

Approved and Adopted

Sandy Spring/Ashton Master Plan

An Amendment to the Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980, as amended; the Master Plan of Bikeways, 1978, as amended; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, 1964, as amended; the Master Plan of Highways within Montgomery County, as amended; and the Functional Master Plan for the Patuxent River Watershed, as amended.

Prepared by

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

September 1997

Approved by

THE MONTGOMERY COUNTY COUNCIL
July 7, 1998

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
July 15, 1998

ABSTRACT

TITLE: Approved and Adopted Sandy Spring/Ashton Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Master Plan for the Sandy Spring/Ashton Master Plan area

DATE: July 1998

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
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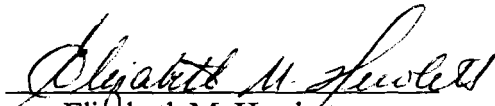
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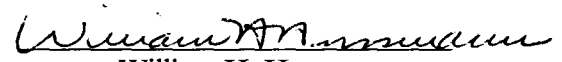
ABSTRACT: This document contains the text, with supporting maps for the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton. This Plan will serve as a comprehensive amendment to the *Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, as amended.

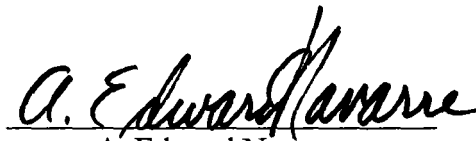
CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to *the Approved and Adopted Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, 1964*, as amended; and the *Master Plan of Highways within Montgomery County*, as amended; and the *Functional Master Plan for the Patuxent River Watershed, 1993*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 13-1364 on July 7, 1998, after a duly advertised Public Hearing held on January 20, 1998 and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 98-11 on July 15, 1998, in conformance with Article 28 of the Annotated Code of Maryland.

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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 covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (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. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

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

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The listing of the names of members of the Advisory Committee does not indicate approval of this document by any committee member. The Advisory Committee does not take a position or vote as a body. The members advise the Montgomery County Planning Board regarding the problems, needs, and views of the groups or areas they represent.

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

Master plans generally look ahead 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 master plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

The Master Plan Process

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

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

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

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

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

The Master Plan Process in Brief

Planning Board submits and County Council approves:

Annual Work Program

Park and Planning staff initiates community participation and prepares:

Purpose and Outreach Strategy Report

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

Staff Draft Plan

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

Public Hearing (Preliminary) Draft Plan

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

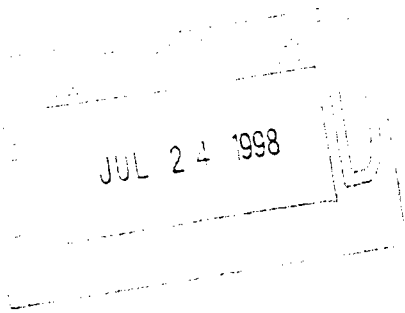
Planning Board (Final) Draft Plan

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

Planning Board (Final) Draft Plan Transmitted to County Council

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

Approved and Adopted Master Plan



Resolution No.: 13-1364
Introduced: July 7, 1998
Adopted: July 7, 1998

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: Approval of Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton

1. On October 1, 1997, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton.
2. The Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton amends the *1980 Olney Master Plan* and the *Sandy Spring/Ashton Special Study Plan*. It also amends, in part, the *1978 Master Plan of Bikeways*, the *1964 General Plan (On Wedges and Corridors) for the Physical Development of Maryland-Washington Regional District in Montgomery and Prince George's Counties*, and the *Master Plan of Highways within Montgomery County*.
3. On November 26, 1997, and January 15, 1998, the County Executive transmitted to the County Council his comments on the Sandy Spring/Ashton Master Plan.
4. On January 20, 1998, the County Council held a public hearing regarding the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On February 2, March 4, and June 11, 1998, the Planning, Housing, and Economic Development Committee held worksessions to review the issues raised in connection with the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton.
6. On June 23, 1998, the County Council reviewed the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton and the recommendations of the Planning, Housing, and Economic Development Committee.

Action

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

The Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton, dated September 1997 is approved with revisions. Council revisions to the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 1: Insert text at the end of the second paragraph as follows:

...and life style that have traditionally characterized Sandy Spring/Ashton.” The 1980 Plan’s reliance on a zoning strategy that permitted large-lot, low-density development pattern and clustering around the village centers has not been as effective in maintaining the rural character, as originally envisioned. Use of the RE-2 zone, in particular, has resulted in a pattern that reflects the underlying capacity of land to develop under well and septic systems, rather than development that would preserve the rural landscape.

Page 2: Modify the sixth paragraph as follows:

This Plan also reflects consideration of Planning Board and County Council public hearing testimony and a collaborative effort between [a developer] property owners and nearby neighborhoods to reach agreement on certain controversial issues.

Page 7: Modify the sixth paragraph as follows:

This Plan strongly supports this Goal. It builds on the community’s current strong sense of [identify] identity as a rural area—and its Quaker and African-American heritage. The Plan identifies a Rural Legacy Area, south of MD 108, and recommends a rustic Rural Legacy Trail through that area, connecting many special features of historic and cultural importance to the community. The Plan recommends preservation of rural open space within the scenic viewshed of the Rural Legacy Trail in keeping with the historic agrarian landscape of the area. As an implementation strategy, this Plan proposes the [Sandy Spring/Ashton] new Rural Neighborhood Cluster [Overlay] Zone that will ensure preservation of open space and encourage neighborhood character in keeping with the long-standing rural qualities of the Sandy Spring/Ashton community.

Pages 9-16: Chapter 2, Plan Highlights

Move this chapter so that it precedes Chapter I. Rename this section **HIGHLIGHTS** and renumber chapters 1-8 accordingly.

Page 12: Delete bullet number 3 as follows:

- Proposes a new neighborhood road for access from MD 108 for a new neighborhood at Sherwood High School.]

Page 14: Add an additional bullet at the bottom of the page as follows:

- Adds forty acres of parkland around the setting of the Sandy Spring, including ten acres for an active recreation park adjacent to Sherwood High School.

Page 17: Modify the first sentence of the last paragraph on the page as follows:

To help maintain a “critical mass” of rural open space, this Plan designates key properties where [70] 75-85 percent of the land should remain open and agrarian in character and designates other less critical properties for 70-75 percent open space.

Page 19: Modify the first indented paragraph as follows:

Continue the [agrarian] rural landscape south of MD 108 while still accommodating new residential development. This is an area where much of the remaining rural [agrarian] landscape still remains intact—and where the greatest development pressure is being felt. Over 200 acres of this land is envisioned as remaining open and rural in perpetuity. With this in mind, open cropland, pastures, and meadow being preserved, should be framed by edges which capture the rural qualities of the area—such as hedgerows, woodland, or scattered homes reflecting the local heritage.

Page 19: Modify the third indented paragraph as follows:

Preserve historic settings of special features and historic resources. This Plan places special attention on protecting the broader physical settings of special features such as Meeting House Road, The Sandy Spring, and the Norwood and Dellabrooke homesteads. Whether they are officially designated historic resources or are other special places and [landscapes that are] treasured landscapes, these places require extensive amounts of open space to [continue their agrarian character] preserve the rural setting.

Page 19: Under the heading **Rural Traditions**, modify the first paragraph as follows:

Sandy Spring/Ashton is one of the most historic areas in Montgomery County. Early nineteenth century [Century-old houses and churches,] farms that have remained in the same families for generations, and trees dating back to the Civil War provide a sense of tranquillity, beauty, and tradition.

Page 19: Under the heading **Rural Traditions**, modify the first sentence of the second paragraph as follows:

The most significant collection of buildings, sites, and farmsteads which typify Sandy Spring/Ashton's rural [agrarian] heritage are located south of MD 108.

Page 19: Under the heading **Rural Traditions**, modify the first sentence of the last paragraph as follows:

This rich assemblage of historic buildings and [their] associated rural [agrarian] setting embody the cultural, historic and rural traditions of Sandy Spring/Ashton which continue to flourish....

Page 20: Under the heading **Rural Neighborhoods**, modify the third paragraph as follows:

The rural neighborhood concept proposed in this Plan requires a variety of lot sizes, includes neighborhood design guidelines, and requires a strong orientation of lots to central neighborhood open space. The lot sizes c[w]ould range from [less than 6,000] 4,000 square feet up to [20,000 square feet (about ½ acre). Conservancy] lots of 10 [25] acres or more [would also be possible].

Page 20: Under the heading **Rural Roads**, modify the second paragraph as follows:

This Plan includes design guidelines for the roads of Sandy Spring/Ashton. The intent of these recommendations is to heighten the sense of arrival to this rural area and preserve the [area's] rural character. This Plan recommends specific designs for MD 108 and Norwood/Dr. Bird Road and the creation of a new design for neighborhood streets consistent with the rural character of the area.

Page 23: Under the heading **Overview**, insert after the first paragraph as follows:

This Plan introduces a new rural neighborhood cluster zone to accomplish the goal of creating new rural neighborhoods using a cluster standard. This zone, the Rural Neighborhood Cluster Zone, provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. This Master Plan caps the density at 1 unit per 2.2 acres, except where otherwise specified. More limited open space ranges are also designated for specific properties. This zone would be applied to properties described in the following pages as part of the new rural neighborhood cluster.

Page 25: Revise the third and fourth paragraph and combine the paragraphs as follows:

The focus of the [main] new northern neighborhood proposed in this Plan is Sherwood High School.

The Plan's vision for this new neighborhood [at] near Sherwood High School may require[s a high level of] coordination among property owners for the purpose of obtaining access to some of the landlocked properties. [If this coordination does not occur, the Plan recommends development occur at a density of 1 dwelling unit per 5 acres rather than the 1 dwelling unit per 2.2 acres otherwise recommended. The lower density will still allow much of the Plan vision for open space to be achieved but the opportunity to create a new rural neighborhood here will be lost. Development in the lower density clusters will consist of large-lot homes rather than homes on a variety of lot sizes.]

Page 25: Under the heading **Plan Objectives**, modify the second and third paragraphs as follows:

As noted in the Plan Framework, continuation of a large-lot residential pattern in this area would make lawns and stream valley buffers the key open space features. In contrast, the recommended rural open space pattern would ensure the continuation of an agrarian setting for special features south of MD 108 and provide an attractive setting for new neighborhoods. The setting envisioned is one typical of Sandy Spring/Ashton- such as pasture, cropland, and meadow with associated wooded areas. [The recommended rural open space pattern is shown in the Land Use Plan on the accompanying fold-out map.] This pattern:

- Continues the attractive rural setting of the Sandy Spring Friends School and Friends House Retirement Community. The recommended rural open space pattern has as its main feature the preservation of the [most visible] open space on these campuses along the main road that leads to the village centers as well as the woodland associated with stream valleys. Expansion of these institutions should include at least 60% open space overall, and the open space should be located so as to maintain the rural setting.

Page 27: Modify Figure 10 to conform with the Council's changes to the text of the Plan relating to the "viewshed". The attached revised Figure 10 is a first draft effort to show these changes; all maps are subject to further revisions to more closely reflect the Council's intent.

Page 27: Re-title Figure 10 as follows:

SPECIAL FEATURES WITHIN THE RURAL LEGACY SETTING

Page 28: Modify the second and third sentences of the last bullet as follows:

- **Identify and protect significant views along the Rural Legacy Trail.**

To make the experience of walking on the Rural Legacy Trail meaningful, the views from the Trail must be protected. [Otherwise the Trail experience will not be reminiscent of earlier times.] These views comprise the setting for the special features and Trail.

Page 29: Delete the entire page and replace with the following:

This setting, identified in Figure , includes those vistas most visible from the Rural Legacy Trail which follow the woodland edges and gentle ridges to form the edge of what the eye can easily see from the Trail. The major intent of the setting is to evoke the historical and cultural heritage of the Sandy Spring, Meeting House Road and Underground Railroad within the landscape that exists today. The setting enables visitors to “walk through the past” and see views that would have been characteristic of the area in the previous century.

The traveler along the Rural Legacy Trail should be able to imagine the magnitude of the task of clearing and farming such an area. The traveler should also be able to reflect upon the isolation and danger for an escaped slave navigating such expanses of open land, perhaps following the small streams that traversed the landscape, in order to reach a safe haven on the Underground Railroad.

The strategy that would most clearly protect the setting would be the preservation of the entire 374 acres as rural open space. This would come with a substantial price tag since it would require the purchase of land or scenic easements on the land. The Plan’s intent to create a “rural neighborhood concept” would also be lost. Therefore, the setting and views have been analyzed to identify the highest priority vistas and those areas suitable for development to achieve the goal of protecting the setting, preserving the open space, and accommodating development of rural neighborhoods. As shown in Figure 12, there are areas (shown as the edge) where development can be accommodated. The following guidelines should be used to achieve the desired results. The guidelines shown in Table 2 concern the setting and the edge:

: **Maximum Protection Areas—Within the Setting:** This is the area which is absolutely essential to keep in open space. This area is characterized by open cropland and pasture on a gently rolling terrain. This area is shown in the Land Use Plan as public and private open space. However, when development occurs, the Planning Board may need to re-evaluate the exact location of the setting so as to protect the views along the Rural Legacy Trail without unnecessarily restricting development. In particular, it will probably be necessary to modify the

boundaries to allow for the construction of an access road from the Hoffman property to the Dematatis property.

Page 30: Delete Figure 11

Page 31: Delete Table 2 and replace with the following:

TABLE 2

RURAL LEGACY AREA DEVELOPMENT GUIDELINES

<u>AREA</u> (See Figures 10 and 12)	<u>GUIDELINES</u>
<u>Maximum Protection Areas - Within the Setting</u>	<ul style="list-style-type: none"> : <u>Maintain land in rural open space.</u> : <u>Preserve views from the Rural Legacy Trail; ensure that the landscape in its present form dominates.</u> : <u>Harewood is a privately owned home on 20 acres and is a Historic Resource (see Table 5 for the other recommendations). Any new homes placed on this property should be clustered within a very limited area, to ensure preservation of the historic setting and of the scenic views from the Rural Legacy Trail.</u>
<u>Areas at Edge of Setting Where Development Could Be Compatible</u>	<ul style="list-style-type: none"> : <u>The developer should identify at time of and site plan review how proposed buildings relate to the view from the Rural Legacy Trail.</u> : <u>The major emphases should be: ensuring compatibility with existing neighborhoods and appropriate design of new neighborhoods for the residents.</u> : <u>Where possible, use existing topography and natural features to screen views of homes from the Trail.</u> : <u>Where a woodland edge can be used, locate new homes within that woodland to provide appropriate screening or filtering of views.</u> : <u>Consider placing new homes on the far side of ridge tops behind a filter of trees.</u> : <u>Consider planting new forest that would filter views around new homes.</u> : <u>Where possible, maintain open agrarian land visible beyond a foreground filter of trees.</u> : <u>Ensure that any new development within this area does not diminish the Rural Legacy Trail concept. For example:</u> <ul style="list-style-type: none"> - <u>Ensure that new neighborhoods are compatible with historic structures.</u> - <u>Limit views of new development by intensifying plantings along the existing hedgerows.</u> - <u>Minimize views of homes from the Trail through spacing, orientation and arrangement of units, and landscaping.</u>

Page 32: Delete the first and second sub-bullets and replace with the following:

- **Areas at the Edge of the Setting Where Development Can Be Compatible**— These areas are at the edge of views from the Rural Legacy Trail. This is where some of the units in the rural neighborhoods can be placed in the landscape and screened effectively from the setting for the Trail. It is not intended to reduce the density of development or preclude development where it can be accommodated.

Page 32: Under the third bullet, modify the section as follows:

- [Cluster future residential development into a rural neighborhood at Sherwood High School.]
- **Develop two new rural neighborhood clusters within the Rural Legacy Area. One cluster neighborhood, the Northern Neighborhood, is to have access to MD 108 and is clustered around Sherwood High School. The second neighborhood, the Southern Neighborhood, is to have access from Ednor Road. Pedestrian access between these two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the two neighborhoods, the Rural Legacy Trail, Sherwood High School, and the Sandy Spring and Ashton Village Centers.**

The Northern Rural Neighborhood

[This Plan's vision for the Rural Legacy area south of MD 108 includes applying the new rural neighborhood concept described in the Plan Framework chapter to create a new neighborhood that reflects the best qualities of Sandy Spring/Ashton.] This new neighborhood would be well-integrated with the Sherwood High School campus, have strong connections to the village centers, including walking and biking paths as well as the neighborhood's entrance from MD 108. The new homes would be clustered around the school, preserving large areas of the rural landscape on [70-85] 75-85 percent of the land. The rural landscape would not only form the setting for the new neighborhood, providing a strong connection to the area's heritage, but would be an important part of the scenic vista of the Rural Legacy Trail. The new rural neighborhood concept would also provide diversity of lot sizes that is more in keeping with the way the village area has grown historically.

Without the use of the rural neighborhood concept in this area, a large-lot pattern would consume the remaining agrarian landscape, wiping out the scenic viewshed for the Rural Legacy Trail and the rural setting for the neighborhood. The new homes would not be focused on the existing community focal points: the high school, and the village centers. The new neighborhoods would also lack the interior common areas called for in the new rural neighborhood concept. The new neighborhood would have less to do with the small town qualities of Sandy Spring/Ashton and more to do with contemporary large-lot suburban patterns.

For these reasons, this Plan recommends applying a [the] new rural neighborhood cluster zone [concept] to create this new neighborhood clustered at Sherwood High School that will be an inter-related school/residential community reflecting the best qualities of the local community. [This scenario requires a series of collaborative actions among property owners and should be guided by the following design principles:] This new neighborhood would be developed on four properties: Alfandre, Hodges, Johnson, and

Lansdale. The purpose for creating a neighborhood around Sherwood High School is to add new neighborhoods close to the existing village and community while at the same time preserving at least 75-85 percent open space around the Auburn Homestead, Harewood, Meeting House Road, and the setting for the historic Sandy Spring. Properties subject to the rural neighborhood cluster zone in this area are Lansdale, Hodges, Alfandre, and Johnson. (See Figure).

Lansdale Properties (P450,449,451)

The Lansdale properties consist of 5 contiguous parcels. All of the parcels have frontage on MD 108. Three of the parcels are zoned R-200 and are situated such that a public road providing access to the Hodges property could be accommodated. The Plan recommends rezoning the R-200 properties to R-90 to achieve appropriate density and provide right-of-way for a primary road to properties to the south (See also Sandy Spring Village Center page and Transportation Section)

Hodges Property (P725)

The Hodges property, which contains the homestead, Auburn, is just south of the Lansdale properties. The property is comprised of 47 acres and contains hedgerows and horse pasture. The property does not have frontage on a public road. Access is via Meeting House Road, a private road. In order to preserve the setting for Meeting House Road and the Rural Legacy Trail, development of this property should be through an extension of a public road through the Lansdale Properties (See previous recommendation). The development for this property should include approximately 75-85 percent open space. The open space should include the homestead, Meeting House Road, and the surrounding setting for the Rural Legacy Trail as illustrated in Figure . Units should be clustered to the east and around Sherwood High School.

Alfandre Property (P131, P766)

This property contains 2 parcels and is comprised of approximately 120 acres. Parcel 766 has frontage on two public streets, Springlawn Drive and Hidden Garden Drive (Wyndcrest Development). Both parcels will have to have access via Hidden Garden Lane and Springlawn Drive (or the new access road to MD 108 if development of the Hodges and Lansdale property occurs sooner than anticipated). However, the number of units possible through Springlawn Drive is limited by a stream crossing and the existing pattern of large lot development and should be no more than 6. Potential development through Wyndcrest via Hidden Garden Lane, a tertiary street, would be limited to a total of 75 lots including existing units. There are already 26 lots, therefore, the road can accommodate only 49 more lots.

The amount of open space should include at least 75-85 percent of the property in order to preserve the setting for both the Sandy Spring and the Rural Legacy Trail. Development should include a diversity of lot sizes, compatible with the Wyndcrest and

Springlawn neighborhoods, and should be clustered around the High School and away from the open space. Pedestrian access to the open space and Rural Legacy Trail should be provided.

Johnson Property (P933)

The Johnson property contains the historic site, Harewood, and consists of 20 acres. Access to the site is via Meeting House Road. Cluster development on this property should include sufficient open space to provide an appropriate setting for the Rural Legacy Trail. Open space up to 75-85 percent of the site may be necessary to achieve this goal.

The following guidelines should be followed at the time of development:

- Major access to the neighborhood should be from MD 108. [on or near school property via a primary road. Two access options are shown on Figures 12 and 20. One a] Access [option is] across the Lansdale Property [, the other is across the Sherwood High School property] could serve the Hodges and Lansdale properties.

Page 33: Replace Figure 12 with a new illustration entitled **Two Rural Neighborhoods along the Rural Legacy Trail.** *(map is subject to further revisions)*

Page 34: Modify the entire page as follows:

Access to the new neighborhood on the Alfandre property may be through Spring Lawn Drive, 6 lots only, and Hidden Gate Lane, 49 lots (or through the new access road to MD 108 if the Hodges and Landsdale properties develop sooner than expected). [from existing subdivisions should be pedestrian-oriented except for emergency vehicles. There should be no vehicular access from the existing neighborhoods of Wyndcrest and Spring Lawn Farm.]

- Neighborhood development should have a strong relationship to the community aspects of the high school, such as the playing fields.
- Neighborhood development within or at the edges of the Rural Legacy Trail scenic viewshed should be supportive of the rural/agrarian character envisioned for the Trail as stated in the guidelines in Table 2 on page .
- The recreational Northwest Branch Trail and connecting local trails which provide access to the land, should be part of the development plan.
- [70-85] 75-85 percent open space preservation should be achieved.

The maximum density should be 1 dwelling unit per 2.2 acres. There should be a mix of lot sizes within the neighborhood from [less than 6] as low as 4,000 square

feet [up to 20,000 square feet within the neighborhood]. There may be opportunities within the open space to create very large [conservancy] lots (10 [25] acres or more).

- A small percentage of units, such as carriage houses and those designed for zero lot line configurations, would be acceptable and should be clustered toward the high school.

Adherence to these principles and guidelines will result in an attractive neighborhood offering considerable amenities: proximity to the recreational playing fields of the high school, [strong] pedestrian [pathway] connections to MD 108 and the village centers, and access to the Rural Legacy Trail and the recreational Northwest Branch Trail.

[Implementing the rural neighborhood concept in this area will require coordinated development among many property owners. (See Figure 12 and Appendix A for property ownership.) There is the potential that property owners may choose to develop individually. If this occurs, the appropriate density in this area would be 1 dwelling unit per 5 acres (the Rural Cluster Zone). This density and zone would still require clustering and would establish a low density pattern which would still implement much of the Plan's recommended open space pattern. However, the opportunity for a neighborhood concept oriented toward Sherwood High School as described above would be lost. Access to new development would occur through existing neighborhood streets.]

[The rural neighborhood concept allows a density of 1 dwelling units per 2.2 acres which should provide an incentive to property owners to coordinate development. This higher density would be dependent upon access to MD 108.]

Page 35: Modify the entire page and replace as follows:

- **Provide a street system which is oriented to MD 108 and which reduces traffic impacts on existing neighborhoods.**

In order to achieve a neighborhood clustered at Sherwood High School, access to MD 108 must be provided.[As stated earlier, there are two possible access locations: Sherwood High School and the Lansdale Property. *The Plan intends that only one of these access points should be ultimately chosen and this should be resolved at the County Council.*] This Plan recommends that:

- Access should be provided to MD 108 for a new primary road to serve a portion of the area south of MD 108. The road access should be between the central commercial portion and the western residential portion of the Lansdale property. (See Figure 2.) [If this is not feasible due to the timing of development, then an alternative location for the road which would cross the high school site is

acceptable. Dedication to facilitate road improvements to MD 108 for the alternative should be provided.]

- The new road through the Hodges property should be located along the existing hedgerow and as far from the existing house as possible, unless it is determined by the Hodges at the time of development that a different alignment is preferred. If the Hodges property is sold to another party prior to development, the location of the road may also change.

A primary residential road with a right-of-way width of 70 feet is recommended. [Two possible routes are shown: the preferred route through the Lansdale property (P-4) and the alternative which crosses the school property (P-4A).] The design of the new road should be consistent with the rural character objectives of this Plan which include using the minimum pavement width that is appropriate.

- [- Any access across the Sherwood High School property should involve the full participation of the Board of Education. This access alternative should ensure that:

- On-site circulation on the high school work well.
- Students are able to use all school facilities, including parking, without crossing a public road.
- New locations for school facilities, which would otherwise be separated from the main high school by the new access road, are provided.
- Net benefits will accrue to the school, such as additional parking areas, better locations for the nursery, and more student parking.]

- Access for new homes in the western residential portion of the Lansdale property should occur only from the road shown as P-4. Any new commercial construction should be required to have access to the new road P-4.

- There should be no through road to the Ednor Road neighborhood to the south to ensure the creation of two distinct neighborhoods. [Access should be only to the north to encourage clustering at Sherwood High School from both the Alfandre and Hoffman properties.]

Page 36: Modify the entire page as follows:

[In the event that coordination among property owners does not occur and access to MD 108 is not realized, access should be provided through existing neighborhoods and the maximum density should be reduced to one dwelling unit per 5 acres. As stated earlier, limiting development to that of the base density will ensure that traffic impacts on the existing neighborhoods are limited. To further ensure this, there should

be no additional street connections to MD 108 in order to avoid traffic cutting through the existing neighborhoods.]

The Southern Rural Neighborhood

[• Continue Rural Character along Ednor Road]

A second new rural neighborhood area is envisioned with access only to Ednor Road which is the southern boundary of the Master Plan area. Across the road from this proposed neighborhood area, on the south side of Ednor Road, is the Cloverly area where the Northwest Branch Stream Valley Park and a Rustic Road, Orchard Road, emerge. The recreational Northwest Branch Trail enters Sandy Spring/Ashton at this point and becomes the Rural Legacy Trail. The only remaining developable properties in this area are located near Woodlawn Manor; these properties are Dematatis, Hoffman, O'Connell and Schaeffer.

The purpose of the open space in this area would be to preserve rural character along Ednor Road, around the Rural Legacy Trail which begins at Ednor Road, and the setting around the Sandy Spring. New development should minimize visibility of lots along Ednor Road; large lots or open space should be located along Ednor Road. Open space should include all environmentally constrained areas in order to achieve the desired rural character and provide the appropriate setting around the Sandy Spring and along the Rural Legacy Trail. During subdivision and site plan review, the Planning Board may determine that 70-75 percent open space on the Dematatis, Schaeffer, and O'Connell properties may be necessary to achieve the objectives of the Plan. In addition, pedestrian and bicycle access to the new neighborhood is planned around the high school. Such access between the two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the new rural neighborhoods, the existing neighborhoods and the Sandy Spring and Ashton Villages.

The critical property in this group is the Hoffman property, where the Sandy Spring is located. The Rural Legacy Trail passes through the Hoffman and Dematatis properties. Hoffman is an interior property with no access to a public road. This Plan recommends that access be provided through the Dematatis property. Because of the proximity to a stream and the Rural Legacy Trail, it may be necessary for open space on the Hoffman property to encompass 75-85 percent of the property, which may result in smaller or, alternatively, fewer lots.

The land use pattern along Ednor Road consists of large lots and small farms of varied sizes. This Plan endorses and continues this varied pattern and recommends the following guidelines:

- Preserve rural open space along Ednor Road, as well as in the setting [viewshed] of the Rural Legacy Trail.
 - Continue the residential land use pattern typical of Ednor Road: homes in varied lot sizes facing the road. Locate the new neighborhood to minimize visibility from Ednor Road; if any homes are visible, they should be located to blend in with the rural landscape. For example, homes between Ednor Road and the stream should have deep setbacks from the road and be placed at the edge of woodland. Preserve existing trees along Ednor Road to maintain this existing character.
 - Provide for neighborhood development [within or] at the edges of the Rural Legacy Trail scenic setting [viewshed] which is supportive of the rural[/agrarian] character envisioned for the Trail. (See guidelines in Table 2.) For example, preserve a deep woodland buffer between new homes and the Rural Legacy Trail.
 - Provide access to Ednor Road, with no through road to MD 108, [in keeping with the vision of encouraging clustering at Sherwood High School] in order to maintain two separate clustered neighborhoods.
- **Implement the rural neighborhood concept with the proposed [Sandy Spring/Ashton] Rural Neighborhood Cluster [Overlay] Zone [(Rural Neighborhood Zone)].** The rural neighborhood concept requires a new zon[ing strategy]e . [For this reason, this Plan recommends that properties be zoned Rural Cluster and that the new Rural Neighborhood Zone be added as an overlay and include the following features:]

Page 37: Insert at the top of the page as follows:

This plan proposes a new zone to accomplish the goals and objectives of rural clustered neighborhoods. This zone, the Rural Neighborhood Cluster Zone provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. Density in the Sandy Spring Ashton Master Plan is capped at 1 unit per 2.2 acres except where otherwise noted. This zone would be applied to all the properties noted as part of the new rural neighborhood cluster with the specific required amount of open space included in the description of the properties (see also Implementation). The new zone includes the following features:

Page 37: Modify the entire page as follows:

Maximum density of 1 dwelling unit per [2.2] acre[s] with density to be capped in the master plan
 Preservation of [70]65-85 percent of the land in rural open space
 Centrally located neighborhood open space

A variety of lot sizes: [ranging from less than 6] starting as low as 4,000 square feet [up to 20,000 square feet].

[Conservancy] The possibility of some very large lots of 10 [25] acres or more
Sewer and water service

[This zoning strategy also provides for development at a reduced density of 1 dwelling unit per 5 acres, in large-lot clusters should this Plan's guidelines not be achieved. The density of 1 dwelling unit per 2.2 acres is intended to provide an incentive to property owners to achieve those guidelines, in particular, the coordinated development south of MD 108 described earlier. The recommended features of this new zone are described in more detail in the Implementation chapter.]

This Plan recommends that the properties in the Rural Legacy area owned by the following parties be rezoned from RE-2 to [Rural Cluster with] the new Rural Neighborhood Cluster Zone [applied]: Hodges, Alfandre, Hoffman, Johnson, Dematatis, O'Connell, and Schaeffer. They are shown in Figures 12 and Appendix A and C.

Page 38: Modify the first paragraph as follows:

This Plan emphasizes "rural villages" as one of the important elements of rural character in Sandy Spring/Ashton. The village centers area is very important to Sandy Spring/Ashton's identity and sense of community. This area includes both the village centers themselves and the rural entries associated with them. The village centers provide places for gathering and socializing for those attending to the business of daily life. They are of a small scale; have [and maintain their] separate identities and are vulnerable to [the] economic and social forces [of our times]. Their rural character is of great value to the community and their economic and social health are of concern. This Plan acknowledges these issues and addresses them to the extent possible through land use and design recommendations.

Page 38: Modify the last sub-bullet on the page as follows:

- Apply the new Sandy Spring/Ashton Rural Village Overlay Zone [(Village Zone)] to allow additional flexibility in development while providing the option of design review to ensure conformance with this Plan.

Page 40: Revise Figure 14: **Zoning Plan**, to remove the residential portion of the Oakton Associates property and the PD-5 development from the village overlay zone and to indicate that the residential portion of the Oakton property will be zoned Rural Neighborhood Cluster.

Page 41: Modify the second paragraph under the first bullet as follows:

The Transportation Plan chapter includes more detailed discussion of the design of MD 108 [and reiterates the 1980 Plan conclusion that "this recommendation assumes the

completion of the Intercounty Connector which will divert east-west traffic from MD 108”].

Page 41: Modify the second bullet as follows:

This Plan recognizes that incentives to property owners are an important part of revitalizing the village centers. Providing for increases in commercial density is one way of encouraging redevelopment. However, in these village centers such increases [are troublesome because of] need to be balanced with the Plan intent to maintain small scale, traditional rural character. [Therefore, development and revitalization are encouraged through increased flexibility rather than increased commercial density. This Plan recommends that the flexibility be provided by the proposed Village Zone.] Maintaining the desired scale and character of the village centers would be ensured by design review and development guidelines.

The new Rural Village Overlay Zone is recommended to include the following features to encourage coordinated design, simplify requirements and protect the viability of existing businesses:

- [- flexibility in siting commercial and residential uses on adjacent properties in designated areas]
- flexibility in parking requirements.
- flexibility in minimum lot size for certain special exceptions
- grandfathering certain existing uses which would otherwise be considered inconsistent with traditional village character.
- FAR of 0.75 to be calculated on the underlying commercial zone portion of the site.
- flexibility to increase the building height on the commercial sites up to 30 feet at site plan review.

Page 42: Delete the third sub-bullet as follows:

- Encourage a land-use mix of stores and homes by maintaining the existing mix of commercial and residential zoning within the village centers [together. A mix should be combined within sites and buildings to increase activities.]

Page 43: Modify the last paragraph on the page as follows:

- **Village green concept - for civic events and casual socializing.** Creation of a civic space in the center of the village should be studied in conjunction with the

new fire station and the realignment of Brooke Road. Since the Plan recommends that the village green be located where there are existing businesses, purchase or redevelopment of those businesses will be necessary to implement the Plan's recommendations.

Page 45: Modify the second indented paragraph as follows:

To allow better design to incorporat[ing]e the village green and accommodate the new fire station, this Plan recommends [flexibility in the placement of] allowing for parking in connection with the commercial uses on the properties east of Brooke Road, which front on MD 108, where the zones are a combination of commercial and residential. These properties are shown in Figure and Appendix A where their ownership is shown as Batheja, Isaacson and Eppard.

Page 45: Insert a new paragraph under the second indented paragraph as follows:

The eventual relocation of the fire department will provide the opportunity for realigning the Brooke Road intersection and creating the village green. This will necessitate the relocation of the existing commercial buildings that occupy the proposed village green site. Under the provisions of the Village Overlay Zone, the residential portion of these sites is suitable for parking in conjunction with the current uses in the C-2 zone, without the necessity for obtaining a special exception. At such time as the fire station and village green projects are programmed and funded, the resulting change in the neighborhood will require rezoning of the residential portions of these properties (the Batheja, Eppard, and Isaacson) to the C-2 zone via a new sectional map amendment (SMA) to be filed by the County. This will allow for the relocation and redevelopment of the existing commercial uses without a net increase in the overall amount of commercial zoning in the Sandy Spring Village Center.

Page 46: Revise this page starting after the first sentence of the first bullet as follows:

This Plan proposes a modest expansion of the village center to include an additional 23-45 homes [using a "village" variation of the] under the rural neighborhood cluster concept. This recommendation will help address the need to enhance the areas north of MD 108 with attractive and inviting uses and will help preserve an attractive rural edge to the village center as well as attractive rural entries.

Several properties are affected by these recommendations: Danshes and Ligon (Avalon) at the village edge, and Farquhar, Bancroft and some smaller properties (Gibian, Olds and DiBatista) in the rural entries. All the properties are currently zoned for low-density, large-lot development [1 dwelling unit per 2 acres or 1 dwelling unit per 5 acres] under the RE-2 or RC zone. The intent of this Plan is to encourage clustering and create a setting of rural open space around the village center and in the rural entries with open space at 70 to 75 percent. Therefore, this Plan recommends rezoning [those properties that are currently RE-2 to Rural Cluster and applying the new Sandy Spring/Ashton

Rural Neighborhood Overlay Zone (Rural Neighborhood Zone) to] the following properties to the rural neighborhood cluster zone: Danshes, Ligon, Bancroft, Gibian, Olds, DiBatista and [the better portion of the] Farquhar [property] as described below. These properties are shown in Figures 18 and 30 and Table 8. There are also high priority reforestation areas on the Farquhar and Bancroft properties that should be identified at the time of development in conformance with the County Forest Conservation Regulations.

[Sewer service is to be for the residential portions of these sites only. (This is discussed in detail in the Implementation chapter).]

Farquhar

The Farquhar property contains 69.7 acres and is currently zoned RE-2. [The current RE-2 zoning, without sewer, should be maintained only on the portion of the Farquhar property which is oriented toward Marden Lane, approximately 16 acres.] The Rural Neighborhood Cluster zone could be used to guide development towards the villages and away from the rural surroundings. Development along Marden Lane could still be achieved in a manner consistent with the pattern that has developed there incrementally over the years. [This would allow the addition of a small number of homes to the Marden Lane neighborhood in a manner consistent with the pattern that has developed there incrementally over many years.]

Ligon and Danshes

The Ligon Property (26 acres) and the Danshes Property (40 acres) are located on either side of Brooke Road just at the western edge of the Sandy Spring Village. Development of these two properties under the Rural Neighborhood Cluster zone could achieve densities at the village edge and open space past the village and in the rural entry area. [The new village neighborhoods on these two properties could have a slightly different character than the other rural neighborhoods with sidewalks, street trees, and a more formal and compact layout. In all other respects, however, they should be developed in accord with the Plan's rural neighborhood concept and guidelines.]

Gibian, Olds, DiBatista and Bancroft

These four properties are located on the south side of MD 108 in the rural entry area just west of the Sandy Spring Village Center. Gibian contains 18 acres, DiBatista 10 acres, Olds 22 acres, and Bancroft 106 acres. DiBatista and Olds have access to MD 108; Gibian and Bancroft have access to MD 182. Development of these properties should be in accordance with this Plan's rural neighborhood concept and guidelines under the Rural Neighborhood Cluster Zone.

As new development occurs in the village center and rural entries, the following important objectives should be accomplished:

- Preserve the rural entry experience for the village center along MD 108, separating it from Olney, along Brooke Road, and along Norwood/Dr. Bird Road.
- Provide the critical rural setting for the Sandy Spring village center right at the edge of the village.

Page 47: Modify the language under the first bullet as follows:

- **Provide for development on the Lansdale Property that reinforces the concept of two distinct village centers and accommodates access to a new rural neighborhood at Sherwood High School.**

The Lansdale property (see Figures and) is strategically located on the south side of MD 108 between the village centers where it can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School, and maintaining the separation between the two village centers. The Lansdale property is critical to the provision of a road to serve the new neighborhood and also provides the remaining woodland edge along MD 108 that is a visual break between the two village centers. (See also discussion on page).

Consistent with these objectives, this Plan recommends the following:

- Maintain the woodland edge in the eastern portion of the property next to the school, by retaining the existing homestead and allowing its future use as a Country Inn. Rezone [this portion] Parcel 455 (2.86 acres) from R-60 to RE-2 with future rezoning recommended to the Country-Inn Zone.
- Provide additional village-scale homes to reinforce the village edge of Sandy Spring on the western 3 parcels. Rezone these parcels (P447,449,450, approximately 4 acres) from R-200 to R-90.
- Ensure continuation of the existing commercial use in the middle of the property. Rezone [that portion] parcels 452 and 451, approximately 2 acres that is currently zoned I-1 to C-2 to limit uses to those consistent with the village center concept.

Page 48: Delete the first sub-bullet on the page as follows:

- [- Achieve access for new development on this site and for a new rural neighborhood at Sherwood High School as recommended in the earlier discussion (page 32) which includes specific guidelines for this property to achieve the desired results.]

Page 48: Delete the first sub-bullet under the first bullet and replace with the following:

- [Encourages the provision of the same amount and quality of rural open space for institutional uses as for rural neighborhoods: 70-85 percent. This range allows the flexibility needed to ensure the continued vitality of existing institutions that are important to the community and reflect its traditions and values. The amount of rural open space on a site should ensure that this Plan's objectives for retaining rural character are met.]
- Institutional uses should be encouraged to provide rural open space in harmony with the goals and objectives of this Plan when the campuses are expanded. The appropriate percentage of rural open space should be considered at the time of development and should encompass at least 60% of the entire site.

Page 49: Delete the third and fourth sentences of the second sub-bullet as follows:

[This Plan also recommends that there be flexibility in the placement of commercial uses in the southeast quadrant to encourage design that better integrates residential and commercial uses. This flexibility is allowed by the proposed Sandy Spring/Ashton Rural Village Overlay Zone.]

