



FLOATING ZONE PLAN (FZP)

GLENMONT FOREST

H-149 Glenmont Forest Remand

November 07, 2025

GLENMONT FOREST

H-149 GLENMONT FOREST REMAND SUPPLEMENTAL ANALYSIS

**2300 GLENMONT CIRCLE, SILVER SPRING, MD
NOVEMBER 07, 2025**

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I. OVERVIEW

Glenmont Forest Investors, LP c/o Grady Management, Inc., (the "Applicant") submitted a Local Map Amendment (Floating Zone) ("LMA") application to rezone the property located at 2300 Glenmont Circle in Silver Spring, Maryland (the "Property") on January 23, 2024. Specifically, the Applicant requested approval of an LMA to rezone the Property from the R-30 multi-family, low-density residential zone to the Commercial Residential Floating Zone ("CRF") – more specifically, the CRF-1.75, C-0.25, R-1.5, H-75' zone.

The Applicant plans to redevelop the Property with a mixed-use, primarily residential development containing up to 2,275 residential units and up to 5,000 square feet of neighborhood-serving retail space (the "Project") (*See* Certified Floating Zone Plan, submitted concurrently with this Report). The residential component of the Project is envisioned to be a predominately multi-family residential but as part of the LMA, the Applicant sought flexibility to develop up to 250 townhouse units. Under any scenario, the residential development would not exceed 2,275 dwelling units (*i.e.* the total number of multifamily units proposed for development in the subsequent land use approvals will be reduced by the number of townhouses proposed). As part of the LMA, the Applicant agreed to provide 15% moderately priced dwelling units, which is 2.5% more than what the Montgomery County Code requires for development in this area of the County.

The Montgomery County Planning Board reviewed the LMA application on May 30, 2024, and voted to unanimously approve it. After a public hearing before the Zoning Hearing Examiner ("ZHE") on June 14, 2024, the ZHE recommended approval to the Montgomery County Council, sitting as the District Council (Report and Recommendation dated August 19, 2024). Oral argument was requested before the District Council, and that hearing was held on September 24, 2024. The LMA was approved by the District Council through Resolution No. 20-616 (Map Amendment H-149) on September 24, 2024. Some, but not all, of the opposition appealed the District Council's approval of the LMA to the Montgomery County Circuit Court (the "Court"). Subsequently, on May 30, 2025, the Court vacated the District Council's Resolution and remanded the case to the Hearing Examiner for further proceedings to address only two narrow issues: (1) school adequacy and (2) the LMA's compatibility with the surrounding neighborhood, specifically the community located north of the proposed development. Pursuant to the Court remand, this Report addresses these two specific issues noted for further consideration.

II. SCHOOL ADEQUACY

The adequacy of public facilities, including a determination of adequate school facilities, is required to be reviewed and approved as part of the subsequent Preliminary Plan of Subdivision application. Having said that, the Court instructed the Applicant to provide further evaluation on the topic of school capacity in connection with the LMA. Although school capacity is not finalized at the time of LMA, the adequacy of all public facilities (aside from traffic) are broadly evaluated under Section 7.2.1.E.2.b, which requires the District Council to find that the Floating Zone Plan will "further the public interest." This Report comprehensively addresses school adequacy for the

LMA and demonstrates that school capacity is adequate at all three levels – elementary, middle and high school – to accommodate the proposed Project now, and in the foreseeable future. As such, the LMA will further the public interest.

Under the 2024-2028 Growth and Infrastructure Policy (“GIP”), the Planning Board reviews and certifies the results of the Annual Schools Test (no later than July 1 of each year). The results of this test are used to determine the projected school capacity and whether any Utilization Premium Payment(s) (“UPP”) must be paid to address any school capacity issues. As discussed below, there is no school moratoria in the County; instead, the County Council has determined that any inadequacies are more appropriately addressed/mitigated via the UPP system.

A. Discussion of School Adequacy Methodology

Adequate public school facilities are available to serve the proposed development. The Property is served by John F. Kennedy High School, Odessa Shannon Middle School, and Glenallan Elementary School – all of which have the capacity to accommodate the new residential development proposed by the Project. In accordance with Chapter 50 of the County Code and the GIP, the Planning Board adopted the FY2026 Annual School Test on June 26, 2025, effective July 1, 2025, which determines the adequacy of all Montgomery County public schools based on enrollment projections for the 2029–2030 school year.

As mentioned above, several years ago, in connection with the approval of the 2020-2024 Growth and Infrastructure Policy, the Montgomery County Council eliminated school moratoriums because it was recognized that most of the student generation originates from residential turnover in existing single-family homes, not new development. And it was recognized that new development contributes the necessary funding toward school capacity projects. Based on this, through the 2020-2024 GIP, the Council instead implemented a requirement for development applications in areas served by overutilized schools (*i.e.* schools identified by the Annual Schools Test as exceeding certain utilization thresholds and seat deficits) to pay a UPP (which is in addition to any development impact taxes that would otherwise be required), to provide additional funding for school capacity projects. This approach was reconfirmed by the County Council with the adoption of the 2024-2028 GIP. In addition to this analysis, school adequacy will be re-reviewed and finalized at the time of Preliminary Plan approval. Under the GIP, the school test results at that time will control whether schools are adequate or whether the Applicant must pay the UPP. There is no longer a mechanism to deny an application for residential development based on school capacity.

The findings the District Council must make to approve an LMA are extensive. However, unlike transportation adequacy, where the Zoning Ordinance specifies a particular finding, there is no specific requirement for the District Council to determine the adequacy of schools. Nonetheless, this report confirms that, at the LMA stage, there is sufficient school capacity and that no UPP’s are currently triggered by the proposed Project. For this, and the reasons previously determined by the District Council, the LMA will be in the public interest.

