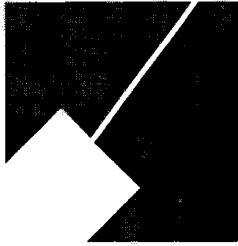


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

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July 22, 2005

**MEMORANDUM**

**TO:** Montgomery County Planning Board

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

**FROM:** Judy Daniel, Rural Area Team Leader (301-495-4559)  
Community-Based Planning Division *Judy Daniel*

Malaika Abernathy, Senior Planner *MA*  
Community-Based Planning Division

**SUBJECT:** Work Session No. 6: Planning Board Draft of the Damascus Master Plan

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**STAFF RECOMMENDATION:** Approval to transmit the Planning Board Draft to the County Executive and County Council, and to amend the Countywide Park Trails Plan.

**INTRODUCTION**

This is the sixth Work Session on the Damascus Master Plan. The items to be covered at this Work Session include the final review and approval of the Planning Board Draft of the Damascus Master Plan, and the approval of an amendment to the Countywide Park Trails Plan. The schedule for Damascus Work Sessions included the following:

- Planning Board Public Hearing: November 4, 2004
- Work Session No. 1: December 23, 2004  
Housing, Water and Sewer, Schools and Community Facilities, and Historic Preservation

*Planning Board Discussion: Request for additional housing options to consider, and informal approval of Community Facilities and Historic Preservation recommendations.*

- Work Session No. 2: January 13, 2005  
Transportation and Connectivity, Parks and Trails, Legacy Open Space, and Environment

*Planning Board Discussion: Informal approval of Transportation and Connectivity, Parks and Trails, Legacy Open Space, and Environmental recommendations.*

- Work Session No. 3: February 17, 2005  
 Land Use in the Town Center and Transition Areas

*Planning Board Discussion: Informal approval of the Town Center recommendations, and request for additional housing options to consider in Transition Areas.*
- Work Session No. 4: March 10, 2005  
 Housing Issues, Land Use in the Transition Areas (continued), and Rural Area Land Use

*Planning Board Discussion: Informal approval of Rural Area recommendations, including the Rural Hamlet Zone, and request for summary tables on additional housing options to consider in the Transition Areas.*
- Work Session No. 5: June 9, 2005  
 Transition Areas Land Use and Housing Data Summary

*Planning Board Action: Approval of the Land Use in the Transition Areas.*
- Work Session No. 6: July 28, 2005  
 Final Summary, and Transmittal of the Planning Board Draft of the Damascus Master Plan to the County Council and County Executive

## DISCUSSION

At this Work Session, the staff is presenting the recommended Planning Board Draft of the Damascus Master Plan. The staff is also presenting an Amendment to the Countywide Park Trails Plan.

### A. Amendment to the Countywide Park Trails Plan

**Staff Recommendation** – Approval to amend the Countywide Park Trails Plan as recommended in the Planning Board Draft of the Damascus Master Plan.

**Discussion** – The Countywide Park Trails Plan, approved in 1998, proposed an interconnected system of natural and hard surface trails. As master plans are prepared, the countywide system of park trails is explored in more detail for each area and needed amendments are identified. Proposed amendments to the Countywide Park Trails Plan are considered as part of the public hearing for each master plan so residents can express their views on proposed changes.

The Planning Board rather than the County Council takes final action on amendments to the Countywide Park Trails Plan. The recommended amendments to the Countywide Park Trails Plan are indicated in the Planning Board Draft of the Damascus Master Plan.

**B. Authorization to forward the Planning Board Draft Plan to the County Executive and the County Council.**

**Recommendation** – Clarify Kingstead/Leishear property land use recommendation and approve final Planning Board recommendations for transmittal of the Planning Board Draft of the Damascus Master Plan to the County Council and County Executive.

**Discussion** – The Planning Board Draft of the Damascus Master Plan reflects all the discussions in the prior work sessions, as well as certain technical corrections. At the last work session, the Planning Board approved the Land Use recommendations for the Transition Areas in Damascus. These recommendations were the final actions necessary to complete the Plan.

The last discussion centered on eight properties that were delineated in the presentation with red stars and green triangles. The Planning Board authorized modified recommendations for the properties with the green triangles, and the retention of the original Public Hearing Draft recommendation for the properties delineated with a red star. The difference between these recommendations related to their environmental impact on the Little Bennett Stream Valley, because of the installation of sewer service. The major modifications from the Public Hearing Draft Plan are included in the Introduction, Land Use Chapter, and Implementation Chapter for the Transition Areas.

The original graphic indicated a red star at the north of the Kingstead/Leishear properties, and a green triangle at the south of the properties. The area at the south has access to an existing sewer pump station without impacting the Little Bennett stream valley, while the staff had been told by WSSC that providing sewer service to the north would require disturbance to the stream valley and existing forest. The Planning Board vote for these properties would mean that the southern portion would be in the RNC .4/TDR 1.0 Zone, and the northern portion would be in an RNC .28/TDR .56 Zone (as recommended in the Public Hearing Draft Plan). The staff recommends instead the RNC .4/TDR 1.0 for the entire property (both north and south portions) with a stipulation that sewer service to the development must not impact the Little Bennett stream valley and surrounding forested areas due to the environmental concerns.

The recommendations for the Kingstead/Leishear properties contain a note (as do all the properties proposed for the RNC/TDR Zone) that actual development potential is likely to be less than full potential due to environmental constraints. The recommendations for the other “red star” properties – the Kings Valley property, the Rice-Conway properties, and the Smart-Miner properties - reflect the original recommendations in the Public Hearing Draft Master Plan. A final summary of the Land Use recommendations is shown in the following table.

	Public Hearing Draft Plan		Planning Board Draft Plan	
	<i>Zone</i>	<i>Full Density Potential</i>	<i>Zone</i>	<i>Full Density Potential</i>
<b>Burdette</b>	RNC .4	32 DU	RNC .4/TDR 1.0	32-100 DU
<b>Warfield</b>	RNC.4/TDR 1.0	31 DU	RNC .4/TDR 1.0	31-95 DU
<b>Kingstead/Leishear</b>	RNC.21/TDR .56	29-93 DU	RNC .4/TDR 1.0	55-168 DU
<b>Smart/Miner</b>	RNC .4	6 DU	RNC .4	6 DU
<b>Rice/Conway</b>	RE-2C	14 DU	RE-2C	14 DU
<b>Kings Valley</b>	RDT	4 DU	RDT	4 DU
<b>Casey/Lewis</b>	RE-2C	20 DU	RNC .4/TDR 1.0	20-61 DU
<b>Souder</b>	RE-2C	5 DU	R-90	14 DU
<b>Stanley/Leishear</b>	RE-2C	10 DU	RNC.4/TDR 1.0	10-32 DU

The staff estimates that the development potential of these properties is in the middle of the range of the full development potential listed in the table. For the sum of all properties, the Public Hearing Draft development potential is 154 units, and the proposed Planning Board Draft development potential is 340 units. The increase of 186 units is below the 200-unit threshold defined by Transportation Planning as the point where the balance between land use and transportation would be affected.

## CONCLUSION

The staff recommends approval of the amendments to the Countywide Park Trails Plan, and approval to transmit the Planning Board Draft of the Damascus Master Plan to the County Executive and the County Council.

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### Attachments:

1. Letters
2. Planning Board Draft of the Damascus Master Plan