



# MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
ITEM # 7D  
3/03/11

February 23, 2011

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief, Area 2 Division *GK*  
Khalid Afzal, Team Leader, East County Team, Area 2 Division *KA*

**FROM:** Frederick Vernon Boyd, Community Planner *FVB*  
Area 3 Division

**SUBJECT:** Status Report—Kensington and Vicinity Sector Plan Zoning Revisions

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This memorandum provides an update for the Planning Board on the Kensington and Vicinity Sector Plan, which the County Council returned earlier this month for revisions that will reflect the creation of new CRN and CRT Zones. It will review the Council's decision, offer an outline of changes that need to be made to the draft Sector Plan, and suggest a schedule that will enable the Board to transmit a new Planning Board Draft for Executive and Council Review by early June.

## Background

On February 1, the County Council voted to deny the October 2009 Planning Board Draft Sector Plan. This decision allows the Sector Plan to be returned to incorporate the new zones. The Planning Board Draft had been under review by the Planning, Housing and Economic Development (PHED) Committee for nearly a year, since a February 2010 County Council public hearing. The committee had held three worksessions on the plan and had completed its review of transportation issues. The committee discussion of land uses issues focused on concerns raised about the CR zones recommended for Kensington's town center. Of particular concern to property owners was the zones' ability to create incentives for needed revitalization without unduly burdening them.

A majority of the PHED committee favored revisions to the proposed CR Zones or an alternative zone. When the Kensington Town Council indicated that it favored amending the CR Zones, the committee agreed to wait for a cooperative effort among Planning Department staff, town officials, landowners and interested residents to draft amendments that would resolve outstanding issues.

The amendments to the CR zones now before the Planning Board are in large measure the result of that cooperative effort. The need for an extensive and detailed review of those amendments—first by the Planning Board and then by the County Council—meant that the Council could not complete sector plan review and approval before beginning work on next year's budget. Rather than continue to vote itself extensions to complete the sector plan, the Council decided to restart

the process. Article 28 does not provide a mechanism for returning a plan to the Board for more work, so the Council had to deny the entire plan.

### **Revising the Plan**

The purpose of revising the sector plan is to incorporate the new CRN and CRT Zones, which are designed largely for use in areas where revitalization is desirable but land values and other external factors do not rise to levels found in central business districts or more intensely developed commercial strips. This means revising the map of recommended CR Zones (on page 33 of the October 2009 Planning Board Draft) and revising text in various parts of the plan. Early review of the current draft indicates that changes will be needed to specific sections of the environmental recommendations, where density incentives that were part of early drafts of the new zones were eliminated during Planning Board and Council review. Text providing recommendations for individual properties also will be revised to reflect the proposed CRN and CRT designations.

The implementation section of the current draft also will need revising to provide a clear idea of public benefit priorities for optional method development, a list now being included in master plans to take advantage of zoning ordinance standards that allow off-site provision of amenities. This section also should include language on priority retail streets, the regulatory review relationship with the Town of Kensington, and on issues associated with providing adequate parking in the CR Zones.

To begin the process, this memorandum includes a first draft of a new map recommending CRN and CRT Zones, with all four elements included: overall FAR, commercial FAR, residential FAR and maximum building heights. Including this map has two functions: it begins public discussion of the new draft's recommendations, and it may assist the Board in its deliberations on the CRN and CRT Zones by providing an idea of their application in a pending master plan. Planning Department staff plans to present this map to the Town Council at its February 28 meeting and will be prepared to report on that meeting at the roundtable. Two other maps from the sector plan—Existing Zoning and Proposed CR Zones—are included for comparison.

Planning Department staff intends to provide a detailed rationale for the proposed new zones in March, when staff's recommendations will be presented to the Planning Board. In general, the CRN zones are applied on the edges of the existing town center, where lesser densities and building heights are appropriate. The CRT zones are applied in the rest of the town center, reflecting the Sector Plan's goal of creating a mixed-use district that can encourage revitalization.

