



## Glenmont Sector Plan Sectional Map Amendment

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**Completed: 12-12-13**

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### Staff Recommendation

Approval to file a Sectional Map Amendment to implement the recommendations of the Approved and Adopted Glenmont Sector Plan.

### Summary

The Proposed Sectional Map Amendment follows the approval and adoption of the Glenmont Sector Plan and will implement through the Sectional Map Amendment process the Plan's recommendations for creating a transit-oriented, mixed-use center.

### Background

A Sectional Map Amendment (SMA) implements the zoning recommendations made in a master or sector plan. The Zoning Ordinance enables the Commission to file an SMA application with the District Council, which in turn must transmit a copy to the Planning Department and the Planning Board for review. The Planning Board must then submit to the District Council a written recommendation on the application, which is included in the public record. The District Council then holds a public hearing to receive testimony. Within 60 days of the public hearing, the District Council renders a decision on the application.

On November 5, 2013, the District Council approved the Glenmont Sector Plan, by Resolution 17-932. On December 18, 2013, the Maryland-National Capital Park and Planning Commission is scheduled to adopt the approved plan, by Resolution 13-30.

The Glenmont Sector Plan area encompasses approximately 711 acres around the Glenmont Metro Station. This SMA proposes reclassification for about 68.5 acres and confirmation of existing zones for the remainder. The reclassified area includes 65.9 acres for the CR mixed-use zones and 2.51 acres for the CRN mixed-use zones.

### Proposed Sectional Map Amendment

The Glenmont Sector Plan proposes the creation of a transit-oriented, pedestrian-friendly community by integrating mixed land uses into the area surrounding the Metro Station. The CR zone proposed for the Glenmont Shopping Center will permit a mixed-use town center with urban amenities such as a central open space, restaurants, and professional offices to achieve a dense urban node. The CR zones proposed for Glenmont Metrocenter and Metro Station/Layhill Triangle Block will permit residential development at densities higher than currently allowed with some retail and commercial uses in appropriate locations. The CRN zone proposed for the WMATA Triangle will permit the Department of Housing and Community Affairs to pursue the development of senior affordable housing in close proximity to the Metro entrance.

The recommended CRN zone on the WMATA Triangle parcel will split it into two zoning classifications: the new CRN-1.5 C-0.25 R-1.5 H-65 and the existing RT-12.5. The boundaries of the proposed CRN zone on this property, created to include approximately 2.31 acres of land currently under contract-to-purchase by the County, are described as the following:

- Beginning at an XY coordinate recognized as North 447,641.487 and East 747,006.321 in the Washington Metropolitan Area Transit Authority (WMATA Project Datum), on the second (2<sup>nd</sup>) or North 01 degree 44 minutes 30 seconds West, 909.41 foot deed line of said Liber 4139 at Folio 711, said point being 377.55 feet northerly from a concrete monument found marking the southerly end thereof, said point also lying on the easterly line of Flack Street, 60' wide, as shown on a plat of subdivision entitled "Plat No. 2, Glenmont Hills" as recorded as Plat No. 2376 among the aforesaid Land Records; thence running with a portion of said second (2<sup>nd</sup>) deed line and with the common line of Lots 8, 12 and 13, Block A Glenmont Hills, recorded in said Plat No. 2376:
  - North 01 degree 48 minutes 30 seconds West, 329.29 feet to a point; thence leaving said common line and running so as to cross and include a portion of said subject property
  - North 45 degrees 39 minutes 44 seconds East, 135.20 feet to a point lying on the southwesterly line of Georgia Avenue, Maryland Route 97, as shown on State Road commission Plats 54559 through 54562; thence running with a portion of said southwesterly line of Georgia Avenue, the following five (5) courses and distances
  - South 44 degrees 20 minutes 16 seconds East, 91.16 feet to a point; thence
  - South 45 degrees 22 minutes 46 seconds East, 275.00 feet to a Washington Metropolitan Area Transit Authority disk found; thence
  - South 44 degrees 37 minutes 13 seconds West, 13.01 feet to a rebar with cap found; thence
  - South 00 degrees 33 minutes 23 seconds West, 22.26 feet to a rebar with cap found; thence
  - South 45 degrees 22 minutes 46 seconds East, 14.83 feet to a point; thence leaving said southwesterly line of Georgia Avenue, and running so as to cross and include a portion of said subject property, the following four (4) courses and distances
  - South 44 degrees 30 minutes 43 seconds West, 218.77 feet to a point; thence
  - North 45 degrees 22 minutes 21 seconds West, 93.20 feet to a point; thence
  - 34.02 feet along the arc of a tangent curve to the left, having a radius of 28.00 feet and a chord bearing and distance of North 80 degrees 10 minutes 56 seconds West, 31.97 feet to a point; thence
  - South 68 degrees 13 minutes 55 seconds West, 103.11 feet to the point of beginning 100,692 square feet or 2.31157 acres of land.

