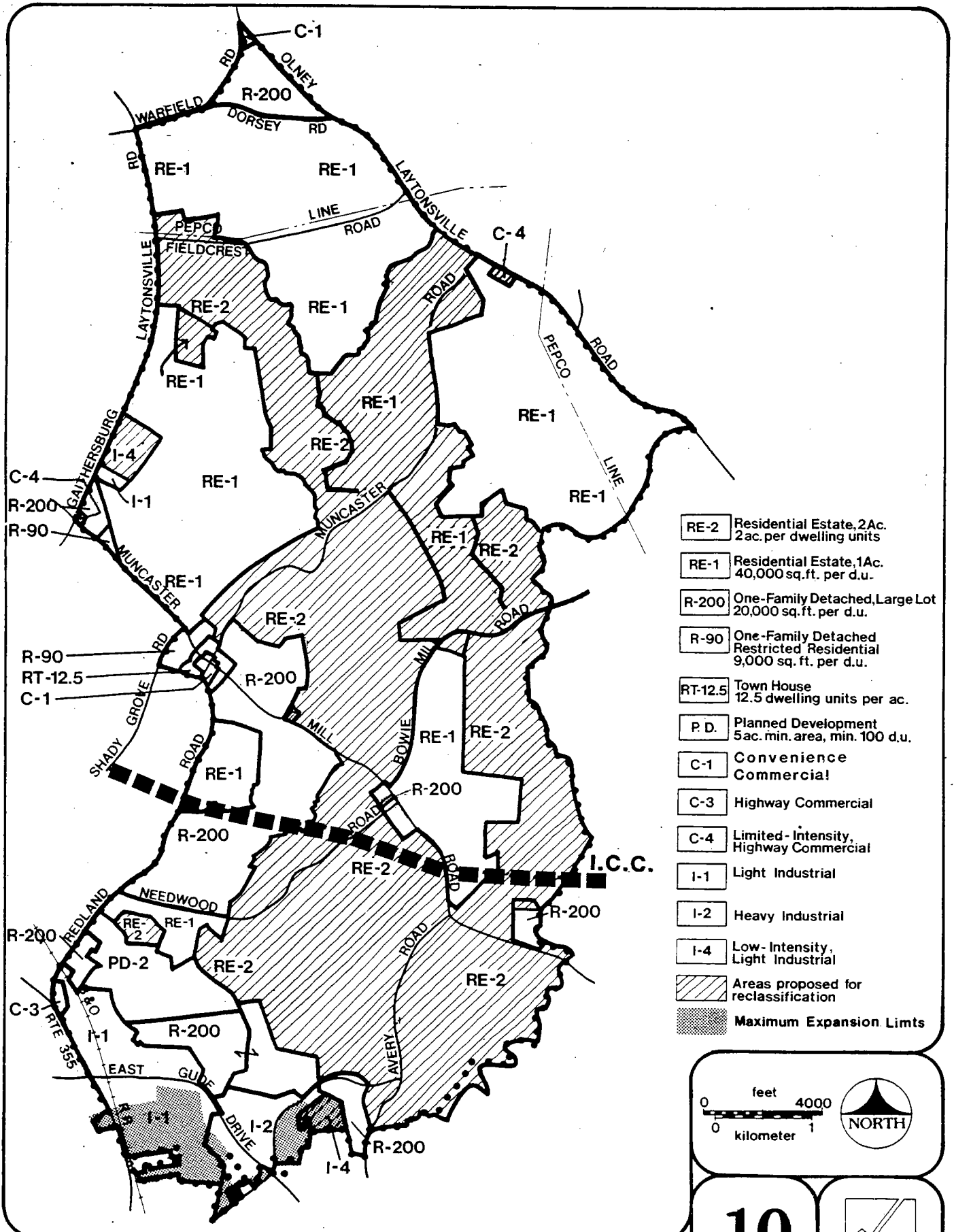


VI. RECOMMENDATIONS

Consistent with the spirit of the 1968 Master Plan, the following recommendations reflect the important role played by the wedge area in protecting environmentally sensitive headwater areas and providing a low-density housing resource area. Amendments to the Zoning Map are noted on figures 10, 11, and 12.

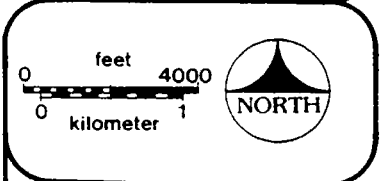
A. WATERSHED MANAGEMENT

- Stream valley park acquisitions should continue as planned.
- All development in the Upper Rock Creek Planning Area should adhere to the recommendations expressed in the Functional Master Plan for Conservation and Management in the Rock Creek Basin adopted in 1980. (See Technical Appendix H for an overview of the recommendations.) The purpose of the Functional Plan is to assist the County Council in tailoring its capital programming needs and to provide guidance to the Planning Board in regulating land uses so that the integrity of the Rock Creek Watershed can be preserved. The Functional Plan sets forth policy recommendations for a comprehensive program of watershed conservation and management.
- Continuation of stringent sediment control for all development including roads and other public facilities in the Rock Creek Watershed should be required. Existing regulations should be strictly enforced.
- On-site stormwater management waivers should be discouraged unless regional facilities are programmed and synchronized with development.
- All regulatory agencies should require appropriate BMP's for new development proposals. A check list of items needed for BMP review is as follows:
 - a) Provide water quantity analysis and comparison for runoff equalled or exceeded on the average once every two years (Q2), ten years (Q10), and 100 years (Q100) at locations selected by staff.
 - b) Provide water quality comparison at three or four locations selected by staff. Analysis would consist of pollutant loadings as well as concentration for water quality parameters, including, but not limited to Biochemical Oxygen Demand, Dissolved Oxygen, total sediment, turbidity, phosphate, total nitrogen, and temperature.
 - c) Provide cost of new stormwater management facilities in terms of construction and maintenance.
- Montgomery County Soil Conservation District should be encouraged to update the Rock Creek Watershed Plan which was prepared in the early 1960's. The update should propose an action program to address the agricultural non-point pollution problem in the planning area.
- Adequate stream buffers should be sized in conformance with MCPB's "Staff Guidelines for the Protection of Slopes and Stream Valleys," which designates a buffer range for Class III and IV waters.



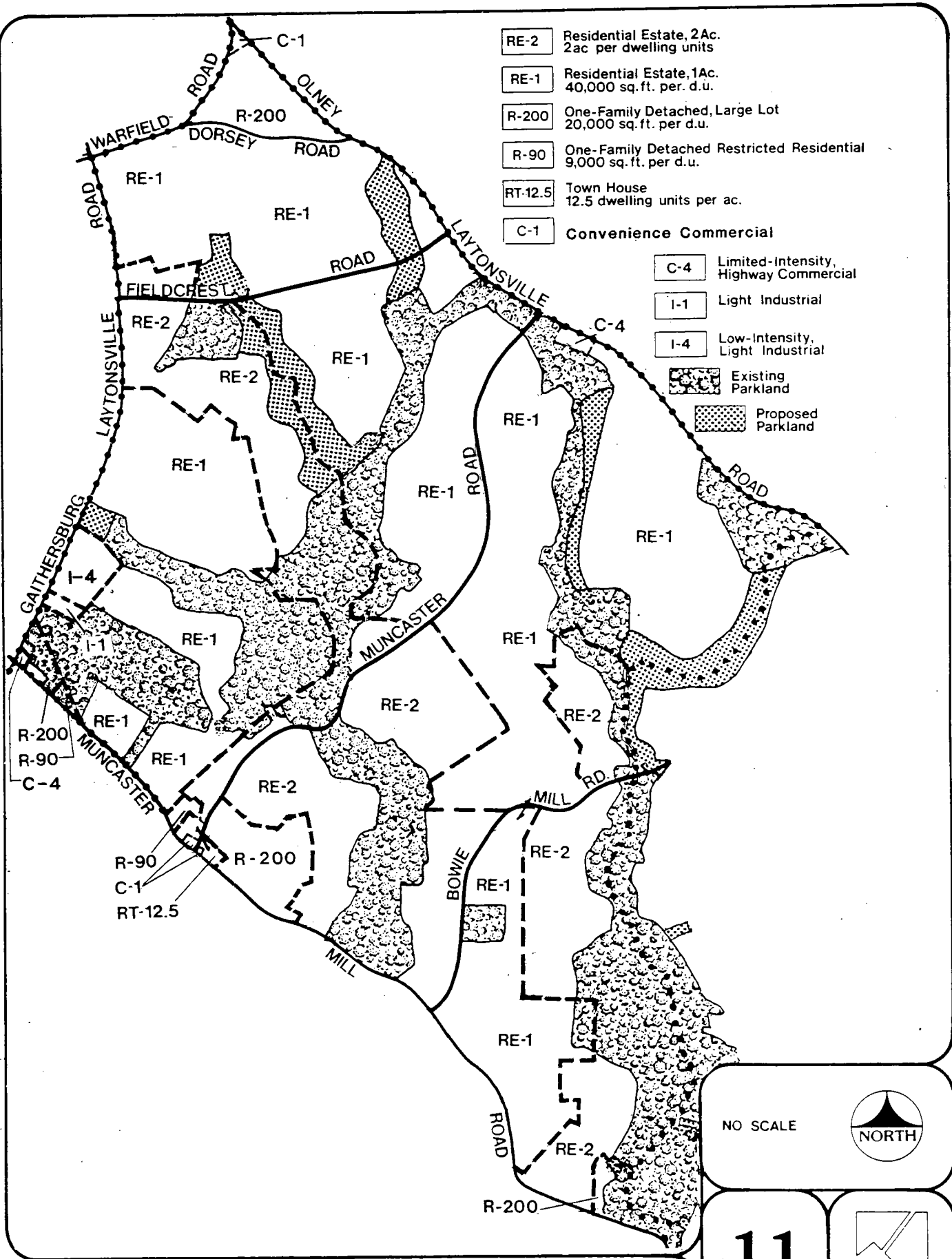
MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

PROPOSED ZONING




10
 FIGURE





- RE-2** Residential Estate, 2Ac.
2ac per dwelling units
- RE-1** Residential Estate, 1Ac.
40,000 sq. ft. per. d.u.
- R-200** One-Family Detached, Large Lot
20,000 sq. ft. per d.u.
- R-90** One-Family Detached Restricted Residential
9,000 sq. ft. per d.u.
- RT-12.5** Town House
12.5 dwelling units per ac.
- C-1** Convenience Commercial

- C-4** Limited-Intensity,
Highway Commercial
- I-1** Light Industrial
- I-4** Low-Intensity,
Light Industrial
- Existing
Parkland
- Proposed
Parkland

