



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 19, 2004

**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 *FB*  
Georgia Avenue Planning Team (301-495-4654)

**SUBJECT:** Upper Rock Creek Area Master Plan – Adoption

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**RECOMMENDATION:** Approve Resolution of Adoption for transmission to The Maryland-National Capital Park and Planning Commission

Attached for your review and approval is Montgomery County Planning Board Resolution No. 04-03 to adopt the Upper Rock Creek Area Master Plan. Attached as well is District Council Resolution 15-519, dated February 24, 2004, approving the Upper Rock Creek Area Master Plan.

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Attachments



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 04-03

M-NCPPC No. 04-06

## RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to The General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held duly advertised public hearings on October 3 and October 10, 2002, on the Public Hearing (Preliminary) Draft Upper Rock Creek Area Master Plan, being also an amendment to the Approved and Adopted Comprehensive Amendment to the Upper Rock Creek Master Plan, 1985, as amended; the Master Plan of Bikeways, 1978, as amended; the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and the Master Plan of Highways within Montgomery County, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearings and due deliberation and consideration, on July 31, 2003, approved the Planning Board (Final) Draft of the proposed Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendation and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendation on the Planning Board (Final) Draft Upper Rock Creek Area Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on September 11, 2003; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on October 21, 2003, wherein testimony was received concerning the Planning Board (Final) Draft Upper Rock Creek Area Master Plan; and

WHEREAS, the District Council, on February 24, 2004, approved the Planning Board (Final) Draft Upper Rock Creek Area Master Plan subject to the modifications and revisions set forth in Resolution No. 15-519; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said Upper Rock Creek Area Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended, and as approved by the District Council in the attached Resolution No. 15-519; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

Resolution No.: 15-519  
Introduced: February 24, 2004  
Adopted: February 24, 2004

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Approval of Planning Board Draft Upper Rock Creek Master Plan

1. On August 7, 2003 the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Upper Rock Creek Master Plan.
2. The Planning Board Draft Upper Rock Creek Master Plan amends the approved and adopted Master Plan for the 1985 Master Plan for the Upper Rock Creek, as amended; the Master Plan of Bikeways 1978, as amended; the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and the Master Plan of Highways within Montgomery County, as amended.
3. On September 11, 2003 the County Executive transmitted to the County Council his fiscal analysis of the Upper Rock Creek Master Plan.
4. On October 21, 2003 the County Council held a public hearing regarding the Planning Board Draft Upper Rock Creek Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On November 10, November 17, December 1, December 8, 2003 and January 12, 2004 the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board Draft Upper Rock Creek Master Plan.
6. On January 20 and February 24, 2004 the County Council reviewed the Planning Board Draft Upper Rock Creek Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Upper Rock Creek Master Plan, dated July 2003, is approved with revisions. Council revisions to the Planning Board Draft Upper Rock Creek Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page vi: Add the following language to the end of the second paragraph:

Maps and illustrations are generally provided for illustrative purposes.

Page 7: Modify the third bullet and add a fourth bullet:

- Increases open space through dedication, acquisition, or easement as land develops and recommends that options be explored to ensure that this land will be protected in perpetuity.
- Requires the designation of portions of the Planning Area as a "Special Protection Area" and the application of an impervious surface cap to minimize the impacts of development on water quality.

Page 11: Amend the fifth paragraph as follows:

Advances in regulatory methods, coupled with adjustments to allowable densities, make cluster development a more effective way to enhance open space and may also 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. To enhance overall water quality protection, the Plan designates the Upper Rock Creek watershed north of Muncaster Mill Road within the Planning Area as a Special Protection Area and recommends that a mandatory imperviousness limit of 8 percent be applied through an environmental overlay zone for Upper Rock Creek. The 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.

Page 12: Add a new second bullet under "Residential Wedge Areas":

- Designate the Upper Rock Creek watershed north of Muncaster Mill Road within the Planning Area a Special Protection Area and apply an environmental overly zone to sewerred properties with a mandatory imperviousness limit of 8 percent.

Page 14: Amend the fifth paragraph as follows:

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 maximum densities of about one dwelling unit for every three acres, rather than the one-acre zone now in place. While cluster development on a given property [may] could allow more units than septic development, the RNC zone requires that density under the optional method of development be set in the Master Plan (between one unit per acre and one unit per five acres). This Plan uses the RNC zone to [reducing] limit zoning densities (with an upper limit of one unit per three acres - or one unit per 2.5 acres with MPDUs) to an amount comparable [brings the number of units more into line] with prevailing densities in the Planning Area.

Page 15: Add new sentence to end of the second full paragraph on the Dungan property:

This property is included in the recommended Special Protection Area for Upper Rock Creek.