### **Proposed Schedule**

The Council asked that the Planning Board transmit a new Planning Board Draft by June 1, and included in its instructions a request for a new, formal Planning Board Public Hearing as part of that process. The Department therefore proposes this schedule for remaining work on the plan:



- March 3 - Planning Board roundtable discussion, report on February 28 town meeting, and review of proposed schedule
- March 17 - presentation of Staff Draft Plan and setting of Public Hearing date of April 28
- April 28 - Planning Board Public Hearing
- May 12 - worksession
- May 26 - worksession and approval of Planning Board Draft
- Week of May 30 - transmittal of Planning Board Draft to Executive and Council

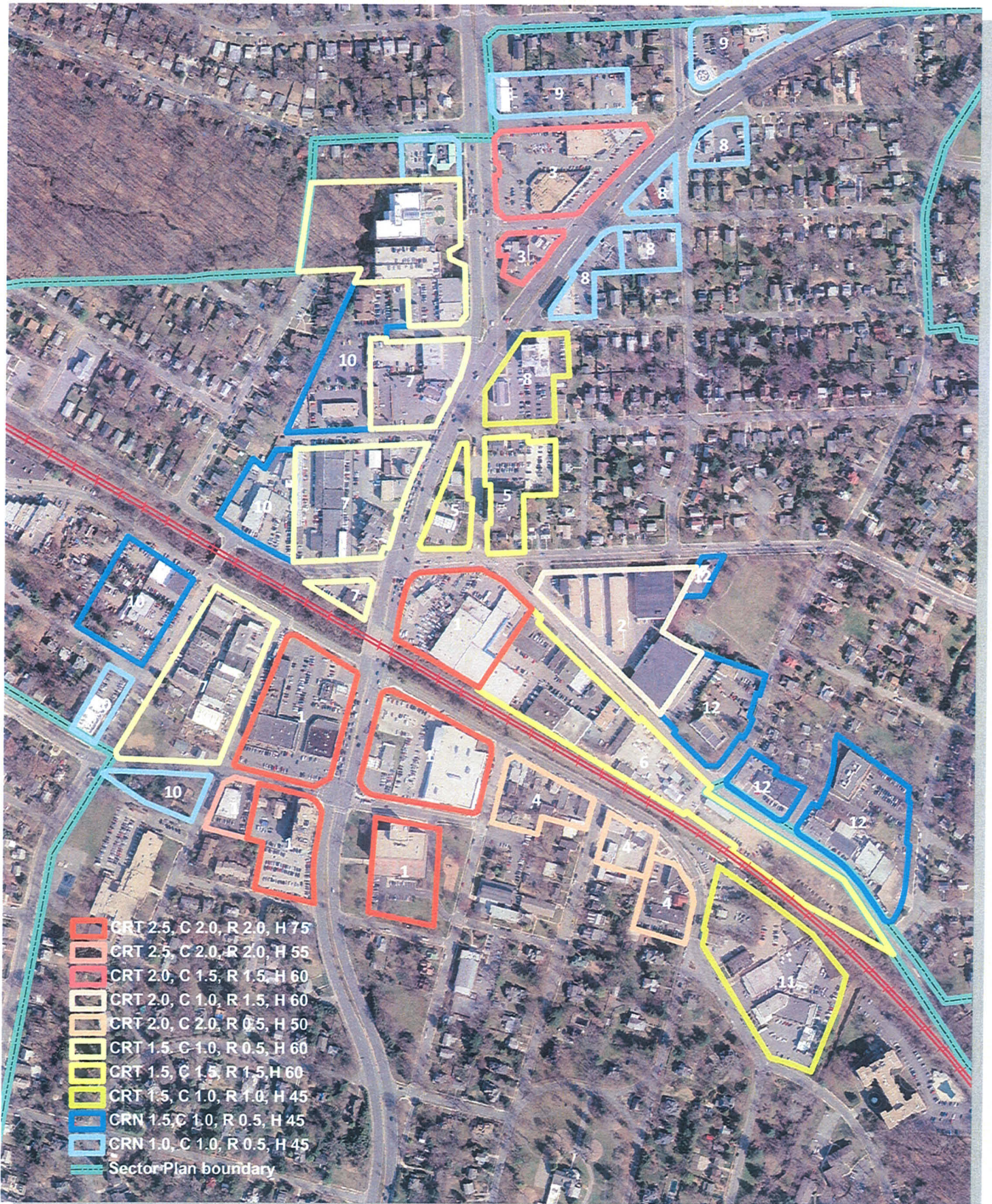
The Council expects the Executive Branch agencies to analyze the revised Planning Board Draft over the summer, enabling the Council to hold a public hearing in September, with worksessions in October and November, and Council action before its holiday recess in December.

