

How Much Growth?

The Land Use section of the Olney Master Plan describes how some properties in Olney will be rezoned. The zoning determines how many housing units can be built per acre. The rezoning proposed in the Staff Draft, published in July 2003, added some additional housing units, mostly in the Town Center. As the Planning Board conducts their work sessions, additional housing is being proposed.

In this section, we will look at different growth scenarios:

- ❑ How much could be developed with the current zoning?
- ❑ How much could be developed with the zoning proposed in the Staff Draft (July 2003)?
- ❑ How much additional housing has been proposed by the Planning Board so far (as of March 18, 2004)?
- ❑ What is the effect on population?

Important Note: FORECASTS ARE ESTIMATES! We have done our best to accurately reflect the effects of rezoning in the Master Plan. Our overall numbers generally line up with those presented by Park & Planning in the work sessions. The split between single family homes/townhomes/apartments is our estimate for use in population forecasting and the impacts on schools. We have not rounded our numbers so as to avoid accumulated rounding errors; however we realize these estimates are at best guesses.

How Much Growth? — Current Zoning

In this section we will look at how many homes are already in Olney ("on the ground"), what has been approved to be built ("the pipeline"), and what could be built if all remaining developable properties were developed ("potential"). This establishes a baseline for analyzing proposed zoning alternatives.

What's already here?

According to Khalid Afzal, the leader of the lead project planner for the Olney Master Plan at Park & Planning, there were 12,662 housing units in Olney in 2003. (The total and percentages were presented at the sixth Planning Board work session on 3/18/2004).

	Single Family Detached	Townhome	Multi-Family	Total
On the ground, 2003	9,100 (71.9%)	2,995 (23.7%)	567 (4.5%)	12,662

What's in the pipeline?

In addition to what is already built, some projects have already been approved by the Planning Board. They have not yet been built because either the builder is not ready, or cannot build due to the building moratorium in Olney. Mr. Afzal presented a total number at the Planning Board work session on March 18, 2004. We will assume they are all to be single family homes. (This will be updated when we received more detailed information.)

How Much Growth?

	Single Family Detached	Townhome	Multi-Family	Total
In the pipeline	532	0	0	532

What could be built with existing zoning?

If every developable property in the Olney Master Plan area was developed under existing zoning (from the 1980 Master Plan), an additional 900 homes would be built (per K. Afzal). By our analysis, this number does not include bonus densities for MPDUs, and most properties are zoned RE-1, RE-2, RC, or RDT, which would yield large homes on large lots. So we assume this is all single family homes. Of that 900, 533 are on properties that are being rezoned (by our analysis).

	Single Family Detached	Townhome	Multi-Family	Total
Potential, existing zoning, not being rezoned	367	0	0	367
Potential, existing zoning, being rezoned	533	0	0	532

Put it together, and get a baseline

Looking at what we have so far, let's put it together to find our baseline, i.e., what the existing zoning would yield if everything that could be built was built ("build-out").

	Single Family Detached	Townhome	Multi-Family	Total
On the ground, 2003	9,100	2,995	567	12,662
In the pipeline	532	0	0	532
Potential, existing zoning, not being rezoned	367	0	0	367
Potential, existing zoning, being rezoned	533	0	0	533
TOTAL BASELINE	10,532	2,995	567	14,094

How Much Growth? — The Staff Draft, July 2003

The Staff Draft Olney Master Plan, published in July 2003, proposed rezoning approximately 40 properties. Our analysis of the effects of that rezoning is shown below.

South East Quadrant (SEQ)

Most of the properties being rezoned are in the South East Quadrant, along Batchellor's Forest Road. These are primarily large parcels that are currently zoned RE-2 (one home for every two acres), to be developed on septic. Although that would yield a density of .5 homes/acre, limitations of the land (environmental, and 'perc' tests, which determine how many septic fields can be developed) generally

How Much Growth?

limit development to about .2 homes per acre. The current zoning estimates below are based on assumptions from Park & Planning of what the land would yield.

The new zoning is RNC (Rural Neighbor Cluster), which permits smaller lot sizes, clusters the homes together, and leaves a large portion of the land as open space. Some properties will be permitted to develop on sewer, in which case they can build one home for every three acres of land in the property (.33 density). Other properties will only be permitted to develop on septic systems, in which case they can build one home for every five acres of land (.2 density). With RNC zoning, the number of houses that can be built is based on the total acreage, not on the results of perc tests or environmental limitations of the land.

Properties that can yield at least 35 homes can take advantage of the MPDU law, which permits bonus density (up to 22% above the base density) if some of the units are developed as MPDUs (moderately priced dwelling units). For our analysis, we assume all properties that can develop at the bonus density do, that all MPDUs are townhomes, and the remainder are single family homes.

