

**GLENMONT FOREST
LOCAL MAP AMENDMENT NO. H-149
SUPPLEMENTAL REPORT NO. 2**

Description

A compatibility analysis of the proposed Glenmont Forest redevelopment with the neighborhood to the north as well as an updated school analysis based on a total of 2,275 total units.

COMPLETED: 11/20/2025

Planning Staff

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LOCATION/ADDRESS

2300 Glenmont Circle, Silver Spring

MASTER PLAN

2013 *Glenmont Sector Plan*

ZONE

R-30

PROPERTY SIZE

34.87-acre tract

APPLICANT

Glenmont Forest Investors, LP c/o Grady Management, Inc.

Summary:

- At the request of the Hearing Examiner, Planning Staff prepared this supplemental report to analyze the compatibility of the development proposed by Local Map Amendment Application No. H-149 with the neighborhood to the north.
- The Montgomery County 4th District Police Station is located directly north of the Property. The Glenmont Shopping Center and Glen Way Gardens Condominium community confront the Property to the north, across Randolph Road.
- Staff analysis demonstrates that the development proposed by H-149 is compatible with the neighborhood to the north.
- This memo also includes a supplemental school analysis for the proposed redevelopment, based on 2,275 units (consistent with the transportation analysis), that demonstrates that the estimated enrollment does not exceed the adequacy ceilings to trigger a UPP at any school level.

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SECTION 1: INTRODUCTION

Planning Staff (“Staff”) issued a report for Local Map Amendment (“LMA”) No. H-149, Glenmont Forest, on May 20, 2024 (“Initial Staff Report.”) The Initial Staff Report included an analysis of the proposed development’s compatibility with the adjacent residential neighborhoods directly east and south of the Property, as those would be most directly impacted by the proposed development. At the request of the Hearing Examiner, Staff prepared this supplemental report (“Supplemental Report No. 2”) to analyze the proposed development’s compatibility with the neighborhood located north of the Glenmont Forest Property (“Property” or “Subject Property”) and to address associated LMA findings.

On August 8, 2025, Staff completed a Supplemental Report (“Supplemental Report No. 1”) for the Hearing Examiner to provide an adequate public facilities school analysis for LMA No. H-149. The analysis in Supplemental Report No. 1 is based on a total of 2,525 units, as shown on the approved floating zone plan, with up to 250 single-family attached (townhouse) units and 2,275 low-rise multifamily units. However, since the transportation analysis for the LMA application was based on only 2,275 total units, and Council Resolution No. 20-616 also references a total of 2,275 total units, Staff is providing this additional analysis of the enrollment impact based on only 2,275 total units.

SECTION 2: COMPATIBILITY ANALYSIS AND ASSOCIATED FINDINGS

ANALYSIS

Figure 1 delineates the limits of the Property with a red dashed line and the Staff-defined Neighborhood with a purple dashed line. The Montgomery County 4th District Police Station (“Police Station”) is located directly north of the Property. The Glenmont Shopping Center (“Shopping Center”) and Glen Way Gardens Condominium community (“Glen Way Gardens”) confront the Property to the north, across Randolph Road. This analysis focuses on compatibility with the Police Station, the Glenmont Shopping Center, and Glen Way Gardens as they are the properties closest to the proposed development. To determine compatibility with the properties to the north, this analysis considers relevant language in the 2013 *Glenmont Sector Plan* (“Sector Plan,”) as well as building heights, topography, setbacks, and distance across Randolph Road.

Due to its proximity to the Glenmont Metro Station and the Shopping Center, as well as its size and single ownership, the Sector Plan recognizes the Property’s suitability for future rezoning (pg. 29). The Sector Plan recommends rezoning the Property to CRF-1.75, C-0.25, R-1.5, H-75 to encourage redevelopment of the Property with four- to- six story buildings. The Sector Plan includes specific guidance about compatibility with the adjacent single-family houses to the east should the Property be redeveloped and recommends a transition zone to create a 100-foot-wide buffer along the Property’s eastern property line abutting the single-family homes. The transition zone is recommended to be limited to residential development with a maximum height of 45 feet. Notably,

the Sector Plan does not include language about a necessary transition between the Property, if rezoned to allow heights over 45 feet, and the neighborhood to the north.



