

1982
JULY

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVE. SILVER SPRING, MD 20907

APPROVED AND ADOPTED
OAKMONT SPECIAL STUDY PLAN

GAITHERSBURG VICINITY MASTER PLAN

PLANNING AREA
20

ABSTRACT

TITLE: Approved and Adopted Oakmont Special Study Plan, A Part of the Gaithersburg Vicinity Master Plan

AUTHOR: Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission

SUBJECT: Land Use and Zoning Plan for the Oakmont Special Study Plan, an element of the Gaithersburg Vicinity Master Plan

DATE: July 1982

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907
and
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20870

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ABSTRACT: This document contains maps and supporting text of the Approved and Adopted Oakmont Special Study Plan. The Plan is a comprehensive and detailed statement about how the Oakmont Community should develop. The policies and recommendations in this Plan reflect the strong desire of the community to remain low-density and residential in character.

This Approved and Adopted Plan amends the 1971 Gaithersburg Vicinity Master Plan (Planning Area 20).

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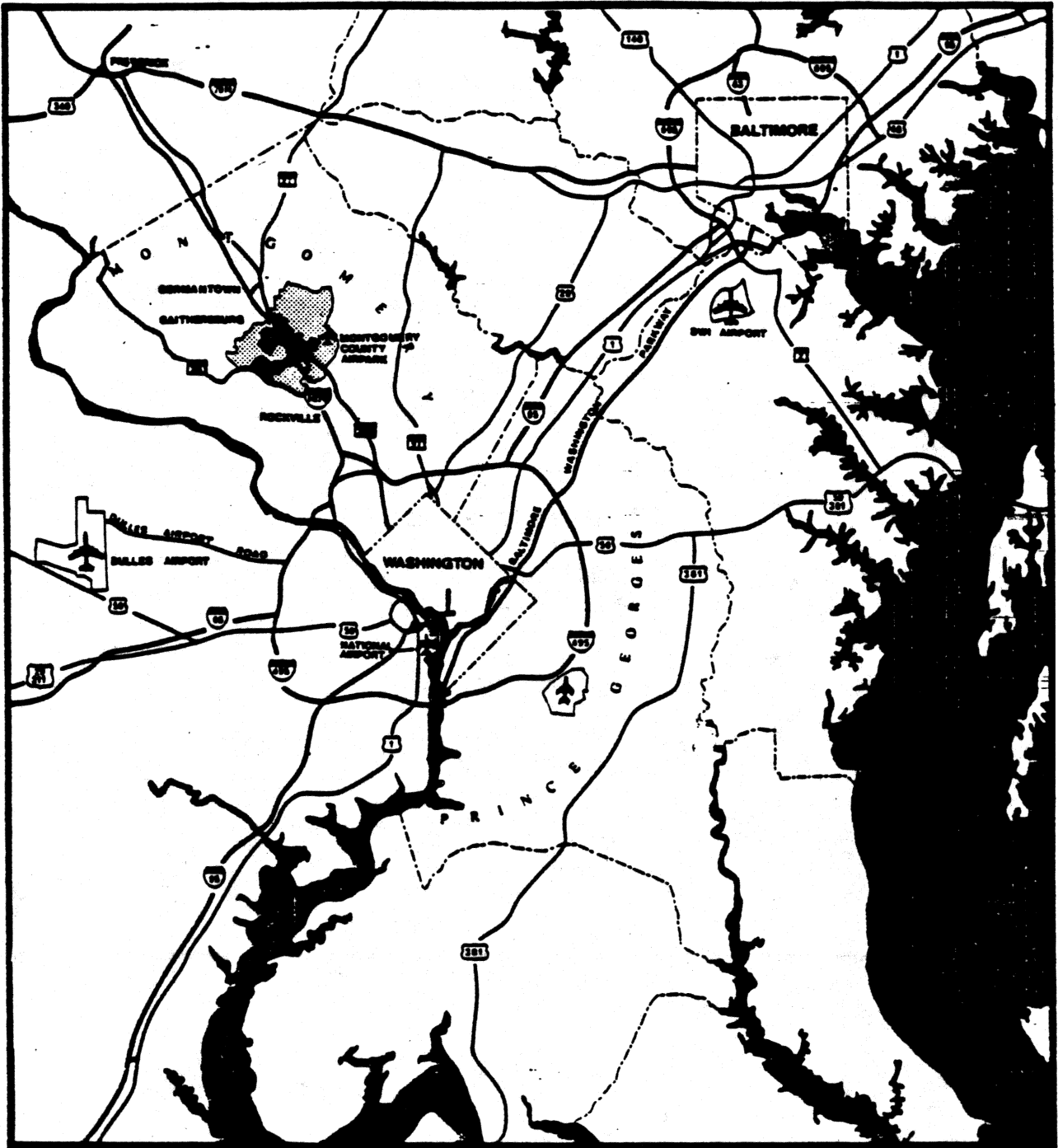
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1- REGIONAL LOCATION

OAKMONT SPECIAL STUDY PLAN
 Montgomery County, Maryland

— APPROVED AND
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**THE MARYLAND-NATIONAL CAPITAL
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**PLANNING AREA
20**

This Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, Maryland; the 1971 Gaithersburg Vicinity Master Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

PLAN HIGHLIGHTS

Land Use

The Plan:

- Recommends half-acre residential lots for the majority of the area.
- Recommends transitional low-intensity office commercial uses along Maryland (MD) 355 and Oakmont Avenue.
- Recommends quarter-acre lots between proposed commercial uses near MD 355 and single-family detached homes.
- Recommends that a 3.5-acre parcel be identified as a neighborhood conservation area and be maintained by The Maryland-National Capital Park and Planning Commission.

