

APPROVED AND ADOPTED COMPREHENSIVE AMENDMENT TO THE GERMANTOWN MASTER PLAN

JULY 1989

Incorporating Minor Amendments Approved and Adopted in December 1990

An Amendment to the 1974 Germantown Master Plan as amended; a portion of the 1968 Clarksburg Master Plan; two portions of the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County; the 1978 Master Plan of Bikeways; the 1979 Master Plan for Historic Preservation; the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County; and the Master Plan of Highways within Montgomery County, Maryland.

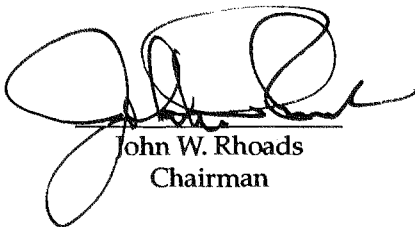
Ex. 9
OZAH Case No: CU 20-09

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue
Silver Spring, Maryland 20910

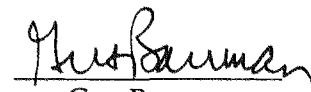
CERTIFICATE OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Germantown Master Plan; the General Plan for the Physical Development of the Maryland- Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 11-1498 on June 13, 1989; and the Montgomery County Executive on June 26, 1989; and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution No. 89-11 on July 12, 1989, after duly advertised public hearings pursuant to Article #28 of the Annotated Code of Maryland, 1986 (1988 Supplement).


