



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 21, 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. 10: Approval of Planning Board Draft

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

At the May 20 worksession, the Planning Board decided to defer the decision to approve the Planning Board Draft and send it to the County Executive and the County Council until May 27. The Planning Board asked the staff to make some changes that are attached to this memorandum, which also includes the staff report from May 20, and the two addenda items distributed to the Planning Board on May 20.

Staff recommends approval of the Planning Board Draft Plan, with the changes discussed on May 20, for transmittal to the County Executive and the County Council.

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Attachments



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

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.

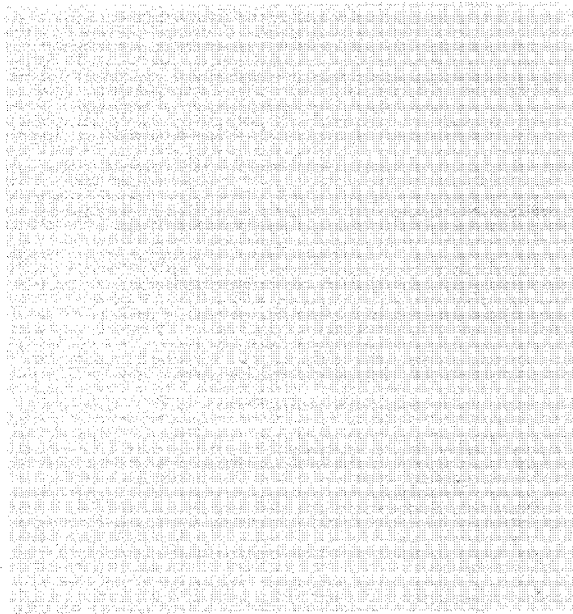
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3. **Preserve the rustic character of Batchellors Forest Road and the existing vistas on this property through careful placement of housing clusters in appropriate locations and other techniques.**
4. **Provide a pedestrian path between Emory Church Road and Batchellors Forest Road through the property.**
5. **Provide a bike and pedestrian connection from any redevelopment on the Polinger property to the Olney Manor Park.**
6. **Convert some of the existing man-made ponds into naturalized wetland areas where appropriate.**
7. **Convert some of the existing man-made ponds into stormwater management facilities (e.g., upland isolated ponds).**
8. **Require the applicant to reforest all stream valleys on the property as part of redevelopment. If such reforestation exceeds the minimum standards required under the Forest Conservation Law, encourage the use of forest "banking."**

#9 *Bruzee, Kupersmidt, Gandel and Lyons Properties*

The 24-acre Bruzee, 45.11-acre Kupersmidt, 59-acre Gandel, and the 8.9-acre Lyons properties are currently zoned RE-2 and have significant forest. The ICC master plan right-of-way marks the southern edge of this group of properties. The 8.9-acre Lyons property contains an historic resource, Willow Grove.

Of these properties, only a small southern portion of the Kupersmidt property could possibly be connected by gravity to the existing sewer main in Norbeck Road. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer. The feasibility of extending sewer to this property would be determined at the time of subdivision. Placing the entire property in the sewer envelope also does not guarantee that all parts of the property would be allowed to have development on public sewer service with the possibility of achieving the full permitted density of 0.33 units per acre.



Other Bruzee and Lyons properties in this group cannot be served by gravity sewer and therefore are not recommended to be in the sewer envelope. They should be rezoned to RNC on septic and community water. Lyons property has a historic designation; it should

be preserved as such. If Bruzee property is developed on its own, lot sizes should be determined by the required septic fields and houses should be clustered in appropriate areas to maximize open space placed in conservation easement. Any development on the Bruzee property should provide an adequate buffer for the adjoining historic-property resource, Willow Grove, on Lyons property.

