

Resolution No.: 19-1412
Introduced: October 18, 2022
Adopted: October 18, 2022

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

By: District Council

SUBJECT: Silver Spring Downtown and Adjacent Communities Plan Sectional Map Amendment (H-146)

OPINION

Sectional Map Amendment (SMA) H-146 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Silver Spring Downtown and Adjacent Communities Plan. The SMA application covers 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 Downtown and Adjacent Communities Plan on March 6, 2022.

Sectional Map Amendment (SMA) H-146 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. It contains six notes where, upon further detailed evaluation of zoning lines, the resulting Sectional Map Amendment differs slightly from the Planning Board Draft Plan and the Approved and Adopted Sector Plan primarily as a result of split zoned properties.

The Council held a public hearing on the SMA for the Silver Spring Downtown and Adjacent Communities Plan on September 20, 2022. There were no speakers for the public hearing. The record remained open until close of business on September 23, 2022. One technical correction has been made to the SMA as submitted. The proposed zoning for Map #102 has been updated to be consistent with the Council's action on the Plan.

The Council considered the Sectional Map Amendment at a worksession held on October 18, 2022. The Council finds Sectional Map Amendment Application H-146, as amended, to be consistent with the Approved and Adopted Silver Spring Downtown and Adjacent Communities Plan and necessary to implement the land use and development policies expressed in the Plan.

The evidence of record for Sectional Map Amendment H-146 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Silver Spring Downtown and Adjacent Communities Plan dated February 17, 2022, and all record materials compiled in connection with the public hearing held by the Council on September 20, 2022, on Sectional Map Amendment H-146.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

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 resolution:

1. Application No. H-146, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Silver Spring Downtown and Adjacent Communities Plan consisting of approximately 442 acres, more or less, within the Silver Spring Downtown and Adjacent Communities plan area, is GRANTED. Approximately 261 acres of underlying zoning are proposed for change in zoning classification. The remaining acreage, approximately 181 acres, is to be reconfirmed in the existing underlying zoning classifications.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Silver Spring Downtown and Adjacent Communities Plan.

Table 1: Parcels to be Rezoned¹

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
12 (Note 1)	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
13 (Note 1)	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
16 (Note 2)	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
17 (Note 2)	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
18 (Note 2)	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
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

¹ The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

Change #	Existing Zoning	Proposed Zoning	Acres Changed
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
54 (Note 3)	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

Change #	Existing Zoning	Proposed Zoning	Acres Changed
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
68	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-360	1.35
69	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.91
70	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.18
71	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	1.33
72	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	4.06
73	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	3.18
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
100	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.13
101	CR-3.0 C-1.25 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	0.65
102	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-175	3.51
103	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-175	0.16
104	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.18
105	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.75 C-6.75 R-6.75 H-175	3.12
106 (Note 4)	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.93

Change #	Existing Zoning	Proposed Zoning	Acres Changed
107 (Note 4)	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.75
108	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.10
109	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.48
110	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	2.69
111	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.95
112	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.46
113	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.17
114	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.19
115 (Note 5)	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.77
116 (Note 5)	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.80
117	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.50
118	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	0.57
119	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.82
120	R-60	CR-3.0 C-3.0 R-3.0 H-100	1.18
121	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.58
122 (Note 6)	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	3.06
123 (Note 6)	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	1.72
124	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.08
125	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	3.70
126	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.43
127	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.45
128	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	7.02
129	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	2.01
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	261.47

Change #	Existing Zoning	Proposed Zoning	Acres Changed
146	Ripley/South Silver Spring (RS) Overlay	Removed	58.13
147	Fenton Village (FV) Overlay	Retained	36.71
148	Fenton Village (FV) Overlay	Added	6.80
149	Downtown Silver Spring (DSS) Overlay	Added	394.73

Sectional Map Amendment Notes

Below are notes indicating minor adjustments for accuracy based on the more detailed evaluation of zoning lines that occurs in the Sectional Map Amendment process.

1. The 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. This SMA correctly identifies the existing and proposed zoning.

2. The Sector Plan incorrectly illustrated the existing zoning, and incorrectly removed the map area indicated by changes 16, 17 and 18 in 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.

3. The block indicated by change 54 includes an additional parcel that was not correctly identified in the Planning Board Draft or Approved and Adopted Plan 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.

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. This SMA correctly identifies the existing and proposed zoning.

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. This SMA correctly identifies the existing and proposed zoning.

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 SMA clarifies the Sector Plan recommendations for this block. 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.

This is a correct copy of Council action.



Judy Rupp,
Clerk of the Council



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.

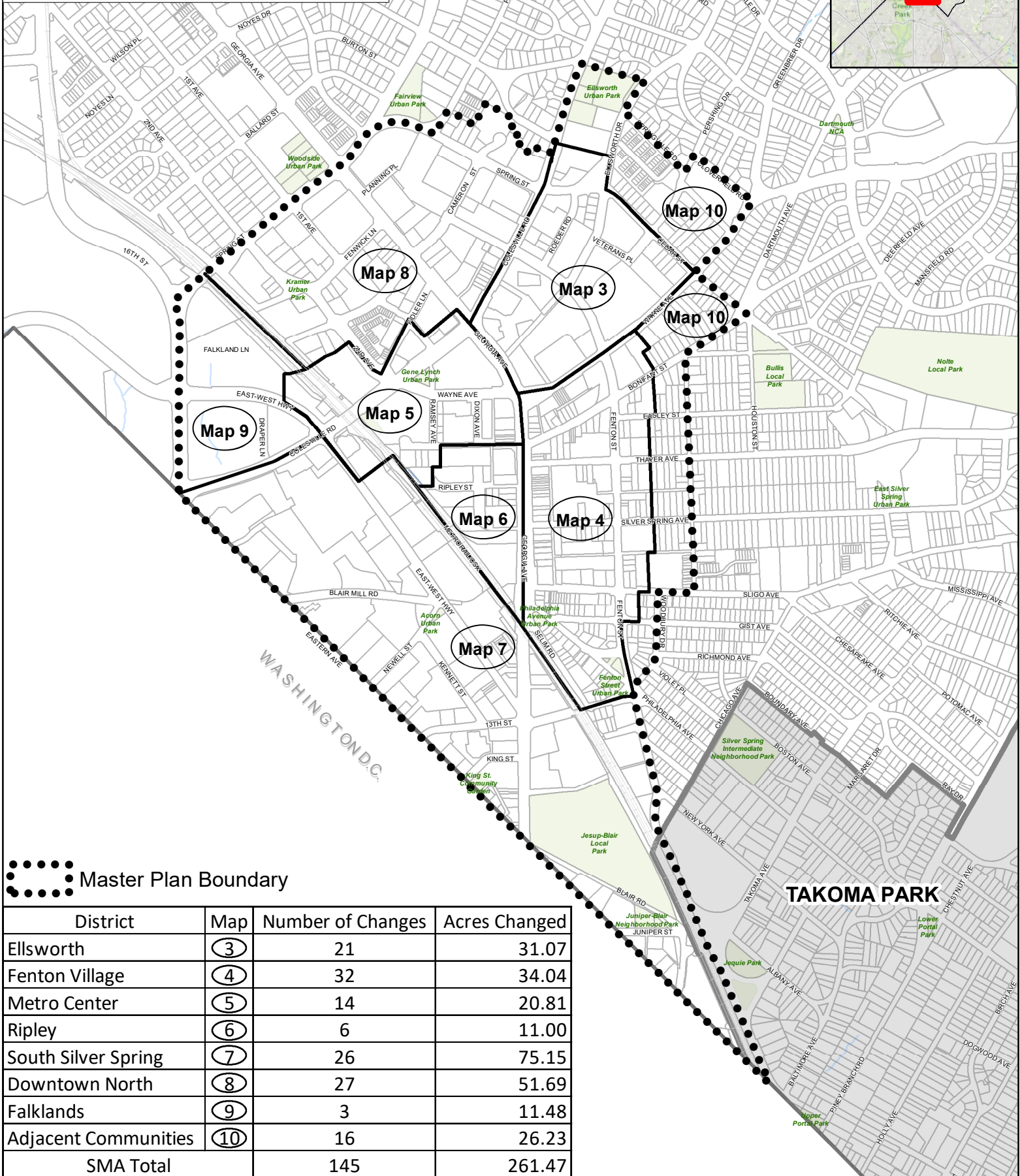
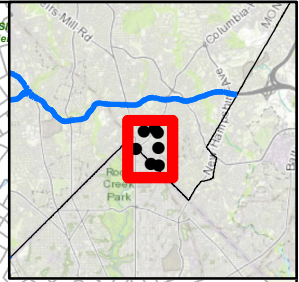
6.23.22

Date

Elza Hisel-McCoy
Division Chief
Downcounty Planning Division

Attachment 1 - Map 2

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN
 1 inch = 1,000 feet



Master Plan Boundary

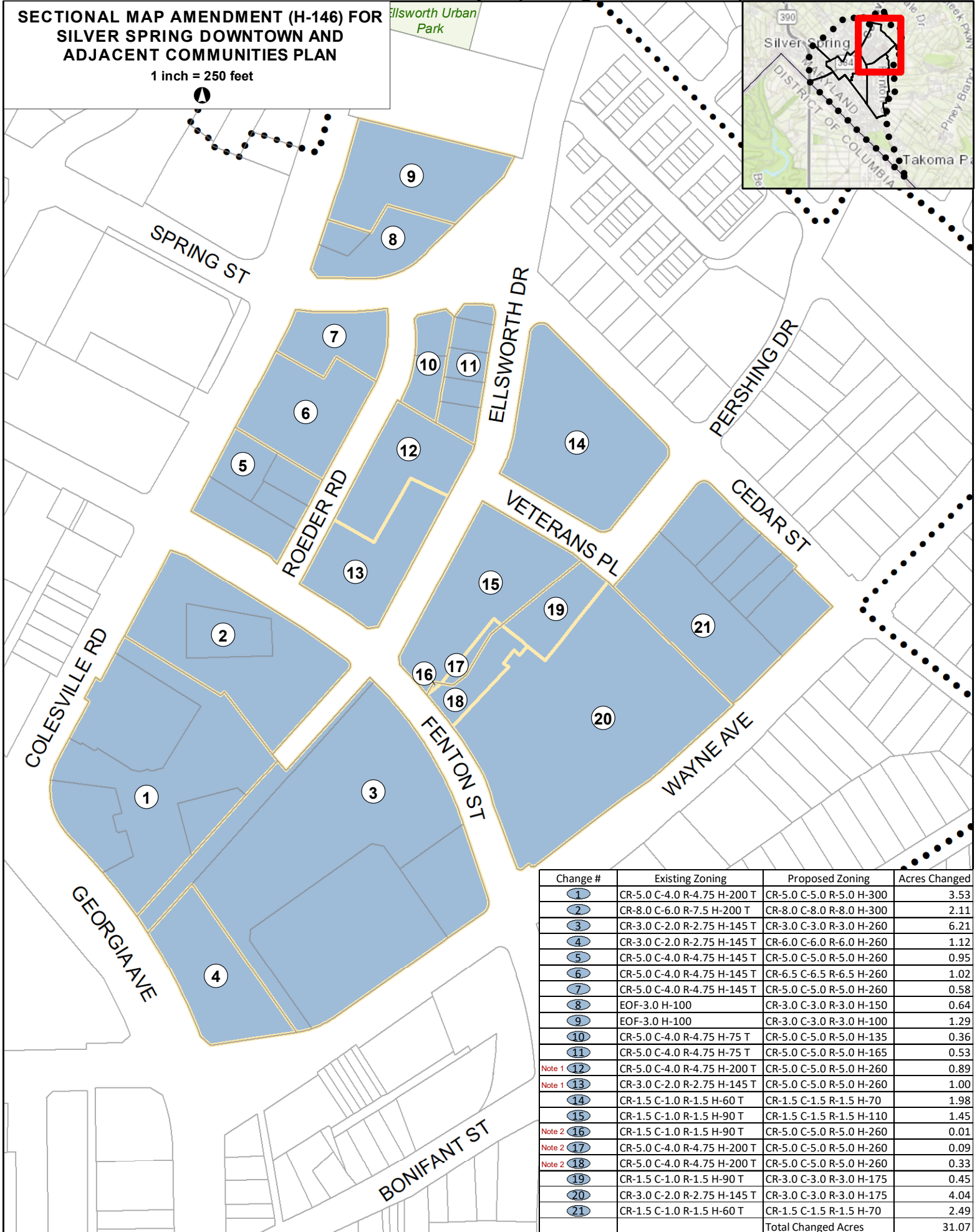
District	Map	Number of Changes	Acres Changed
Ellsworth	③	21	31.07
Fenton Village	④	32	34.04
Metro Center	⑤	14	20.81
Ripley	⑥	6	11.00
South Silver Spring	⑦	26	75.15
Downtown North	⑧	27	51.69
Falklands	⑨	3	11.48
Adjacent Communities	⑩	16	26.23
SMA Total		145	261.47

TAKOMA PARK

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

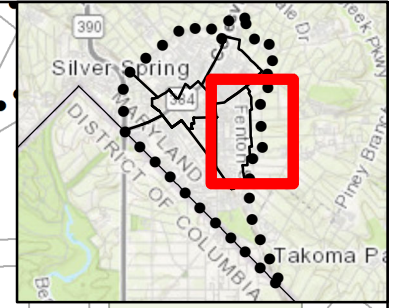


Change #	Existing Zoning	Proposed Zoning	Acres Changed
①	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	3.53
②	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.11
③	CR-3.0 C-2.0 R-2.75 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	6.21
④	CR-3.0 C-2.0 R-2.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.12
⑤	CR-5.0 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

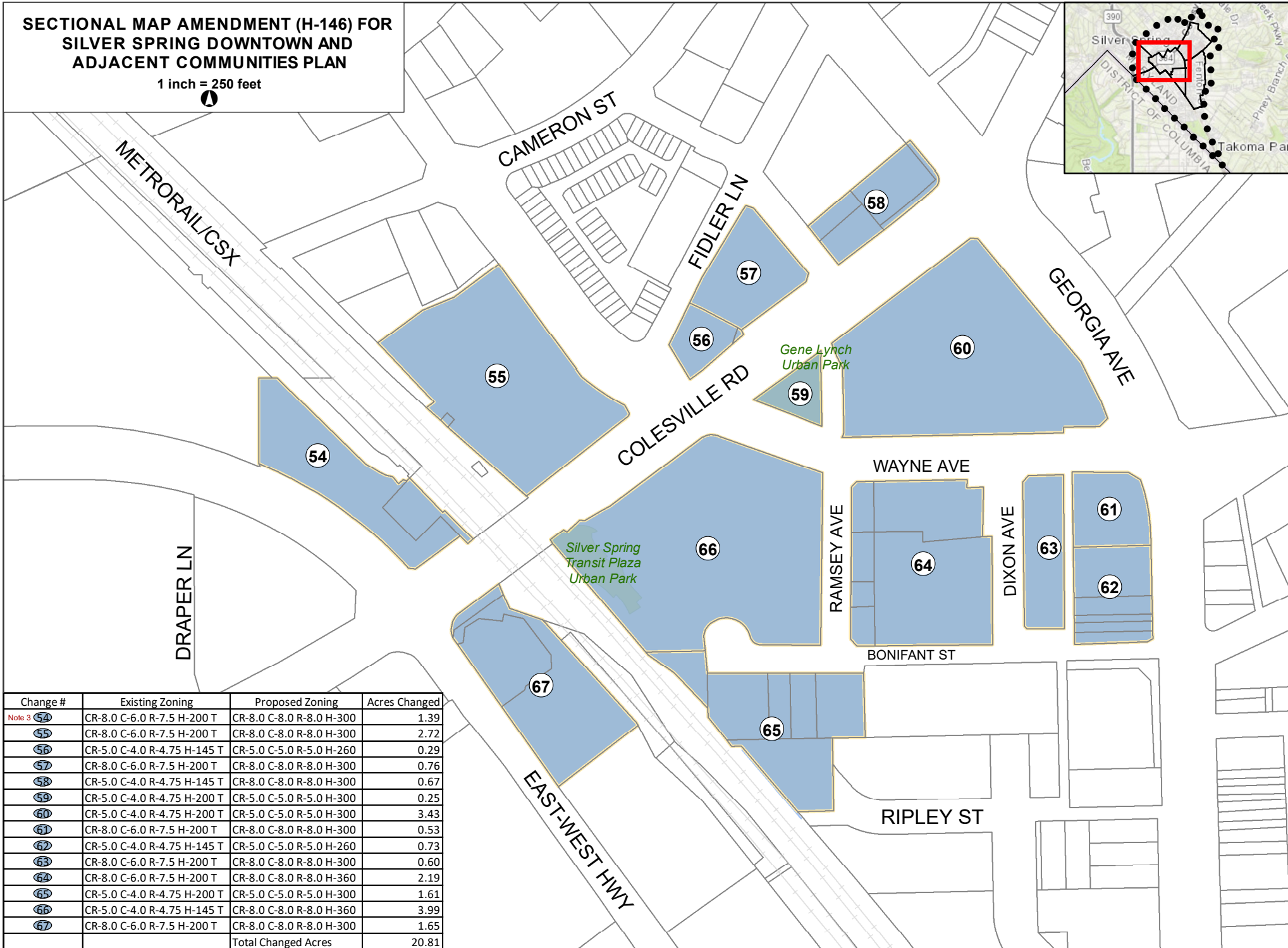
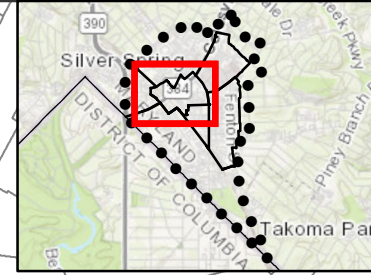


Change #	Existing Zoning	Proposed Zoning	Acres Changed
22	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.48
23	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.36
24	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	0.27
25	CR-5.0 C-4.0 R-4.75 H-145 T	CR-7.0 C-7.0 R-7.0 H-175	0.47
26	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

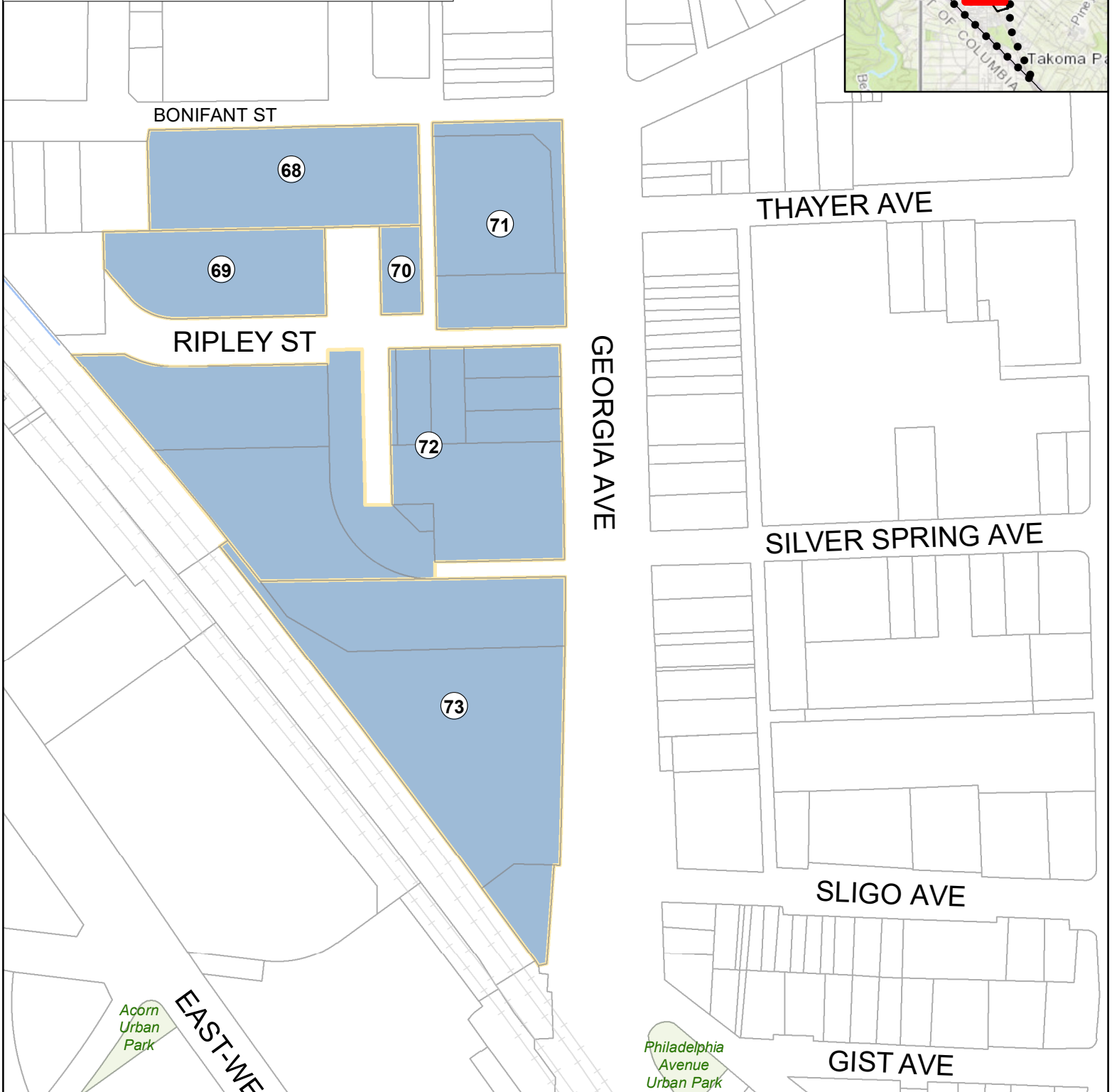
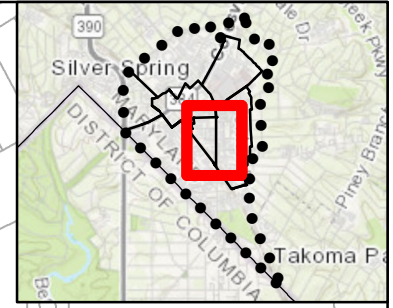


Change #	Existing Zoning	Proposed Zoning	Acres Changed
Note 3 54	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.39
55	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	2.72
56	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.29
57	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.76
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

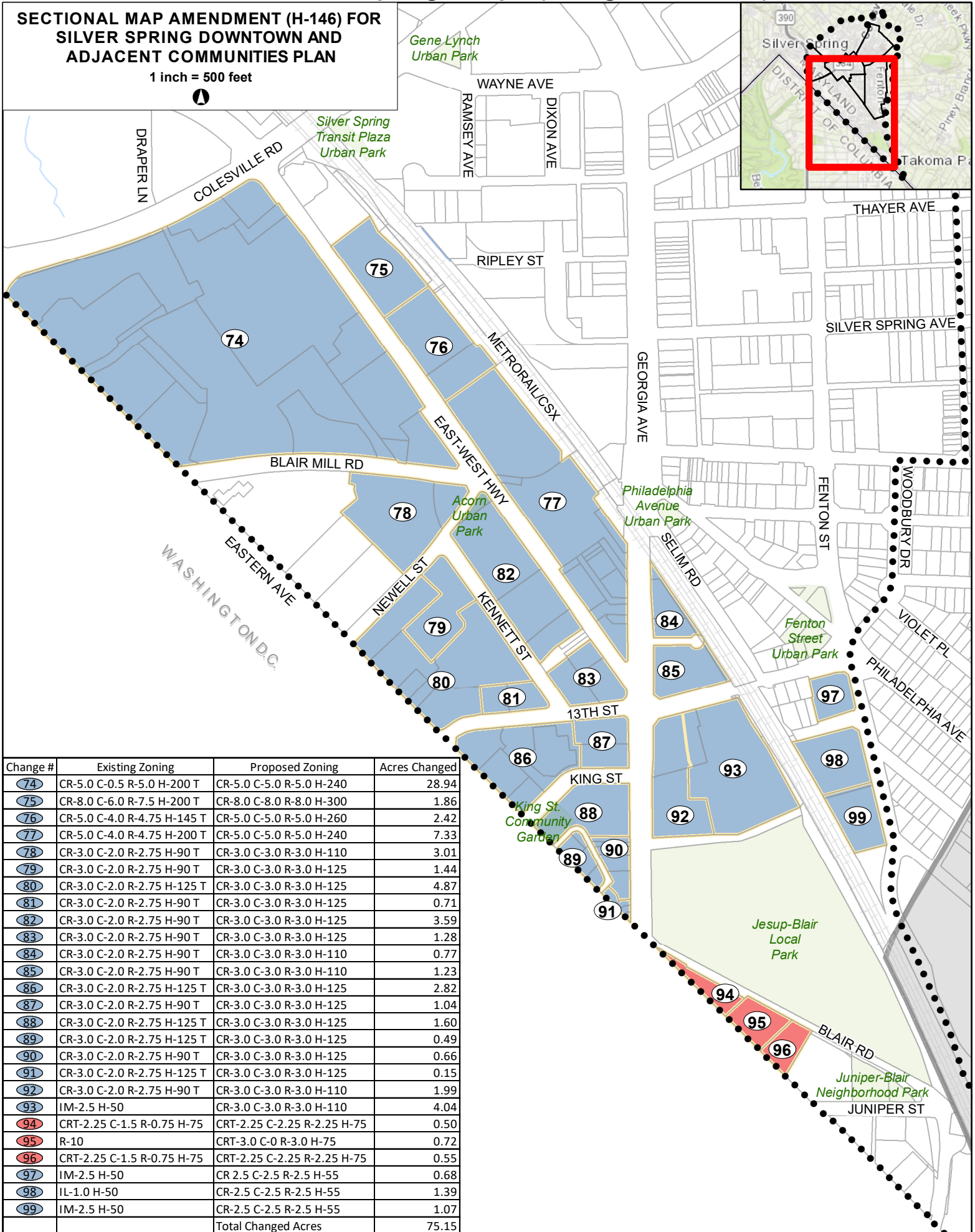


Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-360	1.35
69	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.91
70	CR-5.0 C-4.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.18
71	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	1.33
72	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	4.06
73	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	3.18
Total Changed Acres			11.00

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

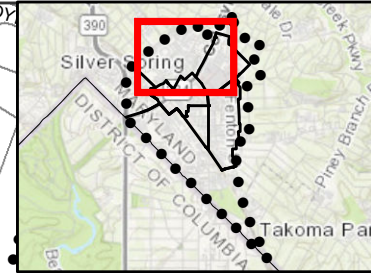


Change #	Existing Zoning	Proposed Zoning	Acres Changed
74	CR-5.0 C-0.5 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	28.94
75	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.86
76	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	2.42
77	CR-5.0 C-4.0 R-4.75 H-200 T	CR-5.0 C-5.0 R-5.0 H-240	7.33
78	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)

