

CR Zones ZTA

2nd Discussion of Zoning Text
Amendment to Add the CRN and CRT
Zones to Division 59-C-15

Background: 11 Months of Conversation

- Discussions since PHED worksession on Kensington zoning
 - Integration of “transitional” area issues during Board’s worksessions on Wheaton
 - Incorporation of Takoma Park concerns on revitalization
 - Review of sketch plans in White Flint
 - Pre-Application meetings regarding GSSC properties.
- **Issues**
 - Parking flexibility
 - Reduced benefits for certain areas
 - New benefits for small lots/low densities
 - Appropriate uses for contexts
 - **Opportunities**
 - Clarifications of provisions
 - Modifications based on “lessons learned”

ZTA Steps

■ Part 1: Introduction

- Jan 6th & 13th: Board Discussion
- Late Jan: Council Introduction

■ Part 2: Recommendation

- Jan/Feb: Continued Staff Examination
 - ✓ Stakeholder Meetings
 - ✓ Research, Mapping, Modeling
 - ✓ Staff Recommendation
- Mid-Feb: Board Hearing
- Mar: Council Hearing
- Mar-Apr: Committee Worksessions
- April: Council Action

Big Issues & Competing Priorities

- Uses
- Site Plan
- Standard Method/Optional Method Thresholds
- Policy/Process

Uses

- Uses of particular concern: comparison of “edge” zones:

Use	C-T	C-1	CBD0.5	CRN
Farm & Country Markets	Not as “farm products, sale of”	Not as “farm products, sale of”	Not listed	L
Seasonal Outdoor Sales	Not as “Christmas trees, sale of between 12/5 and 12/25”	Not as “Christmas trees, sale of between 12/5 and 12/25”	Not listed	L
Auto Repairs & Service	-	P	SE/P	L
Auto Sales, indoors	-	-	-	L
Auto Sales, outdoors	-	-	-	L
Eating & Drinking Establishments	SE	P	P	L
Hotels & Motels	-	-	-	L
Personal Living Quarters	-	P/SE (over 50 units)	P/SE (over 50 units)	P
Retail Trades ≤ 5,000	SE (as individually listed)	P (as individually listed)	P	P
Retail Trades ≤ 15,000	SE	P (as individually listed)	P	L
Rooftop Mounted Antennas	P	P	P	P

Uses

- Are Compatibility & Flexibility Mutually Exclusive?
 - Site Plan Required?
 - ✓ CR: Required for any use on property adjacent or confronting residential
 - ✓ CT: Required for any use
 - ✓ C-1: Not required
 - ✓ CBD0.5: Required for optional method (above 25 units or 1.0 FAR)
 - CR: Master Plan Conformance
 - CR: Limited Use Buffer
 - ✓ 100' for structures, parking, access
 - ✓ Planted and screened
 - CR: Drive-Through Service
 - ✓ Differentiated only for eating/drinking uses in most zones
 - ✓ Restricted in all cases in CR

Compatibility

- Ensuring Compatibility or Requiring Onerous Process?
 - Balance sought based on impacts: site plan required when
 - ✓ Adjacent/confronting residential
 - ✓ > 10,000sf or 10 units
 - ✓ > 40' in height
 - Trade-off for higher standard method
 - ✓ Benefits & sketch plan not required
 - ✓ MP conformance and public review is required by site plan
 - ✓ Design guidelines must be addressed

