



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 13, 2004

MEMORANDUM

TO: Montgomery County Planning Board

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

FROM: Khalid Afzal, Georgia Avenue Team Leader (301/495-4650)  
Community-Based Planning Division *KA*

SUBJECT: Olney Master Plan Worksession No. 9: Approval of Planning Board Draft

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**RECOMMENDATION:** Approval to transmit the Planning Board Draft to the County Executive and the County Council.

INTRODUCTION

The Planning Board has completed its review of the proposed Olney Master Plan amendment. The staff seeks the Planning Board's approval of the revised draft and transmittal of the Planning Board Draft to the County Executive and the County Council. This report includes a summary of the substantive changes made to the Public Hearing Draft during the Planning Board's eight previous worksessions, followed by a listing of other smaller changes and edits reflecting the Planning Board's discussion on the Plan's recommendations and update of the text as needed.

Substantive changes include recommendations that affect the proposed land use, zoning, environmental, and transportation such as: rezonings with higher densities (the Golden Bear area); height and setback controls (the Town Center); discussion of specific properties for certain special uses (the Olney Elementary School site); a new SPA in the headwater areas of the North Branch of Rock Creek north of MD 108; or reclassification of road designations (Heritage Hills Drive). Editorial changes include those made to update the text as a result of the substantive changes (e.g. a recalculation of the potential maximum number of units at full build-out in the area), and an update of the text to reflect the new population figures from the 2003 Census Update.

Attached for the Planning Board's review and approval is the Planning Board Draft for transmittal to the County Executive and the County Council.

## **SUBSTANTIVE CHANGES**

### **The Proposed Land Use Plan**

The density recommendations of some of the parcels were changed by the Planning Board's review of the proposed Land Use Plan of the document. Two areas, the Town Center and the Golden Bear area, were especially called out for higher developments than proposed in the Public Hearing Draft. The following specific areas of the Land Use Chapter have been modified to reflect the changes approved by the Planning Board.

#### **Hyde Property**

The language regarding the provision of public sewer to this property has been revised to emphasize that the feasibility of providing sewer to this property should be determined at the time of subdivision. The property should be placed in the recommended sewer envelope. Putting it in the sewer envelope would not automatically entitle this property to development on public sewer. The recommended maximum density on sewer was unchanged. This language change has been made to be consistent with the language on the Kupersmidt property, which has similar conditions for provision of public sewer service.

#### **Casey Property**

The discussion on the two Casey properties has been combined into one section and the recommendation for the 17.2-acre portion located adjacent to Farquhar Middle School on the east side of Batchellors Forest Road has been modified to state that it should be dedicated as parkland at the time of subdivision. The text also has been changed to clarify that if the 17.2-acre eastern portion is dedicated as parkland, the rural open space requirement of the RNC Zone should be calculated based on the western portion only.

#### **Kupersmidt property**

The recommendations for the Kupersmidt property were changed from no public sewer to possible public sewer if deemed appropriate by the County Council at the time of subdivision. The text has been updated to state that if the sewer was provided to this property it could be developed under RNC on sewer with 0.33 units per acre.

#### **Golden Bear Area**

The rezoning recommendations for the Golden Bear area have been modified to reflect the Planning Board's decision to rezone the properties in this area from the current maximum of 0.5 units per acre on septic under RE-2 to a maximum of seven units per acre on public sewer. The text was also modified to stress that any development in this area should be designed as a small community with its own open space facilities including the possibility of a local park since it is separated from the rest of the Olney area by the ICC right-of-way. Language has also been added to the text to allow the possibility of multiple-family units as part of the redevelopment under the recommended R-200/TDR-7 zoning.

The modified language also includes a different zoning designation than was discussed during the worksession on this property. At the time of the Planning Board worksession for this area the suggested zoning designation to achieve up to seven units per acre

was stated in the worksession report as RE-2/TDR-7. The maximum permitted density for the RE-2/TDR designation in the Zoning Ordinance is four units per acre. Staff suggests that the recommended designation for this area be changed to R-200/TDR-7.

### **Tower Company Property**

No rezoning changes were made for this property. The text has been modified to stress the need for acquiring parkland on this property to augment the existing Norbeck-Muncaster Mill Road Neighborhood Local Park in exchange for any land used for the Norbeck/Georgia interchange project by the SHA.

