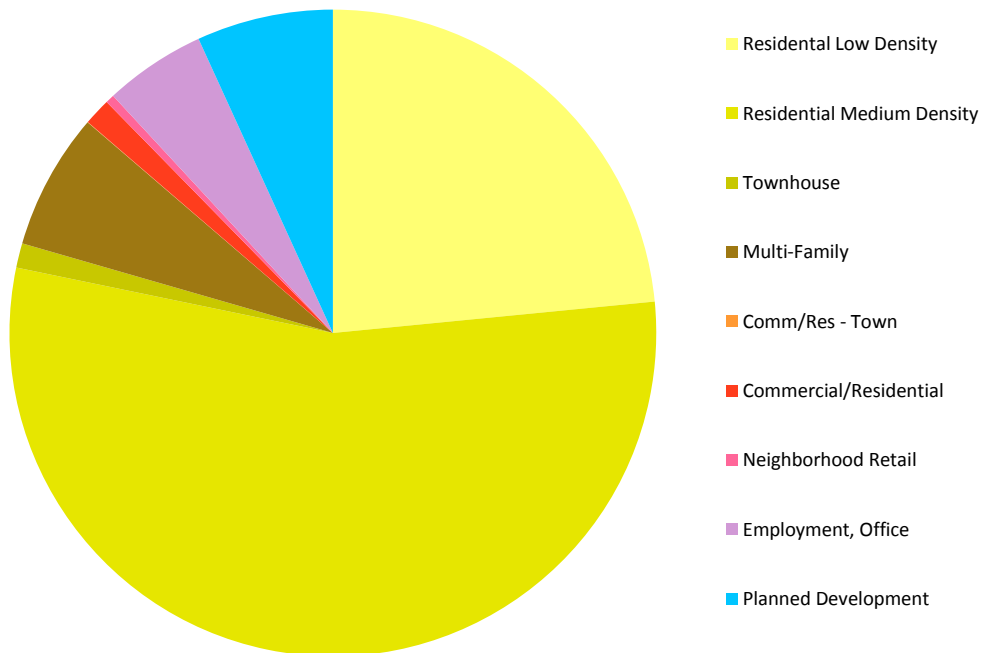
North Bethesda - Garrett Park					
Existing			Proposed		
Zone	Acres	Percent	Zone	Acres	Percent
R-200	866.77	23.34	R-200	870.91	23.45
R-200/TDR	4.14	0.11			
R-60	802.74	21.61	R-60	802.74	21.61
R-90	1,205.80	32.47	R-90	1,232.20	33.18
R-90/TDR	26.41	0.71			
RT-10	1.91	0.05	RT-10	1.91	0.05
RT-12.5	43.51	1.17	RT-12.5	43.51	1.17
R-10	54.36	1.46	R-10	54.36	1.46
R-20	58.22	1.57	R-20	58.22	1.57
R-30	140.90	3.79	R-30	140.90	3.79
MXPD	50.29	1.35	CR-1.5 C-0.75 R-0.75 H-275 T	50.29	1.35
C-1	16.93	0.46	CRT-0.5 C-0.5 R-0.25 H-35	0.60	0.02
			NR-1.0 H-45	16.33	0.44
C-P	52.72	1.42	EOF-1.25 H-90	52.72	1.42
O-M	5.54	0.15	EOF-0.5 H-60	1.40	0.04
			EOF-1.5 H-75	4.14	0.11
I-3	130.20	3.51	EOF-0.75 H-100 T	49.21	1.32
			EOF-1.0 H-100 T	64.81	1.74
			EOF-1.0 H-110 T	16.18	0.44
PD-11	13.24	0.36	PD-11	13.24	0.36
PD-25	30.45	0.82	PD-25	30.45	0.82
PD-28	15.37	0.41	PD-28	15.37	0.41
PD-9	194.24	5.23	PD-9	194.24	5.23
Grand Total	3,713.93		Grand Total	3,713.93	