The approximately 59-acre Gandel property, located on the south side of Batchellors Forest Road, is vacant and entirely wooded. It is currently zoned RE-2 and is not eligible for sewer. Extending gravity sewer to this property would require putting a new sewer main in the stream valley, and therefore is not recommended. The preferred option for the Gandel property is preservation in its entirety if possible. However, the quality of forest on the property is not high enough to justify inclusion on the Legacy Open Space or other conservation programs. If feasible, other means of protecting the forest on this property (mitigation for ICC, for example) should be explored. Since there is a possibility that this property will be used for Wahington Christian Academy or other institutional uses, the appropriate zoning for this property would be RC on septic. ~~This property should be rezoned to RNC and developed on community water and septic with 0.2 units per acre.~~ New development, residential or institutional, should be clustered in appropriate areas to minimize new imperviousness on site and preserve as much of the existing forest as possible. The western edge of the property would be an appropriate alignment for a hiker/biker path connection from the existing Olney Manor Park to the proposed bike path in the ICC right-of-way.

Recommendation:

- 1. Rezone the Bruzee, Gandel, and Lyons properties from RE-2 to RNC on community water and septic with 0.2 units per acre. Protect the existing forest and stream buffers through conservation easements on individual lots.**
- 2. Rezone the Gandel property from RE-2 to RC on septic. Preserve a major portion of the existing forest on the Gandel property. If possible, preserve the entire property through transfer of density or purchase as off-set for other projects. If an alternative ICC alignment uses part of the property, the rest of it should be preserved as a mitigation measure.**
- 3. Provide ~~Acquire park dedication on the Gandel property for a trail connection between Olney Manor Park and the proposed bike path/trail in the Intercounty Connector (ICC) right-of-way, preferably through park dedication.~~**
- 4. Rezone the Kupersmidt property from RE-2 to RNC on sewer with 0.33 units per acre. Cluster new houses in the area near Norbeck Road away from existing streams.**

Recommendation:

Preserve any portion of the property outside the ICC right-of-way as open space to mitigate ICC impacts. If not used for the ICC, this property should be considered for affordable elderly housing.

PROTECTION OF EXISTING COMMUNITIES

Protecting the existing communities from potential negative impacts of future growth is a significant objective of the Olney Master Plan, achieved mainly by discouraging proliferation of commercial uses outside the Town Center. It also identifies two areas that will need special attention in the future to achieve the objective of protecting existing communities: Georgia Avenue between Norbeck Road and the Town Center; and the possibility of large special exception uses not envisioned in this Plan.

Georgia Avenue Between Norbeck Road and MD 108

Georgia Avenue between Norbeck Road and the Town Center should have an open, semi-rural appearance to mark the transition from more densely populated areas south of Norbeck Road to the low-density suburban character of Olney. A minimum 100-foot setback for any dwelling or other structure along this stretch should be provided from the road right-of-way. Additional landscaping and vegetation should also be used to make sure that main views along the road are trees and vegetation and not the houses and other buildings. The presence of two golf ranges on the east side of Georgia Avenue has impacted the green boulevard and semi-rural appearance of the road, but this can be mitigated through additional vegetation and greenery over time. Any future special exceptions along this area should be landscaped such that they are not visible from the road. In particular, their lighting design should be carefully considered to make sure no halo effect or nightglow is produced by excessive lighting. The proposed Georgia Avenue Busway should incorporate design measures including landscaping to mitigate the additional pavement of the busway.

Recommendations:

Protect the ~~low-density, open space~~ residential character of Georgia Avenue between Norbeck Road and the Town Center as a green corridor and a gateway to Olney. Design all road improvements north of Norbeck Road to minimize impacts on the open, semi-rural feel of the area.

Special Exceptions

Special exceptions are specific uses defined in the Zoning Ordinance and may be allowed if they meet the requirements for such uses as set forth in the Zoning Ordinance.

Two properties in Olney are suitable for special exception uses. One is the Silo Inn property on the west side of Georgia Avenue near the intersection of Georgia Avenue and Emory Church Road. The other is the Tower Company's property near the intersection of

HOUSING PLAN

Goal:

Provide a mix of housing types in Olney, and increase opportunities for affordable housing and housing for the elderly in southern Olney.

INTRODUCTION

In the County's General Plan, the Olney area is considered a suburban housing resource. Although the single-family detached house is the predominant housing type, making nearly 72 percent of all dwelling units, Olney has a variety of housing types including townhouses and multi-family garden apartments. Townhouses at 23.7 percent constitute the second largest type and exceed the Countywide average of almost 18 percent. Multi-family dwelling units account for about 4.5 percent of Olney's housing stock. Most of the townhouses and apartments are located around the Town Center in higher density zones such as PD-7, PD-9, R-30, and RT-12.5. Townhouses are also located in other locations in the Northeast and Southwest Quadrants, mostly as a result of the transfer of development rights from the Agricultural Reserve in Olney (in 1980, there were only 592 townhouses).

