

## BLACKBURN ROAD (Figure 20)

This small residential area is separated from the surrounding communities and facilities to the north and south. Connections are pre-empted by existing development patterns and the steep valleys of the Little Paint Branch. A connection between Wexhall Drive south to Briggs Chaney Road through the Greencastle subdivision was considered and eliminated because of the steep topography. Residential development includes over 300 garden apartments, 60 townhouses, and ten single-family homes. There is development under construction that will add 17 detached homes and 50 townhouses. The average density is about eight units per acre. Non-residential uses include the Burtonsville Office Park, which has a day-care center, and the Burn Brae Dinner Theater. There are no public recreational facilities in the area, although the determined hiker can reach Fairland Recreational Park by walking to the end of Blackburn Road and following an unmarked trail. The proposed interchange at Blackburn Road and US 29 will improve access to US 29 and enable pedestrians and vehicles to cross US 29 safely.

Area 8, a 14-acre area zoned R-90/TDR containing steep slopes and forest cover, is located at the end of Blackburn Road. This area could provide single-family detached houses and better access to the park. Area 24 has an easement to Blackburn Road, but it is not wide enough for a public road, and therefore, the potential for subdivision and utilizing TDRs is limited. Area 25 is a three acre site, located between Blackburn Road and US 29. In addition to addressing environmental constraints, future development in this area should contain single-family detached homes to balance the housing mix within the community.

### RECOMMENDATIONS:

Area 8: 14 acres, R-90/TDR, 2 parcels

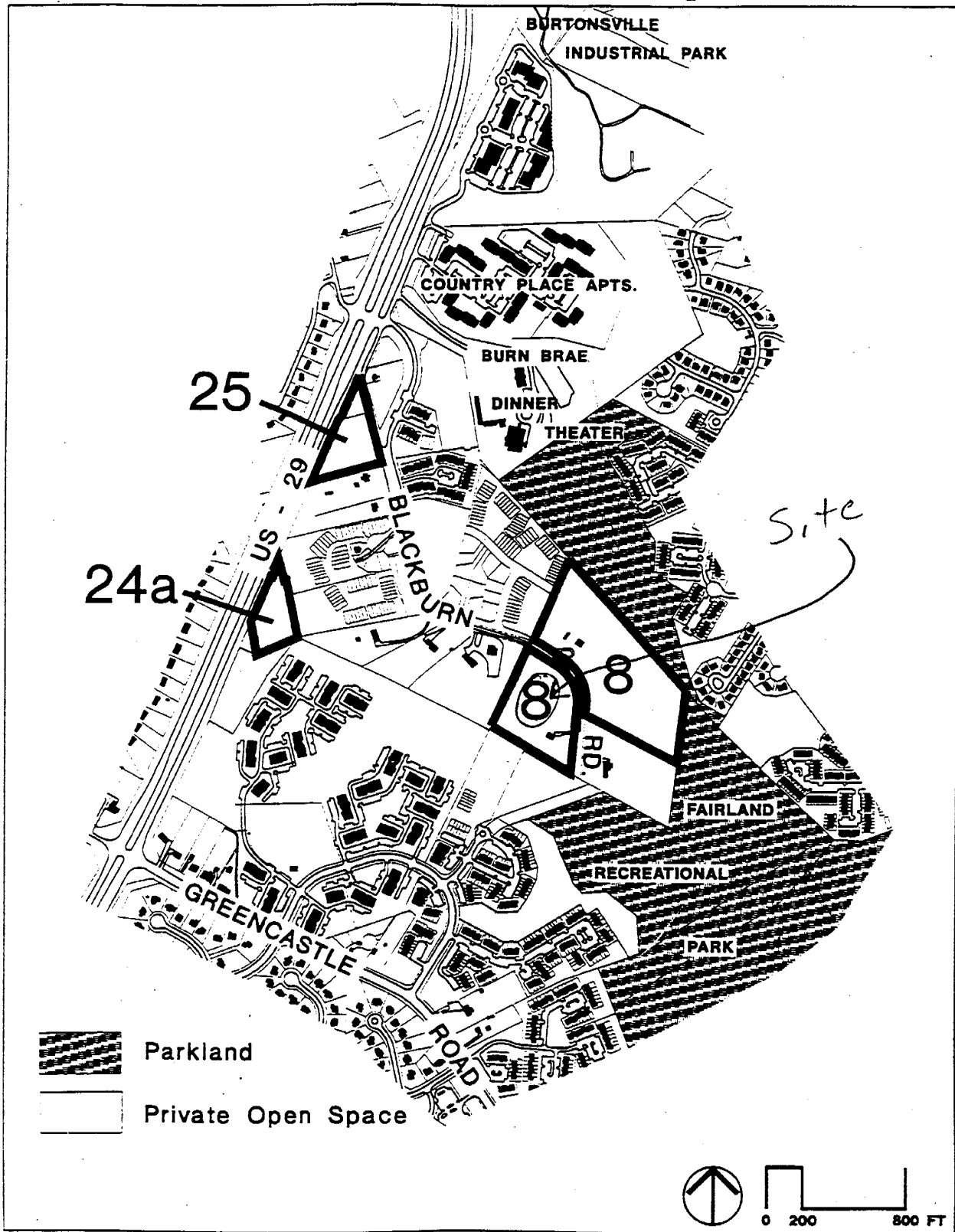
- Remove TDRs, rezone to R-200 to reduce density where environmental constraints, very steep slopes, woods, and streams, severely limit the ability to achieve the densities permitted under R-90/TDR zoning.
- Expand stream valley buffers and include them as part of a private open space system around Fairland Recreational Park.
- Encourage cluster development to maximize tree cover and forest preservation.
- Retain wooded stream buffers by locating stormwater management facilities and erosion/sediment control measures outside buffers where feasible.
- Incorporate on-site stormwater management quantity and quality controls, because the feasibility of the proposed Silverwood Regional SWM facility is in question due to its potential environmental impacts.