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



John W. Rhoads
Chairman

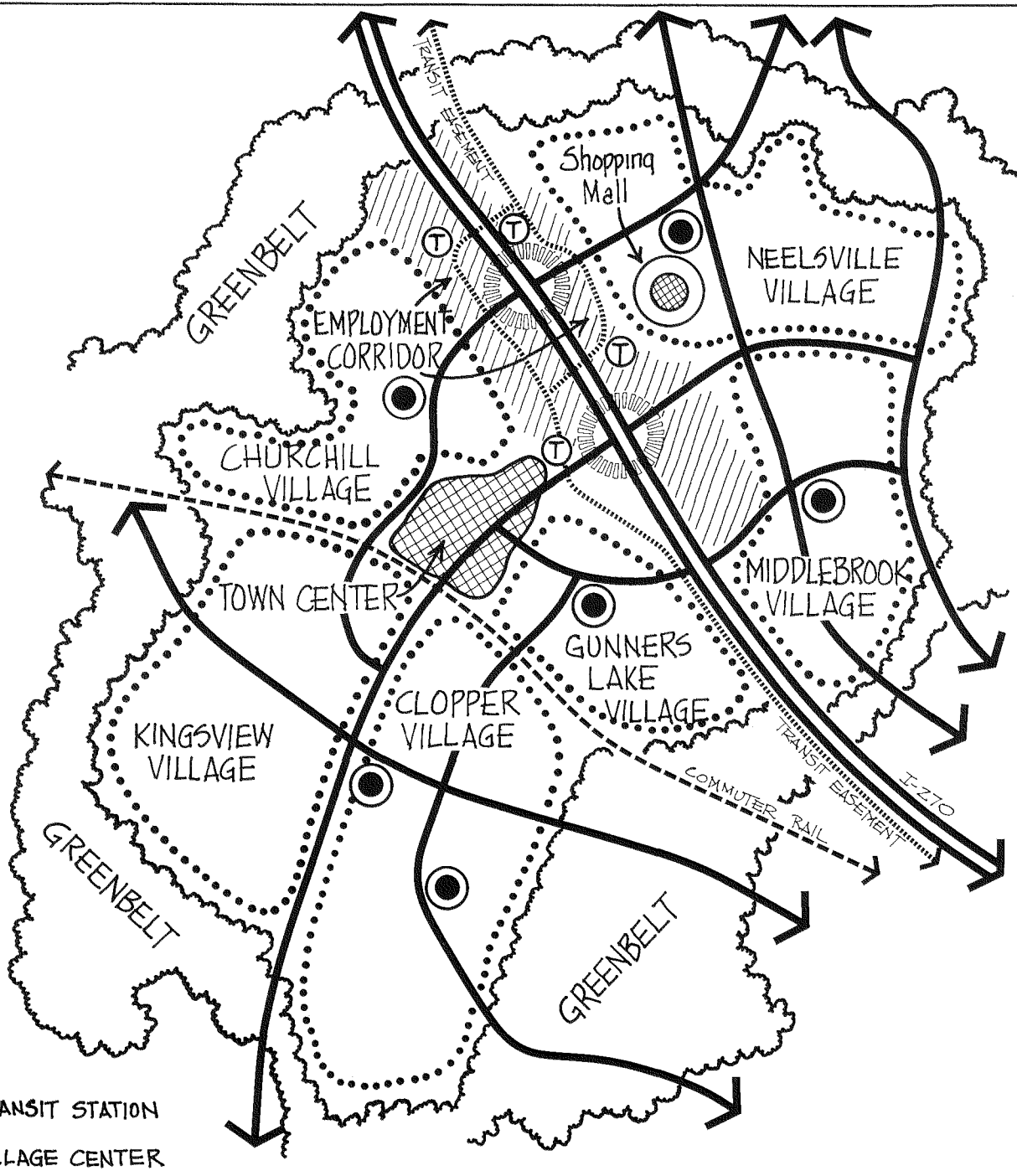


Gus Bauman
Vice Chairman



A. Edward Navarre
Secretary-Treasurer

Figure 3



Community Concept Plan

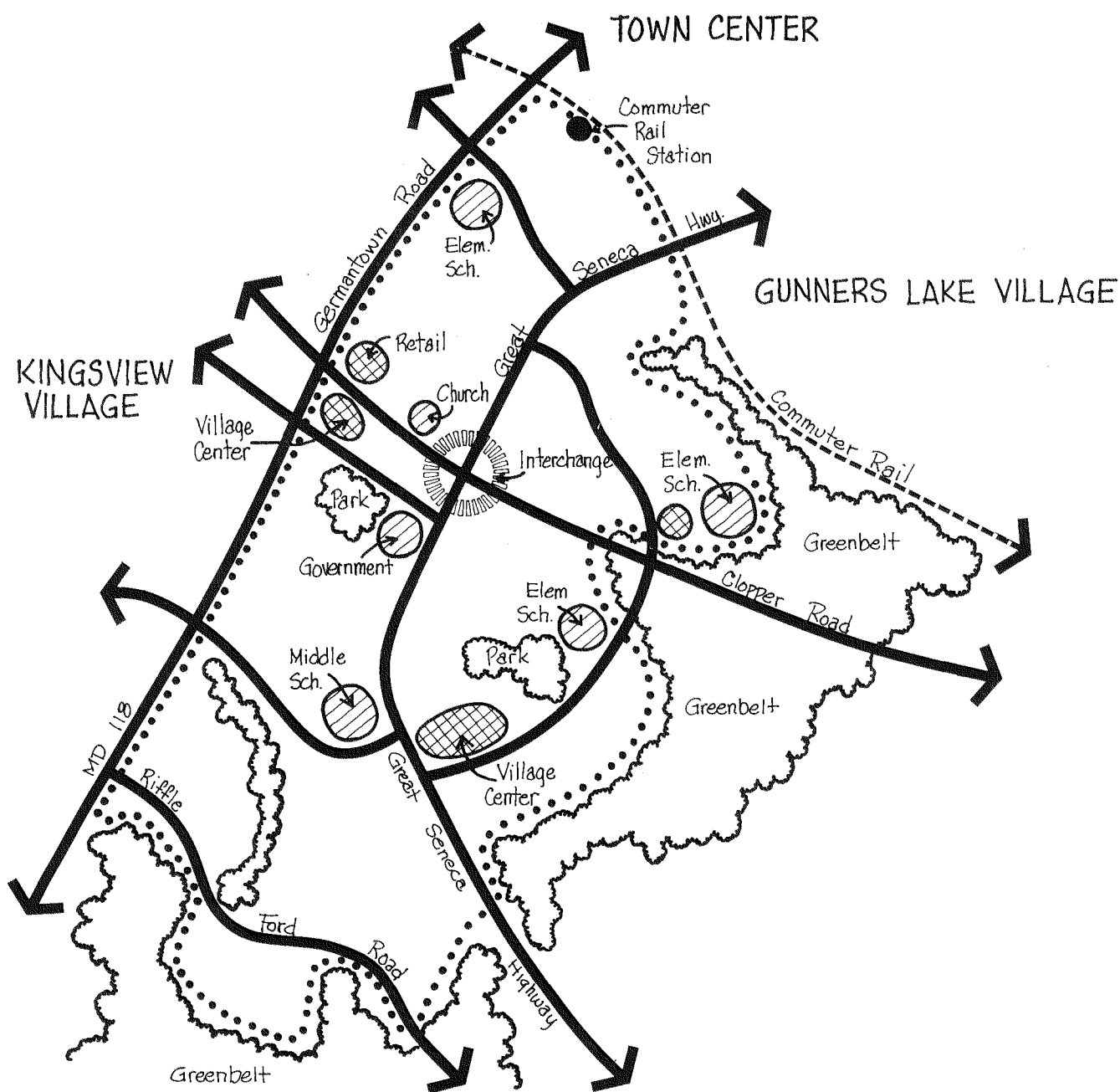


Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

Figure 8



Clopper Village: Concept Diagram



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Clopper Village

CLOPPER VILLAGE OVERVIEW (Figure 8 and Table 9)

Clopper Village is bounded on the east by the Baltimore and Ohio Railroad, on the north by Relocated MD 118, and on the west and south by the greenbelt. Great Seneca Highway enters this Village on the southeast and bears north, roughly parallel to MD 118, until it terminates at its intersection with Middlebrook Road in Gunners Lake Village. Since most of Clopper Village was gently rolling farmland, trees exist only on the steeply sloped edges of the stream valleys and adjacent to stream channels which were not farmed. Two streams flow through the area, one on each side of Clopper Road. The visual character of the area is derived primarily from views along the roadways.

Several subdivisions have been built in Clopper Village. The predominant housing type is single-family attached dwelling units (2,283) followed by garden

apartments (1,033). Existing development is in accordance with the 1974 *Master Plan*.

The remaining undeveloped areas of Clopper Village offer an opportunity to broaden the mix of housing types and to provide a full-service Village Center with up to 170,000 square feet of a commercial retail stores and professional offices; most of this area (approximately 90%) should be developed as retail uses. In addition, the Village Center should also include a middle school, an elementary school, a local park, and such uses as child or elderly day-care centers, churches, and private and/or community recreation facilities.