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Attachments



# Proposed CRN and CRT Zones

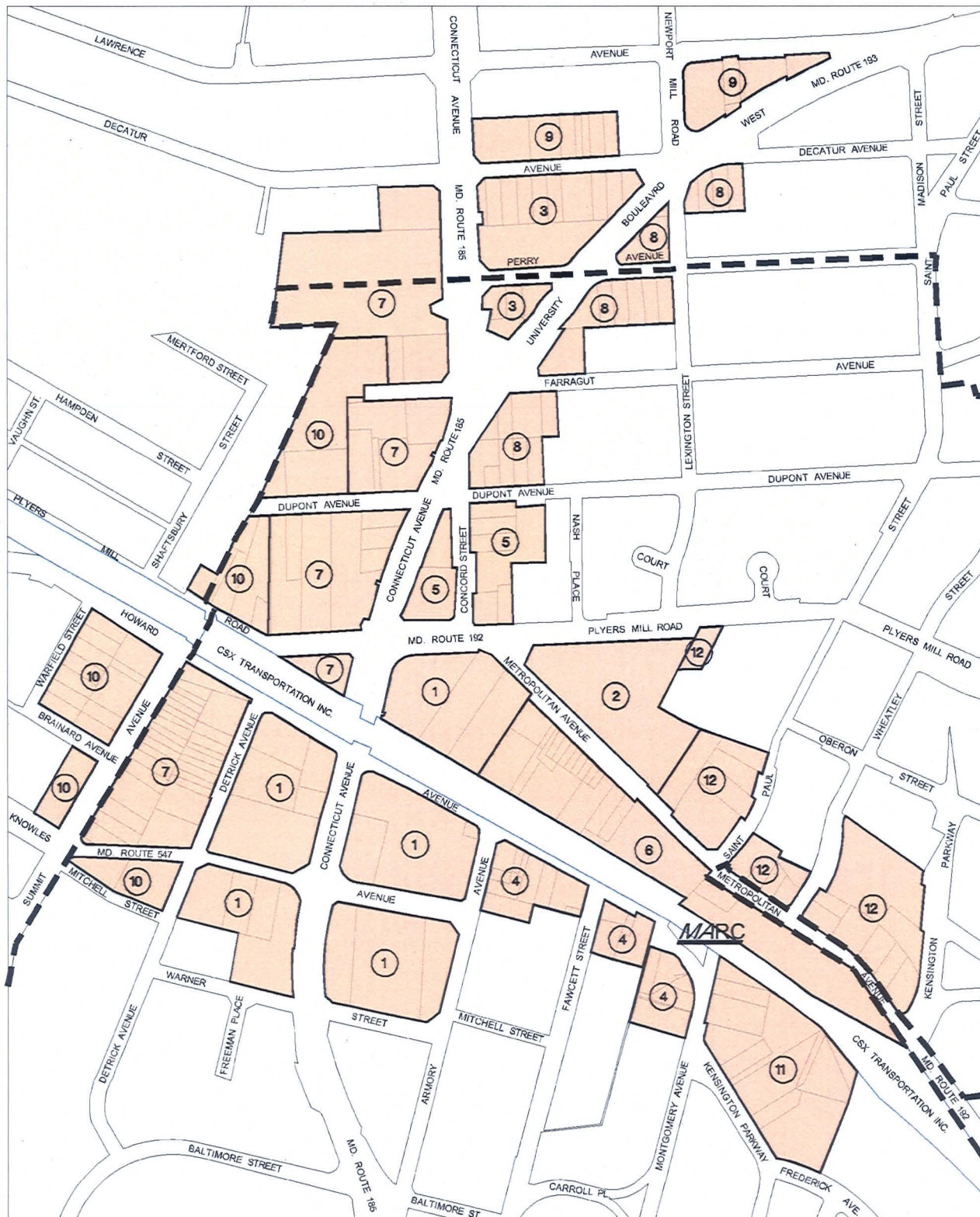


0 250 500 1,000 Feet





# Proposed CR Zones From October 2009 Planning Board Draft



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|---------------------------|---------------------------|---------------------------|----------------------|
| ① CR 2.5,C 2.0,R 2.0,H 75 | ⑤ CR 1.5,C 1.5,R 1.0,H 60 | ⑨ CR 1.0,C 1.0,R 0.5,H 45 | — Town of Kensington |
| ② CR 2.0,C 1.0,R 1.5,H 60 | ⑥ CR 1.5,C 1.5,R 1.5,H 60 | ⑩ CR 1.5,C 1.0,R 0.5,H 45 |                      |
| ③ CR 2.0,C 1.5,R 1.5,H 60 | ⑦ CR 1.5,C 1.0,R 0.5,H 60 | ⑪ CR 1.5,C 1.0,R 1.0,H 45 |                      |
| ④ CR 2.0,C 2.0,R 0.5,H 50 | ⑧ CR 1.5,C 1.0,R 1.0,H 45 | ⑫ CR 1.5,C 1.5,R 1.5,H 45 |                      |



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# Existing Zoning From October 2009 Planning Board Draft

