

CR Zones ZTA

Planning Board Worksession Slides

Introduction of Neighborhood and
Town Categories

January 6, 2011 – March 10, 2011

Background: 12 Months of Conversation & Counting

- 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

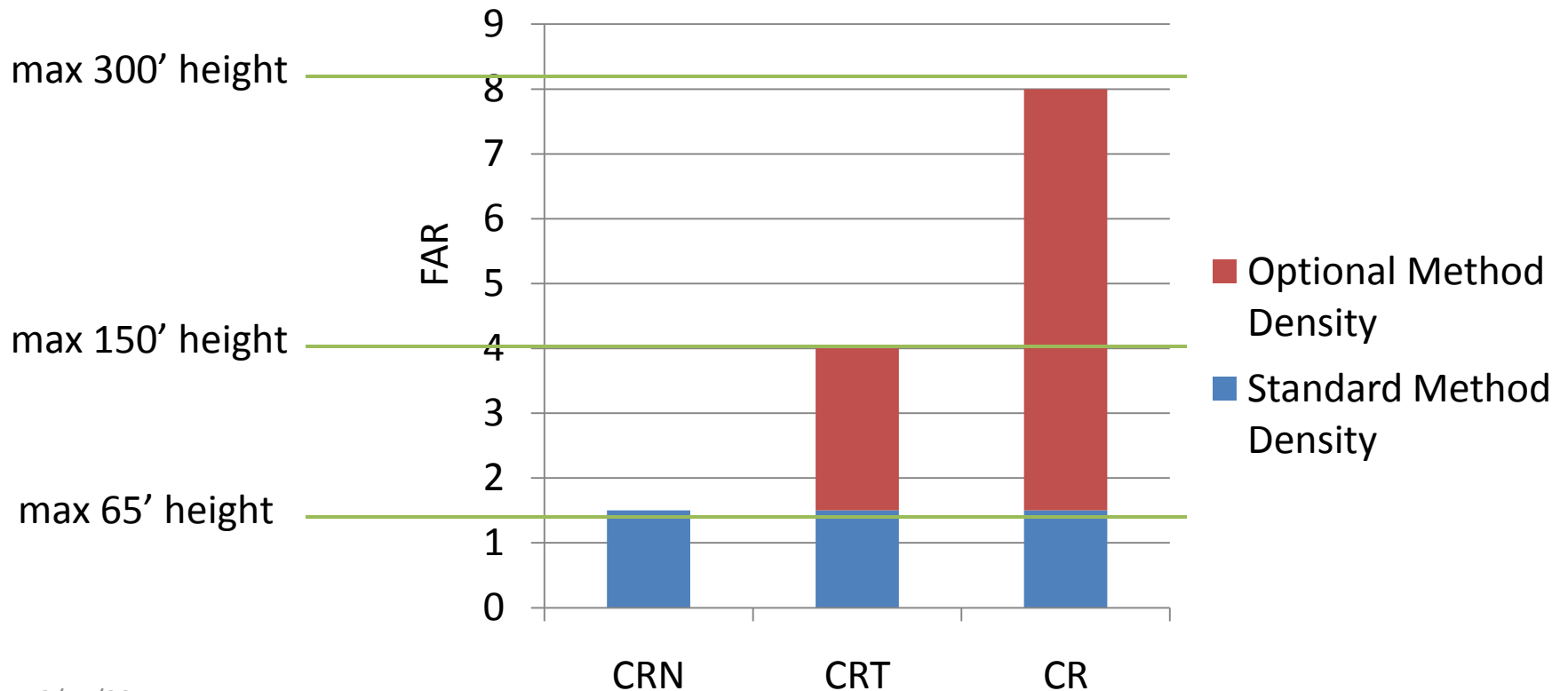
- Part 1: Introduction
 - Jan 6 – Mar 10 : Board Discussion
 - Late March: Council Introduction
- Part 2: Recommendation
 - Feb - Mar: Final Staff Examination
 - ✓ Continued Stakeholder Meetings
 - ✓ Further Staff Research, Mapping, Modeling
 - ✓ Staff Recommendation
 - Apr – June?: Public Hearings And Worksessions
 - June?: Approval of ZTA