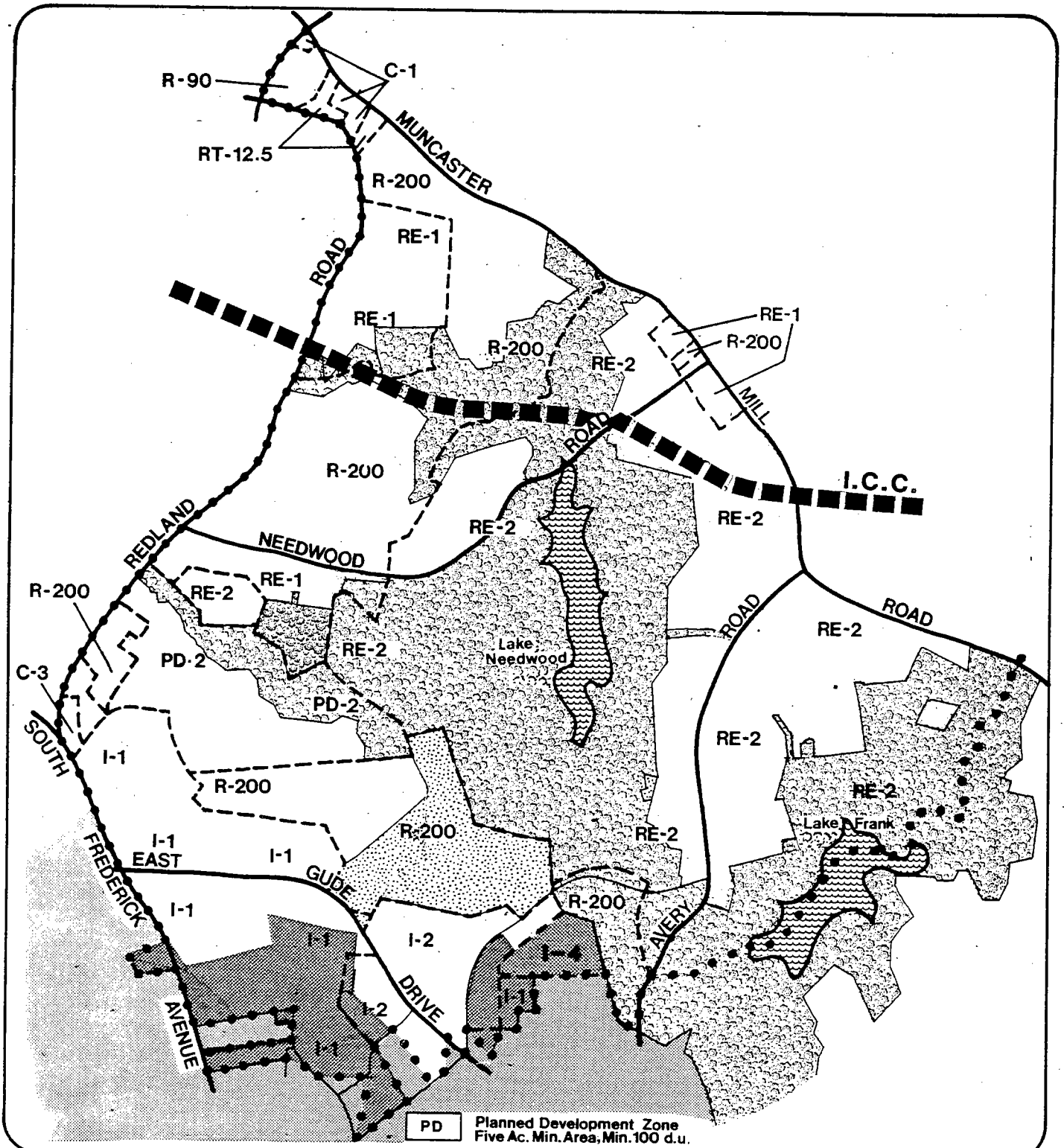
NO SCALE 

11
FIGURE



MASTER PLAN AMENDMENT FOR
ROCK CREEK
MONTGOMERY COUNTY, MARYLAND

PROPOSED ZONING
ABOVE MUNCASTER MILL ROAD



| | | | | | |
|----------------|---|------------|--|--|--------------------------|
| RE-2 | Residential Estate, 2Ac. 2ac. per dwelling units | C-1 | Convenience Commercial | | Existing Parkland |
| RE-1 | Residential Estate, 1Ac. 40,000 sq. ft. per d.u. | C-3 | Highway Commercial | | Proposed Parkland |
| R-200 | One-Family Detached, Large Lot 20,000 sq. ft. per d.u. | I-1 | Light Industrial | | City of Rockville |
| R-90 | One-Family Detached Restricted Residential 9,000 sq. ft. per d.u. | I-2 | Heavy Industrial | | Maximum Expansion Limits |
| RT-12.5 | Town House 12.5 dwelling units per ac. | I-4 | Low Intensity-Light Industrial | | |
| | | PD | Planned Development Zone Five Ac. Min. Area, Min. 100 d.u. | | |

NO SCALE

NORTH

12

FIGURE

MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

PROPOSED ZONING
 BELOW MUNCASTER MILL ROAD

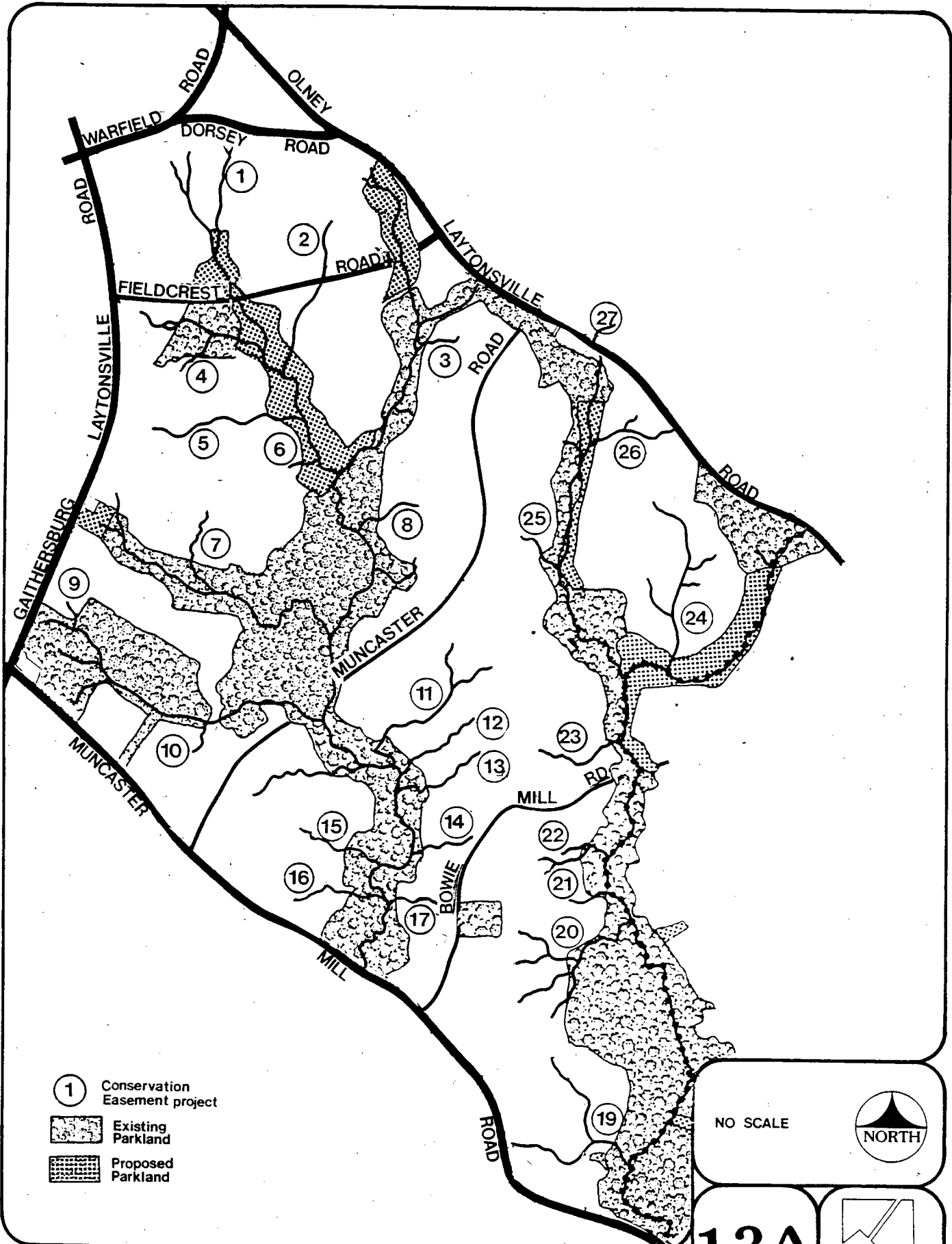
- Conservation easements are recommended for smaller tributaries where acquisition is not programmed. Conservation easements are designed to protect environmentally sensitive features in their natural state by restricting use within the area. Figure 13 illustrates the general location of the conservation easements.



Protection of these sensitive tributaries will: 1) provide stream quality protection; 2) preserve woodlands, wetlands, specimen trees, and other natural features; 3) provide needed open space; and 4) protect wildlife habitat. The intended use of these areas is passive. Where the conservation easement is partially on a private lot, the following restrictions shall apply:

- No tree measuring over six (6) inches in diameter or thirty (30) feet in height and no mature and stable shrubs may be removed, cut down, or destroyed without prior written consent of the Planning Board except those which are diseased or dead.
- No structure(s) may be erected within the easement area.
- The dumping of grass clippings, leaves, brush, or any other foreign materials in these areas is prohibited.
- The use of existing open non-wooded areas for small garden plots which do not exceed 1,000 square feet per lot and are not within 50 feet of a flowing stream, spring, wetland or other body of water is permitted.
- No alterations, excavations, grading or other changes shall be made to the general character and topography of the landscape without prior written consent of the Planning Board.


The conservation easement will be conveyed to M-NCPPC. The Commission will become involved in compliance issues if a violation is reported. Once a violation is verified, the Commission will have the right to enforce the provisions of the easement by injunction or other appropriate mechanism.

- All existing R-200 zoned areas above Muncaster Mill Road should be reclassified to the RE-1 Zone because of stormwater management problems associated with development on 20,000 square-foot lots allowed in the R-200 Zone and the harmful effect of sewer line construction on the headwater area. The following two areas should not be reclassified:
 - a) Well-established and well-defined older residential subdivisions that are almost completely developed; approximately 30 acres fall into this category; and
 - b) Existing R-200 zoned areas including the Schefferies property immediately adjacent to Redland Center. This 70-acre undeveloped Schefferies property is compatible with Master Plan recommendations, with already developed parcels in the area, and is a logical transition zone between the higher densities found in Redland Center and nearby lower-density residential areas, currently zoned RE-2C.



