

## **IX. IMPLEMENTATION**

To implement the recommendations of this Plan, actions need to be taken by a variety of governmental bodies. This section provides implementation strategies relating to zoning, the provision of public water and sewer services, the Capital Improvements Program (CIP), and the application of the County's Annual Growth Policy (AGP).

### **ZONING**

- Amend the County Zoning Ordinance as follows:

Section 59.C.18:

Amend Overlay Districts to include three overlay districts. One is to be used in the Burtonsville Industrial Area and one in the US 29/Cherry Hill Road Employment Area. These overlays will allow specific uses and limit other uses currently permitted under the base zones, to provide flexibility in development standards, and to ensure compatibility of the proposed uses. The third overlay is an environmental overlay to be used to ensure a higher level of protection in the upper Paint Branch watershed.

Section 59.C.4:

Amend Commercial Zones to add a new zone, C-6, intended for concentration of low-intensity, regional commercial uses located with access to major roadways. This zone would be applied to 42 acres within the West\*Farm Technology Park.

- A comprehensive rezoning action (Sectional Map Amendment) should immediately follow the approval and adoption of this Plan to implement the zoning recommendations on properties where a zoning change is recommended and confirm existing zoning on other properties where no zoning changes are proposed.

### **CAPITAL IMPROVEMENTS PROGRAM**

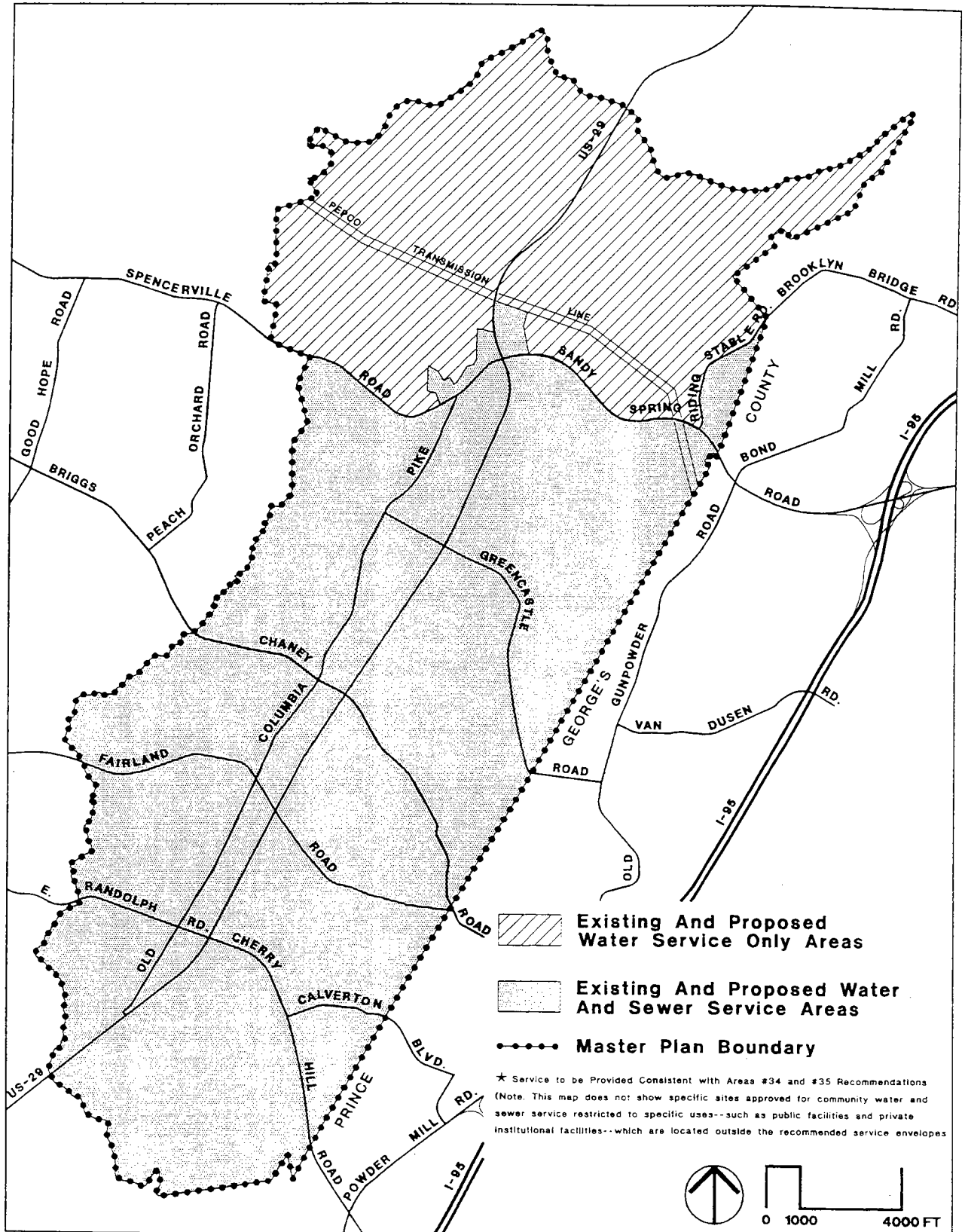
The following tables contain current projects (Table XV) in the Capital Improvement Program and projects that should be added to implement the goals and recommendations of this Plan (Table XVI).