Figure 1: Property and Staff-defined Neighborhood

The Sector Plan recognizes that the publicly owned properties located directly adjacent to the Subject Property to the north, currently zoned R-30, as potentially suitable for the same floating zone as the Property (CRF-1.75, C-0.25, R-1.5, H-75). In fact, at Staff's request, the Applicant reached out to the Montgomery County Department of General Services (DGS) to discuss the inclusion of the District Four police station and adjacent MDOT SHA parcel with the rezoning application to allow for a more comprehensive redevelopment of this prominent corner of the intersection, but DGS chose not to participate in the Application. Since the use of the redeveloped Property will remain primarily residential, it will continue to be compatible with the existing police station.

The Shopping Center, located north of the Property across Georgia Avenue, is zoned CR-3.0, C-2.5, R-2.5, H-120. In general, residential development is inherently compatible with a shopping center

because the retail and service uses help meet the needs of current and future residents. The uses are mutually beneficial because the proposed residential development will put additional customers within walking distance of the shopping center, enhancing the customer base of the Shopping Center. Further, if the Shopping Center redevelops, the zoning allows a mix of uses that could also include residential and create more synergy between the properties.

If the Shopping Center redevelops, the Sector Plan recommends a transition in building height from 120 feet internally to 45-foot-tall buildings along the adjacent Glen Way Gardens community to the northeast. The Sector Plan does not contain any language about a required transition between the redevelopment on the Subject Property and the Glen Way Gardens community to the north, across Randolph Road, as the zoning and uses would be compatible.

Glen Way Gardens is a garden apartment style condominium complex with frontage on the north side of Randolph Road, directly across the street from the Property's northeastern corner. Randolph Road is approximately 135 feet wide between the Property and Glen Way Gardens. The Glen Way Gardens building closest to Randolph Road is three stories tall and sits at an elevation approximately six feet above the road. This Glen Way Gardens building is also set back over 60 feet from the Randolph Road right-of-way.