Page 49: Insert at the end of the page as follows:

- Oakton Associates property lies in the Patuxent watershed in the northeast quadrant of the Ashton Village Center at the corner of MD 108 and New Hampshire Avenue. The property consists of 20.19 acres. One acre of the property is zoned C-2, the remainder is zoned RC. The acre of commercial zoning was added by the 1981 Master Plan to provide enough commercial zoning to allow relocation of the existing gas station (Free State Garage) from the MD108 right-of-way. The property is undeveloped and is currently leased and used to grow nursery stock. To the west, opposite New Hampshire Avenue, is R-200 and PD-5 development. The residential portion of the Oakton property, if developed under the Rural Neighborhood Cluster Zone, could achieve a pattern similar to existing patterns and still provide sufficient open space to create the needed transition and buffer between existing development in the Ashton Village Center and rural development to the north and east. Density for the residential portion should be capped at 8 to 10 units and clustered toward the Village Center. The commercial portion of the site should be included in the Rural Village Overlay Zone.

Page 51: Modify the entire page as follows:

BROOKE ROAD/CHANDLEE MILL ROAD AREA

This area is characterized by ties of kinship and a strong sense of community. The continued availability of housing that current residents can afford is essential to the neighborhood's survival. Many of the residents cannot afford the large lots and homes that are becoming typical of the general area. In addition, this community has long struggled with issues of inadequate waste disposal systems, substandard housing and uneven watershed protection. Poor soils and steep slopes contribute to the difficulty of finding solutions.

PLAN OBJECTIVES:

- **Encourage rehabilitation and renovation of substandard housing and, particularly, of waste disposal systems.**

This Plan supports:

- A renewed focus on solving the waste disposal systems problem [this “Neighborhood Strategy Area”] which coincides for the most part with the area zoned RMH-200. [This designation provides eligibility for Community Development Block Grant Funds for housing rehabilitation, public improvements and related social services.] Solution of the problem, however, should include strategies that will accommodate the existing community without leading to redevelopment that would destroy the character of the community.
- Consideration of provision of sewer service to address continuing public health problems with special attention to the cost impact on local households.
- **Maintain the existing rural character of the neighborhood while increasing housing choice and stock.**
- **Confirm existing [current] zoning [land use recommendations] which allows a limited amount of residential development and permits [areas for] smaller lots and single-wide mobile homes [in order to reflect the existing pattern of growth within the community and provide additional housing options].**
 - Smaller half-acre lots (RMH-200 Zone) may be possible since they are permitted on the higher ground of uplands and ridges where septic systems are more likely to function properly on the soils, and are less likely to harm streams.
 - Larger two-acre lots (RE-2 Zone) are permitted in areas where septic systems and wells are more likely to experience problems due to severely limiting soils.

- While double-wide mobile homes and manufactured homes are permitted in this area, single-wide mobile homes are permitted only on the smaller half-acre lots and only as special exception uses. They must meet the same development standards as conventional single-family detached homes.
- Mobile home parks would be inconsistent with this Plan and the Zoning Ordinance.
- The Plan recommends eliminating split zoning (RE-2 and RMH-200) on properties, and rezoning these properties to the RMH-200 zone.

Page 52: Revise Figure 16.

Page 53: Delete the entire page and replace as follows:

- **Provide for a cluster pattern of development on the Dellabrooke property to better protect the rural setting of the historic resource of Dellabrooke and its natural features.**

The Dellabrooke Property is located near Goldmine Road and includes the Mahlon Chandlee home and outbuildings which date to 1817. The property and access driveway to the historic site total approximately 111 acres. The property contains two branches of the James Creek, floodplain, wetlands, steep slopes, and forest cover. Any road access to development would involve at least one stream crossing. The property is within the Primary Management Area (PMA) for the Patuxent River Watershed (Functional Master Plan for the Patuxent Watershed, 1991) and a 10% imperviousness is recommended within the PMA.

There have been two development applications for the Dellabrooke Property. In 1987, the owner submitted a plan of subdivision, 1-87016, which was never approved and closed out in 1991, showing 30 lots on well and septic with access from an extension of Pyrite Lane, a public street. Review of that subdivision by the Historic Preservation Commission concluded that a 7 acre historic setting including outbuildings should be incorporated into the plan. In 1997, the owner submitted a pre-preliminary plan, 7-97005, showing 21 lots on well and septic using a private road extension from Pyrite Lane. This plan was based on ground water table analysis, and the number of units had been reduced accordingly. Private roads in the RE-2 zone had become an option as a result of an amendment to Section 59 C-1.34 of the Zoning Ordinance allowing lots to front on a private cul-de-sac in the RE-2 zone. The private road minimized the impact of grading to the historic setting.

The physical constraints and the historic designation suggest that cluster development, as opposed to well and septic large lot development, would be more effective in reducing the amount of clearing and construction within the sensitive areas. It would also afford more environmental protection and achieve an appropriate setting for the historic site. In

addition, public water and sewer service to this property would reduce the number of potential septic fields within the Patuxent watershed and would allow the lots to be located within the less environmentally constrained portion of the site and closer to the pumping station. Under the cluster method, it would be possible to keep development on 25% of the site, leaving 75% of the site in open space. The open space would include the floodplain, all the environmentally constrained areas, and the historic setting. This development also provides an opportunity to consider solutions to the failing septic fields along Brook Road/Chandlee Mill Road.

In order to achieve the objectives of the Master Plan, development should encompass 75% open space, environmental protection, historic preservation, and compatibility with surrounding development. Issues to be addressed at the time of subdivision and site plan should include: the mixing of different lot sizes to achieve compatibility with surrounding development and to maximize open space, eliminating or reducing the number of lots within the sensitive environmental areas, providing an appropriate historic setting on at least 7 acres, locating and designing a private road to reduce impacts on the historic setting, limiting impacts on the stream, and locating lots on land most suitable for development.

- Rezone from RE-2 and RMH-200 to the rural neighborhood cluster zone; maximum density not to exceed 48 lots.
- Community water and sewer service to be provided by a connection to the James Creek Wastewater Pump Station, adjacent to the site. This is not to be a precedent for sewer service to properties or portions of properties other than those specifically identified in this Plan. However, the reviewing agency should consider a solution or partial solution to the Brooke Road/Chandlee Mill Road health problem at the time of the community water and sewer category change request for the Dellabrooke property. See also Implementation Chapter.

Page 57: Insert an Existing Zoning Map and revise Figure 18 (Zoning Plan) to conform to recommendations of this resolution.

Page 59: Modify the first paragraph as follows:

A [The most] significant new concept recommended in this Plan relates to roadway design. Roadway design guidelines are included to help maintain the rural character of Sandy Spring/Ashton. Implementation of these guidelines and the creation of new roadway designs to enhance the rural character are high priority recommendations of this Plan.

Page 60: Modify the third paragraph of the first bullet as follows:

[A Draft Environmental Impact Statement has been prepared and is now undergoing public review and comment. The recommended alternative is expected to be selected in the fall of 1997, with the final Environmental Impact Statement (EIS) completed during the summer of 1998.] If the selected alternative for the ICC is different from the alignment assumed in this Plan, this and other master plans may be amended accordingly.

Page 60: Modify the second bullet as follows:

- **Provide access to MD 108 for a new neighborhood around [at] Sherwood High School.**

This Plan recommends that a new primary road, P 4, [access] be provided to MD 108 for a new primary residential road to serve the area south of MD 108 adjacent to Sherwood High School. (See Figure 20.) This is discussed in detail in the Land Use, Design and Zoning chapter.

Page 61: Revise Figure 19 and delete P-4A

Page 62: Delete the first and second paragraphs as follows:

[The preferred access is P-4, however, if it is not feasible due to the timing of development, then an alternative location for the road which would cross the high school site is acceptable (P-4A). For either P-4 or P-4A the intersection at MD 108 would be subject to the approval of the Maryland State Department of Transportation.

The Plan intends that only one of these access points should be ultimately chosen and this should be resolved at the County Council. (See also page 35.)

Page 62: Modify the first bullet as follows:

- **Provide [good] vehicular and pedestrian access to shops, residences and the future fire station, while keeping the focus of activity at the historic crossroads near the Bank and Post Office.**

This Plan recommends that Brooke Road be improved and realigned slightly, to help improve pedestrian and vehicular movement in the village center. This would maintain the historic crossroads of Brooke Road as the center of the village and allow better pedestrian access to shops and homes in the area. Improvements are likely to be needed to provide access for a new fire station on Brooke Road. Such improvements will probably require additional right-of-way and the removal of at least one existing building. See also ***.

[The design concept for the Sandy Spring village center is discussed on page 43 and includes an illustration.]...

Page 62: Modify the first paragraph of the second bullet as follows:

One of the shared experiences of Sandy Spring/Ashton is traveling the roads. They are the means by which residents move about their community and experience its rural setting. For this reason, the pavement of the roads [with their pavement], painted lines, shoulders, signs and paths are an integral part of the rural landscape. [The look of all roads has a significant effect on the rural character of Sandy Spring/Ashton.] This Plan recommends several strategies for ensuring that the roadways of Sandy Spring/Ashton contribute to maintaining the rural character of the area:

Page 63: Revise Figure 20 and remove reference to P-4A.

Page 64: Insert before the first bullet of the fourth sub-bullet as follows:

- Protect existing hedgerows and forested areas along rural roads in general to maintain the rural character at the roadside.

Page 64: Modify the first sentence in the last paragraph (which continues onto page 65) as follows:

The design of neighborhood roads, either as public or private roads, should be consistent with the rural character principles and guidelines of this Plan.

Page 66: Modify the first paragraph under the first bullet as follows:

One of the basic transportation planning issues is how to maintain the rural character of roadways when traffic volumes, either now or in the future, require roadway improvements and widenings. [The discussion which follows addresses this issue.]

Page 66: Under the heading, **New Hampshire Avenue (MD 650)**, modify the second paragraph as follows:

This Plan preserves the character of New Hampshire Avenue while accommodating traffic flow by confirming the current classification and establishing the number of through lanes and [following] design guidelines.

Page 69: Modify the text in the **Ednor Road** section to reflect reclassification of Ednor Road in the Approved Cloverly Master Plan as follows:

Ednor Road

This Plan [changes] recognizes that the Cloverly Master Plan has changed the designation of Ednor Road from primary to country arterial east of New Hampshire Avenue. This change [recommendation] helps retain rural character along the road and reflects the high traffic volumes and the road's function as a connector between Howard County and New Hampshire Avenue. This Plan maintains the existing two-lane configuration except as necessary to maintain safety at intersections.

If safety improvements are needed to Ednor Road west of New Hampshire Avenue, every effort should be made to retain existing trees north of Ednor Road. This is especially important since many mature trees on the south side may be removed for development of Hampshire Greens.

Page 69: Modify the **Bently Road** section as follows:

Bentley Road

Bentley Road is one of the original country lanes in Sandy Spring and is associated with the history and development of this rural village, and it retains the character and quality of a rural road today.

This Plan reclassifies Bentley Road to a country road. A country road is a new classification with its design standards yet to be determined. Suggested design features for the cross-section are shown in the *Rustic Roads Plan*. The pavement width would be 18-22 feet wide with shoulders up to [from 0-]4 feet wide. The design standards would be flexible to allow the MCDPW&T to provide safety improvements and other minor improvements compatible with the rural character of the area. The actual width would be determined by design speed and traffic volume. In addition, the intent is that drainage facilities would be constructed only if sheet flow creates problems and then would be custom designed to blend into the countryside: infiltration being the first choice.

Pages 71-72: Revise Table 3 to reflect this resolution.

Page 73: Under the heading, Pedestrian Paths, modify the first bullet as follows:

- **Improve pedestrian access within walking distance of the village centers. Pedestrian access is more important around the village centers where more homes and businesses are located in close proximity [near each other].** This is illustrated in Figure 22.

Page 76: Delete the second bullet as follows:

[Emphasize off-road Class I bike paths in the vicinity of the village centers.]

Page 76: Delete the entire section entitled **TRANSIT PLAN**.

Page 77: Revise Table 4 so that all bikeways recommended as “Class II” or “Class III” should be “Class II or III”; revise Table 4 further as follows:

**TABLE 4
BIKEWAY PLAN**

Route	Name	Limits	Type	Notes
PB-23	New Hampshire Avenue	<u>Hawlings River and MD 108</u> [Ednor Road and Hawlings River]	Class [I] <u>II or III</u>	On-road. Use existing shoulder.
		<u>MD 108 and Ednor Road</u>	<u>Class I</u>	[Class I in vicinity of Ashton village center.] <u>Off-road</u>

Page 79: Modify the last paragraph (which continues onto page 80) as follows:

The *Cloverly Master Plan* and this Plan recommend similar approaches to protection of environmental resources in the Northwest Branch and Patuxent River watersheds. A combination of appropriate development densities, park acquisition, and open space preservation combine to preserve and enhance stream buffers and significant forest stands. The [Draft] *County-wide Stream Protection Strategy*, (CSPS) [which is currently under review,] recommends management approaches that are consistent with the land use, environmental, and park acquisition recommendations of this Plan. [*Any additional information resulting from the CSPS review process will be addressed in the County Council worksessions, if necessary. Additional information on the relationship of the CSPS to this Plan is in the Technical Appendix.*]

Page 80: Under the heading **The Patuxent River Watershed**, modify the first paragraph as follows:

Generally, the area north of MD 108 and east of New Hampshire Avenue in Sandy Spring/Ashton is part of the Patuxent River watershed that [. This is significant because the Patuxent River watershed] provides drinking water for parts of Montgomery, Howard and Prince George's Counties. Although stream water quality remains high, studies have shown indications of a decline in reservoir water quality.

Page 80: Modify the second sub-bullet as follows:

- Continues the predominantly low-density land use pattern established by the 1980 Plan. Currently, the five-acre Rural Cluster zoning covers most of the Sandy

Spring/Ashton portion of the watershed. [This is this Plan's most significant response to concerns about maintaining and improving water quality in the reservoirs.] As noted in *The Patuxent Plan*, this type of land use pattern "is not likely to exacerbate the present situation."

Page 83: Modify the third paragraph as follows:

Key parcels in this portion of the watershed are very important because they are located at the headwaters [very beginning] of the stream valley. If these headwaters are degraded, the system further downstream (which is already experiencing stress) will decline to an even greater degree and chances for restoration will decrease.

Page 83: Modify the fifth paragraph as follows:

The *Cloverly Master Plan* maintains the low-density residential land uses and recommends the maximum use of best management practices in order to protect the Northwest Branch headwaters. [Therefore, t] This Plan provides recommendations for the Sandy Spring/Ashton area which are complementary to those for the Northwest Branch headwaters in Cloverly.

Page 83: Modify the sixth paragraph as follows:

Much of the undeveloped area in the Northwest Branch watershed is in some form of agriculture. Key parcels in the watershed are recommended for new rural neighborhoods at an overall density of approximately 1 dwelling unit per 2.2 acres, resulting in no greater than 11 percent overall imperviousness in the Northwest Branch headwaters within Sandy Spring/Ashton.

Page 84: Bold the third sub-bullet as follows:

- **Supports the use of best management practices for stormwater management, and sediment and erosion control measures for developing properties.**

Page 84: Under the **FOREST PROTECTION**, modify the third sentence in the paragraph as follows:

There are also significant forest stands on [associated with] undeveloped properties.

Page 84: Under the heading **PLAN OBJECTIVES**, modify the first and second bullets as follows:

- **Include forested [in] areas recommended for preservation as open space.** One of these areas is near The Sandy Spring on the Hoffman property. Although a new neighborhood is proposed in the vicinity, this Plan's recommendation for 70-85 percent

open space will help ensure protection of such forest stands. Where development occurs anywhere in the master plan area, consideration should be given to preserving forested areas as open space.

- **Identify High Priority Reforestation Areas.** In addition to stream buffers, a high priority reforestation area is between Sherwood Elementary School and the Farquhar property (The Cedars). This proposed reforestation[ed] area[, to be provided as part of compliance with the County Forest Conservation Regulations,] is to continue on the Bancroft property in the stream buffer to the south[which is primarily on the Bancroft Property]. Re[re]foresting this area will complete a forested corridor between the Anacostia River to the south and the Patuxent River to the north, interrupted only by road crossings. [This high priority reforestation area is also shown on the Land Use Plan.]

Page 84: Insert the following text after the second bullet as follows:

- **Preserve Trees as part of the rural character.** Where trees or hedgerows occur along roads or at property boundaries, a high priority should be given to maintain the wooded character and preserving existing trees.

Page 87: Under the heading **PARK AND RECREATION FACILITIES**, modify the first and second paragraphs as follows:

There is a need for more parkland in Sandy Spring/Ashton to preserve The Sandy Spring and large areas of rural open space that surround it in the Rural Legacy Area, and to provide for the creation of a north-south trail to provide access to rural open space. Other new parkland would provide for a village green to enhance the Sandy Spring village center, to provide an area for active recreation, and for additional environmental protection. [Because a major objective of this Plan is the protection of the rural open space that establishes the rural character of Sandy Spring/Ashton, a high priority is given to the protection of such open space in the Rural Legacy Area.]

[The community has expressed a very strong interest in preserving rural open space, and in the creation of the Village Green. They have also expressed a desire to have more local ballfields.]

Page 88: Delete the italicized sentence at top of page as follows:

[The staff will continue to study ways to provide ballfields on land in public ownership, while still achieving the rural open space objectives of this Plan.]

Page 88: Delete the last sentence of first paragraph and replace as follows:

This community is currently served by several recreation facilities. Some are nearby but outside the Sandy Spring/Ashton area; these include Olney Manor Recreation Park and

Swim Center and Ednor Local Park as well as the planned Manor Oak Park. There are additional outdoor recreation facilities within Sandy Spring/Ashton at Sherwood Elementary School and Sherwood High School. Such facilities are available to area residents after school hours. Both schools have ballfields as will the new [Northeast] Blake High School upon its completion, scheduled to open in September 1998. Other parks in the general area include Greenwood Local Park in Olney and Cloverly Local Park. [Based on County-wide analysis of recreation needs as part of the 1993 PROS Master Plan update, no additional parks are needed in the area for active recreation.] This Plan recommends a 10 acre portion of the Alfandre property adjacent to the Sherwood High School be acquired by M-NCPPC for active recreation.

Page 88: Modify the language under **PLAN OBJECTIVE** as follows:

PLAN OBJECTIVE:

- **Provide a north-south regional trail comprised of the Northwest Branch Trail and the Rural Legacy Trail to connect parkland to the north and south and to provide a reflective experience associated with the heritage of the county and Sandy Spring/Ashton.**
 - This regional trail system is comprised of two trails, the Northwest Branch Trail and the Rural Legacy Trail (discussed on page 28). The Northwest Branch Trail provides a through-connection between the stream valley park to the south and the Hawlings River stream valley park to the north. It connects key regional destinations. On the other hand, as discussed earlier in this Plan, the Rural Legacy Trail connects a constellation of special features associated with the heritage of the county. These trails coincide for a short distance in the vicinity of Woodlawn Manor and The Sandy Spring. They and will provide the community with direct access to the rural landscape. The Rural Legacy Trail connects Woodlawn Manor Park to the Sandy Spring Museum via easements through private land. The Northwest Branch Trail connects Woodlawn Manor Park to the High School (via the new rural community) and then continues to the Sandy Spring Museum. The Plan recommends that this trail extend up to the existing Northwest Branch Trail near the Hawlings River and Rachel Carson Park. Specific alignment is not shown in the Plan because alternative alignments continue to be studied. Nonetheless, a connection between MD 108 and the Hawlings River is recommended.
 - [The width of the Trail corridor would vary up to approximately 300 feet except where it expands and becomes the scenic viewshed for the Rural Legacy Trail as described earlier.] The design and exact width and location of the trails should be determined by future Parks Department studies. However, the trails should be unpaved and designed in keeping with the historic and agrarian setting of the area.

The only exception is where the trail runs through a new rural neighborhood[.];
[I]n that location it should be paved.

Page 89: Revise Figure 26 to reflect additional parks.

Page 90: Modify the entire page as follows:

[North of MD 108, the Trail would provide an essential equestrian/hiking link from the Northwest Branch to the Patuxent River. It is represented by a desire line on the map with final determination of its location to be made as part of a more detailed study. North of MD 108, a route for this trail could be partially provided by Celebrity Lane and an existing easement on a private lot to Hawlings River Stream Valley Park.]

[Any type of trail terminating at or near Rachel Carson Park would require an examination of the management practices for this park to minimize any environmental damage or conflicts with the conservation and environmental purposes of this park.]

- **Acquire additional parkland in Sandy Spring/Ashton.**

- A forty acre portion of the Alfandre property, including the setting for the Sandy Spring, should be acquired by M-NCPPC. Acquisition of these forty acres (including the ten acres for active recreation discussed below) will provide the necessary parkland for this area and also reduce the total amount of development. [The Sandy Spring and its immediate setting should be added to the M-NCPPC park system. Staff will continue to study this scenario to determine the appropriate acreage.] Pedestrian access should be provided and the setting enhanced with seating and landscaping if appropriate to the character.

[Under the rural neighborhood concept recommended by this Plan, this new park could expand to include most of the rural open space preserved on the Alfandre and Hoffman properties. This is illustrated in Figure 26. If placing this land in public ownership is determined to be the most desirable strategy for maintaining the rural open space "in perpetuity", then this parkland should be acquired through dedication. Consideration should be given to continued use of this rural open space for agricultural uses, such as grazing or crop cultivation and to creation of a best management practices plan in conjunction with appropriate agencies.]

- M-NCPPC to acquire a ten acre portion from the Alfandre property adjacent to the high school for active recreation.

- Expand Woodlawn Manor Park to the east as shown in the 1980 Plan to close the gap between Woodlawn Manor Park and the Northwest Branch Stream Valley Park (Unit #7).

- Add through dedication or acquisition by M-NCPPC, the Village Green recommended for Sandy Spring village center. One of the purposes of the Village Green is to provide a focal point and an increased sense of community for Sandy Spring/Ashton. Facilities at the Village Green could include a gazebo, seating, landscaping and perhaps play elements.
- **Promote local community use and enjoyment of existing park and recreation facilities.**
 - Consider incorporating a trailhead with parking, within Woodlawn Manor Park, for the regional hiker/biker trail.
 - Maintain the Ross Boddy Community Center and improve pedestrian access to it from the neighborhoods in Sandy Spring village center.

Page 91: Under the heading OTHER PUBLIC USES, delete the first bullet and sub-bullet as follows:

- [• Enhance the village center’s role as a community focal point and respond to the community’s interest in having its own branch library again.
 - Consideration should be given to creating a storefront branch library in the Sandy Spring village center.]

Page 91: Under the heading **OTHER PUBLIC USES**, modify the second sub-bullet of the second bullet as follows:

Consider [I]including[e] facilities for community gathering at the fire station if feasible. (See Land Use, Design & Zoning chapter.)

Page 94: Revise Figure 28 to delete historic resource 23/90 that is not in the Master Plan Area and not discussed in the text.

Page 99: Modify this page after the first paragraph as follows:

Zoning is the primary tool by which the land use and design recommendations of this Plan will be implemented. The zoning plan shown in the fold out map and in Figure 18 summarizes all the zoning recommendations. The zoning plan confirms [is a confirmation of] most of the current zoning in Sandy Spring/Ashton and [but also] includes [several important] zoning changes [that focus primarily on sites] within the Rural Legacy area, within areas designated for new rural neighborhoods and the village centers [area].

The zoning recommended in this Plan will be implemented through a Sectional Map Amendment (SMA) process. The two new zones recommended in this Plan will be implemented through the SMA. There is, however, one exception. This Plan recommends that a staged zoning should occur for three properties: the Batheja, Isaacson, and Eppard properties located within the Rural Village Overlay. The Rural Village Overlay will be placed on these properties through the SMA and the underlying existing residential and commercial zoning confirmed by the SMA. If the County purchases the existing commercial properties before the SMA, then the rezoning of the residential portions of these properties to commercial zoning can occur as part of the SMA. If this does not occur, then the County can initiate a second SMA to change the underlying zoning for these three properties when the existing commercial structures are purchased or torn down.

This Plan recommends amending the Zoning Ordinance in the following ways:

[Sandy Spring/Ashton] Rural Neighborhood [Overlay] Cluster Zone

This new zone is needed to implement Plan recommendations for the Rural Legacy area and rural entry areas.

The purpose of the [Sandy Spring/Ashton] Rural Neighborhood [Overlay] Cluster Zone [Rural Neighborhood Zone] is to require clustering of development into neighborhoods and ensure preservation of large areas of rural open space. The areas of application are shown in Figure __. The new zone has a standard method of development that allows 1 dwelling unit per 5 acres, with a requirement to provide at least 60% rural open space. The optional method of development can allow densities of up to 1 dwelling per acre, with a consequent increase in the amount of open space. (The Master Plan may cap the density at a lower amount.) Reduced lot sizes allowed under the optional procedure allow for a more compact, efficient neighborhood and encourages preservation of additional open space. [The overlay zone text will be transmitted to the County Council in Fall 1997.]

Page 100: Modify the entire page as follows:

As shown in Table __, the Rural Neighborhood Cluster Zone allows [a base density of one dwelling unit per five acres and] an optional density of 1 dwelling unit per 1 [2.2] acre[s] although this Plan caps the density for properties recommended for the RNC zone at 1 unit per 2.2 acres. The optional method provides a density bonus for the preservation of additional open space which will remain rural and open in perpetuity, provision of a [variety] diversity of lot and house sizes, and responsiveness to guidelines of the Plan, particularly those related to qualities of the rural neighborhood and its setting.

The zone requires preservation of [75] 65-85 percent rural open space; however, this [amount could be reduced to 70 percent] Plan recommends more limited ranges for specific properties. At the time of development, the Planning Board will have to

determine the specific amount of open space within the range to achieve the Plan's objectives [Such a reduction would be contingent upon both the *quality* and *character* of the open space achieving the same standards as would be achieved with 75-85 percent. This would mean that through the use of outstanding design, an equally meaningful open space experience could be created.]

The standards that would still have to be met include:

- Views from the Rural Legacy Train, rural entries or village edges are protected.
- Sensitive environmental features are protected and impact minimized.
- [agrarian] rural setting for the residential neighborhood is maintained.

[Furthermore, variety in lot size would be required on all properties, not just those over 70 acres in size.]

This plan strongly recommends that the Rural Neighborhood Cluster zone be in place at the time of the comprehensive rezoning (the Sectional Map Amendment) of the Sandy Spring/Ashton Master Plan area and be applied at that time.

Sandy Spring/Ashton Rural Village Overlay Zone

The purpose of the Rural Village Overlay Zone [(Village Zone), which will be transmitted to Council in Fall, 1997,] is to address issues related to enhancing rural village character and providing design flexibility.

The proposed Overlay [Village] Zone will help ensure the continuation of land uses and patterns that characterize rural settlements. A rural village zone to do this was recommended in the 1980 Plan but never developed. In part, this was because the rural village zone as it was envisioned at the time was to have County-wide implications and was to be formulated to meet the needs of many rural settlements. The proposed Overlay [Village] Zone has been tailored to the specific needs of Sandy Spring/Ashton without affecting all of the other rural villages of the County. Key features of the zone are described below:

Page 101: Revise Table 6.

Page 102: Under the heading *For Commercial and Commercial/Residential Mix*, modify the title and the first, second, fifth, and eighth sub-bullets as follows:

For Commercial [and Commercial/Residential Mix]

- Flexibility to create better design with site plan review.

- Flexibility in siting to allow parking in conjunction with commercial [and residential] uses to float between certain adjacent properties to the most desirable locations on the site if the master plan so recommends. (See page[s]45 [and 48])]
- [- Flexibility to permit apartments over retail, without introducing multi-family structures inconsistent with the village character.]
- Commercial properties and adjacent residential uses where design flexibility [and mixing of these uses] is recommended in the Plan.

Page 103: Modify the first sentence of the first paragraph as follows:

The permanent retention of the rural open space created through the R[r]ural N[n]eighborhood cluster zone [concept] is critical.

Page 103: Modify the second sentence of the second paragraph as follows:

The rural open space [pattern on private property], once approved by the Planning Board, would be recorded as such in the land records of Montgomery County [in either] as an easement [document] or as part of homeowners' association covenants.

Page 103: Modify the third paragraph as follows:

This Plan recommends that the Rural Neighborhood Cluster Zone that would implement the rural neighborhood concept, identify uses that are permitted by right or as special exceptions within the 65 [70]- 85 percent rural open space [as well as those permitted within the 15-30 percent residential portion of a site. While the Plan provides the specific land use rationale for permitting or excluding certain uses, the zone actually determines those uses].

Page 103: Modify the last bullet as follows:

- Private ownership by an individual or other entity who maintains large conservation easements on the land, which could include establishing ["conservancy] large lots["] of [25] 10 acres or more on which individual households can live but where most of the property would be maintained as open space.

Page 104: Modify the first paragraph and insert additional text as follows:

Several of these strategies could include the participation of a local land trust which is an effective approach. During the course of this Plan, the community formed an organization for this very purpose, the *Greater Sandy Spring Green Space, Incorporated.* Such an organization [It] c[w]ould address the community concerns about the future of the open space should government rules or policies change over time and c[w]ould

provide for direct and on-going involvement of the community in preserving the rural open space.

This Plan, therefore, recommends that the most suitable strategy and appropriate mechanism available at the time of development under the Rural Neighborhood Cluster Zone be selected to protect the open space. This Plan also recommends that Planning Staff prepare a report on the different means available to preserve open space, the advantages and disadvantages of each, and changes in policy or law necessary to ensure long-term preservation of open space.

Page 104: Under the heading **Comprehensive Water Supply and Sewerage Systems Plan**, modify the first bullet and add a new bullet after bullet one as follows:

- **Provide community service consistent with the general policies of the *Comprehensive Water Supply and Sewerage Systems Plan*.** Those policies do not generally provide for the provision of community sewer service at development densities of less than one dwelling unit per 1/2 acre unless otherwise recommended by an area master plan or sector plan. **[This Plan recommends such an exception in order to implement the development proposed for the following areas:]** (See Figure 29.)
- This Plan recommends the provision of community water and sewer for the Rural Neighborhood Cluster (RNC) zone only for development utilizing the optional method and only to serve the portion of the site with the clustered development. Provision of water and sewer for large lots (1 acre or more) developed under the optional method should be evaluated on a case-by-case basis (based upon proximity to cluster development). The provision of community water and sewer service will allow flexibility of design and preservation of large areas of rural open space that would not be possible if septic systems were required. The flexibility of design will allow the placement of structures based on rural character principles and guidelines, rather than placement dependent on the suitability of soils to support septic systems. Community sewer service in the Sandy Spring/Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone. Development dependent on septic systems under the standard method, therefore, may not be able to use the 25,000 sq. ft. minimum lot size in conformance with the regulations included in *On-site Water systems and On-site Sewage Disposal Systems in Montgomery County* and the policies in the *Comprehensive Water and Sewerage Systems Plan*. Community water service for the RNC zone standard method should be evaluated on a case-by case-basis.

[- Areas zoned with the Sandy Spring/Ashton Rural Neighborhood Overlay Zone: The provision of community sewer and water service will allow flexibility of design and preservation of large areas of rural open space that would not be possible if septic fields were required. The flexibility of design will allow structures to be placed based on rural character principles and guidelines, rather than on soil suitability for septic fields.

The provision of water and sewer service is intended to be one of the benefits of clustering. Therefore, neither water nor sewer service should be provided unless clustering occurs on those properties 25 acres or more in size. The approval of the] *revision continues on page 105 below.*

Page 105: Modify the entire page as follows:

[appropriate water and sewer service area categories should be coordinated with the Planning Board's approval of preliminary plans which implement the required cluster method of development.]

[· Provide community water and sewer service for the cluster development proposed for the Danshes and Ligon (Avalon) properties to accommodate village expansion which will contribute significantly to the viability of the Sandy Spring village center.]

[· Provide community water and sewer service for the cluster development proposed for the Farquhar (The Cedars) property to preserve open rural space at the entry of the village center and the setting of the homestead.]

[· Provide community water and sewer service for the cluster development proposed for the Dellabrooke property.]

[· Provide community water and sewer service for the cluster development proposed for the areas south of MD 108.]

- Community sewer and water in the Sandy Spring Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone. Subdivision development under the standard method, therefore, may not be able to use the 25,000 SF minimum lot size on septic system in conformance with the *Comprehensive Water Supply and Sewerage Systems Plan.*

- This Plan recommends community water and sewer service for properties within the Sandy Spring/Ashton Rural Village Overlay Zone as follows:

[Areas within the Sandy Spring Rural Village Overlay Zone: provide community water and sewer service for properties within this zone as follows:]

Page 106: Modify the third bullet as follows:

- **Study the provision of sewer and water service to the Chandlee Mill Road/Brooke Road Area.** Sewage disposal and water supply problems are identified as concerns in the 1980 Plan and a renewed effort should be made to find funding and strategies to address

them. The M-NCPPC, the Washington Suburban Sanitary Commission, and the Departments of Environmental Protection, Housing and Community Affairs, and Permitting Services need to address this issue as an amendment to the appropriate chapters of the *Water and Sewer Plan*. See also pages .

Page 106: Insert the following text under bullet 3 as follows:

As noted in the Land Use chapter, development of the Dellabrooke property using community water and sewer service under the RNC zone optional method may provide for a partial solution for this problem. This Plan recommends that consideration of how the Dellabrooke site may contribute to a solution that can be coordinated with the water and sewer category change and the subdivision processes. These solutions can include the provision of land area 1) to allow access via easements to the Dellabrooke community water and /or sewerage systems, 2) to provide for the location of a sewage pumping station to be used solely for the solution of the health problem or 3) to allow the siting of replacements for the failing on-site septic systems. The solution should also allow the existing community to continue to thrive without leading to redevelopment that would destroy the character of the existing community. (See also Page 51- 53)

Pages 109 -121: Modify the Appendix Section as follows:

1. Revise Appendix B to reflect correct figures for the end state yield.
2. Revise Appendix C (Table 8) to reflect the zoning mechanisms of this Plan.
3. Delete Appendix D, many of the issues raised were based upon the Staff's Draft recommendations which are no longer relevant.

General

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan. All references to the Rural Neighborhood Overlay Zone should be changed to the Rural Neighborhood Cluster Zone. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan .

This is a correct copy of Council action.


Mary A. Edgar, CMC
Secretary of the Council

TABLE 8

KEY PARCELS: MAXIMUM YIELD

YIELD (dwelling units)					
AREA	ACRES	1980 Plan Large-Lot Pattern		This Plan Rural Neighborhood [Concept] Cluster	
		Probable: Well & Septic Constraints: Overall 1 du/3.5 acres	Maximum Potential: Overall 1 du/2 acres	Base Density Standard Method [(Cluster)] 1 du per 5 ac	Maximum Density Optional Method [(Cluster)] 1 du per 2.2 ac
Sandy Spring Village Center & Setting					
Danshes	92	18	18	18	33
Ligon (Avalon)	27	7	13	5	12
Farquhar (The Cedars)	69.7 [61]	19 [17]	34 [30]	13 [12]	31 [27]
Bancroft	106	30	53	21	48
Gibian	18.2	12	24	8	21
Olds	19.9				
DiBatista	10.4				
SUBTOTAL	334.5 343.2	86 [84]	142 [138]	65 [64]	145 [141]
Rural Legacy Area					
<i>[Sherwood High School Neighborhood] Northern Neighborhood</i>					
Hodges (Auburn)	47	13	23	9	21
Alfandre	121.5	34	60	24	55
Hoffman	107.5	30	53	21	48
SUBTOTAL	276	77	136	54	124
<i>[Ednor Road Neighborhood] Southern Neighborhood</i>					
O'Connell	35.9	10	17	7	16
Schaefer	25.2	17	12	5	11
Dematatis	67.7	19	33	13	30
SUBTOTAL	128.8	46	62	25	57
Dellabrooke **	111	21	21	22	48
TOTAL	859 [739.3]	230 [207]	361 [336]	166 [143]	374 [322]

Note: 1 This chart is for comparative purposes; actual yields may be less depending on subdivision and site plan review.

2 These numbers are computed on a parcel-by-parcel basis (they do not assume assembly).

3 Does not include the Lansdale property, or Harewood Historic Resource.

4 16 of the total 77 acres remain RE-2

** See text for cap on lots and number of lots shown on subdivision plans filed on Dellabrooke property.

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 *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*; 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 October 10 and November 7, 1996, on the Public Hearing (Preliminary) Draft Sandy Spring/Ashton Master Plan, being also an amendment to the *Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, as amended; *The Master Plan of Bikeways, 1978*, as amended; *The Functional Master Plan for the Patuxent River Watershed, 1993*; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties, 1964*, as amended; and *The Master Plan of Highways within Montgomery County*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on September 25, 1997, approved the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan and forwarded those recommendations with a fiscal analysis to the District Council on November 26, 1997, and January 15, 1998; and

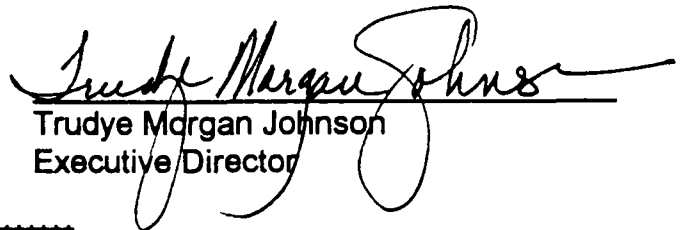
WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on January 20, 1998 wherein testimony was received concerning the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan; and

WHEREAS, the District Council on July 7, 1998, approved the Planning Board (Final) Draft Sandy Spring/Ashton Master Plan subject to modifications and revisions set forth in Resolution No. 13-1364.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission do hereby adopt said Sandy Spring/Ashton Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as amended; and as approved by the District Council in the attached Resolution No. 13-1364; and

BE IT FURTHER RESOLVED, that copies of said Amendment should be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

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 Holmes, seconded by Commissioner Bryant, with Commissioners Bryant, Holmes, Hussmann, and Perdue voting in favor of the motion, and Commissioner Richardson being absent, at its regular meeting held on Thursday, July 9, 1998, in Silver Spring, Maryland.


Trudye Morgan Johnson
Executive Director

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 of Commissioner McNeill, seconded by Commissioner Bryant, with Commissioners Boone, Brown, Bryant, Dabney, Holmes, Hussmann, McNeill voting in favor of the motion, and with Commissioners Hewlett, Perdue, and Richardson being absent, at its regular meeting held on Wednesday, July 15, 1998, in Silver Spring, Maryland.

