

ZONING TEXT AMENDMENT 25-04 BETHESDA (B) OVERLAY ZONE

Description

This ZTA amends Bethesda (B) Overlay Zone, consistent with the recommendations in the draft Bethesda Downtown Plan Minor Master Plan Amendment.

COMPLETED: 3/13/25

PLANNING BOARD HEARING: 3/20/25

MCPB ITEM NUMBER: 12

BB	Benjamin Berbert, Planner III, Countywide Planning and Policy Benjamin.Berbert@montgomeryplanning.org , 301-495-4644
DA	Lisa Govoni, Planning Supervisor, Countywide Planning and Policy Lisa.Govoni@montgomeryplanning.org , 301-650-5624
ymg	David Anspacher, Chief, Countywide Planning and Policy David.Anspacher@montgomeryplanning.org , 301-495-2191

Summary

DISTRICT COUNCIL SPONSORS

Council President Stewart on behalf of the Planning Board

DISTRICT COUNCIL HEARING DATE

April 1, 2025

REVIEW BASIS

Chapter 59, Section 7.1.2

- On December 19, 2024, the Planning Board approved transmitting the Planning Board Draft of the *Bethesda Downtown Plan Minor Master Plan* to the Council.
- On January 30, 2025, the Planning Board voted to transmit a draft Zoning Text Amendment (ZTA) for the Bethesda Overlay Zone (BOZ).
- This ZTA would amend the Bethesda Overlay Zone to implement recommendations of the *Bethesda Downtown Plan Minor Master Plan* by adding incentives for applicants to provide space or funding for a new recreation center, to provide more family sized and deeply affordable Moderately Priced Dwelling Units (MPDUs), and to remove the development cap, along with other small technical updates.

TABLE OF CONTENTS

SECTION 1 – BACKGROUND	2
SECTION 2 – CLIMATE ASSESSMENT	2
SECTION 3 – CONCLUSION	2
SECTION 4 – ATTACHMENTS	2

SECTION 1 – BACKGROUND

This Zoning Text Amendment (ZTA) was introduced on February 25, 2025, by Council President Stewart on behalf of the Planning Board (Attachment A). The Planning Board voted to transmit a draft of this ZTA for introduction on January 30, 2025. This ZTA amends the [Bethesda \(B\) Overlay Zone](#) (BOZ) in Section 59-4.9.2 of the zoning code to be consistent with the recommendations in the Planning Board draft of the [Bethesda Downtown Plan Minor Master Plan Amendment](#), which was approved by the Planning Board for transmittal to the District Council on December 19, 2024. The minor master plan amendment covers the entire area of the approved 2017 *Bethesda Downtown Plan*, and includes various updates to remove the development cap, ensure development continues to provide needed transportation and parks improvements, and increase incentives for priorities such as affordable housing, open spaces, and a recreation center.

Review of this ZTA is intended to coincide with the review of minor master plan amendment by the District Council. The District Council held a public hearing on the minor master plan on February 26th, and will have subsequent Planning, Housing, and Parks (PHP) Committee work sessions to discuss the draft plan and public comments. Other than minimal formatting adjustments, ZTA 25-04 is the same as the draft ZTA the Board previously considered. Planning Staff have attached the previous staff report, dated January 23, 2025, as a reminder of what this ZTA does (Attachment B).

SECTION 2 CLIMATE ASSESSMENT

The Planning Board is required to prepare a climate assessment for each zoning text amendment, master plan, and master plan amendment. Each climate assessment must include the potential positive or negative effects a ZTA may have on climate change (including greenhouse gas emissions) and on community resilience and adaptive capacity. The climate impact assessment for ZTA 25-04 is attached in Attachment C and mirrors the climate assessment that was completed for the Planning Board Draft of the *Bethesda Downtown Plan Minor Master Plan Amendment* in 2024.

SECTION 3 – CONCLUSION

Planning Staff recommends the Planning Board support ZTA 25-04, Bethesda (B) Overlay Zone, as introduced, and support the findings of the climate assessment. This ZTA will modify the BOZ to reflect certain recommendations from the Bethesda Downtown Minor Master Plan amendment including removing the cap on development, supporting the creation of a recreation center, and further incentivizing the creation of MPDUs.

SECTION 4 ATTACHMENTS

Attachment A – Introduction Packet ZTA 25-04.

Attachment B – Staff Report from 1/30/25.

Attachment C – Climate Assessment for ZTA 25-04.