



Committee: PHED

Staff: Pamela Dunn, Senior Legislative Analyst

Purpose: To receive testimony – no vote expected

Keywords: #Downtown Silver Spring, Adjacent Communities, SMA, zoning

AGENDA ITEM #14

September 20, 2022

Public Hearing

SUBJECT

This is a public hearing on Sectional Map Amendment (SMA) H-146, filed by the Maryland-National Capital Park and Planning Commission. SMA H-146 is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Silver Spring Downtown and Adjacent Communities Plan.

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

DESCRIPTION/ISSUE

The SMA was filed on July 7, 2022, by the Montgomery County Planning Board to implement the specific zoning recommendations of the Silver Spring Downtown and Adjacent Communities Plan.

SUMMARY OF KEY DISCUSSION POINTS

- The SMA application covers a Plan area of approximately 442 acres in and around downtown Silver Spring. This SMA proposes reclassification of approximately 261.47 acres to the Commercial Residential, Commercial Residential Town, Commercial Residential Neighborhood, and Townhouse High Density zones. The SMA reconfirms the existing zoning for the remainder of the plan area.
- The District Council approved the Silver Spring Downtown and Adjacent Communities Plan on May 26, 2022. The Sector Plan sets forth the specific land use and zoning recommendations for the Silver Spring Downtown and Adjacent Communities Plan area and was subject to extensive and detailed review by the District Council.
- The District Council held a public hearing on the Draft Plan on February 17, 2022, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Silver Spring and Adjacent Communities Plan on March 6, 2022.

This report contains:

Transmittal Letter from the Planning Board

© 1

Application to File SMA H-146

© 2

Montgomery County Planning Memorandum including SMA H-146

© 3-43

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July 7, 2022

The Honorable Gabe Alborno

President, Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland, 20850

Dear Mr. Gabe Alborno:

Attached please find the application for a Sectional Map Amendment for the *Silver Spring Downtown and Adjacent Communities Plan*. The County Council approved the Sector Plan on May 26, 2022. On June 2, 2022, the Montgomery County Planning Board approved a resolution of adoption for the *Silver Spring Downtown and Adjacent Communities Plan*. Subsequently, The Maryland-National Capital Park and Planning Commission adopted the Sector Plan on June 15, 2022, by M-NCPPC Resolution No. 22-18.

At its regular meeting on July 7, 2021, the Montgomery County Planning Board approved filing the Sectional Map Amendment (SMA) for the *Silver Spring Downtown and Adjacent Communities Plan*.

We look forward to working with you to complete this project.

Sincerely,



Casey Anderson
Chair

Application to File

APPLICATION NUMBER: H-146

DATE FILED: _____

HEARING DATE: _____

APPLICATION FOR A SECTIONAL MAP AMENDMENT TO AMEND THE “ZONING MAP FOR THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN MONTGOMERY COUNTY, MARYLAND” FILED IN ACCORDANCE WITH ARTICLE 59-H OF THE ZONING ORDINANCE FOR MONTGOMERY COUNTY, MARYLAND.

The Maryland-National Capital Park and Planning Commission makes application with the County Council, sitting as the District Council, for a portion of the Maryland-Washington Regional District within Montgomery County, for a Sectional Map Amendment to implement the *Approved and Adopted Silver Spring Downtown and Adjacent Communities Plan*. The County Council, sitting as the District Council, approved the *Silver Spring Downtown and Adjacent Communities Plan*, on May 26, 2022, (Council Resolution No. 19-1297) and the Maryland-National Capital Park and Planning Commission adopted the Sector Plan on June 15, 2022, (M-NCPPC Resolution No. 22-18). The *Silver Spring Downtown and Adjacent Communities Plan* area is in Planning Area 36 and Election District 5.

The proposed classifications are contained in one volume keyed to the Zoning Atlas. The *Silver Spring Downtown and Adjacent Communities Plan* being implemented by this Sectional Map Amendment amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland Washington Regional District in Montgomery and Prince George’s Counties*, as amended; comprehensive amendment to portions of the *Silver Spring Central Business District Sector Plan*, as amended; *North and West Silver Spring Master Plan*, as amended; and *East Silver Spring Master Plan* as amended; *Countywide Transit Corridors Functional Master Plan* as amended; *Master Plan of Highways and Transitways*, as amended; and *Bicycle Master Plan*.

The existing and proposed zoning classifications are shown on the accompanying maps. The total area within the boundaries of the *Silver Spring Downtown and Adjacent Communities Plan* Sectional Map Amendment is approximately 442 acres, of which approximately 261.64 acres are proposed for change in zoning classification. The remaining 51.62 acres are proposed to be reconfirmed in the existing zoning classifications.



Casey Anderson, Chair
Montgomery County Planning Board

SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

SECTIONAL MAP AMENDMENT



Description

Request to file a Sectional Map Amendment to implement the recommendations of the approved and adopted 2022 *Silver Spring Downtown and Adjacent Communities Plan*.

MASTER PLAN INFORMATION

Plan Name

Silver Spring Downtown and Adjacent
Communities Plan

Date

July 7, 2022

Lead Planner

Atara Margolies

Planning Division

DownCounty

Staff Contact

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Planning Board Information

Item 9

07-07-2022



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Elza Hisel-McCoy, Chief, DownCounty Planning
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STAFF RECOMMENDATION

Staff requests approval of the Request to File Sectional Map Amendment (SMA) H-146 with the Montgomery County District Council to amend the official zoning map and implement the recommendations in the approved and adopted 2022 *Silver Spring Downtown and Adjacent Communities Plan*.

BACKGROUND

On May 26, 2022, the District Council approved the *Silver Spring Downtown and Adjacent Communities Plan*, by Resolution No. 19-1297. On June 15, 2022, the Maryland-National Capital Park and Planning Commission adopted the approved plan, by Resolution No. 22-18.

The *Silver Spring Downtown and Adjacent Communities Plan* area encompasses approximately 442 acres. This SMA proposes reclassification of approximately 261.47 acres for the CR mixed-use zone, CRT mixed-use zone, CRN mixed-use zone, THD zone and confirmation of existing zones for the remainder of the plan area.

SECTIONAL MAP AMENDMENT PROCESS

An SMA rezones or confirms the zoning of an area of the county as adopted and approved by a master plan. Section 59.7.2.3 (Sectional and District Map Amendment) of the Montgomery County Zoning Ordinance authorizes the Planning Board to apply to the District Council (in practice the County Council sitting as the District Council) for an SMA. First, the Planning Director must publish a report and recommendation at least 10 days before a Planning Board public meeting on the rezoning application. Then, the Planning Board's recommendation on the application must be submitted to the District Council. After that, the District Council conducts a public hearing and may approve with or without modification, deny, or remand the application to the Planning Board for additional analysis. If approved, the District Council must issue a resolution and opinion reflecting its decision within 60 days after the close of record, unless the time is extended by the District Council. The decision of the District Council is final.

RECOMMENDED REZONING

The Silver Spring Downtown and Adjacent Communities Plan is an update to the 2000 *Silver Spring Central Business District Sector Plan*. This plan also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland Washington Regional District in Montgomery and Prince George's Counties*, as amended; comprehensive amendment to portions of the *Silver Spring Central Business District Sector Plan*, as amended; *North and West Silver Spring Master Plan*, as amended; and *East Silver Spring Master Plan* as amended; *Countywide Transit Corridors Functional Master Plan* as amended; *Master Plan of Highways and Transitways*, as amended; and *Bicycle Master Plan*.

This plan makes recommendations within the plan area for land use and zoning, housing, economic growth, urban design, transportation, parks and public spaces, environmental resiliency, community facilities and historic resources.

The Plan envisions Silver Spring in 2040 as a thriving, mixed-use downtown that continues to be a regional center where people of all ages and stages in life want and can afford to live, work and play. The zoning recommendations implemented through this SMA will help achieve this vision by increasing the height and flexibility of the zoning and bringing non-conforming properties into conformance. The SMA also removes the Ripley/South Silver Spring Overlay Zone, adjusts the Fenton Village Overlay Zone to include properties rezoned as CR and introduces a new Downtown Silver Spring Overlay Zone.

The maps detailing the changes included in this SMA can be found in the attachment, as well as online: <https://mcatlas.org/sma/ssdac/>

CONCLUSION

Staff recommends approval of the Request to File and recommends approval of the Sectional Map Amendment, which will implement the zoning recommendations in the Approved and Adopted *Silver Spring Downtown and Adjacent Communities Plan*.

ATTACHMENTS

- Attachment 1- *Silver Spring Downtown and Adjacent Communities Plan* SMA Index Maps and Zoning Reclassifications



CERTIFICATION

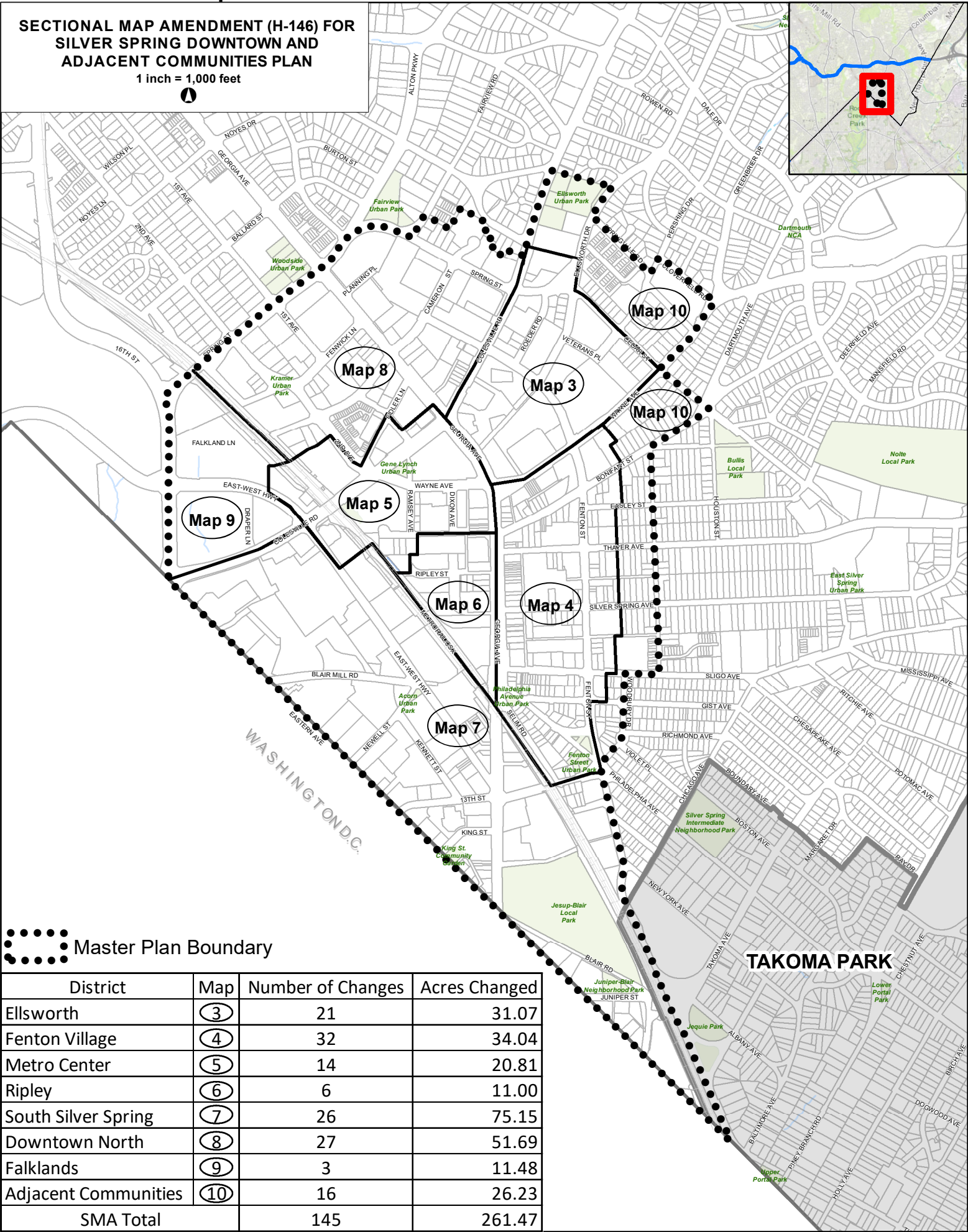
This is to certify that the Sector Plan Map index displaying the changes involved in this application, and base maps as shown herein are certified copies of the digital zoning map on which existing and proposed zone boundaries are delineated by both line and text, are correct as shown; and by this certification, 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.

6.23.22

Date

Elza Hisel-McCoy
Division Chief
Downcounty Planning Division

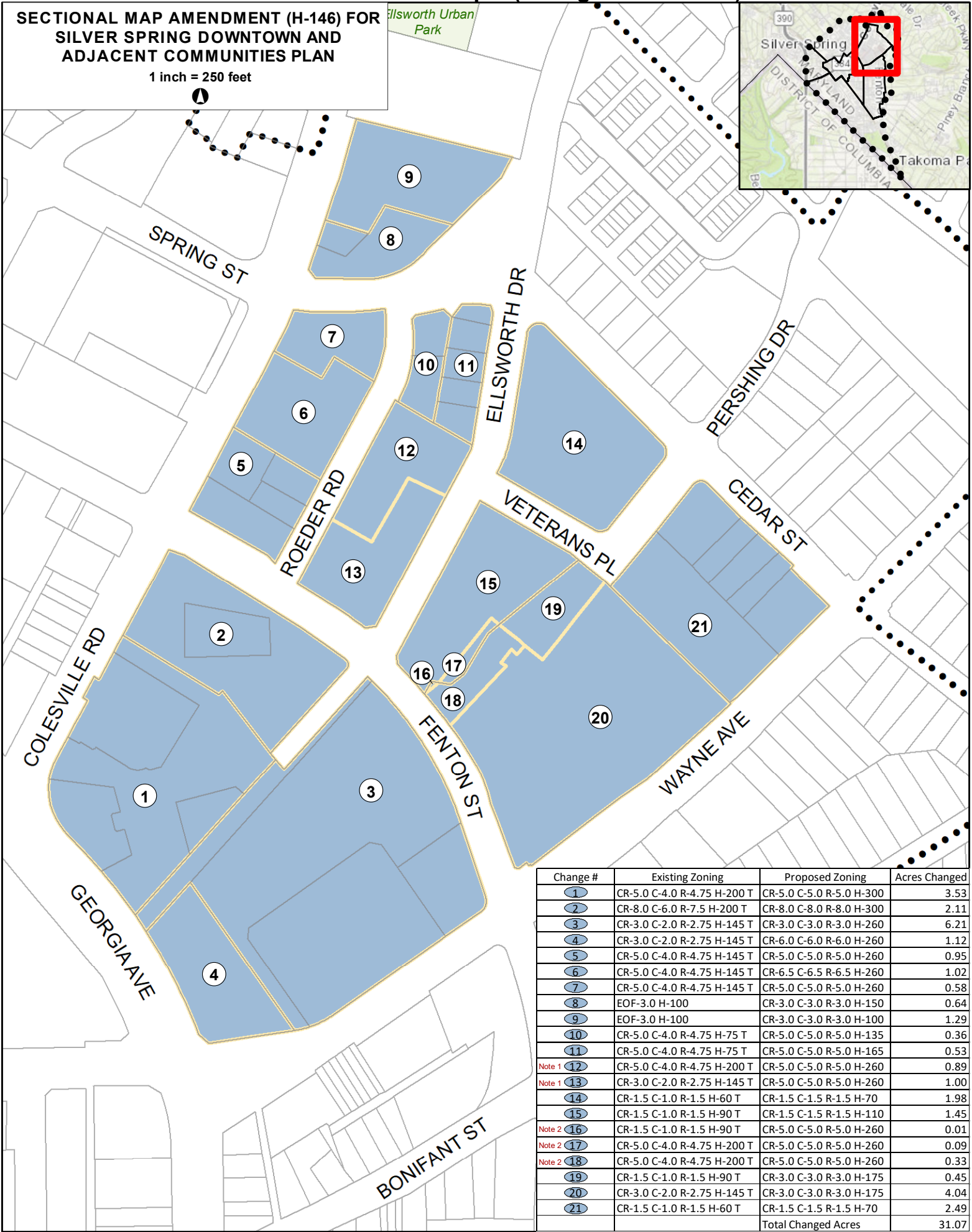
Attachment 1 - Map 2



Attachment 1 - Ellsworth District - Map 3 (Change Index 1 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR
SILVER SPRING DOWNTOWN AND
ADJACENT COMMUNITIES PLAN

1 inch = 250 feet

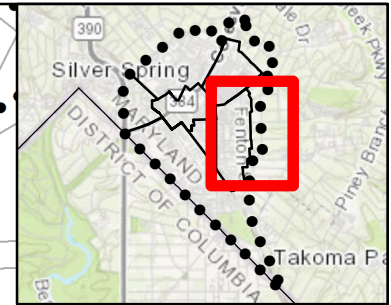


Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	3.53
2	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.11
3	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	6.21
4	CR-3.0 C-2.0 R-2.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.12
5	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.95
6	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.5 C-6.5 R-6.5 H-260	1.02
7	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.58
8	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-150	0.64
9	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.29
10	CR-5.0 C-4.0 R-4.75 H-75 T	CR-5.0 C-5.0 R-5.0 H-135	0.36
11	CR-5.0 C-4.0 R-4.75 H-75 T	CR-5.0 C-5.0 R-5.0 H-165	0.53
Note 1 12	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.89
Note 1 13	CR-3.0 C-2.0 R-2.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.00
14	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	1.98
15	CR-1.5 C-1.0 R-1.5 H-90 T	CR-1.5 C-1.5 R-1.5 H-110	1.45
Note 2 16	CR-1.5 C-1.0 R-1.5 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.01
Note 2 17	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.09
Note 2 18	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-260	0.33
19	CR-1.5 C-1.0 R-1.5 H-90 T	CR-3.0 C-3.0 R-3.0 H-175	0.45
20	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	4.04
21	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	2.49
Total Changed Acres			31.07

Attachment 1 - Fenton Village - Map 4 (Change Index 2 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN

1 inch = 300 feet

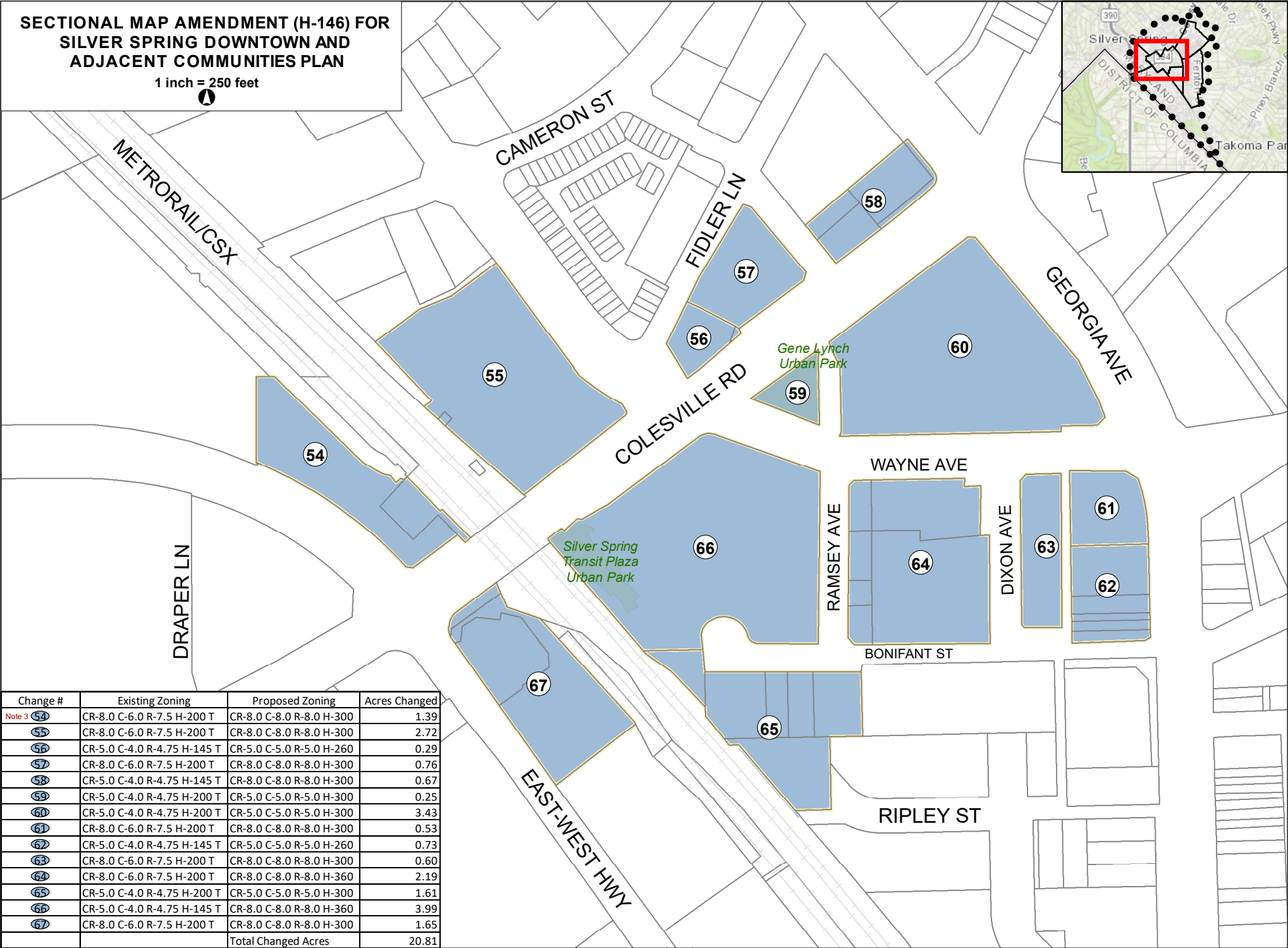
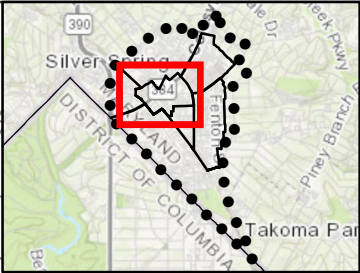


Change #	Existing Zoning	Proposed Zoning	Acres Changed
22	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.48
23	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.36
24	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.27
25	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.47
26	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	2.12
27	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.17
28	CR-3.0 C-2.0 R-2.75 H-75 T	CR-3.0 C-3.0 R-3.0 H-90	0.50
29	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-90	0.45
30	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.86
31	R-60	CR-3.0 C-3.0 R-3.0 H-70	0.17
32	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.48
33	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	3.01
34	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.24
35	CR-1.5 C-1.0 R-1.5 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	1.02
36	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.59
37	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	1.03
38	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.21
39	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.21
40	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	4.69
41	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.42
42	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.73
43	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.66
44	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.46
45	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.43
46	CR-3.0 C-2.0 R-2.75 H-110 T	CR-5.0 C-5.0 R-5.0 H-130	4.97
47	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.50
48	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.77
49	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.60
50	CR-1.5 C-1.0 R-1.5 H-60 T	CR-1.5 C-1.5 R-1.5 H-70	0.62
51	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	2.62
52	CR-3.0 C-2.0 R-2.75 H-60 T	CR-3.0 C-3.0 R-3.0 H-70	0.44
53	CR-3.0 C-2.0 R-2.75 H-110 T	CR-3.0 C-3.0 R-3.0 H-130	1.47
Total Changed Acres			34.04

Attachment 1 - Metro Center - Map 5 (Change Index 3 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR
SILVER SPRING DOWNTOWN AND
ADJACENT COMMUNITIES PLAN

1 inch = 250 feet

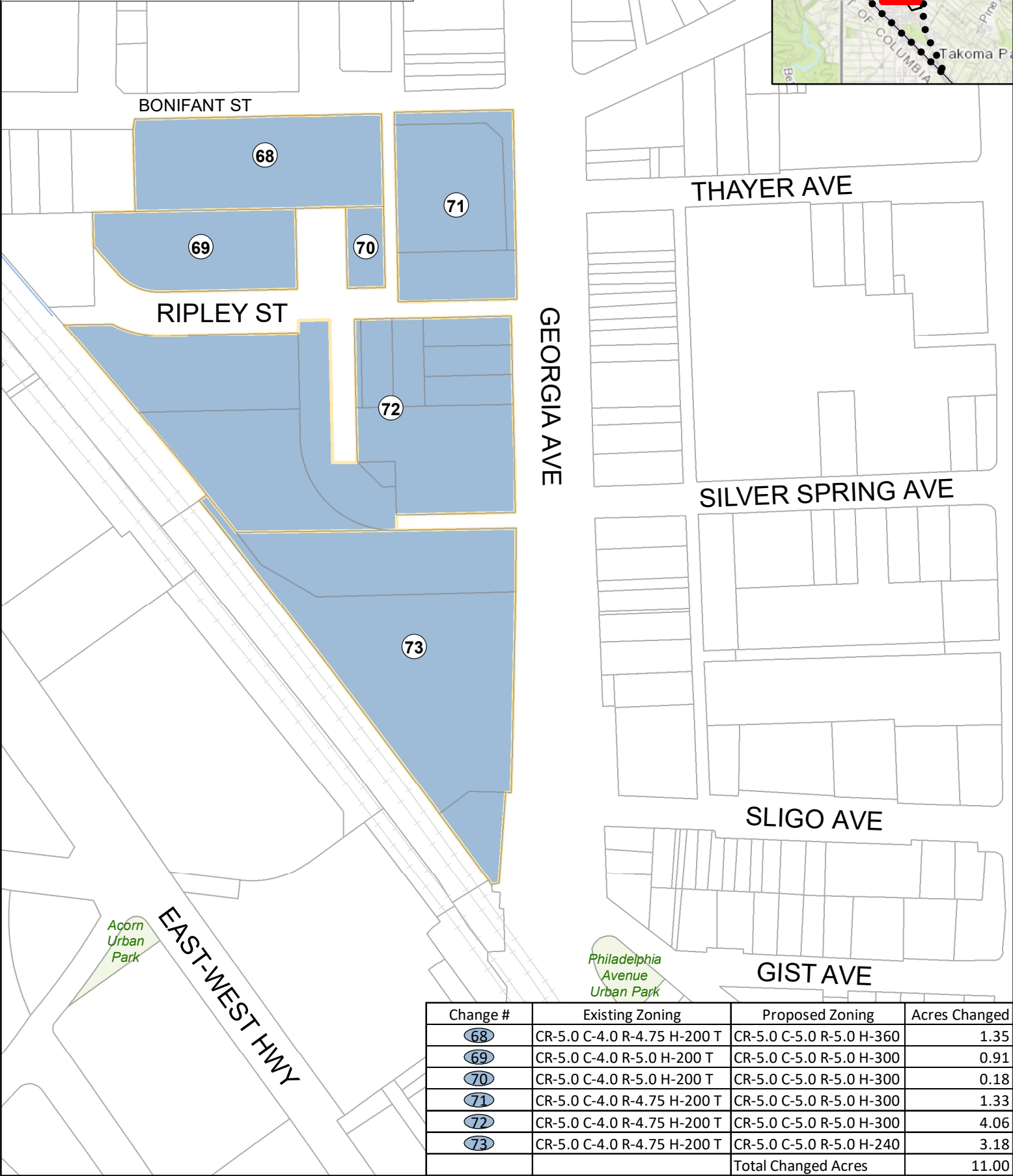
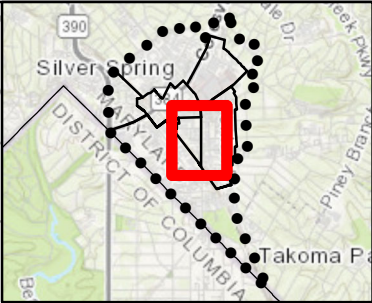


Change #	Existing Zoning	Proposed Zoning	Acres Changed
Note 3 54	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.39
55	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.72
56	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.29
57	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.76
58	CR-5.0 C-4.0 R-4.75 H-145 T	CR-8.0 C-8.0 R-8.0 H-300	0.67
59	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.25
60	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	3.43
61	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.53
62	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.73
63	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.60
64	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-360	2.19
65	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	1.61
66	CR-5.0 C-4.0 R-4.75 H-145 T	CR-8.0 C-8.0 R-8.0 H-360	3.99
67	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.65
Total Changed Acres			20.81

Attachment 1 - Ripley District - Map 6 (Change Index 4 of 9)

