



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCFB  
Item # 5  
2/19/09

February 5, 2009

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*  
Vision Division

Khalid Afzal, Team Leader *KA*  
East Transit Corridor Planning Team  
Vision Division

FROM: Frederick Vernon Boyd, Community Planner (301.495.4654)  
East Transit Corridor Planning Team *FVB*  
Vision Division

SUBJECT: Planning Board Draft—Limited Amendment to the Sector Plan for the Wheaton  
Central Business District and Vicinity

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**RECOMMENDATION:** Approve Resolution of Adoption for transmittal to Maryland-National Capital Park and Planning Commission

Attached for your review and approval is Montgomery County Planning Board Resolution 09-17 to adopt a Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity. Attached as well are the Limited Amendment as approved by the District Council on December 9, 2008 (which incorporates the Council's changes to the Planning Board Draft), and District Council Resolution 16-813, also dated December 9, 2008, approving the Limited Amendment.

FVB:ha: g:\boyd\wheaton resolution staff report

Attachments



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB No. 09-17**  
**Sector Plan Limited Amendment**  
**Wheaton Central Business District and Vicinity**  
**Date of Hearing: February 19, 2009**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to The General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on May 15, 2008, on the Public Hearing (Preliminary) Draft of the Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, being also an amendment to the General Plan for the Physical Development of the Maryland-Regional District, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 5, 2008, approved the Planning Board (Final) Draft of the proposed Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendation and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendation on the Planning Board (Final) Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, and forwarded those recommendations with an analysis to the District Council on July 24, 2008; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on September 16, 2008, wherein testimony was received concerning the Planning Board (Final) Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity; and

APPROVED AS TO LEGAL SUFFICIENCY  
*[Signature]* - 2/19/09  
M-NCPPC LEGAL DEPARTMENT

WHEREAS, the District Council, on December 9, 2008, approved the Planning Board (Final) Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity subject to the modifications and revisions set forth in Resolution No. 16-813; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board hereby adopts said Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, together with the General Plan for the Physical Development of Maryland-Washington Regional District, as amended; and as approved by the District Council in the attached Resolution No. 16-813; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ voting in favor of the motion, [**modify vote as applicable if PB member absent, abstains, etc.**] at its regular meeting held on Thursday, \_\_\_\_\_, in Silver Spring, Maryland.

\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

*Limited Amendment to the  
Sector Plan for the Wheaton Central  
Business District and Vicinity*



Montgomery County Planning Board  
February 2009

# **Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity**

An Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, 1990, as amended; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended.

**Prepared by the Maryland-National Capital Park and Planning Commission**  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Approved by the Montgomery County Council**  
December 9, 2008

**Adopted by the Maryland-National Capital Park and Planning Commission**  
Date

# **LIMITED AMENDMENT TO THE SECTOR PLAN FOR THE WHEATON CENTRAL BUSINESS DISTRICT AND VICINITY**

## **ABSTRACT**

This Plan contains land use and zoning recommendations for a portion of the Wheaton Sector Plan Area. It is a limited amendment to the approved and adopted 1990 Sector Plan for the Wheaton Central Business District and Vicinity. It also amends *On Wedges and Corridors*, the *General Plan for the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended. The Plan makes recommendations for land use, urban design, environment, and transportation that are intended to guide development and to be implemented through zoning.

## **SOURCE OF COPIES**

The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

## **THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting, and amending or extending *On Wedges and Corridors*, the general plan for the physical development of the Maryland-Washington Regional District.

The Commission operates in each county through Planning Boards appointed by the county government. The Boards are responsible for all local plans, zoning amendments, subdivision regulations, and administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Outreach and Media Relations Division, 301-495-4600 or TDD 301-495-1331.

**CERTIFICATION OF APPROVAL AND ADOPTION**

## ELECTED AND APPOINTED OFFICIALS

### **County Council**

Philip Andrews, President  
Roger Berliner, Vice-President  
Mark Elrich  
Valerie Ervin  
Nancy Floreen  
Michael Knapp  
George L. Leventhal  
Donald Praisner  
Duchy Trachtenberg

### **County Executive**

Isiah Leggett

### **The Maryland-National Capital Park and Planning Commission**

Royce Hanson, Chairman  
Samuel J. Parker, Jr., Vice Chairman

#### Commissioners

#### **Montgomery County Planning Board**

Royce Hanson, Chairman  
John M. Robinson, Vice Chair  
Joe Alfandre  
Jean B. Cryor  
Amy Presley

#### **Prince George's County Planning Board**

Samuel J. Parker, Jr., Chairman  
Sylvester J. Vaughns, Vice Chair  
Sarah A. Cavitt  
Jesse Clark  
Colonel John H. Squire



A plan provides comprehensive recommendations for the use of publicly and privately owned land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective.

Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

### **The Plan Process**

The PUBLIC HEARING DRAFT PLAN is the formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a sector plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board Draft Plan, as revised.

After Council approval the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.



## Contents

The Study Area.....	3
Analysis .....	4
Land Use and Zoning Recommendations .....	5
Urban Design.....	6
Transportation .....	10
Environment.....	11
Schools.....	11
Parks.....	11
Implementation.....	11

