



Mayor & Council Meeting Date: August 2, 2017
 Agenda Item Type: Authorization
 Department: CPDS - Zoning Review & Other
 Responsible Staff: Deane Mellander

Subject

Authorization to File Sectional Map Amendment to Implement the Rockville Pike Neighborhood Plan

Recommendation

Authorize the filing of the Sectional Map Amendment and set a public hearing date for October 23, 2017.

Change in Law or Policy

The proposed Sectional Map Amendment (SMA) covers the entire section of the City that comprises the Rockville Pike Neighborhood and is intended to implement the zoning recommendations of the adopted Rockville Pike Neighborhood Plan. A proposed new zone, the Mixed-Use Corridor Transition (MXCT) Zone, is proposed to be applied to most of the area along the east side of East Jefferson Street and its extension, from Wootton Parkway through Woodmont Country Club to the corporate limits south of Rollins Avenue, as shown on Attachment A. In addition, a portion of one property is proposed to be rezoned from the MXTD (Mixed-Use Transit District) Zone to the MXCD (Mixed-Use Corridor District) Zone, and several properties along Twinbrook Parkway are proposed to be rezoned from MXCD to MXTD. The properties proposed for rezoning are identified by parcel on the map in Attachment A, with property details shown in the tables in Attachment B. The map amendment application proposes to retain the current zoning of the remaining parcels.

Discussion

The Rockville Pike Neighborhood Plan was adopted by the Mayor and Council on August 1, 2016. The plan makes a series of recommendations for land uses and development parameters for different parts of the planning area. For most of the planning area, staff recommends using existing zones and retaining the development standards of those zones. Therefore, the plan area's "Core" land use designation would be zoned MXTD; the "Corridor" designation would be zoned MXCD; and the "Neighborhood" designation would be zoned Residential Medium Density – 15 (RMD-15). These land use designations are shown on page 4-22 of the plan (Attachment C). Staff finds that these existing zones will effectively implement the objectives of the plan. The existing zoning for the plan area is shown as Attachment D.

The plan calls for transitioning building heights from highest around the Twinbrook Metro station, which is the plan's "Core," scaled back towards the residentially zoned areas outside of the plan area on the west side of Jefferson Street. Staff determined that the best way to do this is to create a new zone, the Mixed-Use Corridor Transition, or MXCT zone, that would comprise the "Center" land use shown on Attachment C for the south and middle pike areas and as described on page 4-24 of the plan. On July 10, 2017, the Mayor and Council authorized the filing of a text amendment, among other things, to create that new zone. The north pike area remains in the existing MXCD Zone.

More than half of the area proposed for rezoning involves the property owned by Woodmont Country Club. East Jefferson Street is proposed in the plan to be extended from Wootton Parkway to the current terminus just north of Congressional Lane. Most of the area north of the Woodmont Place townhouses is proposed to be placed in the new MXCT Zone. A portion of the country club property fronting on Rockville Pike is proposed to be placed in the MXCD Zone. Currently, the country club property is in the R-400 Zone, which permits single family development on 40,000 square foot lots. The club operates under a special exception in that zone.

The portion of the country club adjoining the Woodmont Place townhouses, along with the townhouses themselves, is proposed to be placed in the RMD-15 Zone, which allows detached, attached, and multi-family dwellings with building heights up to 40 feet. The Plan recommends this area and the adjoining townhouse as a "Neighborhood" area, which is described in the plan (p. 4-24) as "areas...more conducive to serving residential uses of varying scales, styles, and densities, with some inclusion of business services. Maximum building heights are the lowest in the Neighborhood areas."

In addition to portions of the country club, the new MXCT Zone is proposed to be applied to the properties fronting on the east side of East Jefferson Street from the country club property south to the city boundary just south of the intersection with Rollins Avenue. This includes the rear portion of the Congressional Plaza Shopping Center parcel on a line 250 feet from and parallel to the East Jefferson Street right-of-way. Staff notes that this line had originally been established as the boundary between the Rockville Pike Commercial (RPC) Zone and the Rockville Pike Residential (RPR) Zone under the pre-2008 zoning scheme, and is shown on the shopping center plat.

Other zoning changes include a portion of a parcel on the east side of Rockville Pike north of the intersection with Congressional Lane that is proposed to be rezoned from MXTD to MXCD. This is in accordance with the extent of the "Core" area of the Plan. The "Core" area also includes a number of properties east of the Pike along the south side of Twinbrook Parkway. These properties are proposed to be rezoned from MXCD to MXTD.

