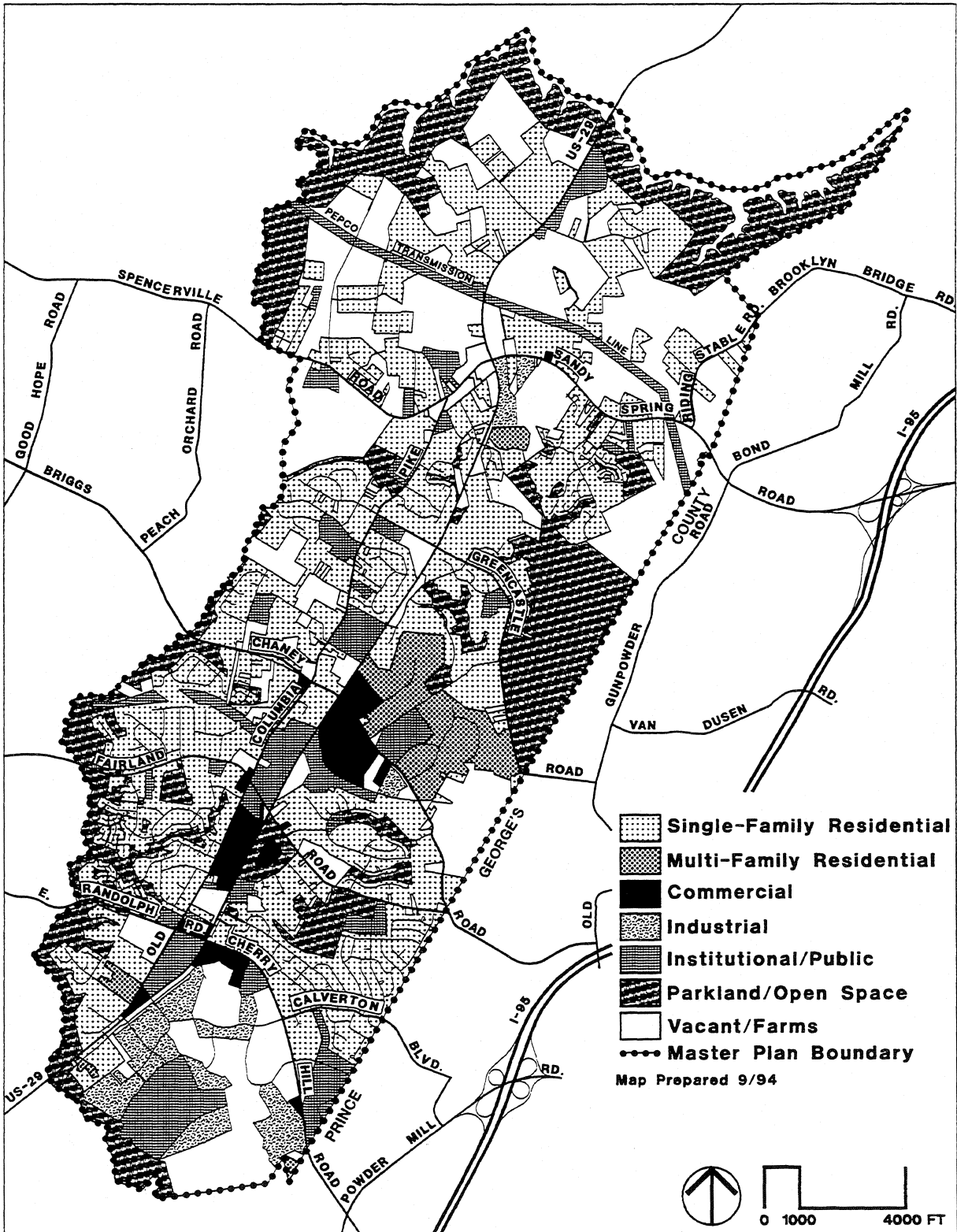


EXISTING LAND USE

FIGURE 10



IV. LAND USE AND ZONING

EXISTING LAND USE AND ZONING

The Fairland Master Plan area contains over 8,200 acres, of which 5,300 acres are fully developed. About 1,400 acres of developed land have redevelopment potential, and there are about 1,500 acres that are vacant. Table I summarizes a land use survey conducted in 1992. Figure 10 depicts the geographical extent of the various land uses. A summary of existing zoning (Figure 11) in Fairland is contained in Table II.

Table I

EXISTING LAND USE IN ACRES

Single-family (including detached, attached and townhouses)	2,610 acres
Multi-family	390 acres
Industrial/Office	535 acres
Commercial	150 acres
Parkland/Open Space/Recreation	900 acres
Public/Institutional	954 acres
Vacant/Farms	2,265 acres
Other*	460 acres
TOTAL	8,264 acres
* Includes outlots (no development potential), park-and-ride lots, cemeteries, swim clubs, entertainment facilities, etc.	

EXISTING ZONING

FIGURE 11

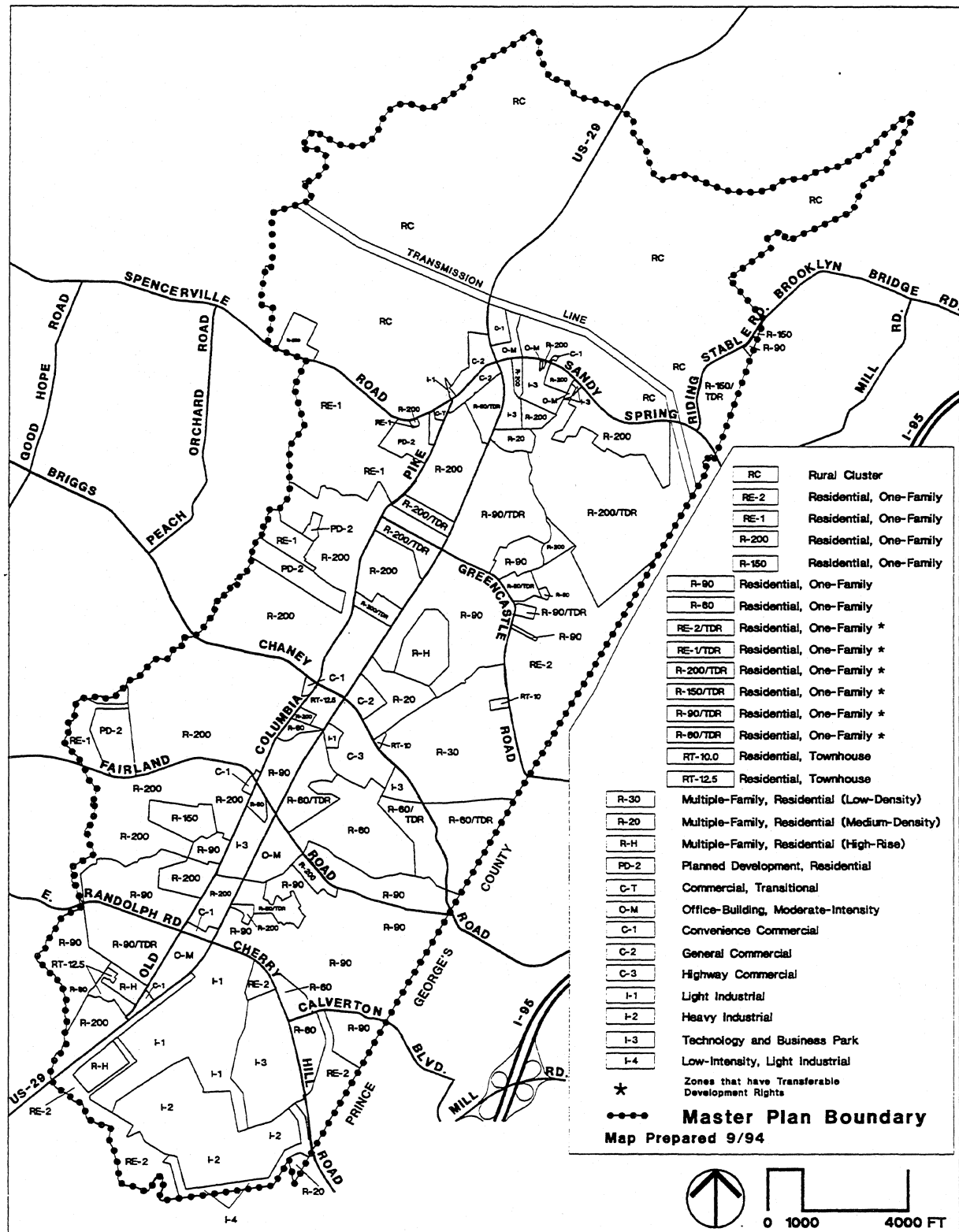
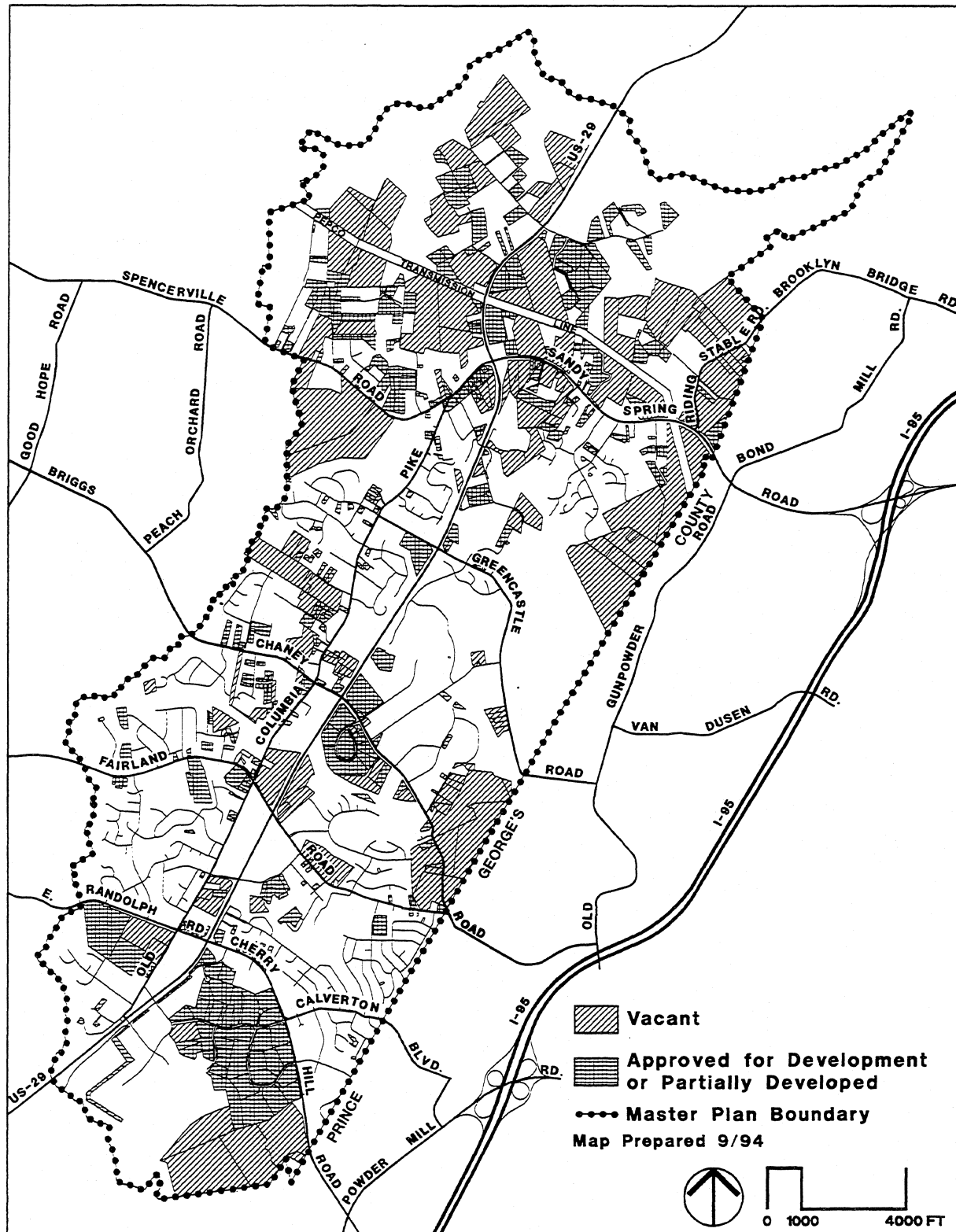


Table II
LAND AREA IN ACRES BY ZONE

Commercial		
	C-1	28 acres
	C-2	61 acres
	C-3	52 acres
	CT	4 acres
Industrial		
	I-1	263 acres
	I-2	269 acres
	I-3	228 acres
	I-4	32 acres
Office		
	OM	79 acres
Residential		
a. 0.2 - 1 lot/acre		
	RC	2,448 acres
	RE-2	437 acres
	RE-1	264 acres
b. 2 - 10 lots/acre		
	PD-2	99 acres
	R-150	34 acres
	R-150/TDR	66 acres
	R-200	1,319 acres
	R-200/TDR	476 acres
	R-90	934 acres
	R-90/TDR	288 acres
	R-60	186 acres
	R-60/TDR	221 acres
c. 10 or more lots/acre		
	RT-10	5 acres
	RT-12.5	28 acres
	R-20	75 acres
	R-30	264 acres
	RH	104 acres
TOTAL		8,264 acres

DEVELOPMENT STATUS

FIGURE 12



GROWTH POTENTIAL

Growth potential under current zoning in Fairland was calculated in order to assess a number of issues: the balance between the capacity of the existing and proposed transportation network and existing and potential trips generated by future development, existing and future housing mix, employment opportunities, and retail market needs. Table III shows the potential future housing mix and employment growth under existing zoning.

Table III

POTENTIAL DEVELOPMENT UNDER EXISTING ZONING

	(A) Existing	(B) Pipeline*	(C) Future	(A+B+C) Total
Households				
Single-family detached	4,000	376	2,200	6,576
Townhouses	4,410	367	1,309	6,086
Multi-family	4,700	260	1,046	6,006
TOTAL	13,110	1,003	4,555	18,668
Employment - Number of Jobs				
Commercial/Retail	2,900	0	1,800	4,700
Office/Industrial	12,900	6,400	15,900	35,200
TOTAL	15,800	6,400	17,700	39,900
* Approved for development, but not yet completed.				

In addition to growth potential, a more detailed analysis of the 2,900 vacant and redevelopable acres (Figure 12) was conducted to determine which properties could be considered for a change in type of land use or intensity of land use. This analysis eliminated from consideration those properties already approved for development (Pipeline) but not yet under construction, as well as residentially zoned properties too small to develop more than five lots. In addition, all properties for which owners requested review were included. The analysis concluded that 1,800 acres should be reviewed for possible changes. These 1,800 acres are shown in Figure 13.

Since one of the key issues in the master plan is the future housing mix, potential residential development in the developable areas under existing zoning was compared to development within the entire planning area (Table IV). Much of the potential residential development occurs within the developable areas.

Employment growth will probably be generated primarily from developed properties that have not reached maximum potential. There is only one large parcel of non-residentially zoned land (Area 29) that has potential for creating a substantial number of new jobs.

Table IV

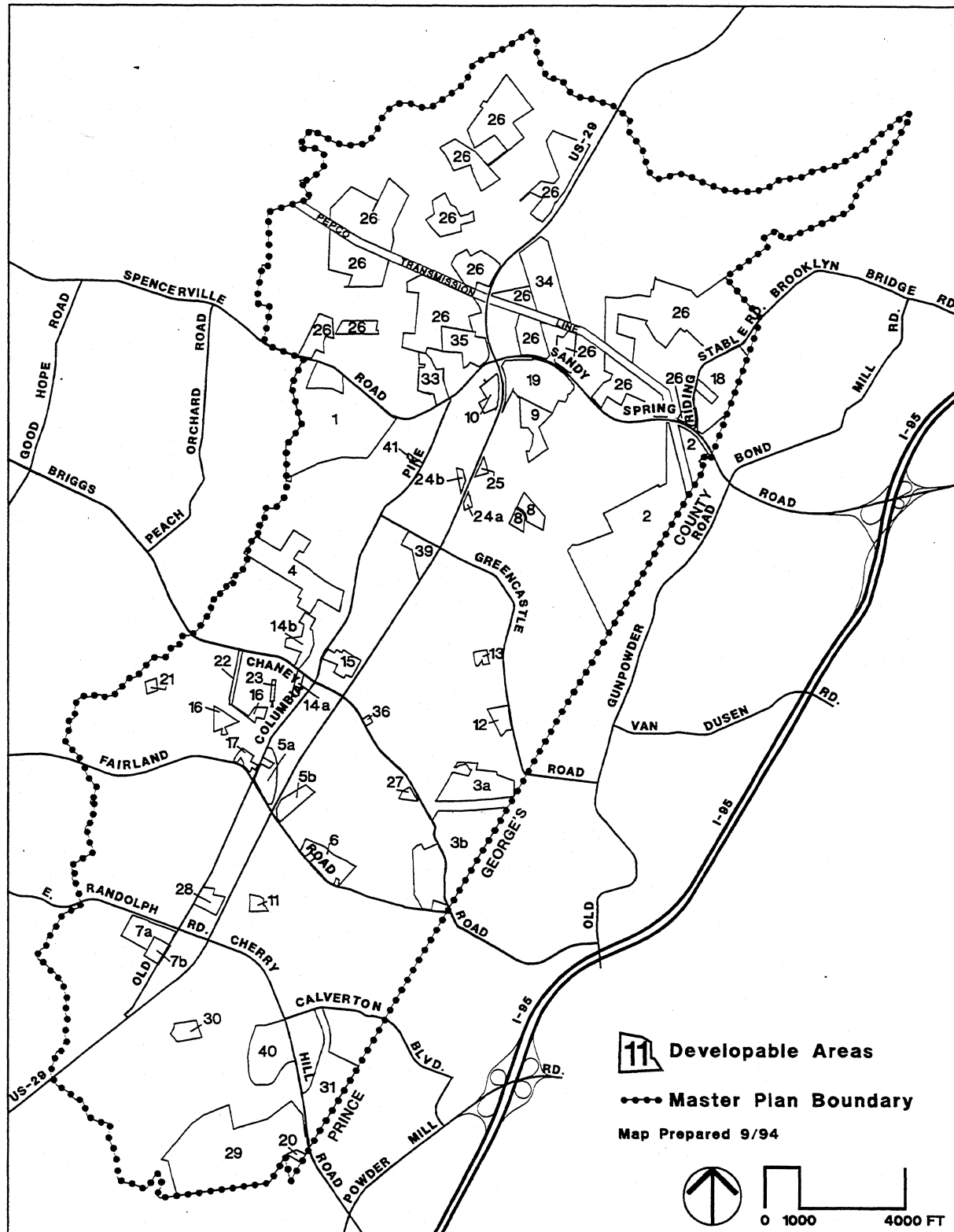
**POTENTIAL RESIDENTIAL UNITS IN DEVELOPABLE AREAS
UNDER CURRENT ZONING COMPARED TO POTENTIAL IN PLANNING AREA**

Households	Developable Areas	Planning Area*
Single-family	1,676	2,200
Townhouse	1,309	1,309
Multi-family	1,046	1,046
TOTAL	4,031	4,555

* Properties either vacant or partially developed with development potential of five or fewer lots (depending on the zone) account for the difference.

DEVELOPABLE AREAS

FIGURE 13



PROPOSED LAND USE AND ZONING

AREA-WIDE RESIDENTIAL

GOAL: Implement the General Plan Refinement goals, objectives, and strategies for maintaining a wide choice of housing types and neighborhoods at appropriate densities and locations.

OBJECTIVE: Increase housing options.

The existing housing mix in Fairland is split three ways between single-family detached, townhouses, and multi-family units (Table V).