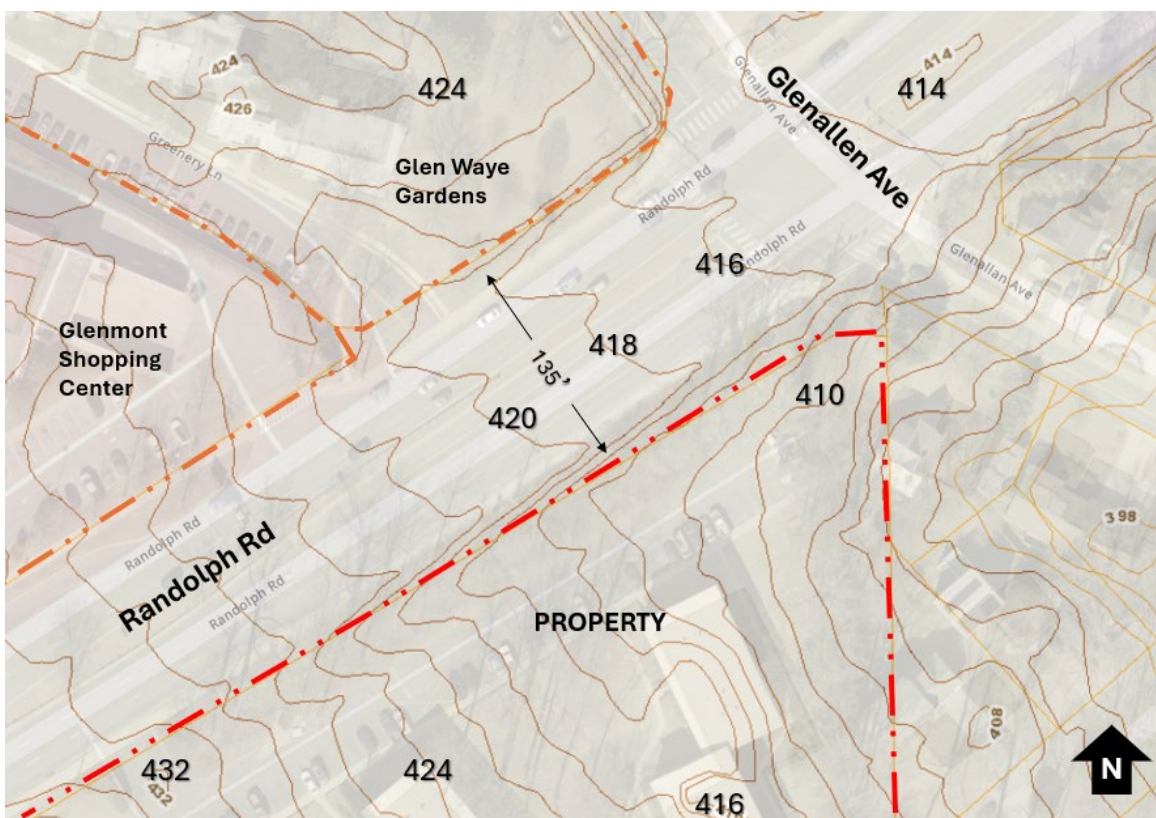


Figure 2: Topography Map of the Property frontage along Randolph Road facing Glen Way Gardens (2 ft contours)



Figure 3: View from the south side of Randolph Road facing north

The topography of the Subject Property drops off approaching the northeast corner, such that the elevation at this corner of the Property is at or below the elevation of Randolph Road. The higher elevation of the Glen Way Gardens property will reduce visual impacts of the taller buildings on the Property. Further, the topography of the area, the setback of the Glen Way Gardens buildings, and the width of Randolph Road between the two properties mitigate any visual impacts associated with the height of the proposed buildings.

In addition, all properties within the Staff-Defined Neighborhood north of the Subject Property (which is the area OZAH requested be reviewed for this supplemental report) are within Residential Multi-Unit or Commercial Residential Zones (Figure 4). As such, the height of the proposed buildings is not subject to the height compatibility requirements of Section 59-4.1.8.B in relation to the neighborhood to the north.

