

mentations described below are supported by Illustrations 4-2 through 4-8, showing details on existing land use, topography, general site conditions, and zoning. Additional background information on these sites is contained in Table 4-1. The numbering system used for these sites is keyed to Table 4-1 and the map in Illustration 4-1. The land use plan is shown in Illustrations 4-9, 4-10, 4-11, and 4-12.

#3 Layhill Road and Fargrove Lane

The total size of these seven parcels is 49.08 acres. Three of these parcels are zoned R-200 but are completely surrounded by R-90 zoning. Three of them also contain the Bel Pre Stream Valley with its associated 100-year floodplain. It covers approximately 25 percent of this total area. This, in addition to steep slopes and substantial tree cover, means considerable environmental sensitivity must be exercised in the development of these sites.

The recommendation is to confirm the existing R-200 and R-90 zoning on all the parcels. The Plan designates all but Outlot B as suitable for the cluster option. An easement for a multi-use trail along the stream valley should be considered. However, it should not be requested until the environmental impact of the trail is assessed.

The area within and adjacent to the Bel Pre Creek floodplain should be designated as a conservation area. Conservation areas on private land are designated in the master plan and are implemented through the subdivision regulations. Conservation areas are unsuited for building purposes and should be left in their natural state. To encourage their use as open space, the zoning ordinance generally permits these areas to be used in calculating the permitted number of units or percent of coverage and the averaging of lot sizes. This allows the area so designated by the master plan to be used for private recreational purposes or for the rear yards of single-family dwellings.

Fargrove Lane will have to be improved to County standards if these parcels develop.

#4 Alderton Road near Atwood Road

The total size of these three parcels is 5.65 acres in the R-200 zone. The area to the west is already developed at a density of two dwelling units to the acre. Lots to the east and north have recently been created and are developing under the cluster option in the R-200 zone.

The recommendation is to continue the existing R-200 zoning, and the Plan designates as suitable for the cluster option all or any of these parcels, with such development assuring compatibility with the surrounding neighborhood.

#5 Alderton Road and Rockville Facility Right-of-Way

The total size of these four parcels is 27.45 acres in the R-200 zone. Significant portions of two parcels are in the Rockville Facility right-of-way and all of the parcels have significant environmental constraints, such as steep slopes.

The recommendation is to confirm the existing R-200 zoning, and the Plan designates as suitable for the cluster option any of these parcels, or portions thereof, which are not located in the Rockville Facility right-of-way.

#6 Indian Spring Country Club

The total size of these three parcels is 305.28 acres in the R-200 and R-90 zones. There are currently no indications that this large tract is likely to redevelop.

The recommendation is to confirm the existing R-200 and R-90 zoning. This tract should be the subject of a special study should this facility ever become available for redevelopment. Any

redevelopment of this tract should provide Class I bicycle and pedestrian access to the nearby park trails. A primary road will be needed to provide traffic access to the arterial roads. (See the Transportation chapter for a more detailed discussion of this requirement.)

#8 Georgia Avenue and Jones Lane

The total size of these eight parcels is 6.67 acres. Four are vacant and four are occupied by well maintained single-family residences. The vacant parcels are much more likely to develop. All parcels in this group are surrounded by apartment development in the R-20 zone. There are no significant environmental constraints.

The recommendation is to rezone all of these parcels to the R-60/TDR zone, which establishes a base density equal to the R-60 zone with an option to increase the density using Transferable Development Rights (TDR's). If all parcels were assembled they would be suitable for a density of up to 15 dwelling units per acre, using TDR's, subject to further review at the time of subdivision and site plan review. In such cases, multi-family dwellings are recommended. If only the parcels that are currently vacant are assembled, the maximum density should be 12 dwelling units per acre; multi-family units are recommended. A zoning text amendment will be needed to allow these zoning densities in the R-60/TDR zone. The TDR program is described more fully in the Planning Board publication *Plowing New Ground*, 1986 edition.

#9 Shorefield Road

This parcel is 3.46 acres in the R-90 zone and it contains a healthy tree cover. A drainageway is on its western side. To the west, it abuts RT-8 townhouse development. Development to the south and east is in the R-90 zone, but at approximately 2 dwelling units per acre. Further to the east is R-60 development. Across Shorefield Drive is R-20 apartment development.

The recommendation is that this parcel is suitable for no more than 24 units, subject to careful analysis to assure an appropriate transition from higher to lower densities. This can best be achieved with RT-8 zoning, provided it is granted in conjunction with a schematic development plan.

#10 Shorefield Road at Wheaton Regional Park and Hallstead Street

The total size of these four lots is two acres and they are zoned R-90. Two of them abut Wheaton Regional Park. The park's parking lot is very close to them. Three of these lots would have to be served by Hallstead Street. It is currently unbuilt, except for small stubs at the end of Bernard Drive.