### **32-acre County property on Bowie Mill Road**

The recommendations for the proposed use of this property as housing including affordable housing were modified to add an open space requirement with an active recreation component in response to the community's testimony regarding the need for open space at this location. The text was also modified to reflect the Master Plan's expectation of the development of housing on this property in accordance with its current R-200 zoning.

### **Olney Post Office**

The recommendations for this 1.5-acre site on MD 108 have been modified to indicate the Planning Board's desire to consider other public and community facility uses on this site if the post office moves to another site in the future and the site becomes available for redevelopment.

### **Olney Library**

The recommendations for Olney Library have been modified to include the possibility of including a Civic Center/Teen Center on this site, especially if the adjoining Olney Shopping Center is redeveloped in the future.

### **Norbeck Country Club**

The recommendations for this property have been modified to reflect the possible need for a local park in this area in the future, especially if some of the properties, such as the nearby Oakdale Junior High School reserved site on Cashell Road, currently not anticipated to have residential uses would end up as residential development. The modified text indicates that the active recreation needs of the area be analyzed at the time of subdivision and, if deemed appropriate, a portion of the property be dedicated as a local park. Also, language was added to clarify that a portion of the property adjacent to the Rock Creek Stream Valley Park should be dedicated as parkland with the exact amount and configuration of the potential parkland to be decided at the time of subdivision. Such park dedication would satisfy the requirements for the rural open space under the RNC Zone.

### **Deletion of Finneyfrock Property**

Since the Finneyfrock property has been rezoned and a preliminary plan for the property was approved by the Planning Board during the course of the Draft Plan deliberations (consistent with the Draft Plan's recommendations for the property) the discussion and recommendations for this property have been removed from the text.

### **11-acre County-owned Property on Emory Lane**

Previously discussed as part of the general text of the land use section, this property has been added as a separate item in the land use section with the recommendation that it should be used as a mitigation measure for the ICC; if not, it should be considered for affordable elderly housing since the property is located in RE-1 Zone and would not generate enough units to be feasible as a single-family, affordable housing development.

### **Special Exceptions**

Language has been added to the Land Use Chapter to discourage special exception uses with excessive imperviousness levels. This language was added in response to the testimony by the Sierra Club and the local civic organizations expressing concerns for environmental impacts of any new development and requesting the creation of an SPA in the North Branch of Rock Creek and the Batchellors Forest tributary watersheds.

### **Town Center**

#### **Civic Center**

The discussion of the Olney Elementary School site as a specific site for a possible Civic Center/Town Commons has been removed from the revised Draft Plan as the Planning Board did not want to highlight the Olney Elementary School property as the site for a potential civic center. Instead, it is now mentioned as one of the possible sites along with the Olney Library, the Olney Post Office and other public and private sites that may be considered for a civic center in the future. As approved by the Planning Board during its worksession on the Olney Town Center, the Olney Elementary School site would be part of the new mixed-use zone but it would not be specifically mentioned as a civic center site.

#### **A New Mixed-Use Zone**

The proposed boundary of the new mixed-use zone for the Town Center was modified to include the Olney Library as well as the existing residential development on the R-30 zoned land at the northern end of the Town Center.

#### **Revised Building Height**

The revised Draft Plan language has been modified to recommend buildings located in the core area of the Town Center to be as high as five stories. Buildings along the edges of the Town Center can be three to four stories high depending upon the height of the existing building in the adjoining residential area. The text emphasizes that appropriate transition in building heights should be provided to ensure compatibility between new developments in the Town Center and the adjacent communities.

### **Environmental Resources Plan**

The Environmental Resources Chapter of the Draft Plan now includes discussion and a recommendation for an SPA in the headwaters area of the North Branch of Rock Creek north of MD 108 and west of the point of intersection of MD 108 and the Olney Master Plan's western boundary line. The text also discusses and recommends against

creating an SPA in all of the North Branch of Rock Creek and the Batchellors Forest tributary as requested by the Sierra Club and the local civic organizations.

### **Transportation Plan**

In response to the Community's concerns for the impacts of the through traffic on Heritage Hill Drive the Planning Board changed the recommended designation of that road from an arterial to a primary. Also, the Layhill Road minimum ROW width and number of lanes have been changed from 120 feet, 2 lanes to 150 feet, 4 lanes to be consistent with the description of Layhill Road in the Sandy-Spring/Ashton Master Plan. The text and table of road designations have been updated to reflect these changes.

