

## Proposed Rezoning to Implement Comprehensive Plan Recommendations

This attachment presents information related to each proposed rezoning, including Planning Area, Focus Area, current zone, Comprehensive Plan recommendation, and staff proposal.

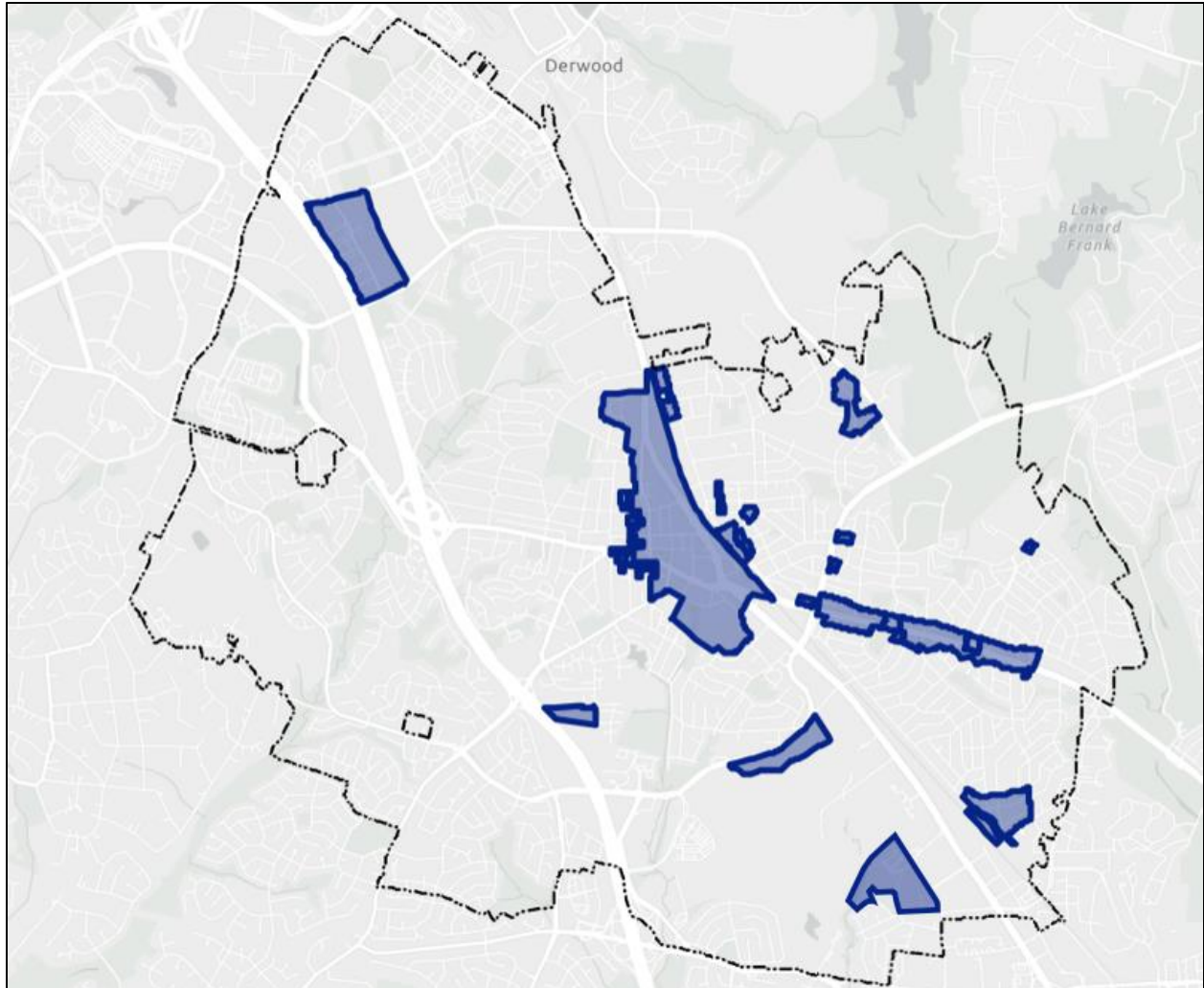
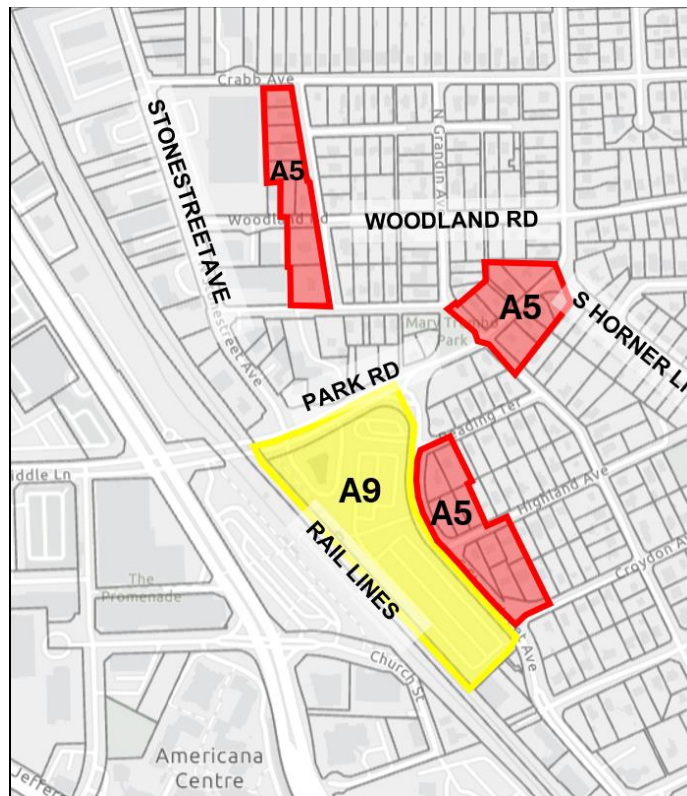


