



Zoning Text Amendment No. 17-10, White Flint 2-Parklawn Overlay Zone



Gregory Russ, Planner Coordinator, FP&P, gregory.russ@montgomeryplanning.org, 301-495-2174



Nkosi Yearwood, Senior Planner, Area 2, nkosi.yearwood@montgomeryplanning.org, 301-495-1332



Pamela Dunn, Chief, FP&P, pamela.dunn@montgomeryplanning.org, 301-650-5649

Completed: 10/26/17

Description

The Zoning Text Amendment (ZTA) would establish the White Flint 2-Parklawn (WF-P) Overlay Zone to implement recommendations of the Planning Board Draft of the White Flint 2 Sector Plan. The overlay zone would include development and land use standards, and procedures for development approvals.

Summary

Staff recommends approval of ZTA 17-10 as introduced to establish the White Flint 2-Parklawn (WF-P) Overlay Zone to implement recommendations of the Planning Board Draft of the White Flint 2 Sector Plan. It should be noted that the County Council PHED Committee is currently reviewing the Draft White Flint 2 Sector Plan and has expressed a desire to take an alternate approach to retaining more of the existing light industrial property (and introducing less residential development) in the industrial areas of the sector plan. If the County Council decides to follow suit with an approach different from the parameters of ZTA 17-10 as introduced, then this ZTA would be either amended or eliminated.

Background/Analysis

On July 13, 2017, the Planning Board approved the transmittal of the White Flint 2 Sector Plan Draft Plan to County Council and County Executive. The Draft Plan included a recommendation for establishing an overlay zone to implement recommendations and goals of the *Planning Board Draft White Flint 2 Sector Plan*. On September 14, 2017, the Board recommended approval to transmit a draft ZTA to County Council for introduction as recommended in the Draft Sector Plan. ZTA 17-10 is consistent with the Board's recommended legislation.

The White Flint 2 Sector Plan envisions the future of the area between the White Flint Sector Plan area and the City of Rockville. It complements the 2010 White Flint Sector Plan by recommending opportunities for infill and transitional development at key locations. Commercial properties, especially shopping centers along Rockville Pike, will be transformed into mixed-use urban places with targeted infill opportunities for the Executive Boulevard office park and two new neighborhood mixed-use

centers in the Randolph Hills community. The White Flint 2 Sector Plan recommends retaining some of the existing multifamily residential development, while promoting redevelopment of others, to support a broad range of affordable housing options in the Plan area. The retention of light industrial properties will continue to provide needed services for down-county residents and places for small businesses and entrepreneurs.

Key White Flint 2 recommendations include the following:

- Promote the transformation of single-use commercial shopping centers into mixed-use places along Rockville Pike (MD 355).
- Integrate new residential and nonresidential uses in the Executive Boulevard office park and promote mixed-use neighborhood centers at the Loehmann's Plaza and Randolph Hills Shopping Center.
- Retain some existing multifamily residential development as an important resource of market-rate affordable housing, while promoting the redevelopment of some multifamily residential.
- ***Promote the retention of light industrial properties along with the introduction of residential uses.***

The Plan recommends an overlay zone to retain the light industrial uses while recognizing the need for limited residential uses in the Parklawn South District. The proposed overlay zone is similar in concept to the existing Twinbrook Overlay Zone, but is more expansive in its residential potential since, unlike the Twinbrook Overlay Zone, the residential development in this overlay zone will not be limited to a certain percentage of the existing non-residential floor area on a property.

Light Industrial (IL)

The 2014 Zoning Ordinance established the Light Industrial (IL) zone. The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional Industrial zone between a residentially zoned area and land classified in the IM and IH zones. Features of the IL zone are the following:

FAR: 0.25 to 1.5 FAR

Height: 50 feet

Amenity Open Space: 5 to 10% based on use and building type

Uses: Permits agricultural, commercial, civic and institutional and industrial uses. Residential is not permitted.

Overlay Zone (ZTA 17-10)

Major elements of the proposed White Flint 2-Parklawn Overlay Zone are the following:

- Maximum total FAR of 1.5 (*Line 50*);
- Maximum Residential FAR of 1.0 (*Line 51*);
- Maximum Building Height of 75 feet for mixed-use development that includes residential (*Lines 45-46*);
- The ground floor of any building must have a minimum floor to floor height of 14 feet. (*Lines 47-48*);
- Non-residential uses limited to those allowed in the Light Industrial IL Zone (*Line 30*);
- Residential uses limited to Multi-Unit living located above the ground floor and as part of a mixed-use development (*Lines 31-32*);
- Ground floor to be used only for nonresidential uses allowed in the base IL Zone (except for ancillary residential associated with apartments (*Lines 33-37*);
- Minimum Public Use Space of 10 percent required for mixed-use developments that include Multi-Unit Living (*Lines 53-54*);
- The Reduced Parking Area standards in Section 6.2.4.B apply for a mixed-use development that includes Multi-Unit Living. (*Lines 56-57*); and
- Site Plan requirement.