South East Quadrant	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning	139	0	0	139
Staff Draft Zoning	217	10	0	227
Add'l units from rezoning	78	10	0	88

Golden Bear

The Golden Bear area is part of the South East Quadrant but is analyzed separately. It is at the north east corner of Georgia Avenue and Route 28. The ICC right-of-way is along the north side of the area. It is a collection of 40 properties totaling 85 acres. It is currently zoned RE-2 (one home for every two acres). The Staff Draft proposes additional density through the use of TDRs, for a new density of two units per acre, as a mix of single family and townhomes. The mix of single family and townhomes is our assumption.

Golden Bear	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning	43	0	0	43
Staff Draft Zoning	132	75	0	207
Add'l units from rezoning	89	75	0	164

How Much Growth?

North East Quadrant

Three large parcels in the North East Quadrant are proposed for rezoning, the largest of which is the Mess Property. Like the South East Quadrant, they are rezoned RE-2 to RNC (see description above).

North East Quadrant	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning	87	0	0	87
Staff Draft Zoning	76	11	0	87
Add'l units from rezoning	-11	11	0	0

South West Quadrant

The South West Quadrant contains four sites:

- Norbeck Country Club (198 acres). Zoning is being changed from RE-1 (one home per acre) to RNC at .33 density (up to .4 with MPDUs).
- Former school site on Bowie Mill Road. The 1980 plan reserved this as a school site. It was declared surplus in 1996 and deeded to the county. (See details elsewhere on this website.) It is zoned R-200.
- Tower Company property, at the north west corner of Georgia Avenue and Route 28.
- The Silo Inn property, on the west side of Georgia Avenue in front of the Victoria Springs development.

South West Quadrant	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning	220	0	0	220
Staff Draft Zoning	111	49	0	160
Add'l units from rezoning	-109	49	0	-60

Town Center

The Staff Draft lists several parcels in the Town Center, such as the library and post office, that could someday be developed if those facilities were relocated. Additional residential development is proposed for the Town Center without discussion of where the development would be. These numbers represent our best guess; we will update them as we receive more information.

Town Center	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning	44	0	0	44
Staff Draft Zoning	0	177	250	427
Add'l units from rezoning	-44	177	250	383

How Much Growth?

Put it all together...

Adding all the above sections together, the net effect of the Staff Draft is:

	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning Baseline	10,532	2,995	567	14,094
Additional Units from South East	78	10	0	88
Additional Units from Golden Bear	89	75	0	164
Additional Units from North East	-11	11	0	0
Additional Units from South West	-109	49	0	-60
Additional Units from Town Center	-44	177	250	383
Staff Draft Net Effect	3	322	250	575
Staff Draft Build Out	10,535	3,317	817	14,669

How Much Growth? — Planning Board, as of Work Session #6

As of the sixth Planning Board work session on March 18, several amendments have been agreed to by straw vote. The effects of those amendments are shown below.

South East Quadrant (SEQ)

The Kupersmidt property has been changed from RNC development on septic to sewer, with a resultant change in density from .2/acre to .33/acre. The Gandel property is assumed to be the new home for Washington Christian Academy, thereby removing the housing units that could have been built on that property.

South East Quadrant	Single Family Detached	Townhome	Multi-Family	Total
Staff Draft Zoning	217	10	0	227
After Planning Board WS 6	211	10	0	221
Add'l units from rezoning	-6	0	0	-6

How Much Growth?

Golden Bear

The Golden Bear area has been targeted for intense development. The Planning Board tentatively approved development similar to PD7, which is 7 units per acre, with additional density granted for building MPDUs.

Golden Bear	Single Family Detached	Townhome	Multi-Family	Total
Staff Draft Zoning	132	75	0	207
After Planning Board WS 6	0	463	262	725
Add'l units from rezoning	-132	388	262	518

North East Quadrant

No changes were made.

South West Quadrant

Alternatives permitting greater density on the Bowie Mill former school site, including retail development, were discussed, but ultimately the R-200 zoning was maintained.

Town Center

The Town Center will be discussed at the next work session on April 15.

Put it all together...

Adding all the above sections together, the net effect of the Planning Board work session changes through March 18 are:

	Single Family Detached	Townhome	Multi-Family	Total
Current Zoning Baseline	10,532	2,995	567	14,094
Staff Draft Build Out	10,535	3,317	817	14,669
South East Quadrant changes	-6	0	0	-6
Golden Bear changes	-132	388	262	518
Build Out as of Planning Board Work Session 6	10,397	3,705	1,079	15,181

How Much Growth?

