



CHEVY CHASE ZONING ANC 3/4G Community Meeting 2

Date: June 26, 2023



Purpose of This Meeting

Changes to proposal since last meeting include:

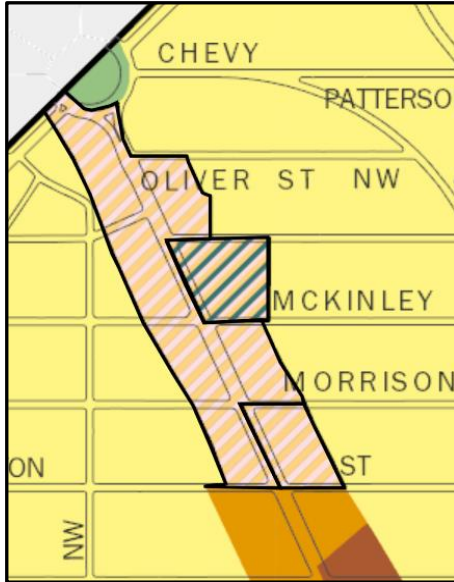
- Civic Site based on MU-4 PUD rather than MU-5- lower height & density
- Greater building transitions to existing residential
- More stepping down of massing of building on Civic Site





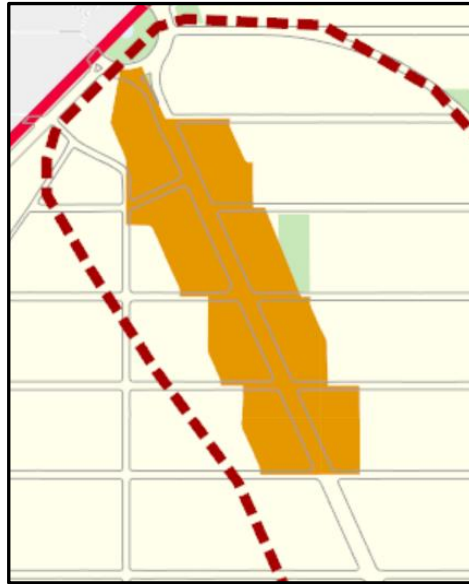
Comprehensive Plan Maps

2021 Future Land Use Map



Mixed Use - Moderate Density Residential/
Low Density Commercial with Local Public Facilities on the Civic Site

2021 Comp Plan Policy Map



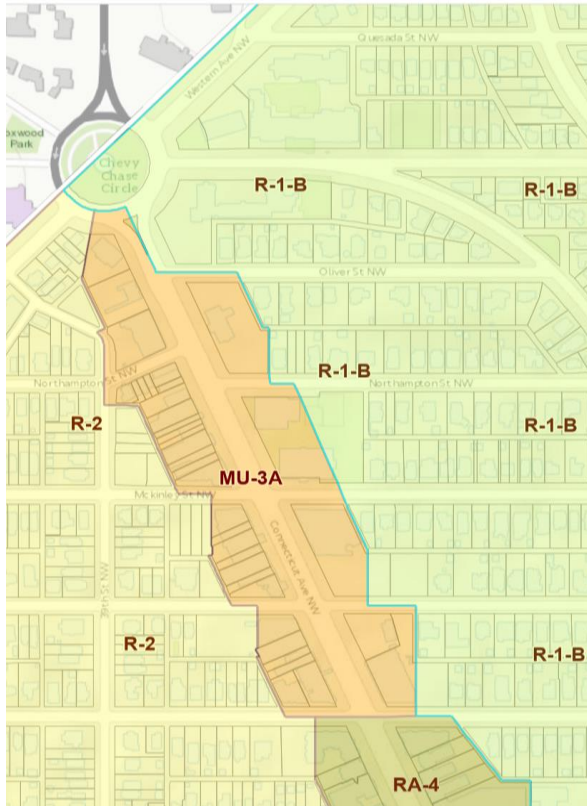
Main Street Mixed Use Corridor;
In a Future Planning Analysis Area

- **Zoning Text Amendment** - New zone to implement Comp Plan and Small Area Plan
- **Zoning Map Amendment** – Change existing zoning to new zones created by text amendment
- Zoning Text and Map amendments must be “not inconsistent” with the Comp Plan maps and text.
- Can only be approved by the ZC after a public hearing.

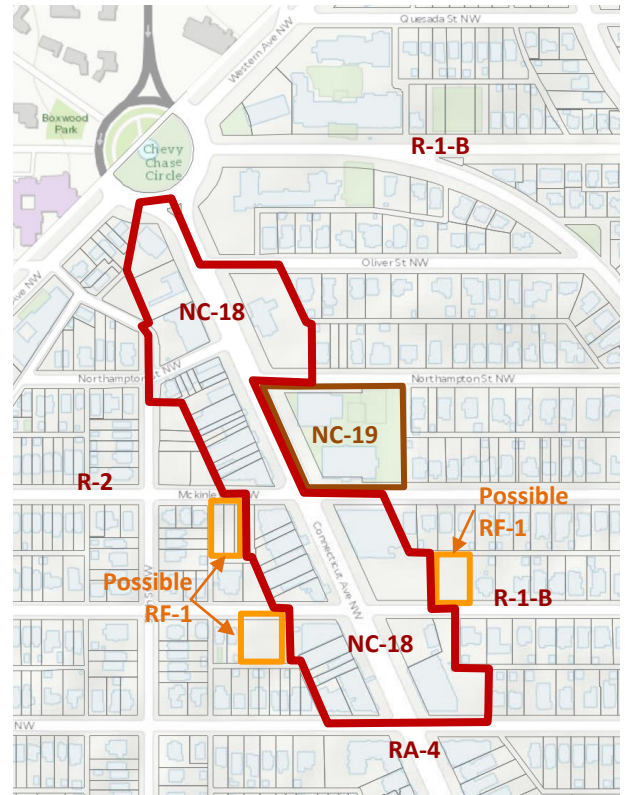


ZONING MAP

Existing MU-3A Zoning



Proposed Zoning





PROPOSED ZONING SUMMARY

Changes from previous version highlighted - **former** 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. 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. PH, max.	55 ft.	70 ft.	93.5 ft. 80 ft.
Lot Occupancy, max.	Residential - 60% Non-res. - 100%	Residential - 75% (IZ+) Non-res. - 100%	Residential - 80% Non-residential - 80%



