

FLOATING ZONE DEVELOPMENT STANDARDS

4.5.4. Optional Method Development				
4.5.4.A General Requirements				
4.5.4.A.2 Public Benefit Points and Categories		permitted / required		proposed
CR-Zone	points	categories	points	categories
Tract Size 10,000 sf and above or FAR of 1.5 or above	100	3 ⁵	100	3 ⁵
4.5.4.A.3 Building Type		All Building Types Permitted		
		Multi-Use Buildings/ Townhomes		
4.5.4.B. Development Standards				
4.5.4.B.1. Public Open Space				
Net Lot Area between 1.01 ac and 3.00 ac; with (2) Frontages	min 10%	142,172 sf	10%	142,172 sf
4.5.4.B.2 Lot, Density and Height				
Density	permitted		proposed	
Total Non-Residential Building Floor Area	C-0.25 = up to 379,736 sf		up to 5,000 sf	
Total Residential Building Floor Area	R-1.5 = up to 2,278,413 sf		2,278,413 sf	
TOTAL FLOOR AREA	2,658,149 sf		2,283,413 sf	
Division 6.3. Open Space and Recreation				
6.3.2. - Applicability		permitted / required		proposed
CR Zone: General Building Type	Public Open Space			
6.3.8.A. Overview of Required Open Space Landscaping				
Public Open Space	minimum	10%	10% ⁴	

¹ Per Binding Element #2, Building height restricted to 45' for a depth of 100' from the eastern property line, as recommended in the Glenmont Sector Plan.
² Per Binding Element #1, 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.
³ Per 59-4.5.2.C Height may be increased to allow for inclusion of greater than 12.5% MPDUs.
⁴ Per Section 6.3.5, open space for the townhouse building type is common open space and for other buildings is public open space (Section 6.3.6). 10% Open Space shown, final amount and type to be shown at Site Plan. Approximate on-site forest conservation and/or open space ±5 acres.
⁵ Per 59-4.7.3.D.6.e. For a project providing a minimum of 15% MPDUs, one less benefit category than is required under Section 4.5.4.A.2 and Section 4.6.4.A.2 must be satisfied. A project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2 and Section 4.6.4.A.2

Proposed Density Table			
Proposed Building Square Footage			
			Proposed
Floor Area			
Building A	380 du	±	380,000 sf
Building B	275 du	±	275,000 sf
Building C	505 du	±	505,000 sf
Building D	206 du	±	206,000 sf
Building E	89 du	±	89,000 sf
Building F	119 du	±	121,700 sf
Building G	399 du	±	399,713 sf
Building H	302 du	±	302,000 sf
TOTAL RESIDENTIAL FLOOR AREA			± 2,278,413 sf
			Proposed
Floor Area			
Building C - commercial	up to 5,000 sf	±	5,000 sf
TOTAL COMMERCIAL FLOOR AREA			± 5,000 sf
TOTAL FLOOR AREA			± 2,283,413 sf

Parking Table (Section 59-6.2)

Development Standard	Permitted / Required		Provided
	min.	max.	
Vehicle Parking (59-6.2.4.B)			
Residential - Multi-Unit Living ²			
Studio / Efficiency Unit	93 du	1.00 min. 1.00 max.	93 sp. 93 sp.
1-Bedroom	1,191 du	1.00 min. 1.25 max.	1,191 sp. 1,489 sp.
2-Bedroom	804 du	1.00 min. 1.50 max.	804 sp. 1,206 sp.
3-Bedroom	187 du	1.00 min. 2.00 max.	187 sp. 374 sp.
Baseline Parking			2,275 sp. 3,162 sp.
NADMS Percentage Goal (Section 6.2.3.1.7.a.)			
Per 2020-2024 Growth and Infrastructure Policy	20% ²	n / a	-455 sp.
Allowable Parking Adjustment			1,820 sp. 0 sp.
Unbundled Parking (Section 6.2.3.1.5.)			
Studio / Efficiency Unit	93 du	-0.50 n / a	-47 sp.
1-Bedroom	1,191 du	-0.50 n / a	-596 sp.
2-Bedroom	804 du	-0.25 n / a	-201 sp.
3-Bedroom	187 du	-0.25 n / a	-47 sp.
Total Unbundled Parking Adjustment			-890 sp.
Adjusted Required Parking ³			1,138 sp. 0 sp. 2,247 sp.
Calculation of Required Parking (59-6.2.3)			
Sect. 59-6.2.3.C	Motorcycle / Scooter	2%	23 sp. n / a 45 sp.
Sect. 59-6.2.3.D	Car-Share		11 sp. n / a 11 sp.
Sect. 59-6.2.3.E	Electric Vehicle		12 sp. n / a 12 sp.
ADA Parking			
ADA Van Parking			31 sp.
ADA Van Parking (EV)			31 sp.
ADA Parking			31 sp.
ADA Parking (EV)			31 sp.
Bicycle Parking (59-6.2.4.C)			
Residential - Multi-Unit Living (+20 dwelling units)			
Per Dwelling Unit ⁴	1,138 du	0.50 min.	569 sp. 569 sp.
Loading Design Standard (59-6.2.8)			
Section 59-6.2.8.B.1	Multi-Unit Living Uses		1 sp. 1 sp.