Page 15: Amend the third full paragraph as follows:

The recommended densities range from one dwelling unit for every five acres to one dwelling unit for every three acres. These densities are in keeping with low density residential character. Environmental, regulatory or design considerations may reduce achievable densities on this property. [Any] If Moderately Priced Dwelling Units [should be] are required in the RNC Zone by a future change in law, they should be provided in accordance with Chapter 25A of the County Code as follows:

- 0.2 dwelling units per acre or less - No MPDUs would be required if the property develops under the RNC zone standard method development without community sewer service;
- 0.33 dwelling units or less - 12.5 percent MPDUs required if the property develops under the RNC zone optional method development with community sewer service;
- 0.33 to 0.4 dwelling units per acre—MPDUs required under the RNC zone optional method development with community sewer service using a sliding scale from 12.5 percent MPDUs required at 0.33 dwelling units per acre to 15 percent MPDUs required at 0.4 dwelling units per acre.

If MPDUs are not required in the RNC Zone, the maximum density of development for the Dungan property is 0.33 dwelling units per acre, under the conditions outlined below.

Page 15: Insert a new second bullet under Recommendations:

- Include the entire property in the proposed new environmental overlay zone for Upper Rock Creek with an impervious surface cap of 8 percent.

Page 16: Amend the second bullet on the page as follows:

- 0.33 units to the acre with community sewer service (or up to 0.4 units to the acre with MPDUs) if all development occurs on the Casey property, and this property remains open space in perpetuity.

Page 16: Add a new sentence to the fourth paragraph under Casey Property as follows:

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, discouraging sewer line construction in sensitive areas, and locating stormwater management facilities on open space outside of parkland. For these reasons, this property is included in the recommended Special Protection Area for Upper Rock Creek.

Page 17: Add a new second paragraph:

Acquiring the important natural resources on the Dungan property offers public benefits but would incur moderate environmental costs on the Casey property associated with the increased density that would result from combined development. Every effort should be made, however, to accommodate added density from the Dungan property on the Casey property in accordance with the specified guidelines and without significant impact to the open space and sensitive environmental areas described above or to the low density character of the surrounding area.

Page 17: Amend the second paragraph as follows:

The recommended densities range from one dwelling unit for every five acres to one dwelling unit for every three 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. Environmental, regulatory or design considerations may reduce achievable densities on this property. If [Any] Moderately Priced Dwelling Units [should be] are required in the RNC zone by a future change in law, they should be provided in accordance with Chapter 25A of the County Code as follows:

- 0.2 dwelling units per acre or less—No MPDUs would be required if the property develops under the RNC zone standard method development without community sewer service;
- 0.33 dwelling units or less—12.5 percent MPDUs required if the property develops under the RNC zone optional method development with community sewer service;
- 0.33 to 0.4 dwelling units per acre—MPDUs required under the RNC zone optional method development with community sewer service using a sliding scale from 12.5

percent MPDUs required at 0.33 dwelling units per acre to 15 percent MPDUs required at 0.4 dwelling units per acre.

If MPDUs are not required in the RNC Zone, the maximum density of development for the Casey property is 0.33 dwelling units per acre under the conditions outlined below.

Page 18: Add a new first bullet as follows:

- Include the entire property in the proposed new environmental overlay zone for Upper Rock Creek;

Page 18: Amend the existing first bullet as follows:

- 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 (or up to 0.4 units to the acre with MPDUs) if all development occurs on the Casey property, the Dungan property remains open space in perpetuity and if open space as shown on the accompanying map is provided as part of development.

Page 18: Amend the second bullet as follows:

- Adhere to these guidelines during development of this property:
  - Enhance compatibility by maintaining areas adjacent to existing communities as rural open space or by developing those areas with lots of be 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] cluster neighborhoods should offer the broadest possible range of lot sizes;
  - Size and locate lots to ensure compatibility with existing development and preservation of rural view;
  - Encourage diversity in house size and style;
  - Protect rural viewsheds.

Page 20: Amend the third sentence on the page as follows:

Like the Dungan property, the Freeman property includes significant natural resources that are worthy of protection and essential to the protection of the headwaters.



Page 20: Amend the second paragraph as follows:

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. It is included in the recommended Special Protection Area for Upper Rock Creek. 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 three acres. This recommendation confers the private benefit of community sewer service in return for the public benefit of open space. 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 recommended densities range from one dwelling unit for every five acres to one dwelling unit for every three acres. Environmental, regulatory or design considerations may reduce achievable densities on this property. If [Any] Moderately Priced Dwelling Units [should be] are required in the RNC Zone by a future change in law, they should be provided in accordance with Chapter 25A of the County Code as follows:

- 0.2 dwelling units per acre or less—No MPDUs would be required if the property develops under the RNC zone standard method development without community sewer service;
- 0.33 dwelling units or less—12.5 percent MPDUs required if the property develops under the RNC zone optional method development with community sewer service;
- 0.33 to 0.4 dwelling units per acre—MPDUs required under the RNC zone optional method development with community sewer service using a sliding scale from 12.5 percent MPDUs required at 0.33 dwelling units per acre to 15 percent MPDUs required at 0.4 dwelling units per acre.

