

LAND USE PLAN

Goals:

1. *Reinforce the concept of Olney as a satellite community in the residential and agricultural wedge area.*
2. *Protect the Patuxent watershed including the drinking water reservoir, and agricultural and rural open space.*
3. *Protect the low-density character of the Southeast Quadrant.*
4. *Provide a wide choice of housing types and neighborhoods for people of all income levels and ages at appropriate densities and locations.*

INTRODUCTION

Olney has a well-defined land use pattern that evolved over the past 40 years according to the County's General Plan, the 1980 Master Plan, and other local and regional policies. It is dominated by agricultural and rural open space in the northern portion and a suburban residential area with a range of low to medium densities in the southern portion of the planning area. It experienced significant growth in the past 20 years, most of which was located on the east side of Georgia Avenue south of Gold Mine Road where large tracts of vacant land were available for new development.

Today, there are approximately 8,130 acres of developable land in the entire Master Plan area, which, under current zoning and development controls, have the potential to generate a maximum of 1,400 additional housing units for a total build-out of approximately 14,500 units in the entire Master Plan area. Approximately 78 percent of the 8,130 acres of vacant and redevelopable land (6,365 acres) is located in Northern Olney. In Southern Olney most of the vacant undeveloped land is in the Southeast Quadrant, which is currently zoned for a mix of two and five-acre densities.

THE LAND USE PLAN

The Land Use Plan generally maintains the current distribution of land uses in the Master Plan area. It envisions the Olney of the future to be a more refined picture of what is there today, and applies the most recent planning and regulatory mechanisms to the few areas that have the potential for redevelopment in the future. All developed, vacant and redevelopable properties in Olney not recommended for a zoning change in this Plan should maintain their existing zoning. The Plan encourages mixed-use with housing in the Town Center and recommends rezoning of some of the vacant and redevelopable properties in Southern Olney adding up to 1,970 housing units to the current remaining capacity of a maximum 1,400 housing units for the entire Master Plan area. At full build-out, the area is expected to have approximately 15,500 to 16,500 units resulting in a maximum projected population of 44,300 to 50,200 persons in Olney.

The Town Center, a major component of the Land Use Plan, is discussed as a separate chapter following this one. The Land Use Chapter is organized into five sections:

1. Olney as a Satellite Town lays out the overall framework which guides the level of jobs and housing growth in the area;
2. In Northern Olney, the original concept of preserving agricultural and rural open space is strengthened by focusing on the protection of water supply and sensitive natural resources;
3. The Southeast Quadrant, where the focus is on low-density character and open space along stream valleys that form the headwaters of the Northwest Branch;
4. The Specific Properties section includes detailed descriptions of individual properties with significant potential for development, and all of the vacant and redevelopable properties in the Southeast Quadrant, and recommends zoning changes and development guidelines for each property; and
5. The Protection of Existing Communities section includes guidelines for protecting existing neighborhoods from potential negative impacts of special exceptions.

OLNEY AS A SATELLITE TOWN

Olney is a true satellite community: it has local facilities and services but it relies on the District of Columbia, the I-270 corridor, the I-95 corridor, and other locations for employment, specialty shopping, and regional services. It is not intended to be an independent, self-sufficient entity with enough density and mass to function on its own. This concept has been an important component of land use planning in the area since the 1964 General Plan. Olney is mainly a housing resource; all other uses, including retail and service uses, are meant primarily to support housing in the area. People choose to live here with the knowledge that they may face some inconvenience in getting to larger facilities and services if they want to have the semi-rural suburban lifestyle associated with Olney.

The Olney Master Plan Area, as of January 2005, has approximately 12,700 housing units with another 384 in the pipeline (approved but not built yet) for a total of 13,084 units. The Town Center and Montgomery General Hospital are the two major locations for retail and office employment. Of the approximately 7,500 jobs in the planning area, 3,100 are within the Town Center and the hospital site. The hospital, with close to 1,300 employees, is the largest employer in the area. It is expected to grow about ten percent in the next 10 years.

Reinforcing this satellite town concept requires that the existing land use pattern of Olney as a suburban housing resource with a local retail and service center be further strengthened by directing all future retail and commercial growth into the Town Center. The growth of employment at the hospital and local retail/services in the Town Center would be consistent with that concept. Additional commercial space in the Town Center can be supported by the transportation infrastructure if it draws its customer base from the local population.

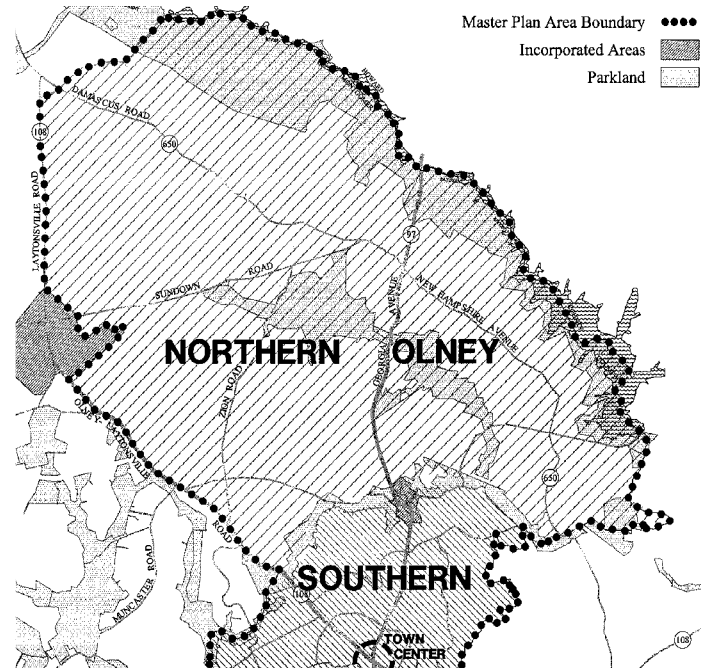
New commercial growth in the Town Center is needed to discourage expansion of commercial uses outside the Town Center either through rezoning or special exceptions. With the exception of Montgomery General Hospital, all retail and commercial growth should be oriented to local services and employment. Future expansion of Montgomery General Hospital should be supported on its main campus as well as on the vacant site across the street from the main campus.

Recommendations:

- 1. Retain the current land use pattern of Olney as a satellite community in the rural and residential wedge of the County’s overall Land Use Plan.**
- 2. Discourage expansion of commercial uses outside the Town Center. Do not expand the current commercial uses at Sunshine (Georgia/New Hampshire) and Norbeck (Georgia/Norbeck).**
- 3. Support additional growth in local retail and commercial uses in the Town Center.**
- 4. Support Montgomery General Hospital as the major employer in Olney.**

NORTHERN OLNEY

Northern Olney is all of the area north of the Town of Brookeville. It includes a portion of the Patuxent River mainstem watershed and the entirety of the Hawlings River watershed, a major tributary of the Patuxent River. The planning area portion of the Patuxent River mainstem watershed drains to the Triadelphia Reservoir, and the Hawlings River joins the mainstem downstream of the Triadelphia Reservoir. Water from the Hawlings River combines with that from the mainstem to fill the T. Howard Duckett Reservoir further downstream, outside the planning area. Both reservoirs are part of the drinking water system maintained by the Washington Suburban Sanitary Commission for service to Montgomery and adjacent counties.



Zoning in these watersheds was specifically designed to maintain rural character by transferring the development from the area west of Georgia Avenue and concentrating it around the Town Center. The current zoning of one unit per 25 acres (RDT Zone) and the existing uses in the Patuxent and Hawlings River watersheds have provided significant protection to the area’s environmental resources, and should be maintained. There is some potential for residential development under current zoning in the agricultural and rural

open space area west of Georgia Avenue, which may affect some parcels with large tracts of forest and wetlands. The rural area east of Georgia Avenue is zoned for one unit per five acres. Although most of this area has been developed, there are several undeveloped properties adjacent to the Triadelphia Reservoir that could pose concerns if developed to their full densities in the future.

Northern Olney today has approximately 6,365 acres of vacant and redevelopable land. No zoning changes are recommended for Northern Olney since the current zoning and land use framework is appropriate for this area. Agriculture and rural open space in the area west of Georgia Avenue and rural open space in the area east of Georgia Avenue are the recommended primary land uses. Continued stewardship and management of agricultural lands through the agricultural protection and open space conservation programs will help maintain and improve the environmental health of this area. The Department of Environmental Protection has identified specific projects that can restore stream conditions and reduce impacts from existing development. As Northern Olney faces increasing pressure for more development, additional tools are recommended to be used to protect resources important to water supply protection and sensitive natural resources. The Legacy Open Space Program is one of those tools and is described in detail in the Implementation Chapter. Approximately 753 acres in Northern Olney are targeted for preservation through Legacy Open Space and other programs, reducing the potential residential and commercial growth in the area by about 80 units. Where residential development is unavoidable, impervious areas should be clustered away from natural resources as much as possible. Preservation of rural vistas should also be an important consideration in Northern Olney.

