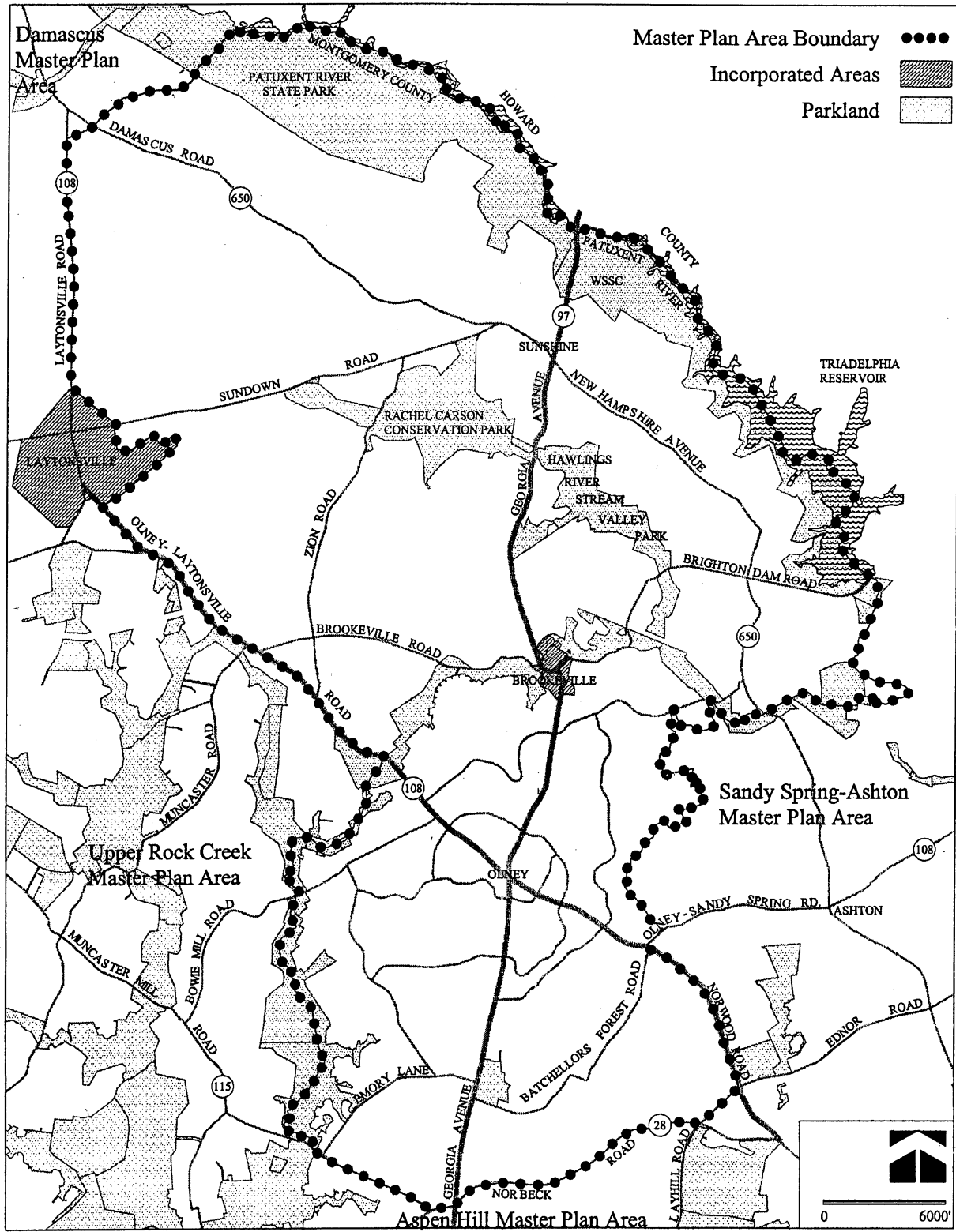
