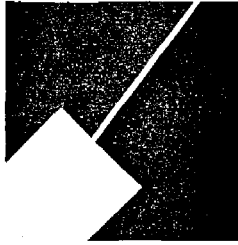


M-NCPPC



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

DATE: January 11, 2005

TO: Greg Russ, Development Review Division

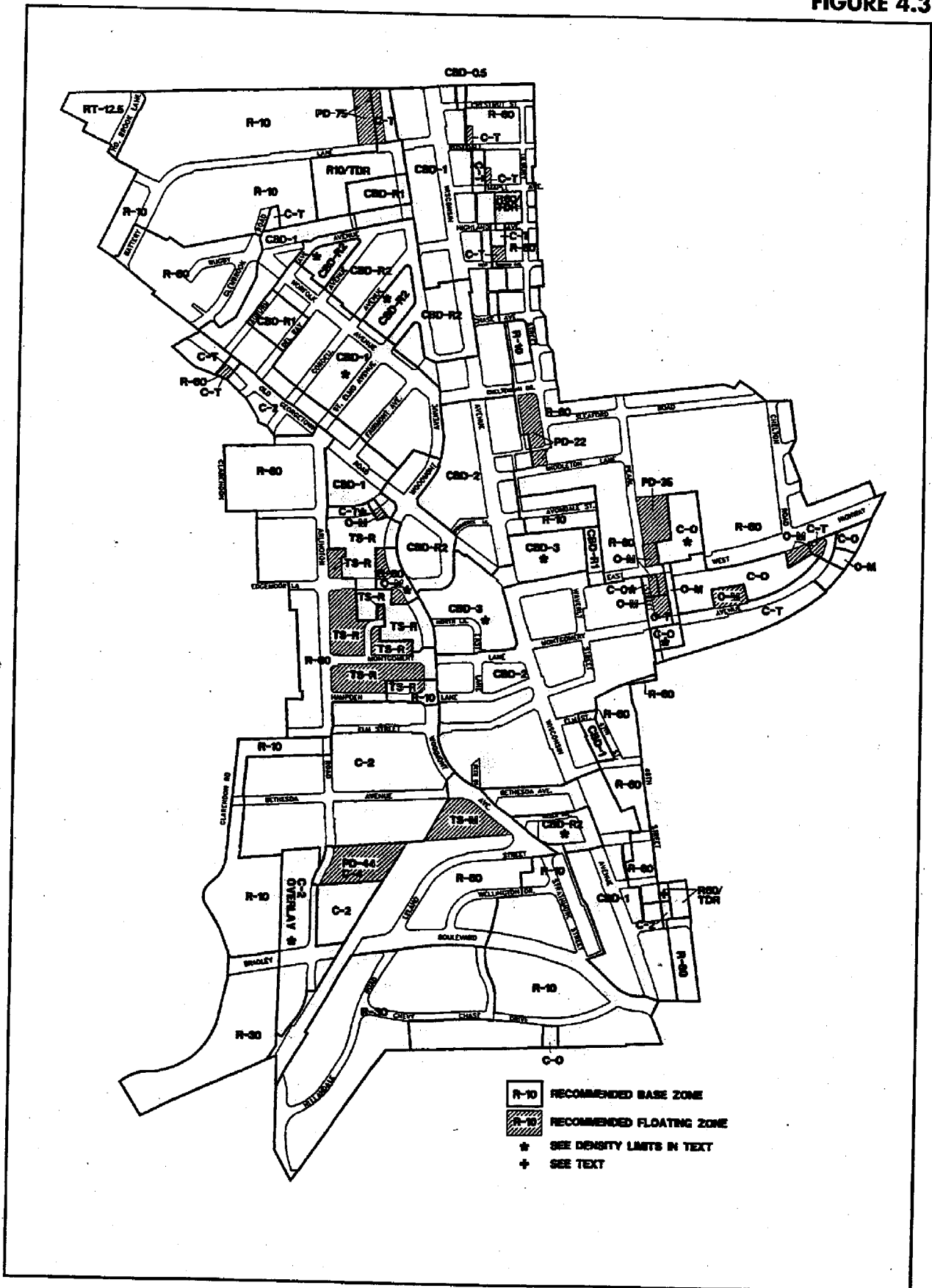
FROM: Marilyn Clemens, Community Based Planning  
John Carter, Community Based Planning