CR Zone Categories

- CR Neighborhood (CRN)
 - Restricted commercial uses
 - Low density & height limits
 - No optional method
- CR Town (CRT)
 - Some restrictions on commercial uses
 - Medium density and height limits
 - Standard and optional methods
 - Public benefits must equal 50 points in optional method
- CR Metro (CR)
 - Existing use table
 - Full density and height range
 - Standard and optional methods
 - Public benefits must equal 100 points in optional method
- Same sequence of factors: CR_# C# R# H#

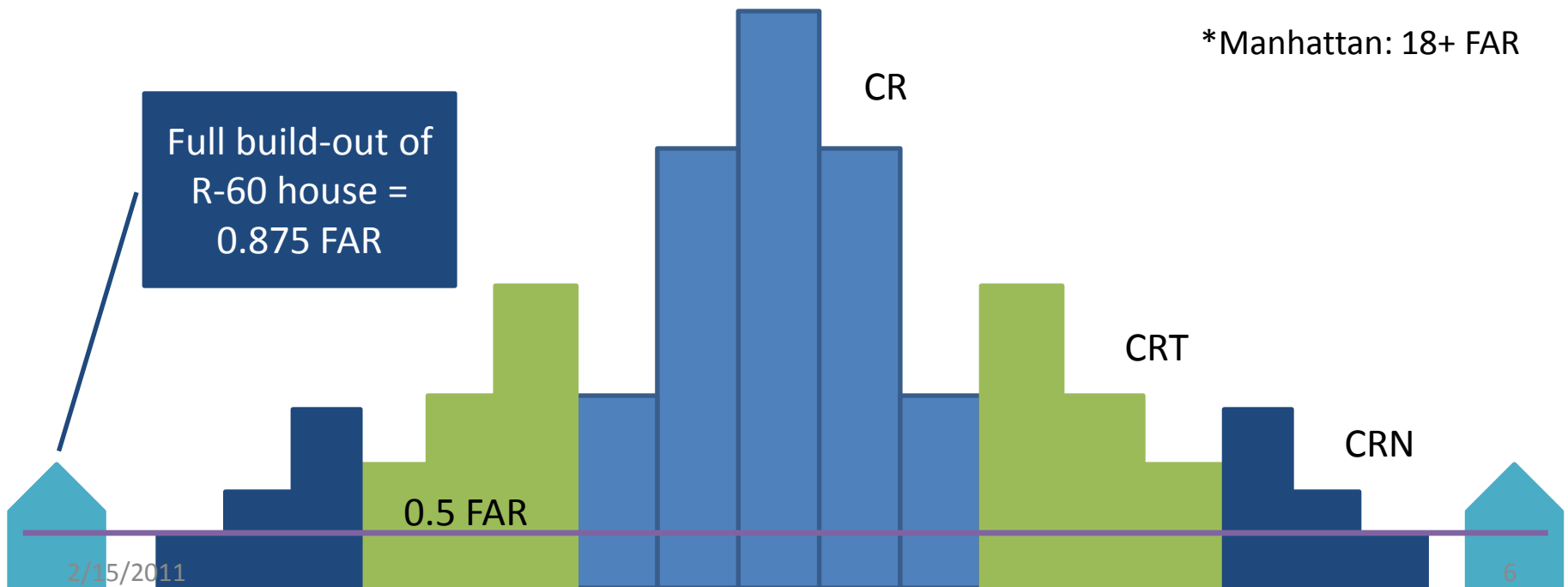
Category Density & Height Limits

- CRN
 - Up to 1.5 FAR and 65 feet
- CRT
 - Up to 4.0 FAR and 150 feet
- CR
 - Up to 8.0 FAR and 300 feet



Density in Context

- Density Range by Categories
 - CRN: from 0.5 up to 1.5 FAR
 - CRT: from 0.5 up to 4.0 FAR
 - CR: from 0.5 up to 8.0 FAR