B. Calculation of School Adequacy for Glenmont Forest

The Property is situated within the Glenmont Policy Area (*see* Attachment A), which is designated as an Infill Impact Area under the 2024-2028 Growth and Infrastructure Policy (*see* page 4, Resolution No. 20-651). Based on the Planning Board’s recently adopted Annual Schools Test (*see* Attachment B) and the FY2026–2027 Student Generation Rates for Infill Impact Areas (*see* Attachment C), the Project is projected to generate up to an additional 102 elementary school students, 53 middle school students and 76 high school students, when conservatively calculating student generation and accounting for the students already generated by the existing apartment community on the Property. Based on the FY2026-2027 Annual Schools Test, there is adequate seat capacity at each school level without triggering the need for a UPP. These calculations are discussed in detail below.

C. Glenmont Forest Existing Units

The existing Glenmont Forest apartment development has 482 existing multi-family dwelling units in 19 two-to-three story buildings (classified as low-rise multi-family). These existing units have families with children that are currently attending John F. Kennedy High School, Odessa Shannon Middle School, and Glenallan Elementary School. The FY 2026-2027 Annual Schools Test includes these existing enrollment numbers in the capacity projections. Specifically, the existing development is estimated to generate a total of 31.812 Elementary School students, 16.388 Middle School students and 23.618 High School students, today. The students generated by the existing project must be deducted in order to calculate the net new impacts of the Project on the school facilities.

D. School Capacity Projections 2029-2030

Per the FY2026-2027 Annual School Test (effective July 1, 2025) the projected school capacity (including existing and planned developments) is as follows:

<u>John F. Kenedy High School (surplus projected)</u>	
2029 - 2030 Capacity Projection	2,173
2029 – 2030 Enrollment Projection	2,059
2029 – 2030 Utilization Rate	94.8%
<u>2029 – 2030 Surplus Projection</u>	<u>114 students</u>
<u>Tier 1 Adequacy Ceiling¹</u>	<u>274 students</u>

<u>Odessa Shannon Middle School (surplus projected)</u>	
2029 - 2030 Capacity Projection	881
2029 – 2030 Enrollment Projection	796
2029 – 2030 Utilization Rate	90.4%
<u>2029 – 2030 Surplus Projection</u>	<u>85 students</u>
<u>Tier 1 Adequacy Ceiling</u>	<u>205 students</u>

¹ Tier 1 Adequacy Ceiling refers to the threshold before a “Tier 1 UPP” (*i.e.* the first level of a UPP) is required.

<u>Glenallan Elementary School (surplus projected)</u>	
2029 - 2030 Capacity Projection	772
2029 – 2030 Enrollment Projection	692
2029 – 2030 Utilization Rate	89.6%
<u>2029 – 2030 Surplus Projection</u>	<u>80 students</u>
<u>Tier 1 Adequacy Ceiling</u>	<u>154 students</u>

As demonstrated, all existing schools serving the Property have a surplus of capacity.

E. LMA Proposed Development

As previously mentioned, there are at least two different development scenarios regarding school capacity for the Project. Both scenarios respect the 2,275-unit total development cap approved with the LMA. As the Project advances through entitlement approvals, a more detailed scenario and phasing plan will be developed with the approval of a Preliminary Plan of Subdivision. The two scenarios are as follows:

i. Scenario One – All Multi-Family Residential

Scenario One includes the construction of 2,275 multifamily units, which are proposed to be located in four- to six-story buildings. Any buildings that are taller than four-stories are classified as multi-family high-rise. (See Section 52-52 of Montgomery County – County Code). However, because a portion of the multi-family buildings could be four-stories tall, this Report conservatively calculates them all as multi-family low-rise, which has a higher student generation rate.

The Project will result in a net increase of 1,793 multi-family units, excluding the 482 existing low-rise multi-family units existing today. As such, the following demonstrates the net new students anticipated to be generated by the Project, based on the FY 2026-2027 student generation rates.²

High school: $1,793 \times 0.049 = 87.857$ seats < **114 capacity surplus and 274 seats before triggering Tier 1 UPP**

Middle school: $1,793 \times 0.034 = 60.962$ < **85 capacity surplus and 205 seats before triggering Tier 1 UPP**

Elementary school: $1,793 \times 0.066 = 118.338$ > **80 capacity surplus but < 154 seats before triggering Tier 1 UPP**

² It is important to note that the student generation rates and Annual Schools Test are updated each year. As such, these numbers will be recalculated at the time of Preliminary Plan, based on the then approved Annual Schools Test and approved student generation rates.

As demonstrated above, all three school levels can accommodate the proposed Project, without triggering a Utilization Premium Payment.

ii. Scenario Two – Up to 250 Townhomes

Scenario Two conservatively assumes that the maximum number of townhouse units are constructed, as townhouse units generate more students than multi-family units. Specifically, this assumes that 250 single family attached units (townhouses) and up to 2,025 multi-family low-rise units are constructed, for a total of 2,275 units. This is a net increase of 1,543 multi-family units (excluding the 482 existing units) plus 250 single family attached units (townhouses). As such, the following demonstrates the students anticipated to be generated by the Project, based on the FY 2026-2027 student generation rates.³

High school: $1,543 \times 0.049 \text{ (MFL)} + 250 \times 0.137 \text{ (SFA)} = 75.607 + 34.25 = 109.857$
109.857 students < **114 capacity surplus and 274 seats before triggering Tier 1 UPP**

Middle school: $1,543 \times 0.034 \text{ (MFL)} + 250 \times 0.088 \text{ (SFA)} = 52.462 + 22 = 74.462$
74.462 students < **85 capacity surplus and 205 seats before triggering Tier 1 UPP**

Elementary school: $1,543 \times 0.066 \text{ (MFL)} + 250 \times 0.165 \text{ (SFA)} = 101.838 + 41.25 = 143.088$
143.088 students > 80 capacity surplus but < **154 seats before triggering Tier 1 UPP**

As such, all three school levels, even under the most conservative calculation, can accommodate the proposed Project without triggering a Utilization Premium Payment.