Former Oaks Landfill

The Montgomery County Solid Waste Plan adopted by the County Council in 1978 created the Oaks Landfill on the north side of MD 108 near Fieldcrest Road. The landfill operations closed in 1997. The 560-acre property is zoned RDT and owned by the County. The area around the site is an agricultural and rural open space area, and should remain in those uses. Currently, the landfill proper is surrounded by a fence and is not accessible to the public. Some of the property surrounding the landfill has trails with limited parking spaces. The full site will not be available for other uses until the landfill has settled and is safe for public access.

The current zoning of the site should be retained, and the site should be preserved for future recreation purposes. Temporary use of portions of the site for uses other than recreation should continue as long as they are compatible with the surrounding agricultural and rural nature of the area. Uses that could severely limit opportunities for the site as a recreation resource in the future should be prohibited.

Recommendations:

- 1. Retain the current RDT Zone on the west side of Georgia Avenue and RC Zone on the east side of Georgia Avenue in Northern Olney.**

- 2. Protect forested areas and wetlands, particularly the large interior forests on the Spurrier (Becker), Carmen, Mitchell, Nash, Central Union Mission and Pepco properties. Consider Legacy Open Space funding and forest conservation banking for easement protection. Add the Carmen property and portions of the Spurrier, Mitchell, Central Union Mission and Nash properties to proposed parkland (see Implementation Chapter for Legacy Open Space recommendations for these properties). If development is proposed on these properties, use appropriate regulatory and park dedication tools to protect the key resource areas.**
- 3. Protect forested areas and wetlands that contribute to the health of the drinking water supply through the development process and applicable conservation programs.**
- 4. Retain the former Oaks Landfill site in public ownership for potential recreation use in the future.**

Rural Communities

There are two rural communities in Northern Olney: Mt. Zion and Sunshine/Unity. Brookeville, an incorporated town, is a third rural community within the planning area boundaries, but it is not part of the Master Plan since it has its own planning and zoning authority. These communities are an integral part of the rural heritage of Northern Olney. They are older settlements with well-known place names, and the people who live there have historical ties to the community.

Mt. Zion

Prior to the Civil War, African-Americans were attracted to this part of the County because of the anti-slavery sentiment that prevailed among the local Quaker and Methodist communities in the Olney-Brookeville-Sandy Spring area. Mt. Zion is a crossroads community historically notable as one of approximately 14 settlements in the County that were formed after the Civil War by freed slaves. It survives as an important and tangible reminder of the County's African-American history. The existing community has remained stable, and now includes some vacant lots that can be redeveloped under current zoning. In the late 1980's, public water service was provided throughout much of the Mt. Zion community to relieve well problems prevalent in the area. This was coordinated with the extension of public water service around the Oaks Landfill. The current zoning and land use policies in and around Mt. Zion are appropriate and should be retained.

Sunshine and Unity Area

The boundaries of the villages of Sunshine and Unity are not well defined and houses are not concentrated in one location. Both villages are on the north side of Damascus Road, with Sunshine centered on Georgia Avenue and Unity to the west, extending up to Howard Chapel Road. Sunshine today is a small commercial area at the intersection of Georgia Avenue and Damascus Road, with a post office, a church, a general store, a pet/farm

animal supply store, an engine parts store, and a couple of vacant storefronts. This is the only commercially zoned pocket north of the Town of Brookeville. It should be retained but no expansion of commercial zoning should be permitted.

The Town of Brookeville

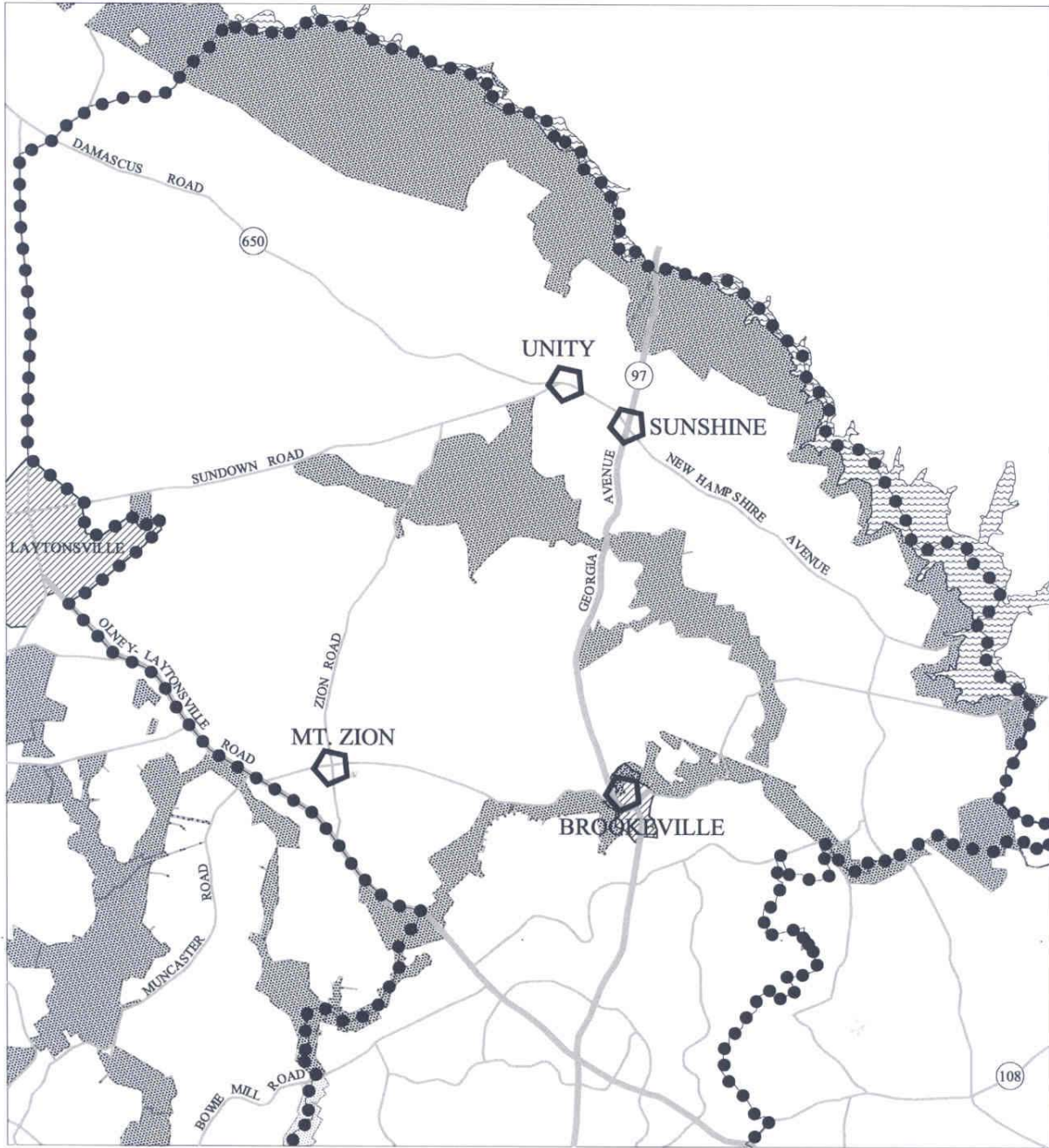
The Town of Brookeville is located on Georgia Avenue just north of Olney. It is a crossroads village, with most of the houses located along the two main streets, Market and High. In 1890, the town became incorporated with a local government and three commissioners.





Brookeville is an important historic resource for Olney and the entire County. Over the years, the land use and zoning recommendations for the Olney Planning Area have helped preserve Brookeville's historic setting. The proposed relocation of Georgia Avenue, the Brookeville Bypass, which would relocate MD 97 to the west of Brookeville, should be constructed to preserve the town's historic character.

Recommendations:

Maintain the character and existing scale of development in the rural communities in Northern Olney. Prohibit additional zoning for commercial uses, or expansion of commercially zoned areas in these communities.

