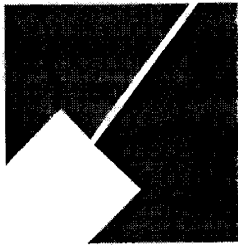


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
ITEM # 2
12/09/04

DATE: December 2, 2004
TO: Montgomery County Planning Board
VIA: Jeff Zyontz, Chief
Countywide Planning Division
John Carter, Chief *JC*
Community-Based Planning Division
Rose Krasnow, Chief *RK*
Development Review Division
Carlton Gilbert, Zoning Supervisor *AG*
Development Review Division
FROM: Mary Dolan, Environmental Planning *MD*
Countywide Planning
Khalid Afzal, Team Leader *KA*
Georgia Avenue Team
Community Based Planning Division
Greg Russ, Zoning Coordinator *GR*
Development Review Division
REVIEW TYPE: Proposed Zoning Text Amendment
PURPOSE: To amend the Environmental Overlay Zone for the Upper Rock
Creek Special Protection Area to include area located in the
Olney Planning Area

RECOMMENDATION Approval to Transmit Zoning Text Amendment to
District Council for Introduction

BACKGROUND

The Upper Rock Creek Master Plan (2004) established 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 and 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 in the Planning Board Draft Olney Master Plan for SPA designation with an overlay zone to be consistent with the County Council's decision in the Upper Rock Creek Master Plan.

This Zoning Text Amendment is intended to implement the Environmental Overlay Zone recommendation from the Olney Master Plan.

This proposed Zoning Text Amendment simply amends the area covered by the existing Upper Rock Creek Overlay Zone to include the Upper Rock Creek Watershed north of Route 108 and west of Reddy Branch Stream Valley Park (see attached maps). No further changes are proposed. As such, staff recommends that the proposed Zoning Text Amendment be transmitted to the County Council for introduction.

Attachments

1. Proposed Zoning Text Amendment.
2. Approved ZTA No. 04-18, Environmental Overlay Zone for Upper Rock Creek.
3. Map showing area added to the Special Protection Area (from Planning Board Draft Olney Master Plan).
4. Proposed Extent of Upper Rock Creek Environmental Overlay Zone.