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

1 inch = 300 feet

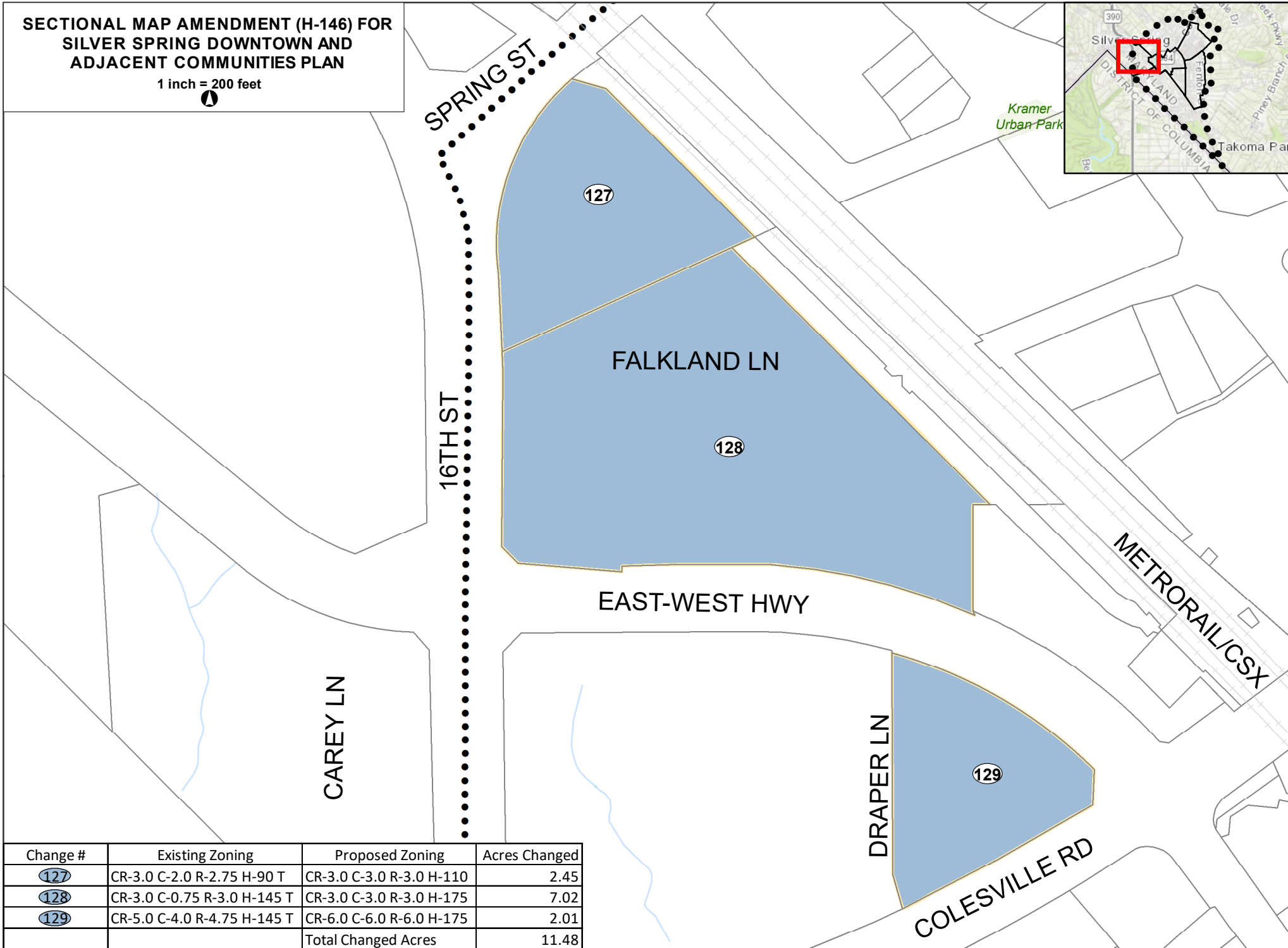
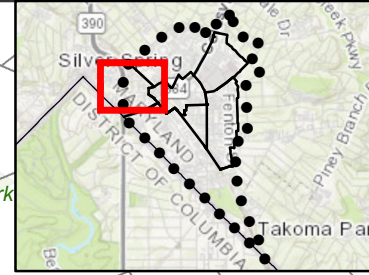


Change #	Existing Zoning	Proposed Zoning	Acres Changed
100	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.13
101	CR-3.0 C-1.25 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	0.65
102	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-175	3.51
103	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-175	0.16
104	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-175	1.18
105	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.75 C-6.75 R-6.75 H-175	3.12
Note 4 106	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.93
Note 4 107	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.75
108	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.10
109	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	1.48
110	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	2.69
111	CR-5.0 C-1.0 R-5.0 H-200 T	CR-5.0 C-5.0 R-5.0 H-300	0.95
112	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	0.46
113	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	1.17
114	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	3.19
Note 5 115	CR-3.0 C-2.0 R-2.75 H-90 T	CR-5.0 C-5.0 R-5.0 H-260	0.77
Note 5 116	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	5.80
117	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.50
118	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	0.57
119	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.82
120	R-60	CR-3.0 C-3.0 R-3.0 H-100	1.18
121	EOF-3.0 H-100	CR-3.0 C-3.0 R-3.0 H-100	1.58
Note 6 122	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-165	3.06
Note 6 123	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-260	1.72
124	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-260	1.08
125	CR-5.0 C-4.0 R-4.75 H-145 T	CR-5.0 C-5.0 R-5.0 H-260	3.70
126	CR-8.0 C-6.0 R-7.5 H-200 T	CR-8.0 C-8.0 R-8.0 H-300	0.43
Total Changed Acres			51.69

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

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

1 inch = 200 feet

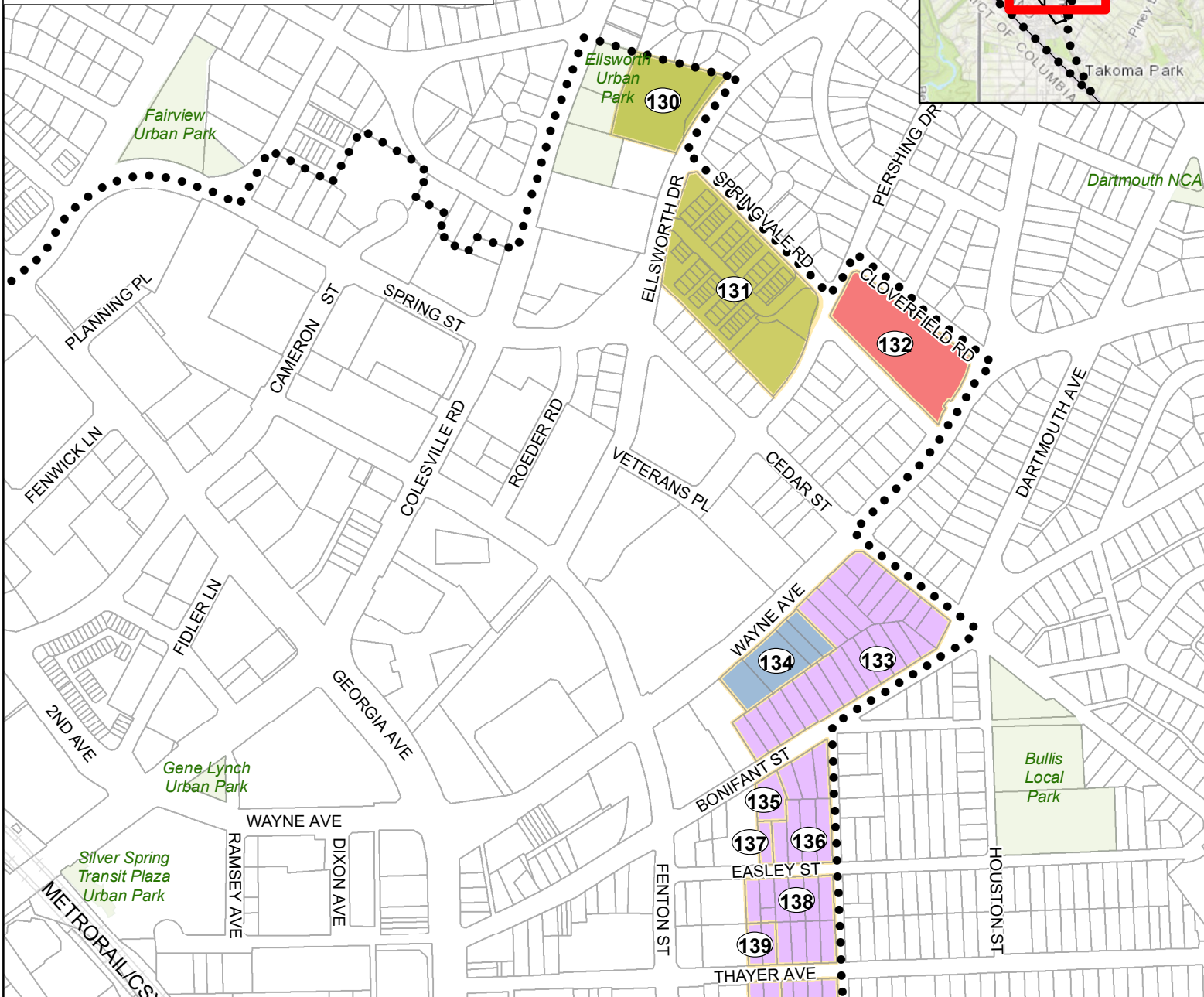
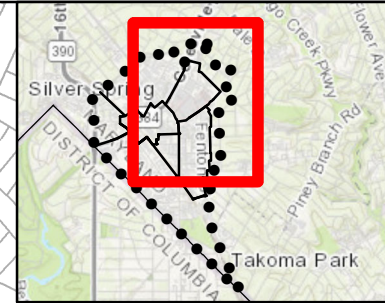


Change #	Existing Zoning	Proposed Zoning	Acres Changed
127	CR-3.0 C-2.0 R-2.75 H-90 T	CR-3.0 C-3.0 R-3.0 H-110	2.45
128	CR-3.0 C-0.75 R-3.0 H-145 T	CR-3.0 C-3.0 R-3.0 H-175	7.02
129	CR-5.0 C-4.0 R-4.75 H-145 T	CR-6.0 C-6.0 R-6.0 H-175	2.01
		Total Changed Acres	11.48

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

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

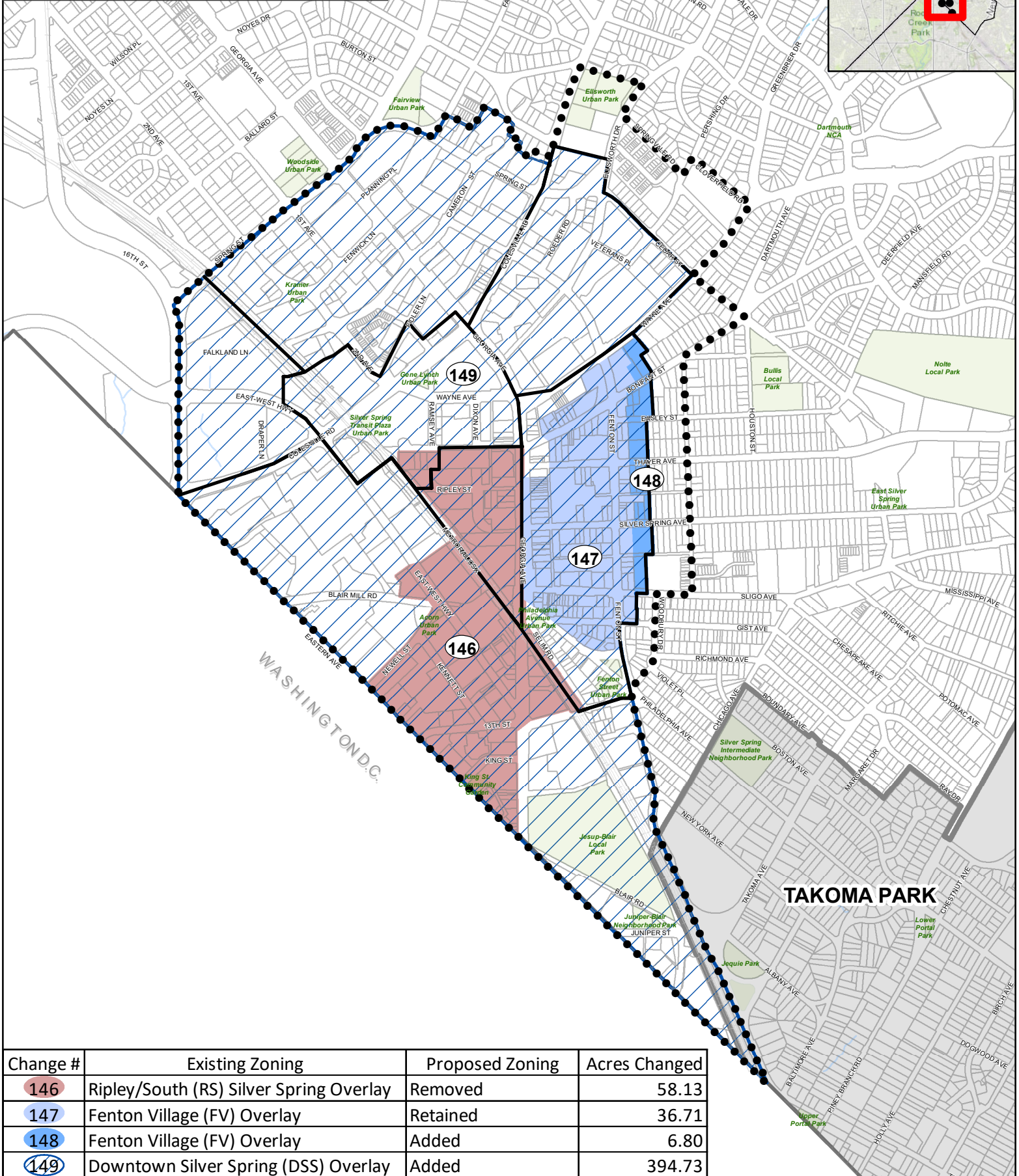
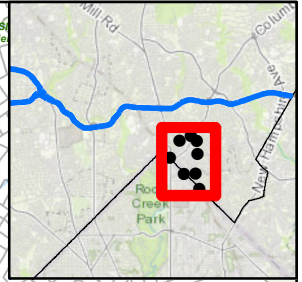
1 inch = 500 feet



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)

SECTIONAL MAP AMENDMENT (H-146) FOR SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN
 1 inch = 1,000 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
146	Ripley/South (RS) Silver Spring Overlay	Removed	58.13
147	Fenton Village (FV) Overlay	Retained	36.71
148	Fenton Village (FV) Overlay	Added	6.80
149	Downtown Silver Spring (DSS) Overlay	Added	394.73

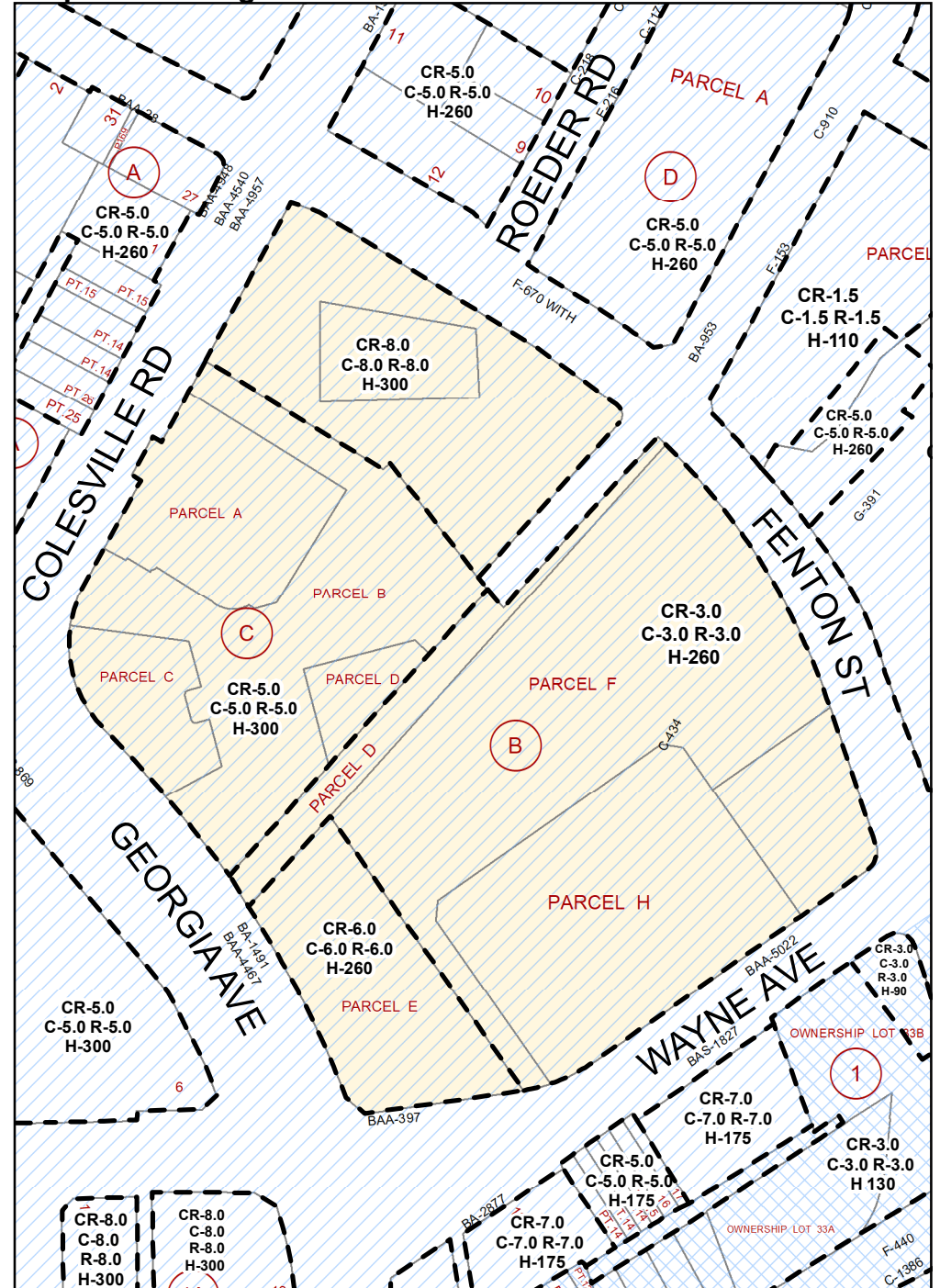
Attachment 1 - Map 12

Existing Zoning



Changes # 1-4

Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

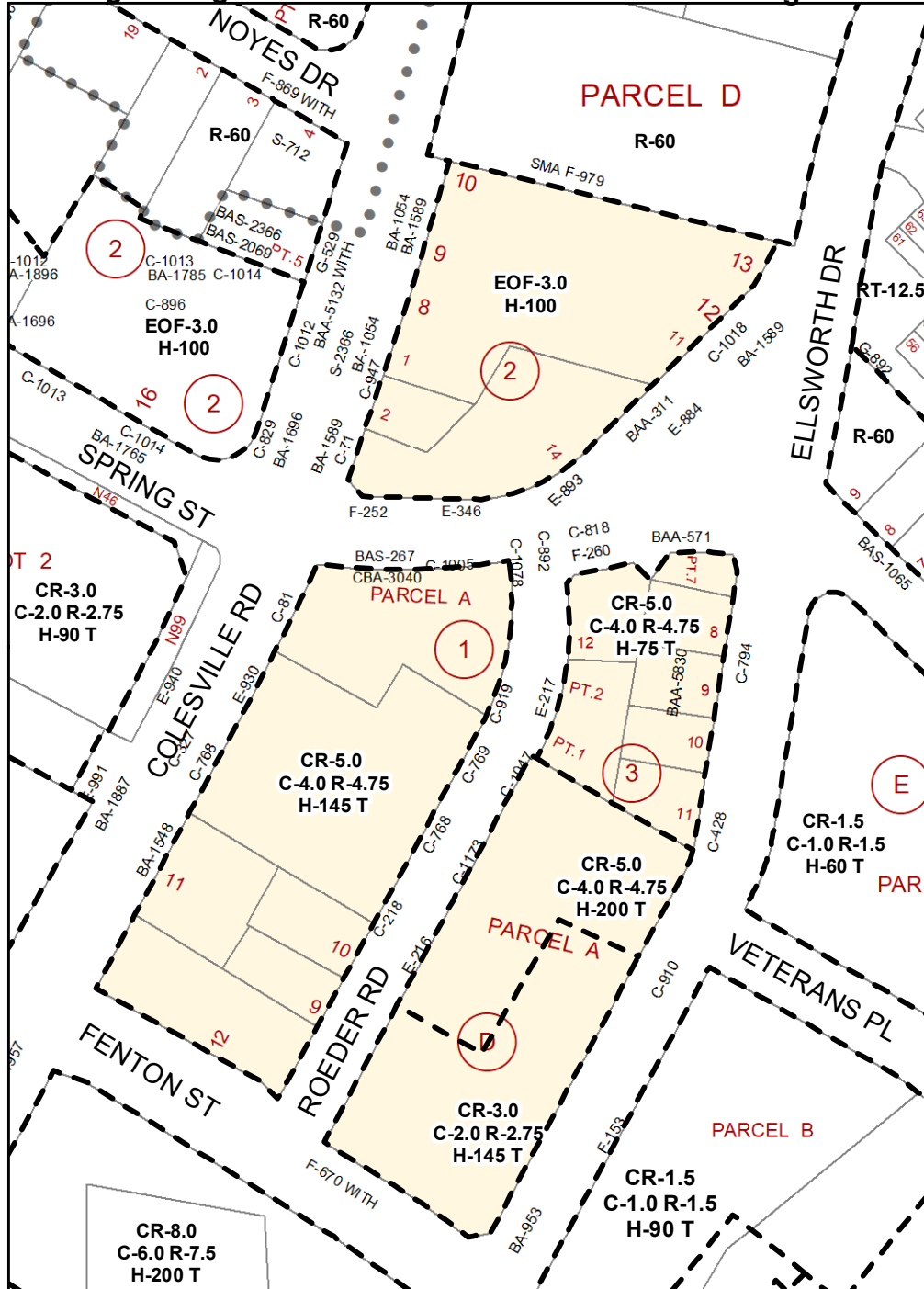
FV Overlay

DSS Overlay

1 in = 200 ft

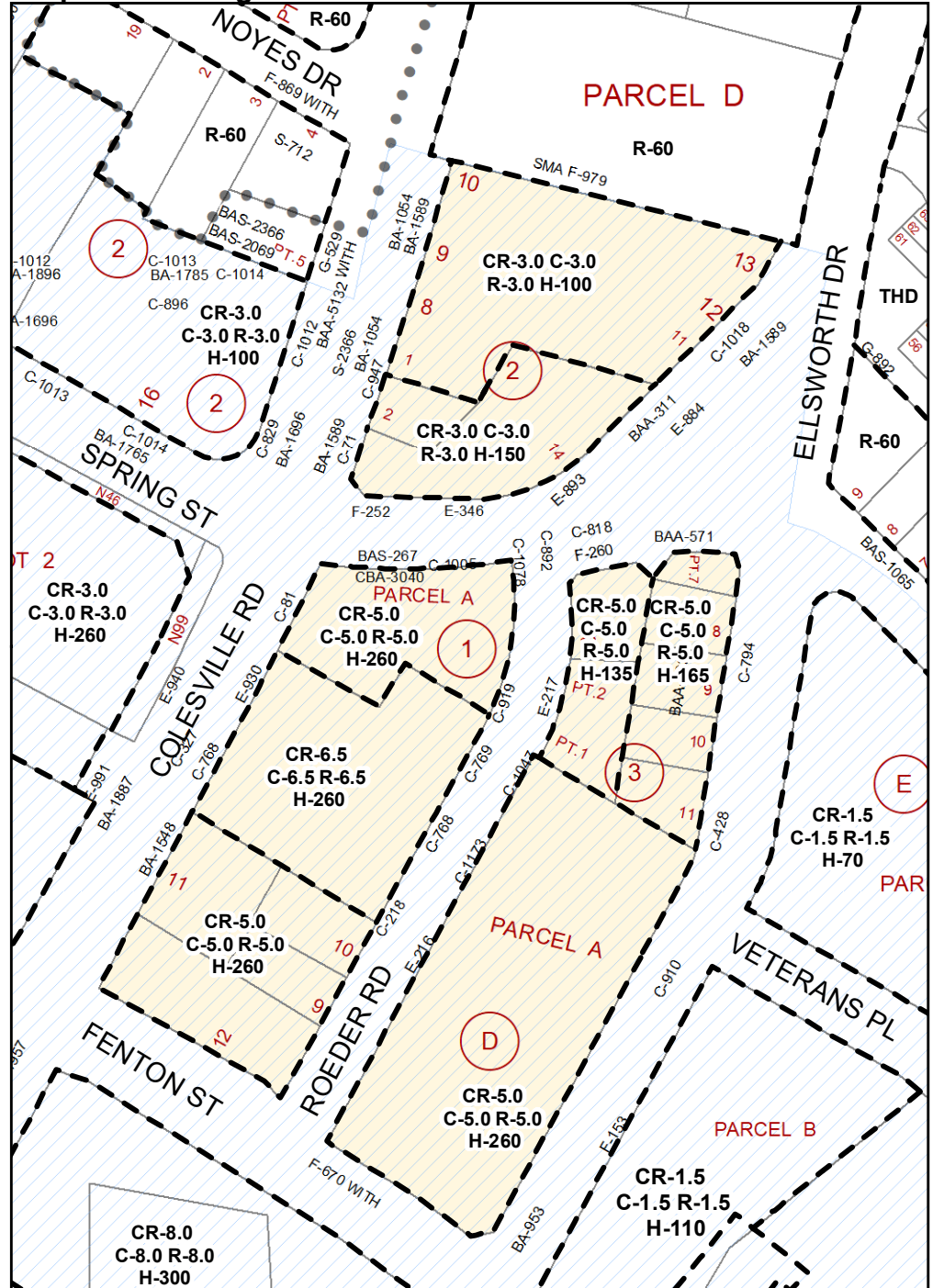
Attachment 1 - Map 13

Existing Zoning



Changes # 5-13

Proposed Zoning



Map Grids: 210NW01, 211NW01

Master Plan Boundary

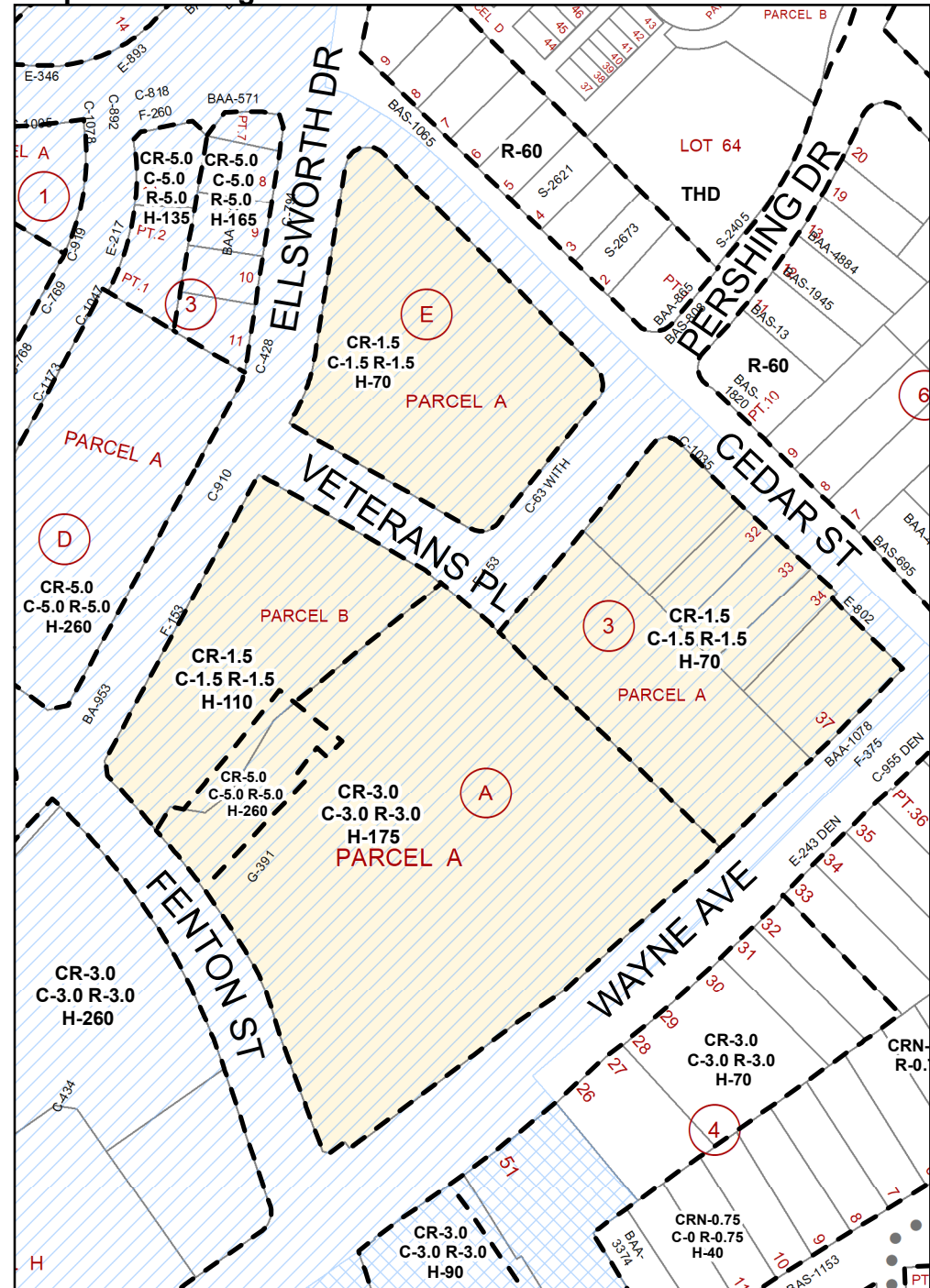
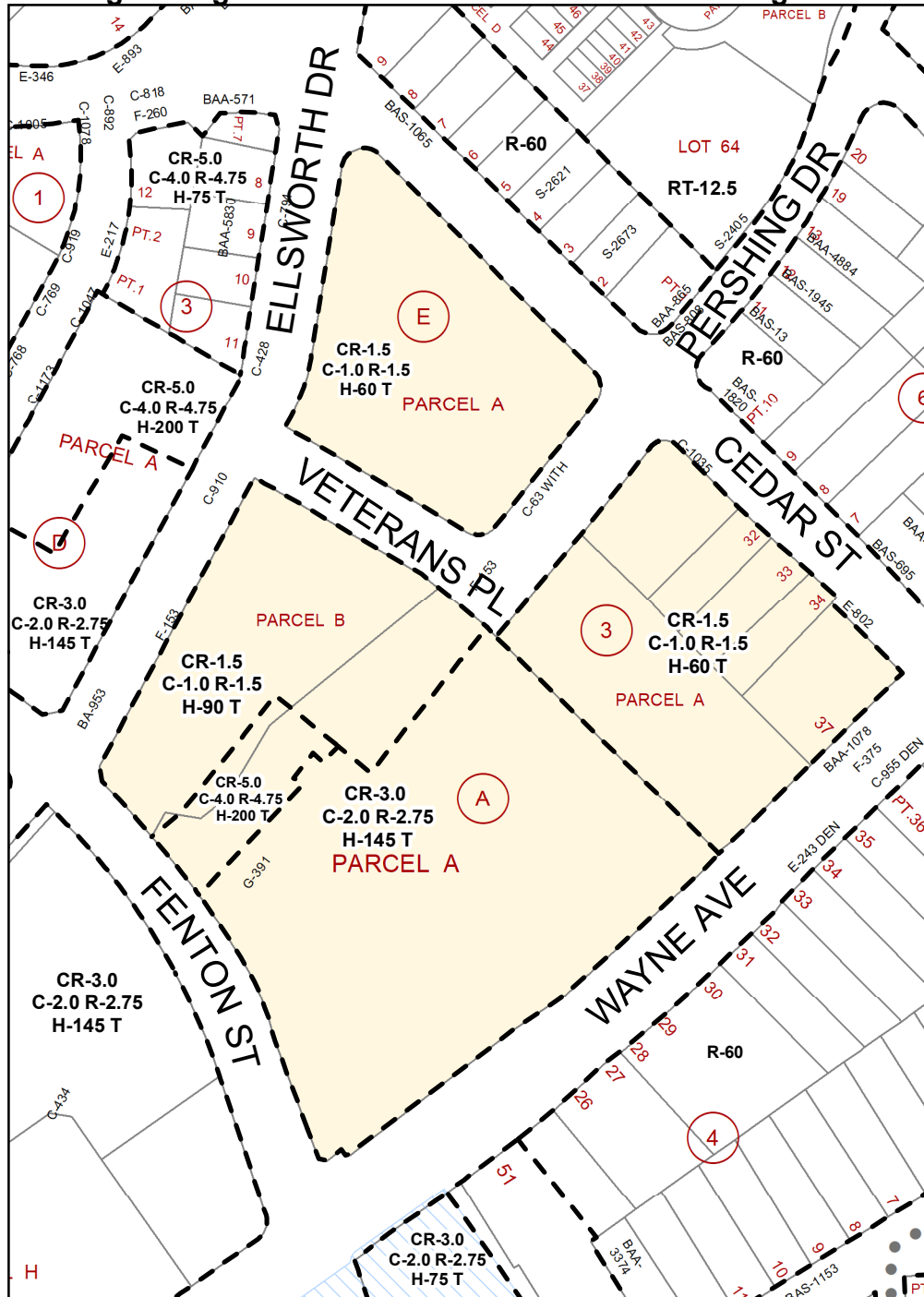
DSS Overlay 1 in = 175 ft

