



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 3, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

Khalid Afzal, Team Leader *KA*
Georgia Avenue Planning Team

FROM: Frederick Vernon Boyd, Community Planner *FVB*
Georgia Avenue Planning Team (301/495-4654)

SUBJECT: Planning Board Worksession #7 for the Upper Rock Creek Area Master Plan—Land Use

RECOMMENDATION: *Discussion and public comment on recommendations for the Casey, Freeman, Dungan and Woodlawn properties developed at worksession #6.*

DISCUSSION

The seventh worksession on the Upper Rock Creek Area Master Plan allows the Planning Board to deliberate on recommendations for the four major undeveloped properties that were developed at the sixth worksession, on March 13. This worksession also provides an opportunity for interested and affected persons to comment on those recommendations.

This memorandum will summarize briefly the recommendations. To provide context for the discussion and for public comment, a draft of the plan's Land Use chapter is attached.

On March 13, the Planning Board concluded that the Rural Neighborhood Cluster Zone would allow development of the Casey, Freeman, Dungan and Woodlawn properties at densities that were in keeping with the low densities prevalent in this part of the Upper Rock Creek watershed. The Planning Board also concluded that the RNC Zone's development standards would require developers to provide significant amounts of open space and that the zone's requirement for site plan review afforded an opportunity to insure that new development is compatible with existing communities.

To balance the three public policies that operate in Upper Rock Creek—preservation of open space, maintenance of low density residential character and provision of affordable housing—the Planning Board devised a sliding scale of allowable RNC densities that is predicated on provision of the Moderately Priced Dwelling Units. For the Casey, Dungan and Freeman properties, the draft recommendations set four allowable densities that can be achieved only when specific conditions are met. The densities range from 0.2 units to the acre if the properties develop using septic wastewater disposal to 0.488 units to the acre if 20 percent of the units are Moderately Priced Dwelling Units (MPDUs). For the Dungan property, the draft recommendations add a condition requiring combined development with the adjacent Casey property, location of all development on the Casey property and dedication of the entire Dungan property to parkland. The draft recommends the RNC Zone for the Woodlawn property and sets a single recommended density, 0.4 units to the acre.

It should be noted that the Public Hearing Draft recommendations (see table below) envisioned a density of 0.4 units to the acre on a portion of the Casey property, with septic development on the remainder; it envisioned densities of 0.4 units per acre on the Freeman and Woodlawn properties; and it recommended acquisition of the Dungan property.

Property	Acres	Option 1 No Sewer Extension		Option 2 Public Hearing Draft	
		Yield	MPDUs	Yield	MPDUs
Casey**	336	78 to 120	0	132	0
Dungan	132	26 to 34	0	0	0
Freeman	332	83 to 136	0	132	0
Woodlawn	79	15 to 20	0	31	0

** Option 2 includes 90 clustered units in the RE-2C Zone and as many as 42 septic units in the RE-2 Zone.

Recommendations for the properties include detailed guidelines for development that are designed to encourage use of design and engineering techniques to minimize imperviousness and that insure compatibility by guiding the location of rural open space, requiring diversity of lot sizes, preserving existing views, creating landscaped areas and insuring trail access.

Recommendations for the Dungan property may be found on page 5 of the draft Land Use chapter. Casey property recommendations are on page 7 and page 9. The Freeman recommendations follow, beginning on page 9. The Woodlawn recommendations begin on page 14.

In considering the draft recommendations, the Planning Board may wish to look closely at three areas. First, the scale of allowable RNC densities could be created as a continuum, in which the actual percentage of MPDUs provided determines the allowable density. The following table shows how such a continuum might work.

MPDU %	Density (Units Per Acre)
12.5%	0.330 and Less
13.0%	0.344
14.0%	0.372
15.0%	0.400
16.0%	0.4176
17.0%	0.4352
18.0%	0.4528
19.0%	0.4704
20.0%	0.4880

Second, the Planning Board should review the level of detail in the draft design guidelines to insure that the guidelines are sufficient to insure compatibility. Third, the Planning Board may wish to consider additional conditions on combined development of the Casey and Dungan properties that would provide further incentives for combining development.

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Attachment

LAND USE PLAN

The Land Use Plan reinforces the low-density residential character of the area north of Muncaster Mill Road in the Residential Wedge. Maintaining the “fabric” of the existing neighborhoods as the remaining large properties develop is an important objective. At the same time, the Land Use Plan acknowledges the importance of maintaining the quality and character of the area’s environmental resources and preserving sensitive areas. The Land Use Plan also establishes concepts for the neighborhood center located at the intersection of Redland and Muncaster Mill Roads, and for the industrial areas adjacent to the city of Rockville and in the vicinity of the Montgomery County Airpark.

While the long-term health of the Upper Rock Creek watershed has been an ongoing goal, determining the best means of doing so has proven elusive. The 1961 Plan’s emphasis on flood protection was aimed at already-established communities in the lower County. The 1968 Plan stressed cluster development as the most appropriate way to channel development to land best suited to it, while keeping land with environmental constraints as open space. By 1985, when the last comprehensive plan was completed, clustering on community sewer systems was thought to lead to significant stormwater management problems, in addition to the substantial damage to stream valleys resulting from construction of sewer lines. The 1985 Plan recommended standard development on large lots with septic systems, concluding that existing environmental guidelines, ongoing parkland acquisition and water quality regulations would protect sensitive areas as land developed in that manner.

In the intervening years, advances in environmental protection and regulation have alleviated many of the concerns posed by the 1985 Plan. Environmental guidelines protect stream buffers, floodplains and wetlands. Sediment and erosion control techniques have been enhanced. Stormwater management procedures are greatly improved, in addition to being more sensitively applied in high quality watersheds.

The challenge of balancing land use recommendations and provision of community sewer service remains. This Plan recognizes that construction of sewer lines in stream valleys damages wetlands and other sensitive areas. Extending sewer lines can also increase the likelihood of development reaching maximums allowed by zoning. In evaluating land use alternatives, the Plan considers the impact of sewer service extensions on stream buffers and wetlands and carefully considers the development yields of alternatives that require community sewer service and those that rely on septic systems.

Advances in regulatory methods, coupled with adjustments to allowable densities, make cluster development a more effective way to enhance open space and protect sensitive resources than large-lot development using septic systems. This Land Use Plan proposes cluster development where blocks of contiguous forest and wetlands should be maintained to protect headwaters located outside of regulated stream valley buffers and maintain the health of wetland complexes. Land Use Plan aims to direct development away from sensitive areas, maintain low densities and build on the heritage of open space in this part of the watershed.

OPEN SPACE HERITAGE

Goal: Maintain and enhance the open space system in the Upper Rock Creek watershed to enhance stream quality and sensitive natural resources.

Objective: Use public acquisition, dedication, or private easements to add open space as part of the ongoing development of land in the watershed.

Overall Recommendation

- Augment the stream valley park system by adding expanded stream buffers and contiguous forests, by continuing to preserve views and conservation areas already in parkland, such as the Agricultural History Farm Park and by locating stormwater management systems away from buffers and sensitive resources.

This Plan recommends a combination of public acquisition, dedication, and creation of easements to expand open space as the remaining large properties develop.

RESIDENTIAL WEDGE AREAS

Goal: Keep the Upper Rock Creek watershed as a low-density housing resource compatible with the existing community.