### **STAGING**

Staging is the process for the provision of public infrastructure and includes a procedure by which planned private development can proceed in an orderly and cost-effective manner. There are two public facilities critical to future growth: public water and sewer service, regulated by the Ten Year Water and Sewer Plan, and the transportation network, as regulated by the Adequate Public Facilities Ordinance.

# WATER AND SEWER SERVICE AREAS

FIGURE 50



## **Comprehensive Water Supply and Sewerage Systems Plan**

The Montgomery County Comprehensive Water Supply and Sewerage Systems Plan governs the provision of water and sewer service throughout the county. The goal of the Plan is to assure that existing and future water supply and sewerage system needs of the County are satisfied in an orderly and cost-effective manner consistent with the County's land-use planning policies and other environmental and public health goals. The Plan designates for all properties in the county one of six water and sewer staging categories that are primarily based on master plan development staging strategies and/or capital program infrastructure staging. The authority to adopt and amend the Plan resides with the County Council, and the County Executive administers the Plan through MCDEP in cooperation with M-NCPPC and WSSC.

The Master Plan recommends comprehensive water and sewer service area map amendments for the Water and Sewer Plan which will place properties in the appropriate service area categories consistent with the policies of the Water and Sewer Plan and the recommendations of the Master Plan. The proposed service area is shown on Figure 50. MCDEP will prepare the amendments, in consultation with M-NCPPC, for consideration by the County Council.

Properties that require community water and sewer service must be in categories S(Sewer)-1, 2, or 3, and W(Water)-1, 2, or 3, indicating the highest priorities for community service, to proceed with the development process. To limit development potential, the lowest priority for community service, categories S-6 and W-6, indicating no planned service, should be confirmed for the Patuxent Watershed, except as identified in the following recommendations.

Water and Sewer Plan policies generally do not provide for the extension of community sewer service to areas zoned RE-1 and RE-2, except as recommended by local area master plans. This Plan recommends such an exception, confirming the recommended sewer service area proposed in the 1981 Eastern Montgomery County Master Plan. Community service is readily available to the RE-1 zoned areas of the Plan due to extensions provided for adjacent, more densely-zoned areas, including service to PD-2 zoned properties. This floating zone option for the RE-1 Zone was removed by the 1990 Trip Reduction Amendment. The County Council has previously concurred with the provision of service to the RE-1 areas in Fairland and Cloverly provided the required main extensions were logical, economical, and environmentally acceptable. Community sewer service is generally required in order to implement RE-1 cluster development, as recommended for Area #1. The majority of the properties in Area #18, recommended in this Plan for RE-1 zoning, are already approved for service. The area zoned RE-2 is contained within Fairland Recreational Park, for which M-NCPPC has already received approval for community sewer service for proposed park facilities.

### **RECOMMENDATIONS:**

MCDEP will initiate a comprehensive Water and Sewer Plan map amendment to include:

- Community water and sewer service for all properties in all zones south of MD 198; MCDEP will recommend appropriate staging based on infrastructure needs.
- Community water and sewer service for properties zoned commercial (C-2), industrial (I-1), office-building (O-M), and residential (R-200 and RE-1 only) north of MD 198
- Community water service only for areas north of MD 198 zoned Rural Cluster (RC) consistent with the Water and Sewer Plan policies regarding water service without sewer. No planned sewer service for areas zoned RC north of MD 198, except to support special exception uses as recommended in this Plan.