If MPDUs are not required in the RNC Zone, the maximum density of development for the Freeman property is 0.33 dwelling units per acre under the conditions outlined below.

Page 20: Insert a new second bullet under Recommendations:

- Include the entire property in the proposed new environmental overlay zone for Upper Rock Creek;

Page 21: Amend the sub bullet at top of page as follows:

- 0.33 units to the acre with community sewer service (or up to 0.4 units to the acre with MPDUs) if open space as shown on the accompanying map is provided as part of development.

Page 21: Amend the first bullet as follows:

- Adhere to these guidelines during development of this property:
  - Enhance compatibility in the western portion of this property by maintaining areas near existing communities as rural open space or by 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] cluster neighborhoods should offer the broadest possible range of lot sizes;
  - Size and locate lots to ensure compatibility with existing development and preservation of rural views;
  - Encourage diversity in house size and style;
  - Protect rural viewsheds.

Page 23: Add the following sentence at the end of the first paragraph:

Both properties are located in the recommended Special Protection Area for Upper Rock Creek.

Page 23: Add the following sentence to the end of the third paragraph:

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. Properties in the RE-1 and RE-2 zones that develop using septic systems, including the Hendry and Fraley properties, are not subject to the impervious limits that will be included in the recommended environmental overlay zone for Upper Rock Creek.

Page 23: Insert a new third bullet as follows:

- Include both properties in the proposed new environmental overlay zone for Upper Rock Creek;

Page 25: Delete third bullet (which is an exact repetition of the second bullet) and replace with the following language:

- Consistent with proposed clarifications to the RNC zone, density should be calculated on gross tract area (excluding any land purchased by the government) and open space should be calculated on the net tract area.

Page 28: Amend the fourth full paragraph as follows:

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] RT-12.5 Zone is a floating zone; with the written consent of the property owner, the [RT-10] RT-12.5 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 particularly 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 and [To encourage provision of such needed housing in this area, this Plan] recommends that the R-90 portion of the property be reclassified to the RT-12.5 Zone. This property is also located in the area designated for an environmental overlay zone and impervious surface cap. As an additional incentive to provide affordable housing at this particular location, this Plan recommends that it be exempt from the impervious cap, if a subdivision plan is submitted that shows Moderately Priced Dwelling Units or an affordable housing project that contains a number of affordable units greater than or equivalent to the MPDU requirements as part of the development and the application complies with all other applicable SPA requirements.

Page 29: Amend the map to reflect revised zoning recommendation for the Catherine Fraley Property.

Page 33: Amend the second paragraph as follows:

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 t] The relatively small size of the property and the likely difficulties of assembling land in this area, combined with the fact that redevelopment in the I-2 zone is likely to be incompatible with surrounding uses, all lead to the conclusion that the property should be rezoned to [warrant its placement in] a light industrial zone.

Page 36: Amend the first bullet under Large undeveloped properties as follows:

- This Plan recommends four undeveloped properties in the master plan area – the Dungan, Casey, Freeman and Woodlawn properties – for cluster development with community sewer service. Should the Zoning Ordinance be amended to expand the MPDU program to the large lot zones, three of these properties would be required to provide MPDUs (Dungan, Casey and Freeman). If the Zoning Ordinance is amended to reduce the minimum subdivision size that triggers the requirement for MPDUs, it is possible that the Woodlawn property would also be required to provide MPDUs. If not, its developers could still decide to provide MPDUs on a voluntary basis. [The fourth, the Woodlawn property, could provide MPDUs voluntarily.]

A pending zoning text amendment would require MPDUs in the RNC Zone. This proposed amendment has not been approved or implemented as of the approval of this Plan but is likely to be acted on before these properties develop. If the amendment is approved, this Plan recommends that MPDUs be provided in accordance with Chapter 25A of the County Code as follows:

0.2 dwelling units per acre or less—No MPDUs would be required if a property develops under the RNC zone standard method development without community sewer service;

0.33 dwelling units per acre or less—12.5 percent MPDUs required if a property develops under the RNC zone optional method development with community sewer service;

0.33 to 0.4 dwelling units per acre—MPDUs required under the RNC zone optional method development with community sewer service using a sliding scale from 12.5 percent MPDUs required at 0.33 dwelling units per acre to 15 percent MPDUs required at 0.4 dwelling unit per acre.

Page 37: Amend the last sentence on the page as follows:

The maximum density will be permitted only if adequate open space is provided in accord with the recommendations in this Plan.

Page 45: Add text under WATER RESOURCES as follows:

Protecting the water resources of the Upper Rock Creek watershed is critical. The entire area is considered the headwaters of the larger Rock Creek watershed that extends into the District of Columbia, and the northern portion of the Upper Rock Creek Planning Area contains the headwaters of two large tributaries, the Mainstem of Rock Creek and the North Branch of Rock Creek.