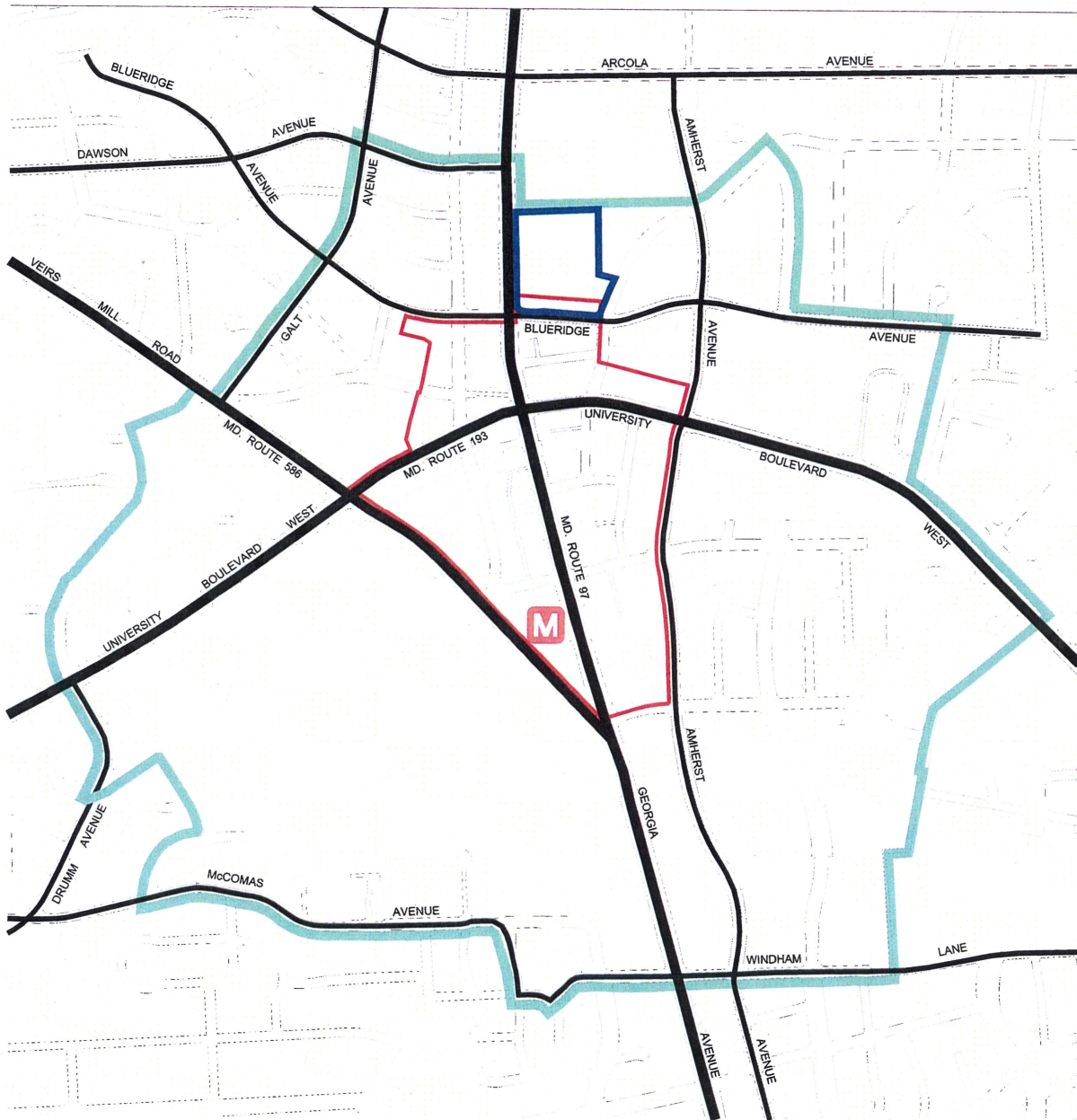
## Figures





Vicinity Map.....	1
Study Area.....	2
Proposed Land Uses.....	7
Existing Zoning.....	8
Proposed Zoning.....	9

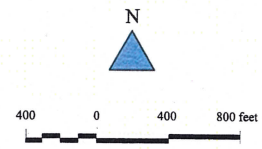


# VICINITY MAP

FIGURE 1



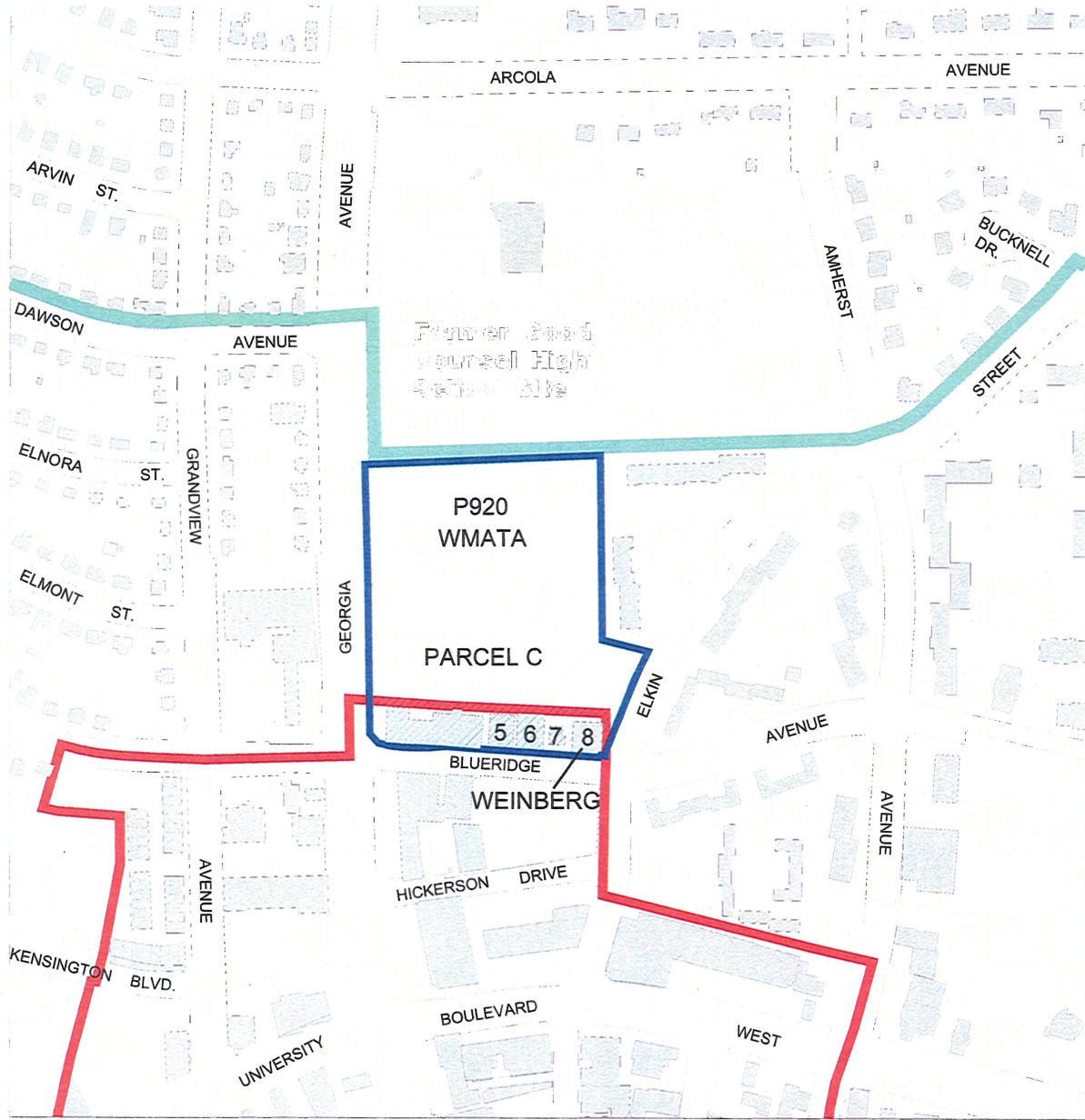
-  WHEATON METRO STATION
-  STUDY AREA BOUNDARY
-  SECTOR PLAN BOUNDARY
-  CURRENT CENTRAL BUSINESS DISTRICT BOUNDARY








Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

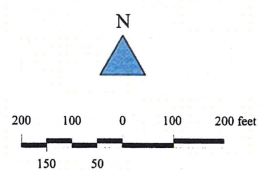
# STUDY AREA

FIGURE 2



X:\AS\W-CBD\STUDY AREA 1.dwg (Wheaton CBD.dwg)

-  LOT NUMBER (See Text)
-  AVALON BAY
-  SECTOR PLAN BOUNDARY
-  CURRENT CENTRAL BUSINESS DISTRICT BOUNDARY
-  STUDY AREA BOUNDARY



Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

## Introduction

This Limited Amendment to the 1990 *Sector Plan for the Wheaton Central Business District and Vicinity* evaluates and makes land use and zoning recommendations for a portion of the Sector Plan area. It also recommends adjustments to the boundaries for the Central Business District (CBD) to accommodate its zoning recommendations.

## The Study Area

The study area for this Amendment is located at the northern edge of the Wheaton Central Business District Sector Plan area. It consists of three sets of properties: Lots 5, 6, and 7 and Parcel C of the Villa Verde subdivision, all of which are owned by Avalon Bay Communities; Lot 8 of Villa Verde, owned by the Weinberg family; and Parcel 920, an unsubdivided and largely vacant property owned by the Washington Metropolitan Area Transit Authority that is immediately to the north of Parcel C. The three sets of properties total approximately 7.6 acres (see Figure 1 for an overall vicinity map and Figure 2 for the study area).

The Avalon Bay and Weinberg properties comprise the entire frontage of Blueridge Avenue between Georgia Avenue and Elkin Street. Parcel 920 fronts on Georgia Avenue. The block currently includes four office buildings, from one to seven stories in height, and one unoccupied single-family house. The office buildings occupy part of Parcel C, as well as Lots 5, 6, and 8. The unoccupied house is on Lot 7. Parcel 920 is vacant, with an access point for Metro operations in the southwest corner of the property.

Property	Size	Existing Zone
Lots 5, 6, 7 and Parcel C	3.65 acres	C-O/Overlay (Lots 5, 6, 7 and part of Parcel C are in the Overlay Zone)
Lot 8	0.13 acres	C-O/Overlay
Parcel 920	3.8 acres	R-90/TDR

Lots 5, 6, 7 and 8, as well as a portion of Parcel C, are now classified in the Wheaton Retail Preservation Overlay Zone with an underlying C-O (Commercial Office) Zone. The remainder of Parcel C is in the C-O Zone but is not in the Overlay Zone. Parcel 920 is in the R-90/TDR Zone, with a Sector Plan recommendation of nine units to the acre. The CBD boundary divides Parcel C, with the buildings along Blueridge Avenue located inside the Central Business District, and the parking lot associated with the buildings outside the CBD. Lots 5, 6, 7 and 8 are inside the CBD.

The defining physical feature of the study area is the pronounced west to east slope along Blueridge Avenue. Blueridge Avenue's intersection with Elkin Street is about 33 feet lower than its intersection with Georgia Avenue. The easternmost part of the study area, along the eastern property lines of Parcel 920 and Parcel C, is wooded. A stormwater management facility that serves Parcel C's parking lot is located in this area.



## Analysis

The 1990 *Sector Plan for the Wheaton Central Business District and Vicinity* recommends the four lots on Blueridge Avenue and Parcel C for office use and also recommends that future office development in the area abutting residential neighborhoods should be limited to building heights of 30 to 40 feet. “These offices,” the Sector Plan states, “should serve as a transition between the residential areas to the north and the Central Business District south of Blueridge Avenue.” (p. 33)

In the years since the Sector Plan’s approval, mixed-use development has become an increasingly attractive and efficient way to redevelop relatively urban commercial areas. The CBD zones enable this mixing of uses. The C-O Zone, in contrast, does not generally allow commercial retail uses and limits the ability to include residential uses.

Mixed-use development in the study area would provide housing within a reasonable half-mile walk of Wheaton’s Metro station, and could increase the stock of housing in Wheaton that is attractive to residents of varying ages and incomes. The addition of residential and commercial retail uses would enliven Blueridge Avenue and provide neighborhood shopping destinations for residents of the multifamily communities along Elkin Street east of the study area.

Mixed-use development also would accomplish the Sector Plan’s overriding objective of providing a transition between the more intense uses in the CBD and the lower density residential uses to the north. Building heights, for example, would step down from as much as 125 feet in the CBD-2 zone south of Blueridge Avenue to 60 to 90 feet along Blueridge Avenue and to 35 feet in the proposed townhouse community on the former Good Counsel High School site south of Arcola Avenue.



## Land Use and Zoning Recommendations

### Blueridge Avenue Properties

This Amendment recommends reclassifying Lots 5, 6, and 7 and Parcel C to the CBD-1 Zone, and expanding the Central Business District boundary to include all of Parcel C. With most of this block in single ownership, and likely to be the subject of a single development proposal, the small business protection afforded by the Wheaton Retail Preservation Overlay Zone is less critical in this area. The Amendment therefore recommends that the Retail Preservation Overlay Zone be removed from the north side of Blueridge Avenue between Georgia Avenue and Elkin Street. The Amendment strongly encourages an Optional Method Development for the CBD-1 properties. An Optional Method Development would allow a denser development with more on- or off-site public use space, more Moderately Priced Dwelling Units and firmer regulatory controls through the site plan process than a Standard Method Development.

This Limited Amendment recommends a careful assessment of parking for new development, to ensure that there is not an adverse impact on the occupants of the existing structures.

