

APPROVED AND ADOPTED

AMENDMENT TO THE MASTER PLAN FOR THE
EASTERN MONTGOMERY COUNTY PLANNING AREA:
CLOVERLY, FAIRLAND, WHITE OAK

July 1990

An amendment to the Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak, 1981, being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District.

Adopted By:

THE MARYLAND-NATIONAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
July 11, 1990

Approved By:

THE MONTGOMERY COUNTY EXECUTIVE
June 20, 1990

Approved By:

THE MONTGOMERY COUNTY COUNCIL
June 12, 1990

ABSTRACT

TITLE: Approved and Adopted Trip Reduction Amendment to the 1981 Approved and Adopted Master Plan, Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved and adopted trip reduction in the Eastern Montgomery County Planning Area

DATE: July 1990

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

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8787 Georgia Avenue
Silver Spring, Maryland 20910-3760


NUMBER OF PAGES: 29


ABSTRACT: This document amends the 1981 Approved and Adopted Master Plan, Eastern Montgomery County Planning Area. It changes the TDR and PD recommendations in the 1981 Plan in order to reduce vehicle trips.


CERTIFICATE OF APPROVAL AND ADOPTION

This Amendment to the 1981 Master Plan for the Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak and the General Plan for the Physical Development of the Maryland-Washington Regional District has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 11-2091 on June 12, 1990, and the Montgomery County Executive on June 20, 1990; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 90-18 on July 11, 1990, after a duly advertised public hearing pursuant to Article #28 of the Annotated Code of Maryland, 1986 (1988 Supplement).

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

NOTICE TO READERS

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

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries. Master plan recommendations and guidelines outline objectives and provide policy direction for subsequent zoning and other land use decisions and convey specific instructions in certain instances, such as where an ordinance or regulation requires a defined linkage to be established. The precise timing and character of public facility projects are determined annually through the Capital Improvements Program and the Operating Budget.

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

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THE MASTER PLAN AMENDMENT PROCESS

Staff Draft -- This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. It is a working paper that identifies the major issues being addressed by the proposed amendment. Alternative courses of action and specific recommendations are presented. The public is given the opportunity to comment on the Staff Draft, often at worksessions. A Preliminary Draft Amendment is then prepared for approval by the Planning Board. The Preliminary Draft incorporates those changes to the Staff Draft which the Planning Board considers appropriate.

Preliminary Draft Amendment -- This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a Final Draft Amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony, and to determine whether to make any revisions to the Preliminary Draft.

Final Draft Amendment -- This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's Final Draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the Final Draft Amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the Plan Amendment as submitted to the body which fails to act.

Adopted Amendment -- The Amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Amendment officially amends the various master plans cited in the Commission's adoption resolution.

Montgomery County
Master Plan Development Process

Planning Board submits,
Executive recommends,
and Council approves:

Annual Work Program

Planning staff prepares,
with Executive staff review:

Issues Report

Planning staff initiates community participation,
solicitation of Executive staff ideas,
and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft,
and, with modification,
sends to public hearing:

Preliminary Draft Plan

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

Final Draft Plan

Executive reviews Final Draft and
forwards to County Council:

Final Draft Plan
With Executive's Recommended Revisions

Council holds public hearing and worksessions
and approves, disapproves, or amends
Final Draft with Executive Revisions
(Executive may veto and Council may override veto),
which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

TABLE OF CONTENTS

Regional Setting	1
Setting Within Montgomery County	3
Background	6
Residential Parcels	8
PDs	8
TDRs	8
Industrial Parcels	9
Summary of Trip Reduction	10

APPENDICES

Montgomery County Council Resolution of Approval	25
M-NCPPC Resolution of Adoption	27

LIST OF FIGURES

Regional Location	2
Planning Sub-Areas	4
Traffic Zone Location	5
Proposed Zoning - Cloverly	21
Proposed Zoning - Fairland	22
Proposed TDR Densities - Fairland	23
Proposed Zoning - White Oak	24

APPROVED AND ADOPTED AMENDMENT

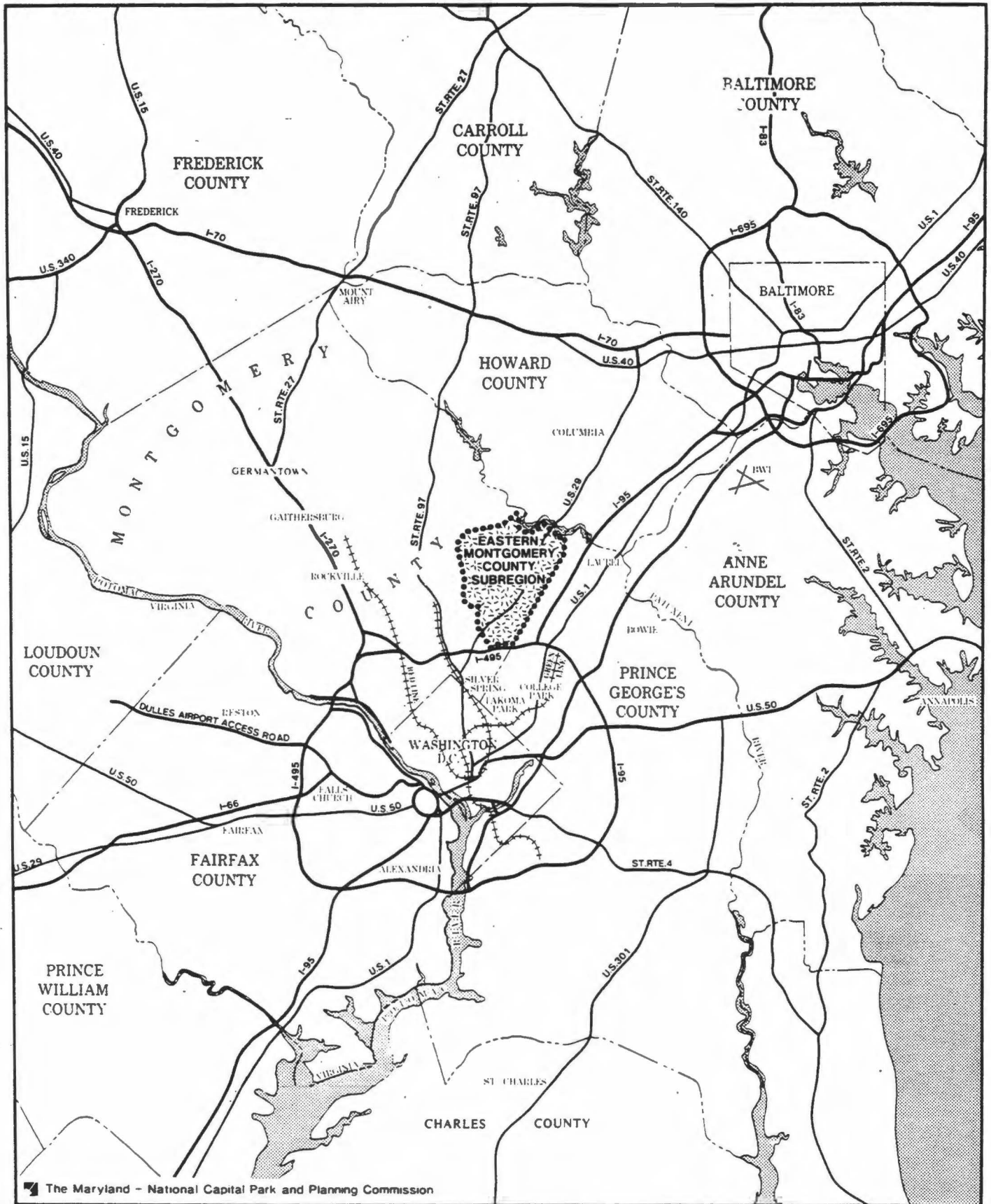
REGIONAL SETTING

The Eastern Montgomery County Subregion is located on the western edge of the I-95 corridor linking Baltimore and Washington. The Subregion is influenced by development pressures within the corridor, especially from Columbia in Howard County. The proposed Konterra development in Prince George's County will have an impact on the Subregion as well.