¹NADMS reduction is applied to the baseline parking, before any other reductions. Adjustments under Section 6.2.3.1 must not result in a reduction below 50% of the baseline parking minimum.
²Maximum required Bicycle Parking spaces is 100 spaces per building.
³Parking calculations are preliminary as shown, subject to change at time of site plan when final unit count is determined.
⁴Additional MPDU parking adjustment factor (0.50) results in a reduction below 50% of the baseline parking minimum.

GENERAL NOTES

- The properties are currently zoned: R-30, Multi-family, low-density residential.
- The properties are proposed to be zoned: CRF-1.75 C-0.25 R-1.5 H-75' and are Commercial / Residential Zones.
- The development is subject to stormwater management concept plan review and approval at time of subdivision.
- Development on these lots is subject to approval of a Certified Sketch, Preliminary, and Site Development Plan by M-NCPPC.
- Forest Conservation Plan requirements will be provided on-site, in accordance with Montgomery County Regulations in Chapter 22A, referred to as the "Forest Conservation Law".
- The sites are comprised of recorded Parcels N766 and N610, as shown, taken from the plat of record entitled, recorded among the Land Records of Montgomery County, Maryland as Plat No. 6337 and Plat No. 8065, found on the Montgomery County Tax Map JQ13, and rights of way provided from those parcels.
- The property Tax Account Identification Numbers are 00975447 & 00975436.
- The site is located within Montgomery County Election District #13
- The Gross Tract area of the Project is ± 34.87ac. (1,518,942 s.f.)
- The property is to be served by public water & sewer systems. This property is presently classified in water and sewer category W-1 & S-1 found on 216NW02.
- The Horizontal Datum: N.A.D 482,712.95/ 1,284,390.45.
- The site is located within the Kensington / Wheaton Policy Area (orange category) of the 2020-2024 County Growth Policy Non-Auto Driver Mode Share Goal.
- The site is located within the area covered by the Glenmont Sector Plan, approved and adopted 2013.
- The locations of existing underground utilities are approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Rodgers Consulting does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
- Site utilities are serviced by W.S.S.C, Pepco, Verizon & Comcast.
- Public utility easements and rights of way will be provided where needed on site and locations will be determined at permit.
- Erosion and sediment control measures will be provided through perimeter controls and inlet protection, in accordance with applicable codes.
- This Plan is not for construction.
- The continuation of Erskine Avenue through the Property, to Randolph Road, will be a public road. All other internal streets and driveways to be privately owned and maintained.
- Lot lines and lot areas are preliminary and subject to change on the Final Plat.
- Allocation of square footage by type (residential / non-residential) per building is subject to modification at Building Permit, so long as the total combined square footage under the Preliminary Plan and / or Site Plan is not exceeded. Any unused density may be allocated to a different phase.
- All private Roadway improvements to provide minimum Roadway pavement sections.
- All private sidewalks to be a minimum 4 feet wide and ADA compliant.
- Phasing of the project can occur in any order, which may change to meet market demands. Completion of phases not dependent on other individual phases.

EASEMENTS / RW

- Glenmont Apartments - Plat Book 68 Page 6337.
- Agreement Recorded in L.2982 F.167
- Cross Easement Agreement Recorded in L.3463 F.013
- Agreement Recorded in L.2856 F.184
- WSSC Right of Way Recorded in L.3828 F.323
- WSSC Right of Way Recorded in L.2940 F.133

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
 THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER _____)
 APPROVED BY THE DISTRICT COUNCIL ON _____ BY RESOLUTION NUMBER _____
 _____ IN APPLICATION NUMBER _____

HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME (PRINTED) _____



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SEAL & SIGNATURE

NOTE:

THIS DRAWING HAS NOT RECEIVED AGENCY APPROVAL AND IS THEREFORE, NOT FOR CONSTRUCTION.

**GLENMONT FOREST
 CR FLOATING ZONE**

Montgomery County, Maryland, Election District No. 13

PROJECT NUMBER 1103B
 DATE OCTOBER 2023

SCALE
 DRAWING TITLE

Notes & Details