

FIGURE 9 - LORE STREET TO DOWELL ROAD: PLANNING AREA D

4. Lore Street to the Town Center Boundary (Planning Area D, including Planning Sub-areas D1, D2, D3, D4, D5)

The area identified in Figure 9 includes the land north of Lore Street, from the Patuxent Plaza Shopping Center east of Route 2/4 north to the Town Center Boundary. It is bounded on the east side by Back and St. John's Creek.

a. Objectives:

The objectives to be accomplished by the land use recommendations are:

- (1) To permit commercial and residential development to occur within appearance standards and shoreline setbacks in order to preserve and enhance the scenic and environmental character of the land and the water along Back Creek and St. John's Creek.
- (2) To encourage major commercial development to locate adjacent to Route 2/4.

b. Considerations:

The special environmental and land use considerations affecting this area are:

- (1) Land surrounding the Patuxent Plaza Shopping Center (Sub-area D1) and the area north of Newtown Road (Sub-area D4) is level and cleared, while much of the rest of the area is forested with some residential development on the water and some small scale commercial development on Route 2/4.
- (2) This area includes a considerable number of shore areas that are subject to flooding during the estimated 100 year flood event.
- (3) There are no soils present in the lower area that are identified as highly erodable soils, but some of the slopes adjacent to the Back Creek shoreline are steep enough that foot traffic will create erosion problems, and thus care will be needed to protect shoreline soils from excessive use.
- (4) The area has a large amount of interior and waterfront land that is considered unstable soil and subject to high erosion.

- (5) The shoreline conditions along this reach vary considerably between wetlands, intermittent fringe marshes, heavily wooded bank erosion and bulk-heading.
- (6) The lower area is suitable for small craft boating activities, although care must be taken to avoid siting commercial boating facilities in the head waters of Back Creek.
- (7) The upper portions of St. John's Creek have little potential for significant boating activity due to the shallow water and narrowness of the creek.
- (8) Route 2/4 is scheduled to be widened to four lanes in the future and it includes the construction of service roads. This will provide convenient access to area shopping needs.
- (9) The bluffs along St. John's Creek are of moderate height.

c. Actions and Policies:

- (1) The land along Route 2/4 in the vicinity of the Patuxent Plaza, Sub-area D1, and the area north of Newtown and Dowell Roads, Sub-area D4, is designated for commercial use because of its convenient transportation access and because both areas are relatively isolated from residential uses and waterfront areas.
- (2) Sub-areas D2 and D3 are designated for primarily residential use with small scale commercial and wet boat storage use.
- (3) Sub-area D5 is designated for residential, commercial and industrial use. Comprehensive plans for large undeveloped land holdings are encouraged.
- (4) Water-use related activity shall be discouraged along St. John's Creek because of the narrowness of the creek and sensitive shoreline conditions.
- (5) Roof pitch and siding requirements are required in D2 because it is primarily residential in nature and highly visible from the water.

- (6) Buffers from mean high water vary based on current intensity of use, need for environmental protection and Chesapeake Bay Critical Areas Commission recommendations (see Section VIII-A). The setbacks are 30' for D1, D2 and D3 and 100' for D5.
- (7) Bulkheading is permitted in Back Creek, due to the intensity of boating activities, and not permitted in D5 (St. John's Creek), except in high erosion areas.
- (8) Commercial development in D1, D4, D3 AND D5 does not have to comply with the complete appearance code. However, their signage and facades shall be compatible with the established community theme.
- (9) No clear cutting of forests will be permitted without an approved site plan. Site plans will require the least cutting of trees.

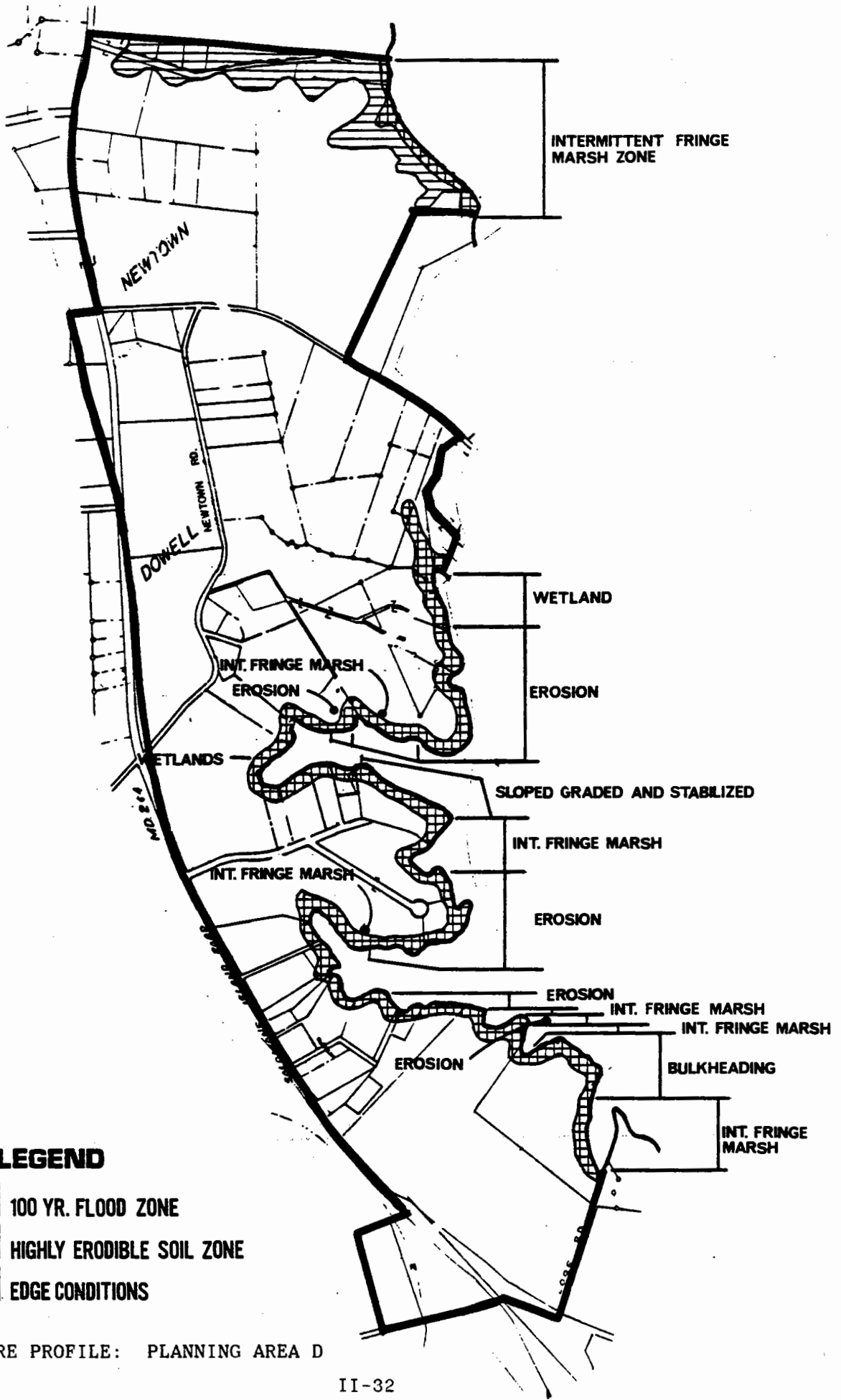


FIGURE 10 - SHORE PROFILE: PLANNING AREA D