Page 46: Insert new paragraph after first full paragraph:

This Master Plan designates the Upper Rock Creek watershed within the Planning Area north of Muncaster Mill Road as a Special Protection Area (SPA). Some of the properties included in the SPA are specifically discussed in this Master Plan; others are not mentioned by name. All properties shown within the boundaries of the map on page XXX are designated as part of the SPA with the exception listed below. The existing water resources, including the Use III stream and associated forests and wetlands, are of high quality and unusually sensitive (see additional text in this chapter describing each resource). The proposed land uses have the potential to threaten these resources in the absence of special water quality protection measures that are closely coordinated with land use controls. The water quality review process would provide an opportunity to establish water quality goals for each development prior to design, provide better performance overall of best management practices through use of a sequential treatment strategy, and monitor water quality before, during and after construction to determine the effects of the development.

The North Branch Rock Creek watershed and a small part of the Mainstem extend beyond the Planning Area into Olney. The designation of the SPA exclusively for areas within this master plan leaves more than half of the North Branch watershed outside the SPA. (The need to designate portions of the Olney Planning area as an SPA will be considered during review of the Olney Master Plan.) Existing and new development will continue to influence the water quality of the North Branch, and to a lesser extent, the Mainstem. With this designation, the primary SPA benefit will be in protecting the small tributaries of the North Branch that are directly affected by the major new development projects within the SPA.

A very small, developed portion of the Mainstem Rock Creek watershed extends beyond the Upper Rock Creek Planning Area west of Woodfield Road in the I-270 Corridor. This area is not recommended for inclusion in the SPA.

Page 46: Amend the last paragraph as follows:

Minimizing imperviousness is one of the best methods for assuring protection of water resources, especially in headwaters areas. Evidence clearly indicates a causal relationship between the overall level of watershed imperviousness, water quality and the health of the aquatic community within receiving streams. The cluster recommendations in this Plan are estimated to result in a lower impervious surface than the existing large lot zoning.

Page 47: Amend the first paragraph and add new language as follows:

In the residential zones, all types of development – residential, institutional or special exception – should be regulated to achieve the same relatively low levels of imperviousness. An imperviousness cap mandates a level of impervious surface coverage to sustain the current quality of the streams in the area north of Muncaster Mill Road. The analysis of projected imperviousness indicates that if new development on sewer is held to 8 percent hard surface imperviousness, the stream quality should be maintained. A cap should be established in Upper Rock Creek through an environmental overlay zone as part of the

Sectional Map Amendment. [When higher levels of imperviousness are unavoidable, techniques that increase infiltration and reduce adverse effects—disconnecting impervious areas, reducing setbacks, added reforestation between impervious areas and water bodies—should be used. (See Environmental Guidelines, which were adopted by the Montgomery County Planning Board.)]

Page 47: Amend the second bullet as follows:

- New development [should] must employ all planning and zoning options, and design [and engineering] techniques to reduce imperviousness. Such techniques include:

Page 47: Add the following recommendations under Recommendations:

- Designate a Special Protection Area for the Upper Rock Creek watershed within the Planning Area north of Muncaster Mill Road.
- Establish an environmental overlay zone for all new development with sewer service within the Special Protection Area to implement an 8 percent imperviousness cap and to maintain low imperviousness levels throughout the watershed.

Page 54: Insert the following paragraph at the bottom of the page:

This Plan relies on existing zones and septic development in areas where large lots are the most desirable or the only way to maintain compatibility and where sensitive environmental resources can be preserved in existing regulatory buffers with easements on private lots. Where there are significant amounts of sensitive resources that should be protected in an undeveloped state and where community sewer service is available without disturbing significant portions of nearby stream systems, the Plan recommends RNC zoning and expansion of the sewer envelope.

Page 68: Redland Road, add new paragraph before "Recommendation" to read as follows:

While these characteristics of Redland Road are common to arterial roadways, the function of Redland Road has not been compromised by its current classification as a primary residential road.

Page 68: Redland Road Recommendation, modify first bullet to read as follows:

- [Reclassify] Retain Redland Road as an [Arterial roadway (A-42)] a Primary Residential roadway (P-7) between Muncaster Mill Road and Crabbs Branch Way, with [an 80-] a 70-foot minimum right-of-way. Between Muncaster Mill Road and Needwood Road, two through travel lanes and an open section are recommended. Between Needwood Road and Crabbs Branch Way, a maximum of four travel lanes is recommended as through lanes between the programmed intersection capacity improvements.

Page 68: Redland Road Recommendation, delete second bullet as follows:

- [This Plan recognizes the largely residential character of Redland Road, particularly between Needwood Road and Roslyn Avenue. Reclassification of Redland Road does not alter that character and should not be used as a basis for rezoning requests.]