SECTIONAL MAP AMENDMENT (H-146) FOR
SILVER SPRING DOWNTOWN AND
ADJACENT COMMUNITIES PLAN

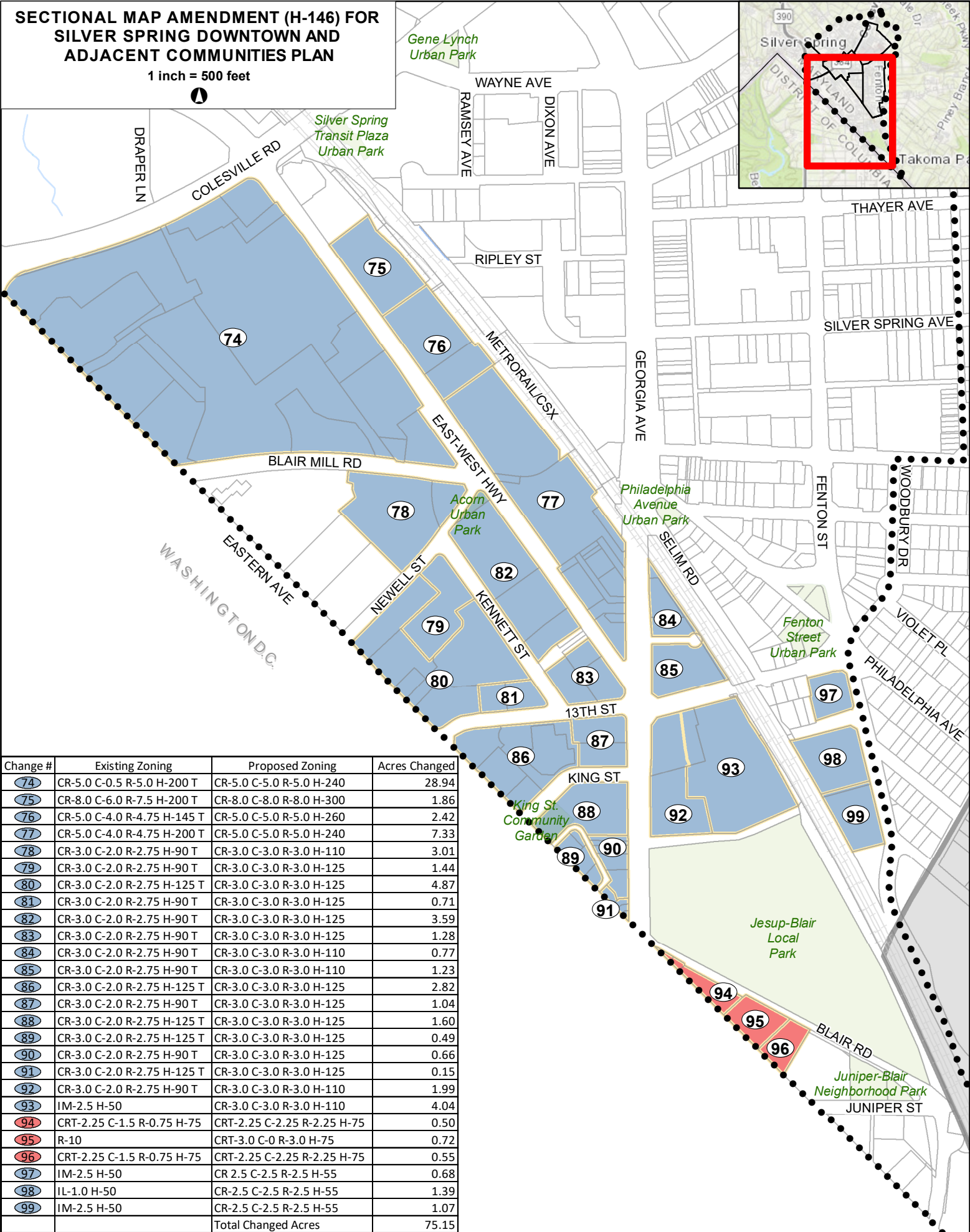
1 inch = 200 feet



Attachment 1 - South Silver Spring - Map 7 (Change Index 5 of 9)

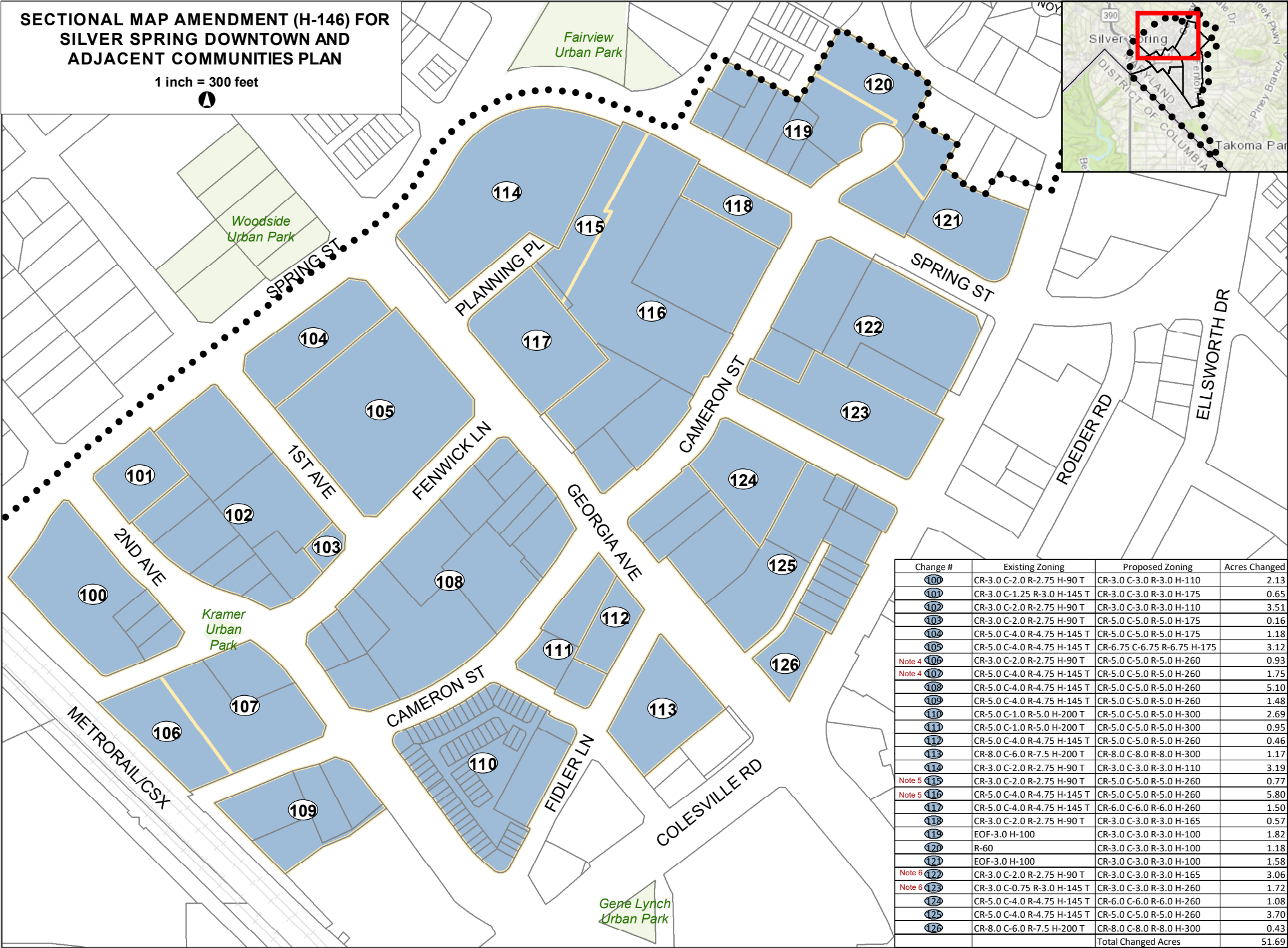
SECTIONAL MAP AMENDMENT (H-146) FOR
SILVER SPRING DOWNTOWN AND
ADJACENT COMMUNITIES PLAN

1 inch = 500 feet

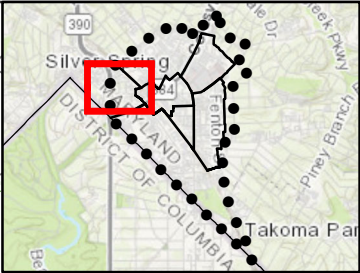
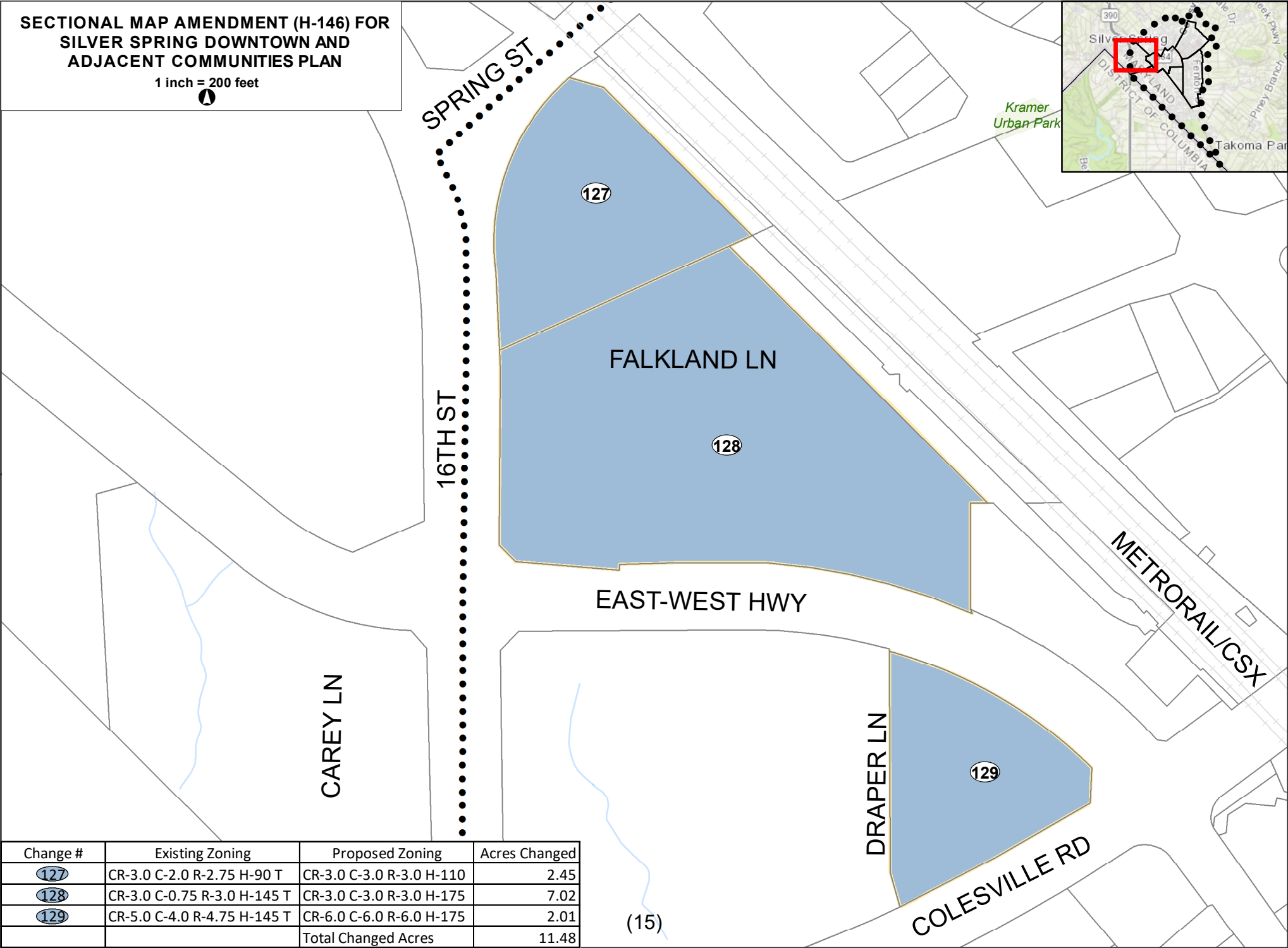


Change #	Existing Zoning	Proposed Zoning	Acres Changed
74	CR-5.0 C-0.5 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	28.94
75	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.86
76	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	2.42
77	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	7.33
78	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.01
79	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.44
80	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	4.87
81	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	0.71
82	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	3.59
83	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.28
84	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	0.77
85	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	1.23
86	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	2.82
87	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	1.04
88	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	1.60
89	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	0.49
90	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-125	0.66
91	CR-3.0 C-2.0 R-2.75 H-125 T	CR-3.0 C-3.0 R-3.0 H-125	0.15
92	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	1.99
93	IM-2.5 H-50	CR-3.0 C-3.0 R-3.0 H-110	4.04
94	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	0.50
95	R-10	CRT-3.0 C-0 R-3.0 H-75	0.72
96	CRT-2.25 C-1.5 R-0.75 H-75	CRT-2.25 C-2.25 R-2.25 H-75	0.55
97	IM-2.5 H-50	CR 2.5 C-2.5 R-2.5 H-55	0.68
98	IL-1.0 H-50	CR-2.5 C-2.5 R-2.5 H-55	1.39
99	IM-2.5 H-50	CR-2.5 C-2.5 R-2.5 H-55	1.07
	Total Changed Acres		75.15

Attachment 1 - Downtown North - Map 8 (Change Index 6 of 9)



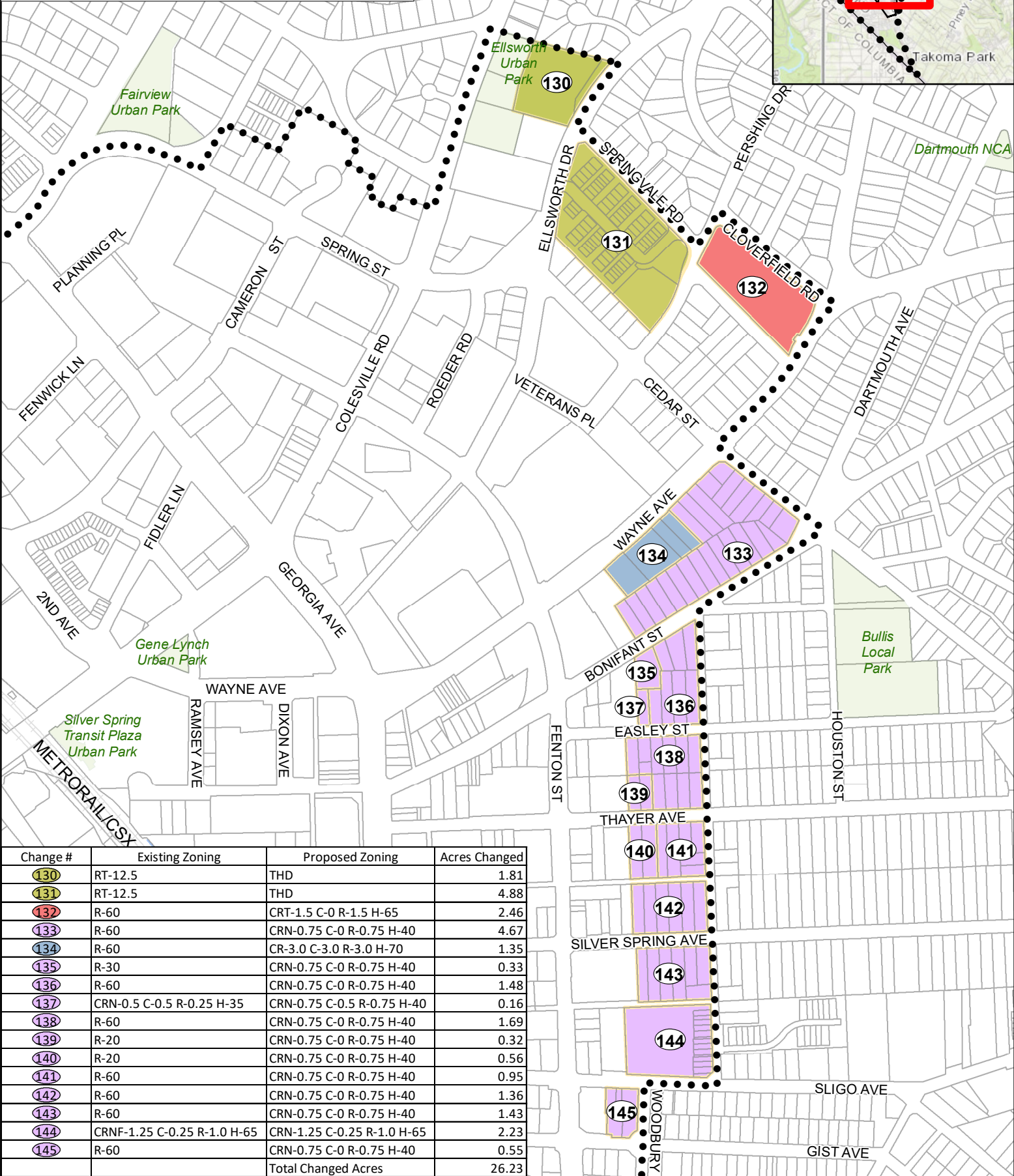
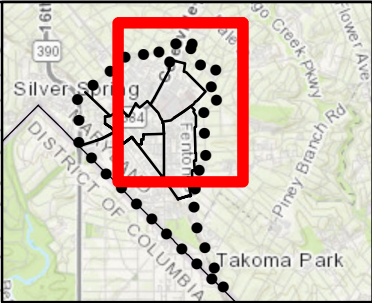
Attachment 1 - Falklands - Map 9 (Change Index 7 of 9)



Attachment 1 - Adjacent Communities - Map 10 (Change Index 8 of 9)

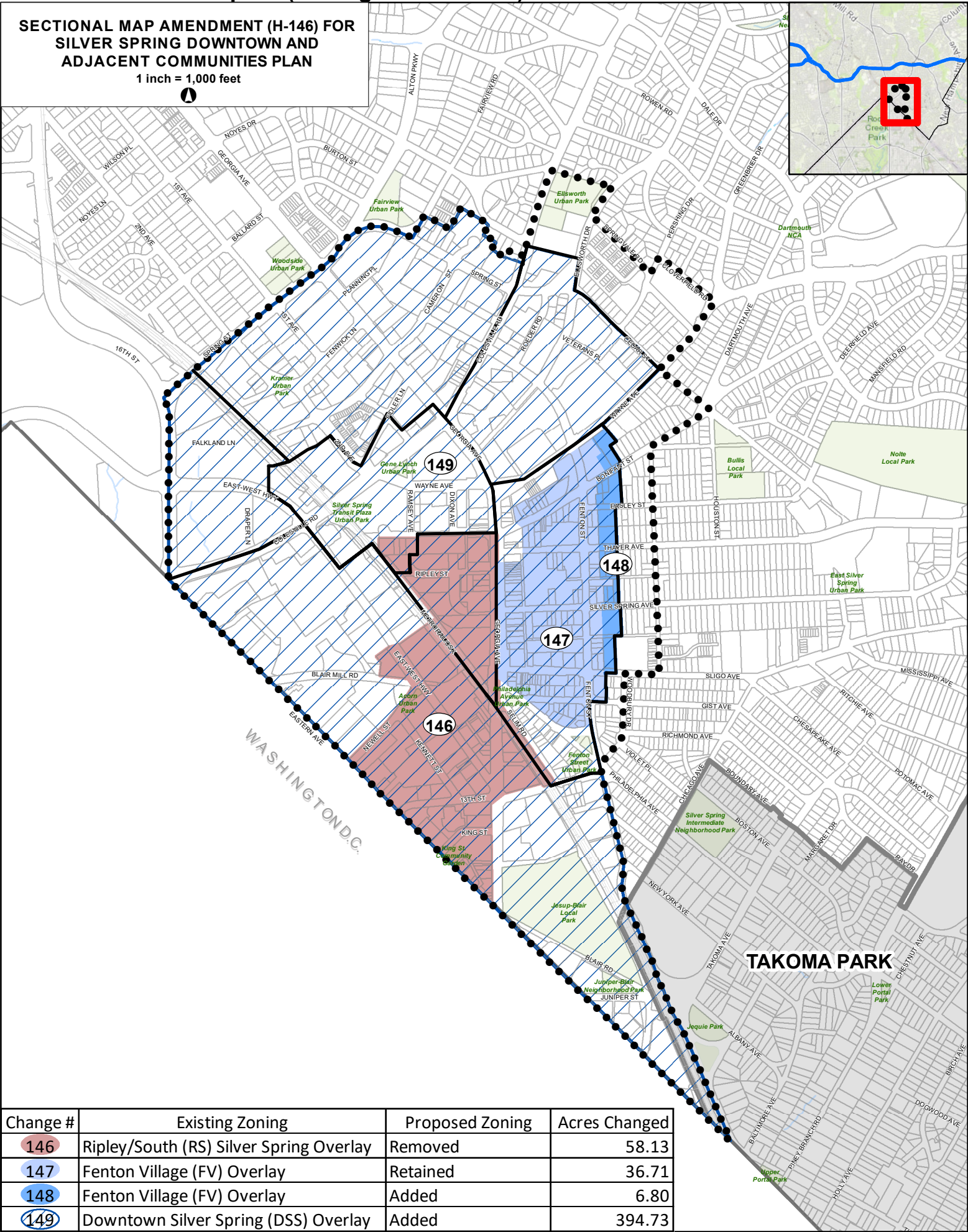
SECTIONAL MAP AMENDMENT (H-146) FOR
SILVER SPRING DOWNTOWN AND
ADJACENT COMMUNITIES PLAN

1 inch = 500 feet



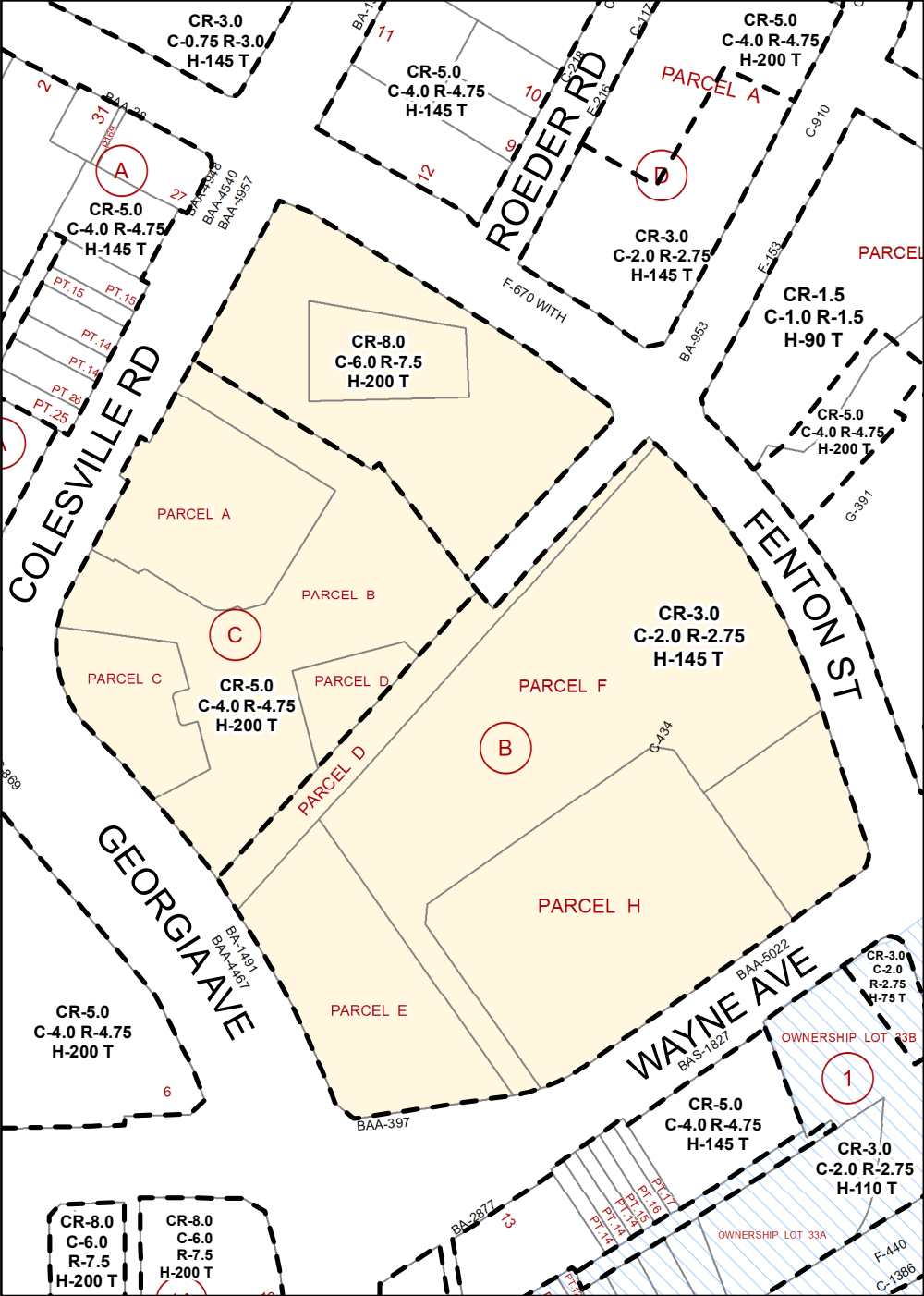
Change #	Existing Zoning	Proposed Zoning	Acres Changed
130	RT-12.5	THD	1.81
131	RT-12.5	THD	4.88
132	R-60	CRT-1.5 C-0 R-1.5 H-65	2.46
133	R-60	CRN-0.75 C-0 R-0.75 H-40	4.67
134	R-60	CR-3.0 C-3.0 R-3.0 H-70	1.35
135	R-30	CRN-0.75 C-0 R-0.75 H-40	0.33
136	R-60	CRN-0.75 C-0 R-0.75 H-40	1.48
137	CRN-0.5 C-0.5 R-0.25 H-35	CRN-0.75 C-0.5 R-0.75 H-40	0.16
138	R-60	CRN-0.75 C-0 R-0.75 H-40	1.69
139	R-20	CRN-0.75 C-0 R-0.75 H-40	0.32
140	R-20	CRN-0.75 C-0 R-0.75 H-40	0.56
141	R-60	CRN-0.75 C-0 R-0.75 H-40	0.95
142	R-60	CRN-0.75 C-0 R-0.75 H-40	1.36
143	R-60	CRN-0.75 C-0 R-0.75 H-40	1.43
144	CRNF-1.25 C-0.25 R-1.0 H-65	CRN-1.25 C-0.25 R-1.0 H-65	2.23
145	R-60	CRN-0.75 C-0 R-0.75 H-40	0.55
		Total Changed Acres	26.23

Attachment 1 - Map 11 (Change Index 9 of 9)