Transportation

The Plan:

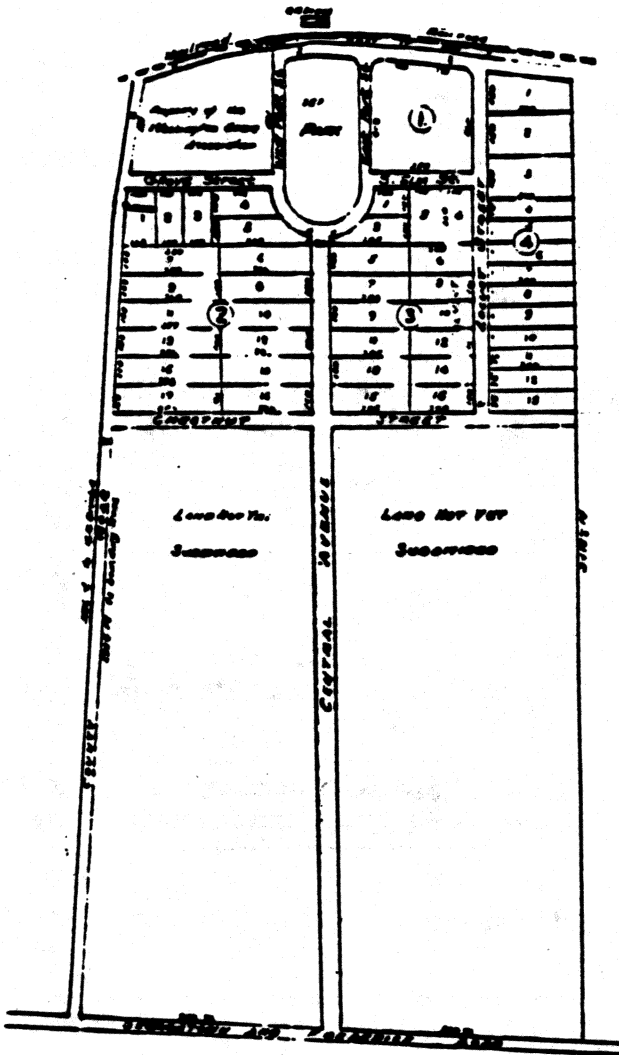
- Supports the recommended realignment and proposed new bridge for Oakmont Avenue as indicated in the 1977 Sector Plan for the Shady Grove Transit Station Area.
- Recommends the retention of the Transit Easement right-of-way for an extension of Metrorail service, light rail, or express bus service beyond the Shady Grove Metro Station.
- Recommends that Central Avenue be reclassified from a primary street to a secondary street.
- Recommends that Chestnut Street to the south of the Study Area not be connected to Oakmont Street.
- Recommends against extending Oakmont Street northward to connect to Deer Park Drive.

Implementation

The Plan:

- Recommends implementing this Master Plan by a Sectional Map Amendment which would:
 - confirm the existing R-200 Zone in Analysis Areas 1, 3, 6, 8, 9, and 10;
 - confirm the existing R-90 Zone in Analysis Areas 2 and 4;
 - confirm the existing C-1 Zone in Analysis Area 7; and
 - change the existing R-200 Zone to the R-90 Zone in Analysis Area 5.

Plat Book "A" - Page 20



PLAT OF OAKMONT MD.

Survey made by
C. H. Anderson Civil Eng'r
October 1982
Approx. Scale 1/2" = 100'

Survey of Rockville, Md.
from Record Tracing.

Traced by - C. H. Anderson - 1-10-82

Record
on
RECORDS SECTION 24 - 1187 007
STATIONVILLE, MD.



228 NW 9

PLAT BOOK "A" PLAT NO 20

2-1888 PLAT OF OAKMONT

OAKMONT SPECIAL STUDY PLAN

Montgomery County, Maryland



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JULY 1982

PLAN INTRODUCTION

Purpose of Plan

This Plan is a comprehensive and detailed statement about how the Oakmont community should develop. The policies and recommendations in this Plan, which reflect the strong desire of the community to remain low-density and residential in character, have been approved and adopted by the Montgomery County Planning Board and the Montgomery County Council.

Definition of the Study Area

The Oakmont Study Area as defined by the Montgomery County Planning Board encompasses 114 acres of land (excluding paved rights-of-way) with approximately 67 homes. The Study Area is generally east of MD 355 between Walnut Hill Shopping Center and Deer Park Drive near the Town of Washington Grove. The entire area is within the Maximum Expansion Limits of the City of Gaithersburg. Drawing finite boundaries of a community is a difficult and imprecise task because feelings of belonging as well as geographic features define a community. Although specific boundaries for the Study Area have been established, residents who live outside these limits but who feel part of the community were encouraged to participate in the Plan review process.

General Description of Oakmont Area

Subdivision activity in the Oakmont Community dates back to 1888 (see Map 2). A plat was drawn up for 45 residential lots across the tracks from the Baltimore and Ohio Railroad station at Washington Grove, at that time a Methodist camp ground and summer community. By 1926, Washington Grove was becoming a permanent residential community. Over the years, Washington Grove has managed to preserve a great deal of the original character of the settlement and is now listed on the National Register of Historic Places.

The Oakmont community also has a number of interesting older houses. The character of the community is further enhanced by the presence of many mature trees and the feeling of open space provided by very large yards.

The existing land use of Oakmont is generally large-lot residential, with a scattering of non-residential uses, including commercial, along the Baltimore and Ohio Railroad tracks and MD 355 respectively.

Eastern

PLANNING ISSUES

This Plan attempts to preserve the large wooded lot, single-family detached residential character of Oakmont. Because of its location in the Gaithersburg Vicinity Planning Area in relation to other communities and activities, and also because of its own physical characteristics, the following issues must be addressed.

Natural Environment

Oakmont contains the headwaters of the Muddy Branch Creek. Originating in or near the undeveloped park on Oakmont Avenue, Muddy Branch traverses the Study Area to its western boundary and is evident on several large parcels. Area residents have expressed concern about water quality in this area as well as downstream, and voiced their desire to see the stream protected. The stream has been studied and erosion, floodplain, and adjacent areas of probable high water table have been identified. Problems associated with the springs and streams will need to be addressed at the time of subdivision review.

Oakmont is notable for its mature trees. Over the years this area has developed in a unique way that has resulted in the retention of an unusually extensive tree cover. These trees are valuable for their aesthetic value, for their cooling benefits in the summer, for their role in maintaining air quality, and for their relationship to the stream in terms of maintaining water quality.

Transportation

1. This Plan supports the recommended realignment and proposed new bridge for Oakmont Avenue (A-255) as indicated in the 1977 Sector Plan for the Shady Grove Transit Station Area (see Proposed Land Use Plan). Extending from Shady Grove Road (M-42) to East Diamond Avenue within the City of Gaithersburg, this arterial roadway and proposed new bridge spanning the Baltimore and Ohio Railroad will serve existing development in the area and will provide an improved grade-separated crossing of the railroad. School children living in Washington Grove and other communities east of the railroad tracks, and attending Washington Grove Elementary School, are bussed to and from school. They will continue to be bussed after the road improvements are made. After-school activities are offered, and children do use the school grounds for informal recreation.