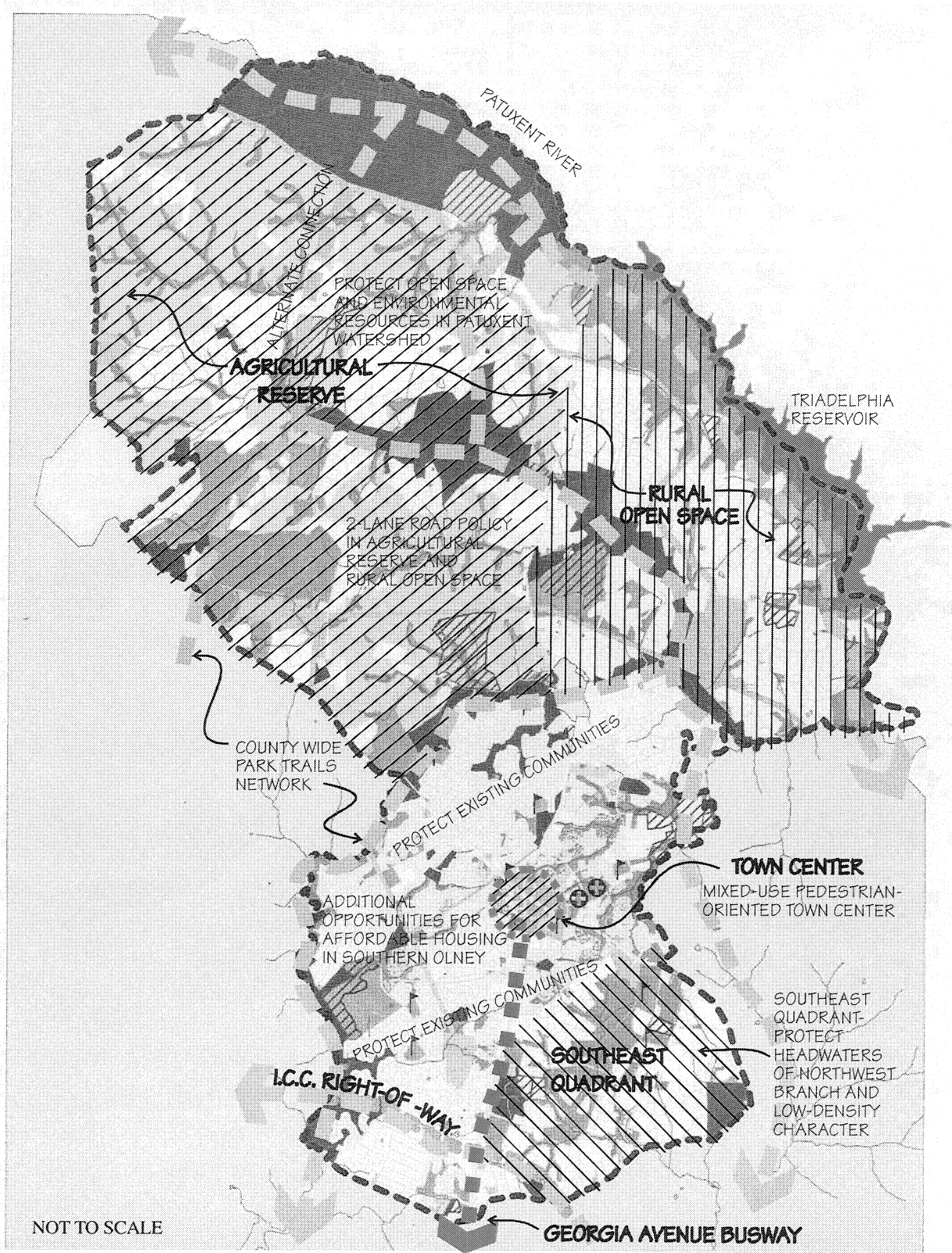