While mixed-use development would also be appropriate for the Weinberg property on Lot 8, this Plan recommends instead that the C-O Zone remain in place. The current office use continues to meet the transition objectives of the Sector Plan. Although the building's floor area ratio exceeds the maximum FAR now allowed in the C-O Zone, it is conforming under the standards of the Zoning Ordinance and can be structurally altered, repaired, or reconstructed as long as the original dimensions are retained. This Amendment recommends guidelines aimed at maximizing compatibility between the Weinberg property and any new development that occurs on adjoining properties in the CBD-1 Zone.

### Parcel 920

This Amendment recommends that Parcel 920 be reclassified to the CBD-0.5 Zone and that the Central Business District boundary be expanded to include this parcel. This property is located between properties that appear poised for development. To the south are Avalon Bay's properties on Blueridge Avenue, recommended in this Amendment for mixed-use development in the CBD-1 zone (which allows an FAR of 3.0 and up to 125 units per acre). To the north is the former Good Counsel High School site, which is now zoned for townhouse development at 15 dwelling units to the acre. Recommended residential densities for those properties and the existing multifamily community to the east are higher than the nine units to the acre recommended for the property by the 1990 *Sector Plan*. Increased densities on Parcel 920 will increase the availability of housing and can contribute to the inventory of housing of varying types and affordability. They will not compromise the Sector Plan's objective of a smooth transition from the Central Business District to the one-family neighborhoods outside the Sector Plan area. The Amendment strongly encourages an Optional Method Development for this property as well. An Optional Method Development would allow a denser development with more on- or off-site public use space, more Moderately Priced Dwelling Units and firmer regulatory controls through the site plan process than a Standard Method Development. Recognizing topographic constraints on this property, maximum heights set for this zone, and the need to ensure an appropriate transition to the surrounding residential development, this Limited Amendment recommends a maximum density on this property of 40 units to the acre. The

density may be increased to accommodate permitted density bonuses for Moderately Priced Dwelling Units and Workforce Housing.

In summary, this Limited Amendment makes the following recommendations for the study area.

- Expand the boundary of the Wheaton Central Business District to include all of Parcel C, Villa Verde, and Parcel 920.
- Reclassify Parcel C, as well as Lots 5, 6 and 7 from the C-O Zone to the CBD-1 Zone.
- Reclassify Parcel 920 to the CBD-0.5 Zone.
- Remove the Wheaton Retail Preservation Overlay Zone from properties on the north side of the block of Blueridge Avenue between Georgia Avenue and Elkin Street.
- Retain the C-O Zone on Lot 8.
- Allow a reduction of required public use space on site to 10 percent, should an Optional Method Development occur on CBD-1 properties, if the developer opts to adhere to standards in the Zoning Ordinance that allow off-site provision of some or all of the required 20 percent public use space.
- Encourage off-site provision of public use space when Parcel 920 develops.
- Review parking for new development to ensure that existing buildings continue to have adequate access to public parking.

Figure 3 shows proposed land uses for the study area, Figure 4 shows existing zoning, and Figure 5 depicts proposed zoning.

