

UPPER ROCK CREEK

a Comprehensive Amendment to the Upper Rock Creek Master Plan Approved & Adopted

*Land Use
Zoning
Transportation
Water Distribution
&
Sewerage System Policy Amendments*

July 1985

A COMPREHENSIVE AMENDMENT
TO THE
UPPER ROCK CREEK MASTER PLAN

July 1985

An amendment to the Upper Rock Creek Master Plan, 1968, as amended; Shady Grove Sector Plan, 1977, as amended; Master Plan for Historic Preservation, 1979, as amended; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20907

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

ABSTRACT

TITLE: A Comprehensive Amendment to the Upper Rock Creek Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Land Use, Zoning, Transportation, Water Distribution, and Sewerage System Policy Amendments to the Upper Rock Creek Master Plan

DATE: July 1985

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
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ABSTRACT: This document contains maps and supporting text of land-use, zoning, transportation, water distribution, and sewerage system policy amendments within the Upper Rock Creek Planning Area area, as amended. Each proposed amendment has been reviewed as to its compatibility with the intent of the 1968 Upper Rock Creek Master Plan and overall protection of the Rock Creek Watershed. See page 3 for a summary of the recommendations.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

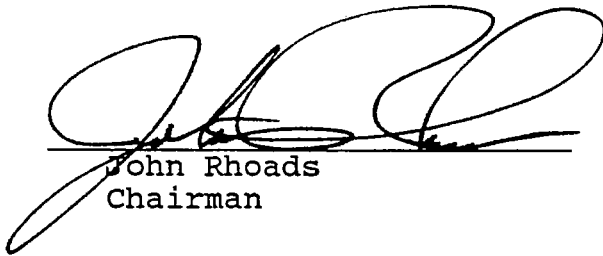
- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

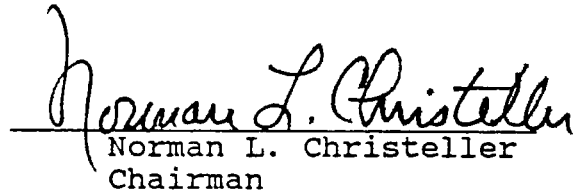
CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the 1968 Upper Rock Creek Master Plan also amends the Shady Grove Sector Plan, 1977, as amended; the General Plan for the Maryland-Washington Regional District, 1964, as amended; and the Master Plan of Highways for the Maryland-Washington Regional District, 1953, as amended, has been approved by the Montgomery County Council sitting as the District Council by Resolution #10-1426 on July 8, 1985, after one duly advertised Public Hearing held January 17, 1985, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 85-27 effective July 9, 1985, pursuant to the provisions of Article 28 of the Annotated Code of Maryland.

