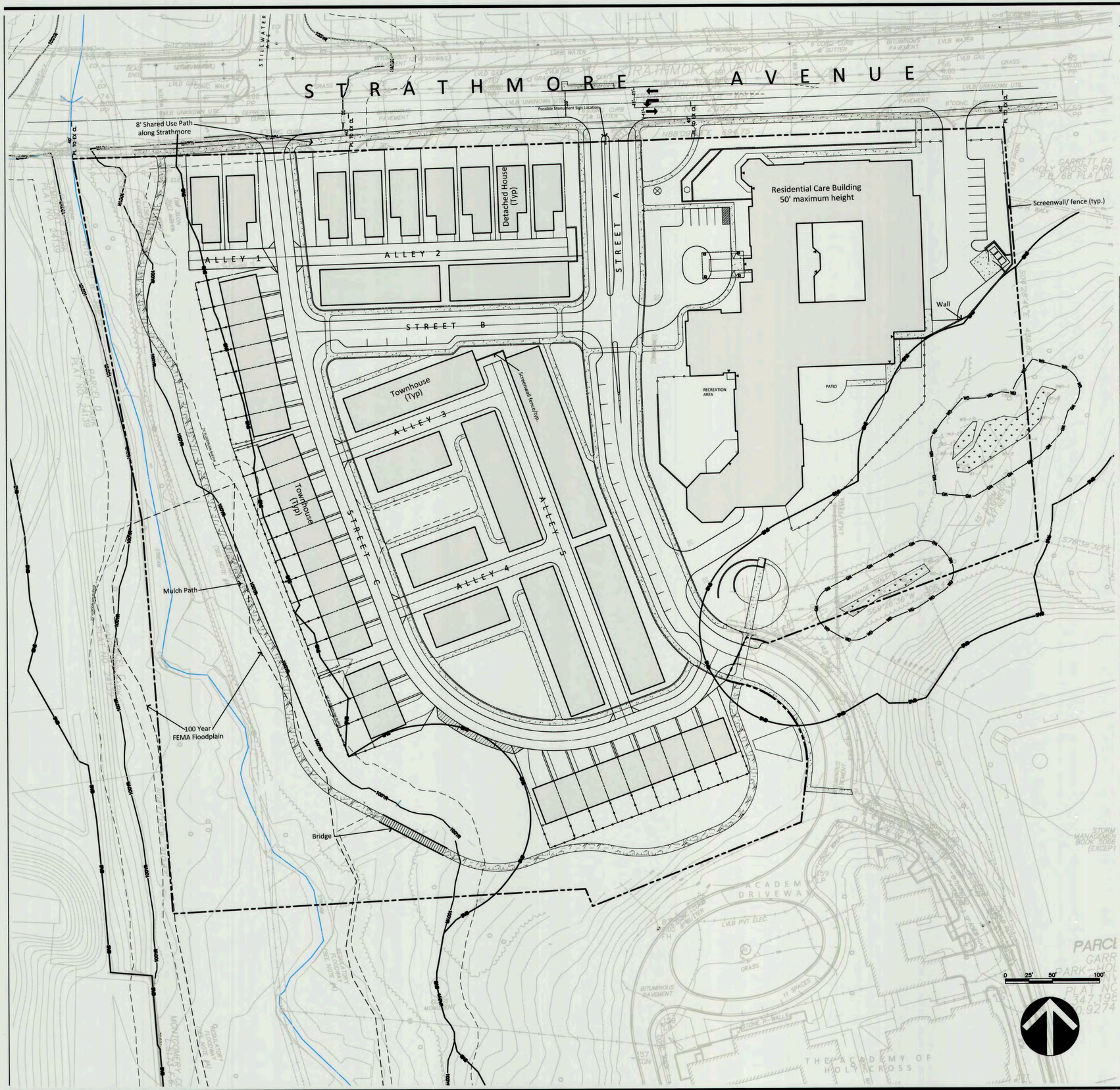
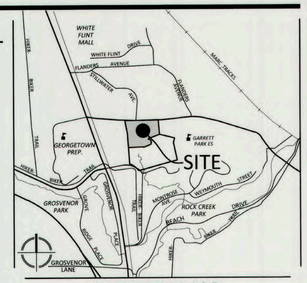


LEGEND

- Proposed Building
- Subject Property Limits
- Proposed Sidewalk
- Proposed Face of Curb
- Proposed Public Utility Easement
- Proposed Fence



VICINITY MAP
SCALE: 1" = 2,000'

BINDING ELEMENTS

1. Permitted uses on the property include up to 125 single-family detached and attached dwelling units (including a minimum of 15% MPDUs) and a residential care facility (with up to 145 beds).
2. Commercial uses are not permitted on the property, except permitted accessory uses associated with the residential care facility.
3. A natural surface trail must be provided along the western side of the property that is subject to a public access easement.
4. The property is limited to no more than three points of vehicular access from Strathmore Avenue.
5. The property must be subdivided to formally delineate the boundary of the area subject to the rezoning at the time of Preliminary Plan.
6. A Phase I Noise Analysis must be submitted with the Preliminary Plan to identify noise levels that might impact interior and exterior spaces subject to the Planning Department's Noise Guidelines. The analysis must be performed by a qualified acoustical engineer. If a combined Preliminary/Site Plan is submitted, the Site Plan must include recommendations from a qualified acoustical engineer to mitigate excessive noise levels per the Noise Guidelines.