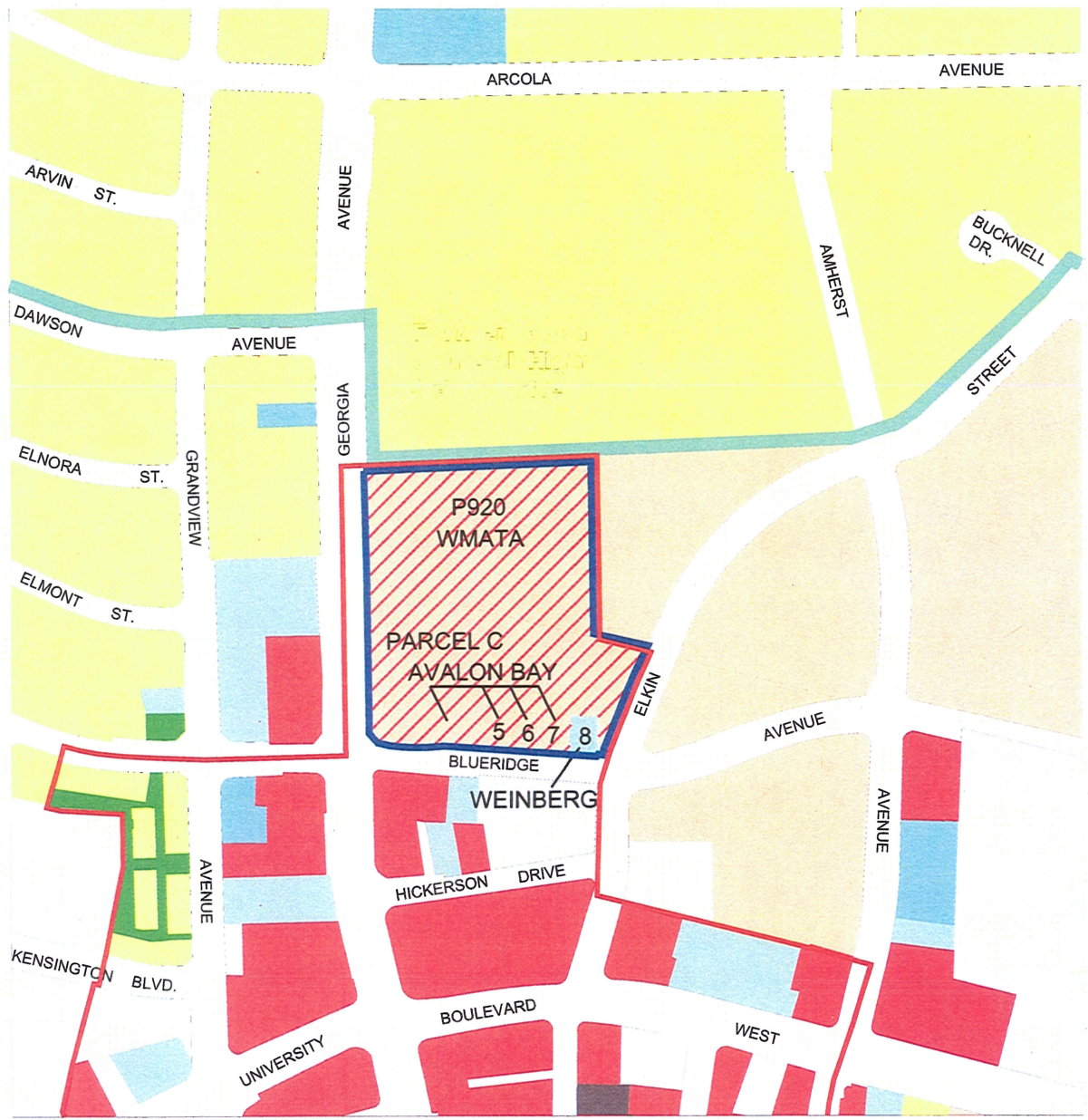
## **Urban Design**

Successful urban streets provide an atmosphere that is attractive to and comfortable for pedestrians walking along them. These streets use elements of design—varied building massing, differing façades, landscaping, and sidewalk treatments—to create a lively streetscape for workers and residents. This Amendment offers design guidelines whose aim is to insure that new development in the CBD-0.5 and CBD-1 zones along Blueridge and Georgia Avenues achieves design excellence and contributes to a smooth transition from more intensive CBD uses to less intensive residential uses. They also guide the location of public spaces and contribute to a gradual stepping down of potential building heights from the CBD core to the residential communities outside the CBD. The guidelines strongly encourage future development projects to:

- Employ design techniques that reinforce the general principles of crime prevention through environmental design: maximizing visibility, careful placement of access points and clear delineation of activity areas
- Orient all buildings to streets
- Use building setbacks or façade articulations at appropriate heights to vary the building mass and enhance compatibility with existing buildings
- Insure that building heights follow the sloping topography and step down from Georgia Avenue east towards the existing multifamily neighborhood along Elkin Street
- Locate and design vehicle and delivery entrances and other service elements so that they have minimal impact on pedestrian activities

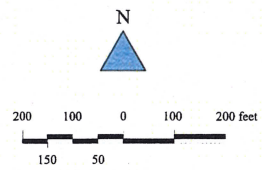
# PROPOSED LAND USES

FIGURE 3



X:\GIS\WCD\STUDY AREA\PROPOSED LANDUSE.dwg (Wheaton CBD Profile.etc)

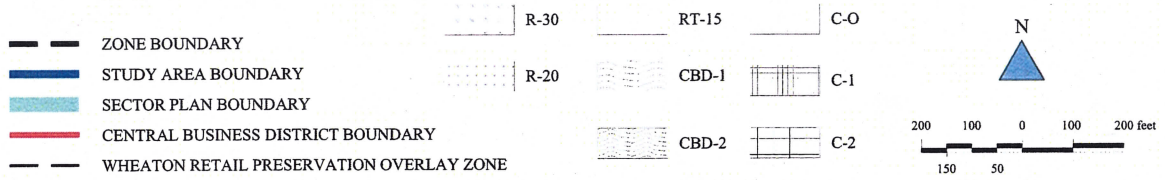
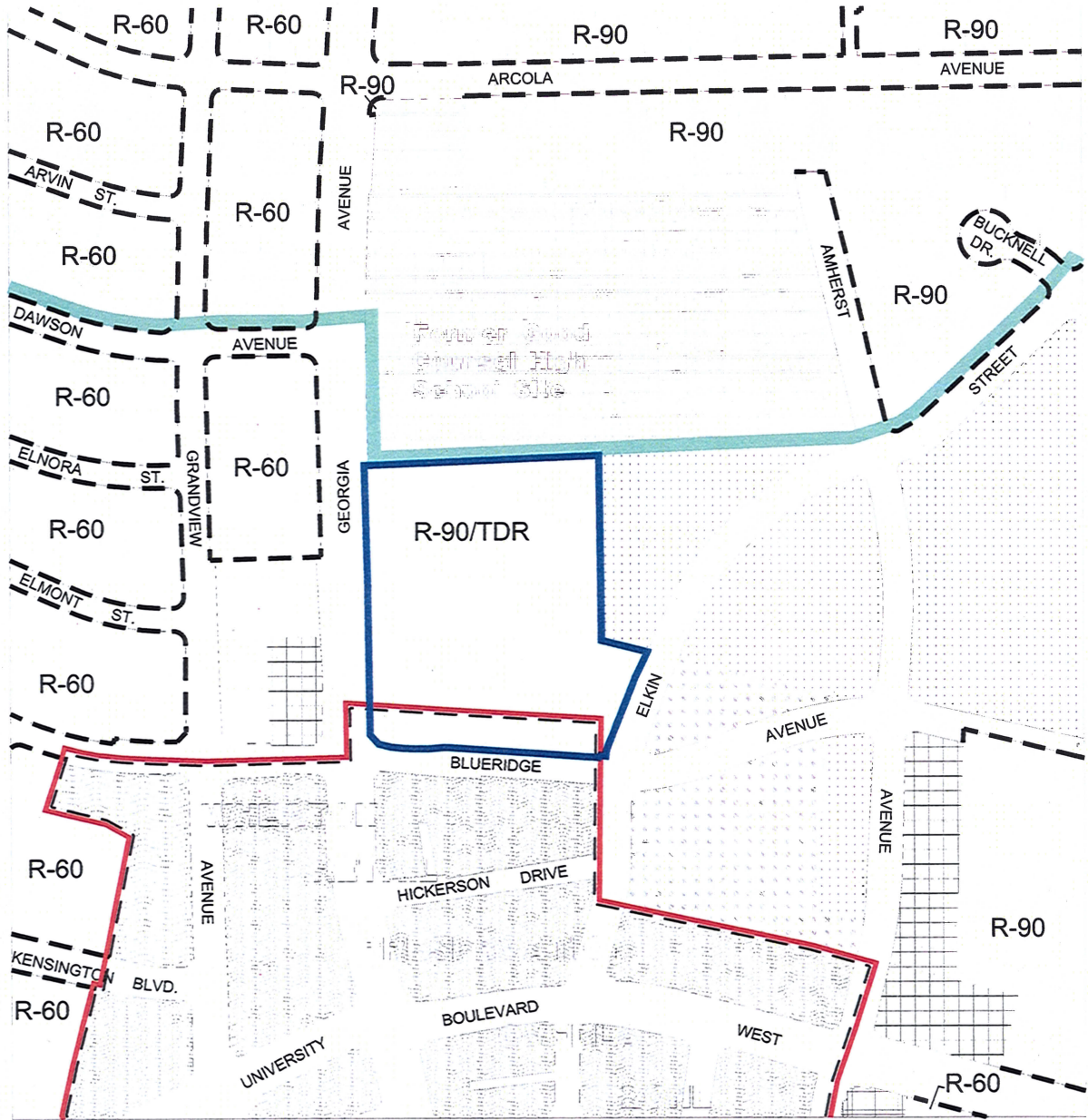
	STUDY AREA BOUNDARY		COMMERCIAL - RETAIL
	SECTOR PLAN BOUNDARY		COMMERCIAL - OFFICE
	PROPOSED CENTRAL BUSINESS DISTRICT BOUNDARY		INSTITUTIONAL
	SINGLE-FAMILY		RECREATION AND OPEN SPACE
	APARTMENTS, CONDOMINIUMS		MIXED USE
	INDUSTRIAL AND WAREHOUSE		LOT NUMBER (See Text)
	TRANSPORTATION, COMMUNICATION, UTILITIES		



Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

EXISTING ZONING

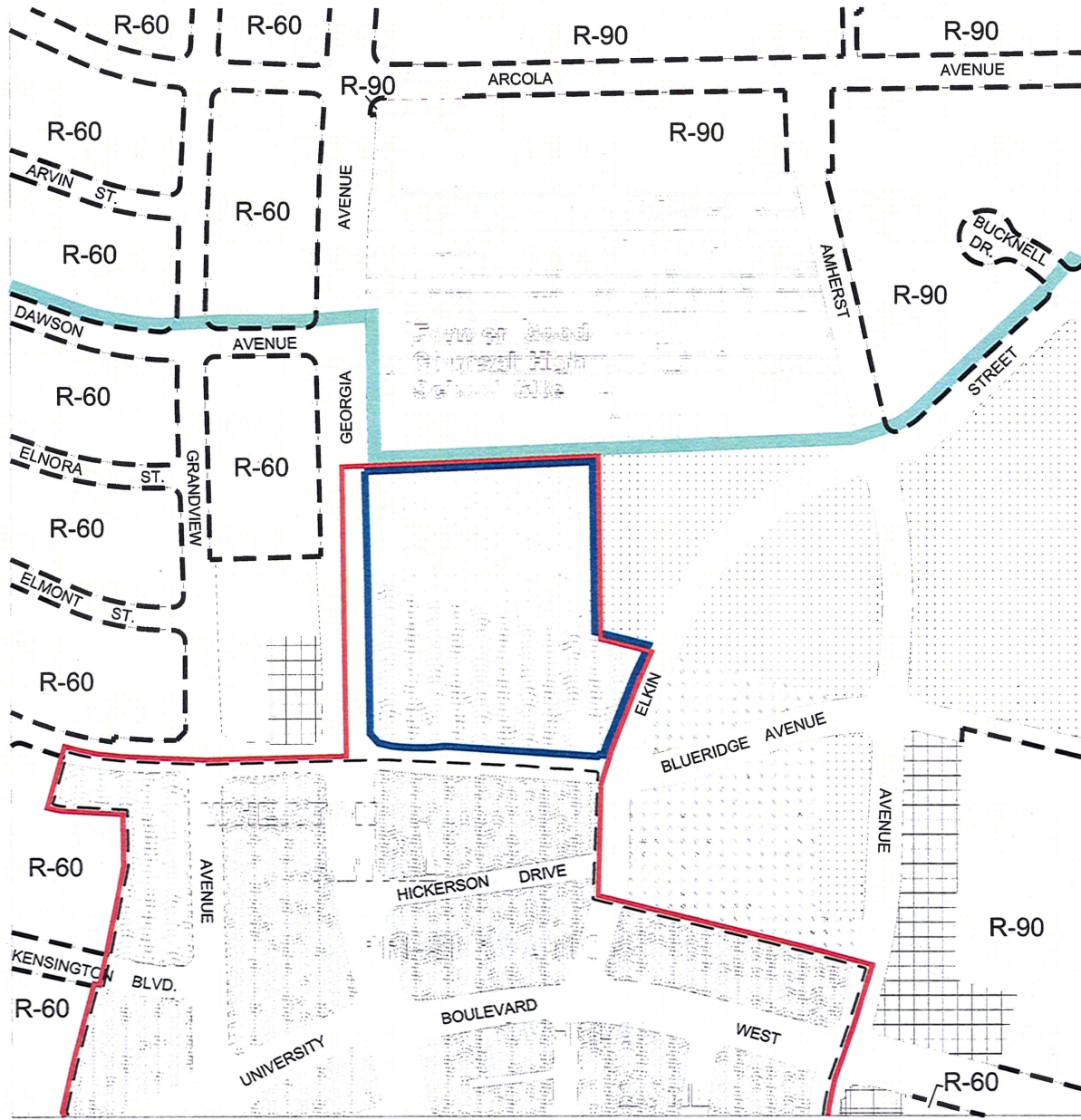
FIGURE 4



Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

# PROPOSED ZONING

FIGURE 5



X:\M\W-CBD\STUDY AREA PROPOSED ZONING.dwg (Wheaton cbd per zone.dwg)

ZONE BOUNDARY	R-30	R-20	CBD-2
STUDY AREA BOUNDARY	RT-15	C-O	
SECTOR PLAN BOUNDARY	CBD-0.5	C-1	
PROPOSED CENTRAL BUSINESS DISTRICT BOUNDARY	CBD-1	C-2	
PROPOSED WHEATON RETAIL PRESERVATION OVERLAY ZONE			

Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

- Provide neighborhood retail and service activities in ground floor space along Blueridge Avenue and use design techniques—varying facades, building setbacks, and landscaping, for example—in this area that encourage and enhance the walking experience

Use design techniques such as façade articulation, durable materials, building entrance and storefront design, awnings and other building features to create attractive building form.

