

IX. IMPLEMENTATION AND STAGING

The Cloverly Master Plan will be implemented through many public and private actions over its life span. The balancing of competing needs must continue through implementation and enforcement if the fundamental planning principles of protecting watersheds and community character are to be achieved.

ZONING

The zoning recommendations shown in Figure 16, page 34, will be implemented by the sectional map amendment that follows the adoption of this Plan.

ZONING ORDINANCE TEXT AMENDMENTS

Some issues identified during the development of this Plan require zoning ordinance text amendments for implementation. Since the following text amendment affects other parts of the County, it should be processed through the normal text amendment process. The following amendment is identified here for reference and to establish the desirability of this change in Cloverly.

- The Council is in the process of amending the zoning ordinance (Section 59-C-341.1) to modify the provision that permits site plan review in the C-1 zone so that all development or redevelopment of any portion of a C-1 zoned site that exceeds 15 acres is subject to site plan review. This Plan recommends site plan review of development on all C-1 zoned property in the Cloverly Commercial Area.

The Council recently adopted an environmental overlay zone for the upper Paint Branch watershed as discussed on pages 28 and 87.

The Cloverly Master Plan also supports text amendments recommended by other master plans, and relies on them for implementation. Following is a brief description of these text amendments. The initiating master plan also is noted.

1. Allow front yard building setbacks in the C-1 and C-2 zones to be reduced in order to achieve a minimum of 15 feet from the face of the curb when approved in a site plan. Reduced front yard setbacks will allow buildings to be located along the pedestrian thoroughfare and will encourage pedestrian activity. (From the *White Oak Master Plan*)
2. Allow only those uses in rural zones that are consistent with rural character by their very nature, such as riding stables. Remove from consideration in Sandy Spring/Ashton and Cloverly any special exception uses that are not consistent with the preservation of rural character by evaluating the types of uses currently permitted in rural zones by special exception. (From the *Staff Draft Sandy Spring/Ashton Master Plan*)
3. Allow only agricultural uses in the open space created through rural cluster development. Non-agricultural uses should not be counted as part of the required percentage of preserved open space. An evaluation of uses currently permitted in the Rural Cluster zone, particularly by special exception, should be undertaken. (From the *Staff Draft Sandy Spring/Ashton Master Plan*)

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

The Montgomery County *Comprehensive Water Supply and Sewerage Systems Plan* governs the provision of water and sewer service throughout the County. The goal of the Plan is to assure that existing and future water supply and sewerage system needs of the County are satisfied in an orderly and cost-effective manner consistent with the County's land-use planning policies and other environmental and public health goals. The Plan designates for all properties in the County one of six water and sewer staging categories that are primarily based on master plan development staging strategies and/or capital program infrastructure staging. The authority to adopt and amend the Plan resides with the County Council, and the County Executive administers the Plan through the Department of Environmental Protection (DEP).

This Master Plan recommends comprehensive water and sewer service area map amendments for the Water and Sewer Plan which will place properties in the appropriate service area categories consistent with the policies of the Water and Sewer Plan and the recommendations of the Master Plan. MCDEP will prepare the amendments, in consultation with the Maryland-National Capital Park and Planning Commission, for consideration by the County Council.

Specific recommendations related to the provisions of community water and sewer service are listed starting on Page 90 of this Plan. This Plan does not recommend any formal staging of community service; the timing of water and sewer service extensions should depend on development activity, infrastructure requirements, and the need to relieve public health problems. Properties that require community water or sewer service must be in categories S (Sewer)-1, 2, or 3, and W (Water)-1, 2, or 3, indicating the highest priorities for community service, to proceed with the development process. Construction of water main extensions necessary for the proposed WSSC Brown's Corner storage tank at the Hampshire Greens site is unrelated to a specific development project.

Changes in WSSC's front foot benefit assessment charge (FFBA) policies in 1994 results in the deferral of FFBA assessments for residential properties with a functioning well and/or septic system until those properties connect to the community system. This change only affects properties fronting new mains; it does not affect FFBA assessments already charged to property owners fronting on older mains.

STREETSCAPE

The streetscape recommendations in this Plan are designed to create or maintain the character of the surrounding community as new roads are built and existing roads are modified. Many of these recommendations will be accomplished through retrofit projects on existing roads and will occur as adjacent properties develop or as government projects are implemented. The net effects of the streetscape recommendations are improved pedestrian safety, environmental quality, and visual character.

STAGING

All capital facilities proposed in the Cloverly Master Plan must be evaluated and placed in priority; they cannot be programmed simultaneously. The amount of development that can be accommodated in the Cloverly Policy Area in any fiscal year is determined by the Annual Growth Policy (AGP). Those portions of the Cloverly Master Plan Area that are north of Spencerville Road and east of New Hampshire Avenue are in the Rural Policy Area and are therefore subject to local area review, but not to the policy area ceiling, provisions of the AGP.

CAPITAL IMPROVEMENTS PROGRAM

The following improvements recommended in this and previous plans should be included in future Capital Improvements Programs:

Table 7
RECOMMENDED ADDITIONS TO THE CAPITAL IMPROVEMENTS PROGRAM TO SERVE THE CLOVERLY MASTER PLAN AREA

Location/ Description	Estimated Improvement
Park Acquisition	
Northwest Branch Stream Valley	
Paint Branch Stream Valley	
Patuxent Conservation	
Roads	
Spencerville Road Widening	10,500 LF*
Old Bonifant Road Terminus Reconstruction	
Kinghouse Road Extension	1,150 LF
Intersection Improvements	
Streetscape Improvements	
Sidewalk Improvements	
Cape May Road	2,400 LF
Johnson Road	1,100 LF
Notley Road	3,030 LF
Bikeways	
Gallaudet Avenue	750 LF
Patuxent Trail	9,750 LF
* LF = Linear feet	