Development in the Baltimore and Washington metropolitan areas is reaching the point where the two regions may be merged into one Census Metropolitan Statistical Area after 1990. The following figures document the extent of recent and projected growth:

- o The Baltimore Regional Council of Governments expects the largest regional employment gains in the 1980's to be in Columbia, the center of the Baltimore-Washington corridor, where an increase of 14,700 jobs is predicted. Fort Meade, also in the heart of the corridor, is expected to gain 9,300 jobs.
- o Baltimore and Washington are increasingly interconnected. The 1980 Census and other studies show increasing commuting between the two cities, estimated at about 75,000 employees traveling daily from Baltimore to Washington and 24,000 from Washington to Baltimore.
- o The Baltimore-Washington Chamber of Commerce also reports that the population of the corridor, defined as the area just west of US 29 to a few miles east of the Amtrak railroad tracks, from approximately the Washington Beltway to the Baltimore Beltway, grew from almost 609,000 residents to an estimated 735,000 residents between 1970 and 1987. It is projected to reach 762,000 by 1992.

On Wedges and Corridors, A General Plan for the Maryland-Washington Regional District, identifies the I-95 corridor as a growth area under its "wedges and corridors" concept. The I-95 corridor is planned as a development area in Prince George's County similar to the I-270 corridor in Montgomery County.



**EASTERN
MONTGOMERY
COUNTY**

REGIONAL LOCATION

DECEMBER

1989



1

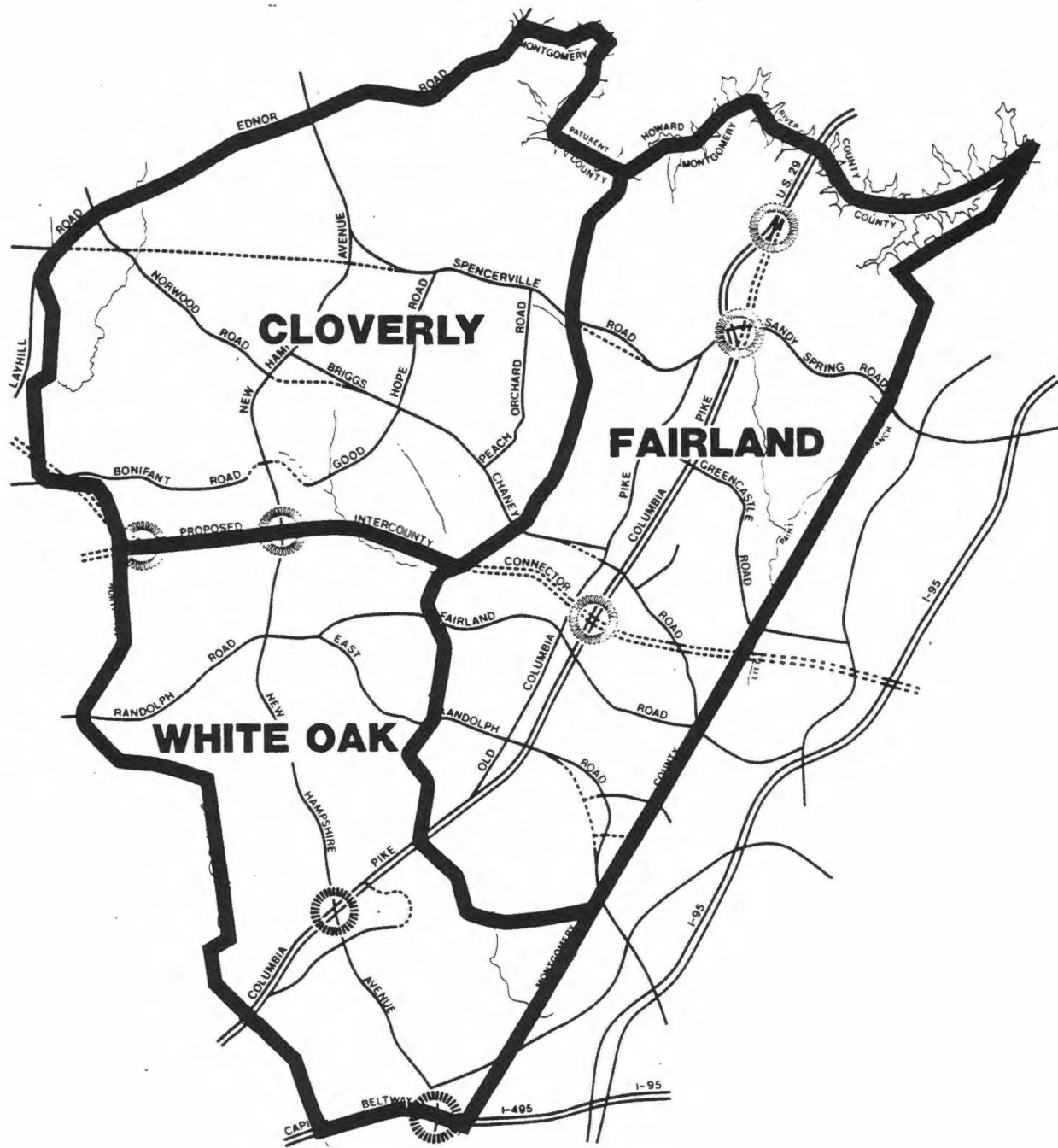
SETTING WITHIN MONTGOMERY COUNTY

The 39-square-mile Eastern Montgomery County Subregion is made up of three planning areas: Fairland, White Oak, and Cloverly. These three planning areas have different development characteristics:

The Fairland planning area is located on the eastern edge of the Subregion. It is bounded by Paint Branch on the west and south, and Prince George's and Howard Counties on the east and north. US 29 runs north/south through the center of Fairland. Fairland has the widest range of residential, commercial, and industrial development potential in the Subregion, based upon the existing Master Plan.

White Oak is an established, primarily residential area. It is bounded by Paint Branch and Northwest Branch on the east and west, by the Intercounty Connector right-of-way on the north, and by I-495 on the south. New Hampshire Avenue runs through the center of the planning area into Cloverly on the north.

The Cloverly portion of the Subregion is planned for the least intensive amount of development to protect and maintain the high water quality of the area's streams and tributaries. Cloverly is located north of the Intercounty Connector right-of-way, between Paint and Northwest Branches, and ends at the Patuxent River.



