

# IMPLEMENTATION PLAN

## INTRODUCTION

This chapter outlines the mechanisms to implement the recommendations of this Plan. It includes zoning, community sewer service, community water service, acquisition of parkland, and Legacy Open Space recommendations.

## ZONING

The land use recommendations of this Plan will be implemented primarily through zoning. All zoning changes recommending Euclidian zones will be implemented through the Sectional Map Amendment Process following the approval of this Plan by the County Council and the subsequent adoption of the approved Master Plan by the M-NCPPC. The Sectional Map Amendment process is a comprehensive rezoning of the planning area as recommended by the approved Master Plan. Zoning changes recommending floating zones can be mapped either at the Sectional Map Amendment stage, or later at the request of the affected property owners.

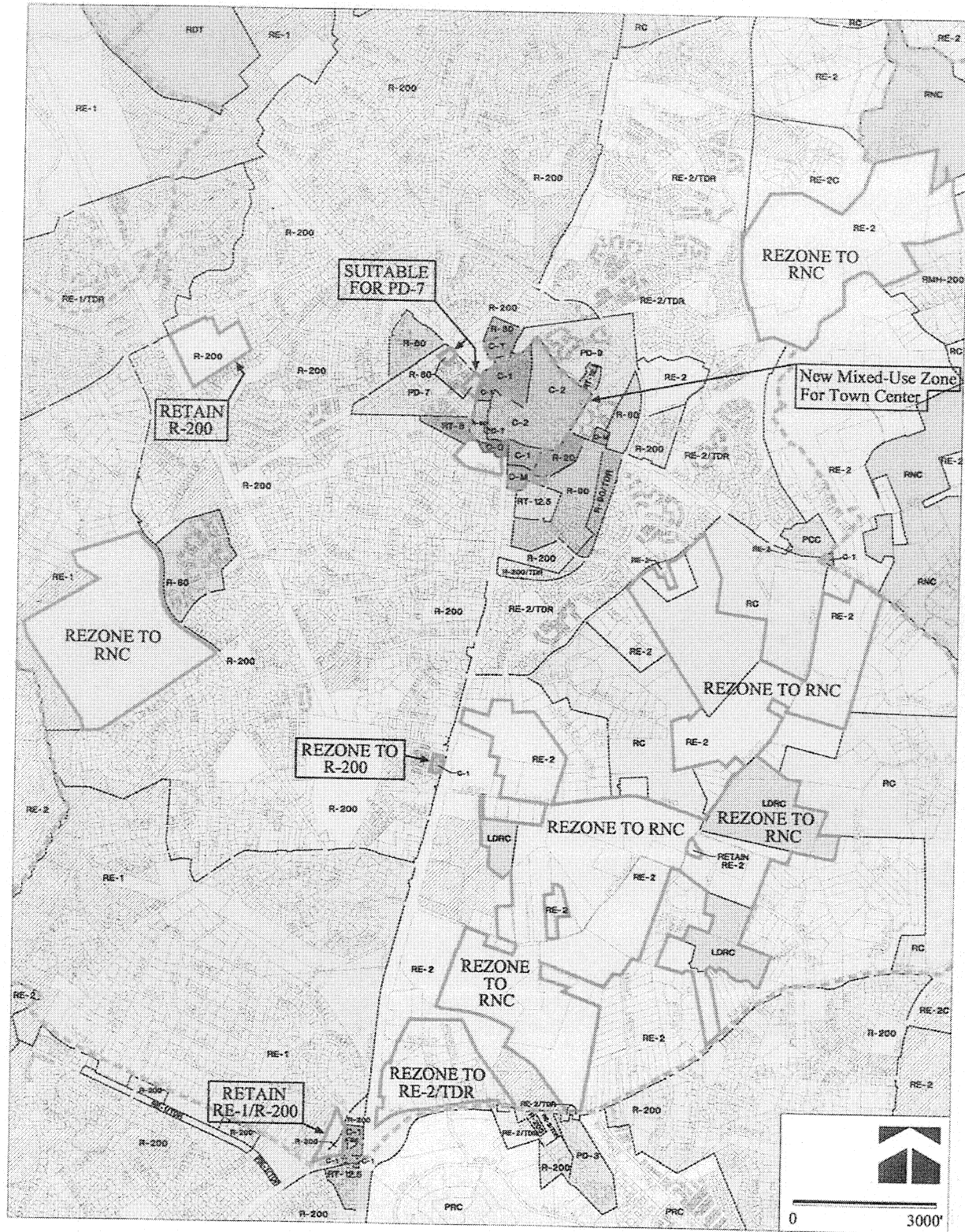
The following table outlines the proposed zoning changes based on the discussion of specific properties in the Land Use Chapter and a proposed new zone in the Town Center Chapter.

