

Resolution No.: 13-1364  
Introduced: July 7, 1998  
Adopted: July 7, 1998

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND

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By: District Council

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Subject: Approval of Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton

1. On October 1, 1997, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton.
2. The Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton amends the *1980 Olney Master Plan* and the *Sandy Spring/Ashton Special Study Plan*. It also amends, in part, the *1978 Master Plan of Bikeways*, the *1964 General Plan (On Wedges and Corridors) for the Physical Development of Maryland-Washington Regional District in Montgomery and Prince George's Counties*, and the *Master Plan of Highways within Montgomery County*.
3. On November 26, 1997, and January 15, 1998, the County Executive transmitted to the County Council his comments on the Sandy Spring/Ashton Master Plan.
4. On January 20, 1998, the County Council held a public hearing regarding the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On February 2, March 4, and June 11, 1998, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton.
6. On June 23, 1998, the County Council reviewed the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton and the recommendations of the Planning, Housing, and Economic Development Committee.

## Action

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton, dated September 1997 is approved with revisions. Council revisions to the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 1: Insert text at the end of the second paragraph as follows:

....and life style that have traditionally characterized Sandy Spring/Ashton.” The 1980 Plan’s reliance on a zoning strategy that permitted large-lot, low-density development pattern and clustering around the village centers has not been as effective in maintaining the rural character, as originally envisioned. Use of the RE-2 zone, in particular, has resulted in a pattern that reflects the underlying capacity of land to develop under well and septic systems, rather than development that would preserve the rural landscape.

Page 2: Modify the sixth paragraph as follows:

This Plan also reflects consideration of Planning Board and County Council public hearing testimony and a collaborative effort between [a developer] property owners and nearby neighborhoods to reach agreement on certain controversial issues:

Page 7: Modify the sixth paragraph as follows:

This Plan strongly supports this Goal. It builds on the community’s current strong sense of [identify] identity as a rural area—and its Quaker and African-American heritage. The Plan identifies a Rural Legacy Area, south of MD 108, and recommends a rustic Rural Legacy Trail through that area, connecting many special features of historic and cultural importance to the community. The Plan recommends preservation of rural open space within the scenic viewshed of the Rural Legacy Trail in keeping with the historic agrarian landscape of the area. As an implementation strategy, this Plan proposes the [Sandy Spring/Ashton] new Rural Neighborhood Cluster [Overlay] Zone that will ensure preservation of open space and encourage neighborhood character in keeping with the long-standing rural qualities of the Sandy Spring/Ashton community.

Pages 9-16: Chapter 2, Plan Highlights

Move this chapter so that it precedes Chapter I. Rename this section **HIGHLIGHTS** and renumber chapters 1-8 accordingly.

Page 12: Delete bullet number 3 as follows:

- Proposes a new neighborhood road for access from MD 108 for a new neighborhood at Sherwood High School.]

Page 14: Add an additional bullet at the bottom of the page as follows:

- Adds forty acres of parkland around the setting of the Sandy Spring, including ten acres for an active recreation park adjacent to Sherwood High School.

Page 17: Modify the first sentence of the last paragraph on the page as follows:

To help maintain a “critical mass” of rural open space, this Plan designates key properties where [70] 75-85 percent of the land should remain open and agrarian in character and designates other less critical properties for 70-75 percent open space.

Page 19: Modify the first indented paragraph as follows:

**Continue the [agrarian] rural landscape south of MD 108 while still accommodating new residential development.** This is an area where much of the remaining rural [agrarian] landscape still remains intact—and where the greatest development pressure is being felt. Over 200 acres of this land is envisioned as remaining open and rural in perpetuity. With this in mind, open cropland, pastures, and meadow being preserved, should be framed by edges which capture the rural qualities of the area—such as hedgerows, woodland, or scattered homes reflecting the local heritage.

Page 19: Modify the third indented paragraph as follows:

**Preserve historic settings** of special features and historic resources. This Plan places special attention on protecting the broader physical settings of special features such as Meeting House Road, The Sandy Spring, and the Norwood and Dellabrooke homesteads. Whether they are officially designated historic resources or are other special places and [landscapes that are] treasured landscapes, these places require extensive amounts of open space to [continue their agrarian character] preserve the rural setting.

Page 19: Under the heading **Rural Traditions**, modify the first paragraph as follows:

Sandy Spring/Ashton is one of the most historic areas in Montgomery County. Early nineteenth century [Century-old houses and churches,] farms that have remained in the same families for generations, and trees dating back to the Civil War provide a sense of tranquillity, beauty, and tradition.

Page 19: Under the heading **Rural Traditions**, modify the first sentence of the second paragraph as follows:

The most significant collection of buildings, sites, and farmsteads which typify Sandy Spring/Ashton's rural [agrarian] heritage are located south of MD 108.

Page 19: Under the heading **Rural Traditions**, modify the first sentence of the last paragraph as follows:

This rich assemblage of historic buildings and [their] associated rural [agrarian] setting embody the cultural, historic and rural traditions of Sandy Spring/Ashton which continue to flourish....

Page 20: Under the heading **Rural Neighborhoods**, modify the third paragraph as follows:

The rural neighborhood concept proposed in this Plan requires a variety of lot sizes, includes neighborhood design guidelines, and requires a strong orientation of lots to central neighborhood open space. The lot sizes c[w]ould range from [less than 6,000] 4,000 square feet up to [20,000 square feet (about ½ acre). Conservancy] lots of 10 [25] acres or more [would also be possible].

Page 20: Under the heading **Rural Roads**, modify the second paragraph as follows:

This Plan includes design guidelines for the roads of Sandy Spring/Ashton. The intent of these recommendations is to heighten the sense of arrival to this rural area and preserve the [area's] rural character. This Plan recommends specific designs for MD 108 and Norwood/Dr. Bird Road and the creation of a new design for neighborhood streets consistent with the rural character of the area.

Page 23: Under the heading **Overview**, insert after the first paragraph as follows:

This Plan introduces a new rural neighborhood cluster zone to accomplish the goal of creating new rural neighborhoods using a cluster standard. This zone, the Rural Neighborhood Cluster Zone, provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. This Master Plan caps the density at 1 unit per 2.2 acres, except where otherwise specified. More limited open space ranges are also designated for specific properties. This zone would be applied to properties described in the following pages as part of the new rural neighborhood cluster.

Page 25: Revise the third and fourth paragraph and combine the paragraphs as follows:

The focus of the [main] new northern neighborhood proposed in this Plan is Sherwood High School.

The Plan's vision for this new neighborhood [at] near Sherwood High School may require[s a high level of] coordination among property owners for the purpose of obtaining access to some of the landlocked properties. [If this coordination does not occur, the Plan recommends development occur at a density of 1 dwelling unit per 5 acres rather than the 1 dwelling unit per 2.2 acres otherwise recommended. The lower density will still allow much of the Plan vision for open space to be achieved but the opportunity to create a new rural neighborhood here will be lost. Development in the lower density clusters will consist of large-lot homes rather than homes on a variety of lot sizes.]

Page 25: Under the heading **Plan Objectives**, modify the second and third paragraphs as follows:

As noted in the Plan Framework, continuation of a large-lot residential pattern in this area would make lawns and stream valley buffers the key open space features. In contrast, the recommended rural open space pattern would ensure the continuation of an agrarian setting for special features south of MD 108 and provide an attractive setting for new neighborhoods. The setting envisioned is one typical of Sandy Spring/Ashton- such as pasture, cropland, and meadow with associated wooded areas. [The recommended rural open space pattern is shown in the Land Use Plan on the accompanying fold-out map.] This pattern:

- Continues the attractive rural setting of the Sandy Spring Friends School and Friends House Retirement Community. The recommended rural open space pattern has as its main feature the preservation of the [most visible] open space on these campuses along the main road that leads to the village centers as well as the woodland associated with stream valleys. Expansion of these institutions should include at least 60% open space overall, and the open space should be located so as to maintain the rural setting.

Page 27: Modify Figure 10 to conform with the Council's changes to the text of the Plan relating to the "viewshed". The attached revised Figure 10 is a first draft effort to show these changes; all maps are subject to further revisions to more closely reflect the Council's intent.

Page 27: Re-title Figure 10 as follows:

### **SPECIAL FEATURES WITHIN THE RURAL LEGACY SETTING**

Page 28: Modify the second and third sentences of the last bullet as follows:

- **Identify and protect significant views along the Rural Legacy Trail.**

To make the experience of walking on the Rural Legacy Trail meaningful, the views from the Trail must be protected. [Otherwise the Trail experience will not be reminiscent of earlier times.] These views comprise the setting for the special features and Trail.

Page 29: Delete the entire page and replace with the following:

This setting, identified in Figure , includes those vistas most visible from the Rural Legacy Trail which follow the woodland edges and gentle ridges to form the edge of what the eye can easily see from the Trail. The major intent of the setting is to evoke the historical and cultural heritage of the Sandy Spring, Meeting House Road and Underground Railroad within the landscape that exists today. The setting enables visitors to “walk through the past” and see views that would have been characteristic of the area in the previous century.

*The traveler along the Rural Legacy Trail should be able to imagine the magnitude of the task of clearing and farming such an area. The traveler should also be able to reflect upon the isolation and danger for an escaped slave navigating such expanses of open land, perhaps following the small streams that traversed the landscape, in order to reach a safe haven on the Underground Railroad.*

The strategy that would most clearly protect the setting would be the preservation of the entire 374 acres as rural open space. This would come with a substantial price tag since it would require the purchase of land or scenic easements on the land. The Plan’s intent to create a “rural neighborhood concept” would also be lost. Therefore, the setting and views have been analyzed to identify the highest priority vistas and those areas suitable for development to achieve the goal of protecting the setting, preserving the open space, and accommodating development of rural neighborhoods. As shown in Figure 12, there are areas (shown as the edge) where development can be accommodated. The following guidelines should be used to achieve the desired results. The guidelines shown in Table 2 concern the setting and the edge:

- : **Maximum Protection Areas—Within the Setting:** This is the area which is absolutely essential to keep in open space. This area is characterized by open cropland and pasture on a gently rolling terrain. This area is shown in the Land Use Plan as public and private open space. However, when development occurs, the Planning Board may need to re-evaluate the exact location of the setting so as to protect the views along the Rural Legacy Trail without unnecessarily restricting development. In particular, it will probably be necessary to modify the

boundaries to allow for the construction of an access road from the Hoffman property to the Dematatis property.