Figure 1. Citywide proposed rezonings resulting from Comprehensive Plan recommendations

### Planning Area 1 (Rockville Town Center)

This staff report does not include the rezoning of Town Center (Planning Area 1); however, it is anticipated that Town Center will be rezoned through this project to implement the recommendations of the Town Center Master Plan. It is anticipated that new zones will be created to implement Town Center Master Plan recommendations.

## Planning Area 2 (East Rockville)



### **Focus Area: A5**

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and rowhouses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.
- Staff proposal: Rezone to **RMD-Infill** (Residential Medium Density – Infill)

### **Focus Area: A9**

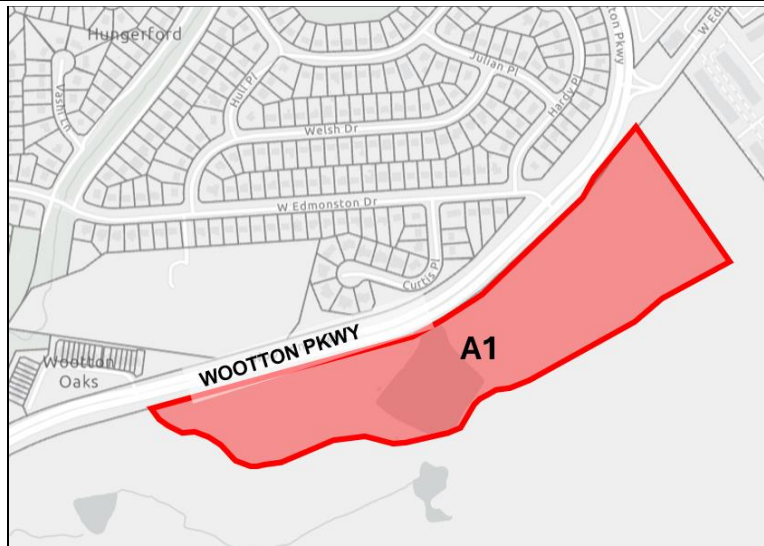
- Current zone: **MXNC** (Mixed Use Neighborhood Commercial)
- Comprehensive Plan recommendation: Rezone from MXNC (Mixed-Use Neighborhood Commercial) to MXCD (Mixed-Use Corridor District) to allow for higher intensity transit-oriented development if the parking lot is proposed for redevelopment.
- Staff proposal: Rezone to **MXCD**