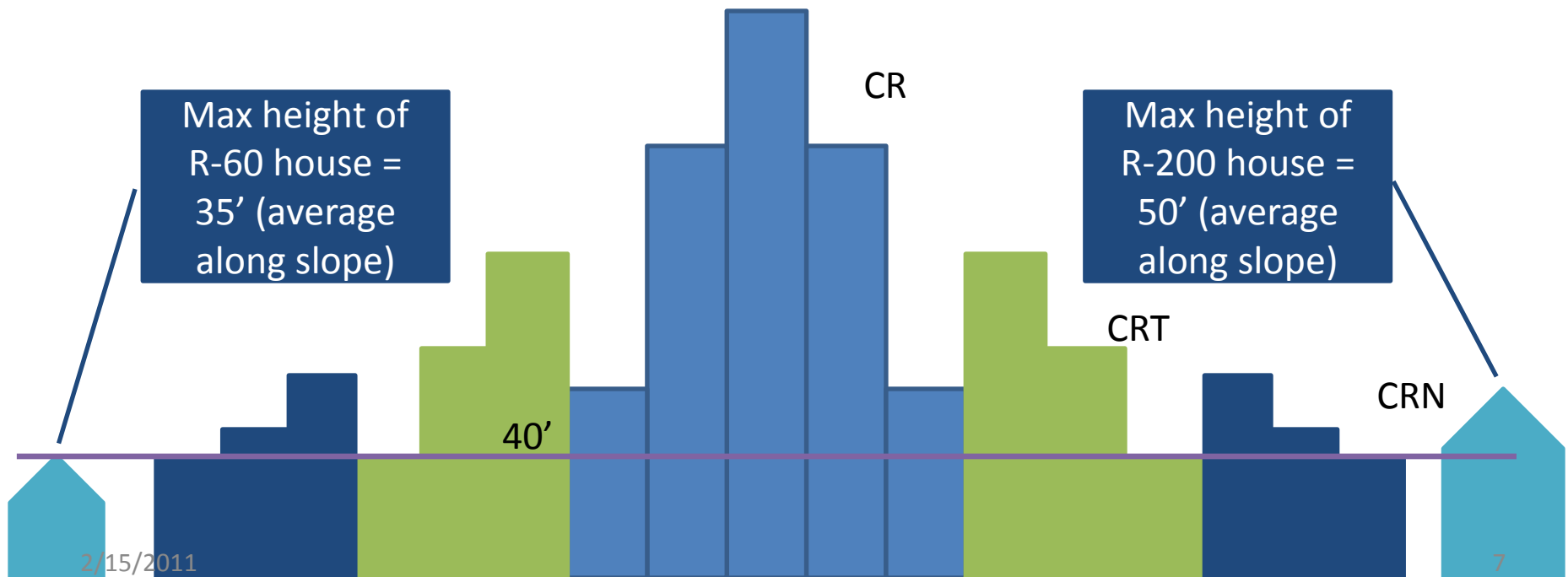


Height in Context

■ Height Range by Categories

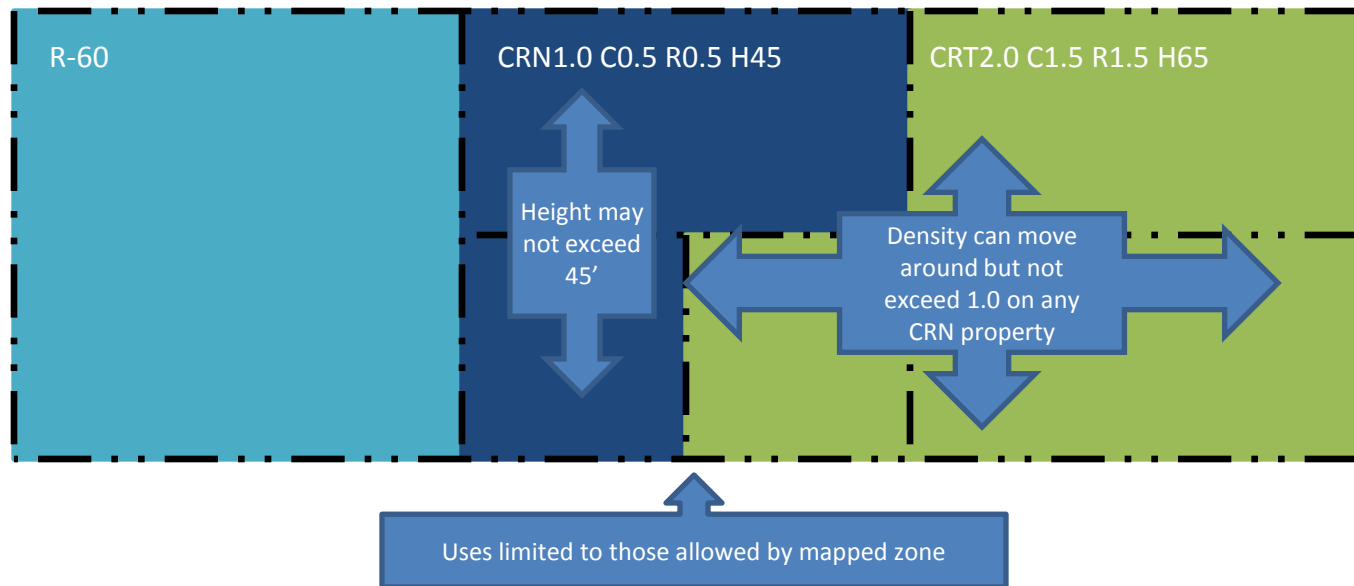
- CRN: from 40' up to 65'
- CRT: from 40' up to 150'
- CR: from 40' up to 300'

*Manhattan: 1,000'+



Density Averaging

- What can go where
 - Uses are governed by map
 - Height is governed by map
 - Density can move but can't increase when adjacent to single-family residential



Description and Objectives of the CR Zones

- Establishes general goals regarding environmental, economic, and social objectives.
- Addresses appropriate densities and heights, which are functions of the zones.
- Addresses appropriate uses to ensure compatibility, which is a function of the category.

Definitions Specific to the CR Zones

- New Terms & Modifications
 - Add “Applicable Residential Zone” for reference when addressing restrictions on properties that are adjacent and confronting certain zones.
 - Modify “Cultural Institutions”: add “performance” establishments.
 - Add “Limits of Disturbance” for public use space requirement for large lots.
 - Add “Tenant Footprint” for differentiation between retail store sizes allowed.

Methods of Development

- CRN
 - Standard method only
- CRT
 - Standard method up to 1.5 FAR & 65 feet;
 - Optional method above w/sketch plan
- CR
 - Standard method up to 1.5 FAR & 80 feet;
 - Optional method above w/sketch plan
- Site Plan Required in All Zones:
 - When adjacent or confronting residential properties and density of 0.5 FAR or more;
 - 10,000sf or more;
 - 45 feet or more; or
 - 10 or more dwelling units