Attachment 1 - Map 14

Existing Zoning

Changes # 14-21

Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

FV Overlay

DSS Overlay

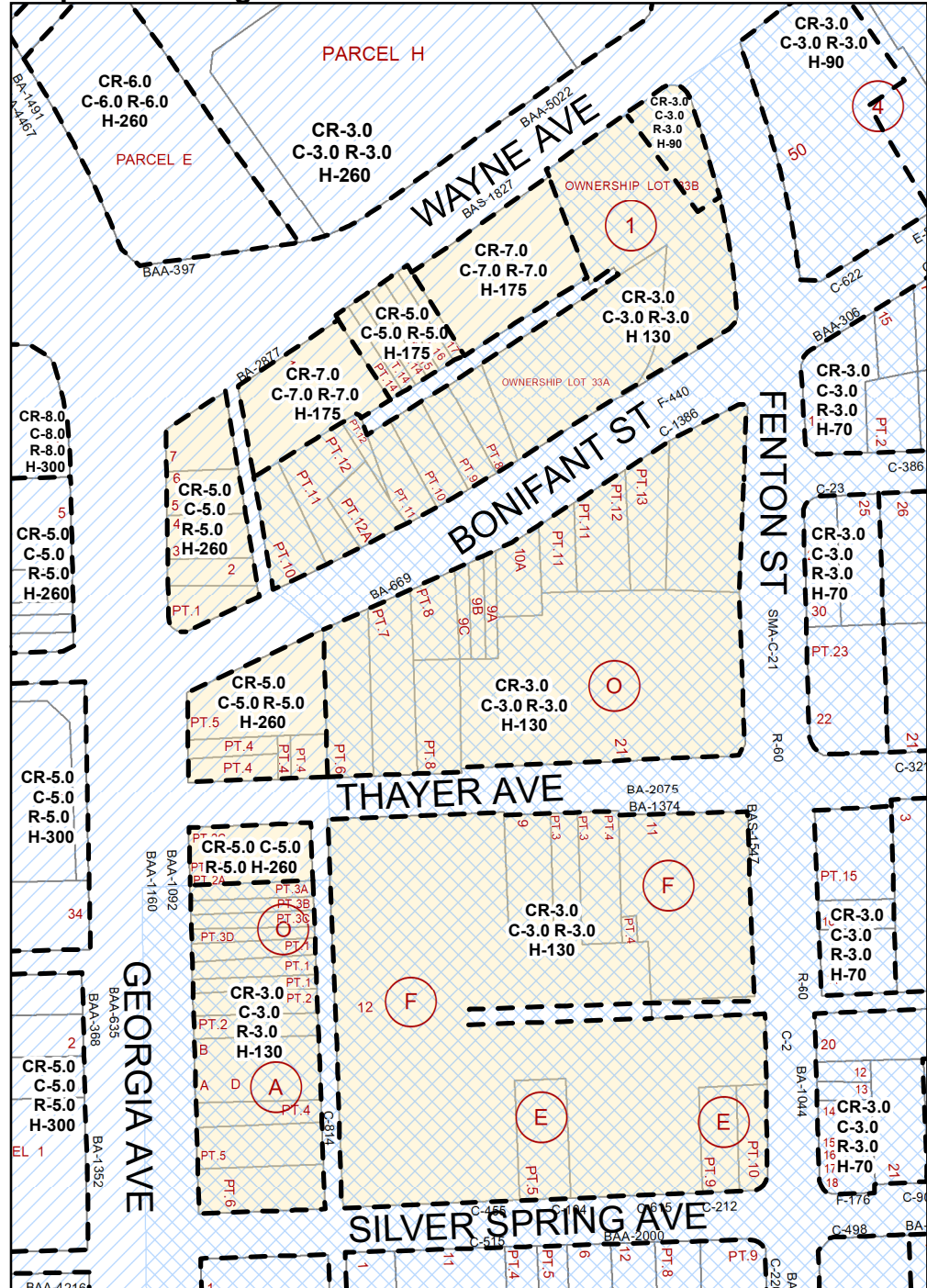
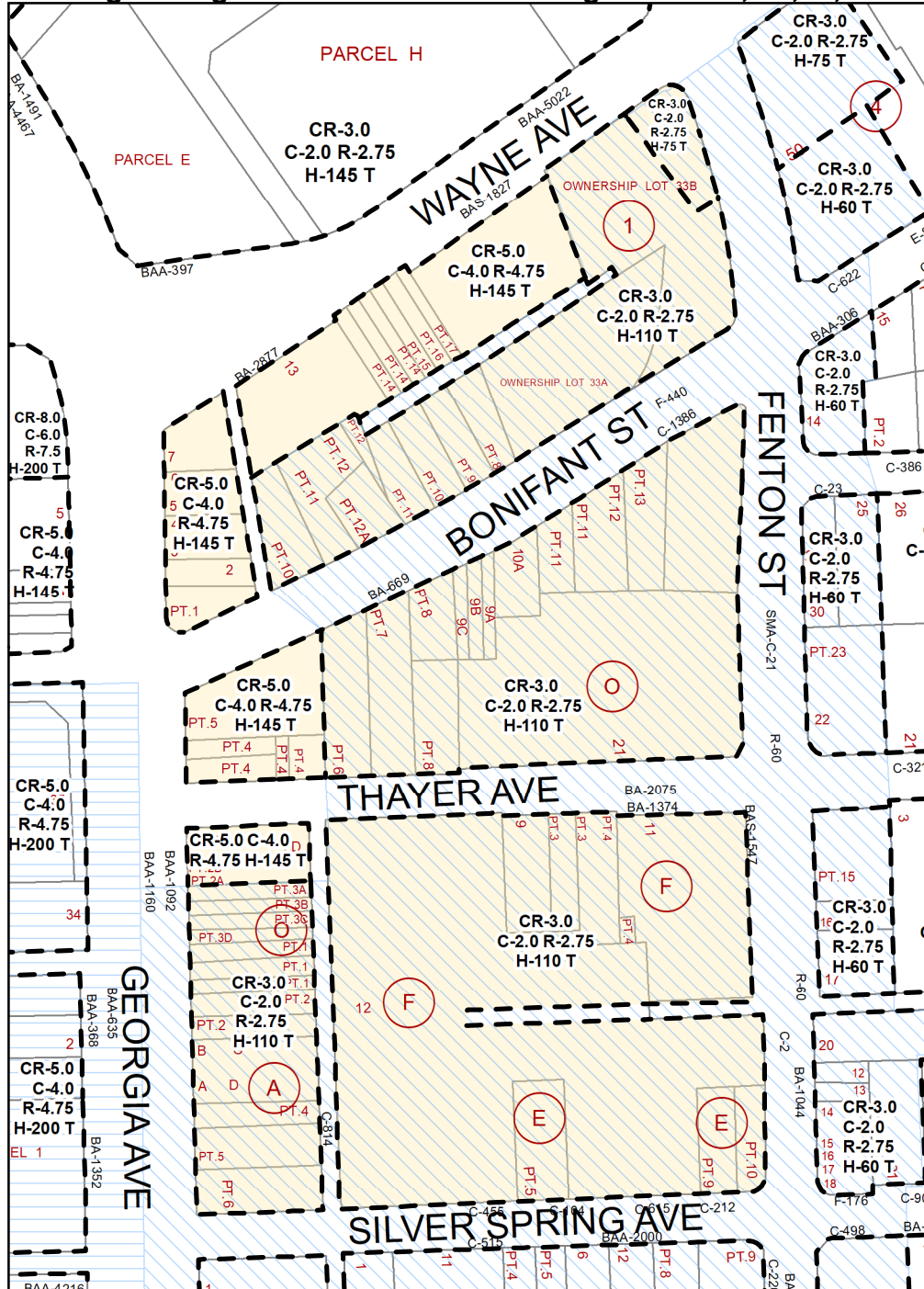
1 in = 200 ft

Attachment 1 - Map 15

Existing Zoning

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

Proposed Zoning

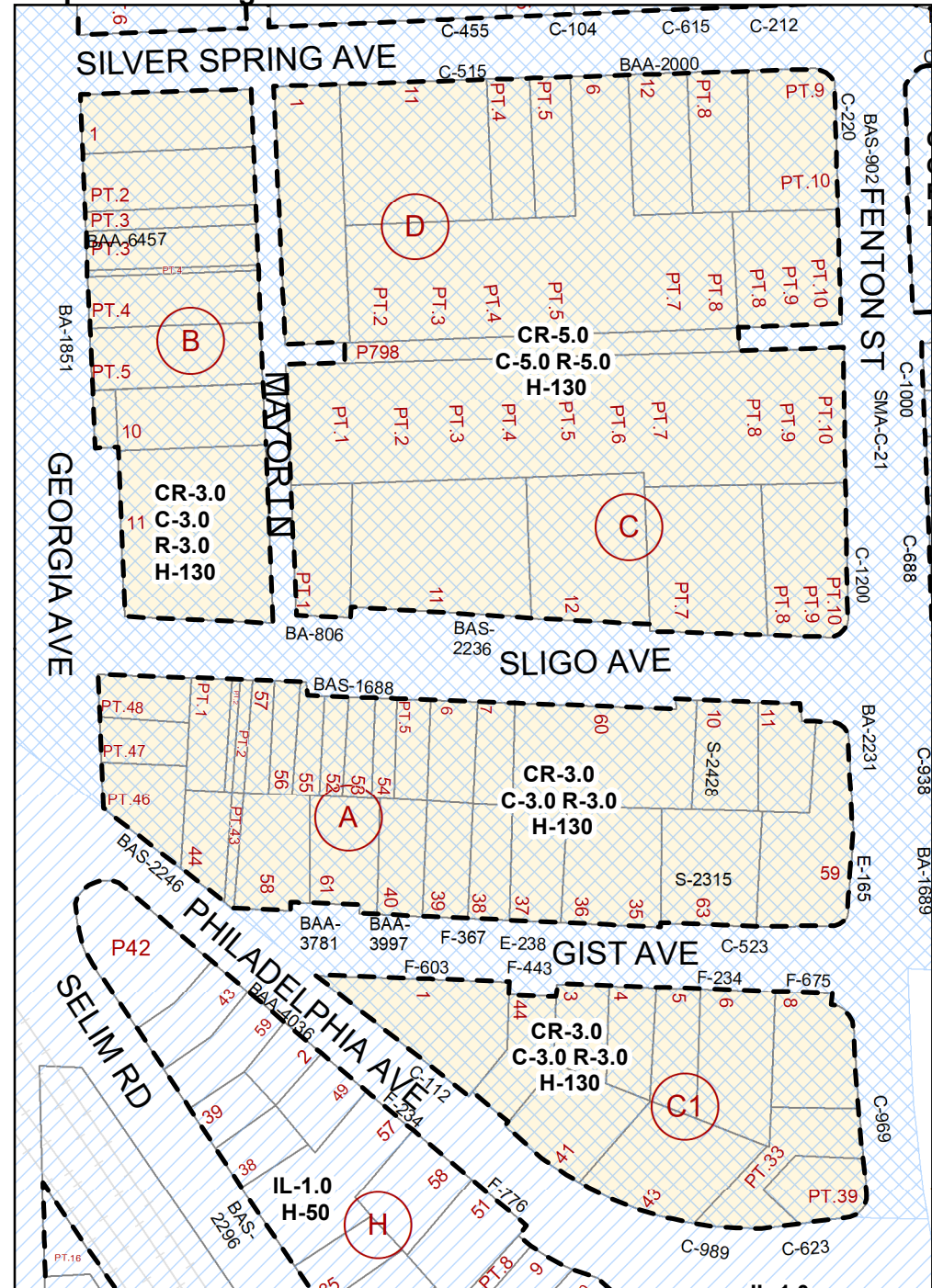
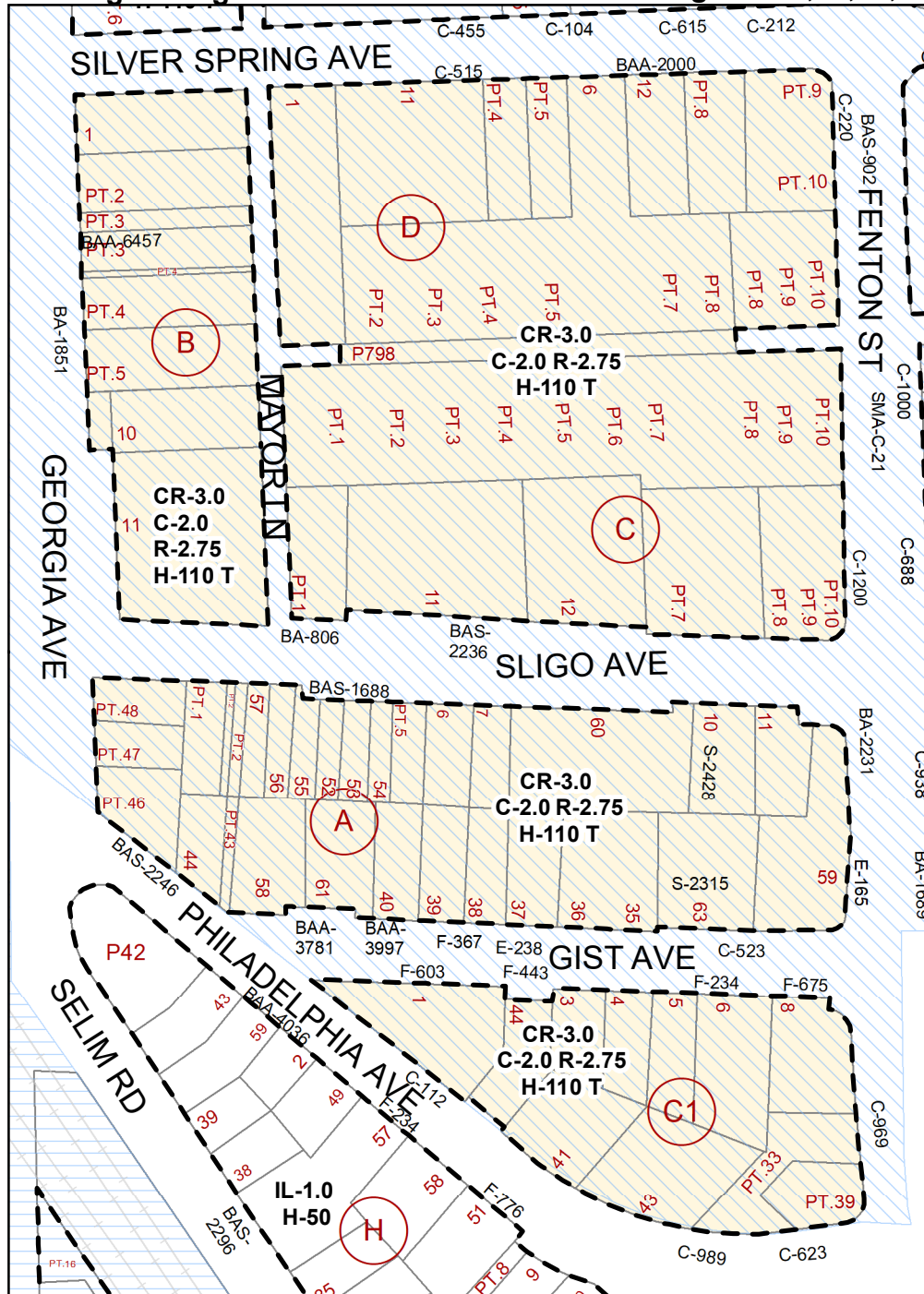