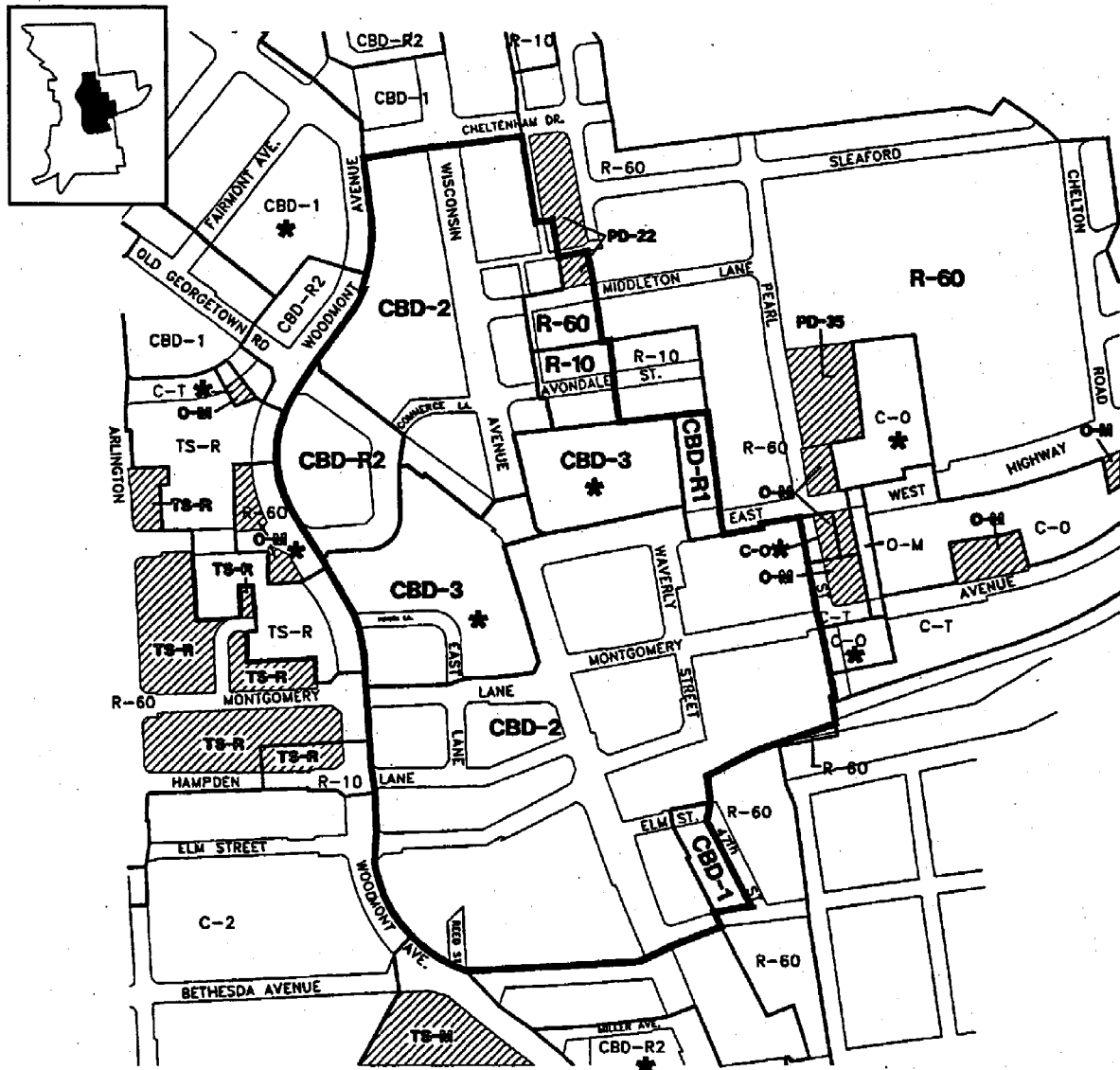
RE: ZTA-05-22

Community Based Planning recommends approval of Zoning Text Amendment 05-22.

The usual progression of zoning intensity is from CBD zones to the TS-M or TSR to lower density residential zones on the periphery of the CBDs. The reverse order of intensity is unusual but would not have negative impacts on any of the Central Business Districts or the surrounding residential communities. The zoning text amendment conditions of specific distance from a Metro transit station and adjacency to a public right-of-way further restrict the application of this amendment. The Approved and Adopted 1994 Sector Plan for the Bethesda Central Business District and the 1998 Sector Plan for Friendship Heights support the use of the TS-M zone adjacent to the Central Business District zones in three instances.

1. On the GEICO site in Friendship Heights, TS-M zoned land separates R-60/TDR zoned land from CBD-1 and CBD-2 zones; public rights-of-way separate the TS-M from the CBD zoned land. The GEICO property has not redeveloped and has preliminary plan approval. This situation is most similar to the public parking lot 31 case.
2. The Chevy Chase Center in Friendship Heights has TS-M zoned land separating CBD-1 land from an R-60 neighborhood. Development is approved for this site and is under construction.
3. In the Bethesda CBD, parking lot 31 is zoned R-60/TS-M. The intent of the Sector Plan was that development on the TS-M would be a transition between the CBD and the single-family neighborhood to the south. Combining the confronting property zoned CBD-1, across Woodmont Avenue, under the TS-M designation, will have no impact on the adjoining CBD properties.





