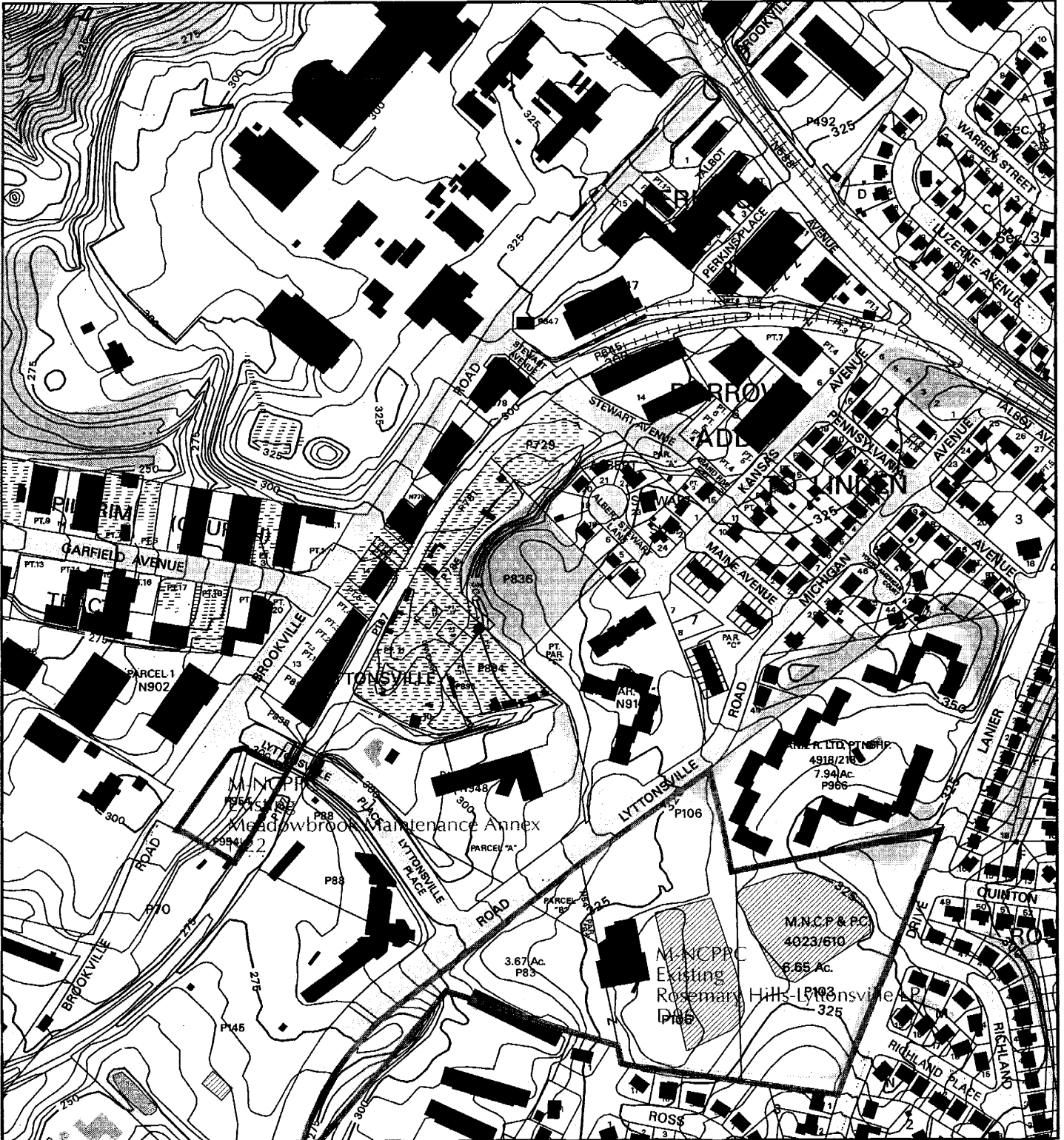


LYTTONSVILLE (1-05086)

Attachment "A"



Map compiled on May 16, 2005 at 10:36 AM | Site located on base sheet no - 211NW02

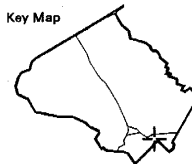
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N



0 400



1 inch = 400 feet
1 : 4800

Attachment "B"

In a built-out community such as West Silver Spring, the focus is on maintaining and enhancing the quality of life for area residents and businesses. This may be achieved by addressing relatively small details that can have a significant impact, such as providing landscaping, sidewalks, and lighting in public places.

This Master Plan recognizes the established, dense, diverse residential character of West Silver Spring and seeks to preserve and maintain the integrity of the neighborhoods as the foundation of the community. The challenge for West Silver Spring is to maintain a strong sense of community and a good quality of life in these diverse neighborhoods. West Silver Spring should continue to be a community that residents consider to be a good place to live and play and where they feel secure in their neighborhoods.

Recommendations

- Reconfirm the existing residential zoning in West Silver Spring, except as recommended below.
- Rezone the vacant 2.32 acre Triad property from the R-H (multi-family, high-rise planned residential) Zone to the RT-15 (residential, townhouse) Zone. Rezone Lot #6 on Albert Stewart Lane from R-60 to RT-15. The rezoning of Lot 6 is intended to provide access and design flexibility rather than to facilitate the construction of townhouses on that lot.

This site, located adjacent to Friendly Gardens Apartments (on Lyttonville Road) and Albert Stewart Lane (near Kansas Avenue), is suitable for townhouses. Other low-rise housing types are also appropriate. The site is surrounded by developed parcels, including the Friendly Gardens Apartments, single-family homes on Albert Stewart Lane,

and industrial uses to the west. The owners of the Triad property have purchased a vacant lot (# 6) on Albert Stewart Lane to provide access to the site. This Plan recommends that the Triad property and Lot 6 on Albert Stewart Lane be rezoned to the RT-15 zone. A landscape buffer along both the western edge and northern edge (adjacent to single-family homes) of the site is recommended.

- Rezone the small parcel at the northwest corner of Lyttonville Road and Lyttonville Place from the I-1 (light industrial) Zone to the R-H Zone.

This property currently has two zones (split-zoning). The Claridge House Apartments, a high-rise residential building in the R-H Zone, takes up most of the site. A small corner of the property is zoned I-1 and should be rezoned R-H to make the zoning consistent and uniform for the site.

- Obtain an easement or donation of a portion of the lot on the south side of East-West Highway near the Red Cross facility for a pedestrian trail to provide access to Rock Creek Park for area residents.

Should this site develop, this Plan encourages the provision of an easement or donation of a portion of the lot for a pedestrian trail into Rock Creek Park. There is a traffic signal at East-West Highway and Rosemary Hills Drive to help pedestrians cross to and from the trail.

- Prevent encroachment of incompatible land uses adjacent to residential neighborhoods.

Buffering, including landscaping, between residential and industrial areas is strongly recommended.