Rural Communities



-  Rural Communities
-  Parkland
-  Incorporated Areas
-  Master Plan Area Boundary



SOUTHEAST QUADRANT

The 1980 Master Plan envisioned the Southeast Quadrant of Olney as a transitional agricultural area. It gave the property owners the option to develop on community water and septic in the RE-2 Zone, or rezone to five-acre densities (RC or LDRC) on community water and sewer if feasible. Some properties have utilized the sewer/cluster option and the area today is a mix of RE-2, RC and LDRC Zones. Over the past 20 years, it has become less agricultural and some of the remaining large properties are being planned for residential development.

Batchellors Forest Road—the only through road in this quadrant—is a two-lane road with 90-degree turns, narrow pavement, and constrained right-of-way with limited sight lines around sharp curves and trees. In 1996, it was designated as an Interim Rustic Road by the Rustic Roads Functional Master Plan. Despite some gaps along its entire stretch, this road has visual character and other attributes to qualify it as a Rustic Road and should be designated as such, precluding any change or improvement that may alter the character of the road (see the Transportation Chapter for more detailed discussion and recommendations).

The Southeast Quadrant contains significant environmental resources including the headwaters of the Northwest Branch. Most of the larger parcels along the stream valleys have already been subdivided and developed. The remaining vacant and redevelopable large parcels are scattered along Batchellors Forest Road, precluding the possibility of a large contiguous open space system in public ownership if park dedication were proposed on future subdivisions. The significant green infrastructure in this area should therefore be protected through conservation easements on key resource areas, especially along streams. This open space will remain in private ownership, with additional stewardship provided by private land trusts, such as the Greater Sandy Spring Green Space, Inc., private landowners, and public conservation easements.

In the Southeast Quadrant, existing sewer lines should be used to cluster development and save large areas of forest along streams and headwaters. New sewer lines should not be extended along tributaries in the western portion of the Batchellors Forest tributary above the Intercounty Connector (ICC) right-of-way because environmental benefits would not outweigh the potential impacts to the stream.

A low-density cluster method of development is the best way to establish the green infrastructure and preserve headwaters and significant forests in this area. Some of the redevelopable properties are located near the existing sewer line in the Batchellors Forest tributary stream valley and should be allowed to receive community sewer service if deemed appropriate by the County Council. Those that require disturbance of stream buffers for anything other than lateral connections are not recommended for zoning requiring community sewer service.

All properties of more than five acres currently zoned RE-2 in this quadrant should be rezoned to RNC. Properties of more than 10 acres within the recommended community sewer service envelope (see the Implementation Chapter) should be allowed to develop at a maximum of 0.33 units per acre on community sewer. Larger properties and assemblages that produce 20 or more units will be required to provide MPDUs at 12.5

percent of the total units pursuant to the MPDU law. If these properties are subject to the MPDU law, 0.33 units per acre would be considered the base density, which can be increased to a maximum density of 0.4 units per acre if 22 percent bonus density is achieved for providing 15 percent MPDUs in accordance with Section 25-A of the County Code. Properties outside the recommended sewer envelope should develop on community water and septic with 0.2 units per acre.

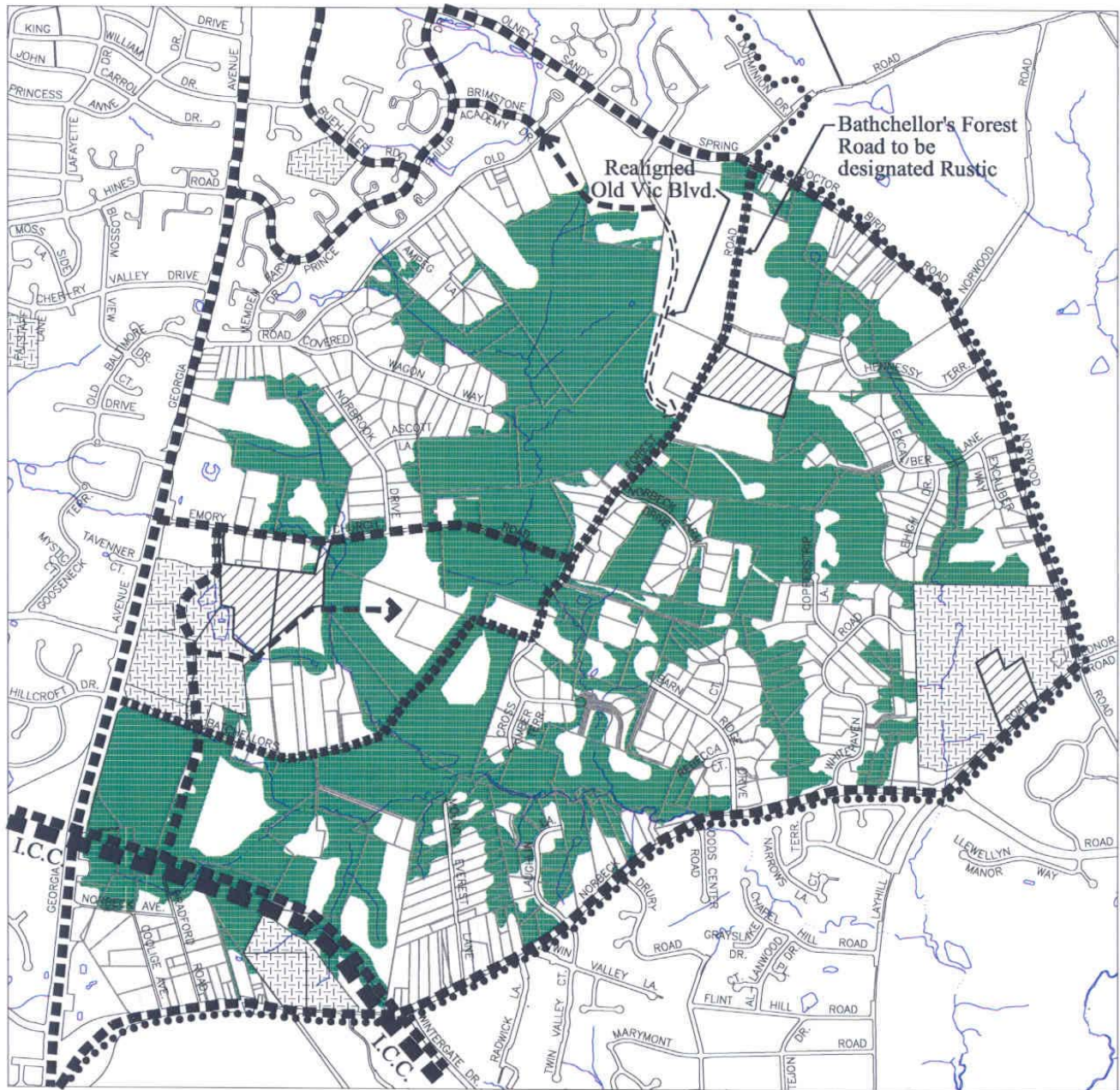
Recommendations for specific properties are included in the Specific Properties section in this chapter.

The four LDRC zoned areas should be rezoned to RNC on community sewer with no more than 0.2 units per acre. The LDRC Zone was created for the Southeast Quadrant and exists only in this area. Rezoning the current LDRC properties to RNC would allow removal of the zone from the Zoning Ordinance. The Plan proposes a zoning text amendment (see Implementation Chapter) to grandfather the existing properties already developed under the LDRC Zone as conforming uses. Any significant expansion or redevelopment of these properties would have to follow the RNC Zone requirements.

Recommendations:

- 1. Preserve open space, streams, significant forests, and the low-density character of the Southeast Quadrant through cluster development, on community sewer where appropriate.**
- 2. Promote a zoning pattern that does not require off-site extensions of sewer mains in the stream valleys of Batchellors Forest tributary.**
- 3. Preserve forest in and around the stream valleys of the Batchellors Forest tributary of Northwest Branch on existing residential properties using forest conservation easements and land banking.**
- 4. Rezone all existing LDRC properties to RNC on community water and sewer with 0.2 units per acre. Delete the current LDRC Zone from the Zoning Ordinance.**
- 5. Restore forested stream buffers and wetlands on properties as they redevelop.**
- 6. Connect properties in the quadrant with bikeways, walkways and park trails to enhance pedestrian and bicycle access to parks, schools, and other facilities.**
- 7. Determine the exact amount and configuration of open space to be preserved on each property at the subdivision stage.**
- 8. Protect the rustic road character of Batchellors Forest Road by using topography, clustering of houses away from the road, and landscaping to preclude, or minimize, the visibility of new developments from Batchellors Forest Road.**

Proposed Southeast Quadrant Concept



- Existing Parkland
- Proposed Parkland
- Potential Bike Path Connections
- Proposed Master Plan Bikeway Network
- Planning Area Boundary
- Public and Private Open Space



Design Guidelines for all RNC properties in the Southeast Quadrant

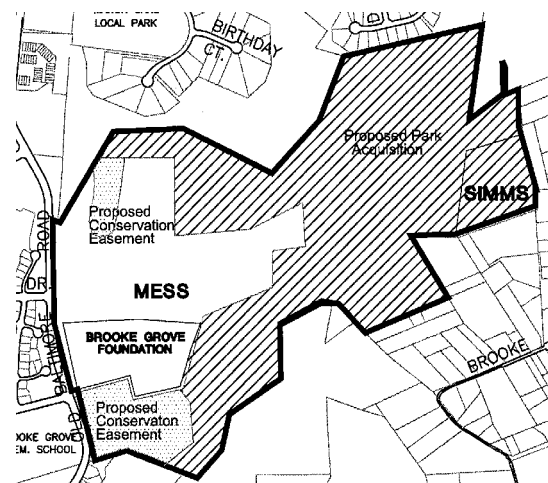
The following design guidelines are proposed for all properties recommended for the RNC Zone.