Page 70: Change the graphic line width to indicate that Redland Road continues to be designated a primary residential road.

Page 72; Delete Redland Road from the Arterials section of the chart and move to the Primary Road Section of the chart as follows:

Arterials

Roadway +		Limits	Minimum ROW Width (feet)	Number of Travel Lanes
[A-102]	[Redland Road]	[Crabbs Branch Way to Muncaster Mill Road]	[80]	[2]

Primary Residential

Roadway +		Limits	Minimum ROW Width (feet)	Number of Travel Lanes
<u>P-7</u>	<u>Redland Road</u>	<u>Crabbs Branch Way to Needwood Road</u>	<u>70</u>	<u>4</u>
		<u>Needwood Road to Muncaster Mill Road</u>	<u>70</u>	<u>2</u>

Page 73: Amend the fifth and sixth bullets as follows:

- Bikeways can be used as commuter routes to the Shady Grove Metro Station. This Plan recommends a Class II or Class III bikeway on Redland Road [and on Needwood Road], depending on the availability of right-of-way. Class II or Class III bikeways on Muncaster and Bowie Mill Roads should be designated to allow longer distance commuters the opportunity to reach Shady Grove. On Needwood Road, a Class I bike path should [also] be designated and constructed from Redland Road to [Beach Drive] Muncaster Mill Road to provide access to Rock Creek Park. The Park and Trails section of this Plan contains additional information on connecting bike paths between Rock Creek Park and the Intercounty Connector bike paths. A Class I bike path is included as part of improvements to MD 124.
- The Magruder Bikeway allows connections between Rock Creek and Shady Grove. [A Class II or Class III bikeway should be designated on Needwood Road north of the ICC right-of-way from Lake Needwood to Muncaster Mill Road.] The Class I bikeway on Needwood Road provides access from Shady Grove to Muncaster Mill Road near Magruder High School. Connecting bike paths should be designated and built as part of

the development of the Casey property to serve Magruder High School and connect to the park.

Page 74: Delete the following sentences from the second bullet:

- A Class II or Class III bikeway should be designated on Muncaster Mill Road between MD 124 and North Branch. [Safety and right-of-way issues make the Class I bike path currently recommended problematic. Should capital improvements be programmed, a Class I bike path is desirable.]

After Page 74: Insert the following table:

### BIKEWAYS

<u>Ref. No.</u>	<u>Bikeway</u>	<u>Location</u>	<u>Type</u>
<u>DB-14</u>	<u>Needwood Road</u>	<u>Redland Road to Muncaster Mill Road (MD 115)</u>	<u>Shared-use path (Class I)</u>
<u>DB-19</u>	<u>Woodfield Road (MD 124)</u>	<u>Gaithersburg Vicinity Plan Boundary to Warfield Road</u>	<u>Dual bikeway (Class I and either Class II or Class III)</u>
<u>BL-20</u>	<u>Bowie Mill Road</u>	<u>Muncaster Mill Road (MD 115) to North Branch of Rock Creek</u>	<u>On-road (Class II or III)</u>
<u>SP-28</u>	<u>Muncaster Mill Road (MD 115)</u>	<u>Gaithersburg Vicinity Plan Boundary to North Branch of Rock Creek</u>	<u>On-road (Class II or III)</u>
<u>BL-29</u>	<u>Redland Road</u>	<u>Crabbs Branch Way to Muncaster Mill Road</u>	<u>On-road (Class II or III)</u>
<u>BL-30</u>	<u>Shady Grove Road</u>	<u>Muncaster Mill Road (MD 115) to Midcounty Highway</u>	<u>On-road (Class II or III)</u>
<u>BL-31</u>	<u>Fieldcrest Road</u>	<u>Woodfield Road (MD 124) to Olney-Laytonsville Road (MD 108)</u>	<u>On-road (Class II or III)</u>
<u>SP-36</u>	<u>Olney-Laytonsville Road (MD 108)</u>	<u>Town of Laytonsville to Olney Plan Boundary</u>	<u>Shared-use path (Class I)</u>
<u>SP-40</u>	<u>ICC</u>	<u>Redland Road to North Branch of Rock Creek</u>	<u>Shared-use path (Class I)</u>
<u>SP-51</u>	<u>East Gude Drive</u>	<u>CSX Railroad to Southlawn Lane</u>	<u>Shared-use path (Class I)</u>
<u>SP-55</u>	<u>Airpark Road</u>	<u>Woodfield Road (MD 124) to Muncaster Mill Road (MD 115)</u>	<u>Shared-use path (Class I)</u>
<u>SP-70</u>	<u>Midcounty Highway Extended</u>	<u>Redland Road to ICC</u>	<u>Shared-use path (Class I)</u>
<u>B-1</u>	<u>Muncaster Road</u>	<u>Olney-Laytonsville Road (MD 108) to Muncaster Mill Road (MD 115)</u>	<u>On-road (Class II or III)</u>
<u>B-2</u>	<u>Cypress Hill Drive</u>	<u>Woodfield Road (MD 124) to Rock Creek Stream Valley Park</u>	<u>On-road (Class II or III)</u>
<u>B-3</u>	<u>Casey property internal street system</u>	<u>Muncaster Road to North Branch Stream Valley Park</u>	<u>On-road (Class II or III)</u>
<u>B-4</u>	<u>Avery Road</u>	<u>Muncaster Mill Road (MD 115) to Rock Creek Regional Park</u>	<u>On-road (Class II or III)</u>
<u>B-5</u>	<u>Agricultural Bikeway</u>	<u>Hendry property internal street system from Muncaster Road to Little Spring</u>	<u>On-road (Class II or III)</u>