FLOATING ZONE PLAN DEVELOPMENT TABULATIONS				
Address	4910/4920 Strathmore Avenue			
Property Description	Parcel No. N875, Parcel A, Plat 9347 and Part of Parcel No. N045, Parcel B, Plat 20824			
Current Zone:	R-60			
Proposed Zone	CRN-0.75 C-0.25 R-0.75 H-50			
Existing Site Area	**668,925 SF**		**15.36 AC**	
AREA TO BE RE-ZONED TO CRNF	*SF*		*Acres*	
Tract Area	688,877 SF		15.81 AC	
Previous R.O.W. Dedications (Plats 9347 & 20824)	19,952 SF		0.46 AC	
Proposed R.O.W. Dedications	.0 SF		0.00 AC	
Proposed Site Area	**668,925 SF**		**15.36 AC**	
PROPOSED USES				
Townhouse - Residential			115 du	
Single Family Detached - Residential			10 du	
Total Units			**125 du**	
Total MPDU ***			19 du	
Residential Care Beds			**145 beds**	
Residential Care Employees at peak shift			**50 Employees**	
DEVELOPMENT STANDARD	*Permitted / Required*		*Provided*	
Maximum Density*				
CRNF-0.75 Zone (CRNF-0.75 C-0.25 R-0.75 H-50)	*FAR*	*SF*	*FAR*	*SF*
Commercial	0.25	172,219 SF	0.00	.0 SF
Residential	0.75	516,658 SF	0.70	482,000 SF
Principal Building Setbacks				
From Site Boundary - Strathmore Avenue	Est. by FZP		10'	
From Site Boundary - Side & Rear	Est. by FZP		50'	
Front Setback	Est. by Site Plan		TBD	
Side Street Setback	Est. by Site Plan		TBD	
Side Setback	Est. by Site Plan		TBD	
Rear Setback, Alley	Est. by Site Plan		TBD	
Accessory Structure Setbacks	Est. by Site Plan		TBD	
Maximum Building Height	50'		50'	
Minimum Lot Size	Est. by Site Plan		TBD	
Maximum Lot Coverage	Est. by Site Plan		TBD	
Minimum Public Open Space, see Open Space Plan for Breakdown by Type	41,464 SF		41,464 SF	
Minimum Common Open Space, see Open Space Plan for Breakdown by Type	23,626 SF		23,626 SF	
PARKING**	*Baseline Min/Max*		*Provided*	
Townhouse (1 per unit min / 2 per unit max)	103 min / 206 max		115 spaces	
Townhouse MPDU (min reduced by 50%)	8 min / 32 max		10 spaces	
Single Family - Residential (1 per unit min / 2 per unit max)	9 min / 18 max		10 spaces	
Residential Care Beds (0.25 per bed min / max)	37 spaces		37 spaces	
Residential Care Employees (0.5 space per employee min / max)	25 spaces		25 spaces	
Total Parking	**182 min / 318 max**		**197 spaces**	
Parking Setbacks for Surface Parking Lots (Residential Care)				
Front Setback	behind front		Yes	
Side Street Setback	behind the side		Yes	
Side Setback	must accommodate landscaping required under Section 6.2.9		Provided	
Rear Setback	must accommodate landscaping required under Section 6.2.9		Provided	
Rear Setback, Alley				

** Density is calculated in the CRNF zone based on tract area.*
*** Final parking will be determined at site plan.*
****MPDUs will be provided and distributed among the townhouse units, at 15% of those permitted and constructed.*
Note: Although 9 detached homes are illustrated, final building footprint and number of lots will be determined at preliminary plan up to 10 detached units.

Open Space Calculations			
	Site Area	*Required*	*Proposed*
Residential Care Public Open Space (10% Required)	194,507	19,451	19,451
Townhouse Public Open Space (10% Required)	440,111	44,012	44,012

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATIONS

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN (EXHIBIT NUMBER 88) APPROVED BY THE DISTRICT COUNCIL ON June 14, 2022 BY RESOLUTION NUMBER 19-1308. IN APPLICATION NUMBER H-143.

HEARING EXAMINER — DATE 6/23/2022

Lynn Robeson Hannan
HEARING EXAMINER'S NAME PRINTED

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Our Site Set on the Future.

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REVISIONS	DATE
UPDATED BINDING ELEMENTS	4/4/22

4910/4920 Strathmore

1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 213NW04, 213NW05, 214NW04, 214NW05
TAX MAP:HQ21

FLOATING ZONE PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND · JOSHUA S. SLOAN · No. 3776 · LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: JOSHUA SLOAN, RLA, ASLA
LICENSE NUMBER: 3776
EXPIRATION DATE: MAY 13, 2024

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DRAWN BY: SG
DESIGNED BY: ID
DATE ISSUED: 01/22/2021
VIKA PROJECT VM50370
DRAWING NO.
SHEET NO. FZP-2