F. M-NCPPC Supplemental Report

The Supplemental Report provided by M-NCPPC Technical Staff (dated August 8, 2025) outlines the process and methodology used to determine school capacity. Staff also conclude that there is adequate school capacity in the public school system to serve the residential development proposed by the LMA. However, Technical Staff approached the school capacity issue by analyzing a different and even more conservative development scenario – M-NCPPC Technical Staff used 2,275 multi-family units plus 250 townhouses. The results reflect a possible Tier 1 premium payment for 5 elementary school seats. Middle and high school levels have more than enough capacity, even based on this conservative approach. However, because this project proposes a maximum of 2,275 students, this scenario will never be realized.

G. Conclusion on School Adequacy

Based on the current Annual Schools Test and 2024-2028 Growth and Infrastructure Policy, the Zoning Hearing Examiner and District Council can find that there is adequate school capacity at all three school levels to accommodate the proposed development, even under the most

³ As previously noted, these numbers will be recalculated at the time of Preliminary Plan, based on the then approved Annual Schools Test and approved student generation rates.

conservative scenarios. In addition to the conservative assumptions that the Project will be developed with up to 250 townhouses and multi-family low-rise units, we would also note that this Project is intended to be phased – as such, all of these students would not be entering the school system at the same time, as this Report conservative assumes. Regardless, this Report demonstrates that none of the development scenarios will require a UPP, at any school level, and that there is ample evidence of record for the District Council to conclude that school capacity is adequate to accommodate this LMA. As noted above, an additional safeguard is that the final determination of school capacity will be determined by the Planning Board in connection with the subsequent Preliminary Plan of Subdivision approval (as part of the adequate public facilities findings), just like transportation capacity, which the Court and District Council acknowledged is appropriate.

III. COMPATIBILITY

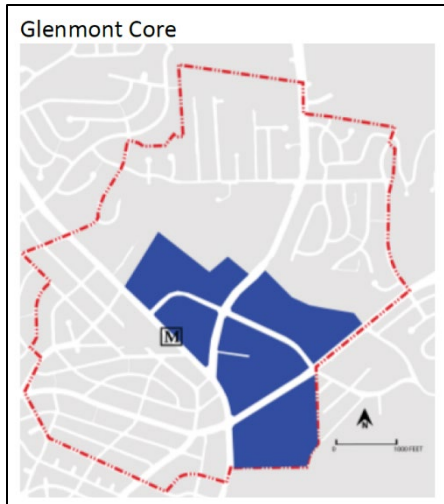
The Project directly implements the goals and recommendations of the 2013 Approved and Adopted Glenmont Sector Plan (the “Sector Plan”) and associated 2014 Approved Design Guidelines. As discussed in detail in the Applicant’s Land Use Report (Exhibit 45 – Application Justification), the Sector Plan expressly recognizes that, due to its size and proximity, the Property may be suitable for future rezoning to the CR or equivalent zone to encourage redevelopment with four- to six-story multi-family buildings. This is important because, as discussed below, in recommending a rezoning for the Property, in order to facilitate the exact type of development that is now proposed, the Montgomery County Council sitting as the District Council made a previous determination that the LMA and proposed Project would be compatible with all adjacent development. Nonetheless, this Report independently analyzes compatibility with the adjacent development, particularly the Glen Waye Garden Apartments, located to the north of the Property.

A. The District Council:

In approving the Sector Plan, the District Council already determined the proposed rezoning to be compatible with adjacent development.

The Sector Plan was the result of an extensive process, spanning several years with many opportunities for public comment and participation. The Property is included in the “core” area of the Sector Plan, “...which comprises Glenmont Shopping Center and properties with the most significant redevelopment potential—the Metro Station/Layhill Block, Glenmont Metrocenter, Winexburg Manor, Glen Waye Gardens, and Glenmont Forest...” (See Sector Plan, page 17). The Sector Plan evaluates each of the specific areas (neighborhoods) and includes specific recommendations for each (*e.g.* use, height and transitions, as needed *etc.*).⁴

⁴ The Property is also located in the Glenmont Metro Red Station Policy Area, as set forth in the GIP. Attachment A & Page 9 of 2024-2028 Growth and Infrastructure Policy (Resolution 20-651). This designation is material, as red policy areas include Metro Station Policy Areas and Purple Line station policy areas, which are the areas of the County designated the greatest amount of development. Page 9 of the 2024-2028 Growth & Infrastructure Policy (Resolution 20-651).



Source: Glenmont Sector Plan – Pg. 17

As discussed above, the Sector Plan expressly recommended rezoning of the Property to facilitate its redevelopment with four- to six-story multi-family buildings. Specifically, the Sector Plan recommends rezoning the Property to the CR 1.75, C 0.25, R 1.5, H 75, and CRN 1.5, C 0.25, R 1.5, H 45, or similar zones. The LMA and associate binding elements are entirely consistent with this recommendation. The Sector Plan notes that a transition zone of CRN would provide an appropriate buffer to the adjacent single-family neighborhood. However, instead of split-zoning the Property with two zones that have two separate development processes,⁵ the LMA accomplishes the same compatible transition using binding elements. Specifically, Binding Element No. One (1) limits the building heights to 45 feet for a distance of 100 feet from the eastern property line. This zoning strategy is not at issue in the Remand.

In making this recommendation for the Property, the District Council already found the rezoning, and associated redevelopment, to be compatible with the Glen Way Gardens Condominium (as discussed herein). We would note that, in approving a Local Map Amendment application, the District Council must find that the floating zone plan will “be compatible with existing and approved adjacent development.” (*Emphasis added*) (See Section 7.2.1.E.2.d). Adjacent development is defined under Section 1.4.2 of the Zoning Ordinance as “[b]eing close to or nearby without requiring the sharing of a common boundary.” The court, in remanding the Application, found that the Glen Way Gardens Apartments was “adjacent” and thus, needed to be expressly included in the analysis regarding compatibility for the LMA. But this determination of compatibility was already asked and answered by the District Council. Of note, the Sector Plan expressly finds that the “[z]oning recommendations on the adjacent properties are designed to assure compatibility with buildings on the [Glen Way Gardens Condominiums] property.” (*Emphasis Added*) (See Sector Plan, Page 31, as shown below).

⁵ The CRF Zone provides for the Optional Method of Development, whereas the CRNF Zone only allows Standard Method of Development. This is not an issue fore Remand.