	<p><u>Road, Little Spring Road from Hendry property to Fraley Farm Road, Fraley Farm Road from Little Spring Road to Griffith Farm Road, Griffith Farm Road from Fraley Farm Road to Fraley property, Fraley property internal street system from Griffith Farm Road to North Branch Stream Valley Park</u></p>	
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Page 75: Amend 'Bikeways' map to show a Class I bikeway on Needwood Road between Beach Drive and Muncaster Mill Road.

Page 79: Add new section before Natural Resource Protection:

Open Space under the RNC Zone

The RNC zone requires that a minimum of 65 percent of the property be preserved as open space. There are a variety of mechanisms to ensure that the open space will be preserved in perpetuity. One option is to have the land dedicated as a new category of parkland that will remain open space in perpetuity. Under any circumstances, the land must not be considered for active recreational uses or other public purposes (e.g. a school).

Page 81: Amend the map to clarify which parks are existing and which are proposed for future development.

Page 87: Amend the third paragraph as follows:

The recommended zoning in the Upper Rock Creek Master Plan will reduce the reliance on sewer and water policy to establish density limits and development standards on individual properties. The proposed zoning for the Residential Wedge Area is also intended to provide a significant opportunity for the preservation of environmentally sensitive areas in a manner compatible with the existing communities. To support efforts to protect water quality and sensitive resources, this Plan recommends that the Upper Rock Creek watershed north of Muncaster Mill Road be designated a Special Protection Area, and that a mandatory imperviousness limit of 8 percent be applied with an environmental overlay zone for Upper Rock Creek. The proposed Special Protection Area and accompanying overlay zone are described in detail in the Environmental Resources Plan.

Page 87: Amend the second to last sentence in the fourth paragraph as follows:

This Plan also recommends the Rural Neighborhood Cluster Zone for the Woodlawn property and sets a density of 0.33 dwelling units per acre (one dwelling unit for every three acres) under the optional method of development.

Page 87: Amend the sixth paragraph as follows:

One of those objectives is permanent retention of rural open space. To accomplish this task, techniques should be used that will preserve land designated as rural open space, maintain the environmental qualities of that open space over time, and limit uses to those that are acceptable in a rural open space area. It is particularly important that a means of protection be identified that will assure the community that the land will be preserved as open space in perpetuity.

Page 88: Delete the first sentence and the two bullets at the top of the page and replace with the following text:

This Plan recommends the further evaluation of a variety of strategies to preserve open space including public or private ownership and placement of easements or covenants on the land to be held by a land trust or other organization which can best protect the land as open space in perpetuity.

Page 88: Amend the second paragraph as follows:

This Plan supports cooperative efforts between public sector agencies and local groups to evaluate these strategies and determine how best to permanently preserve and manage open space on the Casey, Dungan, Freeman and Woodlawn properties. It also recommends that the most suitable strategy and appropriate mechanism available at the time of development under the Rural Neighborhood Cluster Zone be selected to protect the open space on [the Casey, Dungan, Freeman and Woodlawn] these properties.

Page 92: Insert new section before "COMMUNITY FACILITIES":

## **ENVIRONMENTAL RESOURCE PROTECTION**

The high water quality and unusually sensitive environmental resources of the Upper Rock Creek are potentially threatened by the proposed development in the Planning Area portion of the watershed north of Muncaster Mill Road. This master plan recommends that this area be designated a Special Protection Area (see map on page XXX ). The Montgomery County Code, Chapter 19, Article V, establishes a process for water quality review in Special Protection Areas (SPA) and addresses applicability, exemptions and waivers. The process requires any person or agency (public or private) requiring Planning Board approval of a development plan to submit a water quality inventory and a preliminary and final water quality plan, unless exempt. This article also requires pre-, during, and post-construction water quality monitoring for development subject to water quality plan approval.

