



Glenmont Sector Plan Sectional Map Amendment G-959

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Staff Recommendation

Support Council approval of Sectional Map Amendment G-959 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 zoning recommendations for creating a transit-oriented, mixed-use center. The proposed SMA was filed on December 20, 2013, and the District Council Public Hearing is scheduled for January 28, 2014.

Background

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 adopted the approved plan, by Resolution 13-30.

On December 20, 2013, the Montgomery County Planning Board filed Sectional Map Amendment G-959 with the County Council, sitting as the District Council, to implement the zoning changes recommended by the Approved and Adopted *Glenmont Sector Plan*.

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.

There are no pending zoning cases within the boundaries of the Sector Plan.

Contents of the Sectional Map Amendment

The SMA book includes an index map indicating the boundaries of the *Glenmont Sector Plan*. Each SMA book, which includes six zoning maps at 200-foot scale, also delineates the existing and requested zoning boundaries. The affected pages of the zoning maps are: 216NW02, 216NW03, 217NW02, and 217NW03.

Recommended Rezoning

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 were created to include approximately 2.31 acres of land currently under contract-to-purchase by the County. The boundaries of the contract land 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 (2nd) 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" recorded as Plat No. 2376 among the aforesaid Land Records; thence running with a portion of said second (2nd) 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.

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

Conclusion

Staff recommends support of the Council approval of SMA-G959, to implement the zoning recommendations of the 2013 Approved and Adopted *Glenmont Sector Plan*.