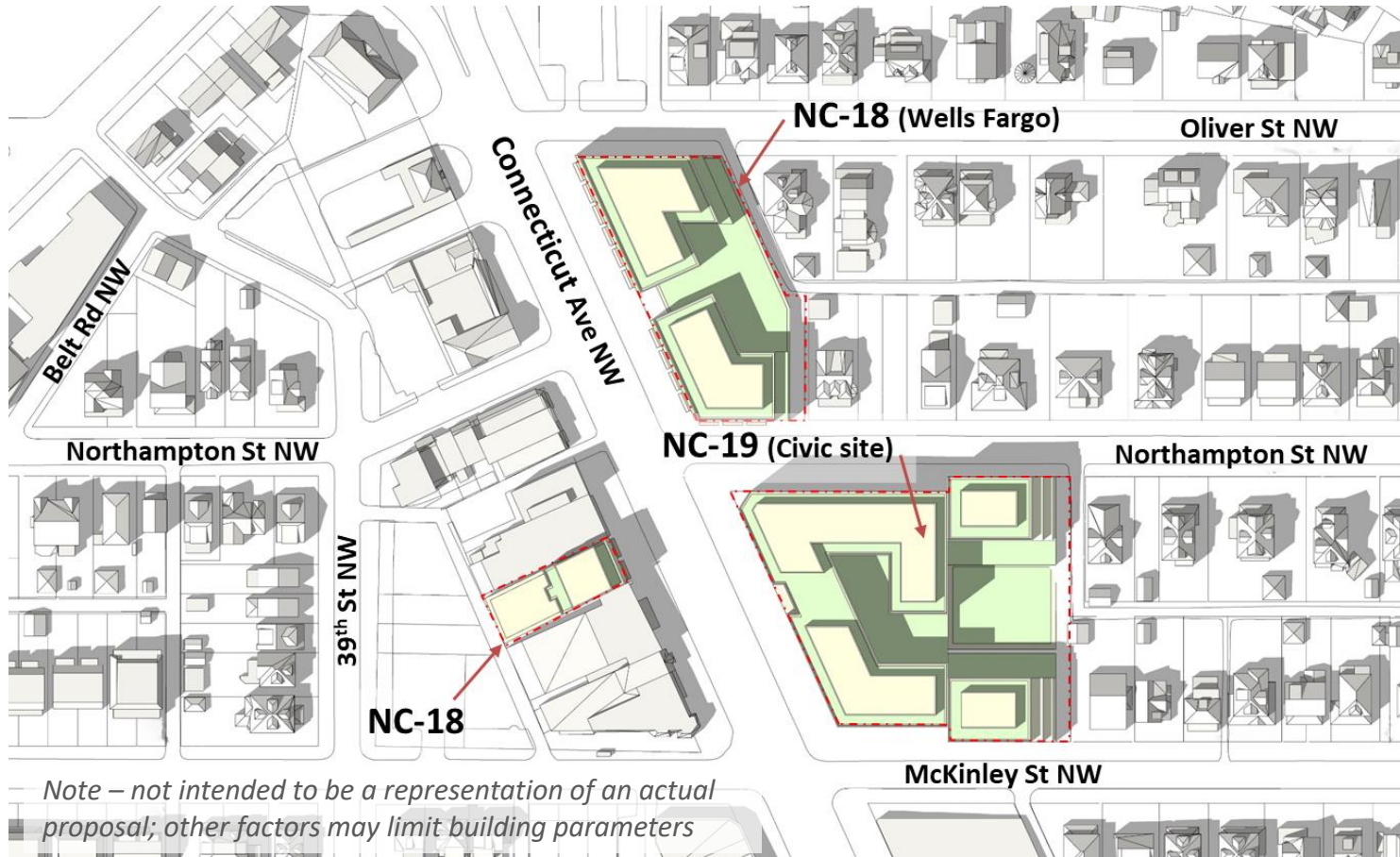
PROPOSED ZONING SUMMARY (continued)

Changes from previous version highlighted - **former** and **new version**

	Existing MU-3A	NC-18 (corridor) From MU-4 base	NC-19 (civic site) From MU-5A MU-4 PUD
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



Illustrative Site Plan



Note – not intended to be a representation of an actual proposal; other factors may limit building parameters