A second Village Center, serving predominantly residents of Kingsview Village, is recommended to be located at the southern corner of the intersection of MD 118 and Clopper Road.

In keeping with the Corridor City concept, this Master Plan recommends lower densities at the edges of the planning area with higher density units adjacent to village centers and locations of high accessibility.

TABLE 9
CLOPPER VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	3,549	233 7%	2,283 64%	1,033 29%
1974 Master Plan + Existing + Approved Dwelling Units	6,165	483 8%	4,204 68%	1,478 24%
1989 Master Plan + Existing + Approved Dwelling Units	7,742	2,960 38%	2,889 37%	1,893 25%
Change from Existing Plus Approved	4,193	2,727	606	860
Change from 1974 Plan	1,577	2,477	(1,315)	415
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	924	681	243	

Acreage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.

SFA: Single-Family Attached.

MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

This Master Plan provides zoning for an additional 5,000 housing units in Clopper Village. When Clopper Village is fully developed, 20,900 people are projected to live there.

Some issues related to Clopper Village have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

CLOPPER VILLAGE ANALYSIS AREAS (Figure 20 and Table 10)

Analysis Area CL-1

This 39-acre Analysis Area, which includes the western portion of the proposed Germantown Historic District (*Atlas* Site #19/13), is located on both sides of MD 118, west of the B&O Railroad tracks to Proposed Road A-254 (Mateney Road). Current development includes several single-family detached residences, the Germantown commuter rail station, a church, and a medical clinic in a converted residence. A townhouse subdivision is currently under construction adjacent to this Area. The majority of the area is zoned R-200 (Low Density Residential) but portions are zoned C-1 (Local Commercial), I-1 (Light Industrial), and C-O (Commercial Office); all of these zones are in accordance with the recommendations of the 1974 *Master Plan*, as amended.