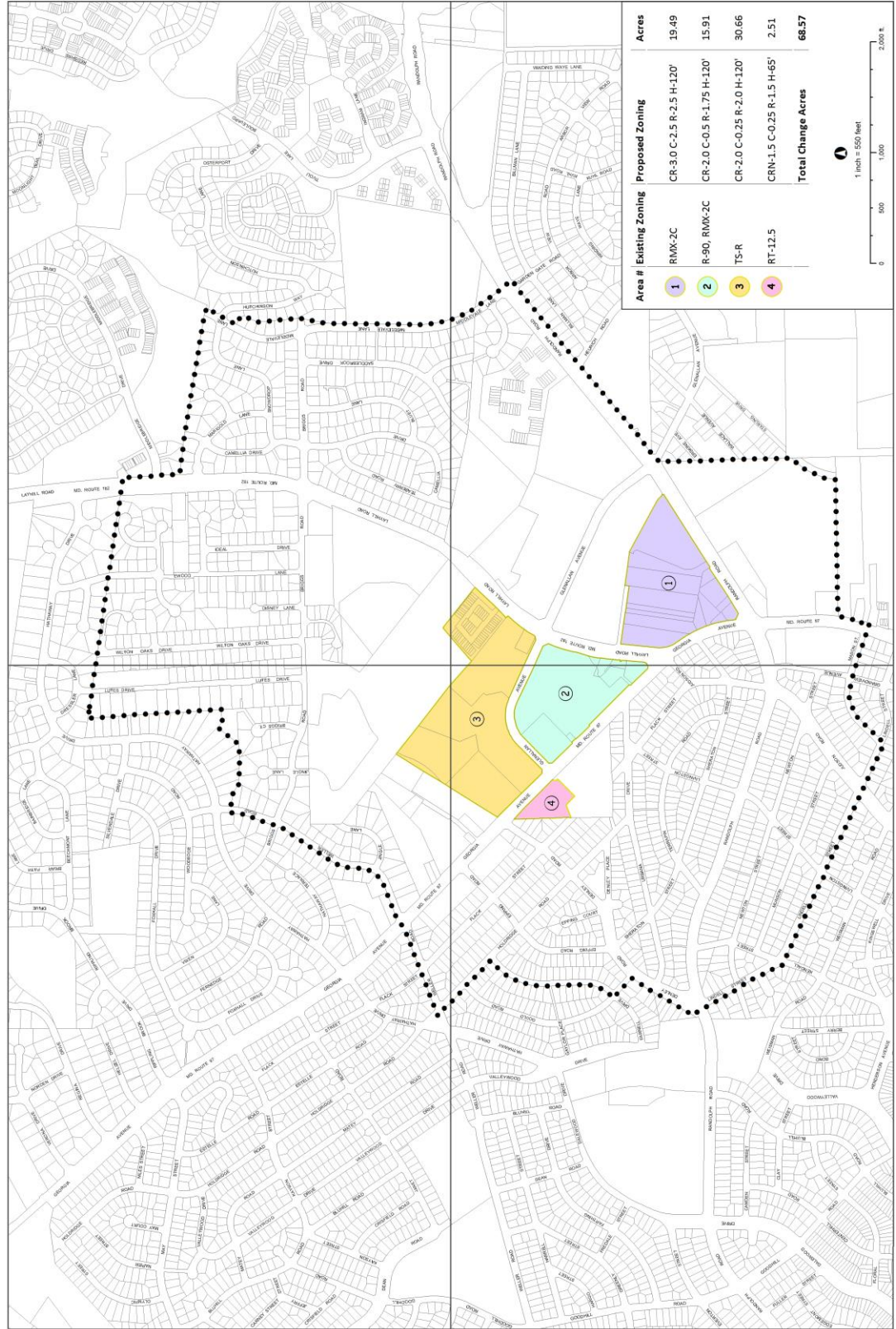
ATTACHMENT

Attachment A- List of Affected Properties

SECTIONAL MAP AMENDMENT FOR GLENMONT SECTOR PLAN

NW 02

NW 03



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GLENMONT SECTOR PLAN SECTIONAL MAP AMENDMENT

ATTACHMENT A

List of Affected Properties

SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
Glenmont Shopping Center Block						
1	00965734	29,037	12313 Georgia Avenue	McDonalds Corporation C/O McDonalds Corp Po Box 182571 Columbus OH 43218	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00961691	14,605	12301 Georgia Avenue	Georgia Avenue 12301 LLC 1915 Lincoln DR Annapolis MD 21401	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00977388	34,071	2315 Randolph Road	Capital One, National Association Attn Real Estate Admn 275 Broadhollow Rd Melville NY 11747	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00951613	8,648	12303 Georgia Avenue	Georgia Avenue 12301 Llc 1915 Lincoln Dr Annapolis MD 21401	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00963256	26,296	12355 Georgia Avenue	Heller Brothers Realty Llc P O Box 6280 Silver Spring MD 20916	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00974066	64,347	12353 Georgia Avenue	Janet-Cvs Glenmont LLC Et Al C/O Cvs #1459-01 Tax Dept 1 Cvs Dr Woonsocket RI 2895	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00976772	11,900	2301 Randolph Road	State Of Maryland State Highway Administration 707 N Calvert St Baltimore MD 21202	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00954888	223,308	2201 Randolph Road	Lois Wheaton Llc C/O Shoppers Wrhse P O Box 990 Minneapolis MN 55440	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120

GLENMONT SECTOR PLAN SECTIONAL MAP AMENDMENT

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SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
1	00967163	100,400	12387 Georgia Avenue	Eton Centers Co Brause Realty Inc 52 Vanderbilt Ave New York NY 10017	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	02543500	121,096	12331 Georgia Avenue	Glenmont Commercial Ltd Ptsp 10020-A Colesville Rd Silver Spring MD 20901	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	02168452	61,390	2211 Randolph Road	Barnsley, James M Jr Etal Tr 3611 Rockhill Lane Olney MD 20832	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00979638	19,428	12321 Georgia Avenue	Salt Castle Llc 12321 Georgia Ave Silver Spring MD 20906	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00955074	31,313	12349 Georgia Avenue	JBG Properties Llc 15311 Pine Orchard Dr Apt 2e Silver Spring MD 20906	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00961326	5,931	0 Randolph Road	Mcdonald's Corporation Po Box 182571 Columbus OH 43218	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
1	00961680	94,687	12345 Georgia Avenue	Georgia East Ltd Ptnshp C/O Greenberg Co 4901 Fairmont Ave #200 Bethesda MD 20814	RMX-2C	CR-3.0 C-2.5 R-2.5 H-120
Metro Block						
2	00961350	103,237	12525 Georgia Avenue	Georgia Ave Baptist Church 12525 Georgia Ave Silver Spring MD 20906	R-90	CR-2.0 C-0.5 R-1.75 H-120
2	00984863	4,195	12521 Georgia Avenue	Washington Metro Area Transit Authority 600 Fifth St NW Washington DC 20001	R-90	CR-2.0 C-0.5 R-1.75 H-120

