



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 1, 2011

**MEMORANDUM**

**TO:** Montgomery County Planning Board

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

**FROM:** Frederick Vernon Boyd, Community Planner (301.495.4654)  
Area 3 Planning Division *FV*

**SUBJECT:** Planning Board Draft Kensington and Vicinity Sector Plan

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**RECOMMENDATION:** Review and approve the Planning Board Draft Kensington and Vicinity Sector Plan for transmittal to the County Executive and County Council

Planning staff recommends approval of the Planning Board Draft Kensington Sector Plan and transmittal to the County Executive and County Council. The Plan includes the zoning recommendations discussed and approved at the worksession on May 12. It also includes new language in the Plan's Implementation section regarding parking and regulatory review as well as revised maps for the proposed CRN and CRT zones and building heights. Other maps have been revised to increase their clarity and readability.

Planning and publications staff are finalizing the document and will make it available online no later than June 6. This packet includes a redlined version of the draft text for the Board's review.

Planning staff continues to prepare Urban Design Guidelines for the Sector Plan that will provide detailed guidance for implementing the Sector Plan's recommendations. The Planning Board is tentatively scheduled to begin its review of these guidelines on July 28.

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