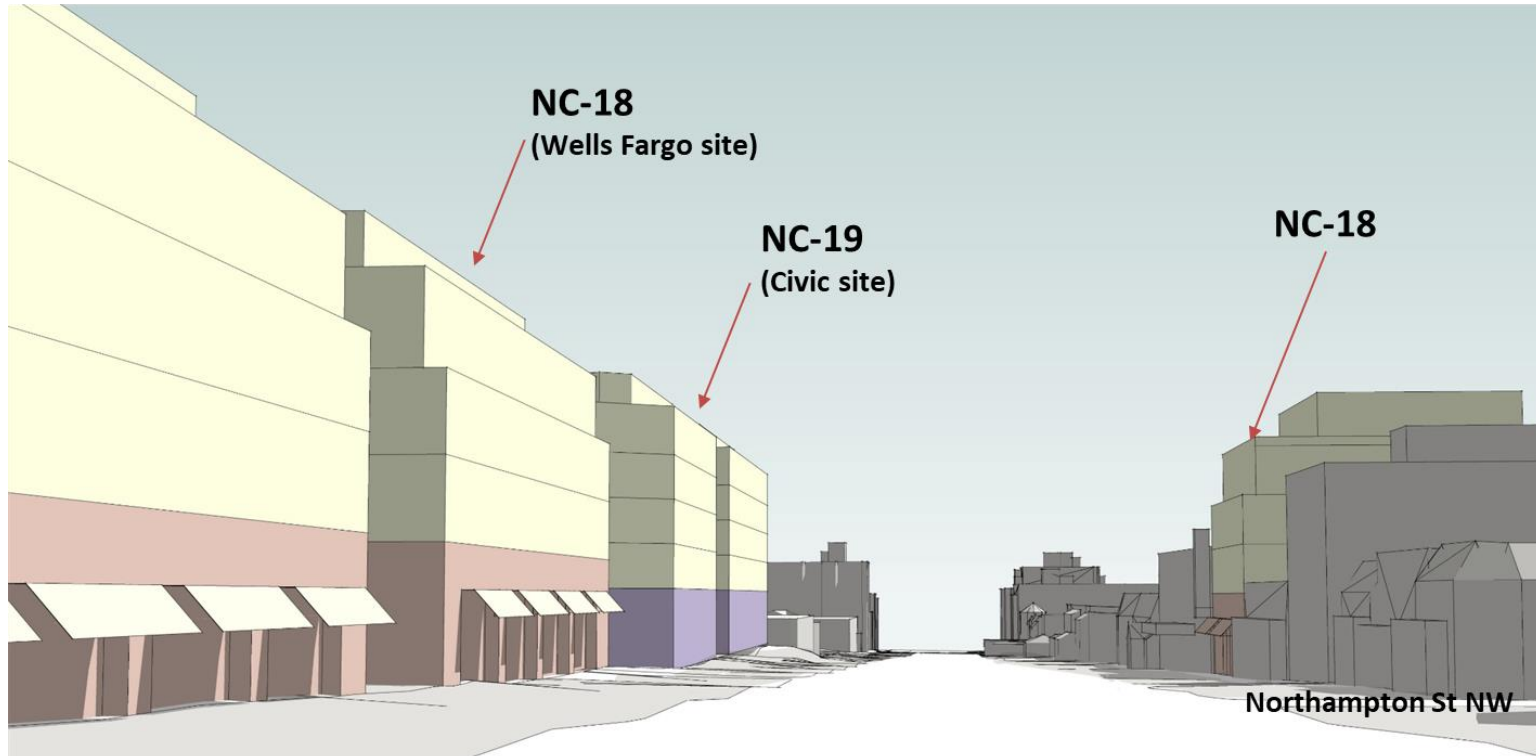
Illustrations - View looking north on Connecticut Ave.

Note –not intended to be a representation of an actual building proposal; other factors may limit building parameters





Illustrations - Looking south on Connecticut Ave.