### Proposed Zoning Changes

	Properties	Acres (estimated)	Current Zoning	Proposed Zoning	Sewer Service	Comments
<b>Northeast Quadrant</b>						
1	Mess	198.3	RE-2	RNC	Yes	
2	Brooke Grove Foundation	15.8	RE-2	RNC	Yes	Currently has a nursing home
3	Simms	10.6	RE-2	RNC	Yes	Recommended for park acquisition
<b>Southeast Quadrant</b>						
4	Applegate	6.63	RE-2	RNC	Yes	
5	Barnes	10.00	RE-2	RNC	No	
6	Bowns	6.00	RE-2	RNC	No	
7	Brownley	9.67	RE-2	RNC	Yes	
8	Bruzee	24.00	RE-2	RNC	No	
9	Campbell	7.50	RE-2	RNC	Yes	
10	Casey I	17.20	RE-2	RNC	Yes	Recommended for park acquisition
11	Casey II	75.40	RE-2	RNC	Yes	
12	Cronin	16.00	RE-2	RNC	No	
13	Danshes	38.60	RE-2	RNC	No	

	Properties	Acres (estimated)	Current Zoning	Proposed Zoning	Sewer Service	Comments
14	Dodge	26.14	RE-2	RNC	No	
15	Doherty	15.00	RE-2	RNC	No	
16	Flannereu	5.70	RE-2	RNC	No	
17	Gandel	60.00	RE-2	RNC	No	
18	Graefe	10.36	RE-2	RNC		
19	Guzick	15.35	LDRC	RNC	Yes	Already developed
20	Hanks	10.70	RE-2	RNC	Yes	
21	Hyde	49.70	RE-2	RNC	Yes	Not including Good Counsel High School
22	Johnson	6.17	RE-2	RNC	No	
23	Kimble	16.48	LDRC	RNC	Yes	
24	Koenig	7.20	RE-2	RNC	Yes	
25	Kozorski	6.98	RE-2	RNC	Yes	
26	Kupersmidt	45.11	RE-2	RNC	No	
27	Little	6.89	RE-2	RNC	Yes	
28	Lockwood	27.14	LDRC	RNC	Yes	Already developed
29	Lyons	8.94	RE-2	RNC	No	
30	Mandell	72.4	LDRC	RNC	Yes	Already developed
31	McKeever	5.60	RE-2	RNC	Yes	
32	Miller	7.25	RE-2	RNC	Yes	
33	Northwest Investment	104.60	RC	RNC	Yes	
34	Pachulskja	10.20	RE-2	RNC	Yes	
35	Polinger	176.00	RE-2	RNC	Yes	
36	Weidner	7.20	RE-2	RNC	Yes	
37	Golden Bear Area	85.0	RE-2	RE-2/ TDR-2	Yes	
<b>Southwest Quadrant</b>						
38	Silo-Inn	3.0	C-1/R-200	R-200	Yes	
39	Norbeck CC	198.6	RE-1	RNC	Yes	
<b>Town Center</b>						
40	Olney P.O.	1.5	R-60	PD-7	Yes	
41	Olney Library	2.5	R-60	PD-7	Yes	
42	Olney E.S.	9.9	R-200	MXTC	Yes	
43	Town Center Core	87.0	Multiple zones	MXTC	Yes	Currently zoned C-1, C-2, C-T, C-O, and OM

# Southern Olney Existing Zoning With Recommended Changes



## **Rezoning of LDRC Properties in the Southeast Quadrant**

The Land Use Chapter recommends the four areas currently zoned LDRC to be rezoned RNC on community water and sewer with no more than 0.2 units per acre. The requirements of the LDRC Zone are generally similar to the RNC Zone at 0.2 units per acre on community sewer. Properties already developed under LDRC Zone will be able to conform to the minimum open space and other requirements of the RNC Zone. Properties that have been zoned LDRC but have not gone through the subdivision process will be rezoned to RNC and required to follow the RNC Zone regulations if subdivided. Since no land outside the Olney's Southeast Quadrant is zoned LDRC, the LDRC Zone should be deleted from the Zoning Ordinance following the rezoning of all LDRC properties to the RNC Zone.