Location Map



Planning Concept



SUMMARY

This Plan is a comprehensive amendment to the 1980 Olney Master Plan. Its purpose is to bring the area Master Plan up-to-date and guide future development of the area. It affirms the satellite town concept as the basic framework of land use planning in Olney and focuses on improving current land use patterns through infill development, preservation of open spaces, and upgrading of existing facilities.

Overall, the proposed Plan maintains the current level of planned growth in the area. Under the 1980 Master Plan, the Olney area has the potential to generate approximately 950 housing units with a potential full build-out of approximately 14,400 housing units in the future. The land use changes proposed in this Plan maintain this overall level of growth outside the Town Center while increasing opportunities for affordable housing on some larger properties. At full build-out, the proposed Plan will have approximately 14,800 units in the Master Plan area resulting in a total population of some 39,000 people. It allows a modest increase in retail and commercial growth in the Town Center and the Montgomery General Hospital to achieve a better jobs and housing balance.

In Northern Olney, which covers approximately two-thirds of the Master Plan Area, the Plan proposes acquisition of approximately 753 acres of forested land as parkland to protect the area's sensitive environmental resources. It recommends protection of open space critical to the County's drinking water resource--the Patuxent River--through a combination of land use initiatives, regulatory controls, public-private partnerships, and implementation of best management practices to reduce imperviousness and increase undisturbed natural open space in new developments. It supports agricultural preservation in Northern Olney through the Transfer of Development Rights (TDR) program by identifying an area near the intersection of Georgia Avenue and Norbeck Road as suitable for receiving TDRs.

In Southern Olney, most of the vacant undeveloped land is in the Southeast Quadrant, which contains the headwaters of Northwest Branch and is currently zoned for a mix of two and five-acre lots. The Plan retains southeast Olney as a transition area between the Town Center and the more rural communities of Sandy Spring and Ashton. It maintains the current overall level of potential growth in the Southeast Quadrant and recommends that the new housing units be clustered, where community sewer is available, to conserve open space and natural resources. It also recommends that Batchellors Forest Road be designated as a rustic road.

The combination of quality suburban living with easy accessibility to the Washington Metropolitan Area continues to make Olney a desirable place to live resulting in higher housing costs. The Plan proposes additional opportunities to meet the area's need for more affordable housing at appropriate locations and densities. It identifies specific properties with the potential to increase affordable housing and recommends zoning changes that have the potential to create approximately 230 additional affordable housing units, including the currently proposed elderly housing on the Finneyfrock property in the Town Center.