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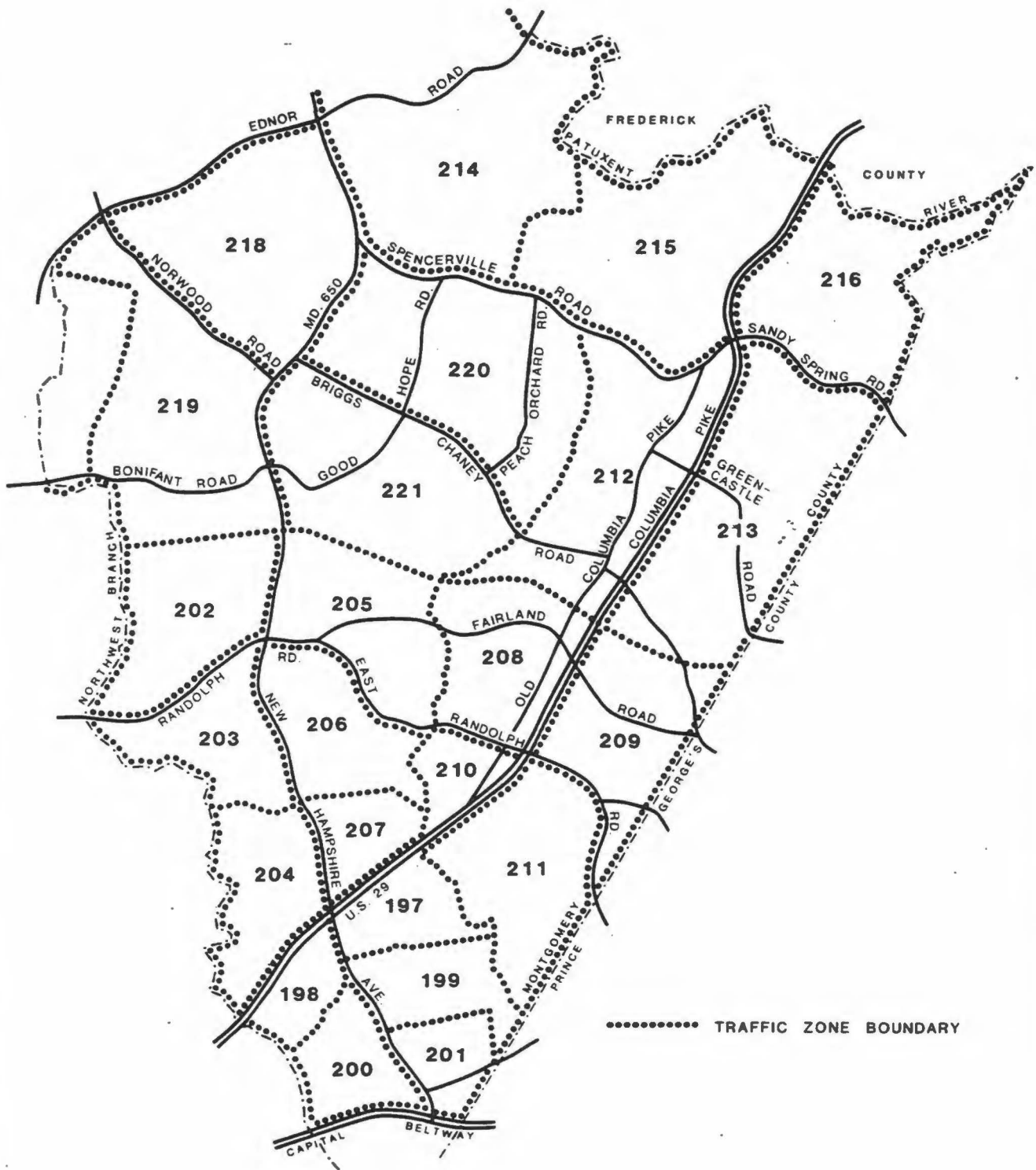
**EASTERN
MONTGOMERY
COUNTY**

**PLANNING
SUB-AREAS**

DECEMBER
1989



2



The Maryland - National Capital Park and Planning Commission

**EASTERN
MONTGOMERY
COUNTY**

TRAFFIC ZONE LOCATION

DECEMBER

1989



3

BACKGROUND

Traffic congestion in Eastern Montgomery County exceeds the standard set by the County Council in the FY 90 Annual Growth Policy. Programmed road improvements and approved land development are out of balance. Traffic currently backs up at intersections throughout the area. A recent State Highway Administration study shows that without major changes to US 29, very poor traffic flow is expected in the future on this major corridor.

The Council established a Level of Service (LOS) standard for acceptable traffic congestion when it adopted the Annual Growth Policy (AGP) for fiscal year 1990. Since the current and programmed transportation facilities are inadequate to provide this average Level of Service standard (i.e., LOS C/D), the FY 90 AGP does not permit approval of any more residential subdivisions in the Eastern Montgomery County Subregion and no subdivisions generating employment in the Fairland/White Oak policy area portion of the Subregion.

As a consequence of the imbalance between transportation facilities and traffic generated by land uses, the Council, in November 1988, directed the Planning Board to study the effect that downzoning vacant and redevelopable land in Eastern Montgomery County would have on traffic congestion.

The Council debated the timing of this study at several meetings, with particular regard to the time frame for decisions on future improvements to US 29. Because those improvements may take a long time to implement, the Council concluded that it was necessary to have in hand a draft land use plan which establishes an appropriate land use/transportation balance, without taking into consideration future US 29 improvements.

Therefore, by the resolution approving the Planning Board's work program for fiscal year 1989, the Council directed the Planning Board to prepare a draft Master Plan Amendment for Eastern Montgomery County with all possible speed so that this Council might act on the Amendment within its current term of office.

The Preliminary Draft went to the Planning Board in July of 1989. The Planning Board and staff outlined four downzoning options. After worksessions held on September 11 and 12, October 12, 17, and 30, and November 9 and 16, the Planning Board, in its Final Draft of December 1989, recommended downzoning the Montgomery Industrial and West*Farm Technology Parks. The Planning Board recommended no action be taken on residential property except for traffic zone 218. In this area, the Planning Board recommended a change in zone from RE-2 to RE-2C. The Executive concurred with the Planning Board's recommendations and transmitted the Final Draft to the County Council on January 4, 1990.

The Council held public hearings on February 13 and 15, 1990, on the Final Draft Amendment. At the March 15 worksession, the Council decided that a comprehensive review of the planning area was necessary to address an entire range of issues and concerns (such as land use, environment, and public facilities) in addition to traffic congestion, and therefore directed the Planning Board to begin work on a Comprehensive Amendment to the Eastern Montgomery County Master Plan.

The Council was concerned, however, about the potential for having development proceed and traffic problems worsen during the preparation of the Comprehensive Amendment and felt that immediate action was necessary. The Council, therefore, decided upon an interim strategy which would restrict development until the appropriate balance between land use and transportation could be studied. For residential properties, the Council decided to remove recommendations for Planned Development (PD) optional development and reduce recommended densities for Transferable Development Rights (TDR) receiving areas in the 1981 Master Plan. At the time of the Comprehensive Amendment to the Master Plan, each of these properties may be reconsidered on a property-by-property basis and changes in land use or zoning may be recommended at that time. Various commercial property owners voluntarily agreed to restrict development on their properties; therefore, the Council felt that no Master Plan or zoning action was necessary for these properties.

1. Residential Parcels

To reduce traffic in residential zones, the Council agreed to remove the PD recommendations in the 1981 Approved and Adopted Master Plan for all properties not already zoned PD. The Council also decided to reduce the densities recommended for the TDR areas in the 1981 Master Plan to one TDR above the base zone. This action did not remove or reduce the acreage of the receiving areas. This action will have the effect of reducing potential residential trips from 10,653 to 7,300, a reduction of 3,350 trips on residentially zoned land. No changes in zoning are recommended on any of these properties. This action is not intended to affect negotiations for the purchase of any property for public use active at the time of this Amendment.

(a) PD's

The 1981 Approved and Adopted Master Plan recommended approximately 4,857 acres for PD optional development. Since 1981, 159.63 acres of land have been zoned PD by local map amendment. Of these, 78 acres remain vacant at the time of this Amendment. By removing the PD option on all properties except those zoned PD, the County Council's action will affect approximately 4,698 acres.

This action will result in a reduction of over 2,000 trips from vacant properties currently recommended for PD. There is also a possibility of an additional savings of 2,000 trips from the 4,698 acres which are not considered vacant but could, over time, take advantage of the PD recommendation.

(b) TDR's

There are approximately 610 acres of TDR zoned land remaining vacant in the planning areas. The 1981 Master Plan assigned TDR densities to each receiving area; these indicated the number of units per acre for each area which could be allowed with the purchase of TDR's. The zoning ordinance specifies a "base zone density," which is an assumption regarding the number of units which could be built without TDR's. TDR's designated in the 1981 Master Plan would have increased the density by one to four units over the assumed base density. Reducing the TDR densities to one over the base zone will remove over 1,350 trips; 610 TDR's will remain.

The following chart shows the new TDR designations for each of the underlying base zones:

<u>Existing Base Zone</u>	<u>Base Zone Density</u>	<u>Existing TDR Designation</u>	<u>Recommended TDR Designation</u>
R-60	5	7, 8, 9	6
R-90	3.6	5, 7	4.6
R-150	2.6	5	3.6
R-200	2	3, 5	3

Every TDR property is still eligible for the 22 percent MPDU bonus over the TDR density.

Reducing the TDR densities in all the receiving areas could affect existing subdivisions built with TDR's, approved but un-built subdivisions, and HOC participation subdivisions. To assure the future integrity of these developments, the Council:

- o considers all approved and recorded plats utilizing TDR's at the time of this Amendment (June 1990) to be held harmless from this action,
- o considers all subdivision with approved HOC participation at the time of this Amendment (June 1990) which has or obtains subdivision approval to be exempt from this action.