Objective: Recommend land uses for remaining undeveloped properties that are consistent with Residential Wedge character, with environmental objectives and strategies, and with policies guiding provision of affordable housing.

Overall Recommendations

- Encourage new development that preserves natural resources.
- Integrate needed affordable housing into new communities with careful attention to design standards and other recommendations set out above.
- Encourage community design that is compatible with adjacent development, protects views from local roads, offers harmonious road design and maintains open space.
- Enhance the character of new communities by increasing natural open space where appropriate.
- Preserve additional open space and maintain views along local roads by locating large or conservation lots along them and by protecting views of meadows and woodlands.

The Plan protects the low-density residential character of the watershed by recommending low-density zones. Where it recommends cluster development, the Plan proposes densities of about one dwelling unit for every two acres, in keeping with existing residential densities, and recommends the Rural Neighborhood Cluster (RNC) Zone. It uses RNC development standards

to encourage preservation of open space along existing roads and, as new communities develop, encourage design that preserves open space or uses comparable lot sizes where new neighborhoods meet existing communities. The Plan also encourages preservation of views along existing roads and creation of open space between roads and new communities with design guidelines.

NEIGHBORHOOD CENTERS AND INDUSTRIAL AREAS

Goal: Continue to allow commercial and industrial land uses in the Upper Rock Creek watershed in appropriate locations and at manageable densities.

Objective: Maintain commercial and light industrial districts at their existing scales and intensities and provide appropriate transitions from non-residential to residential uses.

Overall Recommendations

- Expand the opportunity for affordable housing adjacent to the Redlands commercial center.
- Retain the existing industrial zoning in the Planning Area.
- Retain the existing commercial zoning in the Planning Area.

This Plan makes a recommendation for the Redlands commercial center that allows for additional housing adjacent to the center. The Plan establishes land use and zoning recommendations for the commercial center itself as well as for existing industrial districts in the Planning Area.

CONNECTING COMMUNITIES

Goal: Enhance the ability of local residents to reach community facilities and important destinations safely by bicycle or on foot.

Objective: Establish a transportation system that includes roads, open section streets, bikeways, trails, and pedestrian pathways.

Overall Recommendations

- Improve pedestrian access to local parks and schools and to the larger regional park system, connect communities with nearby commercial areas and improve access to Metro.
- Develop a bikeway system that complements the trail system in the stream valley parks, offers separate routes for cyclists and provides direct on-road access to Shady Grove Metro.

The Plan offers a system for connecting Upper Rock Creek's communities to community facilities such as parks and schools, and to other important destinations. The system uses bicycle paths and trails to connect major parks in the Planning Area to each other and to residential neighborhoods. The system also will enable residents to reach regional trail and bicycle networks and will enhance bicycle and pedestrian access to the Metro station at Shady Grove.

RESIDENTIAL WEDGE AREAS

This section of the Plan provides land use recommendations for the major undeveloped properties in the residential wedge. These recommendations are based in part on a comparative evaluation of cluster development using community sewer service and large-lot development using septic systems. The RE-2 Zone requires two-acre lots and the RE-1 Zone requires 40,000 square-foot lots. Allowable densities in the RNC Zone are set in individual master plans.

Without percolation tests, which determine the number of individual septic systems that a property can support, no precise figure for the unit yield using septic systems can be derived. Yields using septic systems do not reach the maximums allowed in the applicable zone, although those maximums remain the goal of developing landowners. Yields using community sewer service approach allowable zoning maximums.

Review of recent subdivision activity in the Planning Area indicates that the average number of units per acre in septic subdivisions is approximately equal to one dwelling unit for every two acres. Where this Plan recommends cluster development, it recommends densities of about one dwelling unit for every two acres, rather than the one-acre zone now in place. While cluster development on a given property may allow more units than septic development, reducing zoning densities brings the number of units more into line with prevailing densities in the Planning Area.

Recommendations in this Plan insure that new development in the Upper Rock Creek area includes affordable housing by requiring Moderately Priced Dwelling Units as a condition of extending needed community sewer lines to several currently developed large properties. The Plan uses a combination of zoning classifications, master plan guidelines and regulatory review requirements to achieve additional affordable units without compromising resource protection or Residential Wedge character.

Dungan Property

This property, about 132 acres, is located on the north side of Muncaster Mill Road near its intersection with Avery Road. The Casey property lies immediately to the north and west; Camp Olympic, the Muncaster Mill View community and parkland are to the east. Important natural resources are located throughout the property. Forest on the northern part of the property helps protect the North Branch biodiversity area on the adjacent parkland. Portions of this area also serve as recharge areas for groundwater that contributes to high stream quality in this part of the North Branch. The southern portion of the property includes forest and several small streams, springs, and wetlands that provide groundwater flows to North Branch, contributing to stream quality and the health of the biodiversity area.

The Dungan property is listed in the Legacy Open Space Functional Master Plan (as the North Branch Buffer Area). Reserved right-of-way for a major highway (the Intercounty Connector) bisects the property.

This Plan recognizes that any development of this property would result in permanent forest fragmentation and may reduce groundwater flow to the stream. It also recognizes that timely public acquisition may not be possible. The most desirable outcome for this property is for its development to be combined with the adjoining Casey property (recommendations for which are in the next section of the Land Use Plan). Such an arrangement would permit all the houses to be constructed on the Casey property and would allow this property to be dedicated to parkland. This Plan recommends the RNC Zone for the Dungan property and sets a scale of recommended densities for optional method development of the property. It does not recommend community sewer service (necessary for optional method development) unless the property is developed jointly with the Casey property and the joint development avoids sewer lines connecting to the North Branch.

The recommended densities range from one dwelling unit for every five acres to one dwelling unit for every two acres. These densities are in keeping with low density residential character. Dedication of this property to parkland would meet the recommendations of the Legacy Open Space Plan and help protect an important natural resource in the North Branch stream valley without public expenditure.

Recommendations

- Reclassify the entire property from the RE-1 and RE-2 zones to the RNC Zone.
- Allow the following range of densities if the specified conditions are met:
 - *0.2 units to the acre* if the property is developed separately using septic systems;
 - *0.33 units to the acre with community sewer service* if all development occurs on the Casey property, this property is dedicated to parkland and development includes provision of 12.5 percent Moderately Priced Dwelling Units;
 - *0.4 units to the acre with community sewer service* if all development occurs on the Casey property, this property is dedicated to parkland and development includes provision of 15 percent Moderately Priced Dwelling Units;
 - *0.488 units to the acre with community sewer service* if all development occurs on the Casey property, this property is dedicated to parkland and development includes provision of 20 percent Moderately Priced Dwelling Units.
- Reduce environmental impacts and imperviousness during development by employing innovative design and engineering techniques (see Environmental Resources Plan for details).

Casey Property

This 336-acre property is located in the northeast quadrant of the intersection of Bowie Mill and Muncaster Mill Roads. The property bounds Magruder High School on three sides and Sequoyah Elementary School on two sides. It is largely rolling fields. Two unnamed tributaries to North Branch originate on the property and flow east. Forest covers much of the stream valley in the more northerly of the two tributaries. The southerly tributary originates in a large area of wetlands on the property. The western part of the property drains to the mainstem of Rock Creek. The J.H. Cashell Farm, which is on the Functional Master Plan for Historic Preservation, is located on this property. Right-of-way for the Intercounty Connector crosses the property as well.