Attachment 1 - Map 16

Existing Zoning

Changes # 45,46,51,53

Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

RS Overlay

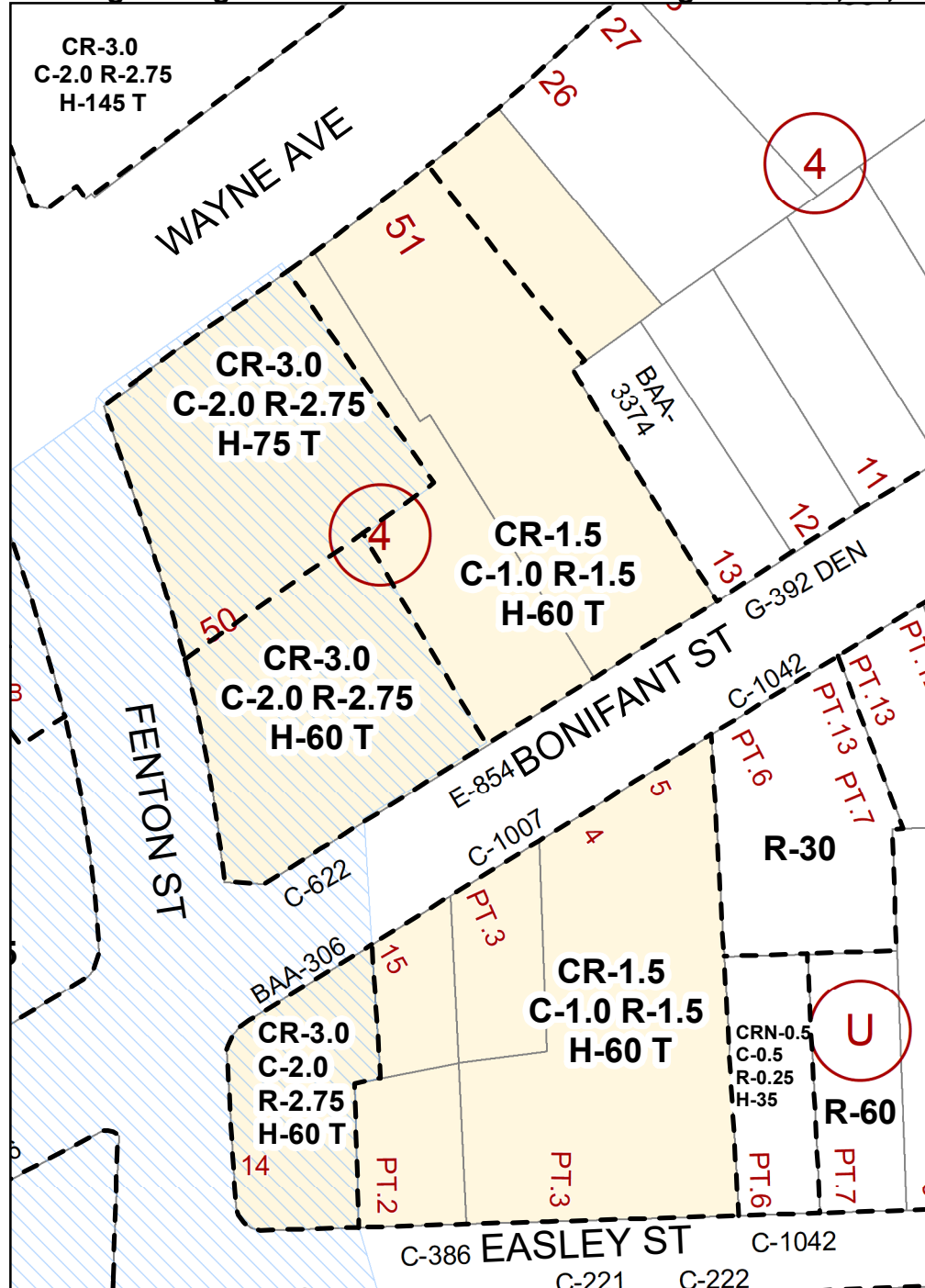
FV Overlay

DSS Overlay

1 in = 150 ft

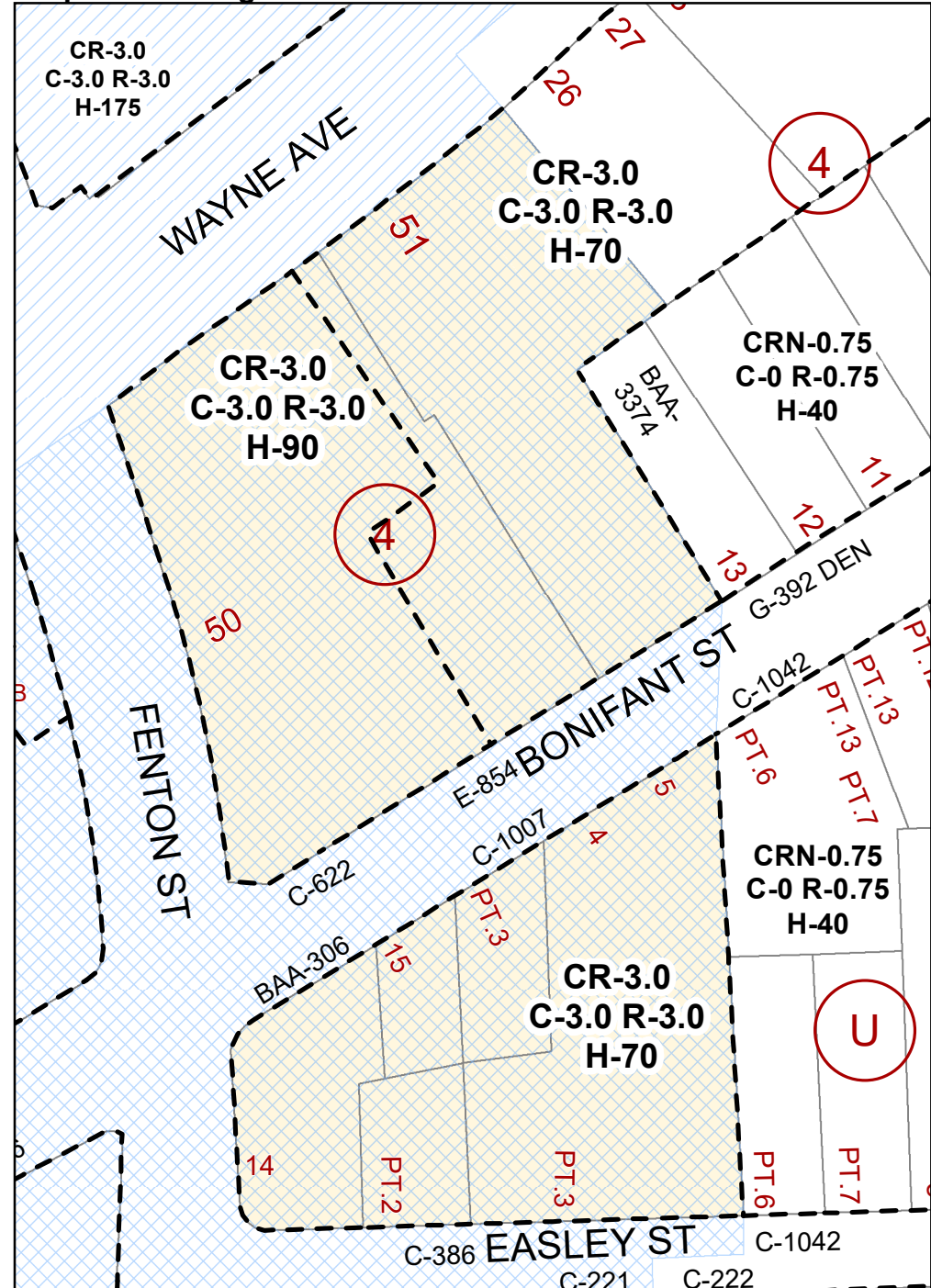
Attachment 1 - Map 17

Existing Zoning



Changes # 28-31; 34,35

Proposed Zoning



Map Grid: 210NW01

●●● Master Plan Boundary

 FV Overlay

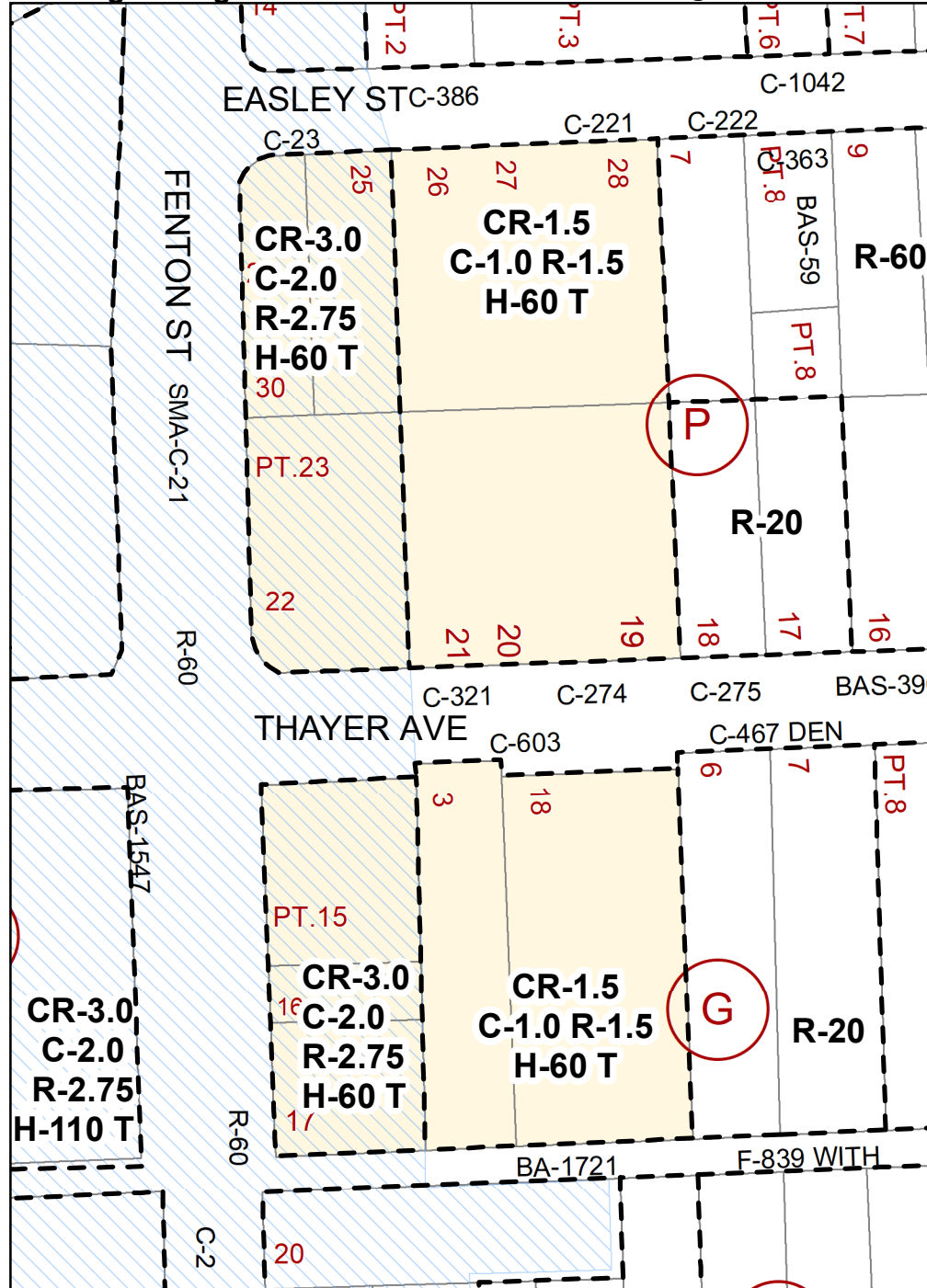
 DSS Overlay

1 in = 100 ft

Attachment 1 - Map 18

Existing Zoning

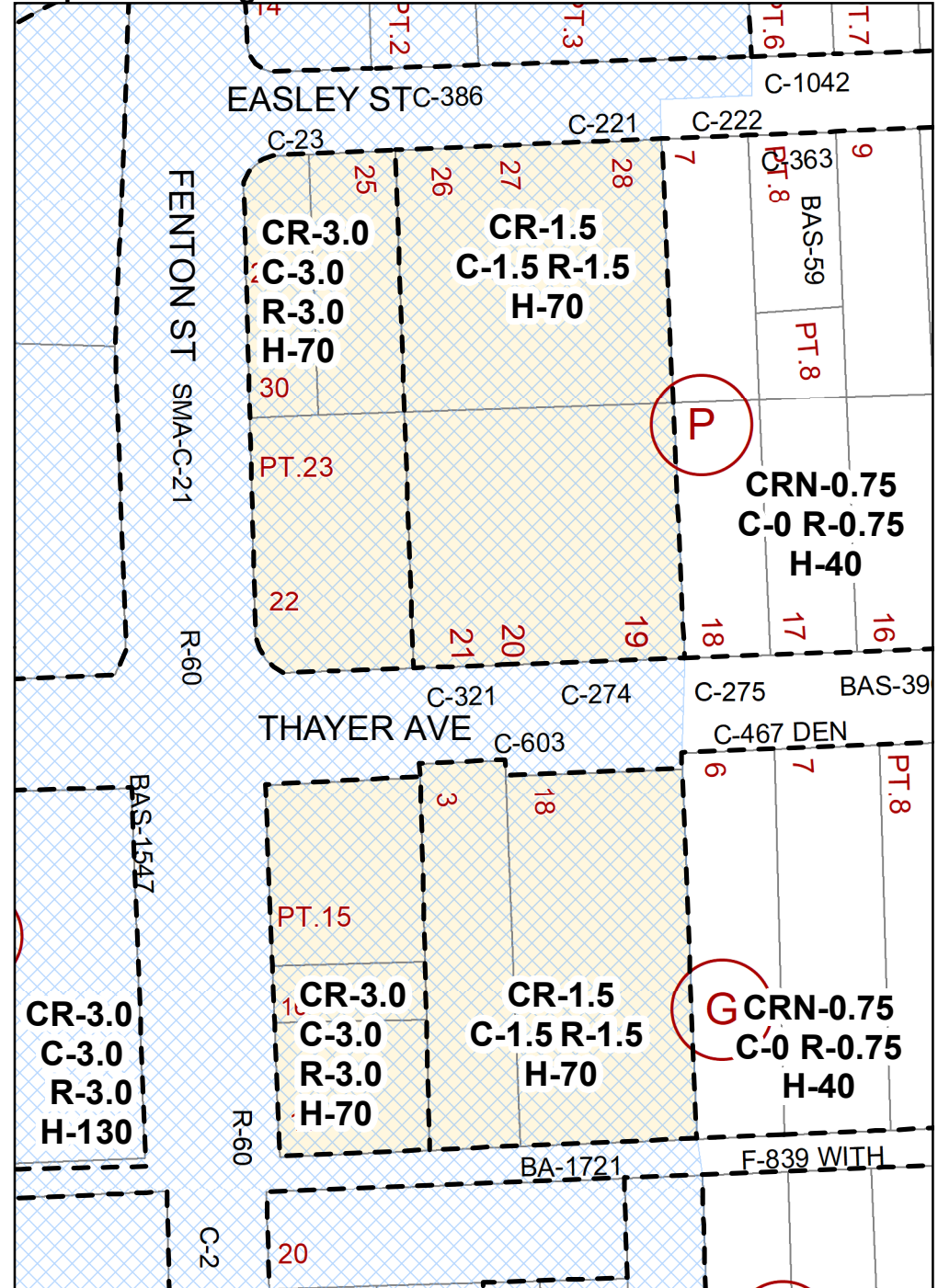
Changes # 36,37,41,42



Map Grid: 210NW01

Master Plan Boundary

Proposed Zoning



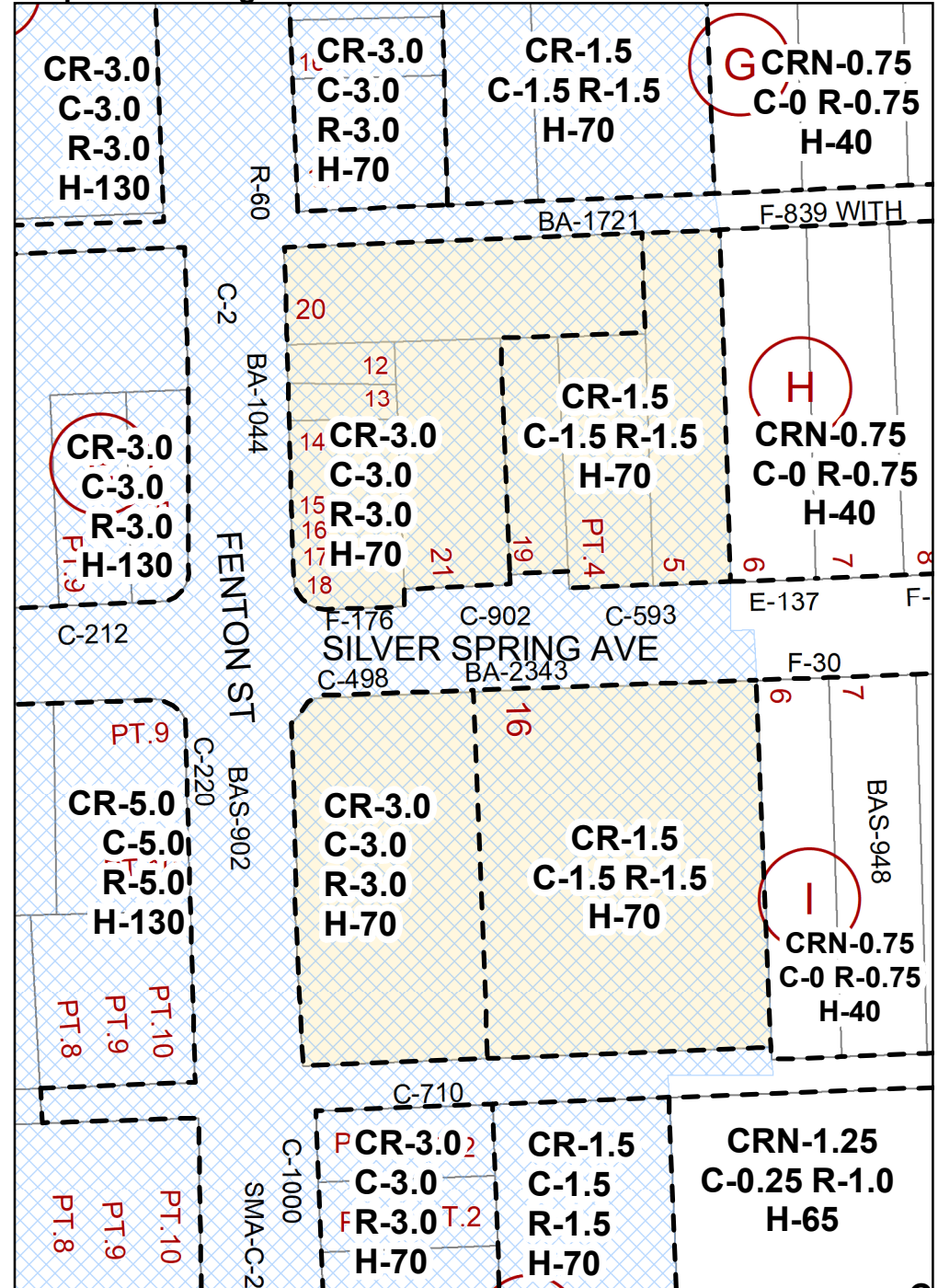
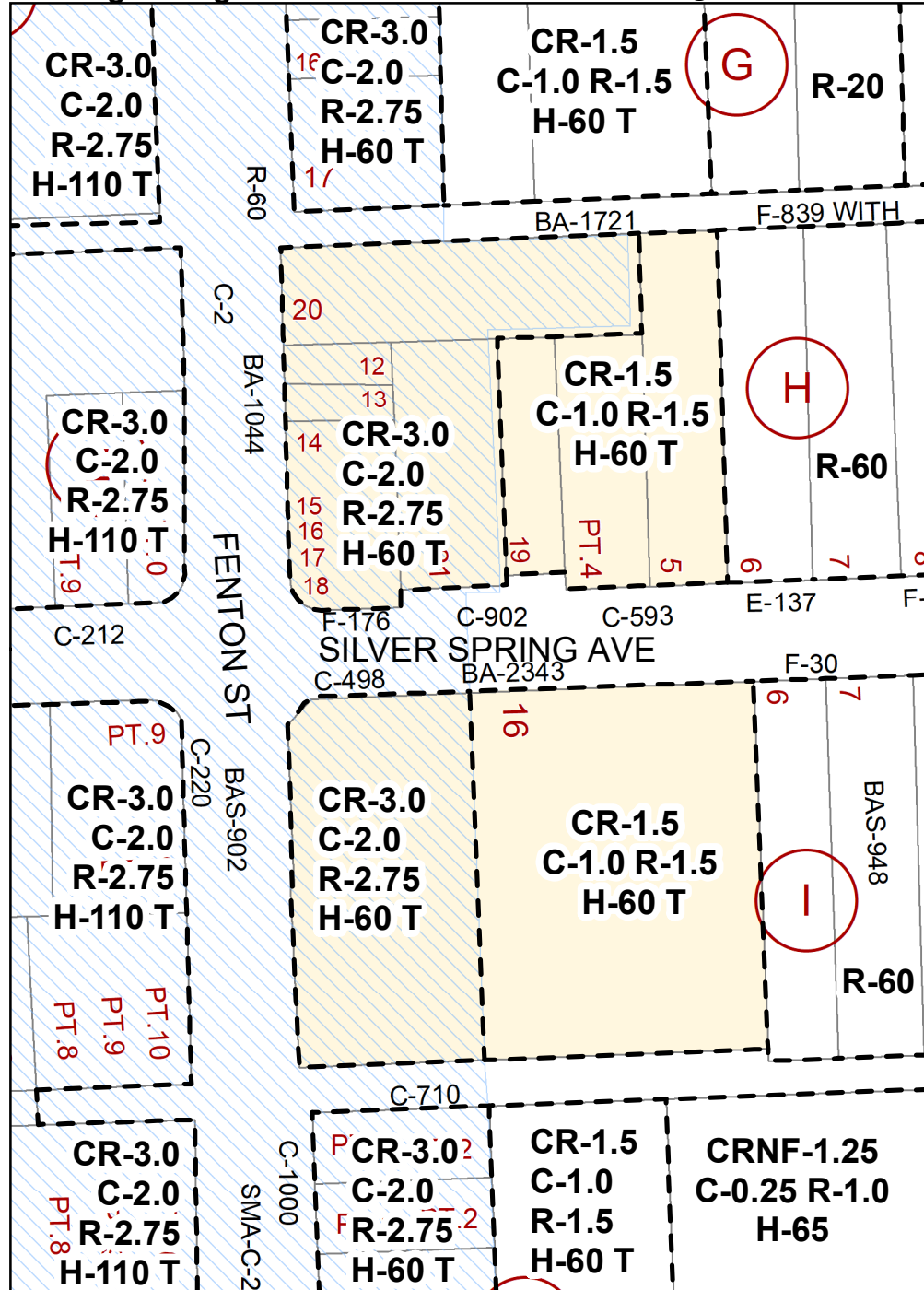
FV Overlay DSS Overlay 1 in = 100 ft