Table V

EXISTING AND APPROVED HOUSING MIX

Housing Type	Number of Units	Percentage
Single-family detached	4,376	31%
Townhouse	4,777	34%
Multi-family	4,960	35%
Total	14,113	100%

RECOMMENDATION:

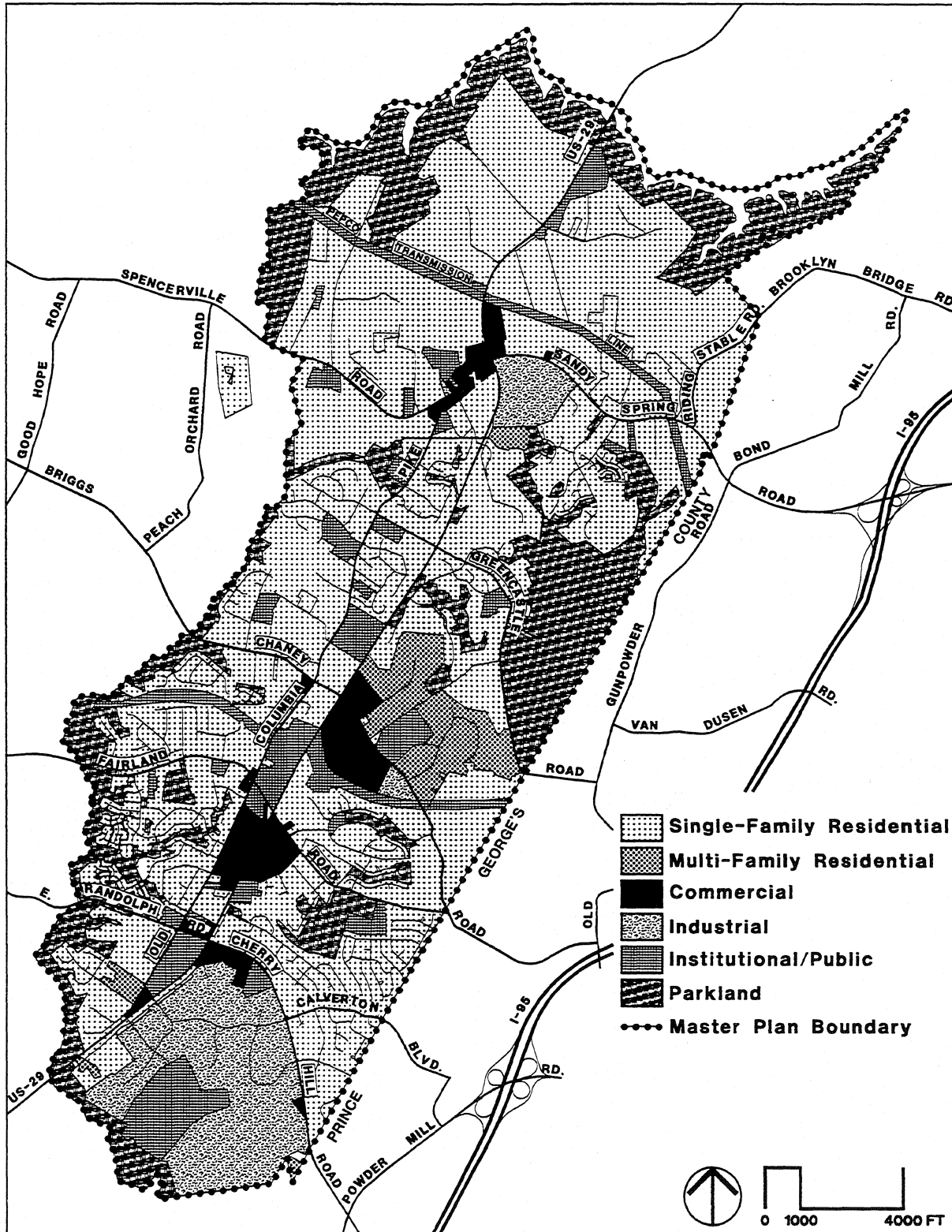
- Maximize the percentage of single-family detached units in the developable areas.

Table VI

PROPOSED MIX OF DWELLING UNITS

Housing Type	(A) Developable Areas	(B) Existing Units	(A+B) Total Units*	Percentage
Single-family detached	1,181	4,376	5,517	34.5 %
Townhouse	674	4,777	5,547	34.6 %
Multi-family	0	4,960	4,960	30.9 %
TOTAL	1,855	14,113	16,024	100.0 %

* Units were calculated by individual parcel within the developable areas, in conformance with holding capacity calculations. Assemblage of parcels was not assumed. The total number of units will increase if adjacent parcels are assembled, thereby yielding more units and more MPDUs.



OBJECTIVE: Encourage housing for the elderly in appropriate locations.

There are very few existing opportunities for elderly housing in Fairland. Recent studies of senior citizen preferences have indicated that, given a choice, people will choose to live near activity areas where they can participate in local events and use services independently. There are two provisions for elderly housing in the Zoning Ordinance: the Planned Retirement Community (PRC) Zone, which is a large-scale residential community that includes commercial development and requires a minimum of 750 acres, and elderly housing as a special exception in all the residential zones. The PRC Zone can only be used on a few properties because of the size requirement, but provides for the entire spectrum of the elderly housing. The special exception provisions in the residential zones are for smaller development. Projects built under the special exception provision are usually targeted to particular needs, such as assisted living, independent living, or nursing care.

RECOMMENDATION:

- Identify appropriate locations for housing for the elderly.

OBJECTIVE: Review the 1981 Plan recommendations for optional methods of development and relevant development standards.

Residential development in Fairland used many of the options available in the 1981 Plan, such as cluster development, Planned Development (PD), and TDRs. The concept behind cluster and PDs was to address environmental and physical constraints. The allocation of TDRs in the 1981 Plan, however, did not consider physical constraints. In recognition of the effect of optional method densities on the transportation network, the County Council removed the PD option and reduced the TDRs by adopting the 1990 Trip Reduction Amendment. The amendment, however, did not address the environmental impacts of density. Many of the remaining TDR receiving areas are, for the most part, on properties with environmental and access constraints that are unsuitable for the densities currently recommended. Moreover, the development process, as applied in Fairland, was not effective in producing subdivisions with sufficiently wide streets or variety in lot sizes and housing type. Most of the sites remaining in Fairland with potential for residential development are constrained by environmental conditions, have access limitations, and are adjacent to or surrounded by existing development where local streets will have to accommodate future development.

A third issue is the physical layout of the existing communities in Fairland and the way MPDU requirements were incorporated into the design of subdivisions. The Zoning Ordinance allows greater flexibility for MPDU development standards, including smaller lot sizes, different housing types, and fewer parking spaces. The ordinance is not specific about open space and location of MPDUs within a subdivision. This has resulted in unequal distribution of open space, play areas, and parking spaces, as well as concentrations of affordable housing within the subdivisions. The Planning Board, on June 1, 1995, approved guidelines for MPDUs to address these issues.

RECOMMENDATIONS:

- Remove TDR designation from properties with environmental and access constraints.
- Encourage dispersal of MPDUs in new developments to prevent localized areas of high density and provide sufficient common open space and recreational facilities for MPDUs in accordance with Site Plan Guidelines for MPDUs.
- Recommend PD Zone only where maximum flexibility is needed to achieve compatibility *and* provide desired public amenities for the master plan area.

- Provide residential development with sufficient off-street parking that does not conflict with sidewalks. Where on-street parking is desirable, streets should be wide enough to accommodate two passing automobiles.
- Provide, where feasible, vehicle and pedestrian connections that permit movement between communities and local facilities.

OBJECTIVE: Develop land use and transportation recommendations that will result in a balance between the transportation capacity and the transportation demand generated by the land use.

The balance between transportation facilities/services and land use is a critical issue in Fairland since the area has been in moratorium since 1986 and the options to increase transportation capacity are limited. In developing this Plan, a primary objective was to insure that the land use and transportation recommendations would result in a Plan that would be in balance at build-out. Given the constraints, the only way in which this balance will be achievable is by reducing the number of trips and increasing transportation options wherever possible.

RECOMMENDATIONS:

- Reduce the number of trips by reducing densities wherever appropriate.
- Identify all options for increased transportation capacity.

COMMUNITIES

Community- or neighborhood-based planning was used throughout the country and in Montgomery County during the 1960s. The 1968 Fairland-Beltsville Plan, for example, used neighborhoods to designate service areas for public facilities, such as the school/local park facility in Calverton.

The 1981 Plan, however, did not address neighborhood or community identity. As Fairland grew in the 1980s, the emerging development patterns and traffic congestion dramatically altered the way communities in Fairland looked and functioned.

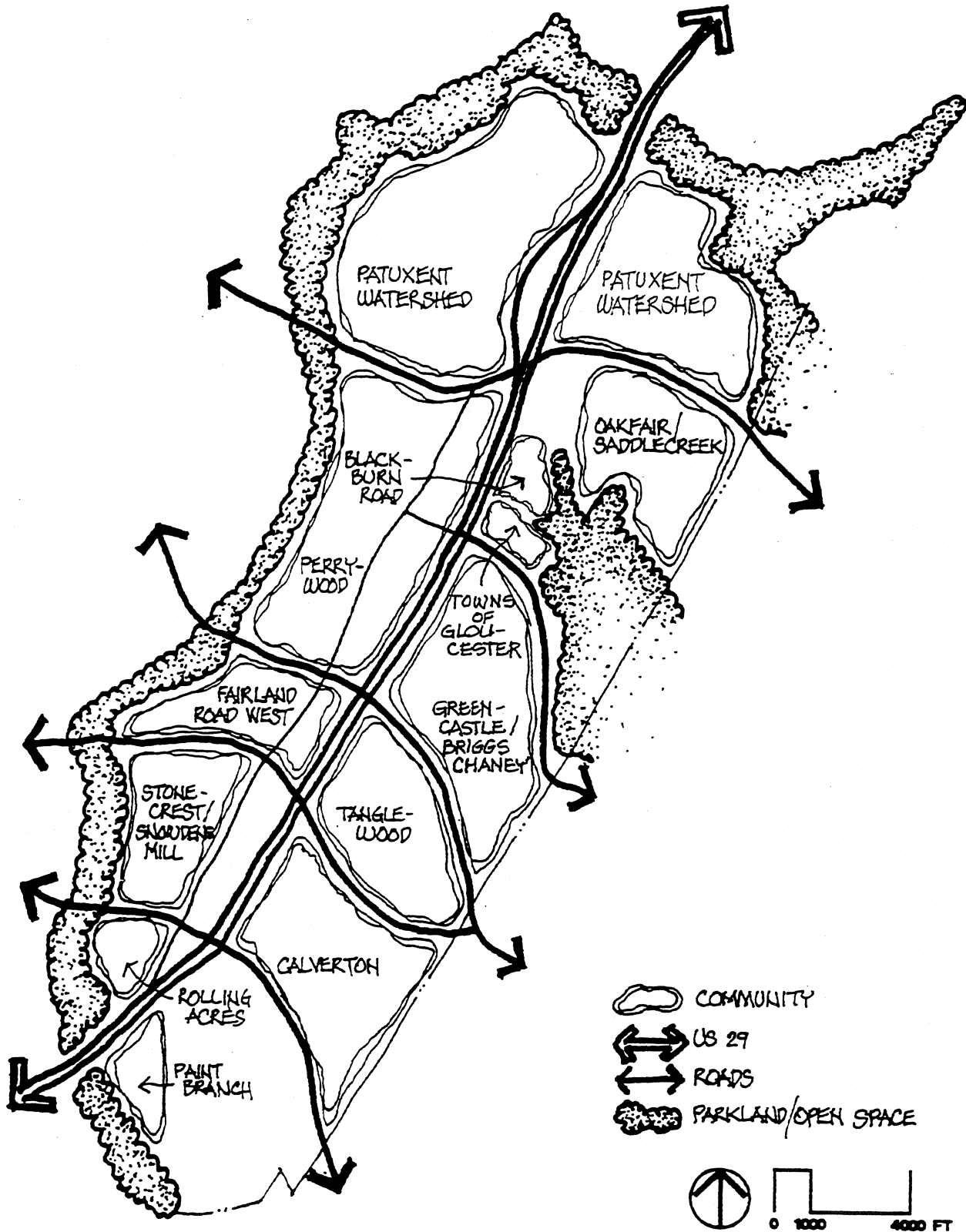
Most of the communities in the Fairland Master Plan area are suburban. Within the Patuxent watershed, north of MD 198, and in some areas between the Paint Branch and Old Columbia Pike, residential development has a rural flavor. The boundaries of the communities of Fairland, as depicted in Figure 15, follow physical characteristics such as roads and stream valleys. Although each of these areas has particular features that make it distinguishable from the others, such as age of development, predominant housing types or style, these communities are defined, for the purpose of planning, within a context of development patterns and edges. The communities, for the most part, share common amenities, such as local recreation facilities and shopping centers. The Master Plan area is sufficiently large and diverse that residents identify with particular places, such as Burtonsville or Calverton.

The General Plan Refinement established goals, objectives, and strategies to enhance community identity and design, including: 1) reinforcing each community's unique character; 2) developing attractive and functional centers; 3) preserving historic, scenic, and cultural features; 4) locating public facilities where they can foster a sense of community; and 5) utilizing innovative approaches and regulatory processes to create and maintain attractive and safe communities.

This following section defines the areas in Fairland that either already function or could function as neighborhoods or communities. These areas, in conjunction with the goals of the General Plan Refinement, are the building blocks of the residential component in this Plan. The following pages contain recommendations for land use, zoning, and guidelines for future development for developable properties within each of the communities.

GOAL: **Implement the General Plan Refinement goal "to provide for land use patterns and land uses that offer ample opportunity for social interaction and promote a strong sense of community through public and private cooperation."**

OBJECTIVE: **Retain the Suburban Residential and Residential Wedge character of Fairland's Communities, provide community focal points where feasible, improve pedestrian connections between communities, and improve access to public and neighborhood facilities.**



PAINT BRANCH (Figure 16)

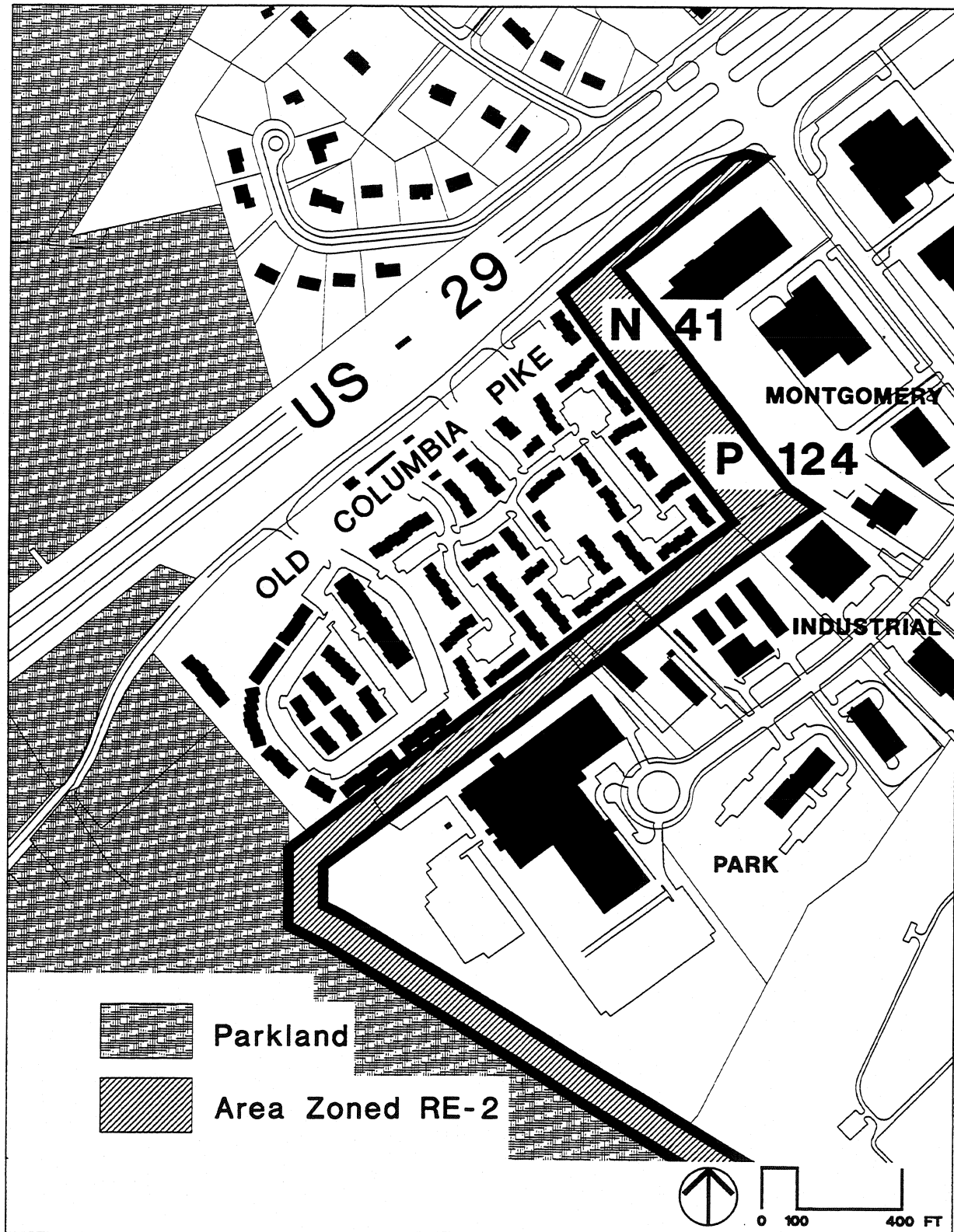
Paint Branch is a small community of over 400 townhouses and mid-rise condominium apartments, each having some private recreational facilities such as game courts or swimming pools. The average density in the neighborhood is approximately 15 units per acre. Residents can walk to the Paint Branch Stream Valley Park along Old Columbia Pike, which is the only point of access into the community and is closed to traffic south of the community. Residents identified the setting of the neighborhood, as well as its compactness, limited access, and its proximity to the stream valley park as desirable features.

One of the issues in this neighborhood is the 100-200-foot-wide strip of land that separates the residential neighborhood from the Montgomery Industrial Park. The strip was withheld from a request for industrial zoning in the 1950s and retained its low density residential zoning (RE-2) in the 1981 SMA. The strip is comprised of individually owned properties. Parts of the strip have been used for parking through special exceptions, but portions remain undeveloped. There have been a number of requests to rezone two of the parcels with access from Old Columbia Pike for townhouse development. The Montgomery County Council, sitting as the District Council, in 1993 denied the most recent proposed rezoning on the basis that the proposed townhouse development would not be compatible with the adjacent industrial use. In 1994, the Court of Special Appeals upheld the District Council's denial of townhouse zoning on the parcel.

The other issue related to this community is whether or not the bridge over the Paint Branch stream should be opened to vehicular traffic. Residents are concerned that traffic will adversely affect the neighborhood's quiet and that the benefits of improved access do not outweigh the sense of security that they might lose.

RECOMMENDATIONS:

- Add an off-road path along Old Columbia Pike for safer pedestrian access to Paint Branch Stream Valley Park.
- Maintain the bridge closure. (See Transportation section, page 94.)
- Reconfirm RE-2 zoning within 100-200-foot strip.
- Acquire Parcels N41 and P124 for a local park. (Also see page 35 and page 117.) Provide sidewalk along Old Columbia Pike to Tech Road within Parcel N41. Explore easements through the 100-foot strip south of the residential community for a direct connection to the Industrial Park and the Paint Branch Park.



CALVERTON (Figure 17)

Calverton is one of the older residential areas in Fairland. Its edges are defined by Fairland Road, Cherry Hill Road, and US 29. Calverton crosses the County line and the local civic association includes residents of both Prince George's and Montgomery Counties. There are approximately 900 single-family detached homes and 330 townhouses in the Montgomery County portion. The townhouses are part of the West*Farm community, a development built in the 1980s on the former University of Maryland Agricultural Experiment Station. The average density is 3.5 units per acre. Many of the detached homes were built in the 1960s; the townhouses were built in the 1980s. Public facilities include the Galway Elementary School, the adjoining Galway Drive Local Park, and the Fairland-Calverton Park. There is a local swim club and a church. Other uses include the Manor Care Nursing Home and the Bell Atlantic offices.

There are two redevelopable sites: Area 11, a five acre site zoned R-90/TDR, and Area 31, Great Oaks, a surplused, State-owned facility.

RECOMMENDATIONS:

Area 11: 5 acres, R-90/TDR, 1 parcel

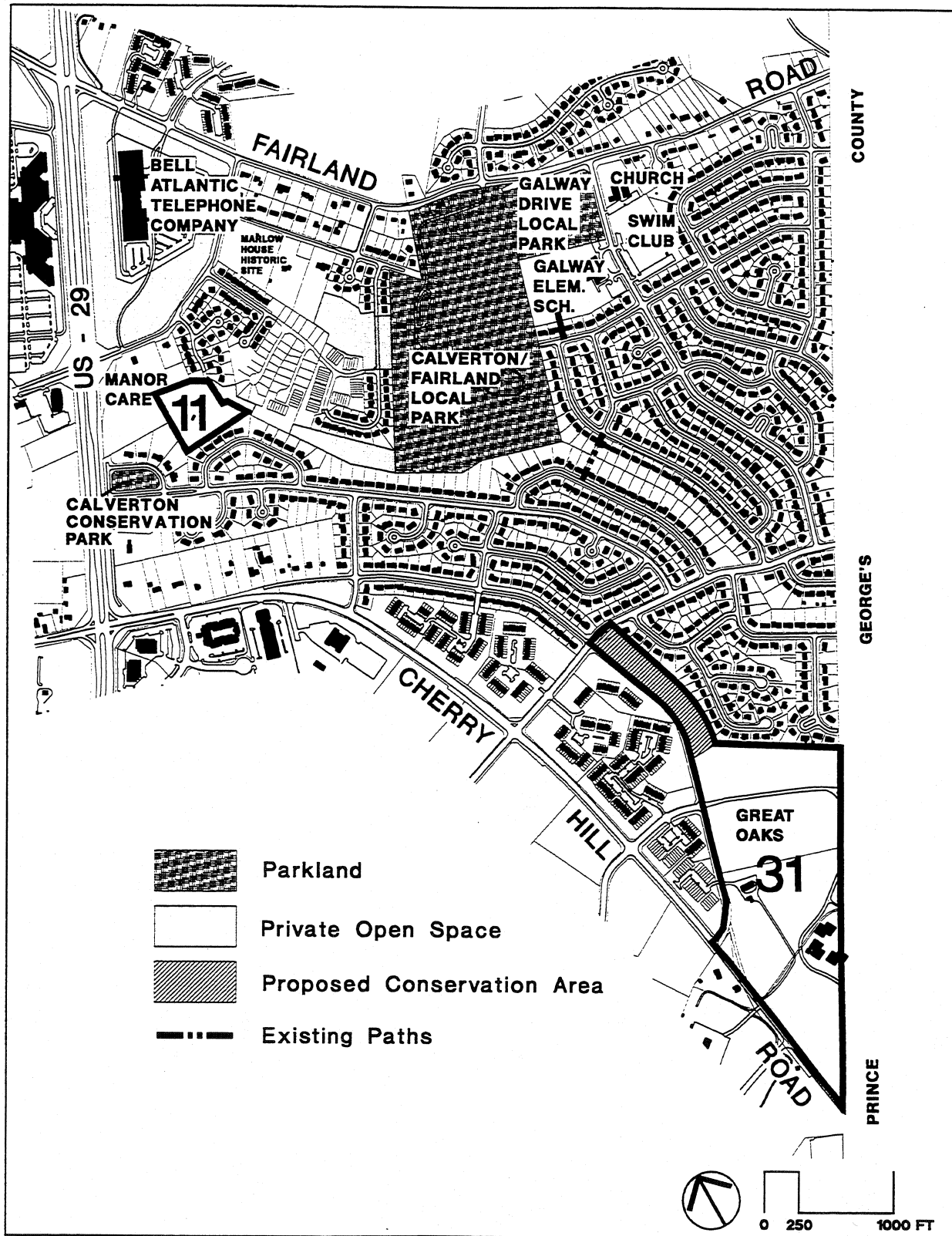
- Remove TDRs and retain the R-90 zoning to be more compatible with adjacent single family detached homes and provide for protection of environmental features.
- Retain wooded stream valley in a stream buffer and locate stormwater management facilities and sediment/erosion control measures outside stream buffer where feasible. This area is predominantly wooded and a tributary to the Little Paint Branch runs through the middle of the site making access to the entire property very difficult. These physical characteristics make use of additional density under TDRs problematic.
- Provide open space connection to common open space in adjacent subdivision.

