



Montgomery Planning Midcounty Division

5/30/2024
Agenda item 6

Glenmont Forest

Local Map Amendment No. H-149
Forest Conservation Plan No. F20240450



Local Map Amendment

A zoning map change to apply a Floating Zone to an individual property.

Process

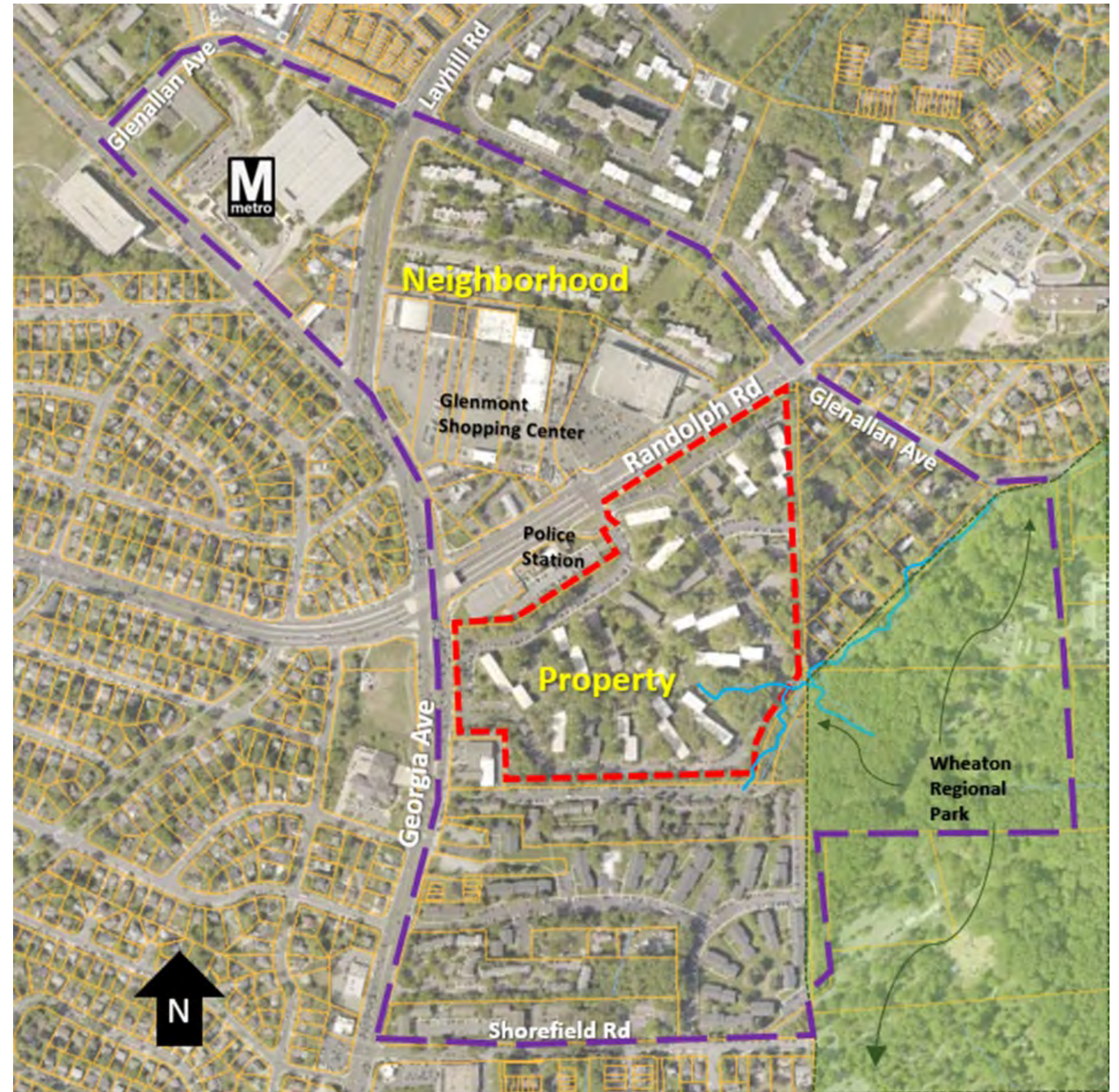
- Planning Board hearing and recommendation
- Hearing Examiner hearing and recommendation
- County Council hearing and decision
- If the LMA is approved, Sketch, Preliminary, and Site Plan will be required