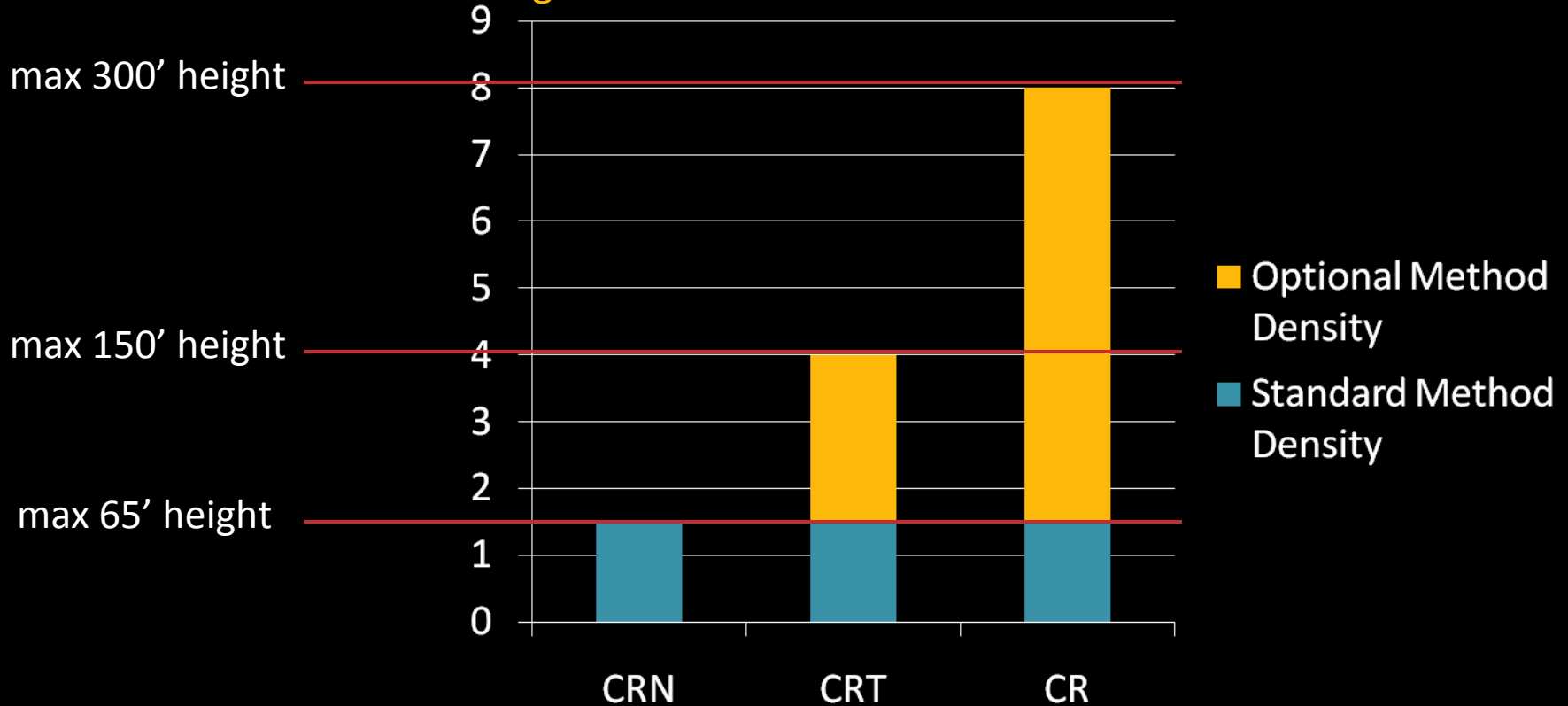
Standard/Optional Method Thresholds

■ Public benefits versus revitalization?

- Balance sought based on the lowest amount of density that ensures flexibility and economic viability
- Reliance on site plan review & CR standards and requirements
 - ✓ MP conformance
 - ✓ Building/parking placement & design
 - ✓ Public use space, landscape, & lighting
 - ✓ SWM & environmental requirements

Standard/Optional Method Thresholds

- Proposed standard method thresholds:
 - 1.5 max density
 - 65' max height
- Standard method density/height for CRT & CR = CRN max ranges
- Raise CRT max height to 150'



Standard/Optional Method Thresholds

- New Table for FAR & H Range (Section 59-C-15.121(a)):

Context	Min/Max Total FAR	Min/Max C FAR	Min/Max R FAR	Density Increment	Min/Max H (feet)	Height Increment (feet)
CRN	0.5/1.5	0.25/ 1.5	0.25/1.5	0.25	40/ 65	5
CRT	0.5/4.0	0.25/3.5	0.25/3.5	0.25	40/ 150	5
CR	0.5/8.0	0.25/7.5	0.25/7.5	0.25	40/300	5

- New Table for Standard Method Limits (Section 59-C-15.41(b)):

Context	Maximum total density (FAR)	Maximum building height (feet)
CRT	1.5	65
CR	1.5	65

Policy/Process

- **Policy/Process Questions:**
 - Is ZTA proceeding too fast without necessary public input?
 - CR is untested so changes are based on?
 - Can ZTA be discussed productively without maps of proposed applications?