- ① Conservation Easement project
-  Existing Parkland
-  Proposed Parkland


NO SCALE



NORTH

13A

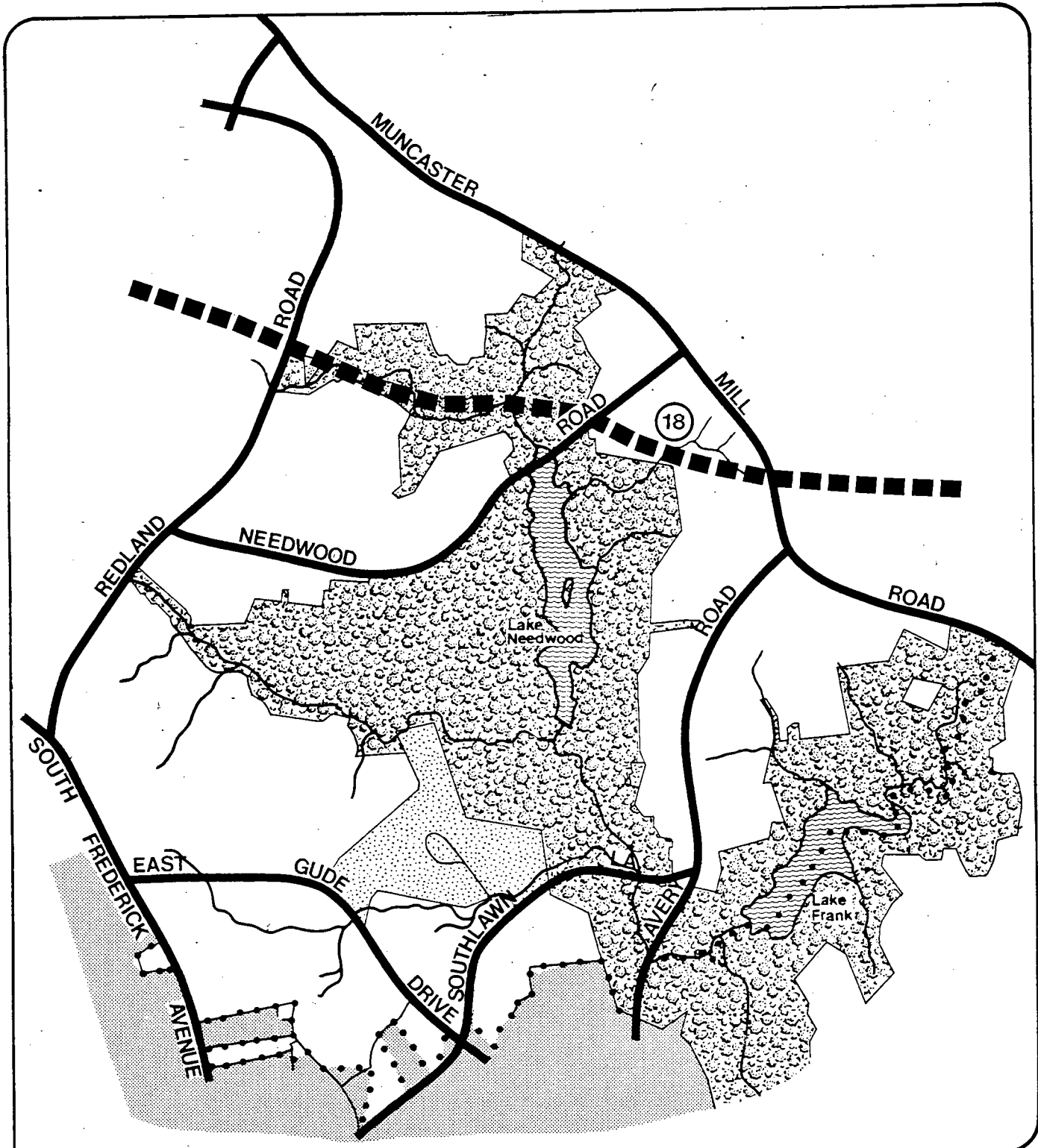
FIGURE







MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

CONSERVATION
 EASEMENT PROJECT



-  Existing Parkland
-  Proposed Parkland
-  City of Rockville
-  Proposed ICC Alignment

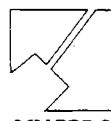
 Conservation Easement project

NO SCALE



13B

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

CONSERVATION
 EASEMENT PROJECT
 BELOW MUNCASTER MILL ROAD

- All existing RE-2C zoned areas are recommended for reclassification to the RE-2 Zone because of stormwater management problems associated with development on 25,000 square-foot lots allowed in the RE-2C Zone and the harmful effect of sewer line construction on the headwater area. The following two areas currently zoned RE-2C should be reclassified to the R-200 Zone based upon land use considerations noted in section C of this chapter:
 - a) A portion of the Benedek property -6.5 acres.
 - b) A portion of the surplus vacant Redland Elementary School site - 5 acres.

A 50-acre portion of the Brown property currently zoned RE-2C should be reclassified to the RE-1 Zone based upon land use considerations noted in section C of this chapter.

B. WATER DISTRIBUTION AND SEWERAGE SYSTEMS (See figures 14 and 15)

The provision of water and sewer infrastructure should be limited to protect the physical attributes of the watershed, sensitive headwater areas, and the character of the low density residential wedge. This Amendment recommends that community sewer service not be expanded because of adverse environmental impacts. However, this Amendment recognizes the possibility of expanding community water service to RE-1 zoned land, above Muncaster Mill Road, to allow further utilization of existing and programmed lines or to prevent public health problems arising from contamination of wells by septic system failures. The actual extension of community water to these areas will be considered upon completion of a County Executive study, undertaken in cooperation with the WSSC and Planning Board staff, regarding the provision of such service to low-density areas. As noted in Chapter VI, expansion of water lines has little potential for stream degradation. Furthermore, the provision of community water eliminates health risks associated with well contamination. This is an important factor in a sensitive headwater area like the Upper Rock Creek where community sewer is not recommended.

The following list describes three levels of sewerage and water distribution priority recommendations used throughout this section:

Priority 1: Includes sewer and/or water Categories 1 through 4, and designates that service is existing or planned within 6 years.

Priority 2: Includes sewer and/or water Category 5 and designates that service is planned within a 7-10 year period. Priority 2 is not recommended for use in the planning area.

Priority 3: Includes sewer and/or water Category 6 and designates that no community service is planned for the planning area.

The following recommended sewer and/or water category changes are proposed for selected areas and parcels and should be considered during the annual update of the Comprehensive Water Supply and Sewerage Systems Plan. This Amendment is an important part of the decision-making process relative to the "Plan Objectives and Policies" stated in the Water and Sewer Plan.

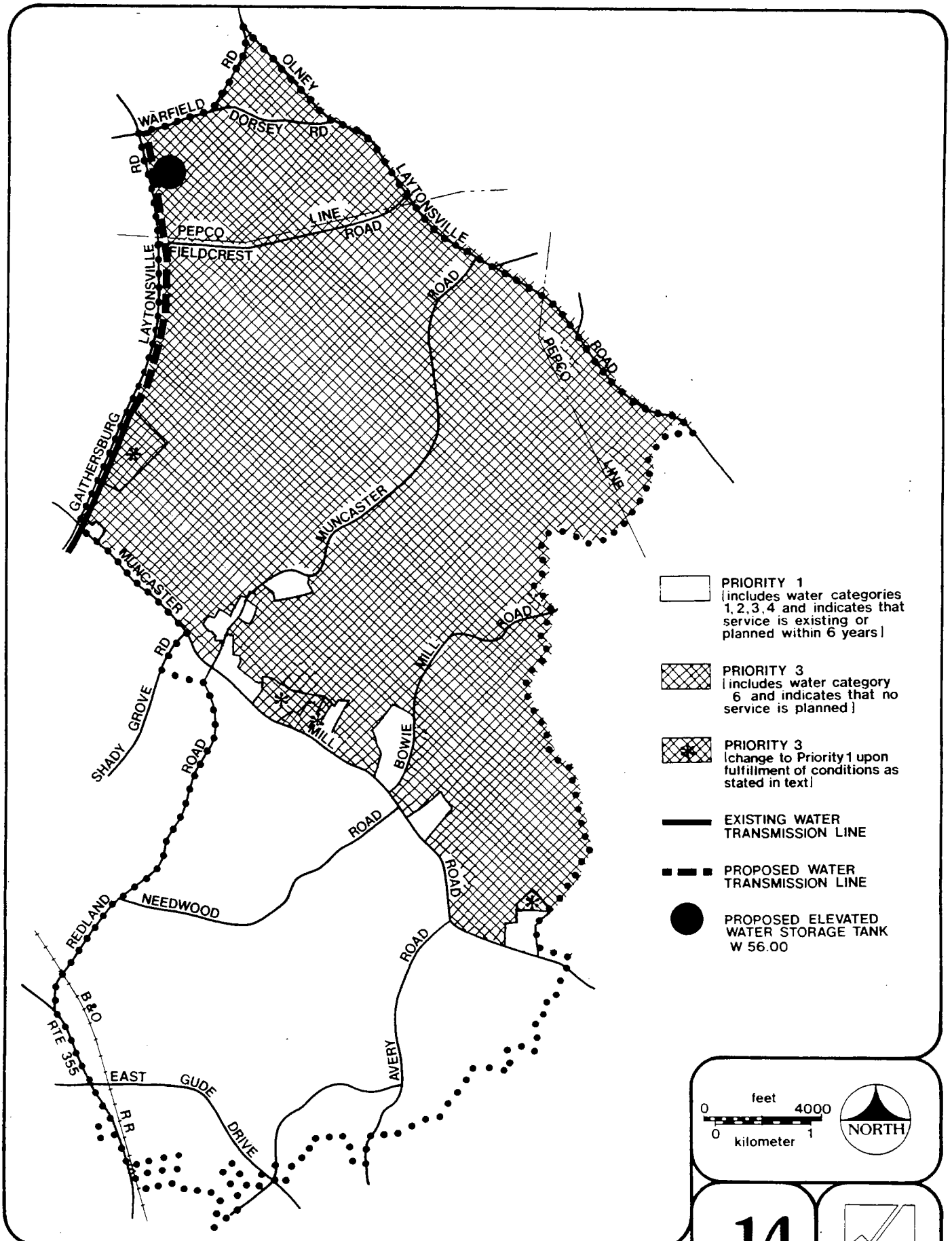
Sewerage System

- Priority 1 (S-1, S-2, S-3 and S-4): This designation is recommended for selected areas below Muncaster Mill Road, generally along the western edge of the planning area in the Shady Grove Sector Plan and Redland Center areas as well as the Fulks property and small portions of the Benedek, Schefferies, Episcopal Church, and surplus Board of Education properties located along Muncaster Mill Road.
- Priority 2 (S-5): This designation is not recommended for use in this planning area.
- Priority 3 (S-6): This designation is recommended for the entire area above Muncaster Mill Road (with the exception of those parcels already served and previously noted) and the area below Muncaster Mill Road surrounding Lakes Needwood and Frank.

Water Distribution

- Priority 1 (W-1, W-2, W-3, W-4): This designation is recommended for the entire area below Muncaster Mill Road as well as the Fulks property and small portions of the Benedek, Schefferies, Episcopal Church, and surplus Board of Education properties above Muncaster Mill Road.
- Priority 2 (W-5): This designation currently applies to approximately 1,870 acres above Muncaster Mill Road. This area is recommended for change to the Priority 3 (W-6) category.
- Priority 3 (W-6): This designation is recommended for the entire area above Muncaster Mill Road, with the exception of those parcels already served and previously noted. Although the Priority 3 designation indicates that no community water service be planned above Muncaster Mill Road, this Amendment recognizes the possibility of expanding community water service to prevent public health problems arising from contamination of wells by septic system failures or to allow further utilization of existing and programmed lines in RE-1 zoned areas. As noted previously, however, the actual extension of community water into Priority 3, RE-1 zoned areas will be determined upon completion of a County Executive study.