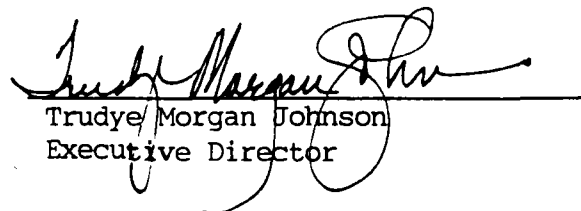

Trudye Morgan Johnson
Executive Director

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HIGHLIGHTS

RURAL CHARACTER

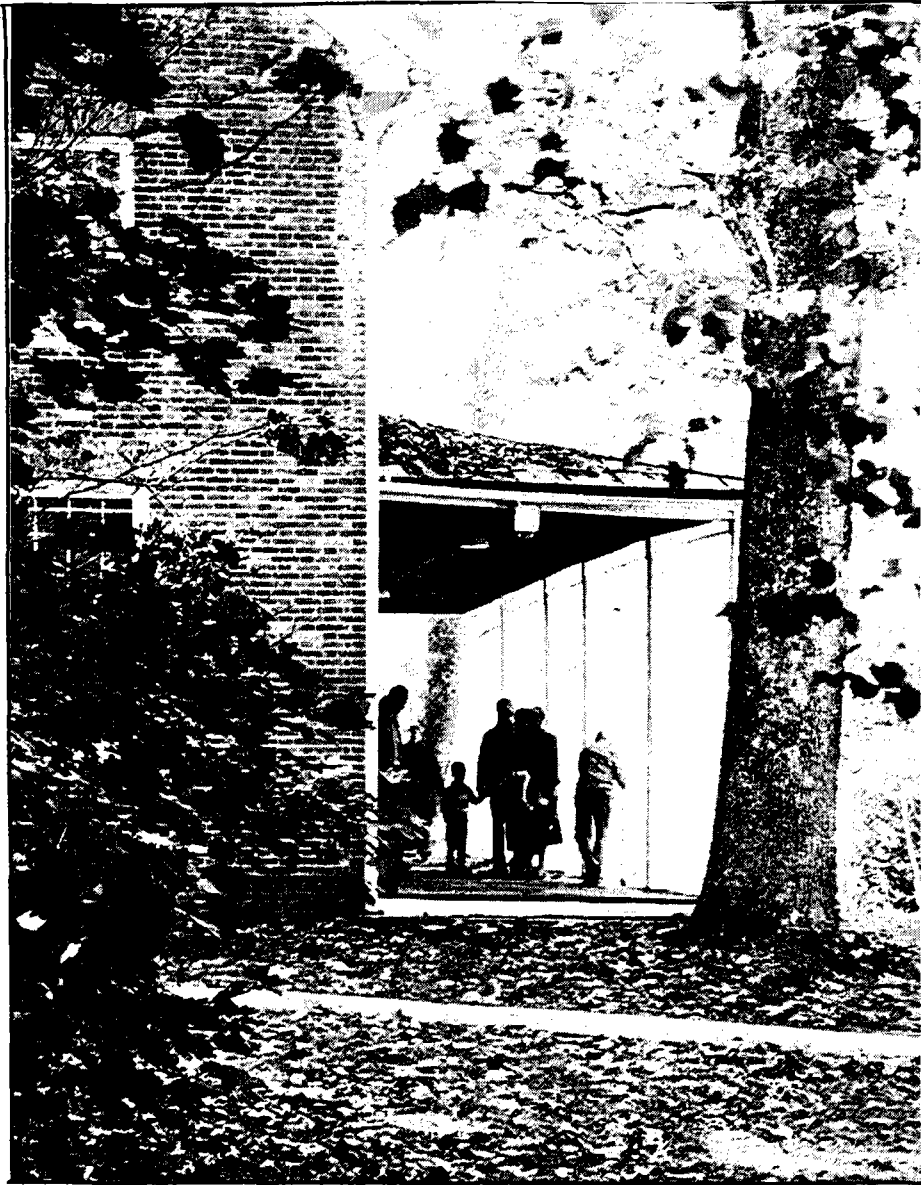
This Plan strengthens the 1980 Plan's commitment to maintain and preserve the aesthetic qualities and rural character of Sandy Spring/Ashton.

Sandy Spring/Ashton's special character has been shaped by the land, the buildings, and, most importantly, the community. The Friends Meeting House, the Brooke Road/Chandlee Mill Road neighborhood and century-old farms all continue a sense of tradition and community that began in the 1700's. Sandy Spring/Ashton has experienced a large amount of development since 1980. This creates a major challenge since the very qualities that attract people are being altered by new development. This Plan recognizes that additional development will occur but recommends development patterns and design standards that will help continue Sandy Spring/Ashton's unique rural character. This Plan:

- Defines the Elements of rural character as:
 - Rural Open Space
 - Rural Traditions
 - New Rural Neighborhoods
 - Rural Roads
 - Rural Villages
- Proposes the cluster form of development as an alternative to large-lot residential development.
- Proposes preservation of large areas of rural open space on much of the remaining developable property, in order to:
 - Continue the rural landscape south of MD 108 while accommodating new neighborhoods
 - Provide attractive rural entries along main roads
 - Preserve historic settings
- Proposes strategies for maintaining the rural open space.
- Proposes a Rural Legacy Trail that provides a trail experience that captures the special historic and cultural qualities of the area.
- Proposes preservation of the scenic vistas from the Rural Legacy Trail through rural open space preservation and design guidelines.

RURAL CHARACTER

FIGURE 1



The Friends Meeting House



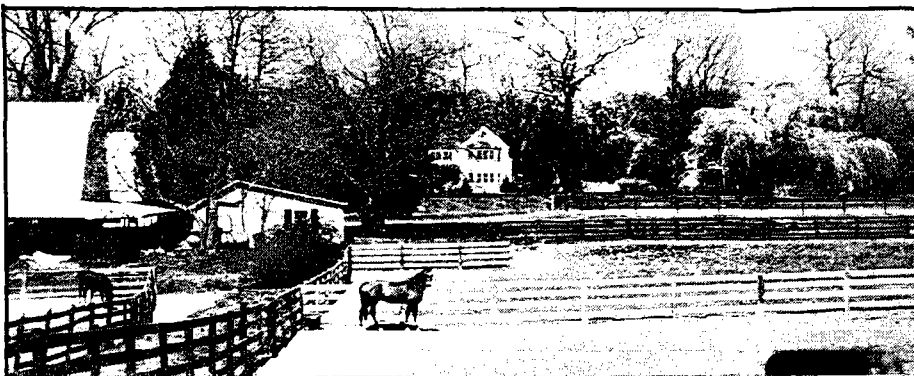
The Sandy Spring



Village Neighborhood



Ashton Village Center



Auburn Farm



Woodlawn Manor

TRANSPORTATION

This Plan provides a transportation network that balances regional transportation needs with the rural character envisioned for Sandy Spring/Ashton.

Sandy Spring/Ashton faces the dilemma of many other small towns in the County: responding to regional through-traffic without sacrificing local character and mobility. The 1980 Plan emphasized the importance of an alternative east-west roadway, the Intercounty Connector (ICC), to relieve Sandy Spring/Ashton of regional through-traffic particularly on MD 108. This Plan continues to stress the need for the ICC.

Transportation discussed in this Plan includes more than just roads. Bikeways and pedestrian circulation are also addressed.

This Plan:

- Recommends new road cross-sections that will enhance the rural character of roads in new rural neighborhoods and can also be used for existing roads being improved for regional traffic.
- Confirms the 80-foot right-of-way for MD 108 recommended by the 1980 Plan and recommends a cross-section that is consistent with the rural character of the village centers.
- Recommends the addition of three roads to the Montgomery County Rustic Roads Program.
- Recommends bikeway and pedestrian routes that emphasize access to community destinations and the rural landscape.

TRANSPORTATION

FIGURE 2



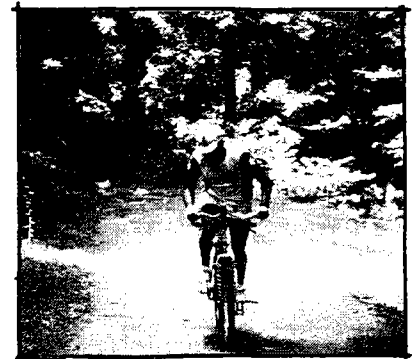
Norwood Road



Morning Traffic: Norwood/Dr. Bird Rd



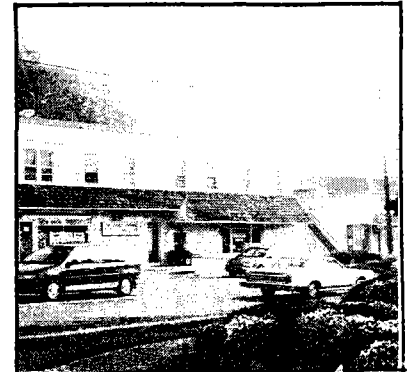
Tucker Lane Rustic Road



Typical Class 1 Bikeway



New Hampshire Avenue



MD 108: 80-foot right-of-way

ENVIRONMENT & COMMUNITY RESOURCES

This Plan protects the Northwest Branch headwaters and the Patuxent River watershed and recommends extending the trail system.

The overall low-density development pattern proposed for the majority of the study area is the most reliable environmental protection strategy to protect sensitive headwaters and the drinking water supply.

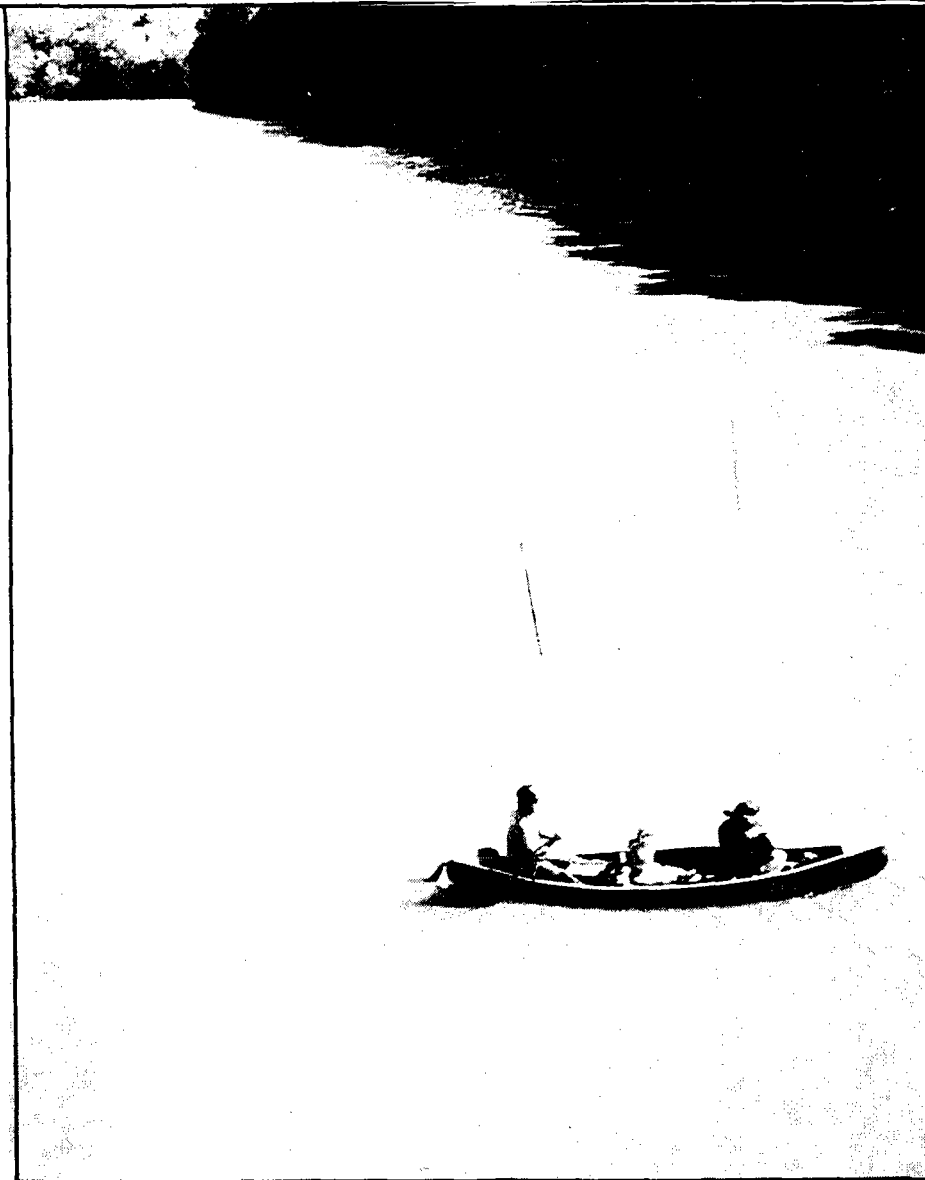
The preservation of sizable areas of rural open space is a key feature of this Plan. Such preservation includes permanent conservation areas and recreation areas. Some of the open space is part of a greenway system. The greenways in this Plan include private stream buffers and public parks that provide linear open space and natural habitat as part of a larger system. In some locations the greenways include paths that provide access to the rural landscape.

This Plan:

- Reinforces the objectives of the 1993 *Functional Master Plan for the Patuxent River Watershed*.
- Adds forty acres of parkland around the setting of the Sandy Spring, including ten acres for an active recreation park adjacent to Sherwood High School.
- Encourages the development of strategies to address unresolved public health and environmental problems in the Brooke Road/Chandlee Mill Road Area.
- Designates the Northwest Branch and Patuxent River stream valleys as part of a Greenway system of open space for recreational and conservation use.
- Recommends extending the existing trail system in parkland to include a connection to Rural Legacy Trail.
- Identifies priority areas for forest protection and enhancement.
- Recommends sewer and water connections for new rural neighborhoods and modest expansion of the village centers.
- Confirms the current designation of the historic district and individual historic sites.

ENVIRONMENT AND COMMUNITY RESOURCES

FIGURE 3



Rocky Gorge Reservoir as seen from Ednor Road



Historic District



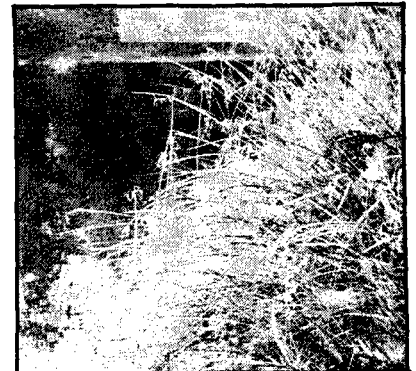
Hawings River: Patuxent Watershed



Stormwater Management Pond:
Friends House Retirement Community



Meeting House Road / Rural Legacy Trail



Restored Wildlife Habitat at Pond

INTRODUCTION

OVERVIEW

“The Plan shows in detail land use, transportation systems, community resources and zoning, and represents the strong desire of the community to remain rural.”
- 1980 Sandy Spring/Ashton Master Plan

The community's commitment to preserve the area's rural character is just as strong today as it was 15 years ago. **This Plan continues the 1980 Plan's emphasis on maintaining the aesthetic qualities and rural character of Sandy Spring/Ashton.**

Although the 1980 Plan emphasized a commitment to preserving rural character, there is no clear definition in the Plan of what constitutes rural character. The 1980 Plan essentially relied on a large-lot, low-density development pattern, with clusters of development in the village centers to “help continue the rural surroundings and life style that have traditionally characterized Sandy Spring/Ashton.” The 1980 Plan’s reliance on a zoning strategy that permitted large-lot, low-density development pattern and clustering around the village centers has not been as effective in maintaining the rural character, as originally envisioned. Use of the RE-2 zone, in particular, has resulted in a pattern that reflects the underlying capacity of land to develop under well and septic systems, rather than development that would preserve the rural landscape.

This Plan explores what constitutes rural character and concludes that a different planning strategy must be implemented if Sandy Spring/Ashton's special rural features are to be preserved. This is especially true given the location of large, undeveloped properties near the village centers and most significantly near the historic Sandy Spring and the Meeting House Road area. This Plan looks closely at these properties and makes land use, design and zoning recommendations to ensure that future development responds to the character of these special places.

COORDINATION WITH NEIGHBORING COMMUNITY MASTER PLANS

The relationship of Sandy Spring/Ashton to the region and to neighboring planning areas is shown in Figures 4 and 5. Planning coordination with Eastern Montgomery County has focused primarily on issues related to transportation and environmental protection.

In terms of the *Olney Master Plan*, this Plan continues to reinforce a separate identity for Sandy Spring/Ashton. This Plan expands the 1980 Sandy Spring/Ashton Master Plan boundaries to help

accomplish this objective. The areas affected are located north of MD 108 and include properties that straddle the 1980 Plan boundaries: Dellabrooke and Brooke Grove Manor Nursing Home.

MASTER PLAN PROCESS

During the Master Plan process there were over 30 meetings of the Sandy Spring/Ashton Master Plan Citizens Advisory Committee (CAC), Planning Board worksessions, community workshops on a variety of planning topics, property owners meetings, and technical workgroup meetings with governmental agencies affected by the Plan's recommendations.

The time and commitment represented by the Plan is not due to the size of the Master Plan area or the amount of acreage available for development. This Plan has commanded a high level of interest among residents and property owners because it addresses the rural character of Sandy Spring/Ashton. The remaining developable acreage in Sandy Spring/Ashton includes properties which define and shape the setting of Sandy Spring/Ashton. The level of interest in this Plan process has been very high because recommendations for the remaining acreage will define the rural character of Sandy Spring/Ashton.

This Plan also reflects consideration of Planning Board and County Council public hearing testimony and a collaborative effort between property owners and nearby neighborhoods to reach agreement on certain controversial issues.

IMPLEMENTATION OF THE MARYLAND PLANNING ACT OF 1992 AND THE GENERAL PLAN FOR MONTGOMERY COUNTY

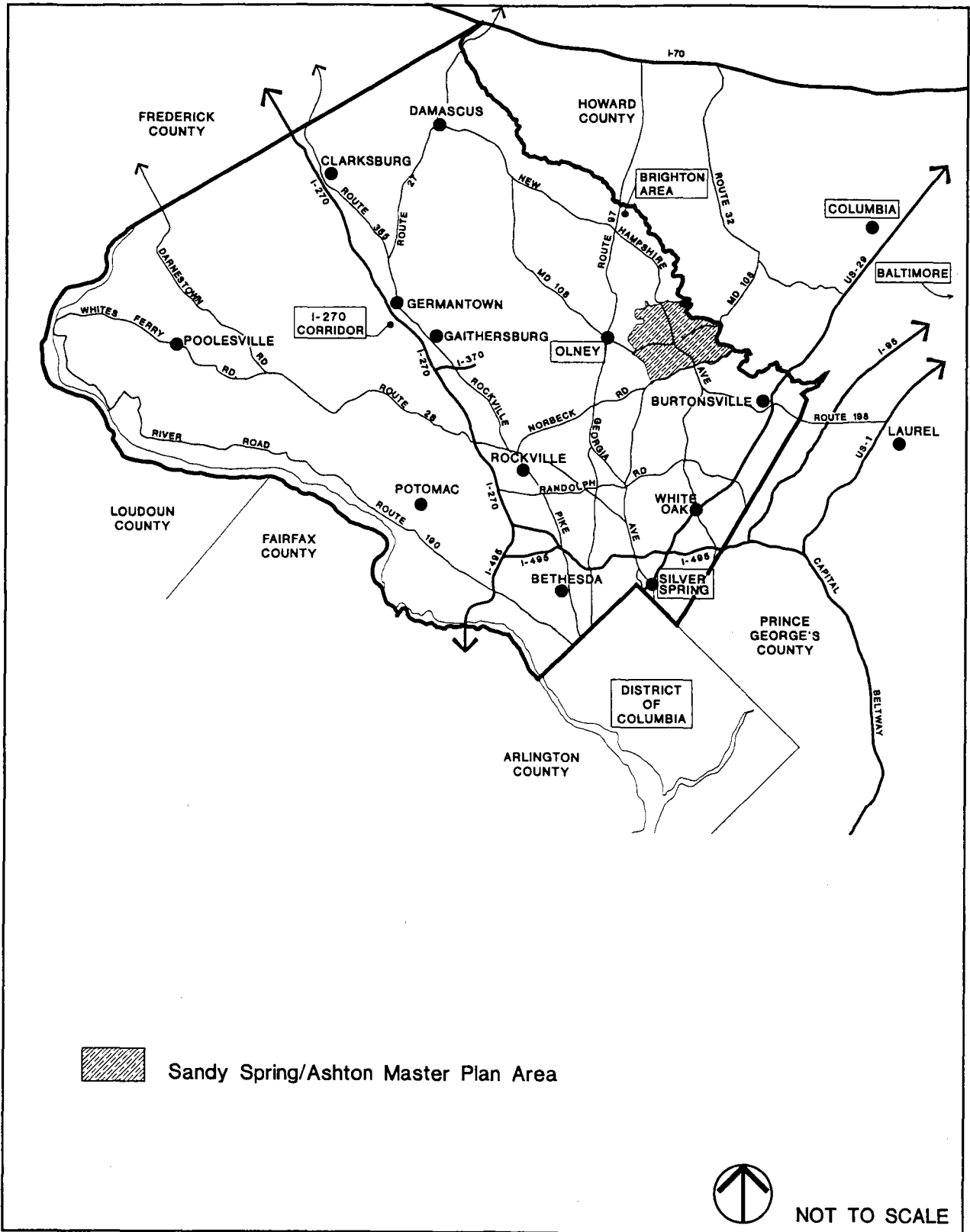
The seven visions of the Maryland Economic Development, Resource Protection, and Planning Act of 1992 (the Planning Act) and the 1993 *General Plan Refinement of the Goals and Objectives for Montgomery County* together establish state and county-wide planning objectives that must be reflected in local master plans.

The seven visions of the Planning Act, as stated in Article 66B of the Annotated Code of Maryland are:

1. Development is to be concentrated in suitable areas;
2. Sensitive areas are to be protected;
3. In rural areas growth is to be directed to existing population centers and resource areas are to be protected;
4. Stewardship of the Chesapeake Bay and the land is to be considered a universal ethic;
5. Conservation of resources, including a reduction in resource consumption, is to be practiced;
6. To assure the achievement of paragraphs 1 through 5 above, economic growth is encouraged and regulatory mechanisms are to be streamlined; and
7. Funding mechanisms are to be addressed to achieve these objectives.

REGIONAL LOCATION

FIGURE 4



In addition to the seven visions, the Planning Act requires the implementation of a sensitive areas element designed to protect environmentally impacted areas. Sensitive areas are described in the Planning Act as 100-year floodplains, streams and buffer areas, habitats of threatened and endangered species, and steep slopes. This Plan supports and confirms these seven visions. The Environmental Resources chapter responds to the sensitive areas element requirement of the Planning Act.

The *1993 General Plan Refinement of the Goals and Objectives for Montgomery County* amends the *1969 Updated General Plan for Montgomery County* (approved in 1970). The General Plan Refinement provides the framework for the development of more specific area master plans, functional plans and sector plans. It provides clear guidance regarding the general pattern of development in Montgomery County while retaining enough flexibility to respond to unforeseeable circumstances.

The General Plan Refinement divides Montgomery County into four geographic components: the Urban Ring, the Corridor, the Suburban Communities and the Wedge. Each area is defined in terms of appropriate land uses, scale, intensity and function. The geographic components provide a vision for the future while acknowledging the modifications to the Wedges and Corridors concept that have evolved during the past three decades. In particular, they confirm two distinct sub-areas of the Wedge—an Agricultural Wedge and a Residential Wedge. They also recognize the transitional areas (Suburban Communities) of generally moderate density and suburban character that have evolved between the Wedge, Corridor and Urban Ring. Sandy Spring/Ashton lies within the Agricultural and Residential Wedges. (See Figure 6.)

In addition to defining geographic components, the General Plan Refinement provides seven goals and associated objectives and strategies that give guidance to development within those geo-graphic components. The goals, objectives and strategies provide a future vision for Montgomery County and establish a frame of reference for decision-making to make that vision become a reality. The seven goals relate to Land Use, Housing, Economic Activity, Transportation, Environment, Community Identity and Design, and Regionalism.

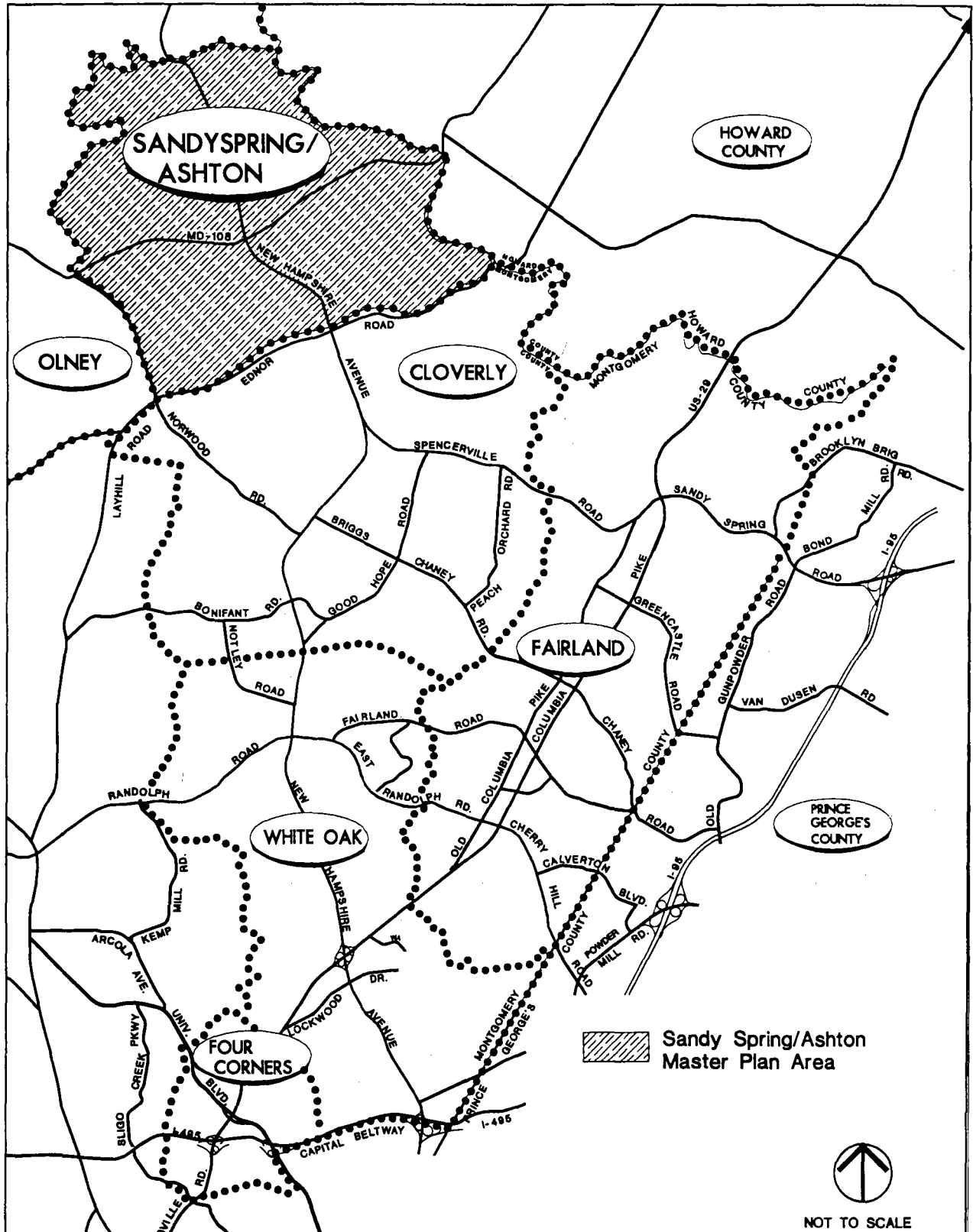
The visions established in the State Planning Act generally coincide with the General Plan Refinement goals. This Plan fulfills these visions by proposing a continuation of the established rural character of the area. The following discussion is keyed to the seven goals of the General Plan Refinement and includes discussion of this Plan's relationship to the 1992 Planning Act.

Land Use: Achieve a variety of land uses and development densities consistent with the Wedges and Corridors pattern.

This Plan directly supports the Land Use Goal and Wedges and Corridors Concept by maintaining low-density residential zoning and rural open space to create a transition from more developed areas to the Agricultural Wedge (Agricultural Reserve). This contributes to a county-wide variety in development densities. This Plan also supports the continuation of identifiable centers of community activity—the village centers. In addition, it provides a coordinated system of parks and open space and introduces a new strategy for clustering of the low density development to create rural open space instead of relying solely on large-lot development. This conforms with Vision 1 of the Planning Act—development is to be concentrated in suitable areas.

RELATIONSHIP TO EASTERN MONTGOMERY COUNTY

FIGURE 5



Housing: Encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles and physical capabilities at appropriate densities and locations.

This Plan ensures that the area will continue to offer a wide choice of housing that is consistent with rural character. New housing will be primarily single-family detached in a range of sizes with accessory units encouraged. This Plan also provides for expansion of apartments and other group care options for the elderly and encourages some apartments above commercial uses in the village centers.

Economic: Promote a healthy economy, including a broad range of business, service and employment opportunities at appropriate locations.

This Plan seeks to retain the existing small scale business, service and employment opportunities in the village centers and at campus institutional uses such as Friends House Retirement Community. This Plan also recognizes that Sandy Spring/Ashton is not an appropriate location for any significant increases in these areas. These recommendations are in accord with Vision 6 of the Planning Act—economic growth is encouraged in existing areas of development.

Transportation: Enhance mobility by providing a safe and efficient transportation system offering a wide range of alternatives that serve the environmental, economic, social, and land use needs of the County and provides a framework for development.

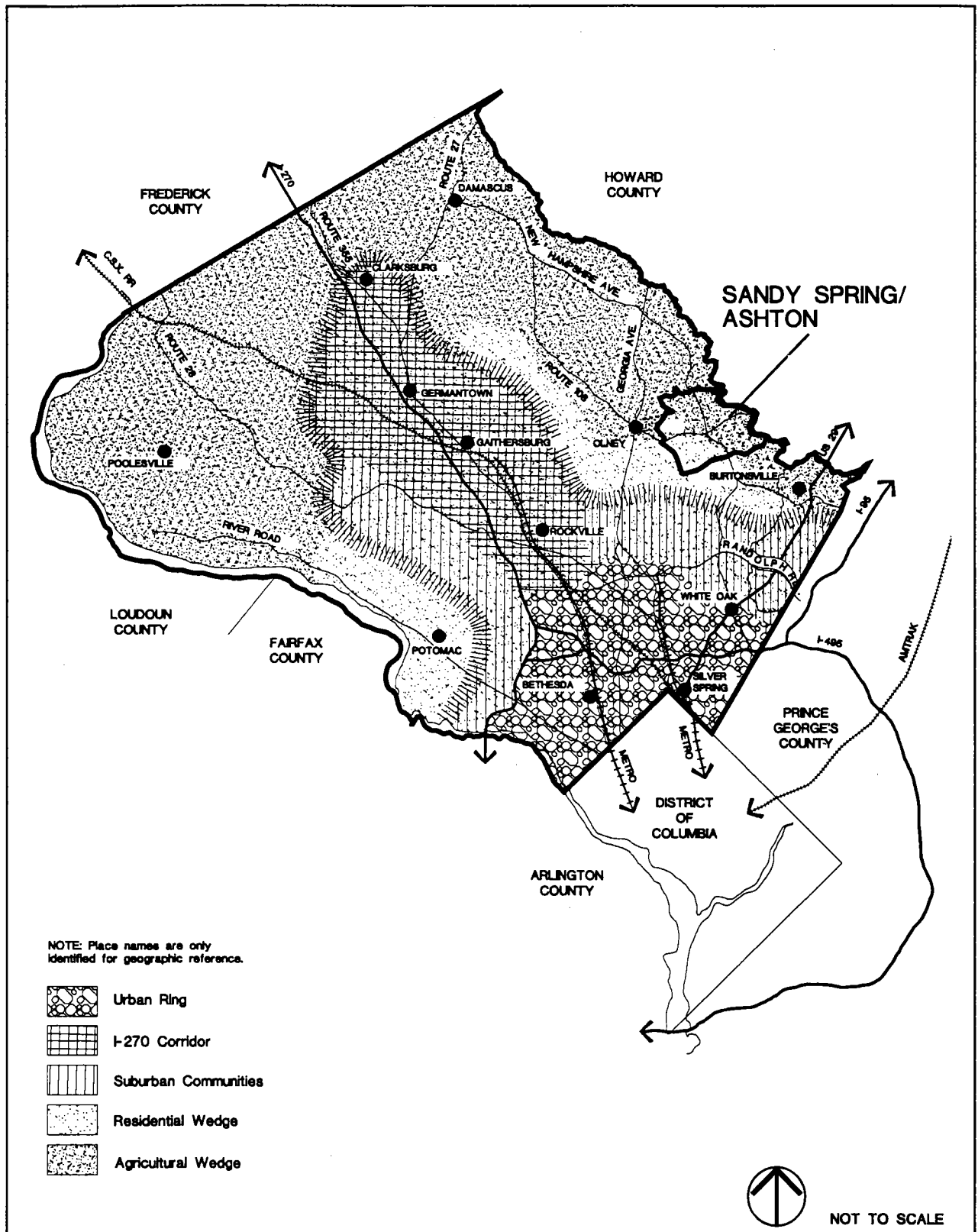
This Plan reflects several General Plan objectives and strategies related to transportation: it ensures that access is provided to each parcel of property in the County and establishes network plans for all modes of transportation. This Plan provides pedestrian and bicyclists safe, direct and convenient means of travel for transportation and recreation. This Plan places a special emphasis on providing better pedestrian, bicycle and vehicular access for the village centers.

Environment: Conserve and protect natural resources to provide a healthy and beautiful environment for present and future generations. Manage the impacts of human activity on our natural resources in a balanced manner to sustain human, plant and animal life.

Stream quality, wetland, forest cover and floodplain protection are environmental issues addressed by both this Plan and the General Plan Refinement. This Plan pays particular attention to protecting the existing high quality of streams. It calls for low-density residential development as the main protection strategy in the headwaters areas of the Northwest Branch and the Patuxent drinking water reservoir watershed, with development concentrated in existing development areas (Vision 3). This Plan also identifies a greenway system for conservation and uses strategies to increase and conserve forest. It addresses the provision of the extension of water and sewerage service in an environmentally acceptable way into the Patuxent watershed to protect rural character and reinforce the Sandy Spring village center. In these ways, this Plan provides for stewardship of the Chesapeake Bay and the land (Vision 4).

WEDGES AND CORRIDORS - Geographic Components

FIGURE 6



Community Identity and Design: Provide for land use patterns and land uses that offer ample opportunities for social interaction and promote a strong sense of community through public and private cooperation.

This Plan strongly supports this Goal. It builds on the community's current strong sense of identity as a rural area—and its Quaker and African-American heritage. The Plan identifies a Rural Legacy Area, south of MD 108, and recommends a rustic Rural Legacy Trail through that area, connecting many special features of historic and cultural importance to the community. The Plan recommends preservation of rural open space within the setting of the Rural Legacy Trail. As an implementation strategy, this Plan proposes the new Rural Neighborhood Cluster Zone that will ensure preservation of open space and encourage new neighborhoods to preserve long-standing rural qualities of the Sandy Spring/Ashton community.

Another important feature of the Plan is its emphasis on the vitality and character of the village centers that contribute to the community's rural character. This Plan proposes strategies to ensure that the village centers continue as distinct entities, while providing for the community-serving businesses. This Plan recommends a detailed design concept be developed for Sandy Spring village center that includes a village green and a new fire station as a civic focal point. The design concept is to be accompanied by detailed recommendations for implementation. As one implementation strategy, this Plan proposes the Sandy Spring/Ashton Rural Village Overlay Zone that will provide for flexibility and encourage attractive village scale and character.

Regionalism: Promote regional cooperation and solutions to problems of mutual concern to Montgomery County, its neighbors and internal municipalities.

This Plan's commitment to protect water quality, especially in the regional drinking water reservoir, conforms to the General Plan Refinement's strategy to "attain and maintain regional standards for matters of regional significance."

RATIONALE FOR CHOSEN PRIORITIES

The General Plan Refinement recognizes that conflicts will occur in the achievement of the various goals, stating that "it is only within the master plan context, where decisions about individual parcels of land are made, that any reasonable prioritization of competing goals and objectives can be made."

This Plan makes the preservation and enhancement of the area's rural character its top priority, closely balanced with another high priority goal, which is environmental protection. These two priorities were identified by many members of the Sandy Spring/Ashton community. These priorities reflect the area's location as a transition between the Residential Wedge and the Agricultural Wedge.

PLAN FRAMEWORK

THE ELEMENTS OF RURAL CHARACTER

The Plan vision is to preserve the character of Sandy Spring/Ashton as an historic rural community. To help achieve this vision, this Plan identifies five elements of rural character which define Sandy Spring/Ashton as a unique rural community. They are: rural open space, rural traditions, rural neighborhoods, rural roads, and rural villages. The following discussion highlights how this Plan proposes continuing these characteristics while accommodating new development.

Rural Open Space

Large areas of cropland, pasture and woodland are currently a great source of pleasure to the community. However, this rural open space is being developed, changing the landscape from rural to suburban. Preserving open space that captures the rural qualities of the area is important and is a major planning concern.

To help maintain a “critical mass” of rural open space, this Plan designates key properties where 75-85 percent of the land should remain open and rural in character and designates 70-75 percent rural open space for other less critical properties. This rural open space is set aside primarily by clustering new development onto a portion of the land and leaving the rest as cropland, pastures, meadows or woodland. Rural open space is used in this Plan to:

Continue the rural landscape south of MD 108 while accommodating new residential development. This is an area where much of the remaining rural landscape still remains intact—and where the greatest development pressure is being felt. Over 200 acres of this land is envisioned as remaining open and rural in perpetuity. Cropland, pastures, and meadow should be framed by edges which capture the rural qualities of the area—such as hedgerows, woodland, or scattered homes.

Provide attractive rural entries along roads leading to Sandy Spring and Ashton village centers. Rural entries separate the village centers from the surrounding more suburban areas of Olney Town Center and Cloverly. These entries are lined with the remaining open land, homes of varied vintage and campus institutions in open settings. Preserving highly visible rural open space in these rural entries helps to maintain the character of the area.

Preserve historic settings of special features and historic resources. This Plan places special attention on protecting the physical settings of special features such as Meeting House Road, The Sandy Spring, and the Norwood and Dellabrooke homesteads. Whether officially designated historic resources or special places or treasured landscape, these places require extensive amounts of open space to preserve their rural setting.

Rural Traditions

Sandy Spring/Ashton is one of the most historic areas in Montgomery County. Early nineteenth century farms that have remained in the same families for generations. The most significant collection of buildings, sites, and farmsteads which typify Sandy Spring/Ashton's rural heritage are located south of MD 108. They include the Sandy Spring Friends Meeting House, built in 1817, and the Friends Community House. The Friends Community House, built in 1858, was the cultural and social center of Sandy Spring and continues today in that same tradition. At the end of Meeting House Road is the original spring from which Sandy Spring obtained its name. More than 200 years after settlement of the area, fresh clear water still flows. The surrounding land has been continuously farmed by the Stabler family since those early days. Other important sites include historic Woodlawn Manor, the Auburn Farm homestead, Harewood, is associated with two prominent Quaker families of the area, the Stablers and Brookes, and more recently with Dean Acheson, a cabinet member for Presidents Truman and Roosevelt.

This assemblage of historic buildings and rural setting embody the cultural, historic and rural traditions of Sandy Spring/Ashton. This is why this Plan places special emphasis on protection and preservation. A rustic trail, the Rural Legacy Trail, following an existing stream and farm road is proposed through this special area. Scenic views from the proposed trail are identified and recommended for protection.

Rural Neighborhoods

Sandy Spring and Ashton began as small village centers surrounded by farmland. Suburban residential patterns have transformed the farmland into large-lot residential development in accord with past master plan recommendations. This Plan proposes an alternative form of development for key remaining acreage in Sandy Spring/Ashton: small clusters of residences, arranged into neighborhoods, surrounded by open space. Residences would be clustered on 15-30 percent of any property and the remaining 70-85 percent of the land would remain open. Although a key benefit of clustering is to preserve rural open space, an equally important feature of clustering is to provide alternatives to large-lot development. The rural neighborhood concept proposed in this Plan requires a variety of lot sizes, includes neighborhood design guidelines, and requires an orientation of lots to central neighborhood open space. The lot sizes could range from 4,000 square feet up to lots of 10 acres or more.