Appropriate density of development on this property—and the infrastructure to support that density—is a critical element of this Plan. The 1985 Plan recommended that sewer service be prohibited north of Muncaster Mill Road except in narrowly drawn circumstances, a recommendation that included this property. This sewer service policy reduced the need for stormwater management systems, avoided construction of new sewer lines in stream valleys and maintained low densities. A subsequent decision to build an elementary school adjacent to the Casey property brought community sewer service north from Muncaster Mill Road along Bowie Mill Road to serve the school. A line had earlier been built in Muncaster Mill Road to serve Magruder High School.

Once sewer lines outside the stream valleys served both schools near this property, development interests began to pursue changes in sewer service status to extend service to this property, in part because historic lot yields using septic systems in the upper part of the watershed have been between one-half and two-thirds of the maximum allowed under its zoning.

Development on the Casey property should implement resource protection strategies that maintain stream quality. These strategies include preserving land in an undeveloped and natural state, limiting imperviousness, directing development away from the sensitive North Branch, and discouraging sewer line construction in sensitive areas.

Clustering homes on part of this property and preserving a contiguous area of undeveloped open space can achieve these objectives if densities remain low and existing sewer lines in Bowie Mill Road are used. Sensitive areas in tributary valleys would become part of the contiguous open space associated with the property. Additional, less sensitive areas adjacent to existing parkland could be added to the park and begin the gradual process of natural regeneration. Such areas also provide opportunities for forest and wetland restoration. Development should be directed to higher parts of the property and away from the environmentally sensitive North Branch.

As noted in the section on the Dungan property, combined development of the Casey and Dungan properties is the best way to develop the properties in ways that meet the goals of protecting environmental resources and maintaining rural character while increasing the area's contribution to affordable housing in the County. This Plan recommends the RNC Zone for this property and sets a scale of recommended densities for optional method development. The recommended densities range from one dwelling unit for every five acres to one dwelling unit for every two acres. Development standards for the RNC Zone will allow sensitive areas in

significant amounts to be preserved as rural open space, and site plan review will allow the guidelines outlined below to be implemented as the property develops.

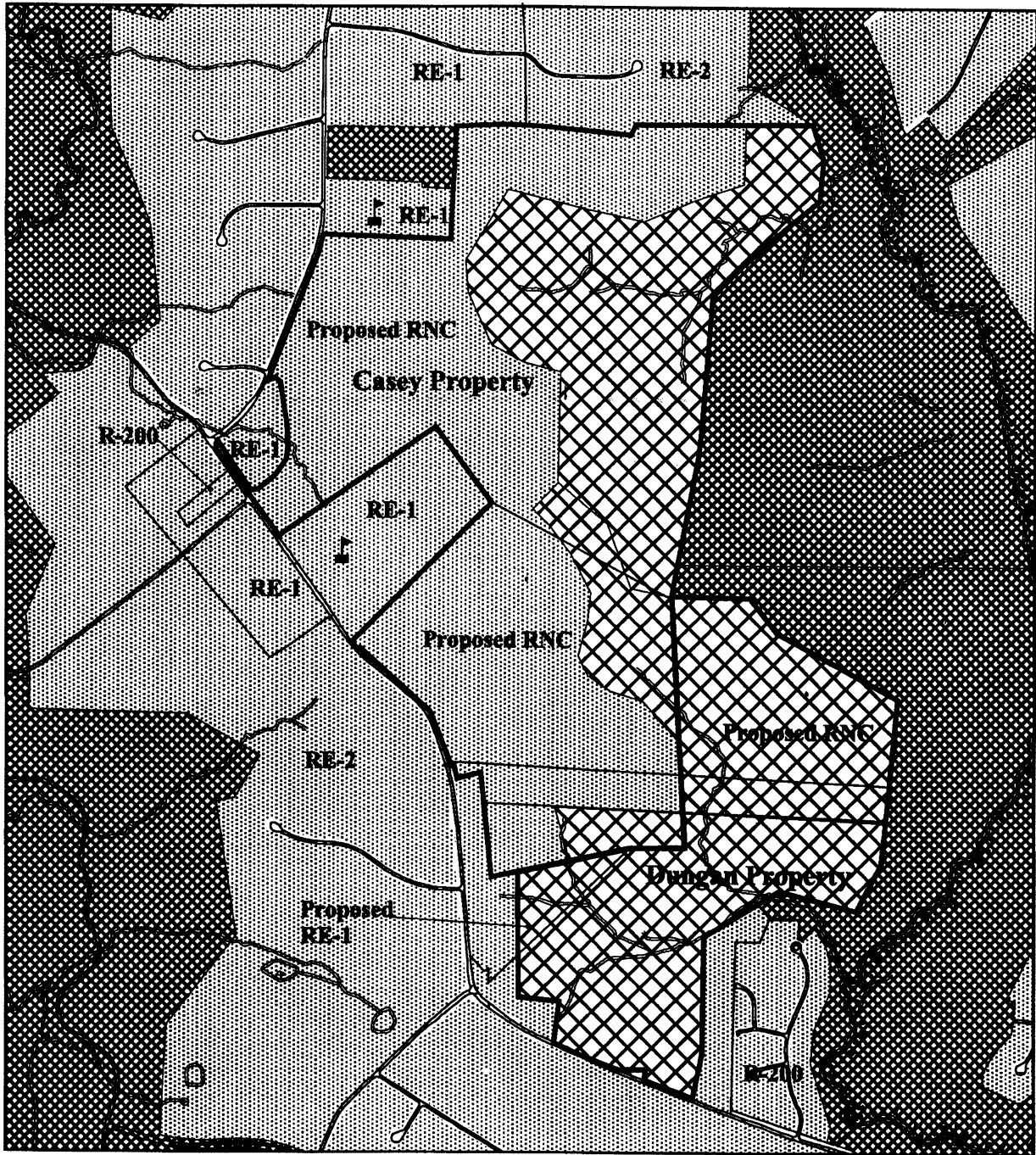
The portion of the property north and west of Magruder High School is suitable for cluster development using community sewer service. No new sewer lines should be constructed from this area to North Branch. The portion south and east of the high school is recommended for cluster development and community sewer service **only** if a sewer connection is constructed that will connect sewer lines in the southern portion of the property to the existing lines in Bowie Mill Road or in Muncaster Mill Road.







Public open space should include access through the eastern portion of the property for the proposed North Branch trail corridor. In addition, this Plan encourages an environmental setting for the historic J.H. Cashell Farm that retains as many of the outbuildings as possible and preserves the trees and other natural features that help define its historic value. Acquisition may be appropriate through the Legacy Open Space program to establish an acceptable setting.