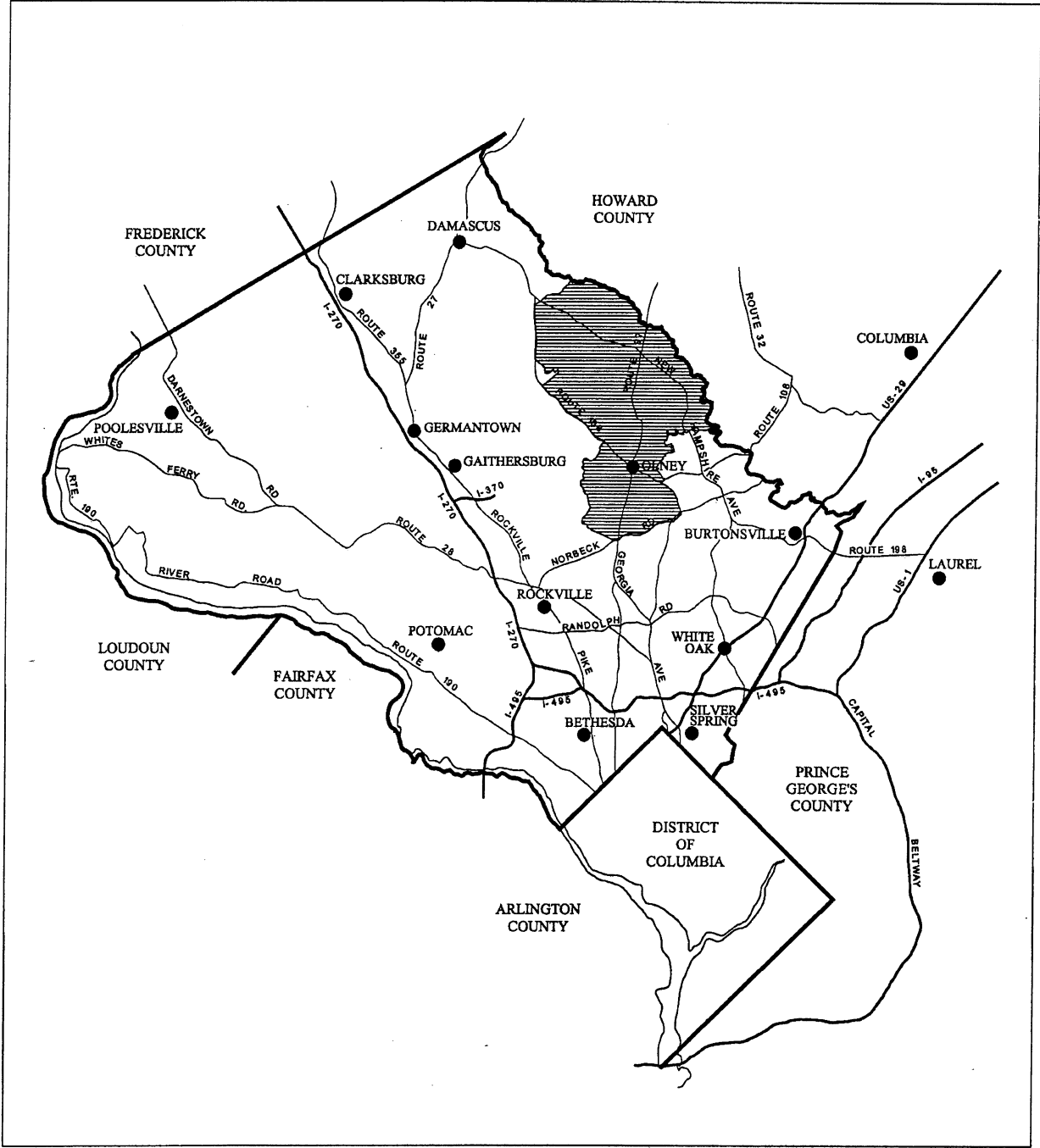
The Town Center is envisioned as a local, rather than a regional, shopping and service area that also serves as the focal point of the community's civic life. The Plan reinforces the Town Center by prohibiting commercial development outside the Town Center. It recommends rezoning the commercial core to encourage mixed developments with residential uses, and proposes circulation and urban design improvements to make the Town Center more pedestrian-oriented. It proposes an additional 300,000 square feet of commercial and retail floor area in the Town Center to create more jobs and public amenities. It proposes to reuse the Olney Elementary School site for a public/private partnership project that would include retail, offices, a civic center, and a major public open space if the school is not needed for educational purposes in the future.



The proposed Plan recommends a network of regional and local transportation facilities to ensure that the future land use will be adequately served without affecting existing communities and the area's environmental resources. It recommends the Intercounty Connector (ICC) and the Georgia Avenue Busway, and supports intersection improvements such as the interchange at Georgia Avenue and Norbeck Road. It deletes several planned roadways such as Emory Lane Extension, Barn Ridge Drive Extension, Appomattox Avenue Extension, Buehler Road Connection, and Cherry Valley Drive Extension to protect residential communities and environmental resources. In Northern Olney, it recommends a two-lane road policy to protect the character of this rural area.

The Plan provides a network of safe and convenient sidewalks and bike paths to connect the Town Center and adjacent residential neighborhoods. It links Olney's residential communities through trails and bikeways with recreation facilities such as the Olney Boys and Girls Club, local parks, and the Countywide park system. It connects new and existing open spaces in Olney with the Countywide park trails network that surrounds Olney and extends from the Potomac River in the west to the Patuxent River in the north and the Northwest Branch in the east.

It provides protection for existing residential neighborhoods from the negative impacts of future growth. It recommends that the existing low-density character of Georgia Avenue between Norbeck Road and the Town Center be reinforced through careful design of future road improvements and a significant setback for all new developments from the road. Special exceptions with the potential to create commercial appearance along major roads are discouraged. The Silo-Inn property on Georgia Avenue is rezoned from C-1 to R-200. It also recommends design guidelines for all future special exception uses to ensure that they do not create negative impacts on surrounding residential neighborhoods.

Regional Location



 Olney Master Plan Area
 County Boundary



Geographic Areas