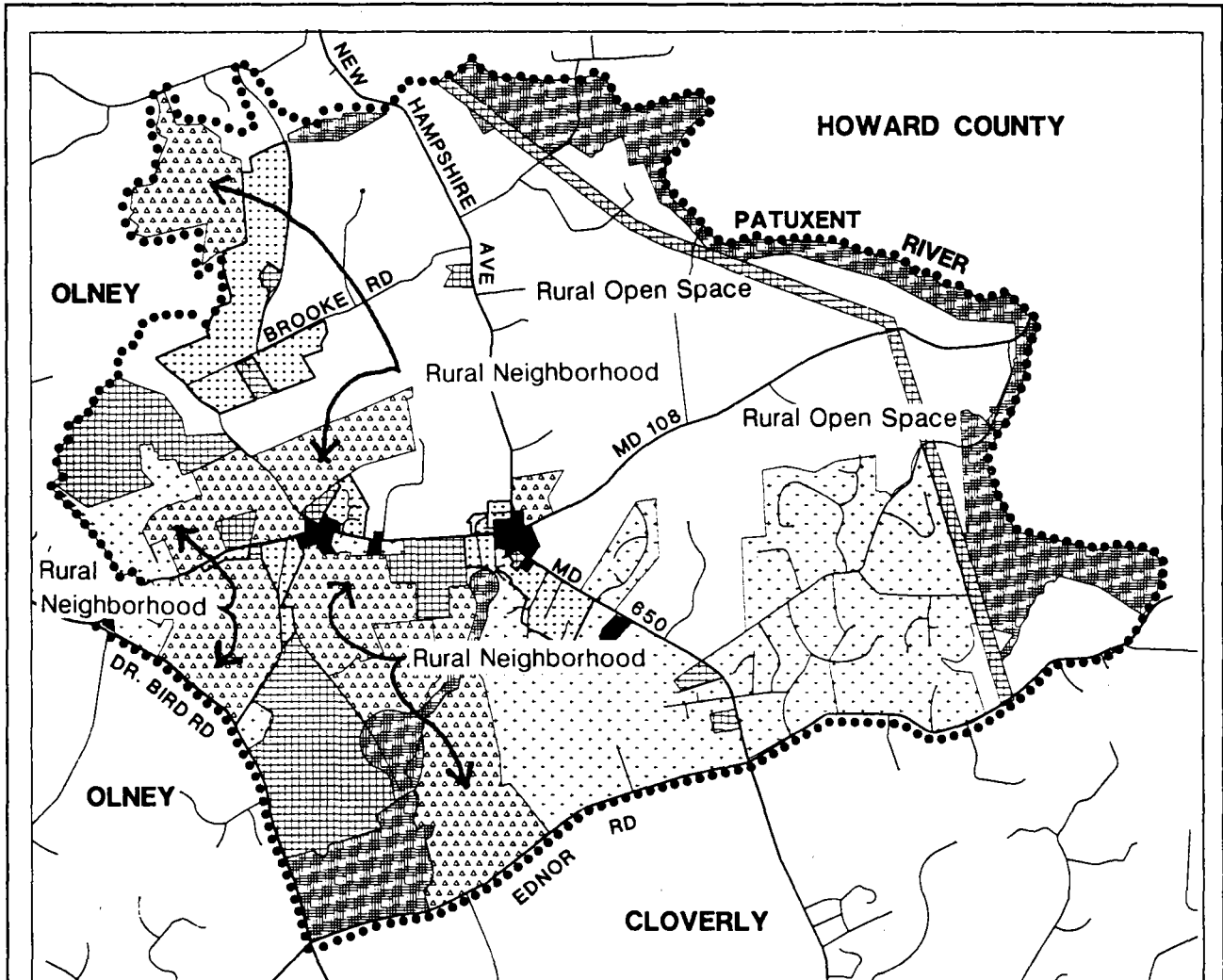
Rural Roads

Road character is particularly important in establishing the area's rural setting and differentiating Sandy Spring/Ashton from neighboring suburban communities. The design of the roadway, the relationship of buildings to the road, and the views experienced contribute to the road character.

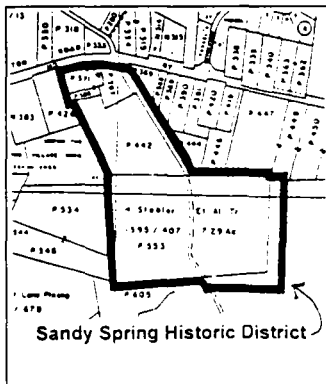
This Plan includes design guidelines for the roads of Sandy Spring/Ashton. The intent of these recommendations is to heighten the sense of arrival to this rural area and preserve the character of the roads. This Plan recommends specific designs for MD 108 and Norwood/Dr. Bird Road and the creation of a new design for neighborhood streets consistent with the rural character of the area.

ELEMENTS OF RURAL CHARACTER

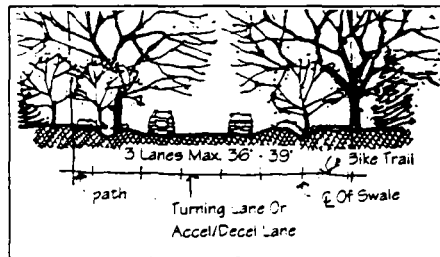
FIGURE 7



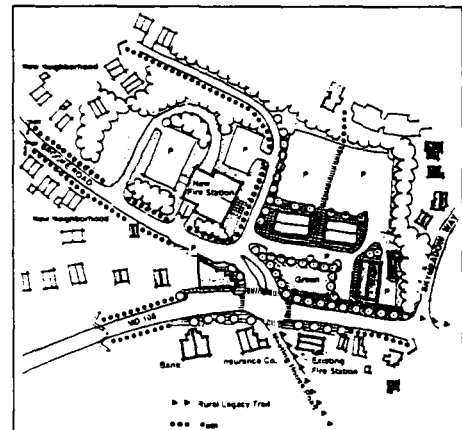
Rural Open Space & Rural Neighborhoods



Rural Traditions



Rural Roads



Rural Village

Rural Villages

Residents of Sandy Spring/Ashton are fortunate to have two village centers where they can meet one another informally while attending to the business of daily life. However, the Sandy Spring village center needs to become more inviting for the entire local community to serve successfully as a true village center. This Plan recommends a concept for the Sandy Spring village center that includes the following elements:

- Development of a new fire station as a community focal point
- Realignment of Brooke Road to improve access
- A village green concept
- Resolution of parking issues

LAND USE, DESIGN AND ZONING

OVERVIEW

This Plan confirms the 1980 Plan proposals for most of Sandy Spring/Ashton and introduces new recommendations for much of the developable property. This Plan confirms the policy for small concentrations of commercial and residential uses in the Sandy Spring and Ashton village centers. New policies are introduced for significant portions of the surrounding area to encourage rural open space preservation, rural neighborhoods and rural campuses for several existing institutional uses. A limited amount of residential development is recommended in the Brooke Road/Chandlee Mill Road area.

This Plan introduces a new rural neighborhood cluster zone to accomplish the goal of creating new rural neighborhoods using a cluster standard. This zone, the Rural Neighborhood Cluster Zone, provides for a maximum density of 1 dwelling unit per acre with required open space between 65-85 percent of the development. This Master Plan caps the density at 1 unit per 2.2 acres, except where otherwise specified. This Plan also designates the required open space as 70-85 percent for open space on specific properties. This zone would be applied to those properties described in the following pages as part of the new rural neighborhood clusters.

For the purposes of this Plan, the Sandy Spring/Ashton area has been divided into several analysis areas shown in Figure 9.

Rural Legacy Area

Village Centers Area

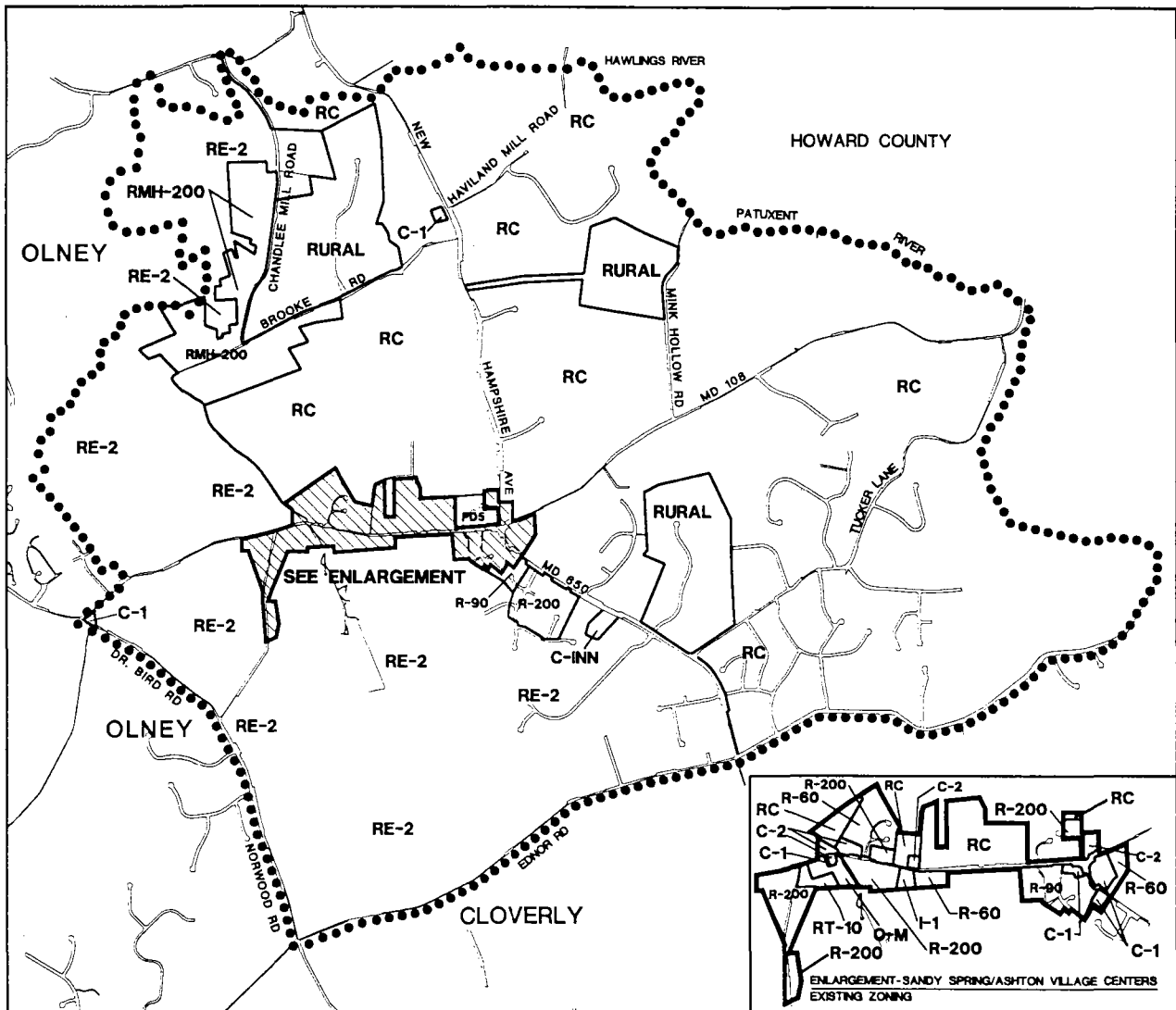
Rural/Open Space Area

Brooke Road/Chandlee Mill Road Area

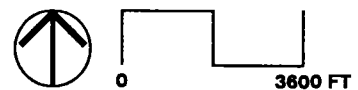
New Hampshire Avenue Area

EXISTING ZONING

FIGURE 8

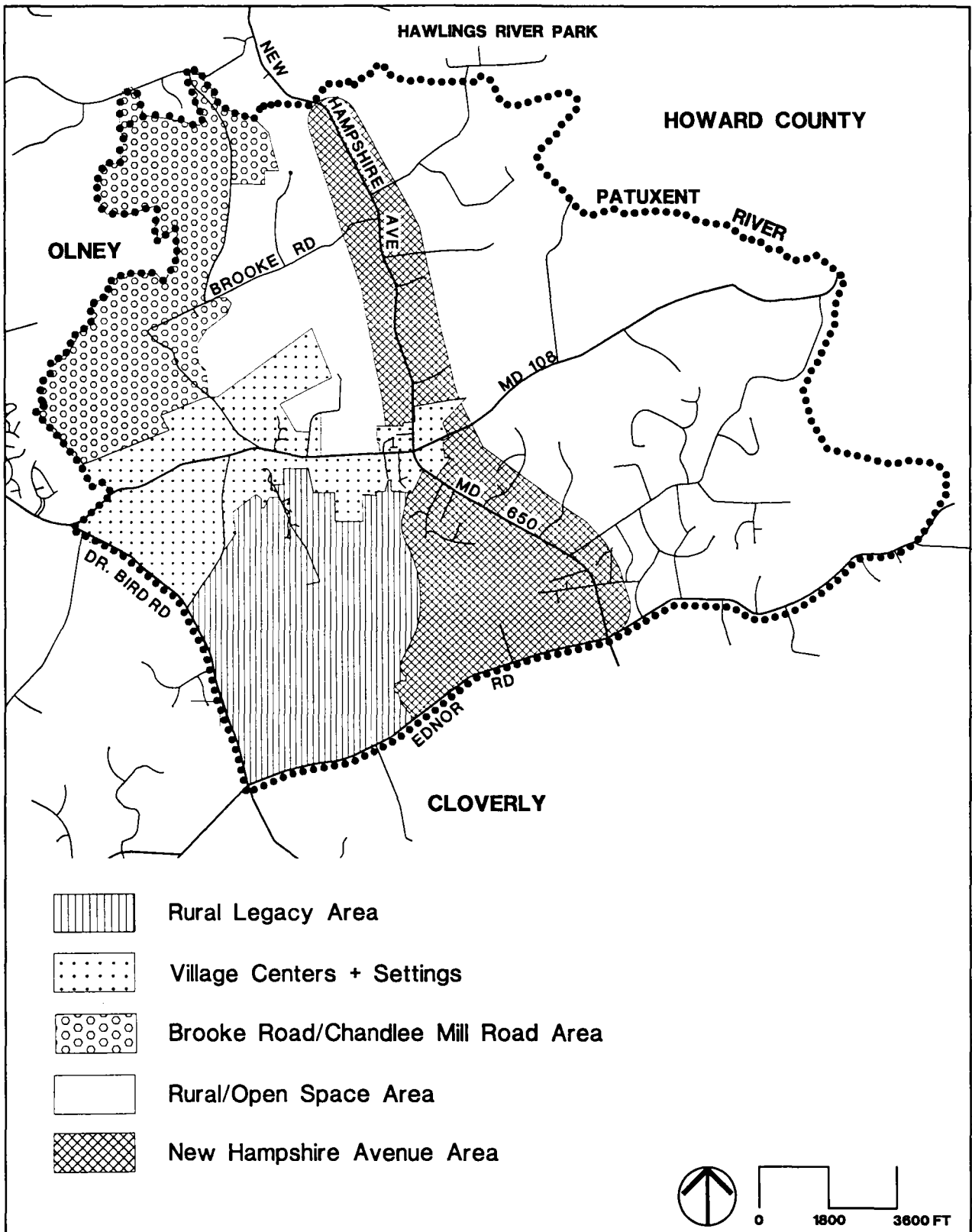


Rural	Rural	PD	Planned Development
RC	Rural Cluster	C-INN	Country Inn
RE-1	Residential, One Family	C-1	Commercial/Office
RE-2	Residential, One Family	C-2	General Office
R-200	Residential, One Family	O-M	Office Building, Moderate Office
RMH-200	Residential, One Family	RT-10	Residential Townhouse
R-90	Residential, One Family		



ANALYSIS AREAS

FIGURE 9



RURAL LEGACY AREA

The Rural Legacy Area, which is south of MD 108, reflects the historic and cultural heritage of the County and of Sandy Spring/Ashton. The features that are part of the Rural Legacy Area are identified in Table 1 and shown in Figure 10. The Rural Legacy Area includes significant portions of the remaining developable land in the Master Plan area, approximately 400 acres.

The Plan objective in the Rural Legacy Area is to accommodate new residential growth while maintaining a rural setting for the many historic and special features. The recommended land use pattern clusters new development into small neighborhoods and uses the open space requirement to preserve key rural settings and view.

OBJECTIVE: **Develop a rural open space pattern which preserves rural character and provides an attractive setting for new neighborhoods and existing institutions.**

As noted in the Plan Framework, continuation of a large-lot residential pattern in this area would make lawns and stream valley buffers the only open space features. In contrast, the recommended rural open space pattern will ensure the continuation of a rural setting for special features south of MD 108 and will provide an attractive setting for new neighborhoods. The rural setting envisioned is one typical of Sandy Spring/Ashton—pasture, cropland, and meadow with associated wooded areas.

RECOMMENDATIONS:

- **Continue the rural setting of the Sandy Spring Friends School and Friends House Retirement Community.** Expansion of these institutions should include at least 60% open space overall and the open space should be located so as to maintain the rural setting.
- **Continue the rural landscape around important historic buildings, farmsteads and cultural features (see Table 1).** The rural landscape is a major part of this community's origins and sense of identity. The proposed rural open space pattern should continue the setting around The Sandy Spring, the homesteads, and other features associated with the Meeting House Road area.
- **Create a significant open space setting for new residential development.** Between 70-85 percent of the land of the new rural neighborhoods will be preserved in rural open space. New neighborhoods will settle within a larger rural landscape and the residents will be able to enjoy those areas as part of the character and identity of the setting.

- **Establish a Rural Legacy Trail to commemorate the area’s history.** The Rural Legacy Trail is an important element in preserving the rural character of the area and providing access to the features (see Table 1) associated with the community’s heritage. The Rural Legacy Trail would extend from the Woodlawn Manor Park to the Sandy Spring village center and museum. (See Figure 10). The Trail would link these features and also commemorate the Underground Railroad activities of the general area through interpretive signs and programs. Many of the features along the Trail are part of the Friends Settlement, one of the oldest settlements in the county. These features are listed in Table 1 in the sequence that would be experienced traveling by foot or horseback from Woodlawn Manor to the Sandy Spring village center—just as many residents of the area did in the past and will be able to do again in the future as this Plan is implemented. Only a small fraction of the features are designated historic resources, however. In 1987, the County Historic Preservation Commission recommended a much larger area for designation but the Planning Board, at that time, determined that planning or land use approaches were more appropriate to preserving some of the special features of the area. Parks Department studies will define further the exact alignment of the Rural Legacy Trail, connections to the Northwest Branch Trail, and the best method of implementation. The possibility of funding from State programs should be pursued. Consideration should also be given to acquisition of access easements as well.
- **Identify and protect significant views along the Rural Legacy Trail.** To make the experience of walking on the Rural Legacy Trail authentic, the views from the Trail must be protected. This setting, identified in Figure 11, includes the vistas which follow the woodland edges and gentle ridges. The purpose of the setting is to evoke the historical and cultural heritage of the Sandy Spring, Meeting House Road and Underground Railroad. The setting would enable visitors to “walk through the past” and see views that would have been characteristic of the area in the last century.

The traveler along the Rural Legacy Trail should be able to imagine the magnitude of the task of clearing and farming such an area. The traveler should also be able to reflect upon the isolation and danger for an escaped slave navigating such expanses of open land, perhaps following the small streams that traversed the landscape, in order to reach a safe haven on the Underground Railroad.

The strategy that would protect the setting would be the preservation of the entire 374 acres as rural open space. This strategy, however, would come with a substantial price tag since it would require the purchase of land or scenic easements. The Plan’s intent to create a “rural neighborhood” would also be lost. Therefore, the setting and views have been analyzed to identify the highest priority vistas and those areas suitable for development to achieve the goal of protecting the setting, preserving the open space, and accommodating development of rural neighborhoods. As shown in Figure 11, there are areas (shown as the “Edge”) where development can be accommodated.

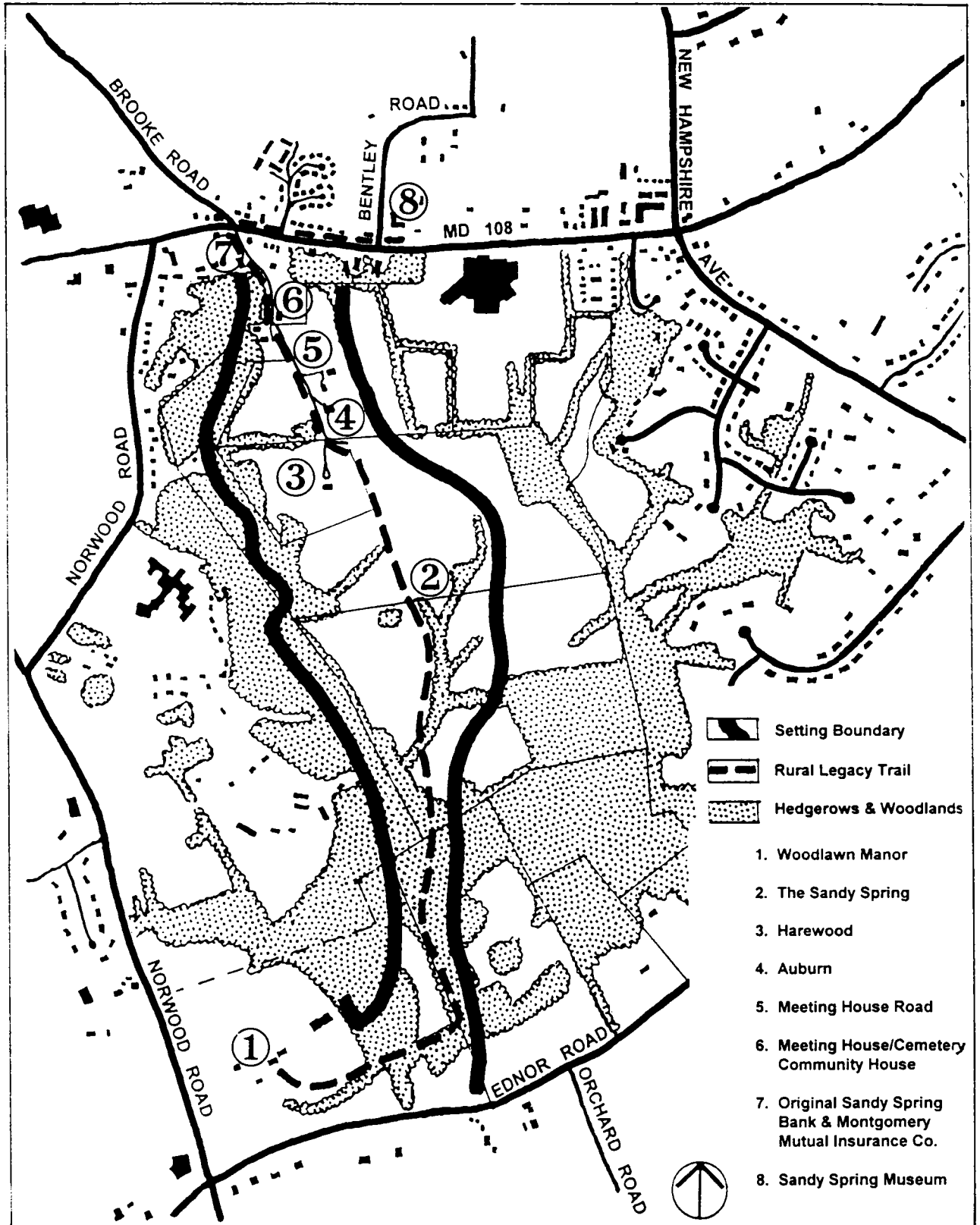
TABLE 1

SPECIAL FEATURES OF THE RURAL LEGACY AREA

1. **Woodlawn Manor** - With its wood rail fence and pastures and grazing horses, Woodlawn Manor announces the entry to Sandy Spring. Sitting back from the road, the 1815 homestead, barn and out buildings is located on over 100 acres of rural land. Now owned by M-NCPPC. Woodlawn Manor was one of the early Quaker homesteads associated with the Thomas family.
2. **The Sandy Spring** - This is The Sandy Spring that gave its name to the settlement.
3. **Harewood (Johnson Homestead)** - Established in 1793, Harewood is associated with the Stabler and Brooke families. It served as Sandy Spring's first post office. Harewood and its immediate setting is designated as a historic resource.
4. **Auburn Farm (Hodges Homestead)** - Auburn and its pastures rest against the Friends Meeting House, Cemetery, and Community House. This farm connects the village and Harewood and the surrounding lands. Auburn, along with Harewood, is part of the legacy of the original Sandy Spring settlement.
5. **Meeting House Road** - This is the path that led to the center the original community. A walk down Meeting House Road presents a picture of the most important elements of the original settlement: the fields, the homesteads, the place of worship and instruction, and the bank.
6. **The Sandy Spring Friends Meeting House, Cemetery and Community House** - This Friends Meeting House is grounded in history and continues today. The Community House is used for teaching. The small cemetery joins it to the Meeting House.
7. **The Sandy Spring Bank and the Montgomery Mutual Insurance Company** - These buildings mark the village center and were two of the original institutions of their type in the County.
8. **The Sandy Spring Museum** - This museum is a collection of the history of the Sandy Spring/Ashton community. The museum was founded by local residents who have contributed to it from family archives and personal collections.

SPECIAL FEATURES WITHIN THE RURAL LEGACY SETTING

FIGURE 10



-  Setting Boundary
-  Rural Legacy Trail
-  Hedgerows & Woodlands
- 1. Woodlawn Manor
- 2. The Sandy Spring
- 3. Harewood
- 4. Auburn
- 5. Meeting House Road
- 6. Meeting House/Cemetery Community House
- 7. Original Sandy Spring Bank & Montgomery Mutual Insurance Co.
- 8. Sandy Spring Museum

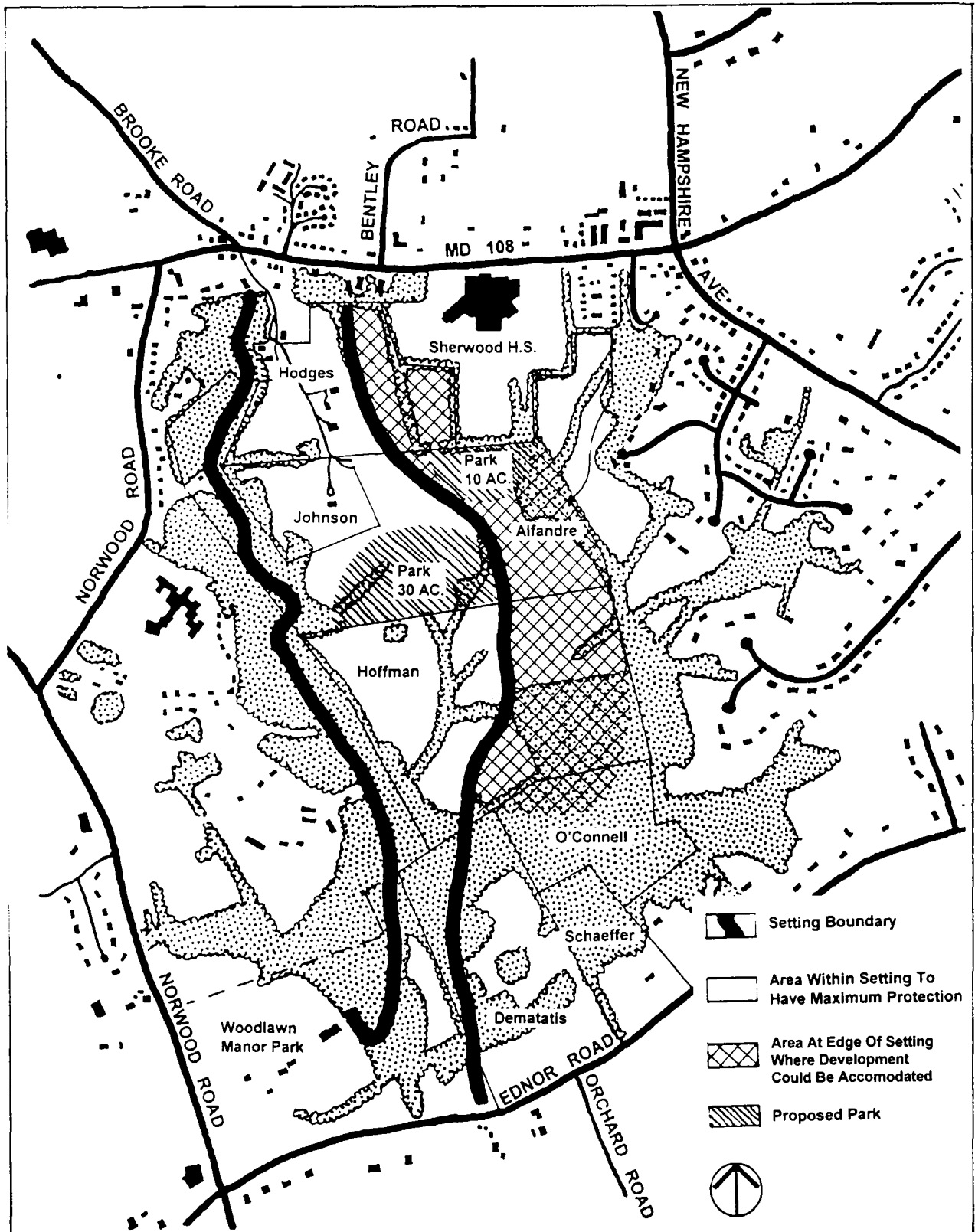
TABLE 2

RURAL LEGACY AREA DEVELOPMENT GUIDELINES

<p>AREA (See Figures 10 and 11)</p>	<p>GUIDELINES</p>
<p>Maximum Protection Areas - Within the Setting</p>	<ul style="list-style-type: none"> • Maintain land in rural open space. • Preserve views from the Rural Legacy Trail; ensure that the landscape in its present form dominates. • Harewood is a privately owned home on 20 acres and is a Historic Resource (see Table 5). Any new homes placed on this property should be clustered within a very limited area to ensure preservation of the historic setting and scenic views from the Rural Legacy Trail.
<p>Areas at Edge of Setting Where Development Could Be Accommodated</p>	<ul style="list-style-type: none"> • At time of site plan review, the developer should identify how proposed buildings relate to the view from the Rural Legacy Trail. • Where possible, use existing topography and natural features to screen views of homes from the Trail. • Where possible, locate new homes within woodland edge to provide appropriate screening or filtering of views. • Consider placing new homes on the far side of ridge tops behind trees. • Consider planting new forest that would obscure direct views of new homes. • Where possible, maintain view of open rural land beyond a foreground trees. • Ensure that any new development is compatible with the Rural Legacy Trail concept. For example: <ul style="list-style-type: none"> - Ensure that new neighborhoods are compatible with historic structures. - Limit views of new development by intensifying plantings along the existing hedgerows. - Minimize views of homes from the Trail through spacing, orientation and arrangement of units, and landscaping.

SETTING WITHIN THE RURAL LEGACY AREA

FIGURE 11



1) **Maximum Protection Areas Within the Setting:**

This is the area which should be kept as open space. This area is characterized by open cropland and pasture on a gently rolling terrain. The Planning Board may need to re-evaluate the exact location of the setting so as to protect the views along the Rural Legacy Trail without unnecessarily restricting development. It may be necessary to modify the boundaries to allow for the construction of an access road from the Hoffman property to the Dematatis property.

2) **Areas at the Edge of the Setting Where Development Could Be Accommodated:**

These areas are located at the edge of views from the Rural Legacy Trail. This is where some of the units in the rural neighborhoods can be placed in the landscape and screened effectively. It is not intended to reduce the density of development or preclude development where it can be accommodated.

Design Guidelines

The guidelines shown in Table 2 concern the two areas described above and should be used to achieve the desired results.

- **Develop two new rural neighborhood clusters within the Rural Legacy Area. One cluster neighborhood, the Northern Neighborhood, is to have access to MD 108 and is clustered around Sherwood High School. The second neighborhood, the Southern Neighborhood, is to have access from Ednor Road. *Pedestrian and bicyclist access between these two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the two neighborhoods, the Rural Legacy Trail, Sherwood High School, and the Sandy Spring and Ashton Village Centers.***

A. The Northern Rural Neighborhood

The focus of the new northern neighborhood proposed in this Plan is Sherwood High School. This new neighborhood should relate to the Sherwood High School campus and have strong connections to the village centers. The new homes would be clustered near the school, preserving large areas of the rural landscape on 75-85 percent of the land. The rural landscape would not only form the setting for the new neighborhood but would be an important part of the scenic vista of the Rural Legacy Trail. The new rural neighborhood would also provide diversity of lot sizes that is more in keeping with the way the village area has grown historically.

This new neighborhood would be developed on four properties: Alfandre, Hodges, Johnson, and Lansdale. The purpose for creating a neighborhood around Sherwood High School is to add a new neighborhood close to the existing village and community while at the same time preserving at least 75-85 percent rural open space around the Auburn Homestead, Harewood, Meeting House Road, and the setting for The Sandy Spring. Properties rezoned to the Rural Neighborhood Cluster Zone in this area are Hodges, Alfandre, and Johnson. (See Figure 12).

Lansdale Properties (P455, 452, 451, 450, 449, 447)

The Lansdale properties consist of 6 contiguous parcels. All of the parcels have frontage on MD 108. Three of the parcels are zoned R-200 and are situated such that a public road providing access to the Hodges property could be accommodated. The Plan recommends rezoning these 3 parcels from the R-200 Zone to the R-90 Zone to achieve appropriate density. These parcels will also provide right-of-way for a primary road to properties to the south.

The Lansdale properties (see Figures 12 and 32) are strategically located on the south side of MD 108 between the village centers where they can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School and maintaining the separation between the two village centers. The Lansdale property should provide a road to serve the new neighborhood and preserve the remaining woodland edge along MD 108 that provides a visual break between the two village centers. Consistent with these objectives, this Plan recommends the following:

- Maintain the woodland edge in the eastern portion of the property next to the school by retaining the existing homestead and allowing its future use as a country inn. Rezone parcel 455 (2.86 acres) from R-60 to RE-2 with recommended future rezoning to the Country-Inn Zone.
- Provide additional homes to reinforce the village edge of Sandy Spring on the western 3 parcels. Rezone these parcels (P447, 449, 450, approximately 4 acres) from R-200 to R-90.
- Ensure continuation of commercial uses in the middle of the property. Rezone parcels 452 and 451, approximately 2 acres, that are currently zoned I-1 to C-2 to limit uses to those consistent with the village center concept.

Hodges Property (P725)

The Hodges property, which contains the homestead, Auburn, is just south of the Lansdale properties. The property is comprised of 47 acres and contains hedgerows and horse pasture. The property does not have frontage on a public road. Access is currently through the portion of Meeting House Road that is a private road. In order to preserve the setting for Meeting House Road and the Rural Legacy Trail, access to this property should be through an extension of a public road from Route 108 through the Lansdale properties (See previous recommendation). The development of this property should include approximately 75-85 percent rural open space. The open space should include the homestead, Meeting House Road, and the surrounding setting for the Rural Legacy Trail as illustrated in Figure 12. Units should be clustered to the east adjacent to Sherwood High School.

Alfandre Property (P131, P766)

This property contains 2 parcels and is comprised of approximately 120 acres. Parcel 766 has frontage on two public streets, Country Hills Drive (Springlawn Development) and Hidden Garden Drive (Wyndcrest Development). Both parcels have access via Hidden Garden Lane and Country Hills Drive or the new access road to MD 108 if development of the Hodges and Lansdale property occurs sooner than anticipated. However, the number of units possible through Country Hills Drive is limited by a stream crossing and the existing pattern of large lot development and should be no more than 6. Potential development through Wyndcrest via Hidden Garden Lane, a tertiary street, would be limited to a total of 75 lots including existing units. There are already 26 lots, therefore, the road can accommodate only 49 more lots.

75-85 percent of the property should be rural open space in order to preserve the setting for both The Sandy Spring and the Rural Legacy Trail. Development should include a diversity of lot sizes, compatible with the Wyndcrest and Springlawn neighborhoods, and should be clustered around Sherwood High School and away from the open space. Pedestrian access to the open space and Rural Legacy Trail should be provided.

Johnson Property (P933)

The Johnson property contains the historic site, Harewood, and consists of 20 acres. This property does not have frontage on a public road. Access to the site is through a portion of Meeting House Road which is a private road. Cluster development on this property should include sufficient open space to provide an appropriate setting for the Rural Legacy Trail. Rural open space between 75-85 percent of the site may be necessary to achieve this goal.

Design Guidelines

The following guidelines should be followed at the time of development of the northern neighborhood.

- Neighborhood development should have a strong relationship to the community aspects of the high school.
- Neighborhood development within or at the edges of the Rural Legacy Trail setting should be supportive of the rural character envisioned for the Trail as stated in the guidelines in Table 2.
- The Northwest Branch Trail and connecting local trails that provide access to the Rural Legacy Trail setting should be part of the development plan.
- Rural open space should be between 75-85 percent of any development.

- The maximum density should be 1 dwelling units per 2.2 acres. There should be a mix of lot sizes within the neighborhood from as low as 4,000 square feet. There may be opportunities within the open space to create very large lots (10 acres or more).
- A small percentage of units such as carriage houses and those designed for zero lot line configurations would be acceptable and should be clustered toward the high school.
- Access to the new neighborhood on the Alfandre property may be through Country Hills Drive, 6 lots only, and Hidden Gate Lane, 49 lots or through the new access road to MD 108 if the Hodges and Landsdale properties develop sooner than expected.
- Access should also be provided to MD 108 by a new primary road (P-4) to serve a portion of the development south of MD 108. The road access should be between the central commercial portion and the western residential portion of the Lansdale property. Access for new homes in the western residential portion of the Lansdale property should occur only from P-4. Any new commercial construction should be required to have access to P-4. Where the road crosses the Hodges property, it should be located along the existing hedgerow and as far from the existing house as possible, unless it is determined by the Hodges family at the time of development that a different alignment is preferred. If the Hodges property is sold to another party prior to development, the location of the road may also change. A primary residential road with a right-of-way width of 70 feet is recommended. The design of the new road should be consistent with the rural character objectives of this Plan including the minimum appropriate pavement width.
- There should be no road connection between the north and south neighborhood to ensure the creation of two distinct neighborhoods. Pedestrian and bicycle access should link the two neighborhoods.

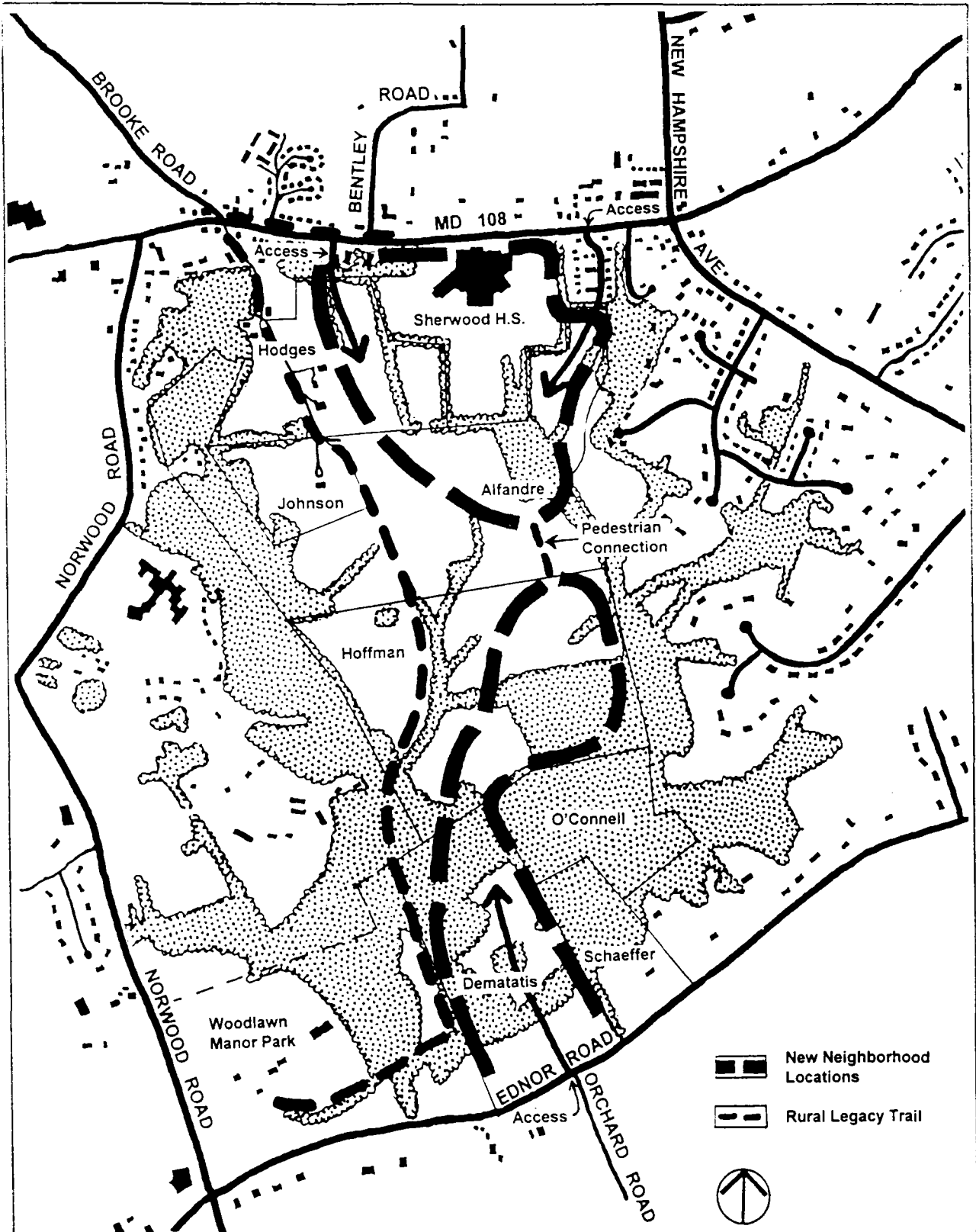
B. The Southern Rural Neighborhood

A second new rural neighborhood area has access only to Ednor Road. Across from this proposed neighborhood and on the south side of Ednor Road lies the Cloverly Master Plan Area, Northwest Branch Stream Valley Park and a Rustic Road, Orchard Road. The Northwest Branch Trail enters Sandy Spring/Ashton Master Plan area at this point and merges with the Rural Legacy Trail. The remaining developable properties in this area are located near Woodlawn Manor. These properties are Dematatis, Hoffman, O'Connell and Schaeffer.