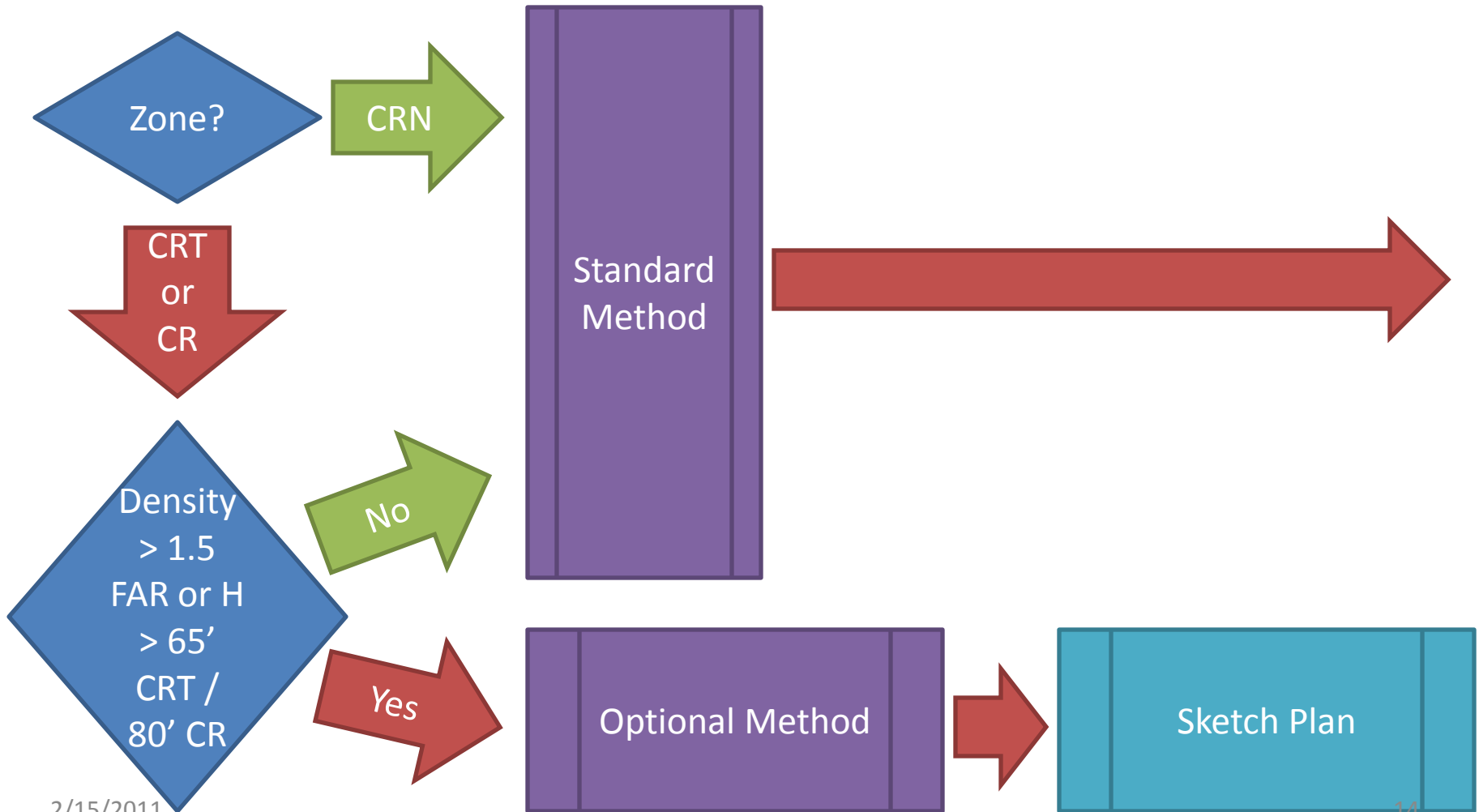
Site Plan

- Ensuring Compatibility or Requiring Onerous Process?
 - Balance sought based on impacts
 - ✓ Adjacent/confronting residential at 0.5 FAR or more
 - ✓ > 10,000 sf or 10 units
 - ✓ > 40' in height
 - Trade-off for higher standard method
 - ✓ Benefits & sketch plan not required
 - ✓ MP conformance and public review is required