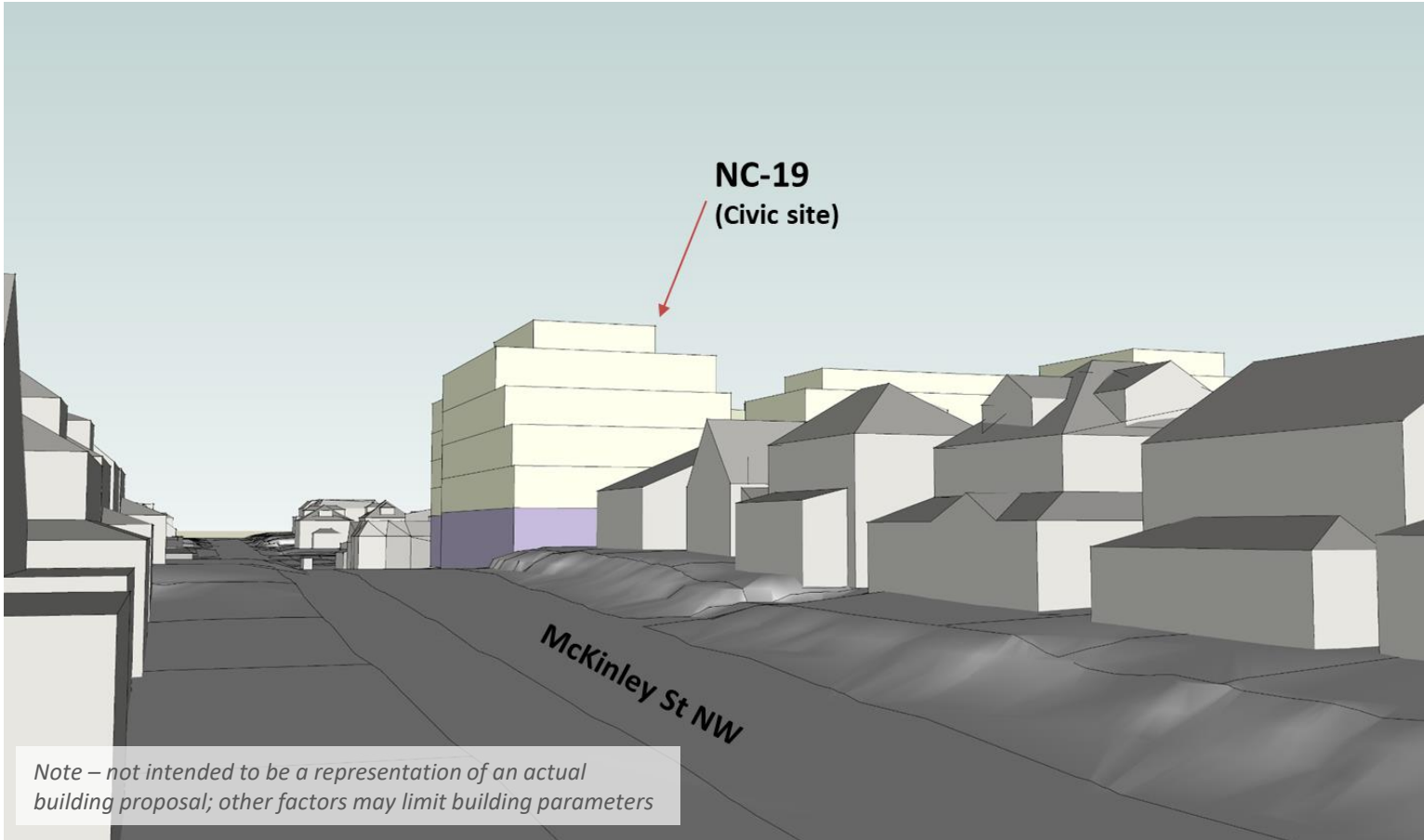


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Connecticut Ave NW



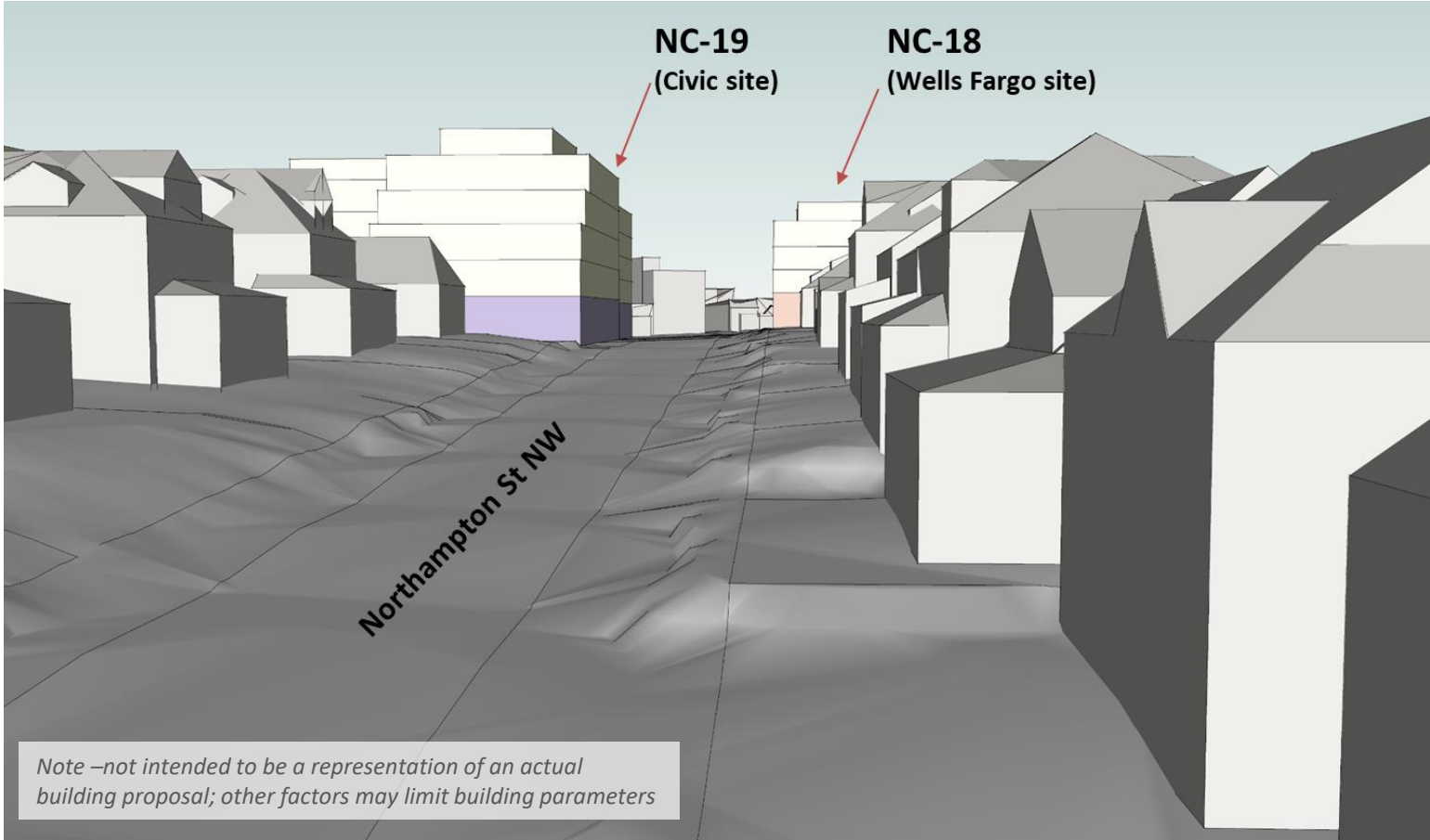
Illustrations - Looking west on McKinley Street



Note – not intended to be a representation of an actual building proposal; other factors may limit building parameters