As part of the design of the new bridge over the railroad tracks, the alignment of Central Avenue will need to be modified so that it intersects Oakmont Avenue in the vicinity of Hershey's Restaurant. This change is needed in order to provide sufficient distance for the roadway to obtain the necessary height when it passes over the railroad tracks and the proposed Transit Easement.






2. Although there is no current study to use the Transit Easement for an extension of Metrorail service, light rail, or express bus service beyond the Shady Grove Station, it is important to retain a right-of-way for such an extension to Gaithersburg, Germantown, and possibly Clarksburg, should a further extension be determined feasible. The proposed alignment is shown on Maps 3, 4, 5, and 6. The Plan recommends that, through the Gaithersburg area, this right-of-way be kept available for such an extension. This Transit Easement is planned to extend along the southwestern side of the railroad tracks as they pass by the Oakmont area. Keeping this right-of-way is important because there is no other feasible alternative alignment in this area.

3. Traffic congestion in and around the Study Area indicates a need to prevent the existing situation from becoming worse. Therefore, this Plan recommends that Chestnut Street to the south of the Study Area not be connected to Oakmont Street. Nor should the north end of Oakmont Street be extended northward to connect to Deer Park Drive. The abandonment of these rights-of-way will eliminate the possibility of these streets being constructed.

4. Dedicated but unbuilt rights-of-way, such as Elm Street and portions of Chestnut Street, should be considered for use as pedestrian connections within the community to the park near Hershey's Restaurant and to the elementary school.

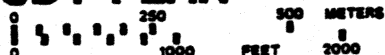
5. Central Avenue is recommended to be reclassified from a primary roadway, as indicated in the 1971 Gaithersburg Vicinity Master Plan, to a secondary roadway.

3- OAKMONT AREA - ANALYSIS AREAS

-  **BOUNDARY OF SHADY GROVE SECTOR PLAN**
 **MUNICIPALITIES**
 **ANALYSIS AREA BOUNDARY**
 **PROPOSED ROADWAYS**
 **TRANSIT EASEMENT**

OAKMONT SPECIAL STUDY PLAN

Montgomery County . Maryland



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JULY 1982**

LAND USE AND ZONING

Recommendations for land use and zoning are made by Analysis Areas. Analysis Areas within Oakmont are illustrated on Map 3.

Analysis Area 1

This Area contains 42 homes and 74.2 acres and is the largest of the analysis areas. It represents the residential core of the Oakmont Special Study Area and is characterized by well-maintained, single-family detached homes on large, wooded lots.

There are three single-family detached residential communities in the surrounding area. Walnut Hill, located immediately to the southeast, contains about 125 quarter-acre lots (R-90 Zone). Abutting this area on the northwest is a portion of the Deer Park subdivision consisting of approximately 22 half-acre lots fronting on the south side of Deer Park Drive within the City of Gaithersburg. About half of these lots are bisected by the City's corporate boundary line. Three lots near MD 355 are zoned R-O (Residential-Office); the rest are zoned R-A (residential, one-half acre lots). The portion of the Deer Park subdivision north of Deer Park Drive contains approximately 400 single-family detached homes on quarter-acre lots in the R-90 Zone. The third community, the incorporated Town of Washington Grove, lies to the northeast of the Study Area and contains 172 single-family detached dwellings.

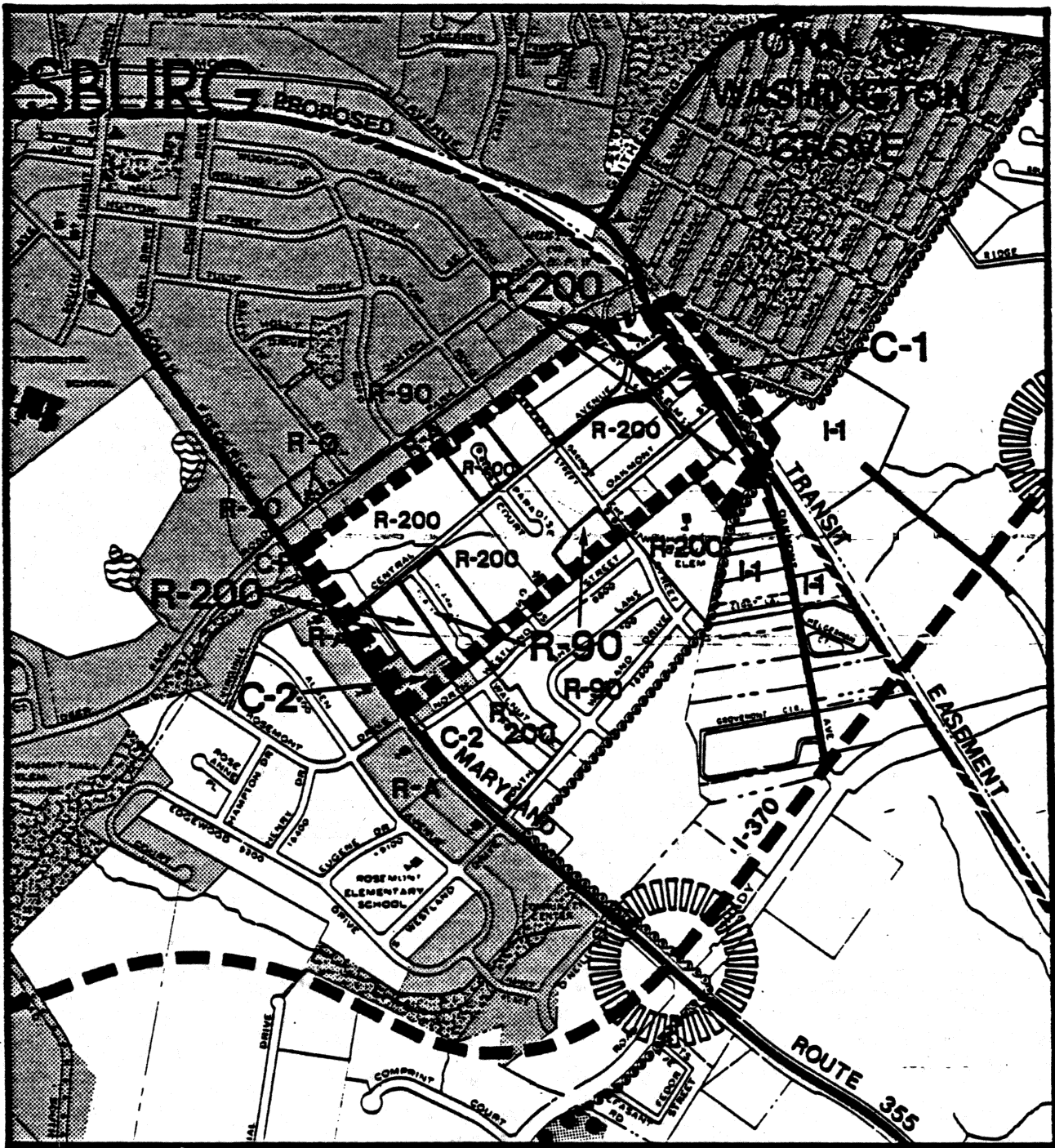
Non-residential land uses are also present in Analysis Area 1. They include a construction company's office and equipment storage in a residential-looking structure, and the Kingdom Hall of Jehovah's Witnesses.