The Zoning Ordinance should be amended to indicate that properties already developed under the LDRC Zone would be considered conforming under the RNC Zone as they are currently developed. The proposed text amendment to the RNC Zone is as follows:

*Developments approved pursuant to the LDRC Zone prior to December 31, 2003 are considered conforming for the purposes of zoning compliance. Any significant modification or addition to such properties must comply with the requirements of the RNC Zone as applicable.*

## **PROPOSED NEW ZONE IN THE TOWN CENTER**

The Town Center Chapter recommends a new zone, Mixed-use Town Center Zone (MXTC) for the Olney Town Center. The major elements of the proposed zone are as follows:

### **Permitted Uses**

#### **Residential**

Apartment hotels; Boarding house; Residential, single and multiple-family; group homes, small and large; Hotel or motel; Housing and related facilities for senior adults or persons with disabilities

#### **Transportation, Communications, and Utilities**

Cable communications systems; Electric power transmission and distribution lines; Parking of motor vehicles, off-street, in connection with any uses permitted; public utility buildings and structures; Radio and television broadcasting studio; Rooftop mounted antennas and related unmanned equipment building or structure; Taxicab stand; Telephone and telegraph lines, underground; Telephone office and communications center.

#### **Retail**

Retail sales, trade, businesses and services of a general commercial nature; Antique shops, handicrafts or art sales; Automobile parts, supplies and tire store, limited to 20,000 square feet floor area; Bookstore; Convenience food and beverage;

Delicatessen; Drug store, Eating and drinking establishment; Florist; Furniture store; carpet or related furnishing sales or service, limited to 20,000 square feet floor area; Garden supply shop; Gift shop; Grocery store; Hardware store, limited to 20,000 square feet floor area; Jewelry store; News stand; Pet shop; Photographic and art supply store; Variety and dry goods store; Wearing apparel store

### **Services**

General and professional offices; Ambulance or rescue squad; Animal boarding place; Veterinary hospital; Child day care facility; Family or group day care home; Clinic or doctor's office;

Automobile filling station, by special exception only; Automobile fluid maintenance station, by special exception only, Automobile repair and services, limited to 20,000 square feet of floor area if located on a major highway; Car wash, by special exception only; Tire, battery, and accessory store located in integrated shopping center, limited to 20,000 square feet floor area; Transitory uses;

Banks and commercial institutions; Barber and beauty shop; Blacksmith shop; Duplicating services; Dry cleaning or laundry establishment; self service laundromats or pick up station; Express or mailing centers; Furniture or upholstery repair shop; Appliance repair shop; shoe repair shop; tailoring or dress making shop; Sign painting shop;

Charitable or philanthropic institution; Nursing home; Educational institutions; Trade, artistic or technical school; Fire station; Place of worship, Library; Museum

### **Cultural, Entertainment and Recreation**

Amusement center, by special exception only; Billiard parlor; Bowling alley; Health club; Miniature golf; Movie theaters; Roller or ice skating rinks; commercial or community swimming pools, indoor; Christmas tree sale between December 5 and December 25

### **Maximum Floor Area Ratio/Maximum Housing Units**

A base maximum floor area ratio for non-residential uses would be limited to 0.3 FAR.

An additional 0.5 FAR of non-residential floor space would be allowed if the development provides a public open space on-site at the ratio of one square foot of public open space for every five square feet of additional floor area beyond the base 0.3 FAR.

Mixed-use projects that include residential floor area would be allowed to have a maximum of 0.45 FAR of residential floor area, or up to 15 units per acre, whichever is higher. Elderly housing projects would not be subject to the limit of FAR or maximum units per acre.

## **Development Standards**

Renovations and small additions limited to 1,000 square feet or five percent of the existing floor area, whichever is higher, would not be subject to the Site Plan review requirements. All other projects would be subject to the requirements of site plan review.