1. Cluster new houses away from sensitive areas.
2. Minimize the fragmentation of forest by preserving contiguous forest areas covering more than one property.
3. Minimize new driveway entrances on Batchellors Forest Road to preserve its rustic character.
4. Design connections of new access roads to Batchellors Forest Road to be respectful of the rustic character of the road.
5. For properties along Georgia Avenue, provide a green buffer of at least 100 feet, outside the master plan right-of-way, to screen views of houses from the road.
6. Preserve exceptional vistas of open fields on larger properties from Batchellors Forest Road, especially on the Casey, Hyde and Polinger properties by clustering homes in such a way that they are not visible from the road. If that is not feasible, use landscaping techniques to screen houses from the road.

SPECIFIC PROPERTY RECOMMENDATIONS

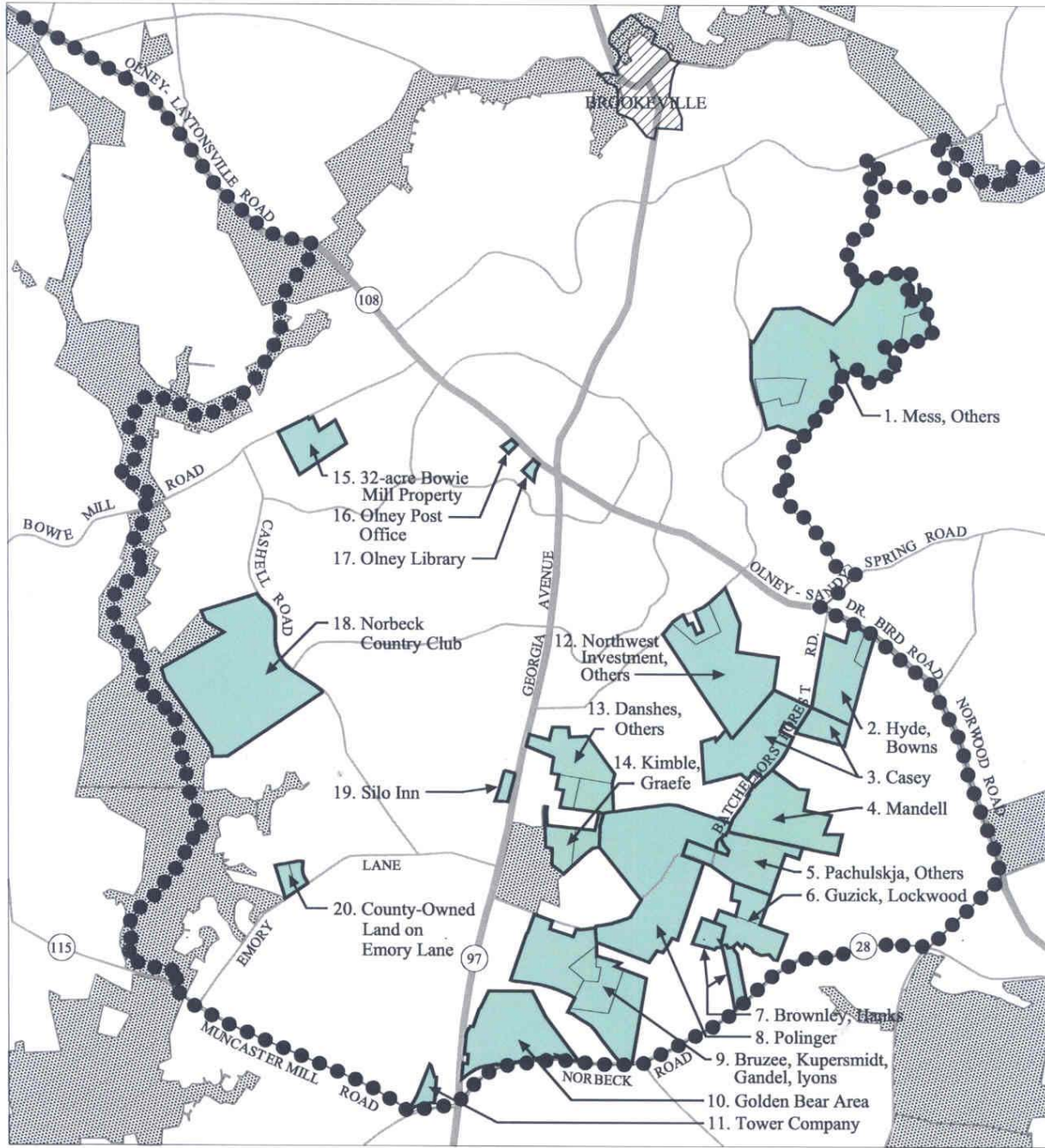
#1 Mess and Other Properties

The 204-acre Mess property, the 15.8-acre Brooke Grove Foundation property within the Mess property, and the 10.6-acre Simms property at the eastern edge of the Mess property, are in the Hawlings River watershed. They are currently zoned RE-2 on community water and septic in the 1980 Master Plan. The Brooke Grove Foundation property, which is developed with an assisted living facility, has sewer as an institutional use. The Mess property has a sewer line running through it, which serves the Dellabrooke subdivision to the northeast of this property.



The eastern portion of the Mess property and all of the Simms property are included on the Legacy Open Space list of water supply protection and natural resource properties because of their high quality forest resources. The Mess property can absorb all of its potential development on its unforested portion if clustered on community water and sewer. The Simms property cannot be connected to a sewer system by gravity, and any development on this property would fragment the large forest stand. The forested portion of the Mess property should be preserved through land dedication during the subdivision process and the Simms property should be acquired, through dedication or purchase, and kept undisturbed as parkland. Parkland on these properties should provide needed trail linkages in the larger Rachel Carson Greenway.

Specific Properties



- Specific Properties With Land Use Recommendations
- Parkland
- Incorporated Areas
- Master Plan Area Boundary



The Mess property should be rezoned to RNC with 0.33 units per acre on community sewer. The forested portion of the property should be dedicated as parkland under the RNC Zone's rural open space requirements. Any development on the property should provide community access to the proposed park trail on the eastern portion of property recommended for park acquisition.

The Simms property should be rezoned to RNC with 0.2 units per acre on community water and septic. However, if this property combines with the Mess property to cluster its permitted housing units on the Mess property, it should be dedicated as parkland and allowed to achieve 0.33 units per acre on sewer. Otherwise, it should be acquired as parkland under the Legacy Open Space Program.

Recommendations:

- 1. Rezone the Simms property to RNC with 0.2 units per acre on community water and septic. Acquire the property as parkland through the Legacy Open Space Program. Or, allow 0.33 units per acre on sewer if this property is combined with the Mess property and dedicated as parkland.**
- 2. Rezone the Mess and Brooke Grove Foundation properties to RNC on community water and sewer with 0.33 units per acre.**
- 3. Acquire as parkland the forested area and stream buffers on the Mess property and confine houses to the open field area.**

#2 Hyde and Bowns Properties

The collection of parcels owned by the Hyde family totals approximately 107 acres on both sides of Batchellors Forest Road near its intersection with Dr. Bird Road. Good Counsel High School is planning to relocate from Wheaton to the western half of the property, zoned RC, and has received approval for a preliminary plan of subdivision. The current RC Zone on community water and sewer for the western portion should remain unchanged.

The approximately 49-acre portion of the property on the east side of Batchellors Forest Road is currently zoned RE-2 and contains some forest and headwaters of the Batchellors Forest East tributary. The feasibility of providing public sewer through gravity to this property should be determined at the time of subdivision. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer. If the County Council approves public sewer for this property, it should be allowed 0.33 units per acre.