- Provide a substantial mid-block public use space on Blueridge Avenue that is adjacent to building and store entrances
- Provide building transparency along Blueridge Avenue for a minimum of 50 percent of the distance between Georgia Avenue and the mid-block public use space
- Ensure that new development achieves compatibility with the existing structures and does not “surround” the existing building on Lot 8, by creating open and landscaped areas or public use space in areas adjacent to Lot 8 and along Elkin Street; establish lower building heights in these areas; and increase setbacks between the existing structure and any new buildings
- For new development in the CBD-1 Zone, provide a portion of the public use space in the form of significantly widened sidewalks located in part on private property along Georgia and Blueridge Avenues, and use materials that adhere to the county’s *Wheaton Commercial Area Streetscape Standards*
- For new development in the CBD-1 Zone, provide a minimum building setback of 25 feet from Georgia Avenue, a planting strip along Georgia Avenue that is a minimum of five feet wide, and a sidewalk on Georgia Avenue that has a minimum clear width of 10 feet, all of which will help enliven the public pedestrian realm along this busy avenue
- Provide building entrances, windows, stoops, and landscaping on Georgia Avenue to create an active streetscape
- Locate retail or other street activating non-residential uses at the corner of Georgia and Blueridge Avenues and provide a minimum of 25 feet from the curb at the corner of Georgia and Blueridge Avenues to the building by truncating the first floor corner or setting the entire building back
- Provide a pedestrian, bicycle and vehicular connection from Blueridge Avenue through Parcel C and Parcel 920 to the Leesborough development to the north
- Use varied building massing and building setbacks in the northern and eastern portions of Parcel 920 to insure compatibility with adjacent development
- Provide a 100-foot green buffer on Parcel 920 between the existing multifamily neighborhood along Elkin Street and new development in the eastern part of the property.

## **Transportation**

This Amendment proposes no changes to existing street and highway classifications. The impact of possible land uses along Blueridge Avenue on the existing roadway network has been evaluated for this Amendment. The analysis considered mixed-use development at various proportions of office, retail, and residential as well as the impact of development in the existing C-O Zone. The analysis concluded that mixed-use development with a significant residential component produces fewer peak hour vehicle trips—with a smaller resulting impact on the roadway network—than mixing non-residential uses such as office and retail or a development consisting solely of office uses.

## **Environment**

New sector plans in urbanizing areas of the county recognize the need for greater efforts in avoiding carbon emissions, increasing energy efficiency, and conserving water. There are a variety of techniques available to meet these goals, many of which are mandated in legislation and regulation. Because services needed for living and working are in close proximity, mixed-use developments enable residents to reduce the number of vehicle miles traveled, thus reducing the amount of carbon emitted. An open space system with adequate pervious area provides ground area for trees to grow and areas for rain to infiltrate into the groundwater. This Amendment recommends that new development adhere to the latest techniques to maximize water conservation, energy efficiency, and pervious open space, and to reduce carbon emissions.

## **Schools**

Montgomery County Public Schools long-range planning staff analyzed the impact of increased residential development in the study area. The proposed zones could permit as many as 830 dwelling units on the Avalon Bay and WMATA properties. The analysis assumed that residential development would occur in mid-rise units. Using factors for this type of housing in this part of the county, MCPS analysts concluded that development on the properties would produce an additional 35 elementary school students, 33 middle school students and 28 high school students for schools in the Kennedy High School cluster. For Fiscal Year 2009, Elementary School capacity in the cluster is currently considered inadequate at 105 percent of capacity, which means that developers must make a school facility payment to proceed with proposed projects. Middle and high school capacity is adequate at 105 percent for FY 2009. All consortium clusters have capacity at 120 percent.

## **Parks**

The Planning Department is currently preparing a new Sector Plan for the Wheaton Central Business District. The Plan will include an overall open space plan for the entire Sector Plan area, which continues to include this Limited Amendment's study area. The Planning Board's review of Project and Site plans provides an opportunity to guide provision of open and recreation space for proposed new development in the overall context of the developing Sector Plan. In addition to the new open space plan, new residents in the study area will be served by existing park facilities, including Wheaton Regional Park, Arcola Local Park, and Wheaton Forest Local Park.

## **Implementation**

This section outlines those steps necessary to implement the land use and zoning recommendations of this Amendment.

## Proposed Zoning

The following table summarizes the zones proposed in this Limited Amendment:

Property and Size	Existing Zone	Proposed Zone
Lots 5, 6, 7 and Parcel C (3.65 acres)	C-O	CBD-1
Lot 8 (0.13 acres)	C-O	C-O
Parcel 920 (3.8 acres)	R-90/TDR	CBD-0.5

## Other Steps

Implementing the recommendations of this Limited Amendment requires revisions to Wheaton's Central Business District boundary. This Amendment recommends a Zoning Text Amendment to incorporate the necessary revisions to the metes and bounds description that delineates the Central Business District.

This Amendment recognizes that mixed-use development recommended for the CBD-1 and CBD-0.5 zones may require revisions to the boundaries of Wheaton's Urban District and its Parking District. Neither revision is required to implement this Amendment's recommendations, but these revisions would allow property owners to contribute to the maintenance of these districts.

## Water Supply and Sewerage Systems

The Study Area lies within the Washington Suburban Sanitary District and receives public (community) water and sewer service from systems owned and operated by the Washington Suburban Sanitary Commission (WSSC). Consistent with the service policies in the County's *Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (2003)*, all properties in the area studied by this Limited Amendment have approval for and access to WSSC's public sanitary systems.



Resolution No.: 16-813  
Introduced: December 9, 2008  
Adopted: December 9, 2008

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Approval of Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity

**Background**

1. On June 20, 2008, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity.
2. The Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity amends the Sector Plan for the Wheaton Central Business District and Vicinity, 1990, and the General Plan for the Physical Development of the Maryland-Washington Regional District.
3. On July 24, 2008, the County Executive transmitted to the County Council his fiscal analysis of the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity.
4. On September 16, 2008, the County Council held a public hearing regarding the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity. The Limited Amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On October 27, 2008, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity.
6. On November 18 and November 25, 2008, the County Council reviewed the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity and the recommendations of the Planning, Housing, and Economic Development Committee.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, dated June 2008, is approved with revisions. Council revisions to the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 4: Amend the last sentence on the page as follows:

Building Heights, for example, would step down from as much as [143] 125 feet in the CBD-2 [Zone] zone South of Blueridge Avenue to 60 [feet or] to 90 feet along Blueridge Avenue and to 35 feet in the proposed townhouse community on the former Good Counsel High School site south of Arcola Avenue.

Page 5: Add the following sentence after the first paragraph on the page:

This Limited Amendment recommends a careful assessment of parking for new development, to ensure that there is not an adverse impact on the occupants of the existing structures.

