

### **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.