Those properties within the neighborhood plan area and subject to this map amendment that are not proposed for rezoning will be reconfirmed in their existing zones.

Mayor and Council History

The Mayor and Council adopted the Rockville Pike Neighborhood Plan on August 1, 2016. At the meeting on July 10, 2017, the Mayor and Council authorized the filing of a zoning text amendment that included creating a new Mixed-Use Corridor Transition (MXCT) Zone. The proposed Sectional Map Amendment (SMA) would apply this new zone to the areas between the developed properties along the Pike and the future East Jefferson Street extension. Other zoning changes proposed are also intended to implement the development recommendations of the adopted Plan.

Public Notification and Engagement

Once filed, notice will be sent to all of the civic and homeowners associations via the City listserv. In addition, all the property owners within the Pike Plan area will be notified in advance of the Planning Commission consideration and Mayor and Council public hearing. Notice of the Mayor and Council public hearing will be published in a newspaper of local circulation for 2 weeks prior to the hearing.

Boards and Commissions Review

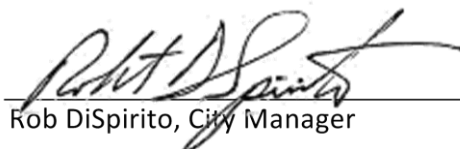
Once filed, the proposed SMA will be referred to the Planning Commission for their review and comment in a public meeting prior to the public hearing.

Next Steps

Once filed, the SMA will be referred to the Planning Commission for review and comment. The public hearing is recommended to be held on October 23 in conjunction with the hearing on the proposed zoning text amendment for the Pike Plan area.

Attachments

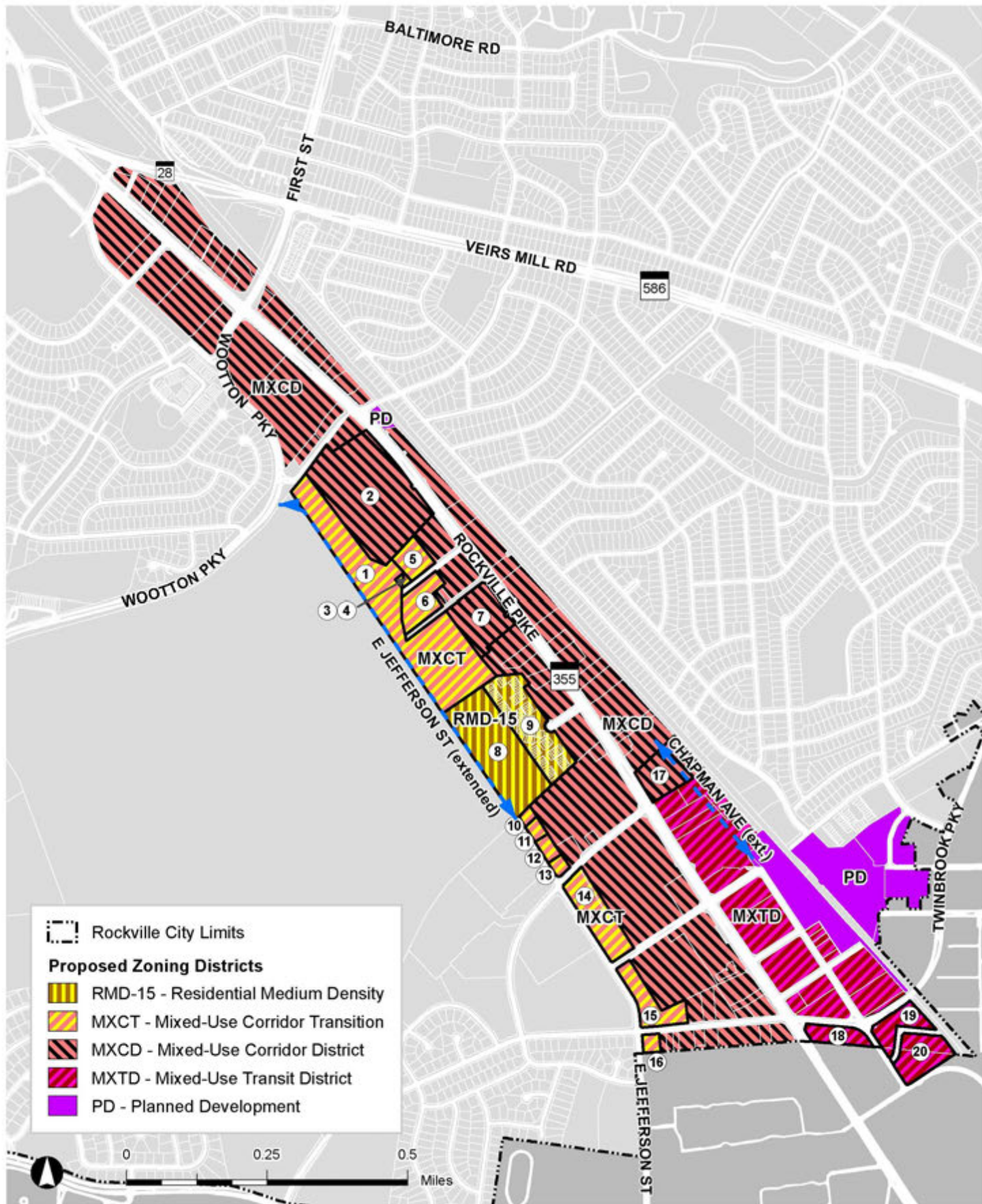
- Attachment 13.a: Rockville Pike Plan Proposed Zoning Map (PDF)
- Attachment 13.b: Properties Subject to Map Amendment (PDF)
- Attachment 13.c: Rockville Pike Plan Planned Land Uses Map (PDF)
- Attachment 13.d: Rockville Pike Planning Area Existing Zoning (PDF)