How Much Growth? — Population

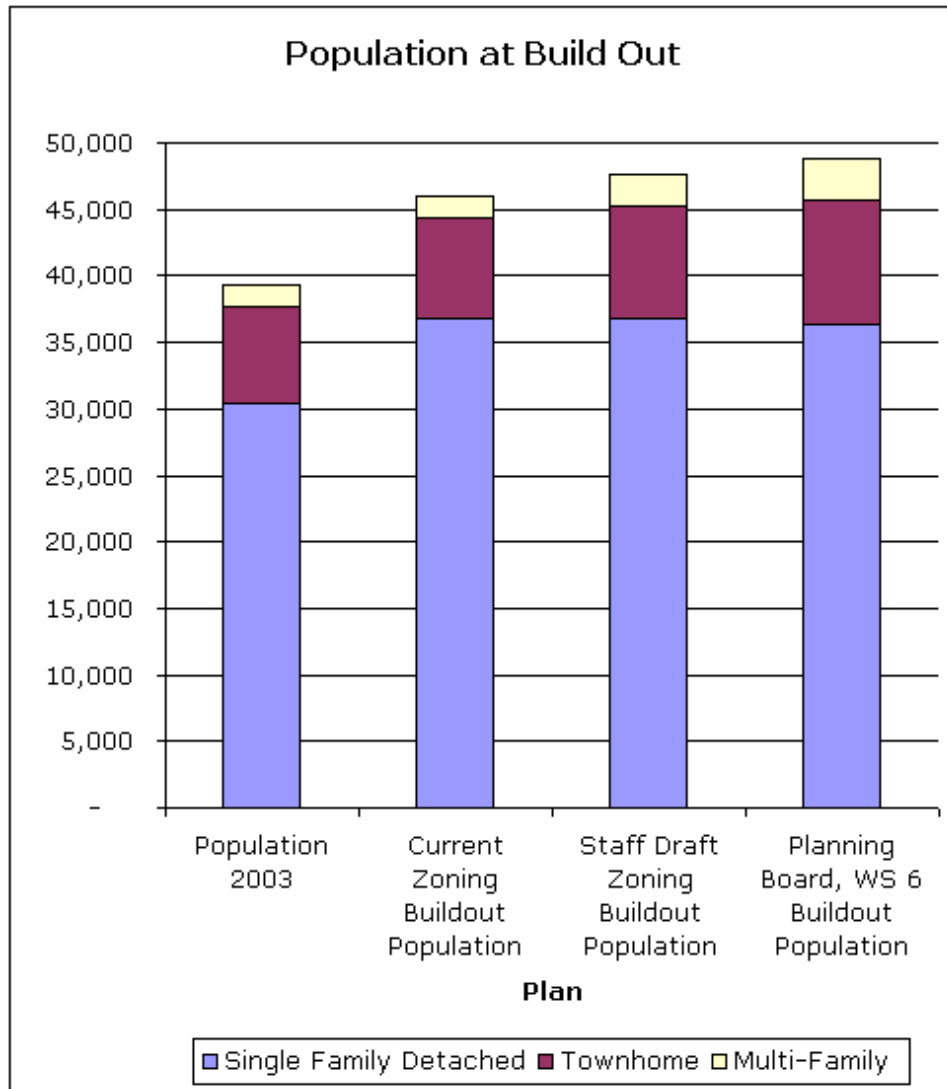
Just how big can Olney get, and still be the same place we know and love today? Let's look at the effects on population of the proposed zoning changes.

	Single Family Detached		Townhome		Multi-Family		Total	
	Households*	Population	Households*	Population	Households*	Population	Households*	Population
2003 Census Update	8,705	30,460	2,865	7,230	540	1,570	12,110	39,260
Average Household Size, 2003	3.50		2.52		2.91		3.24	
Current Zoning Build Out	10,532	36,853	2,995	7,558	567	1,649	14,094	46,059
Staff Draft Zoning Build Out	10,535	36,863	3,317	8,371	817	2,375	14,669	47,609
Planning Board after Work Session 6 Build Out	10,397	36,381	3,705	9,350	1,079	3,137	15,181	48,867
Population Growth, 2003 to Planning Board after WS 6	19.4 %		29.3 %		99.8 %		24.5 %	

* The 2003 numbers for households are taken from the 2003 Census Update done by Park & Planning. The numbers represent households, which does not include vacant properties, which is the reason (per K. Afzal) that the number is lower than the 12,662 dwelling units number used elsewhere. For our forecast of build out, we will assume no properties are vacant.

Note: Forecast populations are derived by multiplying forecast number of housing units by the 2003 Average Household Size for Olney.

How Much Growth?



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