Appendix Glenmont Sector Plan

December 2013

Appendix H:

Zoning Conversion Analysis

For more information, call the Area 2 Division at (301) 495-4500



Montgomery County Planning Department M-NCPPC MontgomeryPlanning.org The Land use recommendations of the Glenmont Sector Plan will be primarily implemented through the Sectional Map Amendment Process following the approval of the Plan by County Council and the subsequent adoption by M-NCPPC. Table 1 outlines the recommended zoning changes based on specific properties. Table 2 summarizes the total acres of current zoning along with the recommended zoning changes.

Table 1

Image: Construct State Zone 1 Glemmont Shopping Center 20.0 RMX-2C CR 3.0, C 1.0, R 2.5, H120 2 Metro Station/Layhill Triangle Block 16.5 R-90/ R-90/ R-90/ CR 2.0, C 0.25, R 1.75, H 120 3 Privacy World 31.0 TS-R CR 2.0, C 0.25, R 2.0, H 120 4a Winexburg Manor 18.6 R-20 R-30 5 Glenmont Forest Block 32.0 R-30 R-30 6 Georgia Avenue West Blocks "A" 10.1 R-60 R-60 8a WMATA Triangle 9.0 RT-12.5 RT-12.5 7 Georgia Avenue West Blocks "B" 78.0 R-60 R-60 8a WMATA Triangle 9.0 RT-12.5 RT-12.5 8b WMATA Triangle 2.31 RT-12.5 RT-12.5 10 First Assembly of God Church and other properties 6.8 R-90 R-90 11 Foxhall Townhomes 4.1 RT-12.5 RT-12.5 14 14 Former Foxhall Elementary School Site 8.3		Properties	Acres	Current	Proposed Zone
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20Layhill South Subdivision73.5R-90R-9021Saddlebrook Park Police HQ and Park15.0R-90R-9022English Orchard Court Townhomes10.7R-90R-9023Former Glenmont Elementary Block5.7R-60R-60	18	Glenfield Park	14.7	R-90	R-90
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22 English Orchard Court Townhomes 10.7 R-90 R-90 23 Former Glenmont Elementary Block 5.7 R-60 R-60	20	Layhill South Subdivision	73.5	R-90	R-90
23 Former Glenmont Elementary Block 5.7 R-60 R-60	21	Saddlebrook Park Police HQ and Park	15.0	R-90	R-90
	22	English Orchard Court Townhomes	10.7	R-90	R-90
24 Glenmont Forest Subdivision 44.0 R-60 R-60	23	Former Glenmont Elementary Block	5.7	R-60	R-60
	24	Glenmont Forest Subdivision	44.0	R-60	R-60



Table 2

Acres	Current	Proposed Zone				
(estimated)	Zone					
Current Mixed-Use Zones						
20.0	RMX-2C	CR 3.0, C 1.0, R 2.5, H 120				
8.0	RMX-2C	CR 2.0, C 0.25, R 1.75, H 120				
31.0	TS-R	CR 2.0, C 0.25, R 2.0, H 120				
Current Multiple-Family, Residential Zones						
61.4	R-30	R-30				
18.6	R-20	R-20				
Current Single Family, Residential Zones						
8.5	R-90	CR 2.0, C 0.25, R 1.75, H 120				
263.8	R-90	R-90				
135.5	R-60	R-60				
2.3	RT-15	RT-15				
15.7	RT-12.5	RT-12.5				
2.3	RT-12.5	CRN 1.5, C 0.25, R 1.5, H 65				