Area 31: **Great Oaks:** 155 acres (55 acres in Montgomery County; 100 acres in Prince George's County.)

Great Oaks spans both Montgomery and Prince George's Counties. The area in Montgomery County is zoned RE-2. The portion in Prince George's County is zoned OS, the zone used for public land. The State has closed Great Oaks so that the residents can live in smaller groups in existing communities. Prince George's County recently created a Reserved Open Space Zone (25 acre lots) for interim designation of land formerly in state or federal use. This zone is automatically applied to a site once it has been surplused. The Prince George's County Council must then decide the appropriate zone for the property through a local map amendment.

Five acres of the site along Gracefield Road has been identified by Montgomery County and surrounding community as desirable for a conservation area.

Any redevelopment of Great Oaks should connect A-287 through the site from Cherry Hill Road to Powder Mill Road in Prince George's County. This road will provide an alternative to Calverton Boulevard and aid in the dispersal of through traffic.



- If the State retains ownership, use of the site should be compatible with the surrounding residential community.
- Any change from the current public use of the property must undergo mandatory referral to the Planning Board; planning staff and the Board should evaluate environmental, transportation, and compatibility issues, as well as ways to maximize preservation of natural features. The surrounding communities should fully participate in this process.
- Any private use would be subject to the requirements of the applicable development process including conformance with zoning.
- Rezone to RE-2/TDR with a TDR designation of two units per acre, which should be compatible with the adjacent Calverton neighborhood. TDRs are the appropriate mechanism for adding density on this site should it be surplus to private developer.
- Densities for residential development should be compatible with the adjacent Calverton community. The extensive wooded areas, which provide considerable green space in this built-up area, should be retained.
- Uses, such as private educational institutions, life care, and other elderly or philanthropic institutions, are suitable at densities compatible with the surrounding communities; non-residential development should occur on that part of the property now used for Great Oaks buildings.
- High technology "incubator" uses may be considered, but should be limited to the existing buildings only and should provide permanent protection of existing open spaces.
- Natural features such as wooded areas and open space should be retained to the fullest extent possible; retention of open space will be a major consideration in any plan for this property.
- Designate the five acres along Gracefield Road as a conservation area.
- Connect A-287 as an arterial right-of-way to Powder Mill Road in Prince George's County. The alignment should be located with sufficient distance from the existing homes in Calverton. This road will provide an alternative to Calverton Boulevard.

TANGLEWOOD (Figure 18)

One of the newer areas built in the 1970s and 80s, Tanglewood's boundaries are the proposed InterCounty Connector (ICC) right-of-way, US 29, and Fairland Road. At the edges along Fairland Road are three tracts of developable land: Area 3b (107 acres), Area 5b (10 acres), and Area 6 (23 acres).

Tanglewood supports a diverse housing supply including 380 detached units and 680 townhouse and attached units. Tanglewood Local Park is located in the interior, and is currently undeveloped. The 1994 approved Capital Improvements Program (CIP) indicates construction of the park to be completed by FY 1997. Desirable features in Tanglewood noted by residents are the privacy resulting from an interior road system and the amount of open space. Problems include the narrowness of the interior roads and limited on-street parking. It is difficult for two cars to pass when cars are parked on the street.

The three developable sites have a number of constraints. Areas 3b and 6 include tributaries to the Little Paint Branch and large expanses of forest cover. Potential densities in Area 3b under existing zoning (with or without using TDRs), and the environmental constraints could result in more attached than detached housing types. Constraints on Area 5b include no access to Fairland Road because of the proposed US 29 interchange (access will be through the existing townhouse community via Stravinsky Drive), and potential noise impacts from the proposed interchanges. In addition, proximity to the proposed interchanges of US 29/ICC and US 29/Fairland Road and access through an existing townhouse development, make detached housing unlikely on this site, from a marketing perspective.

Area 3b has the most potential for adding to the stock of detached single-family homes in the immediate area and for providing additional open space along the tributaries to the Little Paint Branch and connecting to stream buffer areas in Prince George's County. It may also be possible to provide connections to Fairland Recreational Park.

RECOMMENDATIONS:

Area 3b: 107 acres, R-60/TDR, 8 parcels

- Rezone R-60/TDR to R-200 to achieve a better balance of housing types.
- Provide sidewalks on both sides of all local streets.
- Locate a small public park/playground on land south of the proposed ICC right-of-way to provide future residents access to a park without having to cross Briggs Chaney Road.
- Develop open space connections between Tanglewood Local Park and Prince George's County.
- Establish stream buffers along all tributaries to the Little Paint Branch including wooded areas where possible.
- Cluster development away from Briggs Chaney Road to mitigate noise and to protect stream buffer areas and existing high-quality forest in the northern and eastern ends of the site.
- Locate stormwater management facilities and erosion and sediment control measures outside the buffers where feasible.

Area 5b: 12.58 acres, R-60/TDR, 2 parcels

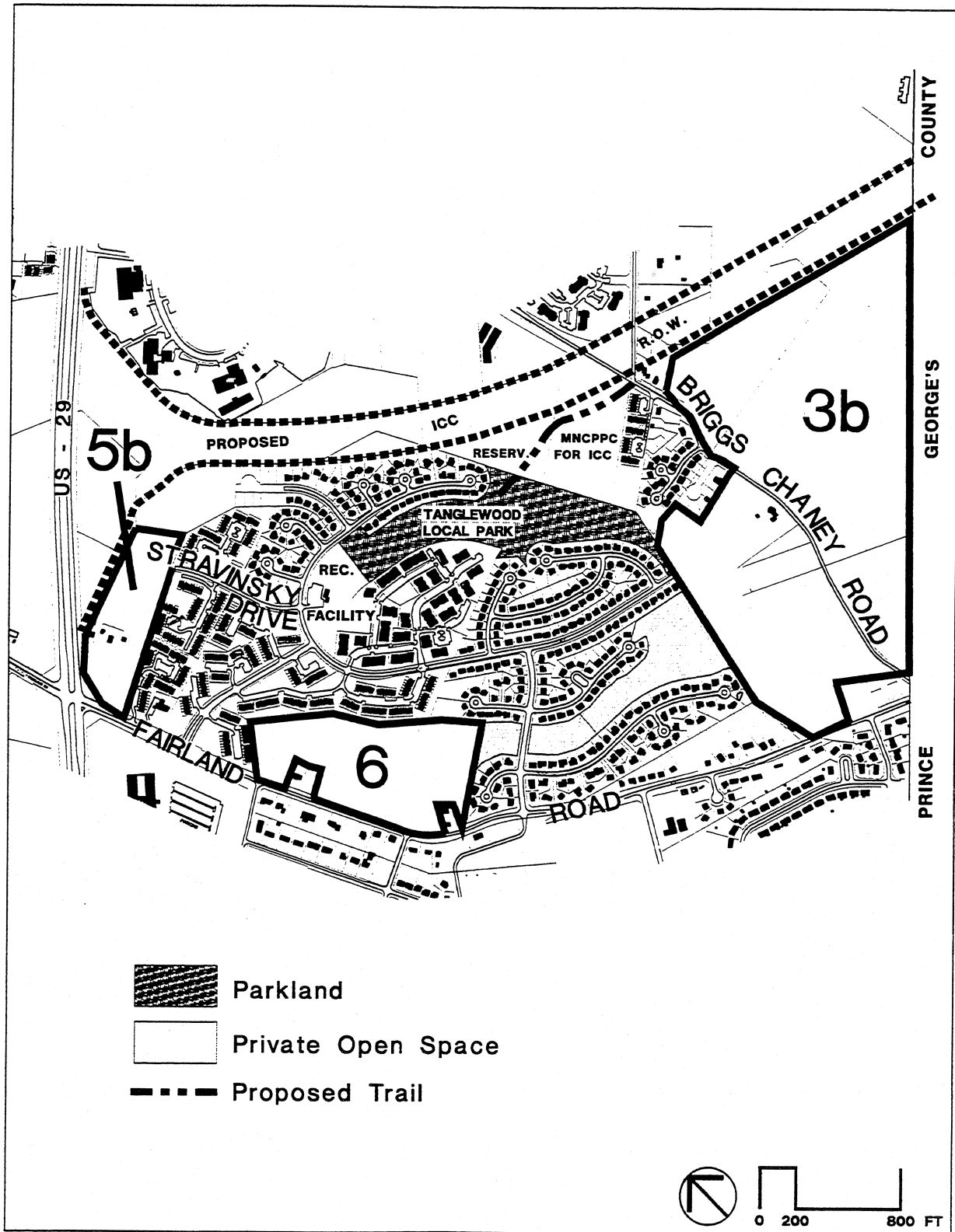
- Remove TDRs since using TDRs will be difficult due to access constraints and adjacency to two major highways (US 29 and the ICC), as well as the proposed US 29/ICC interchange; retain R-60 zoning; suitable for townhouses if clustered.
- Encourage clustering for traffic noise mitigation and access constraints.
- Establish wooded stream buffer area.
- Provide access through Stravinsky Drive.

Area 6: 23 acres, R-90, 1 parcel

- Rezone from R-90 to R-200 to achieve a better balance of housing types, to provide adequate protection for steep slopes and the wooded stream along the northern boundary, and to provide compatibility with development directly opposite and to the east on both sides of Fairland Road. Compatibility with higher density to the north will be achieved through a wooded stream buffer.
- Provide open space connections to existing open space system in Tanglewood.
- Limit driveway access to Fairland Road.
- Provide sufficient building setbacks and noise mitigation measures along Fairland Road.
- Establish wooded stream buffer area.

Trail Connection:

- Add a trail from Tanglewood Local Park to Briggs Chaney Road across M-NCPPC parkland property remaining from reservation for the proposed ICC.



GREENCASTLE/BRIGGS CHANEY (Figure 19)

This is the most populous area in Fairland, containing diverse land uses and a variety of housing types. It is also one of the most recently developed. Much of the housing and the shopping center were built in the 1980s, although the high-rise apartment building and some of the garden apartment complexes were built in the 1970s. The housing stock includes 3,760 garden apartments and condominiums, 145 high-rise apartments, 1,899 townhouses, and 110 detached houses. The average density is ten units per acre.

Public facilities include the Fairland Recreational Park under construction and recently completed Edgewood Local Park, Greencastle Elementary School, and a County park-and-ride lot. The East County Recreation Center adjacent to the park-and-ride lot is under construction and when completed, it will provide indoor and outdoor recreation facilities within walking distance of the Greencastle/Briggs Chaney community. The Montgomery County Police Satellite Facility opened in Briggs Chaney Plaza in August 1994. Other non-residential uses include the 65-acre Auto Sales Park and a self-storage facility. Discontinuous sidewalks, lack of recreational facilities, traffic congestion, an unconnected road network, and concern about the appearance of the Auto Sales Park were listed as negative neighborhood attributes. Positive attributes were proximity to the Aquatic Center in Prince George's County and Fairland Recreational Park.

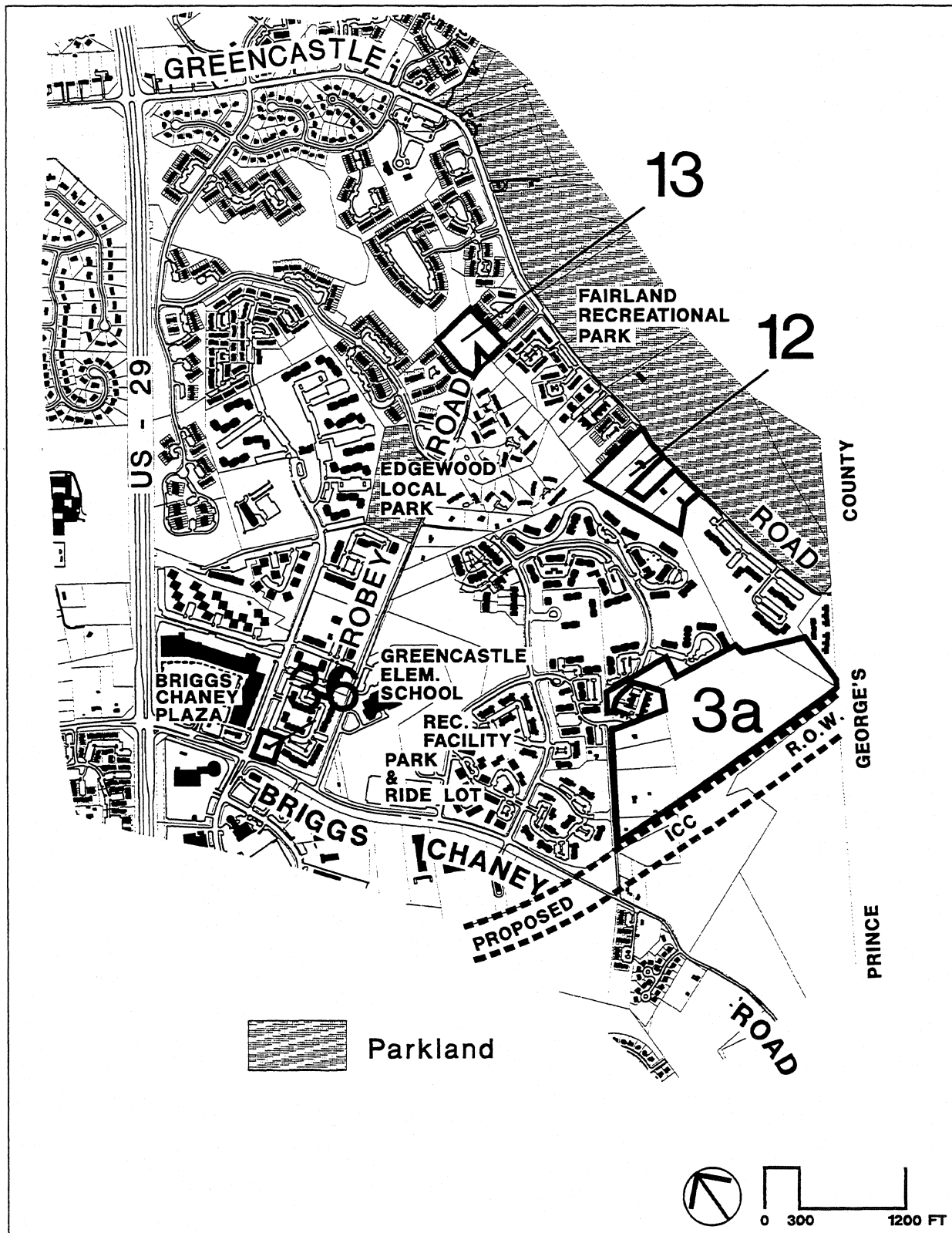
Area 3a, containing 51 acres, is located at the eastern edge of the community on an old sand and gravel excavation site now partially covered with second-growth forest. The site borders the proposed ICC right-of-way. This area has environmental constraints and limited access to public roads. Area 12, zoned for garden apartment development, contains seven acres composed of four parcels. Some of these parcels are improved with single-family detached homes. The vacant parcels would require assemblage to develop with garden apartments. A residential zone that allows a mix of detached and attached units may be preferable for these two areas, given the surrounding development, environmental conditions, and access constraints.

Area 13 is located between two townhouse developments and contains steep topography. Area 36 contains a single-family detached home on an one-acre parcel zoned for apartments. The house is opposite the Auto Park and Briggs Chaney Plaza. Multi-family development on the property is unlikely, given its size.

RECOMMENDATIONS:

Area 3a: 51 acres, R-30, 6 parcels

- Rezone R-30 to R-90 to reduce total amount of development because of limited road access and to provide better balance of housing types in the Greencastle/Briggs Chaney Road community. This site area may be appropriate for elderly housing at a scale consistent with surrounding development and with sufficient green space. Encourage assemblage of the entire area for elderly housing, although elderly housing development could be achieved on the larger parcel not having access to Dogwood Lane. Townhouse development under the RT-8 zone would be appropriate for the smaller parcels with access to Dogwood Lane as a transition between the existing R-30 development and the R-90 zoning recommended in this Plan. Discourage RT-8 for the larger parcel.
- Suitable for a mixture of single-family detached and townhouse development or elderly housing.
- Provide sidewalks on both sides of all local streets.
- Establish wooded stream buffers along all tributaries to Little Paint Branch.



- Cluster development to protect stream buffer areas and high-quality forest in the northern end of the site
- Locate stormwater management facilities and erosion and sediment control measures outside stream buffers where feasible.
- Connect Dogwood Drive to Sheffield Manor Drive and Guilford Run Lane to improve overall circulation.
- Develop open space connections between Tanglewood Local Park and Prince George's County.

Area 12: 7 acres, R-30, 4 parcels

- Suitable for a mix of detached and townhouse development; rezone from R-30 to R-60; suitable for townhouses, RT-8.
- Provide connections to open space in adjacent properties to expand open space along tributaries to the Little Paint Branch.
- Incorporate stream buffer areas in open space.
- Require appropriate setbacks and noise mitigation along Greencastle Road.

Area 13: 4 acres, R-90, 2 parcels

- Retain R-90 zoning.
- Encourage cluster and connect open space to adjacent common open space.

Area 36: 1 acre, R-20, 1 parcel

- Consider transitional, small-scale, non-residential uses such as offices since the site can not develop with apartments as currently zoned. Suitable for CT Zone.

BLACKBURN ROAD (Figure 20)

This small residential area is separated from the surrounding communities and facilities to the north and south. Connections are pre-empted by existing development patterns and the steep valleys of the Little Paint Branch. A connection between Wexhall Drive south to Briggs Chaney Road through the Greencastle subdivision was considered and eliminated because of the steep topography. Residential development includes over 300 garden apartments, 60 townhouses, and ten single-family homes. There is development under construction that will add 17 detached homes and 50 townhouses. The average density is about eight units per acre. Non-residential uses include the Burtonsville Office Park, which has a day-care center, and the Burn Brae Dinner Theater. There are no public recreational facilities in the area, although the determined hiker can reach Fairland Recreational Park by walking to the end of Blackburn Road and following an unmarked trail. The proposed interchange at Blackburn Road and US 29 will improve access to US 29 and enable pedestrians and vehicles to cross US 29 safely.

Area 8, a 14-acre area zoned R-90/TDR containing steep slopes and forest cover, is located at the end of Blackburn Road. This area could provide single-family detached houses and better access to the park. Area 24 has an easement to Blackburn Road, but it is not wide enough for a public road, and therefore, the potential for subdivision and utilizing TDRs is limited. Area 25 is a three acre site, located between Blackburn Road and US 29. In addition to addressing environmental constraints, future development in this area should contain single-family detached homes to balance the housing mix within the community.

