

Potomac Yard - Landbay F (Retail Center) Applications*

PROPERTY:

Address: 3601 Jefferson Davis Hwy - Route 1 and 3601 Potomac Avenue
Size: 69.07 acres

CURRENT STATUS:

Zoning: CDD#10 – Potomac Yard / Potomac Greens (CDD#2008-0004)
Portion located in Old & Historic District (BAR)
Small Area Plan: Potomac Yard / Potomac Greens (last update: 2007)
Height District(s): #6 - Current CDD Zoning: SAP Map 24 (77' max, most 50' or below);
with a portion located in Height District #1 – Historic (50' max)

PURPOSE OF APPLICATIONS:

To modify density and heights of a low-density retail center to accommodate a higher density mixed-use development appropriate in close proximity to a potential new metrorail station.

APPLICATIONS:

1. **MPA – Master Plan Amendment (§11-900)** – update the vision for the existing retail center, amend heights and land uses and establish CDD Guidelines referenced in §5-602(C).
2. **Map Amendment (§11-800: Rezoning of CDD)** – Create a new CDD zone for the retail center, which is currently part of CDD#10. Modify boundaries of CDD zone and rename zone for retail center from CDD#10 to CDD#19. *(If protested – requires a supermajority vote)*

§5-602(B)- Additional (CDD) districts may be created from time to time, by designation in the city's master plan and approval of a rezoning application according to the provisions of §11-800 (Zoning Amendment) and 11-900 (Master Plan Amendment).

3. **Text Amendment (§11-800: New CDD Table)** – Create a new CDD#19 table [§5-602(A)] for Potomac Yard North in the Zoning Ordinance.
4. **CDD – Conceptual Design Plan (§5-600: CDD SUP)** – Applicant's conceptual design plan proposal for CDD#19. Must be consistent with the Master Plan.
5. **TMP – Transportation Management Plan SUP (§11-700)** – Applicant's proposed transportation management plan to ensure the adverse and disproportionate traffic and related impacts of such uses proposed with CDD Concept Design Plan are reduced to levels consonant with the public health, safety and general welfare, that surrounding land, structures, persons and property are adequately protected and that public and private transportation is facilitated.

*Applicable to staff plan presented to the public on 10/1 and 10/5