## **Height and Setback Controls**

Buildings within a depth of approximately 300 feet along the frontage of Georgia Avenue and MD 108 in the Town Center can be as high as four stories or 50 feet, whichever is higher. Building height for all other buildings in the Town Center shall be generally limited to three stories or 40 feet, whichever is lower. However, buildings containing Moderately Priced Dwelling Units (MPDUs) or other affordable housing units would be allowed flexibility in height restrictions to facilitate absorption of affordable housing in the Town Center. Such buildings can be as high as four stories or 50 feet, whichever is lower.

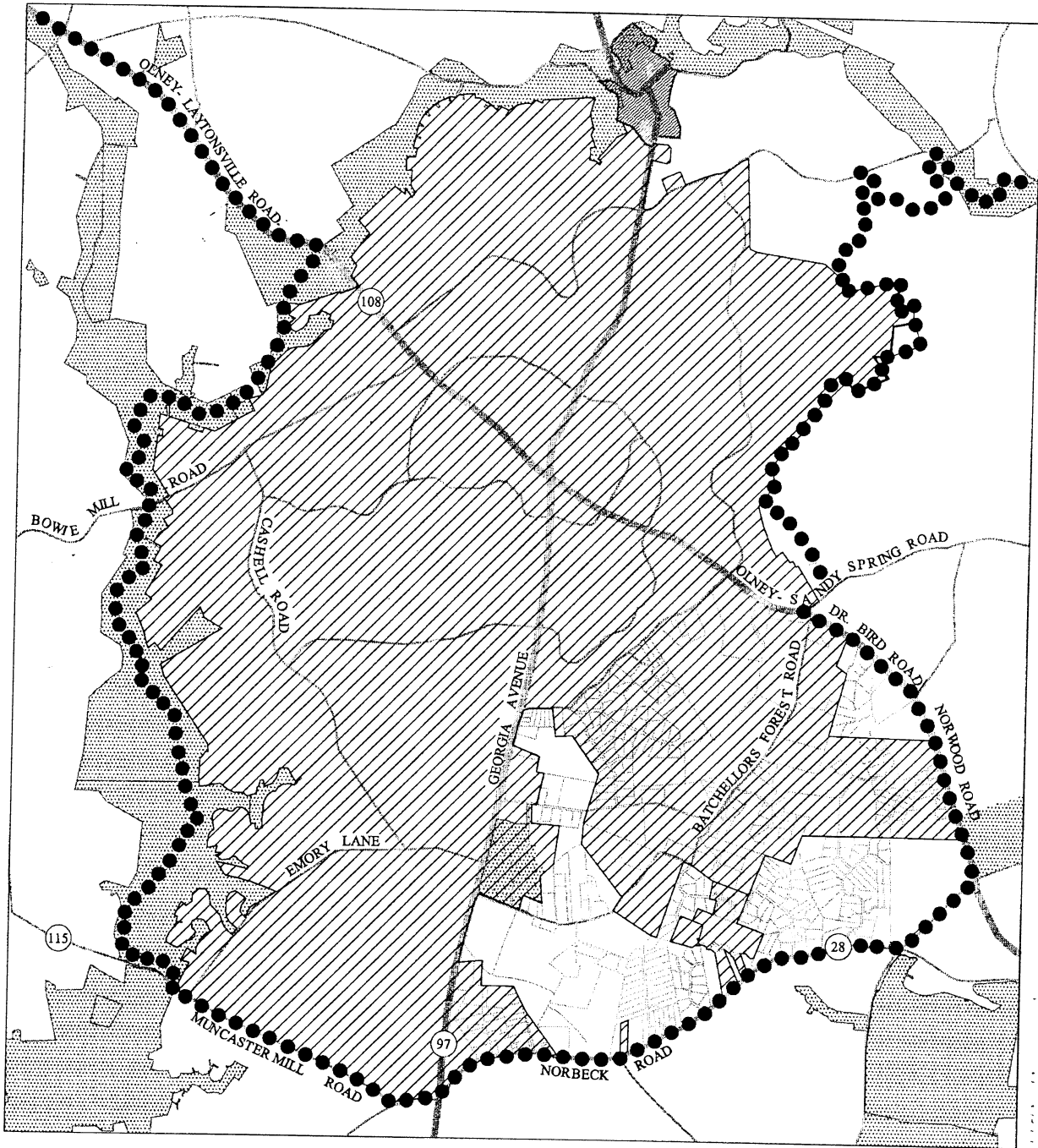
## **COMMUNITY SEWER SERVICE**





The County's policies on the provision of community sewer service are governed by the Water and Sewer Plan, the County's General Plan, master plans, the state's Smart Growth policies, and other policy documents. Master plans recommend where service is to be provided, generally in areas of more than one unit per acre, consistent with Water and Sewer Plan policies. In lower density wedge areas, sewer is generally provided only where cluster zoning categories or affordable housing are specifically recommended in the master plan and the developer proposes cluster development.

Community sewer service in the planning area is provided through trunk lines that parallel the North Branch of Rock Creek and the Batchellors Forest tributary of the Northwest Branch. In the North Branch of Rock Creek, sewer lines parallel the stream to the point where Williamsburg run joins the North Branch, then proceeds east to serve medium density areas in Olney west of Georgia Avenue. In the south, these trunk lines join to form the main trunk line down the Rock Creek through the District of Columbia and on to the Blue Plains Treatment Plant. In the Northwest Branch, there are two main trunk lines: one serves the area that drains to the Northwest Branch, and the other serves areas of the Town Center in the Hawlings River watershed through the James Creek drainage.

Providing community sewer service to relieve failed septic systems can help to minimize groundwater contamination. However, depending on density and clustering options, the provision of community sewer service can damage sensitive habitat and water resources by facilitating development to the maximum zoning density. While extensions along stream valleys are designed to minimize direct environmental impacts, they can alter the characteristics of streams and stream buffer habitat and modify the natural hydrologic system due to wetland fragmentation. Lines that must cross streams or parallel them within the stream buffer can be troublesome if eroding stream channels expose sewer mains and manholes, leaving them more susceptible to damage.

# Sewer Service Areas



-  Proposed Sewer Service Area
-  Parks
-  Incorporated Areas
-  Master Plan Area Boundary