This Master Plan recommends changing the non-residential zoning classifications to the R-200 Zone in order to retain the existing residential visual character of this historic area. Four properties, however, are suitable for either higher intensity residential use or low-intensity office use:

(1) The property along the railroad tracks, between existing and relocated MD 118, is appropriate for transition uses under the C-T (Commercial Transition) Zone, but the following issues of compatibility need to be addressed at the time of subdivision and site plan review:

- Maintenance of overall compatibility with residential land uses planned for other parts of this Analysis Area.
- Preservation of the existing single-family detached residential character and setbacks.
- Provision of visual buffering of parking areas.
- Retention of existing trees.
- Limitation of building height to two stories.
- Provision of building setback equal to that of adjacent building.

(2) The area between the above property and the existing RT-6 Townhouse subdivision is suitable for the RT-6 (Residential Townhouse — six units per acre) Zone, but the following issues of compatibility need to be addressed:

- Provision of building and parking setback similar to existing residences.
- Provision of visual and acoustic buffer along relocated MD 118.
- Visual screening of parking areas.
- Retention of existing trees.

One way to address these compatibility issues would be through a rezoning application for the RT-6 Zone, using the optional method of application and the use of a schematic development plan.

(3) The property at 19320 Mateney Road, the historic commercial building adjacent to the commuter rail station, and a portion of parcel P209 west of Mateney Road, a total of approximately 6,100 square feet, should be rezoned to the C-T (Commercial Transition) Zone. This property is suitable for special exception uses such as a newsstand and/or delicatessen in order to meet the needs of the commuters. The uses are intended to be provided in the historic building. Adequate off-street parking should be provided on this property. Existing mature trees should be retained.

(4) The property at 19323 Germantown Road and the adjoining vacant lot are suitable for low-intensity office uses and should be rezoned to the C-T (Commercial Transition) Zone, but the following issues of compatibility need to be addressed at the time of subdivision and/or site plan review:

- Preservation of the existing single-family detached residential character and setbacks.
- Visual screening of parking areas.
- Retention of existing trees.

Further, the area adjoining the railroad station is suitable for special exception uses. Special exception uses that conflict with the intent to maintain the single-family detached residential character of the area are not appropriate. Any special exceptions considered for this area should be of a scale compatible with the existing single-family detached residences.

This Master Plan recommends that a streetscape be designed and implemented along existing MD 118, from Proposed Road A-254 to Wisteria Drive, to complement the streetscape proposed for Analysis Area TC-6. (See Townscape Design Chapter.) In order to provide an inviting and pleasant area, this streetscape should include landscaping, lighting, pedestrian areas, and seating areas. The existing bridge over the B&O Railroad tracks will be retained as a pedestrian connection or replaced by a new pedestrian bridge.

The Germantown Historic District, which is identified on the *Locational Atlas and Index of Historic Sites* (*Atlas* Site #19/13), is recommended for inclusion in the *Master Plan for Historic Preservation* by the Historic Preservation Commission and this Plan. The District includes properties on the south side of existing MD 118,

Figure 20



Clopper Village: Analysis Areas

TABLE 10

CLOPPER VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
CL-1	39	Residential (2 units per acre), Commuter Rail Station, Local Commercial; Single-family Residential; R-200, C-1, C-0, and I-1	Residential; R-200 (36 acres); C-T (1 acre); and R-200/RT-6 (2 acres)	78 units	—	Historic Resources: Germantown Historic District, Upton Bowman House, and Wallich/Heimer House Portions suitable for office uses and for townhouses if issues of compatibility can be met Pedestrian promenade along existing MD 118
CL-2	7	Public use and residential (5 units per acre); Post Office and Single-family Home; R-200	Residential; R-200	13 units	—	Suitable location for child day-care center by special exception
CL-3	104	Residential (5, 11, and 28 units per acre), Junior High School, Local Park; Undeveloped Except for Existing Church and two Residences; R-200.	Residential; R-200/TDR	208/667 units (including MPDUs)	358	Historic Resource: Grusendorf Log House Density limited to six units per acre Dwelling unit mix 250 SFD/50 SFA/300 MF on 93-acre property
CL-4	54	Residential (9 and 15 units per acre); Undeveloped Except for a Horticultural Nursery, R-200 (7 acres), R-90 (17 acres), R-60 (12 acres) and RT-12.5 (18 acres)	Residential; R-60 (14 acres); R-90 (38 acres); and R-200 (2 acres)	211 units	—	
CL-5	10	Elementary School; Undeveloped; R-200	Conservation Area; R-200	—	—	Recommend to be Bellefields Neighborhood Conservation Area owned by Montgomery Country Department of Parks
CL-6	105	Residential (7, 11, 15, 28 and 44 units per acre), Village Center Retail, Local Commercial; Undeveloped Except for Gas Station; R-200 (90 acres), R-30 (13 acres, and C-1 (2 acres)	Residential; R-200/TDR (63 acres) and R-200/PD-11 (42 acres)	210/840 units	252	Density limited to six units per acre on the portion zoned R-200/TDR Two acres suitable for rezoning to C-3 if issues of compatibility can be met
CL-7	10	Elementary School Undeveloped; R-200	Public; R-200	—	—	Appropriate public use to be determined in the future