Attachment 1 - Map 12

Existing Zoning

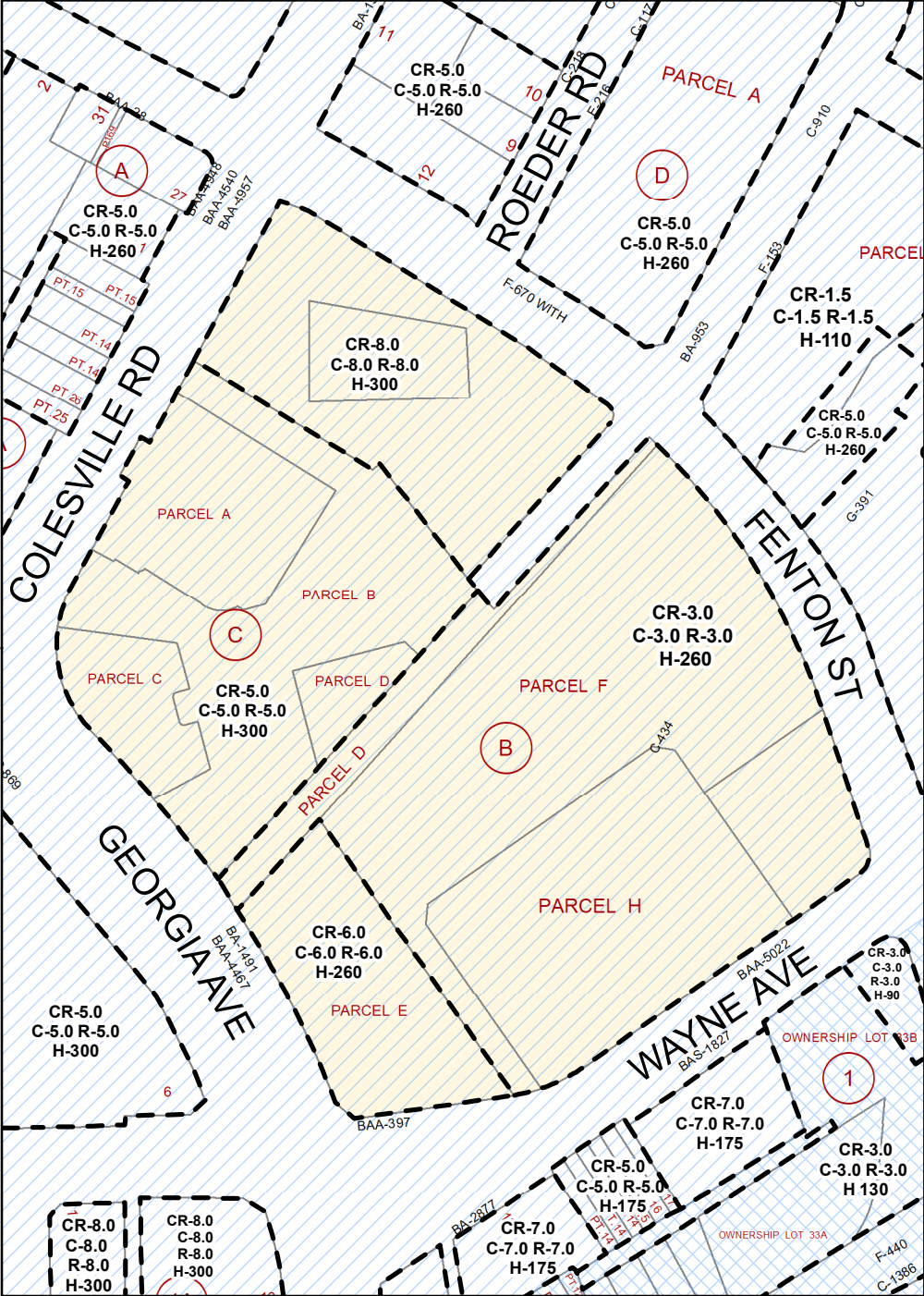


Map Grid: 210NW01

Master Plan Boundary

Changes # 1-4

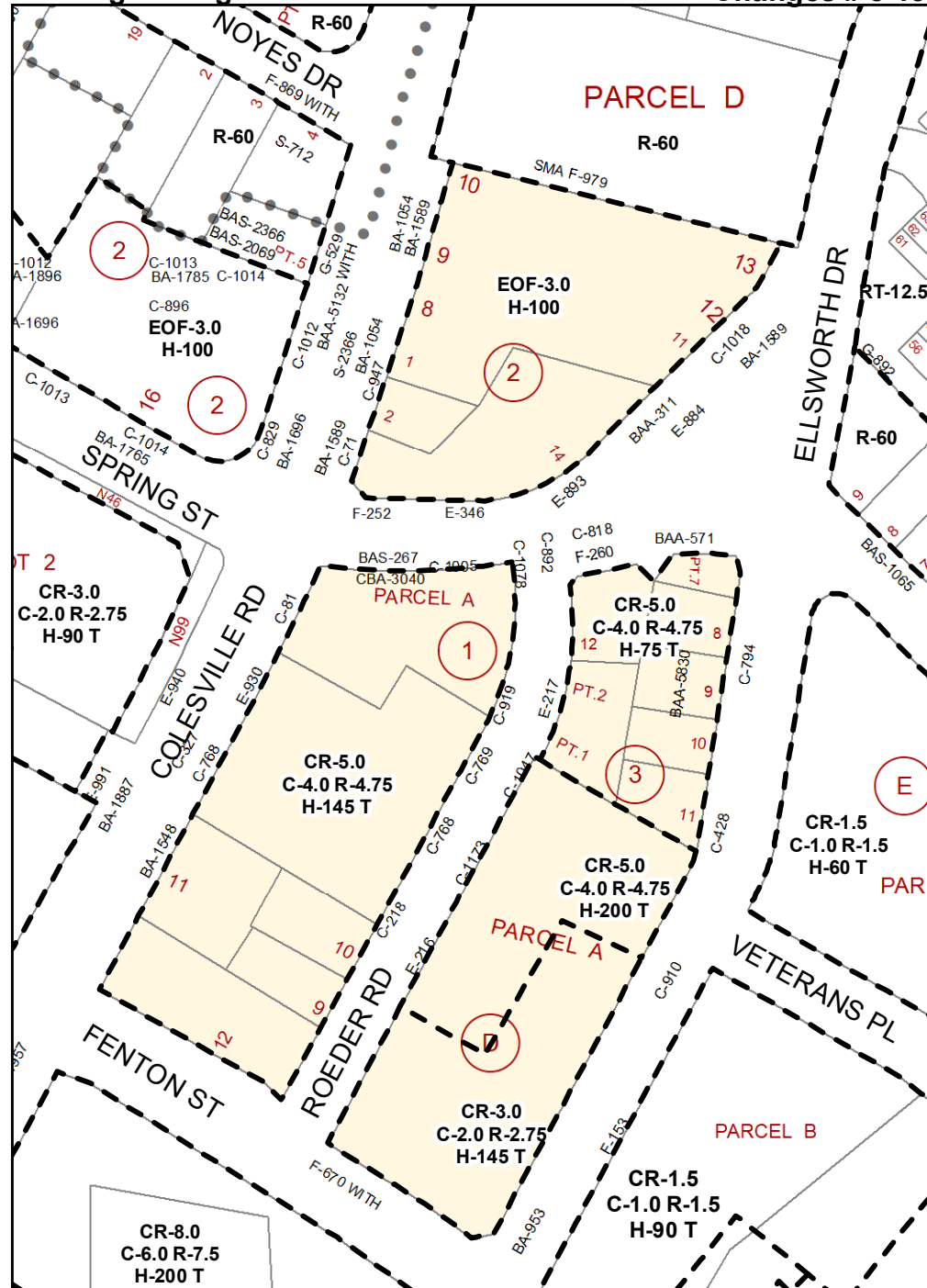
Proposed Zoning



FV Overlay DSS Overlay 1 in = 200 ft

Attachment 1 - Map 13

Existing Zoning

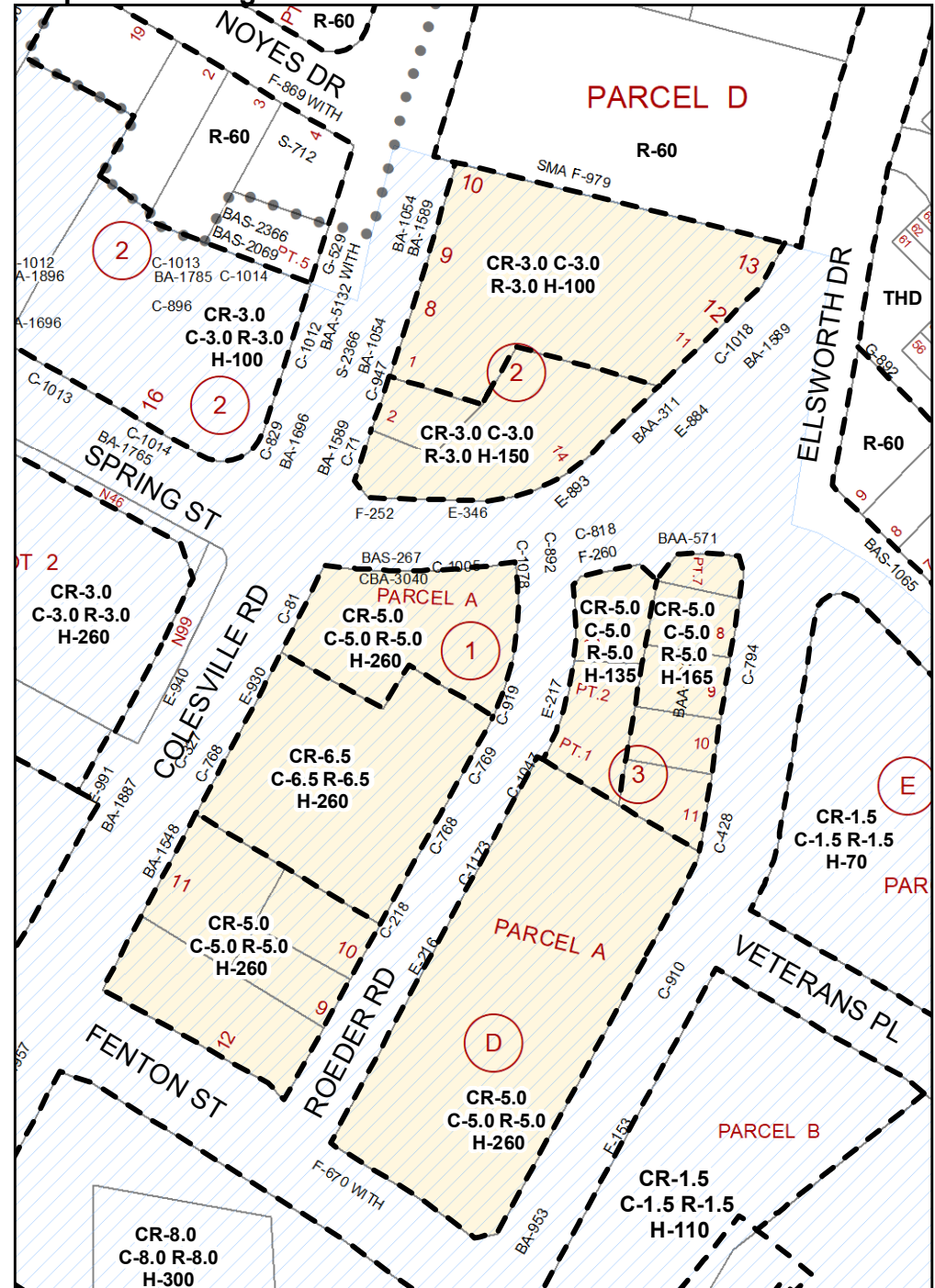


Map Grids: 210NW01, 211NW01

Master Plan Boundary

Changes # 5-13

Proposed Zoning

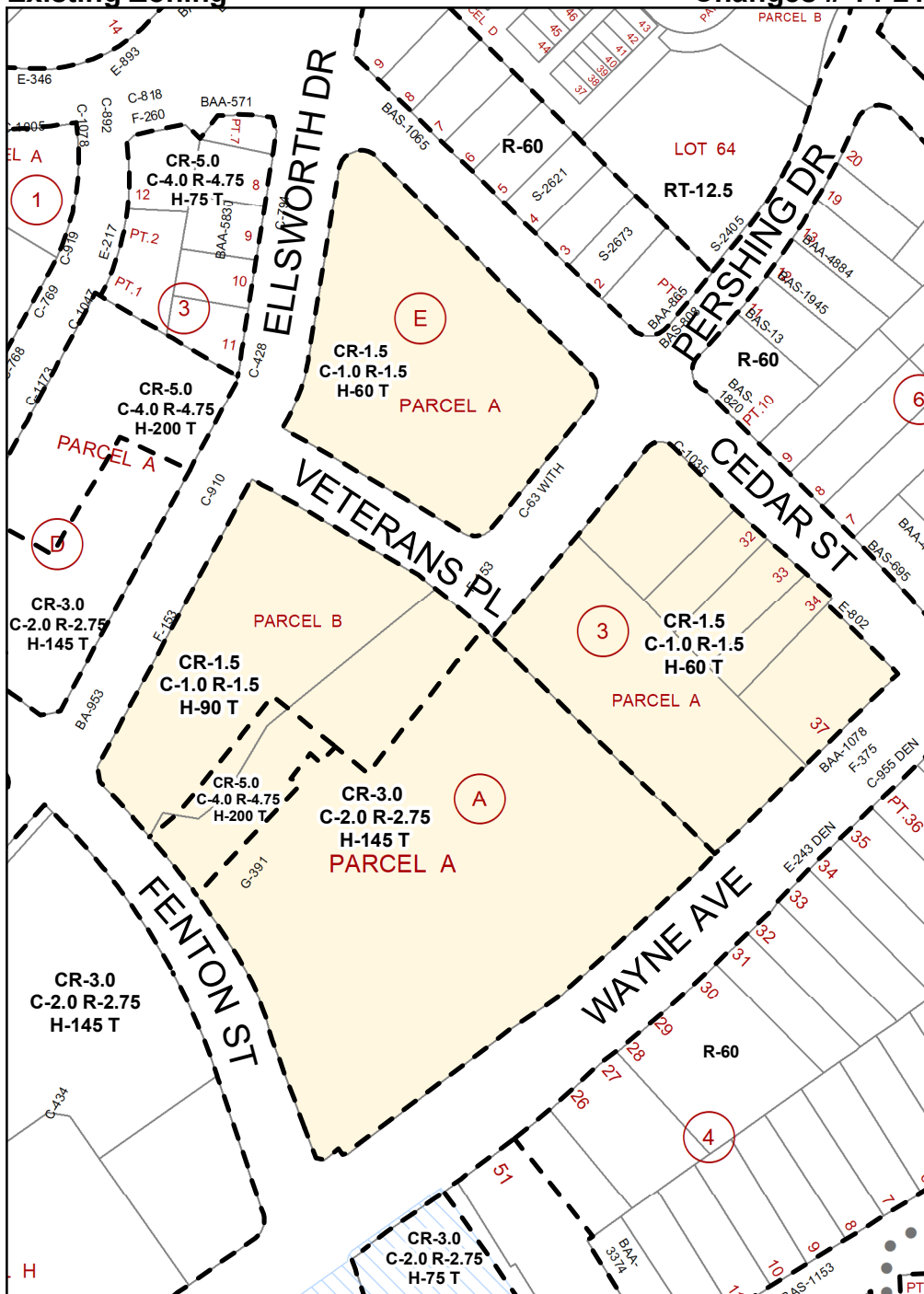


(19)