2. Industrial Parcels

The vacant or redevelopable industrially zoned parcels in Eastern Montgomery County have a greater potential for generating future trips than the residential parcels. Most of these parcels are in the Montgomery Industrial Park/West*Farm area and are zoned I-1 (light industrial), I-2 (heavy industrial), and I-3 (technology and business park). The property owners of the major undeveloped industrially zoned properties in Eastern Montgomery County have executed trip reduction agreements with the Montgomery County Planning Board, voluntarily agreeing to restrict trips on their property. This precluded the need for any further master plan or zoning action. These agreements are expected to result in a reduction of 10,200 trips on vacant and redevelopable land in the West*Farm Technology Park and the Montgomery County Industrial Park.

The affected properties are:

West*Farm Technology Park, all lots owned by West*Group

Lots B, C, and D in the West*Farm Technology Park, owned by Gannett

Lot 32, located in the Montgomery Industrial Park, owned by Eastern Diversified Properties

The 10-acre parcel in Montgomery Industrial Park, owned by the Washington Post

Lots S, R, T, BB, CC, and W in the West*Farm Technology Park, owned by Kaiser Permanente

In addition to these changes, the County Council, upon testimony presented at the public hearings and worksessions, agreed to add language regarding the expansion of both the Cloverly Shopping Center and the C&P Telephone property.

SUMMARY OF TRIP REDUCTIONS

This Amendment reduces the total number of PM peak hour trips as follows:

From Residential Properties:	3,350
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From Industrial Properties:	<u>10,200</u>
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TOTAL:	13,550
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This Amendment modifies the 1981 Approved and Adopted Master Plan for the Eastern Montgomery County Planning Area on the pages set forth below. Language surrounded by brackets ([]) is hereby deleted from the Plan. Language which is underscored is hereby added to the Plan.

[The master plan recommends the use of planned development (PD) zones to achieve site assembly, particular land use mixes, or special site design. It also recommends considering the PD zones on certain parcel in the upper Paint Branch watershed. In the upper Paint Branch watershed, PD zoning is recommended to permit some intensification of development along with better watershed protection. To facilitate use of PD zones, the master plan recommends, in certain circumstances, eliminating minimum area and dwelling unit requirements of the PD zones. A text amendment to this effect has been submitted to County Council in conjunction with this master plan. The performance criteria contained in Appendix 3, in conjunction with the requirements of the PD zones, would be used to assure high levels of watershed protection.]

[In the Fairland sub-area, PD zoning is an option for many of the parcels with substantial frontage along Route 29. The primary reason for recommending PD zones in these locations is to gain better site design in such noise-sensitive and view-sensitive frontage sites. Elsewhere in Fairland, PD zoning is recommended to offer greater site design flexibility near streams or conservation areas.]

[In the White Oak sub-area, PD zoning is recommended to foster site assemblage and encourage unified development, to]

[broaden the housing mix, and to encourage site development compatible with the surroundings.]

There are about 700 acres [of publicly owned land] near the intersection of New Hampshire Avenue and Ednor Road. This land [is owned by WSSC and] was formerly used for trenching of sludge. The master plan recommends that if the land is made available for development, it would be suitable for residential use [at one unit for every two acres in the RE-2 zone. The master plan recommends public ownership, however, for the site for the near future. The site should be considered for alternative public uses and for appropriate non-public uses prior to a decision for disposition.] in the RE 2C zone. Extension of water and sewer to this site alone is recommended to encourage an efficient layout and protection of natural surroundings.

Expansion of t[T]he C-1 zoned commercial development on the east side of New Hampshire Avenue north of Briggs Chaney Road (the Cloverly commercial center) [is expected to be sufficient] may be appropriate to provide for the convenience commercial needs of

the Cloverly sub-area. A full analysis of all issues, such as environmental impacts, traffic, urban design, and compatibility must be carefully considered at the time of a rezoning request.

Page 99

The master plan recommends the Right and Left Fork sub-basins, and a portion of the Paint Branch mainstream sub-basin for residential development at a density averaging one dwelling unit per acre (RE-1 zone). The master plan encourages development using the cluster option in the RE-1 zone. [The master plan would permit increases up to one dwelling unit per one-half acre (PD-2 zone) if a property owner can demonstrate that development at]

Page 100

[this density could prove better protection for the environment in these sub-basins.]

The use of the cluster [and the planned development (PD)] option[s] should be strongly encourage because they provide more flexible site planning.

Page 102

North of Spencerville Road (Route 29) the master plan designates the majority of the land for the Rural Cluster (RC) zones. [There are two exceptions:] There is one exception:

Page 104

[o On a portion of one tract (the Bernstein tract), north of the Burtonsville shopping Center, the master plan recommends the Rural Cluster (RC) zone with an option for planned development zoning at two to seven dwelling units per acre (PD 2-7). Approval of a PD application would be dependent upon a determination that development would not affect adversely the water quality of the Patuxent River. An application for PD zoning should adhere to the following guidelines:

- Development should be clustered toward the south end of the tract.
- Development should be served by public water and sewer.
- Development should not occur on steep slopes or near tributaries to the Patuxent River.]

- o The existing Fairview subdivision at Oursler and Spencerville Roads remains in the R-200 zone.

From Spencerville Road south, the majority of the land is designated residential. Most of the land west of Route 29 outside the Paint Branch watershed is designated for the R-200 (one-half acre) zone. [Some portions of this land have the options of a PD-3 zone to achieve improved design, environmental controls, and a broader range of housing types.] [Other] Some portions, where there are large contiguous vacant tracts, have a TDR-3 overlay. The land in the Paint Branch watershed is designated for the RE-1 zone [with a PD-2 zone option subject to conditions described previously in the section on Cloverly.] For specific areas not covered by this paragraph, the master plan recommends as follows:

- o A triangle of land between Route 29 and Blackburn Road south of Burtonsville is designated for the R-60 (small-lot residential zone, with a TDR overlay of [9] 6 units per acre. If the TDR[-9] 6 option is exercised, one point of access would have to be provided by a road through the commercial area on the south side of Spencerville Road. The size and precise location of this road would be determined at the time of subdivision.
- o An area on the west side of Old Columbia Pike south of the Burtonsville Post Office is designated for the R-200 zone [with a PD-5 option].

Page 105

- o A seven-acre tract between Old Columbia Pike and Route 29, adjoining the north side of the interchange of Route 29 with the proposed Intercounty Connector, is designated for the R-60 zone. This property should develop under the cluster provision of the R-60 zone. [However, if the area is not separated from land to the south by the construction of the proposed Intercounty Connector, then it should be developed under the PD-5 or PD-7 zone. Evaluation of the development plan would determine the density to be permitted.]
- o The land between Old Columbia Pike and Route 29 from the proposed Intercounty Connector south to Fairland Road is designated for the R-90 (one-quarter acre) zone. [An option for planned development zoning at five to seven dwelling units per acre (PD5-7) would be appropriate. A small piece of vacant land currently zoned C-1, within this area on the east side of Old Columbia Pike at Fairland Road, is also designated R-90 or PD5-7. Evaluation of the development plan would determine the density to be permitted.]

- o The site on which the Fairland Elementary School is located is designated for R-90 zoning. [with an option for the PD-5 or PD-7 zone. If this school is closed and the site is redeveloped, evaluation of the plan would determine the density to be permitted.]
- o The land between Old Columbia Pike and Route 29 from Musgrove Road south to existing commercial uses fronting East Randolph Road, is designated for R-90 zoning. [An option for planned development zoning at five to seven dwelling units per acre (PD5-7) would be appropriate. Evaluation of the development plan would determine the density to be permitted.]
- o Existing development west of Old Columbia Pike north of East Randolph Road retains its existing R-90, R-150, R-200 zoning.