Page 30: Delete Figure 11

Page 31: Delete Table 2 and replace with the following:

**TABLE 2**

**RURAL LEGACY AREA DEVELOPMENT GUIDELINES**

<b><u>AREA</u></b> (See Figures 10 and 12)	<b><u>GUIDELINES</u></b>
<b><u>Maximum Protection Areas - Within the Setting</u></b>	<ul style="list-style-type: none"> <li>: <u>Maintain land in rural open space.</u></li> <li>: <u>Preserve views from the Rural Legacy Trail; ensure that the landscape in its present form dominates.</u></li> <li>: <u>Harewood is a privately owned home on 20 acres and is a Historic Resource (see Table 5 for the other recommendations). Any new homes placed on this property should be clustered within a very limited area, to ensure preservation of the historic setting and of the scenic views from the Rural Legacy Trail.</u></li> </ul>
<b><u>Areas at Edge of Setting Where Development Could Be Compatible</u></b>	<ul style="list-style-type: none"> <li>: <u>The developer should identify at time of and site plan review how proposed buildings relate to the view from the Rural Legacy Trail.</u></li> <li>: <u>The major emphases should be: ensuring compatibility with existing neighborhoods and appropriate design of new neighborhoods for the residents.</u></li> <li>: <u>Where possible, use existing topography and natural features to screen views of homes from the Trail.</u></li> <li>: <u>Where a woodland edge can be used, locate new homes within that woodland to provide appropriate screening or filtering of views.</u></li> <li>: <u>Consider placing new homes on the far side of ridge tops behind a filter of trees.</u></li> <li>: <u>Consider planting new forest that would filter views around new homes.</u></li> <li>: <u>Where possible, maintain open agrarian land visible beyond a foreground filter of trees.</u></li> <li>: <u>Ensure that any new development within this area does not diminish the Rural Legacy Trail concept. For example:</u> <ul style="list-style-type: none"> <li>- <u>Ensure that new neighborhoods are compatible with historic structures.</u></li> <li>- <u>Limit views of new development by intensifying plantings along the existing hedgerows.</u></li> <li>- <u>Minimize views of homes from the Trail through spacing, orientation and arrangement of units, and landscaping.</u></li> </ul> </li> </ul>

Page 32: Delete the first and second sub-bullets and replace with the following:

- **Areas at the Edge of the Setting Where Development Can Be Compatible**— These areas are at the edge of views from the Rural Legacy Trail. This is where some of the units in the rural neighborhoods can be placed in the landscape and screened effectively from the setting for the Trail. It is not intended to reduce the density of development or preclude development where it can be accommodated.

Page 32: Under the third bullet, modify the section as follows:

- [Cluster future residential development into a rural neighborhood at Sherwood High School.]
- **Develop two new rural neighborhood clusters within the Rural Legacy Area. One cluster neighborhood, the Northern Neighborhood, is to have access to MD 108 and is clustered around Sherwood High School. The second neighborhood, the Southern Neighborhood, is to have access from Ednor Road. Pedestrian access between these two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the two neighborhoods, the Rural Legacy Trail, Sherwood High School, and the Sandy Spring and Ashton Village Centers.**

### **The Northern Rural Neighborhood**

[This Plan's vision for the Rural Legacy area south of MD 108 includes applying the new rural neighborhood concept described in the Plan Framework chapter to create a new neighborhood that reflects the best qualities of Sandy Spring/Ashton.] This new neighborhood would be well-integrated with the Sherwood High School campus, have strong connections to the village centers, including walking and biking paths as well as the neighborhood's entrance from MD 108. The new homes would be clustered around the school, preserving large areas of the rural landscape on [70-85] 75-85 percent of the land. The rural landscape would not only form the setting for the new neighborhood, providing a strong connection to the area's heritage, but would be an important part of the scenic vista of the Rural Legacy Trail. The new rural neighborhood concept would also provide diversity of lot sizes that is more in keeping with the way the village area has grown historically.

Without the use of the rural neighborhood concept in this area, a large-lot pattern would consume the remaining agrarian landscape, wiping out the scenic viewshed for the Rural Legacy Trail and the rural setting for the neighborhood. The new homes would not be focused on the existing community focal points: the high school, and the village centers. The new neighborhoods would also lack the interior common areas called for in the new rural neighborhood concept. The new neighborhood would have less to do with the small town qualities of Sandy Spring/Ashton and more to do with contemporary large-lot suburban patterns.

For these reasons, this Plan recommends applying a [the] new rural neighborhood cluster zone [concept] to create this new neighborhood clustered at Sherwood High School that will be an inter-related school/residential community reflecting the best qualities of the local community. [This scenario requires a series of collaborative actions among property owners and should be guided by the following design principles:] This new neighborhood would be developed on four properties: Alfandre, Hodges, Johnson, and

Lansdale. The purpose for creating a neighborhood around Sherwood High School is to add new neighborhoods close to the existing village and community while at the same time preserving at least 75-85 percent open space around the Auburn Homestead, Harewood, Meeting House Road, and the setting for the historic Sandy Spring. Properties subject to the rural neighborhood cluster zone in this area are Lansdale, Hodges, Alfandre, and Johnson. (See Figure ).

**Lansdale Properties ( P450,449,451)**

The Lansdale properties consist of 5 contiguous parcels. All of the parcels have frontage on MD 108. Three of the parcels are zoned R-200 and are situated such that a public road providing access to the Hodges property could be accommodated. The Plan recommends rezoning the R-200 properties to R-90 to achieve appropriate density and provide right-of-way for a primary road to properties to the south (See also Sandy Spring Village Center page and Transportation Section)

**Hodges Property ( P725)**

The Hodges property, which contains the homestead, Auburn, is just south of the Lansdale properties. The property is comprised of 47 acres and contains hedgerows and horse pasture. The property does not have frontage on a public road. Access is via Meeting House Road, a private road. In order to preserve the setting for Meeting House Road and the Rural Legacy Trail, development of this property should be through an extension of a public road through the Lansdale Properties (See previous recommendation). The development for this property should include approximately 75-85 percent open space. The open space should include the homestead, Meeting House Road, and the surrounding setting for the Rural Legacy Trail as illustrated in Figure . Units should be clustered to the east and around Sherwood High School.

**Alfandre Property ( P131, P766)**

This property contains 2 parcels and is comprised of approximately 120 acres. Parcel 766 has frontage on two public streets, Springlawn Drive and Hidden Garden Drive (Wyndcrest Development). Both parcels will have to have access via Hidden Garden Lane and Springlawn Drive (or the new access road to MD 108 if development of the Hodges and Lansdale property occurs sooner than anticipated). However, the number of units possible through Springlawn Drive is limited by a stream crossing and the existing pattern of large lot development and should be no more than 6. Potential development through Wyndcrest via Hidden Garden Lane, a tertiary street, would be limited to a total of 75 lots including existing units. There are already 26 lots, therefore, the road can accommodate only 49 more lots.

The amount of open space should include at least 75-85 percent of the property in order to preserve the setting for both the Sandy Spring and the Rural Legacy Trail. Development should include a diversity of lot sizes, compatible with the Wyndcrest and

Springlawn neighborhoods, and should be clustered around the High School and away from the open space. Pedestrian access to the open space and Rural Legacy Trail should be provided.

**Johnson Property (P933)**

The Johnson property contains the historic site, Harewood, and consists of 20 acres. Access to the site is via Meeting House Road. Cluster development on this property should include sufficient open space to provide an appropriate setting for the Rural Legacy Trail. Open space up to 75-85 percent of the site may be necessary to achieve this goal.

The following guidelines should be followed at the time of development:

- Major access to the neighborhood should be from MD 108. [on or near school property via a primary road. Two access options are shown on Figures 12 and 20. One a] Access [option is] across the Lansdale Property [, the other is across the Sherwood High School property] could serve the Hodges and Lansdale properties.

Page 33: Replace Figure 12 with a new illustration entitled **Two Rural Neighborhoods along the Rural Legacy Trail.** *(map is subject to further revisions)*

Page 34: Modify the entire page as follows:

Access to the new neighborhood on the Alfandre property may be through Spring Lawn Drive, 6 lots only, and Hidden Gate Lane, 49 lots (or through the new access road to MD 108 if the Hodges and Landsdale properties develop sooner than expected). [from existing subdivisions should be pedestrian-oriented except for emergency vehicles. There should be no vehicular access from the existing neighborhoods of Wyndcrest and Spring Lawn Farm.]

- Neighborhood development should have a strong relationship to the community aspects of the high school, such as the playing fields.
- Neighborhood development within or at the edges of the Rural Legacy Trail scenic viewshed should be supportive of the rural/agrarian character envisioned for the Trail as stated in the guidelines in Table 2 on page .
- The recreational Northwest Branch Trail and connecting local trails which provide access to the land, should be part of the development plan.
- [70-85] 75-85 percent open space preservation should be achieved.

The maximum density should be 1 dwelling unit per 2.2 acres. There should be a mix of lot sizes within the neighborhood from [less than 6] as low as 4,000 square

feet [up to 20,000 square feet within the neighborhood]. There may be opportunities within the open space to create very large [conservancy] lots (10 [25] acres or more).