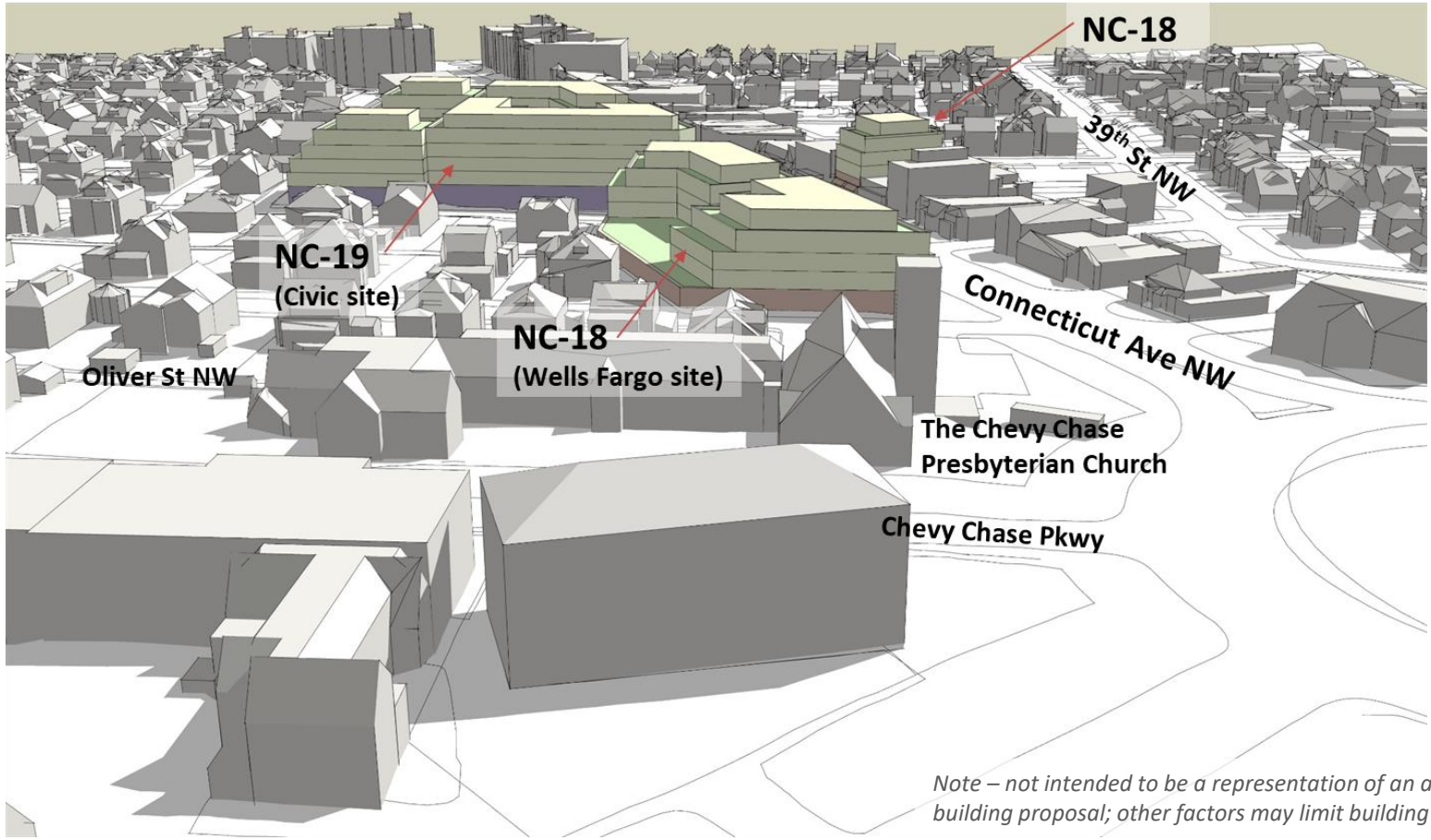
Illustrations - Looking west on Northampton St.



Note –not intended to be a representation of an actual building proposal; other factors may limit building parameters