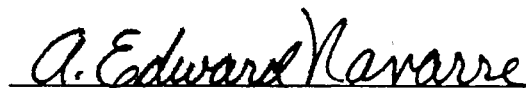
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8787 Georgia Avenue, Silver Spring, Maryland 20907
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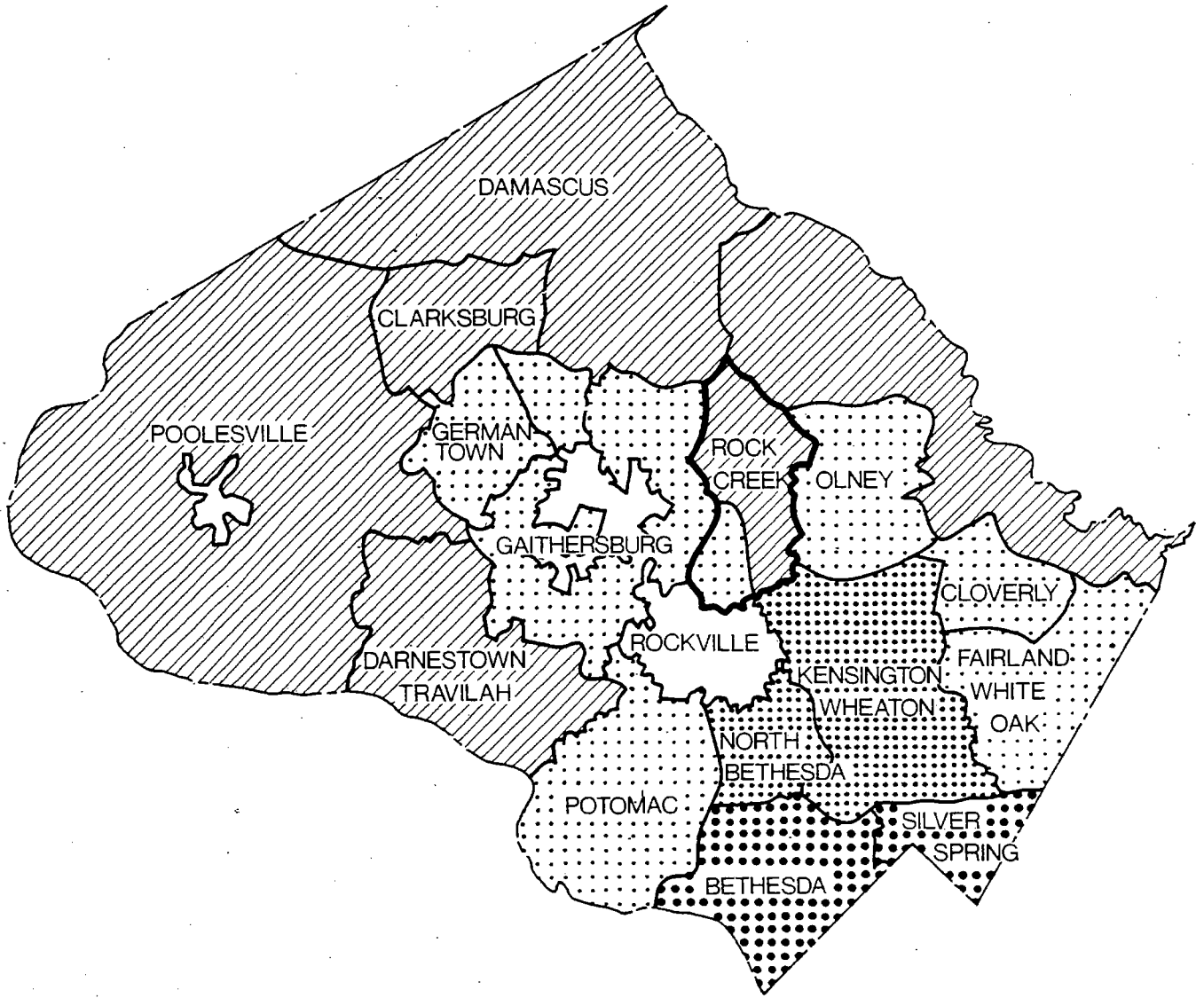
UPPER ROCK CREEK MASTER PLAN
AMENDMENTS

Original Plan - 1968

1. March 20, 1980- Adding new A-6 between Rt.124 and Rt.108; modifying primary roads P-3 and P-4; eliminating P-2; and modifying and updating park boundary lines.
2. April 7, 1983- Deleting proposed arterial roadways A-2 and A-4 from southeast of Muncaster Rd. to Bowie Mill Rd.; identifying the existing segment of Bowie Mill Rd. between the remaining portions of A-2 and A-4 as an arterial roadway; deleting the proposed relocation of Muncaster Mill Rd. east from the possible Intercounty Connector alignment; designating proposed primary streets, shown on the master plan, as desire lines.
3. July 9, 1985- A comprehensive amendment encompassing land use, zoning, transportation, water distribution and sewerage system policy amendments.
4. May, 1988- This document contains maps and supporting text of a minor amendment to the Upper Rock Creek Master Plan. It reflects a minor change in the Upper Creek Master Plan Existing Zoning Map (figure 17); no change in zoning classification is recommended. It also recommended that no change be made in the classification of Muncaster Mill Rd. until a comprehensive transportation study of the area is completed.
5. November, 1995 - The prupose of this amendment is to change the highway classification of Muncaster Road from a major highway and secondary residential road to an arterial road and Muncaster Mill Road from a primary residential road to an arterial road.