Rob DiSpirito, City Manager

7/26/2017

Rockville Pike Neighborhood Plan Proposed Zoning Districts



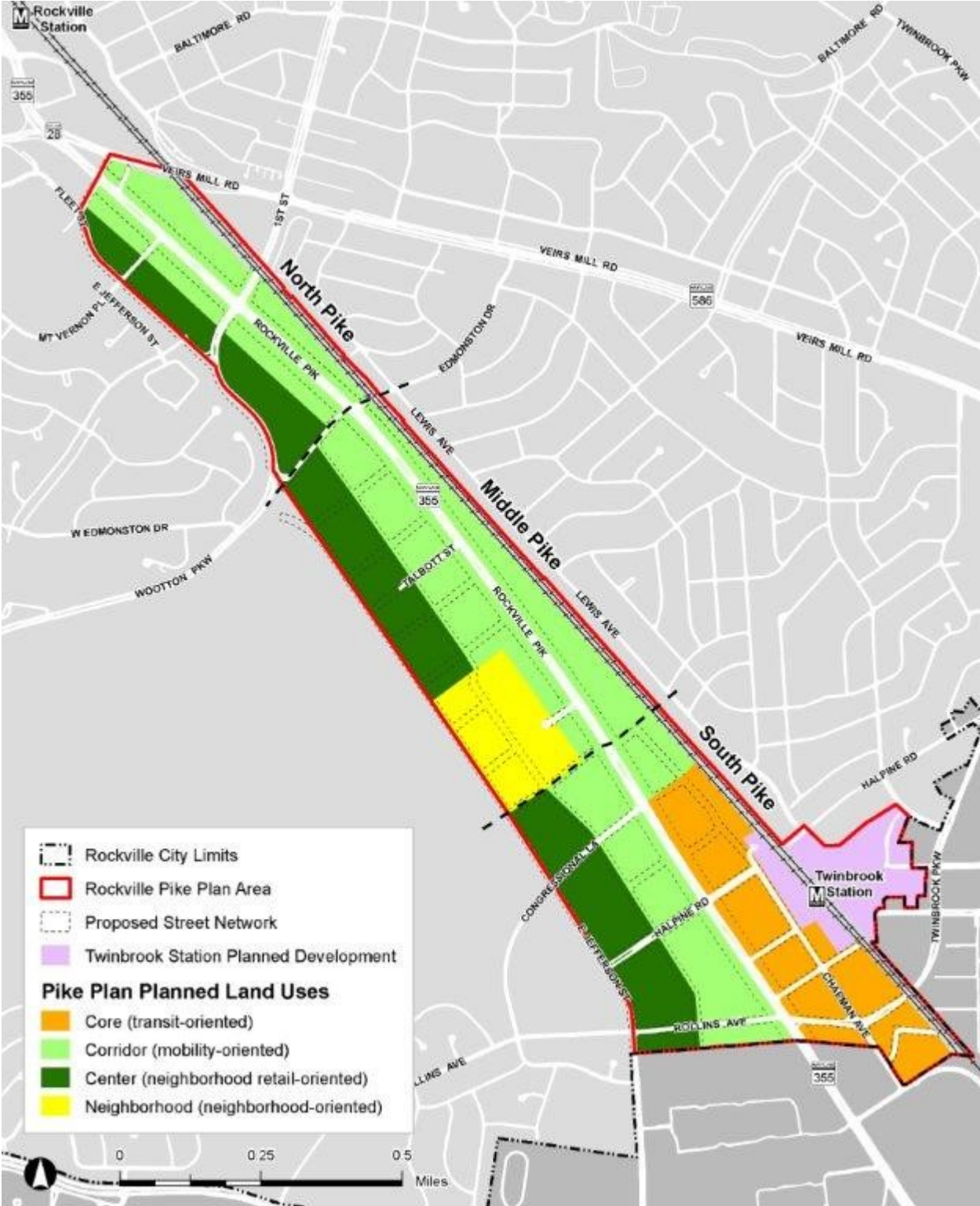
Attachment 13.a: Rockville Pike Plan Proposed Zoning Map (1712 : Rockville Pike Sectional Map Amendment)