ZTA Language Recommendations & Questions: Generally & 15.1

1. Generally fine-tune language, correct typos, and make minor grammatical edits & provide two red-lines
 - Complete amendment of ordinance
 - Changes from 1/7/10 clean version
2. Section 15.1. Zones Established
 - Should “context designation” be replaced with “classification”?

ZTA Language Recommendations & Questions: 15.2

1. Section 15.2. Descriptions and Objectives of the CR Zones.
 - Should there be separate description and objectives subsections for CRN, CRT, CR?

ZTA Language Recommendations & Questions: 15.4

1. 15.41. Standard Method. & 15.42. Optional Method.
 - When speaking of the zoning densities, heights, etc. change all references from “project” to “property”

ZTA Language Recommendations & Questions: 15.5

1. 15.5(c). Commercial Sales & Service.
 - Permit vets w/boarding facilities in CR
2. 15.511(a). Adjacent residential & agricultural restrictions/requirements.
 - Provide a standard term with a definition instead of repeating language
 - Should adjacent and confronting residential zoning references be “zoned and used for and not recommended...”?
3. 15.512(b)(1). Limited use buffer.
 - Hedge or wall and tree every 30’

ZTA Language Recommendations & Questions: 15.61 & 15.63

1. 15.61. Master Plan and Design Guideline Conformance.

- Should provision include “unless the Board finds that events have occurred to render the applicable plan recommendation no longer appropriate”, similar to subregs?

2. 15.63. Bike & Shower Change Facilities

- Bike space requirement is for multi-family unit use
- Shower/Change facility is for office use
- Should requirement be total spaces instead of public and private?

ZTA Language Recommendations & Questions: 15.64

1. 15.64. Parking.

- 15.641: Parking Ratios.
 - Ratios for retail/restaurant is on gfa – with no requirement for outdoor patron area
 - Consolidate CRN & CRT parking #s?
- 15.643(b), (c), and 15.644(d): change “must” to “should”
- 15.645: Should the requirement for internal pervious area in surface parking lots retain the language “comprising individual areas of at least 100 square-feet each”?
- 15.646: Reinstate parking waiver language
- 15.646: Should parking waiver reference particular considerations, such as “more safe and efficient”?

ZTA Language Recommendations & Questions: 15.7

1. 15.75. Residential Amenity Space.

- Does residential amenity space include balconies, courtyards, etc?

ZTA Language Recommendations & Questions: 15.82 - 15.84

1. 15.82. Public Benefits Required.

- Reformat: (b) and (c) should become bullets under (a) and separated by an “or”

2. 15.83(b). General Incentive Density Considerations.

- Provide title of public benefit guidelines when referenced

3. 15.84. CR Zone Incentive Density Implementation Guidelines.

- Retain the provision that the guidelines “only address the public benefits listed in Sections 59-C-15.82 through 59-C015.88 and must not add a public benefit category” (with updated section references)?

ZTA Language Recommendations & Questions: 15.85

1. Generally

- Add “at least” to public benefits that set point “floors” instead of point “ceilings”

2. 15.853(a). Neighborhood Services.

- Remove requirement that 4 of the 10 neighborhood services “have a maximum retail bay floor area of 5,000 square feet”?

3. 15.853(b): Minimum Parking.

- Should more than 10 points be awarded for minimum parking, since minimum tract area provision was removed?

4. 15.855(a). Historic Resource Protection.

- Add language: “historic resource individually or within a district designated in the Master Plan for...”

5. 15.856(a)(2). BLTs.

- Separate BLT option for CR and CRT

Recommendation

- Transmit zoning text amendment for introduction per staff draft as modified by Board decisions on “ZTA Language Recommendations Questions”