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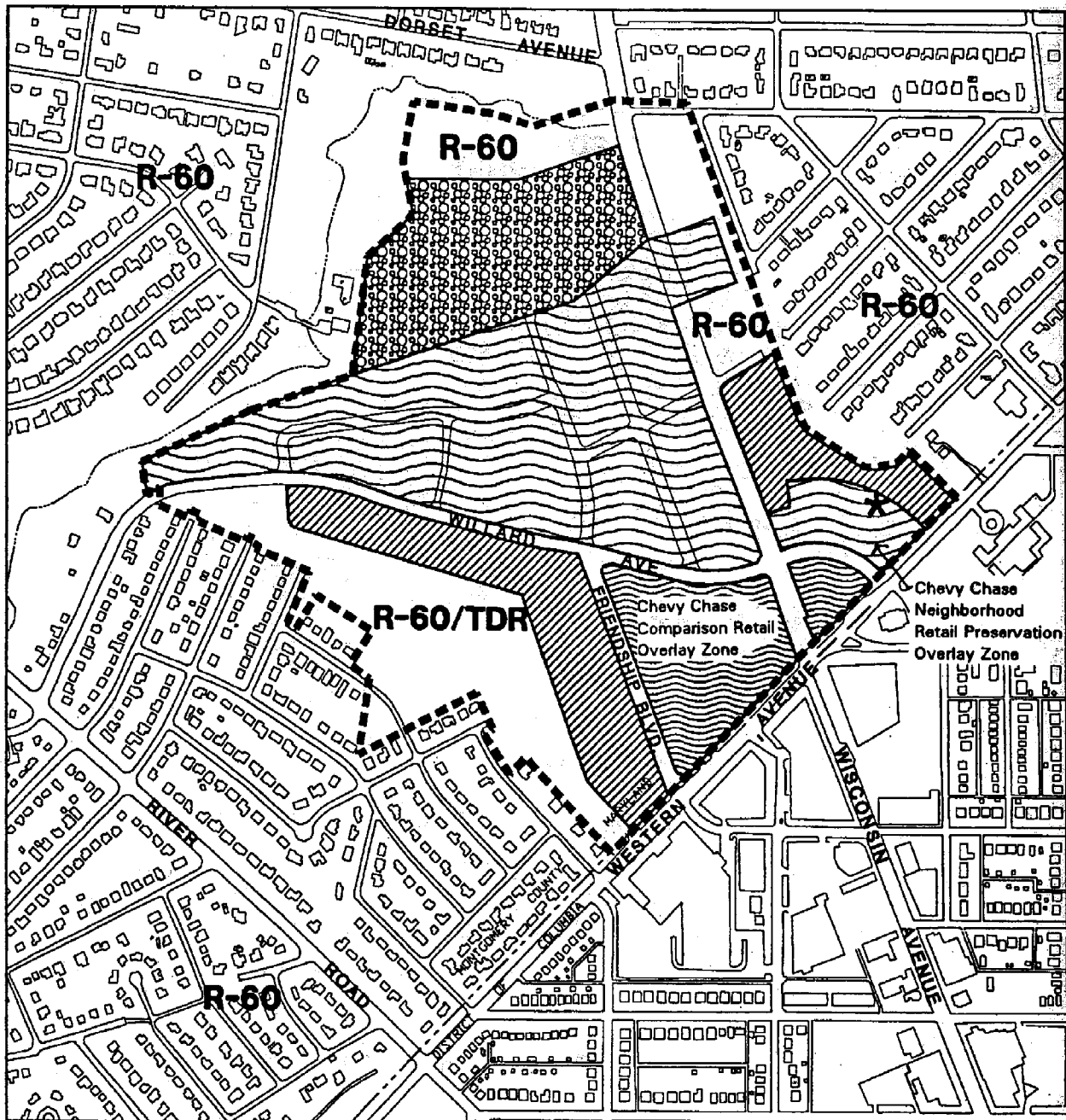
- R-10 RECOMMENDED BASE ZONE
- RECOMMENDED FLOATING ZONE
- \* SEE DENSITY LIMITS IN TEXT
- + SEE TEXT

**Recommended Zoning**



**PROPOSED ZONING**

**FIGURE 21**



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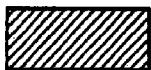
----- SECTOR PLAN BOUNDARY



R-H



CBD-1



TS-M



CBD-2

\* SEE TEXT:  
RECOMMENDATION  
FOR CHEVY CHASE  
CENTER (PARCEL 10B)



North