RECOMMENDATIONS:

Area 8: 14 acres, R-90/TDR, 2 parcels

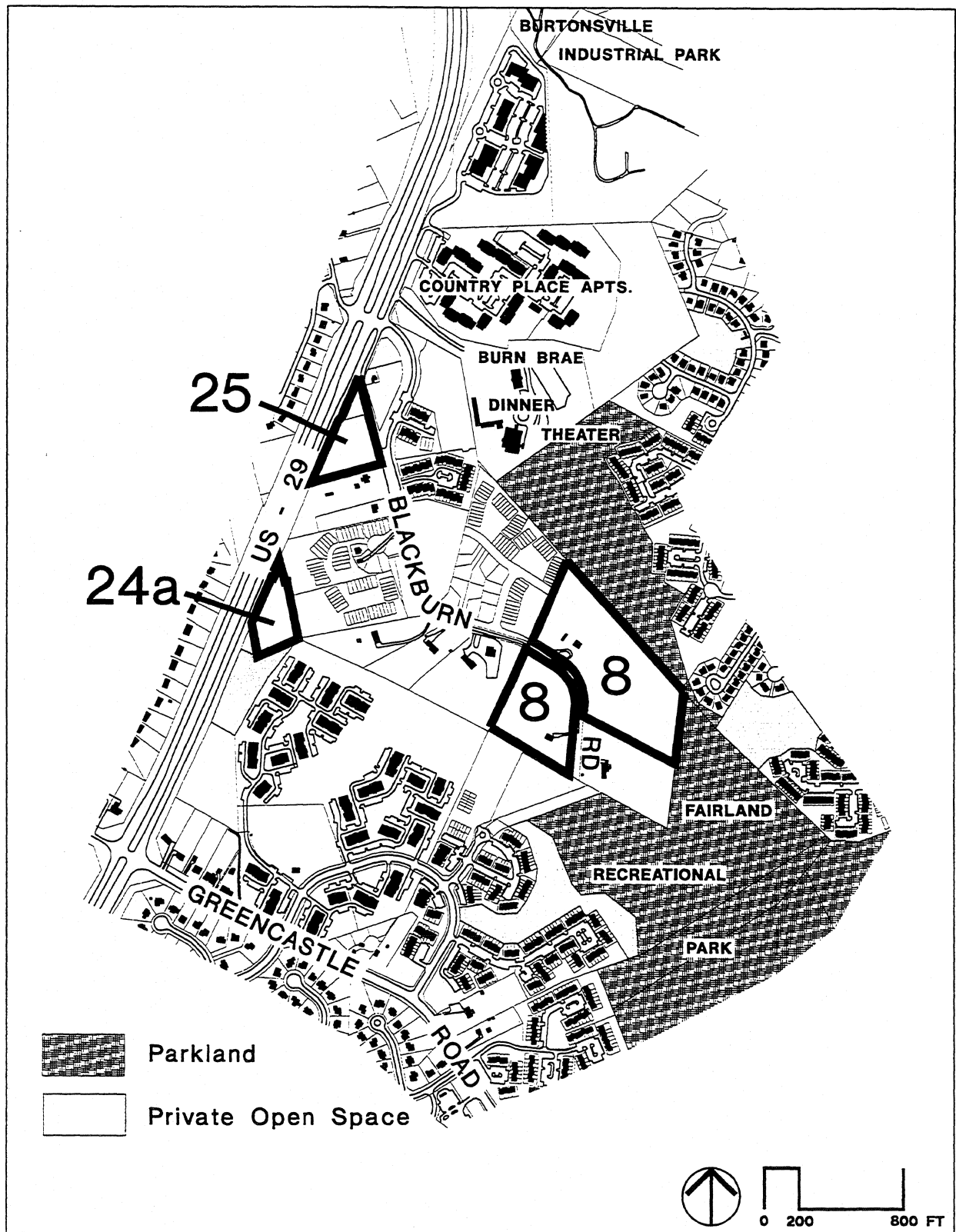
- Remove TDRs, rezone to R-200 to reduce density where environmental constraints, very steep slopes, woods, and streams, severely limit the ability to achieve the densities permitted under R-90/TDR zoning.
- Expand stream valley buffers and include them as part of a private open space system around Fairland Recreational Park.
- Encourage cluster development to maximize tree cover and forest preservation.
- Retain wooded stream buffers by locating stormwater management facilities and erosion/sediment control measures outside buffers where feasible.
- Incorporate on-site stormwater management quantity and quality controls, because the feasibility of the proposed Silverwood Regional SWM facility is in question due to its potential environmental impacts.

Area 24a: 1 acre, R-90/TDR, 1 parcel

- Remove TDRs, retain R-90 zoning.

Area 25: 3 acres, R-90/TDR, 2 parcels

- Remove TDRs since TDRs cannot be used due to access constraints and proximity to US 29(which will require significant setbacks); retain R-90 zoning.



OAKFAIR/SADDLECREEK (Figure 21)

Much of this area was built in the 1980s and encompasses about 1,200 homes. The boundaries are MD 198, the Fairland Recreational Park, and a tributary of the Little Paint Branch. There are 800 townhouses and over 400 detached houses. The average density is six units to the acre. Older development is located along Birmingham Drive, Wooten Lane, and Valley Stream Road. The Seventh Day Adventist Church on McKnew Road is used as a meeting place. Although there are a few private recreational facilities associated with individual developments, including tot lots and ball courts, they are not open to the general public. McKnew Local Park is the only public facility in the area, but it is currently undeveloped. The park is planned to be improved by FY 99.

Problems in the area include the lack of pedestrian connections from this neighborhood to the Fairland Recreational Park and the Burtonsville commercial area. Sidewalks within the developments are discontinuous and critical links are missing. Three public streets stub at a 200-acre tract of vacant land (Area 2) and there are concerns regarding the extension of these roads and the ability of the road system to accommodate additional units. McKnew Road from MD 198 to Saddle Creek Drive is not a full-width primary road and does not have continuous curb, gutter, or sidewalks.

Area 2, is located between the residential development and the County line. Prior to the 1980s much of this acreage was used for sand and gravel excavation. There are forested areas, steep slopes, and wetlands associated with the upper reaches of the Little Paint Branch. A series of ponds remain from earlier uses. Area 2 has the potential for adding detached units to the housing mix; expanding or reconfiguring the Gunpowder Golf Course, as proposed by one of the land owners; improving the road network including a possible extension of roads to Old Gunpowder Road in Prince George's County; and hiker/biker access to the Fairland Recreational Park. The Planning Staff for the Montgomery Public Schools has recommended that a school site be included in Area 2 for two reasons: the number of households that could be served (approximately 1,500) and the potential for children to walk to school. A school would provide a centrally located community focal point. Area 9 contains steep slopes, is almost entirely wooded, and includes part of the stream valley for the Silverwood tributary of the Little Paint Branch.

RECOMMENDATIONS:

Area 2: 198 Acres: 173, R-200/TDR; 25, RE-2; 9 Parcels

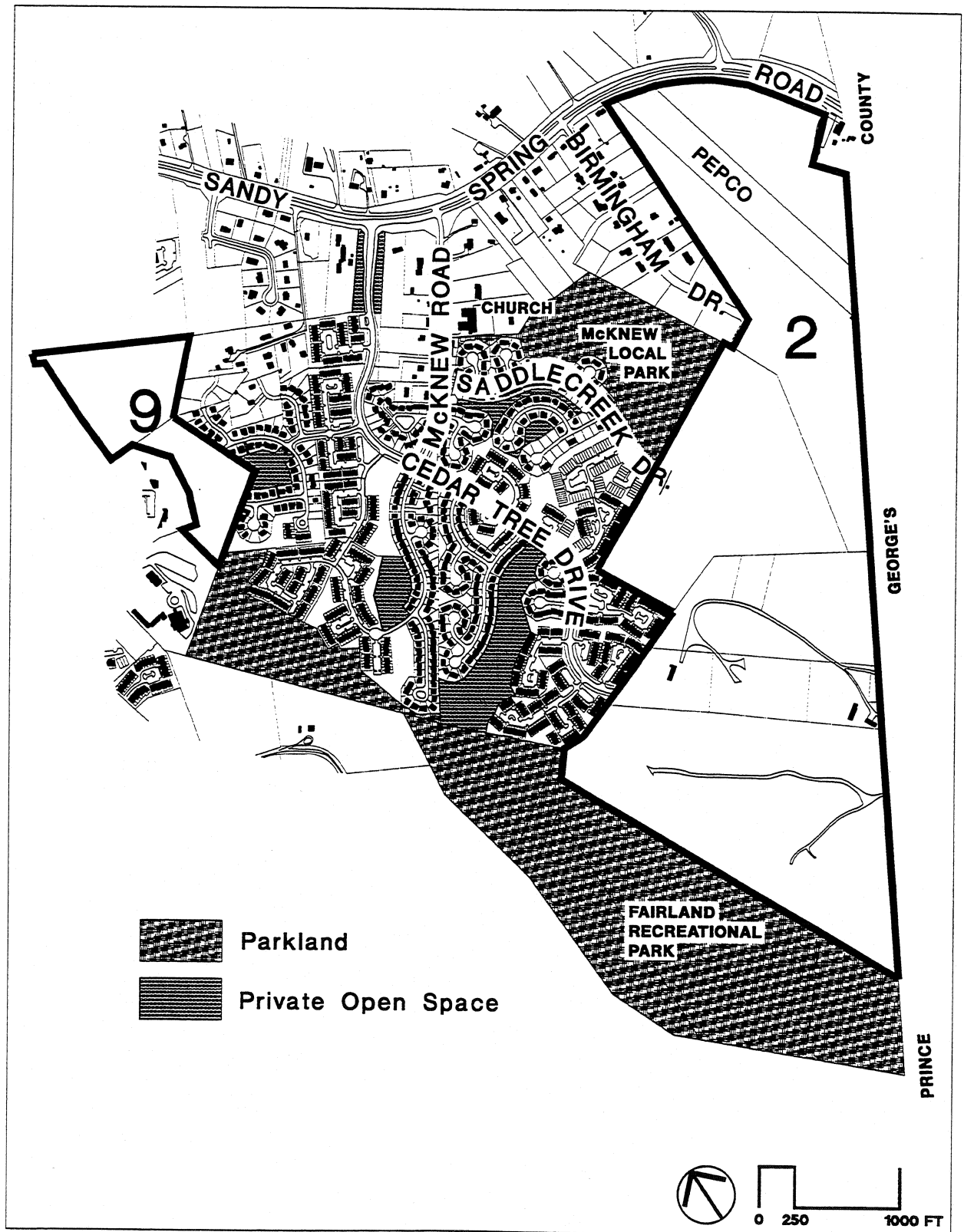
- Remove TDR designation, retain R-200 zoning since the density bonus provided by TDRs cannot be achieved in the golf course community design due to environmental constraints associated with the Little Paint Branch that flows through much of Area 2. Rezone RE-2 portion to R-200 to remove split zoning on properties. Encourage use of the Planned Development (PD) zone to achieve the appropriate mix and size of units, an improved golf course design located outside the stream valley, and protection of other environment features such as steep slopes and wooded area. The PD will permit a greater level of scrutiny throughout the development process and will promote compatibility between the golf course community and the existing community that will share a street network and elementary school.
- Encourage a public/private partnership between Montgomery and Prince George's County M-NCPPC Parks Departments and the property owners to develop a golf course community. This would entail upgrading and expanding the existing public golf course and developing a residential community around the links.

- The golf course community could be best accomplished under the provisions of the Planned Development Zone (PD 2). The following should be evaluated at the time of the zoning request for PD:
 - A density cap of 510 units overall, with 396 units in Montgomery County and an appropriate mix of housing types including single-family detached homes and attached units;
 - MPDUs to be distributed throughout the development;
 - Extension of the existing road network (see Transportation section, page 93);
 - Areas of no disturbance or environmental impact (see page 119);
 - Non-vehicular access to Fairland Recreational Park;
 - Connect road(s) to Old Gunpowder Road in Prince George's County, if desirable;
 - Common open space for residents of the new community; and
 - A 12-15-acre site for a public elementary school.

Area 9: 22 acres: 4 acres, R-200; 18 acres, R-200/TDR; 2 parcels

This site is severely constrained with steep slopes and forest cover and has limited potential for achieving existing density recommendations and utilizing TDRs.

- Remove TDRs.
- Provide pedestrian access via Red Cedar Lane and Swiss Stone Drive to Silverwood Tributary and Fairland Recreational Park.
- Expand stream buffers and open space connection to Fairland Recreational Park.
- Acquire much of steep slope area along the Silverwood tributary (Bryan and Fehr Properties) for parkland. (See page 119.)



ROLLING ACRES (Figure 22)

The Rolling Acres area is bounded by Paint Branch Stream Valley Park on the west and south, US 29 on the east and Randolph Road to the north. The residential area, which comprises all the land between Old Columbia Pike and the park, contains 124 detached units, 400 apartments and 144 townhouses. The average density is just under seven units per acre. Residents have noted that although the Paint Branch Stream Valley Park is adjacent to the community, there is no access to the hiker/biker trail in the park.

Between Old Columbia Pike and US 29 are non-residential uses, including an office building, a park-and-ride lot, and the Seventh Day Adventist Headquarters. The historic Conley Farmhouse, one of the two historic sites in Fairland located in the suburban communities, sits prominently on an eight acre site near the Old Columbia Pike/Randolph Road intersection, opposite the Adventist Headquarters. There are two tracts of vacant land or developable land: Area 7a, a 22-acre tract located at the intersection of Randolph Road and Old Columbia Pike, and Area 7b, the eight acre Conley Farmhouse tract. These two tracts have potential for adding detached housing to the housing stock in the immediate area. Under the existing zoning designation, Area 7a could yield up to 50 percent attached units under the MPDU requirements. Area 7b will be limited by what is finally determined to be the appropriate historic setting. Given the size of the site, Area 7b would not be required to provide MPDUs. The cluster method could provide enough flexibility to preserve the appropriate historic setting and achieve a reasonable yield of units. However, the cluster method can permit townhouses on sites less than ten acres, if recommended for cluster in a master plan. Other development options that could also preserve the structure and setting include special exceptions, such as bed-and-breakfasts.

RECOMMENDATIONS:

Area 7a: 22 acres, R-90/TDR, 1 parcel

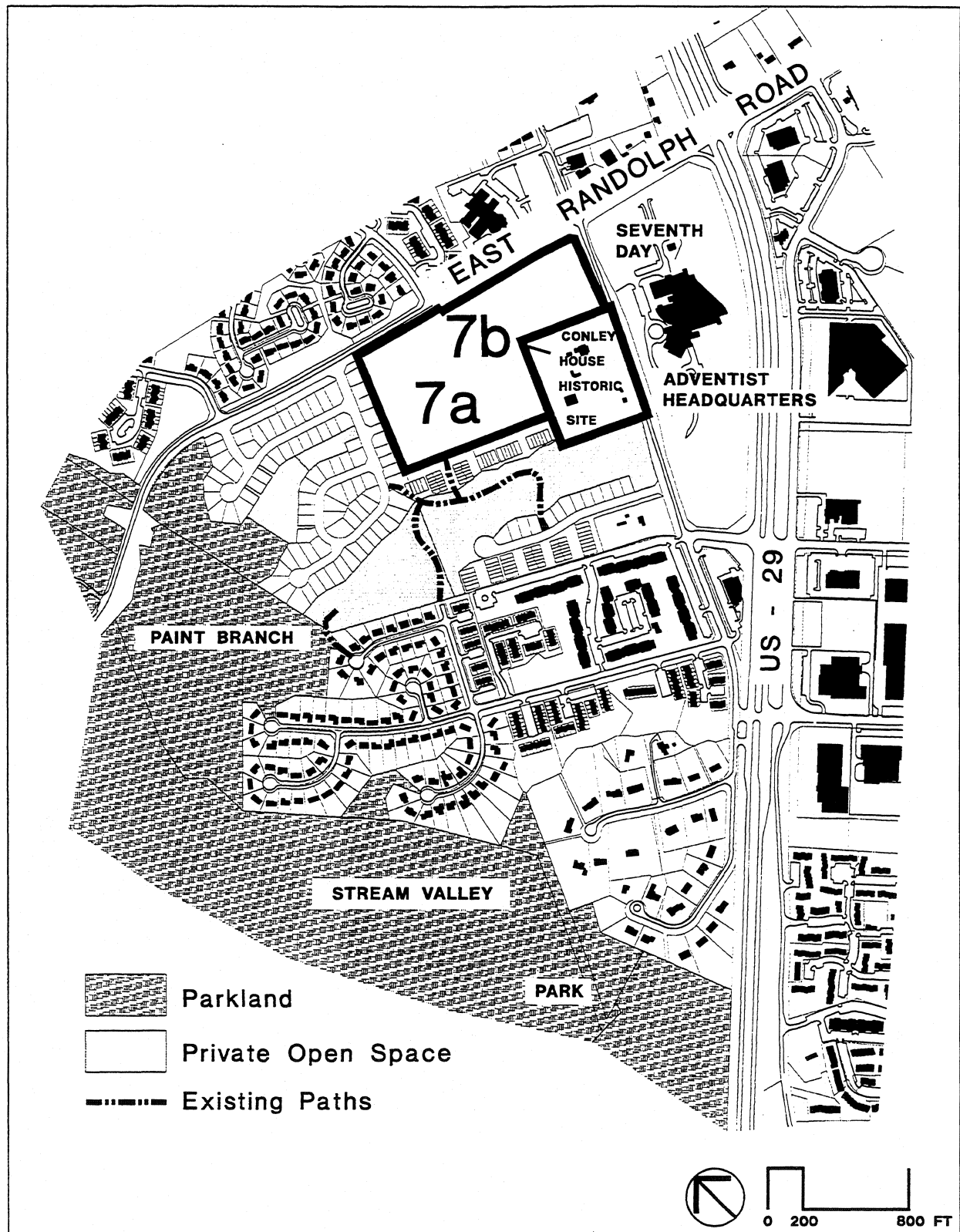
- Rezone from R-90/TDR to R-200 to provide compatibility with single family detached development to the west and north and the larger lots recommended around the historic setting of the Conley House and to achieve a higher percentage of detached homes within the Rolling Acres community. Layout must provide adequate setbacks along Randolph Road for noise mitigation. A new street for access into the property should be located opposite Serpentine Way.
- Consider other suitable uses including special exception uses such as a private school, day-care facility, or elderly housing.

Area 7b: 8 acres, R-90/TDR, 1 parcel

- Rezone from R-90/TDR to RE-2C to provide sufficiently large lot sizes to achieve a cluster layout in keeping with the historic structure and setting.
- Consider the historic structure and setting for special exception uses, such as a bed-and-breakfast, to preserve structure and setting.

Trail Connection:

- Provide connection to Paint Branch Stream Valley Park. (See page 120, Community Facilities section.)



STONECREST/SNOWDEN'S MILL (Figure 23)

Stonecrest/Snowden's Mill is bounded by Fairland Road, Old Columbia Pike, Randolph Road, and the Paint Branch Stream Valley Park. Serpentine Way is the only through street connecting Fairland Road to Randolph Road. This area contains over 850 housing units. The majority, 650, are single-family detached homes, the remainder are 130 townhouses and 87 piggy-back townhouse units. The average density is three units per acre.

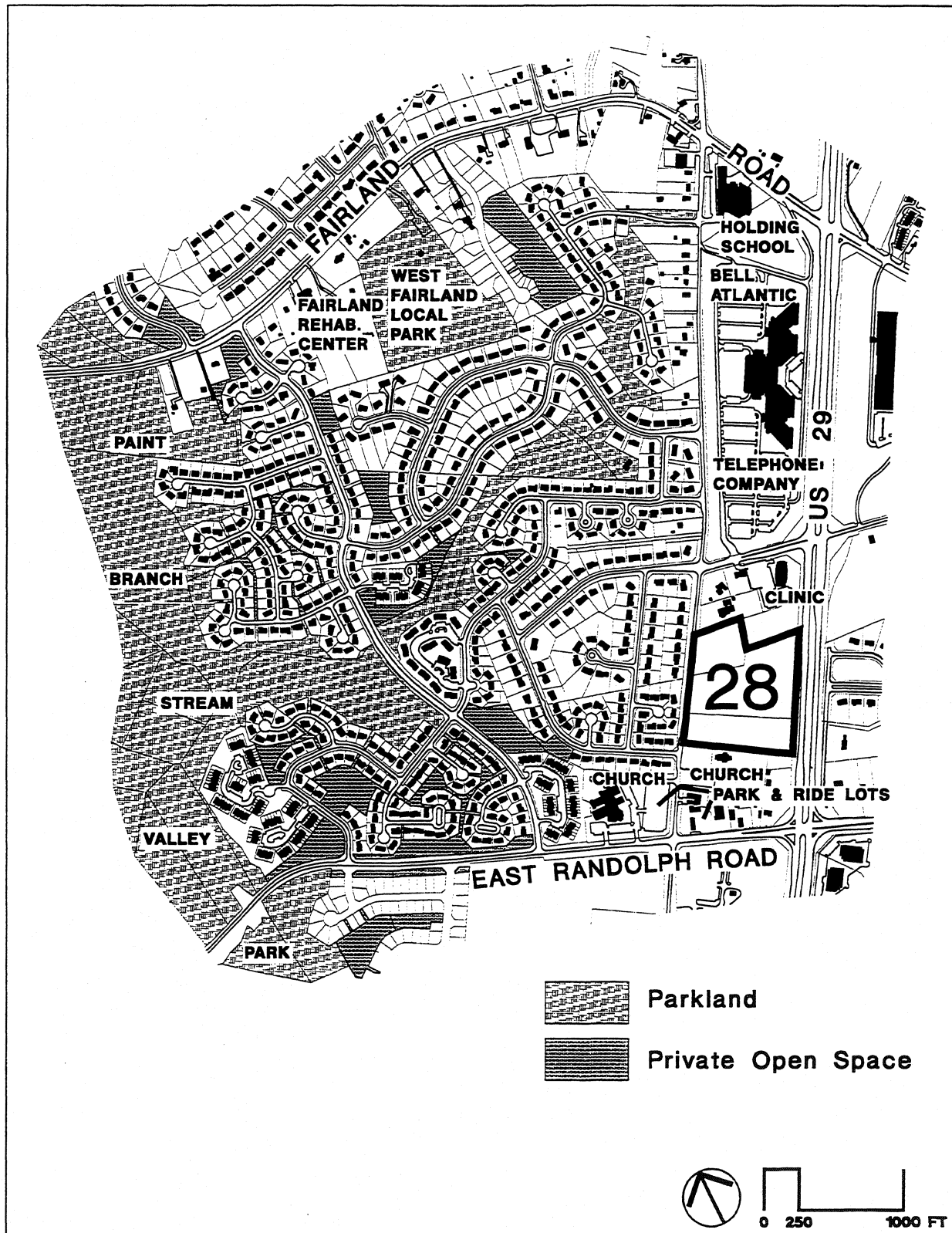
Bike or foot access to West Fairland Local Park, is via Fallen Creek Road or Fairland Road. The Paint Branch Stream Valley Park has a hiker/biker trail between Randolph and Fairland Roads that can be reached through some of the local streets. Subdivisions include Stonecrest, Fairland Estates, Fairland Heights, Stonecrest North, Woodcrest, Spring Mills, and Snowden's Mill.