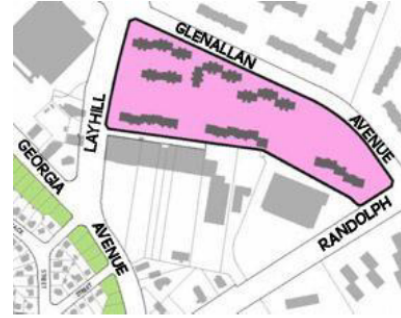
Glen Waye Gardens Condominiums

This 15-acre site is improved with 214 condominiums. Currently, the condominium owners have no plans or desire to redevelop the property. Although its location within walking distance of Metro and its size could accommodate mixed-use development at higher densities, the foreseeable market conditions and its condominium ownership make it less likely to redevelop during the life of this Plan. **Zoning recommendations on the adjacent properties are designed to assure compatibility with buildings on this property.**

Recommendation

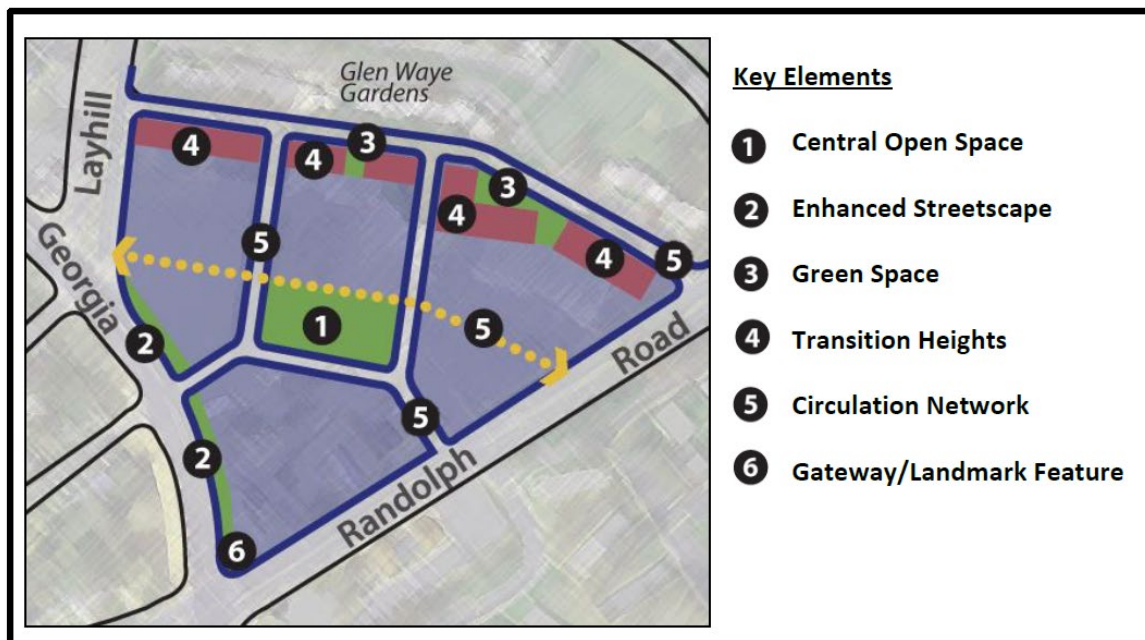
- Retain the R-30 Zone.

Glen Waye Gardens Condominiums



Source: Glenmont Sector Plan – Pg. 31

It is also worth noting that the Glenmont Shopping Center was rezoned by the Sector Plan to the Commercial/Residential, CR-3.0, C-3.5, R-2.5, H-120' zone. Unlike the Property, which does not abut or confront the Glen Waye Gardens site, the Glenmont Shopping Center does immediately abut the Glen Waye Gardens Condominium. The Glenmont Shopping Center's zone allows for overall building heights up to 120 feet, which is significantly higher than the heights proposed for the Property under the LMA. And while the Design Guidelines recommend a height transition for 45' where the Glenmont Shopping Center abuts the Glen Waye Gardens property, there is no specific depth for which the "step-down" in height must be maintained. The Design Guidelines do not contain any similar requirement for step-downs on the Property as it relates to properties to the north, across Randolph Road, thereby implicitly acknowledging that the proposed development on the Property will be compatible with the Glen Waye Gardens Condominium.



Source: Design Guidelines – Pg. 14

B. The LMA and proposed Project is compatible with adjacent development.

Out of an abundance of caution, irrespective of the fact that the District Council already determined the proposed LMA and Project to be compatible with adjacent development, this Report seeks to independently analyze compatibility. Evaluating compatibility with adjacent development requires not only an analysis regarding the proposed uses and scale, but also an analysis regarding the proximity of the two uses.

The Project proposes to redevelop the existing two- and three-story multi-family buildings on the Property with a mixed-use, predominately residential development containing four- to six-story multi-family buildings (with the option for townhomes). As such, the residential use of the Property will largely remain unchanged (with any small amount of commercial density being devoted to neighborhood serving retail uses) and will continue to be compatible with the residential apartment use on the Glen Way Gardens Condominium site.

The Property is located to the south of the Glen Way Gardens Condominium, across Randolph Road, a six-lane divided highway. Between the two properties, Randolph Road has a width of approximately 140' feet right-of-way. And including the existing setbacks, the closest building on the Glen Way Garden Condominium site is located approximately 210 feet from the Property. Randolph Road is not your typical road, as it includes a grade-separated interchange at its intersection with Georgia Avenue. This design detail is important, as it is indicative of the volumes seen on this roadway. To accommodate those volumes, the intersection was designed so that east and westbound Randolph Road crosses below the north and southbound lanes of Georgia Avenue. As such, this roadway creates both a significant physical barrier and visual buffer between the Project and the Glen Way Gardens Condominium.