The purpose of the open space in this area would be to preserve rural character along Ednor Road, around the Rural Legacy Trail and around the setting of the Sandy Spring. New development should minimize visibility of lots along Ednor Road. Large lots or open space should be located along Ednor Road. Open space should include all environmentally constrained areas in order to achieve the desired rural character and provide the appropriate setting around the Sandy Spring and along the Rural Legacy Trail. During subdivision and site plan review, the

TWO RURAL NEIGHBORHOODS ALONG THE RURAL LEGACY TRAIL

FIGURE 12



Planning Board may determine that 70-75 percent rural open space on the Dematatis, Schaeffer, and O'Connell properties may be necessary to achieve the objectives of the Plan. In addition, pedestrian and bicycle access to the new northern neighborhood planned around Sherwood High School should be provided. Such access between the two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the new rural neighborhoods, the existing neighborhoods and the Sandy Spring and Ashton village centers.

The critical property in this group is the Hoffman property, where the Sandy Spring is located. Hoffman is an interior property with no access to a public road. The Rural Legacy Trail passes through the Hoffman and Dematatis properties. This Plan recommends that access be provided through the Dematatis property. Because of the proximity to a stream and setting for the Rural Legacy Trail, it may be necessary for rural open space on the Hoffman property to encompass 75-85 percent of the property, which may result in smaller or, alternatively, fewer lots.

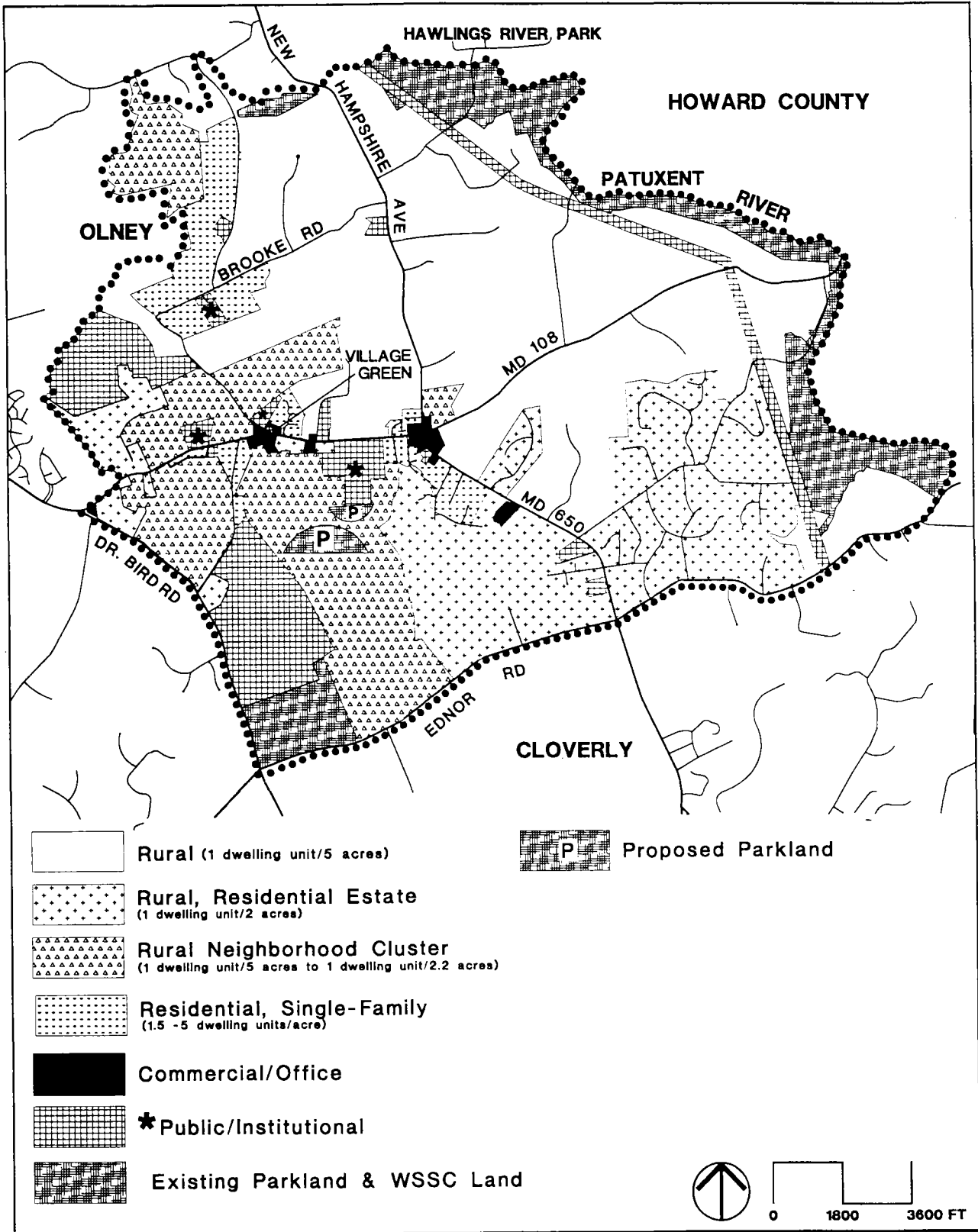
Design Guidelines

The land use pattern along Ednor Road consists of large lots and small farms of varied sizes. This Plan endorses and continues this pattern and recommends the following guidelines:

- Preserve rural open space along Ednor Road and the Rural Legacy Trail.
- Continue the residential land use pattern typical of Ednor Road: homes on varied lot sizes facing the road. Locate the new neighborhood to minimize visibility from Ednor Road; if any homes are visible, they should be located to blend in with the rural landscape. For example, homes between Ednor Road and the stream should have deep setbacks from the road and be placed at the edge of woodland. Preserve existing trees along Ednor Road to maintain this character.
- Provide for neighborhood development at the edges of the Rural Legacy Trail setting in conformance with the guidelines in Table 2. For example, preserve a deep woodland buffer between new homes and the Rural Legacy Trail.
- Provide access to Ednor Road, with no through road to MD 108, in order to maintain two separate neighborhoods.
- **Implement the rural neighborhood concept through the proposed Rural Neighborhood Cluster Zone.** The Rural Neighborhood Cluster Zone provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. Density in the Sandy Spring Ashton Master Plan is capped at 1 unit per 2.2 acres except where otherwise noted. This zone would be applied to all the properties noted as part of the new rural neighborhood cluster with the specific required amount of open space included in the description of the properties (see also Implementation Chapter). The new zone includes the following features:

LAND USE PLAN

FIGURE 13



- Maximum density of 1 dwelling unit per 2.2 acre with density to be capped in the master plan
- Preservation of 65-85 percent of the land in rural open space
- Centrally located neighborhood open space
- A variety of lot sizes: starting as low as 4,000 square feet
- The possibility of some very large lots of 10 acres or more
- Sewer and water service

This Plan recommends that the properties in the Rural Legacy area owned by the following parties be rezoned from RE-2 to the new Rural Neighborhood Cluster Zone: Hodges, Alfandre, Hoffman, Johnson, Dematatis, O'Connell, and Schaeffer. (See Appendix A.)

VILLAGE CENTERS

This Plan emphasizes “rural villages” as one of the important elements of rural character in Sandy Spring/Ashton. The village centers provide for the business of daily life also. The rural character of the village centers is of great value to the community. There is concern about the future economic and social health of these village centers. This Plan acknowledges and addresses these issues to the extent possible through land use and design recommendations.

The rural entries along MD 108, Norwood/Dr. Bird Road, and Norwood Road separate the village centers from other nearby areas of settlement, such as the Olney Town Center and Cloverly. The entries create attractive entrances to the village centers and help establish the character of the area. These roads are lined with homes of varied vintage, scattered vistas of open cropland and fields, woodland, hedgerows and some of the area’s institutions. The importance of the rural entry experience was recognized in the 1980 Plan and remains an important theme of this Plan.

OBJECTIVE: **Ensure that the villages of Sandy Spring and Ashton maintain separate and distinct identities.**

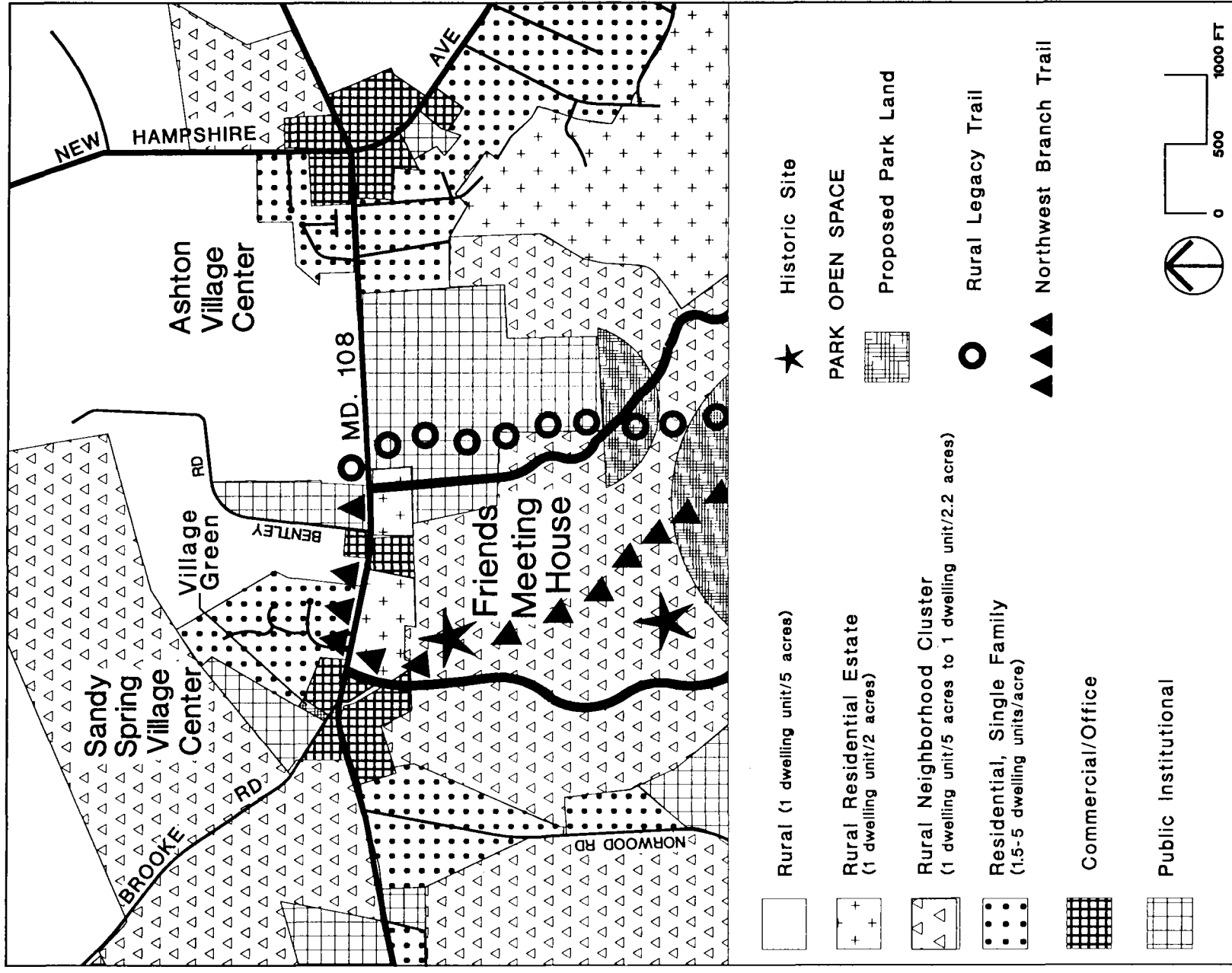
The village centers of Sandy Spring and Ashton are located on the same roadway (MD 108) and lie less than one-half mile from each other. The centers have maintained separate identities because commercial uses are clustered within the villages and there is a low-density land use pattern between the villages. The following recommendations will help reinforce the separate identity of each village center.

RECOMMENDATIONS:

- **Maintain low density on the north side of MD 108 between Bentley Road and Ashton Club Way with appropriate setbacks of rural open space or a heavily wooded edge.**
- **Reinforce the eastern edge of the Sandy Spring village center.** Allow some additional large-lot homes on the Brown Property as a transition between the medium-density residential and commercial uses of the villages and the adjacent rural/open space area that is 1 dwelling unit per 5 acres density with a cluster option (RC). Rezone the 3.59-acre parcel from Rural Cluster to RE-1.

VILLAGE CENTERS

FIGURE 14



- Rural (1 dwelling unit/5 acres)
- Rural Residential Estate (1 dwelling unit/2 acres)
- Rural Neighborhood Cluster (1 dwelling unit/5 acres to 1 dwelling unit/2.2 acres)
- Residential, Single Family (1.5-5 dwelling units/acre)
- Commercial/Office
- Public Institutional
- Historic Site
- PARK OPEN SPACE
- Proposed Park Land
- Rural Legacy Trail
- Northwest Branch Trail

- **Apply the new Sandy Spring/Ashton Rural Village Overlay Zone to allow additional flexibility in development while providing the option of design review to ensure conformance with this Plan.**
- **Balance the need for increased road capacity along portions of MD 108 with the need to maintain a "main street" character on MD 108 within the village centers. This Plan reaffirms the 1980 Plan recommendation that the right-of-way for MD 108 remain 80 feet to help ensure the road functions as a street serving the village centers rather than dividing them. (See also Transportation Chapter.)**
- **Encourage development and revitalization of the village centers. This Plan recognizes that incentives to property owners are an important part of revitalizing the village centers. Providing for increases in commercial density is one way of encouraging redevelopment. However, in these village centers such increases need to be balanced with the Plan intent to maintain the small scale of the existing centers.**
- **Develop the new Rural Village Overlay Zone to include the following features to encourage coordinated design, simplify requirements and protect the viability of existing businesses. (See also Implementation Chapter.)**
 - flexibility in parking requirements.
 - flexibility in minimum lot size for certain special exceptions
 - grandfathering certain existing uses which would otherwise be considered inconsistent with traditional village character.
 - FAR of 0.75 to be calculated on the underlying commercial zone portion of the site.
 - flexibility to increase the building height up to 30 feet on the commercial sites at site plan review.
- **In combination with the above flexibility provisions, this Plan recommends the following development guidelines which, with design review, will help ensure that new development maintain the small scale envisioned for the village centers:**
 - Encourage use of traditional village design, such as height limits compatible with the Sandy Spring Historic District and buildings facing the main road.
 - Encourage "active fronts" on buildings, such as porches and street entrances.
 - Encourage a land-use mix of stores and homes by maintaining the existing mix of commercial and residential zoning within the village centers.

- Create pedestrian “traffic” with uses and designs that invite frequent visits by all members of the community.
- Encourage stores and other uses that provide services to local residents and are at a compatible scale.
- Encourage use of the Sandy Spring Historic District as a source for design.
- Create small parking areas that are well-landscaped, preserve trees, and compatible with nearby uses both day and night.
- Place most off-street parking out of view of common space and active fronts, rather than between buildings and the street.
- Provide lighting that is consistent with the area’s character in terms of style, scale and intensity.

SANDY SPRING VILLAGE CENTER

The Sandy Spring village center should be the heart of the community in terms of local commerce and community gatherings. Already the Friends Meeting House, Montgomery Mutual Insurance Company, Sandy Spring National Bank and the Sandy Spring Volunteer Fire Department (VFD) Station contribute to this goal.

While the character of the village center south of MD 108 is well-established, efforts are needed to reinforce the village center on the north side. Many buildings are not in keeping with the historic character of the area. Parking intrudes on the pedestrian areas and several uses serve only a very small segment of the community and are not inviting to the rest. Development of public/private strategies is essential to make Sandy Spring village center more inviting.

OBJECTIVE: Create a Sandy Spring village center concept that will help ensure that the village center serves its role as a focal point of community life.

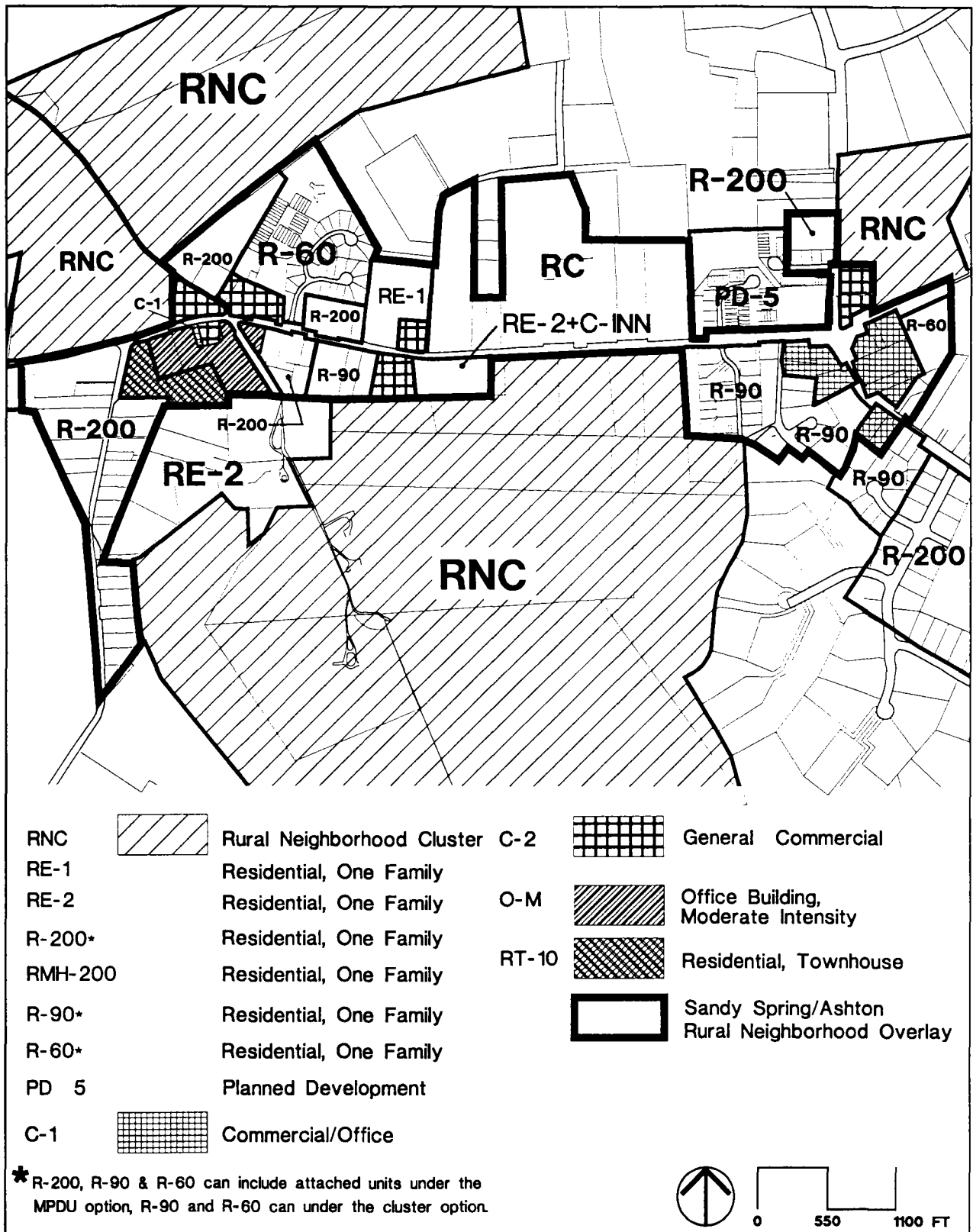
RECOMMENDATIONS:

- **The village center concept (Figure 15) should consist of the three following elements.**

Development of a new fire station as a community focal point. The Sandy Spring Volunteer Fire Department has purchased a 7-acre site in the village center to build a new fire station. The fire station has the potential to be a strong civic presence. The fire station building and site should be carefully planned to maximize potential as a community focal point. However, the site should be rezoned from RC to R-200 which is a more appropriate intensity for reinforcing the village center should the fire station not be built.

ZONING PLAN FOR THE VILLAGE CENTERS

FIGURE 15



Realignment of Brooke Road. This Plan recommends that Brooke Road be realigned slightly to help improve pedestrian and vehicular movement in the village center. This improvement will maintain the historic crossroads of Brooke Road and MD 108 as the center of the village while allowing better pedestrian access to shops and homes in the area.

Village green for civic events and casual socializing. Creation of a civic space in the center of the village should be studied in conjunction with the new fire station and the realignment of Brooke Road. Since the Plan recommends that the village green be located where there are existing businesses, purchase or redevelopment of those businesses will be necessary to implement the Plan's recommendations. The village green is intended to be a unifying design element that could also serve as a focal point for the Rural Legacy Trail as it reaches the village center. It should be planned and designed in coordination with the redevelopment of private businesses, the post office and fire station, and be large enough to accommodate community gatherings. Approximately one-half acre is desirable. The edges of the village green should be reinforced by the placement of buildings. Implementation will call for public-private partnerships.

- **To allow better design, incorporate the village green and accommodate the new fire station, this Plan recommends allowing parking in connection with the commercial uses on the properties east of Brooke Road, which also front on MD 108, where properties are zoned commercial and residential.** These properties are shown in Figure 14 and Appendix A and identified as the Batheja, Isaacson and Eppard properties. The relocation of the fire department will provide the opportunity for realigning the Brooke Road intersection and creating the village green. This may necessitate the relocation of the existing commercial buildings. Under the provisions of the Village Overlay Zone, the residential portion of these sites is suitable for parking in conjunction with the current uses in the C-2 zone, without the necessity for obtaining a special exception. At such time as the fire station and village green projects are programmed and funded, the resulting change in the neighborhood will allow for rezoning of the residential portions of the Batheja, Eppard, and Isaacson properties to the C-2 zone via a new sectional map amendment (SMA) to be filed by the County. This will permit relocation and redevelopment of the existing commercial uses without a net increase in the overall amount of commercial zoning in the Sandy Spring Village Center. The Village Overlay Zone attempts to address parking concerns of local businesses by providing flexibility where parking can be located. An overall parking scheme for the village should be a product of the design study recommended below.
- **Develop a more detailed concept plan.** Certain Plan recommendations regarding the Sandy Spring village center require a level of study and refinement that is beyond the scope of this Plan. To implement the concept for the village center a more detailed study should be prepared. The study could not only address the above recommendations, but also streetscape elements. Staff from different agencies could participate in the study.
- **Provide for business expansion and better customer parking and circulation in the Sandy Spring village center.** Property owners expressed concern about these issues. To respond to these concerns, this Plan:

- Supports the reuse of the existing fire station as office space for Montgomery Mutual Insurance Company's expansion. Should the fire station relocate, the current site would be appropriate for commercial use. For this reason this site, which is currently zoned R-200, is recommended for rezoning to O-M.
 - Encourages the creation of parallel parking along MD 108 and Brooke Road in the village center. Safety issues associated with this recommendation must be studied further.
 - Encourages flexibility in the on-site parking requirements.
- **Use the rural neighborhood concept to help reinforce the Sandy Spring village center while maintaining the village's rural setting and rural entries along Norwood Road and MD 108.**

This Plan proposes a modest expansion of the village center to include an additional 23-45 homes under the rural neighborhood cluster concept. This recommendation will help preserve an attractive rural edge to the village center as well as attractive rural entries.

Several properties are affected by these recommendations: Danshes and Ligon (Avalon) at the village edge, and Farquhar, Bancroft and some smaller properties (Gibian, Olds and DiBatista) in the rural entries. All the properties are currently zoned for low-density, large-lot development under the RE-2 or RC Zone. The intent of this Plan is to encourage clustering and create a setting of rural open space around the village center and in the rural entries with rural open space between 70 to 75 percent. Therefore, this Plan recommends rezoning the following properties to the Rural Neighborhood Cluster Zone: Danshes, Ligon, Bancroft, Gibian, Old, DiBatista and Farquhar. These properties are shown in Figures 18 and 30 and Table 8. There are also high priority reforestation areas on the Farquhar and Bancroft properties that should be identified at the time of development in conformance with the County Forest Conservation Regulations.

Farquhar Property

The Farquhar property contains 69.7 acres and is currently zoned RE-2. The Rural Neighborhood Cluster Zone could be used to guide development towards the villages and away from the rural surroundings. Development along Marden Lane could be achieved in a manner consistent with the pattern that has developed there over the years.

Ligon and Danshes Properties

The Ligon Property (26 acres) and the Danshes Property (40 acres) are located on either side of Brooke Road just at the western edge of the Sandy Spring Village. Development of these two properties under the Rural Neighborhood Cluster Zone could achieve densities at the village edge and open space past the village and in the rural entry area.

Gibian, Olds, DiBatista and Bancroft Properties

These four properties are located on the south side of MD 108 in the rural entry area just west of the Sandy Spring Village Center. Gibian property contains 18 acres, DiBatista property 10 acres, Olds property 22 acres, and Bancroft property 106 acres. DiBatista and Olds properties have access to MD 108; Gibian and Bancroft properties have access to MD 182. Development of these properties under the Rural Neighborhood Cluster Zone should be in accordance with this Plan's rural neighborhood concept and guidelines.

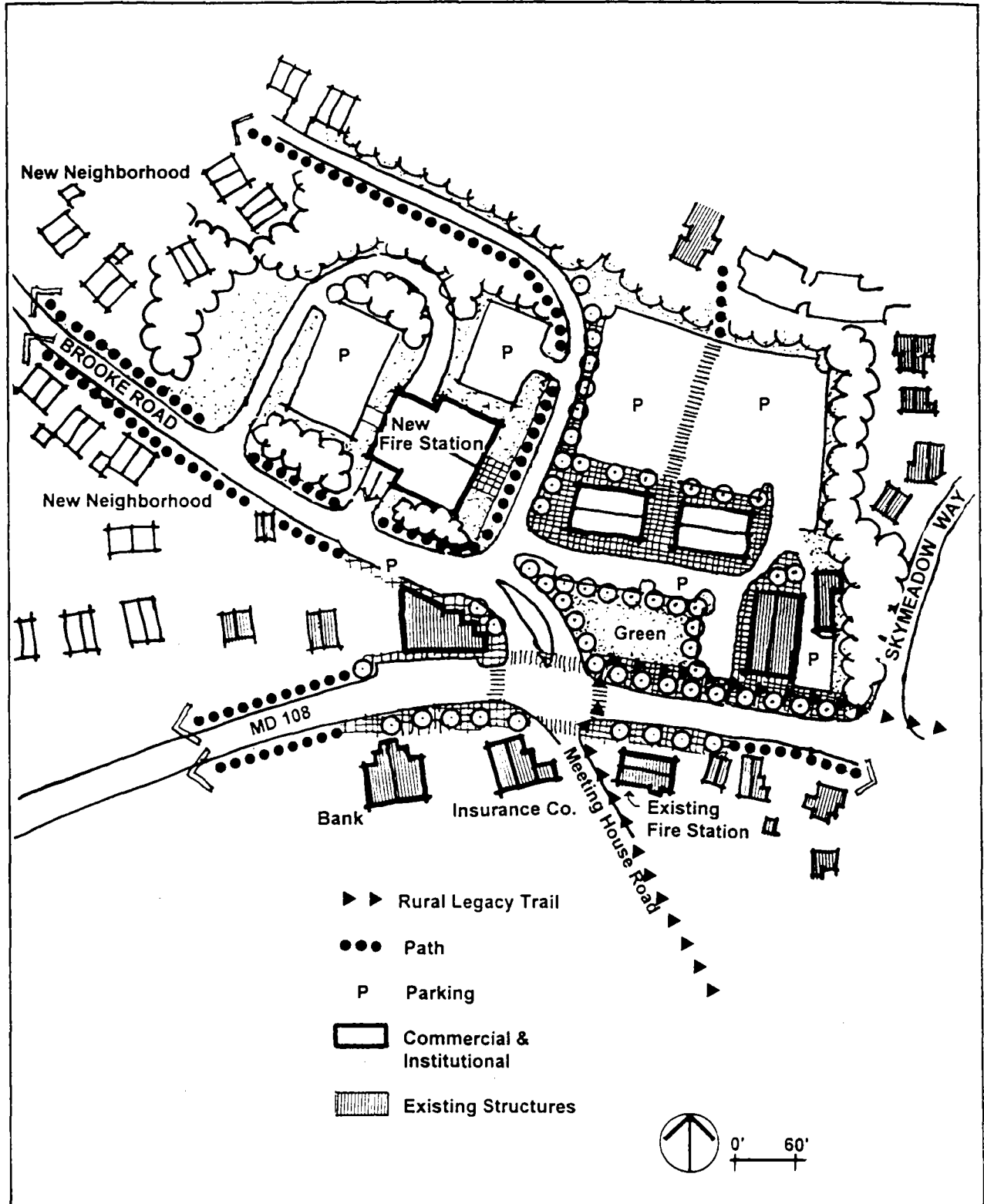
Design Guidelines

The following objectives should be accomplished as new development occurs in the village center and rural entries:

- Preserve the rural entry experience along MD 108, Brooke Road, and Norwood/ Dr. Bird Road.
- Provide the critical rural setting for the Sandy Spring village center right at the edge of the village.
- Locate new neighborhoods to either reinforce the village centers or preserve the character of the rural entries to the village centers.
- Ensure that the residential portions of the sites are compatible with the village center and historic district.
- Ensure that any existing homesteads remain part of the rural open space and rural setting of the village center and that an ample setting is maintained.
- Provide main access for new neighborhoods from roads other than MD 108 such as Brooke Road, to reduce the need to widen the pavement of MD 108 for new acceleration and deceleration or turn lanes. Increase the use of Brooke Road for access to the village center.
- Maintain the rural character of the preserved rural open space as well as woodland edges along the existing roads.
- Ensure that the character of new neighborhoods reflects a rural setting.

SANDY SPRING VILLAGE CENTER CONCEPT

FIGURE 16



- **Require that campus institutional uses be compatible with the rural character of the area.** This Plan addresses the rural entry areas leading into the village of Sandy Spring including several existing campus institutional uses: Brooke Grove Foundation, Friends House Retirement Community and Sandy Springs Friends School. To ensure compatibility with the rural character of the area, this Plan:
 - Encourages using the traditional buildings of Sandy Spring/Ashton as inspiration for design. Strategies should include deep setbacks, significant landscaping and screening.
 - Encourage institutional uses when these campuses are expanded, to provide rural open space in accord with the goals and objectives of this Plan. The appropriate percentage of rural open space should be considered at the time of development and should encompass at least 60% of the entire site.

Design Guidelines

The following guidelines apply to specific sites:

Brooke Grove Foundation: Provide rural open space along Lake Hallowell, MD 108, and Brooke Road. Cluster new structures in the central area of site. Ensure that the visitors center at the site entrance on MD 108 is of residential scale in keeping with the rural entry concept for Sandy Spring village center.

Friends House Retirement Community and Sandy Spring Friends School: Rural open space should be located along Norwood Road. New structures and parking should blend in with the rural landscape.

ASHTON VILLAGE CENTER

There is constant pressure for the Ashton village center to continue to grow into a suburban crossroads since it sits at the junction of two heavily used roads. The 1980 Plan recommendations for limited commercial use and moderate- to low-density residential use are confirmed, with changes primarily to address character.

OBJECTIVE: Maintain the existing scale of Ashton village center and encourage improvements to its character.

This Plan confirms the 1980 Plan land use recommendations and the existing zoning pattern in Ashton village center with the following changes that are reflected in Figure 14 and concern properties identified by owner in Figure 32:

RECOMMENDATIONS:

- **Allow modest expansion of Kimball's Market.** Kimball's Market contributes significantly to the sense of community and the village's character. This Plan recommends additional

commercial zoning on 0.5 acres adjacent to the existing commercial lot where the market is located. This modest expansion will help the market. Therefore, the 0.5 acres should be rezoned from R-90 to C-1.

- **Limit residential development in the southeast quadrant to single-family detached homes only, rather than townhouses.** This Plan recognizes that special exception uses may be appropriate as well. This Plan recommends that there be flexibility in placement of commercial uses in the southeast quadrant to encourage design that better integrates residential and commercial uses. This flexibility is allowed through the proposed Sandy Spring/Ashton Rural Village Overlay Zone. The existing zoning should be confirmed.
- **Implement the 1980 Plan recommendation for commercial land use on the Cuff Property in the southwest quadrant.** This property is within the bounds of the small village center commercial area, although it has remained residentially zoned. This Plan recommends that the property be rezoned from R-90 to C-1 as intended in the 1980 Plan.
- **Apply the Rural Neighborhood Cluster zone to the Oakton Associates property.** Oakton Associates property lies in the Patuxent watershed in the northeast quadrant of the Ashton Village Center at the corner of MD 108 and New Hampshire Avenue. The property consists of 20.19 acres. One acre of the property is zoned C-2, the remainder is zoned RC. The acre of commercial zoning was added by the 1980 Master Plan to provide enough commercial zoning to allow relocation of the existing gas station (Free State Garage) from the MD 108 right-of-way. The property is undeveloped and is currently leased for growing nursery stock. To the west, opposite New Hampshire Avenue, is R-200 and PD-5 development. The residential portion of the Oakton property, if developed under the Rural Neighborhood Cluster Zone, could achieve a pattern similar to existing patterns and still provide sufficient open space to create transition and buffer between existing development in the Ashton Village Center and rural development to the north and east. Density for the residential portion should be capped at 8 to 10 units and clustered toward the Village Center. The commercial portion of the site should be included in the Rural Village Overlay Zone.

RURAL/OPEN SPACE AREA

The Rural/Open Space Area is the largest part of Sandy Spring/Ashton and is envisioned to remain predominantly rural. This area is zoned Rural and Rural Cluster.

OBJECTIVE: **Continue to recommend a low-density land use pattern to protect farmland and other rural open space.**

The few remaining farms in this area are interspersed with subdivisions and development pressures are mounting. Unlike Olney, where the Agricultural Reserve was established to protect large areas of working farms, this area has never been considered part of the County's critical mass of farm-land. This Plan envisions the continuation of small farms along with some residential development.

RECOMMENDATION:

- **This Plan does not recommend extension of sewer into this area nor does it recommend lowering the density below its current 1 dwelling unit per 5 acres designation.** Current clustering provisions would allow homes to be built on 40 percent of the property with the remaining 60 percent for farming, private recreation, or other uses allowed in the Rural Cluster Zone.

BROOKE ROAD/CHANDLEE MILL ROAD AREA

This area is characterized by ties of kinship and a strong sense of community. The continued availability of housing that current residents can afford is essential to the neighborhood's survival. Many of the residents cannot afford the large lots and homes that are becoming typical of the general area. In addition, this community has long struggled with issues of inadequate waste disposal systems, substandard housing and uneven watershed protection. Poor soils and steep slopes contribute to the difficulty of finding solutions.

OBJECTIVE: **Encourage rehabilitation and renovation of substandard housing and, particularly, of waste disposal systems.**

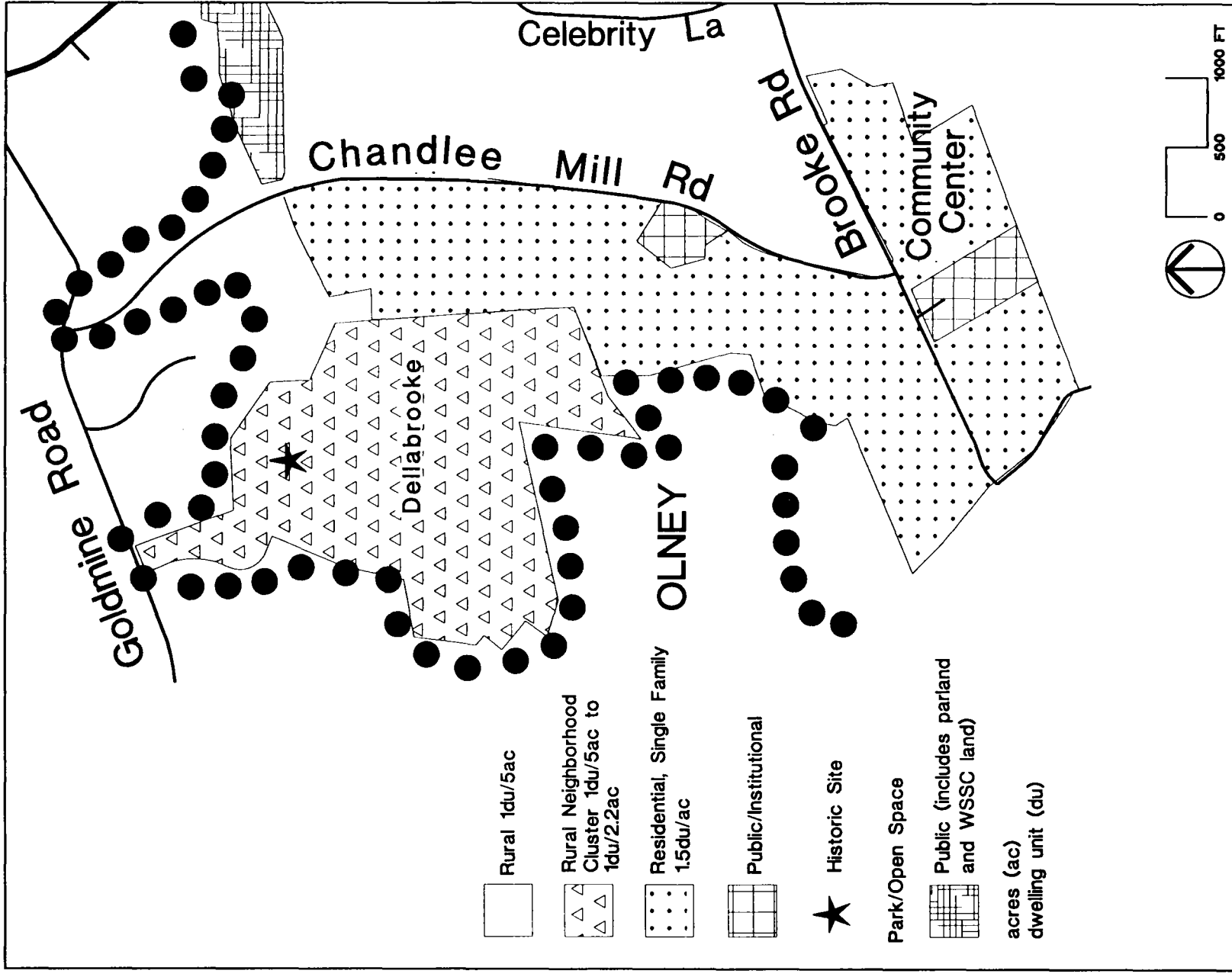
There should be a renewed focus on solving the waste disposal systems problem that coincides for the most part with the area zoned RMH-200. Solution of the problem, however, should include strategies that will accommodate the existing community without leading to redevelopment that would destroy the character of the community. There should be consideration of provision of sewer service to address continuing public health problems, with special attention to the cost impact on local households.