In the vicinity are the Forcey Memorial Church and St. Mark's Episcopal Church. There are public park-and-ride lots adjacent to each church. The Fairland Animal Hospital, local convenience stores, and a gas station mark the intersection of Randolph Road and Old Columbia Pike. The Holy Cross medical offices/clinic, located on Musgrove Road, were approved as a clinic by special exception in 1984. (The Zoning Ordinance was amended in 1989 to restrict all future clinic special exception use to a maximum of four practitioners.) Bell Atlantic corporate offices are located on a 35-acre site between US 29 and Old Columbia Pike. Most properties west of Old Columbia Pike drain to the Paint Branch. Area 28, the former site for the Machinists' Union Headquarters approved by special exception, was never built.

RECOMMENDATIONS:

Area 28: 14.79 acres, R-90, 3 parcels

- Rezone to R-200 to reduce maximum density so that adequate setbacks and buffers can be provided to the east along US 29 and to the north and south where there are institutional and special exception uses and to insure compatibility with existing residential development.
- Encourage cluster development to provide adequate buffer from US 29.



FAIRLAND ROAD WEST (Figure 24)

This area lies north of Fairland Road and is bound by Old Columbia Pike to the east, and the Paint Branch Stream Valley Park to the west. It is divided by the right-of-way for the proposed ICC. There are over 700 houses in this area (420 single-family detached units and 290 townhouses). The average density is just under three units per acre. The single-family subdivisions of this neighborhood do not share an interconnected road network because the area lies within the Paint Branch watershed and connections between new and old subdivisions are precluded by wetlands and steep topography. Newer single-family detached home development has been inserted alongside older homes that are reached by old narrow roads, private easements, or prescriptive rights-of-way.

Area 5a, an extremely flat parcel, is situated along Fairland Road between US 29 and Old Columbia Pike. Part of the tract will be needed for the proposed ICC alignment, leaving between seven and ten acres for development. Areas 14a, 16, 17, 21, 22, and 23 have potential for adding a modest number of new detached homes. Many of the properties drain to the Paint Branch and are included in the upper Paint Branch Special Protection Area.

RECOMMENDATIONS:

Area 5a: 28 acres, R-90, 1 parcel

- Retain R-90 zoning.
- Encourage cluster to provide adequate setbacks along Fairland Road, US 29, and the proposed ICC interchange.

Area 14a: 15 acres, R-200, 7 parcels

- Retain R-200 zoning.

Area 16: 12 acres, R-200, 4 parcels

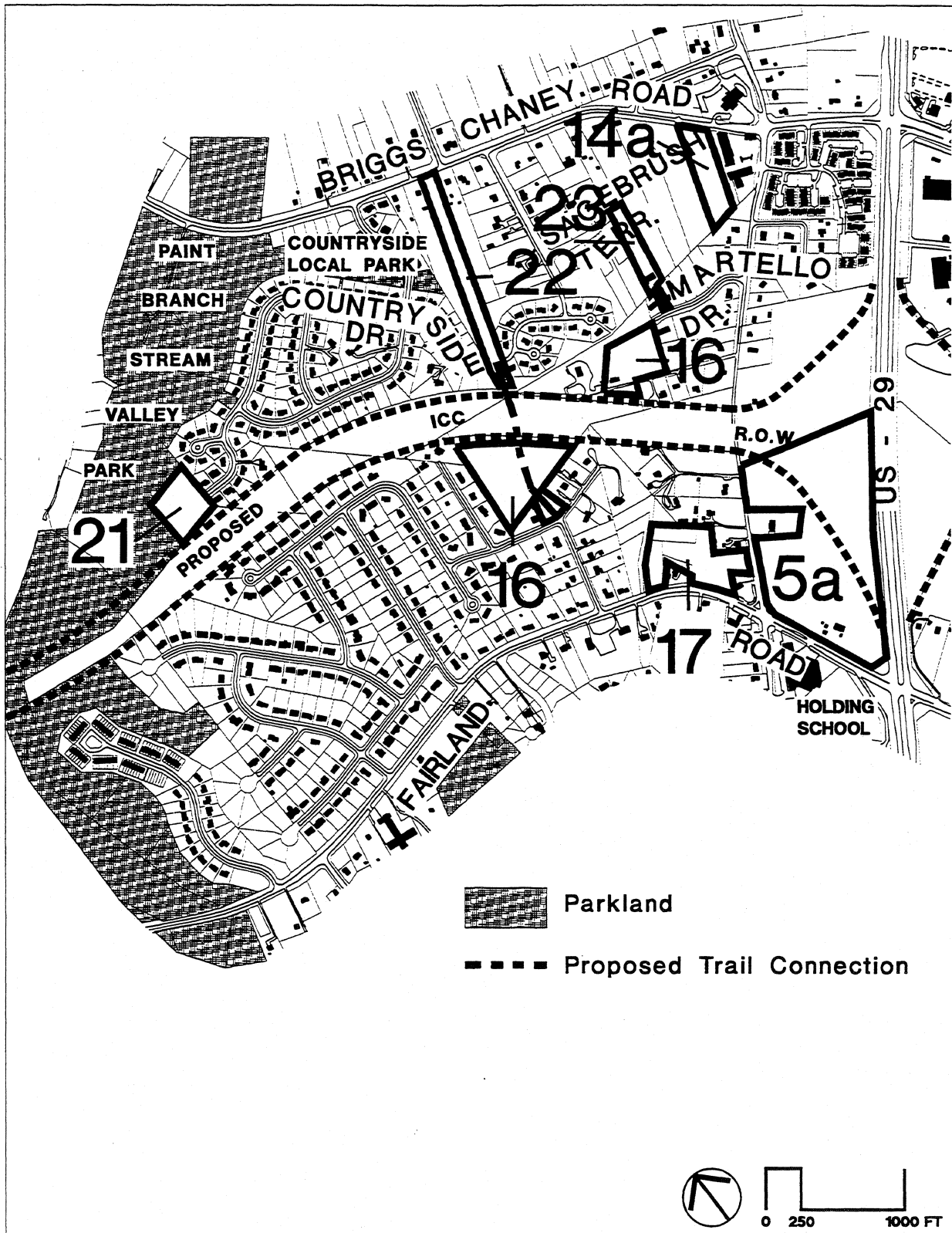
- Retain R-200 zoning.
- Consider pedestrian connection between Briggs Chaney and Fairland Roads across the proposed ICC right-of-way to Area 22. (See also Area 22, page 56.)

Area 17: 6 acres, R-200, 5 parcels

- Retain R-200 zoning.

Area 21: 3 acres, R-200, 1 parcel

- Retain R-200 zoning.
- Provide hiker/biker access to Paint Branch Stream Valley Park.



Area 22: 4 acres, R-200, 1 parcel

- Retain R-200 zoning.
- Extend public right-of-way to connect the two sections of Countryside Drive together and provide better access to Paint Branch Stream Valley Park.

Area 23: 2 acres, R-200, 1 parcel

- Retain R-200 zoning.
- Consider road or path connection between Martello Drive and Sagebrush Terrace.

PERRYWOOD (Figure 25)

This area of single-family detached homes is located south of MD 198, west of US 29, east of the Paint Branch Stream Valley Park, and north of Briggs Chaney Road. Some tracts of land are still being farmed or used for nurseries. There are about 770 homes in the area: 721 single-family detached units and 47 townhouses. The average density is 1.4 units per acre. This area makes a transition between the Residential Wedge to the north and the Suburban Communities to the south and east. Newer development includes single-family subdivisions, including a small townhouse component, inserted amid older, larger lots. The single-family homes on the larger lots are reached via old, narrow roads like Miles Road. Connections between subdivisions are circuitous if they exist at all. Subdivisions in the area include Perrywood, Fairland Acres, and Fairland Gardens.

Banneker Middle School, Fairland Elementary School, Paint Branch High School, the new Fairland Library, and Columbia Local Park are located in this area. A tract of land located in the center (Area 4) has an approved Planned Development for forty acres including 96 single-family houses and townhouses, pedestrian and vehicular connections to adjacent subdivisions, and open space including park dedication along the Right Fork tributary of the Paint Branch.

Area 1 is located at the northwest edge of this neighborhood and part of it is the site for the annual Burtonsville Day Festival. This 147-acre area is zoned for one acre lots and could provide, in addition to large lots, added protection for the Right Fork of the Paint Branch and for one of the few remaining hardwood forests in Fairland. Area 39 has an approved special exception for an intensive-care facility that has not yet been constructed. The site is adjacent to the proposed Greencastle Road/US 29 interchange and has environmental constraints, including forest cover and wetlands. All properties draining to the Right Fork are included in the upper Paint Branch Special Protection Area.

RECOMMENDATIONS:

Area 1: 147 acres, RE-1, 3 parcels

- Retain RE-1 zoning.
- Eliminate proposed realignment of MD 198.
- Add parkland to Paint Branch Stream Valley Park. This parkland, in conjunction with proposed parkland on properties in the Cloverly Master Plan area, will provide a connection to Burtonsville Local Park. Existing mixed hardwood forest stand should be included in parkland where possible or within conservation easements. (See page 138.)
- Develop street extensions with sidewalks from MD 198 and Briarcliff Manor Way into the new development as each of the three parcels develops. The street connections should be laid out circuitously so as not to encourage through traffic between MD 198 and Old Columbia Pike via Briarcliff Manor Way.

- Cluster development may be appropriate if common open space, dedication or acquisition of parkland, and environmentally sensitive layout results, including noise mitigation and appropriate setbacks along MD 198. Cluster development should include a range of lot sizes from the minimum 15,000 square feet to one acre or more. The lot layout and location of open space should be compatible with adjacent existing lots and the different sized lots should be distributed appropriately given surrounding development. The approval of community sewer service should be coordinated with the approval of subdivision plans which address the environmental concerns associated with development in the headwaters of the Paint Branch.

Area 4: 64 acres: 48 acres, PD2; 6 acres, R-200; 10 acres, RE-1; 6 parcels

- Retain existing zoning.
- Extend Fairdale Road to create a north-south connection between Friendlywood and Fairdale Roads. Public right-of-way should include sidewalks.
- Establish buffer areas along drainage areas to the Paint Branch as required by the Upper Paint Branch Special Protection Area.
- Lot sizes should be equal to adjacent existing lots; townhouse layout to include sufficient buffer to existing detached homes.

Area 10: 11 acres, R-60/TDR, 3 parcels

- Remove TDRs, rezone to R-200 to be more compatible with adjacent R-200 development and to provide for necessary setbacks from US 29 and a buffer for the wooded portion of the site.

Area 14b: 15 acres, R-200, 7 parcels

- Retain R-200 zoning.

Area 15: 12 acres, R-200, 9 parcels

- Retain R-200 zoning.

Area 24b: 2 acres, R-200, 1 parcel

- Retain R-200 zoning.

Area 39: 13.6 acres, R-200/TDR, 1 parcel

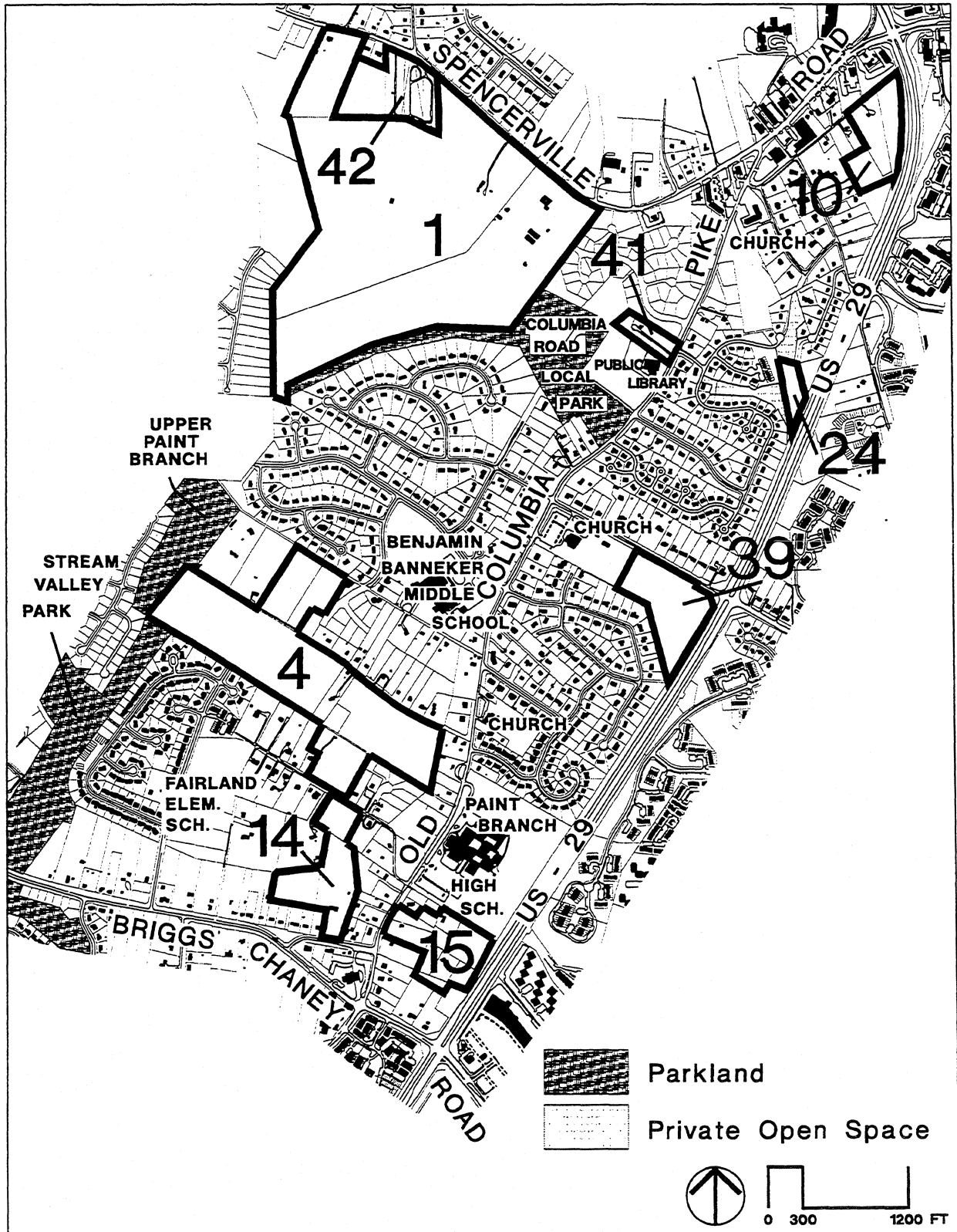
- Remove TDRs, retain R-200 zoning.
- If the property does not develop as an intensive-care facility as approved by special exception, new development proposals should preserve stream buffer, as much tree cover as possible, and appropriate setbacks from the proposed US 29 interchange.

Area 41: 1.66 acres, R-200/RE-1, 1 parcel

- Rezone RE-1 portion to R-200 to eliminate split zoning on property and to be consistent with the adjacent PD 2 (2 lots per acre) and R-200 development across Old Columbia Pike.

Area 42: 14 acres, RE-1, 3 parcels

- Rezone the Union Cemetery Property from RE-1 to RE-2. This old cemetery predates the comprehensive zoning for this part of the county. Cemeteries are not a permitted use in the RE-1 zone, but can be permitted by special exception in the RE-2 zone. The owners can then apply for a special exception and eliminate the non-conformity.



PATUXENT WATERSHED (Figure 26)

The Patuxent watershed comprises the Residential Wedge in Fairland. The land area is approximately 2,400 acres and drains, for the most part, to the Patuxent River and into the T. Howard Duckett Reservoir. To protect the watershed, the area was rezoned in 1981 from Rural Residential to Rural Cluster and no public water or sewer was provided. The Burtonsville commercial area is located at the southern boundary of the watershed. The watershed is bounded by MD 198 on the south and the Howard County line on the north. There are no through roads and few of the internal roads are publicly maintained for the entire length. Most of the area is zoned Rural Cluster and has developed on large lots with private wells and septic facilities. Almost all the roads have a rural character, as do the settings around many of the homes. There are about 285 houses and an average density of .26 units per acre. Parcels designated as Area 26 are zoned Rural Cluster and are large enough to subdivide. Area 18 functions as a transition area between 9,000-square-foot-lot development in Prince George's County and the larger lots (1 acre or more) in Montgomery County. The existing R-150/TDR zoning will result in an abrupt change in development pattern and is counter to the intent to maintain low densities in the Patuxent watershed.

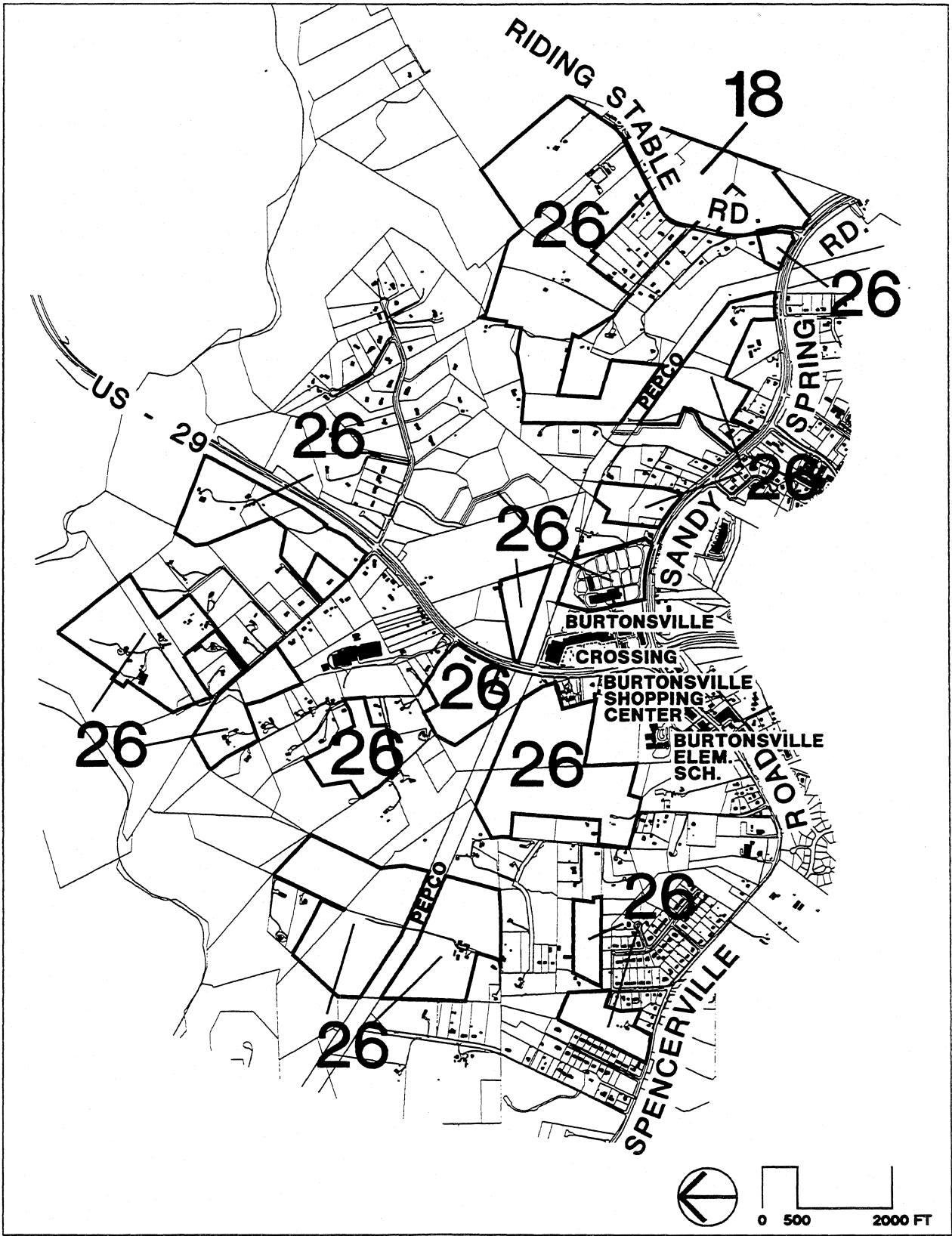
RECOMMENDATIONS:

Area 26: 704 acres, RC, 37 parcels

- Retain RC zoning.
- Locate stormwater facilities outside regulatory stream buffers.
- Do not allow uses that result in more than ten percent imperviousness.
- Do not extend sewer service to RC zoned properties; water service to RC zone considered on a case by case basis.
- Community water and sewer service for R-200 zone.
- Cluster residential lots away from MD 198 for noise protection.