DSS Overlay 1 in = 175 ft

Attachment 1 - Map 14

Existing Zoning



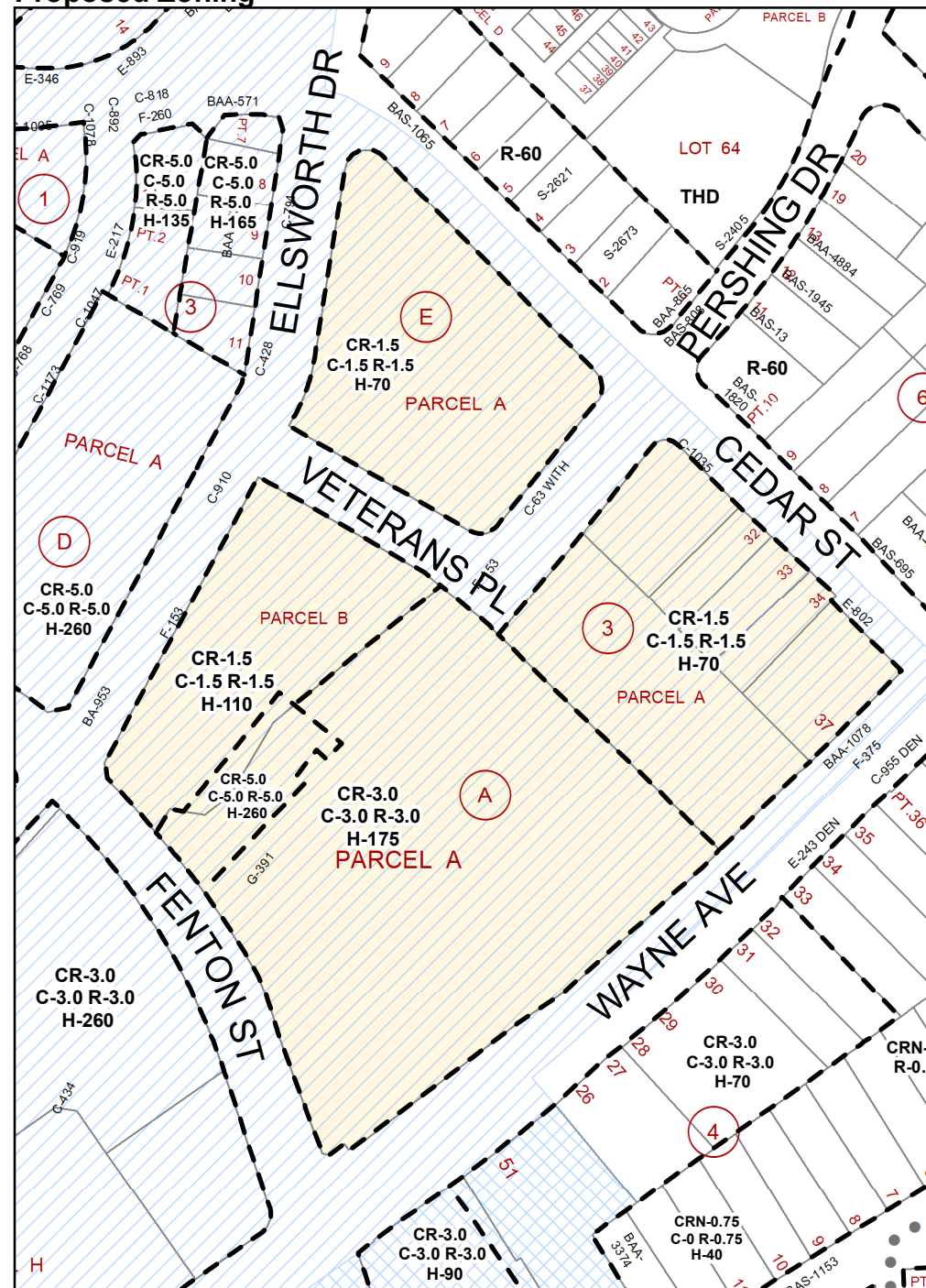
Map Grid: 210NW01



Master Plan Boundary

Changes # 14-21

Proposed Zoning

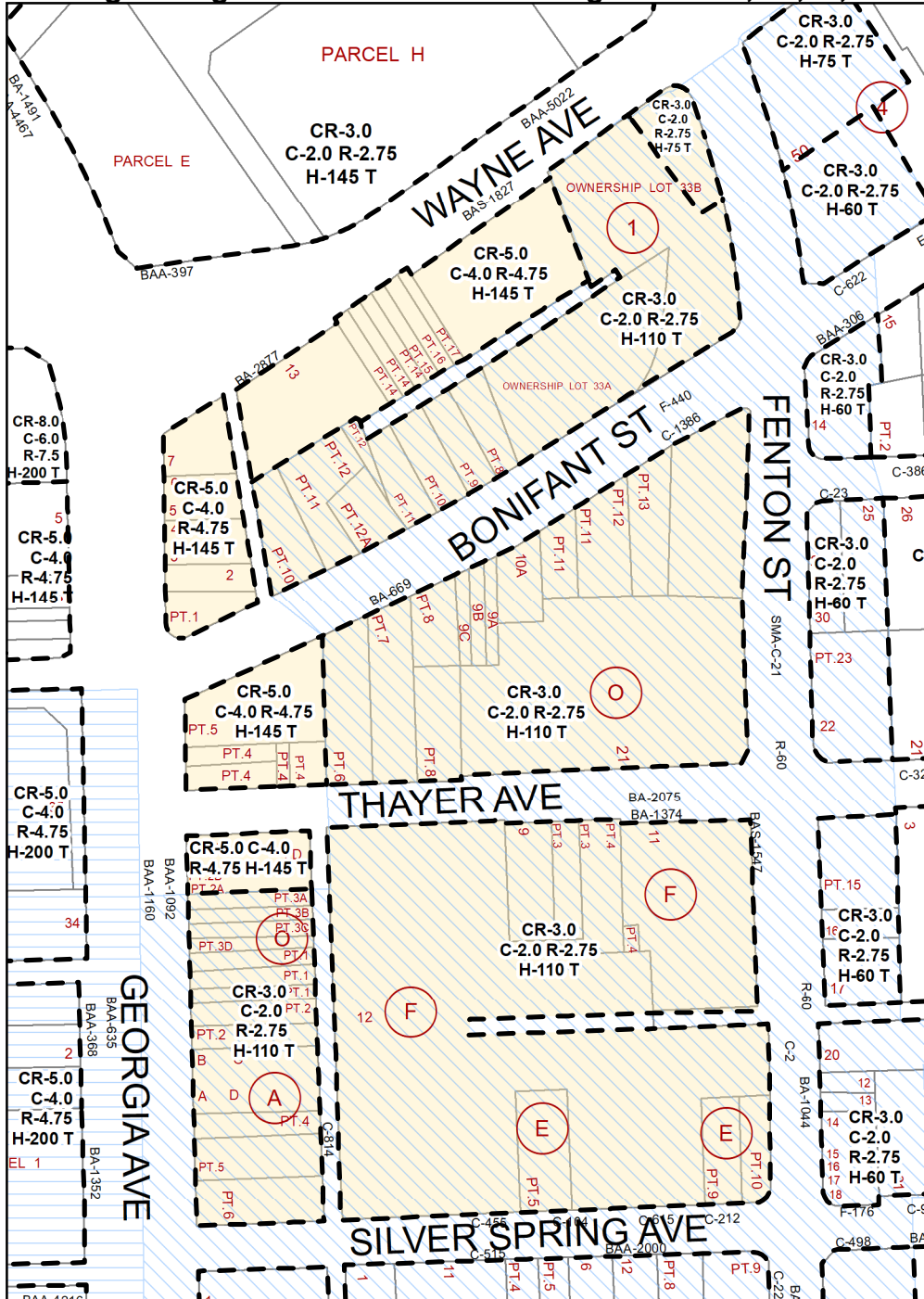


 *FV Overlay*  *DSS Overlay* 1 in = 200 ft

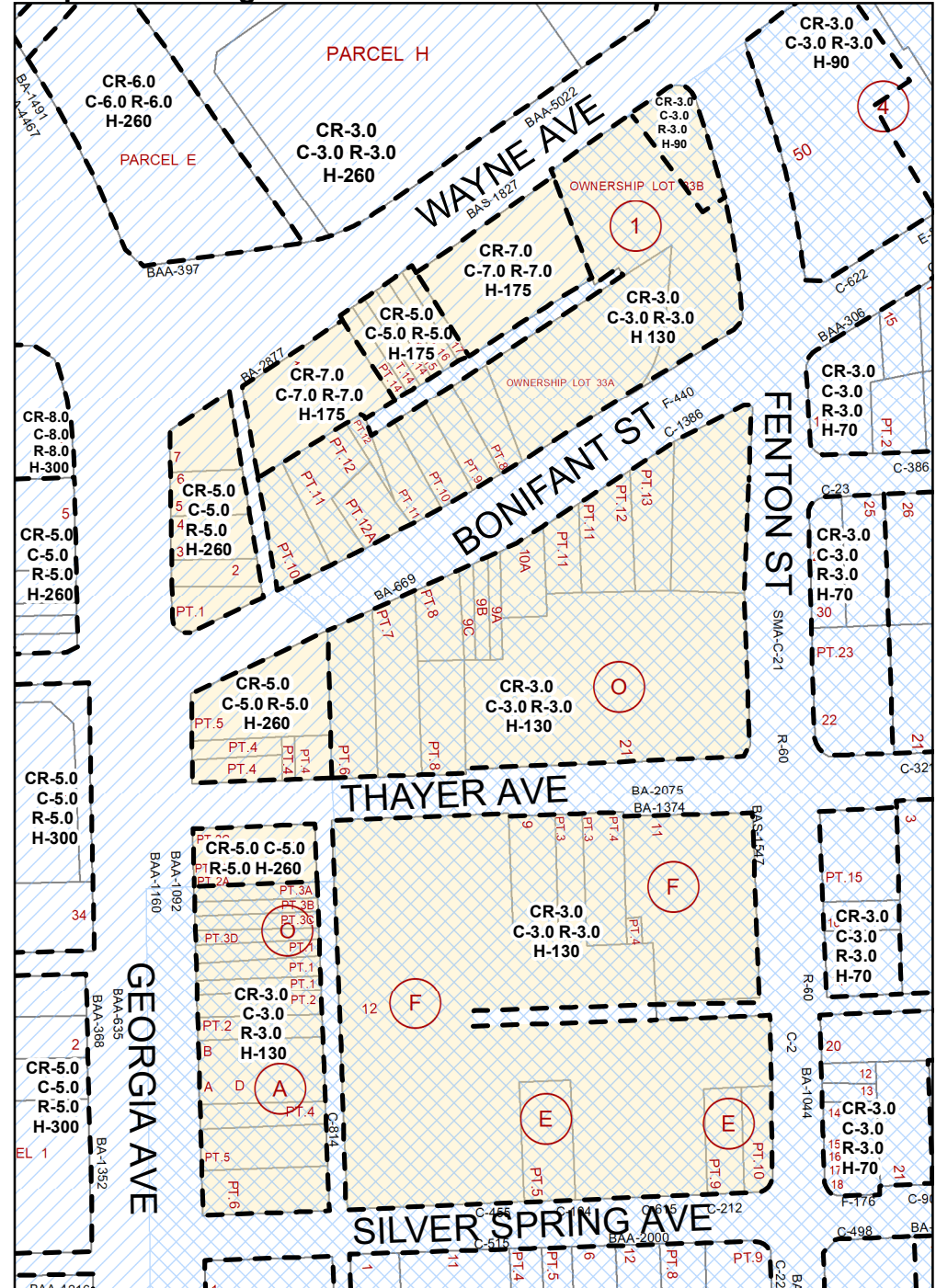
Attachment 1 - Map 15

Existing Zoning

Changes # 22-27; 32,33; 38-40



Proposed Zoning



Map Grid: 210NW01

 Master Plan Boundary

RS Overlay

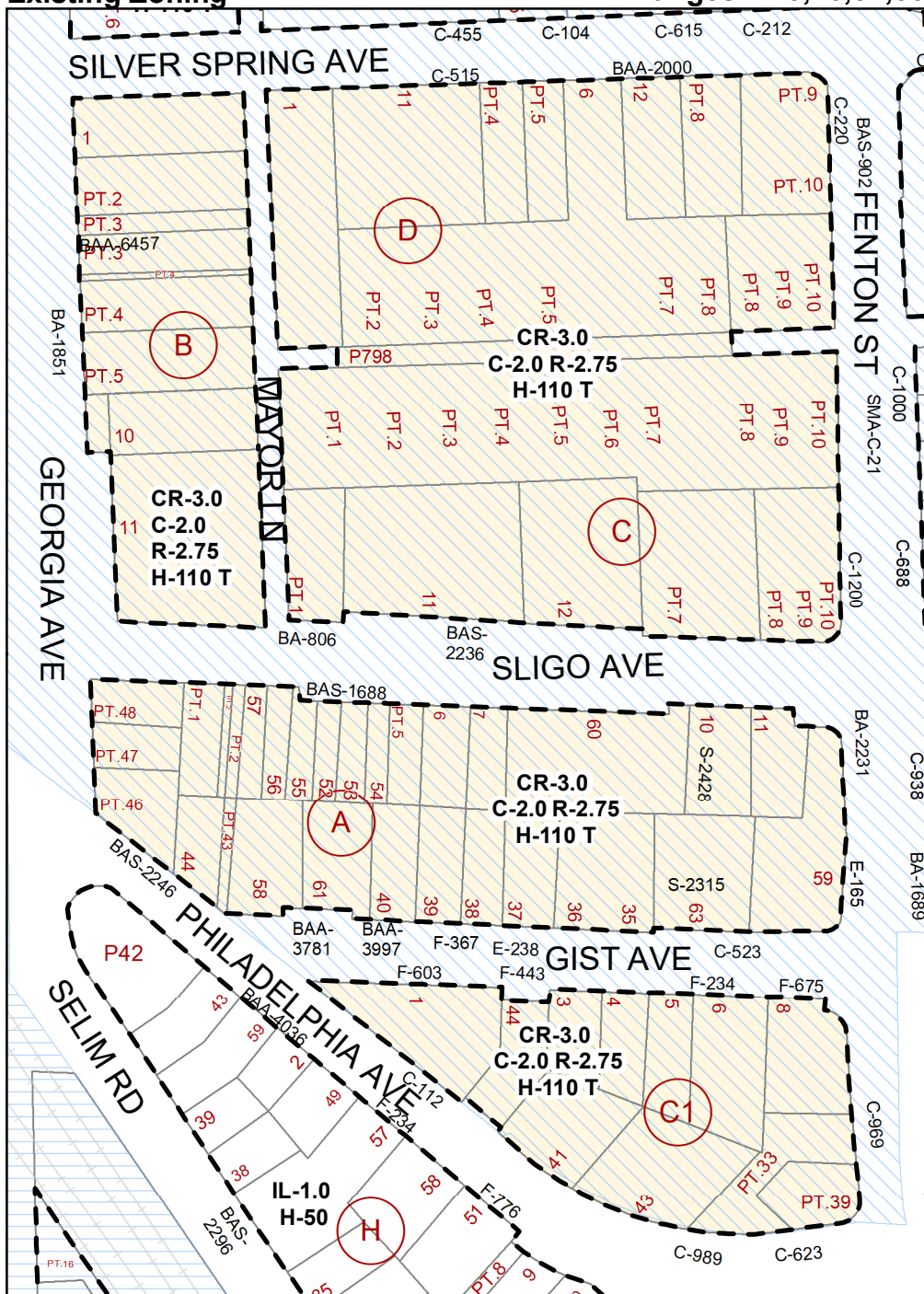
 *FV Overlay* *DSS Overlay*

1 in = 200 ft

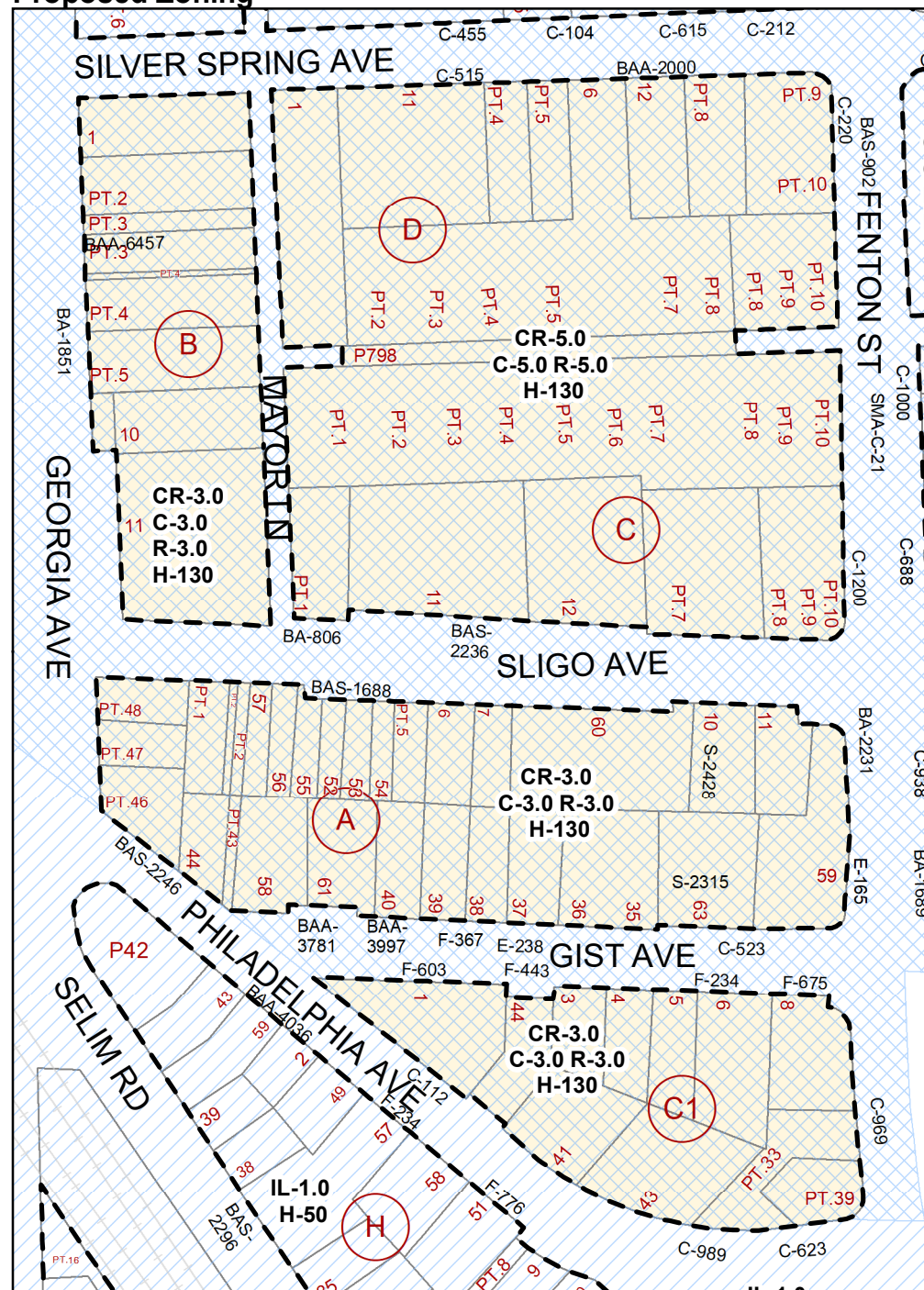
Attachment 1 - Map 16

Existing Zoning

Changes # 45,46,51,53



Proposed Zoning



Map Grid: 210NW01



Master Plan Boundary

RS Overlay

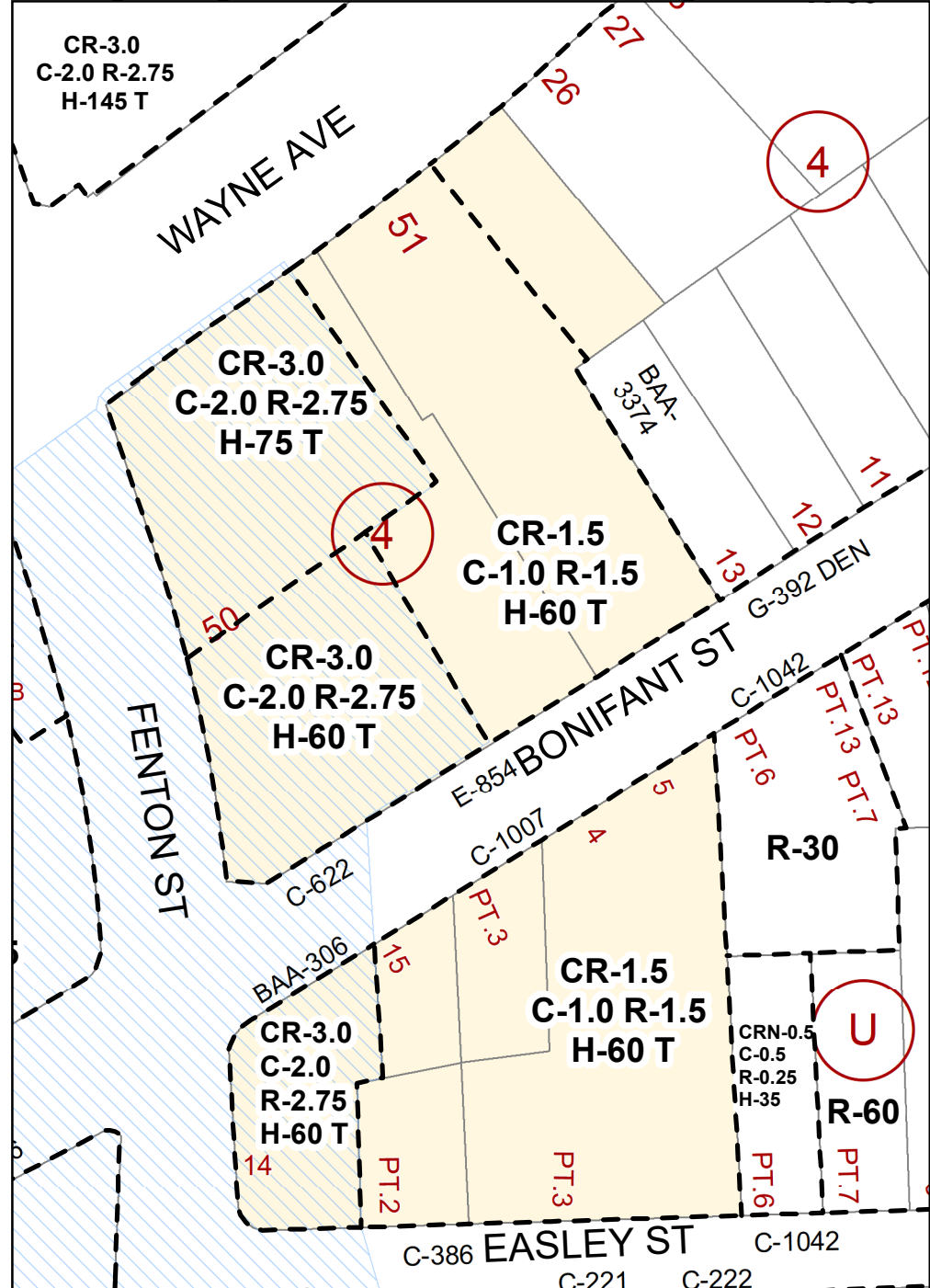
 *FV Overlay*

 DSS Overlay

1 in = 150 ft

Attachment 1 - Map 17

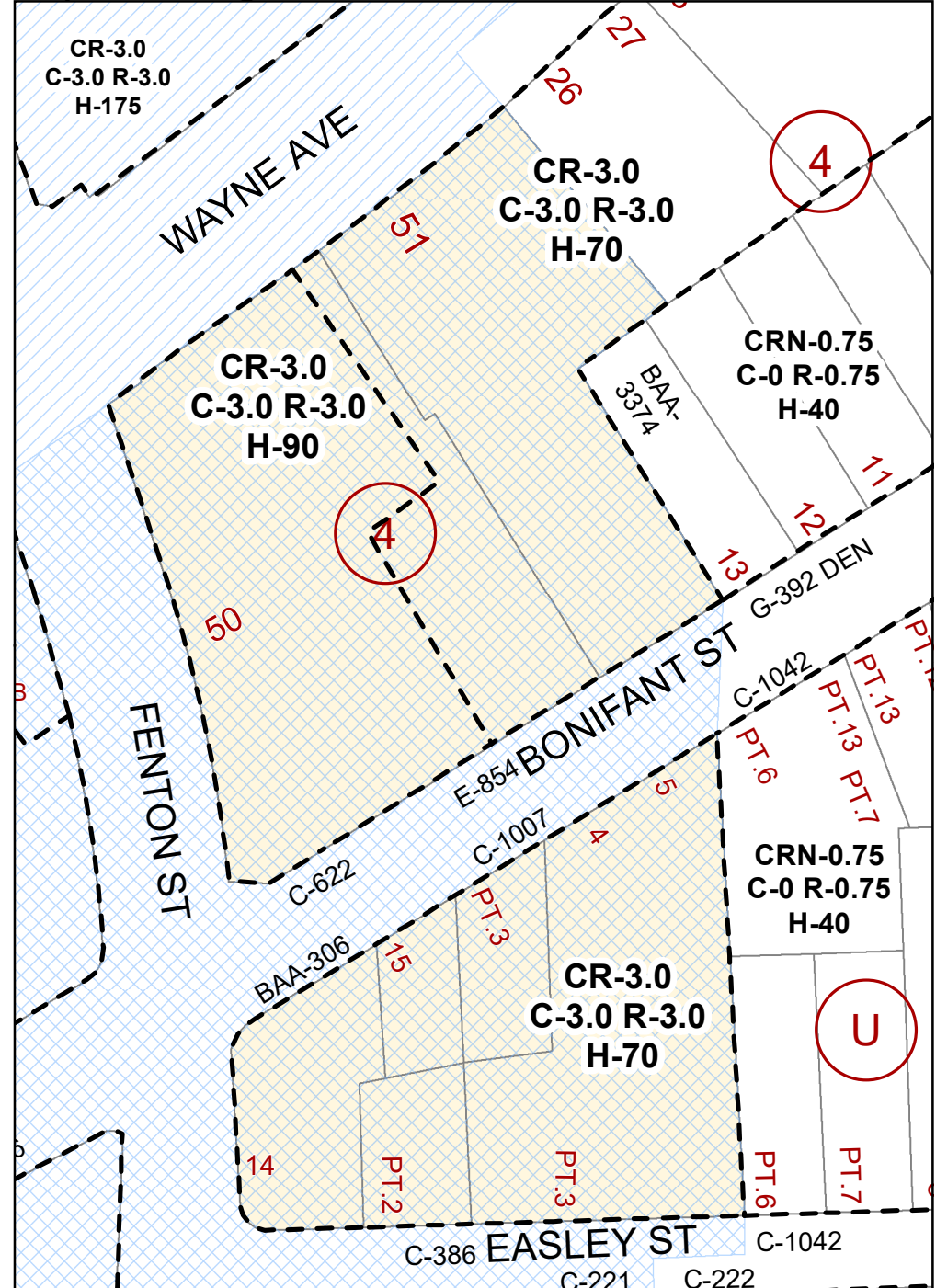
Existing Zoning



Map Grid: 210NW01

Master Plan Boundary

Proposed Zoning



(23)

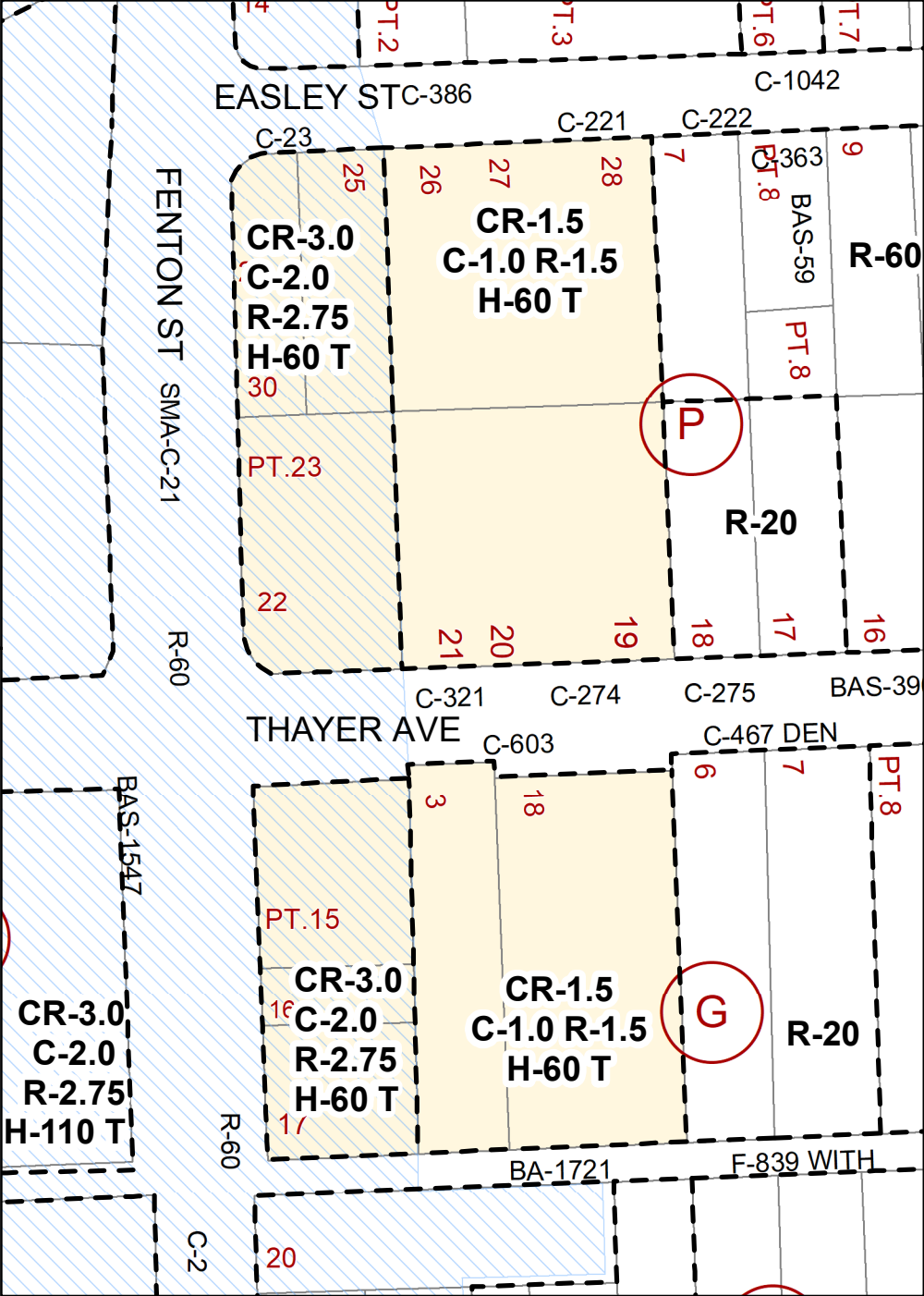
FV Overlay

DSS Overlay

1 in = 100 ft

Attachment 1 - Map 18

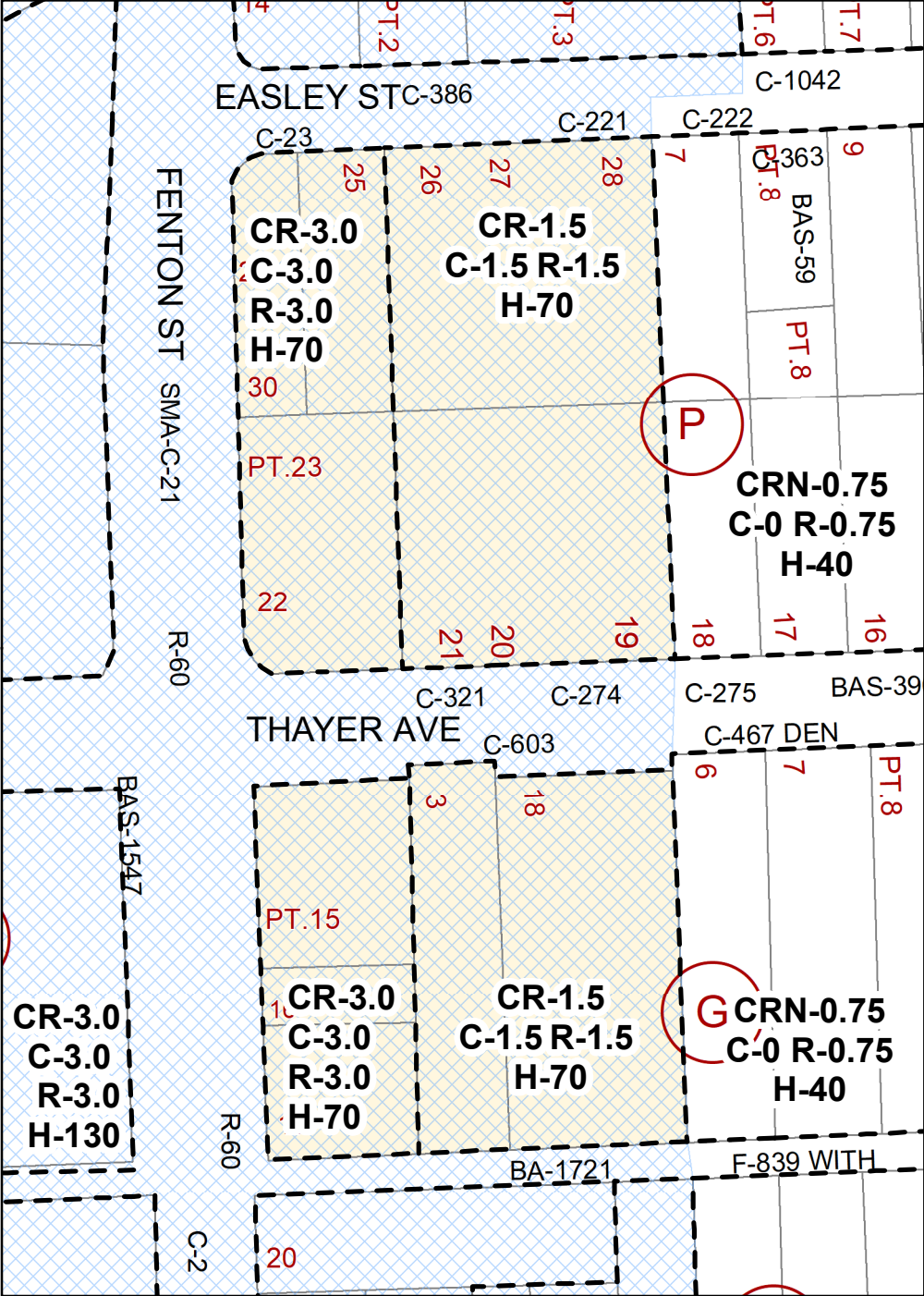
Existing Zoning Changes # 36,37,41,42



Map Grid: 210NW01

Master Plan Boundary

Proposed Zoning

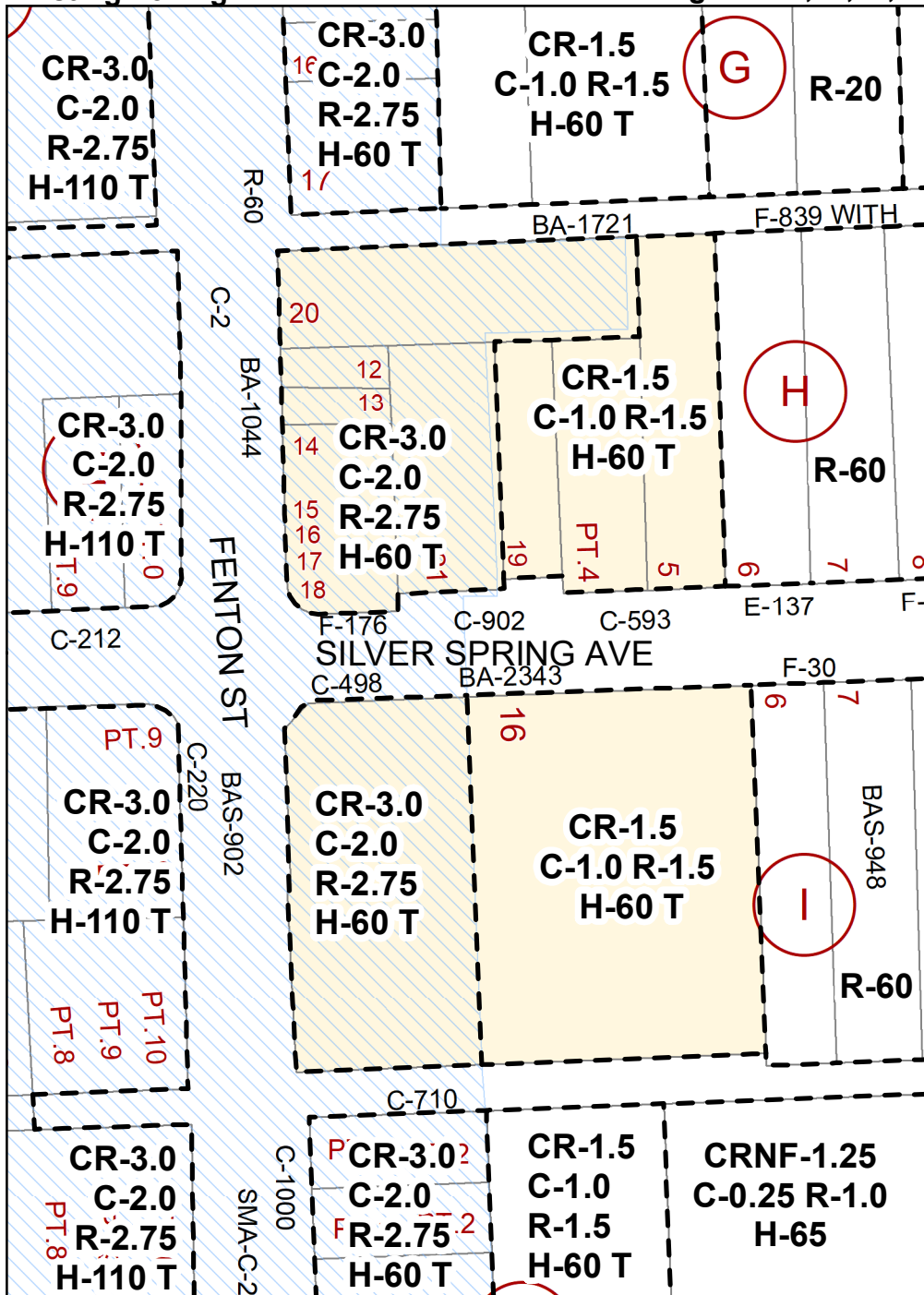


FV Overlay DSS Overlay 1 in = 100 ft

Attachment 1 - Map 19

Existing Zoning

Changes # 43,44,47,48

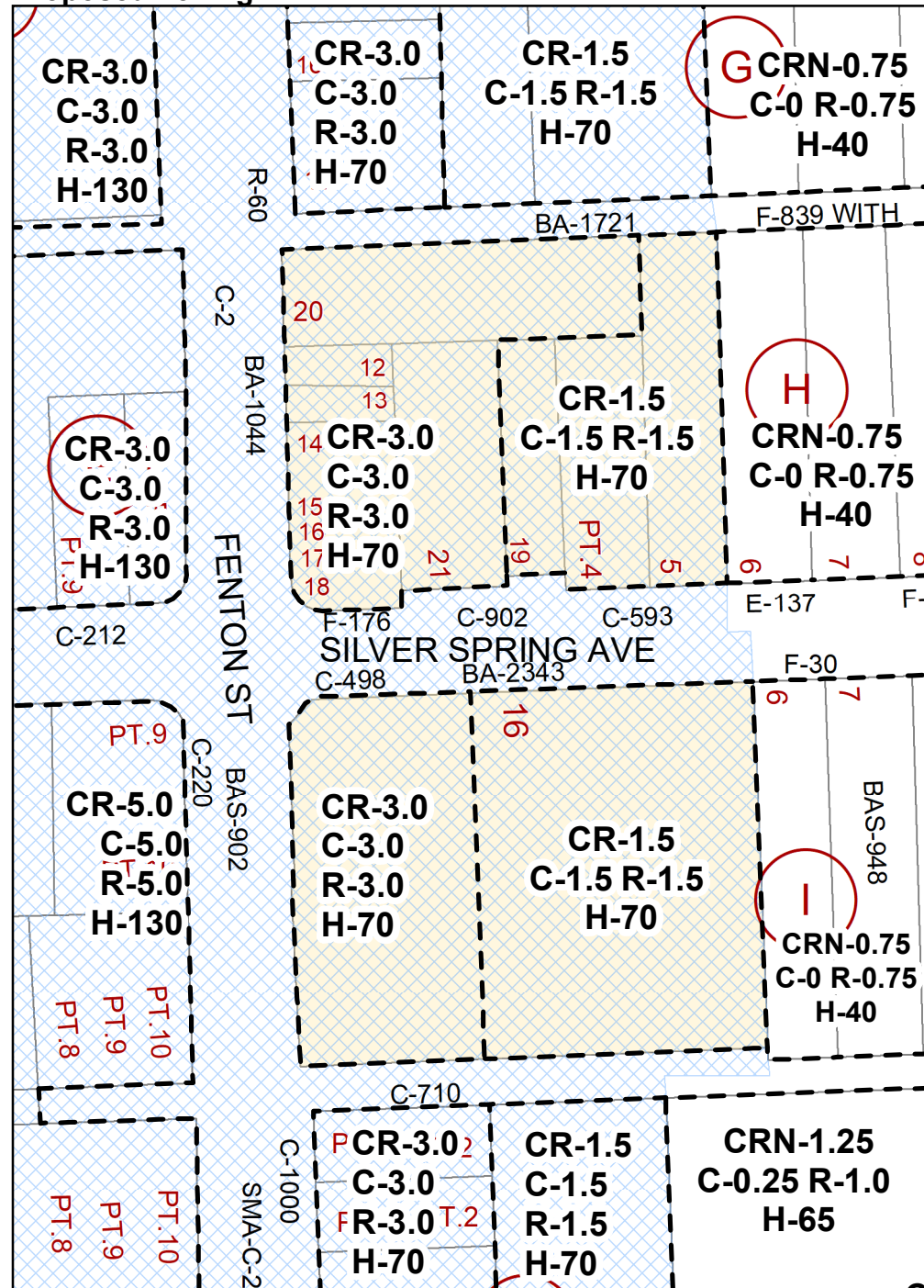


Map Grid: 210NW01



Master Plan Boundary

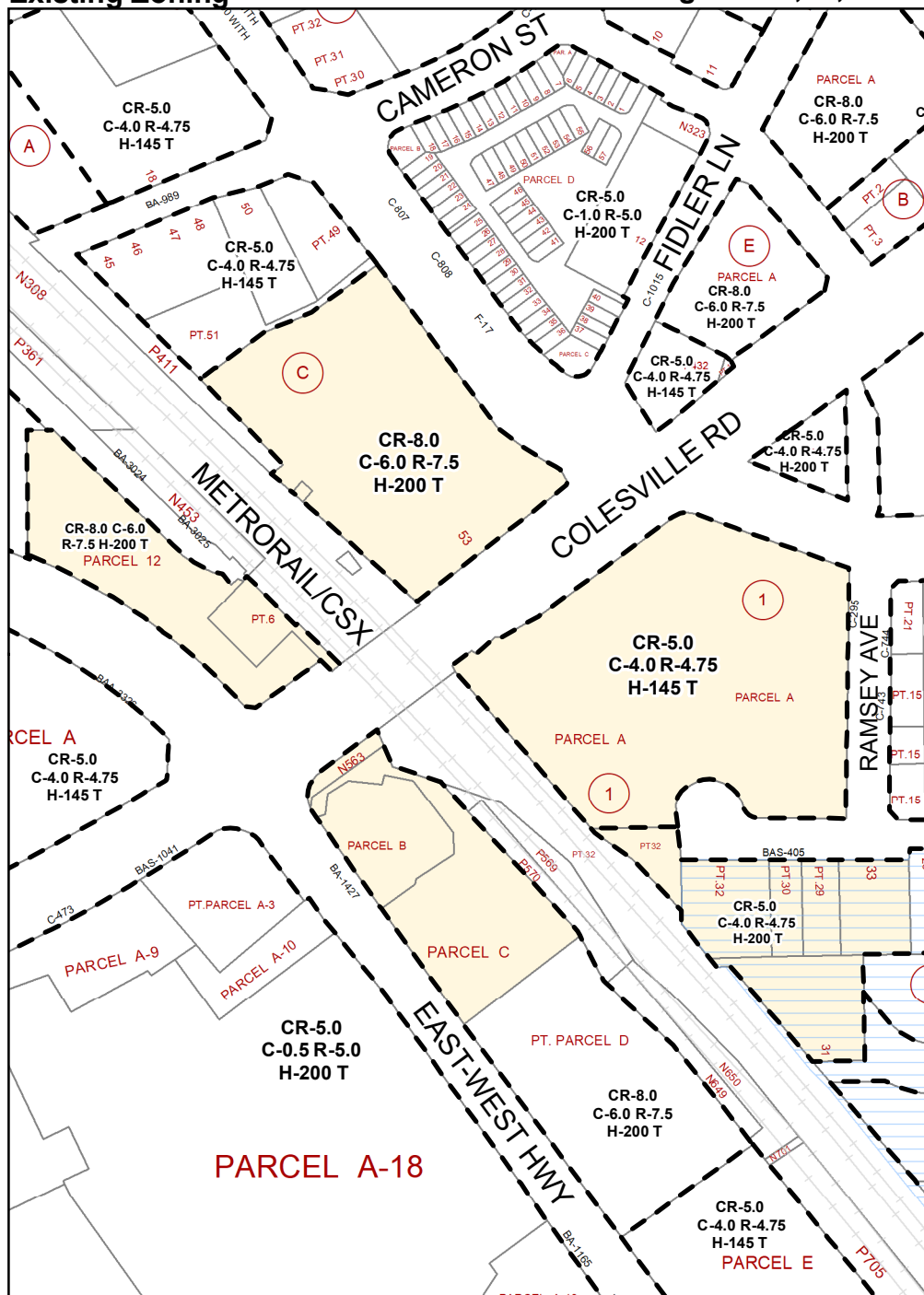
Proposed Zoning



(25)