TABLE 10 (Cont'd.)

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
CL-8	195	Scenic Easement; Undeveloped; RE-2	Residential; R-200/ TDR (195 acres)	390/1170 units	780	Density limited to six per acre Multi-family limited to 300 units for CL-8 and CL-9
CL-9	122	Scenic Easement; Undeveloped; RE-2	Village Center, Residential; R-200/PD-4	244/488 units	—	Village Center: Village Center retail, elemen- tary school, local park, child day-care center, place of worship. 3Multi-family limited to 300 units for CL-8 and CL-9
CL-10	160	Residential (4 units per acre), Park-School; Undeveloped; PD-4	Public (WSSC); R-200	—	—	Future location of expanded wastewater treatment plant
CL-11	127	Residential (2 units per acre) (50 acres), and Greenbelt Park (35 acres), Pepco R.O.W (11 acres), and Outside of Planning Area (31 acres); Undevel- oped; R-200 (96 acres) and Rural (31 acres)	Residential; R-200 (85 acres) and RDT (31 acres) plus 11 acres of Pepco right-of-way	171 units	—	
CL-12	19	Greenbelt Park and Residential; Undevel- oped; R-200	Residential; R-200	38 units	—	
CL-A	1	R-200; Undeveloped; R-200	Employment; R-200	—	—	Suitable for rezoning for office uses if issues of compatibility can be met

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. The number of dwelling units also does not reflect cluster densities.

and the commuter rail station and parking area. This Plan recommends that special consideration be given to buffering the district so that there is a smooth, logical design progression between this historic enclave and the surrounding non-historic buildings and more intense uses. It is strongly recommended that any subdivision or site plan in the areas bordering on and adjacent to the historic district be given careful consideration in terms of its impact on the historic district.

For more detailed information on, and analysis of, this historic district, refer to the Historic Resources chapter and to Appendix L.

Analysis Area CL-2

The 7-acre Analysis Area CL-2 is located across existing MD 118 from Germantown Elementary School and adjacent to proposed roadway Mateney Road (A-254). It is zoned R-200 in conformance with the recommendation for residential development at 2 units per acre in the 1974 *Master Plan*. Currently it is occupied by the Germantown Post Office and a single-family detached residence. The United States Postal Service leases the post office site and is in the process of purchasing another site for an enlarged postal facility. This Master Plan recommends that this area retain its R-200 zoning.

Because of its location in a residential area and adjacent to an arterial road it would be suitable for a child or elderly day-care center, religious facility or other similar use. The existing post office site and building might well be able to be converted into a child day-care center.

The property is not suitable for special exception uses that are not compatible with the existing single-family detached character of this area. Retail or similar uses should be located at other, more appropriate locations.

Analysis Area CL-3

This undeveloped 118-acre Analysis Area is zoned R-200. It is located across existing MD 118 from existing single-family detached residences. Its western edge is adjacent to single-family attached and detached residences. Great Seneca Highway forms its southern boundary with Analysis Area CL-4, which is recommended for residential development at three units per acre. Clopper Road is the western edge of this area. Two streams cross the area which significantly reduces its developable area.

This area was recommended for development in Stage Three under the 1974 *Master Plan* since the programmed public facilities were not adequate to begin development. It, therefore, has not been rezoned into conformance with the 1974 Land Use recommendations.