Attachment 1 - Map 19

Existing Zoning

Changes # 43,44,47,48

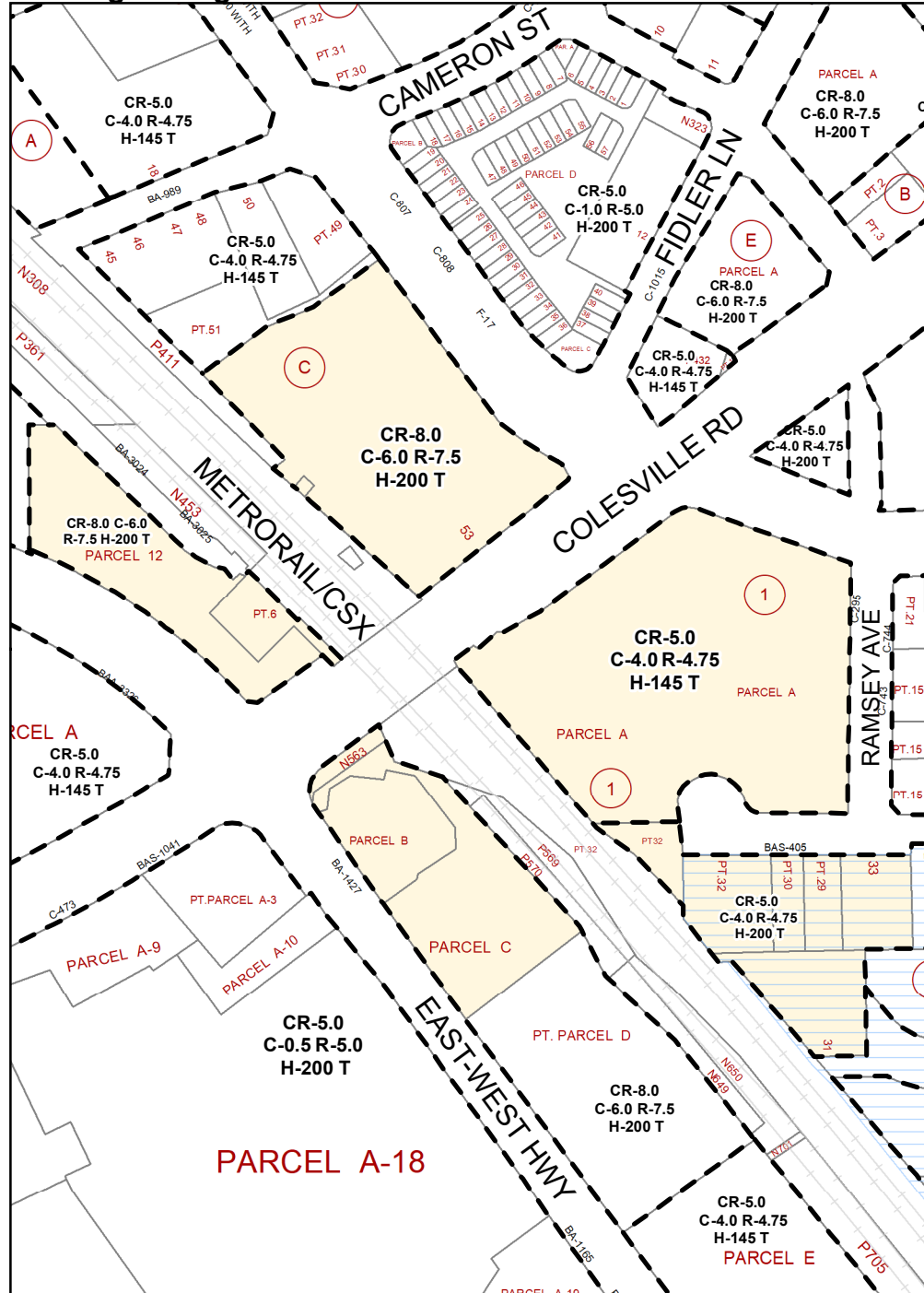
Proposed Zoning



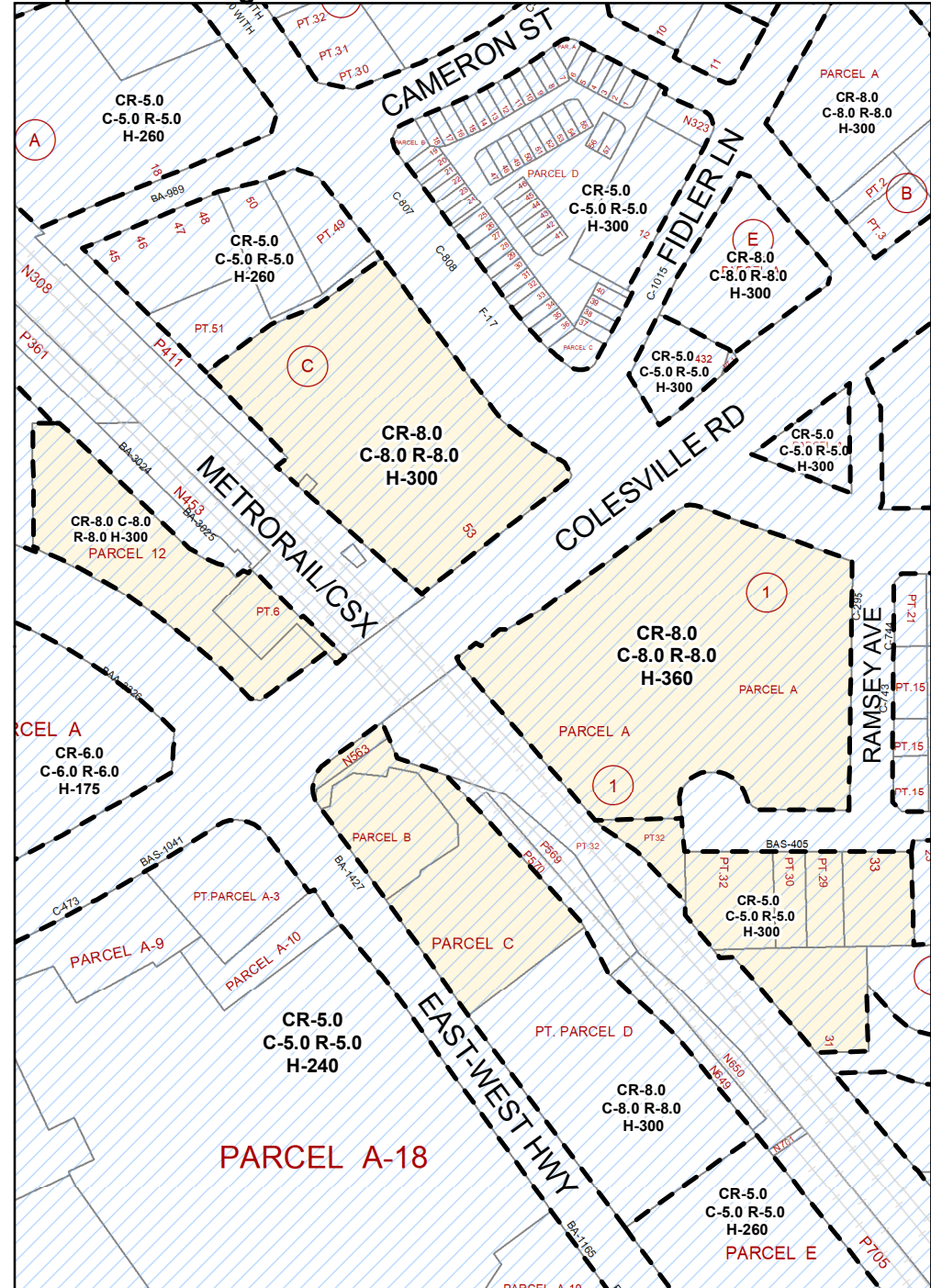
Attachment 1 - Map 20

Existing Zoning

Changes # 54,55; 65-67



Proposed Zoning



Map Grids: 210NW01, 210NW02

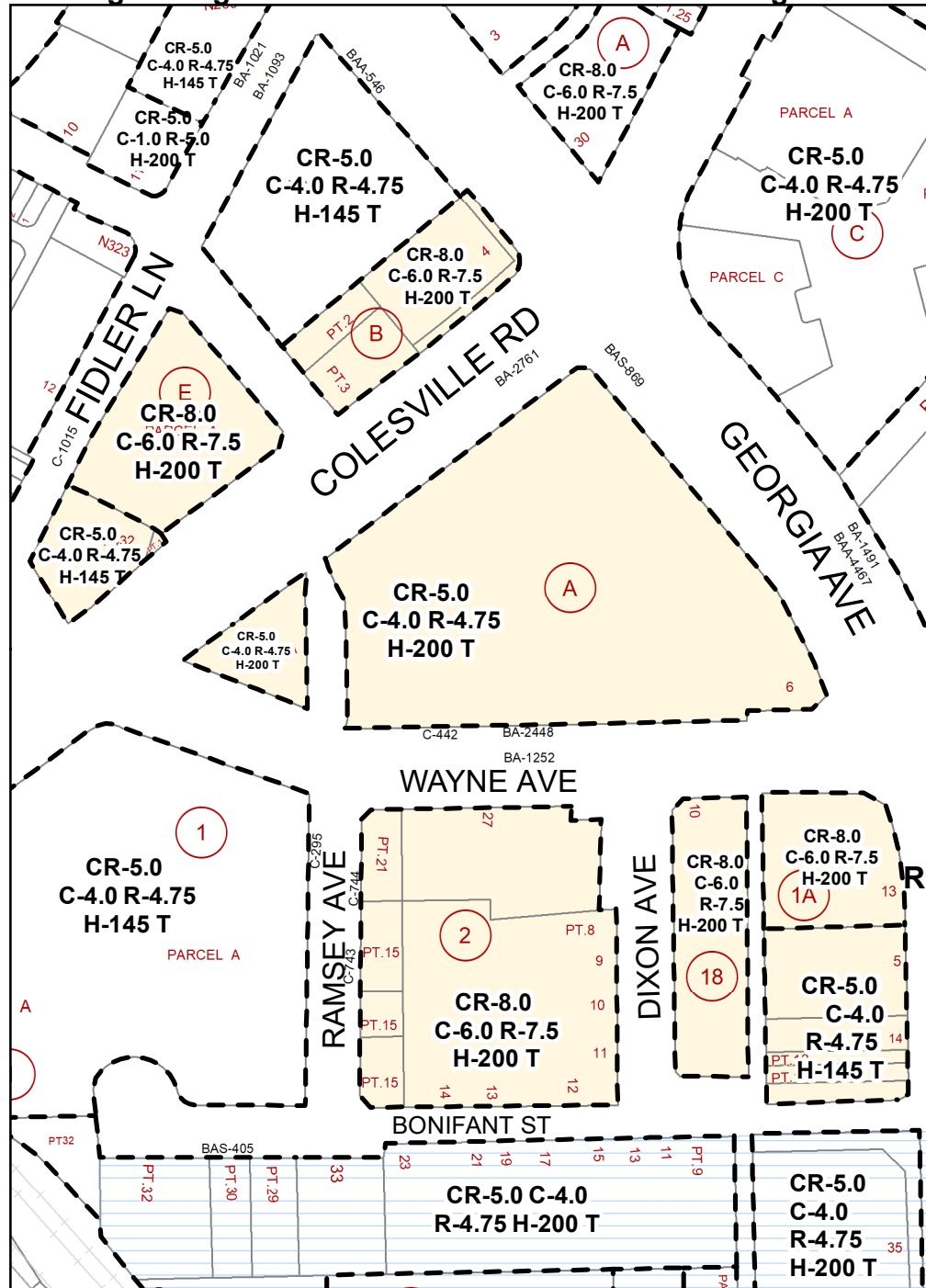
●●● Master Plan Boundary

▨ R/S Overlay

▨ DSS Overlay 1 in = 250 ft

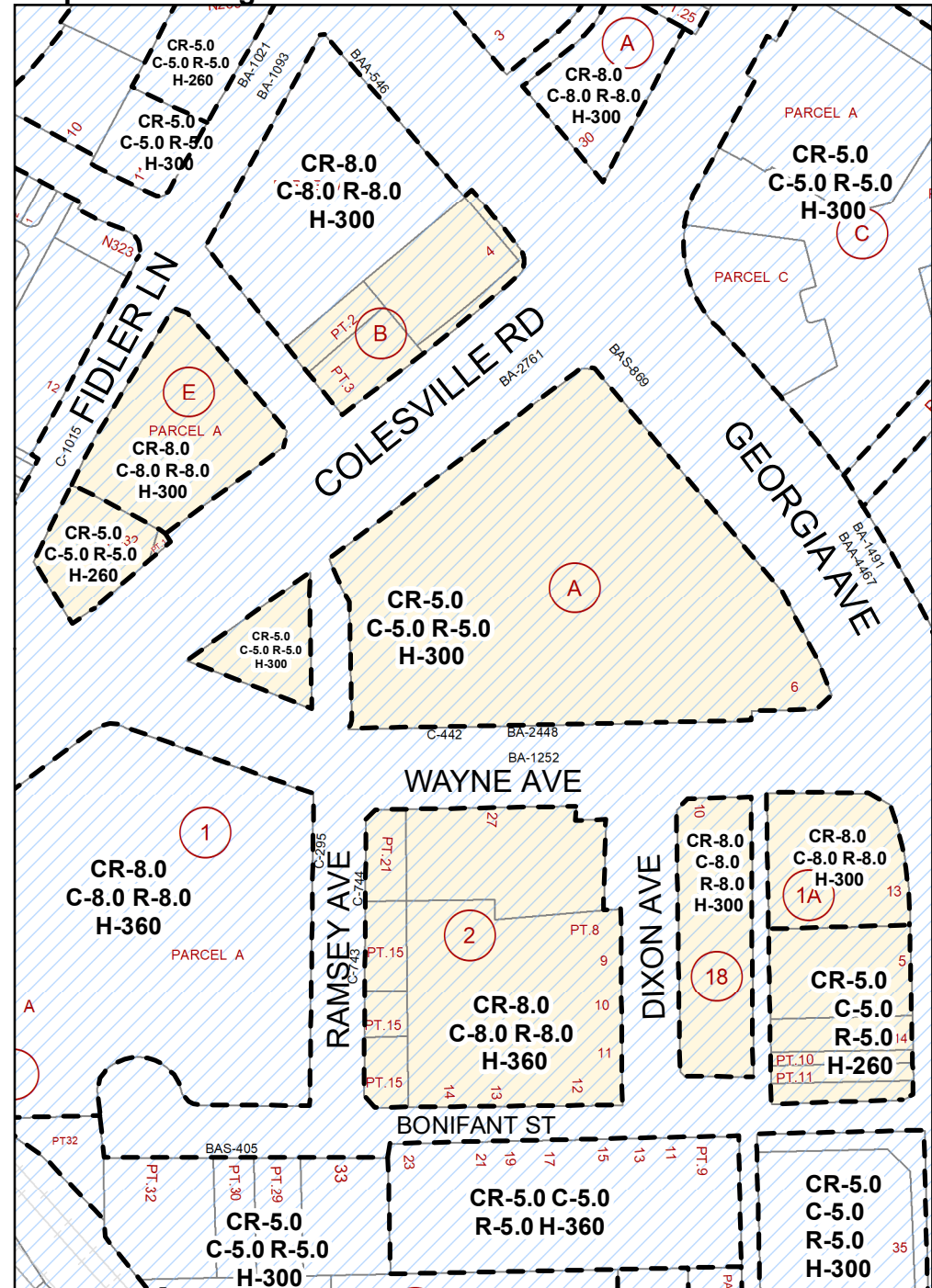
Attachment 1 - Map 21

Existing Zoning



Changes # 55-64

Proposed Zoning



Map Grids: 210NW01, 210NW02

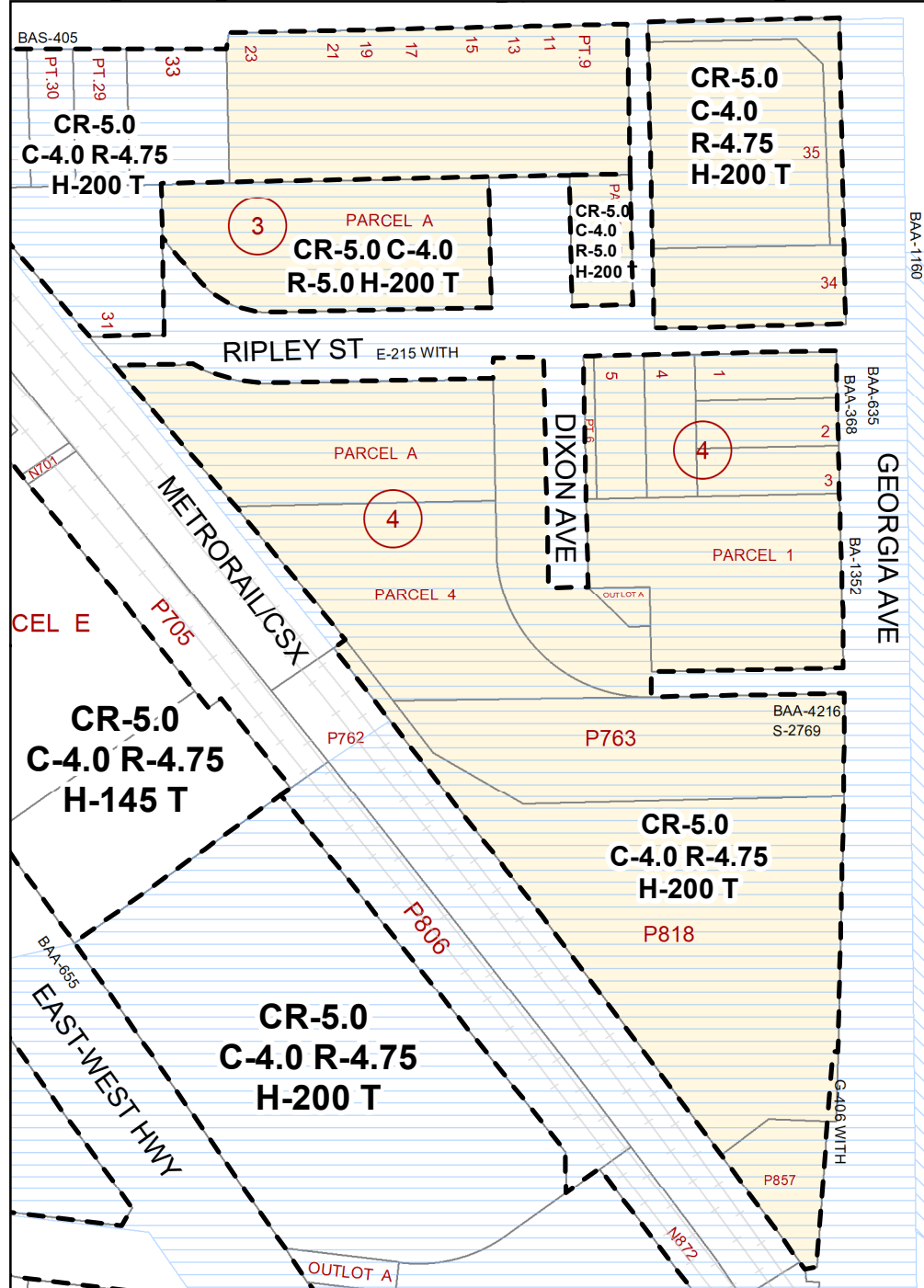
Master Plan Boundary

RS Overlay

DSS Overlay 1 in = 200 ft

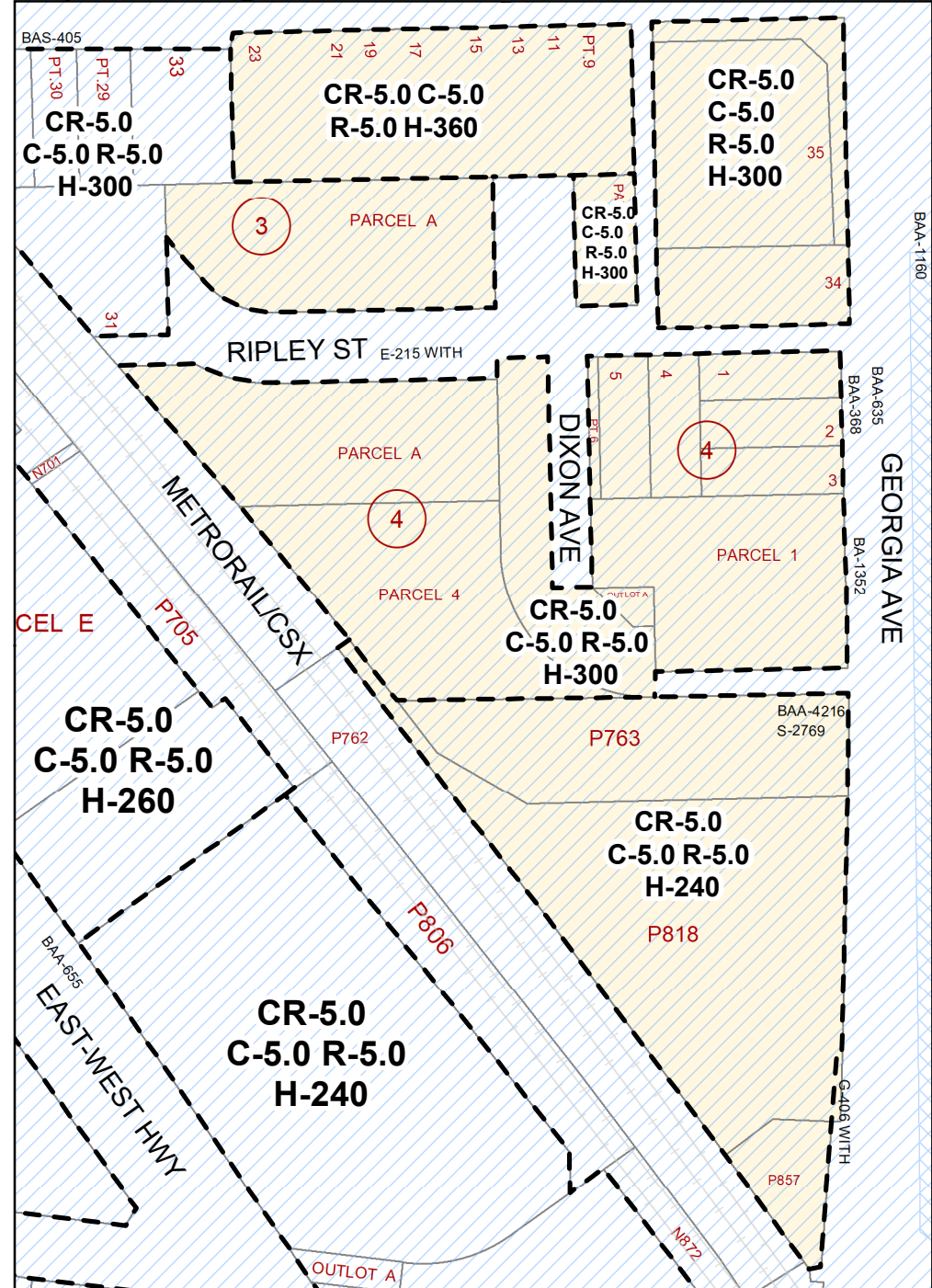
Attachment 1 - Map 22

Existing Zoning



Changes # 68-73

Proposed Zoning



Map Grid: 210NW01

●●● Master Plan Boundary

RS Overlay

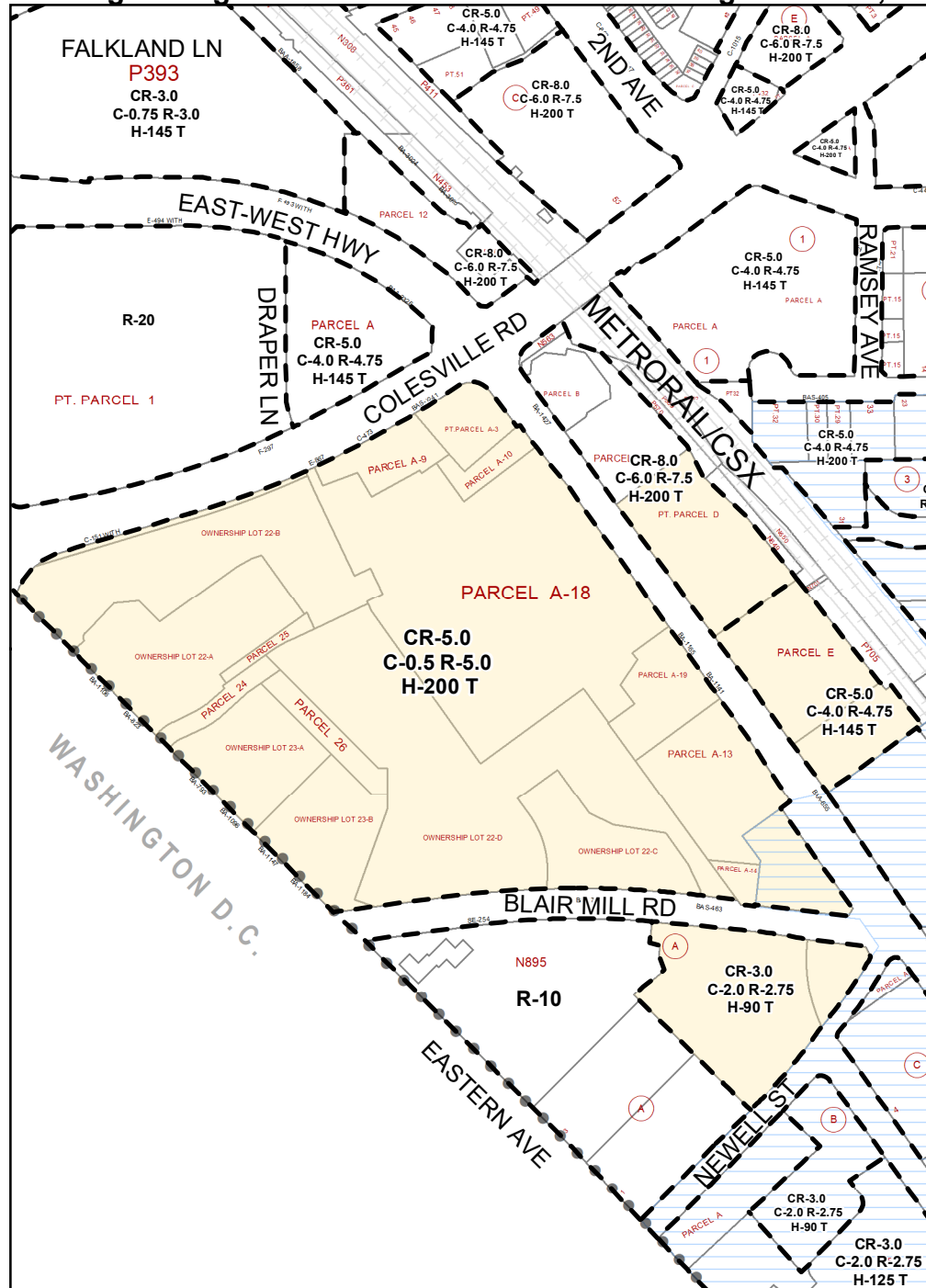
FV Overlay

DSS Overlay

1 in = 175 ft

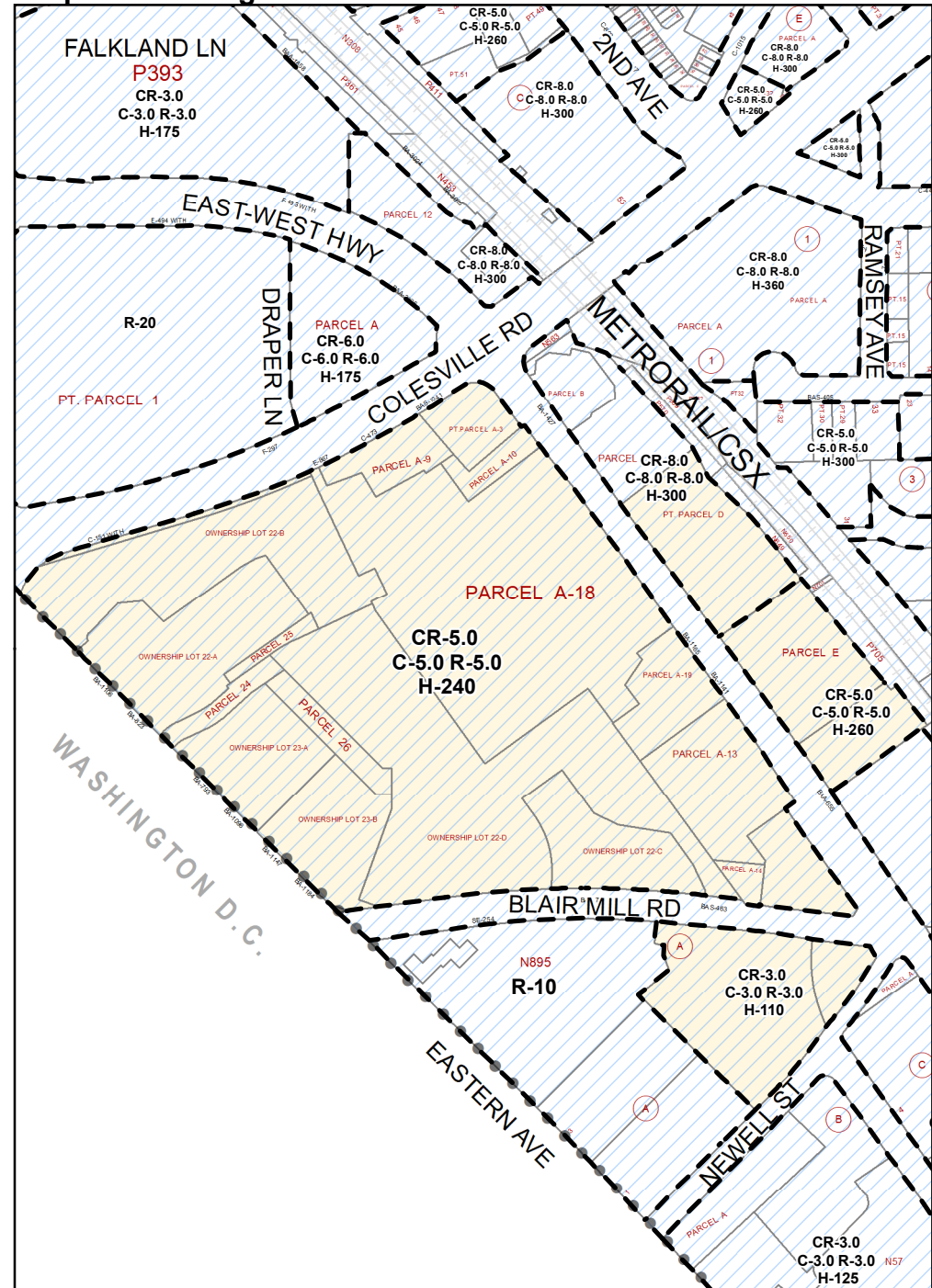
Attachment 1 - Map 23

Existing Zoning



Changes # 74-76; 78

Proposed Zoning



Map Grid: 210NW01

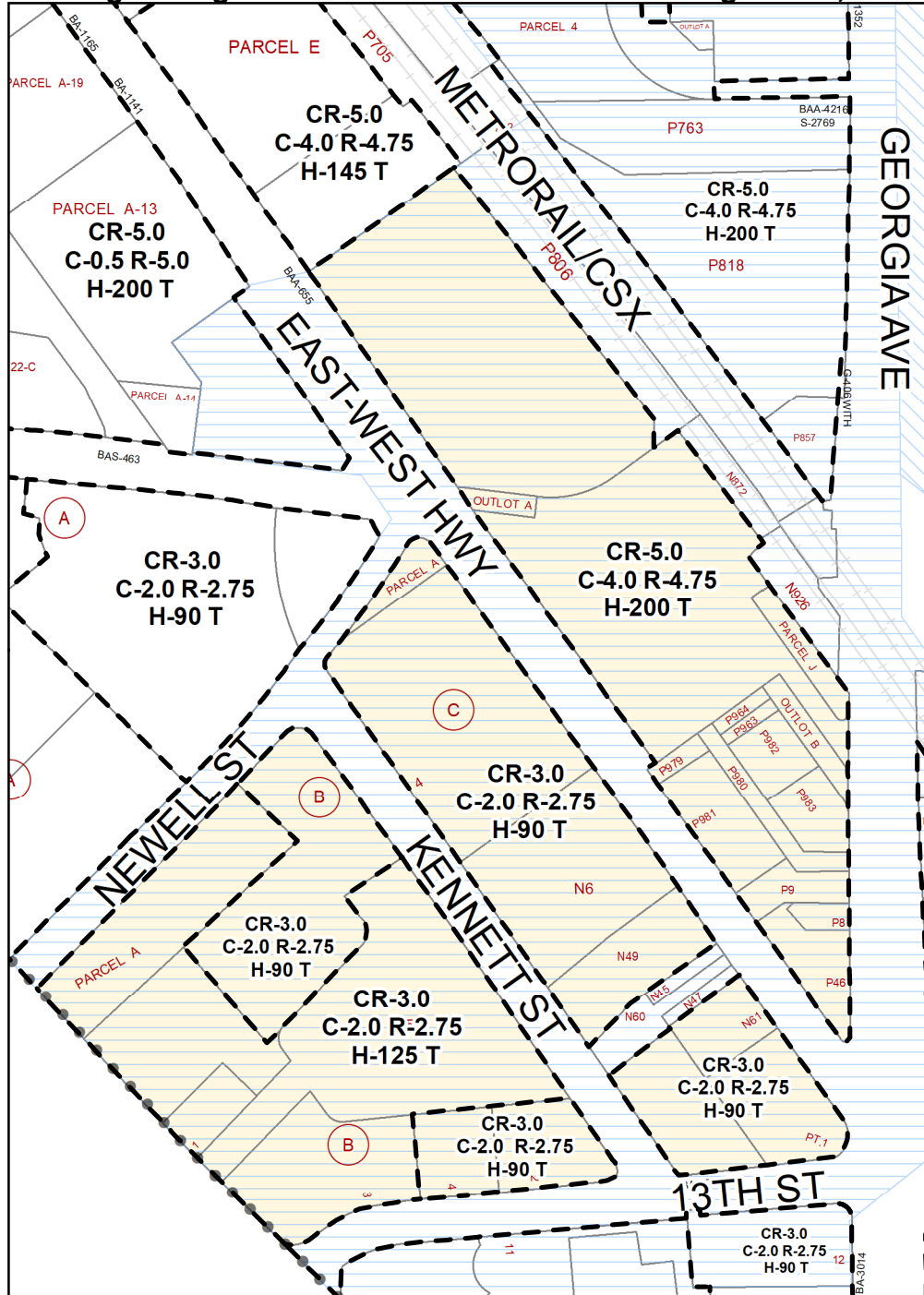
●●● Master Plan Boundary

▨ RS Overlay

▨ DSS Overlay 1 in = 400 ft

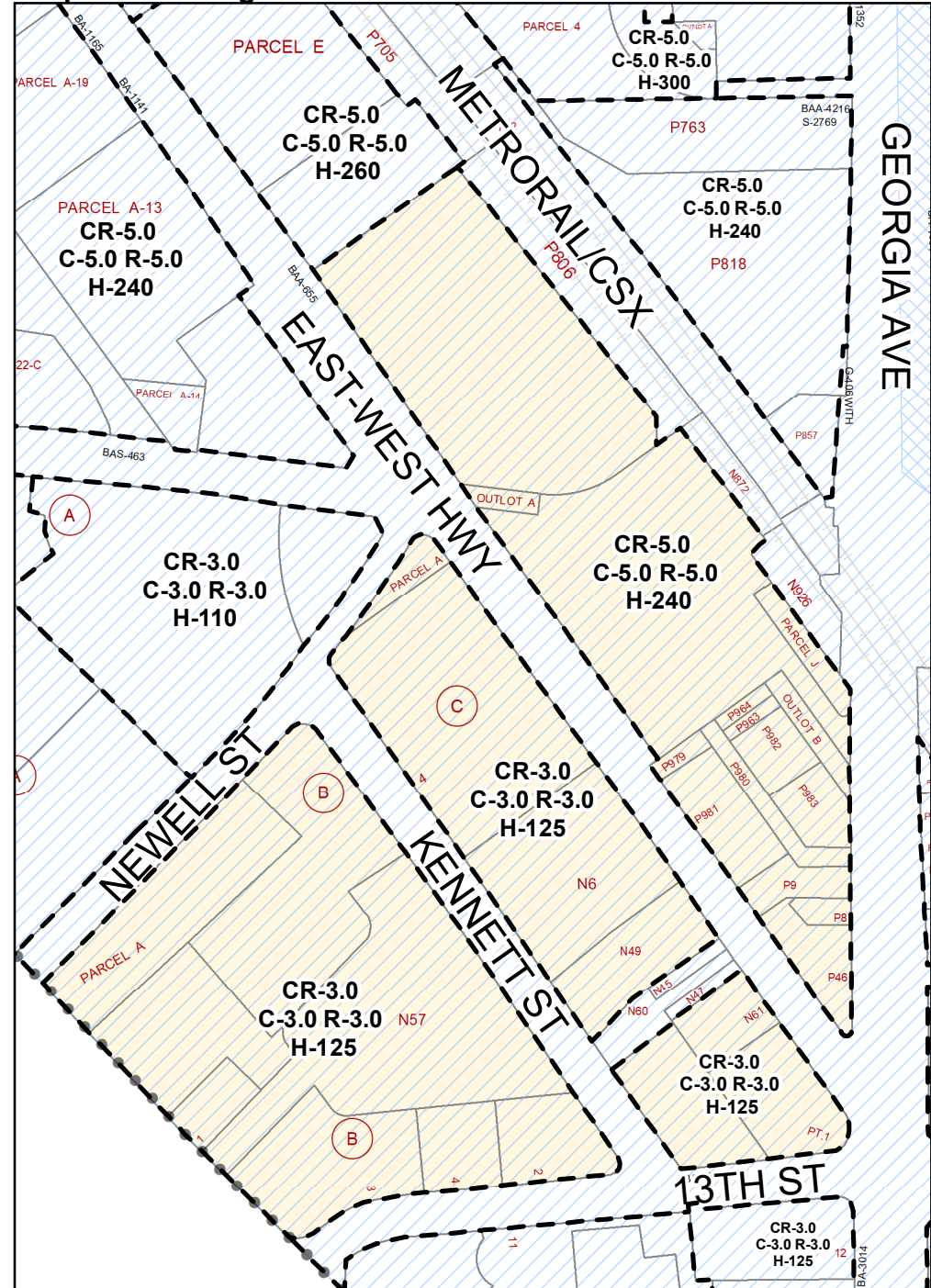
Attachment 1 - Map 24

Existing Zoning



Changes # 77; 79-83

Proposed Zoning



Map Grids: 210NW01, 209NW01, 209NW02 ●●● Master Plan Boundary

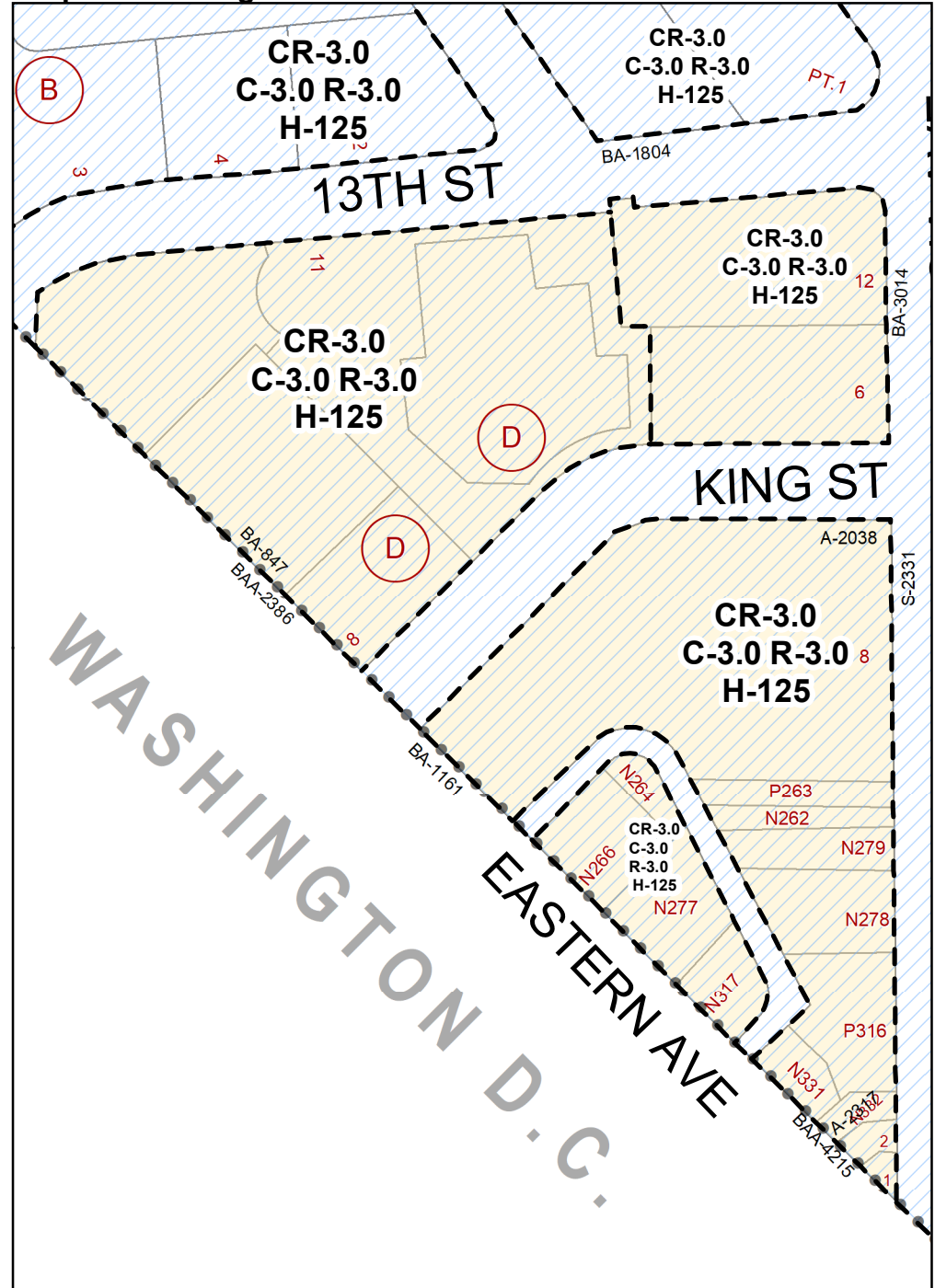
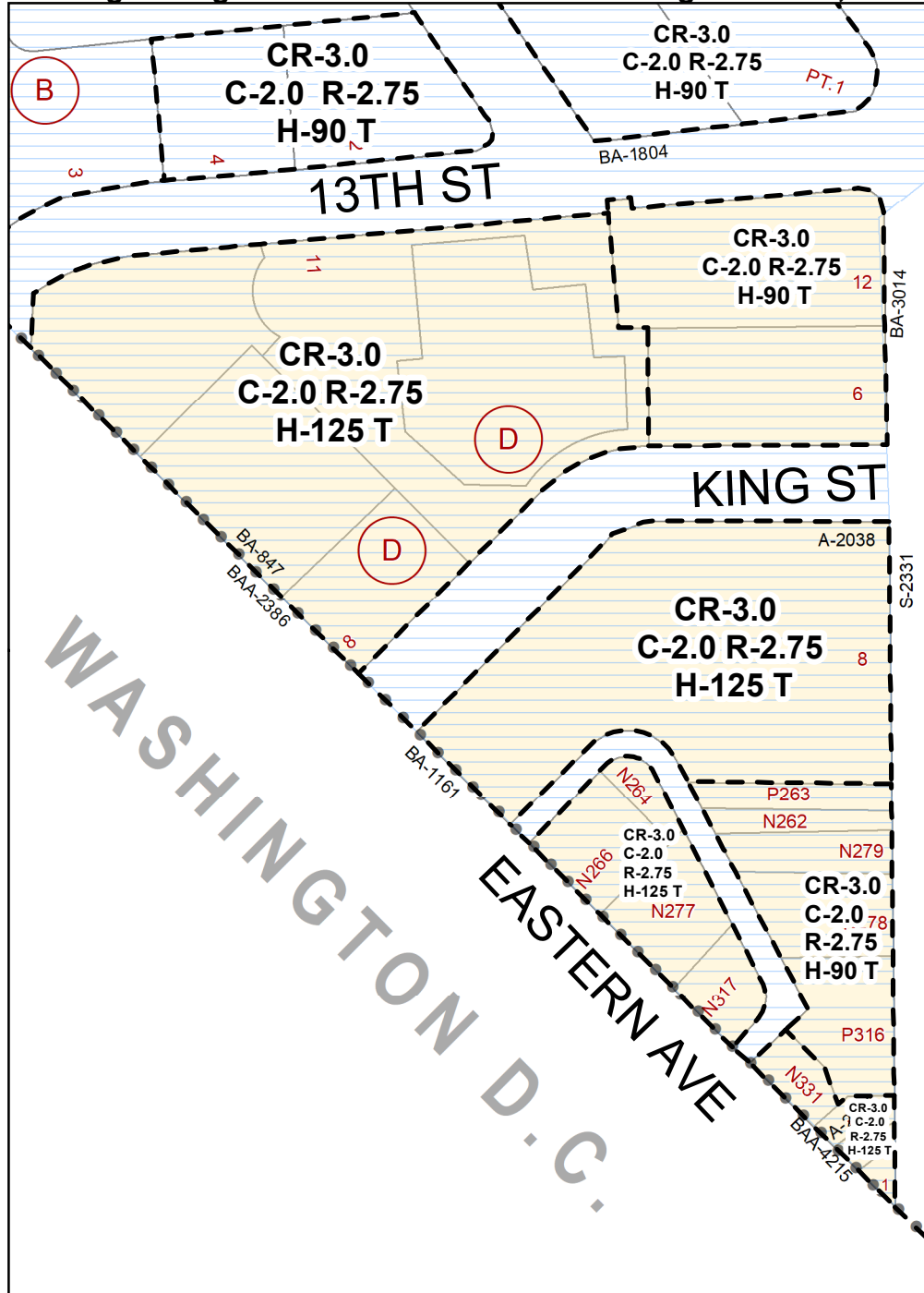
RS Overlay FV Overlay DSS Overlay 1 in = 250 ft