Olney's high quality of life makes it a very attractive location for housing. This desirability has resulted in rapidly rising housing values. The median cost of a new single-family detached house in Olney in 2001 was \$555,196 compared to the County's \$436,928. By 2003, the median cost of a new single-family detached house rose to \$723,592, compared to \$590,759 Countywide. The median price of an existing single-family detached house in Olney in 2001 was \$346,000 compared to \$289,000 Countywide. By 2003, the median cost of an existing single-family detached house rose to \$425,000 compared to \$248,000 Countywide. The median price for an existing townhouse in Olney in 2001 was \$183,950 compared to the County's \$155,800. By 2003, the median cost of an existing townhouse rose to \$248,500 compared to \$229,000 Countywide.

The proposed plan reinforces the concept of Olney as a housing resource in one of the residential wedge areas of the County through careful refinement of the land use pattern, and recommends rezoning of some of the vacant properties with the potential to add more than 1,100 units of new housing in southern Olney. Proposed changes to allow townhouses and multiple-family units, especially in the Golden Bear area and the Town Center, would help provide housing in the median price range, generally referred to as workforce housing. In addition, the proposed Plan focuses on exploring opportunities for affordable housing in appropriate locations in Olney.

AFFORDABLE HOUSING

The Montgomery County Housing Policy defines affordable housing as any general housing, or elderly housing, offered for sale or rent at a price equal to or less than that affordable to a household with an annual income of less than 65 percent of the County's median income. The median household income in the Olney Planning Area in 2002 was

would be able to provide MPDUs even if they are not able to realize their full permitted density due to their smaller lot size and other design constraints.

Recommendations:

1. **Allow mixed-use development with residential units in the Town Center. Provide flexibility in development standards to encourage mixed-use developments to use full bonus provisions of the MPDU law.**
2. **Support new affordable housing as part of the cluster developments on large properties in the Southeast Quadrant in accordance with Chapter 25-A of the County Code.**
3. **Rezone the Golden Bear Area to allow higher density residential development with MPDUs.**
4. **Use the 32-acre County-owned site on Bowie Mill Road, if not needed for educational purposes, should be used for affordable housing, including affordable housing under the current R-200 zoning for the site.**

SENIOR HOUSING

The population of persons aged 65 and older is steadily growing in Montgomery County. While the majority of the senior population in Olney may prefer to remain in their current homes, a variety of options in senior housing exists to meet the various levels of care and range of incomes for the elderly choosing to live in senior housing. Olney currently has approximately 153 units of elderly housing within the Master Plan area. A senior housing development of approximately 100 affordable units is proposed on the Finneyfrock property in the Town Center (Olney Manor). In addition, there are large developments of senior housing just outside of the Olney Planning Area. Leisure World, an active adult community of 4,750 units is located nearby in the Aspen Hill planning area. Friends House on Quaker Lane off Norwood Road in Sandy Spring has approximately 100 units. Brooke Grove, another elderly housing complex of 665 units is located in both the Olney and Sandy Spring planning areas.

Senior Housing Facilities in the Olney Area

Project	Address	Type	Unit Type			
			Ind.	Assisted	Nursing	Total
Marian Assisted Living	19209 Georgia Avenue	Mixed income	0	44	0	44
Town Center Place	3500 Morningwood Drive	Mixed income	89	0	0	89

~~7. Do not designate a Special Protection Area or an overlay zone with an imperviousness cap in the Batchellors Forest tributary of Northwest Branch.~~

7. Upper Rock Creek

The portion of the North Branch of Rock Creek in the Olney Planning Area is almost completely developed. Continuation of the protection provided by the North Branch Stream Valley Park is essential for the health of this area. Any potential redevelopment of the Norbeck Country Club should include dedication and restoration of a substantial buffer area along the stream and Williamsburg Run.