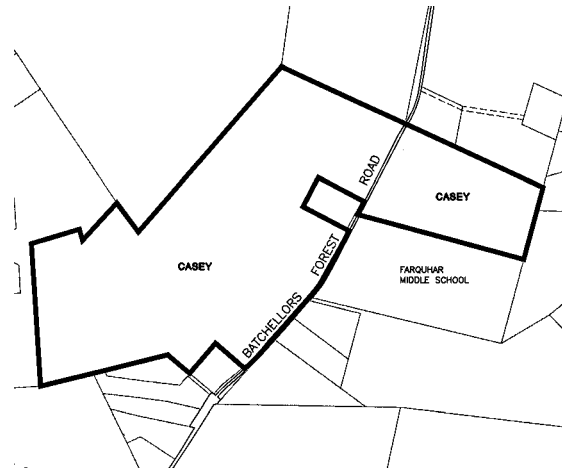
The 6.0-acre Bowns property on Dr. Bird Road is currently zoned RE-2 with no access to community sewer. It should be rezoned to the RNC Zone on community water and septic with 0.2 units per acre.

Recommendations:

1. Retain the current RC Zone on community water and sewer with 0.2 units per acre for the western portion of the Hyde property.
2. Rezone the eastern portion of the Hyde property to RNC on community water and sewer, if feasible, with 0.33 units per acre.
3. Rezone the 6.0-acre Bowns property on Dr. Bird Road from RE-2 to RNC on community water and septic with 0.2 units per acre.

#3 Casey Property

This approximately 93-acre property is located on both sides of Batchellors Forest Road. A 17.2-acre portion is located adjacent to Farquhar Middle School on the east side of Batchellors Forest Road and is currently zoned RE-2. The remaining 75.4 acres are located on the west side of Batchellors Forest Road, also zoned RE-2. Under the 1980 Master Plan, this property could be eligible for sewer service if it were rezoned to LDRC.



Analysis of recreation resources in Olney, included in the *Park and Trail Analysis for the Olney Planning Area*, indicates that three additional ballfields are needed in the area (see the Parks and Recreation Chapter). The 17.4-acre portion of the property is appropriate for ballfields and possibly other active recreation since it is clear with no significant environmental features, and can share its ballfields and parking area with the adjoining middle school site. Access to the ballfields should be from the Old Vic Boulevard extended and through the middle school property.

This property should be rezoned to RNC with 0.33 units per acre. Permitted density from the 17.4-acre portion should be located on the larger portion of the property on the west side of Batchellors Forest Road and the 17.4-acre portion should be designated as rural open space under RNC Zone and dedicated as parkland for active recreation purposes. Houses should be clustered away from Batchellors Forest Road to preserve the views of open fields along the existing road. Preservation of the rustic character of Batchellors Forest Road and the existing vistas from this road should be explored at the time of subdivision through careful placement of housing clusters in appropriate locations to minimize their visibility from Batchellors Forest Road and other techniques.

The western portion of the site is recommended to contain a realigned Old Vic Boulevard Extended (P-16, see Transportation Chapter) so that the new road will terminate at Batchellors Forest Road opposite one of the Farquhar Middle School entrances. The right-of-way of the proposed alignment should be dedicated at the time of the subdivision.

Recommendations:

- 1. Rezone the Casey property to RNC with 0.33 units per acre.**
- 2. Designate the 17.2-acre portion of the Casey property as rural open space under the RNC Zone and acquire it through dedication for a local park for active recreation purposes at the time of subdivision.**
- 3. Coordinate access to the 17.2-acre portion through the middle school site to reduce impact on Batchellors Forest Road.**
- 4. Cluster any new development to protect environmental resources and preserve open space and the rustic character of Batchellors Forest Road.**
- 5. Require dedication of right-of-way for a realigned Old Vic Boulevard Extended as described in the Transportation Chapter and shown on the Roadway Network map in the Transportation Chapter.**

#4 Mandell Property

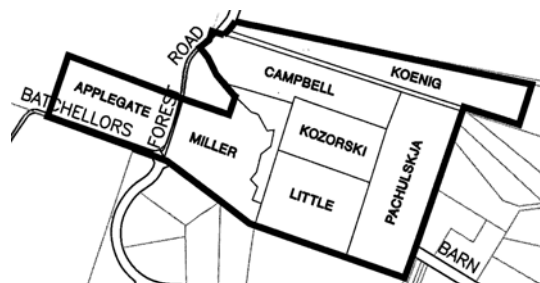
This 72.4-acre property is zoned LDRC and has already been developed as Norbeck Farms subdivision. The Plan recommends rezoning all existing LDRC zoned properties to the RNC Zone on community water and sewer with no more than one unit per five acres. Although this property has only 60 percent of its total tract area as open space—less than the minimum 65 percent required under the optional method of development in the RNC Zone—the existing subdivision should be considered conforming for the purposes of complying with the Zoning Ordinance. Any future redevelopment of the individual lots must conform to the development standards of the RNC Zone.

Recommendation:

Rezone the Mandell property to RNC on community sewer with 0.2 units per acre.

#5 Pachulskja and Other Properties

This group of eight properties, currently zoned RE-2, totals approximately 52.6 acres and includes: Applegate, 6.63 acres, Campbell 7.5 acres; Koenig 7.2 acres; Kozorski, 4.79 and 2.19 acres; Little, 6.89 acres; Miller 7.25 acres; and Pachulskja, 10.2 acres. These properties are in the sewer envelope and should be rezoned to RNC on community sewer. If some or all of them were to create an assemblage of 10 acres or more, they would be allowed to develop at 0.33 units per acre on community sewer under the optional method of development. Otherwise, they would be limited to 0.2 units per acre on septic.



Recommendation:

Rezone Pachulskja and other adjacent properties shown in the map to RNC. Properties of more than ten acres would be able to develop on community sewer with 0.33 units per acre.

#6 *Guzick and Lockwood Properties*

The 15.3-acre Guzick and 26.9-acre Lockwood properties are zoned LDRC and approved for development on community sewer at one unit per five acres. Consistent with the Plan's recommendation for all LDRC zoned properties, they should be rezoned to RNC with one unit per five acres on community sewer. The existing subdivision should be considered conforming for the purposes of complying with the Zoning Ordinance. Any future redevelopment of the individual lots must conform to the development standards of the RNC Zone.

Recommendation:

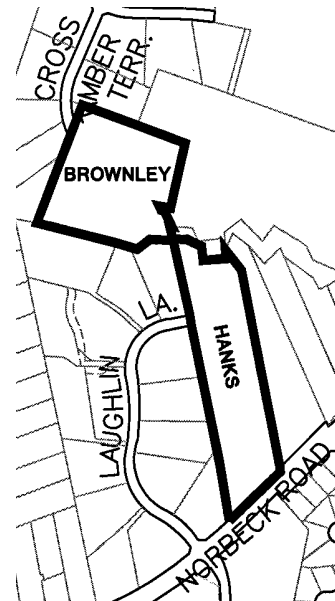
Rezone the Guzick and Lockwood properties to the RNC Zone on community sewer with 0.2 units per acre.

#7 *Brownley and Hanks Properties*

The 9.67-acre Brownley and the 10.7-acre Hanks properties are currently zoned RE-2. Since they are included in the recommended community sewer service area, these two properties should be rezoned to RNC with 0.33 units per acre on community sewer. The Brownley property can achieve 0.33 units per acre only if it combines with Hanks or another property to have more than 10 acres needed to be eligible for optional method of development under the RNC Zone.

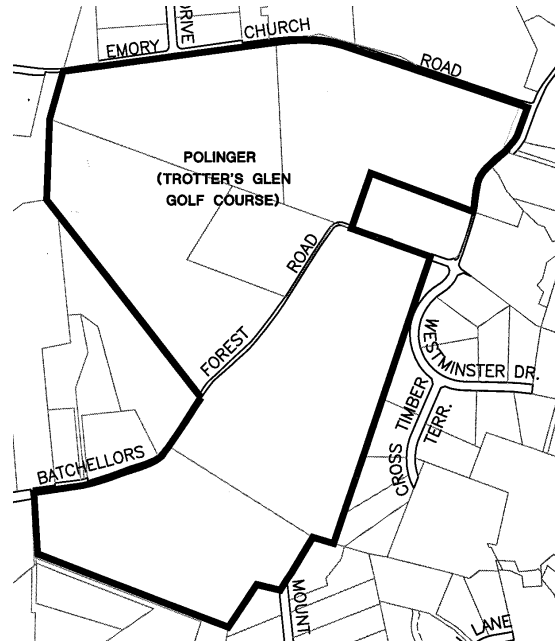
Recommendation:

Rezone the Brownley and Hanks properties to RNC on community sewer with 0.33 units per acre.