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SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
2	02447418	670	12416 Layhill Road	Washington Metro Area Transit Authority 600 Fifth St NW Washington DC 20001	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	00968340	11,775	12500 Layhill Road	Stained Glass Pub LLC C/O William G Scaggs 1520 Royal Palm Way Boca Raton FL 33432	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	00956444	519,235	12501 Georgia Avenue	Martin, Elizabeth Smith Trustee 460 Ednor Rd Silver Spring MD 20905	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	00983106	27,878	12413 Georgia Avenue	Wash Metro Area Transit Auth 600 Fifth St NW Washington DC 20001	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	02620984	2,690	12420 Layhill Road	Wash Metro Area Transit Auth 600 Fifth St NW Washington DC 20001	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	00984908	30,550	12401 Georgia Avenue	Xander, Victor J Et Al Tr C/O Robert G Xander 3538 Fitzhugh Ln Silver Spring MD 20906	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	02620973	3,676	12522 Georgia Avenue	Stained Glass Pub Llc C/O William G Scaggs 1520 Royal Palm Way Boca Raton FL 33432	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
2	00966738	12,997	12510 Layhill Road	Stained Glass Pub Llc C/O William G Scaggs 1520 Royal Palm Way Boca Raton FL 33432	RMX-2C	CR-2.0 C-0.5 R-1.75 H-120
Glenmont Metrocenter Block						
3	03119220	199,984	2535 Glenallan Ave	725 Burnt Mills CT	TS-R	CR-2.0 C-0.25 R-2.0 H-120

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SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
				Silver Spring MD 20901		
3	00958966	21,649	2335 Glenallan Ave	2600 Glenallan Ave Silver Spring MD 20906	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584896	1,481	2404 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585297	2,134	2491 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	00959436	428,630	12631 Georgia Ave	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585036	1,525	2436 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585355	2,004	2455 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585173	1,917	2468 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585025	2,004	2434 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584921	1,481	2410 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585344	1,655	2453 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	00959447	288,759	2600 Glenallan Ave	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584828	9,453	2450 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585151	1,525	2464 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585047	1,568	2438 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585060	1,568	2442 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585127	2,222	2456 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585242	2,091	2481 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120

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SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
3	02584885	1,481	2402 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585195	1,525	2474 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584998	1,481	2426 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584987	1,481	2424 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585253	1,699	2483 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	00959425	199,853	12631 Georgia Ave	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585058	1,568	2440 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585014	1,873	2430 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585311	1,742	2447 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585140	1,525	2462 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584830	46,043	2450 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584943	1,873	2414 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585322	1,699	2449 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584976	1,481	2422 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584965	1,481	2420 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585138	1,917	2460 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584874	1,873	2400 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585264	1,699	2485 Glenfield Mews Dr	725 Burnt Mills CT	TS-R	CR-2.0 C-0.25 R-2.0 H-120

GLENMONT SECTOR PLAN SECTIONAL MAP AMENDMENT

List of Affected Properties

SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
				Silver Spring MD 20901		
3	00959460	16,727	12812 Denley Rd	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584910	1,481	2408 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585286	1,699	2489 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585275	1,699	2487 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585184	1,917	2472 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585093	1,568	2450 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585333	1,699	2451 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585162	1,525	2466 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584817	50,225	2490 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585071	2,222	2444 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585105	1,568	2452 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585300	2,222	2445 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584908	1,481	2406 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585082	2,222	2448 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585003	1,481	2428 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584954	1,873	2418 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02584932	1,481	2412 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120

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SMA Index Area	Tax Acct #	Area (sq. ft.)	Premise Address	Property Owner/Contact	Existing Zone	Proposed Zone
3	02585218	1,525	2478 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585116	1,568	2454 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585207	1,525	2476 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585220	1,525	2480 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
3	02585231	1,917	2482 Glenfield Mews Dr	725 Burnt Mills CT Silver Spring MD 20901	TS-R	CR-2.0 C-0.25 R-2.0 H-120
WMATA Triangle						
4	00982088		12600 Flack St	Washington Metro Area Transit Authority 600 Fifth St NW Washington DC 20001	RT-12.5	CRN-1.5 C-0.25 R-1.5 H-65