Recommendations

- Reclassify the entire property from the RE-1 and RE-2 zones to the RNC Zone.
- Allow the following range of densities if the specified conditions are met:
 - *0.2 units to the acre* if the property is developed using septic systems;
 - *0.33 units to the acre with community sewer service* if development on this property includes provision of 12.5 percent Moderately Priced Dwelling Units;
 - *0.4 units to the acre with community sewer service* if development on this property includes provision of 15 percent Moderately Priced Dwelling Units;
 - *0.488 units to the acre with community sewer service* if development on this property includes provision of 20 percent Moderately Priced Dwelling Units.
- Encourage adherence to these guidelines during development of this property:
 - Cluster development in two areas--between the schools and away from the valley of the northern unnamed tributary, and, in the southern part of the property, between Magruder High School and the ICC right-of-way;
 - Reduce environmental impacts and imperviousness during development by employing innovative design and engineering techniques (see Environmental Resources Plan for details);
 - Enhance compatibility by maintaining areas adjacent to existing communities as rural open space or developing those areas with lots of similar size to those in the adjoining neighborhood;
 - Provide substantial variations in lot sizes, as required by the RNC Zone development standards, and maintain compatibility by avoiding lots that are smaller than 15,000 square feet;
 - Preserve existing views from Bowie Mill and Muncaster Mill roads by locating large lots, conservation lots or open space with a significant and varied landscape along the roads;
 - Concentrate rural open space in the eastern part of the property that drains to the North Branch, dedicate appropriate portions of this area to parkland and include in this contiguous open space a "loop" trail that connects to the proposed North Branch trail corridor in this area;

PROPOSED LAND USE/ZONING – CASEY AND DUNGAN PROPERTIES



-  Property Boundary
-  Proposed Open Space
-  Existing Parkland
-  Residential, Single-Family
-  Master Plan Area Boundary
-  Schools



0 1250'



- Incorporate open space into the clustered community to enhance the undeveloped nature of contiguous open space while providing residents with nearby recreation;
- Require dedication to parkland of areas needed for access to trails in the North Branch Stream Valley Park and for expansion of Bowie Mill Local Park.

Freeman Property

This property, about 339 acres in size, is in the headwaters of North Branch. It is reached from Bowie Mill Road through the Norbeck Grove community and also has frontage on MD 108, the Olney-Laytonsville Road. Like the Dungan property, the Freeman property includes significant natural resources that are worthy of protection. (See the Environmental Resources Plan for more detail.) Forest is located adjacent to existing parkland on the west side of the property and east of the power lines adjacent to parkland. Wetlands, floodplains, and other sensitive headwater areas are located on the northern portion of the property. Norbeck Grove, directly south of the property, is a TDR receiving area with a density of two units per acre that is served by community sewers. It is partially in the Olney Planning Area.

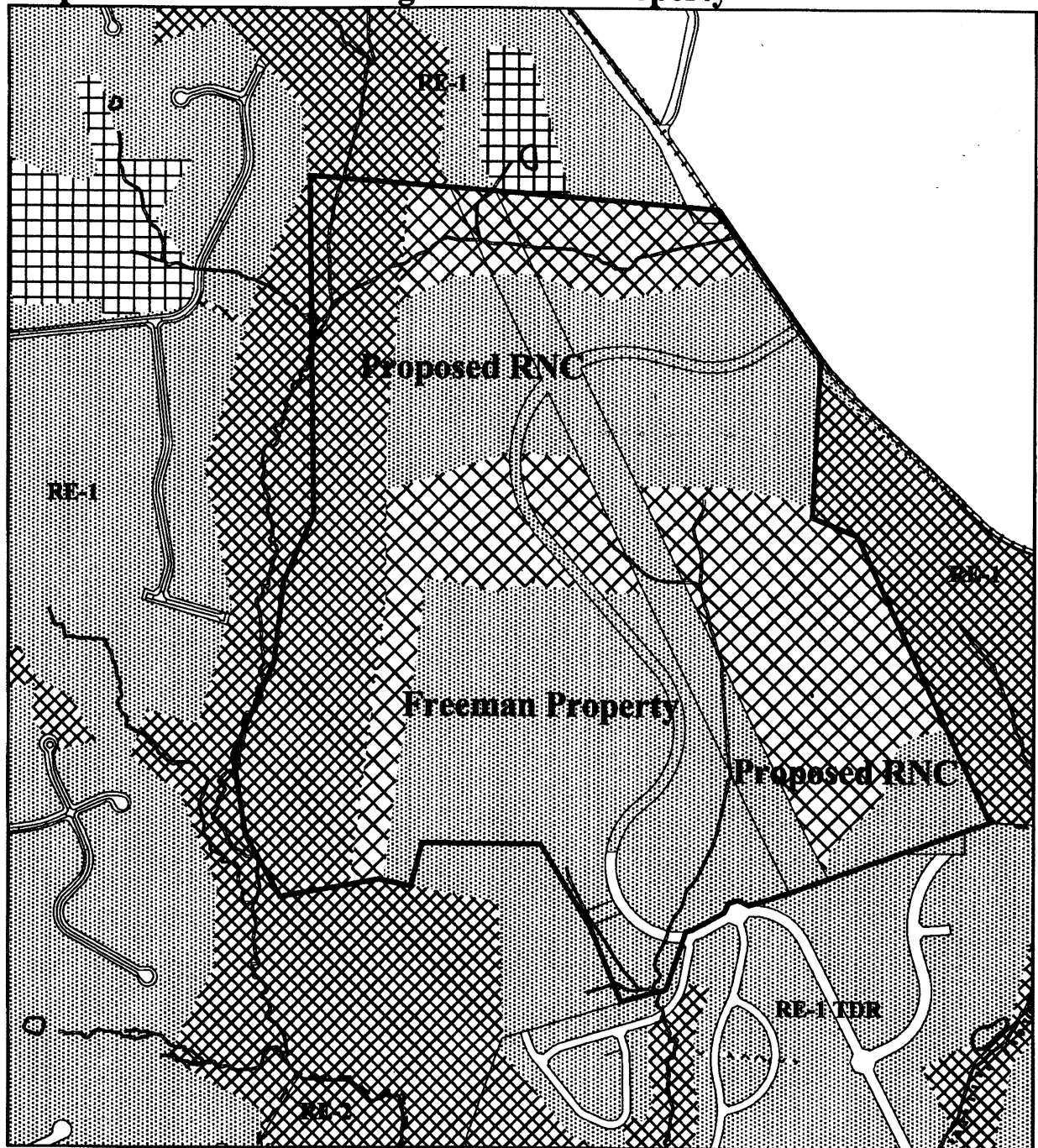
The location of this property in the headwaters of North Branch and its extensive inventory of sensitive environmental resources heighten the importance of determining appropriate densities for the property. This Plan recommends cluster development for this property because development using individual septic systems would result in extensive forest fragmentation, significant impacts on plant and wildlife habitat, and a decrease in water quality. It recommends the RNC Zone for this property and sets a scale of recommended densities for optional method development. The recommended densities range from one dwelling unit for every five acres to one dwelling unit for every two acres. Development standards for the RNC Zone will allow sensitive areas in significant amounts to be preserved as rural open space, and site plan review will allow guidelines outlined below to be implemented as the property develops.