The Montgomery County Code, Chapter 19, Article V generally exempts properties in agricultural, residential, and mixed-use zones from submitting a water quality plan if the proposed impervious area is less than 8 percent of the total land area, unless specifically required in, among other things, a land use plan. This plan requires all applicants for new

development in the Upper Rock Creek SPA to submit a water quality plan and does not allow any exemptions listed under Montgomery County Code, Chapter 19-63, Article V. Water Quality Review in Special Protection Areas. All public projects must also conform to the water quality plan and monitoring requirements established in Article V.

In addition, to assure that imperviousness stays at levels that can sustain the current stream conditions, an imperviousness cap of 8 percent should be established through an environmental overlay zone to control all new development served by sewer. The overlay zone should recognize the importance of specific public projects and provide appropriate means to accommodate these projects.

SPA requirements (in particular, the application of an imperviousness cap) are not intended to preclude the construction of any public project including those designated in this Master Plan, such as the Inter County Connector, public schools and park facilities. However, this Plan supports the avoidance of environmentally sensitive areas, minimization, and mitigation and recommends that these be thoroughly examined in the earliest stages of project development.

**Recommendations:**

- Designate a Special Protection Area for the Upper Rock Creek watershed within the Upper Rock Creek Planning Area north of Muncaster Mill Road.
- Require that each applicant submitting a plan that requires Planning Board approval within the Upper Rock Creek Special Protection Area submit a water quality plan for review in accordance with the Montgomery County Code, Chapter 19, Article V. Water Quality Review in Special Protection Areas.
- Create an environmental overlay zone for the same geographic area as the Special Protection Area that establishes a maximum imperviousness of 8 percent for all new development served by sewer.

Page 93: Revise the portion of the chart under Resource Protection and add footnote as follows:

Resource Protection

	3. Dungan	[Acquire] <u>Protect</u> for resource protection.*
	4. Casey	[Seek dedication of ] <u>Protect</u> portion that drains to North Branch for watershed protection. *
	5. Fraley	[Seek dedication during development process along] <u>Protect area</u> along east and south sides to protect stream buffer. *
	6. Freeman	[Seek dedication to p] <u>Protect</u> forested areas, stream buffers [through development process]. *
	7. Hendry	[Seek dedication of ] <u>Protect</u> portions of two forested stream buffers [through development process]. *

\* The proper form of protection should be determined at the time of development and may include dedication, acquisition, easements or other options to be determined.

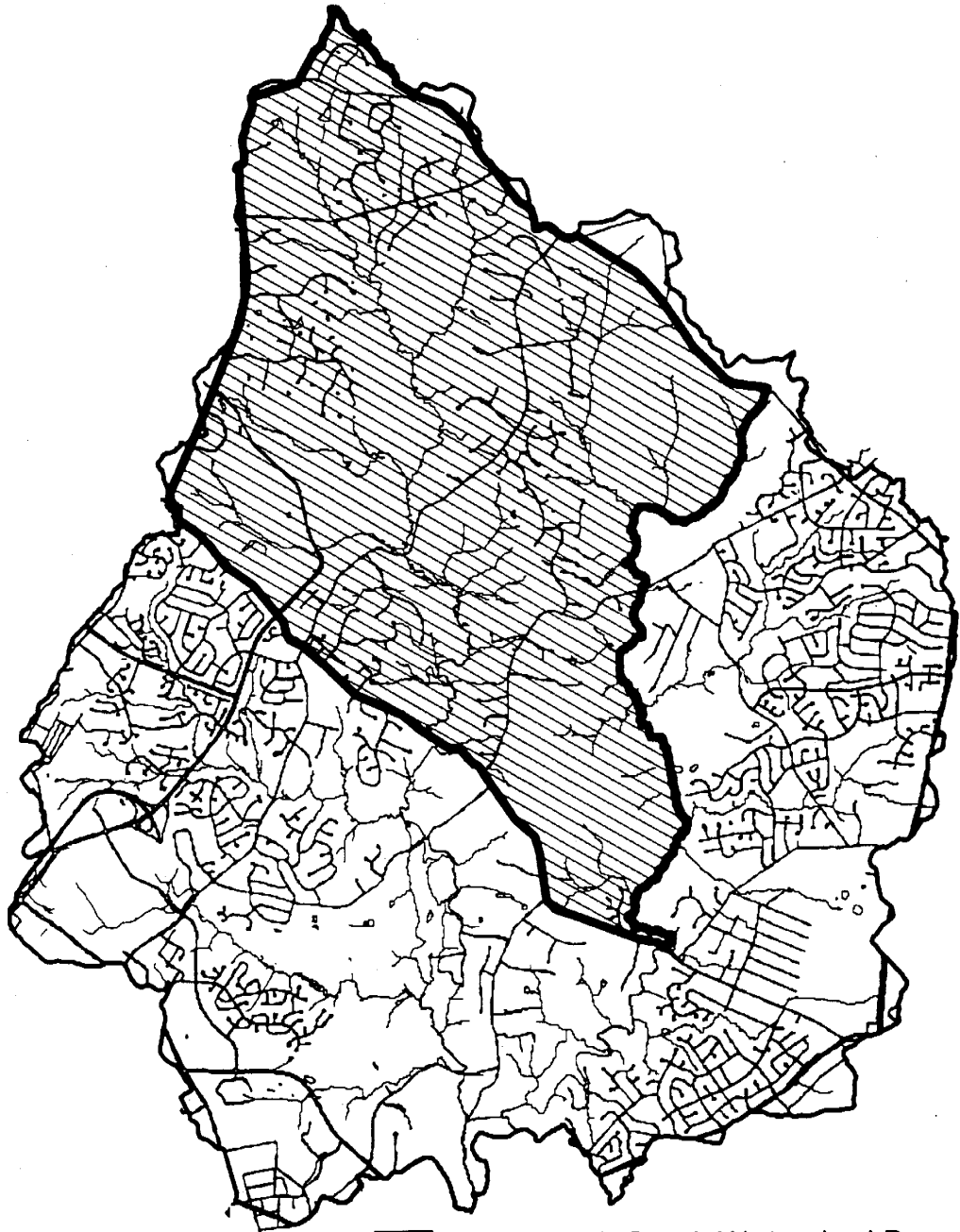
Page 95: Amend the third sentence on the page as follows:

