



**Request to File Sectional Map Amendment to Implement Recommendations of the Kensington Sector Plan**

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**Description**

The proposed Sectional Map Amendment follows the approval and adoption of the Kensington Sector Plan and will implement through the Sectional Map Amendment process the Plan's recommendations for creating a mixed-use Town Center.

The Sectional Map Amendment covers approximately 390 acres of the Sector Plan area; about 72.5 acres are proposed for reclassification and confirms existing zones for about 210 acres. Remaining areas consist of rights-of-way.

**Staff Recommendation**

Approval to file a Sectional Map Amendment to implement recommendations of the Approved and Adopted Kensington and Vicinity Sector Plan.

## **background**

A Sectional Map Amendment implements the zoning recommendations made in a master or sector plan. The Zoning Ordinance enables the Commission to file a Sectional Map Amendment and requires the District Council to transmit a copy of an SMA application to the Planning Department and the Planning Board. The Ordinance requires the Board to submit a written recommendation on the application to the District Council, which is included in the public record of the application.

On March 20, 2012, the District Council approved the Kensington and Vicinity Sector Plan, by Resolution 13-371. The Maryland-National Capital Park and Planning Commission adopted the approved plan on May 16, 2012, by Resolution 12-08.

The Kensington Sector Plan area encompasses about 390 acres, including rights-of-way. This Sectional Map Amendment proposes approximately 75 acres for reclassification: about 71.5 acres for the CRN and CRT mixed-use zones; three acres for the I-1 Zone and about 0.3 acres for the R-60 Zone. It reconfirms existing zones for about 210 acres. The remaining areas are rights-of-way for which zones are not shown on the official zoning sheets.

## **proposed sectional map amendment**

The Kensington Sector Plan proposes creation of a mixed-use Town Center that will encourage revitalization consistent with County policies for sustainable development, design excellence, and diversity of housing choice. The CRN and CRT zones proposed for the Town Center “permit a mix of residential and non-residential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate and have access to services and amenities while minimizing the need for automobile use.” (59-C 15.2) The zones can be applied only when recommended by a master or sector plan; the Approved and Adopted Kensington Sector Plan includes the necessary recommendations. Each CRN and CRT zone includes four components: an overall maximum floor area ratio (FAR); a maximum commercial FAR (C); a maximum residential FAR (R); and a maximum building height (H). All four components are shown on the proposed zoning sheets for each CRN or CRT zone proposed.

The following table lists the SMA’s proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

<b>Area</b>	<b>Existing Zones</b>	<b>Proposed Zone</b>	<b>Acres</b>
1	C-1 and R-60	CRN 1.0 C 1.0 R 1.0 H 45	1.27
2	C-T and R-60	CRN 1.0 C 0.75 R 1.0 H 45	1.62
3	C-1 and C-T	CRN 1.0 C 0.75 R 1.0 H 45	0.60
4	C-1	CRN 1.0 C 1.0 R 0.5 H 45	0.495
5	O-M, C-1 and R-60	CRT 2.0 C 1.5 R 1.5 H 60	2.97
6	C-T	CRN 1.0 C 1.0 R 0.5 H 45	0.65
7	C-1, C-T and R-60	CRN 1.0 C 1.0 R 1.0 H 45	1.52
8	C-1	CRT 2.0 C 1.5 R 1.5 H 60	0.54
9	O-M, C-1 and R-60	CRT 1.5 C 1.0 R 0.5 H 60	7.31
10	C-O, C-1 and R-60	CRT 1.5 C 1.0 R 1.0 H 45	1.57
11	C-2, C-1 and R-60	CRN 1.5 C 1.0 R 0.5 H 45	2.03
12	C-O, C-T and R-60	CRT 1.5 C 1.5 R 1.0 H 60	1.72
13	C-2	CRT 1.5 C 1.5 R 1.0 H 60	0.70
14	C-2 and R-60	CRT 1.5 C 1.0 R 0.5 H 60	3.58
15	C-2 and R-60	CRN 1.5 C 1.0 R 0.5 H 45	1.46
16	C-T	CRN 1.0 C 0.75 R 1.0 H 45	1.57
17	C-2	CRN 1.5 C 1.5 R 1.5 H 45	1.66
18	C-2 and R-60	CRN 1.5 C 1.5 R 1.5 H 45	0.74
19	C-2	CRN 1.5 C 1.5 R 1.5 H 45	1.24
20	C-2	CRN 1.0 C 1.0 R 1.0 H 45	0.22
21	C-2	CRT 2.0 C 1.0 R 1.5 H 60	3.59
22	C-2 and R-60	CRT 1.5 C 1.5 R 1.5 H 75	1.77
23	C-2 and I-1	CRT 1.5 C 1.5 R 1.5 H 60	4.33