Where the recommendations of the Master Plan and the policies of the Comprehensive Water and Sewer Plan do not support the provision of community sewer service, development should occur, as feasible, using on-site sewerage systems. Septic and other on-site sewage disposal system are permitted and regulated by the County's Department of Permitting Services. Community sewer service extensions in this Plan are recommended for areas where density levels and clustering are compatible with resource protection and where such extensions would not require new trunk lines in stream valleys.

#### **Recommendations:**

- 1. Provide community sewer service in the planning area generally in conformance with Water and Sewer Plan service policies. This will generally exclude areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service from further extension of existing sewer mains.**
- 2. Extend sewer service to areas proposed for RNC in the planning area, where feasible and as recommended in the Land Use Chapter of this Plan. Extend sewer service to RE-1 cluster only where the cluster option is used.**
- 3. In the North Branch of Rock Creek, Hawlings River and Northwest Branch watershed stream valleys, on-site sewer extensions to serve new development should follow roadways where possible and avoid stream buffers.**

#### **COMMUNITY WATER SERVICE**

Water policies of the County's Water and Sewer Plan allow for the provision of community water service throughout the majority of the Master Plan area except for the area zoned RDT. Community water service has been extended to the area around the Oaks Landfill in fulfillment of the agreement between the County and the residents concerned about potential water supply contamination. This has resulted in the extension of public service to areas zoned RDT which are not usually intended for such service. The County Council's action in granting this service was not to stand as a precedent for public water service elsewhere in the RDT Zone. The Council has specifically excluded community water service from properties zoned RDT around the Town of Laytonsville. The County has proposed the extension of community water service to the Town of Laytonsville, just west of the planning area. This will provide greater availability of water service in the northwestern part of the planning area, where WSSC's ability to provide service is now constrained by water system pressure limitations.

The provision of community water service is generally required for areas zoned for moderate to high-density development. Areas zoned for one, two, and five-acre densities are allowed for the consideration of water service on a case-by-case basis. Some lower density areas that initially developed using private, on-site wells are unlikely to receive community water service for the foreseeable future. In addition, some areas now within the community water service envelope initially developed using individual wells and continue to use them. On-site well water supply systems are permitted and regulated by the County's Department of Permitting Services.