Attachment 1 - Map 25

Existing Zoning

Changes # 86-88; 89-91

Proposed Zoning



Map Grid: 209NW01

Master Plan Boundary

RS Overlay

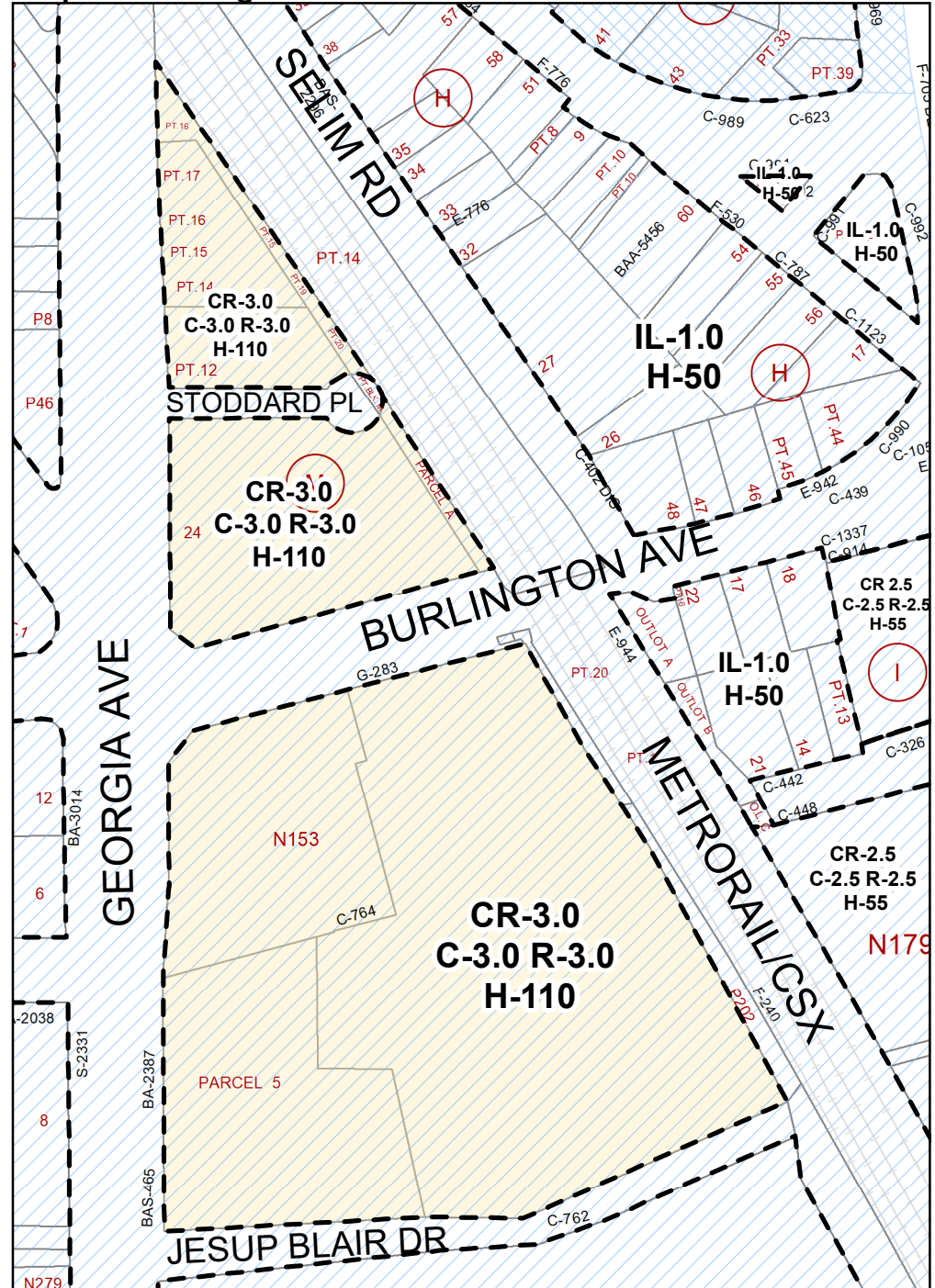
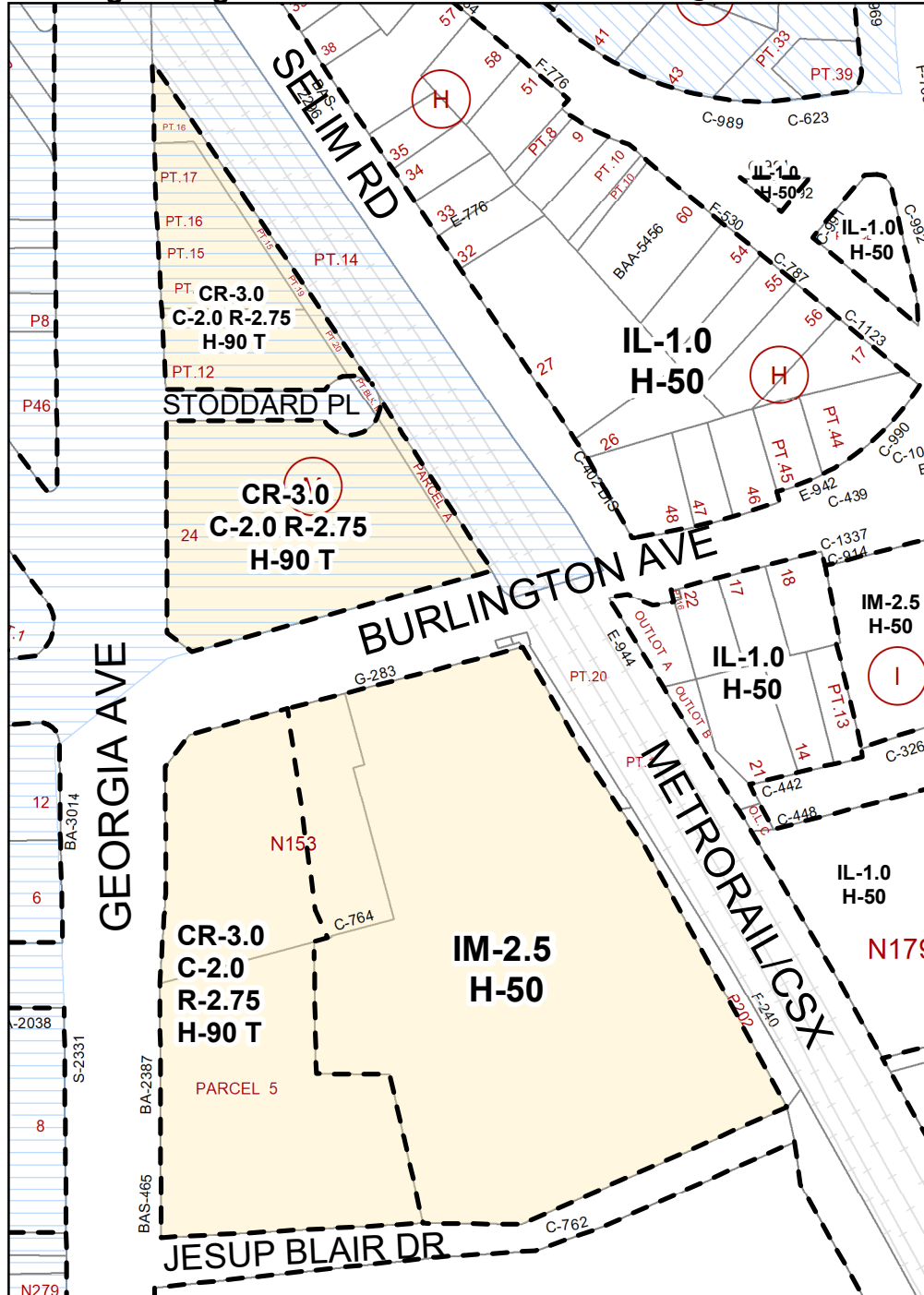
DSS Overlay 1 in = 150 ft