#8 Polinger Property

This property comprises five parcels on both sides of Batchellors Forest Road and totals approximately 176 acres. It is currently zoned RE-2 and is mostly open land with a golf course (Trotters Glen Golf Course), a residence, and a bed-and-breakfast near the intersection of Batchellors Forest Road and the unimproved right-of-way of Emory Church Road. The Batchellors Forest tributary of the Northwest Branch stream system runs through the lower portion of the property; the environmental buffer area is currently part of the golf course. There is a small forest on the northeastern part of the property. It is eligible for sewer under the 1980 Plan if it were rezoned to LDRC, which would allow a maximum density of one unit per five acres. The northeastern portion of the property can be sewered by gravity to the existing sewer main in the Batchellors Forest tributary.



A septic large-lot development on this property would negatively impact the rustic character of Batchellors Forest Road and the open space in the Southeast Quadrant. A clustered development would be the best mechanism to create significant open space and protect the rustic character of Batchellors Forest Road. It should be rezoned to RNC on community water and sewer with 0.33 units per acre. Access to new houses should be provided from both Batchellors Forest Road and Emory Church Road. A pedestrian and bikeway connection between Emory Church Road and Batchellors Forest Road should be provided through the property. All new houses should be clustered near the corner of Batchellors Forest Road and Emory Church Road leaving the western and southern portion of the property as rural open space.

Recommendations:

- 1. Rezone the Polinger property from RE-2 to RNC on community water and sewer with 0.33 units per acre.**
- 2. Cluster development on the northeastern portion of the property, away from the stream valley to the south, to allow for gravity sewer service to the existing sewer mains which traverse the property near the intersection of Batchellors Forest Road and the Emory Church Road right-of-way, eliminating the need for an off-site sewer main extension along the tributary stream valley originating at the Lockwood property.**

3. **Preserve the rustic character of Batchellors Forest Road and the existing vistas on this property through careful placement of housing clusters in appropriate locations and other techniques.**
4. **Provide a pedestrian path between Emory Church Road and Batchellors Forest Road through the property.**
5. **Provide a bike and pedestrian connection from any redevelopment on the Polinger property to the Olney Manor Park.**
6. **Convert some of the existing man-made ponds into naturalized wetland areas where appropriate.**
7. **Convert some of the existing man-made ponds into stormwater management facilities (e.g., upland isolated ponds).**
8. **Require the applicant to reforest all stream valleys on the property as part of redevelopment. If such reforestation exceeds the minimum standards required under the Forest Conservation Law, encourage the use of forest “banking.”**

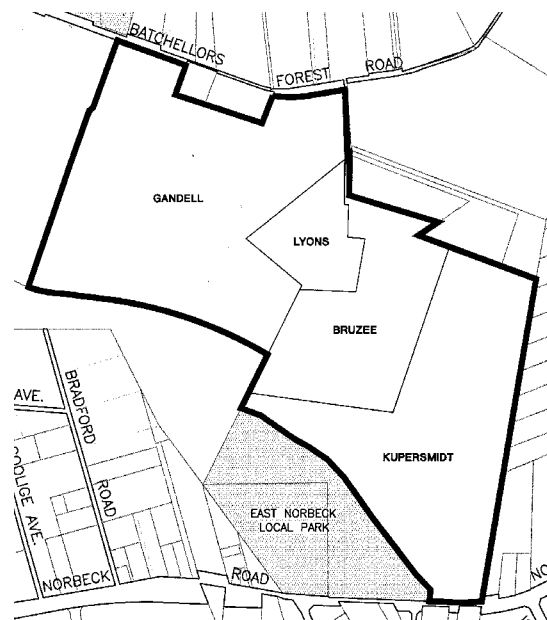
#9 Bruzee, Kupersmidt, Gandel and Lyons Properties

The 24-acre Bruzee, 45.11-acre Kupersmidt, 59-acre Gandel, and the 8.9-acre Lyons properties are currently zoned RE-2 and have significant forest. The ICC master plan right-of-way marks the southern edge of this group of properties. The 8.9-acre Lyons property contains an historic resource, Willow Grove.

Of these properties, only a small southern portion of the Kupersmidt property could possibly be connected by gravity to the existing sewer main in Norbeck Road. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer. The feasibility of extending sewer to this property would be determined at the time of subdivision.

Placing the entire property in the sewer envelope also does not guarantee that all parts of the property would be allowed to have development on public sewer service with the possibility of achieving the full permitted density of 0.33 units per acre.

The Bruzee and Lyons properties in this group cannot be served by gravity sewer and therefore are not recommended to be in the sewer envelope. They should be rezoned to RNC on septic and community water. The Lyons property has a historic designation; it



should be preserved as such. If the Bruzee property is developed on its own, lot sizes should be determined by the required septic fields and houses should be clustered in appropriate areas to maximize open space placed in conservation easement. Any development on the Bruzee property should provide an adequate buffer for the adjoining historic resource, Willow Grove, on the Lyons property.

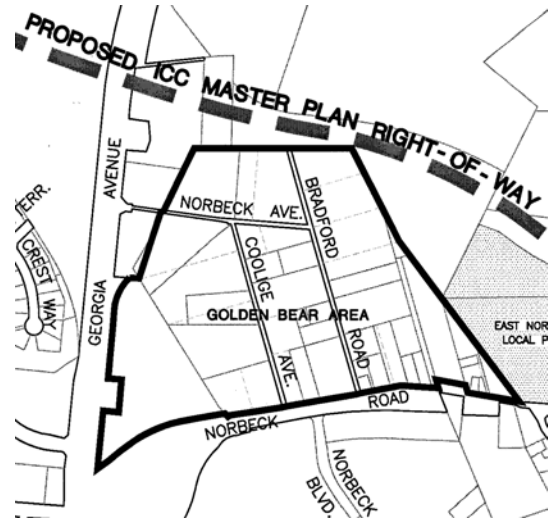
The approximately 59-acre Gandel property, located on the south side of Batchellors Forest Road, is vacant and entirely wooded. It is currently zoned RE-2 and is not eligible for sewer. Extending gravity sewer to this property would require putting a new sewer main in the stream valley, and therefore is not recommended. The preferred option for the Gandel property is preservation in its entirety if possible. However, the quality of forest on the property is not high enough to justify inclusion in the Legacy Open Space Plan or other conservation programs. If feasible, other means of protecting the forest on this property (mitigation for ICC, for example) should be explored. Since this property has an approved preliminary plan for institutional use for the Washington Christian Academy, the appropriate zoning for this property would be RC. New development, residential or institutional, should be clustered in appropriate areas to minimize new imperviousness on site and preserve as much of the existing forest as possible. The western edge of the property would be an appropriate alignment for a hiker/biker path connection from the existing Olney Manor Park to the proposed bike path in the ICC right-of-way.

Recommendations:

- 1. Rezone the Bruzee and Lyons properties from RE-2 to RNC on community water and septic with 0.2 units per acre. Protect the existing forest and stream buffers through conservation easements on individual lots.**
- 2. Rezone the Gandel property from RE-2 to RC. Preserve a major portion of the existing forest on the property. If the Washington Christian Academy does not relocate to this site, explore alternatives (other than acquisition) to preserve the entire property, such as through an assemblage of land with a transfer of density or purchase as off-set for other projects. If an alternative ICC alignment uses part of the property, the rest of it should be preserved as a mitigation measure.**
- 3. Provide a trail connection between Olney Manor Park and the proposed bike path/trail in the Intercounty Connector (ICC) right-of-way, preferably through park dedication.**
- 4. Rezone the Kupersmidt property from RE-2 to RNC on sewer with 0.33 units per acre. Cluster new houses in the area near Norbeck Road away from existing streams.**

#10 Golden Bear Area

The area bounded by Georgia Avenue, Norbeck Road, and the ICC right-of-way is approximately 85 acres and comprises some 40 properties, including the Golden Bear Golf Range. It is currently zoned RE-2, and some of the properties have sewer service. Most of the properties are older lots of less than two acres and would require assemblage for redevelopment to occur. East Norbeck Local Park marks the eastern edge of the area and some of the properties along the northern edge are in the right-of-way of the proposed ICC.