**Recommendation:**

**Provide community water service in the planning area in conformance with the Water and Sewer Plan policies.**

**SUMMARY OF PARKLAND RECOMMENDATIONS**

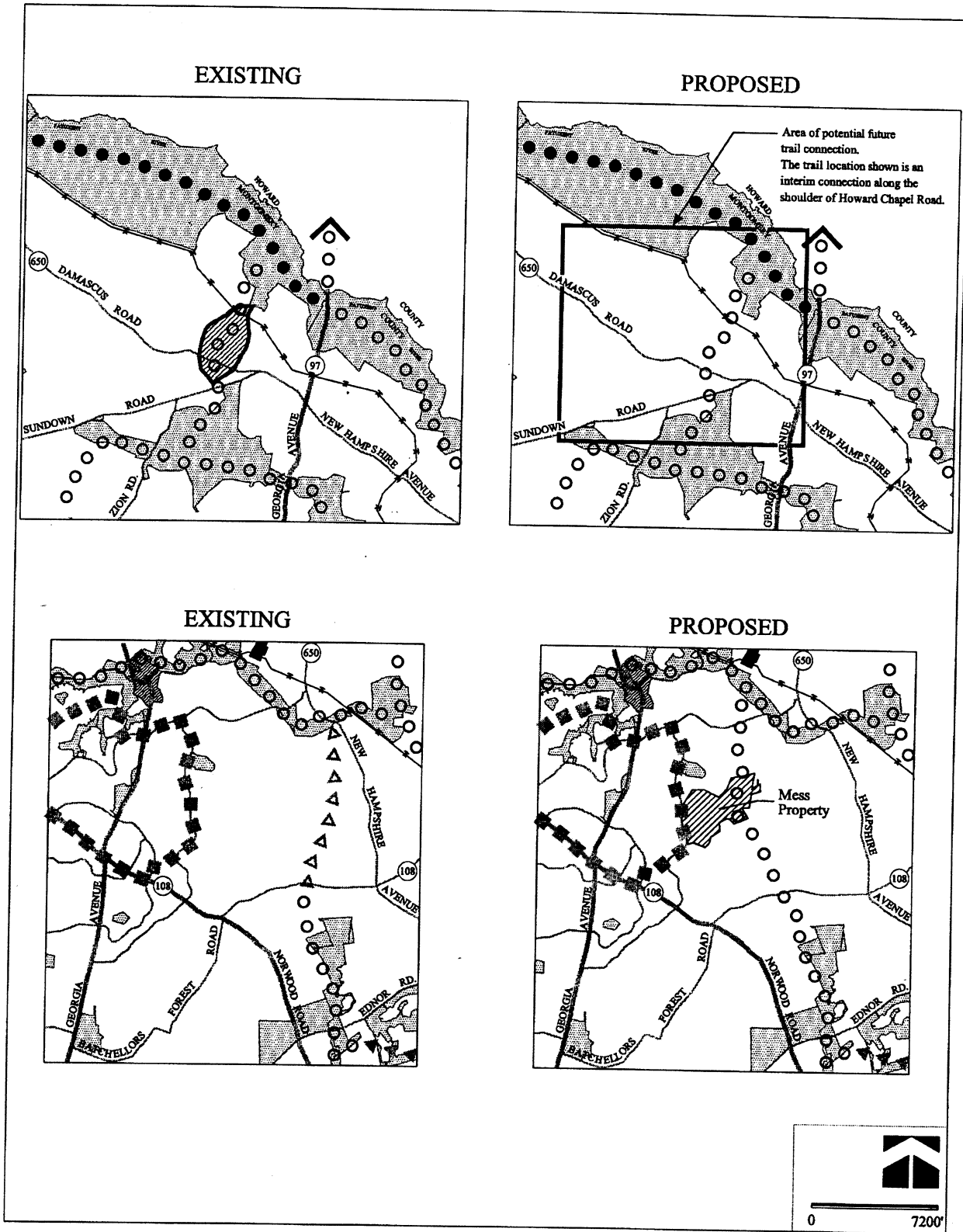
The following properties are recommended as parkland for active and passive recreation purposes. Properties recommended for parkland acquisition through the Legacy Open Space Program are listed separately in this chapter.