 *FV Overlay*  *DSS Overlay* 1 in = 100 ft

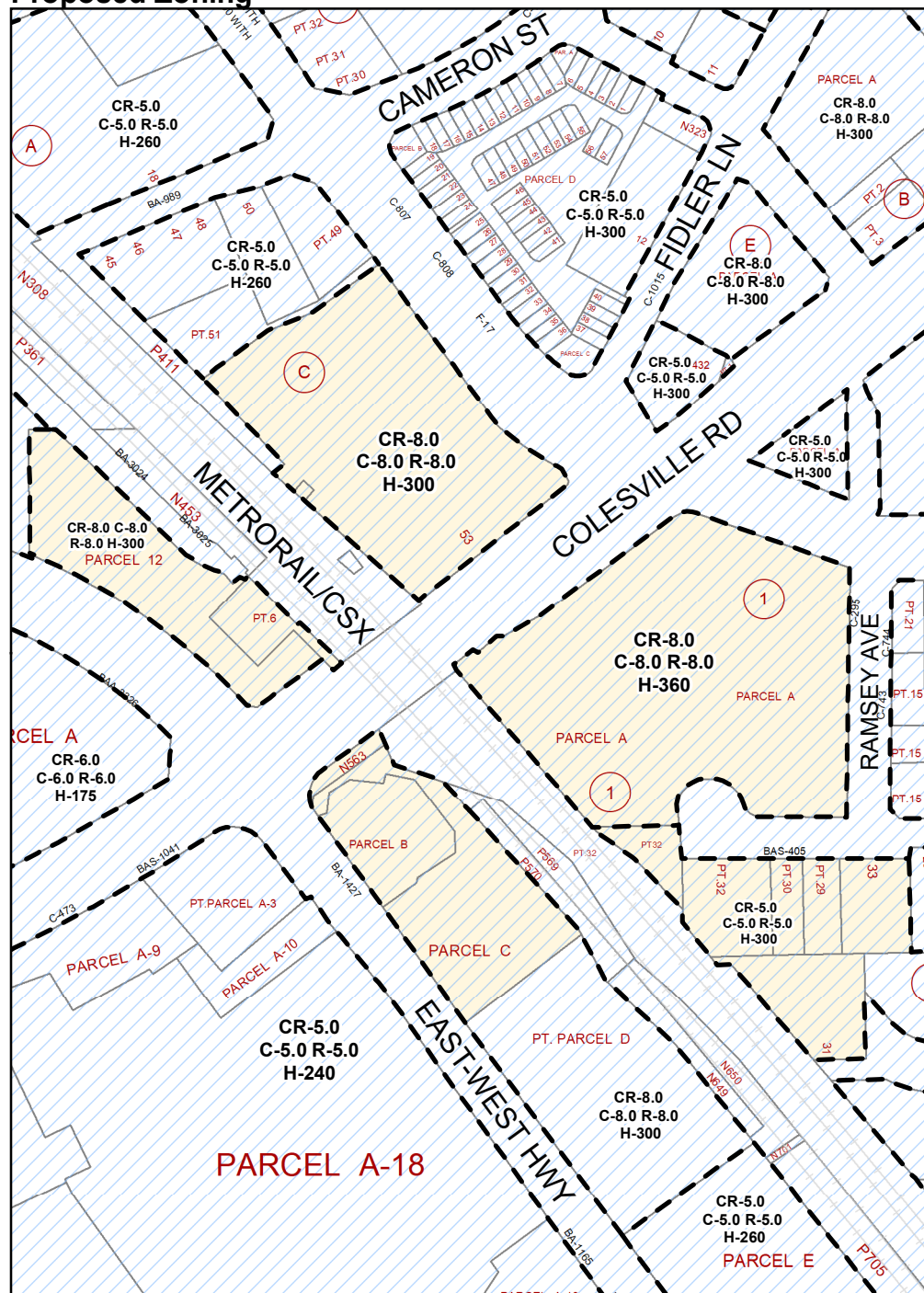
Changes # 54,55; 65-67



Map Grids: 210NW01, 210NW02

Master Plan Boundary

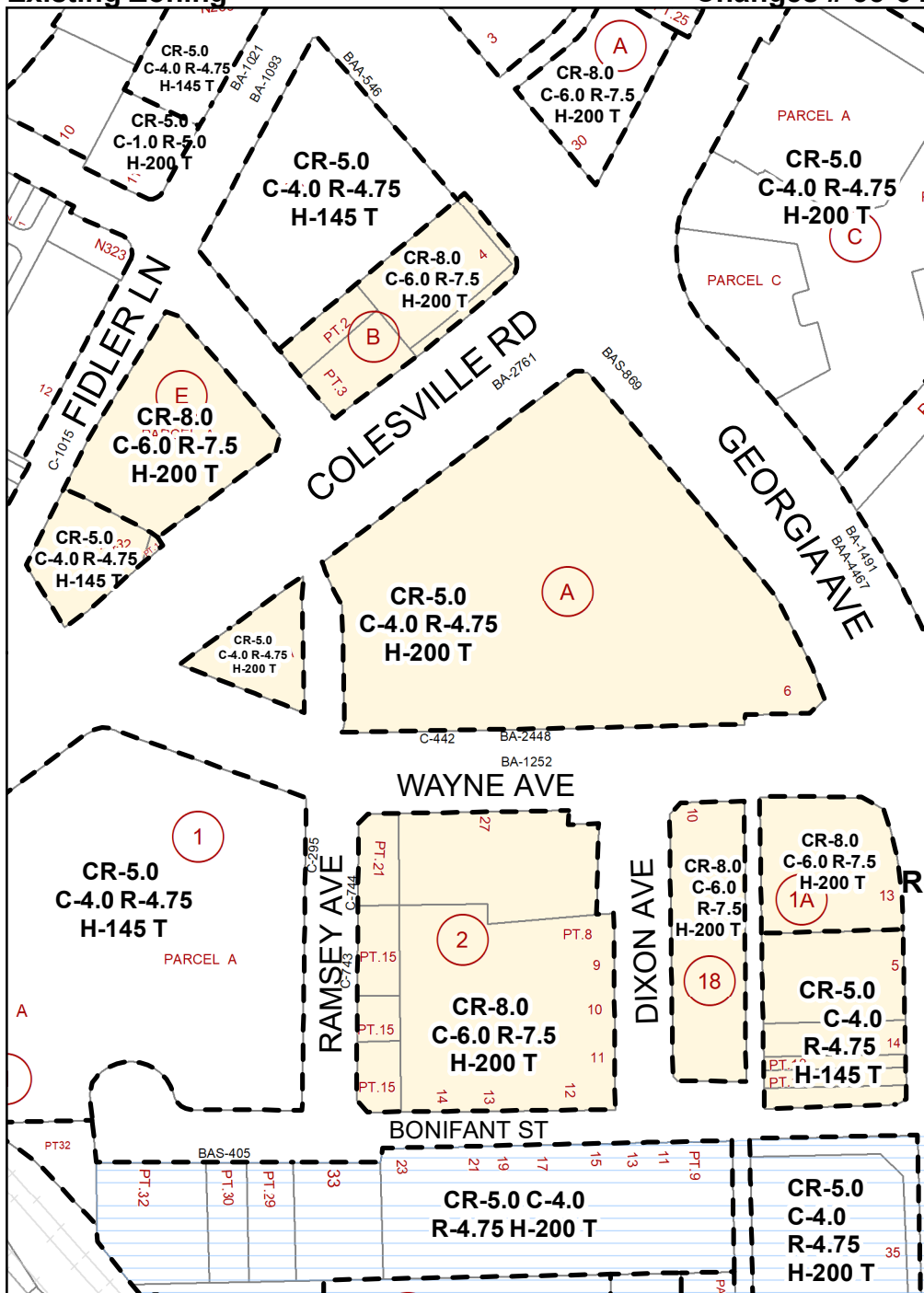
Proposed Zoning



 *DSS Overlay* 1 in = 250 ft

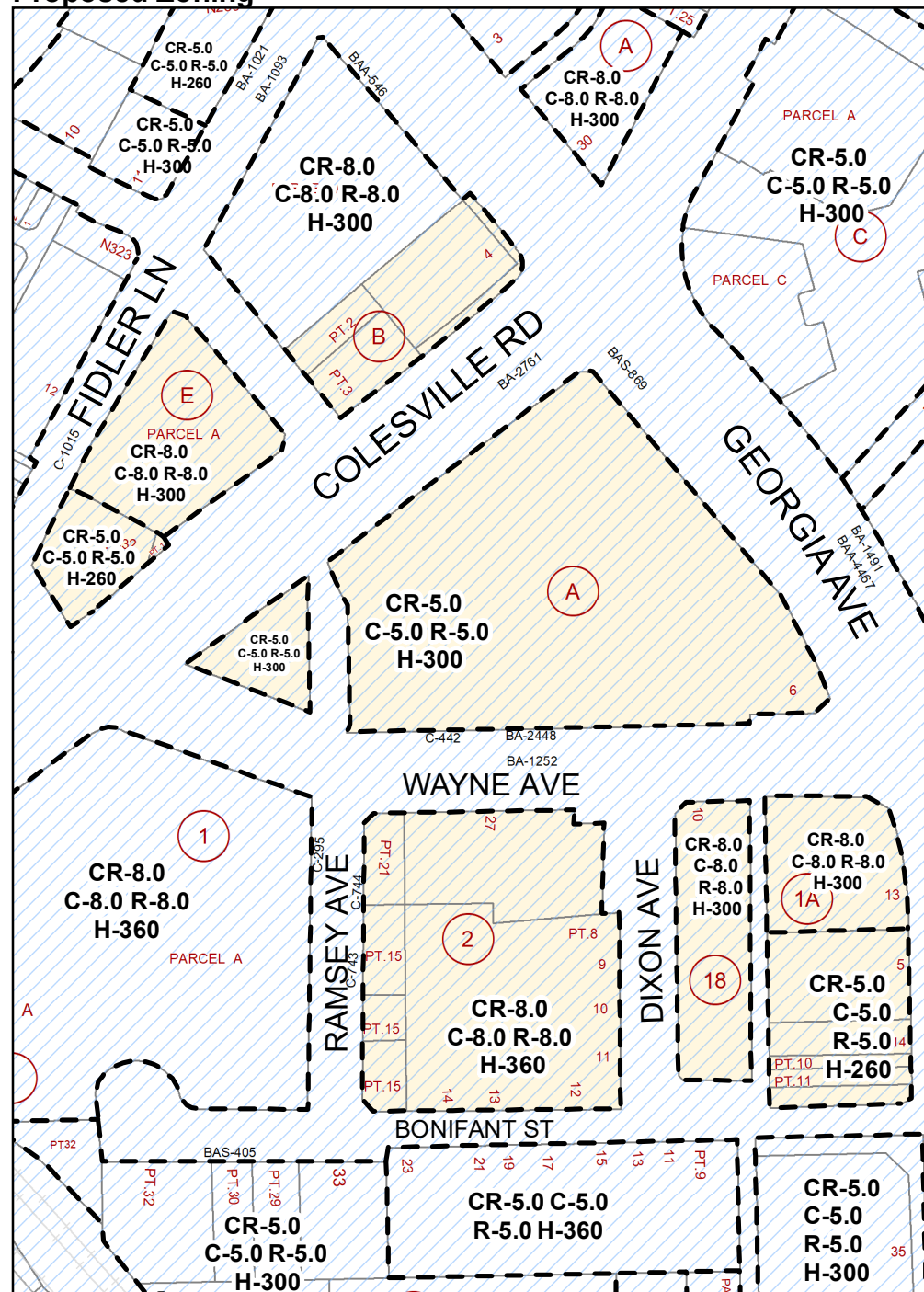
Attachment 1 - Map 21

Existing Zoning



Changes # 55-64

Proposed Zoning



Map Grids: 210NW01, 210NW02

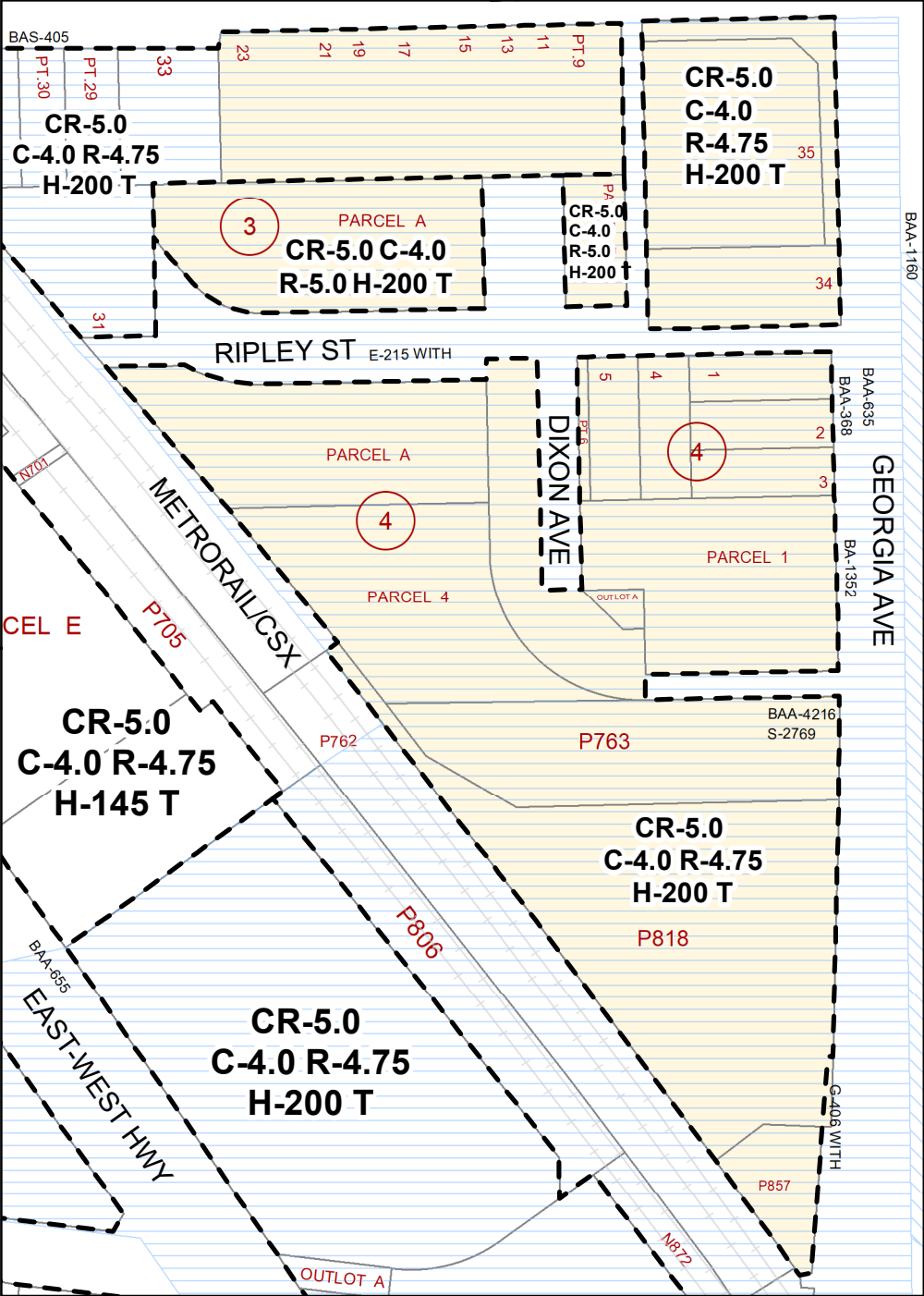
Master Plan Boundary

RS Overlay

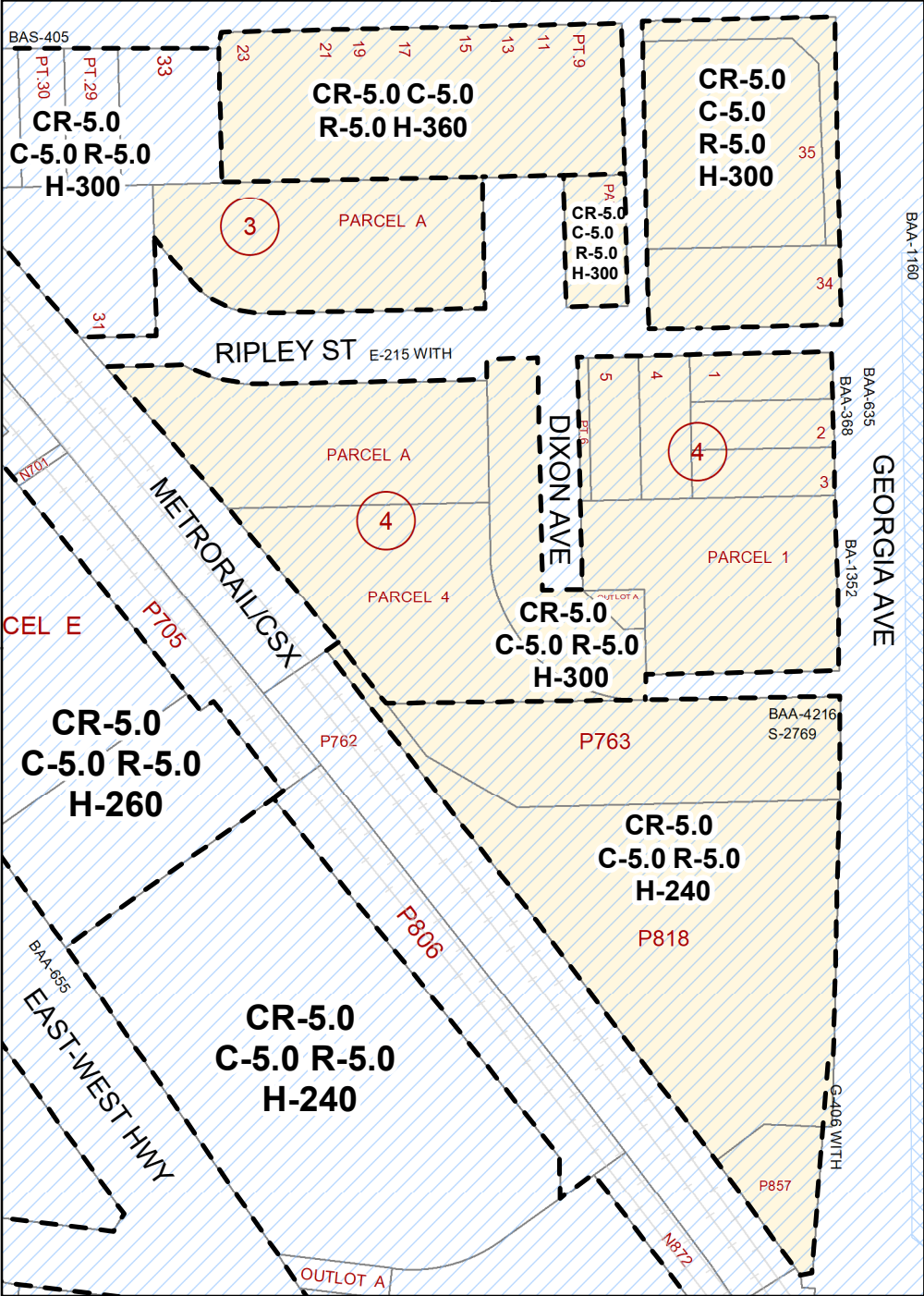
 *DSS Overlay* 1 in = 200 ft

Attachment 1 - Map 22

Existing Zoning



Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

RS Overlay

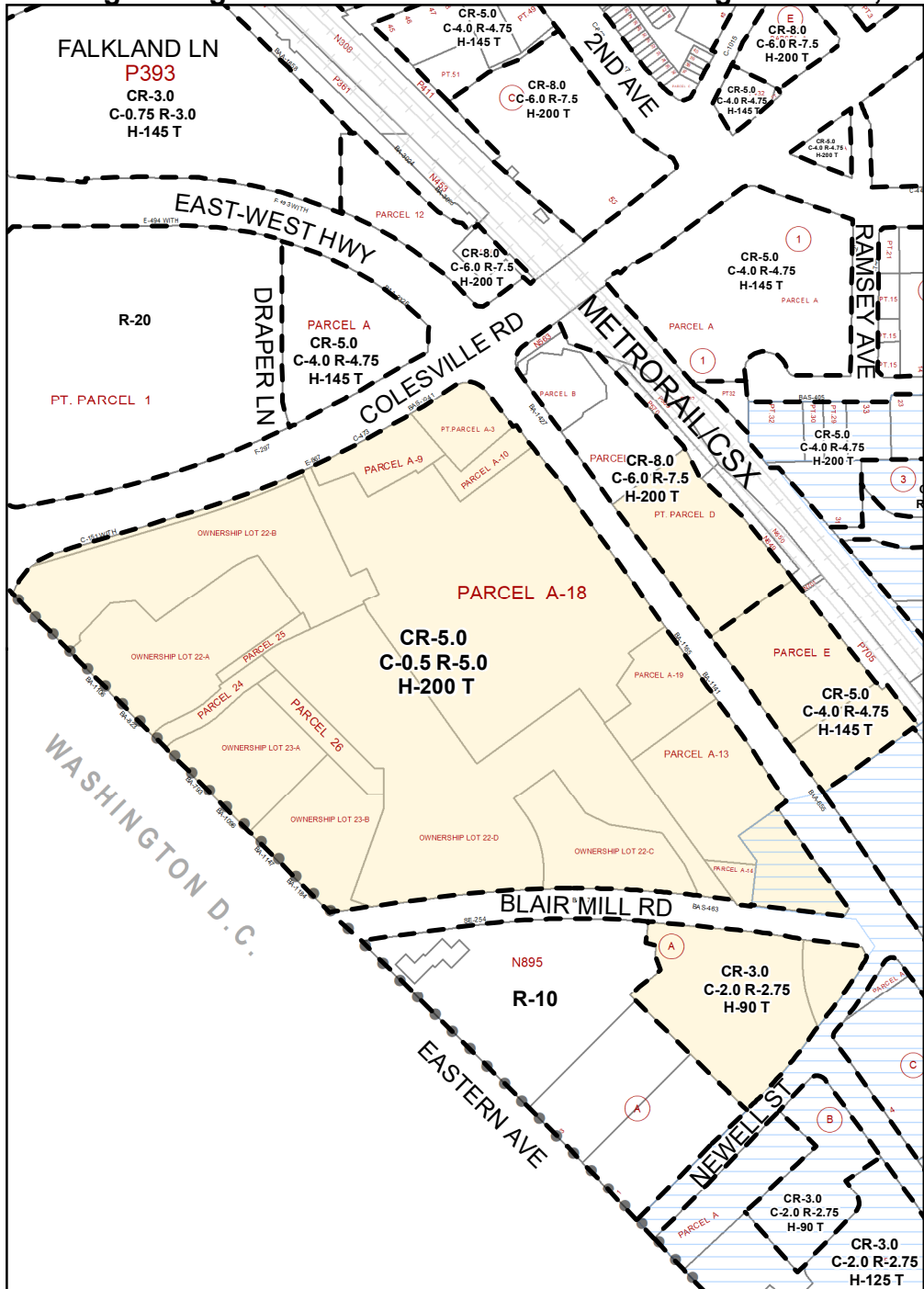
FV Overlay

DSS Overlay

1 in = 175 ft

Attachment 1 - Map 23

Existing Zoning



Map Grid: 210NW01

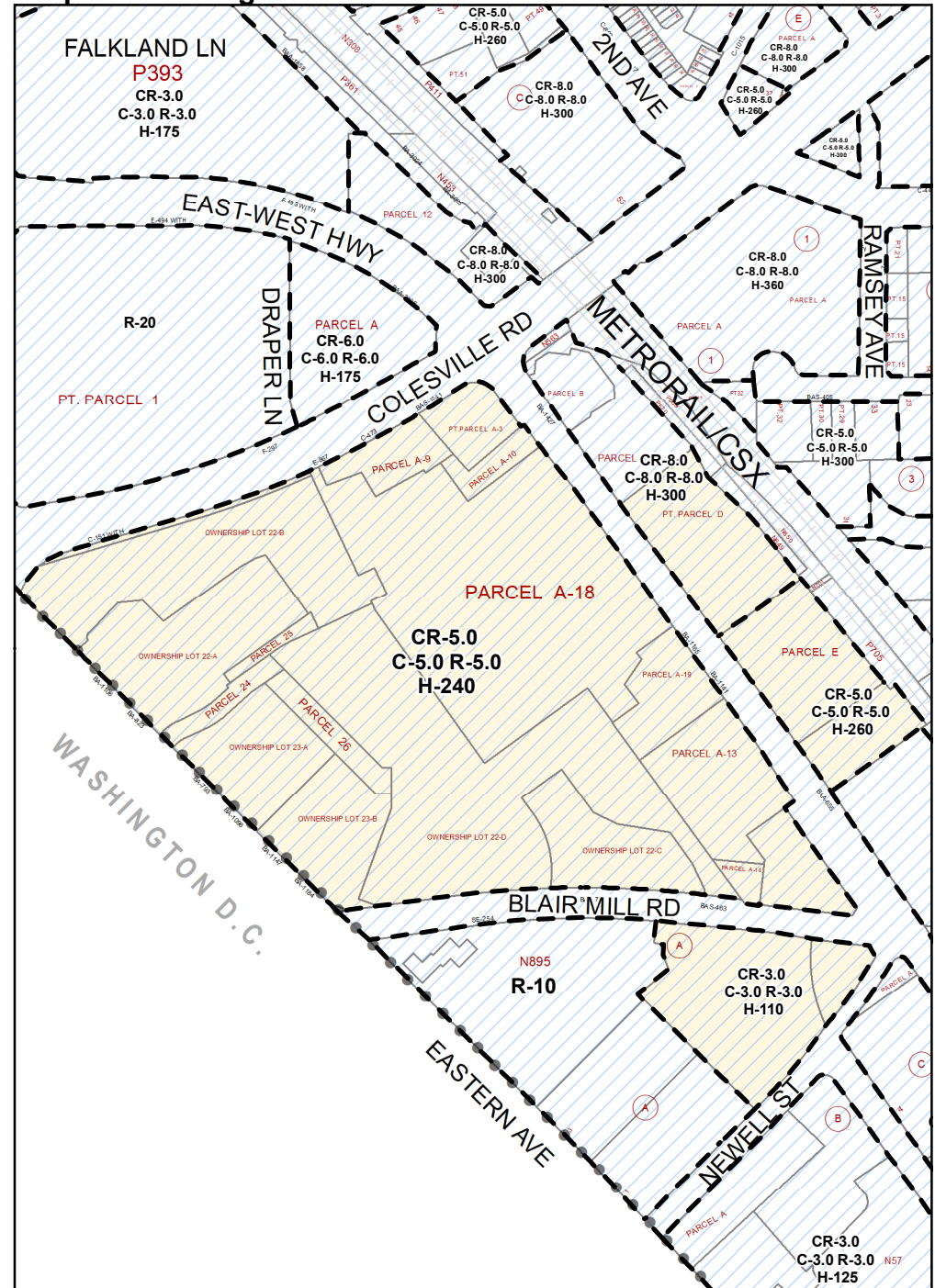


Master Plan Boundary

(29)