RECOMMENDATIONS:

- **Maintain the existing rural character of the neighborhood.**
- **Confirm existing zoning which allows a limited amount of residential development and permits smaller lots and single-wide mobile homes.**
 - Smaller half-acre lots (RMH-200 Zone) may be possible since they are permitted on the higher ground of uplands and ridges where septic systems are more likely to function properly on the soils, and are less likely to harm streams.
 - Larger two-acre lots (RE-2 Zone) are permitted in areas where septic systems and wells are more likely to experience problems due to severely limiting soils.
 - While double-wide mobile homes and manufactured homes are permitted in this area, single-wide mobile homes are permitted only on the smaller half-acre lots and only as special exception uses and must meet the same development standards as conventional single-family detached homes.

LAND USE PLAN FOR BROOKE ROAD AREA

FIGURE 17



- Mobile home parks would be inconsistent with this Plan and the Zoning Ordinance.
- **The Plan recommends eliminating split zoning (RE-2 and RMH-200) and rezoning split zoned properties to the RMH-200 zone.**
- **Provide cluster pattern of development on the Dellabrooke property to better protect the rural setting of the historic resource and natural features.**

The Dellabrooke Property is located near Goldmine Road and includes the Mahlon Chandlee home and outbuildings which date to 1817. The property and access driveway to the historic site total approximately 111 acres. The property contains two branches of the James Creek, floodplain, wetlands, steep slopes, and forest cover. Any road access to development would involve at least one stream crossing. The property is within the Primary Management Area (PMA) for the Patuxent River Watershed (Functional Master Plan for the Patuxent Watershed, 1991) and a 10% imperviousness is recommended within the PMA.

There have been two development applications for the Dellabrooke Property. In 1987, the owner submitted a plan of subdivision, 1-87016, which was never approved and closed out in 1991, showing 30 lots on well and septic with access from an extension of Pyrite Lane, a public street. Review of that subdivision by the Historic Preservation Commission concluded that a 7 acre historic setting including outbuildings should be incorporated into the plan. In 1997, the owner submitted a pre-preliminary plan, 7-97005, showing 21 lots on well and septic using a private road extension from Pyrite Lane. This plan was based on ground water table analysis, and the number of units had been reduced accordingly. Private roads in the RE-2 zone had become an option as a result of an amendment to Section 59 C-1.34 of the Zoning Ordinance allowing lots to front on a private cul-de-sac in the RE-2 zone. The private road minimized the impact of grading to the historic setting.

The physical constraints and historic designation suggest that cluster development, as opposed to well and septic large lot development, would be more effective in reducing the amount of clearing and construction within the sensitive areas. It would also afford more environmental protection and achieve an appropriate setting for the historic site. In addition, public water and sewer service to this property would reduce the number of potential septic fields within the Patuxent watershed and would allow the lots to be located within the less environmentally constrained portion of the site and closer to the pumping station. Under the cluster method, it would be possible to keep development on 25% of the site, leaving 75% of the site in open space. The open space would include the floodplain, all the environmentally constrained areas, and the historic setting. This development also provides an opportunity to consider solutions to the failing septic fields along Brook Road/Chandlee Mill Road.

In order to achieve the objectives of the Master Plan, development should encompass 75% open space, environmental protection, historic preservation, and compatibility with surrounding development. Issues to be addressed at the time of subdivision and site plan should include: the mixing of different lot sizes to achieve compatibility with surrounding development and to maximize open space, eliminating or reducing the number of lots within

the sensitive environmental areas, providing an appropriate historic setting on at least 7 acres, locating and designing a private road to reduce impacts on the historic setting, limiting impacts on the stream, and locating lots on land most suitable for development.

- Rezone from RE-2 and RMH-200 to the rural neighborhood cluster zone; maximum density not to exceed 48 lots.
- Community water and sewer service to be provided by a connection to the James Creek Wastewater Pump Station, adjacent to the site. This is not to be a precedent for sewer service to properties or portions of properties other than those specifically identified in this Plan. However, the reviewing agency should consider a solution or partial solution to the Brooke Road/Chandlee Mill Road health problem at the time of the community water and sewer category change request for the Dellabrooke property. See also Implementation Chapter.

NEW HAMPSHIRE AVENUE AREA

Although this Plan proposes no zoning changes in this area other than the Brinklow Post Office site, the character of New Hampshire Avenue is a major planning concern. The New Hampshire Avenue area contains one of the community's most important roads and is the area most affected by change. It serves as an important rural entry to Sandy Spring/Ashton, a main street for the Ashton village center and a route for through traffic. Recent changes have raised significant community concerns about the area's future ability to retain its rural character.

This Plan proposes a rural character concept as shown in Figure 18, that both maintains the existing rural character and re-creates it along the road. The New Hampshire Avenue area naturally extends to the north into the Brighton area of the Olney Master Plan area.

OBJECTIVE: **Ensure that the rural character of the New Hampshire Avenue area will be enhanced and maintained.**

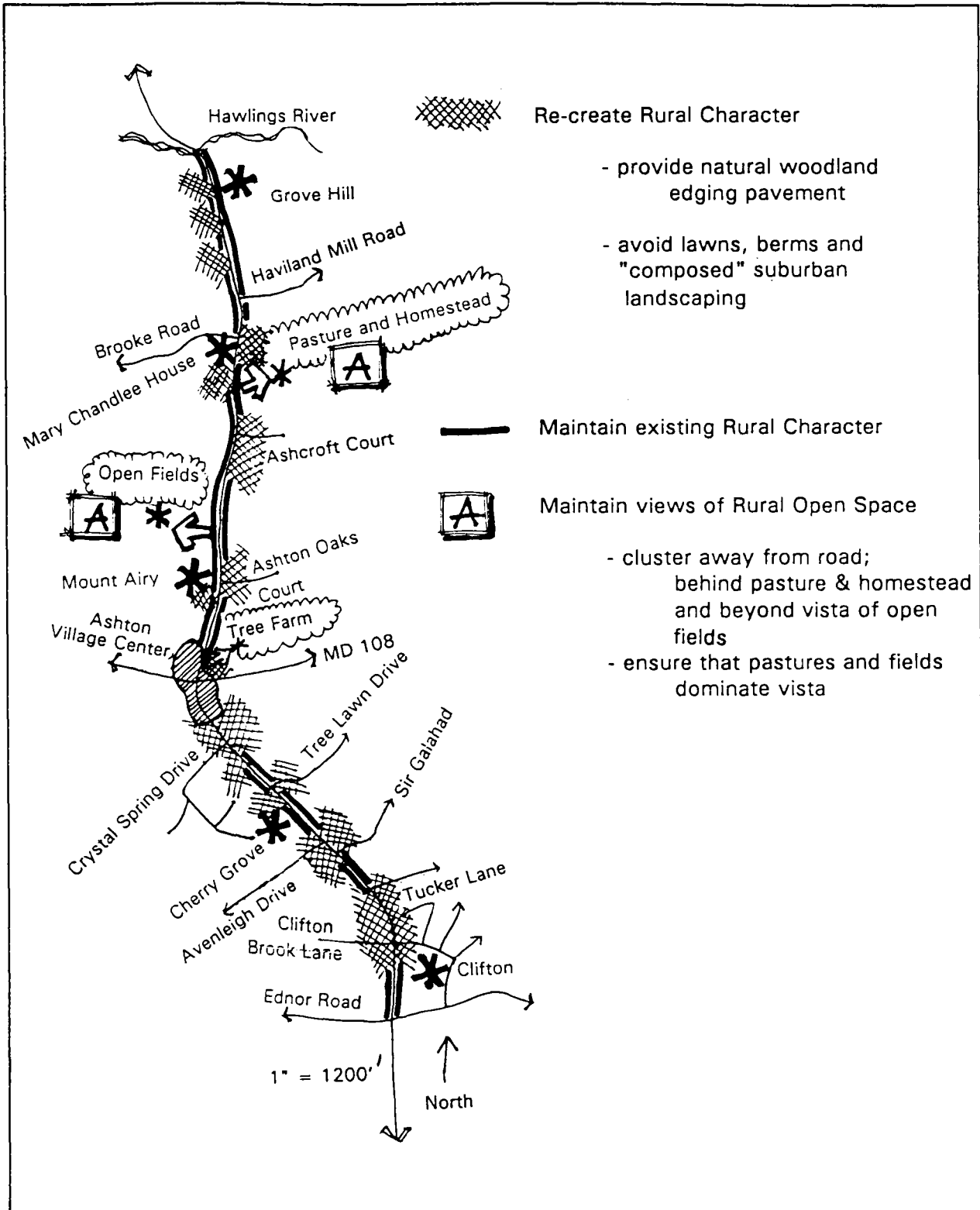
Design Guidelines

These guidelines apply north and south of the Ashton village center:

- Preserve rural open space along the road where it is highly visible to the community. Cluster new homes and site other buildings and uses to preserve open space along the road. Provide for scenic setbacks, as permitted in the Rural Cluster Zone, greater than 50 feet to be determined at the time of development review.
- Orient new homes and other buildings to the road. If homes cannot present fronts or sides to the road then the houses should be carefully sited and screened to minimize visibility. Berms are generally not as desirable as other forms of screening since they are not typical of the rural landscape of the area.

NEW HAMPSHIRE AVENUE: RURAL CHARACTER

FIGURE 18



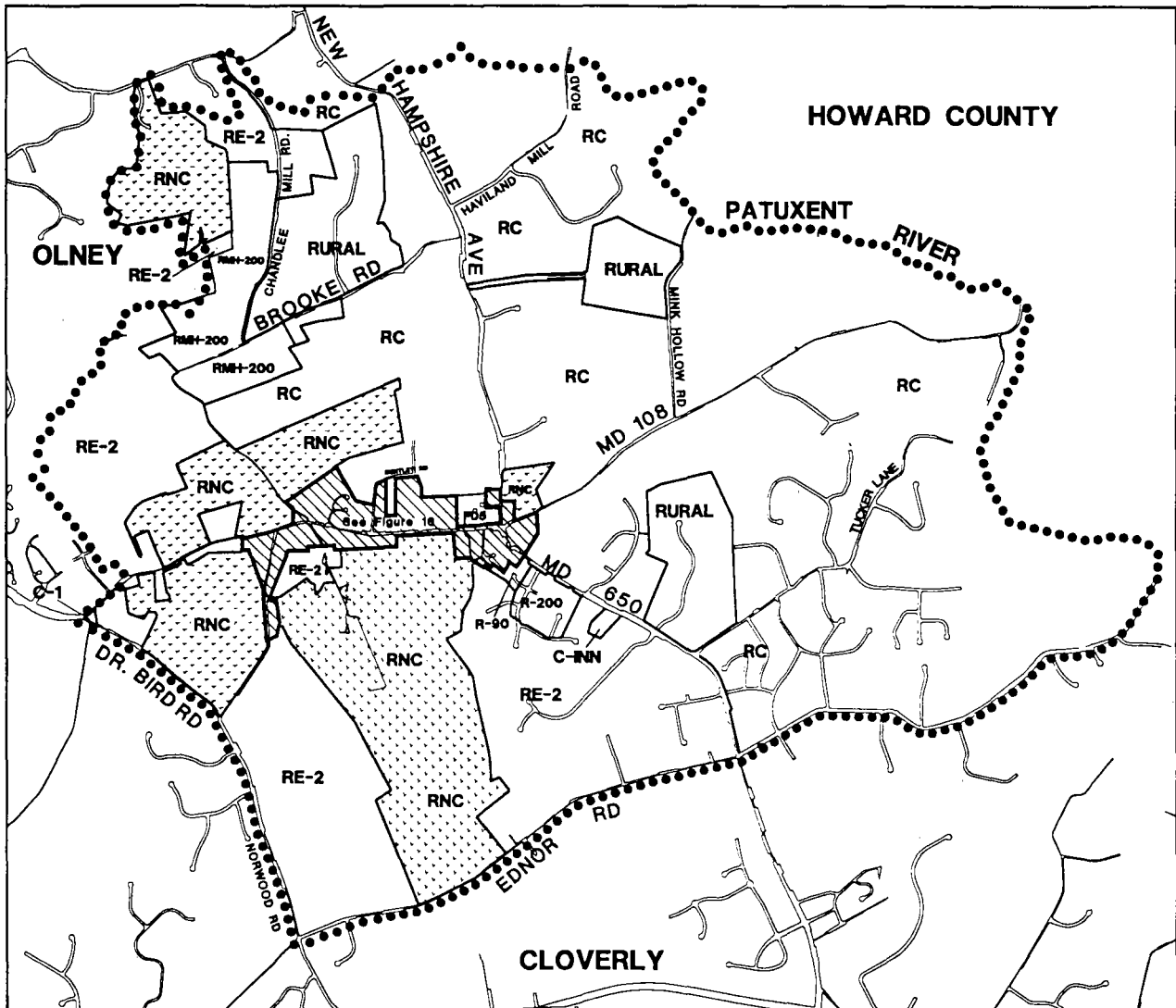
- Provide for design within the road right-of-way and on adjoining property that is in keeping with rural character. Continue to provide for the 120-foot right-of-way south of MD 108. Maintain heavily vegetated edges as close to the road pavement as possible. Preserve woodland and hedgerows. Place new trees in a fashion that echoes traditional rural placement and species. Follow the applicable road character guidelines in the Transportation chapter.
- Carefully design any intersection improvements and site new structures at the Ednor Road intersection to implement the concept for New Hampshire Avenue's rural character. This is one of the crossroads that defines the character of the area because it serves as an entry.
- Integrate pedestrian and bicycle paths to fit the character of the area. Provide a hiker/biker path on the west side of New Hampshire Avenue in coordination with the recommendations in the Cloverly Master Plan. Sidewalks can substitute for paths within the village center.
- Consider ways to enhance the rural village character and provide for pedestrian crossings in the village center while meeting traffic needs.
- If the State Highway Administration establishes a Rustic Roads Program, consideration should be given to designation of New Hampshire Avenue north of MD 108 as a "Rustic Road."

RECOMMENDATIONS:

- **Consider incorporating these *Guidelines for Brighton area* into the *Olney Master Plan* when it is amended, for the Brighton area.** In any future Master Plan revisions to the *Olney Master Plan*, acknowledge the shared sense of community and rural character and consider application of this Plan's principles and guidelines concerning rural character to the Brighton area.
- **Provide for residential use of the former Brinklow Post Office site.** This Plan changes the current commercial land use designation and zoning of the Brinklow Post Office site. The Plan recommends that the site develop with two single-family detached homes, provided the criteria are met for septic fields. Therefore, the current C-1 zoning is recommended to be changed to the Rural Cluster Zone.

ZONING PLAN

FIGURE 19



Rural	Rural	PD	Planned Development
RC	Rural Cluster	C-INN	Country Inn
★ [RNC]	Rural Neighborhood Cluster	C-1	Commercial/Office
RE-1	Residential, One Family	C-2	General Office
RE-2	Residential, One Family	O-M	Office Building, Moderate Office
R-200	Residential, One Family	RT-10	Residential Townhouse
RMH-200	Residential, One Family	★ [Hatched]	Sandy Spring/Ashton Rural Village Overlay
R-90	Residential, One Family		
★	New Zone		

TRANSPORTATION PLAN

OVERVIEW

This Plan proposes a number of changes to the transportation network proposed in the 1980 Plan. These changes include:

- Realignment of Brooke Road at MD 108 intersection to improve access and safety for the future fire station and accommodate a village green.
- Provision of new primary residential street between MD 108 and future development south of MD 108.
- Designation of a design concept for MD 108 with no more than three lanes to preserve the character of the village centers and to maintain the road's scale with the scale of adjacent development.

The recommended road network is shown in Figure 20 and summarized in Table 3.

This Plan also proposes a system of pedestrian and bicycle paths to allow people to experience the area's setting without being in a car. This Plan includes roadway design guidelines to help maintain the rural character of Sandy Spring/Ashton. Implementation of these guidelines and the creation of new roadway designs to enhance the rural character are high priority recommendations of this Plan.

OBJECTIVE: **Provide a transportation network that balances regional transportation needs with the rural character envisioned for the study area.**

Although this Plan emphasizes a rural, low-density land use pattern, traffic volumes along all regional roadways are likely to increase. Traffic growth has been, and will continue to be, primarily generated by commuters outside the area bound for Olney, the District of Columbia, Silver Spring, and the I-270 Corridor as well as those headed for Columbia and Johns Hopkins Research Center in Howard County. (See Figure 1.) Between 1980 and 1990, traffic on MD 108 doubled because of growth in Olney and elsewhere in the region. Although traffic growth will continue, the Street and Highway Plan must balance the function of the roadways in the area with the character of its communities. The MD 198 Connector, or Norbeck Road Extended, is shown in Figure 19. Although neither the ICC nor Norbeck Road Extended is in the study area, these east-west thoroughfares could have a substantial effect on Sandy Spring/Ashton by diverting through traffic away from MD 108 and thereby helping to preserve the area's rural character.

RECOMMENDATIONS:

Road Network

Intercounty Connector (ICC)

The Intercounty Connector (ICC) is a planned limited access transportation facility linking US 1 in Prince George's County with I- 370 and the I-270 corridor in Gaithersburg. Federal permitting processes require a detailed Environmental Impact Statement, consideration of alternative alignments, and the determination of a preferred alignment and design

- This Plan assumed the alignment shown in the 1981 *Approved and Adopted Master Plan for the Eastern Montgomery County Planning Area*. If this alternative is not selected, this master plan and other master plans may be amended accordingly.

New Hampshire Avenue (MD 650)

New Hampshire Avenue is an important north-south roadway. It is a two-lane road within the Sandy Spring/Ashton area, although it widens with turning lanes at key intersections. This Plan recommends that New Hampshire Avenue not be widened beyond two through lanes except for essential acceleration/deceleration or turn lanes. Paths for pedestrians and cyclists are recommended along New Hampshire Avenue, as shown in Figures 22 and 23. New Hampshire Avenue is important to the character of Sandy Spring/Ashton. A variety of strategies for preserving and enhancing the character of this road, which defines the New Hampshire Avenue Area, are discussed in the Land Use, Design and Zoning chapter on pages 49-50 and in the section on Roadway Character.

Norwood/Dr. Bird Road (MD 182)

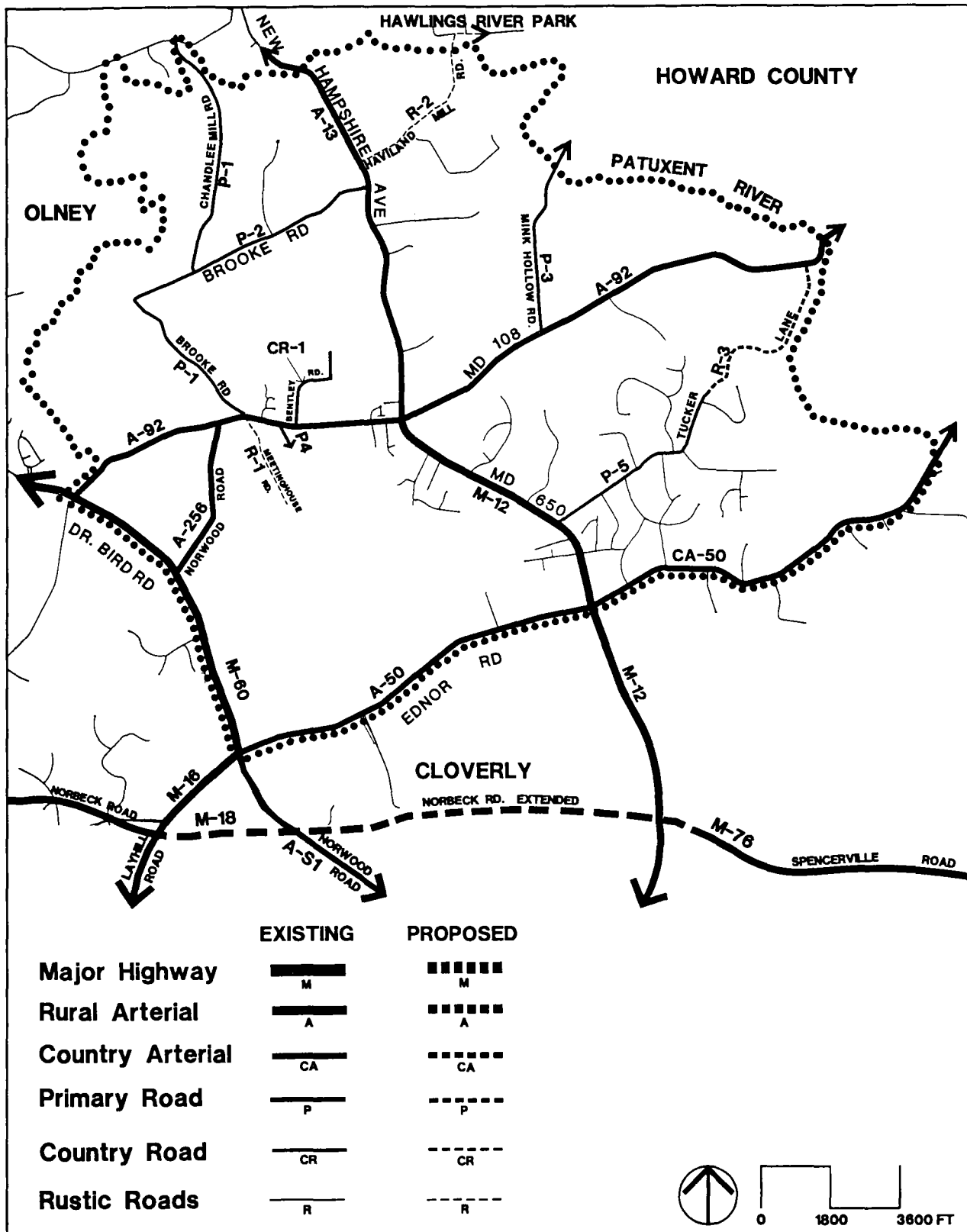
MD 182, comprising Dr. Bird Road, Norwood Road and Layhill Road, is classified as a major highway from MD 108 to Georgia Avenue (MD 97). The link between Norbeck Road (MD 28) and MD 108 has been under consideration by the Maryland State Highway Administration as a project planning study.

The section of MD 182 between MD 108 and Ednor Road, which includes Dr. Bird Road and a portion of Norwood Road, is currently an attractive, two lane road with rural features. There are no shoulders; trees and shrubbery help define the road in many places, and there are frequent views of open fields beyond the pavement edges.

- This Plan recommends that this stretch be retained as an open-section two-lane road in order to retain the rural character of the area, except where shoulders and other improvements are needed to ensure safe travel conditions. (See Figure 21.) Design guidelines that apply to Norwood/Dr. Bird Road are discussed in the section on Roadway Character.

STREET AND HIGHWAY PLAN

FIGURE 20



Olney-Sandy Spring Road/MD 108

MD 108 is an important east-west arterial road which also serves as the “main street” for the Sandy Spring and Ashton villages centers. While the traffic forecast may justify widening to four lanes, this is not desirable because of the negative implications for the character and design of the village centers.

- This Plan recommends the creation of a cross-section for MD 108 that preserves the rural character of the road, the character and scale of the village centers, allows good traffic movement, and yet does not impede pedestrian circulation. The cross-section designs for both open and closed sections are shown in Figure 21. The closed section is recommended within the village centers and the open section elsewhere. The features of the cross-section design include:
 - A right-of-way of 80 feet that maintains a village scale with buildings lining the “main street” as they have in the past.
 - Maximum of three lanes to consist of two through lanes and, where needed, one auxiliary lane used for turning lanes, or acceleration/deceleration lanes.
 - Pavement width of 36-39 feet.
 - Bikeway

Ednor Road

The Cloverly Master Plan changed the designation of Ednor Road from primary to country arterial east of New Hampshire Avenue. This change helps retain rural character along the road and reflects the high traffic volumes and the road's function as a connector between Howard County and New Hampshire Avenue. This Plan maintains the existing two-lane configuration except for safety reasons at intersections.

- If safety improvements are needed to Ednor Road west of New Hampshire Avenue, every effort should be made to retain existing trees north of Ednor Road.

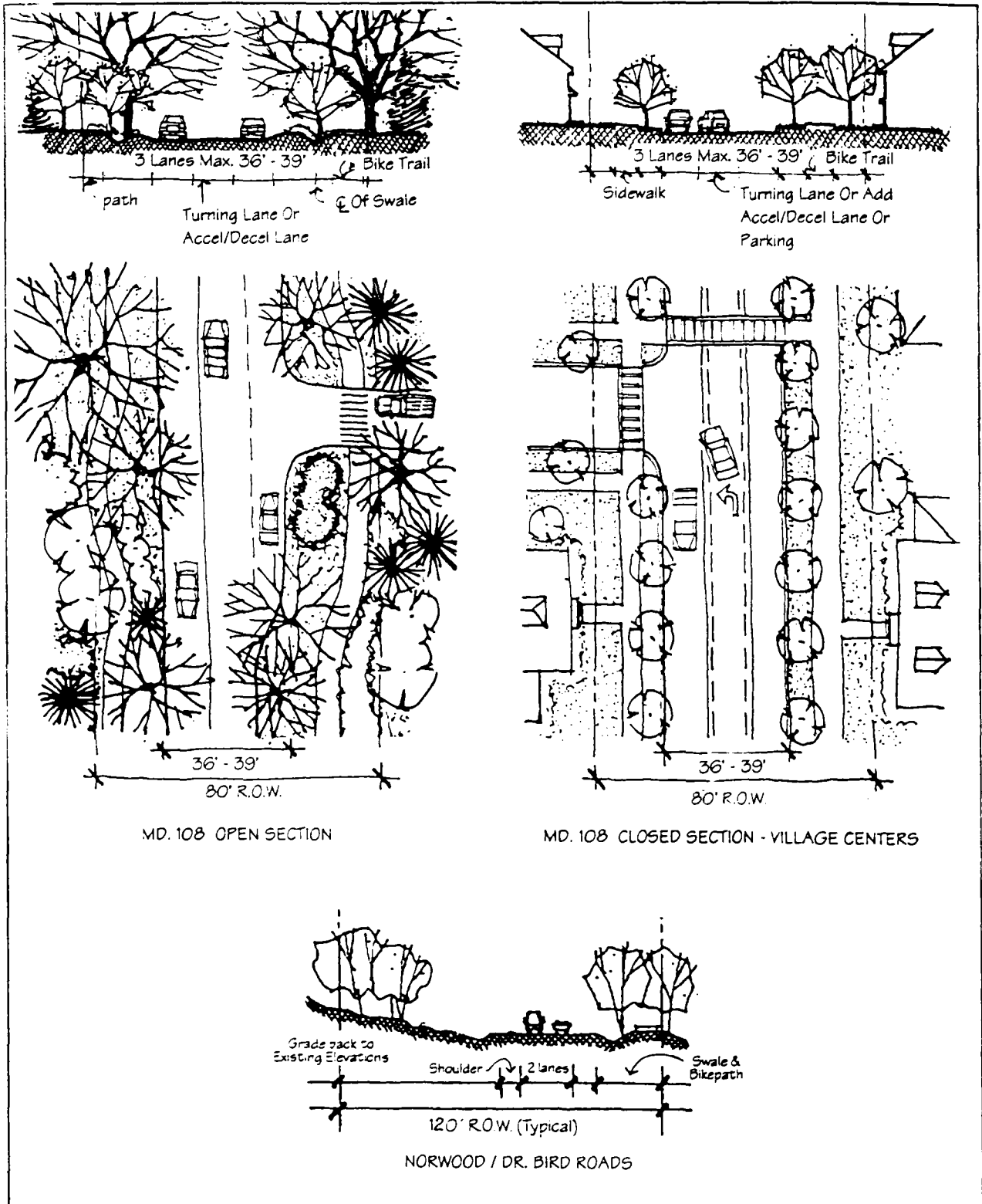
Bentley Road

Bentley Road is one of the original country lanes in Sandy Spring and is associated with the history and development of this rural village. Bentley Road retains the character and quality of a rural road today.

- This Plan reclassifies Bentley Road to a country road. Suggested design features for the cross-section are shown in the *Rustic Roads Plan*. The pavement width would be 18-22 feet wide with shoulders up to 4 feet wide. The design standards would be flexible to allow the Montgomery County Department of Public Works and Transportation (MCDPW&T) to provide safety improvements and other minor improvements compatible with the rural character of the area. The actual width would be determined by design speed and traffic volume. In addition, the intent is that drainage facilities would be constructed only if sheet flow creates problems and would be custom designed to blend into the countryside, infiltration facilities being the first choice.

STREETSCAPE: MD 108 AND NORWOOD/DR. BIRD ROAD

FIGURE 21



Brooke Road

Along with Chandlee Mill Road, Brooke Road provides vehicular circulation to the community in the northwest quadrant of Sandy Spring/Ashton. The community has raised a safety issue concerning one sharp curve on Brooke Road north of MD 108. Fixing the problem may affect adjacent property and would probably be costly due to environmental and topographical constraints. However, MCDPW&T should review the need for safety improvement measures and implement those that are needed.

- This Plan recommends that Brooke Road be improved and realigned slightly, to help improve pedestrian and vehicular movement in the village center. This would maintain the historic crossroads of Brooke Road as the center of the village and allow better pedestrian access to shops and homes in the area. Improvements are likely to be needed to provide access for a new fire station on Brooke Road. Such improvements will probably require additional right-of-way and the removal of at least one existing building.

New Roads

- Provide access to MD 108 for a new neighborhood at Sherwood High School. This Plan recommends that a new primary road, P4, be provided to serve the area adjacent to Sherwood High School. (See Figure 22.) This is discussed in detail in the Land Use, Design and Zoning chapter.

Roadway Character and Design Guidelines

One of the planning issues is how to maintain the rural character of roadways when traffic volumes, either now or in the future, require roadway improvements and widenings. The following guidelines pertain to all new roads and road improvements.

- Provide street patterns that enhance and preserve the rural character. Where street lighting is appropriate, ensure that the style, scale and intensity are compatible with the rural character.
- Provide for slow speed and low volumes of traffic in the layout and design of neighborhood streets and lanes. There should be little on-street parking so that people can walk and bike places easily. Provide bike paths within the right-of-way where appropriate, and provide a path system that allows people to reach community destinations.
- Encourage narrow pavement where possible while providing for traffic flow and safety.
- Encourage design of intersection improvements that retain the rural character.
- Encourage locating new roads to fit into the landscape so that important views are protected.
- Give special attention to the landscaping along the edges of the road and within the right-of-way while ensuring adequate public safety and traffic operations:
- Protect existing hedgerows and forested areas along rural roads in general to maintain the rural character at the roadside.

- Protect existing hedgerows, fences and the roadside plantings associated with historic sites and homesteads.
- Discourage man-made berms and encourage plantings inspired by the traditional landscape features typical of the area, such as hedgerows and native woodlands.
- Create areas of woodland along roads to re-create rural character along portions of existing roadways and to provide an alternative to regularly placed street trees .
- Recognize the need to maintain utilities and associated rights-of-way to provide safe and reliable service.
- Apply the development guidelines for the New Hampshire Avenue area to other existing roads such as MD 108, Ednor Road and Norwood/Dr. Bird Road.
- Ensure new rural neighborhood design by evaluating current County road design and developing new road designs for this type of rural neighborhood. As part of this effort, a “country lane” classification is already recommended in the *Rustic Roads Functional Master Plan* (Rustic Roads Plan) and a new road cross section is being developed. The design and location of neighborhood roads are important to establishing rural character. Neighborhood roads, known as secondary and tertiary residential roads, are normally not discussed in a master plan. However, the design of neighborhood roads, either as public or private roads, should be consistent with the rural character principles and guidelines of this Plan. New road sections developed in the County to address character should be used together with careful road layout and planting design. Integrating a path system for neighborhoods that might make use of “country lanes” as paths should also be considered.
- Encourage MCDPW&T to develop new open section roadway designs take into consideration some of the features unique to rural areas. Some of the general features preserved through the Rustic Roads Program, or identified in the analysis of New Hampshire Avenue may be appropriate to integrate into new open section road designs. Retain the natural edge where possible except along those areas where site distance and clearance are necessary to provide safe operation.

Intersections

The following intersections have been identified for improvements because of existing or forecasted levels of congestion. Other intersections that are not listed may also be improved because of conditions of approval associated with subdivision review prior to, during, or after development of this Plan. General types of improvements include the addition of turning lanes, bypass lanes, acceleration/deceleration lanes or changes in signalization. In all cases, especially those where the acquisition of additional right-of-way will be necessary, modifications to intersections should minimize impacts on the rural character of the area while improving traffic and pedestrian safety. Because intersection improvements are operational issues more appropriately addressed by other State and County transportation agencies, this Plan does not propose specific improvements. The

detailed design of each improvement will occur closer to its actual construction and should be consistent with the rural character guidelines given in this Plan.

New Hampshire Avenue/MD 108
New Hampshire Avenue/Ednor Road
Norwood Road/Layhill Road/Ednor Road
MD 108/Norwood Road

Rustic Roads

Montgomery County has enacted a Rustic Roads Program to preserve those historic and scenic roadways that reflect the agricultural character and rural origins of the County. Classifying a road as rustic ensures that any improvements will be custom-designed to protect its character. The legislation creating the Rustic Roads Program defines two categories of rustic roads: rustic and exceptional rustic. Briefly, the criteria for classification are:¹

Rustic

- Narrow, intended for local use
- Traffic volume consistent with rustic nature
- Outstanding natural features
- Outstanding vistas, both farm and rural
- Historic value
- Accident history does not suggest safety problems

Exceptional Rustic

- Significant contribution to land character
- Unusual features
- Would be negatively affected by modifications

Table 3 and Figure 20 present information regarding rustic roads. In addition to the three roads recommended for designation, Marden Lane should be considered in the future if it ever changes from a private to a public road.

- **Add the designated portions of Meeting House Road, Haviland Mill Road, and Tucker Lane to the Rustic Roads Program to maintain their character and reflect the rural and rural origins of the area.**

¹ A full description of the criteria used to evaluate roads as rustic and exceptional rustic, as well as a comprehensive description of the Rustic Roads Program, is found in the *Rustic Master Plan*, available at the Montgomery County Planning Department.

TABLE 3

ROADWAY CLASSIFICATIONS

Master Plan Roadway Designation	Name	Limits	Minimum Right-of-Way Width	Existing Number of Travel Lanes	Recommendations
Major Highways					
M-12	New Hampshire Avenue (MD 650)	Ednor Road and MD 108	120'	2	Maintain two traffic lanes except where improvements may be needed for access or safety
M-60	Norwood/ Dr. Bird Road (MD 182)	Layhill Road (MD 182) and MD 108	120'	2	Upgrade to two lanes with shoulders. See text for other recommendations.
Arterial Roads					
A-13	New Hampshire Avenue (MD 650)	MD 108 northward to Sandy Spring Planning Area Boundary	80'	2	Maintain two traffic lanes except where localized improvements may be needed for access or safety
A-50	Ednor Road	Norwood Road (MD 182) to (MD 650)	80'	2	Maintain two traffic lanes except where localized improvements may be needed for access or safety
A-92	Olney-Sandy Spring Road (MD 108)	Howard County line and Dr. Bird Road	80'	2	No more than 3 lanes between MD 650 and Norwood Road except where 4 lanes already exist
A-256	Norwood Road	Dr. Bird Road and MD 108	80'	2	
Country Arterials					
A-50	Ednor Road	New Hampshire Avenue (MD 650) to Montgomery County/Howard County Boundary Line	80'	2	Maintain 2 travel lanes except where improvements may be needed

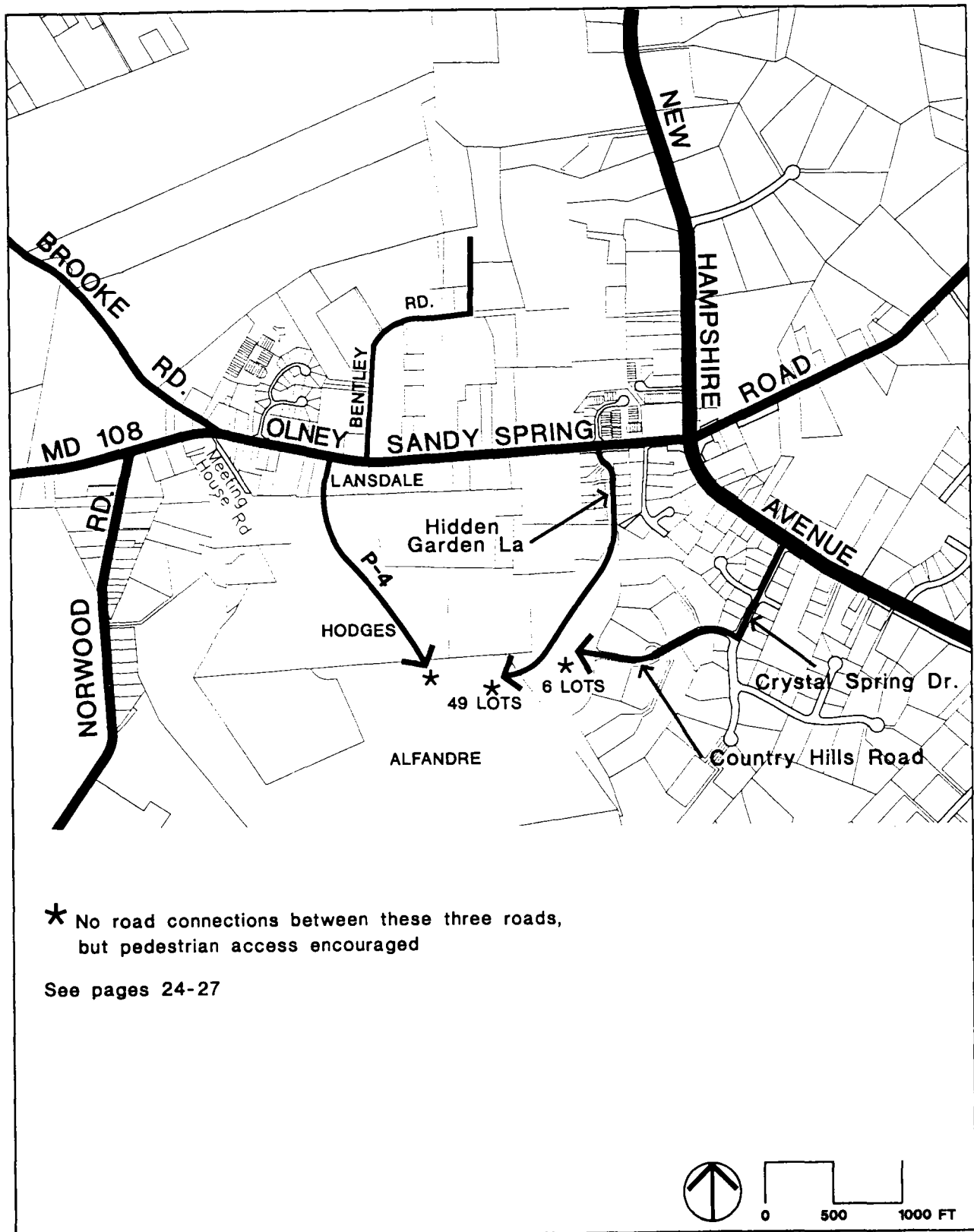
TABLE 3 (CONTINUED)

ROADWAY CLASSIFICATIONS

Master Plan Roadway Designation	Name	Limits	Minimum Right-of-Way Width	Existing Number of Travel Lanes	Recommendations
Primary Residential Streets					
P-1	Chandlee Mill Road	Brooke Road to Goldmine Road	70'	2	
P-2	Brooke Road	New Hampshire Avenue (MD 650) to MD 108	70'	2	See text for discussion of Brooke Road at MD 108
P-3	Mink Hollow Road	MD 108 and Howard County line	70'	2	
P-4	Proposed new road	MD 108 to future development south of MD 108	70'		See text for discussion of new road. Only one road will be constructed.
P-5	Tucker Lane	New Hampshire Avenue to Ednor View Terrace	70'	2	
Rustic Roads					
R-1	Meeting House Road	MD 108 to about 0.40 mile south of MD 108	60'	2	Features include: Agricultural vistas; access to Meeting House Road and The Sandy Spring; tree-lined narrow road, part unpaved
R-2	Haviland Mill Road	Brinkwood Road to Montgomery County/Howard County line	60'	2	Features include: Views of meandering Hawlings River and floodplain; rural landscape with fairly steep hills and flat pastures; access to Woodside Cemetery and farm houses
R-3	Tucker Lane	Ednor View Terrace to MD 108	60'	2	Features include: Vista of the Patuxent River Watershed Conservation Park & WSSC open space with meandering stream; narrow, paved road with tight 'S' curves; access to fishing and equestrian trails

ROAD ACCESS FOR NORTHERN NEIGHBORHOOD

FIGURE 22



* No road connections between these three roads,
but pedestrian access encouraged

See pages 24-27

PEDESTRIAN PATHS AND BIKEWAY PLANS

OBJECTIVE: Enhance mobility for pedestrians and bicyclists by providing a network that links open space, parks, the village centers, other community destinations, and the regional network.

