

1997

fairland

Approved and Adopted

Master Plan

**A Comprehensive Amendment to the 1981
Eastern Montgomery County Master Plan**

published by



THE MONTGOMERY COUNTY
DEPARTMENT of PARK & PLANNING

8787 Georgia Avenue
Silver Spring, Maryland 20910

APPROVED AND ADOPTED

Fairland Master Plan

An Amendment to the Approved and Adopted Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak, 1981, as amended; The Master Plan of Bikeways, 1978, as amended; the Functional Master Plan for the Patuxent River Watershed, 1993, The Master Plan for Historic Preservation, 1979, as amended; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and The Master Plan of Highways within Montgomery County, as amended.

Prepared by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

August 1996

Approved by

THE MONTGOMERY COUNTY COUNCIL
March 1997

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
May 1997

ABSTRACT

TITLE: Approved and Adopted Fairland Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Master Plan for the Fairland Master Plan Area

DATE: May 1997

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

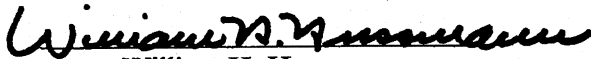
NUMBER OF PAGES: 155

ABSTRACT: This document contains the text with supporting maps for the Planning Board (Final) Draft Plan for the Fairland Master Plan Area. This Plan is a comprehensive amendment to the *Approved and Adopted Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak*, 1981, as amended.

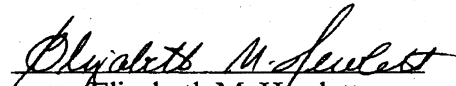
CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the *Approved and Adopted Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak*, 1981, as amended; *The Functional Master Plan for the Patuxent Watershed*, 1993, as amended; *The Master Plan of Bikeways*, 1978, as amended; the *Master Plan for Historic Preservation*, 1979, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, 1964, as amended, and the *Master Plan of Highways within Montgomery County* as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 13-835 on March 25, 1997, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution No. 97-11 on May 21, 1997 after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

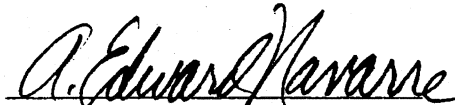
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



William H. Hussmann
Chairman



Elizabeth M. Hewlett
Vice-Chairman



A. Edward Navarre
Secretary-Treasurer

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 (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*;
- (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.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Marilyn J. Praisner, *President*

Isiah Leggett, *Vice President*

Derick P. Berlage

Nancy Dacek

Gail Ewing

William E. Hanna, Jr.

Betty Ann Krahnke

Neal Potter

Michael L. Subin

COUNTY EXECUTIVE

Douglas M. Duncan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

William H. Hussmann, *Chairman*

Elizabeth M. Hewlett, *Vice Chairman*

COMMISSIONERS

Montgomery County Planning Board

William H. Hussmann, *Chairman*
Davis M. Richardson, *Vice Chairman*
Ruthann Aron
Patricia S. Baptiste
Arthur Holmes, Jr.

Prince George's County Planning Board

Elizabeth M. Hewlett, *Chairman*
Roy I. Dabney, Jr., *Vice Chairman*
Zola E. Boone
James M. Brown
Regina J. McNeill

**Fairland Master Plan
Citizens Advisory Committee**

William C. Burgy
Saddle Creek Homeowners Association

Donald W. Dickson**
Colesville Council of Community
Organizations

Tom Faringer*
Fairland Planning Area Coalition

Tom Fleury
West*Group

Donald J. Grace
Calverton Civic Association

Ivy Hecker
Rt. 29 Chamber of Commerce

Delmer W. Holbrook, Chair
Greencastle Park Association

Barbara James**
Castle Boulevard Community Organization

Bonnie V. Neibauer
Fairland Planning Area Coalition

Sharon Pugh
Castle Boulevard Community Organization

Tom Rhatigan
Oak Fair Homeowners Association

Stuart Rochester, Vice Chair
Columbia Road Citizens Association

Patrick E. Ryan
Fairland Planning Area Coalition

Tom Speares
Paint Branch Cluster

Barbara Werber
Iverleigh Homeowners Association

Edwin J. Whitcomb
Snowden's Mill Homeowners Association

Sammie Young
Audubon Naturalist Society

C. Patrick Zilliacus
Avonshire Homeowners Association

* Deceased

** Resigned

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

The Master Plan Process

STAFF DRAFT PLAN — This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) DRAFT PLAN — This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Draft Plan. After the public hearing record is closed, the Planning Board holds public worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) DRAFT PLAN — This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its worksessions on the Public Hearing (Preliminary) Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and then makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

ADOPTED PLAN — The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

The Master Plan Process in Brief

Planning Board submits and County Council approves:

Annual Work Program

Park and Planning staff initiates community participation and prepares:

Issues Report

Park and Planning staff reviews Issues Report with Planning Board and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft and, with modifications as necessary, approves plan as suitable for public hearing.

Public Hearing (Preliminary) Draft Plan

Planning Board reviews public hearing testimony, receives County Executive comments at Board worksessions, and adjusts Public Hearing Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning Board Draft and forwards fiscal impact analysis and comments to County Council.