- A small percentage of units, such as carriage houses and those designed for zero lot line configurations, would be acceptable and should be clustered toward the high school.

Adherence to these principles and guidelines will result in an attractive neighborhood offering considerable amenities: proximity to the recreational playing fields of the high school, [strong] pedestrian [pathway] connections to MD 108 and the village centers, and access to the Rural Legacy Trail and the recreational Northwest Branch Trail.

[Implementing the rural neighborhood concept in this area will require coordinated development among many property owners. (See Figure 12 and Appendix A for property ownership.) There is the potential that property owners may choose to develop individually. If this occurs, the appropriate density in this area would be 1 dwelling unit per 5 acres (the Rural Cluster Zone). This density and zone would still require clustering and would establish a low density pattern which would still implement much of the Plan's recommended open space pattern. However, the opportunity for a neighborhood concept oriented toward Sherwood High School as described above would be lost. Access to new development would occur through existing neighborhood streets.]

[The rural neighborhood concept allows a density of 1 dwelling units per 2.2 acres which should provide an incentive to property owners to coordinate development. This higher density would be dependent upon access to MD 108.]

Page 35: Modify the entire page and replace as follows:

- **Provide a street system which is oriented to MD 108 and which reduces traffic impacts on existing neighborhoods.**

In order to achieve a neighborhood clustered at Sherwood High School, access to MD 108 must be provided. [As stated earlier, there are two possible access locations: Sherwood High School and the Lansdale Property. *The Plan intends that only one of these access points should be ultimately chosen and this should be resolved at the County Council.* ] This Plan recommends that:

- Access should be provided to MD 108 for a new primary road to serve a portion of the area south of MD 108. The road access should be between the central commercial portion and the western residential portion of the Lansdale property. (See Figure 2.) [If this is not feasible due to the timing of development, then an alternative location for the road which would cross the high school site is

acceptable. Dedication to facilitate road improvements to MD 108 for the alternative should be provided.]

- The new road through the Hodges property should be located along the existing hedgerow and as far from the existing house as possible, unless it is determined by the Hodges at the time of development that a different alignment is preferred. If the Hodges property is sold to another party prior to development, the location of the road may also change.

A primary residential road with a right-of-way width of 70 feet is recommended. [Two possible routes are shown: the preferred route through the Lansdale property (P-4) and the alternative which crosses the school property (P-4A).] The design of the new road should be consistent with the rural character objectives of this Plan which include using the minimum pavement width that is appropriate.

- [- Any access across the Sherwood High School property should involve the full participation of the Board of Education. This access alternative should ensure that:

- On-site circulation on the high school work well.
- Students are able to use all school facilities, including parking, without crossing a public road.
- New locations for school facilities, which would otherwise be separated from the main high school by the new access road, are provided.
- Net benefits will accrue to the school, such as additional parking areas, better locations for the nursery, and more student parking.]

- Access for new homes in the western residential portion of the Lansdale property should occur only from the road shown as P-4. Any new commercial construction should be required to have access to the new road P-4.
- There should be no through road to the Ednor Road neighborhood to the south to ensure the creation of two distinct neighborhoods. [Access should be only to the north to encourage clustering at Sherwood High School from both the Alfandre and Hoffman properties.]

Page 36: Modify the entire page as follows:

**[In the event that coordination among property owners does not occur and access to MD 108 is not realized, access should be provided through existing neighborhoods and the maximum density should be reduced to one dwelling unit per 5 acres. As stated earlier, limiting development to that of the base density will ensure that traffic impacts on the existing neighborhoods are limited. To further ensure this, there should**

be no additional street connections to MD 108 in order to avoid traffic cutting through the existing neighborhoods.]

### The Southern Rural Neighborhood

#### [• **Continue Rural Character along Ednor Road]**

A second new rural neighborhood area is envisioned with access only to Ednor Road which is the southern boundary of the Master Plan area. Across the road from this proposed neighborhood area, on the south side of Ednor Road, is the Cloverly area where the Northwest Branch Stream Valley Park and a Rustic Road, Orchard Road, emerge. The recreational Northwest Branch Trail enters Sandy Spring/Ashton at this point and becomes the Rural Legacy Trail. The only remaining developable properties in this area are located near Woodlawn Manor; these properties are Dematatis, Hoffman, O'Connell and Schaeffer.

The purpose of the open space in this area would be to preserve rural character along Ednor Road, around the Rural Legacy Trail which begins at Ednor Road, and the setting around the Sandy Spring. New development should minimize visibility of lots along Ednor Road; large lots or open space should be located along Ednor Road. Open space should include all environmentally constrained areas in order to achieve the desired rural character and provide the appropriate setting around the Sandy Spring and along the Rural Legacy Trail. During subdivision and site plan review, the Planning Board may determine that 70-75 percent open space on the Dematatis, Schaeffer, and O'Connell properties may be necessary to achieve the objectives of the Plan. In addition, pedestrian and bicycle access to the new neighborhood is planned around the high school. Such access between the two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the new rural neighborhoods, the existing neighborhoods and the Sandy Spring and Ashton Villages.

The critical property in this group is the Hoffman property, where the Sandy Spring is located. The Rural Legacy Trail passes through the Hoffman and Dematatis properties. Hoffman is an interior property with no access to a public road. This Plan recommends that access be provided through the Dematatis property. Because of the proximity to a stream and the Rural Legacy Trail, it may be necessary for open space on the Hoffman property to encompass 75-85 percent of the property, which may result in smaller or, alternatively, fewer lots.

The land use pattern along Ednor Road consists of large lots and small farms of varied sizes. This Plan endorses and continues this varied pattern and recommends the following guidelines:

- Preserve rural open space along Ednor Road, as well as in the setting [viewshed] of the Rural Legacy Trail.
  - Continue the residential land use pattern typical of Ednor Road: homes in varied lot sizes facing the road. Locate the new neighborhood to minimize visibility from Ednor Road; if any homes are visible, they should be located to blend in with the rural landscape. For example, homes between Ednor Road and the stream should have deep setbacks from the road and be placed at the edge of woodland. Preserve existing trees along Ednor Road to maintain this existing character.
  - Provide for neighborhood development [within or] at the edges of the Rural Legacy Trail scenic setting [viewshed] which is supportive of the rural [agrarian] character envisioned for the Trail. (See guidelines in Table 2.) For example, preserve a deep woodland buffer between new homes and the Rural Legacy Trail.
  - Provide access to Ednor Road, with no through road to MD 108, [in keeping with the vision of encouraging clustering at Sherwood High School] in order to maintain two separate clustered neighborhoods.
- **Implement the rural neighborhood concept with the proposed [Sandy Spring/Ashton] Rural Neighborhood Cluster [Overlay] Zone [(Rural Neighborhood Zone)].** The rural neighborhood concept requires a new zon[ing strategy]e . [ For this reason, this Plan recommends that properties be zoned Rural Cluster and that the new Rural Neighborhood Zone be added as an overlay and include the following features:]

Page 37: Insert at the top of the page as follows:

This plan proposes a new zone to accomplish the goals and objectives of rural clustered neighborhoods. This zone, the Rural Neighborhood Cluster Zone provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. Density in the Sandy Spring Ashton Master Plan is capped at 1 unit per 2.2 acres except where otherwise noted. This zone would be applied to all the properties noted as part of the new rural neighborhood cluster with the specific required amount of open space included in the description of the properties (see also Implementation). The new zone includes the following features:

Page 37: Modify the entire page as follows:

Maximum density of 1 dwelling unit per [2.2] acre[s] with density to be capped in the master plan  
 Preservation of [70]65-85 percent of the land in rural open space  
 Centrally located neighborhood open space

A variety of lot sizes: [ranging from less than 6] starting as low as 4,000 square feet [up to 20,000 square feet].  
[Conservancy] The possibility of some very large lots of 10 [25] acres or more  
Sewer and water service

[This zoning strategy also provides for development at a reduced density of 1 dwelling unit per 5 acres, in large-lot clusters should this Plan's guidelines not be achieved. The density of 1 dwelling unit per 2.2 acres is intended to provide an incentive to property owners to achieve those guidelines, in particular, the coordinated development south of MD 108 described earlier. The recommended features of this new zone are described in more detail in the Implementation chapter.]

This Plan recommends that the properties in the Rural Legacy area owned by the following parties be rezoned from RE-2 to [Rural Cluster with] the new Rural Neighborhood Cluster Zone [applied]: Hodges, Alfandre, Hoffman, Johnson, Dematatis, O'Connell, and Schaeffer. They are shown in Figures 12 and Appendix A and C.

Page 38: Modify the first paragraph as follows:

This Plan emphasizes "rural villages" as one of the important elements of rural character in Sandy Spring/Ashton. The village centers area is very important to Sandy Spring/Ashton's identity and sense of community. This area includes both the village centers themselves and the rural entries associated with them. The village centers provide places for gathering and socializing for those attending to the business of daily life. They are of a small scale; have [and maintain their] separate identities and are vulnerable to [the] economic and social forces [ of our times]. Their rural character is of great value to the community and their economic and social health are of concern. This Plan acknowledges these issues and addresses them to the extent possible through land use and design recommendations.

Page 38: Modify the last sub-bullet on the page as follows:

- Apply the new Sandy Spring/Ashton Rural Village Overlay Zone [(Village Zone)] to allow additional flexibility in development while providing the option of design review to ensure conformance with this Plan.

Page 40: Revise Figure 14: **Zoning Plan**, to remove the residential portion of the Oakton Associates property and the PD-5 development from the village overlay zone and to indicate that the residential portion of the Oakton property will be zoned Rural Neighborhood Cluster.