TABLE OF CONTENTS

		<u>Page</u>
MASTER PLAN AMENDMENT PROCESS		1
I.	OVERVIEW	2
	A. AMENDMENT HIGHLIGHTS	3
II.	PLANNING FRAMEWORK	8
III.	SUBDIVISION ACTIVITY	14
IV.	ENVIRONMENTAL SETTING	16
	A. ENVIRONMENTAL FEATURES	16
	B. WATER SUPPLY AND SEWERAGE FACILITIES	18
	C. NOISE	20
V.	MAJOR ISSUES	23
	A. WATERSHED MANAGEMENT	23
	B. WATER DISTRIBUTION AND SEWERAGE SYSTEMS	26
	C. WEDGE CHARACTER	27
VI.	RECOMMENDATIONS	33
	A. WATERSHED MANAGEMENT	33
	B. WATER DISTRIBUTION AND SEWERAGE SYSTEMS	40
	C. LAND USE AND ZONING	44
	D. SPECIFIC PARCEL DISCUSSION	47
VII.	ENVIRONMENTAL ASSESSMENT - AIRPARK ROAD EXTENDED (A-268)	63
	A. RECOMMENDATIONS	63
	B. MITIGATION MEASURES	64
VIII.	IMPLEMENTATION	69
	A. SECTIONAL MAP AMENDMENT	69
	B. CAPITAL IMPROVEMENTS PROGRAM	70
	1. Public Schools	71
	2. Park and Recreation Facilities	71
	3. Transportation System (Highways, Equestrian Trails, and Bikeways)	71
	C. WATER SUPPLY AND SEWERAGE SYSTEMS PLAN	74
	D. STORMWATER MANAGEMENT	75
	E. ZONING ORDINANCE AND SUBDIVISION REGULATIONS	75
	F. COMPREHENSIVE PLANNING POLICIES	75
	G. INTER-JURISDICTIONAL ISSUES	76
	H. HISTORIC SITES MASTER PLAN AND ORDINANCE	77
TECHNICAL APPENDIX		
	SECTION A - MARYLAND WATER RESOURCES ADMINISTRATION WATER CLASS USES	2
	SECTION B - EXPLANATION OF WATER AND SEWER SERVICE CATEGORIES	4
	SECTION C - AIRPARK NOISE AND SAFETY ISSUES	6
	SECTION D - PEAK FLOW ANALYSIS	10
	SECTION E - CPP RECOMMENDATIONS FOR STORMWATER MANAGEMENT FACILITIES IN THE ROCK CREEK PLANNING AREA	13
	SECTION F - WATER QUALITY CRITERIA	15
	SECTION G - MEMORANDUM FROM STANTON G. ERNST, DIRECTOR OF PARKS	18
	SECTION H - FUNCTIONAL MASTER PLAN FOR CONSERVATION AND MANAGEMENT IN THE ROCK CREEK BASIN - OVERVIEW OF RECOMMENDATIONS	20



NON-URBANIZED AREAS



DEVELOPING FRINGE AREAS



URBAN AREAS OUTSIDE BELTWAY



URBAN AREAS INSIDE BELTWAY



ROCK CREEK
PLANNING AREA



POLICY AREAS

NO SCALE



MASTER PLAN AMENDMENT FOR
ROCK CREEK
MONTGOMERY COUNTY, MARYLAND

COUNTY MAP

i

FIGURE



MNCPPC

TABLE OF CONTENTS (Cont'd.)	<u>Page</u>
SECTION I - SCHEMATIC EQUESTRIAN SYSTEM MAP	23
SECTION J - DEFINITION OF PLANNING TERMS.	25