Overall, staff believes that ZTA 17-10 consistently implements the recommendations of the *Planning Board Draft White Flint 2 Sector Plan* which intends to retain the light industrial uses while recognizing the need for limited residential uses in the Parklawn South District. It should be noted, however, that the County Council's Planning, Housing & Economic Development (PHED) Committee is currently reviewing the Draft White Flint 2 Sector Plan and has expressed a desire to take an alternate approach to retaining more of the existing light industrial property (and introducing less residential development) in the industrial areas of the sector plan. If the County Council decides to follow suit with an approach different from the parameters of ZTA 17-10 as introduced, then this ZTA would be either amended or eliminated.

Attachments

1. ZTA 17-10 as introduced
2. Map-Proposed Overlay Zone Boundary

ATTACHMENT 1

Zoning Text Amendment No.: 17-10
Concerning: White Flint 2-Parklawn
Overlay Zone
Draft No. & Date: 3-9/27/17
Introduced: October 10, 2017
Public Hearing:
Adopted:
Effective:
Ordinance No.:

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

Lead Sponsor: Council President at the request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- establish the White Flint 2-Parklawn Overlay zone with development and land use standards, and procedures for development approvals; and
- generally amend provisions concerning Overlay zones

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

ARTICLE 59-2. “Zones and Zoning Map”
Section 2.1.2. “Zoning Categories”
ARTICLE 59-4. “Development Standards for Euclidean Zones”
Section 59.4.9. “Overlay Zones”

And adding:

Section 59.4.9.20. “White Flint 2-Parklawn (WF-P) Overlay Zone”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

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 ordinance:

Sec. 1. ARTICLE 59-2 is amended as follows:

Division 2.1. Zones Established

* * *

Section 2.1.3. Establishment of Zones

* * *

G. Overlay Zones

1. There are [19] 20 Overlay zone classifications:

a. Bethesda (B),

* * *

r Upper Paint Branch (UPB), [and]

s. Upper Rock Creek (URC), and

t. White Flint 2-Parklawn (WF-P).

* * *

Sec. 2. ARTICLE 59-4 is amended as follows:

DIVISION 4.9. Overlay Zones

* * *

Section 4.9.20. White Flint 2-Parklawn (WF-P) Overlay Zone

A. Purpose

The purpose of the WF-P Overlay zone is to implement the recommendations of the White Flint 2 Sector Plan as it relates to:

1. the retention of light industrial uses;

2. the inclusion of residential FAR;

3. total density;

4. building heights;

5. public open space; and

6. design.

28 **B. Land Uses**

29 Where the underlying zone is IL:

- 30 1. non-residential uses are allowed to the extent allowed in the IL zone;
- 31 2. residential use is limited to Multi-Unit Living located above the
32 ground floor and as part of a mixed-use development;
- 33 3. the ground floor of any building must be used only for non-residential
34 uses allowed in the zone and any uses ancillary to Multi-Unit Living,
35 including lobbies; entrances; garages; amenities; and offices to
36 manage, service, and maintain the residential component of a mixed-
37 use development.

38 **C. Development Standards**

39 The development standards in the IL zone apply in the WF-P Overlay zone,
40 except as modified in this Section.

41 1. Building Height

- 42 a. Except where mixed-use development that includes Multi-Unit
43 Living is proposed, the maximum building height is limited to
44 the height allowed in the underlying zone.
- 45 b. Where mixed-use development that includes Multi-Unit Living
46 is proposed, the maximum building height is 75 feet.
- 47 c. The ground floor of any building must have a minimum floor to
48 floor height of 14 feet.

49 2. Density

- 50 a. The maximum total FAR in the WF-P Overlay zone is 1.5.
- 51 b. The maximum FAR for residential uses is 1.0.

52 3. Open Space

53 A minimum of 10% public open space is required for a mixed-use
54 development that includes Multi-Unit Living.

55
56
57
58
59
60
61
62
63
64
65
66

4. Parking

The Reduced Parking Area standards in Section 6.2.4.B apply for a mixed-use development that includes Multi-Unit Living.

* * *

Sec. 3. Effective date. This ordinance becomes effective 20 days after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council




Not to Scale

White Flint 2 Industrial Proposed Zoning