The feasibility of sewer service, the absence of any significant environmental or historic resources, easy access to transit service on Georgia Avenue, and the likelihood of assemblage of some of the properties suggest that a higher density development in this area is appropriate. A mix of single-family detached houses, townhouses and multiple-family units with a maximum density of up to seven units per acre would be an appropriate development pattern at this location. Multiple-family units in accordance with the PD-7 controls should be permitted to allow flexibility in creating more public or private open spaces. The additional density should be achieved through the purchase of agricultural Transfer of Development Rights (TDRs). Since the Zoning Ordinance limits the maximum TDR density increase for the RE-2 Zone to TDR 4, the appropriate zone to achieve seven units per acre with TDRs would be R-200/TDR-7.

Any major redevelopment of this area should be designed to create a small neighborhood with a mix of housing types and significant open space for residents as well as an appropriate green buffer from the ICC right-of-way and the MD28/MD97 interchange. Safe and attractive pedestrian access to the Georgia Avenue Busway should be provided. The possibility of a local park in this location should be explored at the time of subdivision. Any new developments at this location should have a direct, internal pedestrian and bicycle connection to the East Norbeck Local Park. Safe and convenient pedestrian access to the nearby shopping center at the intersection of Georgia Avenue and Norbeck Road should be carefully examined and included in any future redevelopment of this area.

Recommendations:

1. **Rezone the area bounded by Georgia Avenue, Norbeck Road and the ICC right-of-way from RE-2 to R-200/TDR-7 on community water and sewer.**
2. **Connect any new housing development to the East Norbeck Local Park through an internal, direct connection for pedestrians and bicycles.**
3. **Provide appropriate open space and play areas; explore the feasibility of a local park through dedication.**

#11 Tower Company Property

This 10.5-acre property is an outlot of the Small's Nursery subdivision. A large portion of the property is zoned RE-1 while a small part of it is zoned R-200. At the time of subdivision of the adjoining Small's Nursery, the property was removed from the rest of the subdivision with the Planning Board recommendation that it is suitable for a special exception use. The Planning Board also required the developer to dedicate approximately 5.4 acres as parkland for the expansion of the existing Norbeck-Muncaster Mill Neighborhood Park.

The State Highway Administration (SHA) is currently studying a possible interchange at the nearby intersection of Georgia Avenue and Norbeck Road. The preferred alternative takes over about half of the land that was to be dedicated to parkland. If that alternative is pursued, the state should make every effort to buy an equal amount of land from the property owners to make up the full 5.4 acres of the proposed parkland in a slightly different configuration than was anticipated at the time of the subdivision. If this scenario is not carried through and the State does not acquire additional land for the park, there would be approximately 3.2 acres available for development.

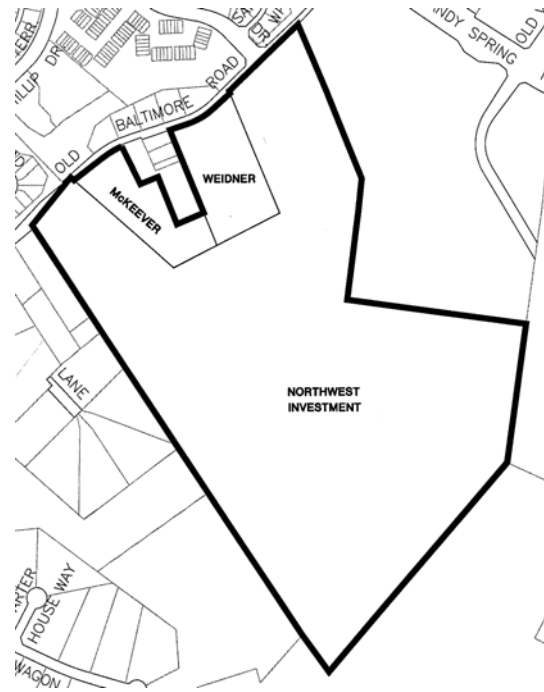
Since there is a strong need for at least 5.4 acres of parkland to augment the existing Norbeck-Muncaster Mill Neighborhood Park, a possible use of any remaining land not needed for road interchange project is parkland. If the SHA does not acquire all of the remaining portion of the site for parkland, it would be suitable for a small special exception use or a townhouse development under the RT-10 Zone.

Recommendations:

- 1. Maintain the current RE-1/R-200 Zone with community water and sewer for a portion of the property needed for the proposed road interchange project. The remaining portion of the property would be suitable for RT-10 Zone.**
- 2. Encourage SHA to acquire and provide parkland on this property to augment the existing Norbeck-Muncaster Mill Road Neighborhood Local Park in exchange for any land used for Norbeck/Georgia interchange project.**

#12 Northwest Investment, McKeever, and Weidner Properties

The Northwest Investment property, approximately 107 acres between Old Baltimore Road and Batchellors Forest Road, contains the headwaters of the Northwest Branch and significant forest resources. It is currently zoned RC and has access to an existing sewer line. The RNC Zone would be more appropriate zoning for this property since it would allow greater flexibility in minimum lot sizes than the current RC zoning. Even at a slightly higher density of 0.33 units per acre, the RNC Zone would be able to protect a greater amount of existing forest on this property. Houses should be located near and accessed from Old Baltimore Road to save as much of the forested open space on the property as possible. Open space should be preserved as rural open space through conservation easements.



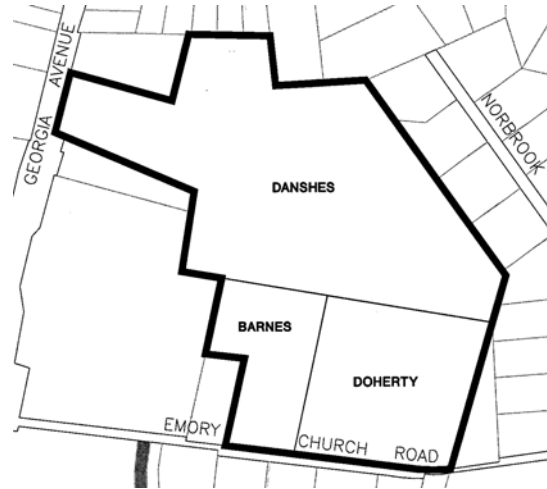
Two smaller properties in this group, McKeever, approximately 5.6 acres, and Weidner, approximately 7.2 acres, are currently zoned RE-2. They should be rezoned to RNC with 0.2 units per acre. If they are combined with the Northwest Investment property, they should be allowed the same maximum density on community sewer as that property.

Recommendations:

- 1. Rezone the Northwest Investment property from the existing RC to the RNC Zone on community water and sewer with 0.33 units per acre. Any housing development must be clustered near Old Baltimore Road to protect environmental resources, including the entire forest stand, on this property.**
- 2. Rezone the McKeever and Weidner properties to RNC on community water and septic with 0.2 units per acre.**

#13 *Danshes and Other Properties*

The 38.6-acre Danshes, the 14.3-acre Doherty, and the 8.0-acre Barnes properties are currently zoned RE-2. Since these properties cannot be served by public sewer through gravity, they are not recommended to be in the public sewer service envelope. Consistent with other similar properties in the Southeast Quadrant, they should be rezoned to RNC on septic systems and community water.



Recommendation:

Rezone the Danshes, Doherty, and Barnes properties to the RNC Zone on community water and septic with 0.2 units per acre.

#14 *Kimble and Graefe Properties*

These two properties are located adjacent to the Olney Manor Park. The 16.4-acre Kimble property abuts the park and is a clear, open field. The 10.4-acre Graefe property is forested and has a stream. The Kimble property should be acquired for expansion of active recreation facilities in the park. All or a portion of the adjoining Graefe property could be acquired for use as a buffer and trails.

Recommendations:

- 1. Rezone the two properties to RNC on septic and community water with 0.2 units per acre.**
- 2. Acquire the Kimble property and all or a portion of the Graefe property as parkland.**

#15 *32-acre County-owned Land on Bowie Mill Road*

This approximately 32-acre property on the south side of Bowie Mill Road was recommended for a high school site in the 1980 Master Plan. The Montgomery County Public Schools (MCPS) later determined that it was not needed for school purposes, surplussed it, and transferred it to the County. It is zoned R-200 and contains a stream but no significant forest.