Page 106

- o A large undeveloped area south of East Randolph Road west of Old Columbia Pike to Paint Branch is designated for R-90 zoning. The plan recommends this area as a TDR receiving area, suitable for a density up to [seven] 4.6 units per acre, which is compatible with abutting R-90 and R-H zoning. Access to the parcel is good, and its development at this density neither burdens public facilities nor adversely affects adjoining land. This tract, known as the Conley Farm, contains a historic house and several historic out-buildings. The master plan recommends that any development on the Conley Farm recognize and preserve these historic structures, together with an appropriate environmental setting. The master plan further recommends that the county's Historic Preservation Commission designate an appropriate environmental setting.
- o The undeveloped portion of the "Cullin Tract," south of the Conley Farm, between Old Columbia Pike and Paint Branch Park, is designated R-90. [with a PD-5 option.] The remainder of the "Cullin Tract," on which development was underway when this master plan was adopted, retains its RT-12.5 and R-H zoning.
- o The existing Rolling Acres subdivision, between Paint Branch and Route 29, retains its existing R-200 zoning.

East of Route 29

- o Land north of Sandy Spring Road (Route 198) between Riding Stable Road and the Prince George's County line is designated R-150, except for existing development fronting on Jerald Road which retains its current R-90 zoning. As an option on the portion designated R-150 south of Jerald Road, development at densities up to [five] 3.6 dwelling units per acre may be permitted through the use of TDR's.
- o The remaining residentially designated land north of Sandy Spring Road is recommended for the Rural Cluster (RC) zone.
- o Partially developed land on the south side of Sandy Spring Road east of Dino Drive is designated for the R-200 zone [with a PD-3 option].

Page 107

- o Land on the east side of Route 29 from the Burn Brae Club south to Greencastle Road and east to Fairland Regional Park is designated for the R-90 zone. The master plan designates this area as a TDR receiving area, suitable for a density up to [7] 4.6 dwelling units per acre. This density is compatible with nearby land uses, including substantial amounts of park, open space, industrial land, and major roadways.
- o The area south of the partially developed land on Sandy Spring Road, bounded generally by the Prince George's County line and Fairland Regional Park, and extending west to the Burn Brae Club is designated for the R-200 zone. The master plan designates this area as a TDR receiving area, suitable for a density up to [five] 3 dwelling units per acre.
- o The Greencastle Country Club is designated for the R-90 zone[, with a TDR- overlay. While there is no current indication that the existing country club will redevelop, the master plan must contemplate that possibility. If this parcel redevelops, this density would be compatible with TDR-7 directly to its north, and with Fairland Regional Park, to its east].
- o A 16.7 acre tract at the north end of Castle Boulevard is being developed with 201 townhouse units. Because this development is underway, the master plan recommends retaining the R-H zoning. Townhouses are permitted in the R-H zone.
- o Land between the proposed Intercounty Connector and a tributary of Little Paint Branch north of and parallel

to Fairland Road is designated for the R-60 zone. [Two] One overlay[s are] is designated in this area[. On approximately 150 acres (the Tanglewood subdivision) optional planned development zoning at a density up to seven dwelling units per acre would be appropriate. On the remaining acreage,] on either side of the Tanglewood subdivision. [, a higher density could be accommodated.] For these tracts a TDR[-8] 6 overlay is recommended.

- o Land to the north of the Calverton subdivision is designated for the R-90 zone. This proposed R-90 zoning extends northward to the tributary of Little Paint Branch that runs parallel to Fairland Road. [Optional planned development zoning at a density up to five dwelling units per acre would be appropriate.]

Page 108

- o The Calverton and Deer Park subdivisions are designated for the R-90 zone [with a PD-5 overlay].
- o A tract of land southeast of the C&P Fairland Data Center, bounded on the west by Route 29, on the north by Musgrove Road and existing development along Marlow Road, on the east by Calverton-Fairland Community Park, and on the south by the Calverton subdivision, is recommended for the R-90 zone. The master plan designates this area as a TDR receiving area, suitable for a density up to [seven] 4.6 units per acre. This site is isolated from most surrounding residential development by parkland and by the existing C&P Fairland Data Center.
- o A portion of the former University of Maryland Farm between East Randolph Road and proposed relocated East Randolph Road is designated for the R-60 zone, except for an R-90 zoned strip of one lot depth on the west side of Randolph Road between Calverton Boulevard and O'Fallon Street. [In the R-60 designated area, optional planned development zoning at a density of five or seven dwelling units per acre (PD5-7) would be appropriate. This designation should provide housing types that are compatible with existing development in Calverton and with future industrial park uses across relocated East Randolph Road. Evaluation of the development plan would determine the density to be permitted.]

The master plan proposes one area for additional multi-family development. This area consists of approximately 290 acres in a triangular parcel formed by Briggs Chaney Road, Robey Road, Greencastle Road, and the proposed Intercounty Connector. The master plan recommends the R-30 (garden apartment) zone for this parcel. It also allows [two options] one option: [The first option is] the RT-10 (townhouse) zone. [The second is the PD-11 (planned development) zone.] Under [these] this recommendation[s] a variety of dwelling types could be built. Development could accommodate 3,500 to 5,000 new [apartment and townhouse] units.

The master plan designates as the major employment area in the Route 29 corridor, a group of tracts totaling approximately 800 acres. These tracts include the Montgomery Industrial Park, the former University of Maryland Plant Research Farm (now West Farm), the Contee Sand and Gravel tract, and the Seventh Day Adventist tract. These tracts are shown on figure 28.

Major firms now occupy approximately 75 acres of the Montgomery Industrial Park. Such firms include Singer, Rixon, American Postal Workers Union, Sherwood Medical Industries, Computer Entry Systems Corporation, Electro Nucleonics Laboratories, International Fabricare Institute, and the Chesapeake and Potomac Telephone Company, Washington Post and Eastern Diversified. Completed in 1982, just north of the International Fabricare Institute, is the 70,000 square foot Datacrown Corporation Washington Systems Center, a subsidiary of Crown Life Insurance Company of Canada. The existing Industrial Park, including both the developed 75 acres and its remaining undeveloped acreage, retains its I-1 zoning.

The West*Farm Technology Park, located on the site of the former University of Maryland Plant Research Farm, contains 263 acres. Firms such as Kaiser Permanente and Gannett Co. have located in West*Farm. Approximately 220 acres have been developed and are managed by West Group.

The West*Farm Technology Park, including lots owned by Gannett Co., Kaiser Permanente, and West Group, are subject to trip reduction measures which cap FAR and/or limit trips to and from the site during peak hours. Lots owned by the Washington Post and Eastern Diversified in the Montgomery Industrial Park are also subject to similar FAR caps and/or trip reduction measures.

These trip reduction measures and FAR caps will be implemented at the time of subdivision, record plat, building permit request, or site plan review; whichever is relevant.

The parcel bounded by Route 29, Fairland Road, Old Columbia Pike, and Musgrove Road, across Route 29 from the C & P Fairland Data Center and excluding the Fairland Elementary School, retains its existing I-3 zoning. The C & P Telephone Company is building a 750,000 square foot regional headquarters on the site and will employ initially approximately 2,400 persons. Across the street is the C & P Fairland Data Center, which is zoned C-O and R-200. This parcel is suitable for the OM zone, with a schematic development plan to include a 200-foot open space buffer and a trip mitigation agreement.

The master plan recommends development in the O-M zone, with a schematic development plan to control development. The schematic development plan should conform to the restrictions discussed in this paragraph. Otherwise, this acreage could be used for housing, [either] under the base R-90 zone [or the PD-7 or 9 zone]. Residential development, if this option is exercised, should be designed to meet appropriate noise standards (see Appendix 4). [If this site is assembled and developed under the appropriate PD zone, these 10 acres could be approved for office development under the PD development plan.]

The remainder of the site (approximately 26 acres) is suitable for medium-density, single-family development. [If t]The [site develops piecemeal,] density should be held to about five units per acre. [With assembly of properties and an appropriate development plan, the site could be suitable for a density up to seven to nine units per acre as part of a planned development.] Therefore, the plan recommends R-90 zoning [, with a PD-7 to PD-9 overlay. Evaluation of the development plan would determine the density to be permitted]. Special exception uses such as the proposed Masonic Library, a private school, or a day care center would be allowable.