Page 5: Revise the second paragraph as follows:

[This Amendment does not recommend] While mixed-use development would also be appropriate for the Weinberg property on Lot 8, this Plan [; it] recommends instead that the C-O Zone remain in place.

Pages 5 to 6: Revise the text under the heading "Parcel 920" as follows:

This Amendment recommends that Parcel 920 be reclassified to the CBD-0.5 Zone and that the Central Business District boundary be expanded to include this parcel. This property is located between properties that appear poised for development. To the south are Avalon Bay's properties on Blueridge Avenue, recommended in this Amendment for mixed-use development in the CBD-1 zone (which allows an FAR of 3.0 and up to 125 units per acre). To the north is the former Good Counsel High School site, which is now zoned for townhouse development at 15 dwelling units to the acre. Recommended residential densities for those properties and the existing multifamily community to the east are higher than the nine units to the acre recommended for the property by the 1990 *Sector Plan*. Increased densities on Parcel 920 will increase the availability of housing and can contribute to the inventory of housing of varying types and affordability. They will not compromise the Sector Plan's objective of a smooth transition from the Central Business District to the one-

family neighborhoods outside the Sector Plan area. The Amendment strongly encourages an Optional Method Development for this property as well. An Optional Method Development would allow a denser development with more on- or off-site public use space, more Moderately Priced Dwelling Units and firmer regulatory controls through the site plan process than a Standard Method Development. Recognizing topographic constraints on this property, maximum heights set for this zone, and the need to ensure an appropriate transition to the surrounding residential development, this Limited Amendment recommends a maximum density on this property of 40 units to the acre. The density may be increased to accommodate permitted density bonuses for Moderately Priced Dwelling Units and Workforce Housing.

In summary, [staff] this Limited Amendment makes the following recommendations for the study area.

- Expand the boundary of the Wheaton Central Business District to include all of Parcel C, Villa Verde, and Parcel 920.
- Reclassify Parcel C, as well as Lots 5, 6, and 7 from the C-O Zone to the CBD-1 Zone.
- Reclassify Parcel 920 to the CBD-0.5 Zone.
- Remove the Wheaton Retail Preservation Overlay Zone from properties on the north side of the block of Blueridge Avenue between Georgia Avenue and Elkin Street.
- Retain the C-O Zone on Lot 8.
- Allow a reduction of required public use space on site to 10 percent, should an Optional Method Development occur on CBD-1 properties, if the developer opts to adhere to standards in the Zoning Ordinance that allow off-site provision of some or all of the required 20 percent public use space.
- Encourage off-site provision of public use space when Parcel 920 develops.
- Review parking for new development to ensure that existing buildings continue to have adequate access to public parking.

Page 10: Delete the fourth bullet and replace as follows:

- [Create open at the eastern portion of the area in the CBD-1 Zone and along Elkin Street, incorporate it into public use space for the benefit of neighborhood workers and residents, and design it so that new development does not “surround” the existing building on Lot 8]
- Ensure that new development achieves compatibility with the existing structures and does not “surround” the existing building on Lot 8, by creating open and landscaped areas or public use space in areas adjacent to Lot 8 and along Elkin Street; establish lower building heights in these areas; and increase setbacks between the existing structure and any new buildings.

Page 11: Revise the text under the heading "Environment" as follows:

New sector plans in urbanizing areas of the county [, such as Twinbrook and White Flint,] recognize the need for greater efforts in avoiding carbon emissions, increasing energy efficiency, and conserving water. There are a variety of techniques available to meet these goals, many of which are mandated in legislation and regulation. Because services needed for living and working are in close proximity, mixed-use developments enable residents to reduce the number of vehicle miles traveled, thus reducing the amount of carbon emitted. [Carbon emissions can be reduced more if the development is built with energy systems that draw from renewable sources such as photovoltaic cells or geothermal heat pumps. Living spaces should be outfitted with Energy Star appliances and lighting. Conserving water can be achieved through measures such as extensive green roofs, bioinfiltration cells or rain gardens, graywater reuse systems, and low flow water fixtures.] An open space system with adequate pervious area provides ground area for trees to grow and areas for rain to infiltrate into the groundwater. [Development proposed by this Amendment should provide required public use space within in the Central Business District if it cannot be fully achieved on site.] This Amendment recommends that new development adhere to the latest techniques to maximize [:

- Provide high performance measures in new buildings that prioritize] water conservation, energy efficiency, and pervious open space, and to reduce [reducing] carbon emissions.
- [Provide pervious open space except where necessary for walkways and bikeways
- Incorporate ways to deconstruct existing buildings and make every reasonable effort to recycle or reuse materials in the existing building.]

Page 11: Insert the following text after the section on the Environment:

### Schools

Montgomery County Public Schools long-range planning staff analyzed the impact of increased residential development in the study area. The proposed zones could permit as many as 830 dwelling units on the Avalon Bay and WMATA properties. The analysis assumed that residential development would occur in mid-rise units. Using factors for this type of housing in this part of the county, MCPS analysts concluded that development on the properties would produce an additional 35 elementary school students, 33 middle school students and 28 high school students for schools in the Kennedy High School cluster. For Fiscal Year 2009, Elementary School capacity in the cluster is currently considered inadequate at 105 percent of capacity, which means that developers must make a school facility payment to proceed with proposed projects. Middle and high school capacity is adequate at 105 percent for FY 2009. All consortium clusters have adequate capacity at 120 percent.

**Parks**

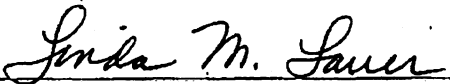
The Planning Department is currently preparing a new Sector Plan for the Wheaton Central Business District. The Plan will include an overall open space plan for the entire Sector Plan area, which continues to include this Limited Amendment's study area. The Planning Board's review of Project and Site plans provides an opportunity to guide provision of open and recreation space for proposed new development in the overall context of the developing Sector Plan. In addition to the new open space plan, new residents in the study area will be served by existing park facilities, including Wheaton Regional Park, Arcola Local Park, and Wheaton Forest Local Park.

**General**

All figures and tables included in the Plan are to be revised, where appropriate, to reflect District Council changes to the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity. Maps should be revised, where necessary, to conform to Council actions. The text is to be revised, as necessary, to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Limited Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity.

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This is a correct copy of Council action.

  
Linda M. Lauer, Clerk of the Council