The recommendation is to confirm the existing zoning, but if the owners are willing to sell, lots 13 and 16, nearest the park, should be acquired for the park to buffer single-family development of adjacent lots from the effects of activity in the park.

#11 Georgia Avenue and Weisman Road and Grandview Avenue near Weisman Road

These five parcels and lots total 1.67 acres in the R-60 zone. To the north, across Weisman Road, these tracts are faced by low-intensity commercial development in the C-1 and R-60 zones. To the east, across Georgia Avenue, they are faced by C-1 development. To the west and south, however, they abut stable residential development. The three southernmost parcels are of an unusual shape and present redevelopment possibilities even though they contain houses. No subdivisions have been recorded on these latter three parcels.

The Plan designates the two northernmost lots as suitable for C-1 zoning to provide an appropriate transition between the neighboring commercial uses and abutting residences. New development on

KW

**Master Plan for
the Communities of
Kensington Wheaton**
Montgomery County, Maryland

**Critical Parcels and Areas
Nos. 4, 5, & 6**

Showing Existing Conditions

— PARCEL BOUNDARY

- - - ZONING BOUNDARY

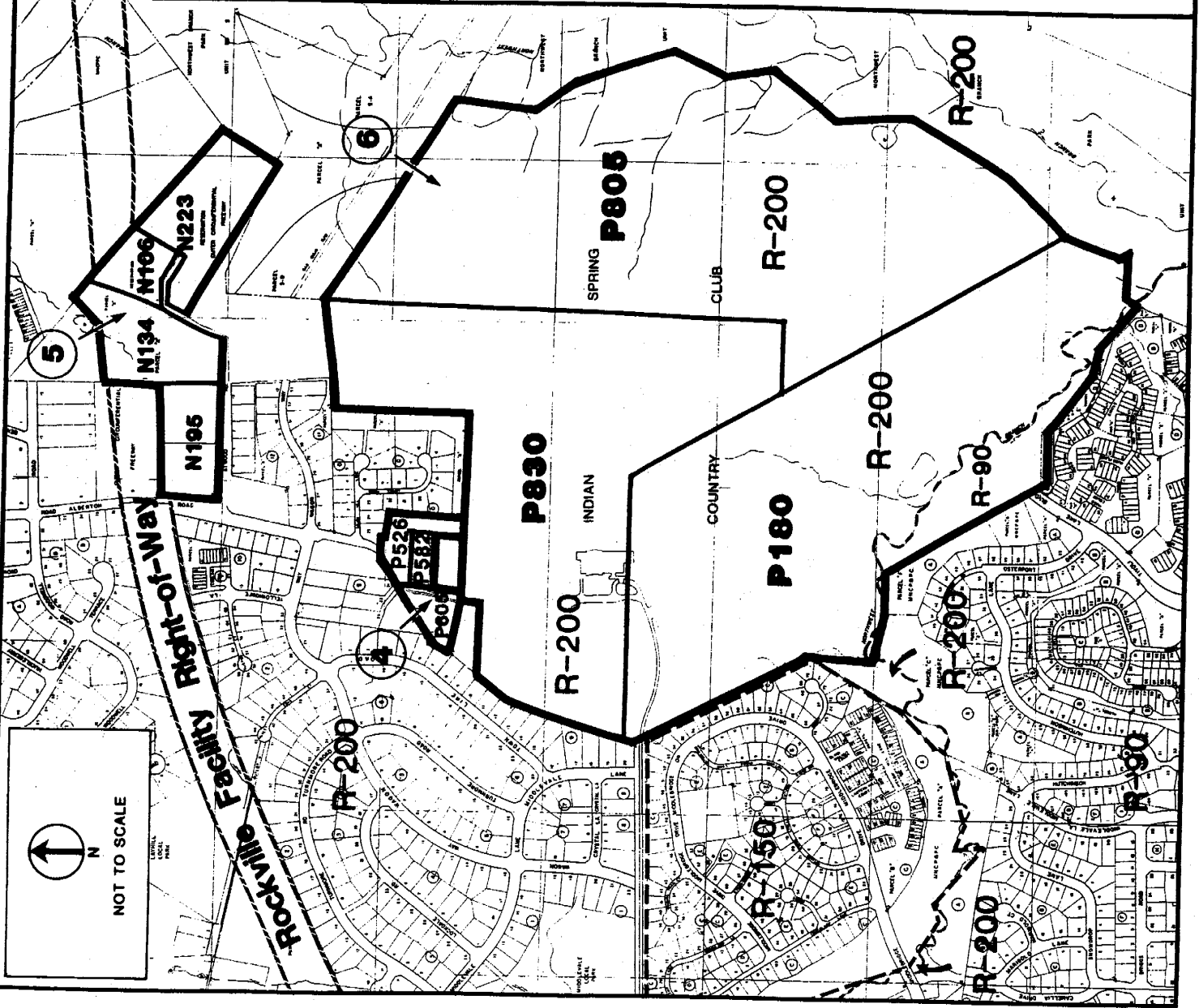


Illustration 4-3

The Maryland - National Capital Park & Planning Commission

(Table 5-2 Continued)

