

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

June 23, 2005

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief
Community-Based Planning Division

FROM: Khalid Afzal, Team Leader (301/495-4650) *VA*
Community-Based Planning Division

SUBJECT: Sectional Map Amendment G-838: Olney Master Plan Area

RECOMMENDATION: Approval of the Sectional Map Amendment and to transmit comments to the County Council.

BACKGROUND

This Sectional Map Amendment (SMA) application, G-838, was filed on June 17, 2005 to implement the Euclidean zoning changes as recommended by the approved and adopted Olney Master Plan. On June 21, 2005, the County Council set July 26, 2005 as the date of public hearing on this application. The memorandum constitutes the Technical Staff Report on the proposed SMA.

The District Council approved the Olney Master Plan on March 15, 2005, by Resolution 15-924. The Maryland-National Capital Park and Planning Commission adopted the approved plan on April 20, 2005, by Resolution 05-05.

The Olney Master Plan covers an area of approximately 30,600 acres. This SMA will reclassify about 206 properties covering approximately 1,544 acres to new Euclidian zoning. The remaining 29,056 acres are proposed to retain their existing zones. These 206 properties are grouped into twenty-eight (28) parcels identified in Table 1 and on the index map attached to this report. Each parcel includes one property, or a group of more than one on contiguous properties, proposed for reclassification to a new zone from a similar existing zone.

The Olney Master Plan also expanded the Upper Rock Creek Environmental Overlay Zone to two areas within the Olney Master Plan area:

1. a portion of the Upper Rock Creek watershed north of MD 108 and west of Reddy Branch Stream Valley Park; and
2. the Norbeck Country Club property on Cashell Road.

This SMA applies the Upper Rock Creek Environmental Overlay Zone to approximately 428 acres. The SMA applies the Overlay Zone to the Norbeck Country Club property on Cashell Road, which is being reclassified from RE-1 to RNC. The existing underlying zoning for the remaining properties located north of MD 108 does not change (see Table 1).

Although the Olney Master Plan recommends a floating zone for one property, and an SMA may include floating zone changes recommended by a master plan if requested by the property owners, no such request was received. Therefore, all reclassifications included in this SMA are Euclidean.

This SMA makes slight adjustments to zoning boundaries on some properties as it makes the transition from hand-drawn zoning maps to digital maps. These are non-substance changes in that they do not change the current zoning classification of any property, and they are not identified in Table 1 or the index map.

There are no pending zoning cases within the boundaries of the proposed Olney SMA. Staff recommends approval of the proposed SMA.