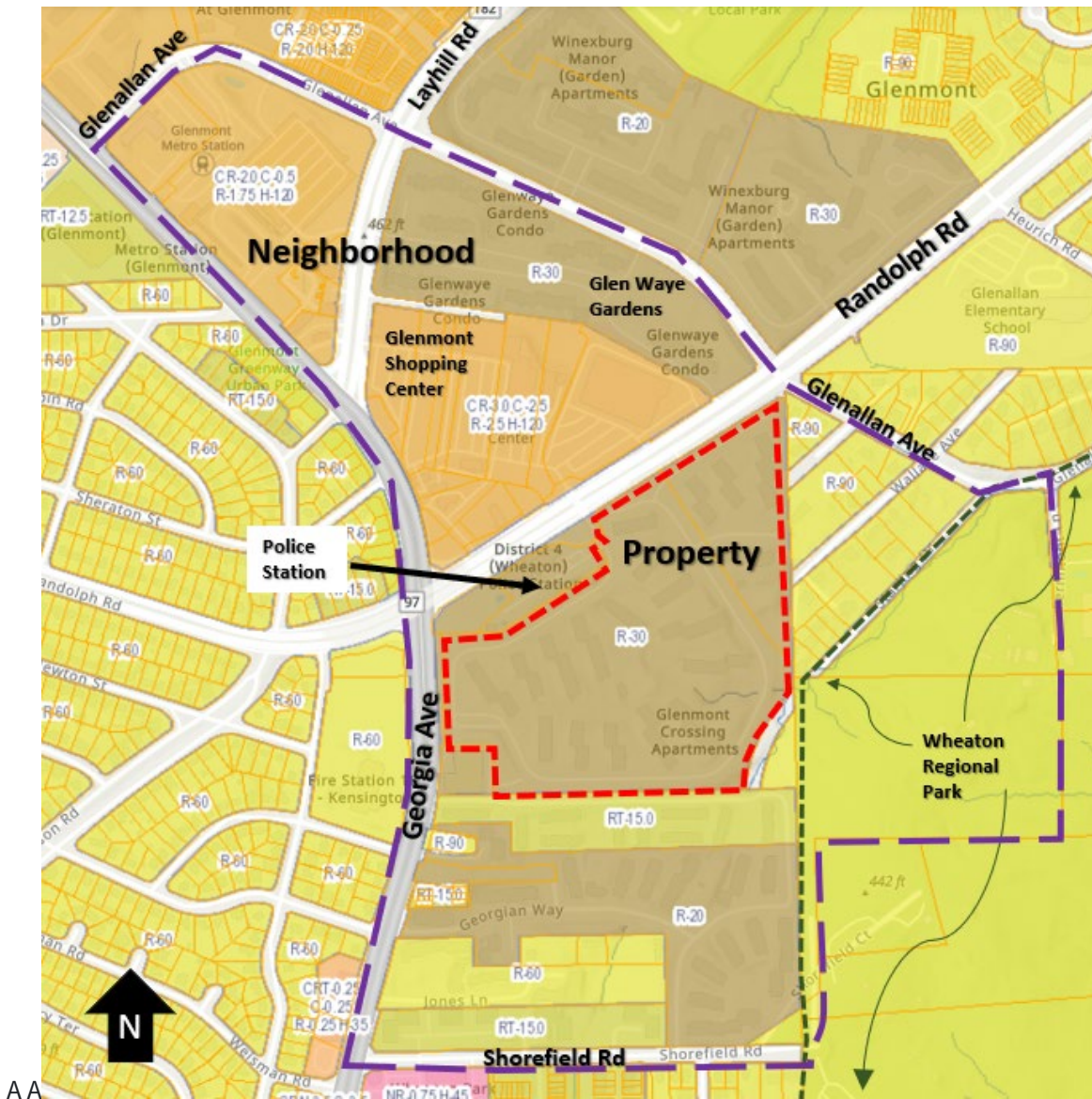


Figure 4: Zoning in the Staff-Defined Neighborhood

COMPATIBILITY FINDINGS

The findings below are in addition to the findings from the Initial Staff Report.

Section 7.2.1.E.2.c.: *satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter;*

Section 5.1.2.C. (Intent of Floating Zones). *Ensure protection of established neighborhoods by:*

1. *establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;*

The CRF Zone meets the applicability requirements under Section 59-5.1.3.B. because the CR floating zone is recommended for the Property in the Sector Plan. The density of the CRF Zone is consistent with the Sector Plan recommendation, satisfying Section 59-5.3.5.A.1. Although uses in the CRF can mirror those allowed in the CR Zone under Section 59-5.3.3.A.3, Binding Element No. 2 in County Council Resolution No. 20-616 restricts the use of the Property to multi-unit living, townhouse living and up to 5,000 square feet of non-residential use. As described in Section 2, the density, and uses on the Property are consistent with the Sector Plan recommendations and compatible with the police station, commercial shopping center and condominium community located to the north of the Property.

2. *providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and*

The maximum density (1.75 FAR) and building height (75 feet) approved with the Floating Zone Plan satisfy the development standards of the CRF Zone, Section 59-5.3.5.A.1 and 59-5.3.5.B.1, respectively, and are consistent with the zoning recommended for the Property in the Sector Plan. The 75-foot maximum building height is lower than the 120-foot building height allowed by the zoning at the Glenmont Shopping Center across the street. The proposed buildings will be taller than those at the Glen Way Gardens, but the 135-foot (at least) distance across Randolph Road and the lower elevation of the Property will mitigate adverse impacts from the taller buildings.

As described in the previous section of this report, the height and setback compatibility standards do not apply to the neighborhoods north of the Property. Nonetheless, the approximately 135-foot Randolph Road right-of-way provides a similar function as the height and setback compatibility standards of Section 59-4.1.8. With the proposed binding elements, the development of the Property would not need additional standards and would be compatible with the adjacent neighborhoods and their character would remain protected.

3. *allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.*

Staff determined that there are no negative impacts on the neighborhoods to the north that will be caused by the new use, and the Floating Zone Plan and binding elements provide sufficient flexibility.

Section 5.3.2. (Purpose of Commercial/Residential Zones). The purpose of the Commercial/Residential Zones is to:

- A. allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;***
- B. allow flexibility in uses for a site; and***
- C. provide mixed-use development that is compatible with adjacent development.***

The CRF zone at this location provides a primarily residential mixed-use development that serves as a complementary use to the Glenmont Shopping Center, located across the street from the Property on Randolph Road. The proposed multi-unit buildings will be taller than those at Glen Way Gardens that are located on the north side of Randolph Road opposite the Property. However, the 135-foot-wide distance across Randolph Road, as well as the lower elevation of the Property compared to Glen Way Gardens, will minimize the visual impacts from the taller buildings.