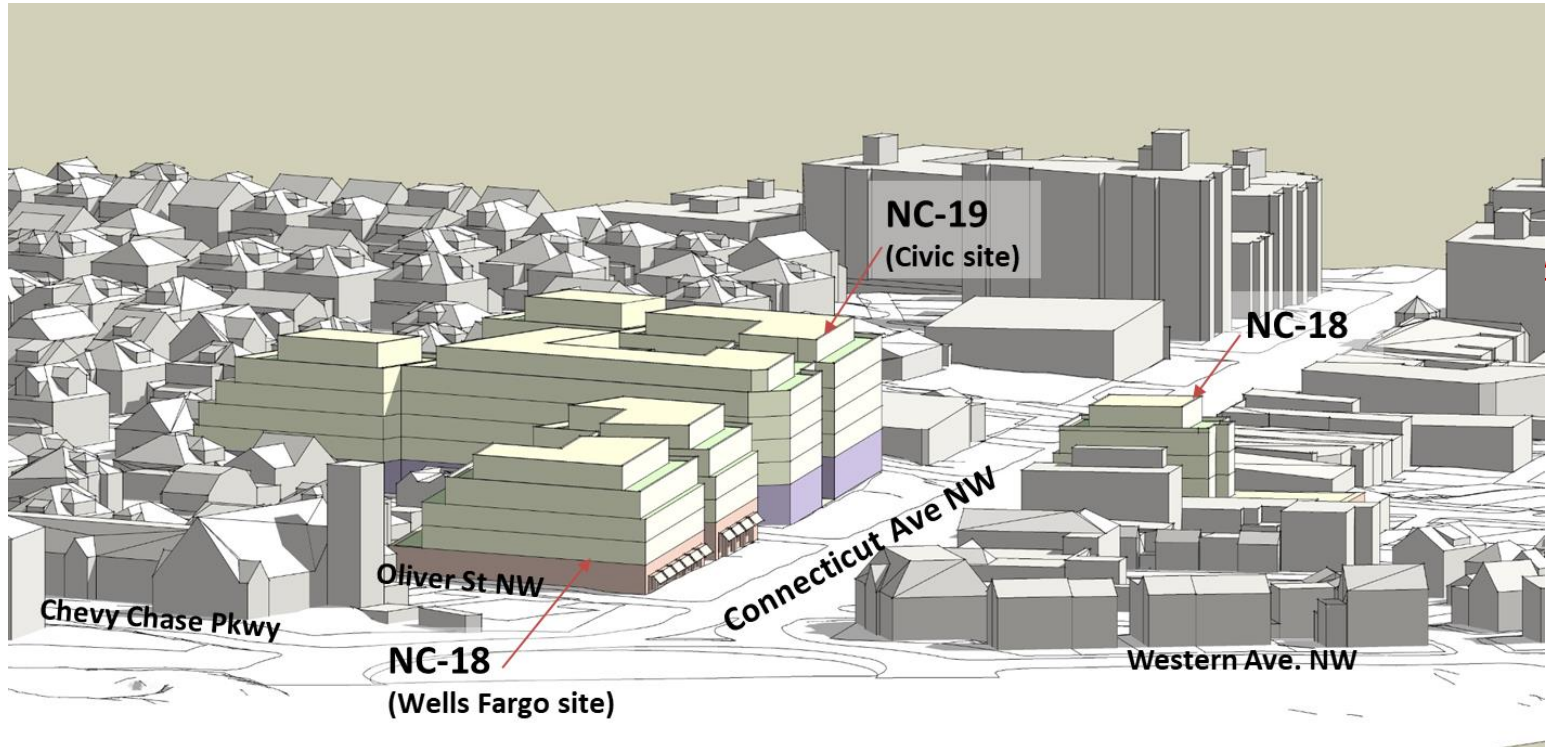
Illustrations – Aerial facing south



Note – not intended to be a representation of an actual building proposal; other factors may limit building parameters