Page 41: Modify the second paragraph under the first bullet as follows:

The Transportation Plan chapter includes more detailed discussion of the design of MD 108 [and reiterates the 1980 Plan conclusion that "this recommendation assumes the

completion of the Intercounty Connector which will divert east-west traffic from MD 108”].

Page 41: Modify the second bullet as follows:

This Plan recognizes that incentives to property owners are an important part of revitalizing the village centers. Providing for increases in commercial density is one way of encouraging redevelopment. However, in these village centers such increases[are troublesome because of] need to be balanced with the Plan intent to maintain small scale, traditional rural character. [Therefore, development and revitalization are encouraged through increased flexibility rather than increased commercial density. This Plan recommends that the flexibility be provided by the proposed Village Zone.] Maintaining the desired scale and character of the village centers would be ensured by design review and development guidelines.

The new Rural Village Overlay Zone is recommended to include the following features to encourage coordinated design, simplify requirements and protect the viability of existing businesses:

- [- flexibility in siting commercial and residential uses on adjacent properties in designated areas]
- flexibility in parking requirements.
- flexibility in minimum lot size for certain special exceptions
- grandfathering certain existing uses which would otherwise be considered inconsistent with traditional village character.
- FAR of 0.75 to be calculated on the underlying commercial zone portion of the site.
- flexibility to increase the building height on the commercial sites up to 30 feet at site plan review.

Page 42: Delete the third sub-bullet as follows:

- Encourage a land-use mix of stores and homes by maintaining the existing mix of commercial and residential zoning within the village centers [together. A mix should be combined within sites and buildings to increase activities.]

Page 43: Modify the last paragraph on the page as follows:

- **Village green concept - for civic events and casual socializing.** Creation of a civic space in the center of the village should be studied in conjunction with the

new fire station and the realignment of Brooke Road. Since the Plan recommends that the village green be located where there are existing businesses, purchase or redevelopment of those businesses will be necessary to implement the Plan's recommendations.

Page 45: Modify the second indented paragraph as follows:

To allow better design to incorporat[ing]e the village green and accommodate the new fire station, this Plan recommends [flexibility in the placement of] allowing for parking in connection with the commercial uses on the properties east of Brooke Road, which front on MD 108, where the zones are a combination of commercial and residential. These properties are shown in Figure and Appendix A where their ownership is shown as Batheja, Isaacson and Eppard.

Page 45: Insert a new paragraph under the second indented paragraph as follows:

The eventual relocation of the fire department will provide the opportunity for realigning the Brooke Road intersection and creating the village green. This will necessitate the relocation of the existing commercial buildings that occupy the proposed village green site. Under the provisions of the Village Overlay Zone, the residential portion of these sites is suitable for parking in conjunction with the current uses in the C-2 zone, without the necessity for obtaining a special exception. At such time as the fire station and village green projects are programmed and funded, the resulting change in the neighborhood will require rezoning of the residential portions of these properties (the Batheja, Eppard, and Isaacson) to the C-2 zone via a new sectional map amendment (SMA) to be filed by the County. This will allow for the relocation and redevelopment of the existing commercial uses without a net increase in the overall amount of commercial zoning in the Sandy Spring Village Center.

Page 46: Revise this page starting after the first sentence of the first bullet as follows:

This Plan proposes a modest expansion of the village center to include an additional 23-45 homes [using a "village" variation of the] under the rural neighborhood cluster concept. This recommendation will help address the need to enhance the areas north of MD 108 with attractive and inviting uses and will help preserve an attractive rural edge to the village center as well as attractive rural entries.

Several properties are affected by these recommendations: Danshes and Ligon (Avalon) at the village edge, and Farquhar, Bancroft and some smaller properties (Gibian, Olds and DiBatista) in the rural entries. All the properties are currently zoned for low-density, large-lot development [1 dwelling unit per 2 acres or 1 dwelling unit per 5 acres] under the RE-2 or RC zone. The intent of this Plan is to encourage clustering and create a setting of rural open space around the village center and in the rural entries with open space at 70 to 75 percent. Therefore, this Plan recommends rezoning [those properties that are currently RE-2 to Rural Cluster and applying the new Sandy Spring/Ashton

Rural Neighborhood Overlay Zone (Rural Neighborhood Zone) to] the following properties to the rural neighborhood cluster zone: Danshes, Ligon, Bancroft, Gibian, Olds, DiBatista and [the better portion of the] Farquhar [property] as described below. These properties are shown in Figures 18 and 30 and Table 8. There are also high priority reforestation areas on the Farquhar and Bancroft properties that should be identified at the time of development in conformance with the County Forest Conservation Regulations.

[Sewer service is to be for the residential portions of these sites only. (This is discussed in detail in the Implementation chapter).]

#### Farquhar

The Farquhar property contains 69.7 acres and is currently zoned RE-2. [The current RE-2 zoning, without sewer, should be maintained only on the portion of the Farquhar property which is oriented toward Marden Lane, approximately 16 acres.] The Rural Neighborhood Cluster zone could be used to guide development towards the villages and away from the rural surroundings. Development along Marden Lane could still be achieved in a manner consistent with the pattern that has developed there incrementally over the years. [This would allow the addition of a small number of homes to the Marden Lane neighborhood in a manner consistent with the pattern that has developed there incrementally over many years.]

#### Ligon and Danshes

The Ligon Property (26 acres) and the Danshes Property (40 acres) are located on either side of Brooke Road just at the western edge of the Sandy Spring Village. Development of these two properties under the Rural Neighborhood Cluster zone could achieve densities at the village edge and open space past the village and in the rural entry area. [The new village neighborhoods on these two properties could have a slightly different character than the other rural neighborhoods with sidewalks, street trees, and a more formal and compact layout. In all other respects, however, they should be developed in accord with the Plan's rural neighborhood concept and guidelines.]

#### Gibian, Olds, DiBatista and Bancroft

These four properties are located on the south side of MD 108 in the rural entry area just west of the Sandy Spring Village Center. Gibian contains 18 acres, DiBatista 10 acres, Olds 22 acres, and Bancroft 106 acres. DiBatista and Olds have access to MD 108; Gibian and Bancroft have access to MD 182. Development of these properties should be in accordance with this Plan's rural neighborhood concept and guidelines under the Rural Neighborhood Cluster Zone.

As new development occurs in the village center and rural entries, the following important objectives should be accomplished:

- Preserve the rural entry experience for the village center along MD 108, separating it from Olney, along Brooke Road, and along Norwood/Dr. Bird Road.
- Provide the critical rural setting for the Sandy Spring village center right at the edge of the village.

Page 47: Modify the language under the first bullet as follows:

- **Provide for development on the Lansdale Property that reinforces the concept of two distinct village centers and accommodates access to a new rural neighborhood at Sherwood High School.**

The Lansdale property (see Figures and ) is strategically located on the south side of MD 108 between the village centers where it can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School, and maintaining the separation between the two village centers. The Lansdale property is critical to the provision of a road to serve the new neighborhood and also provides the remaining woodland edge along MD 108 that is a visual break between the two village centers. (See also discussion on page ).

Consistent with these objectives, this Plan recommends the following:

- Maintain the woodland edge in the eastern portion of the property next to the school, by retaining the existing homestead and allowing its future use as a Country Inn. Rezone [this portion] Parcel 455 (2.86 acres) from R-60 to RE-2 with future rezoning recommended to the Country-Inn Zone.
- Provide additional village-scale homes to reinforce the village edge of Sandy Spring on the western 3 parcels. Rezone these parcels (P447,449,450, approximately 4 acres) from R-200 to R-90.
- Ensure continuation of the existing commercial use in the middle of the property. Rezone [that portion] parcels 452 and 451, approximately 2 acres that is currently zoned I-1 to C-2 to limit uses to those consistent with the village center concept.

Page 48: Delete the first sub-bullet on the page as follows:

- [- Achieve access for new development on this site and for a new rural neighborhood at Sherwood High School as recommended in the earlier discussion (page 32) which includes specific guidelines for this property to achieve the desired results.]

Page 48: Delete the first sub-bullet under the first bullet and replace with the following:

- [Encourages the provision of the same amount and quality of rural open space for institutional uses as for rural neighborhoods: 70-85 percent. This range allows the flexibility needed to ensure the continued vitality of existing institutions that are important to the community and reflect its traditions and values. The amount of rural open space on a site should ensure that this Plan's objectives for retaining rural character are met.]
- Institutional uses should be encouraged to provide rural open space in harmony with the goals and objectives of this Plan when the campuses are expanded. The appropriate percentage of rural open space should be considered at the time of development and should encompass at least 60% of the entire site.

Page 49: Delete the third and fourth sentences of the second sub-bullet as follows:

[This Plan also recommends that there be flexibility in the placement of commercial uses in the southeast quadrant to encourage design that better integrates residential and commercial uses. This flexibility is allowed by the proposed Sandy Spring/Ashton Rural Village Overlay Zone.]

Page 49: Insert at the end of the page as follows:

- Oakton Associates property lies in the Patuxent watershed in the northeast quadrant of the Ashton Village Center at the corner of MD 108 and New Hampshire Avenue. The property consists of 20.19 acres. One acre of the property is zoned C-2, the remainder is zoned RC. The acre of commercial zoning was added by the 1981 Master Plan to provide enough commercial zoning to allow relocation of the existing gas station (Free State Garage) from the MD108 right-of-way. The property is undeveloped and is currently leased and used to grow nursery stock. To the west, opposite New Hampshire Avenue, is R-200 and PD-5 development. The residential portion of the Oakton property, if developed under the Rural Neighborhood Cluster Zone, could achieve a pattern similar to existing patterns and still provide sufficient open space to create the needed transition and buffer between existing development in the Ashton Village Center and rural development to the north and east. Density for the residential portion should be capped at 8 to 10 units and clustered toward the Village Center. The commercial portion of the site should be included in the Rural Village Overlay Zone.

