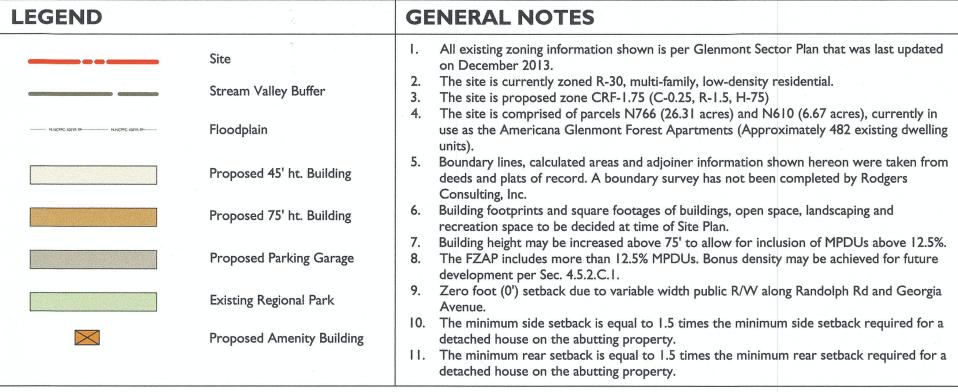


HEARING EXAMINER

HEARING EXAMINER NAME (PRINTED)

Preliminary Not For Construction



BINDING ELEMENTS

- . The maximum building height is limited to 45 feet, for a distance of 100 feet from the eastern property boundary.
- 2. The use of the property will be limited to Multi-Unit Living, Townhouse Living, and up to 5,000 sf of non-residential use.
- 3. 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.

| Current Zoning | R-30 multi-family, low-density residential zone | | | |
|---|---|-----------------------------|--------------------------------|--|
| Requested Zoning | CRF-1.75 C-0.25 R-1.5 H-75' | | | |
| Development Method | Optional Method | | | |
| Gross Tract Area: | ac | | <u>sf</u> | |
| Gross Tract Area | 34.87 a | 34.87 ac | | |
| Prior Dedication | 2.23 ac | 2.23 ac | | |
| Proposed Public Road Dedication (Erskine Ave extended) | 0.74 ad | 0.74 ac | | |
| | | | | |
| Net Tract Area | 31.90 a | <u>c</u> | 1,389,461 ac | |
| | | | | |
| | on 3.1 Use Table | | | |
| 3.1.6 Use Table | | permitted / required | proposed | |
| 3.1.6 Use Table Multi-Unit ² | 3.3.1.E | Permitted Use | up to 2,275 du | |
| 3.1.6 Use Table Multi-Unit ² Townhouse ² | 3.3.1.E 3.3.1.D | | up to 2,275 du up to 250 du | |
| 3.1.6 Use Table Multi-Unit ² | 3.3.1.E | Permitted Use | up to 2,275 du | |
| 3.1.6 Use Table Multi-Unit ² Townhouse ² Retail/Service Establishment (up to 5,000 square feet) ² | 3.3.1.E 3.3.1.D | Permitted Use Permitted Use | up to 2,275 du up to 250 du | |
| Multi-Unit ² Townhouse ² | 3.3.1.E 3.3.1.D | Permitted Use Permitted Use | up to 2,275 du up to 250 du | |

| .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' | CRF-1.75 C-0.25 R-1.5 H-75 |
| 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 | Disponse para mendinang inang antahai menjalah tinan menjalah para samanan mengangkan menjadi sahai pangangan Pangan pangangan pan | 45 / 75' ¹ | 45 / 75' |
| Building E Parcel E may be Townhouses, Multi-family or both | der volleigt der der verste verschaften volg der die der den often der der delte der verschaften der verschaft | 45 / 75' ^l | 45 / 75' |
| Building F Parcel F may be Townhouses, Multi-family or both | en Tribulater la comment de de comment de comment de l'anglight de Californi en capital de la fait de la fait de comment de la fait de capital de la fait de la fait de l'anglight de la fait de la fa | 45 / 75' ^l | 45 / 75' |
| 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' | -4 t-13 |
| Inclusion of 15% MPDU ³ | maximum | 75' | 75' ³ |

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.

| | rdinance Conformance | | |
|---|--|---|---|
| nance Refe | | Permitted/Required | Provided |
| 5.3.5.A a. Max Over b. Commer c. Resident | Density of Development | Established by Floating Zone Plan | CRF-1.75 (C-0.25, R-1.5, H-75') |
| | a. Max Overall FAR | | a. 1.75 FAR (up to 2,658,149 sf) |
| | b. Commercial Density | | b. 0.25 Commercial FAR (up to 379,736 sf) |
| | c. Residential Density | | c. 1.5 Residential FAR (up to 2,278,413 sf) |
| 5.3.5.B.1 | Building Height | Established by Floating Zone Plan | 75' |
| 4.1.8.B | Height Compatibility | 45 degree angular plane required, measured form 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 |
| | | East Setback = 37.5' | Complies |
| | Setback Compatibility | R-90 Zoned property rear setback = 25' | East Setback: |
| | | $(25' \times 1.5 = 37.5')$ | Apartment Building = 45 ² |
| 4.1.8.A | | | Townhouse = 45 ² |
| | | South Setback = 30' | South Setback: |
| | | RT-15.0 Zoned property setback = 20' | Apartment Building = 30 ¹³ |
| | | $(20' \times 1.5 = 30')$ | Townhouse = 30 ¹³ |
| 5.3.5.C | Lot Size (min.) | Established by site plan | n/a |
| | Open Space Provided Under 4.5.4.B.1. (net | | |
| 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.

²The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.

³The minimum rear setback is equal to 1.5 time the minimum rear setback required for a detached house on the abutting property.

Grady Management, Inc.

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874 Ph: 301.948.4700 (Main), Fx: 301.948.6256, www.rodgers.com

DESIGN TEAM Owner / Developer:

Owner / Developer:

Glenmont Forest Investors LP,
c/o Grady Management, Inc.
8630 Fenton Street, Suite 625
Silver Spring, Maryland 20910
301.495.1976
Attn: Brian Alford

Legal:
Lerch Early Brewer
7600 Wisconsin Avenue, Suite 700
Bethesda, Maryland 20814
301.657.0747

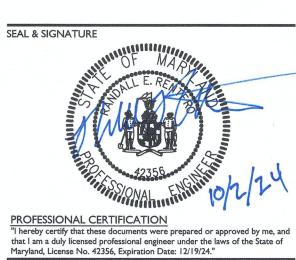
Attn: Steven A. Robins

Land Planning / Landscape Architect / Civil Engineering: Rodgers Consulting, Inc.
19847 Century Boulevard, Suite 200
Germantown, Maryland 20878
301.948.4700

Transportation:

Wells + Associates
7200 Wisconsin Avenue, Suite 500
Bethesda, Maryland 20814
301.971.3415
Attn: Nancy Randall

Attn: Randall Rentfro



"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."

CR FLOATING ZONE

PROJECT NUMBER I 103B

DATE APRIL 2024

SCALE I" = 100'

DRAWING TITLE

DESCRIPTION

Floating Zone Plan

DATE