The recommended water policy proposes to eliminate the Category W-5 designation for areas above Muncaster Mill Road and designate them for Category W-6 with the possibility of expanding community water service in RE-1 zoned areas. The proposed policy will provide an acceptable level of protection for the watershed. The existing Category W-5 (Priority 2 area designation) identifies those areas where improvements to, or construction of, new community water supply systems are planned for the 7-through 10-year period. (Category W-5 requires the developer to construct the community system, including the house connections, from the lateral main to the property lines and hookups between the property line to the immediate vicinity of the structure, but not connect the structure to the hookup. No waiver of this condition is allowed. This requirement does not apply to single-lot subdivisions or to estate-type subdivisions consisting of lots of 2 acres or larger.) In Priority 3 (W-6), individual water systems may be installed on an



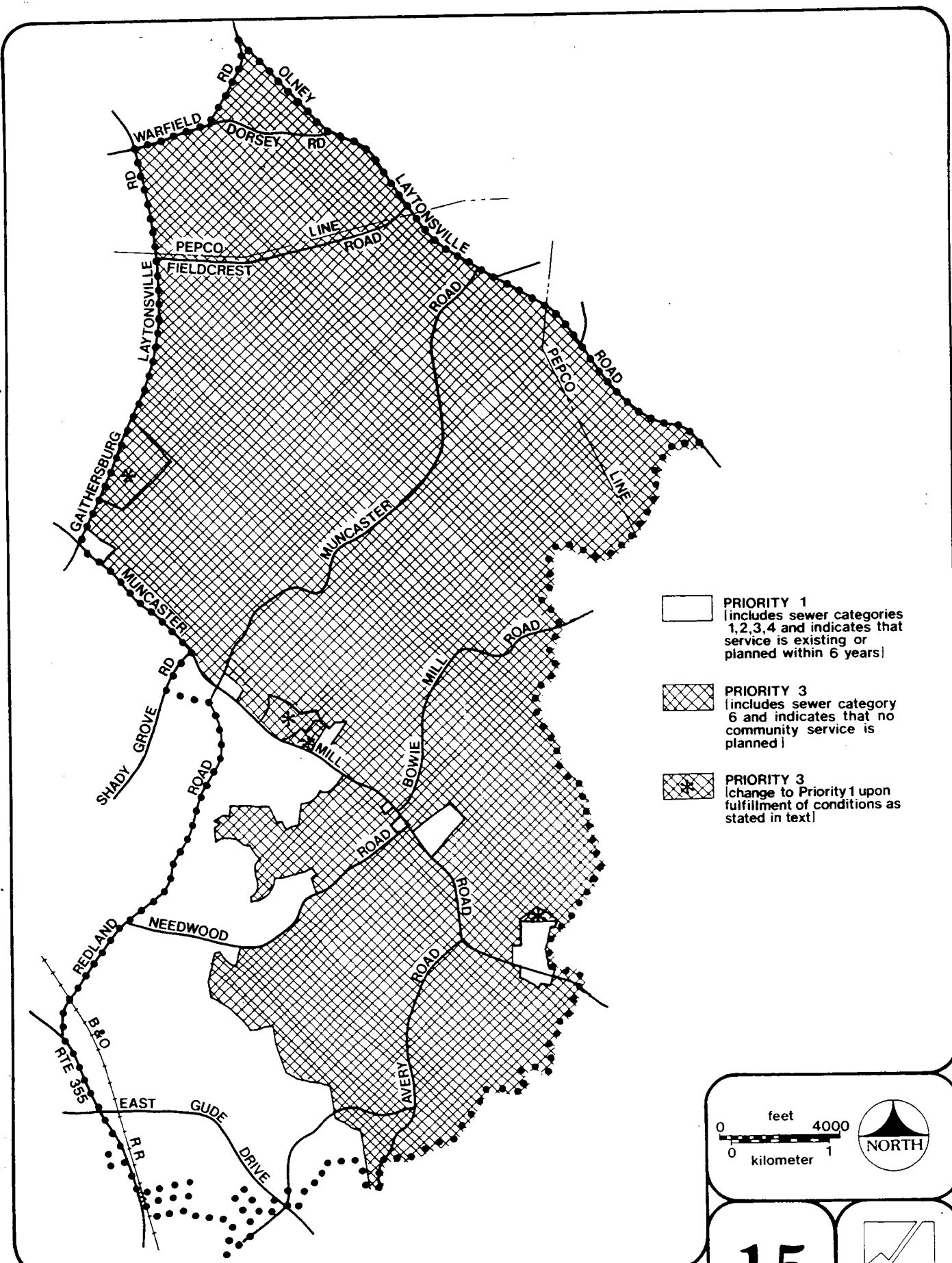
MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND


**PROPOSED WATER
 SERVICE AREAS**


14


FIGURE

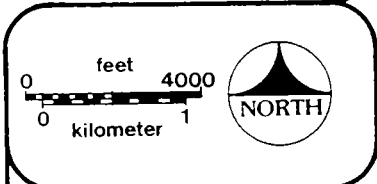




- 
PRIORITY 1
 (includes sewer categories 1, 2, 3, 4 and indicates that service is existing or planned within 6 years)

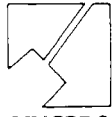
- 
PRIORITY 3
 (includes sewer category 6 and indicates that no community service is planned)

- 
PRIORITY 3
 (change to Priority 1 upon fulfillment of conditions as stated in text)



15

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

PROPOSED SEWER
SERVICE AREAS

indefinite basis without firm obligation to connect to a community system, when and if it becomes available.

The W-5 category designation should be changed to Priority 3 (W-6). Since community sewer service is no longer recommended and community water service will be reviewed on a case-by-case basis, there is no need to "imply" future service and require additional developer capital outlay.

These changes are consistent with County policy to allow development with community water only to protect surface and groundwaters.

"...Development with only community water must be consistent with the protection of surface and ground waters."¹⁴

C. LAND USE AND ZONING

Given the existing and proposed density and diversity of land uses surrounding the Upper Rock Creek Planning Area on three sides, the area has evolved into a very distinct low-density residential housing resource area easily distinguished from the adjacent developing corridor and satellite communities. Located as it is, with Olney to the east, Gaithersburg to the west, the city of Rockville to the south, and the Agricultural Reserve to the north, the need for and desirability of a low density, residential land use pattern remains realistic. Continuation of the large lot residential character of the wedge is logical, appropriate, and certainly consistent with the spirit of the General Plan and the recommendations of the 1968 Master Plan.

If the planning area is to retain its desirability as a residential and open space wedge area in the face of growth pressure, the environment must be respected and managed so as to conserve the physical character of the area. In addition, lot sizes must remain large enough to differentiate this area from neighboring corridor communities. The proposed land use and zoning recommendations serve to reaffirm the wedge concept and character by reflecting the density of development which actually has occurred in the area to date, thereby fostering and preserving the existing character of the area.

The planning area comprises three distinct land forms -- the valley floor, the valley walls, and the high ground--the ridges. These land forms provide natural boundaries and establish the framework for the zoning recommendations in both the 1968 Master Plan and in this Amendment.

In 1968, the highest density residential zoning (R-200 zoning) was located along the ridge lines and was proposed for community sewer service. Stepping down from the ridge area is a large expanse of valley wall area where low density residential development was proposed (RE-1 zoning) with no community sewer service. Located in the valley floor area, generally, adjacent to the stream valley parks was an area proposed for the lowest density residential development (RE-2C zoning). Community sewer was proposed to allow the cluster option to be exercised so that sensitive environmental areas could be protected.

The land use and zoning recommendations in this Amendment continue to rely on the planning framework established in 1968. Medium residential densities are proposed for the

¹⁴ Montgomery County Council Resolution #9-1544, adopted 11/3/81.

ridge and plateau areas, while low density residential designations remain located in the valley floor area.

The major modifications to the existing zoning pattern reflect recent environment analysis and current County policies. The proposed changes are designed to complement the existing character of development and protect the sensitive headwater areas of the Rock Creek.

Recent environmental analysis indicate (a) the detrimental affect of sewer line construction on the headwater area, (b) the stormwater management problems resulting from development of 20,000 and 25,000 square-foot lots in the R-200 and RE-2C Zones respectively, and (c) that low-density development in the RE-1 and RE-2 Zones are effective in protecting the headwater area.

As a result of the environmental analysis and the intent to reaffirm the open space low-density residential character of the planning area, this Amendment recommends the following zoning pattern:

- o Reclassification of R-200 zoned land above Muncaster Mill Road to the RE-1 Zone (with the exception of the Benedek, Schefferies, and Episcopal Church properties).

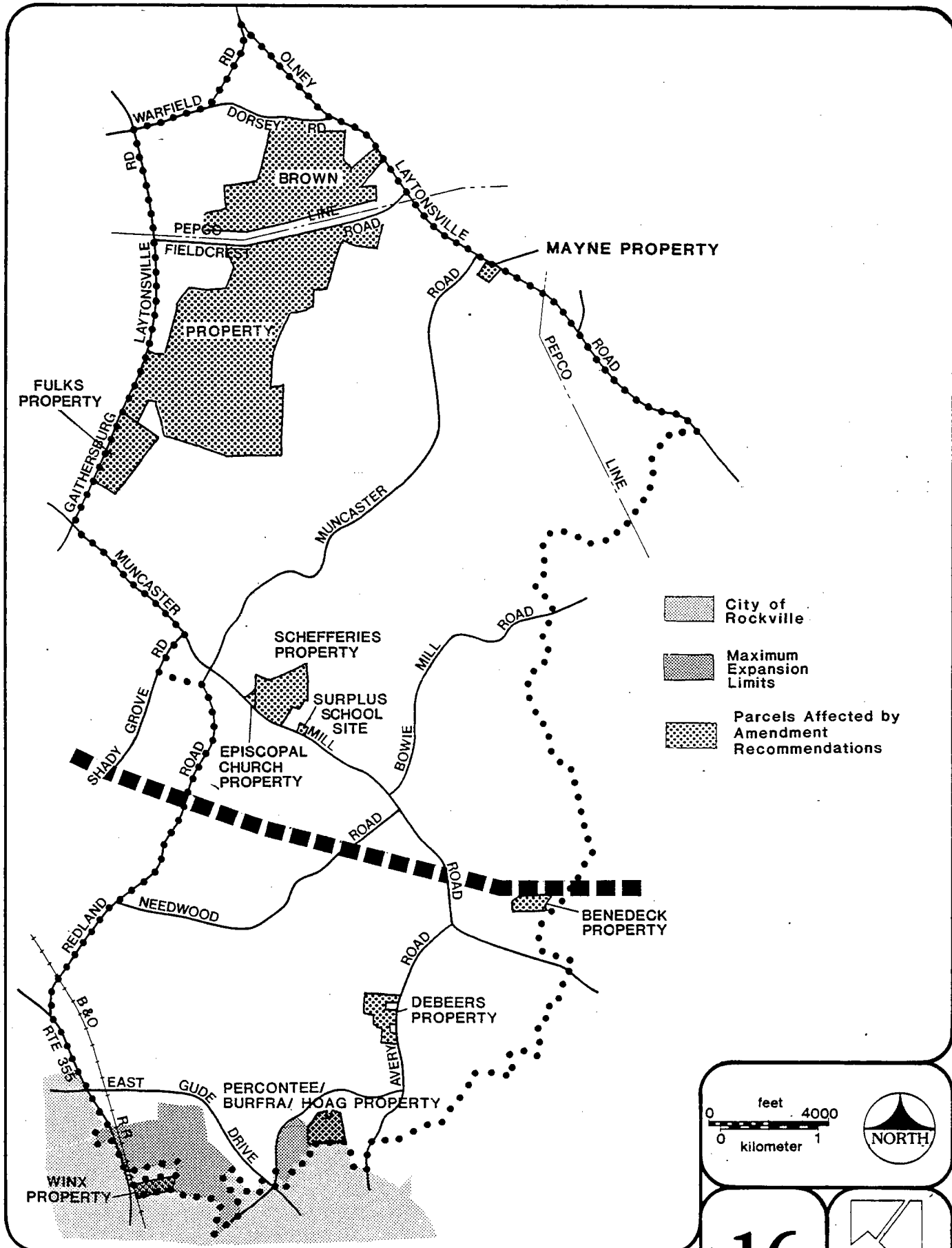
The RE-1 Zone is appropriate since community sewer is no longer recommended and recent environmental studies, as described in Chapter V, indicate that development on 20,000 square foot lots as allowed in the R-200 Zone often result in stormwater management problems that are detrimental to sensitive headwater areas.