<b>Property</b>	<b>Recommendations</b>
<b>Recreation Opportunities</b>	
Casey Property (adjacent to Farquhar Middle School)	Acquire as a local park
Gandel Property	Acquire a portion of the property along its western edge for a trail connection
Graefe Property	Acquire all or a portion for possible recreation
Kimble Property	Acquire for active recreation
WSSC Property in Olney Mill	Acquire if not needed by WSSC
<b>Resource Protection</b>	
Norbeck Country Club	Seek dedication during redevelopment process to improve stream quality in the North Branch of Rock Creek

**Proposed Amendments to Countywide Park Trails Plan**

Amendments to the Park Trails Plan are needed to implement the Olney Master Plan’s environmental, bikeway and land use recommendations. The rationale for these proposed amendments is presented in the *Park Trails Analysis for the Olney Master Plan*. The proposed changes to the Countywide Park Trails Plan are shown in the figure below.

# Proposed Amendments to Countywide Park Trails Plan



## LEGACY OPEN SPACE RECOMMENDATIONS

The *Legacy Open Space Functional Master Plan* is a key program to achieve the multiple open space goals expressed in this Plan. It is designed to protect a broad range of valuable open spaces through a variety of tools, ranging from easements and private donations to acquisition and dedication.

Several properties in the Olney Master Plan Area are identified in the Legacy Plan as Class III sites (Legacy Open Space Master Plan Appendix D) to indicate that further study was necessary before making recommendations regarding their suitability for the program. These sites have been studied in depth as part of this master plan process and this Plan amends the Legacy Plan to add or remove these sites from the Legacy program as shown in the following two tables.

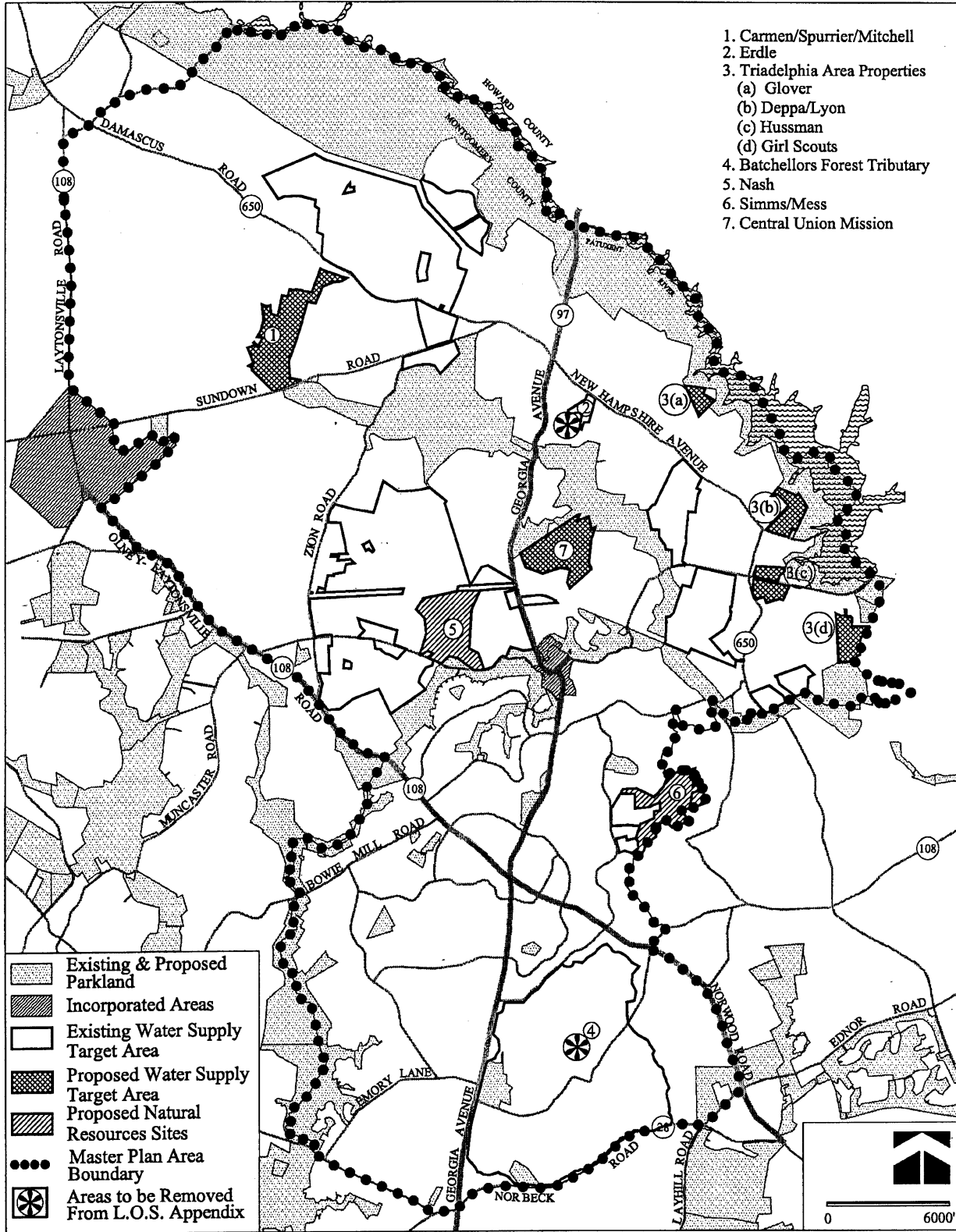
### Legacy Open Space Recommendations for Class III (Appendix D) Sites