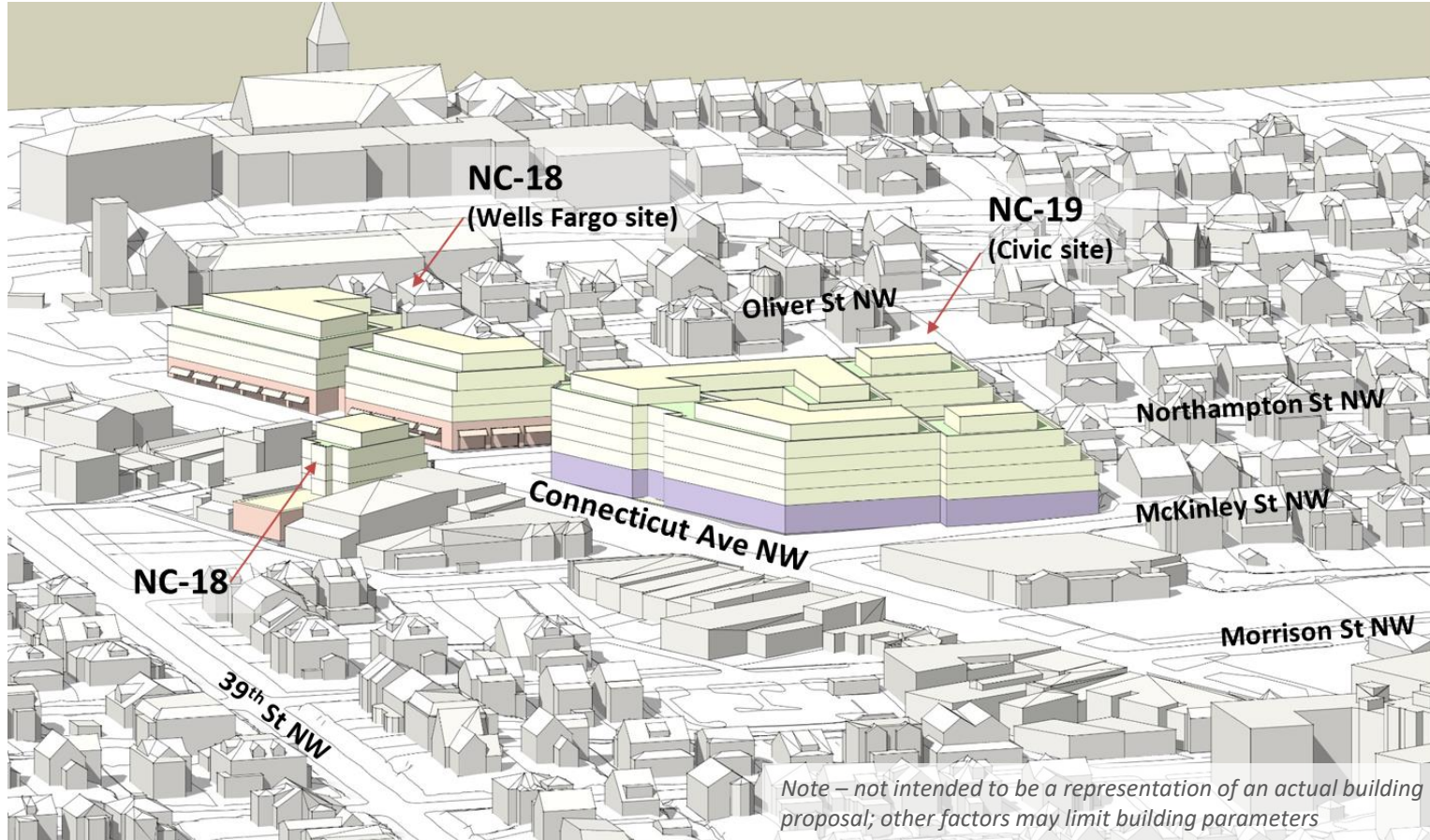
Illustrations – Aerial facing south



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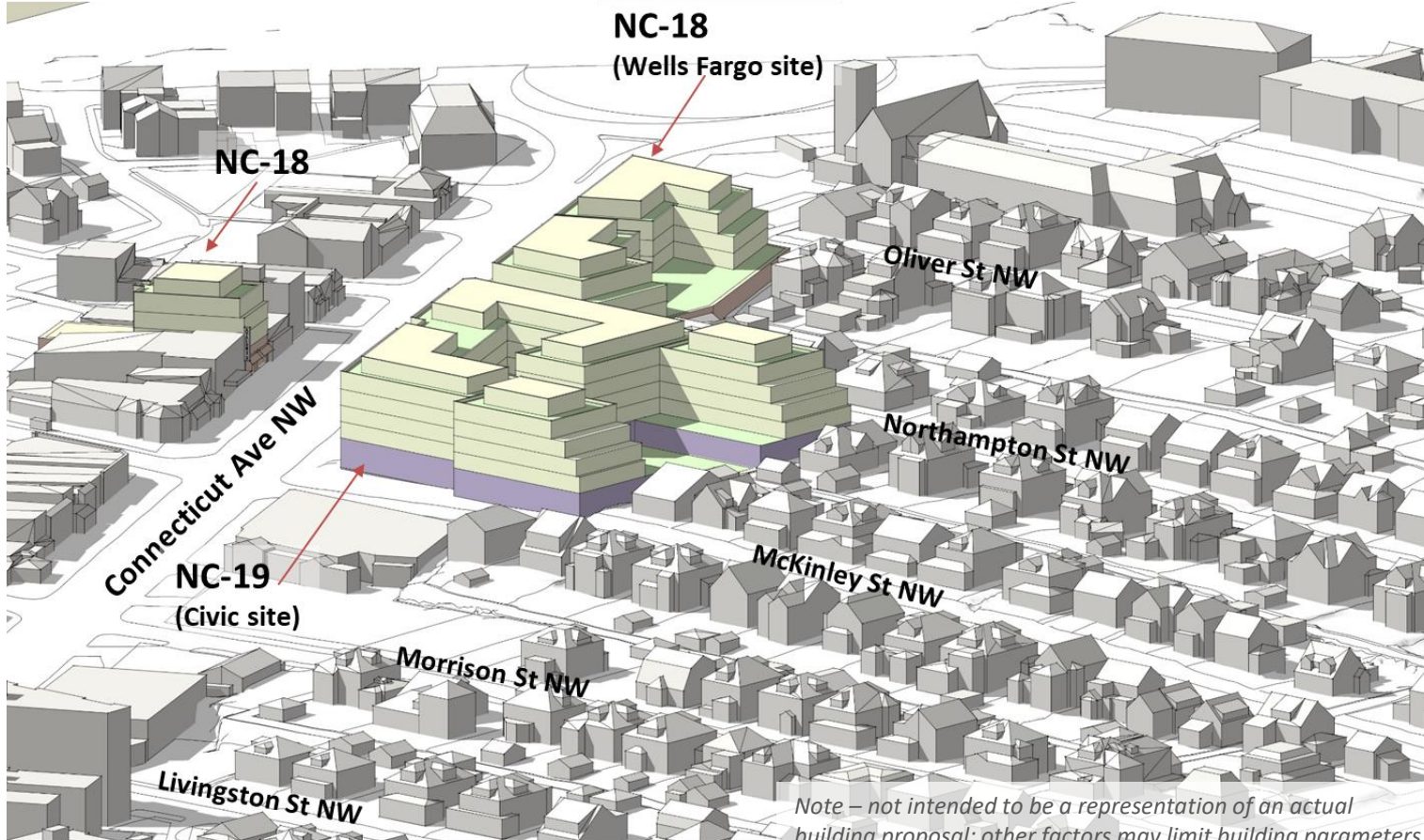