Page 51: Modify the entire page as follows:

## **BROOKE ROAD/CHANDLEE MILL ROAD AREA**

This area is characterized by ties of kinship and a strong sense of community. The continued availability of housing that current residents can afford is essential to the neighborhood's survival. Many of the residents cannot afford the large lots and homes that are becoming typical of the general area. In addition, this community has long struggled with issues of inadequate waste disposal systems, substandard housing and uneven watershed protection. Poor soils and steep slopes contribute to the difficulty of finding solutions.

### **PLAN OBJECTIVES:**

- **Encourage rehabilitation and renovation of substandard housing and, particularly, of waste disposal systems.**

This Plan supports:

- A renewed focus on solving the waste disposal systems problem [this "Neighborhood Strategy Area"] which coincides for the most part with the area zoned RMH-200. [This designation provides eligibility for Community Development Block Grant Funds for housing rehabilitation, public improvements and related social services.] Solution of the problem, however, should include strategies that will accommodate the existing community without leading to redevelopment that would destroy the character of the community.
- Consideration of provision of sewer service to address continuing public health problems with special attention to the cost impact on local households.
- **Maintain the existing rural character of the neighborhood while increasing housing choice and stock.**
- **Confirm existing [current] zoning [land use recommendations] which allows a limited amount of residential development and permits [areas for] smaller lots and single-wide mobile homes [in order to reflect the existing pattern of growth within the community and provide additional housing options].**
  - Smaller half-acre lots (RMH-200 Zone) may be possible since they are permitted on the higher ground of uplands and ridges where septic systems are more likely to function properly on the soils, and are less likely to harm streams.
  - Larger two-acre lots (RE-2 Zone) are permitted in areas where septic systems and wells are more likely to experience problems due to severely limiting soils.

- While double-wide mobile homes and manufactured homes are permitted in this area, single-wide mobile homes are permitted only on the smaller half-acre lots and only as special exception uses. They must meet the same development standards as conventional single-family detached homes.
- Mobile home parks would be inconsistent with this Plan and the Zoning Ordinance.
- The Plan recommends eliminating split zoning (RE-2 and RMH-200) on properties, and rezoning these properties to the RMH-200 zone.

Page 52: Revise Figure 16.

Page 53: Delete the entire page and replace as follows:

- **Provide for a cluster pattern of development on the Dellabrooke property to better protect the rural setting of the historic resource of Dellabrooke and its natural features.**

The Dellabrooke Property is located near Goldmine Road and includes the Mahlon Chandlee home and outbuildings which date to 1817. The property and access driveway to the historic site total approximately 111 acres. The property contains two branches of the James Creek, floodplain, wetlands, steep slopes, and forest cover. Any road access to development would involve at least one stream crossing. The property is within the Primary Management Area (PMA) for the Patuxent River Watershed (Functional Master Plan for the Patuxent Watershed, 1991) and a 10% imperviousness is recommended within the PMA.

There have been two development applications for the Dellabrooke Property. In 1987, the owner submitted a plan of subdivision, 1-87016, which was never approved and closed out in 1991, showing 30 lots on well and septic with access from an extension of Pyrite Lane, a public street. Review of that subdivision by the Historic Preservation Commission concluded that a 7 acre historic setting including outbuildings should be incorporated into the plan. In 1997, the owner submitted a pre-preliminary plan, 7-97005, showing 21 lots on well and septic using a private road extension from Pyrite Lane. This plan was based on ground water table analysis, and the number of units had been reduced accordingly. Private roads in the RE-2 zone had become an option as a result of an amendment to Section 59 C-1.34 of the Zoning Ordinance allowing lots to front on a private cul-de-sac in the RE-2 zone. The private road minimized the impact of grading to the historic setting.

The physical constraints and the historic designation suggest that cluster development, as opposed to well and septic large lot development, would be more effective in reducing the amount of clearing and construction within the sensitive areas. It would also afford more environmental protection and achieve an appropriate setting for the historic site. In

addition, public water and sewer service to this property would reduce the number of potential septic fields within the Patuxent watershed and would allow the lots to be located within the less environmentally constrained portion of the site and closer to the pumping station. Under the cluster method, it would be possible to keep development on 25% of the site, leaving 75% of the site in open space. The open space would include the floodplain, all the environmentally constrained areas, and the historic setting. This development also provides an opportunity to consider solutions to the failing septic fields along Brook Road/Chandlee Mill Road.

In order to achieve the objectives of the Master Plan, development should encompass 75% open space, environmental protection, historic preservation, and compatibility with surrounding development. Issues to be addressed at the time of subdivision and site plan should include: the mixing of different lot sizes to achieve compatibility with surrounding development and to maximize open space, eliminating or reducing the number of lots within the sensitive environmental areas, providing an appropriate historic setting on at least 7 acres, locating and designing a private road to reduce impacts on the historic setting, limiting impacts on the stream, and locating lots on land most suitable for development.

- Rezone from RE-2 and RMH-200 to the rural neighborhood cluster zone; maximum density not to exceed 48 lots.
- Community water and sewer service to be provided by a connection to the James Creek Wastewater Pump Station, adjacent to the site. This is not to be a precedent for sewer service to properties or portions of properties other than those specifically identified in this Plan. However, the reviewing agency should consider a solution or partial solution to the Brooke Road/Chandlee Mill Road health problem at the time of the community water and sewer category change request for the Dellabrooke property. See also Implementation Chapter.

Page 57: Insert an Existing Zoning Map and revise Figure 18 (Zoning Plan) to conform to recommendations of this resolution.

Page 59: Modify the first paragraph as follows:

**A [The most] significant new concept recommended in this Plan relates to roadway design.** Roadway design guidelines are included to help maintain the rural character of Sandy Spring/Ashton. Implementation of these guidelines and the creation of new roadway designs to enhance the rural character are high priority recommendations of this Plan.

Page 60: Modify the third paragraph of the first bullet as follows:

[A Draft Environmental Impact Statement has been prepared and is now undergoing public review and comment. The recommended alternative is expected to be selected in the fall of 1997, with the final Environmental Impact Statement (EIS) completed during the summer of 1998.] If the selected alternative for the ICC is different from the alignment assumed in this Plan, this and other master plans may be amended accordingly.

Page 60: Modify the second bullet as follows:

- **Provide access to MD 108 for a new neighborhood around [at] Sherwood High School.**

This Plan recommends that a new primary road, P 4, [access] be provided to MD 108 for a new primary residential road to serve the area south of MD 108 adjacent to Sherwood High School. (See Figure 20.) This is discussed in detail in the Land Use, Design and Zoning chapter.

Page 61: Revise Figure 19 and delete P-4A

Page 62: Delete the first and second paragraphs as follows:

[The preferred access is P-4, however, if it is not feasible due to the timing of development, then an alternative location for the road which would cross the high school site is acceptable (P-4A). For either P-4 or P-4A the intersection at MD 108 would be subject to the approval of the Maryland State Department of Transportation.

*The Plan intends that only one of these access points should be ultimately chosen and this should be resolved at the County Council. (See also page 35.)*

Page 62: Modify the first bullet as follows:

- **Provide [good] vehicular and pedestrian access to shops, residences and the future fire station, while keeping the focus of activity at the historic crossroads near the Bank and Post Office.**

This Plan recommends that Brooke Road be improved and realigned slightly, to help improve pedestrian and vehicular movement in the village center. This would maintain the historic crossroads of Brooke Road as the center of the village and allow better pedestrian access to shops and homes in the area. Improvements are likely to be needed to provide access for a new fire station on Brooke Road. Such improvements will probably require additional right-of-way and the removal of at least one existing building. See also \*\*\*.

[The design concept for the Sandy Spring village center is discussed on page 43 and includes an illustration.]...

Page 62: Modify the first paragraph of the second bullet as follows:

One of the shared experiences of Sandy Spring/Ashton is traveling the roads. They are the means by which residents move about their community and experience its rural setting. For this reason, the pavement of the roads [with their pavement], painted lines, shoulders, signs and paths are an integral part of the rural landscape. [The look of all roads has a significant effect on the rural character of Sandy Spring/Ashton.] This Plan recommends several strategies for ensuring that the roadways of Sandy Spring/Ashton contribute to maintaining the rural character of the area:

Page 63: Revise Figure 20 and remove reference to P-4A.

Page 64: Insert before the first bullet of the fourth sub-bullet as follows:

- Protect existing hedgerows and forested areas along rural roads in general to maintain the rural character at the roadside.

Page 64: Modify the first sentence in the last paragraph ( which continues onto page 65) as follows:

The design of neighborhood roads, either as public or private roads, should be consistent with the rural character principles and guidelines of this Plan.

Page 66: Modify the first paragraph under the first bullet as follows:

One of the basic transportation planning issues is how to maintain the rural character of roadways when traffic volumes, either now or in the future, require roadway improvements and widenings. [The discussion which follows addresses this issue.]

Page 66: Under the heading, **New Hampshire Avenue (MD 650)**, modify the second paragraph as follows:

This Plan preserves the character of New Hampshire Avenue while accommodating traffic flow by confirming the current classification and establishing the number of through lanes and [following] design guidelines.

Page 69: Modify the text in the **Ednor Road** section to reflect reclassification of Ednor Road in the Approved Cloverly Master Plan as follows:

## **Ednor Road**

This Plan [changes] recognizes that the Cloverly Master Plan has changed the designation of Ednor Road from primary to country arterial east of New Hampshire Avenue. This change [recommendation] helps retain rural character along the road and reflects the high traffic volumes and the road's function as a connector between Howard County and New Hampshire Avenue. This Plan maintains the existing two-lane configuration except as necessary to maintain safety at intersections.

If safety improvements are needed to Ednor Road west of New Hampshire Avenue, every effort should be made to retain existing trees north of Ednor Road. This is especially important since many mature trees on the south side may be removed for development of Hampshire Greens.