ILLUSTRATIONS

FIGURE i: COUNTY MAP	i
FIGURE 1: PLANNING AREAS	7
FIGURE 2: EXISTING ZONING	11
FIGURE 3: EXISTING ZONING - ABOVE MUNCASTER MILL ROAD	12
FIGURE 4: EXISTING ZONING - BELOW MUNCASTER MILL ROAD	13
FIGURE 5: STREAM SYSTEM NETWORK	15
FIGURE 6: EXISTING WATER SERVICE AREAS.	17
FIGURE 7: EXISTING SEWER SERVICE AREAS	19
FIGURE 8: AIRPARK NOISE CONTOURS (LDN)	21
FIGURE 9: EXISTING AND PROPOSED TRANSPORTATION SYSTEM	30
FIGURE 10: PROPOSED ZONING	34
FIGURE 11: PROPOSED ZONING - ABOVE MUNCASTER MILL ROAD	35
FIGURE 12: PROPOSED ZONING - BELOW MUNCASTER MILL ROAD	36
FIGURE 13a: CONSERVATION EASEMENT AREA - ABOVE MUNCASTER MILL ROAD	38
FIGURE 13b: CONSERVATION EASEMENT AREA - BELOW MUNCASTER MILL ROAD	39
FIGURE 14: PROPOSED WATER SERVICE AREAS	42
FIGURE 15: PROPOSED SEWER SERVICE AREAS	43
FIGURE 16: SCHEMATIC PARCEL MAP	46
FIGURE 17: BENEDEK PROPERTY	48
FIGURE 18: SCHEFFERIES PROPERTY.	50
FIGURE 19: FULKS PROPERTY	52
FIGURE 20: PERCONTEE, BUFRA, HOAG PROPERTY	54
FIGURE 21: DE BEERS PROPERTY	56
FIGURE 22: BROWN PROPERTY	58
FIGURE 23: PROPOSED AIRPARK ROAD EXTENDED ALIGNMENT (A-268).	65
FIGURE 24: AIRPARK ROAD EXTENDED ALIGNMENTS A & B	66
FIGURE 25: SUBWATERSHEDS AFFECTED BY AIRPARK ROAD EXTENDED	68
FIGURE 26: EXISTING, PLANNED, AND PROGRAMMED PUBLIC FACILITIES	73
FIGURE 27: EVALUATED HISTORIC SITES	83
FIGURE 28: HISTORIC PRESERVATION	84
FIGURE 29: LOCATIONAL ATLAS HISTORIC DISTRICTS	85

TABLES

TABLE 1: EXISTING ZONING CLASSIFICATIONS	9
TABLE 2: SUBDIVISION ACTIVITY CHART	9
TABLE 3: RECOMMENDATION SUMMARY SHEET	62
TABLE 4: GENERAL ENVIRONMENTAL IMPACTS: AIRPARK ROAD EXTENDED	64
TABLE 5: EXISTING AND PROPOSED ZONING CLASSIFICATIONS.	70
TABLE 6: EXISTING, PROGRAMMED, AND PLANNED PUBLIC FACILITIES AND COSTS.	86

MASTER PLAN AMENDMENT PROCESS

This is a comprehensive amendment to an area master plan. When such an amendment is proposed, the review process is as follows:

Staff Draft--A report prepared by the planning staff for presentation to the Montgomery County Planning Board. This document is a working paper that identifies the major issues being addressed by the proposed amendment. Alternative courses of action and specific recommendations are presented. The public is given the opportunity to comment on the Staff Draft either at worksessions or public forums. A Preliminary Draft Amendment is then prepared.

Preliminary Draft Amendment--A formal proposal to amend the master plan. The body of the text contains the justification, rationale, and supporting documentation for amending the existing approved and adopted master plan. The Planning Board approves the Preliminary Draft Amendment for public hearing. No later than thirty (30) days prior to the date of the public hearing, The Maryland-National Capital Park and Planning Commission submits the draft to the County Executive and any municipality in or adjacent to the planning area for review and comment.

After the close of the record of the public hearing, the Board holds worksessions to review the testimony and make necessary revisions to the proposed amendment.

Final Draft Amendment--After the revisions to the text and proposed amendment are approved by the Planning Board, the document becomes a Final Draft Amendment. The amendment is transmitted to the County Council for final action. The Council has ninety (90) days in which to take action to either approve the amendment, remand it to the Board, or schedule a public hearing. No later than thirty (30) days prior to the date of the public hearing, the Commission submits the draft to the County Executive and any municipality in or adjacent to the planning area for review and comment. If a public hearing is held, the Council may make its own revisions to the amendment. The final action of the County Council is to approve the amendment as revised.

Approved and Adopted Plan--Following approval by the Council, the amendment is then forwarded to the Commission for adoption. Once adopted by the Commission, the amendment becomes official land use policy.