In addition to this physical separation, we would note that the Glen Way Gardens Condominium property only has a very small view corridor to the Property. The Glen Way Gardens Condominium is spatially located across from only a relatively small portion of the Property – approximately 230 linear feet of the Property's overall 1,650 linear foot northern property boundary. Furthermore, as discussed above, the heights on the eastern portion of the Property will step down to 45 feet for a distance of 100 feet from the eastern property boundary. As such, of this approximately 260 linear feet of property frontage across from Glen Way Gardens Condominium, only 160 feet could increase up to 75 feet in height. This limited spatial relationship, in addition to the lower heights on this eastern portion of the Property, results in a very limited view corridor of the Property from the Glen Way Gardens Condominium site. The conceptual rendering on Sheet 01.2, submitted concurrently with this Report, depicts this limited view corridor – this illustration shows a view from the Glen Way Gardens Condominium across Randolph Road, and conceptually depicts the Project's allowable heights (with the limited height of 45' on the eastern boundary, stepping up to a height of 75 feet (or 7 stories) to the west).

Furthermore, the abutting Glenmont Shopping Center site is located between the majority of the Glen Way Gardens Condominium site and the Property and clearly provides a substantial buffer between the two properties. The Glenmont Shopping Center site could be redeveloped with

heights up to 120 feet. As such, when the Glenmont Shopping Center is redeveloped, even accounting for a 45 foot height transition area, it will significantly diminish the already constrained views of the Property from the Glen Way Gardens Condominium site. This limited view is illustrated on Sheet 01.3, submitted concurrently with this Report – this rendering illustrates the views of the proposed Project from the Glen Way Gardens Condominium site, including existing street trees, and the allowable development on the adjacent Glenmont Shopping Center property (modeled using a four story transition building, stepping up to a twelve story, or 120’ tall, building beyond).

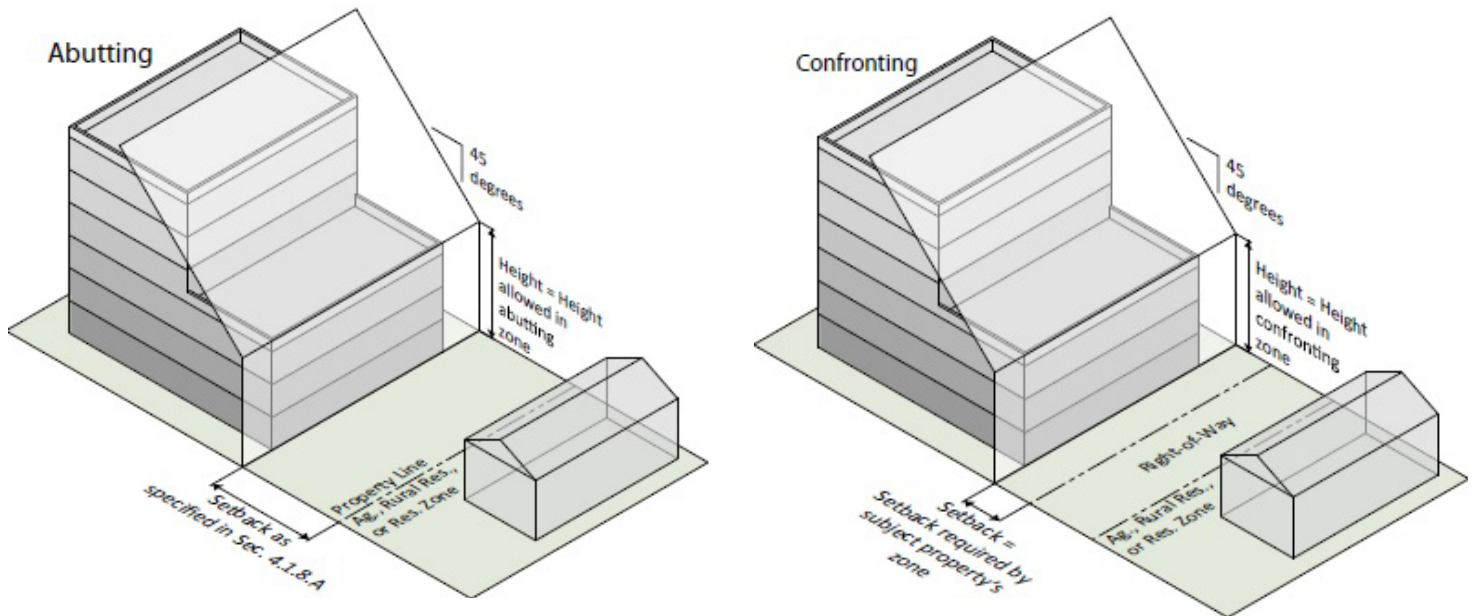
As discussed herein and demonstrated by the renderings submitted concurrently with this Report, the proposed Project will be compatible with the garden apartments located on the Glen Way Gardens Condominium property.⁶ The Glenmont Shopping Center property is similarly located to the north and separated from the Property by Randolph Road. The Glenmont Shopping Center site is envisioned for the highest intensity development in the Core. As such, the proposed predominately residential Project, which will have lower heights and density, will not have any adverse impacts on the Shopping Center site.

C. Zoning Code

Lastly, the objective “compatibility” requirements contained in Section 4.1.8. of the Montgomery County Zoning Ordinance do not apply to the Property, as it relates to the Glen Way Gardens Condominium site. Specifically, the Zoning Ordinance establishes compatibility standards regarding setbacks and height. Section 4.1.8 requires height compatibility for certain abutting and confronting properties. Given its significant physical separation, based on the width of Randolph Road, Glen Way Gardens Condominium property is not considered “confronting.”⁷ Furthermore, even if the Glen Way Gardens Condominium were abutting or confronting, it would not be afforded any protections under Section 4.1.8, because it is a “Residential Multi-Unit” zone and thus, Section 4.1.8.B does not apply.

