Request to File Sectional Map Amendment, Bethesda Downtown Sector Plan

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Completed: 06.15.17

Description

Staff Recommendation
Approve Request to File and recommend approval of Sectional Map Amendment.

Description
Request to File a Sectional Map Amendment with Technical Staff Report to implement the recommendations of the Approved and Adopted Bethesda Downtown Sector Plan.

Background

This SMA proposes zoning reclassification for about 204 acres, adds the Bethesda Overlay zone, coterminous to the Master Plan boundaries, and reconfirms approximately 247 acres of R-10, R-30 and
R-60 zoning for residential properties. With the adoption of the 2014 Zoning Ordinance, zone boundaries are not depicted in the public rights-of-way, but the zone must run to the center of the adjacent right-of-way.

Contents of the Sectional Map Amendment
The SMA application includes six map indices indicating the boundaries of the Bethesda Downtown Sector Plan (see Attachment 1). Planning Staff will prepare a digital map that will be made available at mcatlas.org/sma/bethesdadowntown.

Recommended Rezoning
The Bethesda Downtown Sector Plan being implemented by this SMA amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George’s Counties, as amended; the Master Plan of Highways and Transitways within Montgomery County, as amended; the Purple Line Functional Plan, as amended; the Bethesda Purple Line Station Plan Minor Master Plan Amendment, as amended; the Countywide Bikeways Functional Master Plan, as amended; the Master Plan for Historic Preservation, as amended; the Bethesda-Chevy Chase Master Plan, as amended; and the Legacy Open Space Functional Master Plan, as amended.

The Plan seeks to create a truly sustainable downtown by focusing components that will bolster the elements most in need of enhancement, such as parks and open space, affordable housing, environmental innovation, and economic competitiveness by utilizing land use, zoning and design recommendations to shape the next twenty years of the Plan. The zoning recommendations contained within the SMA will help realize this balanced approach to improving the quality of life within the Downtown Bethesda.

Conclusion
Staff recommends approval of the Request to File and recommend approval of the Sectional Map Amendment, which will implement the zoning recommendations in the Approved and Adopted Bethesda Downtown Sector Plan.

Attachments:
1. Proposed Zoning Reclassifications with Index Maps for Changes
CERTIFICATION

This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, they are hereby part of the Maryland-National Capital Park and Planning Commission's Application as required by the Zoning Ordinance, for the Maryland-Washington Regional District in Montgomery County, Maryland.

6.15.17

Date

Robert Kronenberg
Division Chief
Area 1 Division