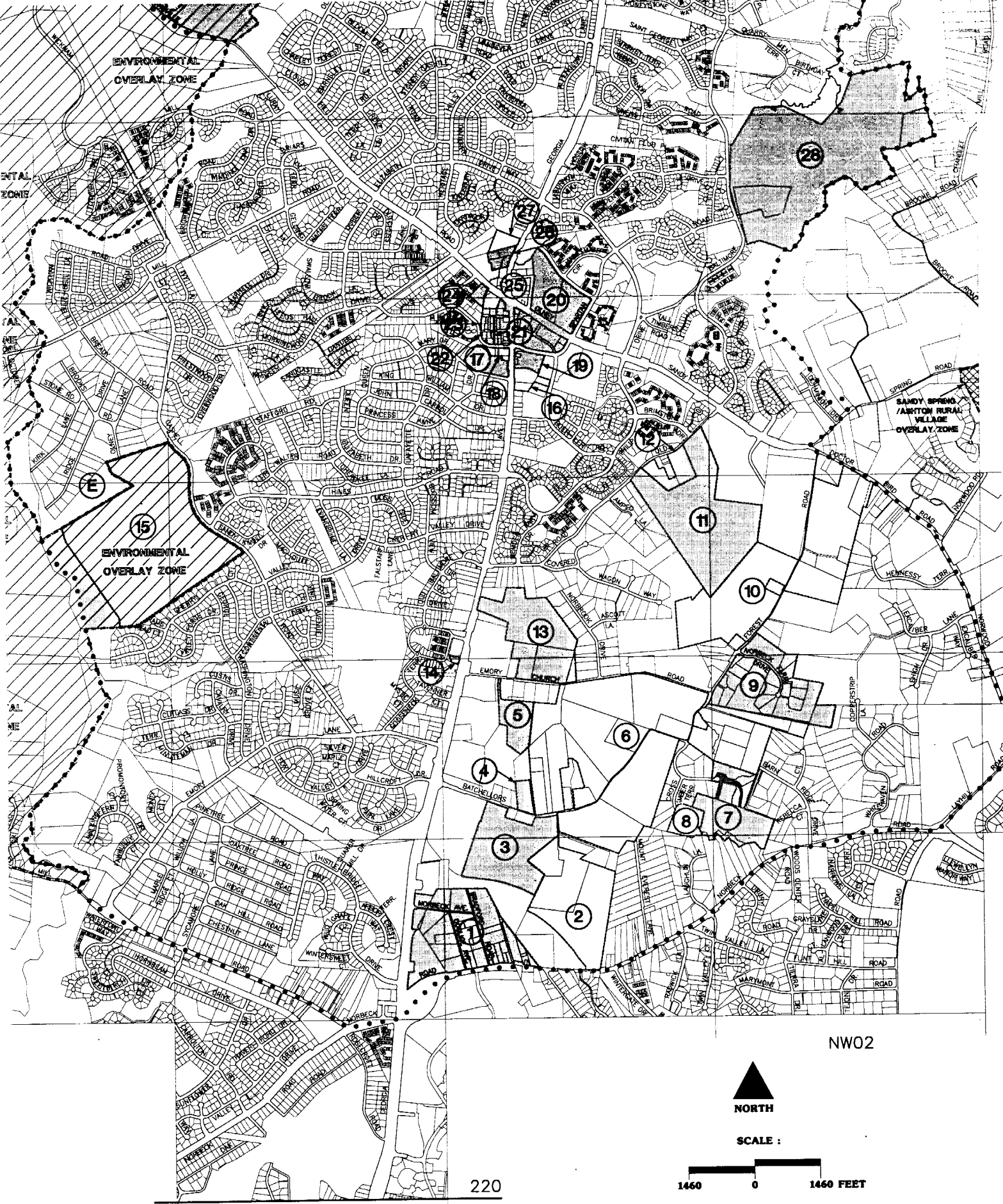
KA:ha: j:\2005 staff reports\team 5\SMA PB report 2
Attachments

Table 1: List of Parcels--Master Plan Recommended Zoning Changes

SMA Parcel Designation	Area (Acres)	Current Zoning	Proposed Zoning
Parcel 1	90.20	RE-2	R-200/TDR
Parcel 2	77.86	RE-2	RNC
Parcel 3	58.98	RE-2	RC
Parcel 4	5.60	RE-2	RNC
Parcel 5	16.41	LDRC	RNC
Parcel 6	290.11	RE-2	RNC
Parcel 7	44.16	LDRC	RNC
Parcel 8	10.00	RE-2	RNC
Parcel 9	71.79	LDRC	RNC
Parcel 10	150.05	RE-2	RNC
Parcel 11	104.61	RC	RNC
Parcel 12	12.33	RE-2	RNC
Parcel 13	62.90	RE-2	RNC
Parcel 14	0.68	R-200	C-1
Parcel 15	198.62	RE-1	RNC
Parcel 16	6.06	O-M	MXTC
Parcel 17	9.84	R-200	MXTC
Parcel 18	2.27	C-O	MXTC
Parcel 19	5.64	C-1	MXTC
Parcel 20	58.87	C-2	MXTC
Parcel 21	0.23	C-T	MXTC
Parcel 22	5.11	R-60	MXTC
Parcel 23	0.03	RT-8	MXTC
Parcel 24	2.55	R-60	MXTC
Parcel 25	20.96	C-1	MXTC
Parcel 26	4.51	C-T	MXTC
Parcel 27	4.45	R-30	MXTC
Parcel 28	228.80	RE-2	RNC
Total	1,543.62		
Environmental Overlay Zone Parcels			
A	1.06	RC	No change
B	32.83	RC, RDT	No change
C	12.50	RDT	No change
D	183.05	RMH200, R-200, RE-1, RDT	No change
E*	198.30	RE-1	RNC
Total	427.74		

*Norbeck Country Club property--also included in Table 1, List of Parcels, as Parcel 15.

OLNEY SMA INDEX MAP



ENVIRONMENTAL OVERLAY ZONE

ENVIRONMENTAL OVERLAY ZONE

ENVIRONMENTAL OVERLAY ZONE

ENVIRONMENTAL OVERLAY ZONE

SANDY SPRINGS / ARLINGTON RURAL VILLAGE OVERLAY ZONE

NW02

NW04

220



NORTH

SCALE :