The 1888 Oakmont Subdivision plat indicates a relatively low-density community made up of 45 residential lots (see Map 2). This area has developed at a density similar in overall appearance to the large wooded lots at the western end of Central Avenue. Therefore, these two areas are visually one community.

In terms of annexation, the Plan encourages the transfer of significantly large areas to the City of Gaithersburg, and discourages annexation in a piecemeal fashion. Any annexation requests should assure that the proposed uses are compatible with the recommendation of this Master Plan.

Analysis Area 1 is currently zoned R-200 (residential, half-acre lot). The 1971 Gaithersburg Vicinity Master Plan recommends R-90 zoning (residential, quarter-acre lot). This Plan recommends retaining the existing R-200 zoning so that the large wooded lot character of this community will be preserved. The existence of the development along Poplarwood Place under the R-90 Zone is on the edge of the community and is not a significant intrusion.

The adjacent communities were developed from large tracts and were able to incorporate a unified street and lot pattern. The homes are also of a unified style and material within each community. However, given the existing lot pattern along Central Avenue, development under the proposed R-90 zoning of the 1971 Master Plan probably would result in a string of small cul-de-sac subdivisions. This piecemeal development could result in a less than desirable mix of lot sizes, building styles, and materials.

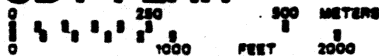


4 - OAKMONT AREA - EXISTING ZONING

- BOUNDARY OF SHADY GROVE SECTOR PLAN
- MUNICIPALITIES
- ANALYSIS AREA BOUNDARY
- PROPOSED ROADWAYS
- TRANSIT EASEMENT

OAKMONT SPECIAL STUDY PLAN

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In order to (1) provide diverse housing opportunities in the Gaithersburg Area, (2) preserve the visual character of this unique community, and (3) preserve the environmental character of this community, the Plan recommends retaining the current half-acre lot zoning in this area. Further, in order to preserve the character of the community through the protection of the stream and trees, cluster development of detached homes is recommended for parcels of five acres or more.

Given the depth of the lots and the large setbacks of existing units, the continuation of residential use is appropriate for the portion of Analysis Area 1 adjacent to MD 355. Adequate screening from the funeral home to the north and the potential transitional commercial uses to the south will assure continuation of the existing residential character of this area.

Transitional commercial uses are not appropriate because of the presence of a stream and extensive wet soils. Furthermore, commercial uses at this location would have the effect of forming a "strip" of commercial development along this stretch of MD 355, since there are existing commercial uses to the north and south along this roadway, and the potential exists for conversion to transitional commercial uses on the properties in the adjacent Analysis Area 6.

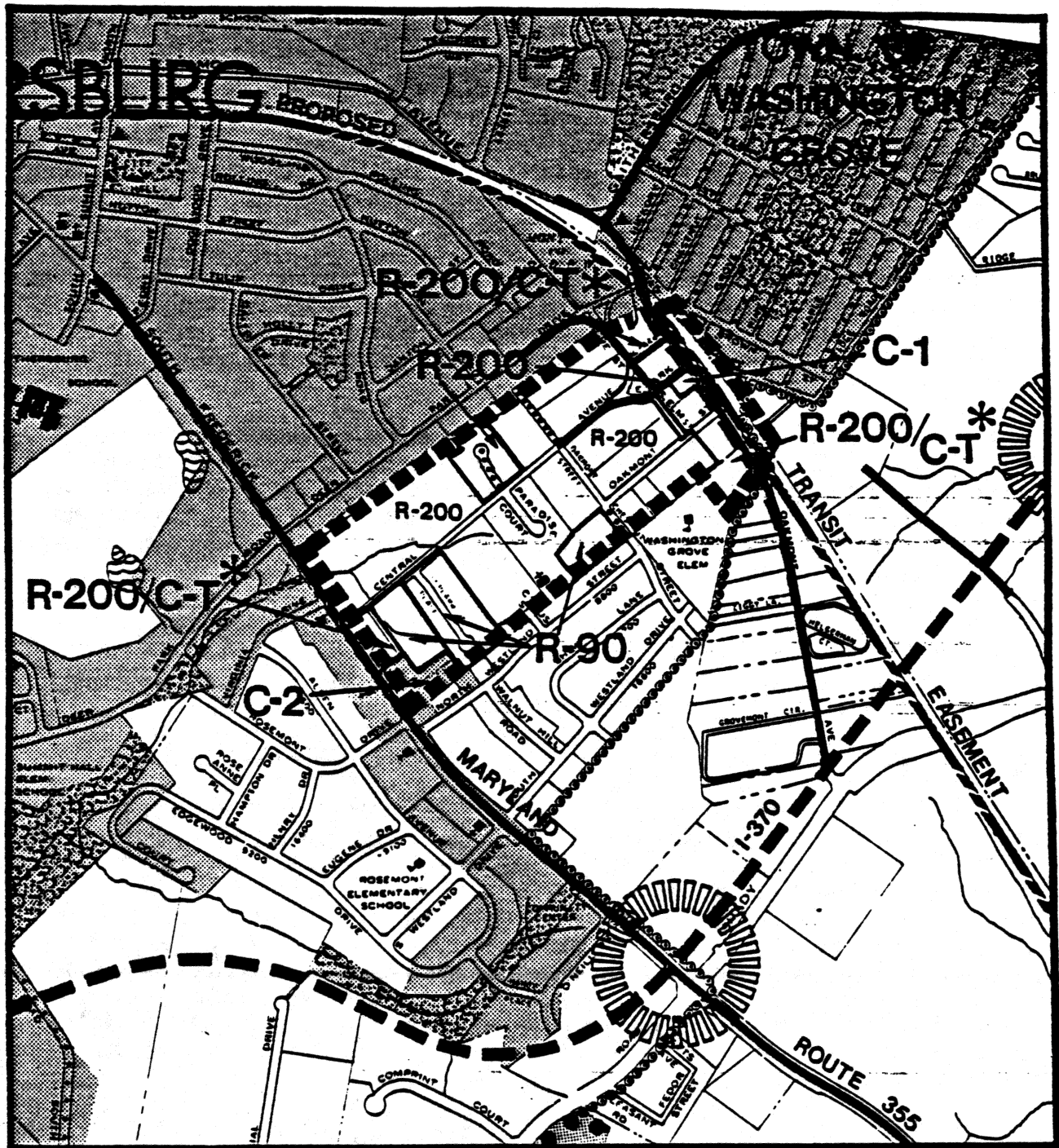
These properties, however, could be appropriate for special exception uses such as medical clinics and veterinary hospitals under the R-200 Zone if they can be shown to be in accord with the intent of this Plan to preserve the existing residential character of the Oakmont community and to be compatible with adjacent residential uses.