Illustrations – Aerial facing north



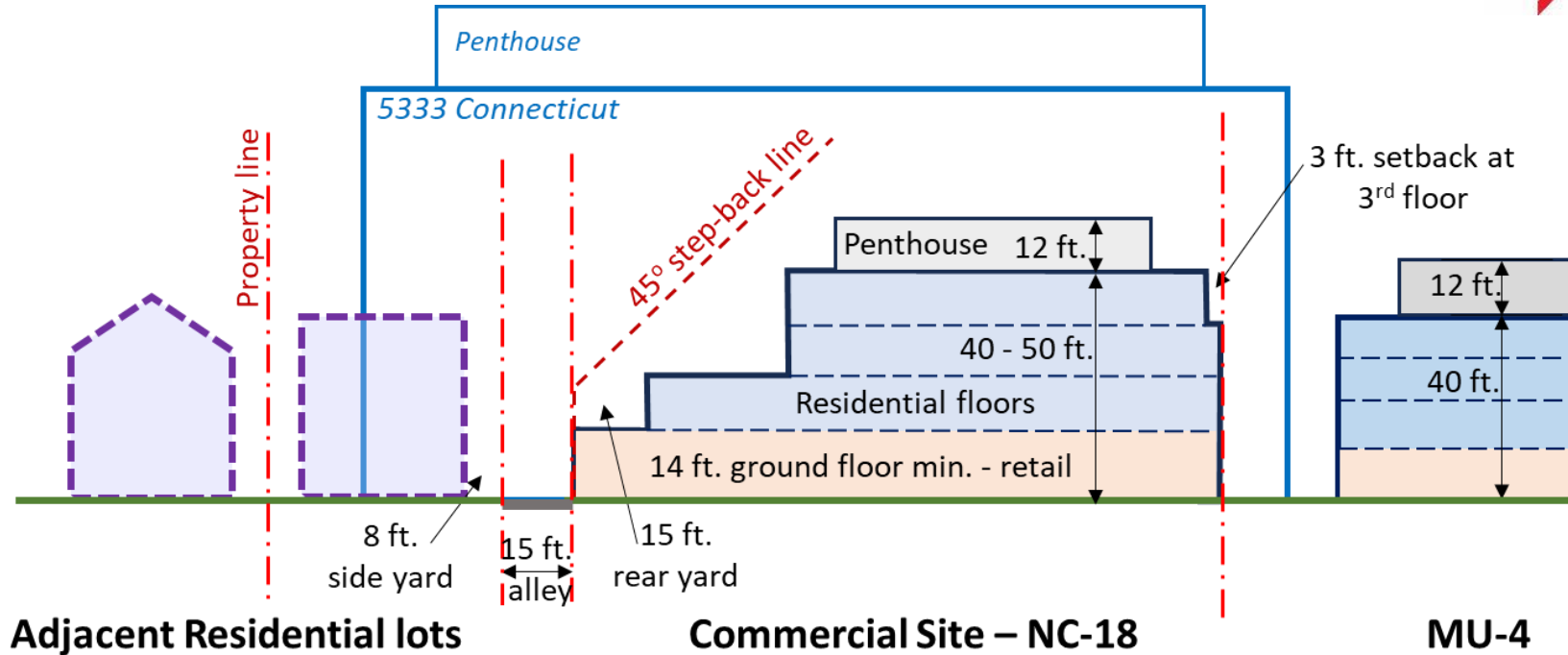


Illustrations – Aerial facing north



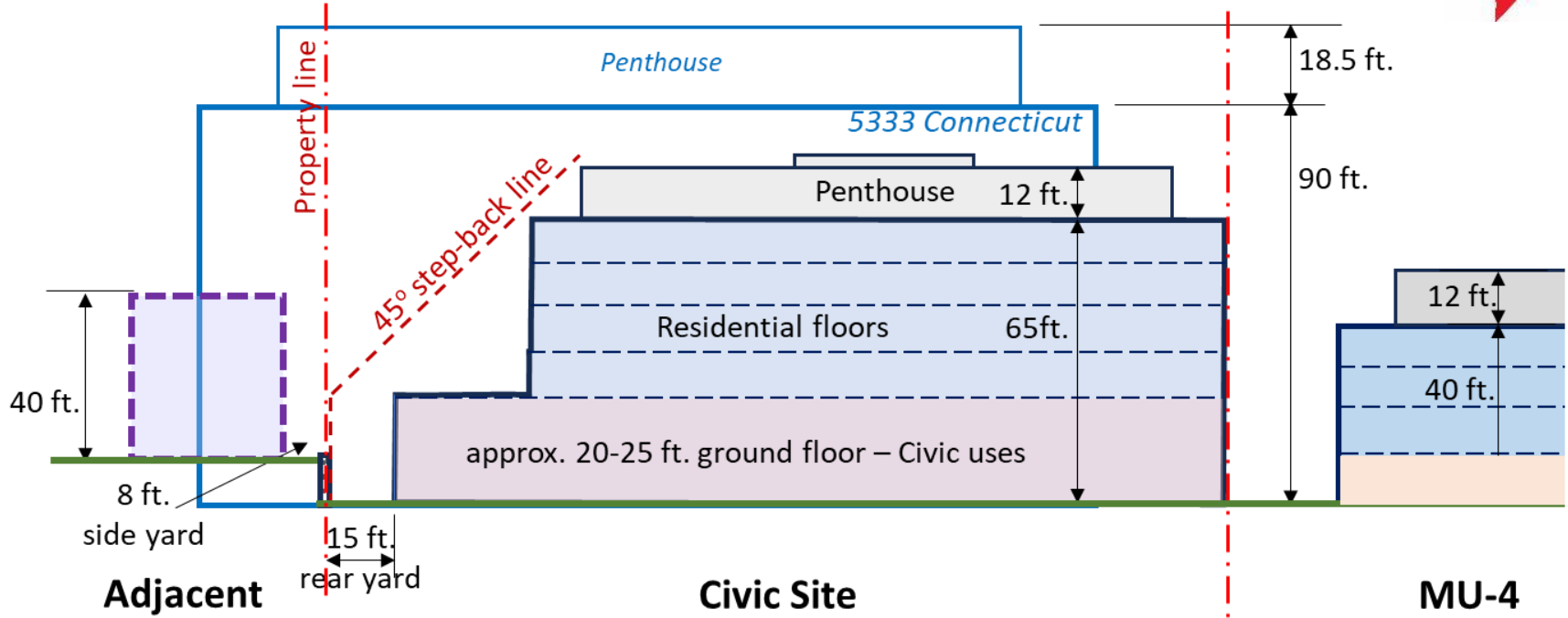
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Site Section – NC-18 Commercial Site





Site Section - NC-19 Civic Site



Adjacent Residential lots

*Building depth not to scale
Does not reflect lot occupancy or FAR limits, or multi-family restriction over rear portion of the lot
Does not reflect a specific development program*



Summary of Changes

Civic Site:

- Based on MU-4 PUD rather than MU-5, results in lower height and density
- Remove height bonus for tall ground floor
- Reduce mechanical penthouse height
- More stepping down of massing of building to rear

Commercial Corridor:

- Setbacks of building to rear/side



Process and Next Steps

We Are Here





QUESTIONS



Thank You

For More Information Contact:

[ChevyChaseSmallAreaPlan](#)

[2021 Comprehensive-Plan](#)

[Housing-Equity-Report](#)

[Rock Creek West Roadmap](#)



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Maxine Brown-Roberts, Development Review Specialist
DC Office of Planning
maxine.brown-roberts@dc.gov
202-442-8807

Joel Lawson, Associate Director
DC Office of Planning
joel.lawson@dc.gov
202-442-7600

Jennifer Steingasser, Deputy Director
Development Review, Historic Preservation & Design Review
Washington DC 20024
Jennifer.Steingasser@dc.gov
202-442-8808