⁶ Although the Court Order is clear, and limited to an analysis regarding compatibility with the Glen Way Gardens Condominium site, out of an abundance of caution the Applicant also notes that the proposed Project is compatible with other adjacent development. The same analysis, as contained in this Report, would apply to properties to across the approximately +/- 155’ – 123’ foot variable width of Georgia Avenue right-of-way, which are further buffered from the proposed development by the Glenmont Fire Station No. 18. The Project’s compatibility with the adjacent single-family homes, to the east, was already discussed in detail in the record. The proposed residential Project will continue to be compatible with the adjacent Catholic Charities Center, which is a commercial use. And lastly, the Georgian Woods Apartments are separated from the Property by an intervening parking lot and several mature trees (several of which will be retained). Further, unlike the Glen Way Gardens Condominium, as discussed below, the Georgian Woods apartments will be protected by the height and setback compatibility requirements contain in section 4.1.8 of the Zoning Ordinance, as demonstrated on Exhibit 39 in the record. The only issue under review regarding compatibility is the property to the north.

⁷ Section 1.4.2 of the Zoning Ordinance defined confronting as: “[p]roperties that are directly across a right-of-way with a master plan width of less than 80 feet from each other based on a line between the 2 properties that is drawn perpendicular to the right-of-way. Properties within a 45-degree diagonal across an intersection are also confronting.”



Source: Chapter 59 Code – Section 4.1.8 compatibility requirements

D. Conclusion on Compatibility

For all these reasons discussed herein, including both the District Council's previous and very specific determination at the time of the Sector Plan review and approval, and the independent evaluation conducted in connection with this Application, the Project is compatible with all adjacent development. Importantly, as noted above, the District Council, in recommending rezoning and redevelopment of this Property, explicitly found it to be compatible with Glen Way Gardens Condominium site. Irrespective of this prior determination, given the substantial physical buffer created by Randolph Road (a six-lane divided highway with grade separated interchange), the limited spatial proximity, the height transitions on the Property, and the intervening Glenmont Shopping Center site, the proposed redevelopment of the Property will have minimal impact on the Glen Way Garden Condominium property. For these reasons, the predominately multi-family residential development proposed will continue to be compatible with the garden apartments on the Glen Way Garden Condominium property.

IV. CONCLUSION

This Report comprehensively and directly addresses the two very specific issues the Court required for approval of the LMA. The Report shows that, even under the most conservative development scenarios, schools will be adequate to accommodate the LMA. And, like transportation capacity, school adequacy will be re-evaluated and approved by the Planning Board as part of the Preliminary Plan of Subdivision application. The ZHE and thereafter, the District

Council, can approve the LMA knowing that school adequacy will be finalized at Preliminary Plan.

This Report also comprehensively reviews the LMA's compatibility with properties to the north, more specifically, Glen Way Gardens Condominium. The District Council's intentions were crystal clear, and the Sector Plan is directly on-point regarding this matter. The District Council made a finding that all the zoning recommendations for the properties adjacent to Glen Way Gardens, including the Property, were compatible with Glen Way Gardens. This LMA implements the zoning recommended for the Property contained in the Sector Plan. As such, the question of compatibility for this rezoning was specifically asked and answered by the District Council, the body now tasked with making this same finding. The Report and accompanying materials independently analyze compatibility (and school adequacy) and concludes, unequivocally, that the proposed LMA is compatible with properties to the north, again particularly Glen Way Gardens which is the focus of this Remand.

The Applicant has provided the analysis and evidence as required by the Remand for the District Council to make affirmative findings for approval on the two issues – adequacy of school capacity and compatibility with the property to the north. The LMA specifically and directly responds to and carries forward the recommendations contained in the Sector Plan for the Glenmont Forest Property. The LMA meets all the requirements of the Zoning Ordinance and is in the public interest, as previously found by the District Council. The LMA, once implemented, will also assist the County in addressing its housing crisis. The Applicant respectfully requests that the ZHE recommend approval of the LMA without any further delay.

Attachment A

S5 Student Generation Rates

Student generation rates are the ratio of students enrolled in public school to the total number of dwelling units and is a depiction of the average number of students per unit for a given geography and housing type. Student generation rates are to be calculated for each School Impact Area and updated biennially on July 1 of every odd-numbered year using the most recent MCPS enrollment data. The School Impact Area student generation rates are to be used to estimate the enrollment impacts of a development application.

Guidelines for Transportation Facilities

TP Transportation Policy Areas

TP1 Policy Area Boundaries and Definitions

For the purposes of transportation analysis, the County has been divided into areas called transportation analysis zones. Based on their transportation characteristics, these zones are grouped into transportation policy areas, as shown on Map 51. In many cases, transportation policy areas have the same boundaries as planning areas, sector plan areas, or master plan analysis (or special study) areas.

Each policy area is categorized as a Red, Orange, Yellow or Green Policy Area based on the following policy area category definitions:

- Red - Metro Station Policy Areas and Purple Line station policy areas
- Orange - Corridor-Focused Growth Areas
- Yellow - Lower-density residential neighborhoods with community serving commercial areas
- Green - The county's Agricultural Reserve and Country areas

The Transportation Policy Area classifications are identified in Table T1 and are shown in Map 51.


Table T1. Transportation Policy Area Classifications

Transportation Policy Area Type	Policy Area
Red	<ul style="list-style-type: none">• Bethesda Central Business District (CBD)• Chevy Chase Lake• Forest Glen• Friendship Heights• Glenmont

Table S1. School Impact Area Classifications

School Impact Area Type	Policy Area
Infill	<ul style="list-style-type: none"> • Bethesda Central Business District (CBD) • Burtonsville Town Center • Chevy Chase Lake • Forest Glen • Friendship Heights • Gaithersburg • Germantown Town Center • Glenmont • Great Seneca Life Science Center • Grosvenor • Lyttonsville • Medical Center • North Bethesda Metro Station • Olney Town Center • Purple Line East • Rock Spring • Rockville Town Center • Shady Grove • Silver Spring CBD • Takoma • Twinbrook • Wheaton CBD • White Oak Downtown • Woodside
Turnover	<ul style="list-style-type: none"> • Aspen Hill • Bethesda/Chevy Chase • Clarksburg East • Clarksburg Town Center • Clarksburg West • Cloverly • Colesville • Damascus • Derwood



Policy Area 

0 720 1,440 Feet



Attachment B

Excerpts of FY 2026-2027 Annual School Test, 2024 (effective July 1, 2025) (Pages 1, 2, 3 & 5). Highlighted in green are the three (3) schools that serve the Glenmont Forest Property.