Changes # 74-76; 78

Proposed Zoning

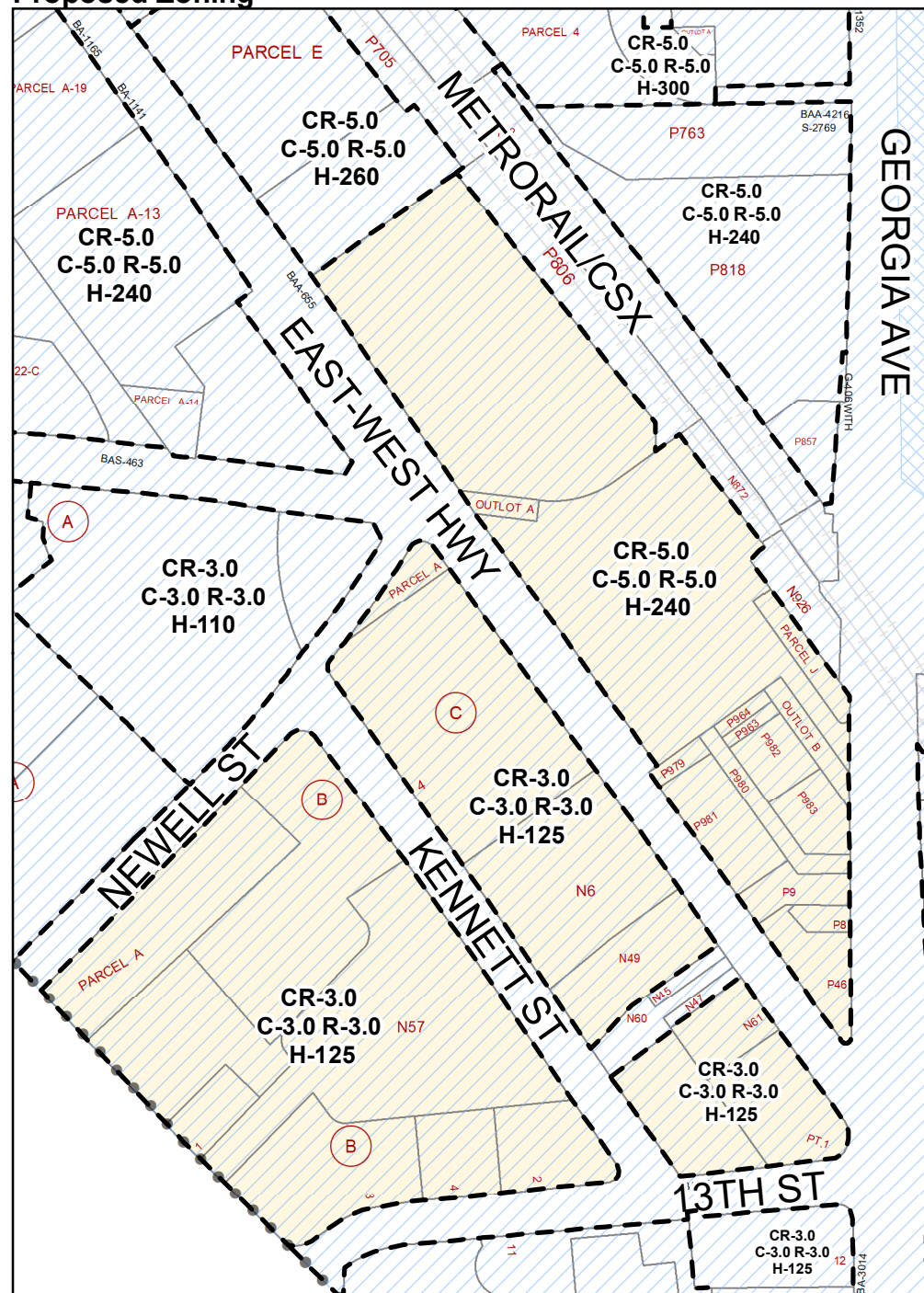
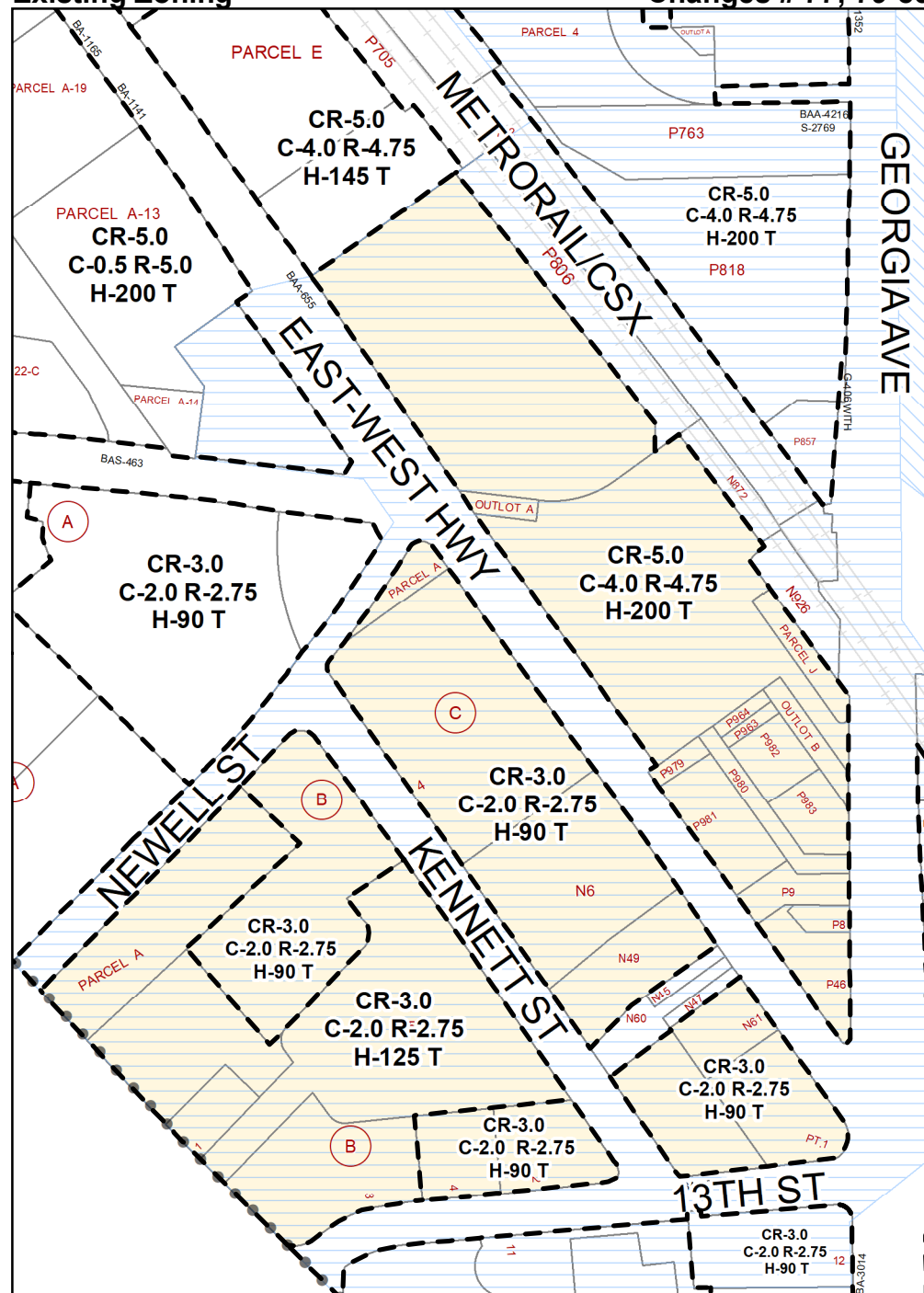


 RS Overlay

 *DSS Overlay* 1 in = 400 ft

1 in = 400 ft

Proposed Zoning



Map Grids: 210NW01, 209NW01, 209NW02



Master Plan Boundary

 RS Overlay

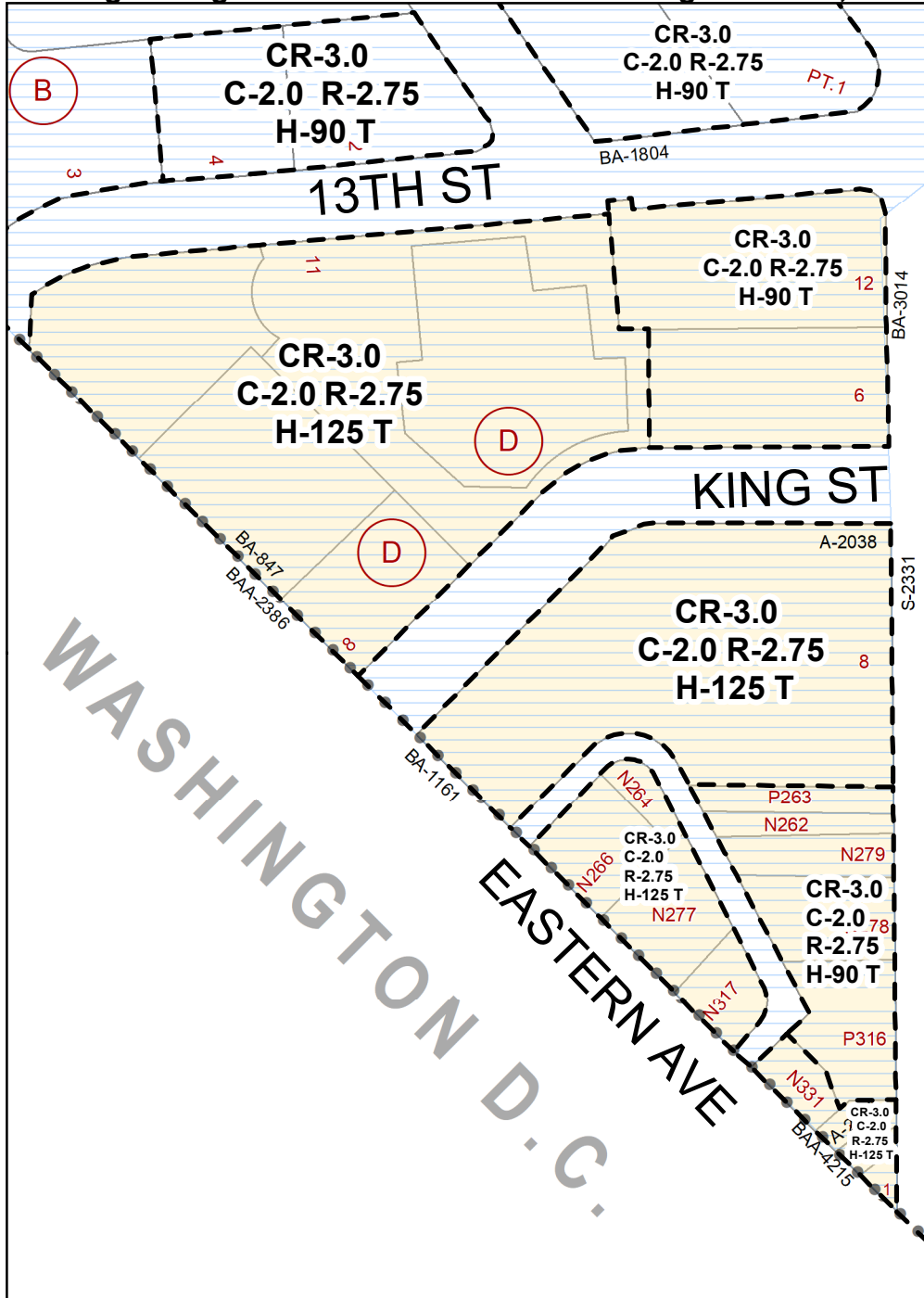
 FV Overlay **DSS Overlay**

1 in = 250 ft

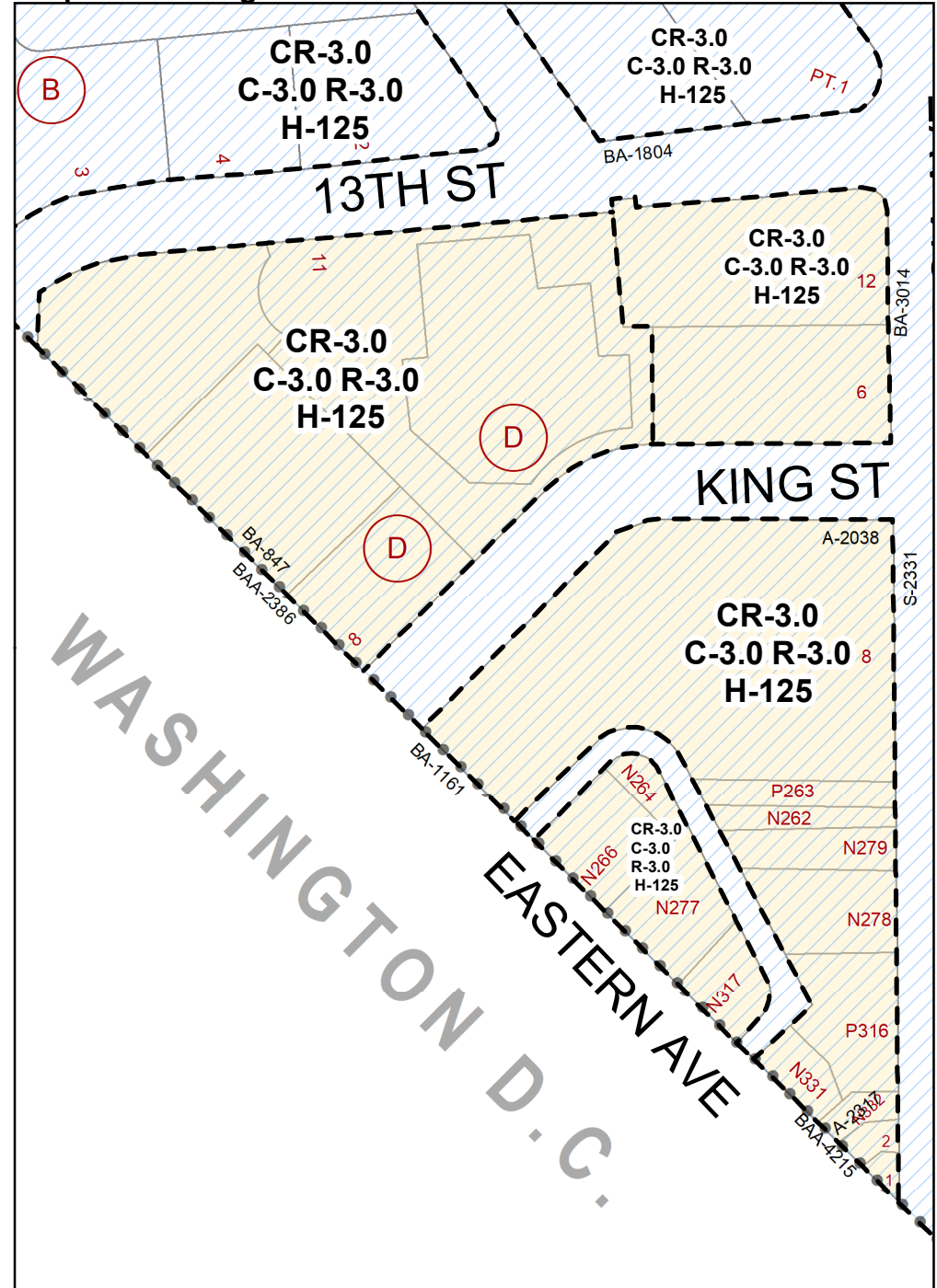
Attachment 1 - Map 25

Existing Zoning

Changes # 86-88; 89-91



Proposed Zoning



Map Grid: 209NW01



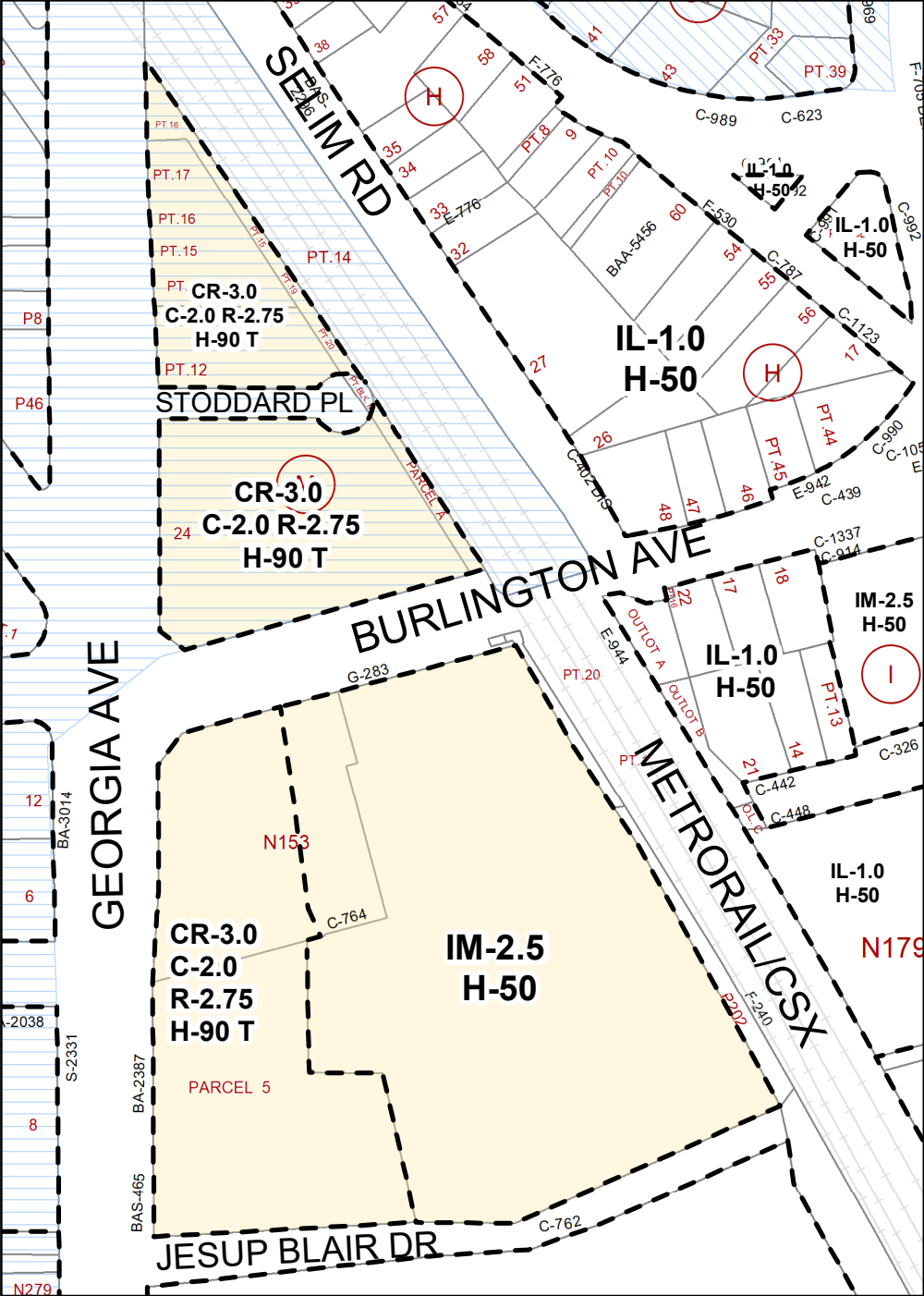
Master Plan Boundary

RS Overlay

 DSS Overlay 1 in = 150 ft

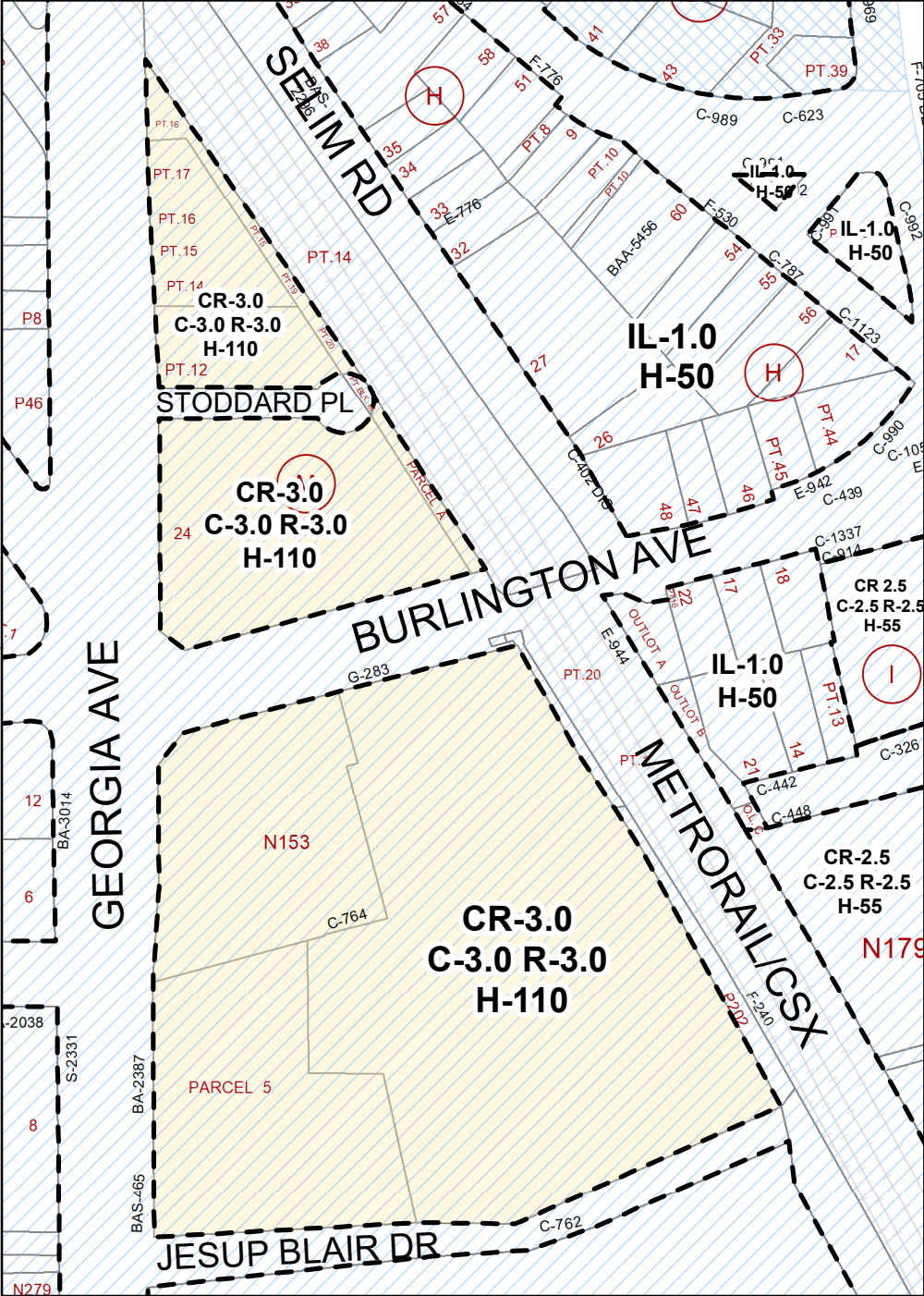
Attachment 1 - Map 26

Existing Zoning



Changes # 84,85,92,93

Proposed Zoning



Map Grids: 209NW01, 210NW01

Master Plan Boundary

RS Overlay

FV Overlay

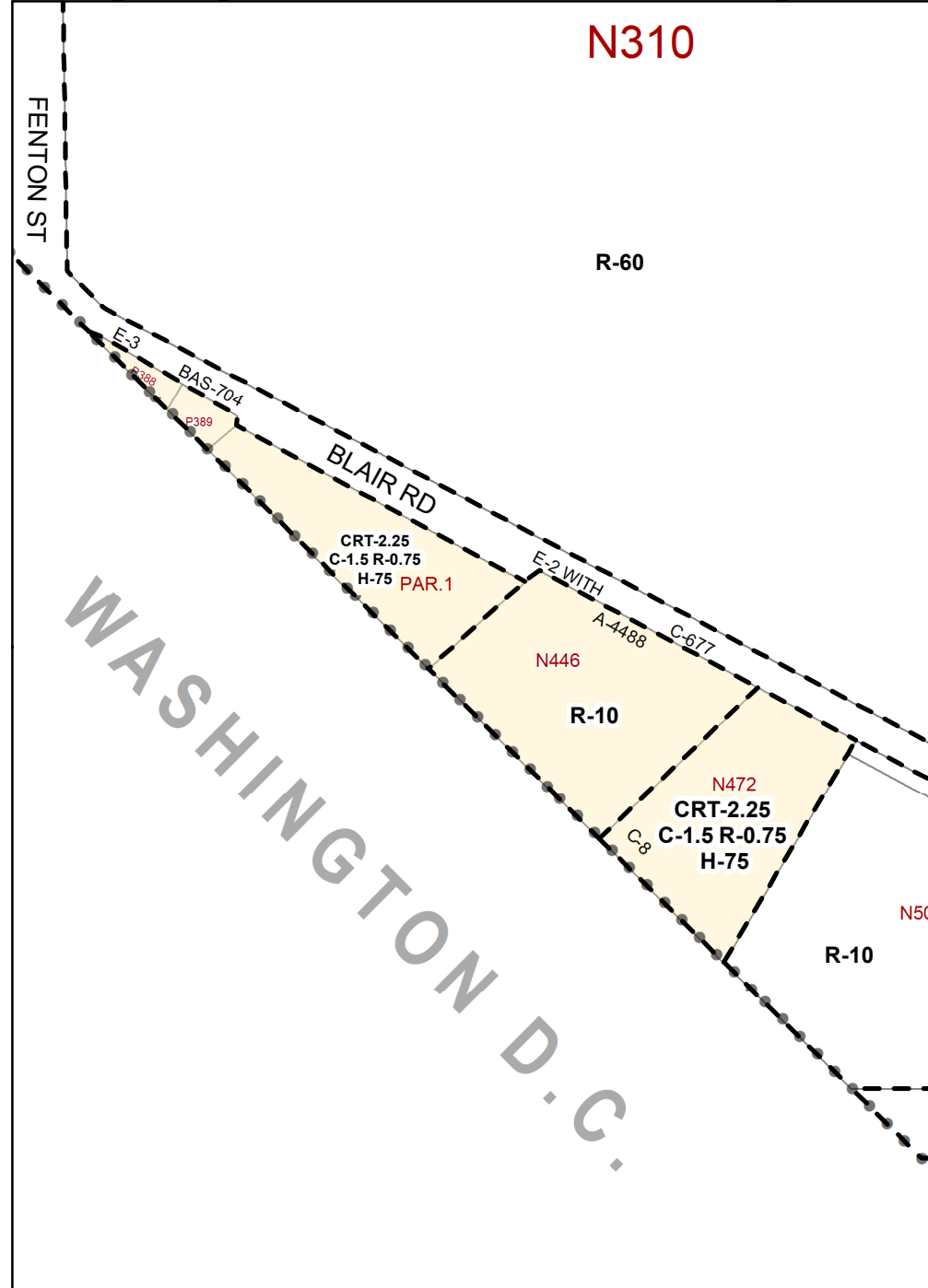
DSS Overlay

1 in = 175 ft

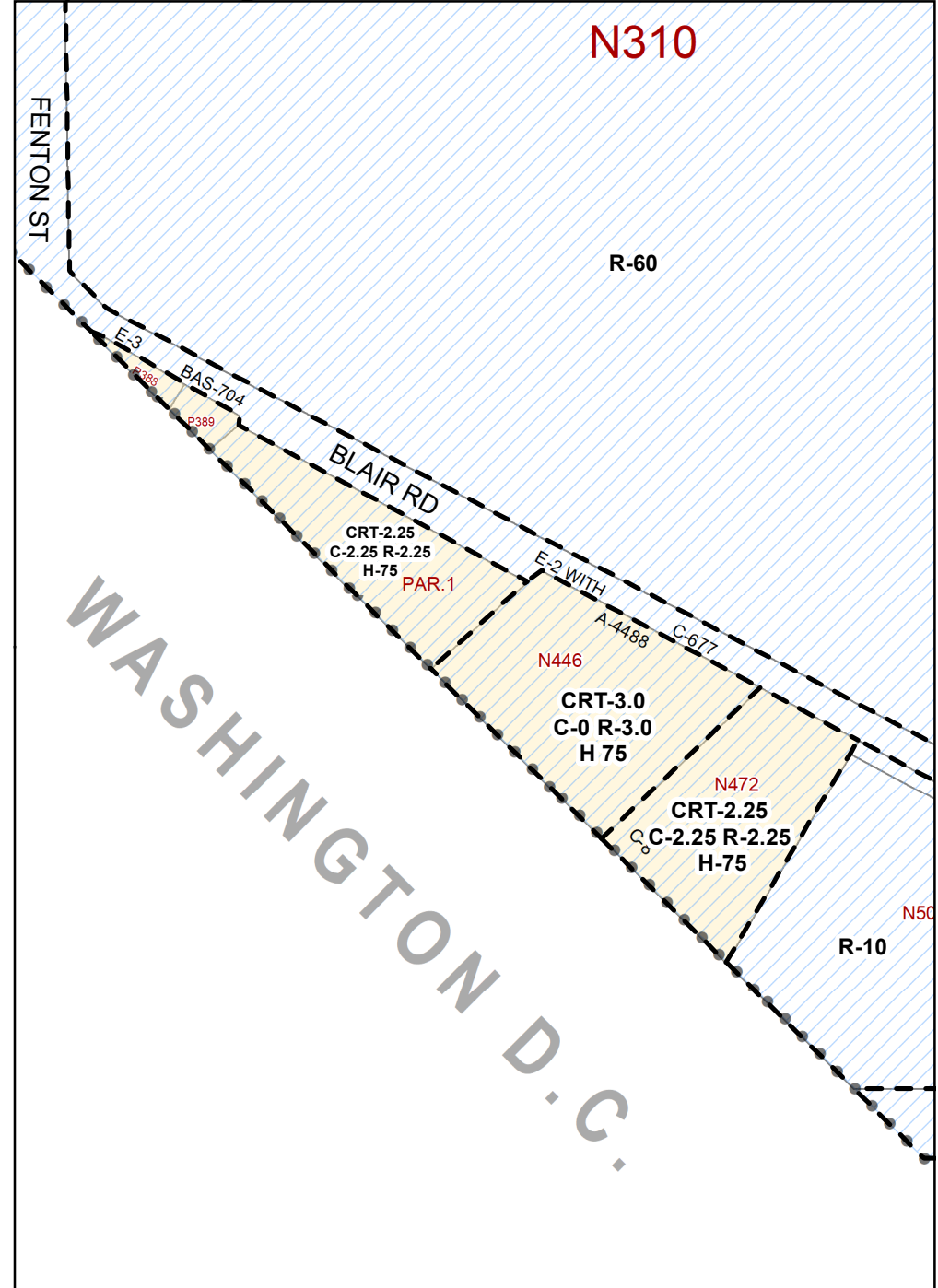
Attachment 1 - Map 27

Existing Zoning

Changes # 94-96



Proposed Zoning



Map Grid: 209NW01

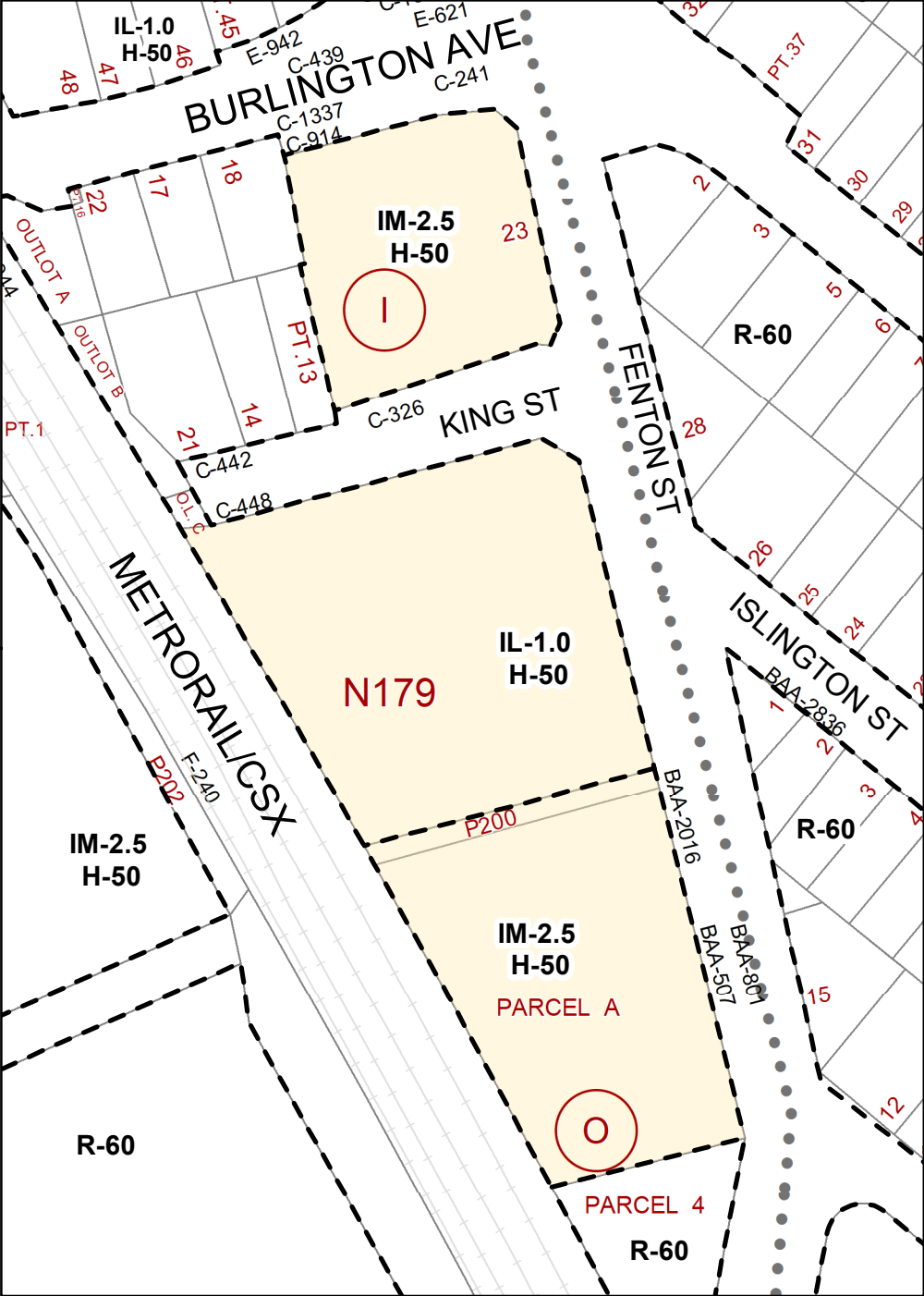
Master Plan Boundary

(33)