This Plan recommends extension of sewer service to areas proposed for the RNC Zone, as shown on the accompanying map of the proposed sewer service envelope, provided that the properties develop under the optional method of development in conformance with the recommendations in this Master Plan.

Page 99: Delete the third bullet under 22/15 The Ridge:

- Pre-1753 – Large house of three sections, oldest (main section) is Flemish bonded brick; rubblestone kitchen dependence connected by a frame section.
- One of few remaining colonial homes, it was built by Zadock Magruder, a County leader; it remained in that family for 200 years.
- [The proposed Muncaster Road widening will not directly impact The Ridge. However, roadway design criteria should include adequate landscaping or berming to protect the historic setting.]

# Upper Rock Creek Special Protection Area



 Upper Rock Creek Watershed Boundary

 Special Protection Area

Prepared by M-NCPPC February 2, 2004

### General

The Planning Board should immediately undertake a review of the Rural Neighborhood Cluster (RNC) zone to address issues raised during the Council's review of the Master Plan with the goal of incorporating changes into an RNC zoning text amendment that can be acted on prior to Council action on the sectional map amendment. Park and Planning Department should seek the input of community representatives and property owners during its evaluation of different options for improving the RNC zone. Issues that should be considered include the following:

- Clarify that density is calculated on the gross tract area (including developable land and land dedicated to the County, but excluding land purchased by a government entity).
- Clarify that open space is calculated on the net tract area (which excludes land either dedicated or sold to the County or any other government entity other than the open space required as part of the RNC zone).
- Review whether the RNC zone has accomplished the objectives of the relevant master plan in the communities in which development has occurred; identification of problems with existing RNC communities that can be addressed by a change in the zone.
- Examine how to better achieve the diversity of lot size which is currently required by the zone but has not occurred in RNC projects to the extent some believe it should have.
- Review other options for encouraging diversity in RNC neighborhoods and consider whether there are zoning tools that can address the size and style of house.
- Identify other development standards that should be reviewed such as lot coverage and setbacks.
- Determine whether the zone should be amended (or a new zone created) to address situations in the cluster provisions of the zone used to protect environmental resources.
- Review permitted and special exception uses in the open space.
- Determine whether any other changes are necessary related to open space requirements, (in particular whether the open space must be one contiguous area) or common space requirements.
- Consider changes which could further encourage cluster developments to be compatible with the character of existing communities.

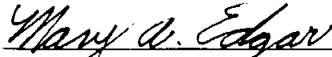
The Park and Planning Department should also prepare an overlay zone to create an 8 percent impervious surface cap for the area designated in the Plan. The RNC and environmental overlay zoning text amendments should be submitted to the Council either before or at the same time the Sectional Map Amendment to enable the Council to take action on these changes before any rezoning occurs.

Planning staff should continue to work with Council staff to identify options to ensure that the open space required under the RNC zone is preserved in perpetuity. Options to be considered include designation as parkland and/or use of covenants or easements to be held by adjacent property owners, a local community group or regional entity that helps preserve land as open space (e.g. Greater Sandy Spring Greenspace, Inc., the Potomac Conservancy, etc.). Recommendations regarding the most appropriate form(s) of protection should be considered as

soon as possible so that a specific option for preserving open space can be included in Planning Board approvals of RNC development applications.

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board Draft Upper Rock Creek Master Plan and to reflect actions taken on related zoning text amendments prior to the final printing of the approved Master Plan. Maps should be revised where necessary to conform to Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Upper Rock Creek Master Plan.

This is a correct copy of Council action.



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Mary A. Edgar, CMC  
Clerk of the Council