The public ownership, its location on a major road, and the size of the property make it suitable for a housing development including affordable housing. To maximize the potential for affordable housing, the site is appropriate for R-200/PD-3 zoning but the actual yield may be limited due to compatibility and environmental constraints on the site. The full yield allowed by the PD-3 Zone is only appropriate if the following objectives can be met:

1. At least half of the units are affordable (Moderately Priced Dwelling Units (MPDUs) or work force housing). It would be acceptable to have the affordable housing (in excess of what is required by law) placed on another site in Olney if there is joint development of both sites. The Council recommends that the Executive pursue this option first.
2. The size, scale, and design of the development preserve the sensitive environmental resources in accordance with a stormwater management concept approved by the County. The stormwater management concept must include measures which are designed to enhance natural storm water filtration and recharge.
3. The density of development and the resulting population increase does not overwhelm the area's already severely strained public facilities.
4. Lot sizes, the mix of housing types (single family detached duplexes, and townhouses excluding multi-family units), and the density are compatible with adjacent properties.
5. Commercial development is not appropriate for this site.

Recommendations:

1. **Since it has been determined that the site is not needed for educational purposes, the site should be used for affordable housing designed to be compatible with the surrounding residential neighborhood. The site is currently zoned R-200 and is recommended for R-200/PD-3.**
2. **Include open space with an active recreational component as part of any future development on this site. Connect the open space to the adjoining residential community through the proposed network of trails and bikeways in the area.**

#16 *Olney Post Office*

This 1.5-acre site on MD 108 is currently zoned R-60. If the post office relocates to another site, this property should be considered for a public facility use such as a teen center or a police satellite station, among others. The property would be suitable for PD-7, which will be an extension of the current zoning to the south of the property. A town house development or a special exception would also be an appropriate use of the site. The post office should make every reasonable effort to relocate within the Town Center if it needs to move to a bigger site.

Recommendations:

1. **Retain the Olney Post Office on the current site. If the post office is moved to a bigger site, it should be relocated within the Town Center.**
2. **If the post office moves to another site, consider the site for a community facility use. The site is also suitable for rezoning to PD-7 for a housing or special exception use.**

#17 *Olney Library*

The Olney Library is currently located on a 2.5-acre, R-60 zoned site. Its program and space needs have grown significantly since it opened at the current location in 1980. If the library is moved to a bigger site it should be relocated within the Town Center, preferably as part of a civic center, and the current site should be used for housing or an appropriate institutional use. The property should also be considered for a civic center/teen center, especially if it is done in conjunction with the adjoining Olney shopping center property. The site is suitable for rezoning to PD-7 (also see Olney Library in the Community Facilities Chapter).

Recommendations:

If the current library relocates to another site the property should be considered for a civic center, other public facilities, or housing. The site is suitable for rezoning to the PD-7 Zone.

#18 *Norbeck Country Club*

This approximately 198-acre property is located on Cashell Road near the North Branch Stream Valley Park. It is currently zoned RE-1 with sewer service restricted to the existing use, and is improved with the Norbeck Country Club Golf Course. The club has indicated that it has no plans or interest in vacating or redeveloping this property in the foreseeable future.

The continued use of this property as a country club is consistent with the Land Use Plan of the area. If the property is redeveloped to another use, the environmental goals of protecting the water quality of the North Branch suggest that clustering any development away from the stream valley and minimizing imperviousness would be the most appropriate way to protect the environmental resources in the stream valley. Since the property has possible access to sewer, it should be rezoned to RNC on community water and sewer with 0.45 units per acre, with an imperviousness limit of eight percent. The stream protection goals for this site can best be achieved by extending the Upper Rock Creek Special Protection Area and the Overlay Zone to this site. A portion of the property adjacent to the Rock Creek Stream Valley Park should be dedicated as parkland with the exact amount and configuration of the potential parkland to be decided at the time of subdivision. Such park dedication would satisfy the requirements for the rural open space under the RNC Zone. Also, the active recreation needs of the area should be analyzed at the time of subdivision and, if deemed appropriate, a portion of the property should be dedicated as a local park.

Recommendations:

- 1. Rezone the Norbeck Country Club from RE-1 to RNC on community water and sewer with 0.45 units per acre and an imperviousness limit of eight percent.**
- 2. Protect the portion of the property containing the forest buffer, small tributaries, springs, and wetlands, especially those adjacent to the North Branch Stream Valley Park through dedication and conservation easements during the regulatory process.**
- 3. Dedicate a portion of the property as a local park, if need be, at the time of subdivision.**
- 4. Provide bikeway/trail access to the Rock Creek Trail Corridor.**
- 5. Extend the Upper Rock Creek Special Protection Area and Overlay Zone to this site. Minimize imperviousness on the property through smaller lot sizes and clustering new development closer to Cashell Road.**

19 *Silo Inn Property*

This approximately 3.0-acre property, also known as Martin's Dairy or Higgin's Tavern, comprises two parcels and is currently zoned C-1 and R-200. It is located on the west side of Georgia Avenue and includes an historic house designated on the Master Plan of Historic Properties.

The property was originally part of a larger tract of land that was subdivided in 1990 for a residential subdivision in the R-200 Zone, now known as Victoria Springs. The approved plan included a provision for a commercial component of up to 32,000 square feet on the C-1 portion of the property. The commercial use on the site stopped in the early 1990s and the main building was demolished soon afterwards. By 2002, the remaining structures on the property were also demolished. The historic house at the northeast corner of the property still stands.

This property should be allowed to develop pursuant to C-1 Zone. The R-200 portion should be rezoned to C-1 to facilitate the development of up to 32,000 square feet in accordance with the approved subdivision plan. Any new development should be consistent with the Master Plan's goals of protecting the residential character of Georgia Avenue between Norbeck Road and the Town Center through appropriate landscaping, lighting and design of signage and access to Georgia Avenue.

Recommendation:

- 1. Rezone the R-200 portion of the Silo Inn property to C-1.**

#20 11-acre County Property on Emory Lane

The approximately 11-acre County-owned site on Emory Lane, previously reserved for a proposed Emory Lane Elementary School, comprises two land parcels located partly in the proposed ICC right-of-way. Any portion of the property not used for the ICC right-of-way should be used as mitigation for the ICC right-of-way impacts.

Recommendation:

Preserve any portion of the property outside the ICC right-of-way as open space to mitigate ICC impacts.

PROTECTION OF EXISTING COMMUNITIES

Protecting the existing communities from potential negative impacts of future growth is a significant objective of the Olney Master Plan, achieved mainly by discouraging proliferation of commercial uses outside the Town Center. It also identifies two areas that will need special attention in the future to achieve the objective of protecting existing communities: Georgia Avenue between Norbeck Road and the Town Center; and the possibility of large special exception uses not envisioned in this Plan.

Georgia Avenue Between Norbeck Road and MD 108

Georgia Avenue between Norbeck Road and the Town Center should have an open, semi-rural appearance to mark the transition from more densely populated areas south of Norbeck Road to the low-density suburban character of Olney. A minimum 100-foot setback for any dwelling or other structure along this stretch should be provided from the road right-of-way. Additional landscaping and vegetation should also be used to make sure that main views along the road are trees and vegetation and not the houses and other buildings. The presence of two golf ranges on the east side of Georgia Avenue has impacted the green boulevard and semi-rural appearance of the road, but this can be mitigated through additional vegetation and greenery over time. Any future special exceptions along this area should be landscaped such that they are not visible from the road. In particular, their lighting design should be carefully considered to make sure no halo effect or nightglow is produced by excessive lighting. The proposed Georgia Avenue Busway should incorporate design measures including landscaping to mitigate the additional pavement of the busway.

Recommendations:

Protect the residential character of Georgia Avenue between Norbeck Road and the Town Center as a green corridor and a gateway to Olney. Design all road improvements north of Norbeck Road to minimize impacts on the open, semi-rural feel of the area.

Special Exceptions

Special exceptions are specific uses defined in the Zoning Ordinance and may be allowed if they meet the requirements for such uses as set forth in the Zoning Ordinance.

Special exception projects should be compatible with the development pattern of the adjoining uses in terms of height, size, scale, traffic and visual impact of the structures and parking lots. In addition, special exception uses of a commercial nature that do not need large properties and can be located in the Town Center should be discouraged in residential areas, especially along major streets. The section of Georgia Avenue between Norbeck Road and the Town Center especially should be kept free of any large uses that would change its low-density residential character and create pressure to allow other such developments along this stretch. Sites with existing special exception uses may be considered for redevelopment and alternative special exception uses, provided that they are consistent with the Master Plan.

Recommendations:

- 1. Discourage special exception uses along Georgia Avenue between Norbeck Road and the Town Center to preserve its low-density residential character.**
- 2. Minimize the negative impacts of special exception uses such as non-residential character, visibility of parking lots, excessive size, height and scale of buildings, and intrusive lighting.**
- 3. Discourage special exception uses with excessive imperviousness levels.**