#### Focus Area: A12

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone the properties from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses/rowhouses, in addition to single-unit detached dwellings. Multiplexes of greater than four units are not appropriate in this area.
- Staff proposal: Rezone to **RMD-Infill** (Residential Medium Density – Infill)

#### Planning Area 3 (Hungerford, New Mark Commons, Lynfield, and Fireside Park)

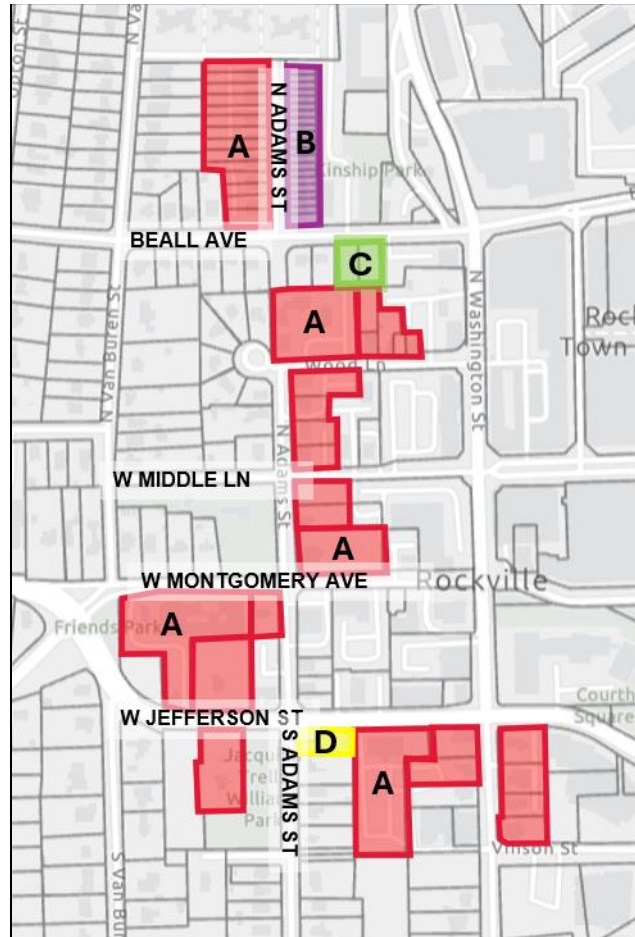


#### Focus Area: A1

- Current zone: **R-400** (Residential Estate)
- Comprehensive Plan recommendation: Allow future rezoning of the 27-acre Wootton Parcel from R-400 (Residential Estate) to RMD-25 (Residential Medium Density) or a similar zone that is consistent with the range of housing types of the RF land use designation.

- Staff proposal: Rezone to **RMD-25**

Planning Area 4 (West End and Woodley Gardens East-West)



**Focus Area: A & D** (Focus areas not assigned in Planning Area 4; staff assigned letter 'A' to areas outlined in red and 'D' to areas outlined in yellow)

- Current zone: Red outline: **MXT** (Mixed-Use Transition); Yellow outline: **R-90** (Single Unit Residential Detached)
- Comprehensive Plan recommendation: Properties are recommended to be rezoned to a new zone that will allow residential and office; specific language within the Comprehensive Plan varies. The table below lists the recommendations for Planning Area 4.
- Staff proposal: Rezone to new zone RO (Residential Office)

**Focus Area: B** (Focus areas not assigned in Planning Area 4; staff assigned letter 'B' to areas outlined in orange)

- Current zone: **MXT** (Mixed-Use Transition)



- Comprehensive Plan recommendation: Rezone to allow only attached residential units and single-unit detached residences (not retail or office)
- Staff proposal: Rezone to **RMD-Infill**

**Focus Area: C** (Focus areas not assigned in Planning Area 4; staff assigned letter 'C' to areas outlined in green)

- Current zone: **MXT (Mixed-Use Transition)**
- Comprehensive Plan recommendation: Change the zone for these two properties to R-60
- Staff proposal: Rezone to **R-60 (Single Unit Detached Residential)**