DSS Overlay 1 in = 150 ft

Attachment 1 - Map 28

Existing Zoning

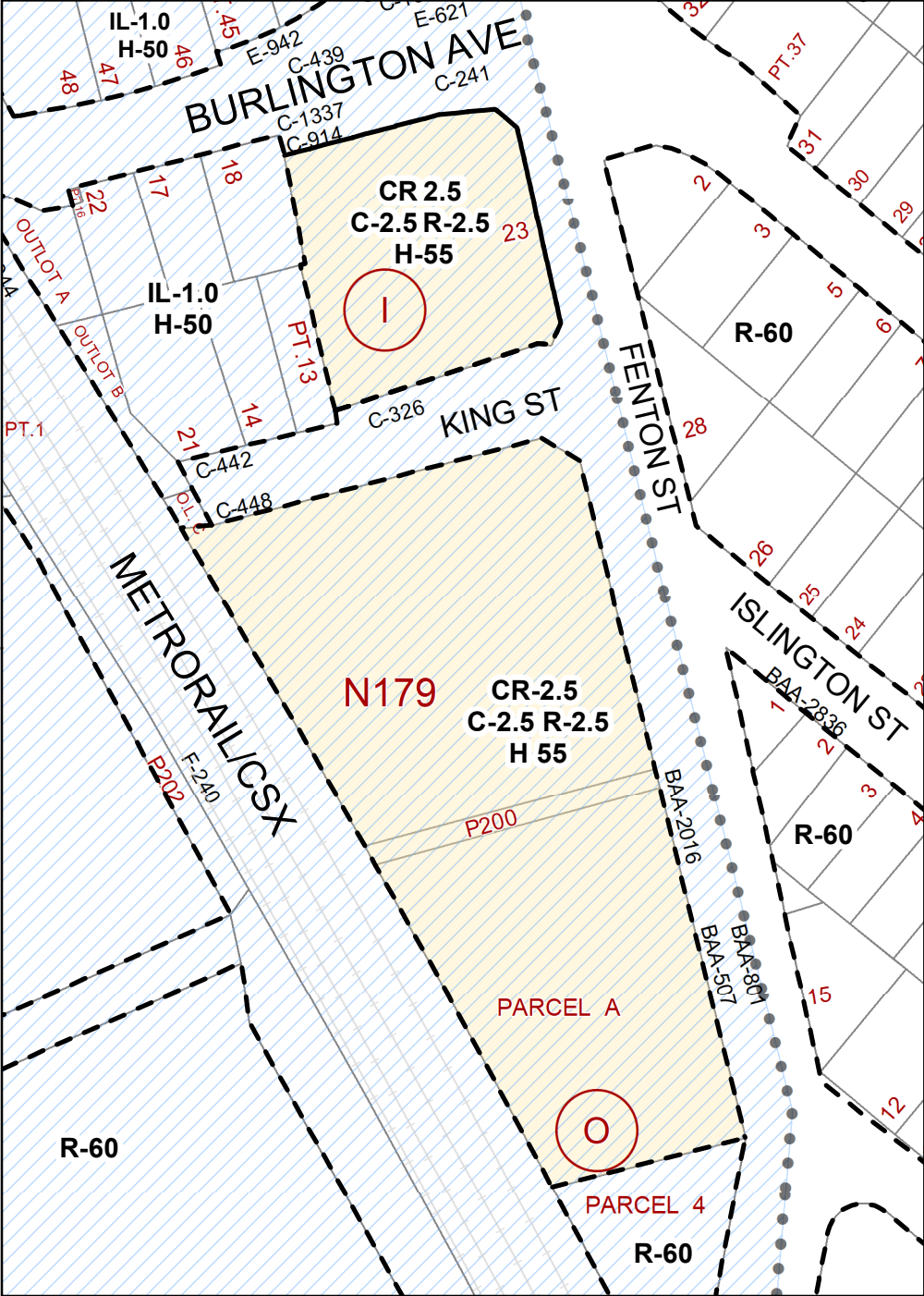


Map Grid: 209NW01

Master Plan Boundary

Changes # 97-99

Proposed Zoning



(34)

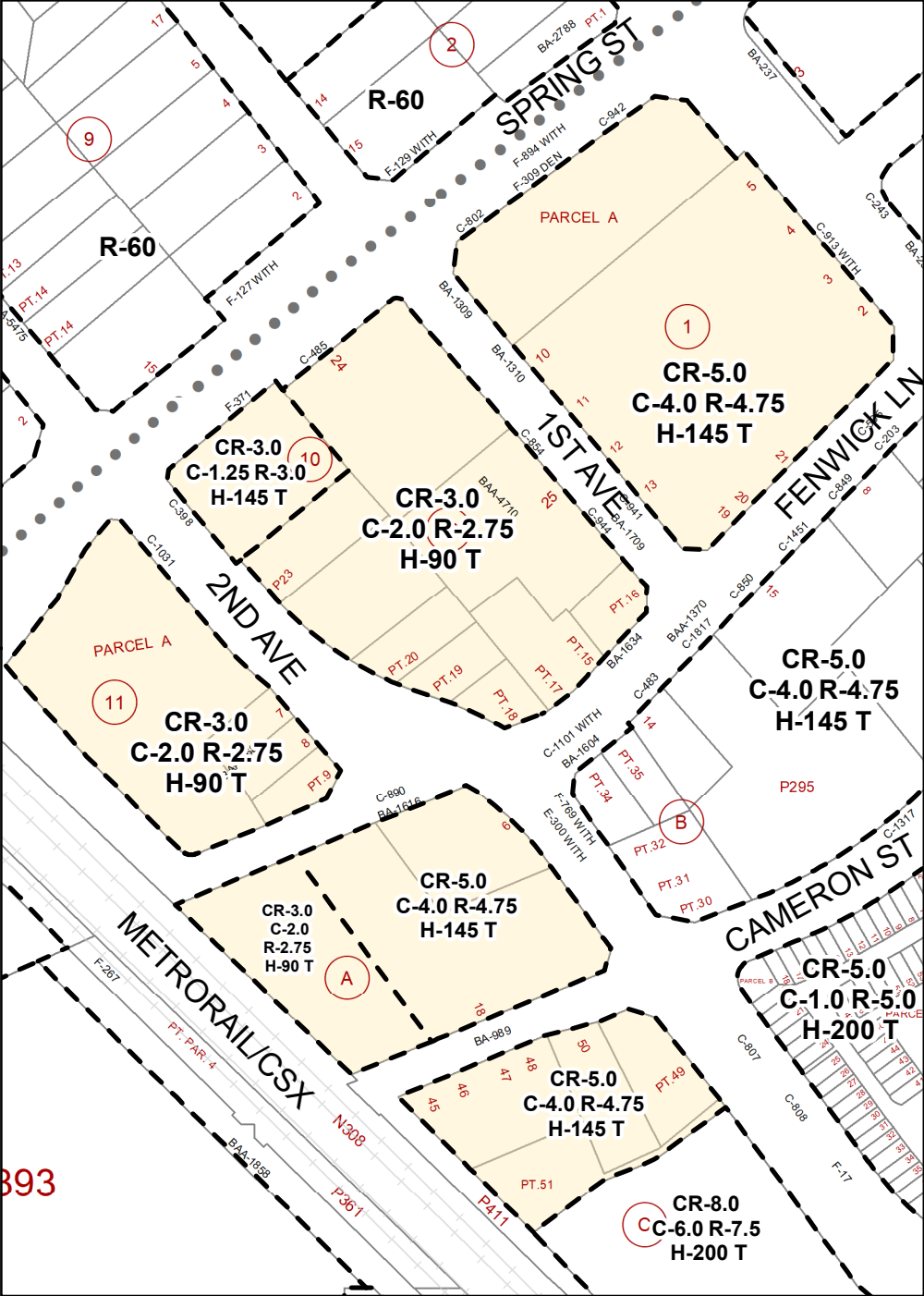
FV Overlay

DSS Overlay

1 in = 125 ft

Attachment 1 - Map 29

Existing Zoning

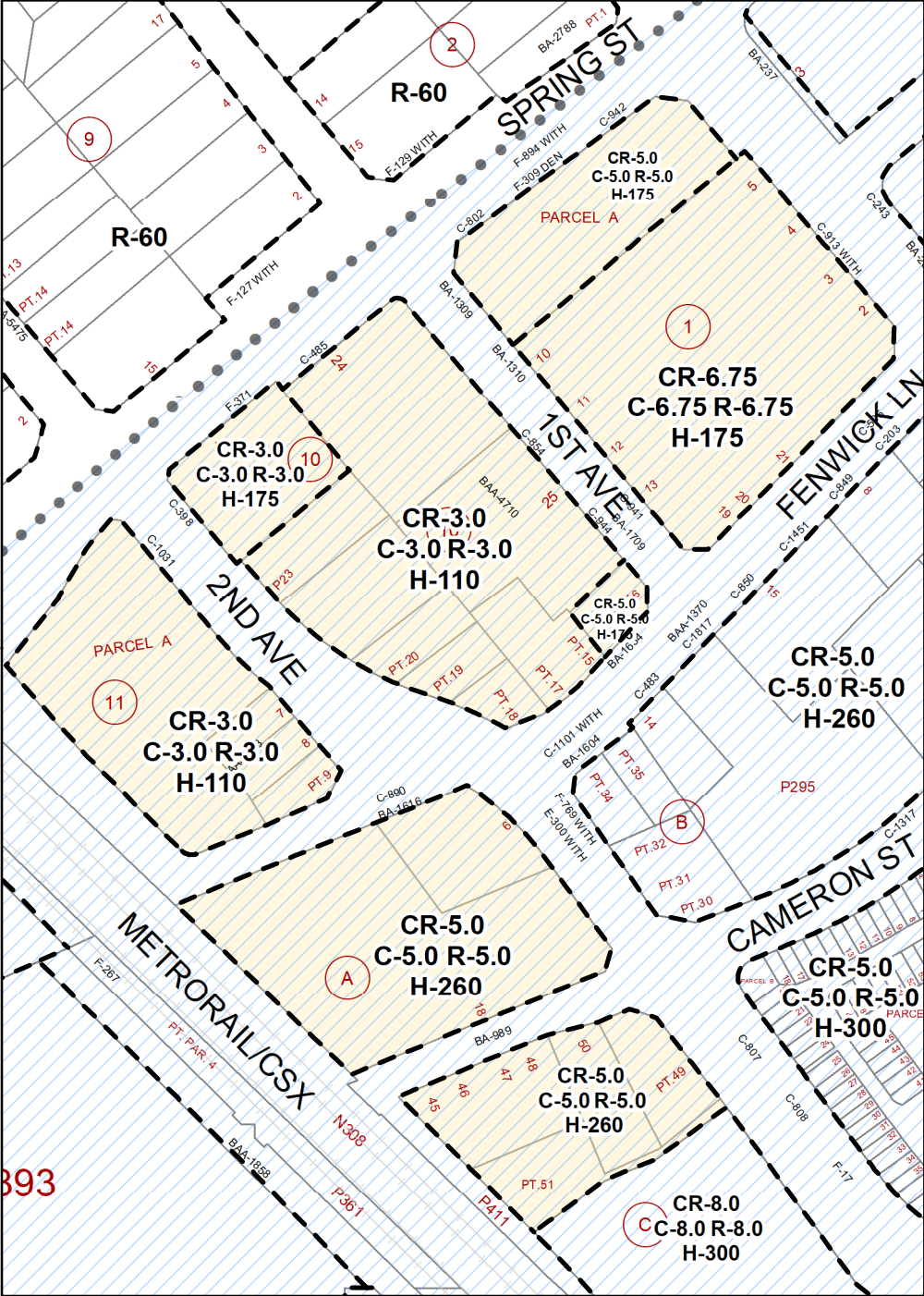


Map Grids: 210NW01, 210NW02

Master Plan Boundary

Changes # 100-107; 109

Proposed Zoning



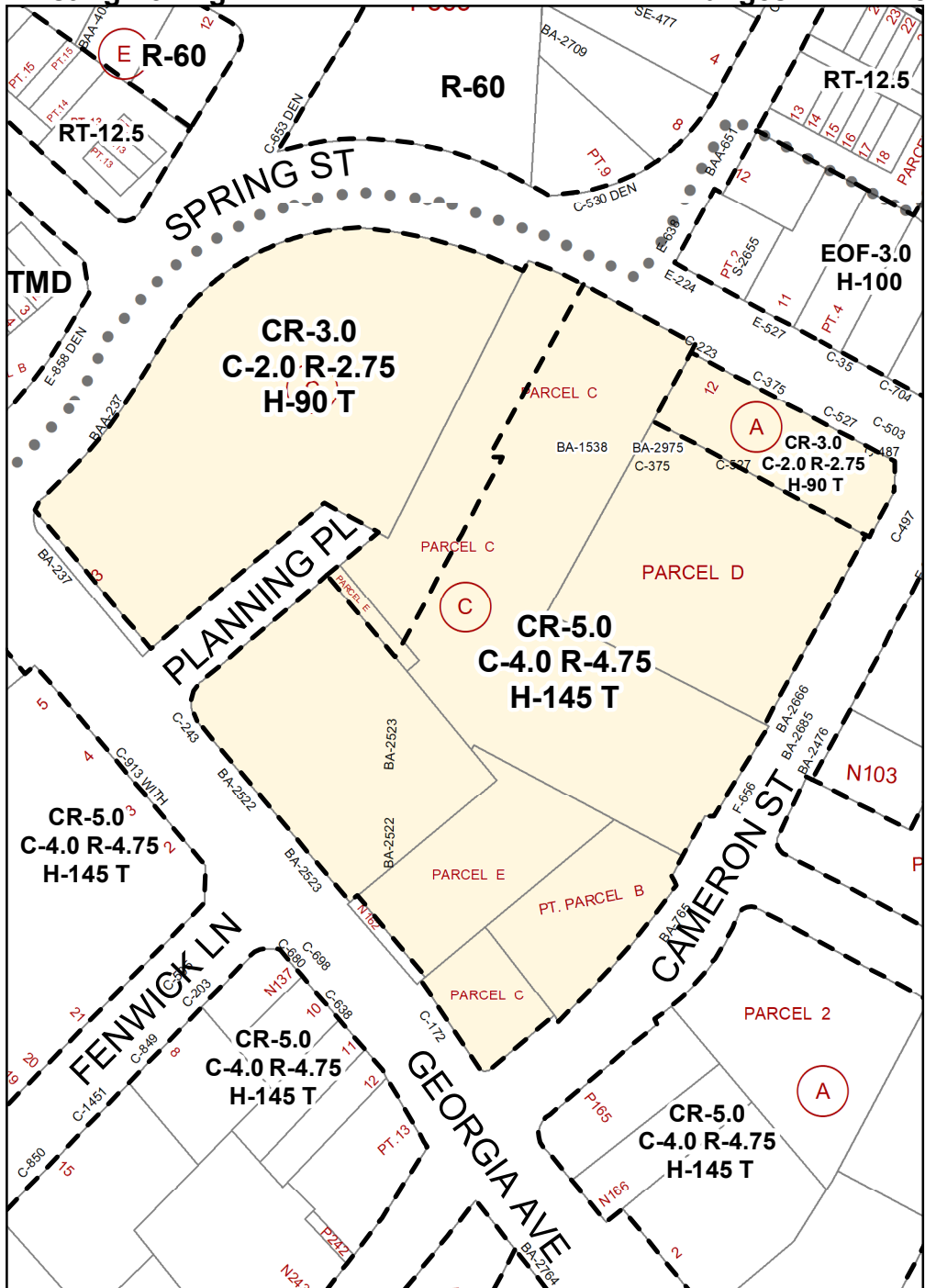
(35)

DSS Overlay 1 in = 230 ft

 *DSS Overlay* 1 in = 225 ft

Attachment 1 - Map 31

Existing Zoning

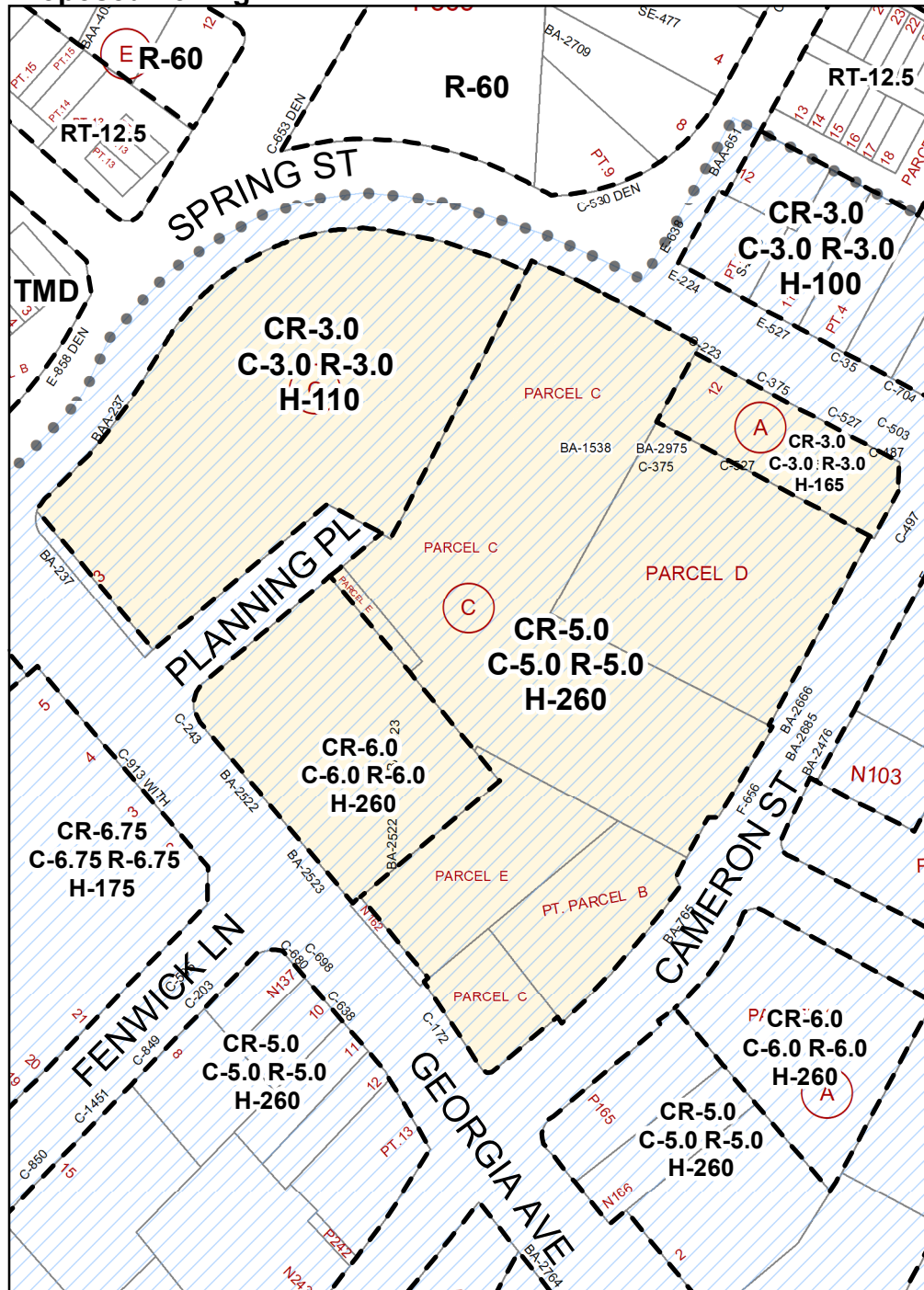


Map Grids: 210NW01, 211NW01



Master Plan Boundary

Proposed Zoning

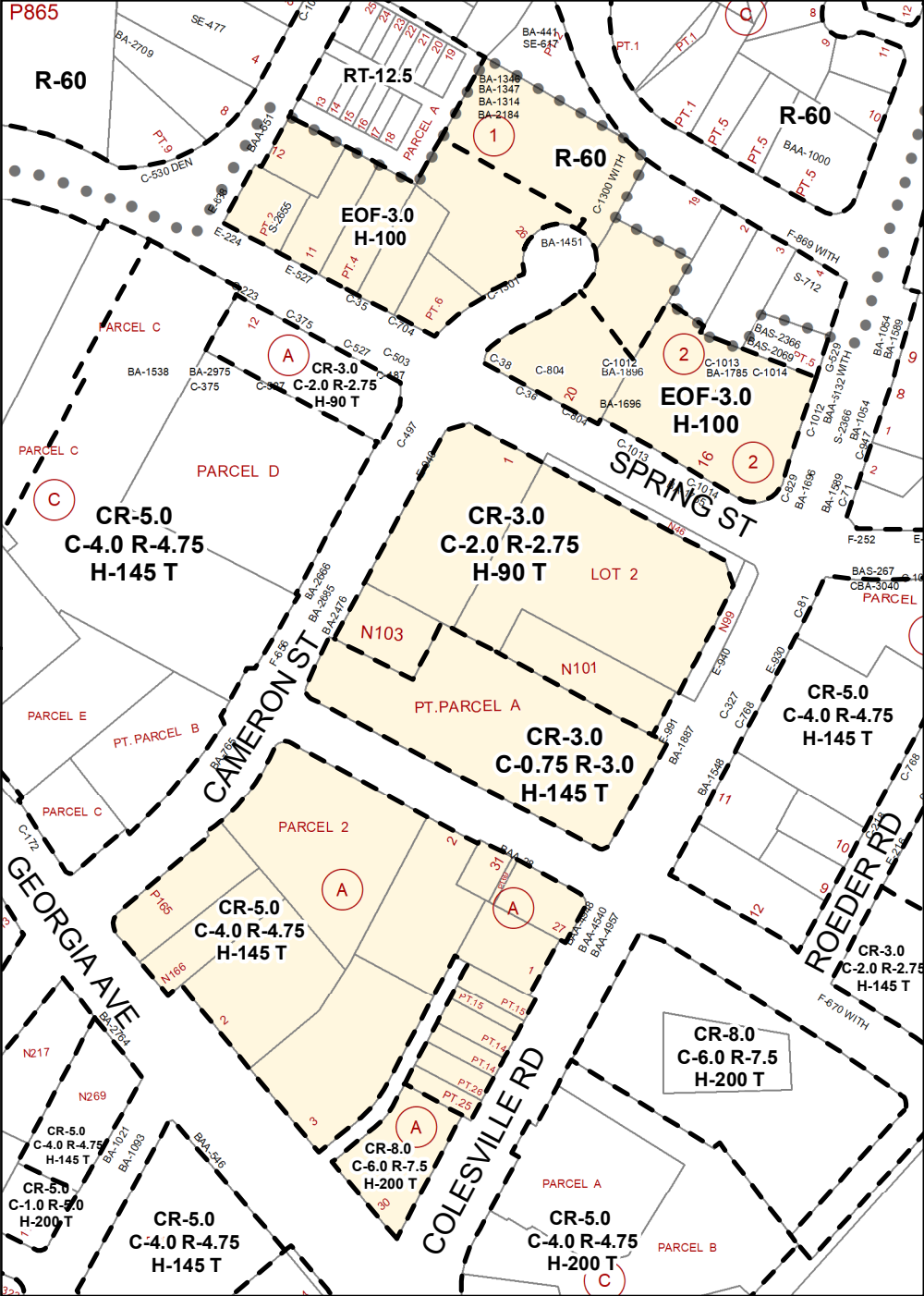


(37)

 *DSS Overlay* 1 in = 200 ft

Attachment 1 - Map 32

Existing Zoning



Changes # 119-126

Proposed Zoning



Map Grids: 210NW01, 211NW01

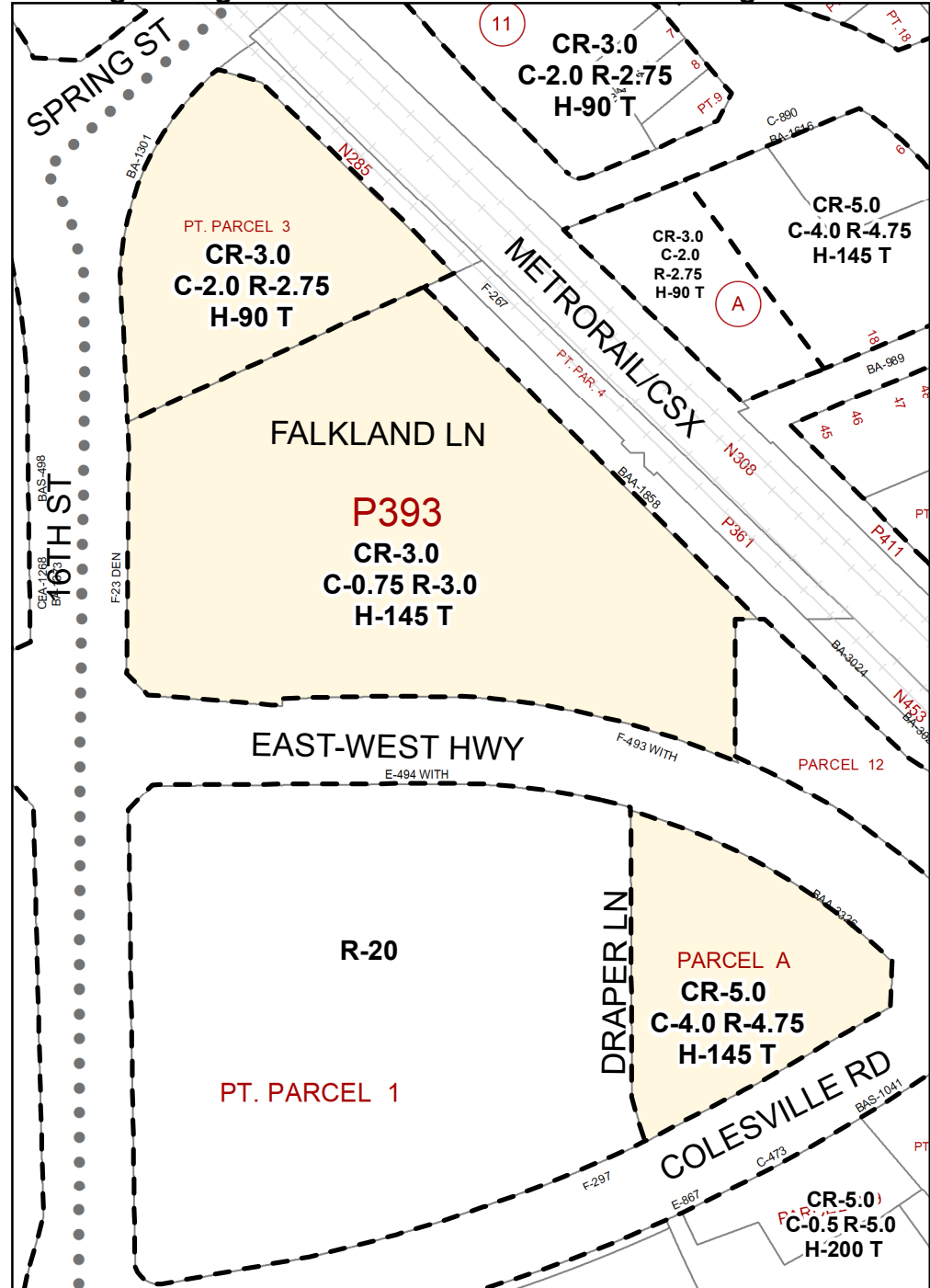
Master Plan Boundary

(38)