This Analysis Area represents a significant resource for single-family detached and multi-family residences. The Master Plan, therefore, recommends residential uses under the R-200/TDR Zone at a density limit of six (6) units per acre for most of this Analysis Area. Parcel P359 (6 acres), at the intersection of Clopper Road and Great Seneca Highway, is appropriate for 100 percent multi-family units under TDR development at a density limit of 11 units per acre. On the 93 acres owned in the Analysis Area by NVLand, the number and mix of units should be 250 single-family detached, 50 single-family attached, and 300 multi-family units. This density of development and resultant mix of unit types is recommended because it is:

- compatible with existing and recommended land uses in the surrounding area; and
- consistent both with the intent of maintaining the water quality of the streams which flow through the area while also allowing residential development in recognition of the Analysis Area's accessibility.

This Plan recommends a 10-acre local park for this area. A community building and day-care center would be appropriate uses to serve the community in this subdivision. Ideally, these facilities should be centrally located on the property, adjacent to the local park.

The Grusendorf Log House (*Master Plan Site #19/19*), an historic resource designated on the *Master Plan for Historic Resources*, is located in the southern corner of this Analysis Area. When Clopper Road is widened, the resultant grading may well affect this historic property. As one of the last vestiges of Old Germantown, the Grusendorf Log House should be preserved and kept in its original location as a visual reminder of the small crossroads community from which Germantown has grown. If it is necessary, however, to move this historic resource as a result of roadway construction, it should be relocated in the immediate vicinity. For more detailed information on and analysis of this site, refer to the Historic Resources Chapter and to Appendix L.

Analysis Area CL-4

This undeveloped, 54-acre Analysis Area is in multiple ownerships, and zoned a combination of RT-12.5 (Residential Townhouse), R-60 (Medium Density Residential), R-90 (Residential, One-family Detached), and R-200 (Low-Density Residential). This zoning is in conformance with the recommendations of the 1974 *Master Plan*. It is a triangular area, located south of Great Seneca Highway and bounded by Clopper Road on the west and Old Mateney Road on the east. A portion of this area is subject to pending zoning case G-562, which requests rezoning to PD-7.

Adjoining this area are existing single-family attached units to the east, existing multi-family and

- care at home by a parent or person hired to provide care; and
- informal care arrangements ranging from care by extended family members to no supervision whatsoever.

Within Germantown, as of August 1988, there are 14 licensed group day-care centers. The County Government, as part of a Countywide program, is in the process of identifying a site for a modular child day-care facility in Germantown. A child day-care program will also be provided at the Upcounty Government Center. In addition, the County has identified a site for after-school teen programs in Analysis Area TC-6.

A Germantown Child Day-Care Location Survey (1986) was designed and conducted by the Montgomery County Planning Board staff to provide information which has been used in the preparation of the this Plan, as well as staff recommendations for site plans and special exception applications for child day-care centers.

The overall preference for child day-care location was indicated either at or near home,⁸ or at or near work, but not in between. Based on the survey results, this Plan recommends that child day-care facilities be developed in conjunction with recreation facilities in residential communities and at appropriate locations within employment areas.

This Plan specifically recommends that child day-care facilities be included in community centers within subdivisions and at employment concentrations. Other sites should be explored as Germantown develops.

Elderly

NEEDS

Although Germantown's elderly population is modest, it is expected to increase as Germantown con-

tinues to grow and its population matures and housing opportunities are broadened. An area of concern is on the area's long-time residents, who may be losing their sense of identity as the area's character and traditions transform from rural to suburban.

Demographic modeling indicates that the percentage of individuals in the 20-39 age group will decrease in the future, and the total number and the percentage of people over 65 will increase. This outlook for an accelerated rate of elderly growth indicates a potential for a population group whose prospective needs will provide a significant challenge to a caring community. (See Table 22.)

FACILITIES

Housing for the elderly will be needed in Germantown, as will nursing homes. Programs and day-care centers for the elderly parents of Germantown residents may also be needed. Some Analysis Areas are identified as being particularly appropriate for such facilities.

Housing for Special Populations

People who are physically and mentally handicapped can often be cared for best in a noninstitutional setting such as home communities with others with similar special needs. Such people generally are those who need supervision or assistance to function in the larger community. As long as the parking does not create an adverse impact on the adjoining neighbors, such homes should be appropriate for any residential community. Efforts, however, should be made to avoid an over-concentration of such homes.

8 Locations at or near home include at home, at a neighbor's house, at a local community center or religious facility, and at a local elementary school.