Page 69: Modify the **Bently Road** section as follows:

## **Bentley Road**

Bentley Road is one of the original country lanes in Sandy Spring and is associated with the history and development of this rural village, and it retains the character and quality of a rural road today.

This Plan reclassifies Bentley Road to a country road. A country road is a new classification with its design standards yet to be determined. Suggested design features for the cross-section are shown in the *Rustic Roads Plan*. The pavement width would be 18-22 feet wide with shoulders up to [from 0-]4 feet wide. The design standards would be flexible to allow the MCDPW&T to provide safety improvements and other minor improvements compatible with the rural character of the area. The actual width would be determined by design speed and traffic volume. In addition, the intent is that drainage facilities would be constructed only if sheet flow creates problems and then would be custom designed to blend into the countryside: infiltration being the first choice.

Pages 71-72: Revise Table 3 to reflect this resolution.

Page 73: Under the heading, Pedestrian Paths, modify the first bullet as follows:

- **Improve pedestrian access within walking distance of the village centers. Pedestrian access is more important around the village centers where more homes and businesses are located in close proximity [near each other].** This is illustrated in Figure 22.

Page 76: Delete the second bullet as follows:

[Emphasize off-road Class I bike paths in the vicinity of the village centers.]

Page 76: Delete the entire section entitled **TRANSIT PLAN**.

Page 77: Revise Table 4 so that all bikeways recommended as “Class II” or “Class III” should be “Class II or III”; revise Table 4 further as follows:

**TABLE 4  
BIKEWAY PLAN**

Route	Name	Limits	Type	Notes
PB-23	New Hampshire Avenue	<u>Hawlings River and MD 108</u> [Ednor Road and Hawlings River]	Class [I] <u>II or III</u>	On-road. Use existing shoulder.
		<u>MD 108 and Ednor Road</u>	<u>Class I</u>	[Class I in vicinity of Ashton village center.] <u>Off-road</u>

Page 79: Modify the last paragraph (which continues onto page 80) as follows:

The *Cloverly Master Plan* and this Plan recommend similar approaches to protection of environmental resources in the Northwest Branch and Patuxent River watersheds. A combination of appropriate development densities, park acquisition, and open space preservation combine to preserve and enhance stream buffers and significant forest stands. The [Draft] *County-wide Stream Protection Strategy*, (CSPS) [which is currently under review,] recommends management approaches that are consistent with the land use, environmental, and park acquisition recommendations of this Plan. [ *Any additional information resulting from the CSPS review process will be addressed in the County Council worksessions, if necessary. Additional information on the relationship of the CSPS to this Plan is in the Technical Appendix.* ]

Page 80: Under the heading **The Patuxent River Watershed**, modify the first paragraph as follows:

Generally, the area north of MD 108 and east of New Hampshire Avenue in Sandy Spring/Ashton is part of the Patuxent River watershed that [. This is significant because the Patuxent River watershed] provides drinking water for parts of Montgomery, Howard and Prince George's Counties. Although stream water quality remains high, studies have shown indications of a decline in reservoir water quality.

Page 80: Modify the second sub-bullet as follows:

- Continues the predominantly low-density land use pattern established by the 1980 Plan. Currently, the five-acre Rural Cluster zoning covers most of the Sandy

Spring/Ashton portion of the watershed. [This is this Plan's most significant response to concerns about maintaining and improving water quality in the reservoirs.] As noted in *The Patuxent Plan*, this type of land use pattern “is not likely to exacerbate the present situation.”

Page 83: Modify the third paragraph as follows:

Key parcels in this portion of the watershed are very important because they are located at the headwaters [very beginning] of the stream valley. If these headwaters are degraded, the system further downstream (which is already experiencing stress) will decline to an even greater degree and chances for restoration will decrease.

Page 83: Modify the fifth paragraph as follows:

The *Cloverly Master Plan* maintains the low-density residential land uses and recommends the maximum use of best management practices in order to protect the Northwest Branch headwaters. [Therefore, t] This Plan provides recommendations for the Sandy Spring/Ashton area which are complementary to those for the Northwest Branch headwaters in Cloverly.

Page 83: Modify the sixth paragraph as follows:

Much of the undeveloped area in the Northwest Branch watershed is in some form of agriculture. Key parcels in the watershed are recommended for new rural neighborhoods at an overall density of approximately 1 dwelling unit per 2.2 acres, resulting in no greater than 11 percent overall imperviousness in the Northwest Branch headwaters within Sandy Spring/Ashton.

Page 84: Bold the third sub-bullet as follows:

- **Supports the use of best management practices for stormwater management, and sediment and erosion control measures for developing properties.**

Page 84: Under the **FOREST PROTECTION**, modify the third sentence in the paragraph as follows:

There are also significant forest stands on [associated with] undeveloped properties.

Page 84: Under the heading **PLAN OBJECTIVES**, modify the first and second bullets as follows:

- **Include forested [in] areas recommended for preservation as open space.** One of these areas is near The Sandy Spring on the Hoffman property. Although a new neighborhood is proposed in the vicinity, this Plan's recommendation for 70-85 percent

open space will help ensure protection of such forest stands. Where development occurs anywhere in the master plan area, consideration should be given to preserving forested areas as open space.

- **Identify High Priority Reforestation Areas.** In addition to stream buffers, a high priority reforestation area is between Sherwood Elementary School and the Farquhar property (The Cedars). This proposed reforestation[ed] area[, to be provided as part of compliance with the County Forest Conservation Regulations,] is to continue on the Bancroft property in the stream buffer to the south[ which is primarily on the Bancroft Property]. Re[F]oresting this area will complete a forested corridor between the Anacostia River to the south and the Patuxent River to the north, interrupted only by road crossings. [This high priority reforestation area is also shown on the Land Use Plan.]

Page 84: Insert the following text after the second bullet as follows:

- **Preserve Trees as part of the rural character.** Where trees or hedgerows occur along roads or at property boundaries, a high priority should be given to maintain the wooded character and preserving existing trees.

Page 87: Under the heading **PARK AND RECREATION FACILITIES**, modify the first and second paragraphs as follows:

There is a need for more parkland in Sandy Spring/Ashton to preserve The Sandy Spring and large areas of rural open space that surround it in the Rural Legacy Area, and to provide for the creation of a north-south trail to provide access to rural open space. Other new parkland would provide for a village green to enhance the Sandy Spring village center, to provide an area for active recreation, and for additional environmental protection. [Because a major objective of this Plan is the protection of the rural open space that establishes the rural character of Sandy Spring/Ashton, a high priority is given to the protection of such open space in the Rural Legacy Area.]

[The community has expressed a very strong interest in preserving rural open space, and in the creation of the Village Green. They have also expressed a desire to have more local ballfields.]

Page 88: Delete the italicized sentence at top of page as follows:

*[The staff will continue to study ways to provide ballfields on land in public ownership, while still achieving the rural open space objectives of this Plan.]*

Page 88: Delete the last sentence of first paragraph and replace as follows:

This community is currently served by several recreation facilities. Some are nearby but outside the Sandy Spring/Ashton area; these include Olney Manor Recreation Park and

Swim Center and Ednor Local Park as well as the planned Manor Oak Park. There are additional outdoor recreation facilities within Sandy Spring/Ashton at Sherwood Elementary School and Sherwood High School. Such facilities are available to area residents after school hours. Both schools have ballfields as will the new [Northeast] Blake High School upon its completion, scheduled to open in September 1998. Other parks in the general area include Greenwood Local Park in Olney and Cloverly Local Park. [Based on County-wide analysis of recreation needs as part of the 1993 PROS Master Plan update, no additional parks are needed in the area for active recreation.] This Plan recommends a 10 acre portion of the Alfandre property adjacent to the Sherwood High School be acquired by M-NCPPC for active recreation.

Page 88: Modify the language under **PLAN OBJECTIVE** as follows:

**PLAN OBJECTIVE:**

- **Provide a north-south regional trail comprised of the Northwest Branch Trail and the Rural Legacy Trail to connect parkland to the north and south and to provide a reflective experience associated with the heritage of the county and Sandy Spring/Ashton.**
  - This regional trail system is comprised of two trails, the Northwest Branch Trail and the Rural Legacy Trail (discussed on page 28). The Northwest Branch Trail provides a through-connection between the stream valley park to the south and the Hawlings River stream valley park to the north. It connects key regional destinations. On the other hand, as discussed earlier in this Plan, the Rural Legacy Trail connects a constellation of special features associated with the heritage of the county. These trails coincide for a short distance in the vicinity of Woodlawn Manor and The Sandy Spring[. They] and will provide the community with direct access to the rural landscape. The Rural Legacy Trail connects Woodlawn Manor Park to the Sandy Spring Museum via easements through private land. The Northwest Branch Trail connects Woodlawn Manor Park to the High School (via the new rural community) and then continues to the Sandy Spring Museum. The Plan recommends that this trail extend up to the existing Northwest Branch Trail near the Hawlings River and Rachel Carson Park. Specific alignment is not shown in the Plan because alternative alignments continue to be studied. Nonetheless, a connection between MD 108 and the Hawlings River is recommended.
  - [The width of the Trail corridor would vary up to approximately 300 feet except where it expands and becomes the scenic viewshed for the Rural Legacy Trail as described earlier.] The design and exact width and location of the trails should be determined by future Parks Department studies. However, the trails should be unpaved and designed in keeping with the historic and agrarian setting of the area.

The only exception is where the trail runs through a new rural neighborhood[.];  
[I]n that location it should be paved.

Page 89: Revise Figure 26 to reflect additional parks.

Page 90: Modify the entire page as follows:

[North of MD 108, the Trail would provide an essential equestrian/hiking link from the Northwest Branch to the Patuxent River. It is represented by a desire line on the map with final determination of its location to be made as part of a more detailed study. North of MD 108, a route for this trail could be partially provided by Celebrity Lane and an existing easement on a private lot to Hawlings River Stream Valley Park.]