Section 7.2.1.E.2.d.: be compatible with existing and approved adjacent development

As discussed previously in this report, the proposed development will be compatible with the neighborhood to the north as well as well as the neighborhoods on the other sides of the Project.

SECTION 3: SCHOOLS ANALYSIS FOR 2,275 TOTAL UNITS

The first Supplemental Report from Planning Staff prepared for LMA application No. H-149, dated August 8, 2025 (“Supplemental Report No. 1”), analyzed the school-estimated impacts of the proposed development based on 250 single-family attached (townhouse) and 2,275 low-rise multifamily units, for a total of 2,525 units as shown on the approved floating zone plan. The analysis provided the most conservative estimate of the impact of the proposed development on the public schools. However, because the transportation analysis for the LMA application was based on only 2,275 total units, and Council Resolution No. 20-616 also references a total of 2,275 total units, Staff is providing this additional analysis of the enrollment impact based on only 2,275 total units.

The updated analysis changes the Project’s enrollment impact estimate, such that no Utilization Premium Payments would be needed at any school level. The conclusion of the school analysis, however, remains unchanged from Supplemental Report No. 1. Public school capacity will be adequate to serve the residential development proposed by the LMA. Also, as noted in Supplemental Report No. 1, the official school capacity analysis will be conducted at the time of Preliminary Plan.¹

ANNUAL SCHOOL TEST RESULTS²

The Property is served by Glenallan Elementary School, Odessa Shannon Middle School, and John F. Kennedy High School³. Table 1 shows the enrollment and capacity projections of these schools reflected in the FY2026 Annual School Test, and the Utilization Premium Payment (UPP) tier placements (see Attachments B and C from Supplemental Report No. 1). The FY2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective as of July 1, 2025, evaluates the adequacy of public school capacity for development applications reviewed through the fiscal year based on projections for the 2029-2030 school year.

Table 1. FY2026 Annual School Test Projections (2029-2030 School Year) & UPP Tier Placements

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Glenallan ES	772	692	89.6%	+80	No UPP
Odessa Shannon MS	881	796	90.4%	+85	No UPP

¹ Preliminary Plan approval requires public notice and a Planning Board hearing.

² The Annual School Test Results is unchanged from the August 8, 2025 report.

³ Kennedy High School is part of the Downcounty Consortium, which allows students to request to attend one of five area high schools. Each high school offers unique academy programs focused on specific career or academic interests.

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
John F. Kennedy HS ⁴	2,173	2,059	94.8%	+114	No UPP

Based on the FY2026 Annual School Test results in Table 1, each of the area schools for the Property have capacity and there is no automatic UPP required. However, if the Project's estimated enrollment impact at any school level exceeds the applicable adequacy ceilings shown in Table 2, a partial UPP payment may be triggered. The Tiers represent the payment amount such that a Tier 1 payment is lower than a Tier 2 which is lower than a Tier 3 based upon the level of deficit created.

Table 2. FY2026 Annual School Test Adequacy Ceilings

	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Glenallan ES	154	235	351
Odessa Shannon MS	205	262	394
John F. Kennedy HS	274	549	875

ENROLLMENT IMPACT ESTIMATE

The Property is located within the Glenmont Policy Area, which is categorized as an Infill Impact Area by the 2024-2028 *Growth and Infrastructure Policy*. To estimate the LMA's enrollment impact during an average year throughout its life, the FY26-27 Student Generation Rates for Infill Impact Areas are applied to the net number of units proposed by unit type. As previously discussed, this analysis is based on a total of 2,275 units, using the most conservative assumptions about unit type.

Since townhouses have a higher student generation rate than multi-family units, Staff assumed 250 townhouses, the maximum number shown on the floating zone plan. The distribution of proposed multifamily units between high-rise (defined as five stories or more for the purpose of school adequacy analysis) and low-rise buildings has not been determined at this time. For this analysis, Staff

⁴ Projected enrollment is modified to estimate the impact of the Charles W. Woodward High School Reopening (CIP P651908) and the Northwood HS Addition/Facility Upgrades (CIP P651907), reflecting the scope of the boundary study approved by the Board of Education on March 28, 2023.

made the conservative assumption that all the multifamily units would be in low-rise buildings because low-rise units have a higher student generation rate than high-rise units. Accordingly, Table 3 below shows an enrollment impact estimate for 250 single-family attached (townhouse) and 2,025 low-rise multifamily units (including removal of the existing 482 low-rise units).