Area 24a: 1 acre, R-90/TDR, 1 parcel

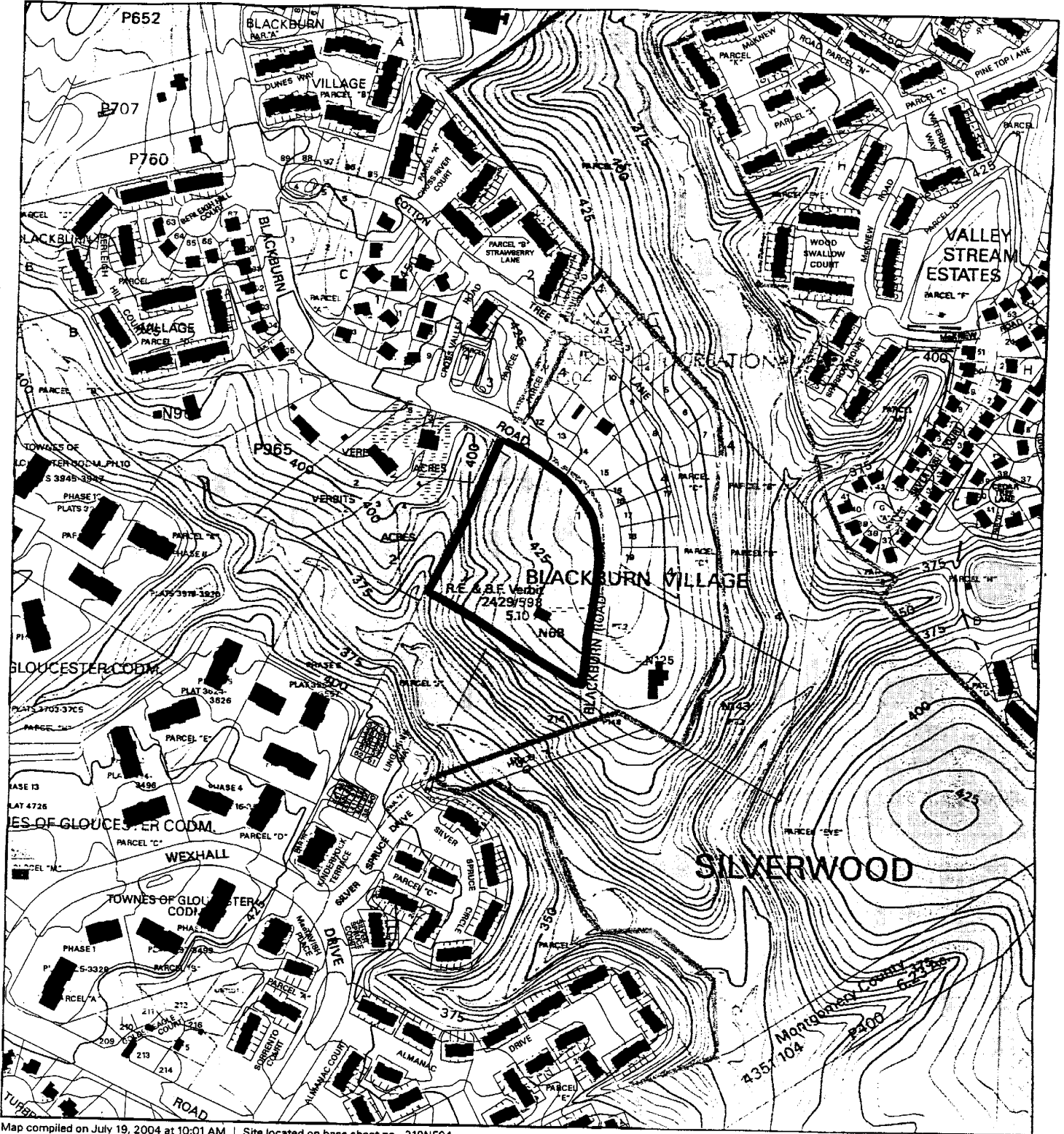
- Remove TDRs, retain R-90 zoning.