Recommendations

- Reclassify the entire property from the RE-1 Zone to the RNC Zone.
- Allow the following range of densities if the specified conditions are met:
 - *0.2 units to the acre* if the property is developed using septic systems;
 - *0.33 units to the acre with community sewer service* if development on this property includes provision of 12.5 percent Moderately Priced Dwelling Units;
 - *0.4 units to the acre with community sewer service* if development on this property includes provision of 15 percent Moderately Priced Dwelling Units;
 - *0.488 units to the acre with community sewer service* if development on this property includes provision of 20 percent Moderately Priced Dwelling Units.
- Encourage adherence to these guidelines during development of this property:
 - Concentrate cluster development in unforested upland areas; existing forest adjacent to parkland is most appropriately kept intact, undeveloped and in its natural state as rural open space;

- Reduce environmental impacts and imperviousness during development by employing innovative design and engineering techniques (see Environmental Resources Plan for details);
 - Enhance compatibility in the western portion of this property by maintaining areas near existing communities as rural open space or developing those areas with lots of similar size to those in the adjoining neighborhood;
 - Provide substantial variations in lot sizes, as required by the RNC Zone development standards, and maintain compatibility by avoiding lots that are smaller than 15,000 square feet;
 - Preserve existing views from MD 108 and low density residential character by locating large lots, conservation lots or open space with a significant and varied landscape along the road;
 - Incorporate open space into the clustered community to enhance the undeveloped nature of contiguous open space while providing residents with nearby recreation;
 - Connect new sewer lines to the existing line south of the property in an environmentally sensitive manner and avoid stream buffer disturbance with all new sewer line construction;
 - Preserve wetlands and other sensitive areas in headwaters tributaries on this property through park dedication.
- Retain the foundation of Chichester House, which was destroyed by arson. Details may be found in the section on historic preservation.

PROPOSED LAND USE/ZONING - FREEMAN PROPERTY



-  Freeman Property
-  Proposed Open Space
-  Existing Parkland
-  Proposed Conservation Easements
-  Residential, Single-Family
-  Master Plan Area Boundary



Hendry and Fraley Properties

These adjacent properties total about 350 acres. The Hendry farm is located on Muncaster Road, just north of the Rock Creek crossing. The main portion of the Fraley Farm is located on Bowie Mill Road; there is a separate property adjacent to North Branch Stream Valley Park and east of the main farm that also is owned by the Fraley family. The Hendry Farm is in the RE-2 Zone. These properties are working farms and are largely pasturelands. Three tributaries to the mainstem of Rock Creek originate on the Hendry property; a tributary to North Branch flows through the eastern Fraley property.

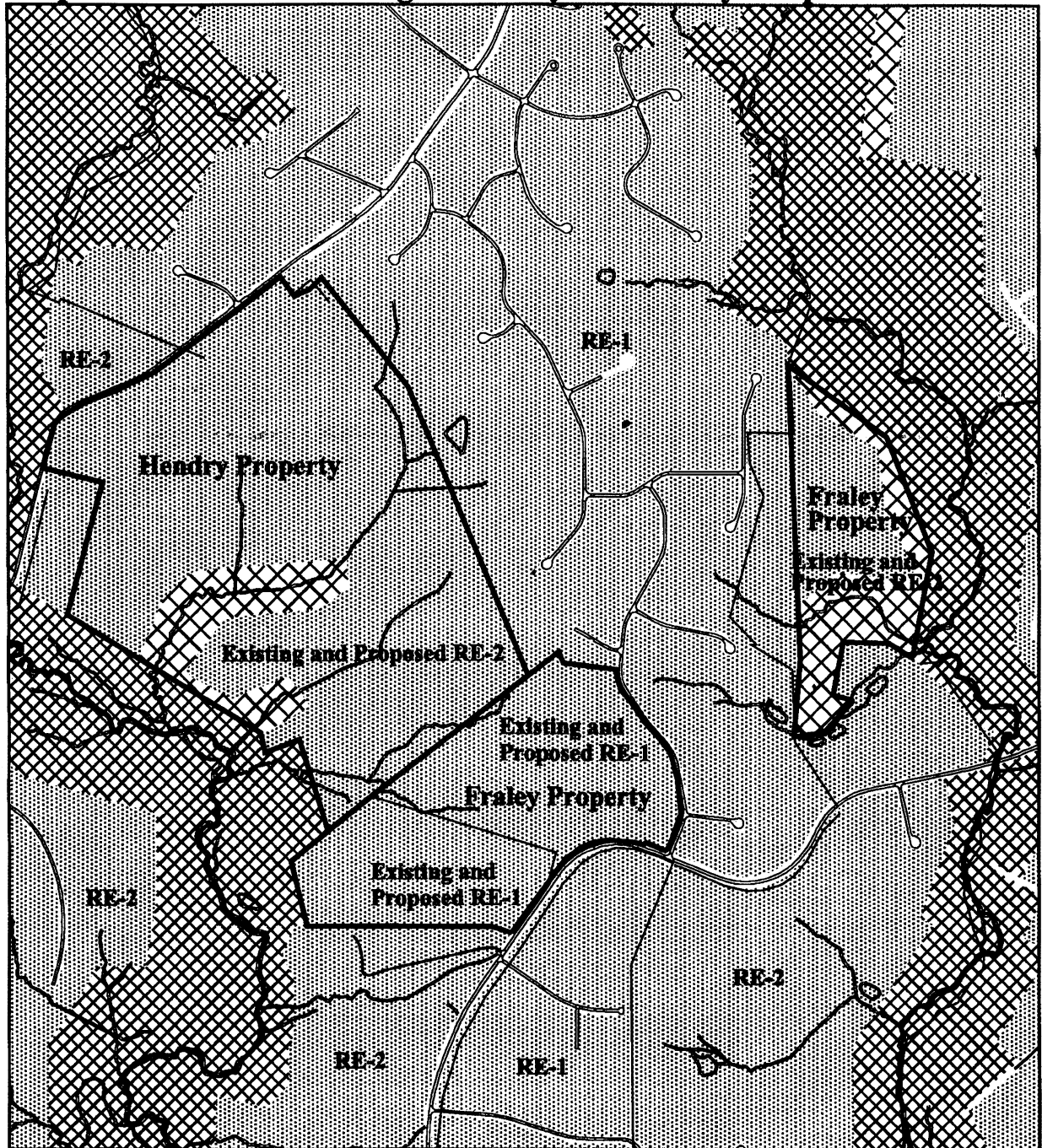
As they are currently configured, neither the Hendry nor the Fraley properties contain substantial amounts of sensitive natural resources. (Portions of the stream valley park in this area were acquired from the Hendry family, and additional acreage was proposed to be added to the park by the 1985 Plan.) Both properties are also substantial distances from existing sewer lines.





Providing community sewer service to either property using traditional types of gravity sewer lines would require construction through existing stream valleys in parkland that do contain significant forest and wetlands. While a central wastewater pumping station could provide sewer service outside the stream buffer, it would not significantly increase yield. Septic development is therefore most appropriate for both properties and community sewer service is not recommended for either. No zoning changes are proposed for these properties and the intent of this Plan is that they undergo large lot development using septic systems.

Recommendations

- Retain the existing RE-2 Zone for Hendry property.
- Retain the existing RE-1 Zone on the western portion of the Fraley property and the existing RE-2 Zone on the eastern portion. Cluster development is not appropriate on land in the RE-1 Zone.
- Adjust proposed park boundaries from the 1985 Plan on the Hendry property to focus acquisitions on forested tributary valleys.
- Conservation easements to preserve remaining wetlands and other sensitive areas are appropriate.

PROPOSED LAND USE/ZONING – HENDRY AND FRALEY PROPERTIES



-  Property Boundaries
-  Proposed Parkland
-  Existing Parkland
-  Residential, Single-Family



0 1250'



Woodlawn Property

This 79-acre property is located along Needwood Road, about 600 feet south of its intersection with Muncaster Mill Road. To the west lies the head of Lake Needwood; to the south is Rock Creek Regional Park; to the east and north are residential communities. The property is primarily meadow; there is some forest in the easternmost part of the property and more along the western boundary with the park.