Master Plan Designation	Name	Limits	Minimum Proposed Right-of-Way Width	Proposed Pavement Width or Number of Lanes
P-6	St. Paul Street	Metropolitan Avenue to Payers Mill Road	70'	36'
P-7	Upton Drive	East Avenue to Einstein High School	70'	36'
P-8	East Avenue/Kensington Boulevard	University Boulevard to Grandview Avenue	70'	36'
P-9	Windham Lane/Douglas Avenue	Inwood Road to St. Margarets Way	70'	36'
P-11	Blueridge Avenue	Elkin Street to Bucknell Drive	70'	36'
P-12	Glenallan Avenue	Randolph Road to Glenfield Road	70'	26'
P-13	Indian Spring Access Road	Layhill Road to Tivoli Lake Blvd.	70'	36'
P-14	Rippling Brook Drive	Georgia Avenue to Master Plan boundary line	70'	36'
P-15	Denley Road	Georgia Avenue to Randolph Road	70'	36'



Rockville Facility Right-of-Way is recommended for further study of possible local transportation, recreation, and/or private development uses for those portions of the Rockville Facility right-of-way west of Veirs Mill Road and east of Georgia Avenue. This Plan recommends creation of a State park in the right-of-way between Veirs Mill Road and Georgia Avenue.

Knowles Avenue (A-66) is an arterial road between Beach Drive and Army Place, east of Connecticut Avenue. The section between Beach Drive and Detrick Avenue should be widened to four lanes. Its current capacity is expected to be exceeded within the life span of this Master Plan. The existing right-of-way width is 50 feet between Summit Avenue and Detrick Avenue, so 30 feet of additional right-of-way would be required for the project. The section between Detrick Avenue and Connecticut Avenue is already four lanes wide with three lanes approaching Connecticut Avenue and one lane leading away.

Dewey Road (P-1) has been programmed by Montgomery County for widening to 36 feet between Dahill Road and Garrett Park Road, with pedestrian facilities included where appropriate. The widening should be done on the park side of the road to minimize any impacts on the other side, which is residential.

Capitol View Avenue (P-5) is recommended for realignment and reconstruction to 26 feet within a 70-foot right-of-way in the *Sector Plan for Capitol View and Vicinity*, adopted and approved, July 1982.

Upton Drive (P-7), which is classified as a primary street in the *Wheaton CBD and Vicinity Sector Plan*, should be extended toward Pleasant View Local Park along the common property line of Albert Einstein High School and the former Pleasant View Elementary School. The precise alignment should be determined if and when either or both of the two sites are redeveloped. Also, at that time, the need for a primary street and appropriate means of access should be reassessed.

Glenallan Avenue (P-12) is classified as a primary street between Layhill Road and Heurich Road. This Plan recommends that Glenallan Avenue also be classified as a primary street between Heurich Road and the dedicated right-of-way for unbuilt Glenfield Road. Glenallan Avenue is recommended for reconstruction as a 26-foot-wide street with curb and gutter and a multi-use trail between Randolph Road and Brookside Nature Center. The purpose of this recommendation is to improve the alignment of Glenallan Avenue and provide safe bicycle/pedestrian access to Brookside Gardens and Nature Center with minimal impact on the adjacent stream.

Indian Spring Access Road (P-13) provides access to the Indian Spring Country Club. If and when redeveloped with another use, the Country Club should be provided with access from Layhill Road and Randolph Road. Access from Layhill Road should be provided by reconstructing the existing access road to the typical primary residential street standard. Access from East Randolph Road should be provided by extending the primary street named Tivoli Lake Boulevard. The internal street network of any such development should be continuous but designed with the idea of preventing a cut-through traffic movement between Layhill Road and Randolph Road.

Rippling Brook Drive (P-14) is constructed as a primary street on either side of the Rockville Facility right-of-way. This Plan recommends against the connection of the unbuilt portion of this roadway at this time. Should a need arise to improve circulation for neighborhood traffic and facilitate school boundary changes, the unbuilt section may be completed. This section may not be completed without approval by the County Council of an individual Capital Improvements Program project.

Stoneybrook Drive (P-17) is classified as a primary residential street; its previous classification was that of arterial road. It connects Beach Drive to Capitol View Avenue, which was reclass-