**PROPERTIES SUBJECT TO REZONING
WITHIN THE ROCKVILLE PIKE PLAN AREA**

Parcel Identifier	Property Description	Land Area	Zoning Action
1	P. N740, Parcel A, Block A Plat 23336 Woodmont Country Club 1201 Rockville Pike	±21.9 ac.	R-400 to MXCT
2	P. 430 Woodmont Park, Inc.	18.56 ac.	RMD-25 to MXCD
3 & 4	P.590 & 591, 700 Talbott St. City of Rockville	12,188 sq. ft	RMD-25 to MXCT
5	Village Green Condominium, Inc. Plats 2343-2347	2.022 ac.	RMD-25 to MXCT
6	Woodmont Springs Condominium, Inc. Plats 2265-2268, Lot 14, Block 2, Autry Heights	2.967 ac.	RMD-25 to MXCT
7	P. N740, Parcel A, Block A Plat 23336 Woodmont Country Club 1201 Rockville Pike	±5.2 ac.	R-400 to MXCD
8	P. N740, Parcel A, Block A Plat 23336 Woodmont Country Club 1201 Rockville Pike	12.196 ac.	R-400 to RMD-15
9	Woodmont Place Townhouses Lots 103-132 & Parcel E, 134-153 & Parcel C, 154-191 & Parcel D	8.0861 ac. Total	RMD-10 to RMD-15
10	1500 E. Jefferson St. Lot 1, Block O, Montrose Sub.	17,532 sq. ft.	MXCD to MXCT
11	1530 E. Jefferson St. Lot 4, Block O, Montrose Sub.	27,843 sq. ft.	MXCD to MXCT
12	Lot 2, Block O, Montrose Sub. 1570 E. Jefferson St.	36,499 sq. ft.	MXCD to MXCT
13	Lot 3, Block O, Montrose Sub. 1580 E. Jefferson St.	21,750 sq. ft.	MXCD to MXCT
14	Ownership Lot 3-D and pt. of ownership lot 3-C, Block Q, Montrose Sub. Plat 22321 Congressional Plaza 1620 E. Jefferson St.	±5.243 ac.	MXCD to MXCT

15	P.565, pt. of Parcel 2, Token of Love 199 Rollins Avenue	3.52 ac.	MXCD to MXCT
16	P.5, Block A, Montrose Park Sub. 174 Rollins Ave.	27,517 sq. ft.	MXCD to MXCT
17	Plat 8037 P.N054 The Pike 1500 Rockville Pike	4.67 ac.	MXTD to MXCD
18	Lot 24, Block 7, Lot P.1 Block 7, Halpine Sub. 123030 Twinbrook Pkwy. Lot 1, pts. of lots 2, 3, &4 Lot P.5, Block 7 Halpine Sub. 1910 Rockville Pike Lot P.5, Block 7, Halpine Sub. Mayor and Council	44,406 sq. ft. 39,779 sq. ft. 1,600 sq. ft.	MXCD to MXTD
19	Pt. of abandonment of Rollins Ave. Lot P.6, Block 6, Halpine Sub. 12401 Twinbrook Pkwy.	456 sq. ft. 104,544 sq. ft.	MXCD to MXTD
20	Par. E, Washington-Rockville Industrial Park Block 7, Lot 19 Halpine Sub. 979 Rollins Ave	71,032 sq. ft.	MXCD to MXTD

