



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____)
 APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____
 IN APPLICATION NUMBER _____

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME (PRINTED) _____

Preliminary Not For Construction

Exhibit 30 H-149

LEGEND	GENERAL NOTES
Site	1. All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
Stream Valley Buffer	2. The site is currently zoned R-30, multi-family, low-density residential.
Floodplain	3. The site is proposed zone CRF-1.75 (C-0.25, R-1.5, H-75)
Proposed 45' ht. Building	4. The site is comprised of parcels N766 (26.31 acres) and N610 (6.67 acres), currently in use as the Americana Glenmont Forest Apartments (Approximately 482 existing dwelling units).
Proposed 75' ht. Building	5. Boundary lines, calculated areas and adjoiner information shown hereon were taken from deeds and plats of record. A boundary survey has not been completed by Rodgers Consulting, Inc.
Proposed Parking Garage	6. Building footprints and square footages of buildings, open space, landscaping and recreation space to be decided at time of Site Plan.
Existing Regional Park	7. Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%.
Proposed Amenity Building	8. The FZAP includes more than 12.5% MPDUs. Bonus density may be achieved for future development per Sec. 4.5.2.C.1.
	9. Zero foot (0') setback due to variable width public R/W along Randolph Rd and Georgia Avenue.
	10. The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
	11. The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

- BINDING ELEMENTS**
- The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
 - The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
 - The development must provide a minimum of 15 percent (15%) Moderately Priced Dwelling Units (MPDUs) or Montgomery County Department of Housing and Community Affairs (MCDHCA)-approved equivalent consistent with the requirements of Chapter 25A.

CRF Zone Optional Method Development Standards		
Current Zoning	R-30 multi-family, low-density residential zone	
Requested Zoning	CRF-1.75 C-0.25 R-1.5 H-75 ¹	
Development Method	Optional Method	
Gross Tract Area:	ac	sf
Gross Tract Area	34.87 ac	1,518,942 sf
Prior Dedication	2.23 ac	97,220 sf
Proposed Public Road Dedication (Erskine Ave extended)	0.74 ac	32,261 sf
Net Tract Area	31.90 ac	1,389,461 ac

Article 59-3, Uses and Use Standards, Division 3.1 Use Table		
3.1.6 Use Table	permitted / required	proposed
Multi-Unit ²	3.3.1.E Permitted Use	up to 2,275 du
Townhouse ²	3.3.1.D Permitted Use	up to 250 du
Retail/Service Establishment (up to 5,000 square feet) ²	3.5.1.B Permitted Use	up to 5,000 sf

Commercial Program		
Commercial SF	existing	mapped
	0 sf	C-0.25 = 379,736 sf
		proposed
		up to 5,000 sf

Article 59-4 Development Standards for Euclidean Zones, Division 4.5 Commercial / Residential Zones		
4.5 - Commercial / Residential Zones	permitted / required	proposed
4.5.3. Standard Method Development		
4.5.3.C.4 Height (max.)	CRF-1.75 C-0.25 R-1.5 H-75 ¹	CRF-1.75 C-0.25 R-1.5 H-75 ¹
Principal Building		
Building A	75'	75'
Building B	75'	75'
Building C up to 5,000 sf of commercial and restaurant use	75'	75'
Building D Parcel D may be Townhouses, Multi-family or both	45 / 75 ¹	45 / 75 ¹
Building E Parcel E may be Townhouses, Multi-family or both	45 / 75 ¹	45 / 75 ¹
Building F Parcel F may be Townhouses, Multi-family or both	45 / 75 ¹	45 / 75 ¹
Building G Parcel G may be Townhouses, Multi-family or both	75'	75'
Building H Parcel H may be Townhouses, Multi-family or both	75'	75'
Mapped	maximum	75'
Inclusion of 15% MPDU ³	maximum	75'

¹Binding element: The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
²Binding element: The use of the property will be limited to Multi-Unit Living, Townhouse Living, Retail/Service Establishments (up to 5,000 sf) and Restaurant use.
³Building height may be increased above 75 feet to allow for inclusion of greater than 12.5% MPDUs.

CRF Zoning Ordinance Conformance			
Ordinance Reference	Permitted/Required	Provided	
5.3.5.A	Density of Development a. Max Overall FAR b. Commercial Density c. Residential Density	Established by Floating Zone Plan	CRF-1.75 (C-0.25, R-1.5, H-75) a. 1.75 FAR (up to 2,658,149 sf) b. 0.25 Commercial FAR (up to 379,736 sf) c. 1.5 Residential FAR (up to 2,278,413 sf)
5.3.5.B.1	Building Height	Established by Floating Zone Plan	75' ¹
4.1.8.B	Height Compatibility	45 degree angular plane required, measured from a height equal to the height allowed for a detached house in the abutting R-90 Zone at the required site and rear yard setback line (per Section 4.1.8.B)	Complies
5.3.5.B	Building Setbacks (min.) from the boundary	Established by Floating Zone Plan (All others established by site plan)	Principal Building Setbacks: From Public Street: Apartment Building = 0' Townhouse = 5' From Adjoining Lot: East Setback: Apartment Building = 45' ² Townhouse = 45' ² South Setback: Apartment Building = 30' ³ Townhouse = 30' ³
4.1.8.A	Setback Compatibility	East Setback = 37.5' R-90 Zoned property rear setback = 25' (25' x 1.5 = 37.5') South Setback = 30' RT-15.0 Zoned property setback = 20' (20' x 1.5 = 30')	Complies East Setback: Apartment Building = 45' ² Townhouse = 45' ² South Setback: Apartment Building = 30' ³ Townhouse = 30' ³
5.3.5.C	Lot Size (min.)	Established by site plan	n/a
5.3.5.D	Open Space Provided Under 4.5.4.B.1. (net area between > 6.01 acres)	10% of site area (138,946 sf)	±11%

¹ Building height restricted to 45' for a depth of 100' from the eastern property line, as recommended in the Glenmont Sector Plan.
² The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
³ The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.

DESIGN TEAM
 Owner / Developer:
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 c/o Grady Management, Inc.**
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SEAL & SIGNATURE



PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 42356, Expiration Date 12/19/24.

GLENMONT FOREST CR FLOATING ZONE

Montgomery County, Maryland, Election District No. 13

ISSUE DATE	DESCRIPTION

PROJECT NUMBER	1103B
DATE	APRIL 2024
SCALE	1" = 100'
DRAWING TITLE	Floating Zone Plan