

Attachment 3
Decision Matrices for the Undeveloped Properties

Consider low density residential development in the RE-2 Zone without water and sewer service when:

- Large lots are the most desirable or the only way to maintain compatibility;
- Sensitive environmental resources (forests, wetlands, floodplains) are within regulatory stream buffers and can be preserved by creating easements on private lots;
- Community water and sewer service is not desirable or readily available;
- No further master plan guidance is necessary.

Consider low density residential development in the RE-2C Zone with water and sewer service when:

- A range of lot sizes (from half-acre to two-acres) is an appropriate way to maintain compatibility;
- Significant amounts of environmental resources are present and warrant the protection afforded by common or public ownership (homeowners associations or public parks);
- Community water and sewer service is available and *will not disturb significant portions of adjacent stream systems*;
- Some master plan guidance is desirable, but not required.

Consider low density residential development in the RNC Zone with water and sewer service when:

- A broader range of lot sizes (4000 square feet to 10 acres) is an appropriate way to create residential character;
- Significant amounts of environmental resources are present on the site and the site contains historic or other resources that together warrant the protection afforded by maintaining at least two-thirds of the tract area in private or public open space;
- Community water and sewer service is available;
- Master plan guidance is necessary to specify a density on the site, to direct development to specific portions of the site, to achieve compatibility and to maintain character.

Decision Matrix—Casey Property

Public Hearing Draft	Public Testimony	Additional Information	Options
<p>Permit cluster development to encourage a range of lot sizes; reclassify northern portion RE-2C, retain RE-2 on southern portion.</p>	<p>Coalition and various citizens support large lot development at existing zoning to preserve character; landowner supports cluster at existing zoning.</p>	<p>Landowner has joined with Dungan property developer to propose unified development scheme in RNC Zone, which puts all development on Casey property.</p>	<p>1. Amend Public Hearing Draft to retain existing zones with septic development;</p>
<p>Use cluster development to protect approximately 126 acres of tributary valleys, forest and wet areas that drain to North Branch and are adjacent to existing parkland.</p>	<p>Coalition and various citizens argue that private easements will preserve open space; sixty-five acres of stream valleys, wetlands and forest should be publicly acquired.</p>	<p>Unified development scheme dedicates entire Dungan property and portions of Casey property to parkland.</p>	<p>2. Approve PHD recommendations without provision of MPDUs</p> <p>3. Approve PHD recommendations with provision of MPDUs</p>
<p>Use existing sewer line serving elementary school; no new lines in tributary valleys draining to North Branch.</p>	<p>Coalition and various citizens assert that sewer extensions will increase density, degrade environment.</p>	<p>Sewer service using pump stations to serve unified scheme is preferable to gravity lines requiring new construction.</p>	<p>4. Amend Public Hearing Draft to reclassify property to RNC Zone, with requirement that 20 percent of units be MPDUs and with understanding that "contour" systems or pump stations are preferable to gravity lines</p>
<p>Use master plan language to cluster development "between" the schools, to control lot sizes, to direct large-lot development to areas next to existing communities and to preserve views from Bowie Mill Road.</p>		<p>Potential yield: 136 units including 17 MPDUs under PHD recommendation; 163 units including 25 MPDUs if RE-2C extended to entire property; 178 units including 36 MPDUs with 20% contribution</p>	

Decision Matrix—Dungan Property

Public Hearing Draft	Public Testimony	Additional Information	Options
<p>Public acquisition is appropriate; if property is not acquired, large-lot development using septic systems at existing zoning (RE-1 and RE-2) will preserve residential character.</p> <p>Large-lot development will reduce forest fragmentation and lessen imperviousness; easements can protect resources on private property.</p> <p>Septic development will preclude new sewer line construction in stream valleys draining to North Branch.</p>	<p>Coalition and various citizens support acquisition of property; Coalition concurs with septic development if property is not acquired; landowner-developer proposes RNC zone for property.</p> <p>Landowner-developer asserts that development in RNC Zone provides 91 acres of open space.</p> <p>Landowner-developer asserts that new line to North Branch can be built in environmentally sound manner without significant disturbance to stream buffers or stream systems.</p>	<p>Landowner-developer has joined with Casey property developer to propose unified development scheme, which puts all development on Casey property and dedicates Dungan property to parkland.</p> <p>Landowner-developer is proposing to dedicate entire property to parkland.</p> <p>Sewer service using pump stations to serve unified scheme is preferable to gravity lines requiring new construction.</p> <p>Potential yield: 69 units including 14 MPDUs with 20% contribution.</p>	<ol style="list-style-type: none"> 1. Amend Public Hearing Draft to retain existing zones with septic development; 2. Approve PHD recommendations without provision of MPDUs 3. Approve PHD recommendations with provision of MPDUs 4. Amend Public Hearing Draft to reclassify property to RNC Zone, with requirement that 20 percent of units be MPDUs, and with understanding that sewer lines outside buffers are preferable to gravity lines