As published, the approved and adopted amendment will contain the formal changes to the text of the now-amended master plan. These documents are to be considered together as one master plan. Persons wanting to acquire copies of master plans should make sure that they receive all subsequent amendments.

The master plan preparation process and master plan amendment process result in the implementation of the general development guidelines recommended in the General Plan. The process allows the Council and Planning Board to affect land use policy consistent with the intent of the General Plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MCPB NO. 85-27
MNCPPC NO. 85-27

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 a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission held a public hearing on September 30, 1982, on the preliminary draft amendment to the Upper Rock Creek Master Plan, Shady Grove Sector Plan, 1977, as amended; Master Plan for Historic Preservation, 1979, as amended; being also a amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, approved the Final Draft Master Plan Amendment and recommended that it be approved by the Montgomery County Council; and

WHEREAS, the Montgomery County Council reviewed the material of record and discussed the Final Draft Master Plan Amendment with interested parties; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on July 8, 1985, approved the Final Draft Amendment of said plan by Resolution No. 10-1426.

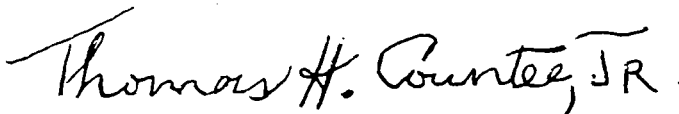
NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Upper Rock Creek Master Plan together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways, Resolution No. 10-1426; and

BE IT FURTHER RESOLVED, that as to Resolution No. 10-1426, this adoption be effective July 9, 1985, nunc pro tunc; and

BE IT FURTHER RESOLVED, that this amendment be reflected on copies of the aforesaid plan and that copies of such amendment shall 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.

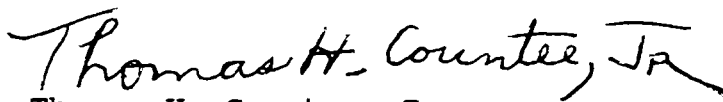
* * * * *

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 Krahnke, seconded by Commissioner Heimann, with Commissioners Granke, Krahnke, Heimann, and Christeller voting in favor of the motion effective July 9, 1985, at a regular meeting held in Silver Spring, Maryland. Commissioner Keeney was temporarily absent.


Thomas H. Countee, Jr.
Executive Director

* * * * *

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 Granke, seconded by Commissioner Krahnke, with Commissioners Rhoads, Christeller, Heimann, Krahnke, Granke, Botts, Keller and Yewell voting in favor of the motion effective July 9, 1985, at a regular meeting held in Riverdale, Maryland. Commissioners Dabney and Keeney were absent.


Thomas H. Countee, Jr.
Executive Director

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

By: District Council

Subject: Approval of the Final Draft Amendment to the Upper Rock Creek Master Plan

Background

1. On November 8, 1984, the Montgomery County Council received from the Montgomery County Planning Board the Final Draft of the Comprehensive Amendment to the 1968 Upper Rock Creek Master Plan.
2. The Final Draft Plan amends the 1968 Rock Creek Master Plan, the 1977 Shady Grove Sector Plan; and the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways with Montgomery County, Maryland.
3. The Montgomery County Executive, under Ordinance 7-38, Montgomery County Code, 1972, Section 70A-7, transmitted to the Montgomery County Council on January 17, 1985, comments and recommendations on the Final Draft Master Plan.
4. On January 17, 1985, the Montgomery County Council held a public hearing at which time oral and written testimony was received concerning the Final Draft Amendment to the Upper Rock Creek Master Plan.
5. On April 10, and June 25, 1985, worksessions were held by the Council's Planning, Housing and Economic Development Committee regarding issues raised at the public hearing on the Final Draft Amendment to the Upper Rock Creek Master Plan Amendment.
6. On July 8, 1985, the Montgomery County Council reviewed the proposed Upper Rock Creek Master Plan Amendment and the recommendation 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:

Council changes to the Final Draft Comprehensive Amendment to the Upper Rock Creek Master Plan, dated October 1984, are identified below. Deletions to the text of the plan are indicated by [[Double brackets]], additions by underscoring.