The ICC right-of-way parallels the Brook Manor Country Club tributary to the North Branch. The construction of any roadway in this area would have significant impacts on this tributary as well as on the North Branch biodiversity area. A new road crossing of the North Branch would divide a priority forest and the biodiversity area, significantly reducing the amount of interior forest habitat and directly affecting a unique ecological community. The Plan recognizes that environmental impacts and possible mitigation of any road construction in the ICC right-of-way will be evaluated in the context of a Countywide study and a Federal Environmental Impact Statement.

The Upper Rock Creek Master Plan (2004) establishes a Special Protection Area with an 8% imperviousness cap to protect the high quality areas of the Use III stream that were threatened by the significant amount of new development planned for this area. The Upper Rock Creek watershed in Olney north of Route 108 upstream of the existing SPA has the same qualities as the area the County Council designated in the Upper Rock Creek Master Plan. Existing imperviousness and stream quality (CSPS rates as good) is similar to that on the opposite side of Route 108. Protection of the headwaters of the Use III stream certainly meets the "high quality or unusually sensitive" criteria established in the County Code. While the RDT zoning with a few smaller lots around the Mt. Zion community does not immediately threaten the resources in the watershed, some special exceptions exist here now and the potential exists for the intensification of these uses and the possibility of additional such uses and institutions along Route 108. This kind of intensification could threaten the resource and could be limited by the extension of the SPA and imperviousness caps of Upper Rock Creek. This area is recommended for SPA designation with an overlay zone to be consistent with the County Council's decision in the Upper Rock Creek Master Plan.

The North Branch portion of the Upper Rock Creek in Olney south of Route 108 exhibits very different characteristics from that portion in the Upper Rock Creek Master Plan Area. The area is much more densely developed, having received density transferred from the Patuxent River watershed in order to protect drinking water and agricultural uses. Forest cover and wetlands are mostly limited to slender stream buffers, some of which have been dedicated as parkland. Remaining developable and redevelopable land is limited to two large parcels and a scattering of smaller parcels, less than 5% of the North Branch Rock Creek watershed area. Existing hard surface imperviousness in the Olney tributaries to the North Branch ranges from 10% in Brooke Manor Country Club Tributary to 17% in Williamsburg Run, which includes part of Olney Town Center.

PUBLIC SAFETY

Public safety services are provided by the Montgomery County Police and the Montgomery County Division of Fire and Rescue Services, in conjunction with the Sandy Spring and Laytonsville Volunteer Fire Departments. Three fire stations serve the Olney Master Plan Area: Station 40 on Georgia Avenue in Olney; Station 4 on Brooke Road in Sandy Spring; and Station 17 on MD 108 in Laytonsville. Fire-rescue units from other nearby stations respond to this area when needed. These three stations provide fire suppression, rescue and emergency medical services. Sandy Spring Station 4 was relocated in 2002 to a new facility on Brooke Road close to the former station. Due to its small size and its condition, Laytonsville Station 17 may be renovated on its present site or relocated to a nearby site within the next 10 years. Station 40 is expected to remain at its present site on Georgia Avenue. While no additional fire-rescue stations are anticipated within the Olney Master Plan Area in the next 10-15 years, a study will be conducted by Fire-Rescue within 2006-2008 to determine the need for an additional station along the Norbeck Road corridor. However, The redeployment of certain fire-rescue units may occur at any time based upon changing needs in the area.

To enhance the fire suppression capabilities within areas lacking fire hydrants, the Montgomery County Fire and Rescue Service (MCFRS) urges builders and property owners to voluntarily install underground water tanks directly on their property or at the entrance to housing developments/clusters for use by the MCFRS. These underground water tanks should hold 20,000 gallons or greater based upon fire fighting water flow requirements of the property(ies) to be protected. Tanks should meet the requirements of the National Fire Protection Association Standard, including appropriate connections for hook-up to MCFRS pumpers and a roadside sign or pavement marking identifying the tank's location to fire fighters. Another recommendation is for persons having ponds on their property to make the water readily accessible to fire fighters by installing "dry hydrants" and providing improved access to them (e.g., paved or gravel roadways and turnaround areas) for MCFRS vehicles.

~~This recommendation should not preclude builders and property owners in rural areas from voluntarily installing fire sprinkler systems within single family homes and small businesses as the front line measure in structural fire protection.~~

Southern Olney Existing Zoning With Recommended Changes