**Figure 53: Summary of Land Use Changes and Zoning Revisions**

Property	Land Use Policy Map Designation	Current Zone	Zoning Revisions
Office duplexes on North Adams Street, north of Beall Avenue	Residential and/or Office (RO)	MXT	Revise to allow attached residential and office uses, but not retail
North Adams Street Attached houses	Residential Attached (RA)	MXT	Revise to allow only attached residential units and single-unit detached residences (not retail or office)
Dawson Avenue Apartments	Residential Attached (RA)	RMD-25	Revise to allow attached residential units but limit building height to be compatible with surrounding neighborhood
22 West Jefferson Street	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
101 West Jefferson Street	Office Commercial Residential Mix (OCRM)	MXT	Revise to allow any residential, office and limited retail use
107 West Jefferson Street	Residential and/or Office (RO)	MXT	Revise to allow office and single-unit or multi-unit residential uses, but not retail
10, 12, 14 South Adams Street	Office Commercial Residential Mix (OCRM)	MXT	Allow residential, office and limited retail uses. No zone change but limit retail uses allowed.
100 South Adams Street	Residential and/or Office (RO)	R-90	Revise to allow single-unit detached homes and office uses
103 South Adams Street (Rockville Academy)	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
25 Wood Lane	Residential and/or Office (RO)	MXT	Revise to allow office and multi-unit residential uses, but not retail
Jerusalem-Mt. Pleasant United Methodist Church-owned properties on Wood Lane	Residential and/or Office (RO)	MXT	Revise to allow office and residential uses, but not retail
Jerusalem-Mt. Pleasant United Methodist Church-owned properties at 12 Beall Avenue and adjacent vacant lot	Residential Detached (RD)	MXT	Change the zone for these two properties to R-60
100, 101, 104, 105, 108, 110 South Washington Street	Residential and/or Office (RO)	MXT	Revise to allow office, single-unit and multi-unit residential uses, but not retail
5, 9 North Adams Street	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
101, 103, 107 109 North Adams Street	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
39 West Montgomery Avenue	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
100 West Montgomery Avenue	Residential and/or Office (RO)	MXT	Revise to allow residential and office uses, but not retail
Rockville United Methodist Church properties (including 112 and 114 West Montgomery Avenue and a parking lot on West Jefferson Street)	Residential and/or Office (RO)	MXT	No land use change anticipated. Change underlying zone to allow residential and office uses, but not retail
Old Baptist Cemetery	Residential Detached (RD)	R-90	No change
Haiti Cemetery	Private Institutional (I)	R-60	No change

## Planning Area 6 (Lincoln Park)



### **Focus Area: A4**

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and rowhouses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.
- Staff proposal: Rezone to **RMD-Infill**

## Planning Area 8 (Twinbrook and Twinbrook Forest)



### **Focus Area: A1**

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses, in addition to single-unit detached dwellings. Fourplexes should only be allowed on corner lots in the zone. Multiplexes of greater than four units are not appropriate in this area.
- Staff proposal: Rezone to **RMD-Infill**

### **Focus Area: A2**

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone these properties from R-60 (Single Unit Detached Dwelling) to MXNC (Mixed-Use Neighborhood Commercial). These areas are located at expected BRT station locations along Veirs Mill Road and planned as community nodes that support neighborhood-scale commercial destinations that serve transit riders and Twinbrook residents.
- Staff proposal: Rezone to **MXNC**