Area 18: 55 acres, R-150/TDR, 9 parcels

- Rezone from R-150/TDR to RE-1 to create a transition between the approved 9,000-square-foot-lot subdivision at the County line and the large lots on the west side of Riding Stable Road.
- Extend community water and sewer service.



NON-RESIDENTIAL

The 1981 Plan recommended concentrating retail and employment uses in key locations along US 29 to support the transit serviceability concept and consequently added approximately 330 acres of commercial and industrial/office zoning in locations that could be reached by transit. The 1981 Plan placed additional neighborhood retail in Burtonsville at the northeast intersection of US 29 and MD 198 and at the intersection of Briggs Chaney Road and US 29. In addition, employment/office uses were added to the intersection of US 29 and Cherry Hill Road, adjacent to the existing Montgomery County Industrial Park, and at the southeast quadrant of the US 29/MD 198 intersection.

The 1994 *Eastern Montgomery County Neighborhood Retail Study* and the analysis for the employment outlook (see pages 12-13) concluded that there is sufficient existing and potential commercial and office development to support the existing and future residential population. This Plan accepts the premise that additional neighborhood retail or employment is unnecessary. This Plan also recognizes that during the life of the master plan, market forces will change and redevelopment may be desirable. For example, the older areas, such as the retail businesses in Burtonsville on the west side of US 29 or portions of the Montgomery Industrial Park, may be candidates for redevelopment within the next 20 years. The following pages describe the conditions of the existing retail and employment areas, and establish goals, objectives, and recommendations tailored to each.

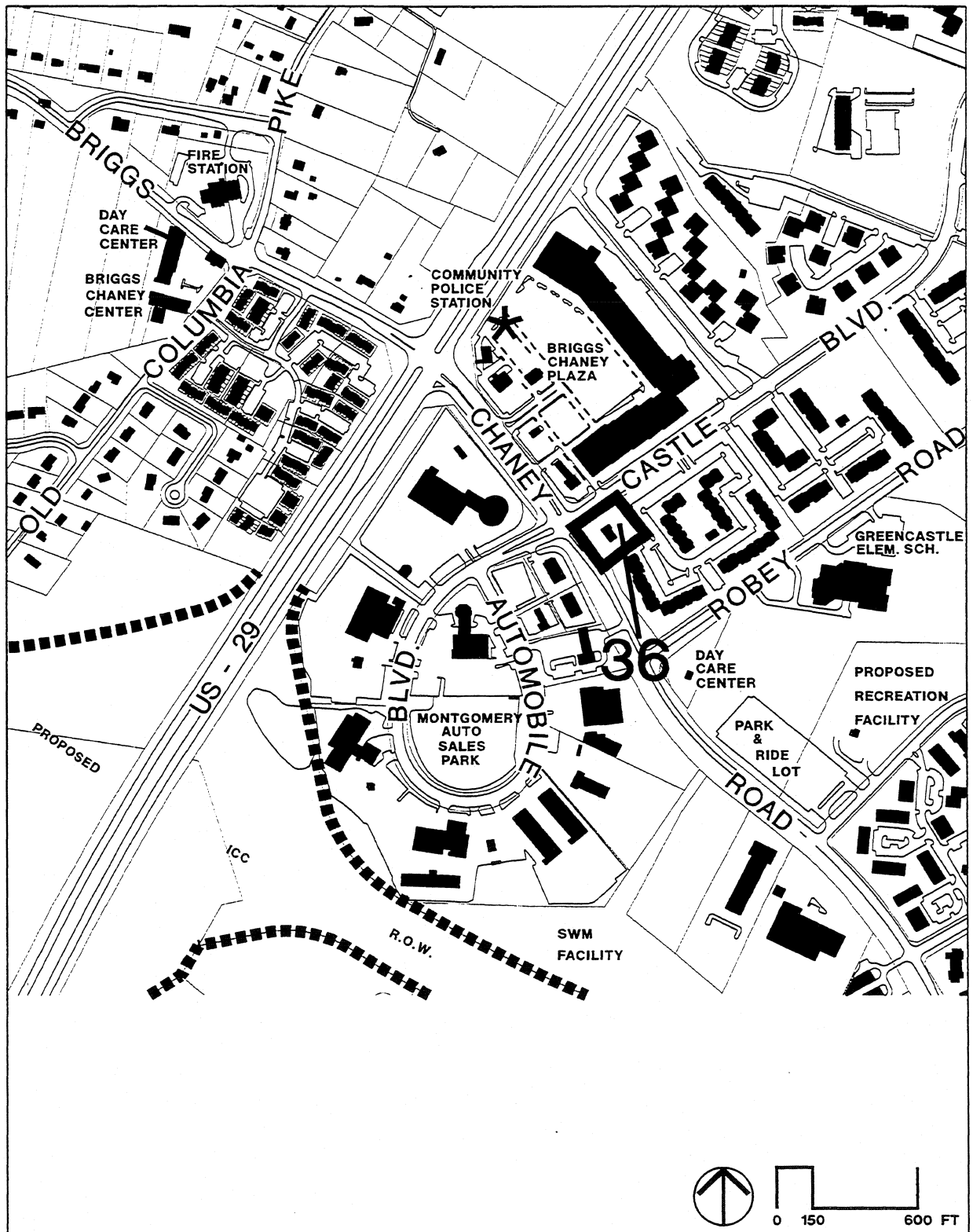
NEIGHBORHOOD RETAIL

Briggs Chaney

The Briggs Chaney area contains two neighborhood shopping developments (Briggs Chaney Center and Briggs Chaney Plaza) and the Auto Sales Park, a 46-acre car sales and service center with a regional draw (Figure 27).

Briggs Chaney Center, located at the intersection of Old Columbia Pike and Briggs Chaney Road opposite the Avonshire housing development, contains 41,000 square feet of retail development and opened in 1987. A restaurant lies adjacent to the south. There are a few local services: a day-care center in the lower level of the shopping center and a dentist's office. The Paint Branch High School is located on Old Columbia Pike, about 1,500 feet north of the Briggs Chaney Road intersection. Students walk to the shopping center and cross US 29 to reach Briggs Chaney Plaza. As a result of injuries and fatalities, a fence was recently installed along US 29 between Briggs Chaney Road and Greencastle Road to deter students from crossing US 29 at unsignalized locations.

Briggs Chaney Plaza, located at the northeast corner of the US 29/Briggs Chaney Road intersection, contains a supermarket and 50 stores totalling 186,000 square feet and the Eastern Montgomery County Police Satellite Facility. Vehicular access to the shopping center is awkward and sometimes left-turning traffic backs up in the US 29 intersection. On the north side of Briggs Chaney Road, east of the shopping center, is a single-family home, zoned for apartments. Approximately 600 feet east of the house is a day-care center located at the corner of Robey and Briggs Chaney Roads. About 1,000 feet east, at the corner of Gateshead Manor Way and Briggs Chaney Road is the site of the future County recreation center, just north of the County park-and-ride lot.



The Auto Sales Park is located on the southeast corner of Briggs Chaney Road and US 29, opposite the Briggs Chaney Plaza. The concept for an Auto Sales Park dates to the late 1960s, when changes to the Zoning Ordinance limited expansion of auto sales in central businesses districts. Auto sales businesses developed the one-stop automobile shopping area as a coordinated development in an attractive setting with green space. Although the auto-park concept is a successful sales tool, a number of problems have developed over the years. Private covenants were used to maintain the appearance of the Auto Park, but the covenants were extinguished by the affected parties in the 1980s. Since then, the green space has been used for parking and inventory storage and on-street parking is being used for car and truck storage.

Although the shopping centers and most of the facilities are within walking distance of US 29, the sidewalks are discontinuous and vary in standard. There are sidewalks for some stretches on the north side of Briggs Chaney Road; there are no sidewalks or paths on the south side. Most importantly, pedestrian crossing of US 29 is difficult. Although there is a pedestrian crosswalk on the north side of Briggs Chaney Road, turning movements and driver disregard for traffic signals make pedestrian crossing hazardous. The proposed grade-separated interchange will improve pedestrian crossing movements, but may hinder vehicular access to the shopping center. (See Transportation section, page 91.)

GOAL: **Improve circulation and define boundaries of the commercial area.**

OBJECTIVE: **Clearly define the extent of retail and employment uses.**

RECOMMENDATIONS:

- No additional commercial (C-1, C-2) or industrial zoning (I-1, I-3).
- Encourage compatible and transitional land uses at the edges between the retail and residential uses. Housing for the elderly is an appropriate use in the vicinity of either shopping center. Residents of these developments could walk or use shuttle busses to shopping and other services. There are few medical offices or professional services in the immediate area. Single practitioners and small-scale offices uses, like those permitted through special exceptions may be appropriate to serve the residential communities.
- The single-family home site (Area 36) on Castle Boulevard is appropriate for CT, Commercial Transitional Zone. (See also page 44.)

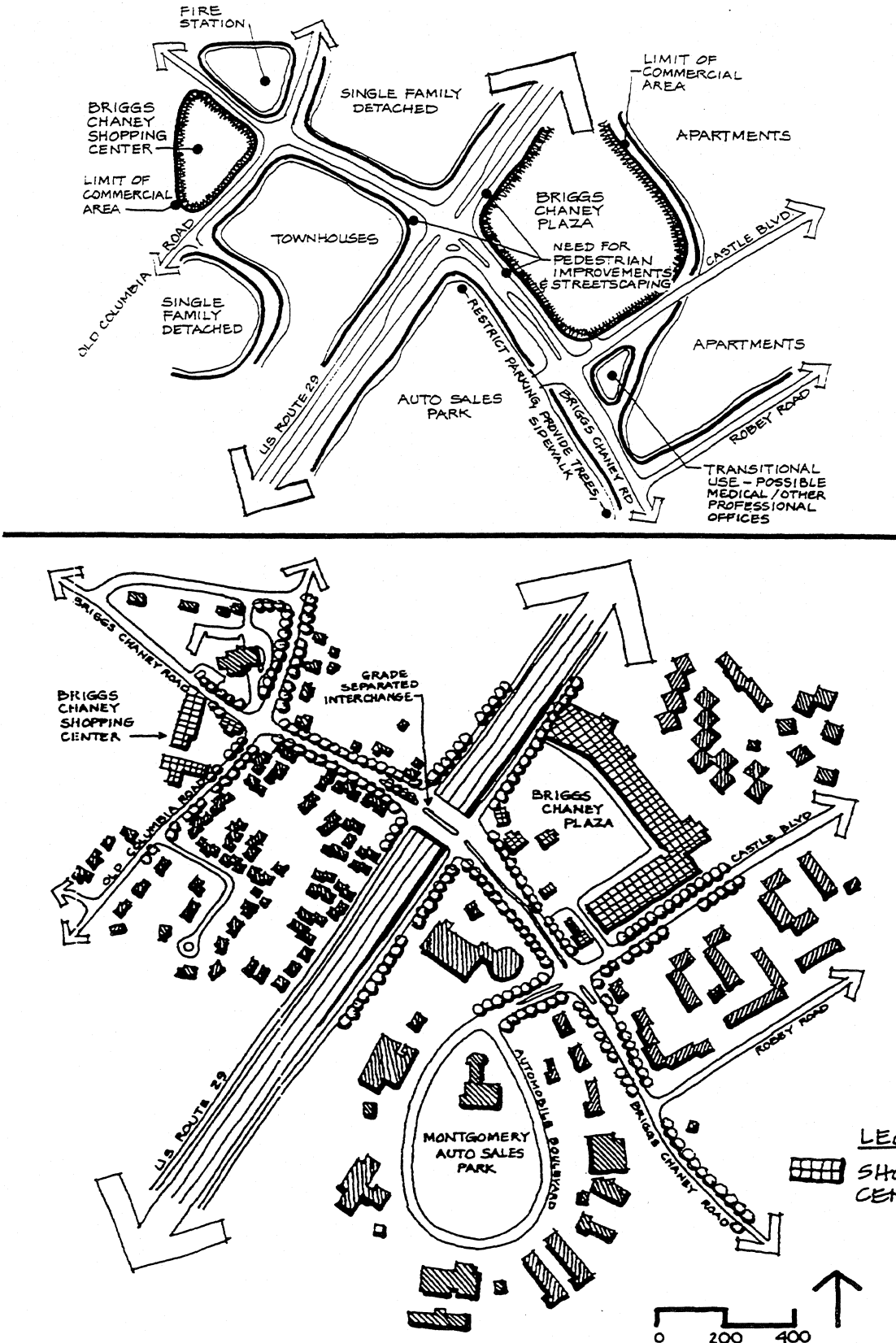
OBJECTIVE: **Provide continuous sidewalks and streetscaping along public roads to improve the visual appearance of the entire area and so that people can walk safely.**

RECOMMENDATIONS:

- Develop a coordinated streetscape plan, including street trees, sidewalks, and pedestrian crosswalks for Briggs Chaney Road between Old Columbia Pike and Castle Boulevard, and along Old Columbia Pike in the commercial area (Figure 28).
- Include sidewalks/bikeways for access to shopping and across US 29 in the design for the Briggs Chaney interchange. Auto access into the shopping centers must be included in the US 29 ramp and interchange design, to allow for sufficient left turn stacking and signalization where necessary.

BRIGGS CHANEY CENTER CONCEPT

FIGURE 28



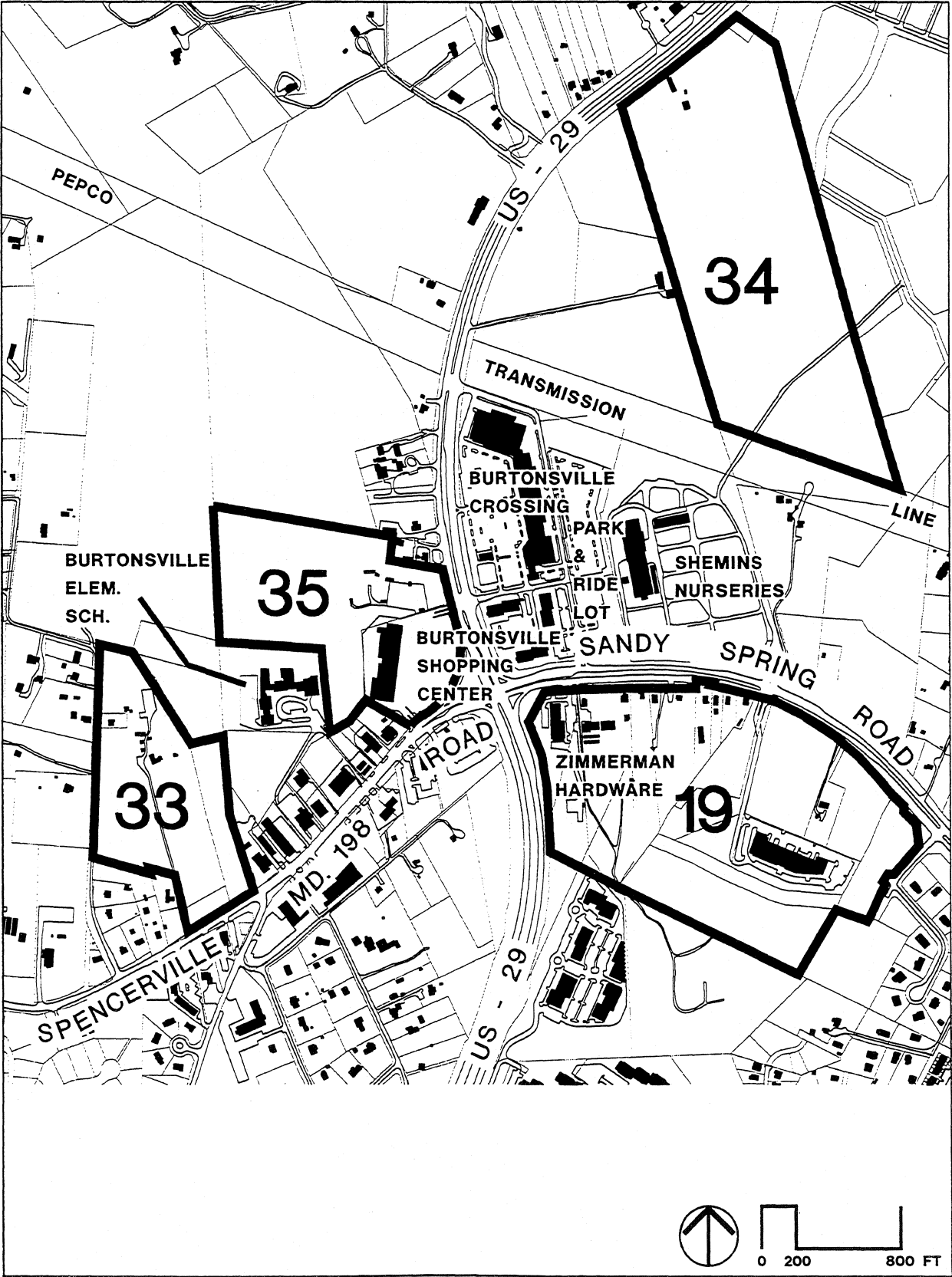
- Develop a public/private partnership including property owners, State Highway Administration (SHA), and Montgomery County Department of Public Works and Transportation (MCDPW&T) to accomplish these improvements, including streetscaping, within the public rights-of-way for US 29, Old Columbia Pike, and Briggs Chaney Road.
- Encourage the Auto Sales Park property owners to participate in efforts to make the south side of Briggs Chaney Road more attractive and compatible with opposite residential and retail uses including eliminating parking on green space along Briggs Chaney Road, US 29, and Automobile Boulevard. Consolidation or sharing of parking, possibly structured parking (with a building height greater than 42 feet, if necessary) should be considered to meet parking needs.

Burtonsville

The intersection of MD 198 and US 29, known as Burtonsville, (Figure 29) contains approximately 232,000 square feet of commercial space. This location has historically served as one of Fairland's commercial and business centers. The 1981 Plan recommended additional commercial zoning in the area. Today, there are two shopping centers, a number of individual stores, small strip centers, and some public uses. Access to the stores and businesses in Burtonsville by car or on foot is hampered by traffic congestion and the lack of sidewalks.

Existing businesses along MD 198 west of US 29 include two mini-malls, ten restaurants, four printing businesses, an animal hospital, car repair and service businesses, home appliance services, small business and medical offices, and a bank. On the east side of US 29 are a plant nursery, a hardware store, and a medical office building. The Burtonsville Post Office, the Burtonsville Elementary School, and the vacant fire station are located west of US 29. A County park-and-ride lot is located on the east side of US 29. The school does not have adequate access to MD 198. The property owners of Area 33 have proposed a solution to the access problem. The Burtonsville Post Office will relocate in the Burtonsville Shopping Center. The Burtonsville Volunteer Fire Department moved to the new fire station on Briggs Chaney Road in March 1995, but retains ownership of the old fire station property, which is split zoned C-1 (commercial) and Rural Cluster (RC).

The *Eastern Montgomery County Neighborhood Retail Study* concluded that expansion of the Burtonsville area is probably not supportable because of future competition within and outside the County. On the other hand, the Study found this to be a strong market area with few vacancies. The two shopping centers supply most of the usual services found in neighborhood centers. The Burtonsville market area has the best potential in Eastern Montgomery County for new housing with sizable disposable income—there are about 300 acres of developable residentially zoned land within a mile of the US 29/MD 198 intersection. However, the realignment of US 29 will remove the convenient right-in/right-out access for northbound travelers. The old alignment will become a local road and not as convenient for northbound evening rush-hour shoppers. A portion of Area 34 lies between the existing and proposed realignment of US 29. Area 34 is zoned Rural Cluster. Special exceptions may be preferable to single-family detached lots on the portion of the Area that will be located between the two roadways.



Also important in developing strategies for defining future development are the following existing conditions.

- Existing topography, stream valleys, US 29 right-of-way, and the PEPCO right-of-way currently define the edges of the business area.
- An existing public presence—school, post office, park-and-ride lot—helps make Burtonsville a desirable destination.
- Existing development is disparate and needs to be shaped into a coherent center.
- Residential land uses and development character dominate MD 198 on either side of the Burtonsville commercial and industrial areas.
- The Patuxent watershed directly to the north, east, and south is an important environmental and recreation resource. The 1993 *Functional Master Plan for the Patuxent River Watershed*, continues a policy of low-density development in the watershed.
- The northwest quadrant of the Burtonsville commercial area drains to two unnamed tributaries of the Patuxent River which in turn flow into the T. Howard Duckett Reservoir. Most development in Burtonsville pre-dates stormwater management requirements and stormwater runoff is largely uncontrolled.