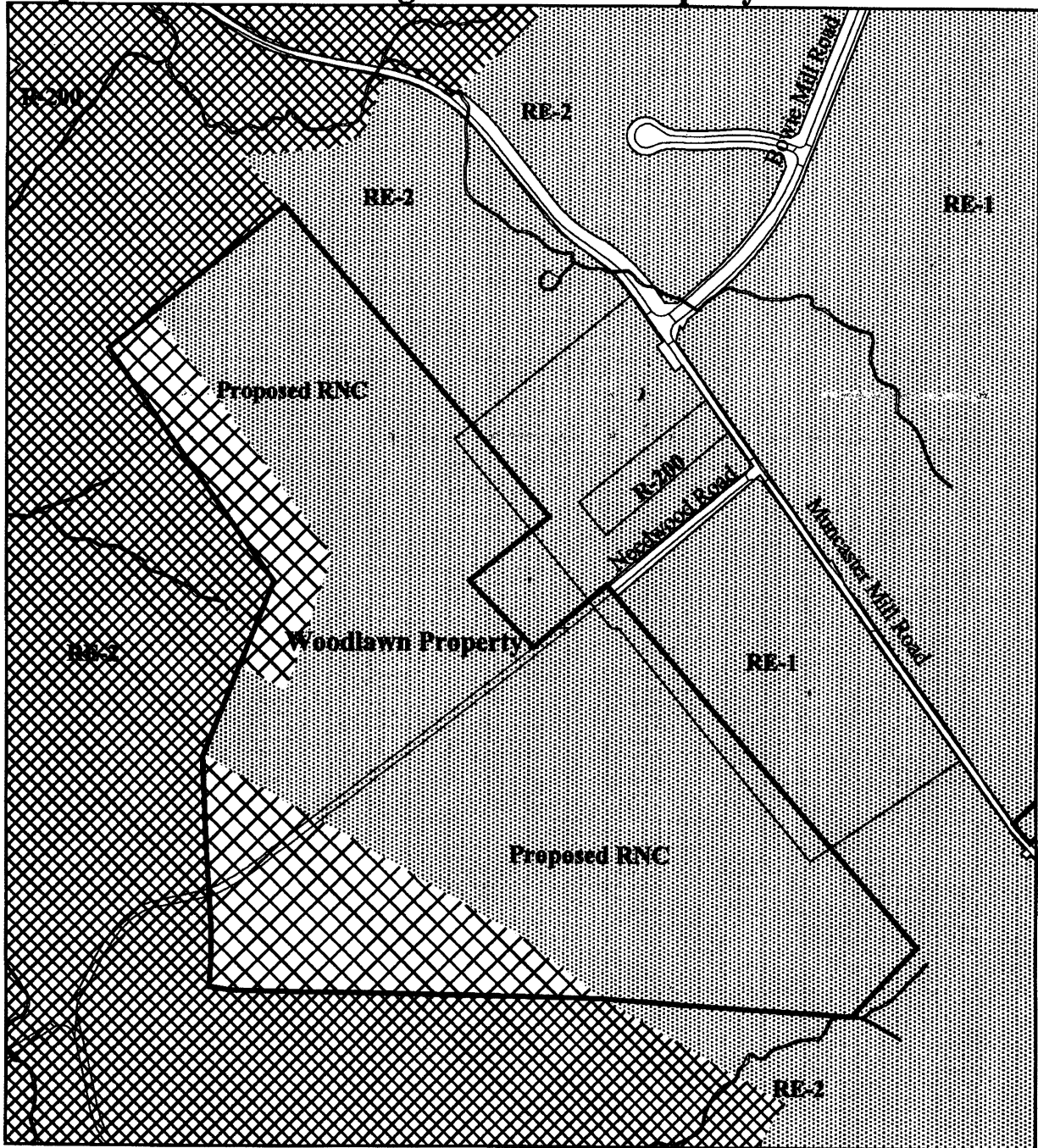
Proposed rights-of-way for both the Intercounty Connector and Mid-County Highway Extended are located on this property. The proposed intersection of the two roads is located in the eastern part of the property. Some of this right-of-way is currently in reservation for the two roads. As a result, the amount of land that can be developed is significantly less than 79 acres. The eastern half of the property, where the proposed roads come together, may present substantial hurdles to residential development. Because the property is relatively close to an existing sewer line, compatible institutional uses could be considered on this property. The primary intent of this Plan, however, is that this property be developed for residences.





Cluster development on this property will allow lots to be concentrated west of Needwood Road, where the distance between the two proposed roads is greatest. Common open space can provide protection from the roads. Little or no residential development should occur east of Needwood Road. Open space dedicated to parkland in this area can be used, among other things, to create a safe connection between the Lake Needwood recreation areas and the proposed trail in the ICC right-of-way, which furthers a recommendation of the Countywide Park Trails Plan.

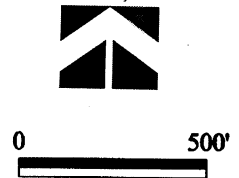
Recommendations

- Reclassify the property, except parcel 202, from the RE-2 Zone to the RNC Zone and allow clustered residential development with community sewer service at a density of 0.4 units per acre;
- Retain parcel 202 in the RE-2 Zone;
- Create a trail connection between Lake Needwood and the proposed trail in the ICC right-of-way on open space dedicated during development of this property;
- Reduce environmental impacts and imperviousness during development by employing innovative design and engineering techniques (see Environmental Resources Plan for details);
- Include noise mitigation for noise sensitive uses where appropriate.

PROPOSED LAND USE/ZONING - WOODLAWN PROPERTY



-  Woodlawn Property
-  Proposed Open Space
-  Existing Parkland
-  Residential, Single-Family



NEIGHBORHOOD CENTERS AND INDUSTRIAL AREAS

This section of the Land Use Plan provides recommendations for the neighborhood centers and industrial areas.

Catherine Fraley Property

The Catherine Fraley property totals about 6.1 acres, adjacent to the neighborhood commercial center at the intersection of Redland and Muncaster Mill Roads. The property includes a parcel in the RT-12.5 Zone and a parcel in the R-90 Zone.

The 1968 *Master Plan for the Rock Creek Planning Area* recommended the RT and R-90 zones for the areas surrounding the commercial center, in order to create a transition from commercial to lower density residential uses. Townhouses have been built in three of the four areas so designated; the fourth is currently a mix of residential and service activities. A church now occupies most of the land recommended in 1968.