[Any type of trail terminating at or near Rachel Carson Park would require an examination of the management practices for this park to minimize any environmental damage or conflicts with the conservation and environmental purposes of this park.]

- **Acquire additional parkland in Sandy Spring/Ashton.**

- A forty acre portion of the Alfandre property, including the setting for the Sandy Spring, should be acquired by M-NCPPC. Acquisition of these forty acres (including the ten acres for active recreation discussed below) will provide the necessary parkland for this area and also reduce the total amount of development. [The Sandy Spring and its immediate setting should be added to the M-NCPPC park system. Staff will continue to study this scenario to determine the appropriate acreage.] Pedestrian access should be provided and the setting enhanced with seating and landscaping if appropriate to the character.

[Under the rural neighborhood concept recommended by this Plan, this new park could expand to include most of the rural open space preserved on the Alfandre and Hoffman properties. This is illustrated in Figure 26. If placing this land in public ownership is determined to be the most desirable strategy for maintaining the rural open space "in perpetuity", then this parkland should be acquired through dedication. Consideration should be given to continued use of this rural open space for agricultural uses, such as grazing or crop cultivation and to creation of a best management practices plan in conjunction with appropriate agencies.]

- M-NCPPC to acquire a ten acre portion from the Alfandre property adjacent to the high school for active recreation.

- Expand Woodlawn Manor Park to the east as shown in the 1980 Plan to close the gap between Woodlawn Manor Park and the Northwest Branch Stream Valley Park (Unit #7).

- Add through dedication or acquisition by M-NCPPC, the Village Green recommended for Sandy Spring village center. One of the purposes of the Village Green is to provide a focal point and an increased sense of community for Sandy Spring/Ashton. Facilities at the Village Green could include a gazebo, seating, landscaping and perhaps play elements.
- **Promote local community use and enjoyment of existing park and recreation facilities.**
  - Consider incorporating a trailhead with parking, within Woodlawn Manor Park, for the regional hiker/biker trail.
  - Maintain the Ross Boddy Community Center and improve pedestrian access to it from the neighborhoods in Sandy Spring village center.

Page 91: Under the heading OTHER PUBLIC USES, delete the first bullet and sub-bullet as follows:

- [• Enhance the village center’s role as a community focal point and respond to the community’s interest in having its own branch library again.
  - Consideration should be given to creating a storefront branch library in the Sandy Spring village center.]

Page 91: Under the heading **OTHER PUBLIC USES**, modify the second sub-bullet of the second bullet as follows:

Consider [I]including[e] facilities for community gathering at the fire station if feasible. (See Land Use, Design & Zoning chapter.)

Page 94: Revise Figure 28 to delete historic resource 23/90 that is not in the Master Plan Area and not discussed in the text.

Page 99: Modify this page after the first paragraph as follows:

Zoning is the primary tool by which the land use and design recommendations of this Plan will be implemented. The zoning plan shown in the fold out map and in Figure 18 summarizes all the zoning recommendations. The zoning plan confirms [is a confirmation of] most of the current zoning in Sandy Spring/Ashton and [but also] includes [several important] zoning changes [that focus primarily on sites] within the Rural Legacy area, within areas designated for new rural neighborhoods and the village centers [area].

The zoning recommended in this Plan will be implemented through a Sectional Map Amendment (SMA) process. The two new zones recommended in this Plan will be implemented through the SMA. There is, however, one exception. This Plan recommends that a staged zoning should occur for three properties: the Batheja, Isaacson, and Eppard properties located within the Rural Village Overlay. The Rural Village Overlay will be placed on these properties through the SMA and the underlying existing residential and commercial zoning confirmed by the SMA. If the County purchases the existing commercial properties before the SMA, then the rezoning of the residential portions of these properties to commercial zoning can occur as part of the SMA. If this does not occur, then the County can initiate a second SMA to change the underlying zoning for these three properties when the existing commercial structures are purchased or torn down.

This Plan recommends amending the Zoning Ordinance in the following ways:

**[Sandy Spring/Ashton] Rural Neighborhood [Overlay] Cluster Zone**

This new zone is needed to implement Plan recommendations for the Rural Legacy area and rural entry areas.

The purpose of the [Sandy Spring/Ashton] Rural Neighborhood [Overlay] Cluster Zone [Rural Neighborhood Zone] is to require clustering of development into neighborhoods and ensure preservation of large areas of rural open space. The areas of application are shown in Figure \_\_. The new zone has a standard method of development that allows 1 dwelling unit per 5 acres, with a requirement to provide at least 60% rural open space. The optional method of development can allow densities of up to 1 dwelling per acre, with a consequent increase in the amount of open space. (The Master Plan may cap the density at a lower amount.) Reduced lot sizes allowed under the optional procedure allow for a more compact, efficient neighborhood and encourages preservation of additional open space. [ The overlay zone text will be transmitted to the County Council in Fall 1997.]

Page 100: Modify the entire page as follows:

As shown in Table \_\_, the Rural Neighborhood Cluster Zone allows [a base density of one dwelling unit per five acres and] an optional density of 1 dwelling unit per 1 [2.2] acre[s] although this Plan caps the density for properties recommended for the RNC zone at 1 unit per 2.2 acres. The optional method provides a density bonus for the preservation of additional open space which will remain rural and open in perpetuity, provision of a [variety] diversity of lot and house sizes, and responsiveness to guidelines of the Plan, particularly those related to qualities of the rural neighborhood and its setting.

The zone requires preservation of [75] 65-85 percent rural open space; however, this [amount could be reduced to 70 percent] Plan recommends more limited ranges for specific properties. At the time of development, the Planning Board will have to

determine the specific amount of open space within the range to achieve the Plan's objectives [Such a reduction would be contingent upon both the *quality* and *character* of the open space achieving the same standards as would be achieved with 75-85 percent. This would mean that through the use of outstanding design, an equally meaningful open space experience could be created.]

The standards that would still have to be met include:

- Views from the Rural Legacy Train, rural entries or village edges are protected.
- Sensitive environmental features are protected and impact minimized.
- [agrarian] rural setting for the residential neighborhood is maintained.

[Furthermore, variety in lot size would be required on all properties, not just those over 70 acres in size.]

This plan strongly recommends that the Rural Neighborhood Cluster zone be in place at the time of the comprehensive rezoning (the Sectional Map Amendment) of the Sandy Spring/Ashton Master Plan area and be applied at that time.

### **Sandy Spring/Ashton Rural Village Overlay Zone**

The purpose of the Rural Village Overlay Zone [(Village Zone), which will be transmitted to Council in Fall, 1997,] is to address issues related to enhancing rural village character and providing design flexibility.

The proposed Overlay [Village] Zone will help ensure the continuation of land uses and patterns that characterize rural settlements. A rural village zone to do this was recommended in the 1980 Plan but never developed. In part, this was because the rural village zone as it was envisioned at the time was to have County-wide implications and was to be formulated to meet the needs of many rural settlements. The proposed Overlay [Village] Zone has been tailored to the specific needs of Sandy Spring/Ashton without affecting all of the other rural villages of the County. Key features of the zone are described below:

Page 101: Revise Table 6.

Page 102: Under the heading *For Commercial and Commercial/Residential Mix*, modify the title and the first, second, fifth, and eighth sub-bullets as follows:

*For Commercial [and Commercial/Residential Mix]*

- Flexibility to create better design with site plan review.

- Flexibility in siting to allow parking in conjunction with commercial [and residential] uses to float between certain adjacent properties to the most desirable locations on the site if the master plan so recommends. (See page[ s ]45 [ and 48] )
- [- Flexibility to permit apartments over retail, without introducing multi-family structures inconsistent with the village character.]
- Commercial properties and adjacent residential uses where design flexibility [and mixing of these uses] is recommended in the Plan.

Page 103: Modify the first sentence of the first paragraph as follows:

The permanent retention of the rural open space created through the R[r]ural N[n]eighborhood cluster zone [concept] is critical.

Page 103: Modify the second sentence of the second paragraph as follows:

The rural open space [pattern on private property], once approved by the Planning Board, would be recorded as such in the land records of Montgomery County [in either] as an easement [document] or as part of homeowners' association covenants.

Page 103: Modify the third paragraph as follows:

This Plan recommends that the Rural Neighborhood Cluster Zone that would implement the rural neighborhood concept, identify uses that are permitted by right or as special exceptions within the 65 [70]- 85 percent rural open space [as well as those permitted within the 15-30 percent residential portion of a site. While the Plan provides the specific land use rationale for permitting or excluding certain uses, the zone actually determines those uses].

Page 103: Modify the last bullet as follows:

- Private ownership by an individual or other entity who maintains large conservation easements on the land, which could include establishing ["conservancy] large lots["] of [25] 10 acres or more on which individual households can live but where most of the property would be maintained as open space.

Page 104: Modify the first paragraph and insert additional text as follows:

Several of these strategies could include the participation of a local land trust which is an effective approach. During the course of this Plan, the community formed an organization for this very purpose, the *Greater Sandy Spring Green Space, Incorporated.* Such an organization [It] c[w]ould address the community concerns about the future of the open space should government rules or policies change over time and c[w]ould

provide for direct and on-going involvement of the community in preserving the rural open space.

This Plan, therefore, recommends that the most suitable strategy and appropriate mechanism available at the time of development under the Rural Neighborhood Cluster Zone be selected to protect the open space. This Plan also recommends that Planning Staff prepare a report on the different means available to preserve open space, the advantages and disadvantages of each, and changes in policy or law necessary to ensure long-term preservation of open space.