Analysis Area 2

This Area is a 3.4-acre parcel located on Oakmont Street and having primary access from the south via Chestnut Street. In 1980 it was rezoned to the medium-density R-90 Zone, but no subdivision development activity has taken place. It is presently the site of a nursery school in a residential structure which has driveway access from Oakmont Street. Adjacent existing land uses are large lot, single-family residential (R-200 Zone) and an industrial use in the R-200 Zone. An unbuilt right-of-way traverses the eastern edge of the property. The Plan recommends that this right-of-way be abandoned through the property. No vehicular connection should be made between Chestnut Street and Oakmont Street. Future development of this property should have access through the Walnut Hill community via the short length of Chestnut Street which has been built to the north of North Westland Street.

The Plan recommends a continuation of the existing quarter-acre lot (R-90) zoning for this area. Although this parcel is geographically part of the Oakmont Special Study Area, its access will be from the south and not from within the Oakmont community.

Non-residential uses adjoin this property to the west (church) and north (non-conforming industrial use). It is separated by a right-of-way for Chestnut Street from the house to the east. Only one residence in the R-200 Zone abuts the property. The other side, to the south, is developed with R-90 lots. Therefore, this Plan recommends land use and zoning for this area that reflect compatibility with the contiguous Walnut Hill neighborhood.