Decision Matrix—Freeman Property

Public Hearing Draft	Public Testimony	Additional Information	Options
<p>Permit cluster development to encourage a range of lot sizes; reclassify entire property from RE-1 to RE-2C to bring zoning densities into line with prevailing pattern of area</p>	<p>Coalition and various citizens support large lot development at existing zoning to preserve character; landowner supports cluster at existing zoning</p>		<p>1. Amend Public Hearing Draft to retain existing zones with septic development;</p> <p>2. Approve PHD recommendations without provision of MPDUs</p>
<p>Use cluster development to protect about 168 acres of forest and headwaters areas adjacent to existing or proposed parkland</p>	<p>Coalition and various citizens assert that private easements will preserve open space; stream valleys, wetlands and 45 acres of forest should be publicly acquired</p>		<p>3. Approve PHD recommendations with provision of MPDUs</p> <p>4. Amend Public Hearing Draft to reclassify property to RNC Zone with requirement that 20 percent of units be MPDUs; strengthen guidelines from PHD to achieve range of lot sizes</p>
<p>Sewer service should connect to existing lines with minimum disturbance</p> <p>Use master plan language to maintain consistency of lot sizes with nearby properties across stream to west, preserve views along MD 108, and, if desirable, to control lot sizes</p>	<p>Coalition and various citizens assert that sewer extensions will increase density, degrade environment</p>	<p>Potential yield: 161 units in RE-2C Zone including 25 MPDUs with 15% contribution; 175 units in RNC Zone including 35 MPDUs with 20% contribution</p>	

Decision Matrix—Hendry and Fraley Properties

Public Hearing Draft	Public Testimony	Additional Information	Recommendation
<p>Retain existing zones on both properties to maintain consistency in lot sizes and densities with neighboring development</p> <p>Acquire portions of both properties for added parkland; use easements to preserve wetlands and sensitive areas outside of park acquisition lines</p> <p>Septic development is appropriate because sewer service would require construction through stream valleys with significant forest and wetlands</p>	<p>Coalition concurs with Plan recommendations</p>	<p>Environmental costs of extending sewer to these properties outweighs potential benefits of additional MPDUs</p>	<p>Approve Public Hearing Draft recommendations</p>

Decision Matrix—Woodlawn Property

Public Hearing Draft	Public Testimony	Additional Information	Options
<p>Permit cluster development to encourage a range of lot sizes; reclassify majority of property from RE-2 to RE-2C</p>	<p>Coalition supports large-lot septic development west of Needwood Road at existing zoning to preserve residential character; landowner proposes RNC Zone for property</p>	<p>Potential yield: 31 units in RE-2C Zone (property does not meet 35 unit threshold); 41 units in RNC Zone including 9 MPDUs with 20% contribution</p>	<ol style="list-style-type: none"> 1. Amend Public Hearing Draft to retain existing zones with septic development; 2. Approve PHD recommendations without provision of MPDUs 3. Approve PHD recommendations with provision of MPDUs 4. Amend Public Hearing Draft to reclassify property to RNC Zone with requirement that 20 percent of units be MPDUs; strengthen guidelines from PHD to achieve diversity of lot sizes
<p>Use cluster development to preserve about 30 acres of forest and other open space that is adjacent to existing parkland or between road rights-of-way</p>	<p>Coalition acknowledges nearness of existing lines, but argues that compatibility is best achieved with septic development</p>		
<p>Sewer service should connect to existing lines in mainstem of Rock Creek with minimum disturbance</p>			