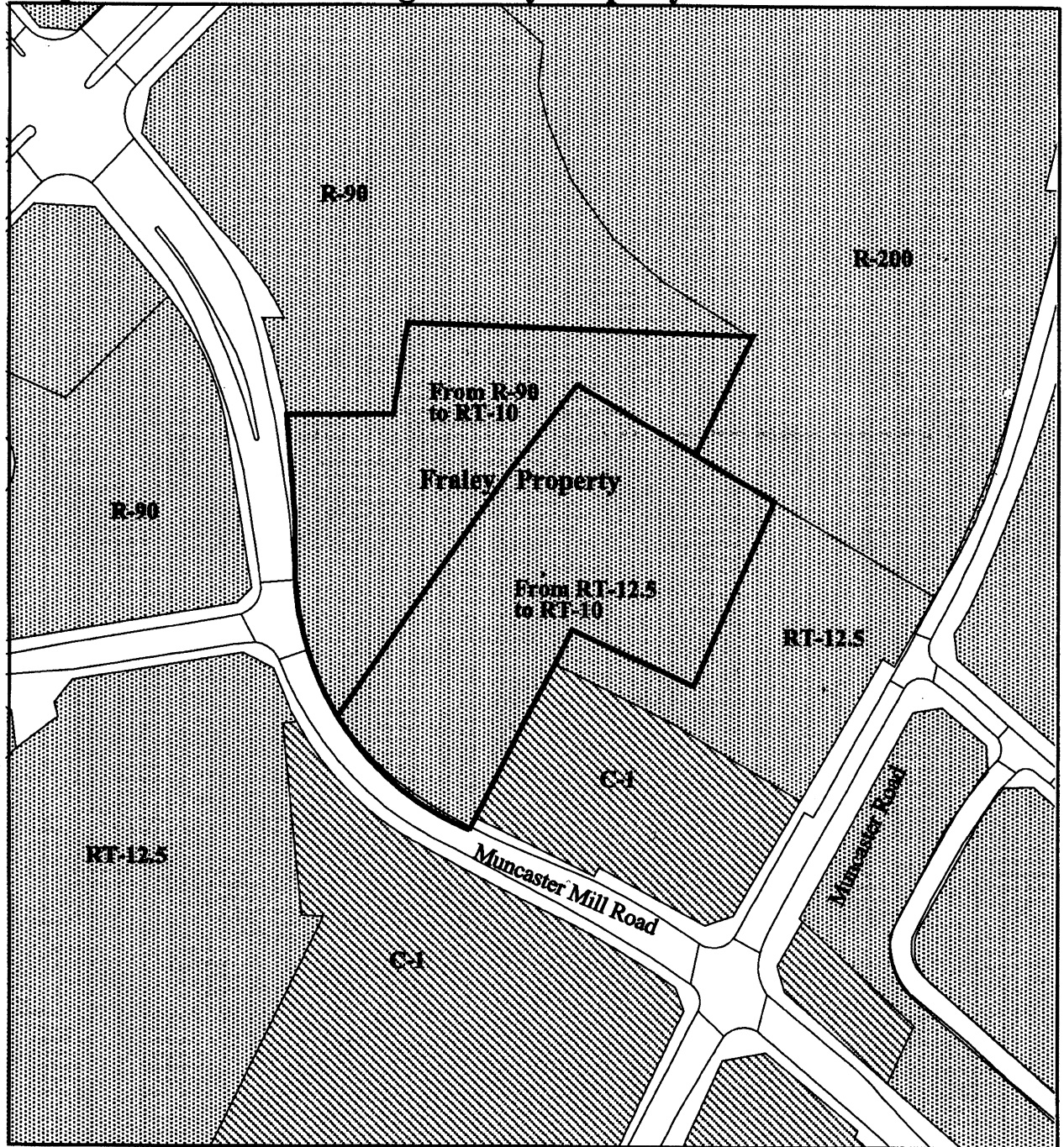
Extending townhouses to all of the Fraley property is appropriate in light of the existing pattern of development in the area. Allowing townhouse development in the remaining undeveloped area is consistent with the recommendation of the 1968 Plan and will complete recommended development of the area adjacent to the Redland commercial center. A unified townhouse development on the Fraley property will serve as an appropriate transition to lower residential densities in this area. The RT-10 Zone is a floating zone; with the written consent of the property owner, the RT-10 zone should be applied to this property through the Sectional Map Amendment process. A more detailed explanation of floating zones may be found in the Implementation Chapter.




This area, which is adjacent to a small commercial center, is suitable for additional affordable housing. To maximize provision of Moderately Priced Dwelling Units, this Plan strongly encourages assembly of all land in and proposed for townhouse zones, a total of about 7.5 acres.

Recommendation

- Reclassify a portion of the Catherine Fraley property from the R-90 Zone to the RT-10 Zone and the remainder from the RT-12.5 Zone to the RT-10 Zone. The precise number of units appropriate for the entire 6.1-acre property would be determined as part of a required site plan review.
- Encourage assembly of the Catherine Fraley property and the remaining redevelopable properties now in townhouse zones, as a means of maximizing the ability of this area to add affordable housing.

PROPOSED LAND USE/ZONING – CATHERINE FRALEY PROPERTY



-  Fraley Property
-  Commercial
-  Residential, Single Family



WINX Property

This 10-acre property is surrounded on three sides by the City of Rockville. On the fourth, across Westmore Avenue, is Washington Gas Light Company's storage facility. The site is wooded and is currently used to house radio transmission towers for WINX.

The WINX property can only be reached through Rockville's Lincoln Park community, one of the County's oldest African-American communities. It is bounded on three sides by the City of Rockville, and, importantly, is located in Rockville's water and sewer service district and outside the established limits of the Washington Suburban Sanitary District. Therefore, any relatively intensive residential or non-residential use requires the property to be annexed, because existing city policy allows for the provision of water or sewer service only to properties within the city's corporate limits. WSSC's water and sewerage systems cannot reasonably serve this site.

The City has included this parcel within its Urban Growth Limits, which encompass areas the City considers within its policy and land use planning "sphere of influence." It meets criteria established in 1970 for setting these limits. It is in an area that can be efficiently served by City water and sewer service and it is logically part of the Lincoln Park neighborhood. The City's 1993 Master Plan reiterated recommendations from a 1984 Neighborhood Plan for Lincoln Park for residential development of the property in the city's R-60 Zone.