- o Provide for medium-density residential development north and west of the commercial center. The master plan designates 37.4 acres of land adjoining the shopping center for the R-90 zone. It could be developed with approximately four dwelling units per acre. [Alternatively, a planned development of up to seven dwelling units per acre (PD-7 zone) could be permitted. The purpose of the planned development option is to encourage unified development and a more varied housing mix than could be achieved in the R-90 zone. An additional 11.3 acres along Notley Road are recommended to remain in the R-200 zone. Optional development at up to seven dwelling units per acre (PD-7 zone) would be

considered acceptable as an extension to planned development on the 37.4 acres discussed above. The master plan recommends that a planned development include only single-family detached and attached dwellings, and that garden apartments not be approved on either the 37.4 acres or the 11.3 acres.]

Page 138

[A PD proposal requires either a 100 foot setback from adjoining single-family detached development, or that detached dwellings be placed along such "edges."] The large mature trees on the high ground of this quadrant are a community resource. To the extent feasible, existing mature vegetation should be retained and additional landscaping should be provided to create a visual buffer between residential development and the shopping center.

To be added to LAND USE CHAPTER at the bottom of page 146

Notwithstanding the effect of this Amendment, the recommendations and findings with respect to certain properties as contained in the 1981 Master Plan remain in effect if the property, as of the date of this Amendment (June, 1990) may, by clear and undisputed evidence, be demonstrated to:

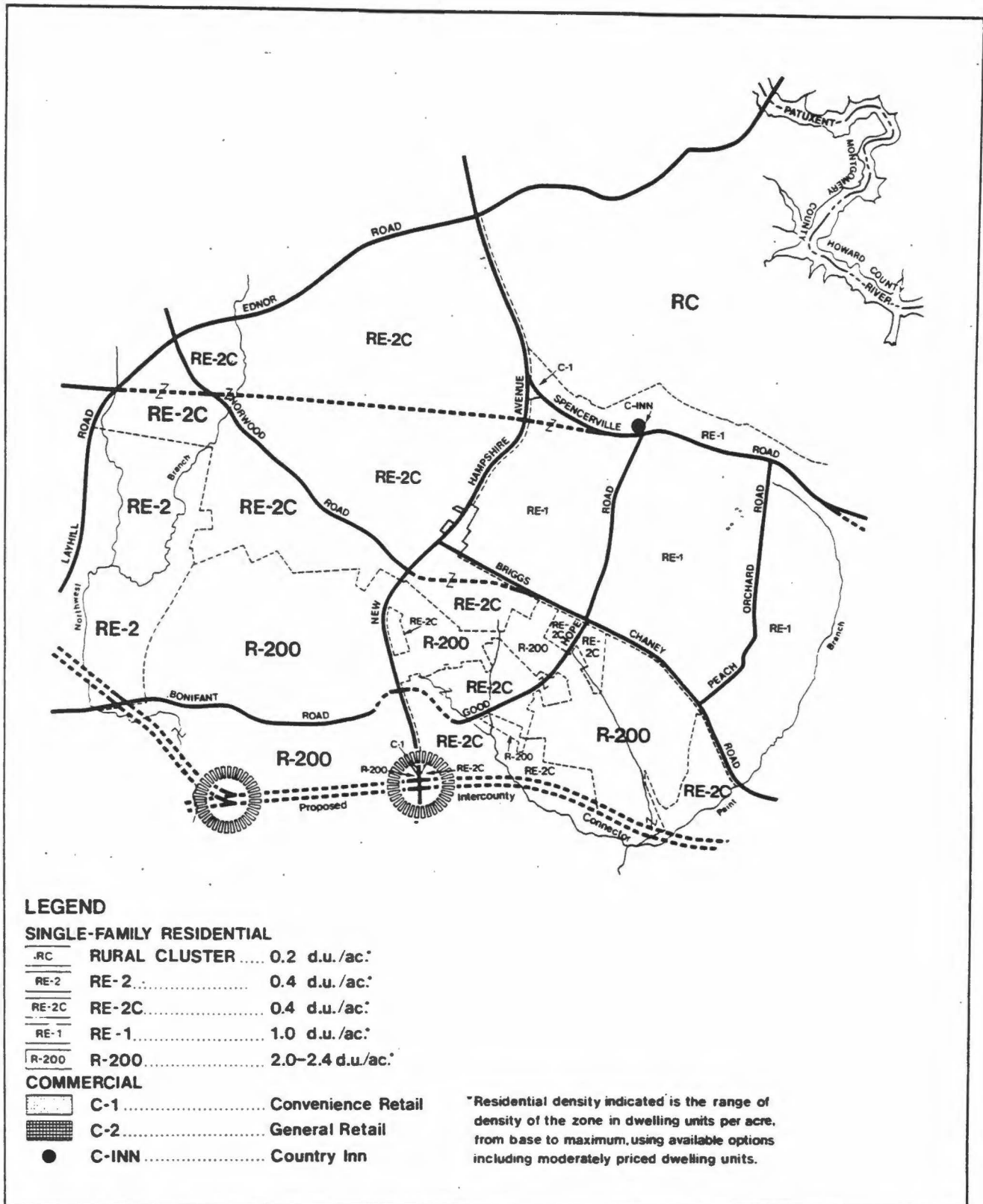
- (1) have been the subject of active negotiations by and between the property owner and an authorized public body for the purpose of public acquisition as evidenced by a written offer to purchase the property or similar written expression of interest by the public body and which result in acquisition of the property by the public body; or
- (2) have been reclassified into the Planned Development (PD) zone; or
- (3) have a recorded approved record plat utilizing the TDR optional method; or
- (4) have received full and final HOC certification as an affordable housing project as provided by law; and
 - (a) has a pending application for Preliminary Plan approval; or
 - (b) has an approved Preliminary Plan but not yet received building permits or otherwise begun construction under a valid building permit.

The exceptions provided in this paragraph are intended to be narrowly interpreted and will be reviewed on a case-by-case basis and applicable only to that portion of a tract actually and expressly falling within such exemption.

This Amendment changes the following master plan maps:

Approved and Adopted Master Plan Eastern Montgomery
County Planning Area, dated November, 1981:

- Figure 22. "Cloverly: Proposed Zoning" on page 101,
- Figure 31. "Fairland: Proposed Zoning" on page 125, and
- Figure 31A. "Fairland: Proposed TDR Densities to be added on page 125a.
- Figure 39. "White Oak: Proposed Zoning" on page 149.