### **Focus Area: A5**

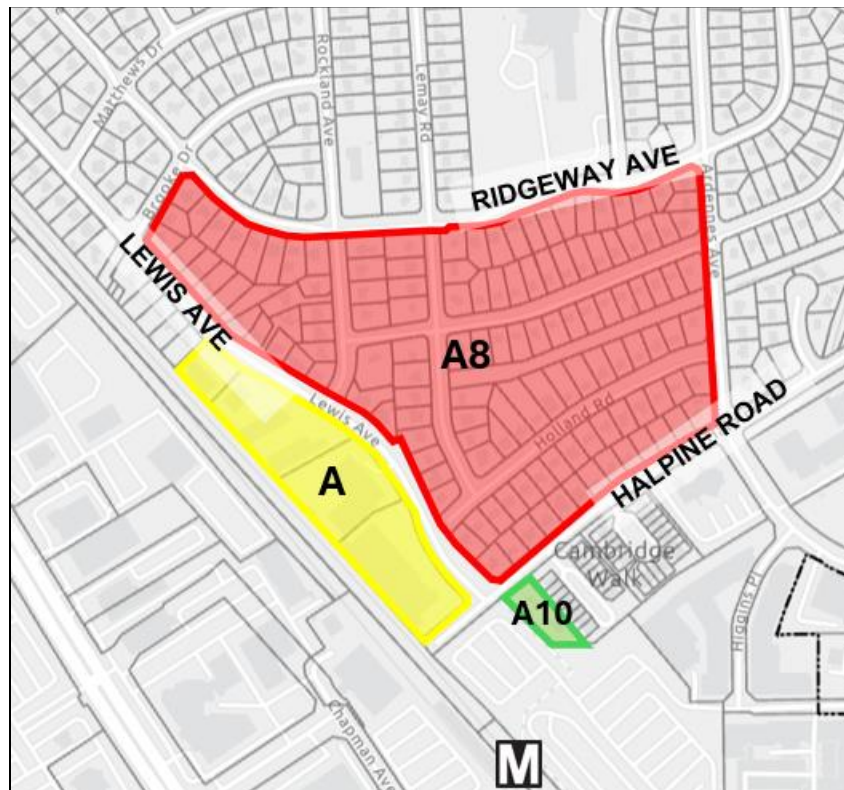
- Current zone: **PARK (Park Zone)**
- Comprehensive Plan recommendation: Rezone the property from PARK (Park Zone) to RMD-10 (Residential Medium Density) to allow residential development.
- Staff proposal: Rezone to **RMD-10**

#### Focus Area: A6

- Current zone: **MXC (Mixed-Use Commercial)**
- Comprehensive Plan recommendation: Rezone the property from MXC (Mixed-Use Commercial) to MXNC (Mixed-Use Neighborhood Commercial). The property has the potential for infill development with residential above updated commercial space.
- Staff proposal: Rezone to **MXNC**

#### Focus Area: A7

- Current zone: **R-60** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone 1000 Twinbrook Parkway from R-60 (Single Unit Residential Dwelling) to RMD-15 (Residential Medium Density) to allow for multi-unit residential use.
- Staff proposal: Rezone to **RMD-15**



#### Focus Area: A8 & A10

- Current zone: **R-60 (Single Unit Detached Residential)**
- Comprehensive Plan recommendation: Rezone the properties in this area from R-60 (Single Unit Detached Dwelling) to a new zone that allows a diverse range of housing types, including duplexes, triplexes, fourplexes, and townhouses, in addition to single-unit