It should be noted that the conservative assumptions used in this analysis likely overestimates the potential impact of this Project on the public schools. Some of the multifamily units would need to be within high-rise buildings to achieve the maximum residential density proposed given the size of the Property and other site constraints.

Table 3. Enrollment Impact Estimate (reflects FY2026-2027 Student Generation Rates)

Type of Unit	Net Number of Units	Infill ES Student Generation Rate	ES Student Estimate	Infill MS Student Generation Rate	MS Student Estimate	Infill HS Student Generation Rate	HS Student Estimate
SF Attached	250	x 0.165	= 41.250	x 0.088	= 22.000	x 0.137	= 34.250
MF Low-rise	2,025	x 0.066	=133.65	x 0.034	= 68.85	x 0.049	=99.23
(Existing MFL)	-482	x 0.066	= -31.812	x 0.034	= -16.388	x 0.049	= -23.618
TOTAL (rounded down)			143		74		109

Based on the above calculations, the Project's enrollment impact estimate is 143 elementary school students, 74 middle school students, and 109 high school students. With the reduction in unit count to match the transportation analysis, the estimated enrollment does not exceed the adequacy ceilings at any school level.

In any event, the result of the APF analysis for school adequacy is that the public schools are adequate based on the most conservative assumption of the LMA development assuming a total of 2,275 units (using the highest student generation rates). Again, with the caveat that another school analysis will be performed at the time of Preliminary Plan of subdivision based on the rates and guidance at that time.

SECTION 4: CONCLUSION

As described herein, the development proposed by LMA No. H-149 is compatible with surrounding development, including the neighborhood to the north. In addition, a school capacity analysis based on 2,275 units for the Project, consistent with the number of units used for the LMA transportation analysis, demonstrates that the estimated enrollment does not exceed the adequacy ceilings at any school level.

ATTACHMENTS

Attachment A: Request from Hearing Examiner

ATTACHMENT A

From: [Byrne, Kathleen](#)
To: [Vaia, Emily](#); [Sanders, Carrie](#)
Cc: [Kronenberg, Robert](#); [Tettelbaum, Emily](#); [Johnson, Nana](#); michele@marylandpropertylaw.com; [Robins, Steven A.](#); [Elizabeth Rogers](#)
Subject: Remand of H-149 - Glenmont Forest - Supplemental Memo on Compatibility
Date: Friday, August 22, 2025 11:40:07 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Emily and Carrie,

Thank you for providing the detailed school analysis on August 8, 2025. Those documents are part of the OZAH record and have been forwarded to counsel for both parties, who are also copied on this email. In addition to school adequacy question, the Court remanded the matter for further testimony and evidence with respect to “compatibility with the larger community to the north of the property.” Via this email, I’m requesting Planning Staff supplement the prior report and provide detailed analysis regarding H-149’s compatibility to the neighborhood to the north pursuant to the following sections of the Zoning Ordinance.

Section 7.2.1.E.2.c.: *satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter; (Note - referencing 5.1.2.C and 5.3.2 below which include compatibility analysis)*

Section 5.1.2.C. (Intent of Floating Zones). *Ensure protection of established neighborhoods by:*

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2. *providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and*
3. *allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.*

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- A. *allow development of mixed-use centers and communities at a range of densities and heights flexible enough to respond to various settings;*
- B. *allow flexibility in uses for a site; and*
- C. *provide mixed-use development that is compatible with adjacent development that is compatible with adjacent development*

Section 7.2.1.E.2.d.: *be compatible with exiting and approved adjacent development*

Regarding this analysis, do you have an estimate on how long it will take Staff to review and provide the supplemental information for compatibility? Additionally, does Staff intend to submit the school and compatibility issues on remand to the Planning Board or simply provide OZAH with the supplemental information? I ask for the purpose of scheduling a new hearing date on OZAH's end. Please let me know if you have any questions. Thanks again.

Katy Byrne

Kathleen E. Byrne

Director/Hearing Examiner

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<https://www.montgomerycountymd.gov/cybersecurity>