**EASTERN
MONTGOMERY
COUNTY**

CLOVERLY

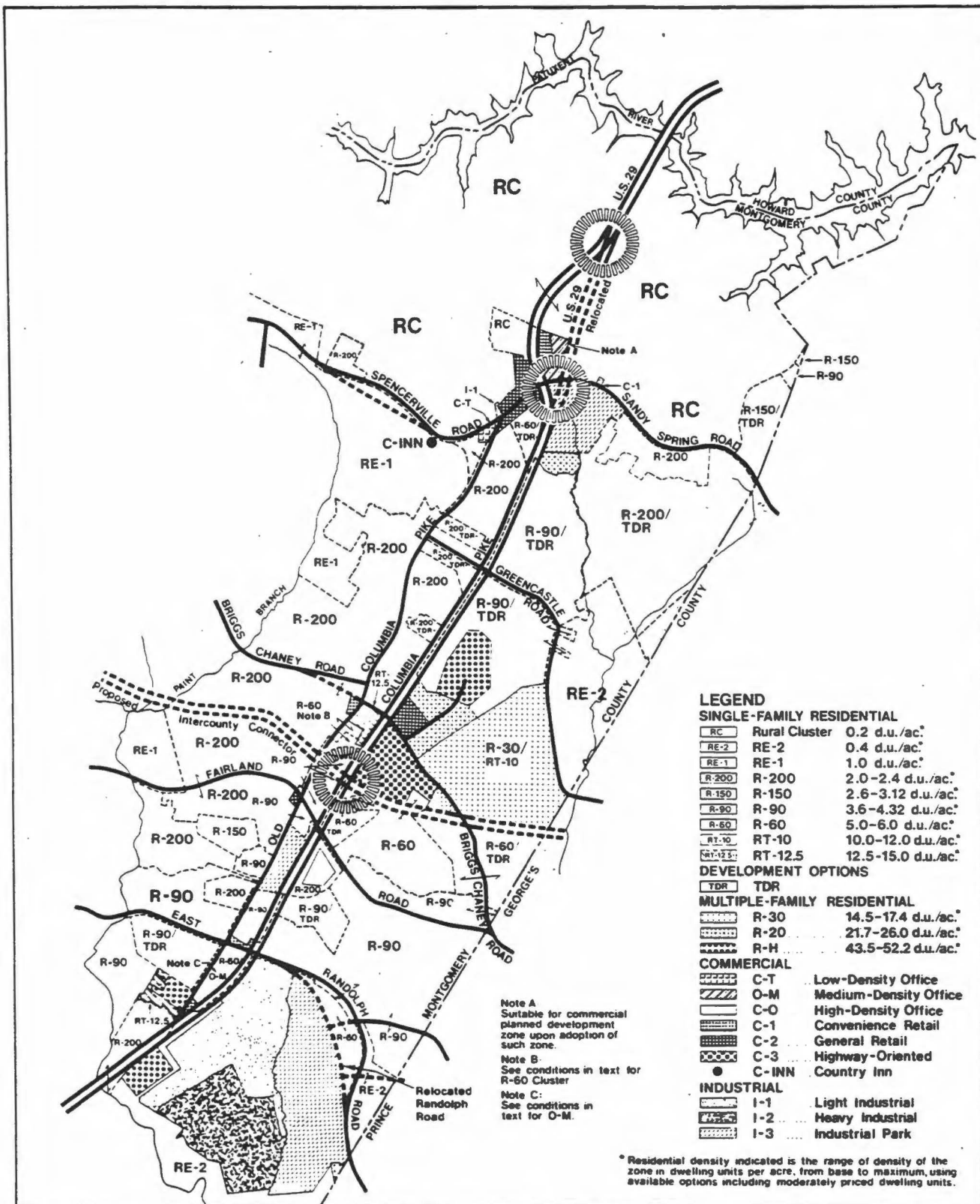
**PROPOSED
ZONING**



**JUNE
1990**



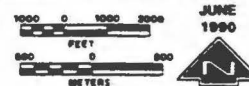
22



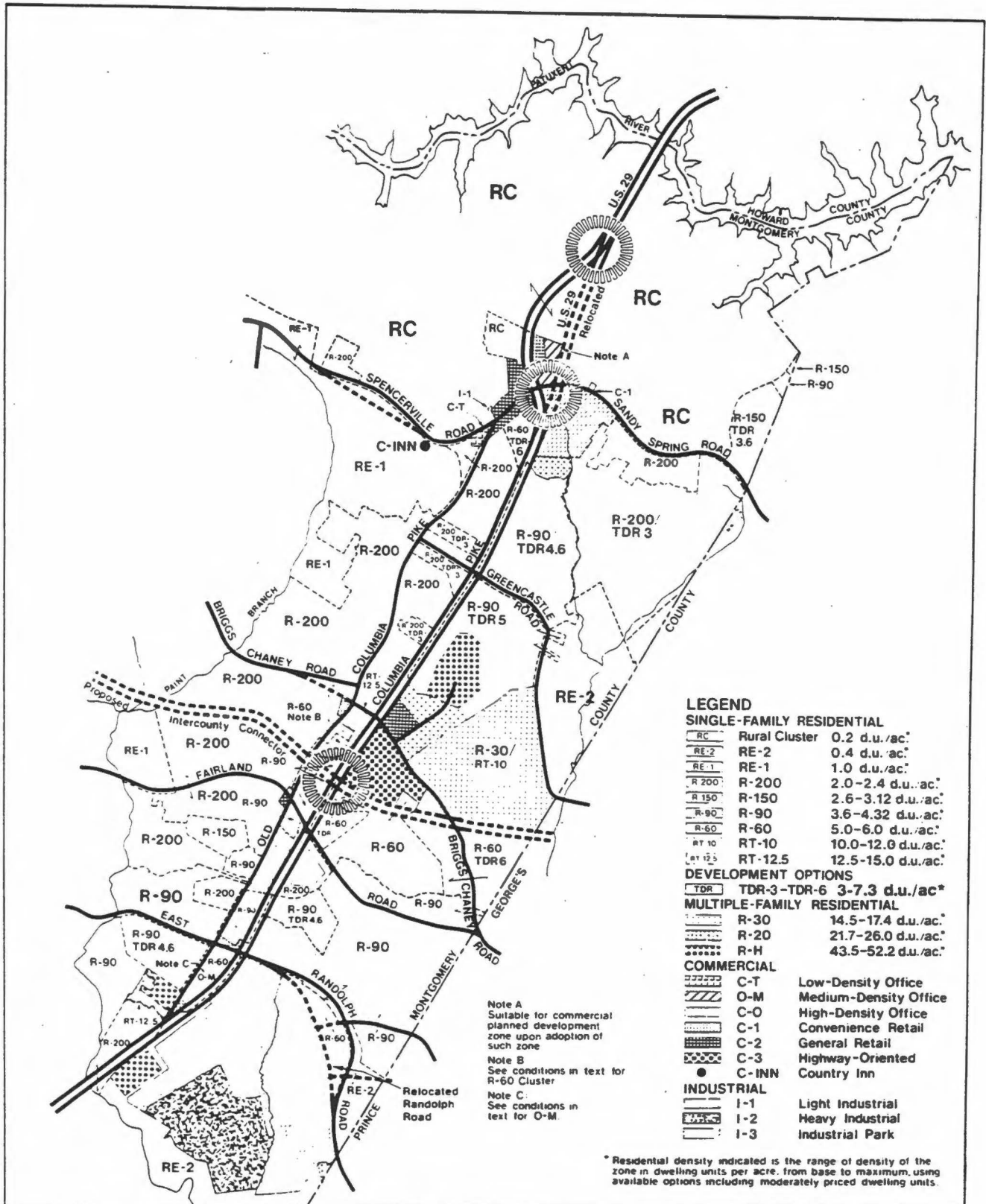
**EASTERN
MONTGOMERY
COUNTY**

FAIRLAND

PROPOSED ZONING



31



**EASTERN
MONTGOMERY
COUNTY**

FAIRLAND

PROPOSED TDR DENSITIES



31A

LEGEND

SINGLE-FAMILY RESIDENTIAL

RURAL	RURAL	0.2 d.u./ac.*
RE-2	RE-2	0.4 d.u./ac.*
RE-2C	RE-2C	0.4 d.u./ac.*
RE-1	RE-1	1.0 d.u./ac.*
R-200	R-200	2.0-2.4 d.u./ac.*
R-90	R-90	3.6-4.32 d.u./ac.*
R-60	R-60	5.0-6.0 d.u./ac.*
RT-10	RT-10	10.0-12.0 d.u./ac.*
RT-12.5	RT-12.5	12.5-15.0 d.u./ac.*

MULTIPLE-FAMILY RESIDENTIAL

R-20	R-20	21.7-26.0 d.u./ac.*
R-H	R-H	43.5-52.2 d.u./ac.*

COMMERCIAL

C-T	C-T	Low-Density Office
C-O	C-O	High-Density Office
C-1	C-1	Convenience Retail
C-2	C-2	General Retail