5 - OAKMONT AREA - PROPOSED ZONING

○○○○○ BOUNDARY OF SHADY GROVE SECTOR PLAN

■ MUNICIPALITIES

----- ANALYSIS AREA BOUNDARY

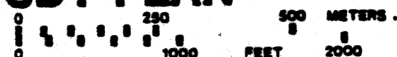
— PROPOSED ROADWAYS

--- TRANSIT EASEMENT

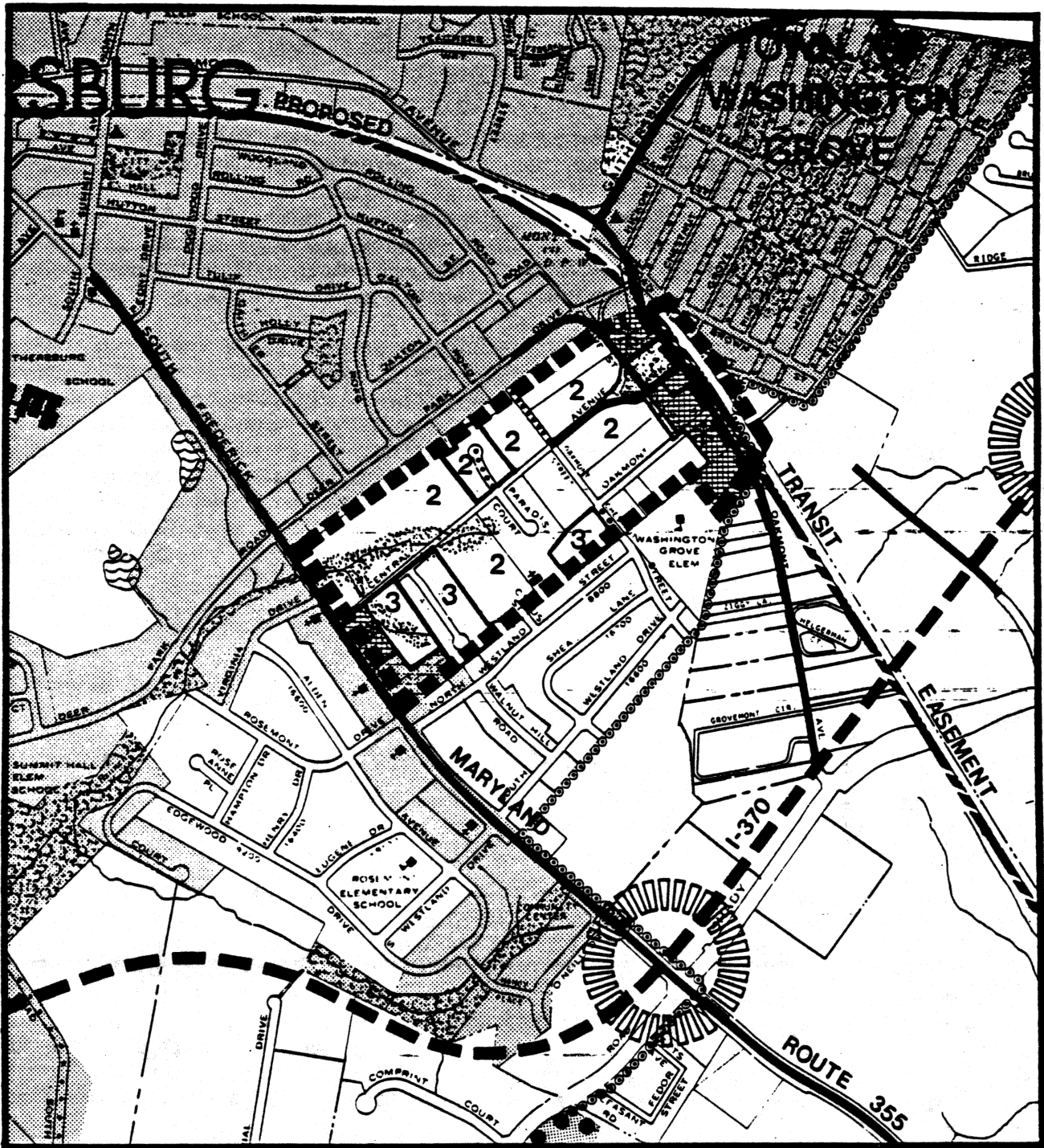
* SEE TEXT FOR DISCUSSION

OAKMONT SPECIAL STUDY PLAN

Montgomery County, Maryland



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JULY 1982



6

PROPOSED LAND USE

- BOUNDARY OF SHADY GROVE SECTOR PLAN
- ▨ MUNICIPALITIES
- ANALYSIS AREA BOUNDARY
- PROPOSED ROADWAYS
- TRANSIT EASEMENT



PARKLAND



2 RESIDENTIAL, units/acre



COMMERCIAL - RETAIL



COMMERCIAL - OFFICE



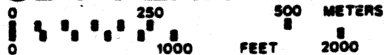
CONSERVATION

*

SEE TEXT

OAKMONT SPECIAL STUDY PLAN

Montgomery County, Maryland



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Analysis Area 3

This 4.2-acre parcel is located on the north side of Central Avenue about half-way between MD 355 and Oakmont Avenue. It is currently the site of one single-family detached residence and zoned R-200. It is located opposite an existing R-200 subdivision (Paradise Court). Through a misunderstanding concerning the zoning classification on this property, the applicant erroneously submitted a preliminary subdivision plan for an R-90 subdivision although the land is zoned R-200. Through oversight, the preliminary plan and a record plat were approved by the Montgomery County Planning Board.

Several steps have been taken in the development process for this parcel which involve expenses to the developer, and lots have been recorded in accordance with the R-90 Zone. Nevertheless, development at R-90 density would be out of character with the existing neighborhood. Higher density development at this central location in the community would irreversibly alter the visual character of the Oakmont community, where most of the lots are at least one-half acre in size. In contrast, most residential areas in the Gaithersburg Vicinity Planning Area are developed at a relatively higher density than is Oakmont. Therefore, this enclave of an existing, stable, R-200 residential neighborhood is recognized as a unique resource by this Plan, which accordingly recommends a continuation of the existing R-200 Zone for this property.

Analysis Area 4

This Area is a quarter-acre lot subdivision of approximately eight acres located along Poplarwood Place, a cul-de-sac off Central Avenue.

This Plan recommends no change to the existing medium-density residential land use or R-90 zoning.

Analysis Area 5

This Area consists of a 4.5-acre parcel fronting on the south side of Central Avenue near MD 355. The current zoning is R-200 (residential, half-acre lots). Four single-family detached residences fronting on MD 355 (Analysis Area 6) separate this parcel from that major highway. A commercial area with a variety of activities, which is within the City of Gaithersburg, borders its southeast corner (see Analysis Area 11). To the east is a medium-density, single-family detached residential subdivision which is under construction along Poplarwood Place (see Analysis Area 4). Single-family detached residences face this site from the north side of Central Avenue. The majority of the parcel is vacant except for a house in the northeast corner. A stream bisects the site diagonally from southeast to northwest.

This Plan recommends a land use of single-family detached homes at a maximum density of 3.6 units per acre (R-90 Zone) in order to provide an appropriate transition between proposed commercial uses to the west and the existing medium-density, single-family detached residential uses to the east. However, full R-90 density cannot be achieved in this area because of the large amount of the property that is covered by stream and floodplain. In fact, the location and extent of the floodplain may preclude any significant redevelopment. The smaller lot size permitted under the R-90 Zone will allow retention of the stream in its natural state. Although townhouses would not be compatible with the existing low-density residential character of this area, clustering the density into

duplex units may be appropriate on this parcel. Clustering would retain the area's single-family detached residential appearance while preserving the stream.

Analysis Area 6

Analysis Area 6 consists of five residential lots and four older single-family detached houses. The land area is approximately 1.7 acres in size. These properties are zoned R-200 and are situated adjacent to a major highway (MD 355), an existing commercial area, land recommended for residential development in the R-90 Zone (residential, quarter-acre lot), and land zoned R-200 (residential, half-acre lot) north of Central Avenue.

All five of these parcels front on MD 355, a six lane major highway. The combined frontage extends from midway between North Westland Drive and Central Avenue to Central Avenue's intersection with MD 355, a distance of approximately 640 feet. Access is from MD 355, which is divided by a median barrier. Local traffic is controlled by traffic signal lights located at North Westland Drive and at East Deer Park Drive. There is a median break but no traffic light at Central Avenue and Maryland 355.

Walnut Center, a five-acre strip of general commercial development within the City of Gaithersburg (zoned C-2), abuts Analysis Area 6 and also fronts on and has access from Maryland 355.

The remaining frontage on MD 355 in Oakmont extends from the north side of Central Avenue to the corporate limit of the City of Gaithersburg, approximately 130 feet to the south of East Deer Park Drive. This area is divided into two large residential lots separated by a parcel owned by the Maryland Department of Transportation. These two lots are part of Analysis Area 1.

The rear lot lines of Analysis Area 6's five parcels abut a 4.8-acre residential parcel with one house (R-200 Zone) that fronts on Central Avenue. This parcel is recommended for medium-density residential development (R-90 Zone) in this Plan.

The five residential lots making up Analysis Area 6 are smaller than the other original lots in Oakmont, including those to their north on MD 355, and recently they were further reduced in size when MD 355 was widened. The widening of MD 355 also made access more difficult; the median barrier prevents southbound cars on MD 355 from making left turns onto these properties and likewise prevents left turns from the parcels for southbound trips on MD 355.

The above discussion highlights special problems associated with this site. The following recommendations attempt to provide guidelines for overcoming these conditions.