ZONE IMPLEMENTATION

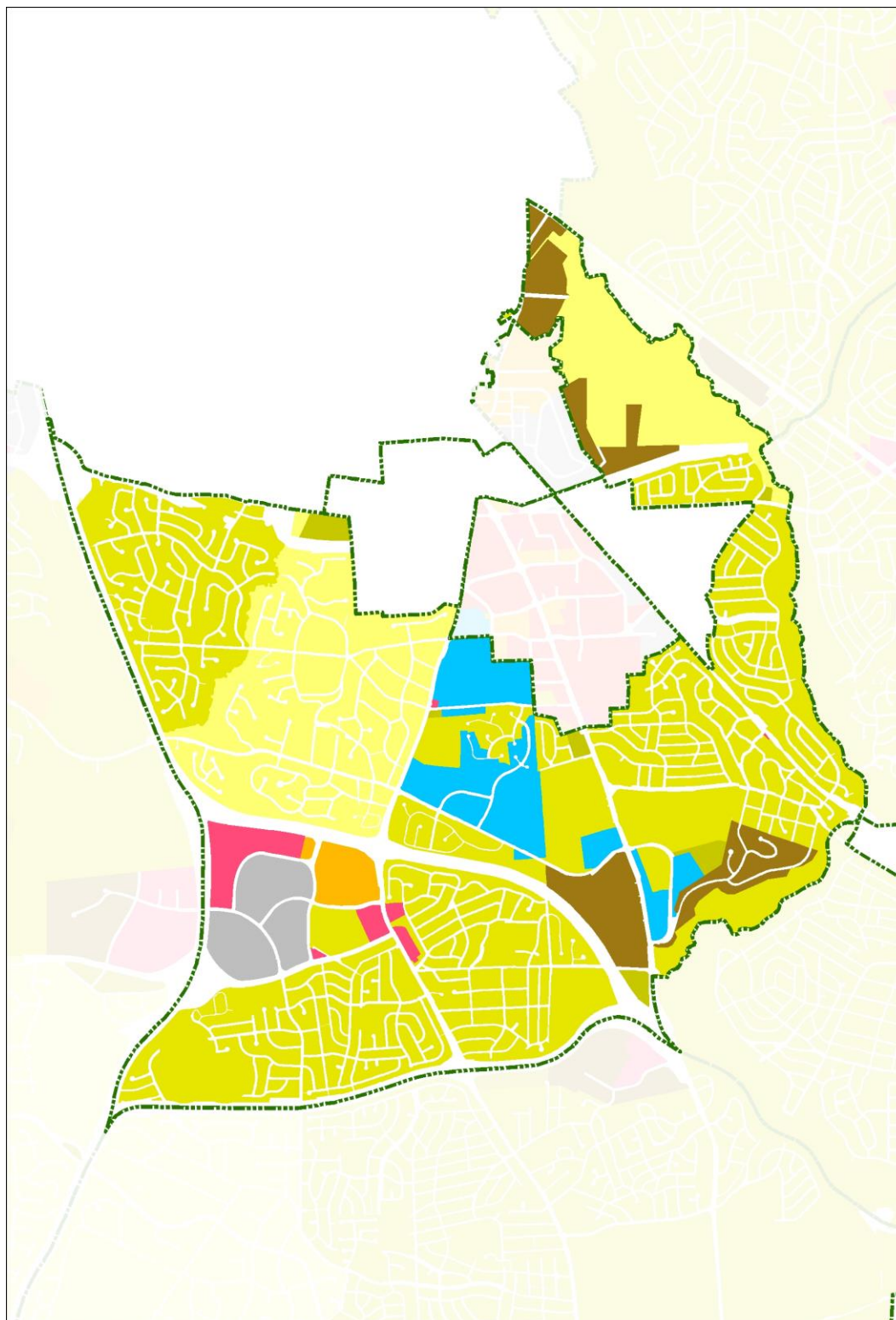
North Bethesda: Existing Zoning



North Bethesda: Proposed Zoning



EXISTING ZONING MAP



Existing Zones

	Residential Low Density R-200 R-200/TDR
	Residential Medium Density R-60 R-90 R-90/TDR
	Townhouse RT-10 RT-12.5
	Multi-Family R-10 R-20 R-30
	Mixed-Use MXPD
	Commercial C-1 C-P O-M
	Light Industrial I-3
	Planned Development PD-9 PD-11 PD-25 PD-28