Site Number & Name	Comments	Legacy Category Recommendation	Protection Techniques
1. Rachel Carson Extension: Spurrier, Carmen, & Mitchell properties	Second most important forest stand in Olney Master Plan Area. Potential trail connectivity from Rachel Carson to Patuxent River	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
2. Erdle Property	Property already partially developed. No significant resources	Delete from Class III	N/A
3. Triadelphia Lake Area	Four areas were identified in Legacy Master Plan process		
a. Glover	Reservoir edge property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
b. Deppa/Lyon	Reservoir edge property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through dedication or acquisition

Site Number & Name	Comments	Legacy Category Recommendation	Protection Techniques
c. Hussman properties	Reservoir edge property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through dedication or acquisition
d. Girl Scouts	Patuxent River gap property. Enhances Patuxent River trail opportunities (Green Ribbon Trail)	Add to Water Supply target area (Class II)	Protect through easement with current use  Seek dedication or acquisition if land use changes
4. Batchellors Forest Tributary	Several properties evaluated according to Legacy natural resources criteria. Important natural resources, but fell short of Legacy criteria	Delete Batchellors Forest tributary from Class III	Important to protect forest, wetlands and other green space through appropriate zoning and development patterns as described elsewhere in this Plan

In addition to the above sites, two properties that already lie within the Water Supply target area of Legacy Open Space have been judged to include enough significant forest and wetlands that they should be added to the Natural Resources category. A third property has been evaluated as deserving of placement in the Water Supply target area. The following table summarizes the rationale and recommendations for these properties.

# Legacy Open Space Recommendations



## Natural Resources and Legacy Open Space

Site Number & Name	Comments	Legacy Category Recommendation	Protection Technique Recommendation
5. Nash Properties (Park acquisition area only)	Large, high quality complex of forest and wetlands adjacent to existing parkland. Contributes to preserving quality of Reddy Branch Biodiversity Area	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> <li>- Protect through dedication or acquisition</li> <li>- Potential for combining with Ag preservation efforts on the rest of Nash properties</li> <li>- Potential for heritage protection</li> </ul>
6. Mess and Simms properties (Park acquisition area only)	Large, high quality forest complex. Key trail connection from Northwest Branch to Hawlings & Patuxent Rivers	Add to Natural Resources category (Class I) - Retain within agricultural and water supply target areas	<ul style="list-style-type: none"> <li>- Protect Mess through dedication of open space required by RNC Zone</li> <li>- Protect Simms through acquisition</li> </ul>
7. Central Union Mission	Two large forested areas immediately adjacent to parkland. Provides important ecological buffer to Hawlings River Biodiversity Area	Add to Water Supply target area (Class II)	<ul style="list-style-type: none"> <li>- Protect through easement with current use</li> <li>- Seek dedication or acquisition if land use changes</li> </ul>