Staff Recommendation

- Local Map Amendment (LMA) No. H-149
 - Recommend approval (with binding elements) and transmit comments to the Hearing Examiner
- Forest Conservation Plan No. F20240450
 - Approval with conditions
- Rezone the Property from R-30 to CRF-1.75, C-0.25, R-1.5, H-75'

Vicinity/Neighborhood

- Mixed-use in character
- Housing, commercial, and institutional uses
- Glenmont Metro Station
- Wheaton Regional Park

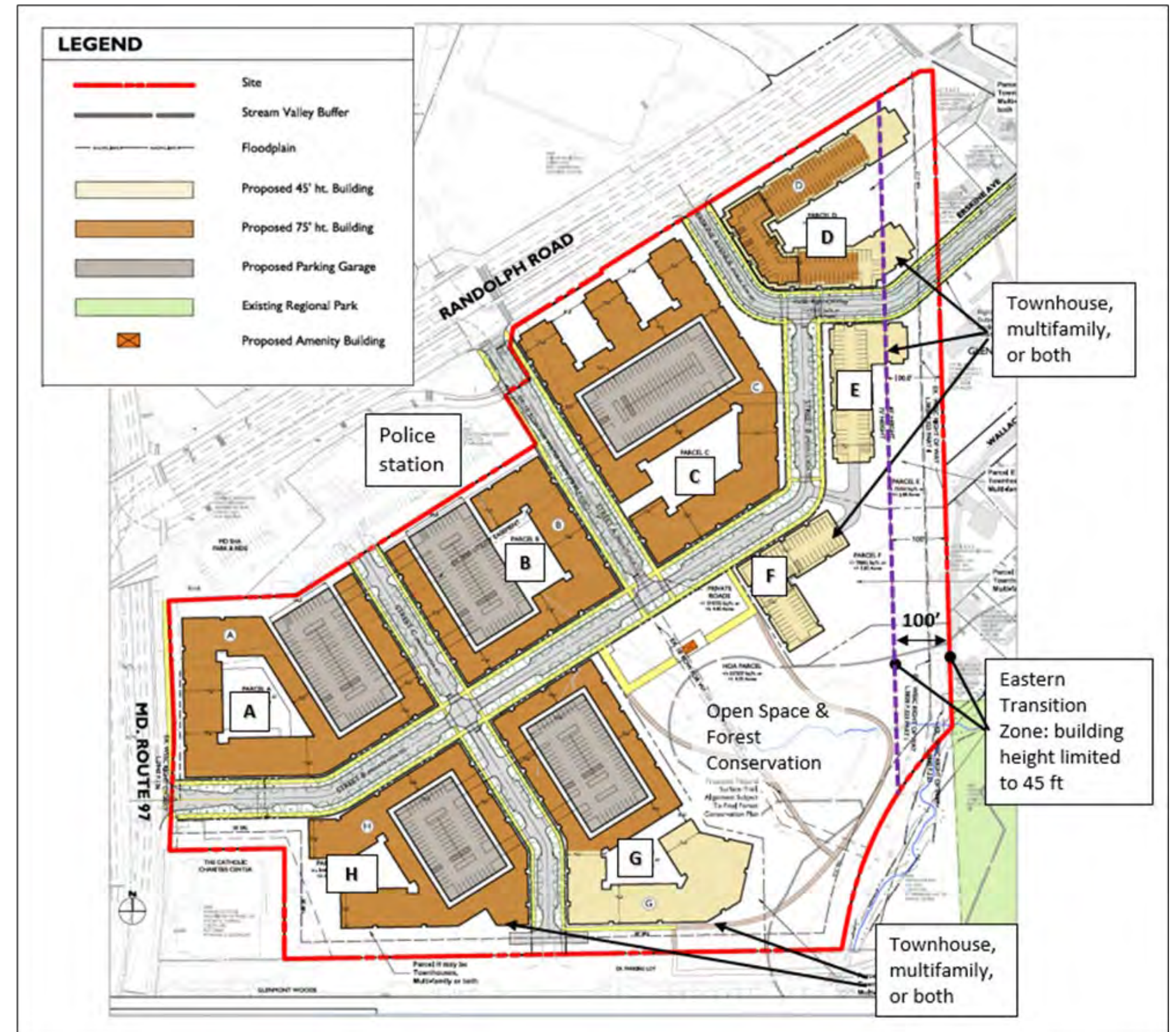


Site Description



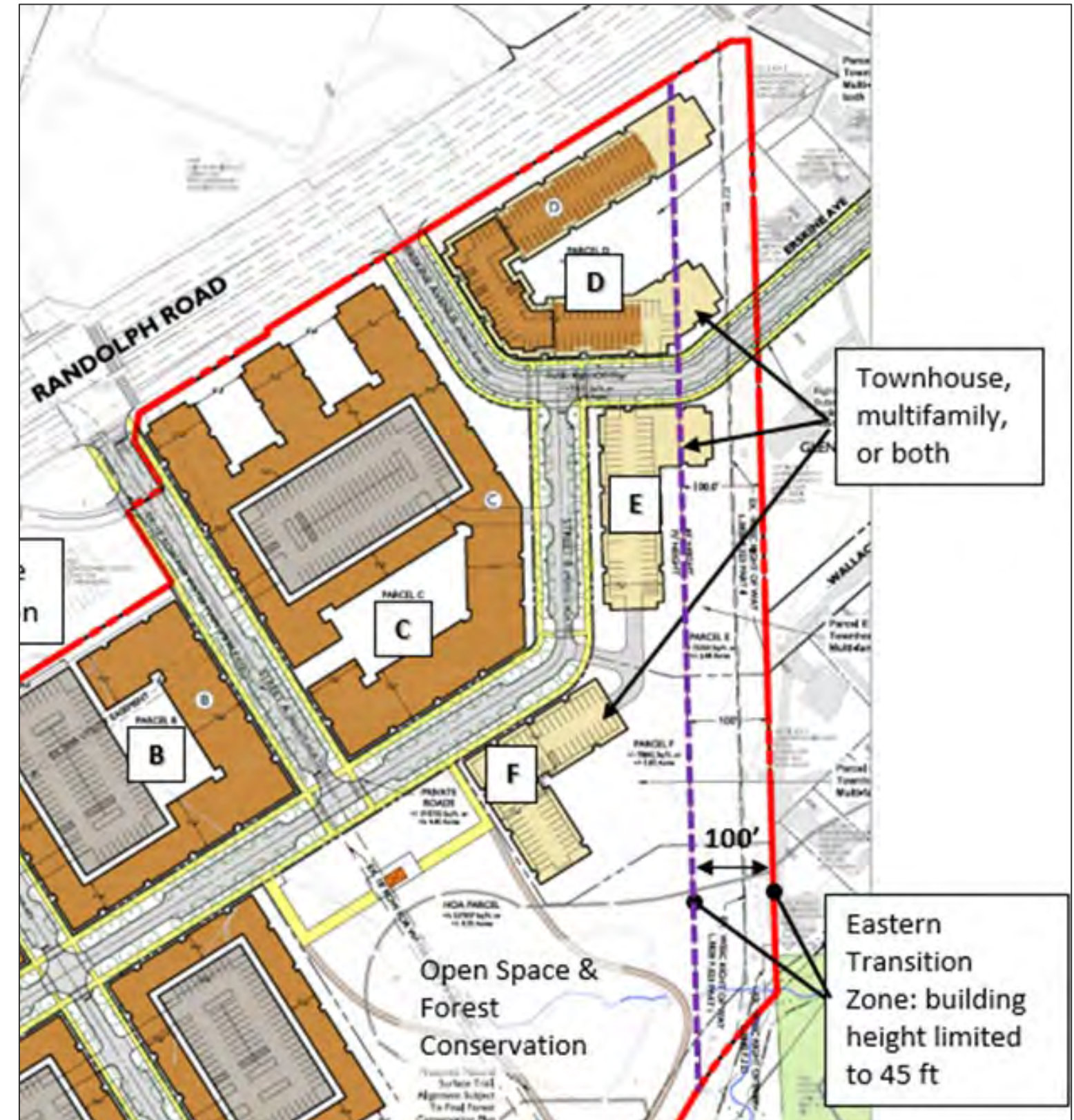
Proposal

- Rezone from R-30 to CRF-1.75, C-0.25, R-1.5, H-75'
- Up to 2,275 dwelling units and 5,000 of non-residential use
- 15% MPDUs
- Flexibility to provide townhouses along east and south side