Page 104: Under the heading **Comprehensive Water Supply and Sewerage Systems Plan**, modify the first bullet and add a new bullet after bullet one as follows:

- **Provide community service consistent with the general policies of the *Comprehensive Water Supply and Sewerage Systems Plan*.** Those policies do not generally provide for the provision of community sewer service at development densities of less than one dwelling unit per 1/2 acre unless otherwise recommended by an area master plan or sector plan. **[This Plan recommends such an exception in order to implement the development proposed for the following areas:]** (See Figure 29.)
- This Plan recommends the provision of community water and sewer for the Rural Neighborhood Cluster (RNC) zone only for development utilizing the optional method and only to serve the portion of the site with the clustered development. Provision of water and sewer for large lots (1 acre or more) developed under the optional method should be evaluated on a case-by-case basis (based upon proximity to cluster development). The provision of community water and sewer service will allow flexibility of design and preservation of large areas of rural open space that would not be possible if septic systems were required. The flexibility of design will allow the placement of structures based on rural character principles and guidelines, rather than placement dependent on the suitability of soils to support septic systems. Community sewer service in the Sandy Spring/Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone. Development dependent on septic systems under the standard method, therefore, may not be able to use the 25,000 sq.ft. minimum lot size in conformance with the regulations included in *On-site Water systems and On-site Sewage Disposal Systems in Montgomery County* and the policies in the *Comprehensive Water and Sewerage Systems Plan*. Community water service for the RNC zone standard method should be evaluated on a case-by case-basis.

[- Areas zoned with the Sandy Spring/Ashton Rural Neighborhood Overlay Zone:  
The provision of community sewer and water service will allow flexibility of design and preservation of large areas of rural open space that would not be possible if septic fields were required. The flexibility of design will allow structures to be placed based on rural character principles and guidelines, rather than on soil suitability for septic fields.

The provision of water and sewer service is intended to be one of the benefits of clustering. Therefore, neither water nor sewer service should be provided unless clustering occurs on those properties 25 acres or more in size. The approval of the] *revision continues on page 105 below.*

Page 105: Modify the entire page as follows:

[appropriate water and sewer service area categories should be coordinated with the Planning Board's approval of preliminary plans which implement the required cluster method of development.]

[· Provide community water and sewer service for the cluster development proposed for the Danshes and Ligon (Avalon) properties to accommodate village expansion which will contribute significantly to the viability of the Sandy Spring village center.]

[· Provide community water and sewer service for the cluster development proposed for the Farquhar (The Cedars) property to preserve open rural space at the entry of the village center and the setting of the homestead.]

[· Provide community water and sewer service for the cluster development proposed for the Dellabrooke property.]

[· Provide community water and sewer service for the cluster development proposed for the areas south of MD 108.]

• Community sewer and water in the Sandy Spring Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone. Subdivision development under the standard method, therefore, may not be able to use the 25,000 SF minimum lot size on septic system in conformance with the *Comprehensive Water Supply and Sewerage Systems Plan.*

• This Plan recommends community water and sewer service for properties within the Sandy Spring/Ashton Rural Village Overlay Zone as follows:

[Areas within the Sandy Spring Rural Village Overlay Zone: provide community water and sewer service for properties within this zone as follows:]

Page 106: Modify the third bullet as follows:

• **Study the provision of sewer and water service to the Chandlee Mill Road/Brooke Road Area.** Sewage disposal and water supply problems are identified as concerns in the 1980 Plan and a renewed effort should be made to find funding and strategies to address

them. The M-NCPPC, the Washington Suburban Sanitary Commission, and the Departments of Environmental Protection, Housing and Community Affairs, and Permitting Services need to address this issue as an amendment to the appropriate chapters of the *Water and Sewer Plan*. See also pages .

Page 106: Insert the following text under bullet 3 as follows:

As noted in the Land Use chapter, development of the Dellabrooke property using community water and sewer service under the RNC zone optional method may provide for a partial solution for this problem. This Plan recommends that consideration of how the Dellabrooke site may contribute to a solution that can be coordinated with the water and sewer category change and the subdivision processes. These solutions can include the provision of land area 1) to allow access via easements to the Dellabrooke community water and /or sewerage systems, 2) to provide for the location of a sewage pumping station to be used solely for the solution of the health problem or 3) to allow the siting of replacements for the failing on-site septic systems. The solution should also allow the existing community to continue to thrive without leading to redevelopment that would destroy the character of the existing community. (See also Page 51- 53)

Pages 109 -121: Modify the Appendix Section as follows:

1. Revise Appendix B to reflect correct figures for the end state yield.
2. Revise Appendix C (Table 8) to reflect the zoning mechanisms of this Plan.
3. Delete Appendix D, many of the issues raised were based upon the Staff's Draft recommendations which are no longer relevant.

#### General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan. All references to the Rural Neighborhood Overlay Zone should be changed to the Rural Neighborhood Cluster Zone. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan .

This is a correct copy of Council action.

  
\_\_\_\_\_  
Mary A. Edgar, CMC  
Secretary of the Council

TABLE 8

## KEY PARCELS: MAXIMUM YIELD

YIELD (dwelling units)					
AREA	ACRES	1980 Plan Large-Lot Pattern		This Plan Rural Neighborhood [Concept] Cluster	
		Probable: Well & Septic Constraints: Overall 1 du/3.5 acres	Maximum Potential: Overall 1 du/2 acres	Base Density Standard Method [(Cluster)] 1 du per 5 ac	Maximum Density Optional Method [(Cluster)] 1 du per 2.2 ac
<b>Sandy Spring Village Center &amp; Setting</b>					
Danshes	92	18	18	18	33
Ligon (Avalon)	27	7	13	5	12
Farquhar (The Cedars)	69.7 [61]	19 [17]	34 [30]	13 [12]	31 [27]
Bancroft	106	30	53	21	48
Gibian	18.2	12	24	8	21
Olds	19.9				
DiBatista	10.4				
SUBTOTAL	334.5 343.2	86 [84]	142 [138]	65 [64]	145 [141]
<b>Rural Legacy Area</b>					
<i>[Sherwood High School Neighborhood] Northern Neighborhood</i>					
Hodges (Auburn)	47	13	23	9	21
Alfandre	121.5	34	60	24	55
Hoffman	107.5	30	53	21	48
SUBTOTAL	276	77	136	54	124
<i>[Ednor Road Neighborhood] Southern Neighborhood</i>					
O'Connell	35.9	10	17	7	16
Schaefer	25.2	17	12	5	11
Dematatis	67.7	19	33	13	30
SUBTOTAL	128.8	46	62	25	57
Dellabrooke **	111	21	21	22	48
TOTAL	859 [739.3]	230 [207]	361 [336]	166 [143]	374 [322]

Note: 1 This chart is for comparative purposes; actual yields may be less depending on subdivision and site plan review.

2 These numbers are computed on a parcel-by-parcel basis (they do not assume assembly).

3 Does not include the Lansdale property, or Harewood Historic Resource.

4 16 of the total 77 acres remain RE-2

\*\* See text for cap on lots and number of lots shown on subdivision plans filed on Dellabrooke property.

**MCPB No. 98-13**  
**M-NCPPC NO.98-11**

## **RESOLUTION**

**WHEREAS**, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*; and

**WHEREAS**, The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on October 10 and November 7, 1996, on the Public Hearing (Preliminary) Draft Sandy Spring/Ashton Master Plan, being also an amendment to the *Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The Functional Master Plan for the Patuxent River Watershed, 1993*; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, 1964*, as amended; and *The Master Plan of Highways within Montgomery County*, as amended; and

**WHEREAS**, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on September 25, 1997, approved the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

**WHEREAS**, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on November 26, 1997, and January 15, 1998; and

**WHEREAS**, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on January 20, 1998 wherein testimony was received concerning the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan; and

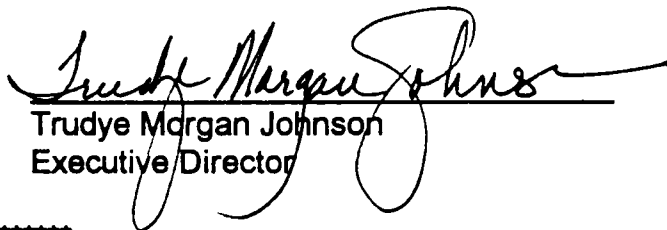
**WHEREAS**, the District Council on July 7, 1998, approved the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan subject to modifications and revisions set forth in Resolution No. 13-1364.

**NOW, THEREFORE, BE IT RESOLVED**, that the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission do hereby adopt said Sandy Spring/Ashton Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as amended; and as approved by the District Council in the attached Resolution No. 13-1364; and

**BE IT FURTHER RESOLVED**, that copies of said Amendment should be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

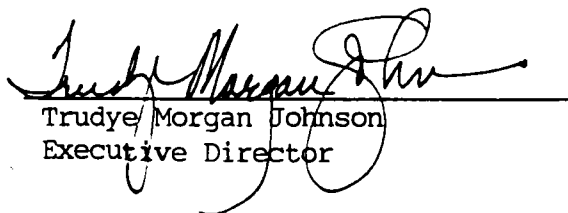
\*\*\*\*\*

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 Holmes, seconded by Commissioner Bryant, with Commissioners Bryant, Holmes, Hussmann, and Perdue voting in favor of the motion, and Commissioner Richardson being absent, at its regular meeting held on Thursday, July 9, 1998, in Silver Spring, Maryland.

  
Trudye Morgan Johnson  
Executive Director

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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 McNeill, seconded by Commissioner Bryant, with Commissioners Boone, Brown, Bryant, Dabney, Holmes, Hussmann, McNeill voting in favor of the motion, and with Commissioners Hewlett, Perdue, and Richardson being absent, at its regular meeting held on Wednesday, July 15, 1998, in Silver Spring, Maryland.

  
Trudye Morgan Johnson  
Executive Director