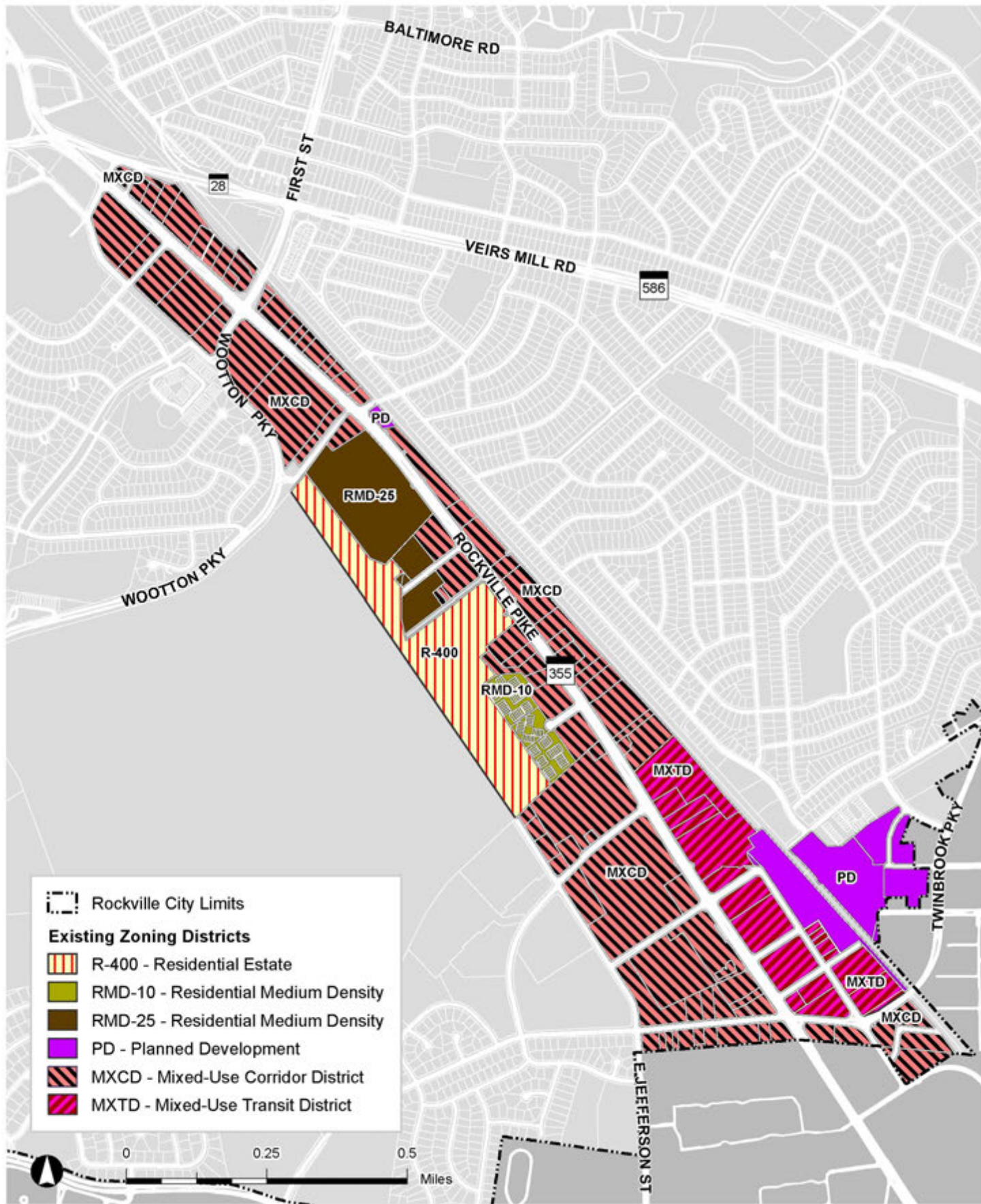
Properties Rezoned R-400 to MXCT	21.9 ac.
Properties Rezoned R-400 to MXCD	5.2 ac.
Properties Rezoned R-400 to RMD-15	12.196 ac.
Properties Rezoned RMD-10 to RMD-15	8.0861 ac.
Properties Rezoned RMD-25 to MXCT	5.269 ac.
Properties Rezoned MXCD to MXCT	11.773 ac.
Properties Rezoned MXTD to MXCD	4.67 ac.
Properties Rezoned MXCD to MXTD	<u>6.01 ac.</u>
Total Area of Rezonings	75.1041 ac.



Attachment 13.c: Rockville Pike Plan Planned Land Uses Map (1712 : Rockville Pike Sectional Map Amendment)

Rockville Pike Neighborhood Plan

Existing Zoning Districts



Attachment 13.d: Rockville Pike Planning Area Existing Zoning (1712 : Rockville Pike Sectional Map Amendment)