Development in the RE-1 Zone, without community sewer, will more closely reflect a pattern of development which has actually occurred in the planning area. The average residential lot size that can be developed in the RE-1 Zone, without community water or sewer service, is approximately 65,000 square feet (1.7 acres) despite the fact that the RE-1 Zone allows a minimum lot size of 40,000 square feet.

- o Reclassification of RE-2C zoned land to the RE-2 Zone.

Once again, since community sewer service is not recommended and development on lots less than 25,000 square feet is considered potentially harmful, the cluster option in the RE-2C Zone is no longer considered reasonable. The valley floor and those areas generally surrounding the stream valley park system should be allowed to remain in the lowest density reasonable in the planning area. Development in the RE-2 Zone, without community sewer, will reflect a pattern of development already established in valley floor areas. The minimum residential lot size in the RE-2 Zone is 80,000 square feet. The existing character and the view of the valley from the ridges must not be lost.

A very acceptable mix of large lot residential development will occur as a result of the RE-1 and RE-2 Zone proposals. Not only does the mix of large lots provide a logical progression of density from the wedge to the surrounding corridor communities, but the standard form of development in the RE-1 and RE-2 Zones, when used in conjunction with the conservation areas and existing development requirements, will effectively protect the headwater areas.



**MASTER PLAN AMENDMENT FOR
ROCK CREEK**
MONTGOMERY COUNTY, MARYLAND

**SCHEMATIC MAP OF PARCELS
AFFECTED BY AMENDMENT**

16
FIGURE



D. SPECIFIC PARCEL DISCUSSION

The following specific parcel discussions are illustrated on figure 16. An overview of parcel recommendations are shown on Table 3.

1. BENEDEK PROPERTY, a portion of Camp Olympic (figure 17)

Description

- o Location - Adjacent to and north of the undeveloped portion of the Muncaster Mill View subdivision (R-200 Zone) on Muncaster Mill Road.
- o Current Use - Vacant, forested.
- o Size - 11 acres
- o Present Zoning - RE-2C, Residential Estate, R-200, One-Family Residential.
- o Existing Water and Sewer Category - S-6, W-5 (8 acres, zoned R-200); S-3, W-3 (3 acres, zoned RE-2C).

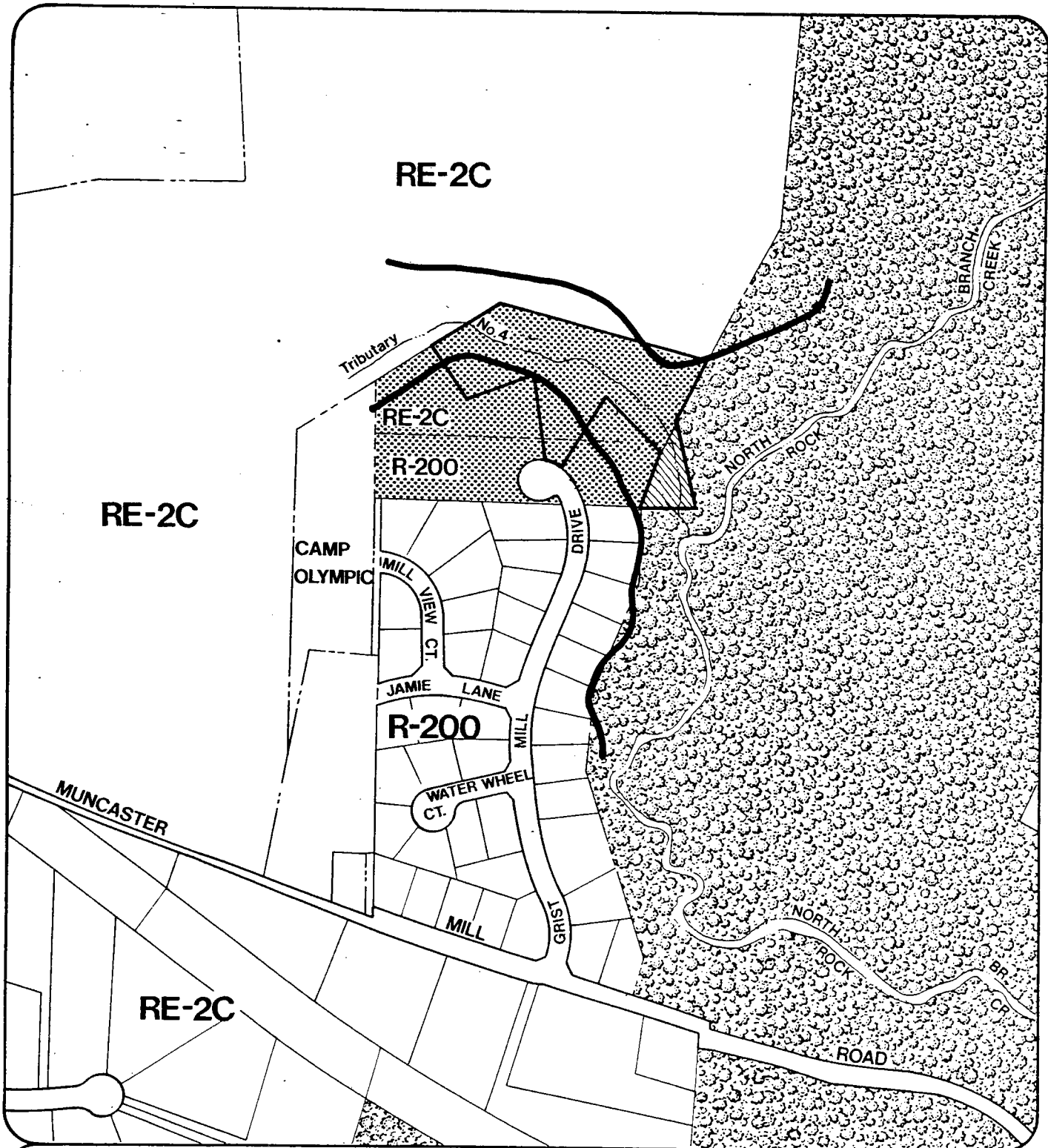
Recommendations




- o Proposed Zoning - RE-2, Residential Estate, R-200, One-family Residential.
- o Proposed Water and Sewer Category - S-3, W-3 for all R-200 zoned portions.



This is an 11-acre parcel, three acres of which are currently zoned R-200 and designated S-3, W-3. Eight acres currently are zoned RE-2C and designated S-6, W-5. The existing land use and zoning pattern is consistent with the Master Plan. The water and sewer service designation (S-3, W-3) is appropriate for the vacant R-200 zoned portion of the parcel, given its current zoning classification, and because development of the property will complete the already established Muncaster Mill View subdivision.

Of the eight acres that currently are zoned RE-2C, approximately 3.5 acres are recommended for reclassification to the R-200 Zone. If the zoning reclassification is approved, this Amendment recommends that the R-200 zoned portion of the parcel be included in the water and sewer Priority 1 category, (S-3, W-3). Reclassification to the R-200 Zone will complete the Muncaster Mill subdivision. However, the R-200 Zone must not be allowed to expand further into low-density residential areas west and north of the subject property.

Current park acquisition plans propose that approximately 0.9 acres of the subject property, zoned RE-2C, be acquired as part of North Branch/Rock



-  SUBJECT PARCEL
-  PARKLAND
-  PROPOSED ACQUISITION BY MNCPPC

-  PROPOSED DEDICATION TO MNCPPC
-  100 YEAR FLOODPLAIN

NO SCALE



17

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

BENEDEK PROPERTY
 EXISTING ZONING

Creek Stream Valley Park. In addition, the property owner (Camp Olympic) has offered to convey, as a dedication, approximately 4.5 acres of the property (including the originally proposed acquisition area) to M-NCPPC. A lease back of the dedicated area is proposed. The lease would allow the property owner to use the property consistent with its present use as part of Camp Olympic. The term of the lease would run for as long as the property owner operates the camp and would not exclude use of the dedicated area by the general public, who would wish to access North Branch Stream Valley Park from the end of Grist Mill Drive.

The property owner is proposing to subdivide the residual 6.5 acres not affected by the dedication or acquisition proposals into 5 single-family homesites. Approval to construct a sewer line serving the homesites through existing parkland (North Branch Tributary #4) to connect with the trunk sewer located approximately 200 feet away in North Branch, is proposed. A site investigation should be undertaken to determine if there will be a detrimental effect in the tributary from the construction of the sewer line. In addition, the extension of the sewer line north from Grist Mill Drive should be studied. If a sewer extension is granted, appropriate BMP's should be incorporated into the construction plans.

2. SCHEFFERIES PROPERTY (figure 18)

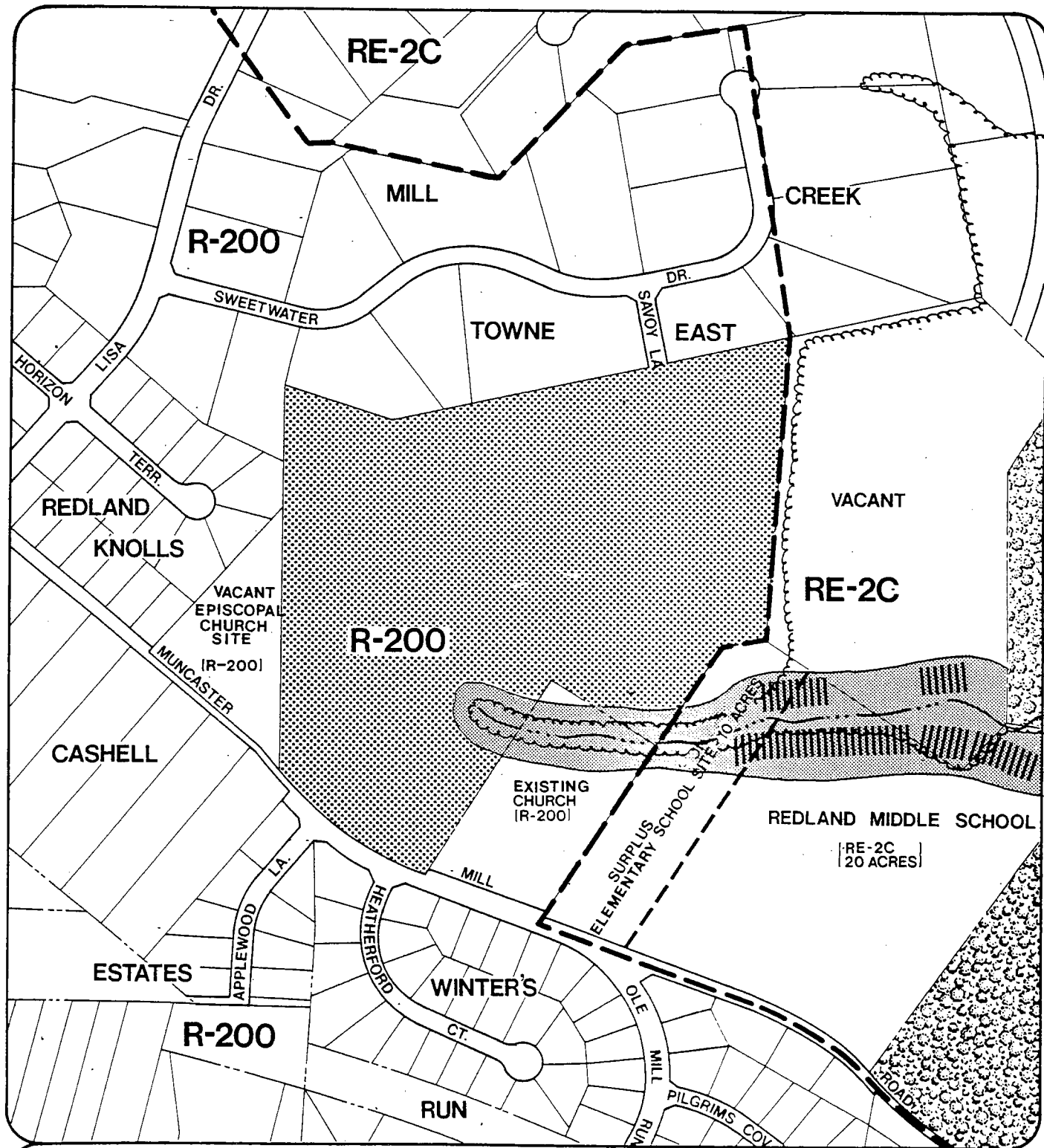
Description









- Location - East of the Redland Knolls subdivision, above Muncaster Mill Road.
- Current Use - Vacant, forested.
- Size - 42 acres
- Present Zoning - R-200, One-family Residential.
- Existing Water and Sewer Category - S-6, W-5.