This Plan recognizes that mobility means more than access for automobiles.

RECOMMENDATIONS:

- **Improve pedestrian access within walking distance of the village centers. Pedestrian access is more important around the village centers where more homes and businesses are located in close proximity. This is illustrated in Figure 23.**
- **Encourage local neighborhood connections to main paths. Local recreational trails should be provided at the time of subdivision review to enhance the main trail system.**
- **Ensure that paths and sidewalks are located and landscaped to fit with the character of the area. Some paths could be used as combined hiker/biker trails where appropriate. Paths should follow the topography in a manner typical of a rural path.**
- **Give consideration to providing sidewalks only within the village centers and more rural paths everywhere else.**
- **Provide safe, convenient bikeways (Figure 24) that can be used by all ages and levels of experience and provide access to the rural landscape of Sandy Spring/Ashton and community destinations. (See Table 4.)**
- **Provide links to the bikeways in the *Master Plan of Bikeways*, the *Cloverly Master Plan*, and the Howard County bikeway plan.**
- **Integrate the bikeway system with public parks and trails.**
- **Emphasize bikeway access from neighborhoods to shops and workplaces in the village centers as well as to community facilities.**
- **Emphasize the concept of a rural, biker-friendly community and, where appropriate, locate special signs alerting motorists to respect the movement of cyclists.**

PEDESTRIAN PATHS

FIGURE 23

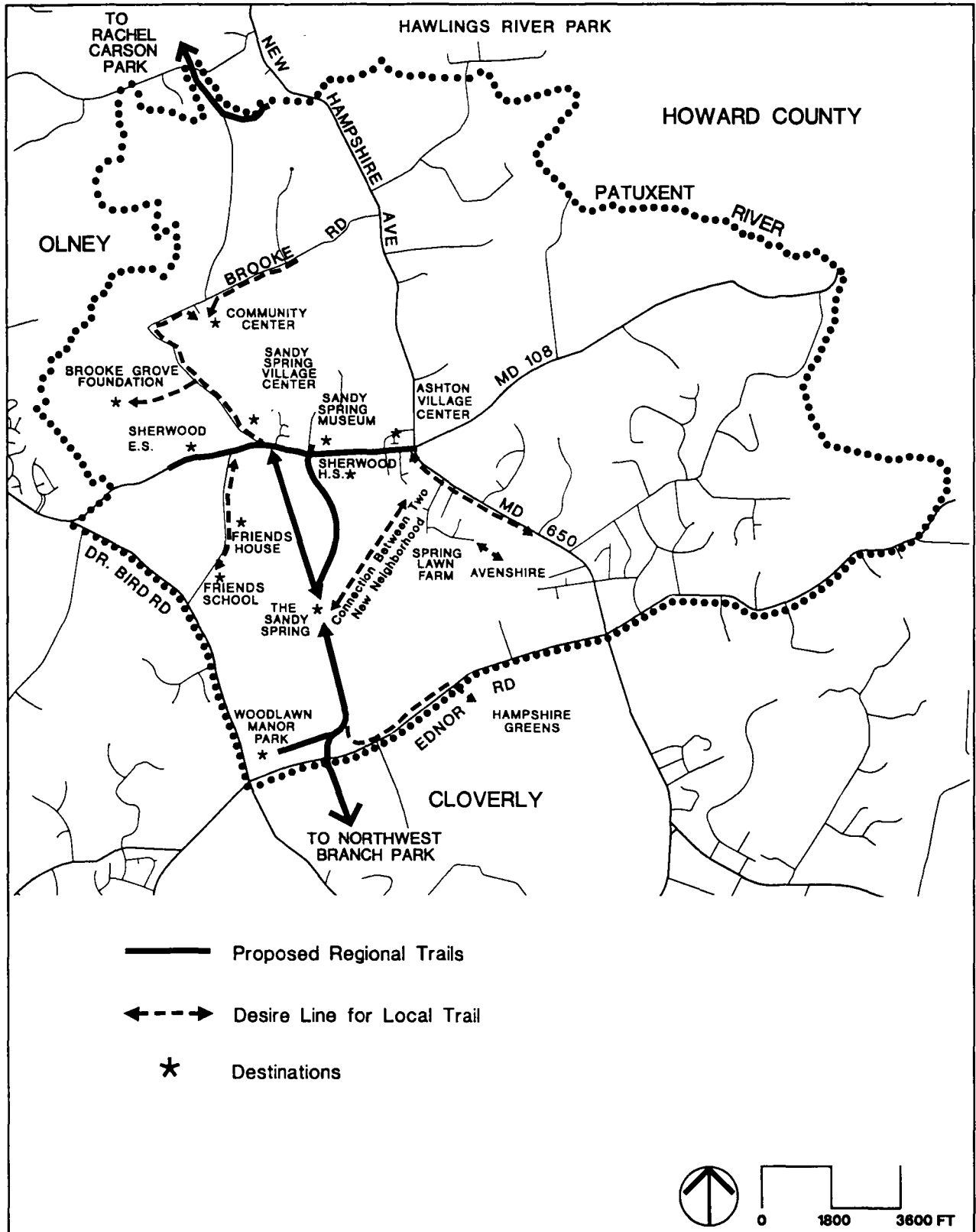
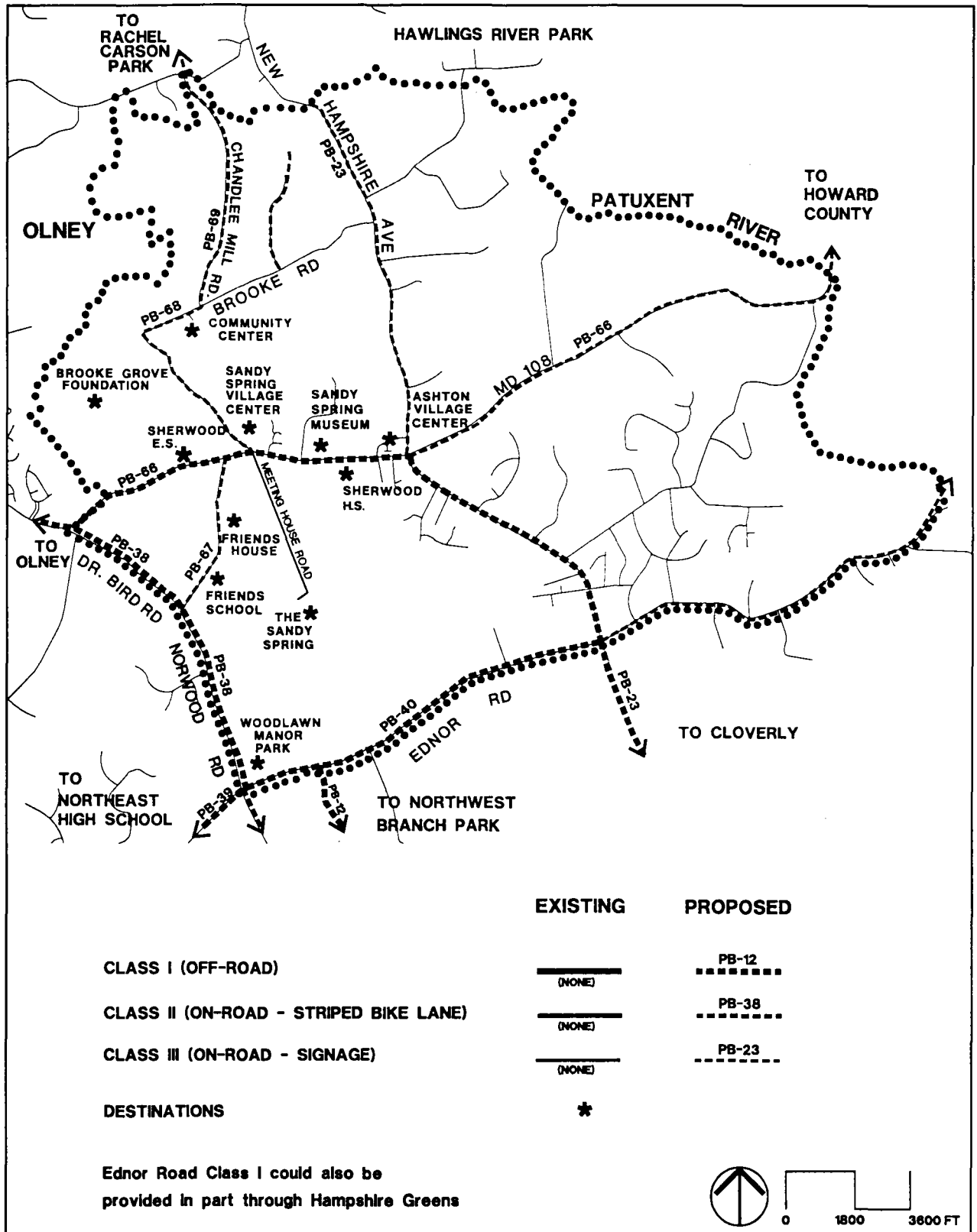


TABLE 4
BIKEWAY PLAN

Route	Name	Limits	Type	Notes
PB-40	Ednor Road	Norwood Road and New Hampshire Avenue	Class I	South side along Hampshire Greens - behind hedgerow.
		New Hampshire Avenue and Patuxent River	Class II	On-road.
PB-23	New Hampshire Avenue	Hawlings River and MD 108	Class II or III	On-road. Use existing shoulder.
		MD 108 and Ednor Road	Class I	Off-road
PB-66	MD 108	Olney Theater to Ashton village center - east side of New Hampshire Avenue	Class I	Retain character along MD 108 with narrow path if necessary.
		East side of New Hampshire Avenue to Howard County line	Class III	On-road.
PB-38	Norwood Road	Ednor Road to Dr. Bird Road	Class I	Construct bike path with future road improvements by SHA
BP-67	Norwood Road	Dr. Bird Road to MD 108	Class II	On-road.
PB-38	Dr. Bird Road	Norwood Road to MD 108	Class I	Construct bike path with future road improvements by SHA.
PB-68	Brooke Road	MD 108 to Chandlee Mill Road	Class III	On-road.
		Chandlee Mill Road to north-south Regional Trail	Class I	Off-road.
PB-70	P-4	Connect southern and northern neighborhoods	Class I/III	Class I along P-4; Off-road between the two neighborhoods.
PB-69	Chandlee Mill Road	Hawlings River to Brooke Road	Class III	On-road.

BIKEWAY PLAN

FIGURE 24



ENVIRONMENTAL RESOURCES PLAN

OVERVIEW

This Plan's emphasis on preserving the low-density rural character is the most important environmental protection strategy and continues the legacy of the 1980 Plan.

Sandy Spring/Ashton lies along the ridge separating the Patuxent River and Northwest Branch watersheds. (See Figure 25.) The forests and wet soils of this area form the headwaters of the Northwest Branch and tributary springs for one of the two Patuxent reservoirs. Water quality in the area is very high. The streams support an abundance and wide diversity of aquatic life.

Most of Sandy Spring/Ashton is currently designated for low-density residential or rural uses. However, there are limited areas where community-building objectives support higher densities. These areas include small portions of the Patuxent River watershed, where the Brooke Road/Chandlee Mill neighborhood is located and areas where it would be beneficial to expand the Sandy Spring village center. The application of environmental regulations, at the time of development will be an important environmental protection strategy in these areas.

The *Cloverly Master Plan* and this Plan recommend similar approaches to protection of environmental resources in the Northwest Branch and Patuxent River watersheds. A strategy of appropriate development densities, park acquisition, and open space preservation will preserve and enhance stream buffers and significant forest stands. The *County-wide Stream Protection Strategy* (CSPS) recommends management approaches that are consistent with the recommendations of this Plan.

WATERSHED PROTECTION

OBJECTIVE: To protect and enhance water quality within the Patuxent River and the Northwest Branch Watersheds and provide protection for the Chesapeake Bay.

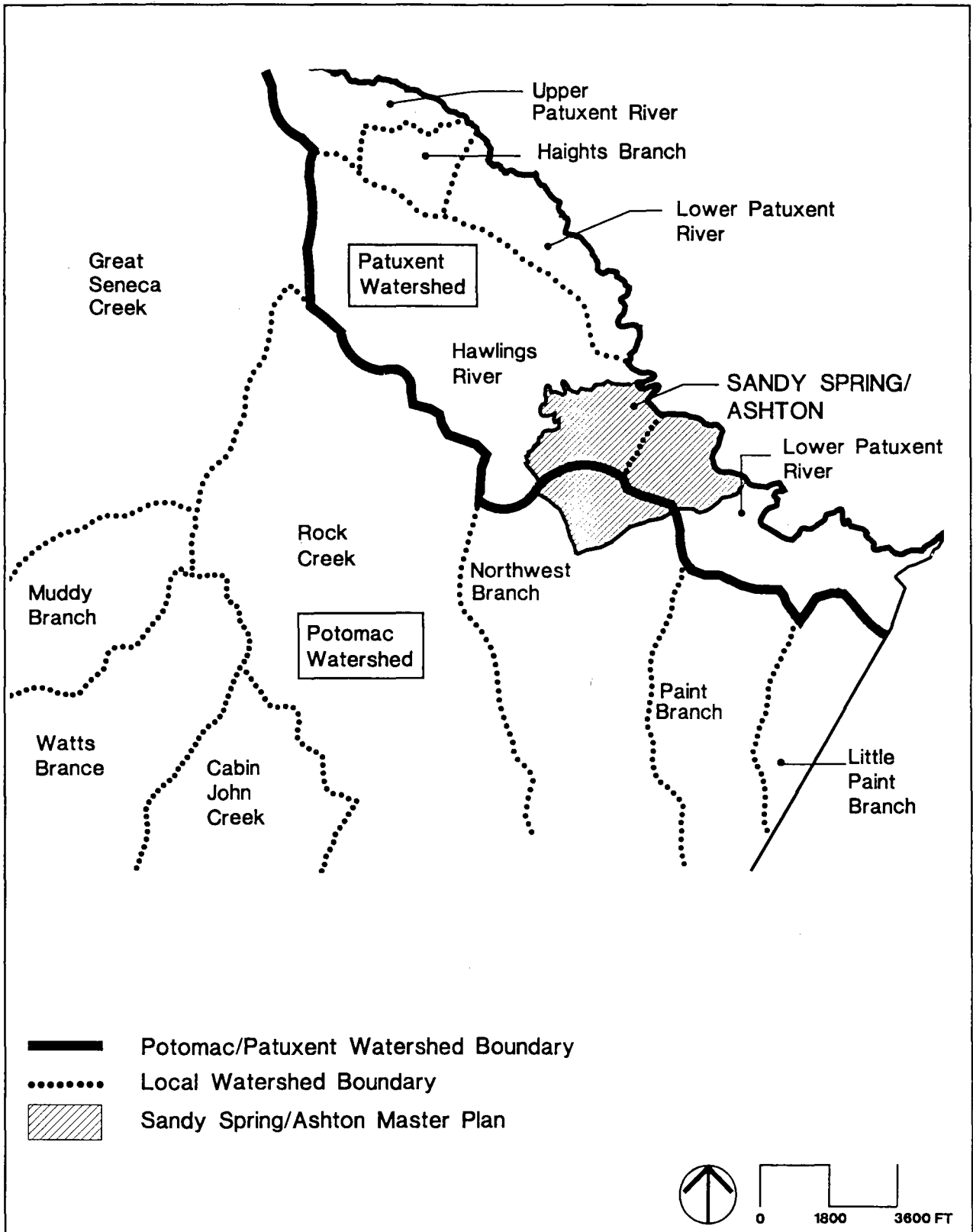
RECOMMENDATIONS:

The Patuxent River Watershed

The area north of MD 108 and east of New Hampshire Avenue in Sandy Spring/Ashton is part of the Patuxent River watershed that provides drinking water for parts of Montgomery, Howard and Prince George's Counties. Although stream water quality remains high, studies have shown indications of a decline in reservoir water quality.

WATERSHEDS

FIGURE 25



Land disturbance has been identified as the main cause of the water quality deterioration. The 1993 *Functional Master Plan for the Patuxent River Watershed* concludes that water quality problems in the Patuxent River watershed “are largely the result of land use that disturbs existing land cover, which includes agriculture and urban development.” The Patuxent Plan “offers a policy framework for developing a land management strategy to protect the watershed's streams and reservoirs.” As local master plans are updated, the recommendations and policies contained in the Patuxent Plan are being incorporated into detailed plan recommendations.

To protect and enhance water quality within the Patuxent River watershed, this Plan:

- **Continues the predominantly low-density land use pattern established by the 1980 Plan.** Currently, the five-acre Rural Cluster zoning covers most of the Sandy Spring/Ashton portion of the watershed. As noted in the Patuxent Plan, this type of land use pattern “is not likely to exacerbate the present situation.”
- **Maintains the small amount of more intense land use in the existing village centers and endorses it in other areas to meet other Plan goals.** The areas within the Patuxent River watershed where more intense land uses are recommended are discussed below.

The Sandy Spring Village Center

As noted in the Land Use, Design and Zoning chapter, a small expansion of the Sandy Spring village center is proposed to reinforce its viability by clustering a small amount of housing near existing retail. The scale of the proposed expansion is likely to have only a small adverse impact on the Patuxent River watershed. However, to ensure watershed protection in these areas, this Plan recommends:

- **Montgomery County Department of Permitting Services (MCDPS) maintain stringent sediment control during construction and careful selection of appropriate stormwater management strategies and locations for any stormwater structures.**
- **Encouraging developers to limit impervious surfaces to the minimum necessary.**
- **Maximize stream buffer protection as outlined in the Montgomery County Planning Board’s *Guidelines for Environmental Management of Development*.**

The Brooke Grove Foundation Campus

This campus provides care for the elderly. This Plan recommends no expansion of the Brooke Grove Foundation campus beyond the envelope established by the 1995 Special Exception (SE) approval. To ensure watershed protection on this campus, this Plan recommends:

- **Maintaining a minimum 125-foot non-disturbed stream buffer.**
- **Clustering development and disturbance away from streams and wetlands.**

- **Limiting impervious surfaces within the Primary Management Area to 10 percent and over the entire site to 11 percent².**
- **Phasing development to minimize the amount of construction at any one time.**
- **Accelerated reforestation of stream buffers.**

Brooke Road/Chandlee Mill Road Neighborhood

This Plan confirms the 1980 Plan recommendations of 2 dwelling units per acre for most of the Brooke Road/Chandlee Mill Road Neighborhood to enable this community to continue its current land use pattern. This pattern includes homes and trailers on property handed down by family members. A reduction in recommended density would create a great hardship for the existing residents and undermine the community. Because of the need to reinforce this community, environmental concerns such as failing septic systems and stream valley disturbance will need to be addressed through strategies other than land use changes.

The Northwest Branch Watershed

The Northwest Branch stream system, located south of MD 108 and west of New Hampshire Avenue, is a tributary of the Anacostia River which flows to the Potomac River and ultimately the Chesapeake Bay. Sampling in the Northwest Branch has shown a high water quality.

Vacant parcels in this portion of the watershed are very important because they are located at the headwaters of the stream valley. The headwaters of any stream system provide the foundation for a stable flow of water and the watershed-wide food chain. The effects of a decline in water quality and the ecosystem in the headwaters has a significant impact on the entire watershed, especially further downstream. Chemicals from cars and lawns, temperature increases from water flowing from hot paved areas and rooftops, as well as unstable streamflow resulting from stormwater runoff and loss of groundwater recharge will all accumulate to produce problems further downstream.

The *Cloverly Master Plan* maintains the low-density residential land uses and recommends the maximum use of best management practices in order to protect the Northwest Branch headwaters. This Plan provides recommendations for the Sandy Spring/Ashton area which are complementary to those for the Northwest Branch headwaters in Cloverly.

Much of the undeveloped area in the Northwest Branch watershed is in some form of agriculture. Parcels in the watershed are recommended for new rural neighborhoods at an overall density of approximately 1 dwelling unit per 2.2 acres, resulting in no greater than 11 percent overall imperviousness in the Northwest Branch headwaters within Sandy Spring/Ashton. This Plan's rural neighborhood concept would preserve as rural open space 70-85 percent of developable property in the Northwest Branch watershed. To protect and enhance the water quality in the Northwest Branch of the Anacostia River, this Plan:

² The Primary Management Area for this property is the area within 1/8 mile (660 feet) of the tributaries to the Patuxent River.

- **Continues to recommend a low-density land use pattern** that results in no greater imperviousness than the 1980 Plan in the upper Northwest Branch headwater subwatersheds of Sandy Spring/Ashton.
- **Preserves as much forest as possible.** This may mean directing development to areas where no forest exists and preserving the highest priority forest located on the site.
- **Encourages the provision of undisturbed and completely forested stream buffers.** If it is necessary to place trails within stream buffers, because of site conditions, each situation will be evaluated for sensitivity to critical natural features.
- **Supports the use of best management practices for stormwater management, and sediment and erosion control measures for developing properties.**

FOREST PROTECTION

In addition to water resource protection, forested areas have a significant habitat function. Habitat preservation depends largely upon the protection of large, continuous natural areas and connecting corridors. Most of the forested areas in Sandy Spring/Ashton are associated with the Patuxent River and other stream valleys. There are also significant forest stands associated with undeveloped properties. Under a large lot development pattern, roads, houses, lawns and septic fields require a great deal of land causing the removal and fragmentation of forest. Clustering enables development to be more compact. However, it may still result in the removal of some forest due to the need for sewer line connections and stormwater management facilities.

RECOMMENDATIONS:

- **Include forested areas recommended for preservation as part of the rural open space.** One of the areas is near The Sandy Spring on the Hoffman property. Although a new neighborhood is proposed in the vicinity, this Plan's recommendation for 70-85 percent rural open space will help ensure protection of such forest stands. Where development occurs anywhere in the master plan area, consideration should be given to preserving forested areas as open space.
- **Identify high priority reforestation areas.** In addition to stream buffers, a high priority reforestation area is between Sherwood Elementary School and the Farquhar property (The Cedars). This proposed reforestation is to continue on the Bancroft property in the stream buffer to the south. Reforesting this area will complete a forested corridor between the Anacostia River to the south and the Patuxent River to the north, interrupted only by road crossings.
- **Preserve trees as part of the rural character.** Where trees or hedgerows occur along roads or at property boundaries, a high priority should be given to maintain the wooded character and preserving existing trees.

GREENWAYS PLAN

Greenways are linear open spaces set aside for recreation and conservation uses. Greenways link people, communities and the natural environment. The greenway concept is a unifying approach to use existing regulatory and voluntary programs to create a County-wide network of green spaces that will provide for protection of stream valley habitats and provide linkages for human and animal movement throughout the County. The greenway concept will be implemented through a variety of techniques, including regulation and acquisition, such as the creation of private conservation easements or the purchase or dedication of land for parks. Greenways can be on public or on private lands. Private land in greenways may be protected through a conservation easement to provide visual open space and wildlife habitat, and in some cases where the property owner has given special permission, public access. Greenways on public land may provide differing levels of public access depending on the sensitivity of the natural resources and the physical constraints imposed by steep slopes, wet soils or floodplains.

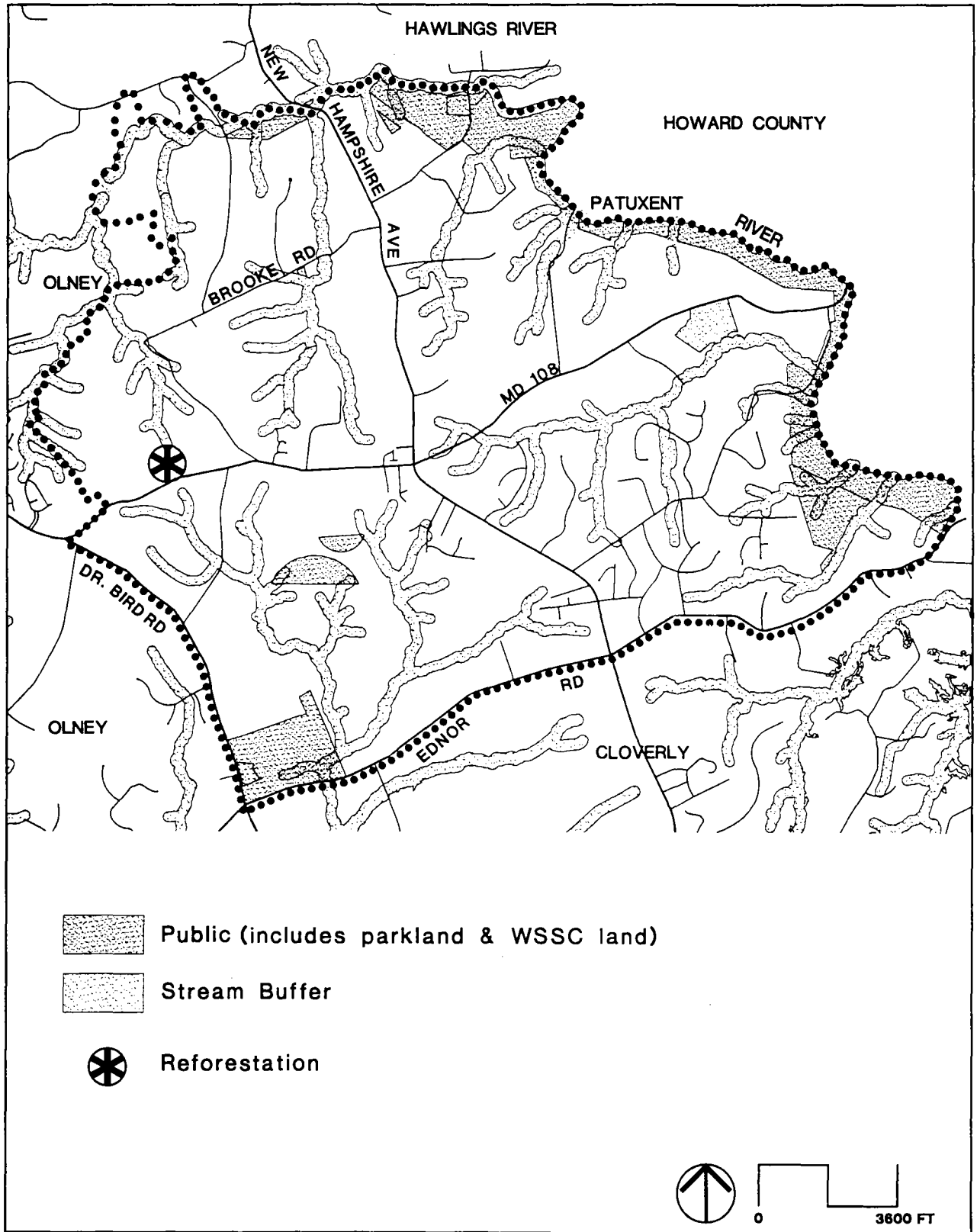
OBJECTIVE: **Provide an open space system that protects and restores stream valley habitat.**

RECOMMENDATIONS:

- **Designate the Northwest Branch, Patuxent, and Hawlings River mainstems as greenways.**
- **Examine current park systems for greenways functions. Evaluate options for habitat and water quality enhancement.**
- **Identify areas on remaining developable parcels where natural linkages between larger habitats can be made to be included within the greenways system.**
- **Prioritize the following areas for forestation forest conservation program.**
 - **Stream valleys where little or no forest canopy occurs.**
 - **Greenways with less than 300 feet of forest canopy.**

STREAM VALLEY AND FOREST PROTECTION

FIGURE 26



COMMUNITY RESOURCES

OVERVIEW

Public parks, schools, post offices, historic sites, the fire station, and other community resources meet Sandy Spring/Ashton's needs and help to establish a sense of community. (See Figure 27.) Currently there are two public schools in Sandy Spring/Ashton: Sherwood Elementary School and Sherwood High School. Projected new residential development in Sandy Spring/Ashton is not expected to create a need for a new school site in this area.

PARK AND RECREATION FACILITIES

There is a need for more parkland in Sandy Spring/Ashton to preserve The Sandy Spring and large areas of rural open space that surround it and to provide for the creation of a north-south trail to provide access to rural open space. Other new parkland would provide a village green to enhance the Sandy Spring village center, to provide an area for active recreation, and for additional environmental protection.

This community is currently served by several recreation facilities. Some are nearby but outside the Sandy Spring/Ashton area. These include Olney Manor Recreation Park and Swim Center and Ednor Local Park as well as the planned Manor Oak Park. There are outdoor recreation facilities within Sandy Spring/Ashton at Sherwood Elementary School and Sherwood High School. Such facilities are available to area residents after school hours. Both schools have ballfields as will the new Blake High School, scheduled to open in September 1998. Other parks in the general area include Greenwood Local Park in Olney and Cloverly Local Park. This Plan recommends a 10 acre portion of the Alfandre property adjacent to the Sherwood High School be acquired by M-NCPPC for active recreation.

RECOMMENDATIONS:

- **Acquire additional parkland in Sandy Spring/Ashton.**
 - The Sandy Spring and its immediate setting should be added to the M-NCPPC park system. A forty acre portion of the Alfandre property, including the setting for The Sandy Spring, should be acquired by M-NCPPC. Acquisition of these forty acres (including the ten acres for active recreation discussed below) will provide the necessary parkland for this area and also reduce the total amount of development. Pedestrian access should be provided and the setting enhanced with seating and landscaping if

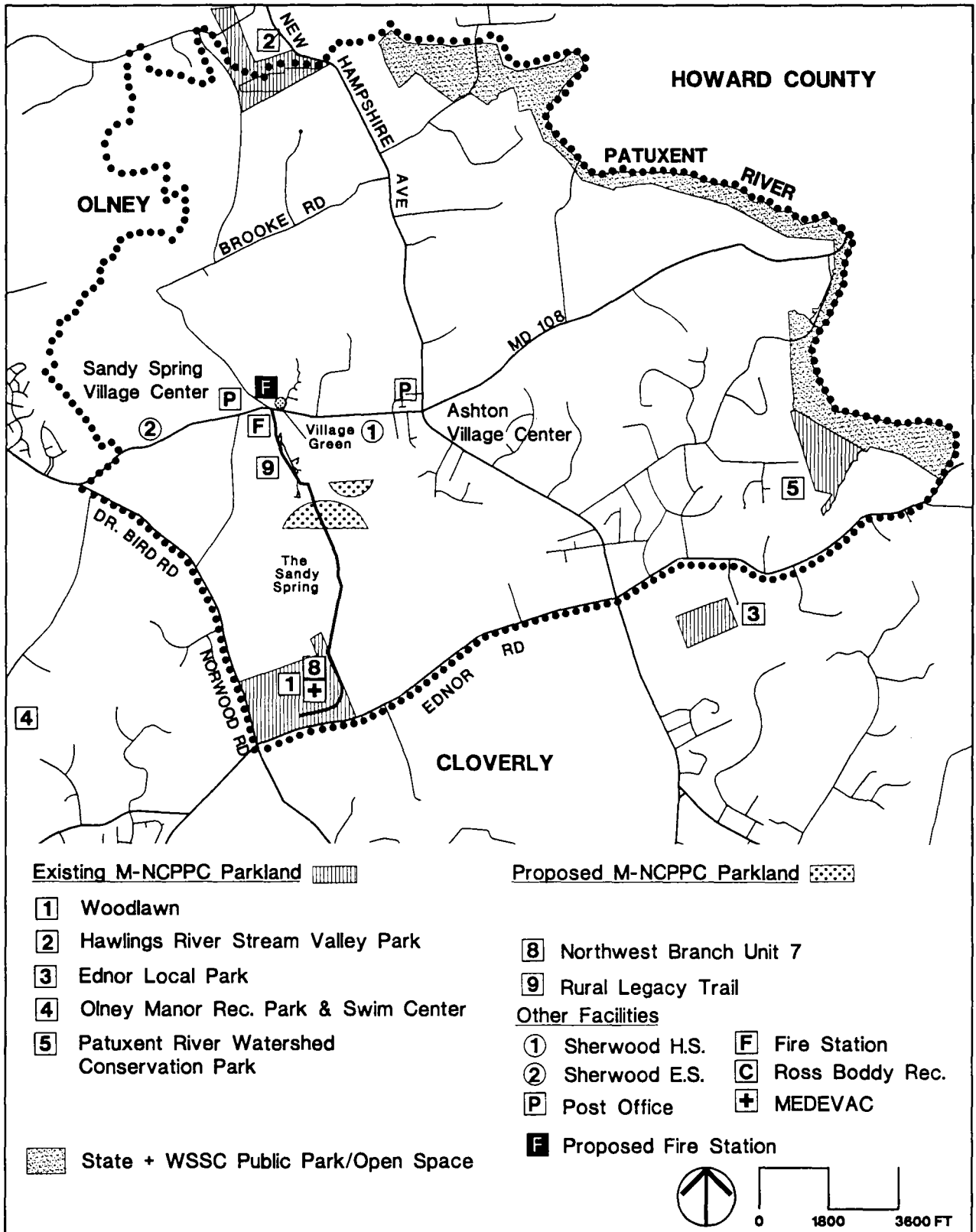
appropriate. This will replace the configuration of Stream Valley Park Unit #7 as recommended, in 1980 Plan.

- M-NCPPC to acquire a ten acre portion from the Alfandre property adjacent to the high school for active recreation.
- Add the Village Green recommended for Sandy Spring village center through dedication or acquisition by M-NCPPC. One of the purposes of the Village Green is to provide a focal point and an increased sense of community for Sandy Spring/Ashton.
- Expand Woodlawn Manor Park to the east as shown in the 1980 Plan to close the gap between Woodlawn Manor Park and the Northwest Branch Stream Valley Park (Unit #7).
- **Provide a north-south regional trail comprised of the Northwest Branch Trail and the Rural Legacy Trail to connect parkland to the north and south and to provide a “experience” associated with the heritage of the county and Sandy Spring/Ashton.**
 - This regional trail system is comprised of two trails, the Northwest Branch Trail and the Rural Legacy Trail (discussed on page 19). The Northwest Branch Trail provides a connection between the Northwest Branch stream valley park to the south and the Hawlings River stream valley park to the north. The Rural Legacy Trail connects special features associated with the heritage of the county. These two trails coincide for a short distance in the vicinity of Woodlawn Manor and The Sandy Spring and will provide the community with direct access to the rural landscape.

The Rural Legacy Trail connects Woodlawn Manor Park to the Sandy Spring Museum via easements through private land. The Northwest Branch Trail connects Woodlawn Manor Park to the High School (via the new rural community) and then continues to the Sandy Spring Museum. The Plan recommends that this trail extend up to the existing Northwest Branch Trail near the Hawlings River and Rachel Carson Park. Specific alignment is not shown in the Plan because alternative alignments continue to be studied. Nonetheless, a connection between MD 108 and the Hawlings River is recommended.
 - The design and exact width and location of the trails should be determined by the Parks Department. The trails should be unpaved and designed in keeping with the historic and rural setting of the area. The only exception is where the trail runs through a new rural neighborhood; it should be paved.
- **Promote local community use and enjoyment of existing park and recreation facilities.**
 - Consider incorporating a trailhead with parking in Woodlawn Manor Park for the regional hiker/biker trail.
 - Maintain the Ross Boddy Community Center and improve pedestrian access from the neighborhoods in Sandy Spring village center.

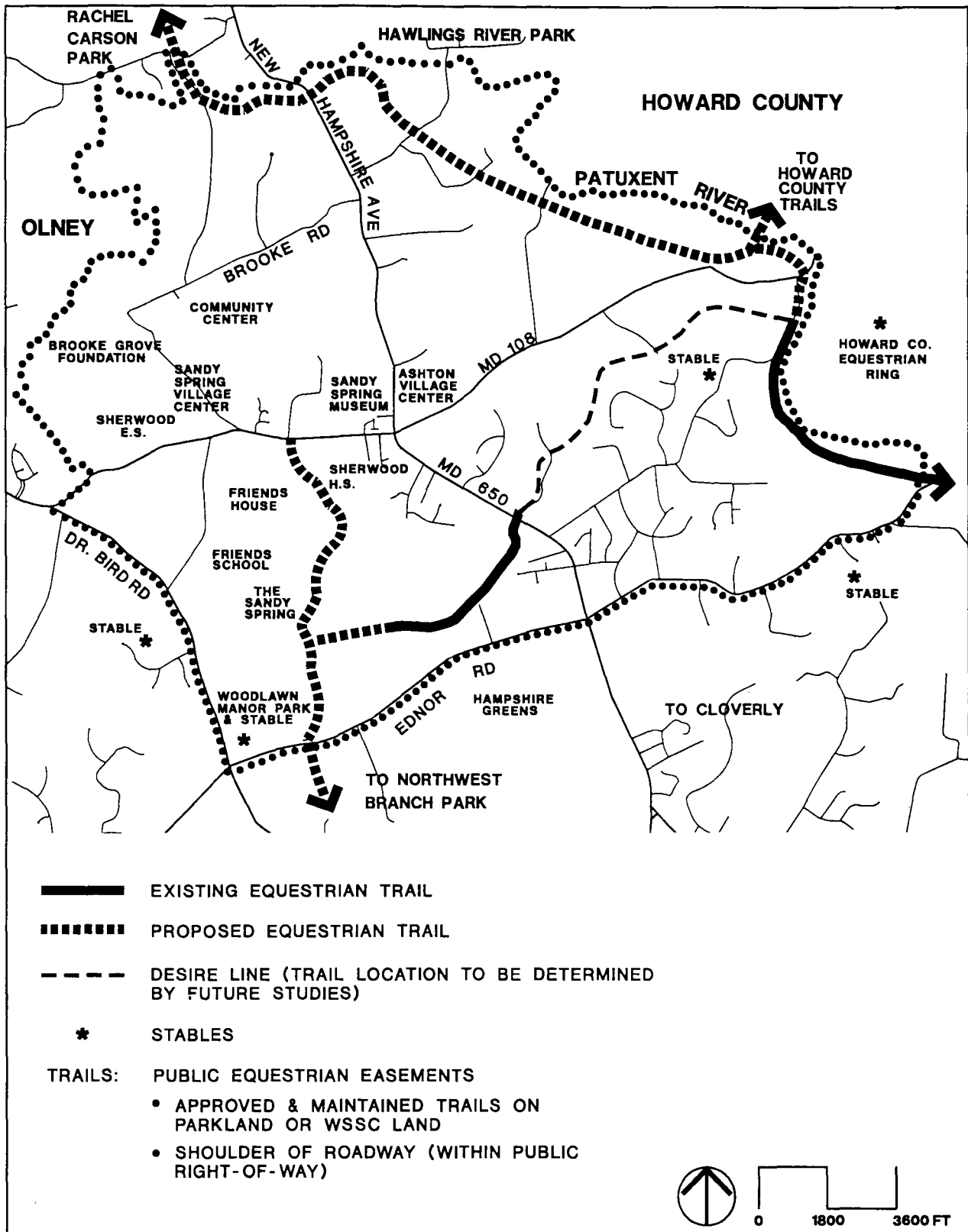
PARK AND COMMUNITY FACILITIES PLAN

FIGURE 27



EQUESTRIAN TRAIL SYSTEM

FIGURE 28



- **Resolve outstanding trails issues by conducting a more detailed analysis of the entire Northwest Branch Trail Corridor.**

Such a study should address trail alignment, type of surface and character of the Trail corridor.