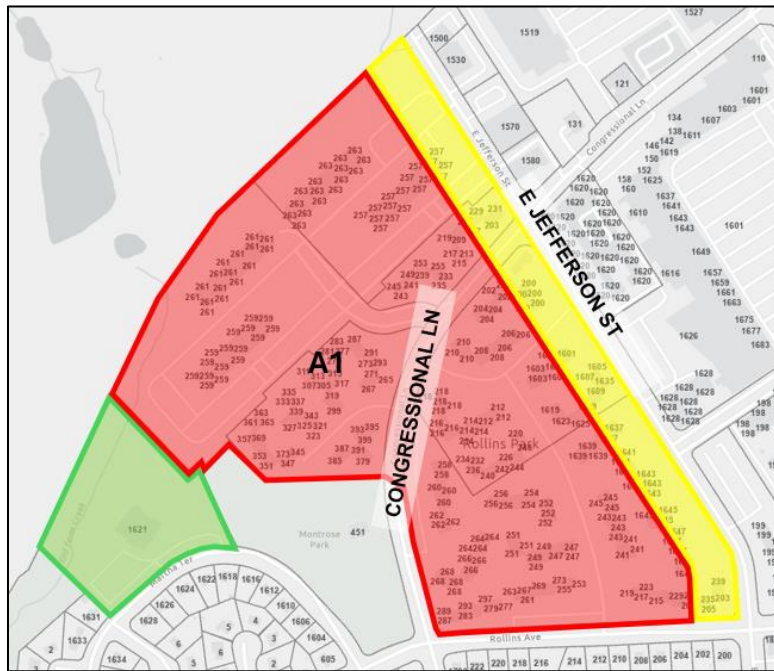


- Staff proposal: Rezone to **RMD-Infill**

- Current zone: **IL** (Light Industrial)
- Comprehensive Plan recommendation: Rezone to **MXB** (Mixed-Use Business) to permit a wider mix of uses.
- Staff proposal: Rezone to **MXB**

- Current zone: **MXCT** (Mixed-Use Corridor Transition)
- Comprehensive Plan recommendation: Amend the zoning district boundary on the property at 1601 Rockville Pike such that the building addressed as 1626 East Jefferson Street is entirely within the MXCD (Mixed-Use Corridor District) zone and not partially located in the MXCT (Mixed-Use Corridor Transition) zone.
- Staff proposal: Rezone to **MXCD**

## Planning Area 10 (Montrose and North Farm)

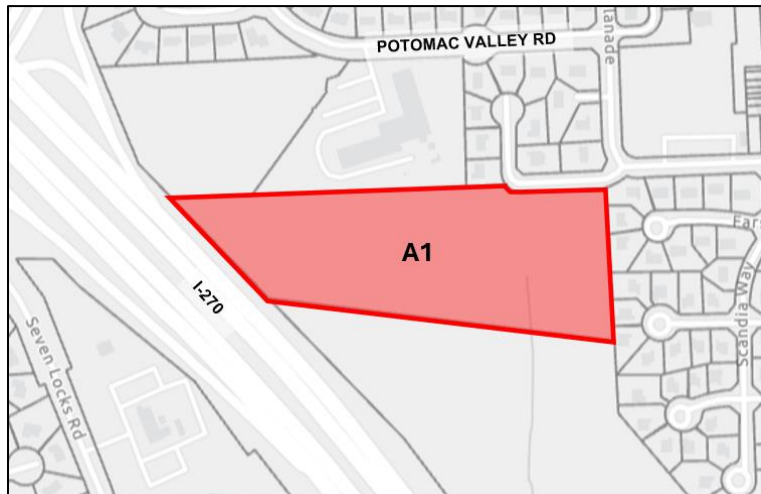


### **Focus Area: A1**

- Current zone: **Multiple**; all properties outlined in red and yellow are zoned **RMD-25** (Residential Medium Density); property outlined in green is zoned **R-75** (Single Unit Detached Residential)
- Comprehensive Plan recommendation: Rezone the strip of land along the west side of East Jefferson Street [outlined in yellow] from RMD-25 (Residential Medium Density) to MXCT (Mixed-Use Corridor Transition), to allow for development with a mix of commercial and residential uses. This new zone would mirror the zoning adopted on the east side of East Jefferson Street, as an implementation of the *2016 Rockville Pike Neighborhood Plan*. A new, higher-density residential zone, limited to residential uses, is appropriate for the remainder of the site [outlined in green and red] to permit new investment and upgrades, though it should not result in residential displacement.
- Staff proposal: The Comprehensive Plan's recommendation for A1 in Planning Area 10 can be understood as two recommendations: 1) The recommendation pertaining to the approx. 200-foot strip along the west side of East Jefferson Street (rezone from RMD-25 to MXCT), and 2) the recommendation pertaining to the rest of the property (a new, higher-density residential zone is appropriate).
  - Area outlined in green: Rezone to a new, higher-density residential zone, limited to residential uses.
  - Area outlined in red: Rezone to a new, higher-density residential zone, limited to residential uses.
  - Area outlined in yellow: Staff's proposed rezoning differs from the recommended rezoning in the Comprehensive Plan. Staff proposes rezoning the strip of land

along the west side of East Jefferson Street (outlined in yellow) to **MXCD**, as, at this time, staff will likely propose to consolidate the MXCT into the MXCD (the final proposal depends upon the implementation of the Town Center Master Plan recommendations and any revisions to existing zones – particularly the MXCD and/or MXCT – that may result from it).