The recommended CR and CRN zones can be applied only when recommended by a master or sector plan; the Glenmont Sector Plan includes the necessary recommendations. Each CR and CRN zone includes four components: an overall maximum floor area ratio (FAR); a maximum commercial FAR (C); a maximum residential FAR (R); and a maximum building height (H). All four components are shown on the proposed zoning sheets for each zone proposed.

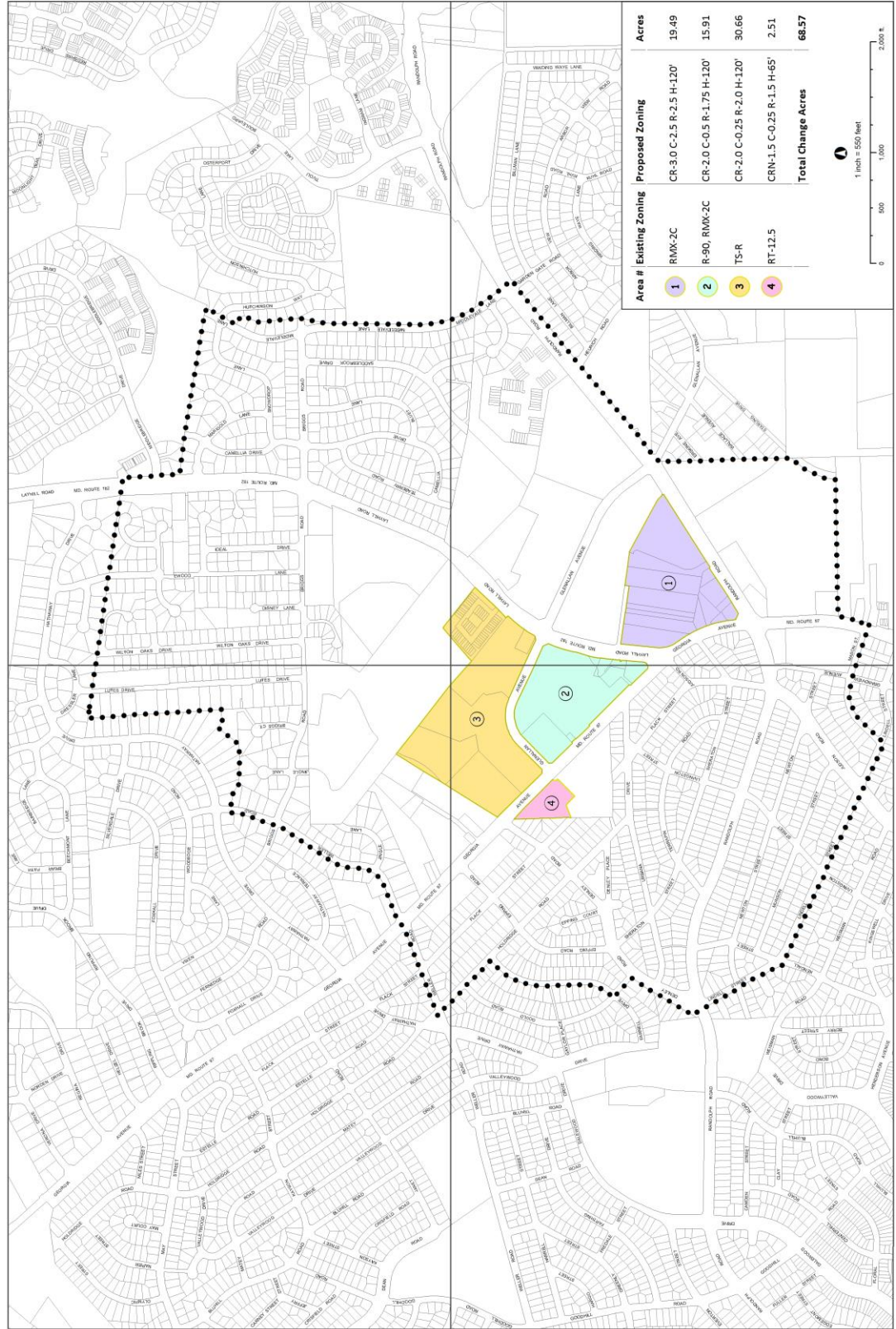
The following table lists the SMA'S proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

<b>Area#</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
<b>1</b>	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120	19.49
<b>2</b>	R-90, RMX-2C	CR-2.0 C-0.5 R-1.75 H-120	15.91
<b>3</b>	TS-R	CR-2.0 C-0.25 R-2.0 H-120	30.66
<b>4</b>	RT-12.5	CRN-1.5 C-0.25 R-1.5 H-65	2.51

SECTIONAL MAP AMENDMENT FOR GLENMONT SECTOR PLAN

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