PROPOSED ZONING MAP

Proposed Zones

 **Residential Low Density**
R-200

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

 **Townhouse**
RT-10
RT-12.5

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

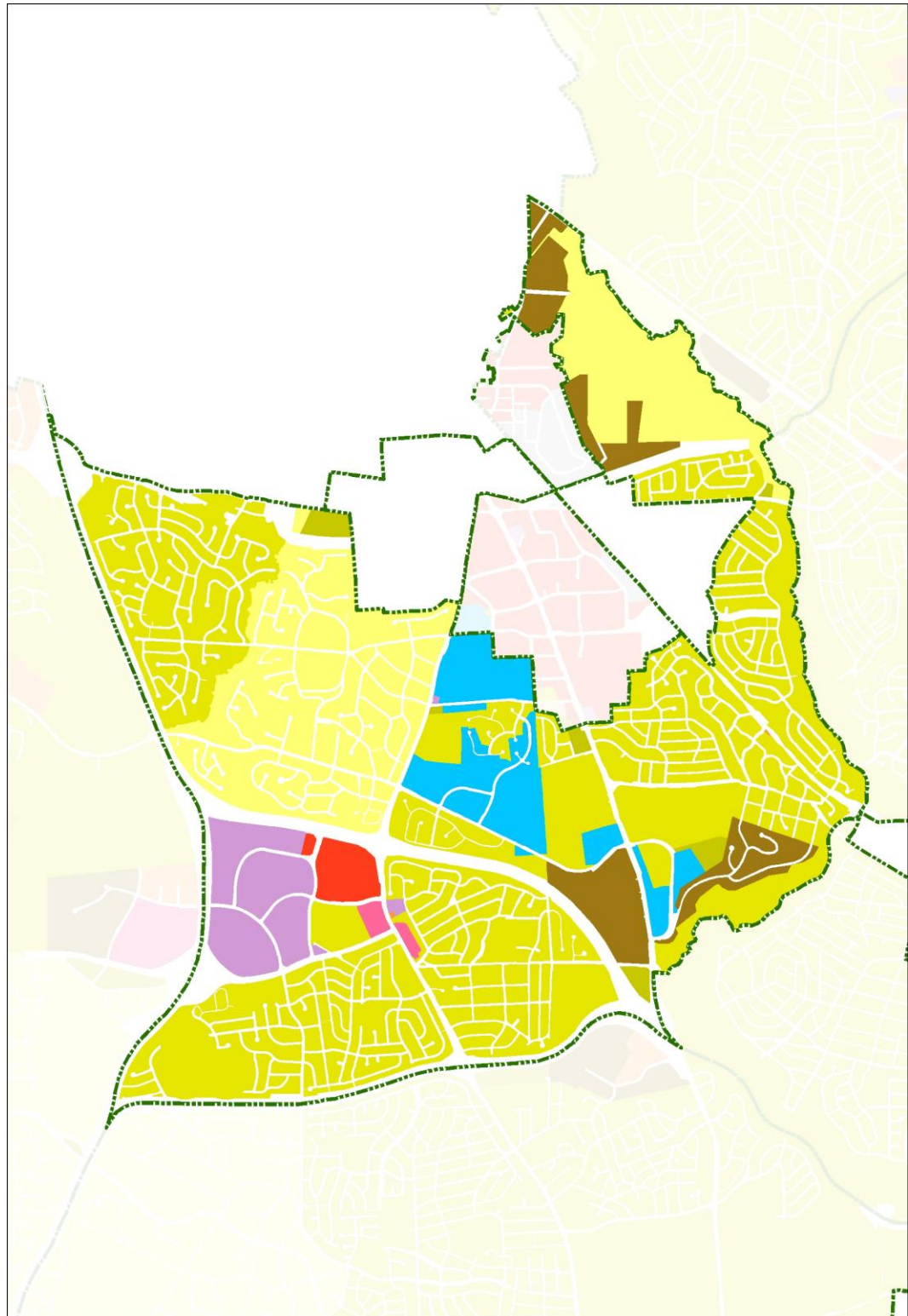
 **Commercial/Residential**
CR

 **Comm/Res - Town**
CRT

 **Neighborhood Retail**
NR

 **Employment, Office**
EOF

 **Planned Development**
PD-9
PD-11
PD-25
PD-28



PLANNING AREA CONTEXT