Attachment 1 - Map 26

Existing Zoning

Changes # 84,85,92,93

Proposed Zoning



Map Grids: 209NW01, 210NW01

Master Plan Boundary

RS Overlay

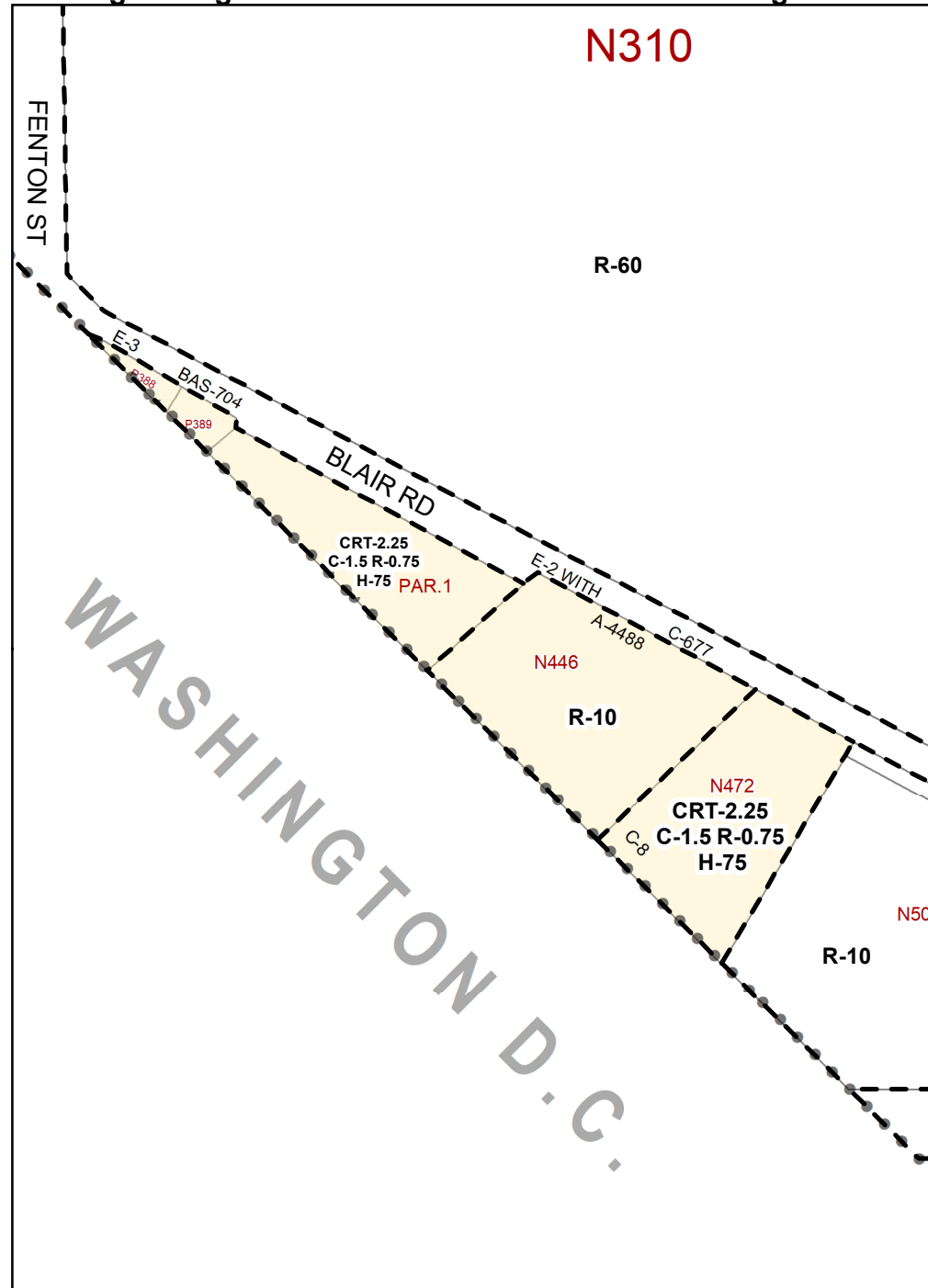
FV Overlay

DSS Overlay

1 in = 175 ft

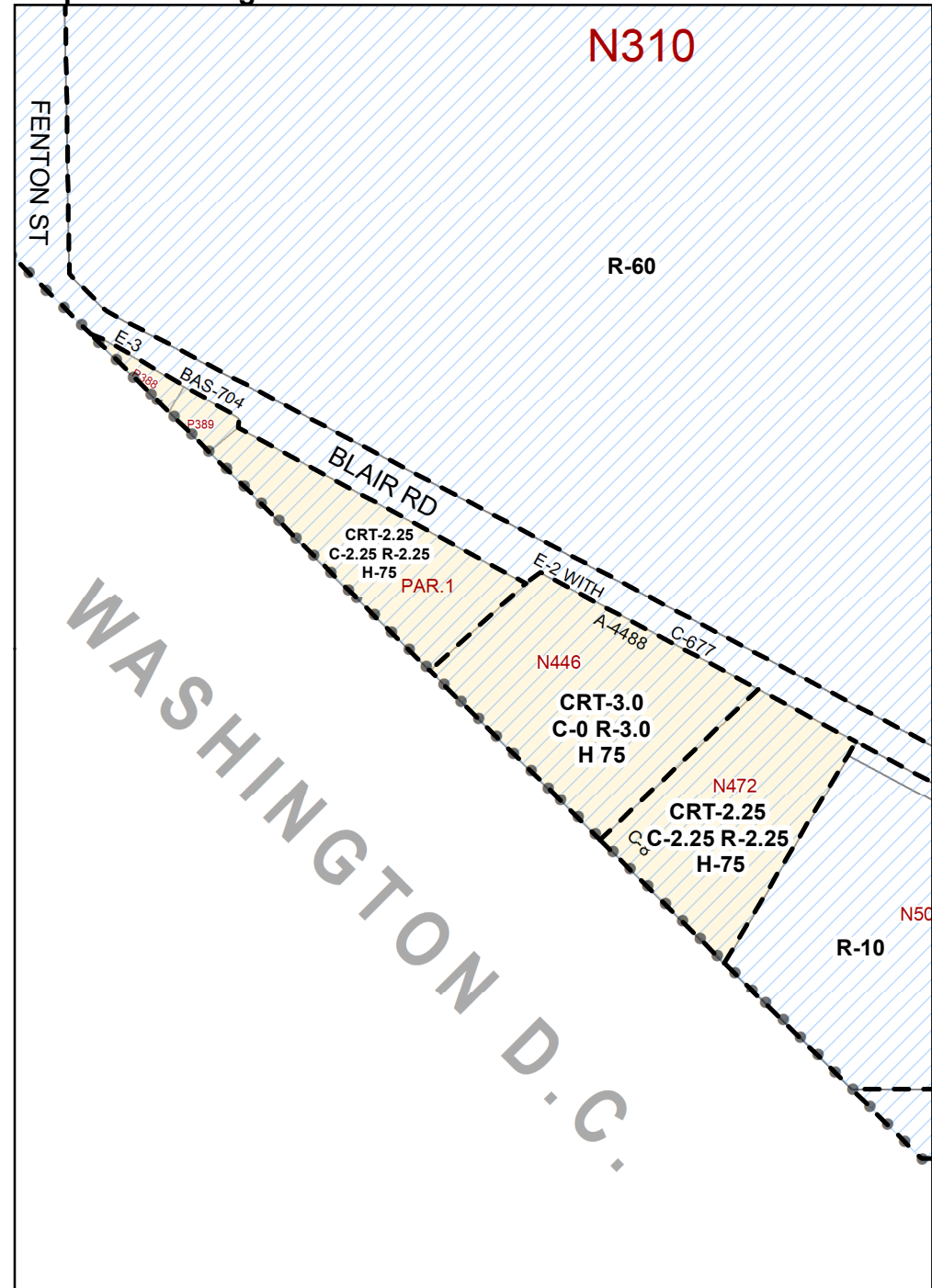
Attachment 1 - Map 27

Existing Zoning



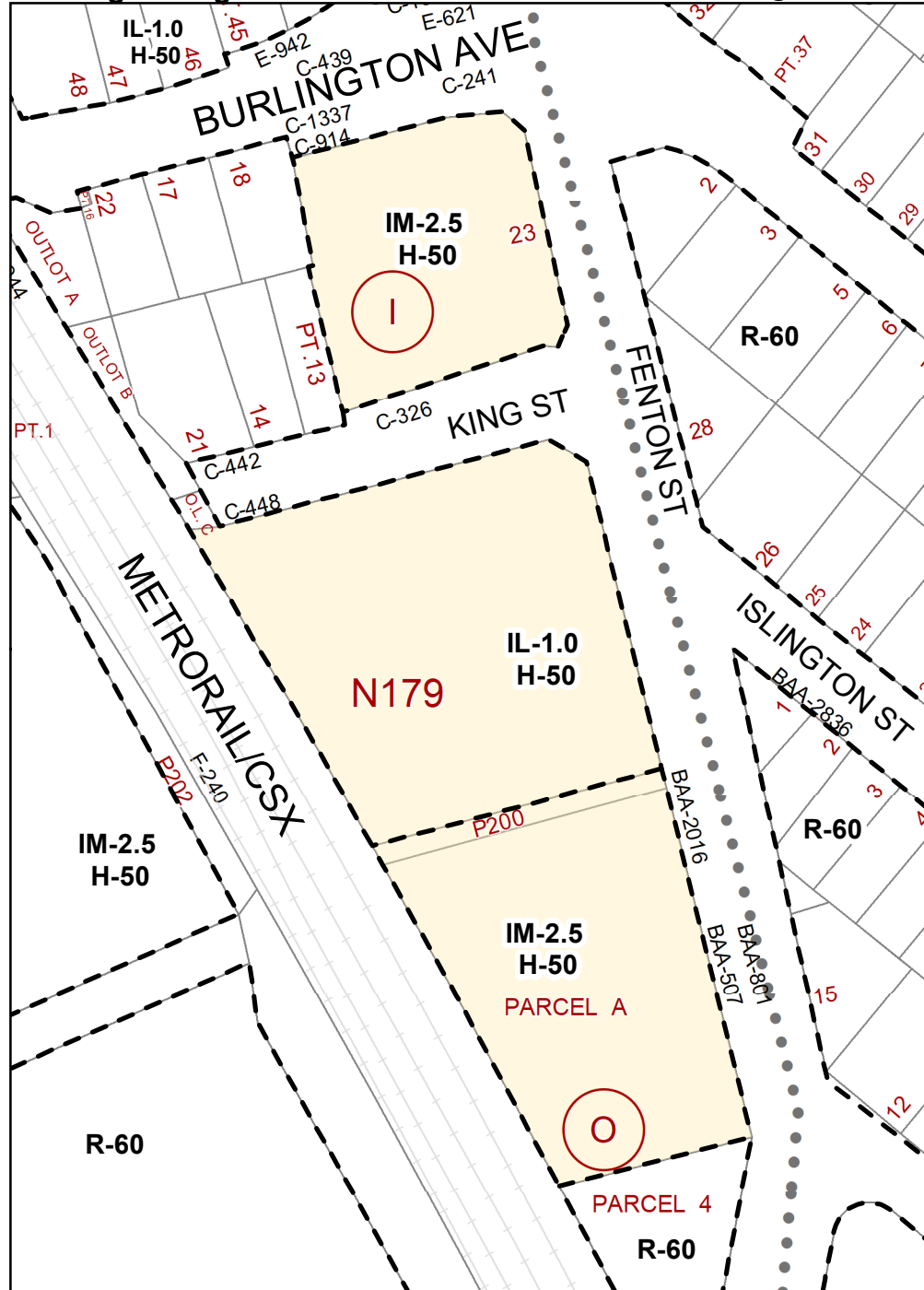
Changes # 94-96

Proposed Zoning



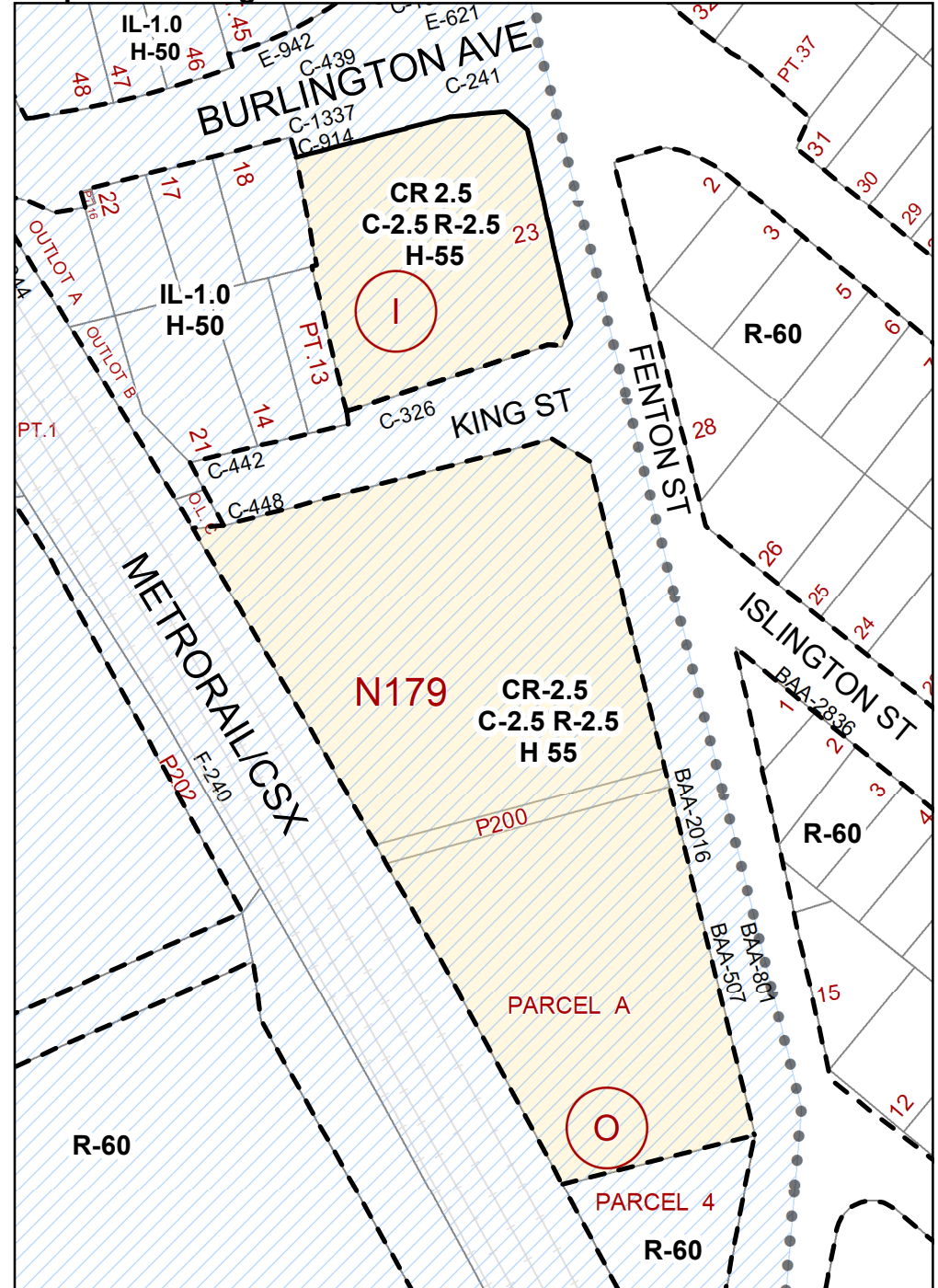
Attachment 1 - Map 28

Existing Zoning



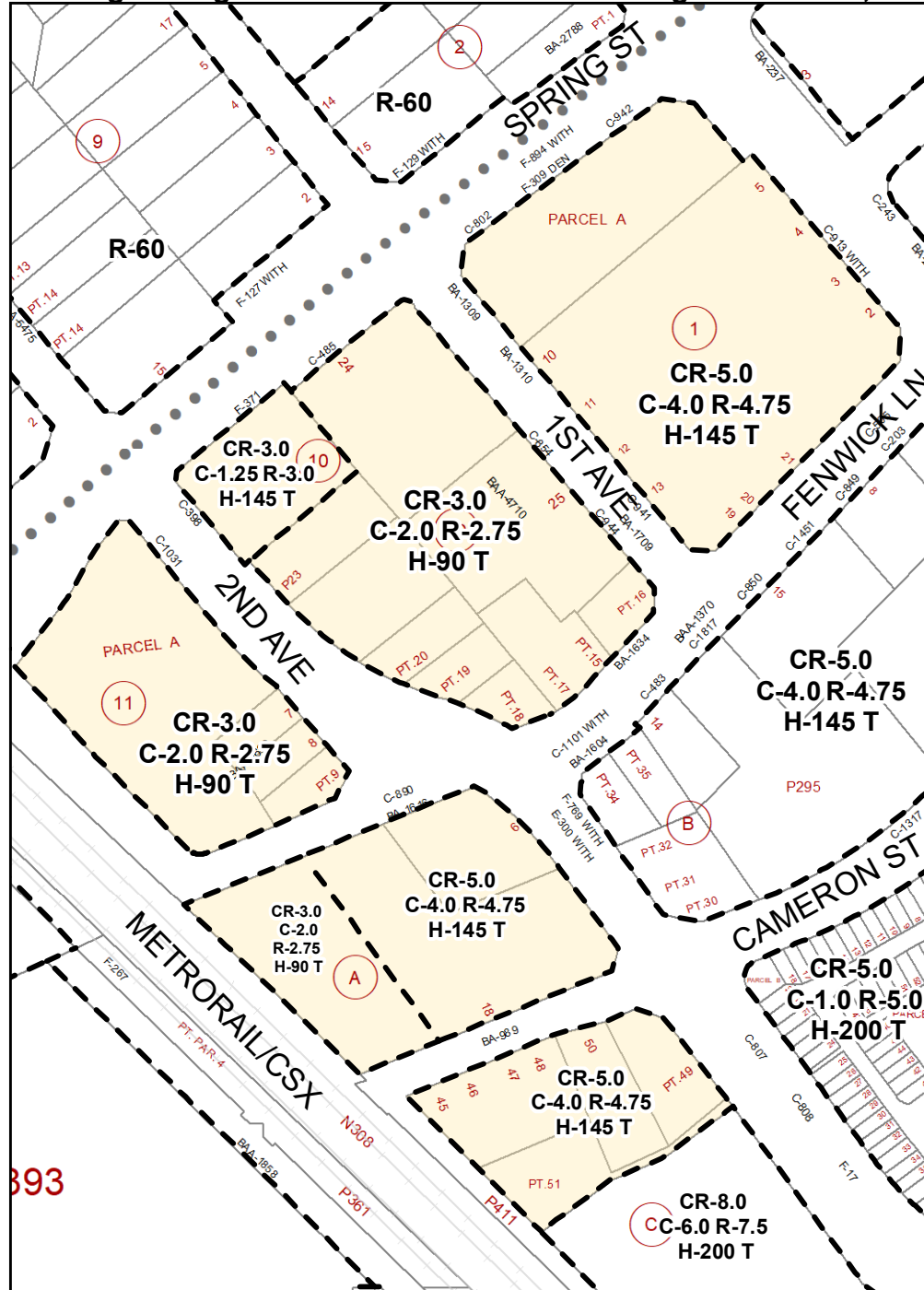
Changes # 97-99

Proposed Zoning

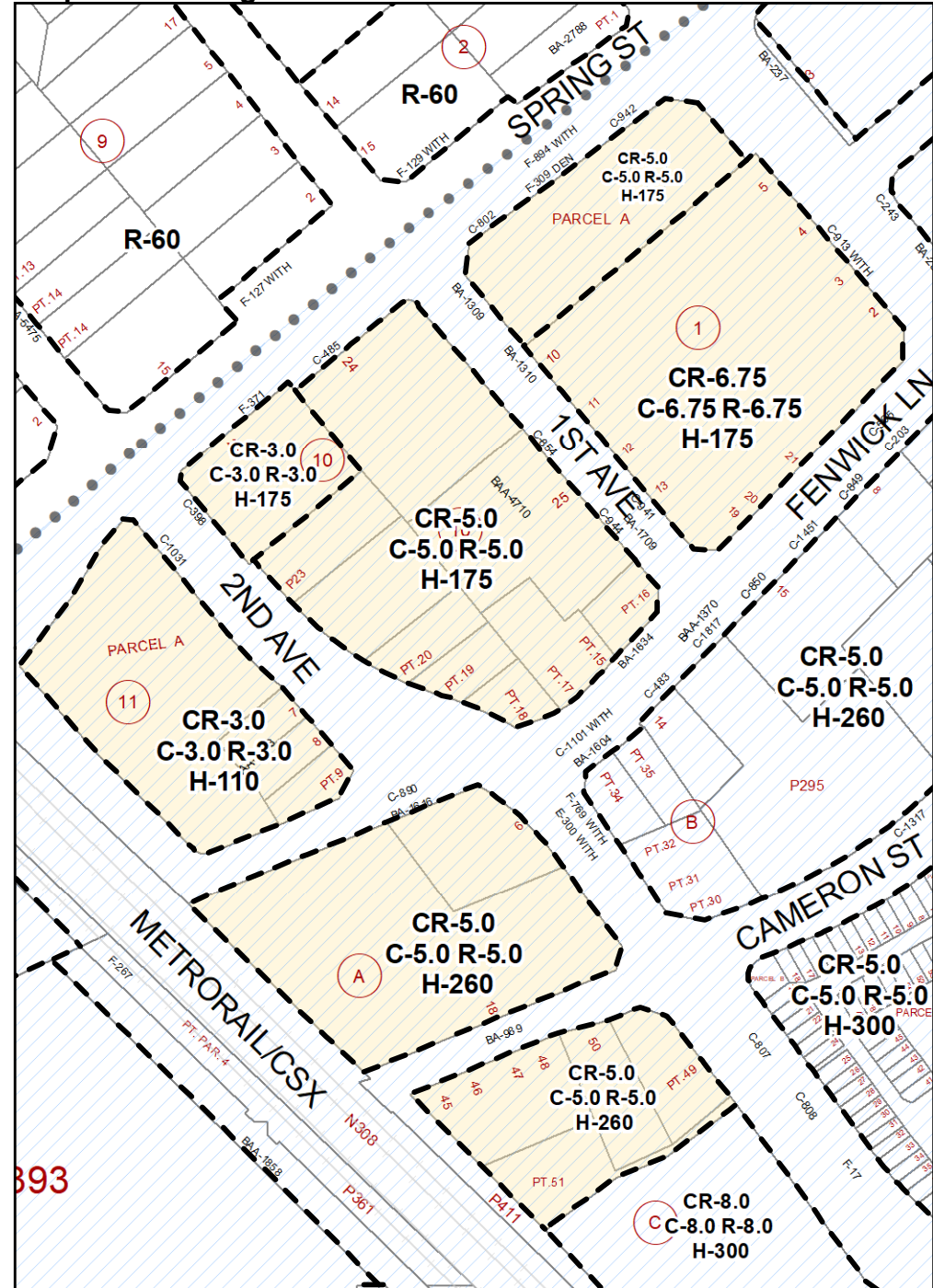


Attachment 1 - Map 29

Existing Zoning

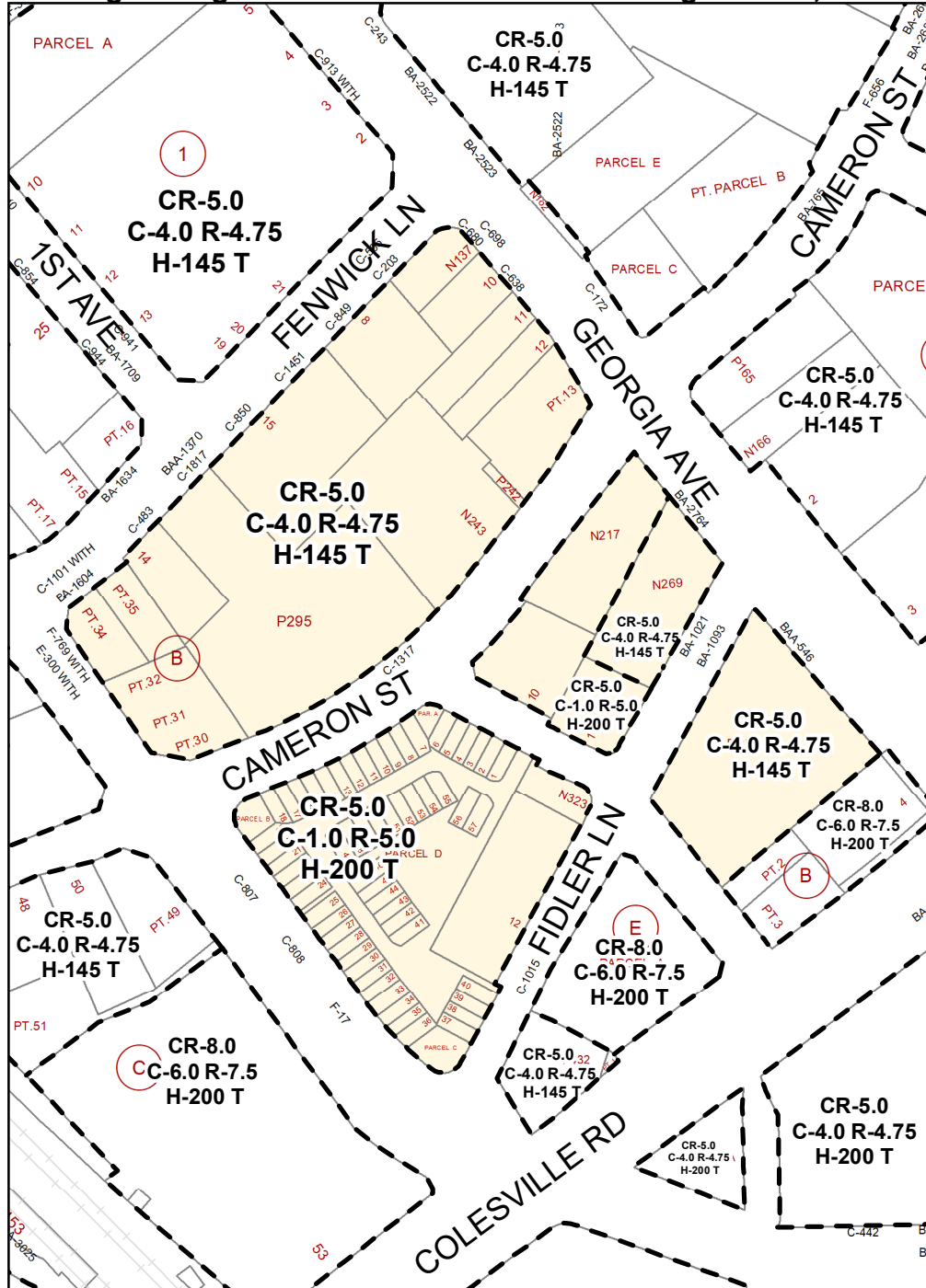


Proposed Zoning



Attachment 1 - Map 30

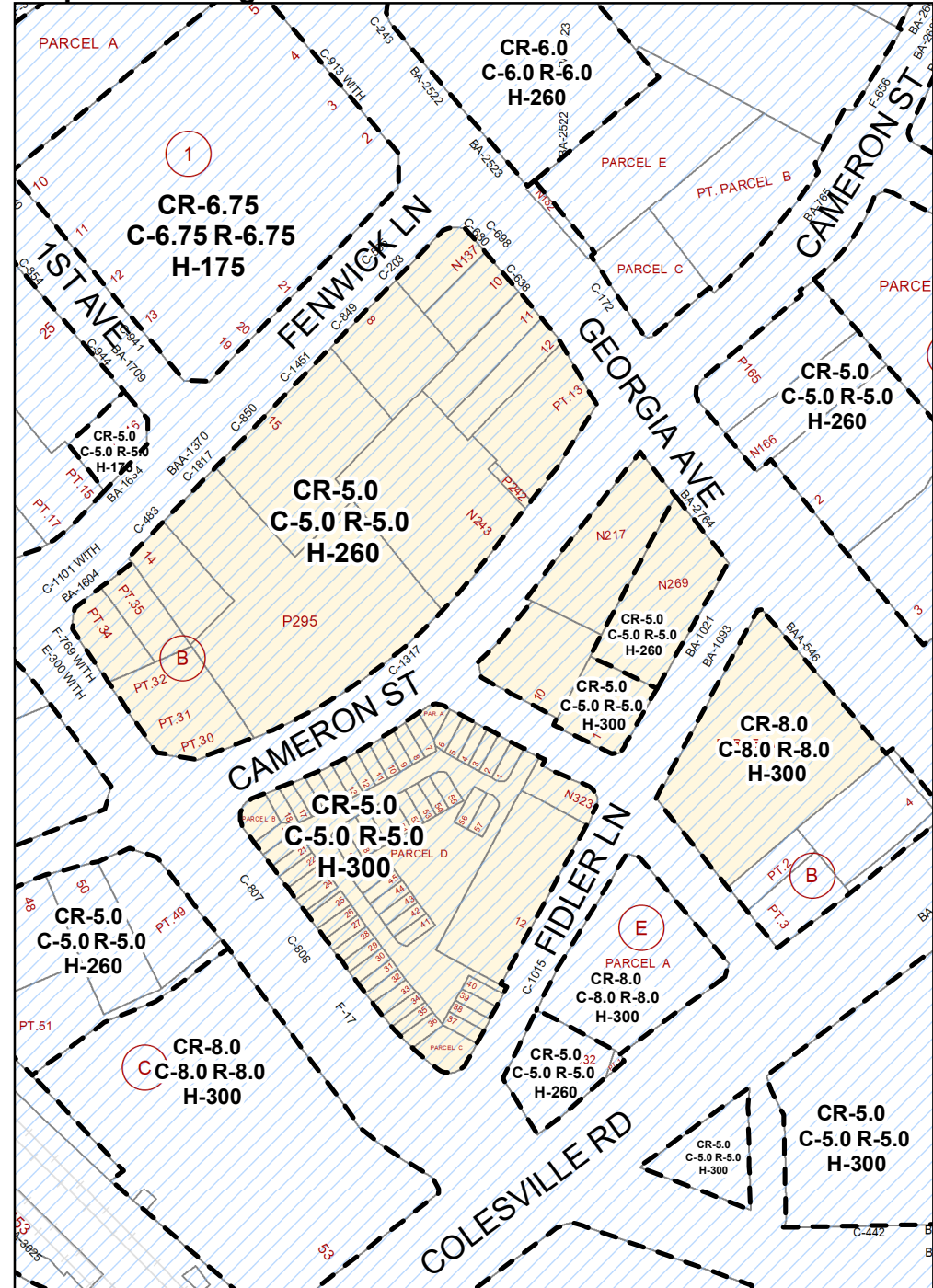
Existing Zoning



Map Grids: 210NW01, 210NW02

Master Plan Boundary

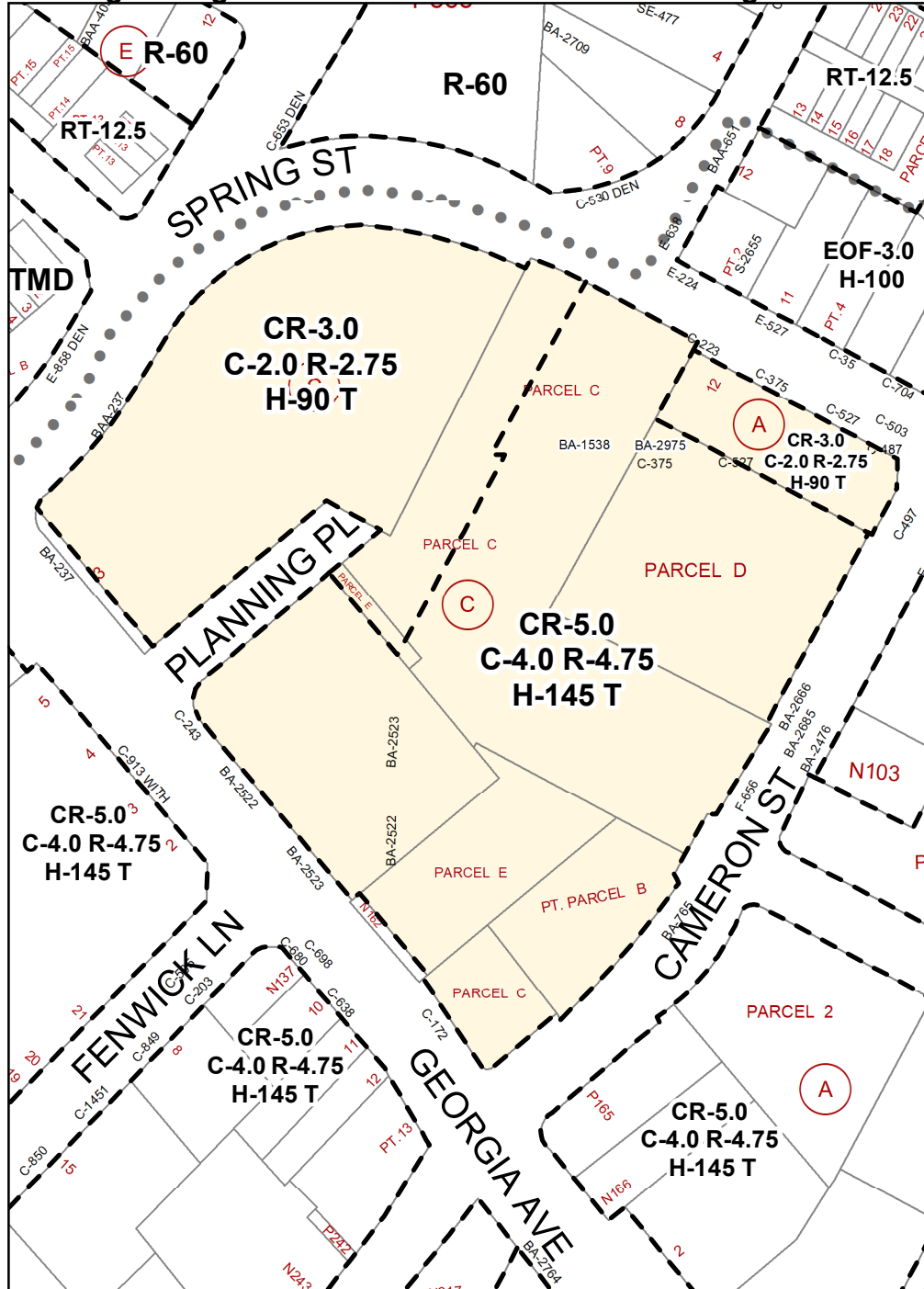
Proposed Zoning



DSS Overlay 1 in = 225 ft

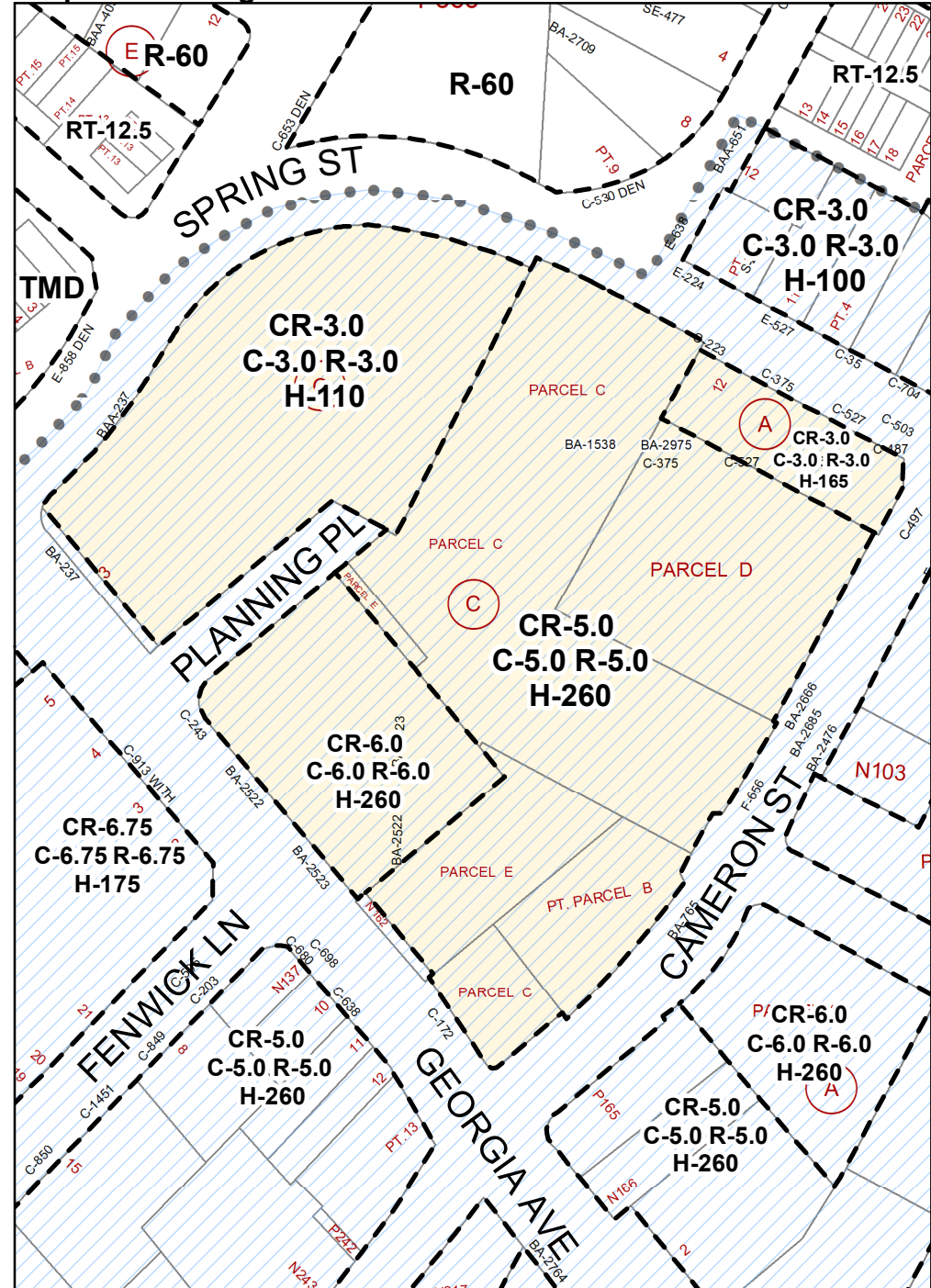
Attachment 1 - Map 31

Existing Zoning



Changes # 114-118

Proposed Zoning



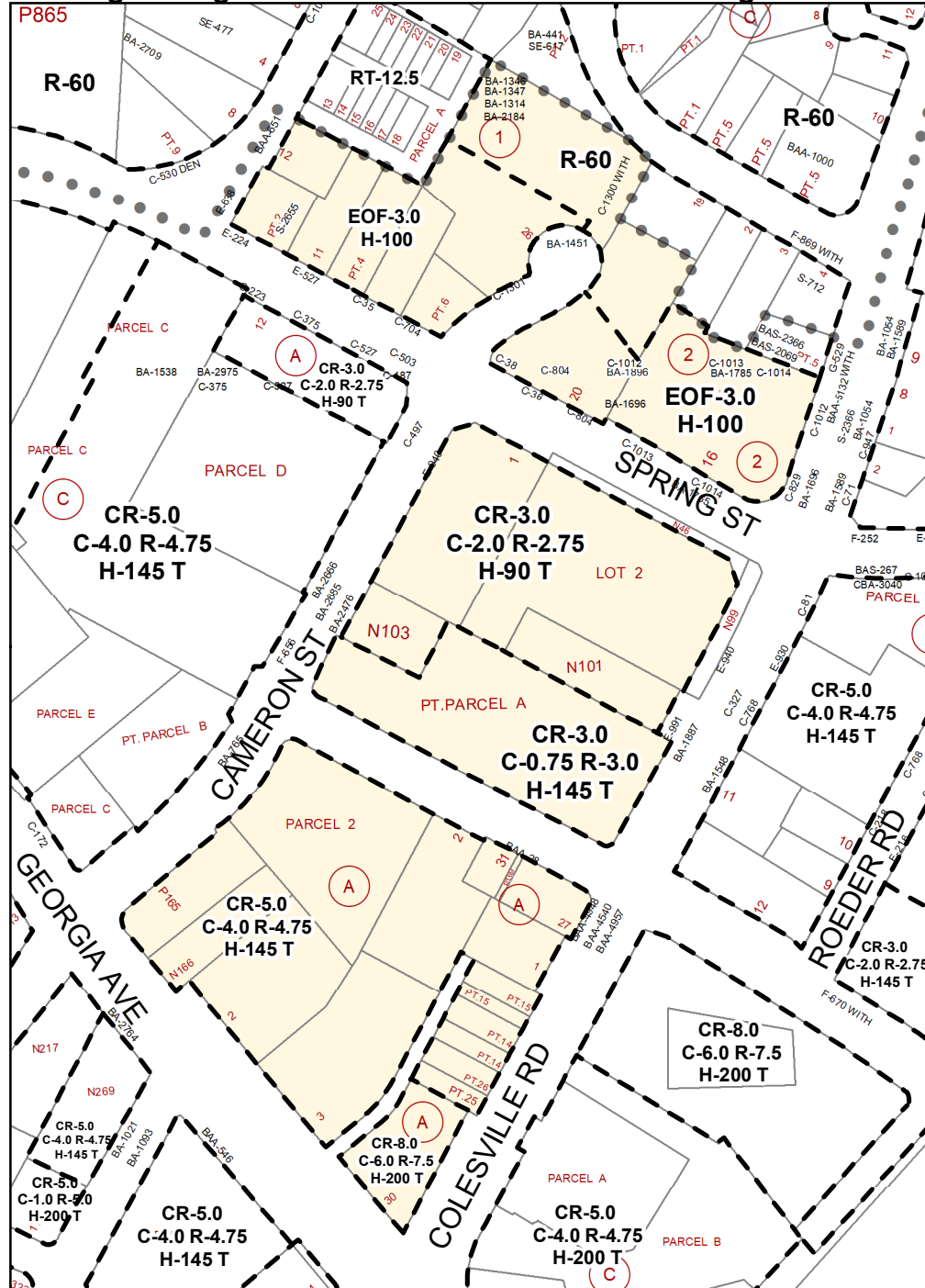
Map Grids: 210NW01, 211NW01

●●● Master Plan Boundary