- **Provide for the many people who ride horses through this area by protecting existing regional and local routes, and by creating new local connections. (See Figure 28.)**

As might be expected in a rural area, many residents own horses. As a result, equestrian trails contribute to the rural character of the community. Therefore, this Plan recommends the following:

- Ensure an equestrian trail system through easements to equestrians at the time of subdivision review or through the dedication of parkland.
- Accommodate equestrian use of the Rural Legacy Trail and Northwest Branch Trail.

OTHER PUBLIC USES

- **Maintain the fire station's (Sandy Spring Fire Station 4) function as a community landmark.**
 - Place a new fire station within the Sandy Spring village center on the north side of MD 108 provided that, from an operational perspective, this meets with the approval of the County Fire and Rescue Service.
 - Consider including facilities for community gathering at the fire station. (See Land Use, Design & Zoning chapter.)

HISTORIC RESOURCES

OBJECTIVE: **Protect Historic Resources in Sandy Spring/Ashton.**

RECOMMENDATIONS:

Confirm the current designations of the historic sites and district shown in Figure 29. These designations were done as part of a number of earlier amendments to the *Master Plan for Historic Preservation*. The following is a table of designated historic sites with highlights of the designation language that is most relevant to future development.

Finally, there is one resource in the planning area identified on the *Locational Atlas and Index of Historic Sites* which has not yet been evaluated for historic designation. This Plan recommends evaluation of the one remaining *Locational Atlas* resource - Grove Hill - at a future date.

HISTORIC RESOURCES

FIGURE 29

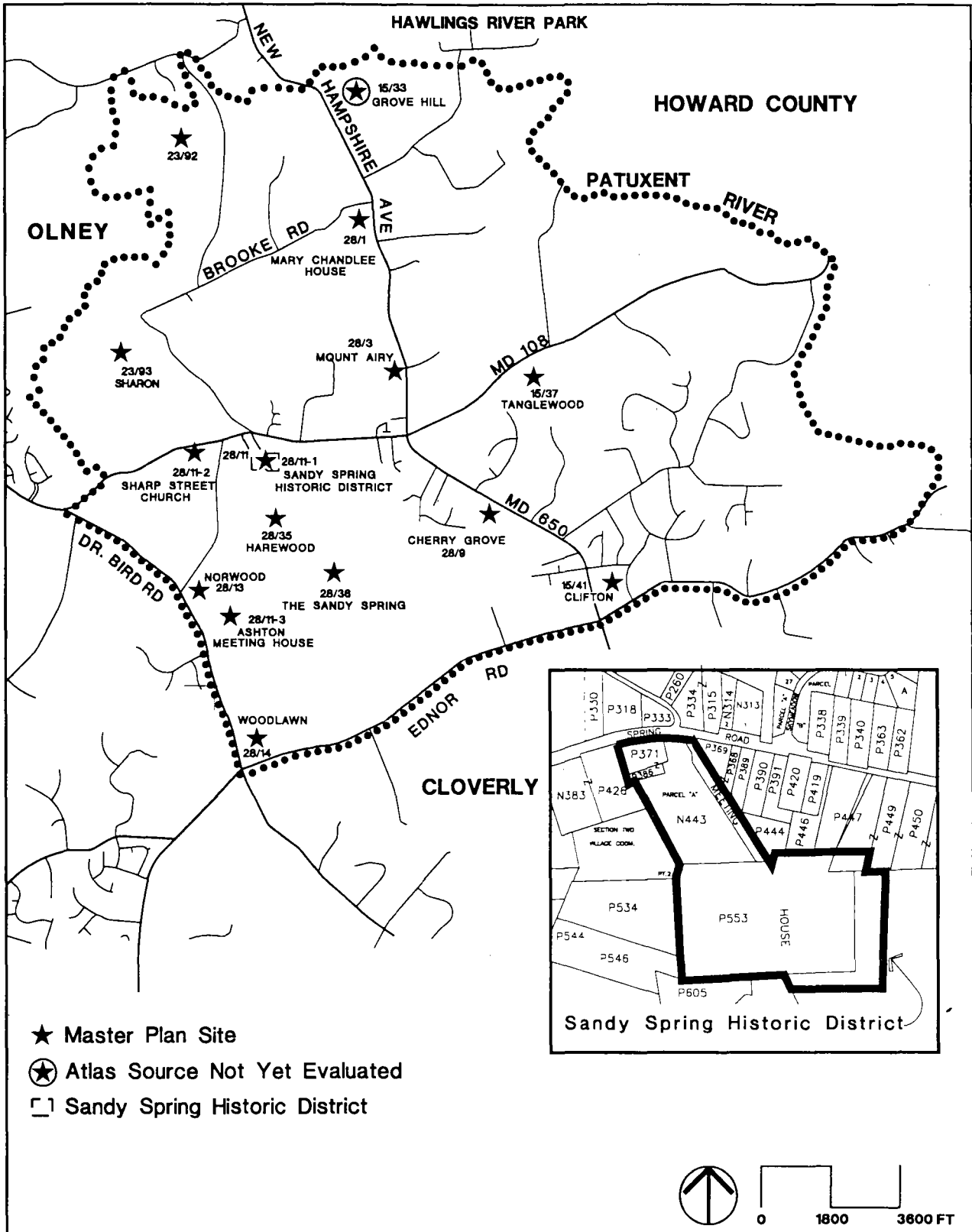


TABLE 5
HISTORIC RESOURCES

Identifi- cation #	Name	Highlights of Designation Language
MASTER PLAN SITES		
#15/37	Tanglewood	<p>1871: Gothic Revival architecture and associated with the Thomas family, one of the founding families of Sandy Spring.</p> <ul style="list-style-type: none"> • The entire 21.74-acre parcel is included in the protected environmental setting. • After appropriate review by the Historic Preservation Commission, the setting may be reduced if the property owner seeks to develop in accordance with the provision of the zone, which is Rural Cluster. • In the event of development, the refined setting should maintain the existing driveway, mature trees surrounding the house, and the Victorian outbuildings.
#15/41	Clifton	<p>c. 1740: One of the grandest and most intact 18th century houses in the County. Associated with the Snowden and Thomas families.</p> <ul style="list-style-type: none"> • The protected environmental setting is the 4.64-acre parcel.
#23/92	Della Brooke	<p>c. 1817: A simple, frame Federal style house which was built by Mahlon Chandlee. The farmstead includes several significant fieldstone outbuildings including a bank barn, spring or meat house, and workshop. The house is currently on a 106.15-acre parcel.</p> <ul style="list-style-type: none"> • In the event that this parcel is subdivided, the ultimate environmental setting should include approximately 7.0 acres to buffer the farmhouse and some significant outbuildings from future surrounding development.
#23/93	Sharon	<p>c. 1794: Home of Isaac Briggs, accomplished engineer and agriculturalist who helped survey the Erie Canal, the C&O Canal, the Louisiana Purchase, and the Nation's Capitol. He was also a friend of Thomas Jefferson.</p> <ul style="list-style-type: none"> • The reduced environmental setting is 3 acres and includes the outbuildings on the site.
#28/1	Mary Chandlee House	<p>c. 1860: Rural Quaker residence, representative of the simple architecture of this period in Sandy Spring. The environmental setting is the entire 1.99-acre parcel.</p>
#28/3	Mount Airy	<p>1799 & 1845: Mid-19th century Quaker country architecture. Associated with the Gilpin and Miller families and used in the 19th century as a center for social and cultural events in the Quaker community.</p> <ul style="list-style-type: none"> • The setting is 3.0 acres, including several outbuildings.
#28/9	Cherry Grove	<p>1773: This Georgian style house was built by Richard Thomas and stayed in the Thomas family until 1927.</p> <ul style="list-style-type: none"> • The reduced environmental setting is 5.16 acres and, although the property has received Country Inn zoning, it is currently used as a residence.
#28/11	Sandy Spring Historic District	<p>Sandy Spring, settled in 1727 by the Quaker James Brooke, is one of the oldest settlements in the County with a fine collection of religious, financial and educational buildings. The Historic District is shown in Figure 28.</p> <ul style="list-style-type: none"> • The inclusion of the Montgomery Mutual Insurance Company property was not intended to preclude new development on the site or restrict the allowable density of development. Rather, the intention was and continues to be, to assure that the high standards of sensitive design which have been established by the 1977 Montgomery Mutual building be carried on in the construction of other new buildings on the site. The inclusion of a portion of Meeting House Road within the district is intended to preserve the rural character of the roadway including its width, design and landscaping.

TABLE 5 (CONTINUED)

HISTORIC RESOURCES

Identifi- cation #	Name	Highlights of Designation Language
#28/11-1	Sandy Spring Friends Meeting House	1817: Part of the Sandy Spring Historic District, this Federal style religious structure has been in continuous use since construction.
#28/11-2	Sharp Street Church	1863 and 1923: This congregation was organized before the Civil War by free blacks in the Sandy Spring community. This first church on the site was built sometime before 1854, although the present structure (the third church on the site) was finished in 1923. <ul style="list-style-type: none"> • The protected environmental setting includes the church building with all appurtenances on 1 acre.
#28/11-3	Ashton Orthodox Meeting House	1880: A frame religious structure which housed a small group of Quakers who separated from the main congregation in 1861. This building has been moved from its original location to the Sandy Spring Friends School campus. <ul style="list-style-type: none"> • Since it has been moved, the environmental setting is the building footprint, with exterior architectural changes and any future relocation to be regulated under the Historic Preservation Ordinance.
#28/13	Norwood	c. late-18th century: An elegant Georgian residence with matured landscaping plan. Associated with the Thomas and Moore families. <ul style="list-style-type: none"> • The environmental setting is the 11-acre parcel and consists of the main house and related outbuildings, including a carriage house/garage and barn, a tree-lined entranceway, and extensively landscaped front and side yards. • The resulting park-like setting would be severely compromised by any additional development on the parcel and reduction of this setting is not recommended.
#28/14	Woodlawn	c. 1815: Georgian house associated with the Thomas family. <ul style="list-style-type: none"> • The protected environmental setting is 105 acres, including the main house, all outbuildings and other appurtenances.
#28/35	Harewood	1793: Associated with the Stabler and Brooke families. Harewood served as Sandy Spring's first post office. In the 20th century, the property was owned and occupied by Dean Acheson. <ul style="list-style-type: none"> • The protected environmental setting is the entire 20-acre parcel. After appropriate review by the HPC, the environmental setting may be reduced in the event of development in accordance with the provision of the governing zone, which is RE-2. The refined setting should include the outbuildings, mature trees surrounding the house and should maintain Harewood's orientation to Meeting House Road.
#28/36	The Sandy Spring	This spring gave the name to the Quaker settlement of Sandy Spring. In 1914, Asa Stabler constructed the existing cement covering. Associated acreage is 4,900 square feet. <ul style="list-style-type: none"> • A wooden rail fence forms an approximately 50-foot by 50-foot square around The Spring. The environmental setting extends 10 feet beyond all four sides of the fence. • Continued agricultural use of the path located within the environmental setting north of The Spring is not precluded.

IMPLEMENTATION

OVERVIEW

Implementation of this Plan's recommendations will involve a number of different public and private actions. This chapter sets forth the major public controls and programs necessary to realize the Plan's recommendations.

ZONING

Zoning is the primary tool by which the land use and design recommendations of this Plan will be implemented. The zoning plan shown in the fold-out map and in Figure 19 summarizes all the zoning recommendations. The zoning plan confirms most of the existing zoning in Sandy Spring/Ashton and shows zoning changes within the Rural Legacy area, areas designated for new rural neighborhoods, and the village centers.

The zoning recommended in this Plan will be implemented through Sectional Map Amendment (SMA) process. The two new zones recommended in this Plan will be implemented through the SMA. There is, however, one exception. This Plan recommends that a staged zoning should occur for three properties: the Batheja, Isaacson, and Eppard properties located within the Rural Village Overlay. The Rural Village Overlay will be placed on these properties through the SMA and the underlying existing residential and commercial zoning confirmed by the SMA. If the County purchases the existing commercial properties before the SMA, then the rezoning of the residential portions of these properties to commercial zoning can occur as part of the SMA. If this does not occur, then the County can initiate a second SMA to change the underlying zoning for these three properties when the existing commercial structures are purchased or torn down.

RECOMMENDATIONS:

This Plan recommends amending the Zoning Ordinance in the following ways:

Rural Neighborhood Cluster Zone

This new zone is needed to implement Plan recommendations for the Rural Legacy area and rural entry areas. The purpose of the Rural Neighborhood Cluster (RNC) Zone is to require clustering of development into neighborhoods and ensure preservation of large areas of rural open space. The areas of application are shown in Figure 19. The new zone has a standard method of development that allows 1 dwelling unit per 5 acres, with a requirement to provide at least 60% rural open space. The

optional method of development can allow densities of up to 1 dwelling per acre, with a consequent increase in the amount of open space. (The Master Plan may cap the density at a lower amount.) Reduced lot sizes allowed under the optional method allow for a more compact, efficient neighborhood and encourage preservation of additional open space.

As shown in Table 6, the RNC Zone allows an optional density of one dwelling unit per 1 acre but this Plan caps the density for properties recommended for the RNC Zone at 1 unit per 2.2 acres. The optional method provides: a density bonus for the preservation of additional open space that will remain rural and open in perpetuity, diversity of lot and house sizes, and responsiveness to the guidelines of the Plan, particularly those related to qualities of the rural neighborhood and its setting.

The RNC Zone requires preservation of 65-85 percent rural open space; however, the Plan recommends more limited ranges for specific properties. At the time of development, the Planning Board will have to determine the amount of open space within the specific range that achieves the Plan's objectives.

The standards that would still have to be met include:

- Views from the Rural Legacy Trail, rural entries or village edges are protected.
- Sensitive environmental features are protected and impact minimized.
- Rural setting for the residential neighborhood is maintained.

This Plan strongly recommends that the Zoning Ordinance be amended to include Rural Neighborhood Cluster Zone at the time of the comprehensive rezoning (the Sectional Map Amendment) of the Sandy Spring/Ashton Master Plan area would be applied.

Sandy Spring/Ashton Rural Village Overlay Zone

The purpose of the Rural Village Overlay Zone is to address issues related to enhancing rural village character and providing design flexibility. Rural Village Overlay Zone will help ensure the continuation of land uses and patterns that characterize rural settlements. A rural village zone to do this was recommended in the 1980 Plan but never developed. In part, this was because the rural village zone as it was envisioned at the time was to have County-wide implications and was to be formulated to meet the needs of many rural settlements. The proposed Overlay Zone has been tailored to the specific needs of Sandy Spring/Ashton without affecting all of the other rural villages of the County. Key features of the zone are described in Table 6.

For Residential Only

- Flexibility to reduce lot sizes with site plan review to create better design, with flexible setbacks and zero lot line configurations, but with no change in density.

For Commercial

- Flexibility to create better design with site plan review.
- Flexibility in siting to allow parking in conjunction with commercial uses to float between certain adjacent properties to the most desirable locations on the site if the master plan so recommends.
- Height limit consistent with the Sandy Spring Historic District and an appropriate FAR limit for the size and scale of the village centers.
- Exclusion of new auto-oriented or typically large-scale uses that are inconsistent with traditional rural development patterns with flexibility to ensure the continuation of existing uses through grandfathering.
- Flexibility for on-street parking to count toward meeting the parking requirement for new development if so determined by the Planning Board at the time of site plan review.
- Flexibility to allow a waiver of the minimum acreage requirement for special exception uses, such as a nursery in a residential zone.

TABLE 6

SUMMARY OF KEY FEATURES OF RURAL NEIGHBORHOOD CLUSTER ZONE

	Standard Method (1 du per 5 acres)	Optional Method (1 du per 2.2 acres)
Mandatory Clustering with water and sewer service on properties 25 acres or more	YES	YES
Minimum Amount of Open Space	60%	75-85% with flexibility to provide 70% if Plan objectives can still be achieved (such as protecting views from the Rural Legacy Trail, maintaining the rural setting, and providing diversity of lot sizes)
Lot Size	minimum of 25,000 sf	No minimum lot size. Additional variety encouraged by allowing accessory units over garages as well as zero lot lines.
Preservation of Open Space	Requires preservation in perpetuity and ensures uses permitted within the rural open space are consistent with the intent of the master plan to preserve the rural character of the area.	

Once the zone is adopted, the specific properties where it will be applied will be determined via the Sectional Map Amendment using the following guidelines:

- Commercial properties and adjacent residential uses where design flexibility is recommended in the Plan.
- Residential properties to maintain residential height limits consistent with the neighborhood character.
- Residential properties where flexibility in lot sizes is desirable.

PRESERVING RURAL OPEN SPACE

The permanent retention of the rural open space created through the Rural Neighborhood Cluster Zone is important to the objectives of this Plan. To do this, techniques should be used that will preserve land designated as rural open space, maintain the aesthetic and environmental qualities of that open space over time, and limit uses to those that are acceptable in the rural open space area.

Zoning is the vehicle that allows clustering and open space to be set aside from development and preserved. Rural open space, once approved by the Planning Board, would be recorded as such in the land records of Montgomery County.

The Rural Neighborhood Cluster Zone identifies uses that are permitted by right or as special exceptions within the 65-85 percent rural open space.

This Plan describes two strategies that may serve to preserve the special character of the rural open space. The size of the rural open space area and the degree to which public access is encouraged are important considerations.

- **Public ownership** of the open space by a state or local government, such as the M-NCPPC, Department of Parks.
- **Private ownership** either by an individual or entity of the open space with an easement for public access.

During the course of this Plan, the community formed an organization, the *Greater Sandy Spring Green Space, Incorporated*. Such an organization could address the community concerns about the future of the open space and could provide for direct and on-going involvement of the community in preserving the rural open space.

This Plan, therefore, recommends that the most suitable strategy and appropriate mechanism available at the time of development under the Rural Neighborhood Cluster Zone be selected to protect the open space. This Plan also recommends that a report on the different means available to preserve open space, the advantages and disadvantages of each, and changes in policy or law necessary to ensure long-term preservation of open space be developed.

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

The Montgomery County *Comprehensive Water Supply and Sewerage Systems Plan* (Water and Sewer Plan) governs the provision of water and sewer service throughout the County. The goal of the Plan is to assure that existing and future water supply and sewerage system needs of the County are satisfied in an orderly and cost-effective manner consistent with the County's land-use planning policies and other environmental and public health goals. The Plan designates one of six water and sewer staging categories for all properties in the County that are primarily based on master plan development staging strategies and/or capital program infrastructure staging. The authority to adopt and amend the Plan resides with the County Council, and the County Executive administers the Plan through the Department of Environmental Protection (MCDEP).

This Plan recommends comprehensive water and sewer service area map amendments for the Water and Sewer Plan which will place properties in the appropriate service area categories consistent with the policies of the Water and Sewer Plan and the recommendations of this Plan. MCDEP will prepare the amendments, in consultation with the M-NCPPC, for consideration by the County Council. This Plan recommends the following with regard to the provision of community water and sewer service:

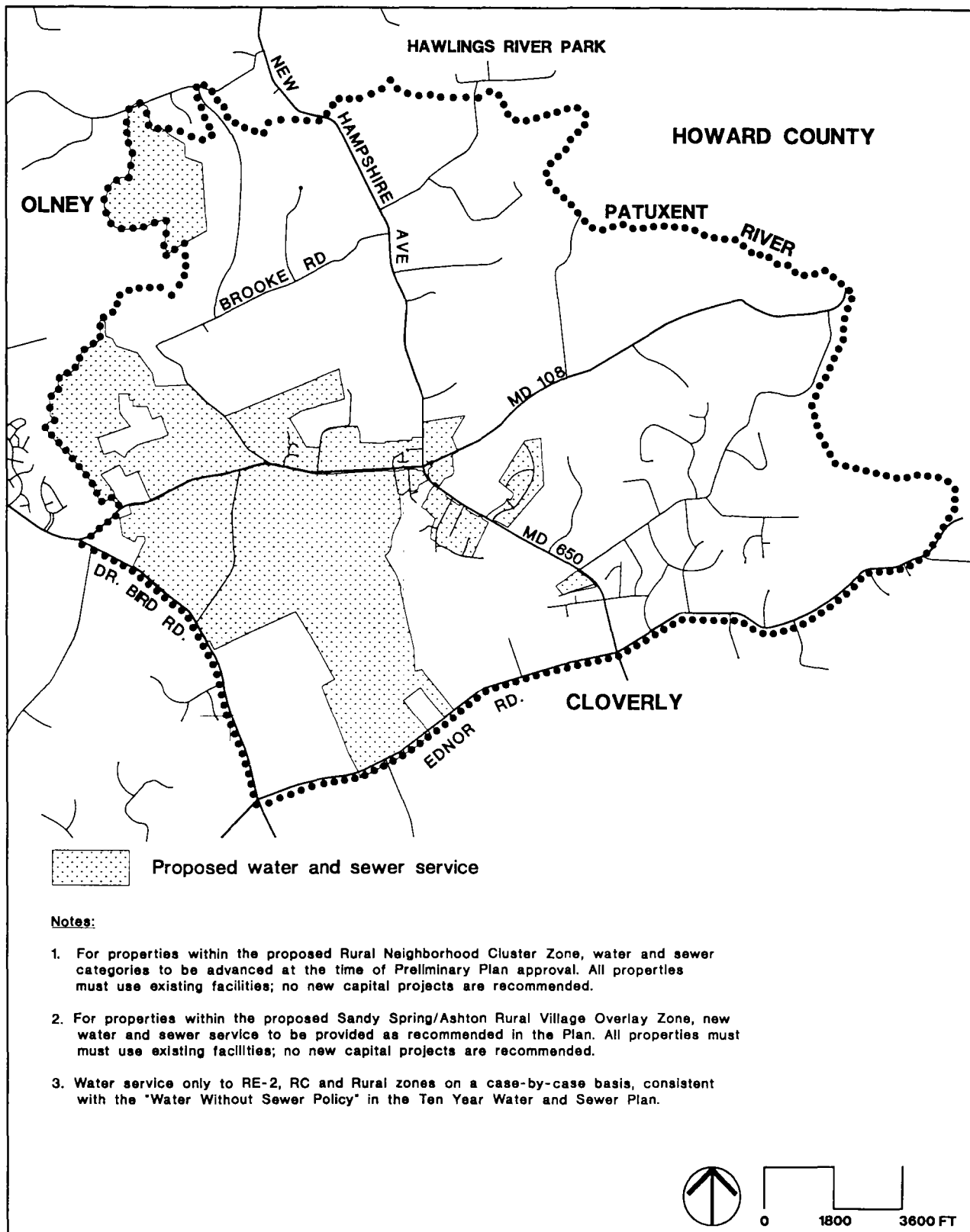
RECOMMENDATIONS:

- **Provide community service consistent with the general policies of the *Comprehensive Water Supply and Sewerage Systems Plan*.** Those policies do not generally provide for the provision of community sewer service at development densities of less than one dwelling unit per ½ acre unless otherwise recommended by an area master plan or sector plan.
- **Provide community water and sewer for the Rural Neighborhood Cluster (RNC) zone only for development utilizing the optional method and only to serve the portion of the site with the clustered development.** Provision of water and sewer for large lots (1 acre or more) developed under the optional method should be evaluated on a case-by-case basis (based upon proximity to cluster development). The provision of community water and sewer service will allow flexibility of design and preservation of large areas of rural open space that would not be possible if septic systems were required.

The flexibility of design will allow the placement of structures based on rural character principles and guidelines, rather than placement dependent on the suitability of soils to support septic systems. Community sewer service in the Sandy Spring/Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone. Development dependent on septic systems under the standard method, therefore, may not be able to use the 25,000 sq. ft. minimum lot size in conformance with the regulations included in *On-site Water systems and On-site Sewage Disposal Systems in Montgomery County* and the policies in the *Comprehensive Water and Sewerage Systems Plan*. Community water service for the RNC zone standard method should be evaluated on a case-by case-basis.

WATER AND SEWER SERVICE ENVELOPE

FIGURE 30



- **Community sewer and water in the Sandy Spring Ashton Master Plan area is not to be extended to development utilizing the standard method under the RNC zone.** Subdivision development under the standard method, therefore, may not be able to use the 25,000 SF minimum lot size on septic system in conformance with the *Comprehensive Water Supply and Sewerage Systems Plan*.
- **This Plan recommends community water and sewer service for properties within the Sandy Spring/Ashton Rural Village Overlay Zone as follows:**
 - To commercial, mixed commercial/residential uses and residential uses of R-200 (approximately 2 dwelling units per acre) and greater densities.
 - To properties zoned RE-1, RE-2 and Rural Cluster that use the flexibility provisions of the Village Zone which call for site plan review.
- The community has expressed many concerns about the implications of providing sewer service in the Patuxent River watershed. To address these concerns, this Plan strictly limits the areas for which community sewer service is recommended. **The provision of this service is not to be a precedent for sewer service to properties other than those specifically identified in this Plan.** This is consistent with the guidelines of the *Functional Master Plan for the Patuxent River Watershed* which provides for logical, well-planned development. In addition, this Plan recommends that sewer service for properties within the Patuxent watershed be provided by extensions from the existing Northwest Branch sewerage system, which also includes the Sandy Spring Meadows and James Creek wastewater pumping stations, this Plan further recommends development patterns that eliminate or minimize the need for substantial new capital sewer projects, such as central pumping stations and force mains. This is to minimize costs and interest in sewer-dependent development outside the recommended sewer envelope. Existing community water and sewerage systems in the Northwest Branch watershed will be able to provide service recommended in this Plan without the need for new capital projects.
- Sewerage system construction has the potential to create both short- and long-term impacts to stream systems. **Wherever possible, sewer main alignments should be carefully planned, selected and constructed to minimize stream crossings and disturbance to stream buffers, and to avoid wetlands and other natural resources.**
- **On other properties, water service only to large-lot development can be considered on a case-by-case basis.** The policies in the *Water and Sewer Plan* allow for the provision of water service only to large-lot development consistent with master plan recommendations. M-NCPPC staff, in its case by case review of requests for this type of service, should place emphasis on the conformance of the proposed development with the rural character objectives of this Plan.
- **Study the provision of sewer and water service to the Chandlee Mill Road/Brooke Road Area.** Sewage disposal and water supply problems are identified as concerns in the 1980 Plan and a renewed effort should be made to find funding and strategies to address them. The

M-NCPPC, the Washington Suburban Sanitary Commission, and the Departments of Environmental Protection, Housing and Community Affairs, and Permitting Services need to address this issue as an amendment to the appropriate chapters of the *Water and Sewer Plan*. See also pages 45-48.

As noted in the Land Use chapter, development of the Dellabrooke property using community water and sewer service under the RNC zone optional method may provide for a partial solution for this problem. This Plan recommends that consideration of how the Dellabrooke site may contribute to a solution that can be coordinated with the water and sewer category change and the subdivision processes. These solutions can include the provision of land area 1) to allow access via easements to the Dellabrooke community water and /or sewerage systems, 2) to provide for the location of a sewage pumping station to be used solely for the solution of the health problem or 3) to allow the siting of replacements for the failing on-site septic systems. The solution should also allow the existing community to continue to thrive without leading to redevelopment that would destroy the character of the existing community. (See also Page 45-48).

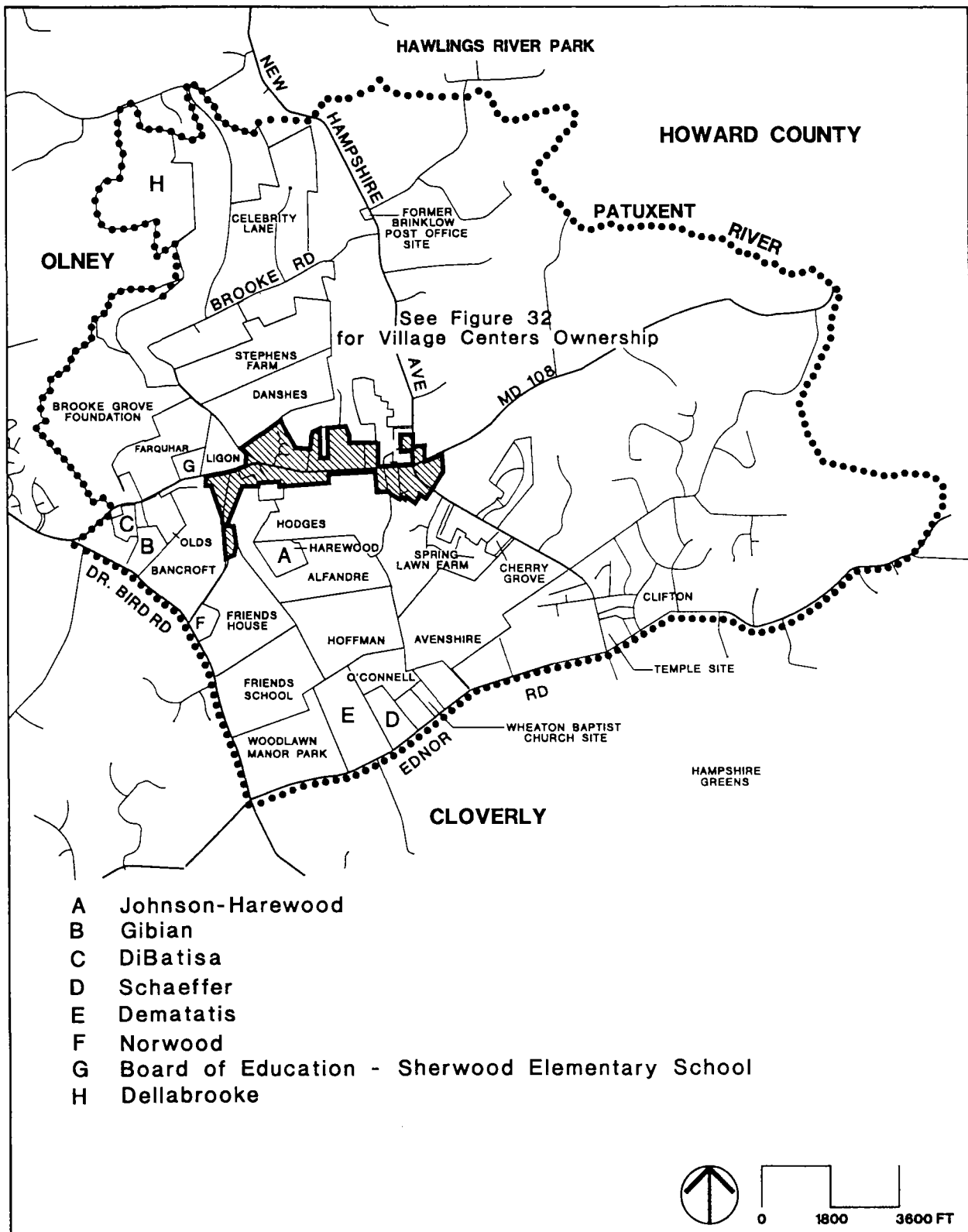
- **Continuation of the policy to provide sewer and water service where public health is an issue and extension of service is found to be the appropriate solution.**
- **This Plan does not recommend any formal staging of community service; the timing of water and sewer service extensions should depend on development activity, infrastructure requirements, and the need to relieve public health problems. Properties that require community water or sewer service must be in categories S(Sewer)-1, 2, or 3, and W(Water)-1, 2, or 3, indicating the highest priorities for community service, to proceed with the development process.**

APPENDICES

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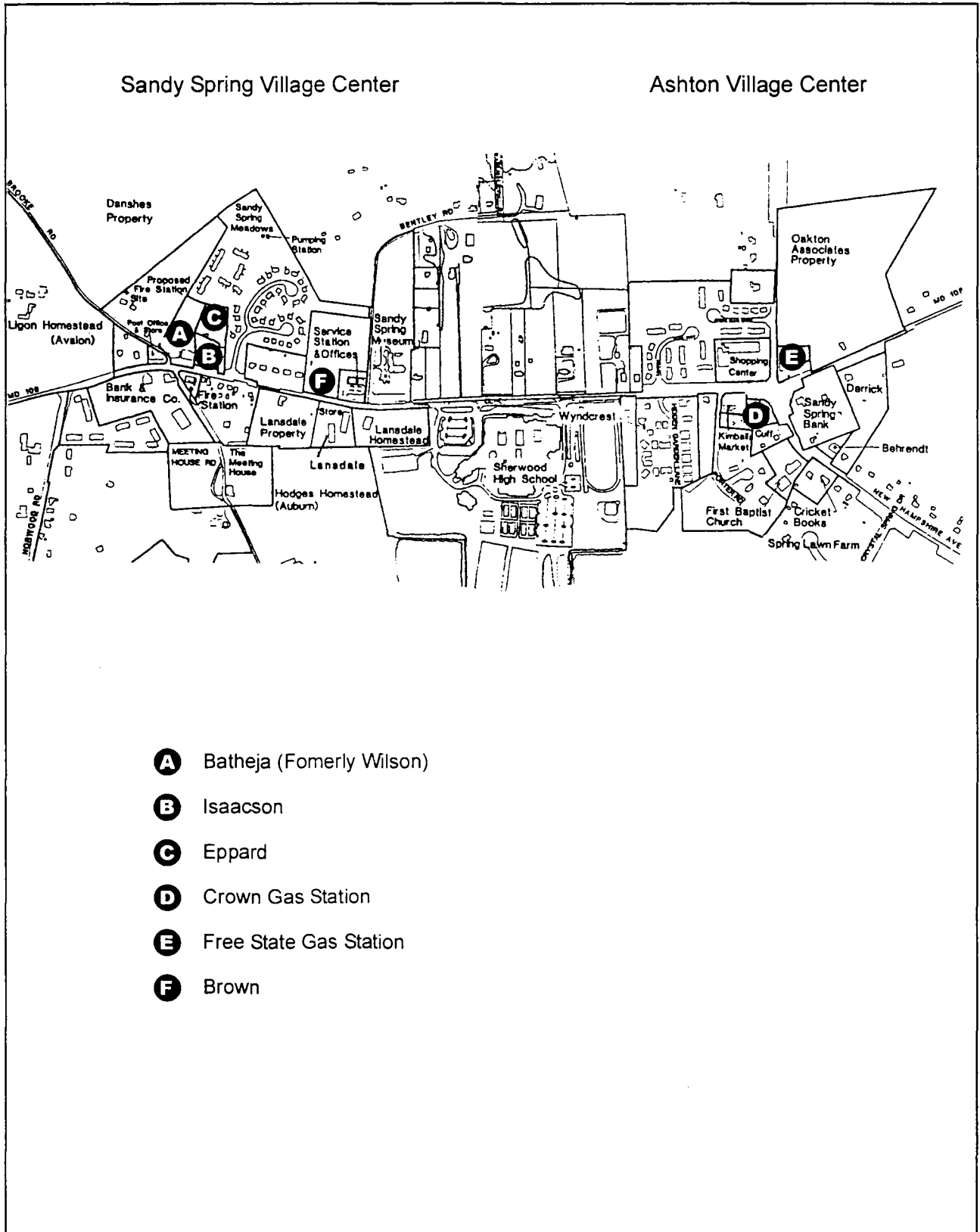
PROPERTY OWNERSHIP MAP (As of July 1998)

FIGURE 31



PROPERTY OWNERSHIP MAP - VILLAGE CENTERS (As of July 1998)

FIGURE 32



APPENDIX B

This Plan would allow a development on vacant properties that is similar to that allowed by the 1980 Plan. This is shown in Table 7 below. The properties are those currently zoned RE-2 or Rural Cluster for which this Plan recommends a change in the pattern of development. They cover approximately 775 acres.

TABLE 7
COMPARISON: END STATE DEVELOPMENT OF THE
1980 PLAN AND THIS PLAN AND THE 1998 PLAN

	End State	
	1980 Plan	1998 Plan
Existing and Committed as of 1993*	1,347 du	1,347 du
Potential of Vacant and Redevelopable Property Where 1980 Plan is Confirmed	568 du	568 du
Potential of Properties rezoned by This Plan	203-347 du	374 du
Total	2,118-2,262 du	2,289 du
* 1993 numbers approximate		

TABLE 8

KEY PARCELS: MAXIMUM YIELD

		YIELD (dwelling units)			
		1980 Plan Large-Lot Pattern		This Plan Rural Neighborhood Concept (Cluster)	
AREA	ACRES	Probable: Well & Septic Constraints: Overall 1 du/3.5 acres	Maximum Potential: Overall 1 du/2 acres	Base Density Standard Method (Cluster) 1 du per 5 ac	Maximum Density Optional Method (Cluster) 1 du per 2.2 ac
Sandy Spring Village Center & Setting					
Danshes	92	18	18	18	33
Ligon (Avalon)	27	7	13	5	12
Farquhar (The Cedars)	69.7	19	34	13	31
Bancroft	106	30	53	21	48
Gibian	18.2	12	24	8	21
Olds	19.9				
DiBatista	10.4				
SUBTOTAL	343.4	86	142	65	145
Rural Legacy Area					
Sherwood High School Neighborhood					
Hodges (Auburn)	47	13	23	9	21
Alfandre	121.5	34	60	24	55
Hoffman	107.5	30	53	21	48
SUBTOTAL	276	77	136	54	124
Ednor Road Neighborhood					
O'Connell	35.9	10	17	7	16
Schaefer	25.2	17	12	5	11
Dematatis	67.7	19	33	13	30
SUBTOTAL	128.8	46	62	25	57
Dellabrooke**	111	21	21	22	48
TOTAL	859	230	336	166	374

Note: 1 This chart is for comparative purposes; actual yields may be less depending on subdivision and site plan review.

2 These numbers are computed on a parcel-by-parcel basis (they do not assume assembly).

3 Does not include the Lansdale property, or Harewood Historic Resource.

4 16 of the total 77 acres remain RE-2.

** See text for cap on lots and number of lots shown on subdivision plans filed on Dellabrooke property.

REFERENCE MATERIALS

Approved and Adopted General Plan Refinement of the Goals and Objectives for Montgomery County, The Maryland-National Capital Park and Planning Commission, December 1993.

Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Sandy Spring/Ashton Historic Resources, The Maryland-National Capital Park and Planning Commission, April 1988.

Approved and Adopted Cloverly Master Plan, The Maryland-National Capital Park and Planning Commission, July 1997.

Clustering for Resource Protection: Managing Maryland's Growth, Models and Guidelines, Flexible and Innovative Zoning Series: The Maryland Economic Growth, Resource Protection, and Planning Act of 1992, Maryland Office of Planning, October 1994.

Functional Master Plan for the Patuxent River Watershed, The Maryland-National Capital Park and Planning Commission, November 1993.

Functional Master Plan for Rustic Roads, The Maryland-National Capital Park and Planning Commission, October 1996.

Rural by Design: Maintaining Small Town Character by Randall Arendt and Elizabeth A. Brabec, Harry L. Dodson, Christine Reid, Robert D. Yaro, Planners Press, APA Chicago, Illinois, 1994.

- | | |
|-----------|---|
| Chapter 1 | Common Qualities of Rural Towns |
| Chapter 3 | Future Prospects: Choosing Among Alternative Patterns (Identifying "Places of the Heart" pp. 31-33) |
| Chapter 4 | The Aesthetics of Form in Town Planning: Learning from the Past, ("Subdivisions of the Future", p. 60-63) |

Sandy Spring/Ashton Master Plan Issues Report, Montgomery County Planning Department, The Maryland-National Capital Park and Planning Commission, February 1994.

Visions for a New American Dream: Anton Clarence Nelessen, Planners Press, APA Chicago, Illinois, 1994.