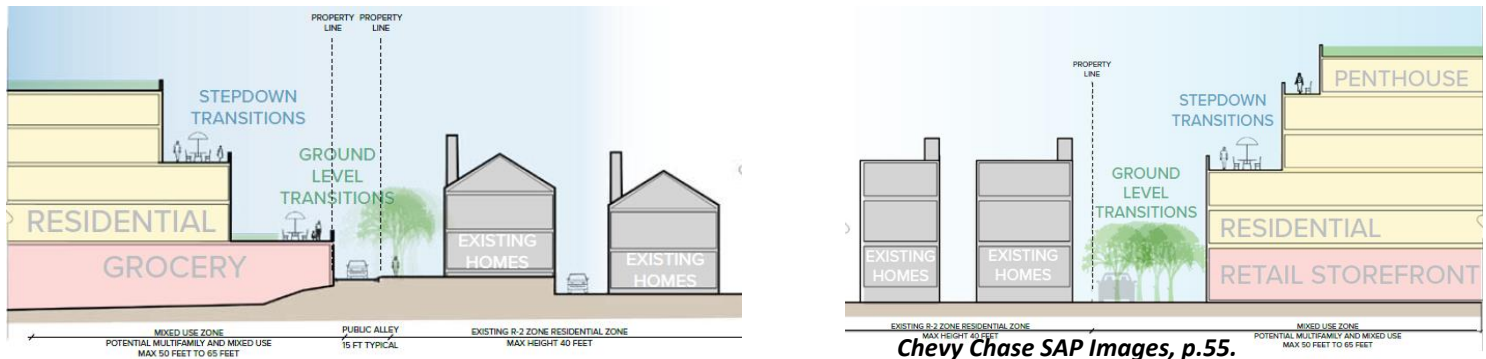




CHEVY CHASE COMMERCIAL CORRIDOR ZONING

PROCESS TO DATE:

- Council adopted changes to the Comprehensive Plan in 2021, including changes of relevance to Chevy Chase in the Future Land Use Map and the Citywide and Rock Creek West Area Elements.
- Chevy Chase Small Area Plan initiated in 2021 and adopted by Council in 2022



- OP initiated a review of the Connecticut Avenue Corridor in Chevy Chase to effectuate the changes promoted by these and other planning documents.
- Preliminary discussions of main issues and options with a sub-committee of the ANC between September 2022 and February 2023.
- Community meetings - May 10, 2021 and June 26, 2023 ANC 3/4G meetings

WHAT IS EXPECTED NEXT?

- OP will prepare draft text and a “setdown” report, for Zoning Commission (ZC) consideration of whether to hold a public hearing on the proposal
- Office of Zoning (OZ) notifies the ANC, which can comment on the setdown
- At a Public Meeting, the ZC will consider setting the case down for public hearing
- If set down, OZ schedules a public hearing date
- OP continues to meet with ANC and community as finalized zoning text is drafted
- OP will prepare a second report, including revised draft zoning text
- At the Public Hearing, OP will present the amendments; other District agencies can provide testimony; and the ANC and the community can provide comments – in writing and/or in person at the virtual hearing
- ZC votes to take Proposed Action. If the vote is to “approve”, then:
 - Referral to NCPC for federal interest - 30-day notification
 - ZC votes to take Final Action, to approve or deny the proposal
 - If approved, the new zoning is published and becomes effective



EXISTING AND PROPOSED ZONING – SUMMARY

Highlights - Previous version and new version

	Existing MU-3A	NC-18 (corridor) From MU-4 base	NC-19 (civic site) From MU-5A MU-4 PUD
FAR maximum	1.0 / 1.2 (IZ+)	2.5 / 3.0 (IZ+) 0.5 FAR optional bonus for façade preservation	3.5 / 4.2 3.0 / 3.6 (IZ+)
Height max.	40 ft. / 3 stories	40 ft. / 50 ft. (IZ+) 5 ft. optional bonus for 18 ft. tall ground floor 25 ft. minimum	65 ft. / 70 ft. (IZ+) 5 ft. bonus for 18 ft. tall ground floor 65 ft. (IZ+)
Penthouse Height, max.	15 ft. total 12 ft. habitable space	15 ft. total 12 ft. habitable space	18.5 ft. total 15 ft. total 12 ft. habitable space
Total Height inc. Penthouse, max.	55 ft.	70 ft.	93.5 ft. 80 ft.
Lot Occupancy, max.:	Residential - 60% Non-res. - 100%	Residential –75% (IZ+) Non-residential - 100%	Residential – 80% Non-residential - 80%
Rear Setback, minimum	15 ft. above 25 feet No alley – 15 feet	15 ft. above 25 feet No alley – 15 feet 1:1 step-back above 25 ft.	15 ft. above 25 feet 15 ft. from grade No alley – 15 ft. 1:1 step-back above 45 ft. 1:1 step-back above 25 ft.
Side Setback, min.	None required; 6 ft. min. if provided	None required; 6 ft. min if provided 15 ft. min. if not separated from an R or RF zone by an alley	None required; 6 ft. min if provided 15 ft. min. if not separated from an R or RF zone by an alley
Front Step-Back, min.	n/a	3 ft. above third floor or a preserved façade	n/a
Uses Permitted	Residential, commercial, others	Residential, commercial, others	Residential, civic, commercial, others

^[1] 50 feet height = 3 stories of residential on a retail ground floor which has 14-foot clear height as required.

^[2] 65 feet height = 4 stories of residential on a public facility ground floor of 20 to 25 feet in height as expected.