GOAL: **Improve circulation, define boundaries, and, where applicable, encourage redevelopment.**

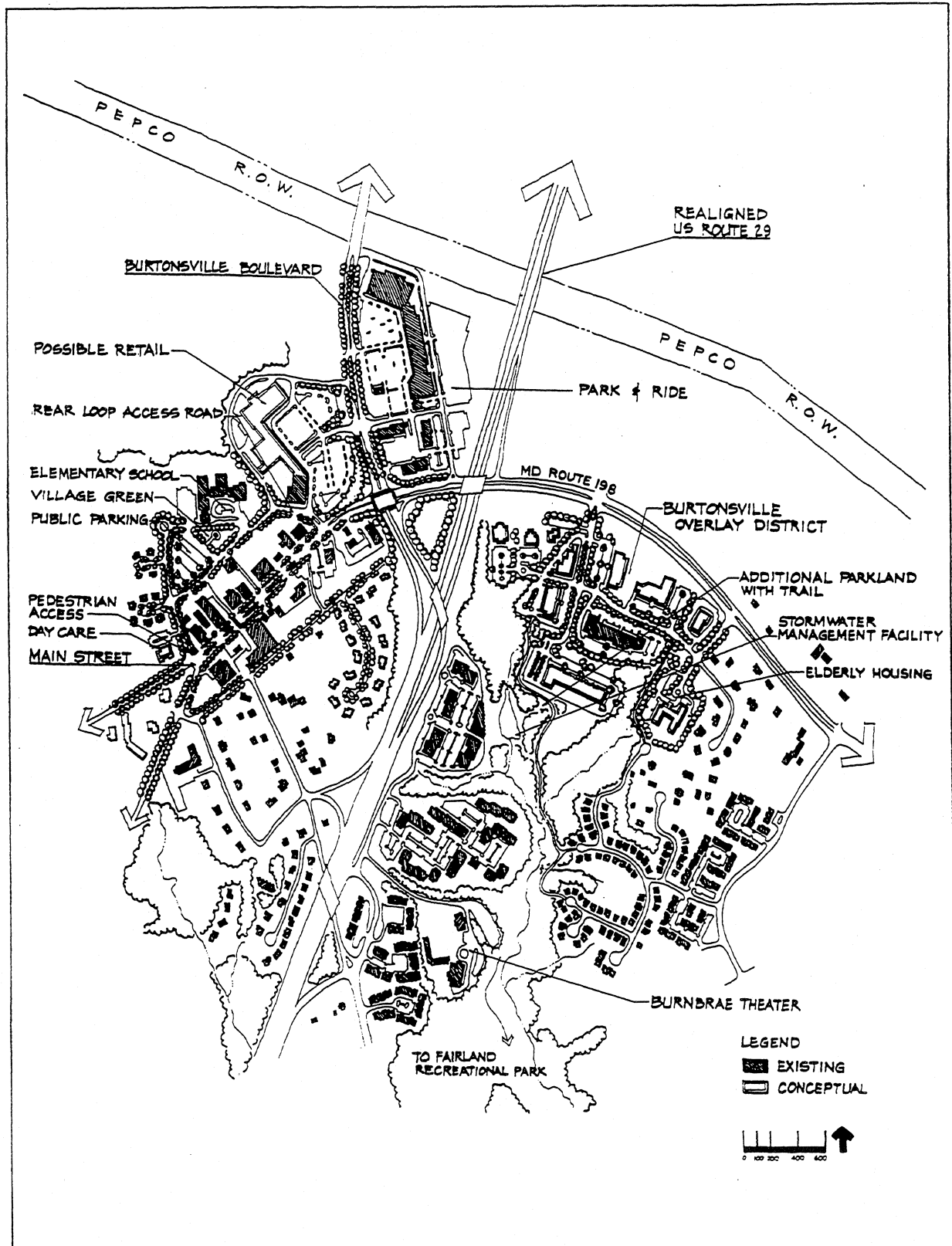
OBJECTIVE: **Encourage cohesive development and redevelopment in the Burtonsville commercial area including improved vehicular circulation, streetscaping, and sidewalks.**

RECOMMENDATIONS:

- Limit future development to the already existing commercial area and zoning envelope with the exception of the Burtonsville Shopping Center.
- Strengthen Burtonsville's character as a local center through reconstruction of existing roads and redevelopment of commercial properties.
- Special exception uses should retain residential character along MD 198 to the east and west of Burtonsville Center and between existing and future US 29.
- Develop a public/private partnership, including property owners, SHA, MCDPW&T, and Montgomery County Department of Housing and Community Affairs (MCDHCA), and Montgomery County Department of Environmental Protection (MCDEP), to implement the following projects:
 - Reconfiguring and streetscaping MD 198 and US 29 to have a “main street” and boulevard character respectively. A plan for landscaping, sidewalks, curb cuts, and signs should improve access and visibility. (See Figure 30.)

BURTONSVILLE CENTER CONCEPT

FIGURE 30



- Construct a local access road north of and parallel to MD 198, between Old Columbia Pike and the entrance to Burtonsville Shopping Center. This new road will provide an important alternative access route for existing businesses on the north side of MD 198 and to the Burtonsville Elementary School. Since this new road would access MD 198 opposite to Old Columbia Pike, the need for a new traffic signal should be evaluated for this location.
- Investigate the feasibility of regional or joint-use stormwater management facilities as part of the redevelopment and development projects associated with the Burtonsville Shopping Center and adjacent retail and public uses. These facilities would correct existing stormwater runoff problems and reduce runoff problems from new development.

Area 33: 15.5 acres, RC, 2 parcels

The owners of these properties have proposed a solution to provide access to the school. The following recommendations reflect the proposal.

- Rezone both parcels from RC to RE-1 to provide a transition from the industrial and commercial uses to the east and the rural cluster development to the west. The RE-1 development to be separated from existing industrial and commercial development by a public right-of-way for a secondary street that will provide access to the Burtonsville Elementary School and will connect to the recommended rear access road that will provide access to north side of the commercial area. Public water and sewer is recommended for these two parcels in order to encourage a subdivision design incorporating the recommended transition and public access.
- Establish a public right-of-way, at the time of platting, on the east side of Parcel P 21 for a secondary road to provide access for new development and the elementary school.
- Consider southwest corner for special exception uses (including day-care or pre-school) with access to the new street.
- Cluster option to incorporate large farmstead lot and common open space with single-family detached lots.

Area 34: 48 acres, RC, 1 parcel

This parcel will be divided by the proposed US 29 realignment; access for southern and western portions will be from Amina Drive and for the northern and eastern portions access will be from old US 29.

- Retain RC zoning for entire parcel.
- Special exception uses, such as day-care or elderly housing, should be encouraged for the portion between existing and proposed US 29 relocated.
- Water and sewer service to approved special exception uses to be considered on a case by case basis.

Area 35: 26 acres; C-2, 12 acres, RC, 14 acres; 2 parcels

The owners propose to modernize the Burtonsville Shopping Center with a pedestrian friendly design including outdoor seating, streetscaping along the store facades and along the eastern terminus of the loop road.

- Rezone an amount not to exceed three acres of the eastern portion of the RC parcel to C-2 to enable the center to redevelop.
- Add a loop road adjacent to the outer perimeter of the new C-2 zoned land in the rear of the center, generally running from the southwestern corner of the site and exiting at US 29.
- Site loop road to take into consideration safety and noise mitigation measures with respect to the Burtonsville Elementary School. The layout should also provide sufficient green space and buffer between the loop road and the school.
- Place a perpetual conservation easement on all remaining RC zoned land. Such land will contain a regional stormwater management facility and a forest conservation area.

EMPLOYMENT

Fairland contains two employment areas: a major concentration of over 400 acres at the southern end of the planning area, east of US 29 between Cherry Hill Road and Industrial Parkway (*Figure 32*); and a 68-acre area in Burtonsville (*Figure 34*). There are also three corporate sites, the Seventh Day Adventist Headquarters and two Bell Atlantic office complexes located along US 29.

US 29/Cherry Hill Road Employment Area

The US 29/Cherry Hill Road employment area contains four distinct sections (each zoned differently): the Montgomery Industrial Park, the West*Farm Technology Park, WSSC's Site 2, and the Percontee sand and gravel facility.

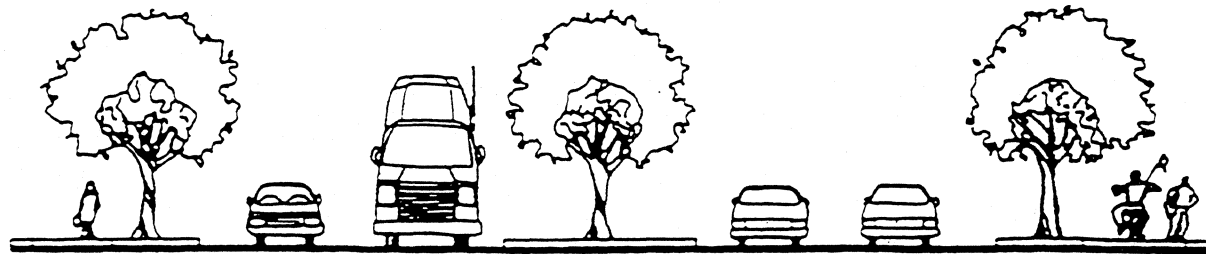
There are four industrial zones (I-1, I-2, I-3, I-4) and a residential zone (RE-2) within the boundaries of the area. The I-1 Zone is the least restrictive as to building setbacks and FAR, allows the most diversity of uses, and does not require site plan. The I-2 Zone permits heavy industrial and manufacturing uses. The I-3 Zone is very restrictive in terms of uses, FAR, and setbacks, and requires site plan review including trip mitigation. The I-4 Zone is the most restrictive and also requires site plan review. The I-4 Zone was added through a local map amendment to create a buffer between the heavy industrial uses of the I-2 zoning and the adjoining RE-2 zoning to the south.

As a result of the zoning and the uses permitted in the different zones, retail, such as Home Depot, can exist in the I-1 Zone, but not in the adjacent I-3 Zone. Uses, such as Site 2 or the Percontee sand and gravel operation, can exist alongside office development. In addition to the differing parking and building setbacks, the age of some of the buildings lends an overall impression that the area is unplanned, rather than a high-tech or office employment center.

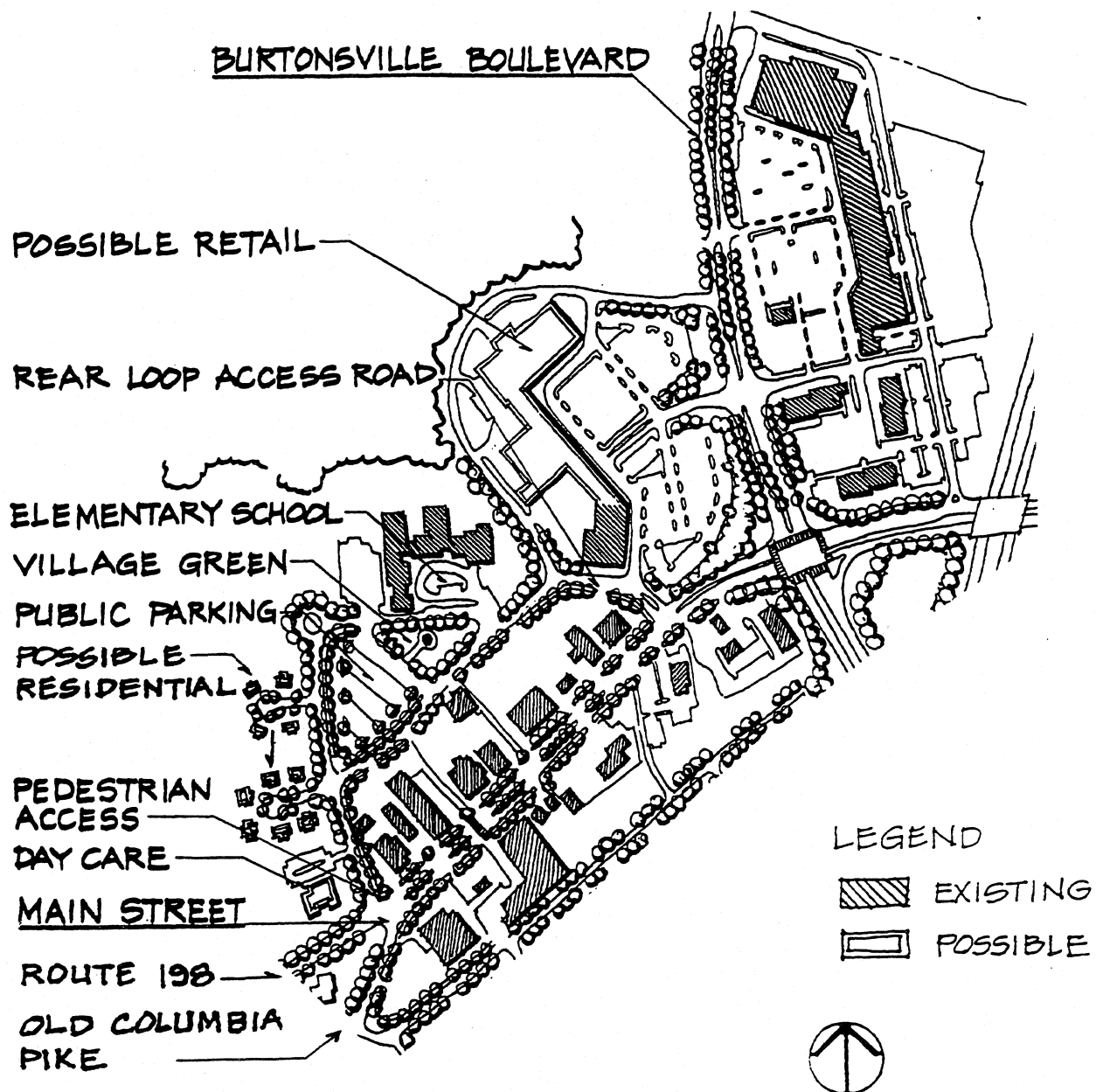
The Montgomery Industrial Park developed in the 1950s and today covers 75 acres of industrially zoned land (I-1). Most of the properties in the Industrial Park have been subdivided and developed. The park is a mixture of old and new; some of the structures date to the 1960s, others were built in the 1980s. There is a mix of uses including light industrial, such as film processing and dry cleaning, high-technology firms and a hotel. Companies in the park include, Link Pacific Systems (a defense contractor), C&P, Erie Insurance Group, Presstar (a photographic processor), Fabricare Institute, Marriott Courtyards Hotel, and DarCars auto sales and repair. Also located in the Industrial Park is the new State of Maryland vehicle inspection and emissions testing facility. There is very little vacant I-1 zoned land, except a ten acre piece (Area 30) owned by the Washington Post Company.

BURTONSVILLE MAIN STREET

FIGURE 31



BURTONSVILLE MAIN STREET SECTION
4 LANES DIVIDED



West*Farm Technology Park was built in the 1980s under I-3 and I-1 zoning and includes amenities such as sidewalks, street trees, and a regional stormwater management facility. All of the Technology Park has been subdivided, but not all of the approved lots have been built—there are approximately 6,400 jobs held in the Pipeline for West*Farm. An economic slowdown in the last five to eight years may account for the slow absorption of available development approvals. The Technology Park has both high-tech and service businesses. Home Depot, a retail home and garden center, opened in 1992, adding weekend and after-work activity in the area. Public facilities include the United States Postal Service distribution center, the Montgomery Public School Bus Facility, and a State Highway Administration maintenance facility.

WSSC's Montgomery County Regional Composting Facility (Site 2), located at the end of Industrial Parkway, processes bio-solids from the Blue Plains Advanced Wastewater Treatment facility. Despite state-of-the-art odor control technology, its odor has been a continuing problem for residents and businesses in this area.

One of the most significant land use decisions made in the Fairland area was the decision by Montgomery County to permit construction in 1982 of the WSSC sludge composting facility adjacent to the Montgomery Industrial Park.

In compliance with the court supervised 1974 Blue Plains Sewage Treatment Plant Agreement, and the Blue Plains Intermunicipal Agreement of 1985, Montgomery County is required to dispose of 400 wet tons per day of sewage sludge generated at the regional wastewater treatment plant at Blue Plains in Washington, D.C. Available disposal methods include landfilling, trenching, direct land application, composting, and incineration. WSSC was directed by court order in June of 1980 to construct the facility which uses a process that turns the sludge into compost, sold commercially under the brand name "ComPRO." After consideration of fourteen locations for the plant, the further decision was made to locate the facility adjacent to the Montgomery Industrial Park (Site 2). Construction was completed and the facility began accepting sludge from Blue Plains in April 1983.

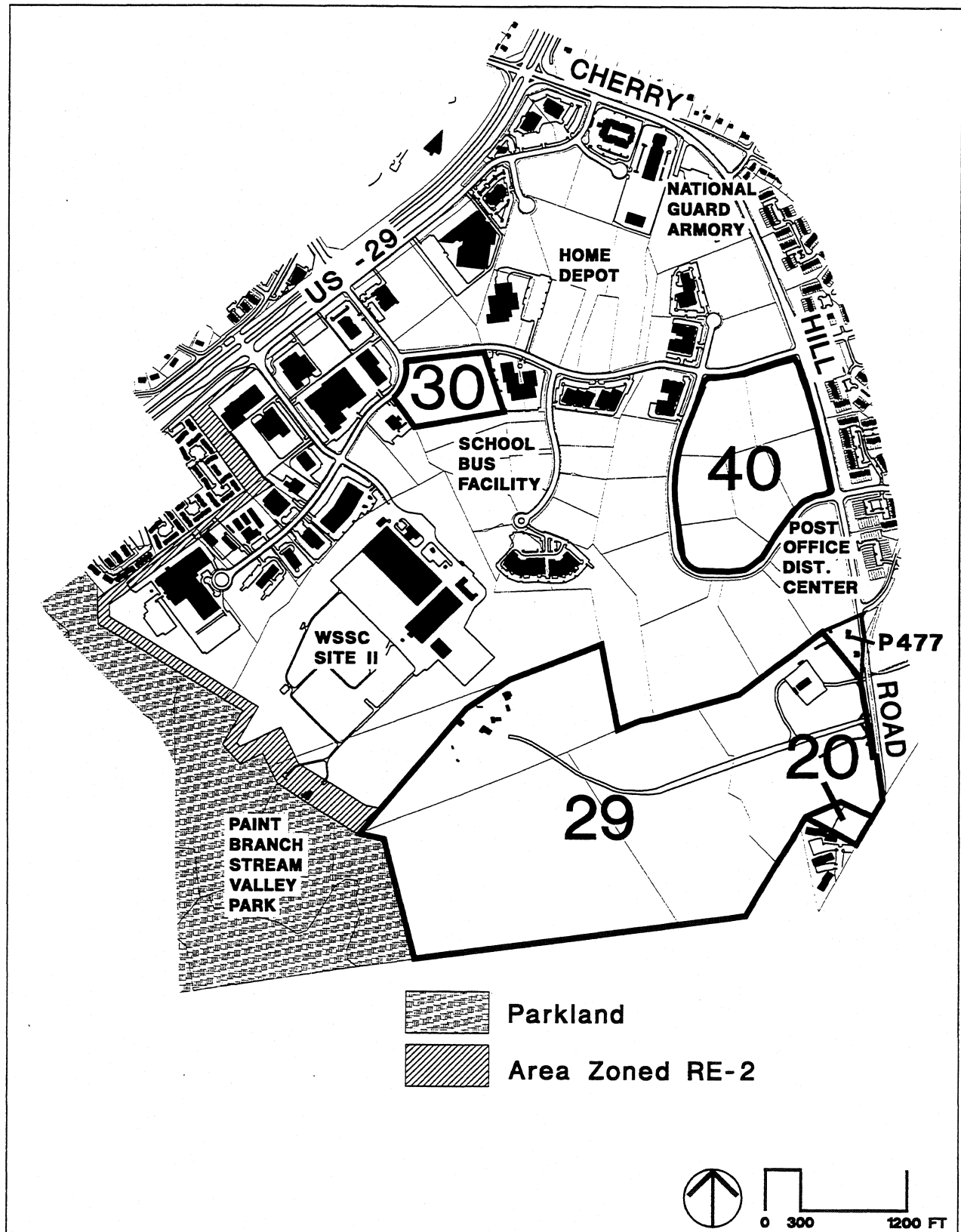
This location for the plant was immediately opposed by residents of neighboring communities because of the strong odors produced by the composting process. Technological improvements at the plant have failed to control the odors to consistently acceptable levels.

In addition to the adverse impact the facility has had on the quality of life for the residents of the Fairland area, the presence of this facility has had severe negative economic consequences, reducing the commercial viability of the Montgomery Industrial Park and West*Farm Technology Park with major tenants fleeing the area after employees became nauseated by the noxious odors emanating from the plant. New tenants have been difficult to attract because of the proximity of the plant.

Recent issuance of a Council of Governments management study for improving biosolids facilities at Blue Plains recognizes land application as a viable, cost effective, long-term biosolids disposal option for Blue Plains. The study and a County government analysis suggest that the cost of composting at Site 2 is significantly more expensive (more than twice the cost) than the cost of land application. The County Executive is currently looking into the land application of the portion of biosolids currently composted at Site 2, including requesting State and Federal government assistance.

The potential cost savings of alternate biosolids disposal methods for WSSC ratepayers and the continuing problems of odor at Site 2 suggest that Site 2 be considered for phase-out as soon as a long-term replacement program is adopted, including resolution of all legal and financial impediments.

Percontee Sand and Gravel has been in operation for a number of years, first as a quarry and now as a sand and gravel washing operation. The operation covers a number of sites totalling 182 acres and borders Site 2



and the Technology Park to the north, at the Prince George's County line. These properties comprise Area 29 and are zoned I-2 (heavy industrial) and I-4. These parcels have potential for future development once the sand and gravel operation is no longer viable and are one of a very few underdeveloped I-2 areas remaining in the County.

The Naval Surface Warfare Center (NSWC), located in the White Oak Planning Area, forms the southern boundary of the US 29/Cherry Hill Employment Area and is adjacent to Percontee Sand and Gravel. NSWC is scheduled for closure and the Food and Drug Administration (FDA) as well as other federal agencies will be relocated to the site.