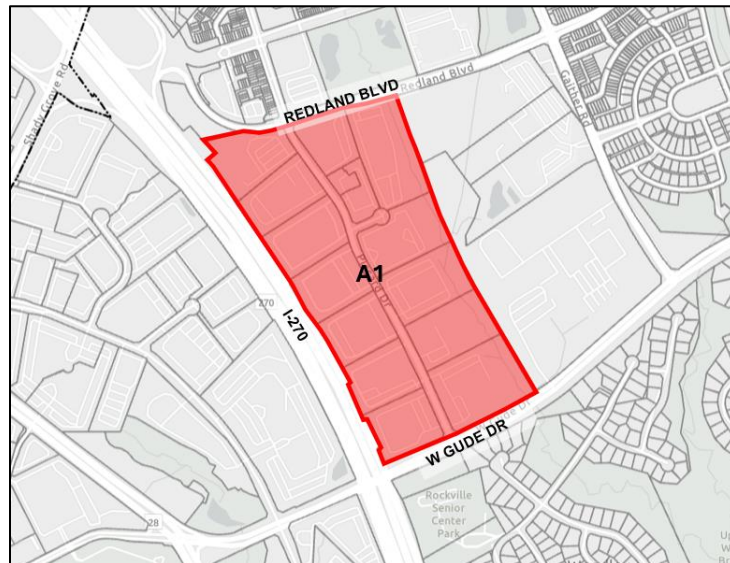
#### Planning Area 12 (Tower Oaks)



##### **Focus Area: A1**

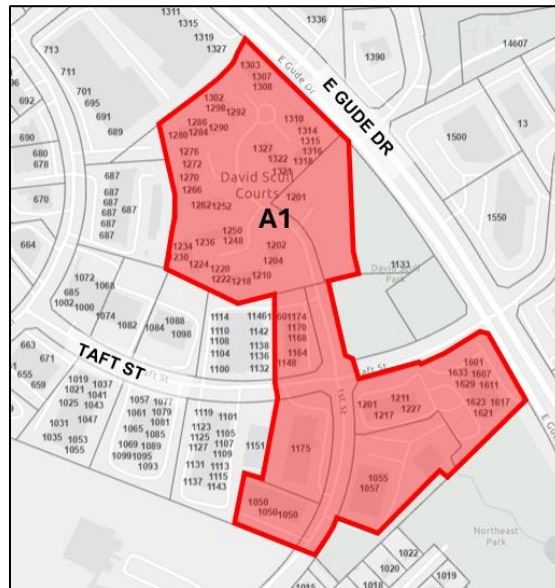
- Current zone: **R-90 (Single Unit Detached Residential)**
- Comprehensive Plan recommendation: Rezone the northern parcel from R-90 (Single Unit Detached Dwelling, Restricted Residential) to RMD-25 (Residential Medium Density).
- Staff proposal: Rezone to **RMD-25**

#### Planning Area 16 (King Farm and Shady Grove)



### Focus Area: A1

- Current zone: **MXE (Mixed Use Employment)**
- Comprehensive Plan recommendation: Rezone these properties from MXE (Mixed-Use Employment) to MXCD (Mixed-Use Corridor District) to allow for a greater mix of land uses and community destinations.
- Staff proposal: Rezone to **MXCD (Mixed Use Corridor District)**



### Planning Area: 17 (Southlawn and Redgate)

#### Focus Area: A1

- Current zone: **IL (Light Industrial)**
- Comprehensive Plan recommendation: Rezone the properties from IL (Light Industrial) to MXE (Mixed-Use Employment) to allow continuation of existing light industrial uses while permitting a mix of office, and residential uses, including live/work units. Commercial and non-profit uses that provide services and amenities to the nearby residents are also encouraged. (Note: This focus area includes the David Scull Courts apartment community, which, as a residential use, does not conform to the existing light industrial zoning. The Comprehensive Plan recommendation will address this nonconformity by placing this residential use in a zone that allows residential.)
- Staff proposal: Rezone to **MXE (Mixed Use Employment)**