Recommendations

- Proposed Zoning - R-200, One-family Residential.
- Proposed Water and Sewer Category - S-6/W-6 for that portion of the property that does not drain by gravity to the existing sewer line in Muncaster Mill Road; S-3/W-3 for the remaining portion, upon Planning Board approval of a preliminary plan showing no cluster development. These guidelines affect the adjacent Episcopal Church property as well.

The Schefferies property represents the last large, undeveloped R-200 zoned parcel located on Muncaster Mill Road; it provides an important transition from Redland Center to lower density residential areas. Property to the north of the subject parcel has been developed at RE-2 zoning standards despite a R-200 zoning classification, while the vacant property to the east begins another low-density residential area and is designated in the RE-2C Zone.



| | | | | | |
|---|--------------------------------|---|--|---------------------|---|
|  | SUBJECT PARCEL |  | STEEP SLOPES (>15%) | NO SCALE |  |
|  | PARKLAND (EXISTING & PROPOSED) |  | UNDISTURBED BUFFER FOR CLASS III STREAM : 100-200' | | |
|  | WOODED AREA |  | STREAM | 18 FIGURE |  |
| MASTER PLAN AMENDMENT FOR ROCK CREEK MONTGOMERY COUNTY, MARYLAND | | | SCHEFFERIES PROPERTY EXISTING ZONING | | |

The Redland Knolls subdivision, located west of the subject parcel, is zoned R-200 and is served by community water only. The intensity of development on the Schefferies parcel should be compatible with existing residential development in the Redland Knolls subdivision, where an average lot size is 20,000 square feet, and with adjacent existing two acre development to the north.

A sewer line abuts the subject property; it serves the existing Redland Middle School and the area below Muncaster Mill Road designated in sewer category S-1. This Amendment recommends that a category change be made using the forementioned guidelines.

Located immediately adjacent to and west of the Schefferies property is the vacant 5-acre Episcopal Church property, zoned R-200. The zoning classification should remain as designated currently, the water and sewer categories (S-6, W-5) should be revised to conform to the recommendations proposed for the Schefferies property.

3. FULKS PROPERTY (figure 19)

Description

- Location - East side of MD 124, across from Montgomery County Airpark.
- Current Use - Vacant, forested.
- Size - 72 acres.
- Present Zoning - I-1, Light Industrial.
- Existing Water and Sewer Category - S-6, W-5.

Recommendations

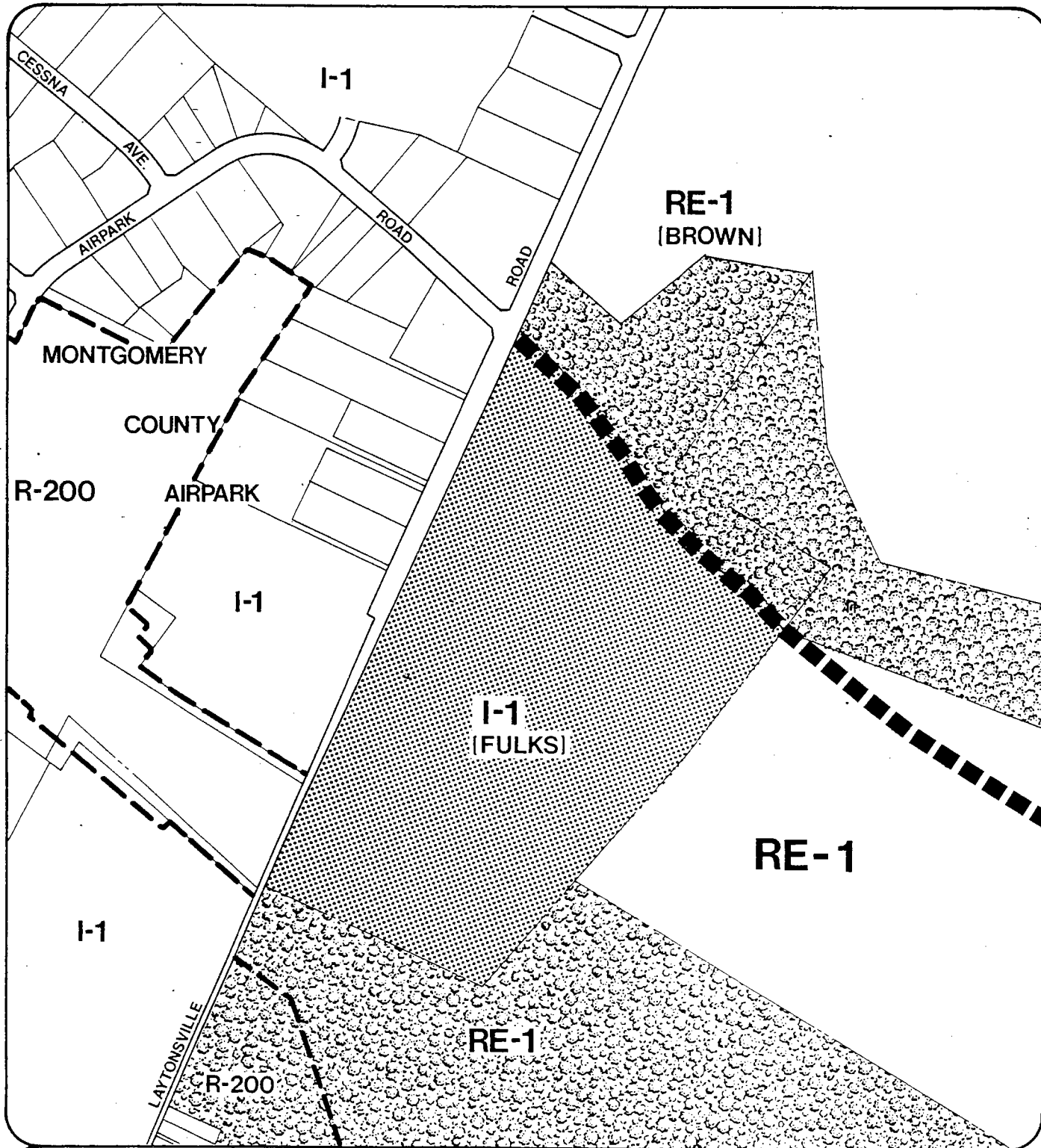
- Proposed Zoning - I-1 (9 acres), Light Industrial; I-4 (63 acres), Low-Intensity Light Industrial.
- Proposed Water and Sewer Category - S-6, W-6 with advancement to S-3, W-3 upon approval of a preliminary plan showing zoning that it is in conformance with proposed zoning recommendations expressed in the Gaithersburg Vicinity Master Plan. Sewer service should be provided using grinder pumps into the Seneca Basin.

As previously noted, this Amendment supports light industrial use of the Fulks property, -- reclassification of 63 acres to the I-4 Zone and reaffirmation of 9 acres in the I-1 Zone as proposed in the Gaithersburg Vicinity Master Plan.

A feasibility study was undertaken by the developer to determine if the site could be served by a private, on-site, multi-use sewerage system.¹⁵ A private

15

Multi-use sewerage system means a single system serving a single lot, whether owned or operated by an individual or group of individuals under private or collective ownership and serving a group of individuals for the collection and disposal of sewage or industrial wastes of a liquid nature.



SUBJECT PARCEL



PARKLAND (EXISTING & PROPOSED)



PROPOSED AIRPARK ROAD EXTENDED (A-268)

NO SCALE



19

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

FULKS PROPERTY
 EXISTING ZONING

system proved not to be feasible. The use of a grinder pump system flowing into the Seneca Basin (west of MD 124) is recommended. Such service is compatible with the light industrial land use recommendation for the subject parcel. The following language has been approved by the MCPB and Montgomery County Council regarding service to the subject property. A category change will be granted using the following guidelines:

- S-6/W-6 category designation with automatic advancement to S-3/W-3 category designation upon MCPB approval of a preliminary plan in conformance with proposed zoning recommended in the Gaithersburg Vicinity Master Plan. Service into the Seneca Basin using grinder pumps will be provided.

This Amendment does not endorse the expansion of industrial uses or the sewer envelope beyond the boundary of the Fulks property. The subject property represents the edge, the end, of the industrial envelope. Community water and sewer service to the Fulks property does not imply future sewer service to adjacent parcels.