There are three properties, zoned residentially, which are unrelated to the four sections previously described: Area 20 (R-20) part of which currently provides parking for a convenience shopping center in Prince George's County; Parcel 477 (RE-2), which contains a residence and an approved special exception for a food and beverage store; and the State of Maryland Armory, also zoned RE-2.

The employment area has the potential to be a modern employment center with a diversity of uses in a park-like setting, but the existing zoning pattern and allowable uses hinders coordinated development. A strategy to guide future development, such as creating a special district through an overlay zone, could unify the area by permitting supportive services, such as restaurants and banks. Another benefit of specifying uses would be flexibility so that, for example, the owners of the I-2 property could pursue other options than heavy industrial at some point in the future. There is also an opportunity within the Technology Park, given its location within the planning area near US 29, the configuration of lots, and the existing industrial road network, to create a retail commercial area under commercial zoning that could serve both the employment area and the surrounding communities. An overlay zone could be used to limit the type and character of retail development to protect community interests. In addition, an overlay district could impose requirements for trip mitigation that achieve the county-wide goal of reducing peak hour trips from employment areas. The current requirement of having trip mitigation apply only to the I-3 area limits the potential effectiveness of any trip reduction program. An overlay district could require all development to participate in a trip reduction program, and thereby increase the possibilities of having a successful program.

GOAL: **Develop diversity of uses in existing employment areas to serve and support the businesses, employees, and area residents.**

OBJECTIVE: **Make base zoning within the employment area compatible with employment/industrial uses.**

RECOMMENDATIONS:

Area 20: 2 acres, R-20, 1 parcel

This property is adjacent to commercial development in Prince George's County. Much of the property is paved and is used for parking. Access to the property is through development in Prince George's County. This property is more suitable for non-residential uses.

- Rezone to C-1, neighborhood commercial.

Area 30: 10 acres, I-1, 1 parcel

- Reconfirm I-1 zoning.

Area 29: 182 acres: 156, I-2; 26, I-4; 4 parcels

- Reconfirm I-2 and I-4 zones.

Area 40: 42 acres, I-3, 6 lots

This area is a part of West*Farm Technology Park that has been platted, but not yet developed. Current economic conditions, combined with the location along US 29 and existing internal road network, and the ability to preserve the green spaces and buffers already established through the development process along Cherry Hill Road, present a unique opportunity for introducing retail and restaurant uses. Comparison and non-neighborhood shopping needs, as noted on page 13, are not well served in the Eastern Montgomery County. Comparison retail at this location would diversify and enhance uses within the employment center as well as serve the surrounding residential communities. Should the retail opportunity not be achieved, the C-6 Zone allows office uses that correspond to development permitted under the existing I-3 zoning. No additional traffic other than that which has already been approved would be allowed and all traffic generated by retail use would correspond to limitations cited in the 1990 Trip Reduction Amendment and associated agreements.

- Rezone to C-6, suitable for commercial retail and office uses.

Parcel 477: 2.8 acres, RE-2, 1 parcel

This residentially zoned property is surrounded by I-1 and I-3 zoned land. The owners operate a farm stand/food and beverage store as a special exception. The property does not have access through the employment area.

- Rezone to C-1, neighborhood commercial.

Armory: 13.2 acres, RE-2, 1 parcel

- Rezone from RE-2 to I-3, consistent with surrounding properties.

OBJECTIVE: Enable the US 29/Cherry Hill Road Employment Area to become diversified and self-supporting by adding compatible uses and prohibiting incompatible uses.

RECOMMENDATIONS:

- Develop an overlay district that:
 - Establishes compatible uses, such as restaurants (no drive-ins), specialty retail, printing and publishing, and prohibits incompatible uses, such as biosolid composting;
 - Permits and limits retail uses while protecting community interest through appropriate siting, setbacks, and access points;
 - Requires participation in trip reduction and mitigation programs, but allows flexible parking standards;
 - Does not allow additional traffic from properties with trip reduction agreements that were previously approved in conformance with the 1990 Trip Reduction Amendment or other agreements;

- Permits uses that support workday and after-work users, such as a telecommuting center, restaurants, convenience shopping, specialty retail, and banking. Non-service uses could include institutional uses such as public or private schools, training institutes, or day-care centers;
- Ensures all uses have appropriate building setbacks, FAR standards, and similar landscaping requirements; and
- Ensures compatibility of all proposed uses through site plan review.

OBJECTIVE: Develop a comprehensive approach to coordinate planned reuse of the Naval Surface Warfare Center, located in the White Oak Planning Area.

Naval Surface Warfare Center:

The Naval Surface Warfare Center (Figure 33), a 710-acre site located in the White Oak Planning Area, forms the southern boundary of the US 29/Cherry Hill Employment Area. NSWC is scheduled for closure and the Food and Drug Administration, as well as other federal agencies, will be relocated to the site. The consolidation of FDA and relocation of other facilities may add approximately 6,000 employees to the site.

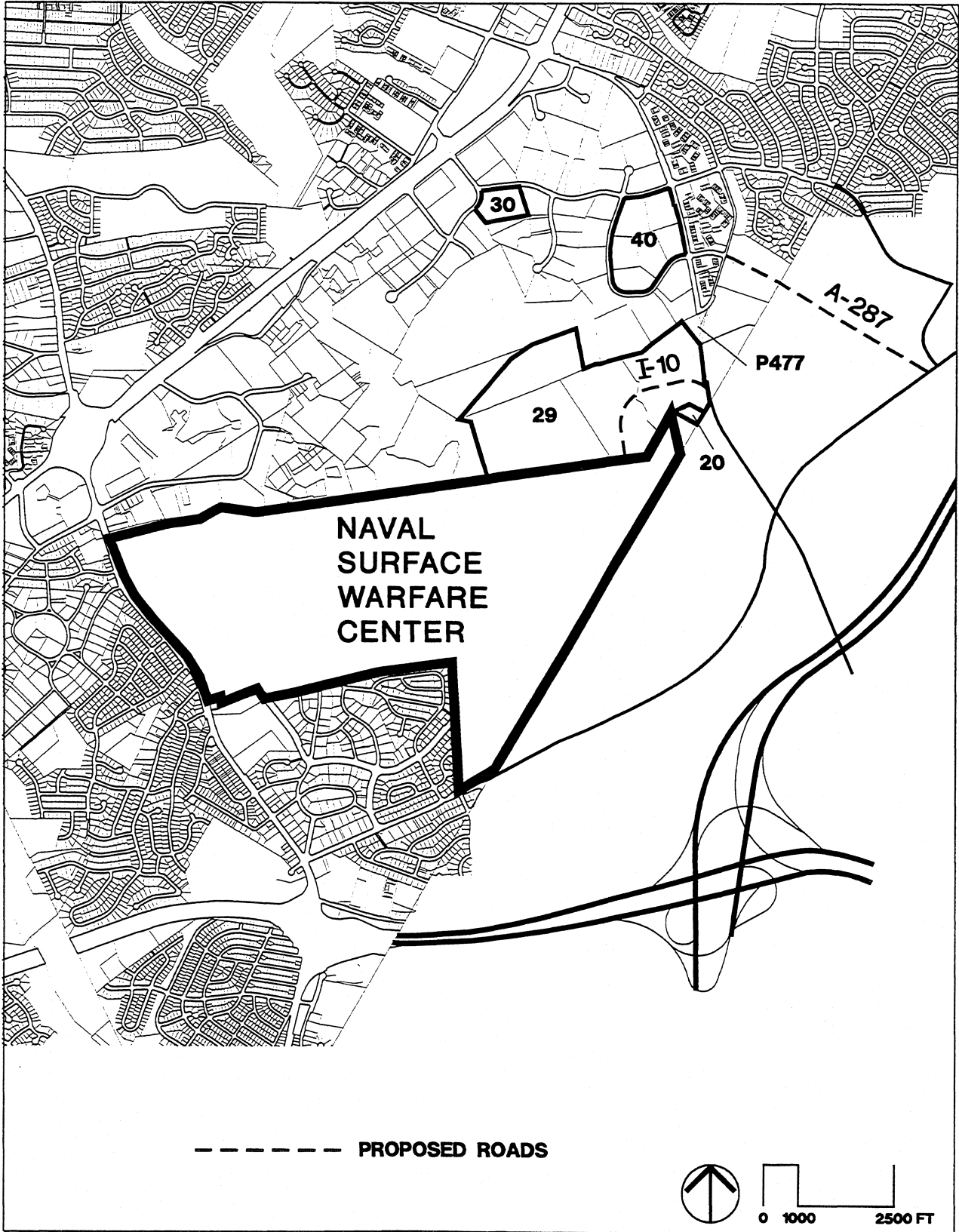
The FDA relocation will require a new access road from Cherry Hill Road directly to the site, widening and intersection improvements of Cherry Hill Road and Powder Mill Road in Prince George's County, and expansion of the existing road network (extension of Plum Orchard Road) through West*Farm to the new access road.

A-287, which has been shown on the Master Plan of Highways since 1968, is a critical connection because it provides an alternative to Calverton Boulevard, the only through connection between Powder Mill Road and Cherry Hill Road. Without A-287, the road connections for FDA will add traffic to Calverton Boulevard. The extension of A-287 should be built during the redevelopment of Great Oaks. (See Great Oaks, pages 36-38.)

The comprehensive solution to insure effective distribution of future traffic will also require cooperation with Prince George's County.

RECOMMENDATIONS:

- Add new access road from Cherry Hill Road to the FDA site as far south so as not to affect the Percontee sand and gravel operations or the garden apartments.
- Encourage Prince George's County to widen and improve Powder Mill and Cherry Hill Roads, as recommended in the 1990 *Approved and Adopted Plan for Subregion I*, and add A-287 to the Subregion I Plan.
- Dedicate A-287 through Great Oaks from Cherry Hill Road in Montgomery County. (See also Great Oaks, page 36.)
- Consider an amendment to this Master Plan to evaluate the road network and the Plum Orchard Road extension to be undertaken after A-287 is constructed from Cherry Hill Road to Powder Mill Road.
- Reclassify Calverton Boulevard from an arterial road to a primary road.



Burtonsville Industrial Area

The 1981 Plan recommended employment and retail uses for all four quadrants of the MD 198/US 29 intersection. The Burtonsville Industrial Area (Figure 34), located at the southeast quadrant of US 29 and MD 198, was intended to be a 68-acre industrial park with offices, research and development, and light industry. The proposed area was separated by a tributary to Little Paint Branch: 12 acres had access to Blackburn Road and approximately 56 acres had access to Dino Drive, a proposed industrial road. The 1981 Plan recommended I-3 zoning for the entire 68 acres.

The existing irregular zoning pattern stems from the Sectional Map Amendment (SMA) for the 1981 Plan. At the time of the SMA, not all the affected property owners wanted to be rezoned to I-3. Therefore, the SMA rezoned approximately 32 acres of the proposed 68-acre industrial park to I-3, and left the remaining acreage R-200. Some property owners requested and received OM zoning on the basis that their properties were too small to develop in the I-3 Zone. Some of the R-200 parcels are too small or have little buildable area under the standards of the I-3 Zone. The I-1 zone, which is less restrictive as to lot size and setbacks, also permits more uses than the I-3 Zone. However, rezoning the smaller properties to the I-1 Zone may result in a situation similar to that described previously in the US 29 employment area.

Finally, the location of Dino Drive, as platted, does not provide access to all the properties as envisioned in the 1981 Plan. Most of the properties fronting MD 198 do not have access to Dino Drive. Star Pointe Lane, which provides access to at least four of the properties, is not a public road.

This Plan supports the industrial park employment concept of the 1981 Plan and addresses the problems that have since emerged: an irregular zoning pattern, minimum lot standards and setbacks that make development for some properties impossible under the I-3 Zone, and inability, to date, to achieve the desired internal road network with limited access to MD 198. An overlay district, similar to the one proposed for the US 29/Cherry Hill Employment Area, could best guide development so that consistency of standards and compatible development results.

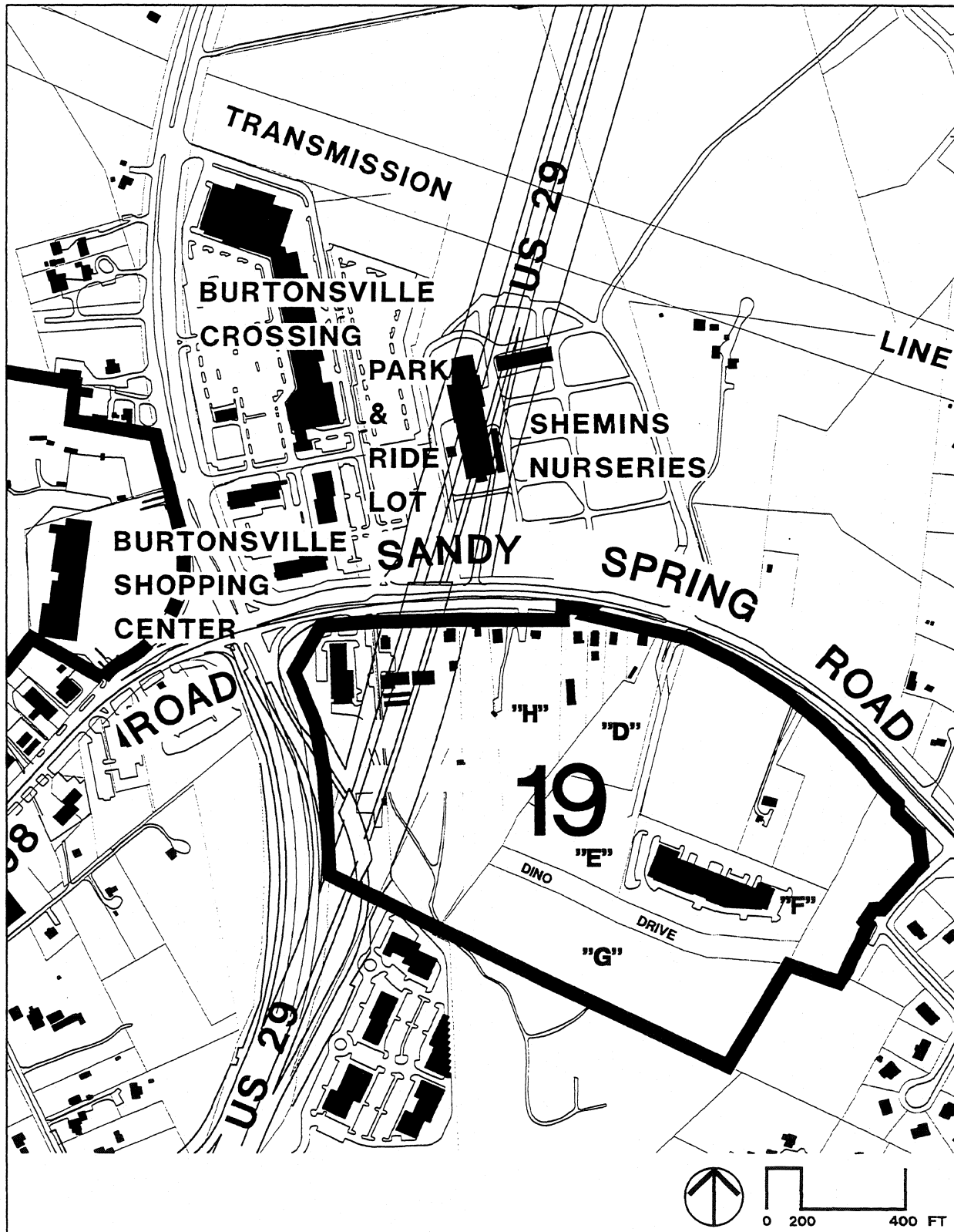
GOAL: **Develop diversity of uses to serve and support the businesses, employees, and area residents.**

OBJECTIVE: **Enable the Burtonsville Industrial Area to develop as a diversified, but unified employment center.**

RECOMMENDATIONS:

Area 19: 54 acres: 17 acres, R-200; 3 acres, OM; 34 acres, I-3; 19 parcels

- Rezone all R-200 and other parcels too small to develop under the I-3 standards to the I-1 Zone.
- Develop an overlay district for Area 19 that establishes appropriate uses and development standards. The overlay should have the following objectives:
 - Limit uses in the I-1 Zone to ensure compatibility with I-3 uses;
 - Allow additional uses in the I-3 Zone for services, such as restaurants;



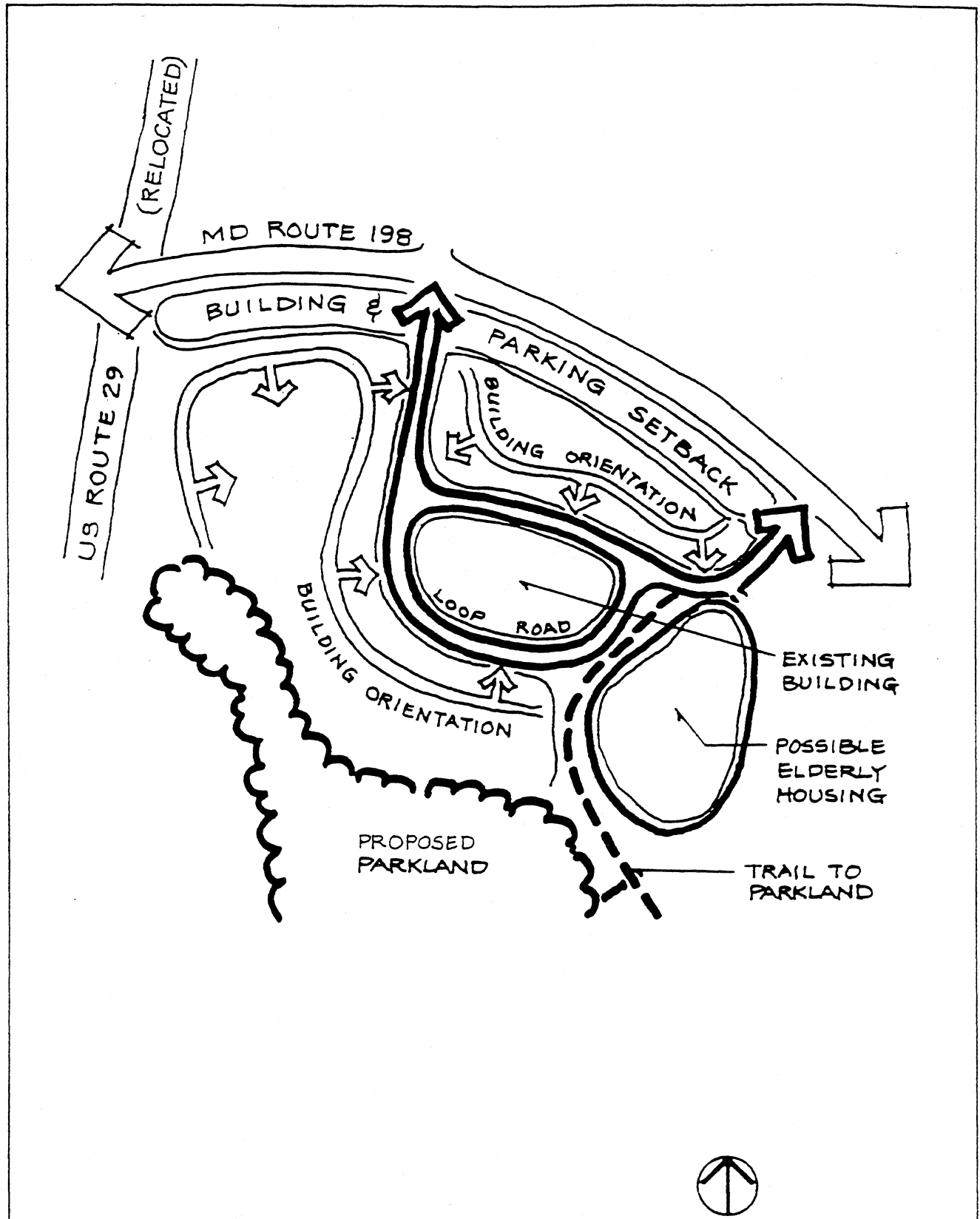
- Require trip mitigation for all properties;
- Ensure all uses have appropriate building setbacks, FAR standards and similar landscaping requirements; and
- Ensure compatibility of proposed uses through site plan review.
- Orient all development to the interior with access to MD 198 via relocated Dino Drive or Star Pointe Lane. Relocate Dino Drive to connect with Star Pointe Lane. (See page 93-93.)
- Conduct a study to evaluate whether a traffic signal should be provided at MD 198 and Dino Drive.
- Provide pedestrian/bikeway access to proposed parkland directly to the south.

CORPORATE SITES

There are three sites in Fairland developed by corporations and institutions: the two Bell Atlantic buildings and the Seventh Day Adventist Headquarters. The original Bell Atlantic site on the east side of US 29/Fairland Road was recently rezoned OM and has a development cap on future square footage and trip generation. The second Bell Atlantic site, opposite the original Bell Atlantic site on the west side of US 29/Fairland Road, and the Seventh Day Adventist site both have development potential remaining under existing zoning. All three sites are surrounded by green space and extensive landscaping with building setbacks 50-150 feet from US 29. Development of all three sites is subject to site plan review under the existing zoning.

RECOMMENDATIONS:

- Reconfirm existing zoning. Any redevelopment of corporate sites should retain existing setbacks and green space along US 29 and along any roads opposite residential development.
- Consider trip reduction measures or participation in transit program at the time of subdivision/site plan to extend and/or coordinate with existing trip mitigation/reduction programs.



BURTONSVILLE INDUSTRIAL AREA CONCEPT

FIGURE 36