Proposal

- Height restricted to 45 ft within 100 ft of eastern property line
- 45 ft building setback from eastern lot line
- 30 ft building setback from southern lot line

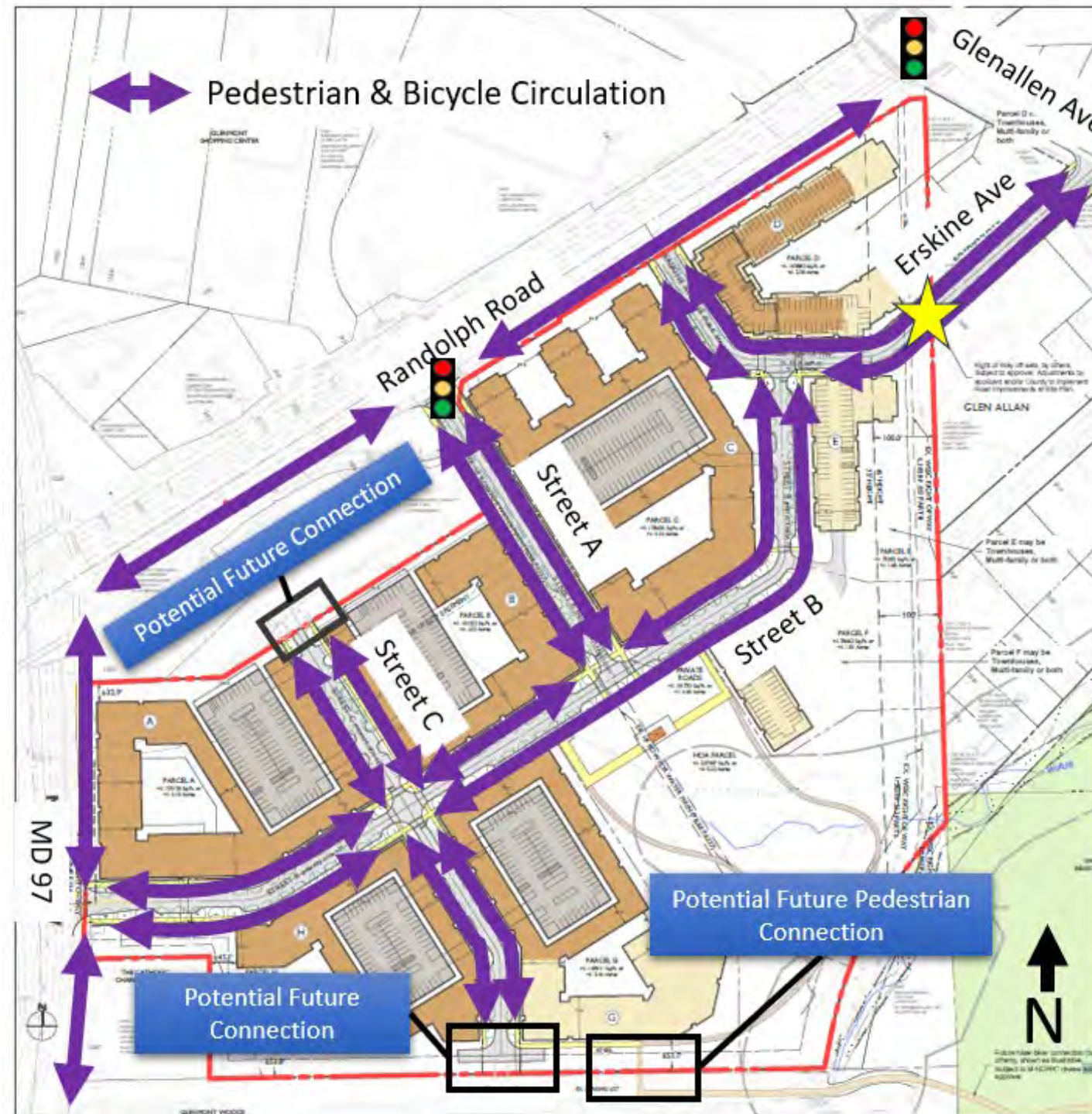


Open Space

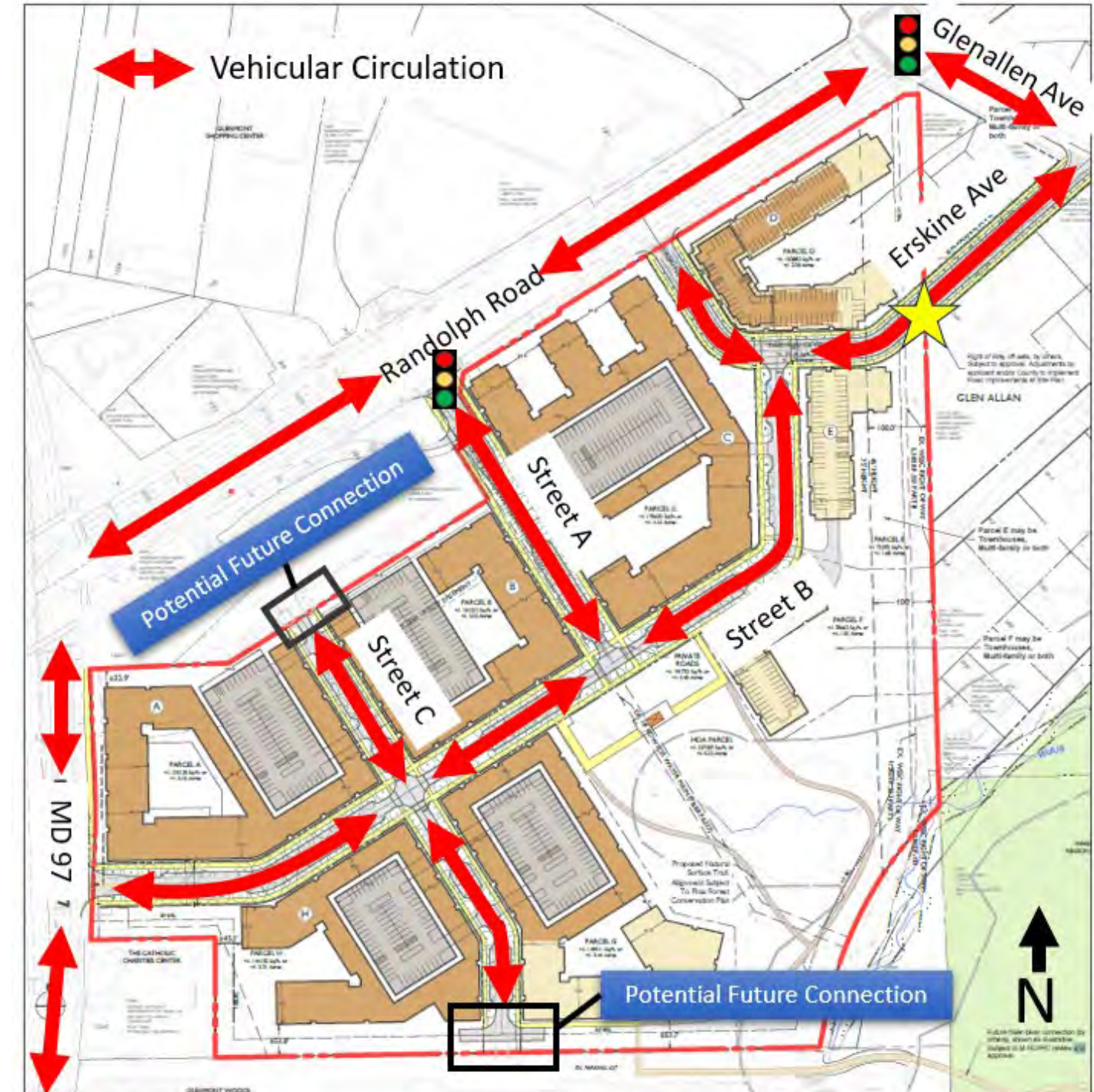
- 10% (3.2 acres) required
- 1-acre neighborhood green
- Natural surface trail through forest conservation area