FY 2026 School Test, 2024-2028 Growth and Infrastructure Policy

Reflects the Adopted FY 2026 Capital Budget and Amendments to the FY 2025-2030 Capital Improvements Program

School Test Summary

Effective July 1, 2025

UPP Tier	High Schools	Middle Schools	Elementary Schools
TIER 1 UPP Utilization: ≥105% Seat Deficit: ≥ 74 for ES ≥ 120 for MS ≥ 160 for HS	13½% of Impact Tax (none)	10% of Impact Tax North Bethesda MS	16½% of Impact Tax Arcola ES Ashburton ES Bethesda ES Cashell ES Farmland ES Lake Seneca ES Poolesville ES
TIER 2 UPP Utilization: ≥ 120% Seat Deficit: ≥ 92 for ES ≥ 150 for MS ≥ 200 for HS	26½% of Impact Tax (none)	20% of Impact Tax (none)	33½% of Impact Tax Burning Tree ES
TIER 3 UPP Utilization: ≥135% Seat Deficit: ≥ 110 for ES ≥ 180 for MS ≥ 240 for HS	40% of Impact Tax James Hubert Blake HS	30% of Impact Tax (none)	50% of Impact Tax Mill Creek Towne ES

FY 2026 School Test, 2024-2028 Growth and Infrastructure Policy

Reflects the Adopted FY 2026 Capital Budget and Amendments to the FY 2025-2030 Capital Improvements Program

High School Test

Tier 1 UPP: $\geq 105\%$ utilization and ≥ 160 seat deficit

Tier 2 UPP: $\geq 120\%$ utilization and ≥ 200 seat deficit

Tier 3 UPP: $\geq 135\%$ utilization and ≥ 240 seat deficit

Effective July 1, 2025

High School	2029-2030 Capacity Projection	2029-2030 Enrollment Projection	2029-2030 Utilization Rate Projection	2029-2030 Deficit/Surplus Projection	UPP Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Bethesda-Chevy Chase ¹	2,475	2,345	94.7%	130		290	625	997
Montgomery Blair ¹	2,889	2,737	94.7%	152		312	730	1,164
James Hubert Blake	1,743	2,376	136.3%	-633	Tier 3 UPP			
Winston Churchill ²	1,940	1,807	93.1%	133		293	521	812
Clarksburg ²	2,020	1,881	93.1%	139		299	543	846
Crown ²	2,219	2,067	93.2%	152		312	596	929
Damascus ²	1,543	1,437	93.1%	106		266	415	647
Albert Einstein ¹	1,616	1,531	94.7%	85		245	409	651
Gaithersburg ²	2,444	2,276	93.1%	168		328	657	1,024
Walter Johnson ¹	2,251	2,133	94.8%	118		278	569	906
John F. Kennedy ¹	2,173	2,059	94.8%	114		274	549	875
Col. Zadok Magruder	1,885	1,679	89.1%	206		366	583	866
Richard Montgomery ²	2,236	2,082	93.1%	154		314	602	937
Northwest ²	2,268	2,112	93.1%	156		316	610	950
Northwood ¹	2,260	2,141	94.7%	119		279	571	910
Paint Branch	1,998	2,065	103.4%	-67		93	333	633
Poolesville ²	1,508	1,404	93.1%	104		264	406	632
Quince Orchard ²	1,783	1,661	93.2%	122		282	479	747
Rockville	1,541	1,584	102.8%	-43		117	266	497
Seneca Valley ²	2,524	2,351	93.1%	173		333	678	1,057
Sherwood	2,152	1,727	80.3%	425		585	856	1,179
Springbrook	2,100	1,828	87.0%	272		432	692	1,007
Watkins Mill ²	1,831	1,705	93.1%	126		286	493	767
Wheaton ¹	2,251	2,133	94.8%	118		278	569	906
Walt Whitman ¹	2,218	2,101	94.7%	117		277	561	894
Charles W. Woodward ¹	2,249	2,131	94.8%	118		278	568	906
Thomas S. Wootton ²	2,120	1,974	93.1%	146		306	570	888

¹ 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.

² Projected enrollment is modified to estimate the impact of Crown HS (CIP P651909), reflecting the scope of the boundary study approved by the Board of Education on March 19, 2024. Due to the delay of the Damascus HS Major Capital Project (CIP P652102), some of the boundary changes can be implemented in phases.

FY 2026 School Test, 2024-2028 Growth and Infrastructure Policy

Reflects the Adopted FY 2026 Capital Budget and Amendments to the FY 2025-2030 Capital Improvements Program