GENERAL

- o Delete all references to a new cluster option to be added to the RE-1 Zone
- o Delete all references to the provision of community water service as part of the RE-1 Zone cluster option

WATER AND SEWER POLICY

- o Add following language concerning sewerage system and water distribution as appropriate throughout the amendment:

SEWERAGE SYSTEM

Priority 1 (S-1, S-2, S-3, S-4): This designation is recommended for selected areas below Muncaster Mill Road in the Shady Grove Sector Plan and Redland Center areas.

Priority 3 (S-6): This designation is recommended for the entire area above Muncaster Mill Road with a limited number of specific parcel exceptions that meet the following policy guidelines:

Some parcels above Muncaster Mill Road may be eligible to receive sewerage service by direct connection to the existing system. In such cases the Priority 3 designation may be changed to Priority 1 after the individual parcel is evaluated by the WSSC and the Montgomery County Planning Board to determine if the following conditions are met:

- (a) service can be provided by direct connection to the existing system located along Muncaster Mill Road;
- (b) service can be provided by gravity, no pumps or grinder pumps are proposed;
- (c) service can be provided without the need for new sewerage lines or trunks; and
- (d) the proposed development will not result in the environmental degradation of the Rock Creek.

WATER DISTRIBUTION

Priority 1 (W-1, W-2, W-3, W-4): This designation is recommended for the area below Muncaster Mill Road.

Priority 3 (W-6): This designation is recommended for the entire area above Muncaster Mill Road. Expansion of community water service may be expanded if it can be clearly demonstrated on an individual basis that public health problems exist that arise from the contamination of wells by septic systems, or if the expansion is a logical and economical expansion to existing and programmed lines.

- o Add following language concerning provision of WSSC water service to properties above Muncaster Mill Road as appropriate throughout the amendment:

The extension of community water to the RE-1 zoned land, above Muncaster Mill Road, will be considered upon completion of an Executive Branch study, in cooperation with the WSSC and Planning Board staff, regarding the provision of such service to low density areas.

PAGE 51, TABLE 3 RECOMMENDATION SUMMARY SHEET

- o Add following language as notation to Brown property:

The extension of community water to this property will be considered upon completion of an Executive Branch study, in cooperation with the WSSC and Planning Board staff, regarding the provision of such service to this and other low density areas above Muncaster Mill Road.

HISTORIC

- o Add following language after paragraph 4 on page 80:

In several cases, because of the strategic location of the related historic resources on the property, the entire parcel associated with the site is designated as the environmental setting and is subject to regulation under the Ordinance.

Designation of the entire acreage does not preclude subdivision and development under the standards of the zone. Inclusion of the entire parcel in the environmental setting, however, does require architectural review of any additional development on the site prior to the issuance of building permits.

Should these properties develop, architectural review will assure the appropriate siting of and the compatibility of additional development permitted under the zone.

Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.

- o Add following language on page 81 concerning Barnesley House:

Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.

- o Add Chichester site to list of sites recommended to be included in the Master Plan for Historic Preservation as follows:


<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/13	Chichester House	4400 Olney-Laytonsville Rd.	180.91 acres

- An interesting rural adaptation of Victorian revival styles popular for suburban residences at the end of the 19th century.
- Constructed about 1890, the house blends traditional cottage form with interpretations of revival stylistic elements, particularly the pavilion front with its center gable breaking well above the cornice line.
- The environmental setting should include approximately two acres encompassing the main house, a small pond to the west of the house, and a number of the mature trees which define the farm yard. The setting would be subject to further adjustment at the time of development.

GENERAL

All figures and tables are to be revised where appropriate to reflect County Council changes to the Final Draft Comprehensive Amendment to the Upper Rock Creek Master Plan. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council. All identifying references pertain to the Final Draft Comprehensive Amendment to the Upper Rock Creek Master Plan, dated October 1984.

This is a correct copy of Council action.


 Kathleen A. Freedman, Acting Secretary
 County Council



**The
Maryland
National Capital
Park & Planning
Commission**

**8787 Georgia Ave.
Silver Spring, MD
20907**



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UPPER ROCK CREEK1985

**14741 Governer Oden Bowie Drive
Upper Marlboro, MD
20870**