Planning Board (Final) Draft Plan Transmitted to County Council

County Council holds public hearing and worksessions and approves, disapproves, or amends Planning Board Draft, which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

TABLE OF CONTENTS

	Page
NOTICE TO READERS	vi
MASTER PLAN PROCESS	vii
PLAN HIGHLIGHTS	xii
Communities and Centers	xii
Transportation Network	xiv
Community Facilities and Linkages	xvi
Environment	xviii
I. INTRODUCTION	1
II. BACKGROUND	3
Regional Context	3
Description of Fairland Master Plan Area	3
Planning History	5
Demographic Profile	11
Employment Outlook	12
III. PLAN FRAMEWORK	15
Plan Vision	15
Plan Concept	16
Conformance with the State Planning Act and the General Plan Refinement	18
IV. LAND USE AND ZONING	21
Existing Land Use and Zoning	21
Growth Potential	25
Proposed Land Use and Zoning	28
Area-Wide Residential	28
Communities	32
Paint Branch	34
Calverton	36
Tanglewood	39
Greencastle/Briggs Chaney	42
Blackburn Road	45
Oakfair/Saddle Creek	47
Rolling Acres	50
Stonecrest/Snowden's Mill	52
Fairland Road West	54
Perrywood	57
Patuxent Watershed	61
Non-Residential	63
Neighborhood Retail	63
Briggs Chaney	63
Burtonsville	67

Table of Contents (Cont'd.)

	Page
LAND USE AND ZONING (Cont'd.)	
Employment	72
US 29/Cherry Hill Road	72
Naval Surface Warfare Center	78
Burtonsville Industrial Area	80
Corporate Sites	83
V. TRANSPORTATION	87
Road Network	87
Rustic Roads	96
Transit	105
Traffic Management	106
Bikeways	107
Sidewalks	112
VI. COMMUNITY FACILITIES	115
Parks and Public Open Space	115
Greenways	121
Public Facilities	123
Community Recreation Facilities	123
Public Schools	123
Libraries	125
Public Safety	125
Fire and Rescue	125
Police	125
Post Office	127
Access to Community Facilities	127
VII. ENVIRONMENTAL RESOURCES	129
Approach to Water Resources Protection	129
Water Resources	134
Little Paint Branch Watershed	134
Patuxent Watershed	135
Paint Branch Watershed	136
Air Quality	139
Forest and Tree Protection	139
Noise	140
Community Water and Sewer	141
VIII. HISTORIC RESOURCES AND PRESERVATION	143

Table of Contents (Cont'd.)

	Page
IX. IMPLEMENTATION	149
Zoning	149
Capital Improvements Program	149
Staging	149
Comprehensive Water Supply and Sewerage Systems Plan	151
Adequate Public Facilities Ordinance and the Annual Growth Policy	154
X. REFERENCE MATERIALS	155

LIST OF FIGURES

Figure 1: Communities and Centers	xiii
Figure 2: Transportation Network	xv
Figure 3: Community Facilities and Linkages	xvii
Figure 4: Environment	xix
Figure 5: Relationship to Eastern Montgomery County	2
Figure 6: Regional Context	4
Figure 7: Fairland Master Plan Area	6
Figure 8: Wedges and Corridors; Geographic Components	10
Figure 9: Plan Concept	17
Figure 10: Existing Land Use	20
Figure 11: Existing Zoning	22
Figure 12: Development Status	24
Figure 13: Developable Areas	27
Figure 14: Land Use Plan	29
Figure 15: Communities of Fairland	33
Figure 16: Paint Branch	35
Figure 17: Calverton	37
Figure 18: Tanglewood	41
Figure 19: Greencastle/Briggs Chaney	43
Figure 20: Blackburn Road	46
Figure 21: Oakfair/Saddle Creek	49
Figure 22: Rolling Acres	51
Figure 23: Stonecrest/Snowden's Mill	53
Figure 24: Fairland Road West	55
Figure 25: Perrywood	59
Figure 26: Patuxent Watershed	62
Figure 27: Briggs Chaney	64
Figure 28: Briggs Chaney Center Concept	66
Figure 29: Burtonsville	68
Figure 30: Burtonsville Center Concept	70
Figure 31: Burtonsville Main Street	73
Figure 32: US 29/Cherry Hill Area	75
Figure 33: Naval Surface Warfare Site	79
Figure 34: Burtonsville Industrial Area	82

List of Figures (Cont'd.)

	Page
Figure 35: Burtonsville Industrial Area Analysis	84
Figure 36: Burtonsville Industrial Area Concept	85
Figure 37: Zoning Plan	86
Figure 38: Street and Highway Plan	89
Figure 39: Rustic Roads	97
Figure 40: Bikeway Plan	111
Figure 41: Sidewalk Needs	113
Figure 42: Parkland Plan	118
Figure 43: Greenways Plan	122
Figure 44: Community Facilities Plan	124
Figure 45: Major Pedestrian Circulation Network	126
Figure 46: Watersheds	131
Figure 47: Environmental Protection, Preservation and Restoration Areas	133
Figure 48: Development Constraints	137
Figure 49: Historic Resources	144
Figure 50: Proposed Water and Sewer Service Areas	150

LIST OF TABLES

Table	I: Existing Land Use In Acres	21
Table	II: Land Area in Acres by Zone	23
Table	III: Potential Development Under Existing Zoning	25
Table	IV: Potential Residential Units in Developable Areas Under Current Zoning Compared to Potential in Planning Area	26
Table	V: Existing and Approved Housing Mix	28
Table	VI: Proposed Mix of Dwelling Units	28
Table	VII: Summary of Evaluation Criteria of Roads Considered for Designation as Rustic Roads	99
Table	VIII: Proposed Street and Highway Classification	100
Table	IX: Proposed Bikeways	109
Table	X: Proposed Sidewalk Improvements	114
Table	XI: Existing, Planned, and Future Recreational Facilities Needed by 2010	115
Table	XII: Existing Parkland and Public Open Space	116
Table	XIII: Existing Schools in Fairland Planning Area	123
Table	XIV: Historic Resources	145
Table	XV: Current Major Capital Improvement Projects	152
Table	XVI: Recommended Additions to Capital Improvements Program	153