▨ DSS Overlay 1 in = 200 ft

Attachment 1 - Map 32

Existing Zoning



Changes # 119-126

Proposed Zoning



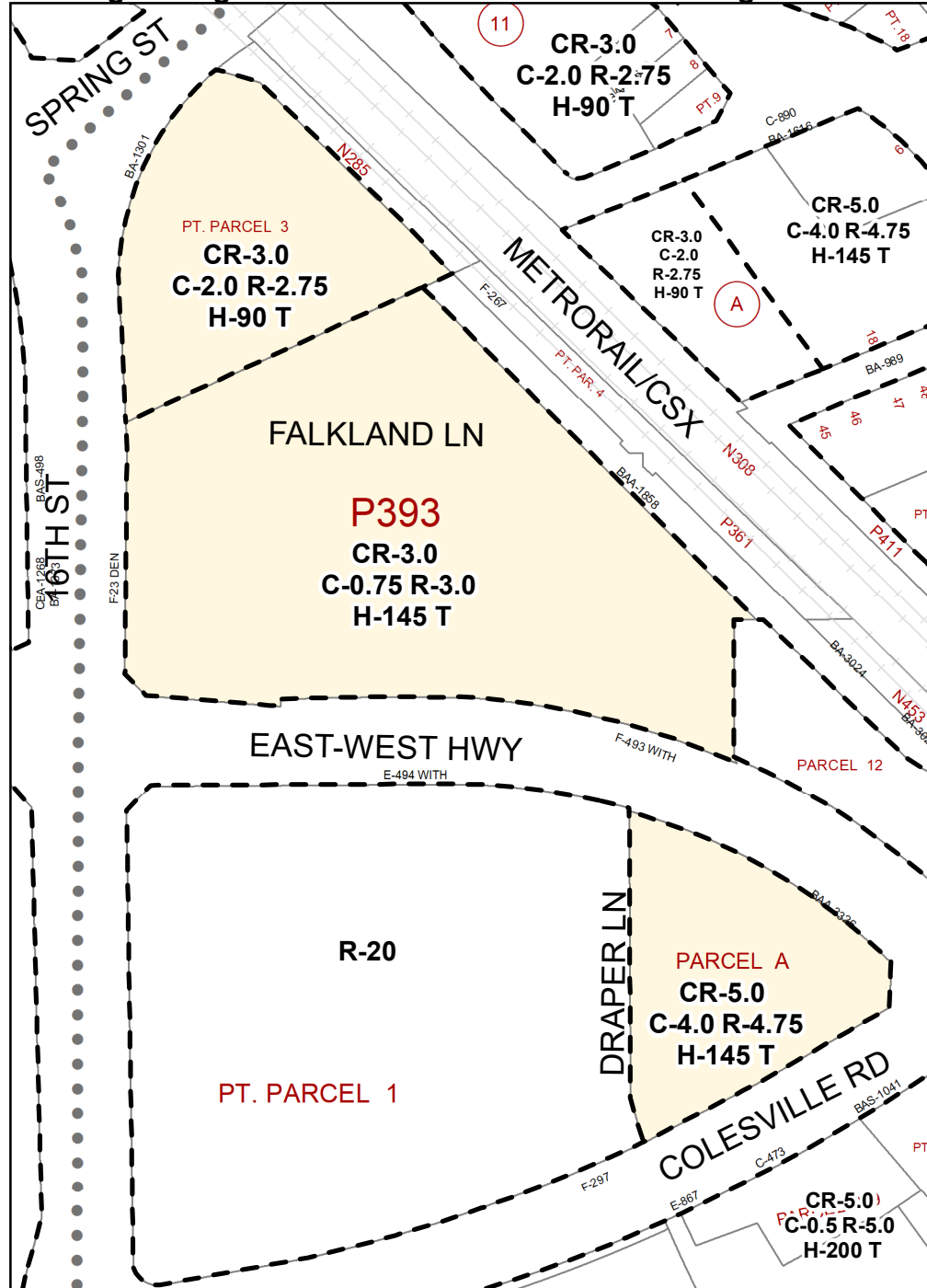
Map Grids: 210NW01, 211NW01

Master Plan Boundary

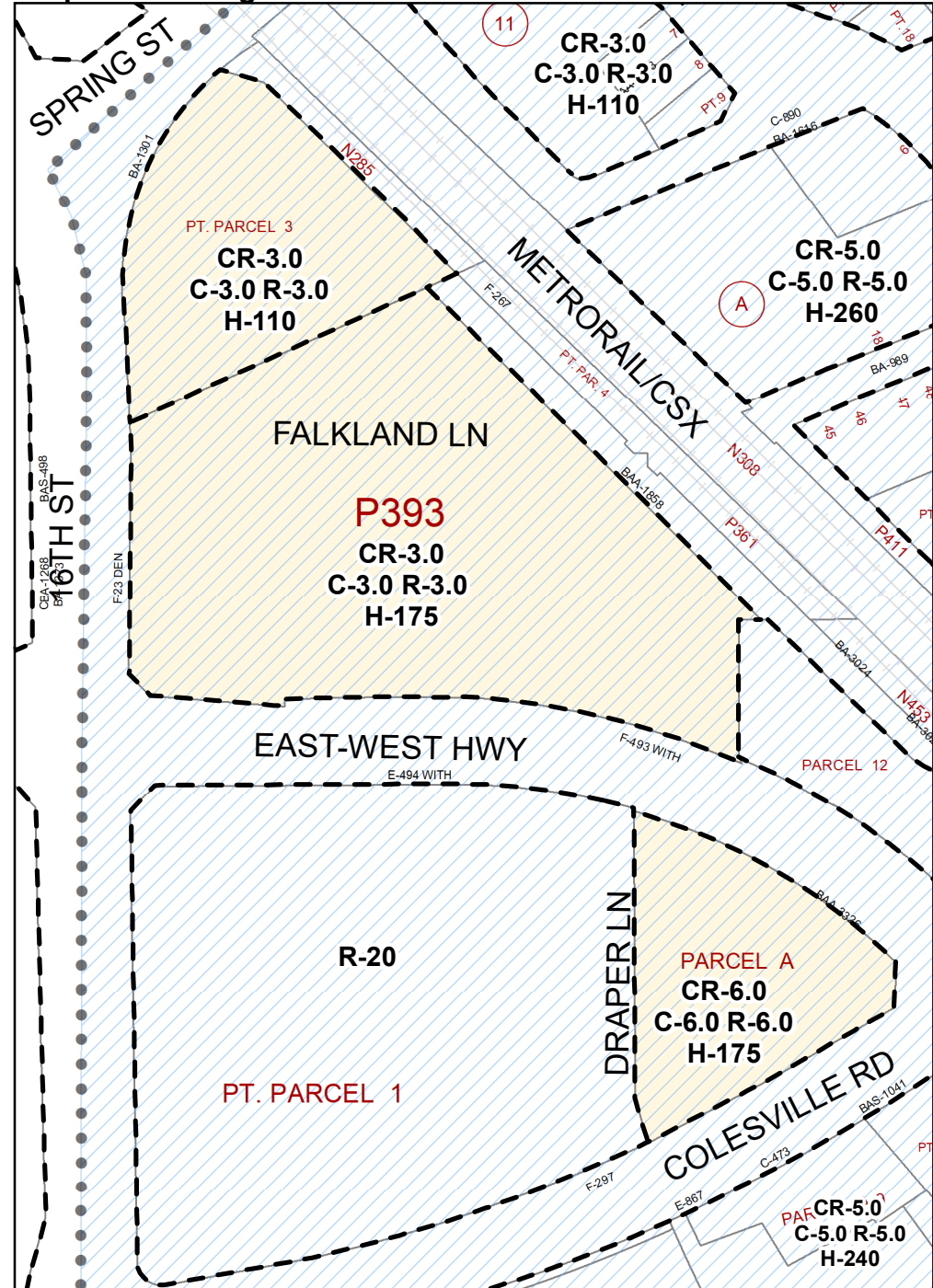
DSS Overlay 1 in = 250 ft

Attachment 1 - Map 33

Existing Zoning



Proposed Zoning



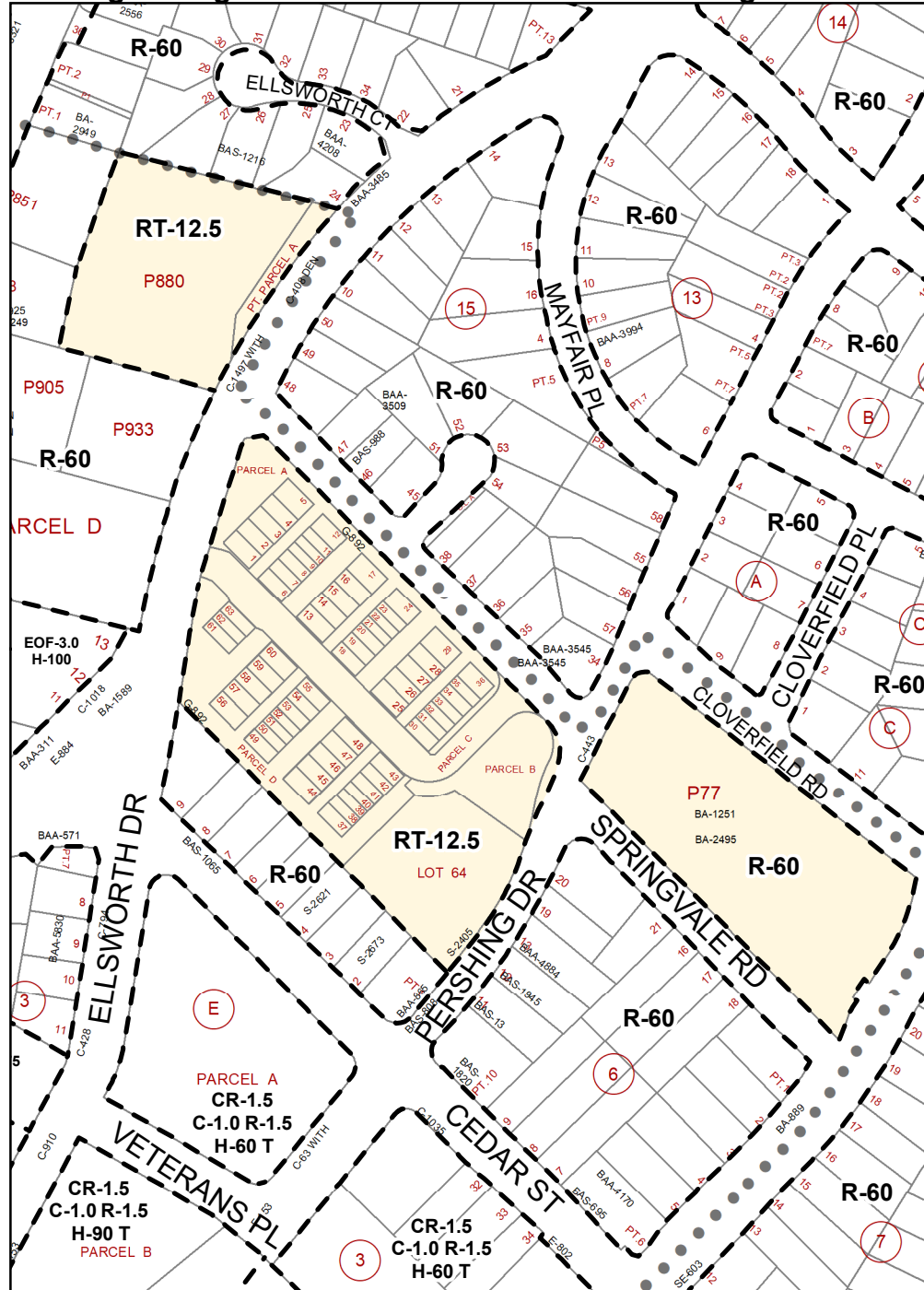
Map Grids: 210NW01, 211NW01

Master Plan Boundary

DSS Overlay 1 in = 225 ft

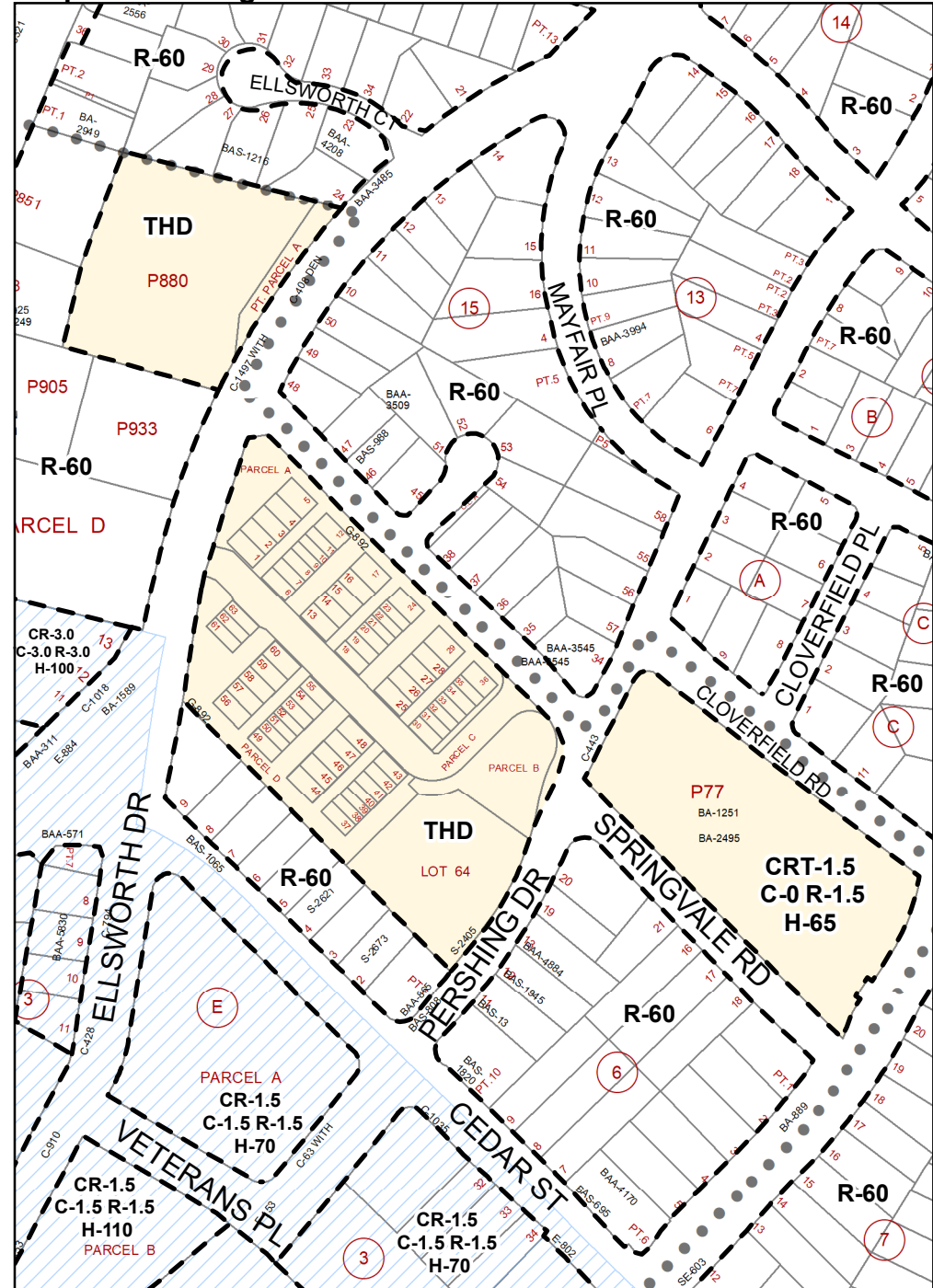
Attachment 1 - Map 34

Existing Zoning



Changes # 130-132

Proposed Zoning

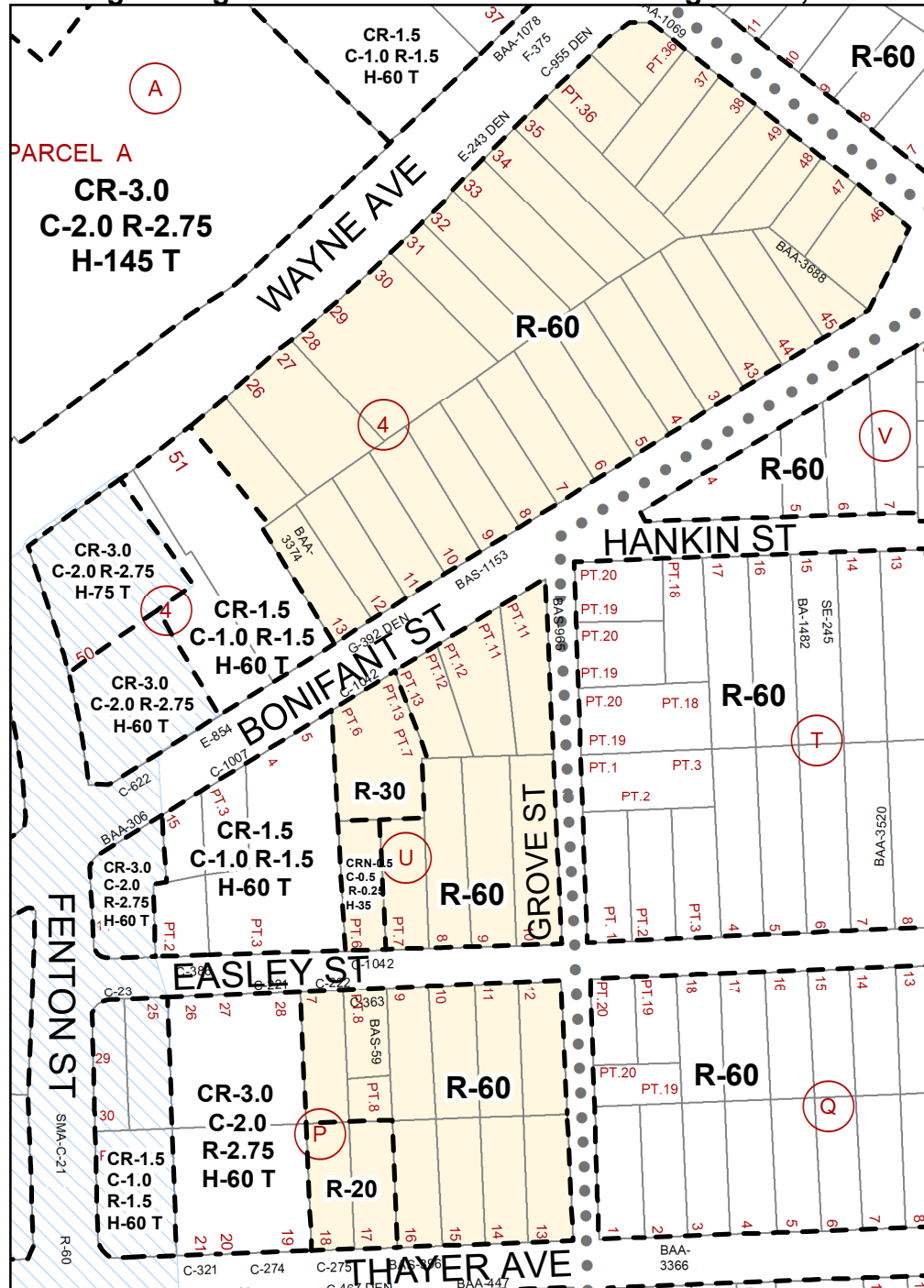


Map Grids: 210NW01, 211NW01

 DSS Overlay 1 in = 250 ft

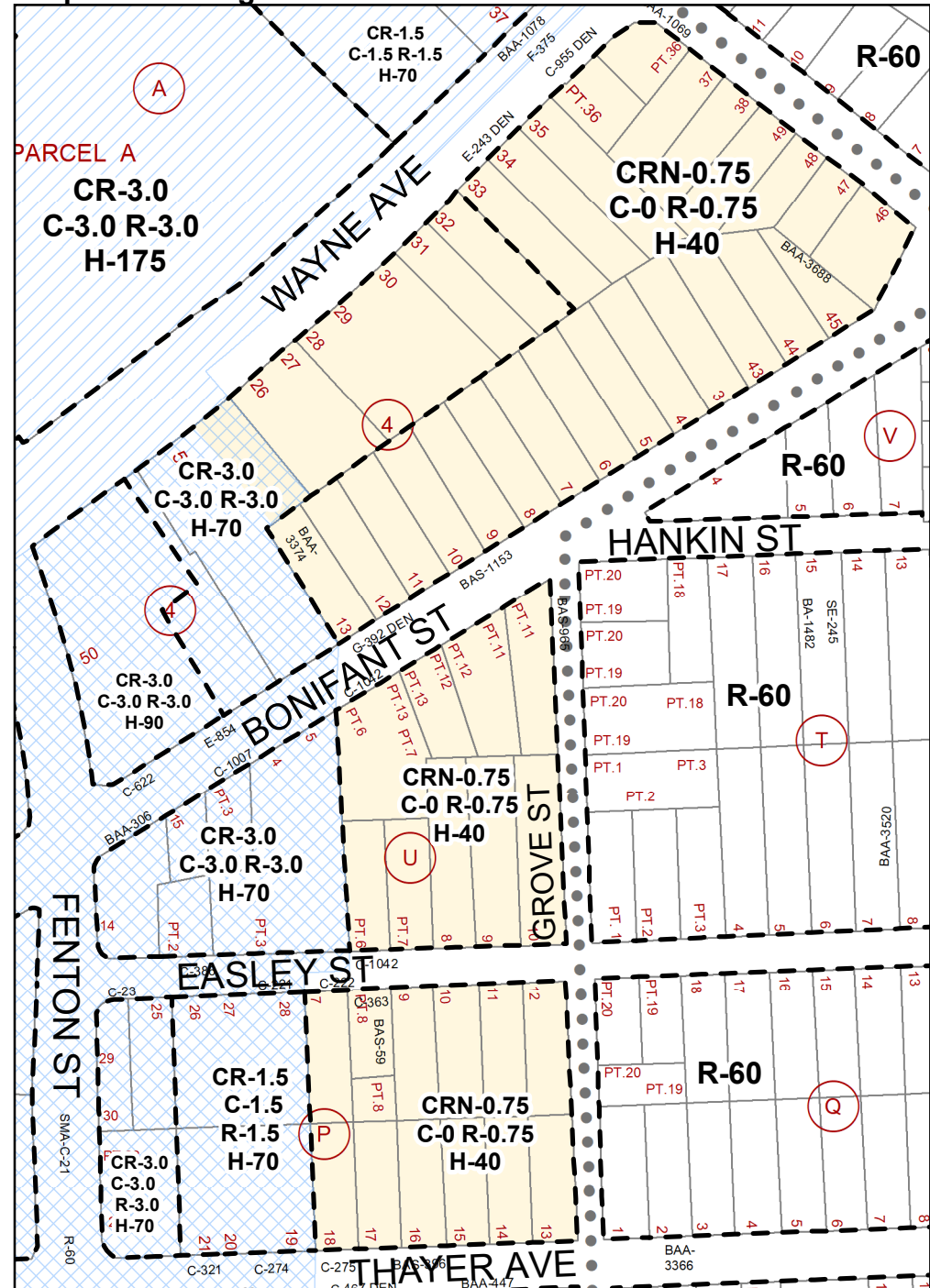
Attachment 1 - Map 35

Existing Zoning



Changes # 31; 133-139

Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

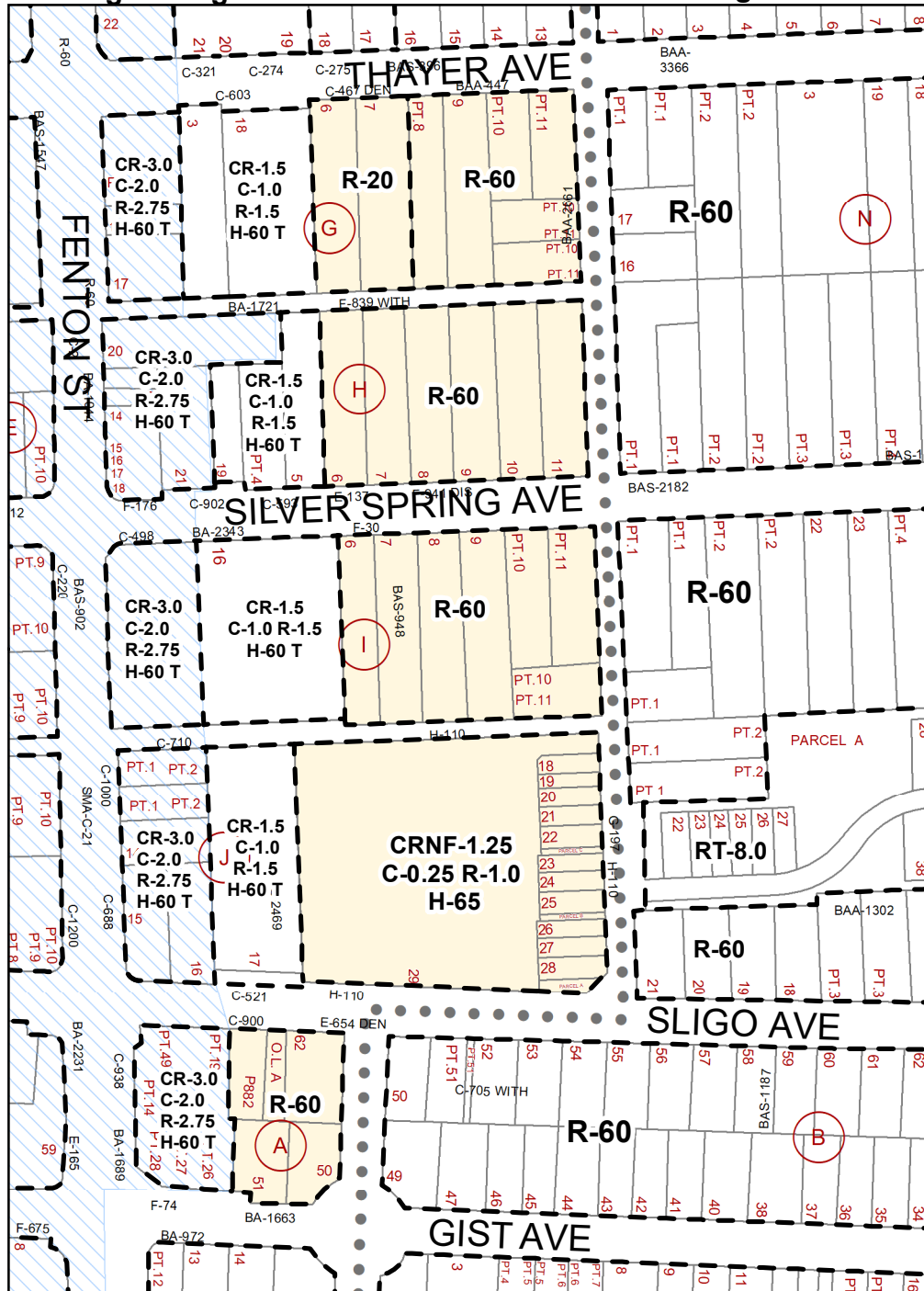
FV Overlay

DSS Overlay

1 in = 200 ft

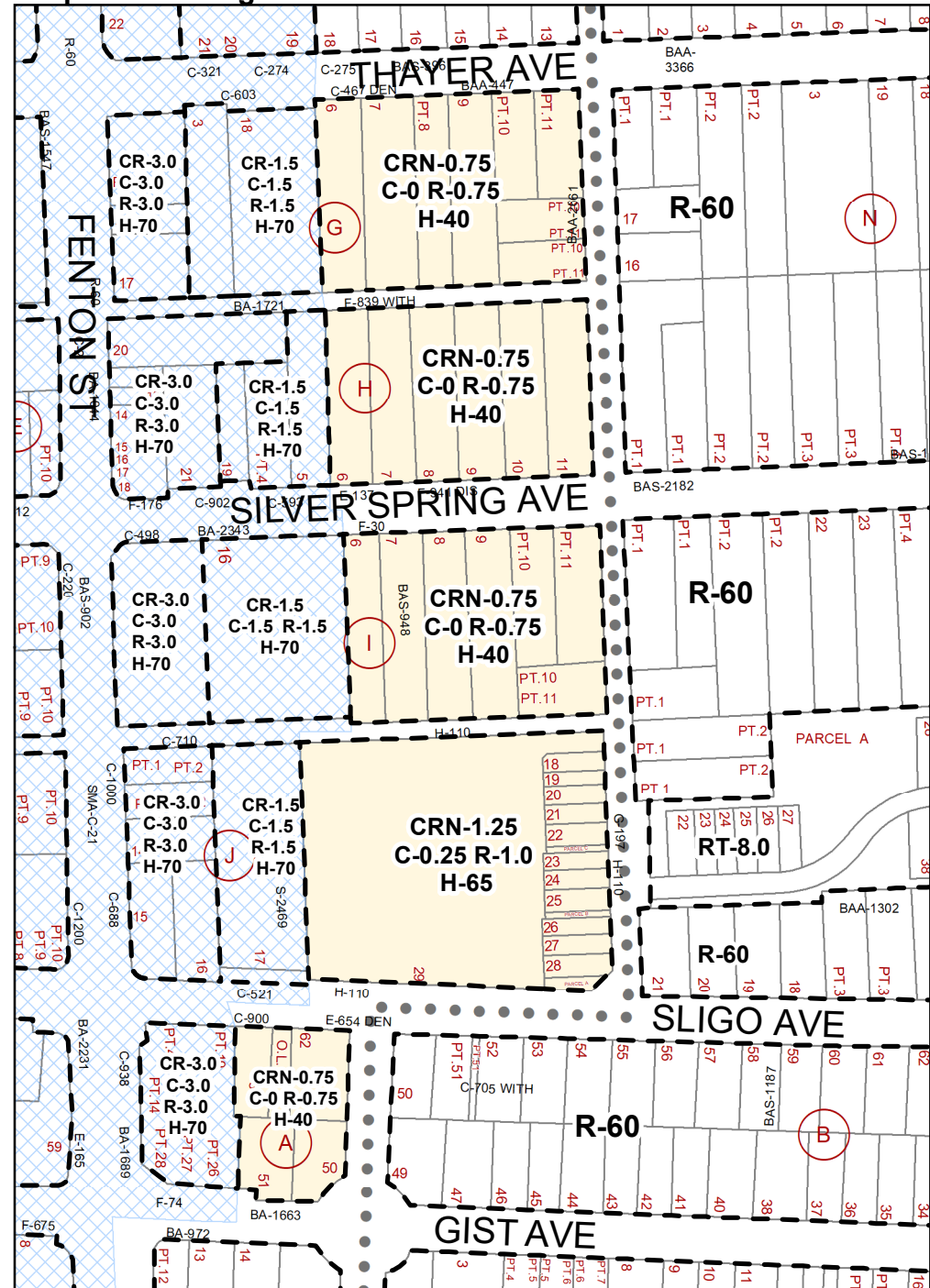
Attachment 1 - Map 36

Existing Zoning



Changes # 140-145

Proposed Zoning



Map Grid: 210NW01

Master Plan Boundary

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.