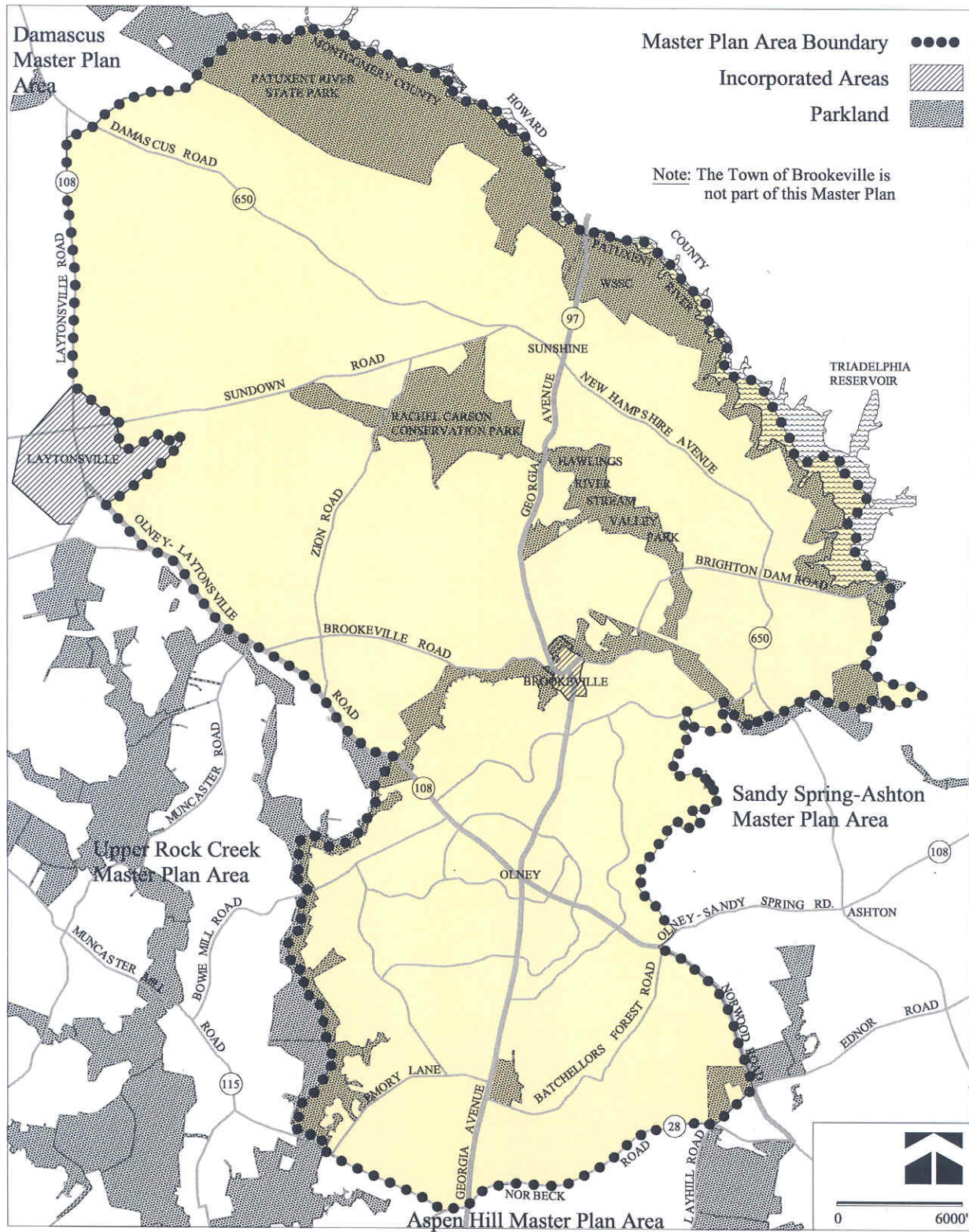
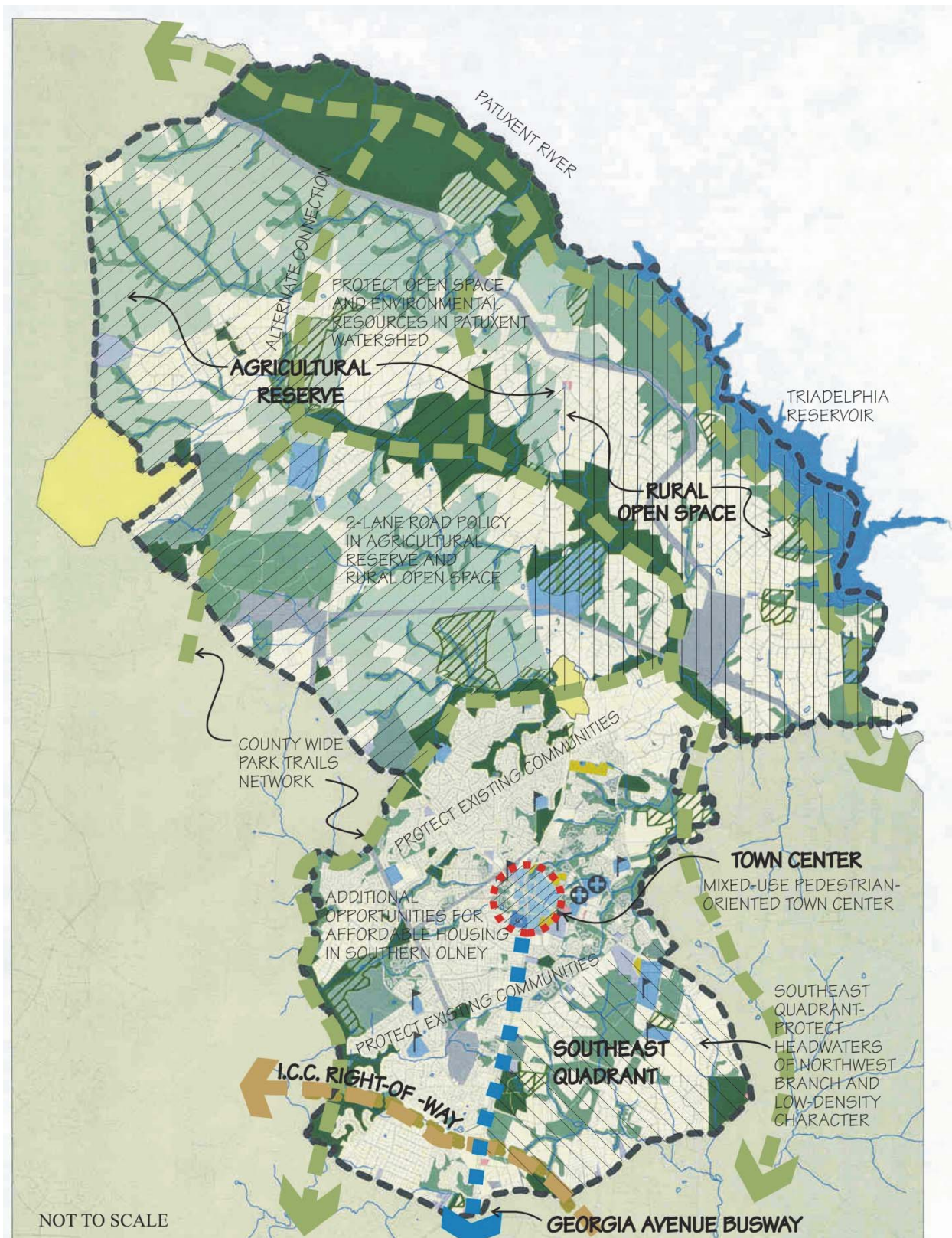


