



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 3.0)
APPROVED BY THE DISTRICT COUNCIL ON 5/14/24 BY RESOLUTION NUMBER
20-610, IN APPLICATION NUMBER H-149

Kathleen Byrnc 10/2/24
HEARING EXAMINER DATE

Kathleen Byrnc
HEARING EXAMINER NAME (PRINTED)

Preliminary Not For Construction

LEGEND

- Site
- Stream Valley Buffer
- Floodplain
- Proposed 45' ht. Building
- Proposed 75' ht. Building
- Proposed Parking Garage
- Existing Regional Park
- Proposed Amenity Building

GENERAL NOTES

- All existing zoning information shown is per Glenmont Sector Plan that was last updated on December 2013.
- The site is currently zoned R-30, multi-family, low-density residential.
- The site is proposed zone CRF-1.75 (C-0.25, R-1.5, H-75)
- 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).
- 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.
- Building footprints and square footages of buildings, open space, landscaping and recreation space to be decided at time of Site Plan.
- Building height may be increased above 75' to allow for inclusion of MPDUs above 12.5%.
- The FZAP includes more than 12.5% MPDUs. Bonus density may be achieved for future development per Sec. 4.5.2.C.1.
- Zero foot (0') setback due to variable width public R/W along Randolph Rd and Georgia Avenue.
- The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.
- 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'		
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	3.5.11.B	Permitted Use	up to 5,000 sf

Commercial Program			
	existing	mapped	proposed
Commercial SF	0 sf	C-0.25 = 379,736 sf	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	75'	75' ¹
	Inclusion of 15% MPDU ³	maximum	
		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.

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 I103B
DATE APRIL 2024
SCALE 1" = 100'
DRAWING TITLE Floating Zone Plan