Table XV

**CURRENT MAJOR CAPITAL IMPROVEMENT PROJECTS TO SERVE  
THE FAIRLAND MASTER PLAN AREA**

Project Number Date	Description	Implementing Agency	Cost	Estimated Completion Fiscal Year
833888	East Randolph Road Phase I	MCDPW&T	5,314,000	1995
833969	East Randolph Road Phase II	MCDPW&T	10,472,000	1997
863179	Proposed ICC Feasibility Study	MCDPW&T	746,000	1996
873114	Briggs Chaney Realignment East	MCDPW&T	3,510,000	1995
883103	Briggs Chaney Road Bridge 95	MCDPW&T	2,826,000	1995
923174	Robey Road	MCDPW&T	7,122,000	1998
905120	East County Government Services Center		2,730,000	1999
938142	Stormwater Management Retrofit	MCDEP	3,392,000	1999+
946560	Northeast Area High School	MCPS	28,365,000	1999
907114	Fairland Community Recreation Center	MCCR	6,475,000	1998
947167	East County Community Rec Center		5,105,000	1997
658545	Paint Branch Upper Stream Valley	M-NCPPC	on-going	
678566	Fairland Recreational Park	M-NCPPC	8,201,000	1999+
957738	Calverton-Fairland Local Park	M-NCPPC	50,000	1995
768673	Hiker Biker Trails Stream Valley Park	M-NCPPC	on-going	
857706	McKnew Local Park	M-NCPPC	367,000	1997
837872	Tanglewood Local Park	M-NCPPC	104,000	1997
938749	Fairland-Gunpowder Golf Course	M-NCPPC	2,338,000	1999+

**Table XVI**

**RECOMMENDED ADDITIONS TO CAPITAL IMPROVEMENTS PROGRAM TO  
SERVE THE FAIRLAND MASTER PLAN AREA**

Description	Estimated Improvement
Fairland Road Widening (incl. sidewalks)	6,400 LF
Briggs Chaney Widening (incl. sidewalks)	6,000 LF
Greencastle Road Widening (incl. sidewalks)	6,100 LF
Briggs Chaney Commercial Area Streetscape	2,500 LF
Sidewalks:	
Old Columbia Pike	37,200 LF
Friendlywood/Fairdale/Briggs Chaney	
Blackburn Road	
McKnew Road	
Sheffield Manor Drive	
Loma Linda Drive	
Burtonsville Rear Access Loop Road	2,000 LF
MD 198 Burtonsville Commercial Area	1,800 LF
Old US 29/Burtonsville Boulevard	1,700 LF
Burtonsville Regional Stormwater Management	
New Elementary School	
Little Paint Branch Stream Valley	
New Local Park (Stonehedge Area)	
Park Trails:	
Tanglewood - Briggs Chaney Trail	
Paint Branch north of Fairland Road	
Paint Branch/M.L.K. Park/Old Columbia Pike	
Sewer Service: Little Paint Branch	

## **Adequate Public Facilities Ordinance and Annual Growth Policy**

The Adequate Public Facilities Ordinance (APFO) promotes orderly growth by synchronizing development with the availability of public facilities needed to support the development. The Montgomery County Planning Board administers the APFO. In April 1986, the County Council enacted legislation that established an Annual Growth Policy (AGP) for the County. Since that time the Council has used the AGP to match the timing of private development with the availability of public facilities in each policy area. The AGP is designed to affect when development occurs (staging), not the location, amount, or type.

The Fairland Master Plan area lies within two policy areas: the portion south of MD 198 is within the Fairland/White Oak Policy Area; and the portion north of MD 198 is in the Patuxent Policy Area. The AGP recommends a goal of Level of Service C/D for Fairland-White Oak Policy Area. This Policy Area has been in an AGP-based moratorium for new housing development since 1984 and for jobs since 1988 because the transportation network is congested and does not meet the AGP standards. Development in the Patuxent Policy Area is not in moratorium and does not require Policy Area Transportation Review, but must pass Local Area Transportation Review.

It may not be possible, as indicated by the transportation analysis<sup>4</sup>, to balance the transportation system's capacity with the needs of existing and future development through road improvements alone. The end-state Total Transportation Level of Service (TTLOS) is the extent to which the provision of roads and transit meets the locally and regionally generated traffic demand. This Plan recommends many feasible transportation improvements and has recommended reductions to the amount of future development to better balance development and transportation capacity to the extent possible.

### **Development Districts**

Sources of funding must be identified for the infrastructure that will serve the Fairland community. There are a variety of funding mechanisms that may be appropriate for Fairland, including development districts. Development districts could be used to fund one or more types of infrastructure including, but not limited to, road improvements, sidewalks, street trees, and local parks.

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<sup>4</sup> See. *Transportation Report: Eastern Montgomery County Master Plan Areas.*