The Plan recommends retaining the existing R-200 zoning. However, buffering and transitional uses would be appropriate. The area is located adjacent to existing commercial activity and has frontage on a major highway. The other edges of the property abut land recommended for, and developed under, single-family detached residential zones. The Plan recognizes that the C-T Zone (Commercial Transition) would be suitable for this property but strongly recommends that, if granted, the issues of compatibility be carefully addressed in reviewing an application for the C-T Zone. If possible, the existing single-family detached structures should be utilized under the C-T Zone. If not possible, any new buildings should have a residential appearance and scale that are compatible with the surrounding single-family detached residential communities.

Attention should be given to improving undesirable features of the site itself as it is presently used, as well as its potential future impacts on adjacent sites. Special attention to design features, such as appropriate height and overall visual character of buildings, impact-sensitive levels of lighting, proper placement and mass of landscaping material, and access points located to improve both vehicular and pedestrian safety and efficiency, would help to overcome the problems associated with this site. The combining of points of access is recommended. These issues should be addressed in an optional schematic development plan, if submitted, as well as at the time of site plan review, as required by the C-T Zone.

Due to the significance of the compatibility issues in this area, the C-T Zone will not be implemented by Sectional Map Amendment. The filing of individual applications will afford the community and the reviewing bodies a better opportunity to examine the issues of compatibility on a case-by-case basis.

The C-T Zone option at this location will provide a suitable transition between MD 355, a six-lane major highway, and the adjoining residential community. The Plan does not intend to encourage further commercial uses in this area. This Plan confirms the intent to oppose further expansion of commercial uses onto adjacent or nearby properties.

Analysis Area 7

This is a 0.6-acre commercial site on Oakmont Avenue opposite the Town of Washington Grove. It is directly across Oakmont Avenue from the Baltimore and Ohio Railroad tracks, and part of the property is within the proposed rights-of-way for Oakmont Avenue relocated. Currently zoned Local Commercial (C-1), it is the site of Hershey's Restaurant.

No zoning changes should be considered until the proposed widening of Oakmont Avenue is programmed for construction or the Transit Easement is programmed for extension. Once either of these facilities are programmed, the Plan recommends that this property be rezoned, by individual application, to the C-T (Commercial Transition) Zone. This property would be appropriate for transitional commercial uses (C-T Zone) for the following reasons:

- the impact of traffic using Oakmont Avenue and the trains make residential usage undesirable;
- the residual property would be too small to continue in current uses; and
- C-T zoning would be compatible with the adjoining land uses and zoning, and would permit unified development of the entire area.

Analysis Area 8

This Analysis Area includes five single-family detached homes on both sides of Oakmont Street at its intersection with Oakmont Avenue near the railroad tracks. Average lot size in this area is 0.8 acres. To the north of Central Avenue are three homes on four lots, one of which is vacant. Three of these lots front on Oakmont Street and the other is behind Hershey's Restaurant. The vacant lot is located at the northwest corner of the intersection of Oakmont Street with Oakmont Avenue.

To the south of Central Avenue are three single-family detached dwellings and one multi-family dwelling, and two vacant parcels. One of these is a large (28 acre), wooded lot which is surrounded by the elementary school, the backyards of homes fronting on Oakmont Street, and an industrial use (storage and maintenance of excavating equipment). The other vacant parcel is a portion of the lot on which the industrial use mentioned above occurs, under the I-1 Zone. (This property was split by the Shady Grove Sector Plan, which recommended I-1 for the southern portion and did not address the northern portion, thereby leaving it recommended for the R-90 Zone by the 1971 Gaithersburg Vicinity Master Plan). This last parcel has rubble on the residentially-zoned land; the industrial portion is used for heavy equipment and truck storage and maintenance/repair of same.

The total size of this Analysis Area is 10.3 acres. All of the parcels are now zoned R-200 (residential, half-acre lot).

The Plan recommends retaining the existing R-200 zoning in this area. However, certain conditions indicate that buffering and transitional uses between different land uses would be appropriate at this location in the future. These conditions include: the existing railroad tracks; the traffic on Oakmont Avenue; the proposed widening and re-alignment of Oakmont Avenue; the reconstruction of its bridge; the future transit easement; the adjoining industrial zoning and activity; and an existing restaurant.

The Plan recommends rezoning to the C-T Zone (Commercial Transition) but strongly recommends that issues of compatibility be carefully addressed in an optional schematic development plan, if submitted, as well as at the time of site plan review, as required by the C-T Zone. Special attention to design features, such as appropriate height and overall visual character of buildings, impact-sensitive levels of lighting, proper placement and mass of landscaping material, and access points located to improve both vehicular and pedestrian safety and efficiency, would help to overcome the problems associated with this site. The site must have access only from Oakmont Avenue. The C-T Zone is used here in the nature of a buffer, and it should not extend further into the interior of the community. This Plan strongly supports the re-use of sound residential structures. If this is not possible, any new buildings should have a residential appearance and scale that are compatible with the surrounding single-family detached residential communities. This Plan also recommends the retention of as many trees as possible in this area.

In the review of applications for the C-T Zone and subsequent subdivision plans, this Plan intends that an agreement will be entered into for the dedication of the rights-of-way for the Transit Easement and for Oakmont Avenue.

The purpose of recommending the C-T Zone as an alternative to residential land use at this location is to provide for a transition between the existing single-family detached residential community and the impacts of the industrial activities, the traffic using Oakmont Avenue, and the train traffic on the adjacent railroad tracks. The Plan does not intend to encourage further commercial uses in this area. This Plan confirms the intent to oppose further expansion of commercial uses onto adjacent or nearby properties.

Analysis Area 9

Analysis Area 9 is a heavily-wooded, 2.8-acre lot adjoining the Baltimore and Ohio Railroad tracks. It is bounded by roads on three sides and by the railroad tracks on the east. There is one single-family home on this property, which is zoned R-200 (residential,

half-acre lot). The front yard of the residence is within the City of Gaithersburg. The realignment of Oakmont Avenue in conjunction with the reconstruction of the bridge over the railroad tracks, as well as the extension of the Transit Easement, will separate the residence from the railroad tracks.

The Plan recommends retaining the existing R-200 zoning. However, the improvement of Oakmont Avenue, the construction of the new bridge, and the extension of Metrorail through a portion of this property will reduce the appropriateness of the current residential usage.

