

LAND USE TASK FORCE

Land Use Outside of the Town Center

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Issues presented and discussed:

Vision for the community future

Zoning and Land Use in the Agricultural Reserve

Zoning and Land Use in the suburban fringe

Zoning and Land Use in immediate proximity to the community center

Property owner proposals for change of zoning or access to water or sewer

Transportation issues impacting land use

Pedestrian/bicycle issue impacting land use

Environmental issues impacting land use

Recreation issue impacting land use

Issues Resolved:

Community Vision Statement

Preserve existing Agricultural Reserve and existing rural village centers

No additional density outside of Town Center

No additional development until High School crowding resolved and A-12 is completed

Provide pedestrian/bike connections to neighborhoods from town and to "attractors"

Preserve and enhance "small town" single-family development character

Protect the Patuxent Watershed with appropriate zoning

Protect forest stands, stream headwaters, wetlands, and tributaries with appropriate development patterns

NEXT MEETING

- **Land Use and Zoning Outside of the Town Center**
 - Thursday, October 23, 2003, 7pm- 9pm, Damascus Library, Large Meeting Room, 9401 Main Street, Damascus, MD 20872
[[Potentially final Land Use Task Force meeting.]]

Issues Remaining:

- Cluster Zone Options- presentation of additional information on allowable density and design aspects for Rural Cluster, RE-2C, RNC
- Town Rural Zone (TRZ)-1 "Hamlet" Zone – allowed uses, concept and boundaries.
- Identify "greenway" connections (trails and parks) to neighborhoods.
- Language to support rural vista protection.
- Consider change of zoning of RE-2C (2 acre) properties in Patuxent Watershed outside Town Center to Rural Cluster (5 acre).

- Staging language for new housing related to school construction schedules.
- Staging language for new housing related to A-12 construction schedule.

Current Recommendations for Specific Properties Evaluated

Property	Location/Zoning	Proposed Change	Master Plan Recommendation
<i>Southwest Quadrant</i>			
Smart/Miner (15.55 acres)	RE-2C just west of Ridge and south of Bethesda Church	Property Owner: Extend sewer and water, include in Town Center	<i>Do not include in Town Center. Extend sewer and water. Rezone to RNC-2 with limited density to allow small lot cluster development and protect stream headwaters.</i>
Kingstead Farm (283.53 acres)	Mixture of RDT, RC and small amount of RE-2C at the north side of intersection of Kingstead and Kings Valley Roads	Property Owner: Increase density to 1 per acre, allow TDR transfer and extend sewer	<i>Rezone to RNC-5, allow transfer of TDRs to east property. Preserve west property to 1 per 50 acres in RDT zone. Allow no more density than currently allowed within the existing zones. Extend sewer to the southeastern quadrant of property only. Septic for the remainder</i>
Rice (20 acres)	RE-2C off MD 27 at High School.	Property Owner: Extend sewer	<i>Not suitable for sewer</i>
<i>Northwest Quadrant</i>			
Leishear/Stanley (22.66 acres)	RE-2C west of Ridge, north of Lewis	Property Owner: Sewer extension	<i>Allow sewer only if access to property is at Beall Ave. Rezone to RNC-2 acre, with partial density.</i>
Burdette Farm (82 acres)	RE-2C north of new Post Office, soon to be bifurcated by Woodfield Extended.	Property Owner: Extend sewer	<i>Extend Sewer, and rezone to RNC- 2 acre cluster development away from stream tributaries and to preserve open space. Partial density, with smaller lot cluster options and strong design guidelines.</i>
<i>Northeast Quadrant</i>			
Miller (26 acres)	RE-2C along Howard Chapel, east of stream headwaters	Staff proposal	<i>Rezone eastern portion to RNC-1, with water but no sewer.</i>
MD 108 at Howard Chapel (22 acres)	RE-2C and RC between Howard Chapel and MD 108	Staff Proposal	<i>Not suitable to rezone to RNC- 2-acre density, small lot cluster away from stream tributaries and agricultural open space due to sewer and water access</i>
<i>Southeast Quadrant</i>			
Warfield (78.5 acres)	RE-2C along Rt. 124, near Sweepstakes Rd.	Staff Proposal	<i>Rezone to RNC- 2 acre small lot cluster on sewer, partial density to protect stream tributaries and historic site.</i>