4. PERCONTEE/BURFRA/HOAG PROPERTY (see figure 20)

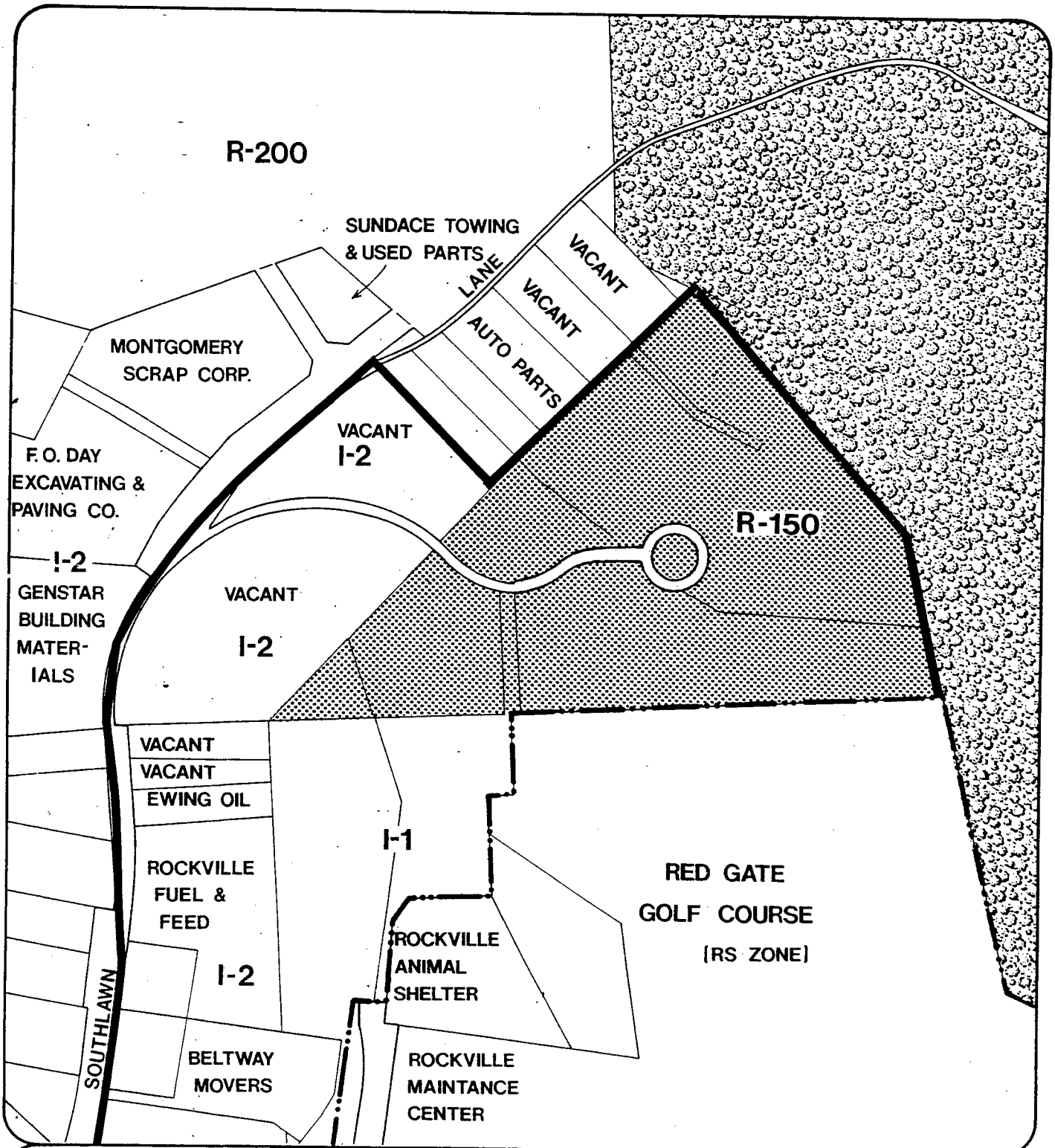
Description

- Location - North of the city of Rockville (Redgate Municipal Golf Course) and parallel to Southlawn Lane, this vacant residential parcel separates a heavy industrial area, zoned I-2, from Rock Creek Regional Park.
- Current Use - Vacant, forested.
- Size - 49 acres.
- Present Zoning - R-150, Residential (five units per acre).
- Existing Water and Sewer Category - S-1, W-1.

Recommendations

- Proposed Zoning - I-4, Low-Intensity, Light Industrial.
- Proposed Water and Sewer Category - S-1, W-1.

The Master Plan envisioned this area as a transitional, residential use between the heavy industrial uses along Southlawn Lane and passive recreational uses in the park and the Redgate Golf Course located in the city of Rockville. However, as the area developed with heavy industrial uses, this parcel has become increasingly undesirable for residential use. The only access to the subject site is through a heavy industrial area. In addition, the need for an increased inventory of light industrially zoned land has become evident since 1968. As a result, a low intensity light industrial use is recommended for the subject site under the provisions of the I-4 Zone.



SUBJECT PROPERTIES



PARKLAND (EXISTING & PROPOSED)



ROCKVILLE CITY LIMITS



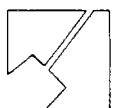
MAXIMUM EXPANSION LIMITS

NO SCALE



20

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

PERCONTEE/BURFRA/HOAG
 PROPERTY EXISTING ZONING

Expansion of heavy industrial uses into this area is not recommended from an environmental standpoint. Approximately two-thirds of the parcel drains into the Southlawn Branch which is a severely stressed waterway. Located as it is in a Class IV watershed, it is felt that the expansion of heavy industrial uses might well be the decisive factor in creating a "dead stream." The County as well as the MCPB already are calling for remedial measures to improve the severe water quality problems in a cooperative program with industrial users and the County. The other one-third of the parcel which abuts the regional park and golf course, drains into the Rock Creek itself.

This Amendment recommends that an industrial road, designated as I-5 (80-foot right-of-way), should provide access to the site rather than the currently designated 30-foot dedicated right-of-way. The industrial roadway, illustrated on figure 9, is intended to provide access for the industrially zoned land parcels adjacent to the roadway. This proposed roadway follows the alignment of the thirty-foot wide public right-of-way shown on the 1898 subdivision plat of Burgundy Park. Because the road will be used only to serve the adjacent properties and not for through traffic, a roadway constructed to lesser standards within a narrow right-of-way than normally required may be appropriate. This determination should be made at the time of subdivision.

5. DEBEERS PROPERTY (see figure 21)

Description

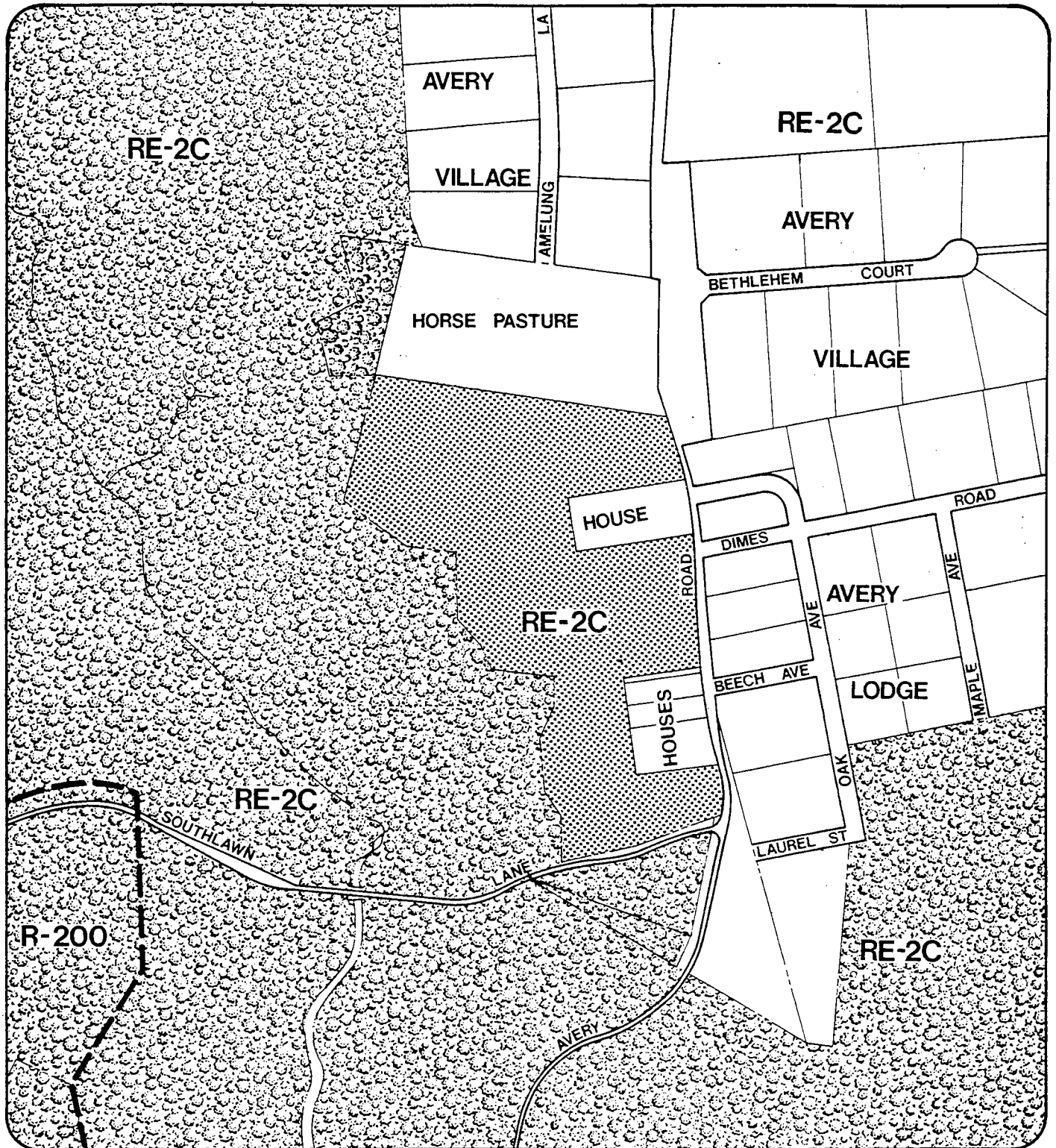
- Location - Bordered by Avery Road and Southlawn Lane, this residential parcel runs parallel to Rock Creek Regional Park on the west, the Avery Village subdivision to the north, Avery Road to the east, and Southlawn Lane to the south.
- Current Use - Vacant, forested.
- Size - 22 acres.
- Present Zoning - RE-2C, Residential Estate, (one unit per 2 acres).
- Existing Water and Sewer Category - S-6, W-1.

Recommendations

- Proposed Zoning - RE-2, Residential Estate, (one unit per 2 acres).
- Proposed Water and Sewer Category - S-6, W-1.

The 1968 Master Plan envisioned this area for low-density residential use¹⁶ and that use continues to be the most appropriate use, given its small size, proximity to the park, and surrounding uses. The Avery Village subdivision is located in a pastoral setting north and east of the subject parcel and has been

¹⁶ Upper Rock Creek Master Plan, October 1968, M-NCPPC, p. 37, Item #5.



SUBJECT PARCEL
 PARKLAND (EXISTING & PROPOSED)

NO SCALE



21
 FIGURE



MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

DEBEERS PROPERTY
 EXISTING ZONING

competitively marketed, despite truck traffic along Avery Road which existed before the 1968 Master Plan was prepared.