### **Batchellors Forest Road**

The text recommending the designation of Batchellors Forest Road as a rustic road between Georgia Avenue and Dr. Bird Road has been modified to recognize the fact that if Washington Christian Academy, or another institutional use, is located on the Gandel Property, the rustic road designation should be removed from the portion of Batchellors Forest Road approximately 1,700 feet east of Georgia Avenue.

### **Bikeways Plan**

Addition of a dual bikeway on Norbeck Road has been added to the Draft so the bikeway recommendations of the Olney Plan would be consistent with the Countywide Bikeways Plan.

### **Parks and Recreation Chapter**

The Parks and Recreation Chapter text has been modified to reflect changes that have already been approved by the Planning Board as part of its review of projects such as a skateboard park facility at Olney Manor Park, and the change in the land use recommendations of specific properties such as the Tower Company property where a minimum of 5.4 acres is the desirable parkland use as required by the Planning Board in the approval of Small's Nursery subdivision. This recommendation would help expand Norbeck-Muncaster Mill Neighborhood Park; the precise amount and configuration of the proposed parkland will be determined in conjunction with the SHA study regarding road improvements at the intersection of Georgia Avenue and Norbeck Road.

The size and shape of the proposed parkland on the Central Union Mission property on the figure showing the existing and proposed parkland has been modified to reflect the Planning Board's decision on the Legacy Open Space recommendations for this property as part of the pre-preliminary plan application on this property reviewed by the Planning Board during the worksession period.

### **Implementation Chapter**

The text changes in this chapter mostly reflect the modified recommendations in the Town Center Chapter regarding the proposed mixed-use zone. More specifically, the modified language removes the proposed residential FAR controls from the new mixed-

use zone and uses only the maximum-units-per-acre controls to regulate residential densities in the Town Center. Similarly, the building height changes reflect the modified recommendations of the Town Center Chapter.

## **EDITORIAL CHANGES**

The text of the Draft Plan has been revised in numerous places to reflect the revised population estimates and the full build out potential of the area based on the revised rezoning recommendations for some of the larger properties and the new housing unit data obtained from the 2003 Census Update.

Demographic profile of the area has been revised to reflect the new demographic information for the area based on the 2003 Census Update.

Language has been added to the discussion of Pachulskja, Brownley and other properties in the land use section to clarify that only properties of more than 10 acres would be able to develop on community sewer with 0.33 units per acre.

Additional language has been added for the Polinger property regarding preservation of the rustic character of Batchellors Forest Road and the existing vistas on this property through careful placement of housing clusters in appropriate locations and other techniques.

The numbering of specific properties in the Land Use section has been revised due to the elimination of the Finneyrock property and addition of the 11-acre County-owned property as a separate item in the specific properties section.

The text of the Town Center Chapter has been modified to clarify that the 400-units number used in the Draft is not the maximum permitted by the proposed mixed-use zone, but an estimate of the number of units that would probably be built in the Town Center in the next 10-15 years. The theoretical capacity of the proposed zone would be a maximum of more than three million square feet of commercial and up to 1,500 residential units in the Town Center. All properties would not be able to achieve the maximum permitted density because of their size, configuration, access and other constraints.

The Transportation Chapter text has been modified to reflect the changes in the congestion standard for the Olney Policy Area as of July 1, 2004 (from 1525 to 1475), and some of the editorial changes suggested by the County Executive staff.

The Bikeways table has been modified to reflect the Countywide Bikeways Functional Master Plan numbering system. Also, added is the definition of Dual Bikeway - A roadway that features two types of bikeways: 1) shared use path and bike lanes; or 2) shared use path and shared roadway/travel lane. The roadway corridor accommodates both on-road and off-road bicycling.

Language was also added to the Bikeways section to put emphasis on a shared use path connection along Muncaster Mill Road between Emory Lane and the trail system in the North Branch of Rock Creek.

### **Historic Preservation**

A recommendation has been added at the end of the chapter stating that opportunities to protect, preserve, and publicize the important historic and archeological resources in the Olney Planning Area should be explored.

### **Community Facilities**

Text has been updated per the revised language from the County's Fire and Rescue staff.

### **CONCLUSION**

The attached Planning Board Draft includes all the changes and revisions made by the Planning Board as part of its review of the Public Hearing Draft of the Olney Master Plan amendment during the past eight worksessions. Staff recommends approval to transmit the revised document as the Planning Board Draft to the County Executive and the County Council.

KA:ha: j:\packets\olney planning board draft  
Attachment