Access & Circulation

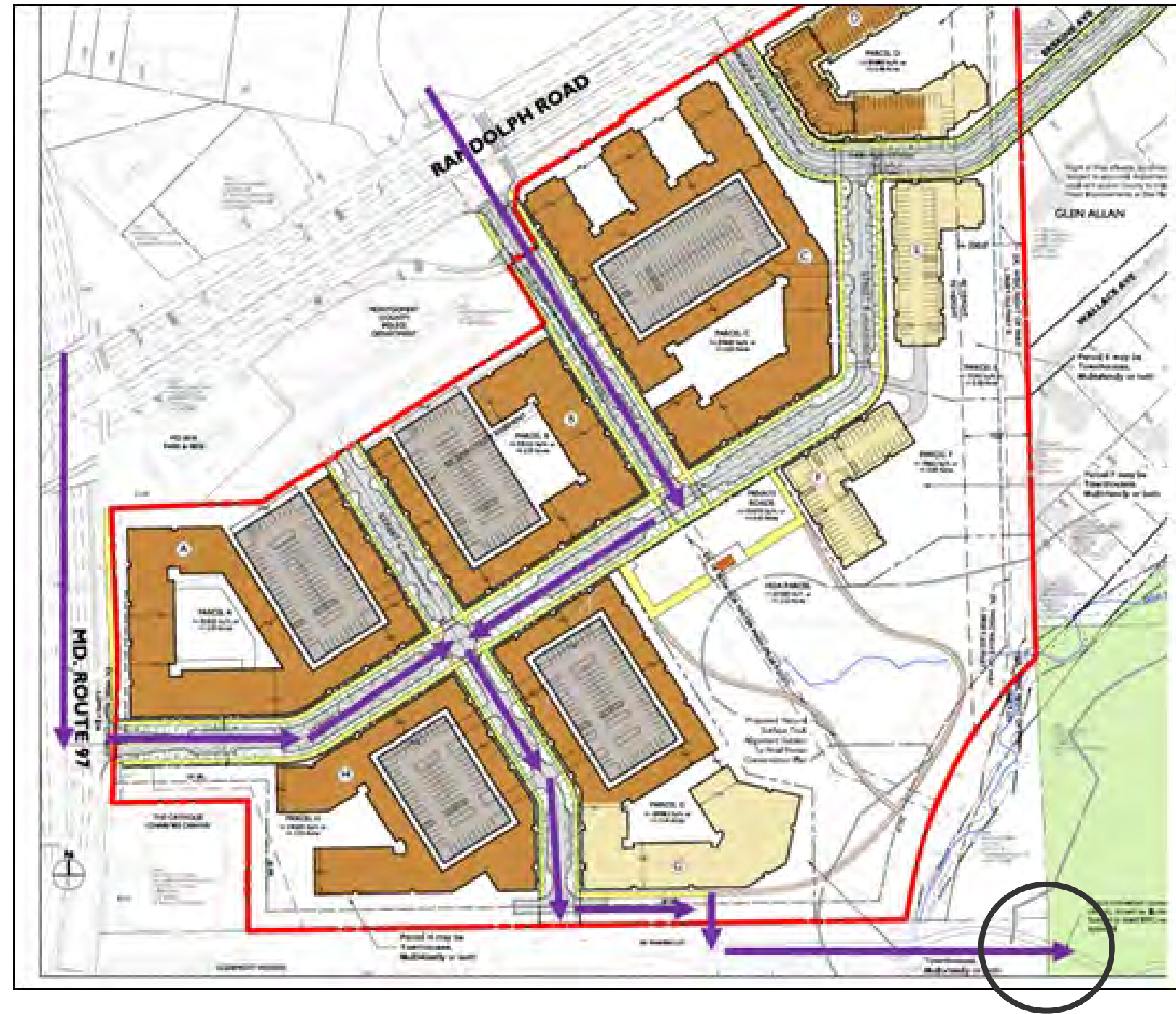


Pedestrian and Bicycle



Vehicle

Connection to Park



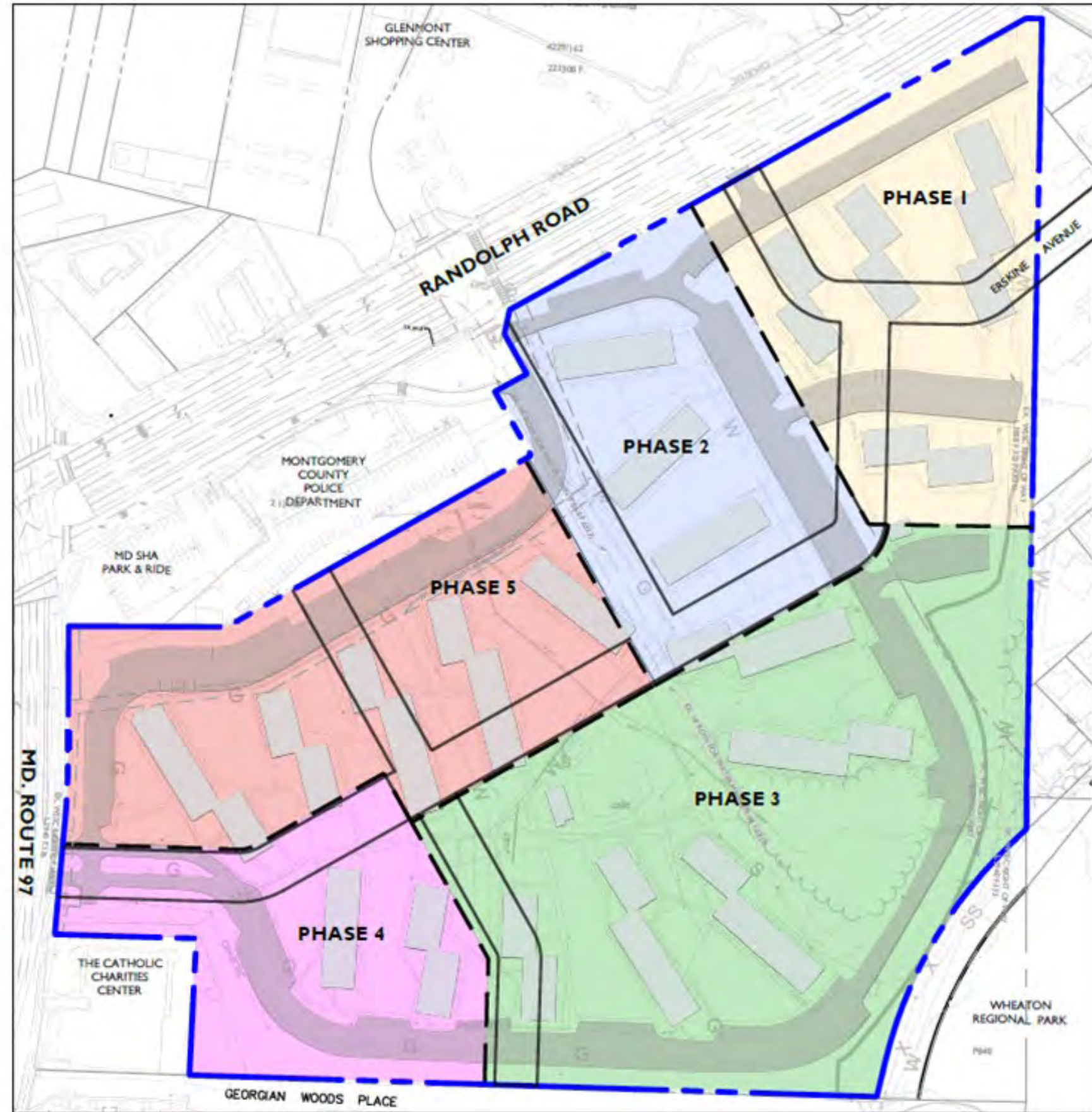
Floating Zone Plan



2022 Wheaton Regional Park Master Plan

Phasing

- 5 planned phases
- Prioritize relocation of existing tenants

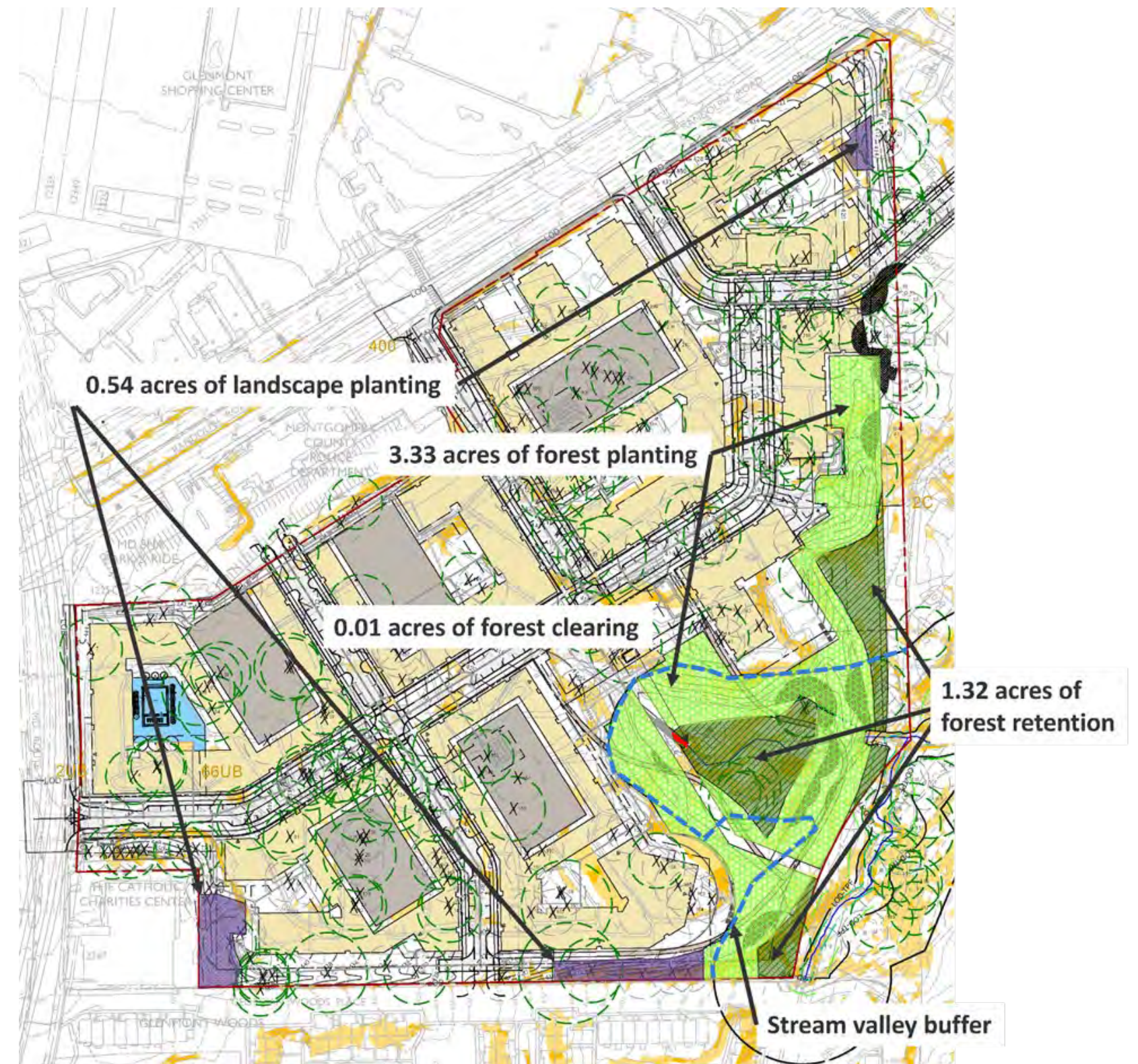


Forest Conservation Plan



Forest Conservation Plan

- 1.33 acres of existing forest
- 1.32 acres of forest retention
- 0.01 acres of forest clearing (for an outfall)
- 3.33 acres of forest planting
- 0.54 acres of landscape planting



Forest Conservation Plan

- Property contains approximately 120 Protected Trees (30" and greater diameter at breast height (DBH))
- Trees are distributed across the Property and adjacent to existing buildings
- No variance approval is included with this application as the plan is not detailed enough to allow for avoidance and minimization of impacts
- As currently shown, the plan may involve the removal of 105 Protected Trees (3,467 inches DBH)



Analysis & Findings

- Local Map Amendment:
 - Meets all the required findings in Chapter 59; and
- Forest Conservation Plan:
 - Meets the requirements of Chapter 22A; and
 - Conforms to Environmental Guidelines.

Conclusion

Staff recommends approval of:

- Local Map Amendment No. H-149 with binding elements and transmittal of comments to the Hearing Examiner
- Forest Conservation Plan No. F20240450 with conditions