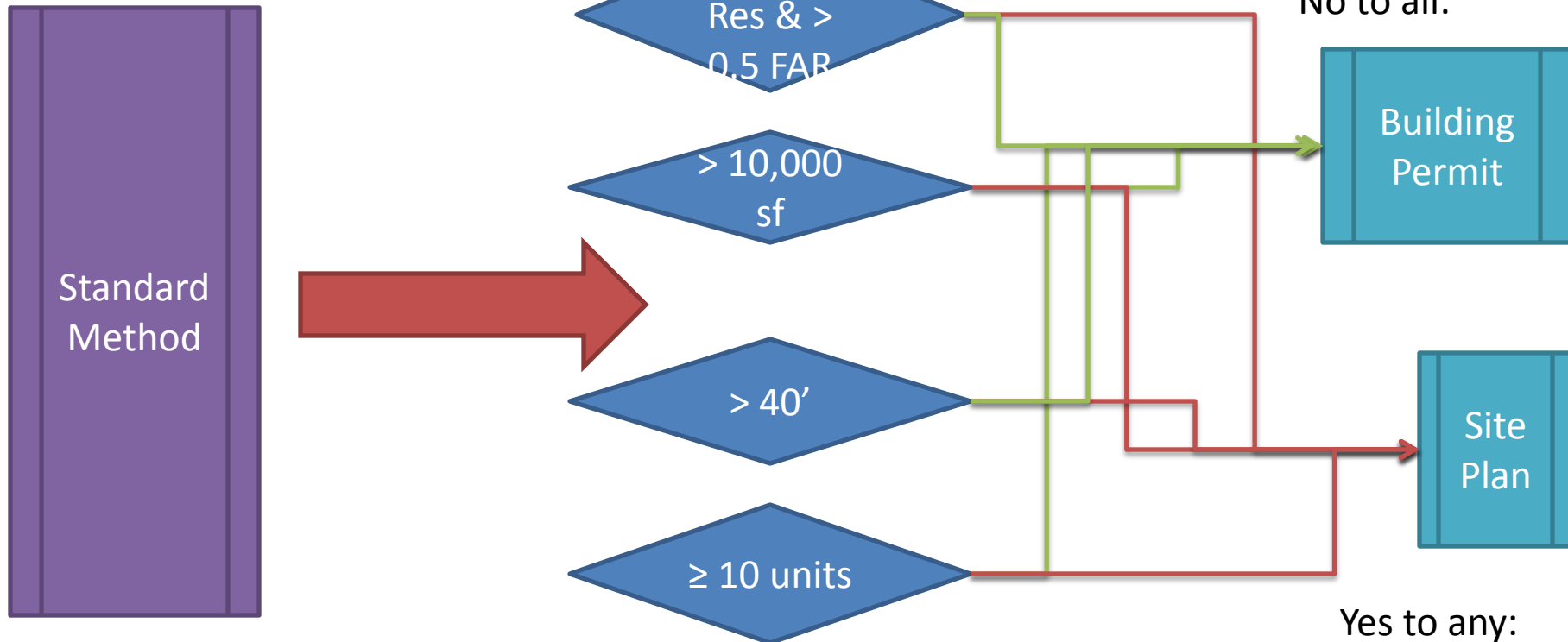
Standard/Optional Method Thresholds

- No benefits for higher density or revitalization on small lots and in struggling markets?
 - 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

Approval Procedures



Approval Procedures



Land 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
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

Land Uses

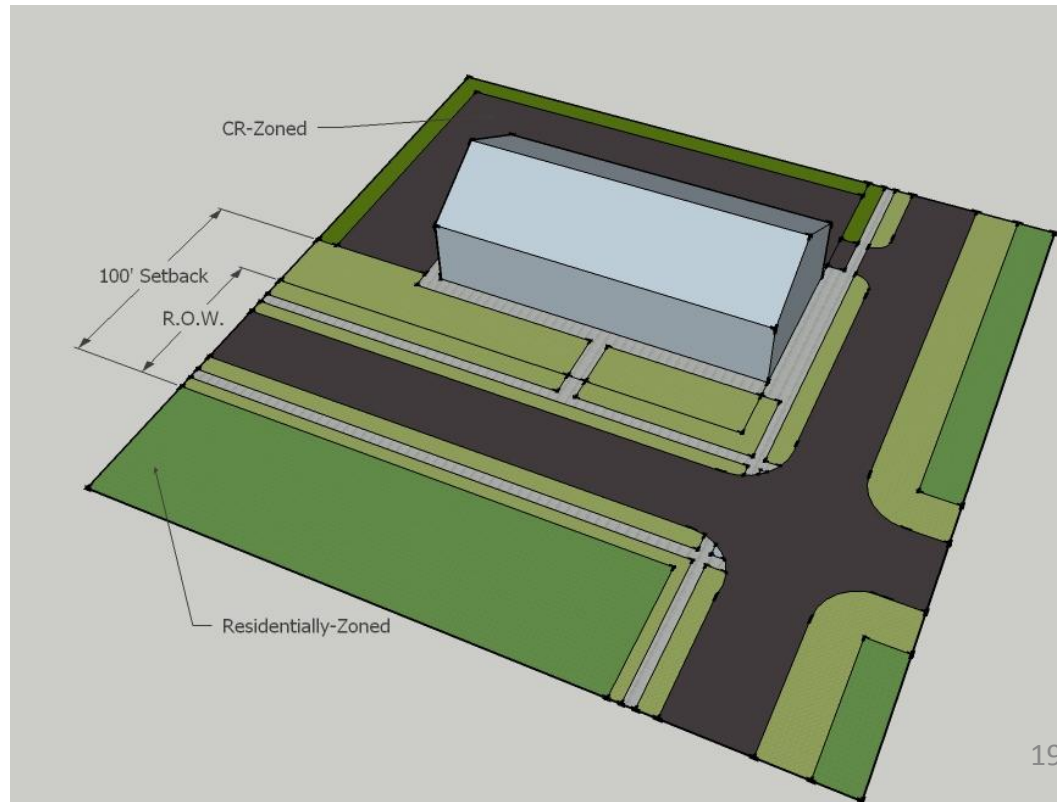
- Are Compatibility & Flexibility Mutually Exclusive?
 - Site Plan
 - ✓ CR: Required for any use on property adjacent or confronting residential > 0.5 FAR, etc.
 - ✓ CT: Required for any use
 - ✓ C-1: Not required
 - ✓ CBD0.5: Required for optional method (above 25 units or 1.0 FAR)
 - Master Plan Conformance
 - Limited Use Buffer
 - ✓ 100' for structures, parking, access
 - ✓ Planted and screened
 - Drive-Through Service
 - ✓ Differentiated only for eating/drinking uses in most zones
 - ✓ Restricted in all cases in CR
 - ✓ Site plan required