6. BROWN PROPERTY (MD 124 - MD 108, see figure 22)

Description

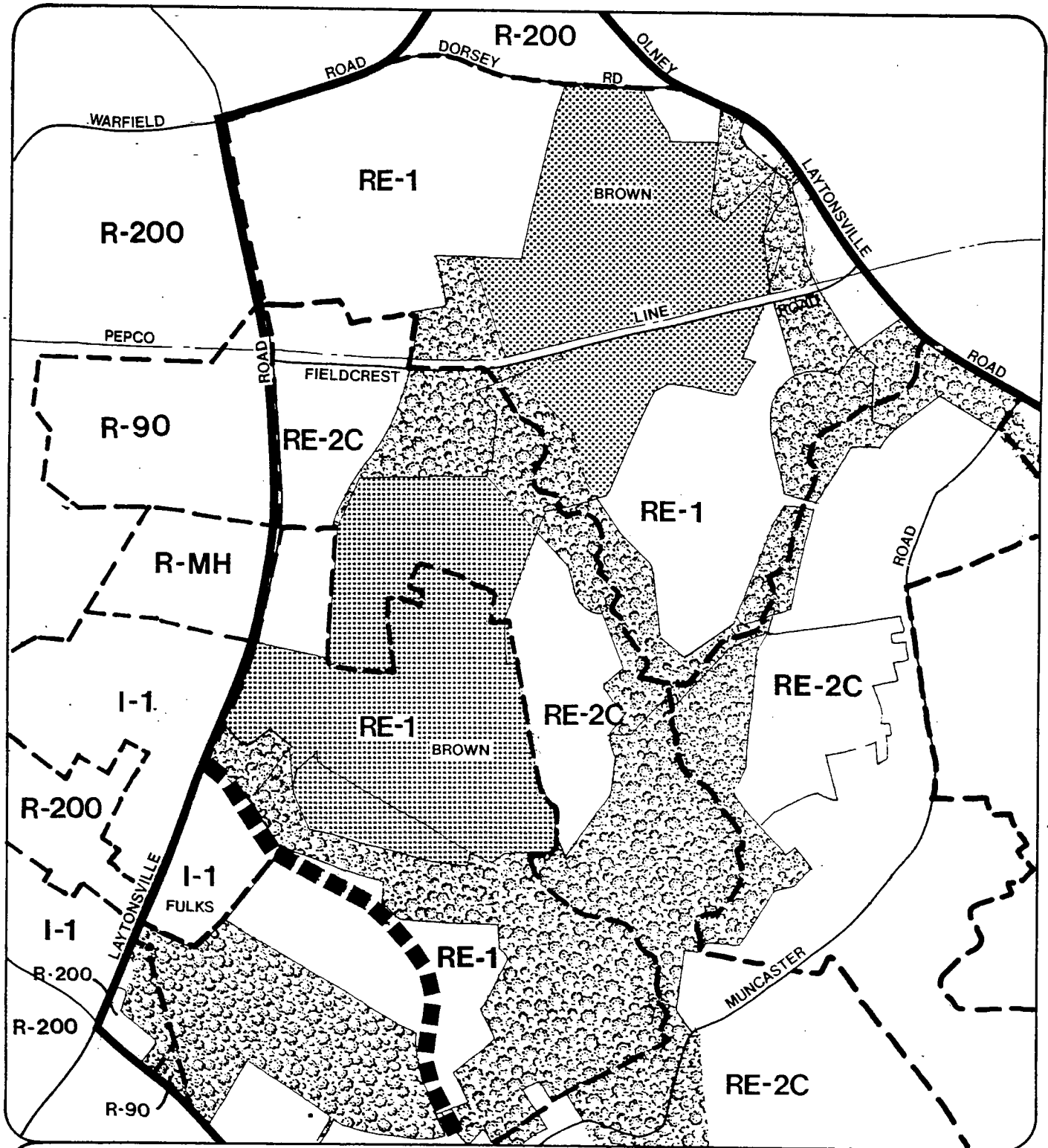
- Location - North of the Fulks property between Laytonsville Road (MD 124) and Olney-Laytonsville Road (MD 108), generally east of the Laytonsville Golf Course.
- Current Size - Vacant, forested, agricultural.
- Size - 800 acres.
- Present Zoning - RE-1 (455 acres), One-family Detached Residential and RE-2C (345 acres), Residential Estate.
- Existing Water and Sewer Category - S-6, W-6.

Recommendations

- Proposed Zoning - RE-1 (505 acres), One-family Detached Residential, and RE-2 (295 acres), Residential Estate.
- Proposed Water and Sewer Category - S-6, W-6: the extension of community water to this parcel and all RE-1 zoned land, above Muncaster Mill Road, will be considered upon completion of a County Executive study regarding the provision of such service to low density areas. Refer Refer to Chapter VI, Section B for a detailed explanation.

Laytonsville Road (MD 124) generally follows a ridge line that separates the Upper Rock Creek Planning Area from the Gaithersburg Vicinity Planning Area. It is along this western edge of the planning area that the difference between wedge and corridor becomes most evident and pressure to redefine the character of the wedge is most intense. The issue here focuses on the protection of both wedge character and sensitive headwater areas.

This property represents the last large undeveloped tract located in the very heart, the center of the wedge area above Muncaster Mill Road. This Amendment supports a mix of large lot residential development in this area; specifically in the RE-1 and RE-2 Zones. It is not necessary to identify higher density uses or non-residential uses within the wedge area to transition into developing corridor communities. Instead, land use and zoning proposals should focus on retention of existing wedge character, identification of appropriate transition uses to the Agricultural Reserve and protection of sensitive headwater areas. Overall large lot development in the RE-1 and RE-2 Zones provides a rural, non-agrarian living environment important to Montgomery County; it is a viable land use alternative for those who desire such a lifestyle and it effectively protects sensitive headwater areas, when used in conjunction with existing development guidelines and requirements.



SUBJECT PARCELS



PARKLAND (EXISTING & PROPOSED)



AIRPARK ROAD EXTENDED (A-268)

NO SCALE



22

FIGURE



MNCPPC

MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

BROWN PROPERTY
 EXISTING ZONING

This Amendment recommends one modification to the boundry of the RE-1 Zone. To more appropriately reflect topographic features and accommodate a proposed conservation area, approximately 50 acres of currently zoned RE-2C land is proposed for reclassification to the RE-1 Zone.

7. WINX RADIO TOWER PROPERTY, (adjacent to Westmore Road Industrial area, see figure 16.)

Description

- Location - The subject property is located adjacent to Lincoln Park, one of the oldest black communities in the County. The subject property is the site of WINX radio towers and is owned by the United Broadcasting Company. It is bounded on the north by the Westmore Road Industrial area, on the south by single-family detached units, and on the west by the B&O Railroad. The property is contiguous to the city of Rockville on three sides and lies within the Maximum Expansion Limits (M.E.L.).
- Current Use - WINX radio towers.
- Size - 10.4 acres.
- Present Zoning - I-1, Light Industrial.
- Existing Water and Sewer Category - The property is located within the city of Rockville's water and sewer service envelope.

Recommendations

- Proposed Zoning - I-1, Light Industrial. In the event that the land use changes or at the time of annexation, this Amendment supports a complete review of alternative land uses including residential and industrial uses in the I-1 and R-60 Zones. If a residential use is deemed appropriate, the R-60 Zone would be most compatible and supported by this Amendment.

The recommendation for residential use appears in the adopted and approved City of Rockville Lincoln Park Neighborhood Plan (April 1984). It was originally proposed by the Lincoln Park Neighborhood Advisory Group and is endorsed by the Rockville Mayor and City Council. Furthermore, it is based on the need to expand the existing housing stock in Lincoln Park. Potential development for new housing is limited and the WINX property is the only significant vacant parcel available for new residential development. The site is likely to remain vacant, however, since the United Broadcasting Company has no plans (present or future) to remove or relocate the radio towers or to petition for annexation into the city of Rockville. Therefore, this Amendment does not recommend any change in the land use or zoning for the WINX radio tower property at this time. In the event that the land use changes or at the time of annexation, this Amendment supports a complete review of alternative land uses.

Until the property is annexed, the County continues to have land use and zoning responsibility. However, the County will work closely with city officials to establish recommendations compatible with the planning objectives of both jurisdictions.

8. MAYNE PROPERTY, MD 108, 900 Feet East of Muncaster Road (figure 16)

The subject 4-acre parcel was recommended as an appropriate location for local convenience commercial activities in the 1968 Master Plan. Currently, the Ark and the Dove Tavern and Peddler's Village are located on the subject parcel. Peddler's Village accommodates a variety of small businesses -- dog grooming, home decorator, antique sales, needlepoint supplies, and a real estate sales office. The tavern has operated for many years and is considered a neighborhood "landmark." The uses are located in a rural setting. It is an area dominated by agricultural and rural residential uses in the RDT and RE-1 Zones.

The continuation of a limited amount of commercial activity at this site is appropriate; however, the subject parcel should be reclassified to the C-4 (Limited Commercial) Zone. This zone was developed recently and more accurately reflects the existing and intended use of the subject property given its location on a major roadway, MD 108, and its proximity to the commercial centers in Laytonsville and Olney (three miles in either direction).

The C-4 Zone provides a maximum floor area ratio (FAR) of 0.25 which is less than the average FAR for C-1 zoned development which is 0.29. However, the C-4 Zone contains an optional method of development that would allow more intensive use up to a maximum FAR of 0.75 based on a finding by the MCPB that such an increase would be compatible with the intensity of surrounding uses. This Amendment does not recommend redevelopment to the higher intensity.

Expansion of the limited commercial boundary beyond the area currently zoned C-1 is not recommended because of the proximity to residential neighborhoods and the Olney and Laytonsville commercial centers.

9. SURPLUS REDLAND ELEMENTARY SCHOOL SITE (see figure 18)

The 10-acre vacant Redland Elementary School site is located immediately adjacent to the existing 20-acre Redland Middle School facility. The subject site and a vacant parcel located to the north represent the beginning of the area zoned RE-2C which surrounds the stream valley park system. Located to the west of the subject parcel begins a higher density transitional area designated in the Master Plan for R-200 zoning. The R-200 zoned area includes a church and the Schefferies properties.

A Class III stream flows across the upper third of the vacant school site. Surrounding the stream are steep slopes and heavy vegetation. In light of the topographic constraints and the designated 100-200 foot undisturbed buffer area surrounding the stream, little developable land is left in the RE-2C Zone.

This Amendment proposes that the area south of the undisturbed buffer area, approximately 5 acres, be reclassified from the RE-2C Zone to the R-200 Zone. In this way, a small residential enclave could be developed between the church and the Redland

Middle School. Development would be compatible with the Winters Run subdivision, south of the subject site and would be consistent with zoning and proposed development on the Schefferies property and the church located west of and immediately adjacent to the subject property. The transitional area must not be allowed to encroach any further into the valley floor area classified in the RE-2 Zone.

This reclassification does not represent a significant deviation from the intent of the Master Plan. The 5-acres area proposed for reclassification represents a logical end in topographic and planning terms to the transition area located to the west. The current water and sewer category designations S-6, W-5 should be changed to S-3, W-3 for the portion of the property that can be served by gravity to the existing sewer line in Muncaster Mill Road, upon approval of a preliminary plan by the MCPB showing no cluster development. The balance of the property should remain in S-6, W-6.

TABLE 3

RECOMMENDATION SUMMARY SHEET

| Property | Total Acres | Existing Zoning | Recommended Zoning | Existing W/S Category | Proposed W/S Category |
|--|-------------|--------------------|---|-----------------------|--|
| Benedek | 11 acres | R-200 3 acres | RE-2C 8 acres | R-200 6.5 acres | RE-2 4.5 acres |
| | | | | S-3/W-3 R-200 | S-6/W-5 RE-2C |
| | | | | | for R-200 zoned portions |
| Schefferies | 42 acres | R-200 | R-200 | S-6/W-5 | S-6/W-6* |
| Fulks | 72 acres | I-1 | I-1 9 acres | I-4 63 acres | S-6/W-5 S-6/W-6** |
| Percontee, Bufra, Hoag | 49 acres | R-150 | I-4 | S-1/W-1 | S-1/W-1 |
| DeBeers | 22 acres | RE-2C | RE-2 | S-6/W-1 | S-6/W-1 |
| Brown | 800 acres | RE-2C 345 acres | RE-1 455 acres | RE-1 295 acres | RE-1 505 acres |
| WINX | 10 acres | I-1 | I-1: At the time of annexation industrial and residential uses in the I-1 and R-60 Zones should be studied in detail. | City of Rockville | City of Rockville |
| Surplus Redland Elementary School Site | 10 acres | RE-2C | RE-2 5 acres | R-200 5 acres | S-6/W-5 RE-2 S-6/W-6 S-6/W-6* |

* Portions of the property not draining by gravity to existing line in Muncaster Mill Road should remain S-6/W-6. The balance of the parcel can advance to S-3, W-3 upon approval of a preliminary plan showing no cluster development. These guidelines also affect the Episcopal Church property and the surplus Redland Elementary School property.

** The property should remain S-6/W-6 with advancement to S-3/W-3 upon approval of a preliminary plan showing zoning that is in conformance with the zoning recommendations expressed in the Gaithersburg Vicinity Master Plan. Sewer service should be provided using grinder pumps into the Seneca Basin.

*** The extension of community water to this property and all other land in the RE-1 Zone, above Muncaster Mill Road, will be considered upon completion of a County Executive study, undertaken in cooperation with the WSSC and Planning Board staff, regarding the provision of such service to low density areas. See Chapters V and VI for an explanation.