DSS Overlay 1 in = 250 ft

Attachment 1 - Map 33

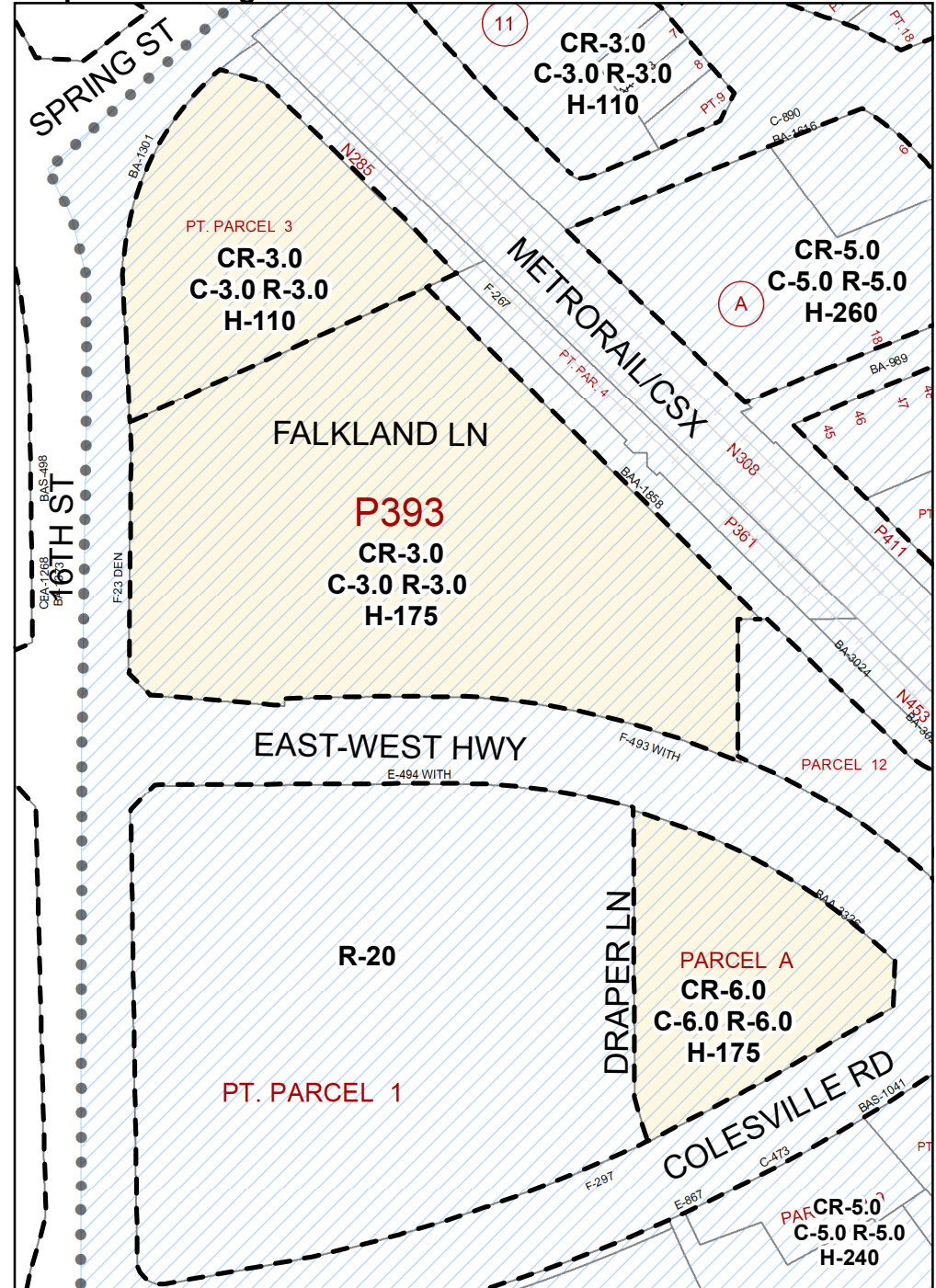
Existing Zoning



Map Grids: 210NW01, 211NW01

Master Plan Boundary

Proposed Zoning

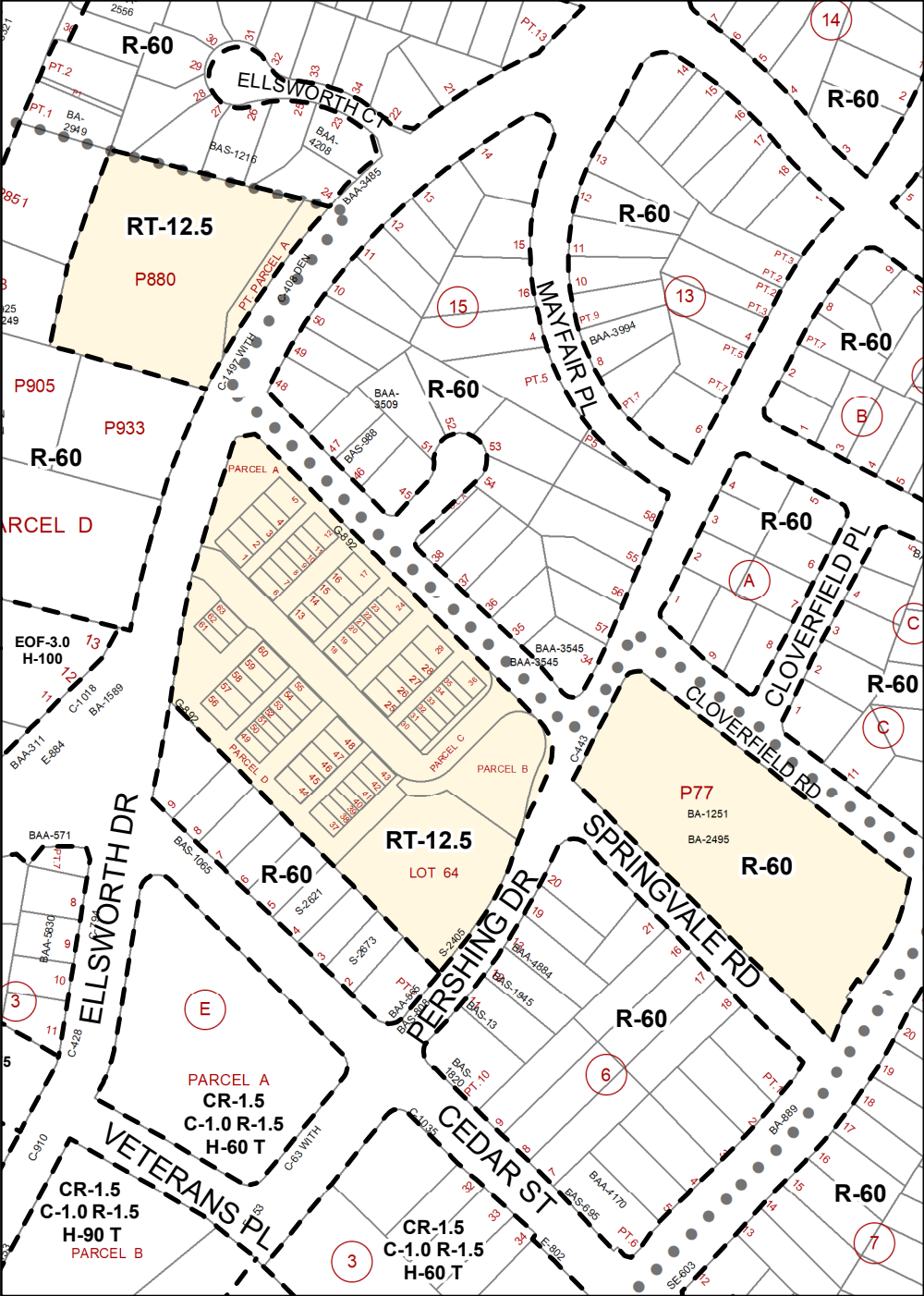


(39)

DSS Overlay 1 in = 225 ft

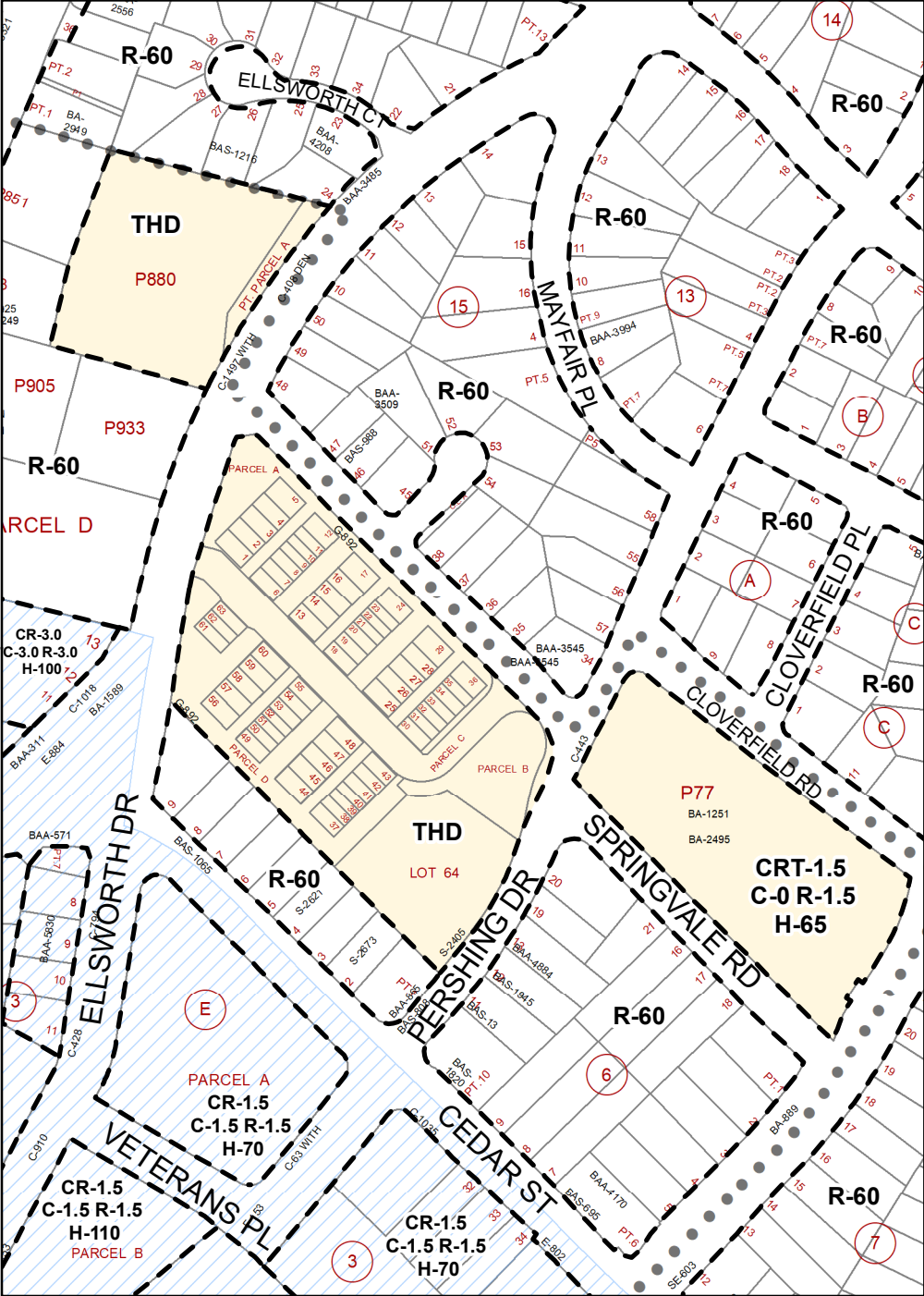
Attachment 1 - Map 34

Existing Zoning



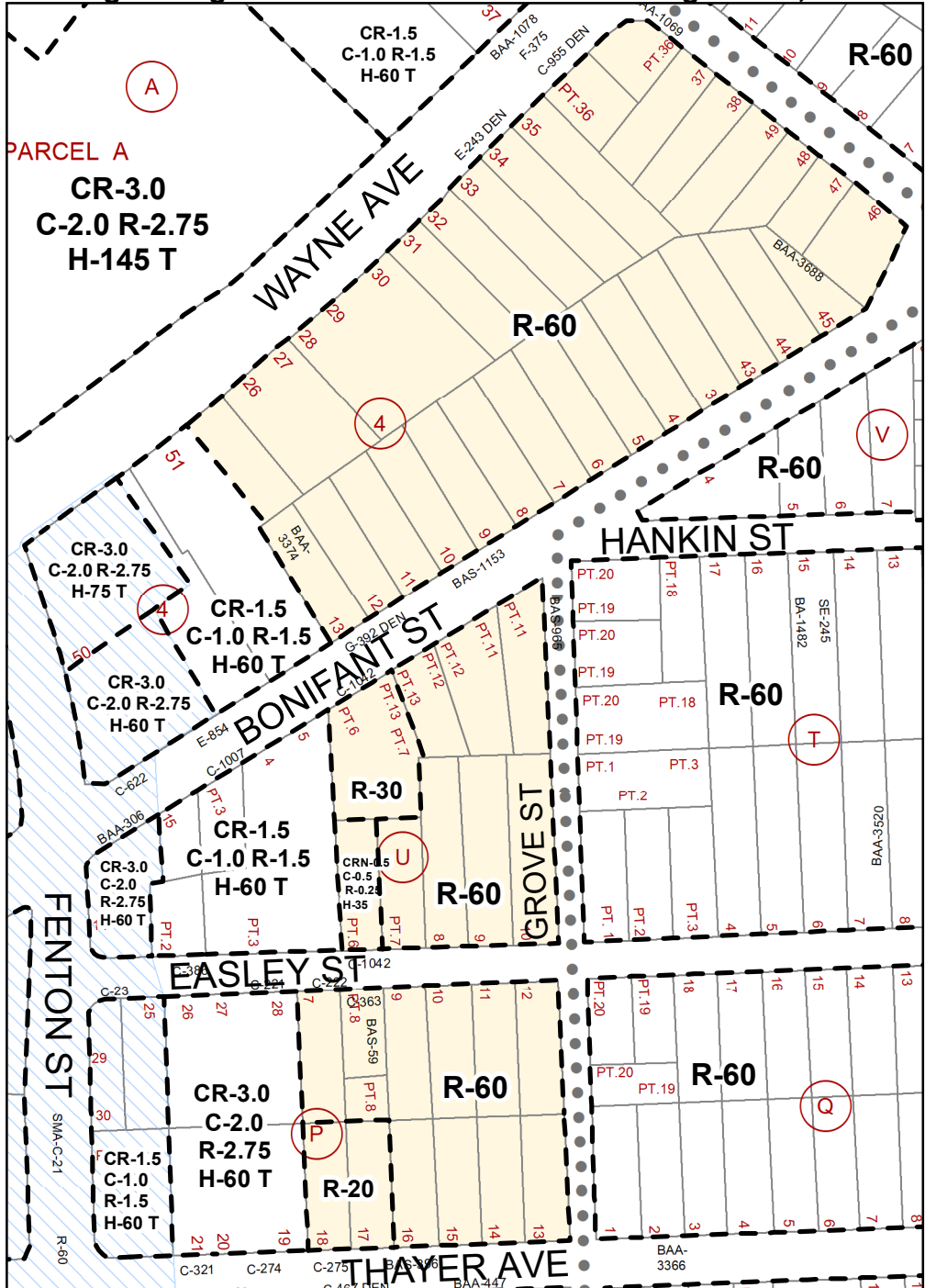
Changes # 130-132

Proposed Zoning



Attachment 1 - Map 35

Existing Zoning



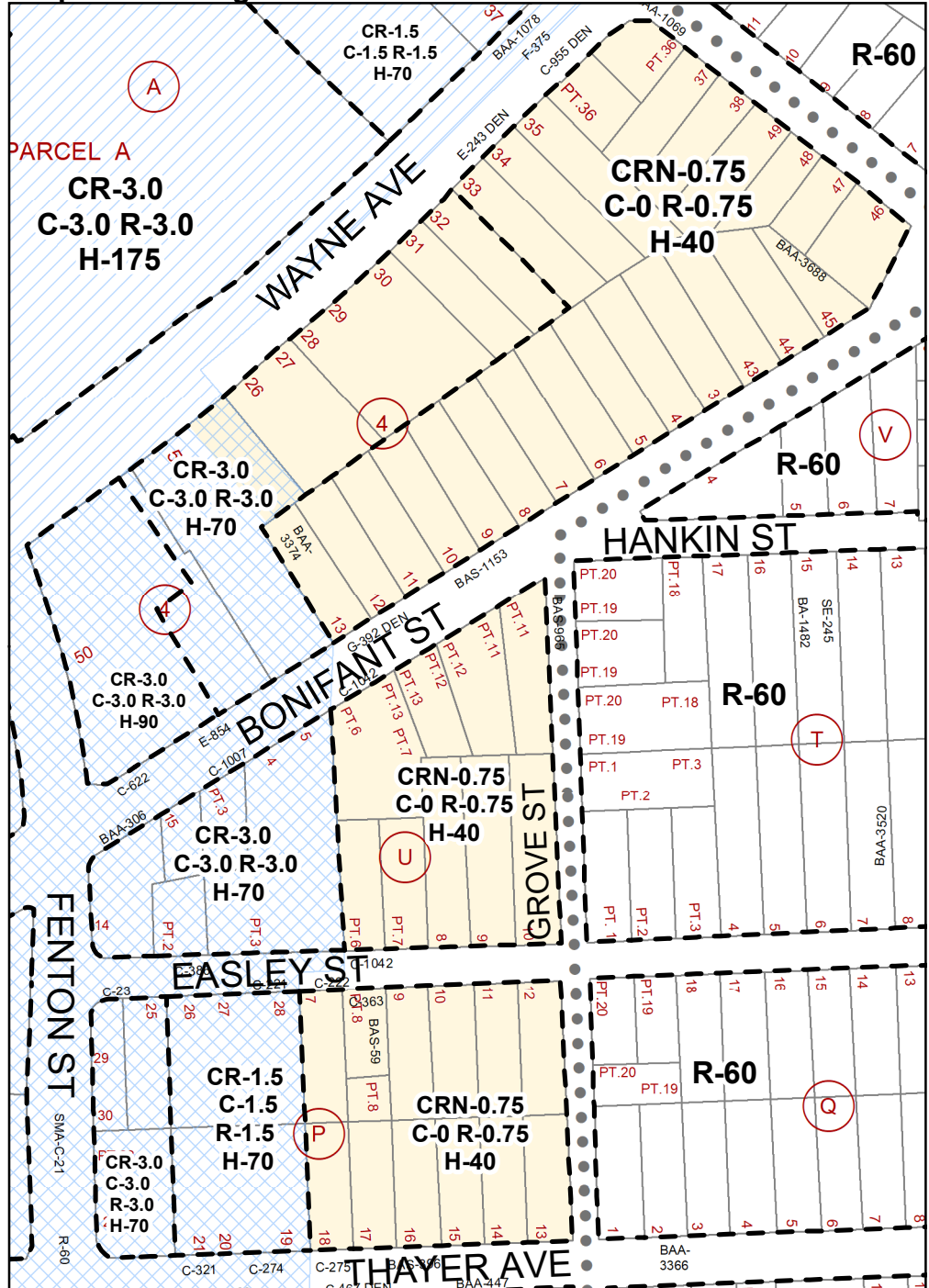
Map Grid: 210NW01



Master Plan Boundary

Changes # 31; 133-139

Proposed Zoning

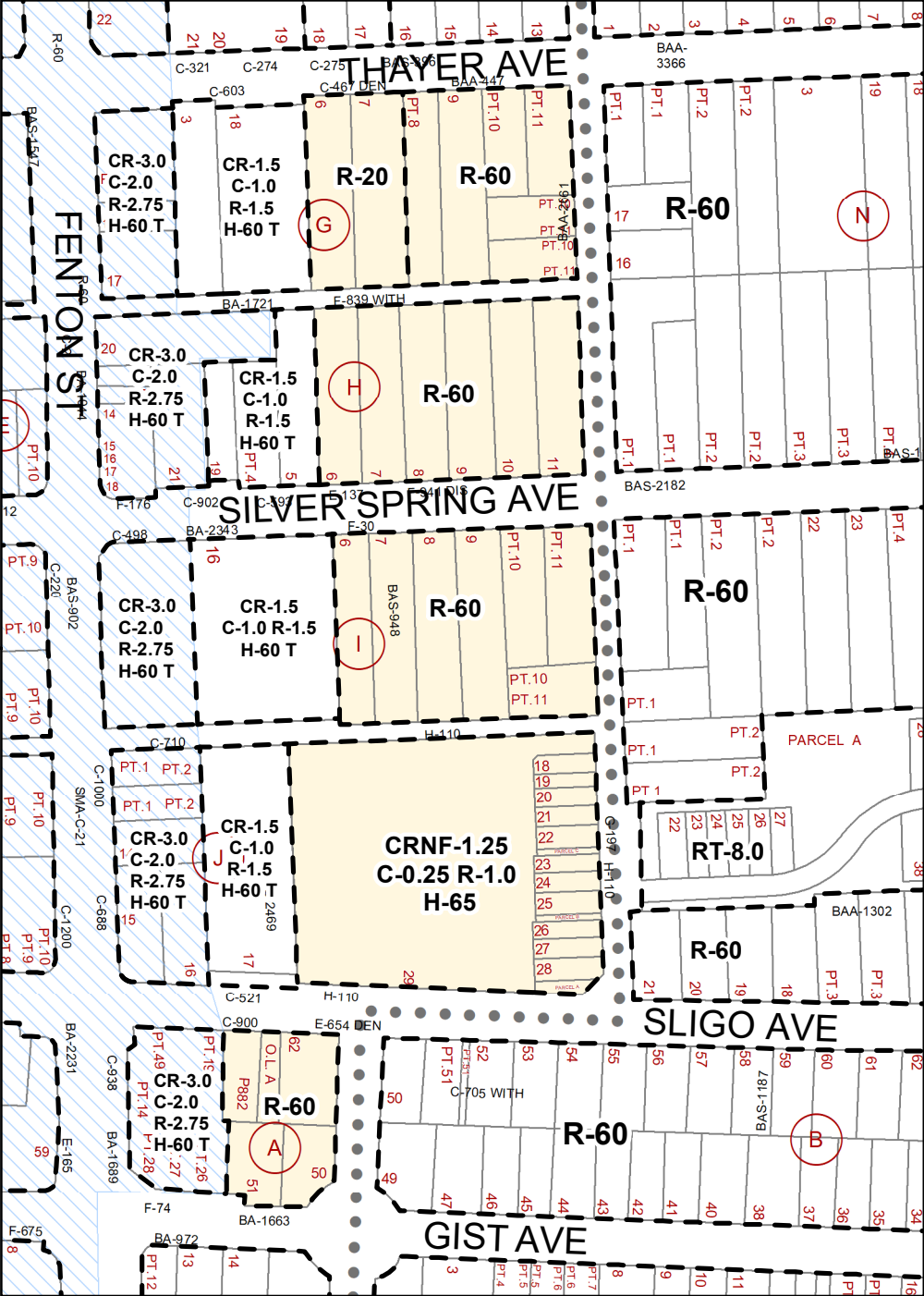


(41)

 *FV Overlay*  *DSS Overlay* 1 in = 200 ft

Attachment 1 - Map 36

Existing Zoning

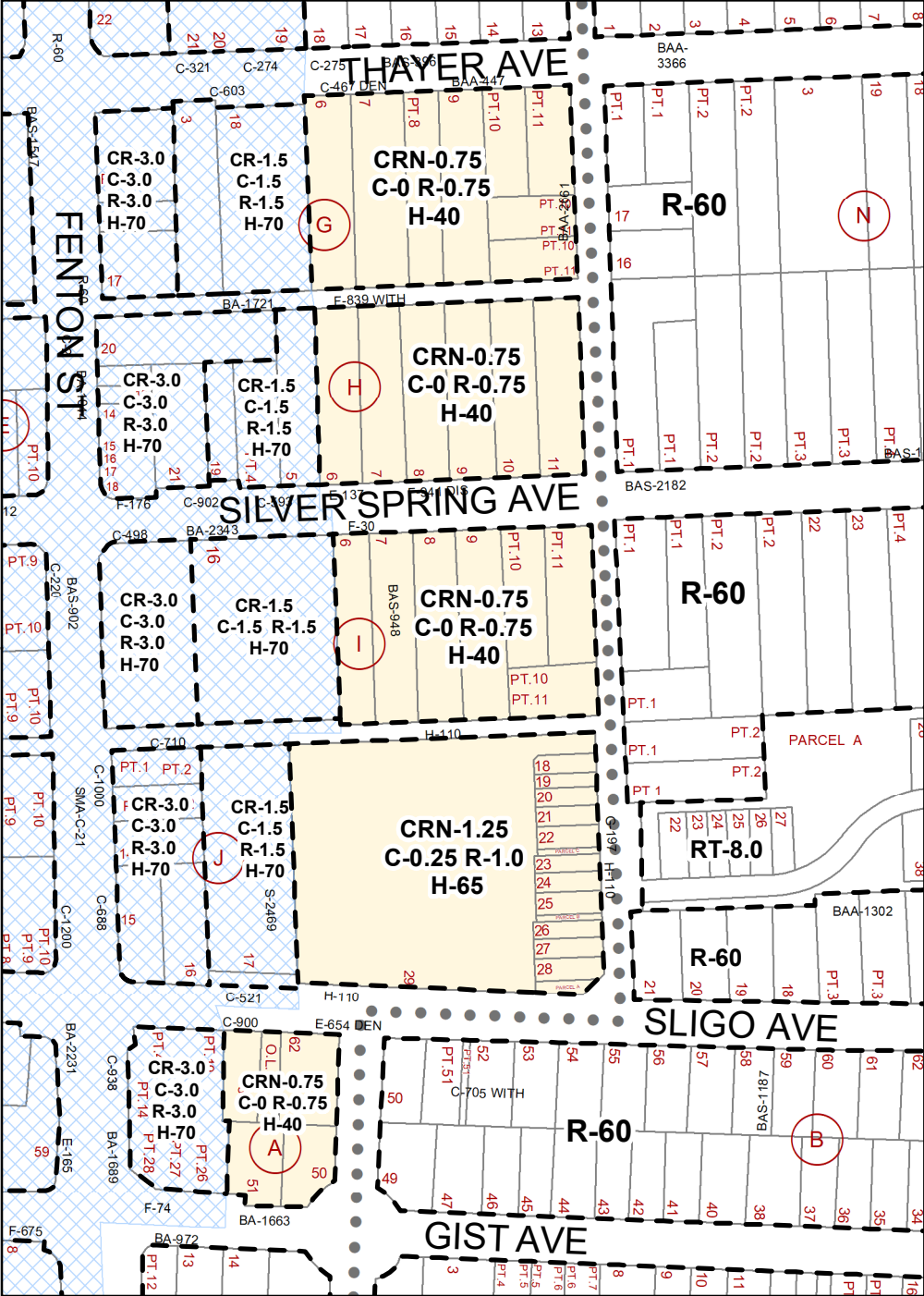


Map Grid: 210NW01

Master Plan Boundary

Changes # 140-145

Proposed Zoning



(42)

FV Overlay DSS Overlay 1 in = 200 ft

Sectional Map Amendment Notes

There are several discrepancies between the approved Sector Plan and the Council Resolution and the Sectional Map Amendment (SMA) exhibits. These are detailed below:

NOTE 1: This parcel indicated by changes 12 and 13 is currently split between two zones (refer to map 3). The southern portion (change 13) of the parcel on Fenton Street is currently zoned CR-3.0 C-2.0 R-2.75 H-145 T and the northern portion (change 12) of the parcel is currently zoned CR-5.0 C-4.0 R-4.75 H-200 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire parcel at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 2: The Sector Plan incorrectly represented the existing zoning, and incorrectly removed the map area indicated by changes 16, 17 and 18 on Ellsworth District (refer to Map 3). Change 16 is currently zoned CR-1.5 C-1.0 R-1.5 H-90 T. The proposed zoning for this map area should be CR-5.0 C-5.0 R-5.0 H-260, in order to resolve a small area that is currently split between two zones. Changes 17 and 18 are currently zoned CR-5.0 C-4.0 R-4.75 H-200 T. The proposed zoning for this map area should be CR-5.0 C-5.0 R-5.0 H-260, consistent with the approach to all parcels with similar existing zoning as represented in this SMA.

NOTE 3: The block indicated by change 54 includes an additional parcel that was not correctly identified in the Planning Board Draft or adopted Council Resolution and will be corrected through this SMA. This parcel is currently zoned CR-8.0 C-6.0 R-7.5 H-200 T. The proposed zoning for this parcel is CR-8.0 C-8.0 R-8.0 H-300.

NOTE 4: The block indicated by change 106 and 107 is split between two zones (refer to Map 8). The western portion of the block (change 106) is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T and the eastern portion of the block (change 107) is currently zoned CR-5.0 C-4.0 R-4.75 H-145 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire block at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 5: The parcel indicated by changes 115 and 116 is split between two zones (refer to Map 8). Change 115 is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T and change 116 is currently zoned CR-5.0 C-4.0 R-4.75 H-145 T. The Sector Plan reconciles the split zoning by mapping the zoning for the entire parcel at CR-5.0 C-5.0 R-5.0 H-260. The existing zoning is not correctly identified in the Planning Board Draft or the adopted Council Resolution and will be corrected through this SMA.

NOTE 6: The block indicated by changes 122 and 123 is currently split into two zones (refer to Map 8). The southern portion (change 123) is currently zoned CR-3.0 C-0.75 R-3.0 H-145 T. The northern portion (change 122) is currently zoned CR-3.0 C-2.0 R-2.75 H-90 T. The Sector Plan includes contradictory recommendations for this block that will be clarified by this SMA. Change 123 is proposed to be zoned CR-3.0 C-3.0 R-3.0 H-260 and change 122 is proposed to be zoned CR-3.0 C-3.0 R-3.0 H-165. This is consistent with the Sector Plan approach to height increases throughout the commercial core.