Land Uses

- CRN
 - Permits residential and commercial uses compatible in transitional areas
 - Limits uses with greater impacts
 - Does not allow more intense uses
- CRT
 - Permits residential and greater range of commercial uses
 - Limits more intense uses
 - Does not allow only most intense uses
- CR
 - Existing use table
- Limited Uses
 - Restricted to 100 feet from residential properties
 - Buffering requirements
- New Uses
 - Auto rental services w/storage of vehicles
 - Vet with boarding care
 - Day care centers split – up to and over 30 users
 - Retail uses separated by tenant footprints

Limited Uses

- Transitional Protections
 - Compatibility with residential neighborhoods
 - 100' setbacks from property lines
 - Buffering requirements
 - Property access with mitigation



Master Plan Conformance

- Site plans must be consistent with master plan
- Board may find changes have rendered recommendations no longer applicable
- Site plans must substantially conform to design guidelines

Streets

- Priority Retail Streets & Streetscape
 - Removed
 - If one's design must conform to the master plan and design guidelines and priority retail streets and streetscape standards are identified in master plans or design guidelines, these sections are redundant

Bikes and Showers

- Clarified Relationship with 59-E
- Simplified Table
- Identified #s of Public and Private Spaces

Parking

- Minimums adjusted upward for new contexts
- Some maximum caps removed
- Shared parking facilities for municipalities retained
- Surface parking design refined
- Site plan required for drive-through services
- Waiver of parking requirements added

Development Standards

- Removed Density and Height: References Section 15.1
- Clarified Setback Language – No Change
- Revised Public Use Space for Small and Large Lots
- Changed Payment-in-Lieu Section
- Clarified Residential Amenity Space Language to Reflect Change in Workforce Housing Law

Public Use Space

- Same for all contexts
- Public use space for standard method projects:
 - Not required for sites under 5,000sf
 - 10% of net lot requirement for sites up to 3 acres
 - 10% of limits of disturbance for sites over 3 acres
- Pay in lieu for public use space modified with self-contained language (no reference to section 59-D-2)

Optional Method: Public Benefits

- Reorganized Sections
- Changed from % to Points
- Established Points for CRT
- No Change in CR – 100% = 100 Points; Same Benefits Available
- Major public facilities expanded to include infrastructure
- Transit proximity points adjusted for CRT zones
- New public benefits for smaller lots, less intense development
- Removed 30% Cap; Require 4 out of 7 Categories
- Shifted Some Benefits
- BLTs required only for CR