Location Map



Planning Concept



S U M M A R Y

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

Overall, the Plan proposes a slight increase from the current level of planned growth in the area. Under the 1980 Master Plan, the Olney area has the potential to generate a maximum of 1,400 additional housing units with an estimated full build-out of approximately 14,500 housing units in the future. The proposed Plan will have between 15,500 and 16,500 units in the Master Plan area resulting in a total population of 44,300 to 50,200 people. It supports increase in retail and commercial growth in the Town Center and the Montgomery General Hospital.

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

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

The combination of quality suburban living with easy accessibility to the Washington Metropolitan Area continues to make Olney a desirable place to live resulting in higher housing costs. The Plan proposes additional opportunities to meet the area's need for more affordable housing at appropriate locations and densities. It identifies specific properties with the potential to increase affordable housing and recommends zoning changes that have the potential to further this goal.

The Town Center is envisioned as a local, rather than a regional, shopping and service area that also serves as the focal point of the community's civic life. The Plan recommends rezoning the commercial core to encourage mixed-use developments with residential uses, and proposes circulation and urban design improvements to make the Town Center more pedestrian-oriented. It proposes an incentive zoning mechanism to create outdoor public spaces and other amenities through additional commercial development in a more compact development pattern in the Town Center.

The Plan recommends a network of regional and local transportation facilities to ensure that future land use will be adequately served without affecting existing communities and the area's environmental resources. It recommends the Intercounty Connector (ICC) and the Georgia Avenue Busway, and supports intersection improvements such as the interchange at Georgia Avenue and Norbeck Road. It deletes several planned but unbuilt portions of roadways, such as Emory Lane east of Georgia Avenue, Barn Ridge Drive to Batchellors Forest Road, the current alignment of Appomattox Avenue west of Marksman Circle, and Cherry Valley Drive across North Branch of Rock Creek, to protect residential communities and environmental resources. In Northern Olney, it recommends a two-lane road policy to protect the character of this rural area.

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

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

The Plan expands the Upper Rock Creek Special Protection Area and Environmental Overlay zone into the Olney Planning Area to limit the impact from development in the headwaters of Rock Creek north of Route 108 and on the largest property in the Olney portion of North Branch Rock Creek Watershed, the Norbeck County Club property.