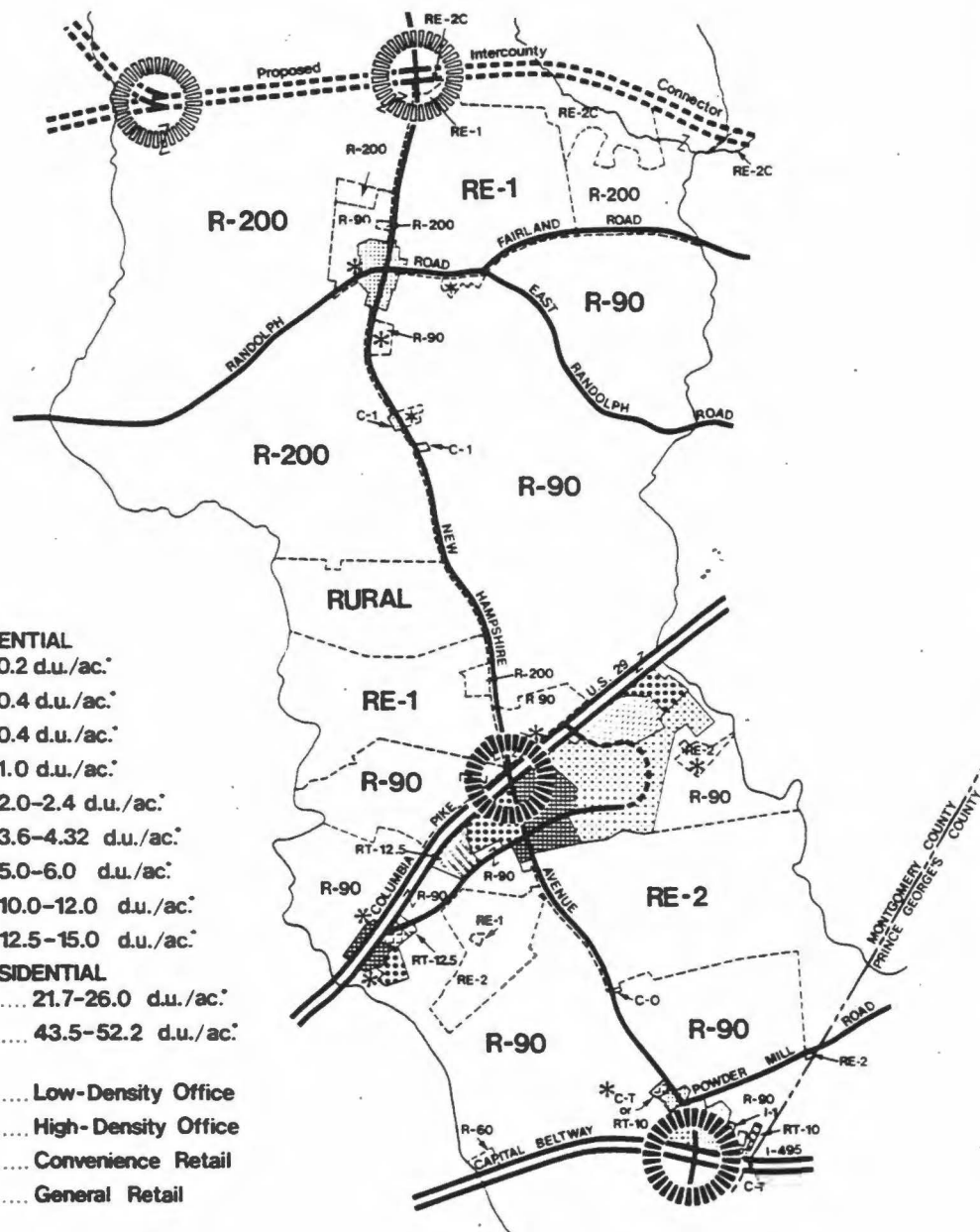
INDUSTRIAL

I-1	I-1	Light Industrial
I-3	I-3	Industrial Park

* Suitable for R-90 Cluster.

* See text

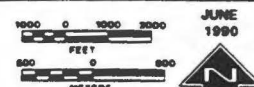
* Residential density indicated is the range of density of the zone in dwelling units per acre, from base to maximum, using available options including moderately priced dwelling units.



EASTERN
MONTGOMERY
COUNTY

WHITE OAK

**PROPOSED
ZONING**



39

Resolution No. 11-2091
Introduced: June 12, 1990
Adopted: June 12, 1990

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Final Draft Trip Reduction Amendment to the Eastern
Montgomery County Master Plan

Background

1. On December 7, 1989, the Montgomery County Planning Board transmitted to the County Executive the Final Draft Trip Reduction Amendment to the Eastern Montgomery County Master Plan.
2. On January 4, 1990, the Montgomery County Executive transmitted to the District Council the Final Draft Trip Reduction Amendment to the Eastern Montgomery County Master Plan with County Executive Recommended Modifications.
3. The Trip Reduction Amendment amends the Master Plan for Eastern Montgomery County, 1981; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended.
4. On February 13 and 15, 1990, the Montgomery County Council held a public hearing regarding the Final Draft Trip Reduction Amendment to the Eastern Montgomery County Master Plan.
5. On March 7 and 12, 1990, the Council's Planning, Housing, and Economic Development (PHED) Committee conducted worksessions on the Final Draft Trip Reduction Amendment to the Eastern Montgomery County Master Plan, at which time, careful consideration was given to the public hearing testimony and correspondence, and the recommendations of the Montgomery County Planning Board and the County Executive.

6. On March 15, 1990, the District Council conducted a worksession on the Final Draft Trip Reduction Amendment for the Eastern Montgomery County Master Plan and directed the Planning Board to make significant revisions to the Plan and submit a revised version to the District Council which incorporated all District Council decisions.
7. On May 31, 1990, the District Council conducted a worksession on the revised Draft Plan prepared by the Planning Board, agreed that it reflected their overall intent, and directed staff to make a few minor changes.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Development Regional District in Montgomery County, Maryland, approves the following resolution:

The Final Draft Trip Reduction Amendment for the Eastern Montgomery County Master Plan as prepared by the Montgomery County Planning Board and revised by the County Executive on January 4, 1990, has been reviewed and significantly amended by the District Council. The attached document constitutes the Trip Reduction Amendment for the Eastern Montgomery County Master Plan as revised and approved by the District Council.

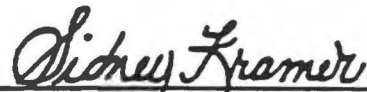
All figures, tables, appendices, and maps are to be revised where appropriate to reflect District Council revisions to the Final Draft Trip Reduction Amendment for the Eastern Montgomery County Master Plan. Handwritten notations appearing on charts and illustrations in the attached document should be incorporated as appropriate. The text is to be edited as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council.

This is a correct copy of Council action.



Kathleen A. Freedman, CMC
Secretary of the Council

APPROVED:



Sidney Kramer, County Executive

BUD405/60-61



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB NO. 90-30
MNCPPC NO. 90-18

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on September 11 and September 12, 1989, on the Preliminary Draft Trip Reduction Amendment to the Master Plan for the Eastern Montgomery County Planning Area: Cloverly, White Oak and Fairland, 1981, being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on November 16, 1989, approved the Final Draft of the proposed amendment, and recommended that it be approved by the Montgomery County Executive to forward to the District Council for its approval; and

WHEREAS, The Montgomery County Executive reviewed and made recommendations on the Final Draft of the proposed amendment to the Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak and forwarded those recommendations to the District Council on January 4, 1989; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on February 13 and 15, 1990, wherein testimony was received concerning the Final Draft Trip Reduction Amendment; and

WHEREAS, The District Council, on June 12, 1990, approved the Final Draft Trip Reduction Amendment subject to the modifications and revisions set forth in Resolution 11-2091; and

WHEREAS, the Montgomery County Executive approved the amendment to the Master Plan for Eastern Montgomery County on June 20, 1990; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak together with the General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the Montgomery County District Council in the attached Resolution 11-2091; and

BE IT FURTHER RESOLVED, that these amendments and appropriate certificate of adoption shall be recorded on the maps, plan, and descriptive matter, said certificate shall contain the signature of the Chairman, Vice Chairman, and Secretary-Treasurer of this Commission; and

BE IT FURTHER RESOLVED, that an attested copy of the Plan and all parts thereof shall be certified by the Commission and filed with the Clerks of the Circuit Court of Montgomery and Prince George's County, Maryland, as required by law.

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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Henry, seconded by Commissioner Hewitt, with Commissioners Floreen, Bauman, Hewitt, and Henry voting in favor of the motion, with Commissioner Keeney being absent at its regular meeting held on Thursday, July 5, 1990, in Silver Spring, Maryland.



John F. Downs, Jr.
Executive Director

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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion by Commissioner Hewitt, seconded by Commissioner Henry, with Commissioners Dabney, Bauman, Yewell, Rhoads, Hewitt, and Henry voting in favor of the motion, with Commissioners Keeney, Botts, Floreen, and Wootten being absent at its regular meeting held on Wednesday, July 11, 1990, in Riverdale, Maryland.

A handwritten signature in cursive script, reading "John F. Downs, Jr.", written in black ink.

John F. Downs, Jr.
Executive Director