In the future, after the widening of Oakmont Avenue, this parcel may be appropriate for a transitional land use, such as low-intensity commercial offices. The Plan recommends rezoning to the C-T Zone (Commercial Transition) once the improvement to the Oakmont Bridge is programmed for construction. However, this parcel's location in relationship to existing residential communities indicates several issues that would have to be carefully addressed in order to assure compatibility with surrounding uses. An application for rezoning to the C-T Zone that addresses the following conditions may be considered favorably.

Design features such as building height and appearance, access, location of parking areas, and lighting must not have an adverse impact on the surrounding area. Any re-use of this property should retain as much of the existing vegetation as possible, in order to help retain the wooded appearance of this community. The retention of the existing residential building is also recommended. These issues should be addressed in an optional schematic development plan, if submitted, as well as at the time of site plan review, as required by the C-T Zone.

In the review of applications for the C-T Zone and subsequent subdivision plans, this Plan intends that an agreement will be entered into for the dedication of the rights-of-way for the Transit Easement and for Oakmont Avenue.

Due to the significance of the compatibility issues in this area, as well as the lack of current justification, the C-T Zone will not be implemented by Sectional Map Amendment. The submittal of an individual rezoning application will afford the community and the reviewing bodies a better opportunity to examine the issues of compatibility.

Analysis Area 10

This Area is a heavily-wooded, undeveloped area on the southwest side of Oakmont Avenue. The Town of Washington Grove lies to the east, across the Baltimore and Ohio Railroad tracks. This area was dedicated as a park by the 1888 plat for the Oakmont Subdivision. It is approximately three acres in size, excluding rights-of-way for unbuilt streets, and approximately four acres including these rights-of-way. The reconstruction of the bridge over the railroad tracks will necessitate relocating the intersection of Central Avenue and Oakmont Avenue from the north to the south side of this park (see Transportation Section).

This Plan recommends retaining the existing R-200 zoning on this parcel. This parcel of land is identified as public park on the Land Use Plan map. This recommendation is made with the understanding that no recreational facilities will be provided on this site, as requested also by the community of Oakmont, and with the

knowledge that road rights-of-way as shown on this Plan will be needed. The land will actually serve as a neighborhood conservation area park to preserve the trees.

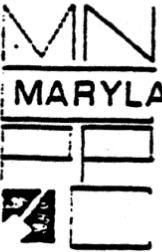
Analysis Area 11

This Area is a five-acre strip of commercial development (C-2 Zone) located in the City of Gaithersburg at the intersection of MD 355 and North Westland Drive. It includes Walnut Center, a general commercial building, and the Bare Bones Restaurant. A gas station, office building, and convenience food store adjoin this area to the south. Vehicular access to this area is from MD 355, and parking areas are primarily to the rear of the buildings near the edges of Analysis Areas 2 and 3. Because this area is located in the City of Gaithersburg, this Plan makes no land use or zoning recommendations.

TABLE 1
SUMMARY OF ZONING RECOMMENDATIONS

Analysis Area (Map 4)	Area (acres)	Existing Zoning of (Map 5)	1971 Master Plan Zoning	Recommended Zoning	
				Base	Optional
1	78.4	R-200	R-90	R-200	R-200**
2	3.4	R-90	R-90	R-90	N.A.
3	4.2	R-200	R-90	R-200	N.A.
4	8.0	R-90	R-90	R-90	-
5	4.5	R-200	R-90	R-90	R-90
6	1.7	R-200	R-90	R-200	C-T
7	0.6	C-1	R-90	C-1	C-T
8	8.5	R-200	R-90	R-200	N.A.
9	2.8	R-200	R-90	R-200	C-T
10	3.5*	R-200	R-90	R-200	N.A.

- * Including rights-of-way.
- ** Clustering is encouraged.
- N.A. Not applicable.

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**
8787 Georgia Avenue • Silver Spring, Maryland 20907

MCPB 82-41
M-NCPPC 82-20

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, Annotated Code of Maryland is authorized and empowered to make, adopt, and from time to time amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly authorized public hearing on March 11, 1982, on the Preliminary Draft Oakmont Special Study Plan, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, and the 1971 Master Plan for the Gaithersburg Vicinity Planning Area.

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, upon due deliberation and consideration, did approve a Final Draft of the Oakmont Special Study Plan for submittal to the Montgomery County Council, with the recommendation that Council approve said Final Draft Plan; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District, lying within Montgomery County, pursuant to said laws, held a duly advertised public hearing on May 26, 1982, on the Final Draft Oakmont Special Study Plan, and on June 29, 1982, approved said Plan by Resolution Number 9-1890.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Oakmont Special Study Plan consistent with County Council Resolution Number 9-1890 said Plan being an amendment by the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways, and the 1971 Master Plan for the Gaithersburg Vicinity Planning Area; and

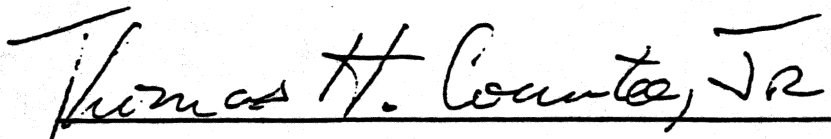
BE IT FURTHER RESOLVED, that this copy of said plan shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the clerks of the Circuit Courts of each of Montgomery and Prince George's Counties, as required by law.

MCPB
M-NCPPC

82-41
82-20

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Krahnke, seconded by Commissioner Brennan, with Commissioners Brennan, Christeller, Heimann and Krahnke voting in favor of the motion, with Commissioner Granke being absent temporarily, at its regular meeting held on Thursday, July 1, 1982, in Silver Spring, Maryland.

* * * *

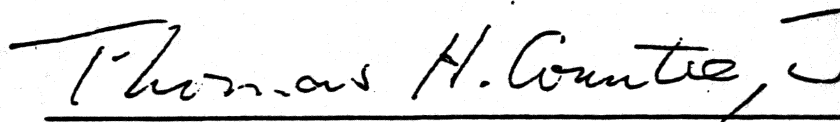


Thomas H. Countee, Jr.
Executive Director

THC:MK:hb

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission, on motion of Commissioner Shoch, seconded by Commissioner Heimann, with Commissioners Brennan, Christeller, Cumberland, Dukes, Granke, Heimann, Keller, and Shoch voting in favor of the motion, with Commissioners Brown and Krahnke being absent, at its regular meeting held on Wednesday, July 14, 1982, in Silver Spring, Maryland.

* * * *



Thomas H. Countee, Jr.
Executive Director

THC:MK:hb

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