Middle School Test

Tier 1 UPP: ≥ 105% utilization and ≥ 120 seat deficit

Tier 2 UPP: ≥ 120% utilization and ≥ 150 seat deficit

Tier 3 UPP: ≥ 135% utilization and ≥ 180 seat deficit

Effective July 1, 2025

	2029-2030 Capacity Projection	2029-2030 Enrollment Projection	2029-2030 Utilization Rate Projection	2029-2030 Deficit/Surplus Projection	UPP Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Middle School								
Argyle	888	914	102.9%	-26		94	152	285
John T. Baker	750	861	114.8%	-111		9	39	152
Benjamin Banneker	803	735	91.5%	68		188	229	350
Briggs Chaney	939	887	94.5%	52		172	240	381
Cabin John	1,125	1,017	90.4%	108		228	333	502
Roberto W. Clemente	1,182	993	84.0%	189		309	426	603
Eastern	1,012	1,039	102.7%	-27		93	176	328
William H. Farquhar	800	741	92.6%	59		179	219	339
Forest Oak	971	869	89.5%	102		222	297	442
Robert Frost	1,035	943	91.1%	92		212	299	455
Gaithersburg	1,028	894	87.0%	134		254	340	494
Herbert Hoover	1,143	948	82.9%	195		315	424	596
Francis Scott Key	952	997	104.7%	-45		75	146	289
Dr. Martin Luther King, Jr.	914	862	94.3%	52		172	235	372
Kingsview	1,033	930	90.0%	103		223	310	465
Lakelands Park	1,154	1,015	88.0%	139		259	370	543
A. Mario Loiederman	986	1,012	102.6%	-26		94	172	320
Montgomery Village	857	817	95.3%	40		160	212	340
Neelsville	956	804	84.1%	152		272	344	487
Newport Mill	824	670	81.3%	154		274	319	443
North Bethesda	1,203	1,323	110.0%	-120	Tier 1 UPP		121	302
Parkland	1,207	1,212	100.4%	-5		115	237	418
Rosa M. Parks	945	892	94.4%	53		173	242	384
John Poole	494	475	96.2%	19		139	169	199
Thomas W. Pyle	1,498	1,294	86.4%	204		324	504	729
Redland	724	582	80.4%	142		262	292	396
Ridgeview	955	749	78.4%	206		326	397	541
Rocky Hill	1,020	1,043	102.3%	-23		97	181	334
Shady Grove	846	520	61.5%	326		446	496	623
Odessa Shannon	881	796	90.4%	85		205	262	394
Silver Creek	915	776	84.8%	139		259	322	460
Silver Spring International	1,194	1,046	87.6%	148		268	387	566
Sligo	926	706	76.2%	220		340	406	545
Takoma Park	1,298	1,259	97.0%	39		159	299	494
Tilden	1,264	1,182	93.5%	82		202	335	525
Hallie Wells	982	952	96.9%	30		150	227	374
Julius West	1,432	1,459	101.9%	-27		93	260	475
Westland	1,064	855	80.4%	209		329	422	582
White Oak	987	834	84.5%	153		273	351	499
Earle B. Wood	936	1,047	111.9%	-111		9	77	217

Elementary School	2029-2030 Capacity Projection	2029-2030 Enrollment Projection	2029-2030 Utilization Rate Projection	2029-2030 Deficit/Surplus Projection	UPP Status	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Fields Road	455	434	95.4%	21		95	113	181
Flower Hill	442	419	94.8%	23		97	115	178
Flower Valley	463	502	108.4%	-39		35	54	124
Forest Knolls	533	479	89.9%	54		128	161	241
Fox Chapel	665	635	95.5%	30		104	163	263
Gaithersburg	770	515	66.9%	255		329	409	525
Galway	754	702	93.1%	52		126	203	316
Garrett Park	778	761	97.8%	17		91	173	290
Georgian Forest	626	609	97.3%	17		91	143	237
Germantown	279	307	110.0%	-28		46	64	82
William B. Gibbs, Jr.	758	627	82.7%	131		205	283	397
Glen Haven	562	535	95.2%	27		101	140	224
Glenallan	772	692	89.6%	80		154	235	351
Goshen	609	456	74.9%	153		227	275	367
Great Seneca Creek	586	458	78.2%	128		202	246	334
Greencastle	769	693	90.1%	76		150	230	346
Greenwood	572	531	92.8%	41		115	156	242
Harmony Hills	732	632	86.3%	100		174	247	357
Highland	563	500	88.8%	63		137	176	261
Highland View	528	333	63.1%	195		269	301	380
Jackson Road	661	599	90.6%	62		136	195	294
Jones Lane	510	379	74.3%	131		205	233	310
Kemp Mill	457	403	88.2%	54		128	146	214
Kensington-Parkwood	819	513	62.6%	306		380	470	593
Lake Seneca	402	487	121.1%	-85	Tier 1 UPP		7	56
Lakewood	566	408	72.1%	158		232	272	357
Laytonsville	497	337	67.8%	160		234	260	334
JoAnn Leleck	892	840	94.2%	52		126	231	365
Little Bennett	630	588	93.3%	42		116	168	263
Luxmanor	746	616	82.6%	130		204	280	392
Thurgood Marshall	479	501	104.6%	-22		52	74	146
Maryvale	650	593	91.2%	57		131	187	285
Spark M. Matsunaga	602	490	81.4%	112		186	233	323
S. Christa McAuliffe	751	432	57.5%	319		393	470	582
Dr. Ronald E. McNair	797	634	79.5%	163		237	323	442
Meadow Hall	337	316	93.8%	21		95	113	139
Mill Creek Towne	354	522	147.5%	-168	Tier 3 UPP			
Monocacy	229	177	77.3%	52		126	144	162
Montgomery Knolls/Pine Crest	1,351	959	71.0%	392		466	663	865
New Hampshire Estates/Oak View	843	906	107.5%	-63		11	106	233
Roscoe R. Nix/Cresthaven	919	920	100.1%	-1		73	183	321
Oakland Terrace	501	495	98.8%	6		80	107	182
Olney	617	534	86.5%	83		157	207	299
William T. Page	735	645	87.8%	90		164	237	348
Poolesville	571	647	113.3%	-76	Tier 1 UPP		39	124
Potomac	480	467	97.3%	13		87	109	181
Judith A. Resnik	573	485	84.6%	88		162	203	289
Dr. Sally K. Ride	532	409	76.9%	123		197	230	310

Attachment C

Montgomery County FY2026 – 2027 Student Generation Rates

Montgomery County Student Generation Rates

School Impact Area Type	Housing Type	FY2026-2027 Student Generation Rates			
		ES	MS	HS	K-12
Infill	Single Family Detached (SFD)	0.197	0.104	0.152	0.453
	Single Family Attached (SFA)	0.165	0.088	0.137	0.390
	Multifamily Low-rise (MFL)	0.066	0.034	0.049	0.149
	Multifamily High-rise (MFH)	0.039	0.016	0.020	0.076
Turnover	Single Family Detached (SFD)	0.180	0.098	0.148	0.427
	Single Family Attached (SFA)	0.207	0.113	0.166	0.487
	Multifamily Low-rise (MFL)	0.123	0.064	0.083	0.270
	Multifamily High-rise (MFH)	0.059	0.026	0.040	0.124

Source: https://montgomeryplanning.org/wp-content/uploads/2025/09/SGR_FY26-27_Official_Table.pdf