Area 25: 3 acres, R-90/TDR, 2 parcels

- Remove TDRs since TDRs cannot be used due to access constraints and proximity to US 29(which will require significant setbacks); retain R-90 zoning.



# VERBITS ACRES (1-05002)



Map compiled on July 19, 2004 at 10:01 AM | Site located on base sheet no - 219NE04

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Key Map



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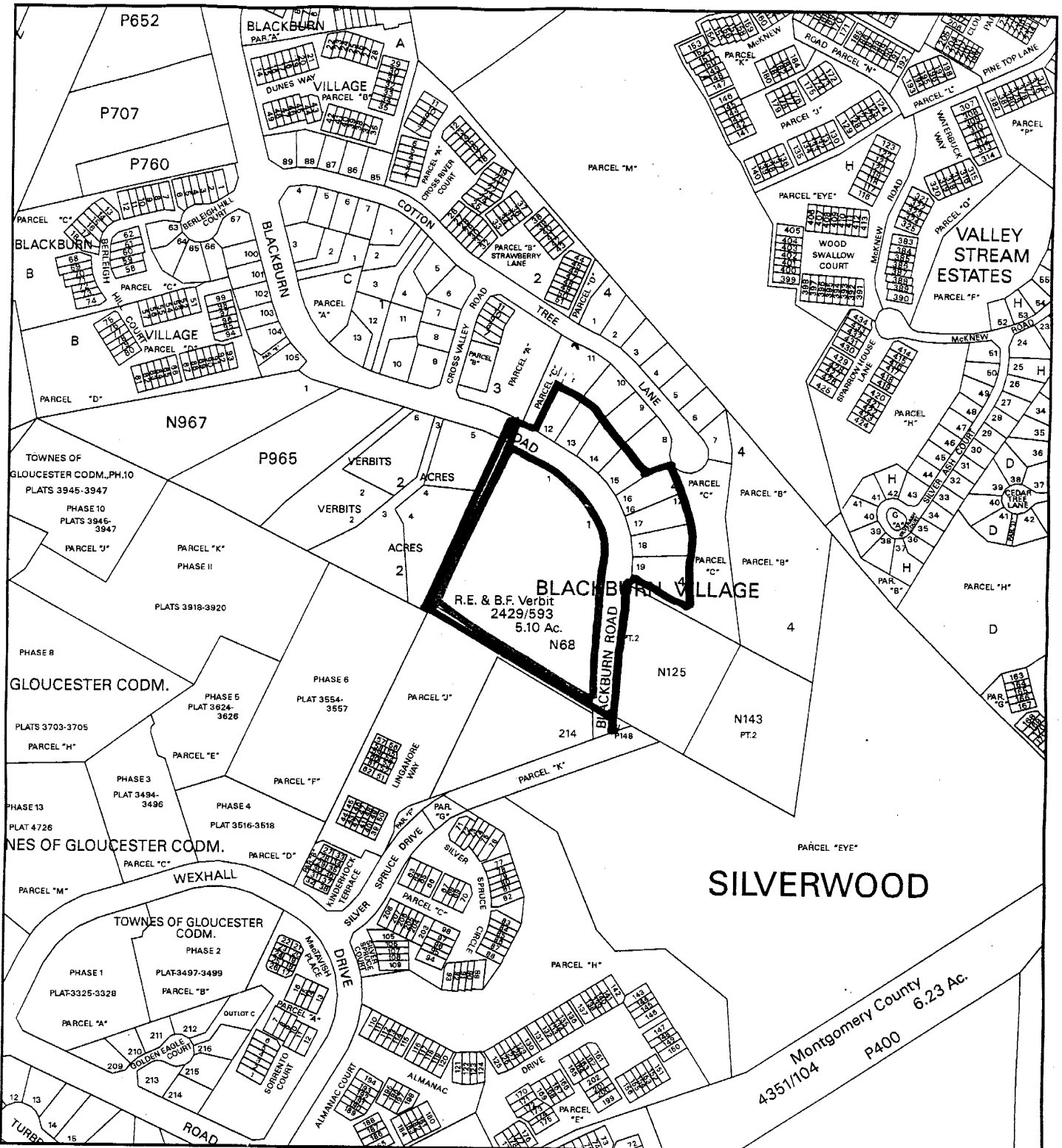


Research & Technology Center 400



1 inch = 400 feet  
1 : 4800

# VERBITS ACRES (1-05002)



Map compiled on January 03, 2005 at 9:54 AM | Site located on base sheet no - 219NE04

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