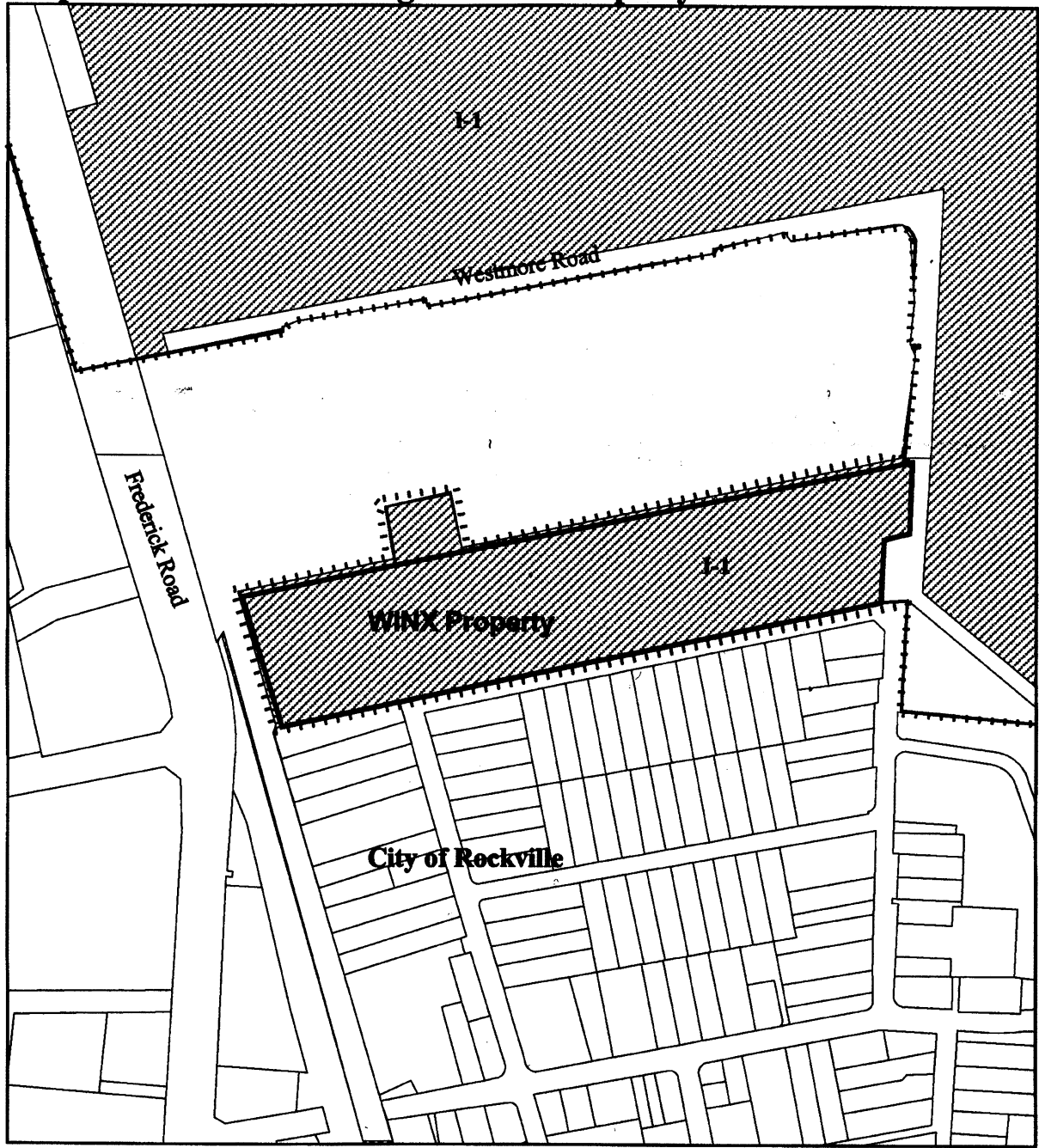
The property's sewer and water service status limits its usefulness for light industrial uses to low-intensity uses, such as outdoor storage or off-street parking, that do not require sanitary sewer service. The radio transmission towers now on this property may remain in place for the life of this Master Plan, and the owners of the property have not expressed interest in annexation, which they must initiate. The ability to use the property for light industrial uses that do not require infrastructure should therefore not be foreclosed.

This Plan recognizes that the 10-acre WINX property has issues of access and compatibility that diminish its usefulness for light industrial activities. For the long term, this Plan recommends residential development for this property, which will allow for its annexation and reclassification to a residential zone by the City of Rockville. The City maintains a Moderately Priced Dwelling Unit program similar to the County's and development of this property would include such units. The property also is suitable for an elderly housing project. Such a project, designed in a way that insures compatibility with the Lincoln Park community, could make a significant contribution to affordable or elderly housing.

Recommendations

- Retain the property in the I-1 Zone, to allow low intensity light industrial uses that do not require community water and sewer service.
- Support strongly residential development of this property over the long term and support recommendations in appropriate City of Rockville master plans for residential development, including elderly housing, if annexation occurs.

PROPOSED LAND USE/ZONING - WINX PROPERTY



-  WINX Property
-  Industrial
-  Master Plan Area Boundary



0 350'

Commercial Areas

There are two widely scattered commercial districts in the Master Plan Area. One, near the intersection of Muncaster Road and MD 108, totals about three acres and offers a variety of small businesses, including retail, service and delicatessen operations. This area is served by septic systems, and no community sewer service is planned. The second and largest is centered on the intersection of Muncaster Mill, Muncaster and Redland Roads. This 12-acre area in the C-1 Zone offers a variety of food service, convenience, auto service, retail and other service outlets. The Derwood Post Office is in this area as well. A third small commercial area, at Woodfield and Muncaster Mill Roads, is just beyond the boundaries of this Master Plan Area. Residents use shopping centers in Olney and Gaithersburg for most neighborhood shopping needs.

Recommendations

- Retain the zoning classification of all land in the C-1 and C-4 zones.
- Retain the neighborhood commercial character of these commercial areas.

Industrial Areas

Two concentrations of industrial land uses in the Upper Rock Creek Master Plan Area provide activities ranging from auto repair and beverage bottling to scrap metal recycling and asphalt mixing. Light industrial businesses may be found east of the Montgomery County Airpark along Woodfield Road. Heavy industrial activities are concentrated in an area around the intersection of Gude Drive and Southlawn Lane, near the City of Rockville. Along Crabbs Branch Way, there are freestanding buildings and smaller “townhouse” offices.

The proximity of the Gude Drive-Southlawn Lane area to the City of Rockville has in recent years prompted annexation requests from owners of property zoned for heavy industry, who wanted to take advantage of the city’s Service Industrial Zone, which allows a wider array of light industrial and service uses than the County’s heavy industrial (I-2) zone. These requests raised concerns about the impact of reductions in the overall inventory of heavy industrial land on the County’s ability to provide these important but sometimes unattractive land uses.

Some portions of the Gude Drive-Southlawn Lane area are generally light industrial in character, even though parts of the area are classified in the I-2 Zone. Other areas in the I-2 Zone retain a heavy industrial character. The majority of land zoned for heavy industry in the County is devoted to mineral extraction or utility operations that are unlikely to change over time, leaving the Gude-Southlawn area as the only place in the County with zoning, ownership, and use patterns suitable for a variety of heavy industrial activities. This Plan proposes a policy that supports annexation requests west of Gude Drive and along Southlawn Lane, because the area was predominantly light industrial in character. Areas east of Gude Drive should retain their heavy industrial character.

Recommendation

- Retain the zoning classification of all land in the I-1, I-2 and I-4 zones, except as specified in the next section.

H&S Leasing Property

This three-acre property is near the intersection of Gude Drive and Southlawn Lane, near the City of Rockville. The property is now in the I-2 Zone, and has been occupied for almost three decades by Smith Lithograph Corporation, a printing company. When the plant was established, printing was a permitted use in the I-2 Zone. Text amendments in the 1970s, however, eliminated some generally light industrial uses from the I-2 Zone, which became more narrowly focused on heavy industrial uses that require significant volumes of heavy truck traffic. Printing activities were subsequently permitted in the I-1 and other light industrial zones, but not in the I-2 Zone. Smith Lithograph Corporation became a non-conforming use in the I-2 Zone. The property owners wish to end that status.

The H&S Leasing property is in the Gude Drive-Southlawn Lane Special Study Area. That policy study states that northern quadrants of the intersection of Gude Drive and Southlawn Lane, where Smith Lithograph's property is located, are "suitable for light industrial or other commercial uses because of the size and current uses of the properties." This recognizes that the printing plant is well-established, and acknowledges that the relatively small size of the property and the likely difficulties of assembling land in this area warrant its placement in a light industrial zone.

Recommendation

- Reclassify the H&S Leasing property from the I-2 Zone to the I-1 Zone.