Area	Existing Zones	Proposed Zone	Acres
24	C-2	CRT 2.5 C 2.0 R 2.0 H 75	2.90
25	C-2	CRT 1.5 C 1.0 R 0.5 H 60	0.38
26	C-2, C-T and I-1	CRN 1.5 C 1.5 R 1.5 H 45	2.18
27	C-2, C-1 and I-1	CRT 1.5 C 1.0 R 1.0 H 45	4.43
28	R-60	CRT 1.5 C 1.0 R 1.0 H 45	0.14
29	C-2 and C-T	CRT 2.0 C 2.0 R 0.5 H 50	1.03
30	C-2	CRT 2.0 C 2.0 R 0.5 H 50	0.65
31	C-2	CRT 2.0 C 2.0 R 0.5 H 50	1.36
32	C-2	CRT 2.5 C 2.0 R 2.0 H 75	3.03
33	C-2	CRT 2.5 C 2.0 R 2.0 H 75	3.17
34	C-2	CRT 1.5 C 1.0 R 0.5 H 60	4.03
35	C-T	CRN 1.0 C 1.0 R 0.5 H 45	0.52
36	C-O	CRT 2.5 C 2.0 R 2.0 H 75	1.73
37	C-O and O-M	CRT 2.5 C 2.0 R 2.0 H 75	1.85
38	C-T	CRT 1.5 C 1.5 R 1.5 H 45	0.58
39	C-T	CRN 1.0 C 1.0 R 0.5 H 45	0.26
40	C-1 and I-1	R-60	0.31
41	C-T	I-1	0.5
42	R-60	I-1	0.65
43	R-60	I-1	1.81
44	O-M	I-1	0.32

There are no pending local map amendments in the area proposed for this Sectional Map Amendment. Portions of two zoning sheets (213NW04 and 214NW04) are part of a Corrective Map Amendment for the Residential and Open Space Preservation Overlay Zone for the Town of Garrett Park.

**recommendation**

Planning staff recommends that the Planning Board approve the filing of a Sectional Map Amendment to implement the recommendations of the Kensington Sector Plan.

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Attachments:

1. Sector Plan Index
2. Sector Plan Index Detail



# SECTOR PLAN INDEX FOR THE KENSINGTON SECTOR PLAN - SECTIONAL MAP AMENDMENT

- TOTAL CRT ACREAGE 53.36 ACRES
- TOTAL CRN ACREAGE 18.03 ACRES
- TOTAL I-1 ACREAGE 3.28 ACRES
- TOTAL R-60 ACREAGE 0.31 ACRES
- MASTER PLAN AMENDMENTS TOTAL 74.99 ACRES
- ● ● ● SECTOR PLAN BOUNDARY
- TOWN OF KENSINGTON BOUNDARY

## MASTER PLAN AMENDMENTS

- |   |   |   |
|---|---|---|
| 1 FROM C-1, R-60 TO CRN 10, C 10, R 10, H 45 (127 AC.)              | 27 FROM C-2, C-1 AND I-1 TO CRT 15, C 10, R 10, H 45 (4.43 AC.) | 39 FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.26 AC.) |
| 2 FROM C-T, R-60 TO CRN 10, C 0.75, R 10, H 45 (162 AC.)            | 28 FROM R-60 TO CRT 15, C 10, R 10, H 45 (0.14 AC.)             | 40 FROM C-1 AND I-1 TO R-60 (0.31 AC.)              |
| 3 FROM C-1, C-T TO CRN 10, C 0.75, R 10, H 45 (0.60 AC.)            | 29 FROM C-2 AND C-T TO CRT 2.0, C 2.0, R 0.5, H 50 (1.03 AC.)   | 41 FROM C-T TO I-1 (0.5 AC.)                        |
| 4 FROM C-1 TO CRN 10, C 10, R 0.5, H 45 (0.495 AC.)                 | 30 FROM C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (0.66 AC.)           | 42 FROM R-60 TO I-1 (0.65 AC.)                      |
| 5 FROM O-M, C-1, AND R-60 TO CRT 2.0, C 1.5, R 1.5, H 60 (2.97 AC.) | 31 FROM C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (1.36 AC.)           | 43 FROM R-60 TO I-1 (1.81 AC.)                      |
| 6 FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.66 AC.)                  | 32 FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 ( ) AC.)             | 44 FROM O-M TO I-1 (0.32 AC.)                       |
| 7 FROM C-1, C-T AND R-60 TO CRN 10, C 10, R 10, H 45 (1.52 AC.)     | 33 FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 (3.17 AC.)           |   |
| 8 FROM C-1 TO CRT 2.0, C 1.5, R 1.5, H 60 (0.54 AC.)                | 34 FROM C-2 TO CRT 1.5, C 10, R 0.5, H 60 (4.03 AC.)            |   |
| 9 FROM O-M, C-1 AND R-60 TO CRT 1.5, C 10, R 0.5, H 60 (7.31 AC.)   | 35 FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.52 AC.)             |   |
| 10 FROM C-O, C-1 AND R-60 TO CRT 1.5, C 10, R 10, H 45 (1.57 AC.)   | 36 FROM C-O TO CRT 2.5, C 2.0, R 2.0, H 75 (1.73 AC.)           |   |
| 11 FROM C-2, C-1 AND R-60 TO CRN 1.5, C 10, R 0.5, H 45 (2.03 AC.)  | 37 FROM C-O AND O-M TO CRT 2.5, C 2.0, R 2.0, H 75 (1.85 AC.)   |   |
| 12 FROM C-O, C-T AND R-60 TO CRT 1.5, C 1.5, R 10, H 60 (1.72 AC.)  | 38 FROM C-T TO CRT 1.5, C 1.5, R 1.5, H 45 (0.58 AC.)           |   |
| 13 FROM C-2 TO CRT 1.5, C 1.5, R 10, H 60 (0.70 AC.)                |   |   |
| 14 FROM C-2 AND R-60 TO CRT 1.5, C 10, R 0.5, H 60 (3.58 AC.)       |   |   |
| 15 FROM C-2 AND R-60 TO CRN 1.5, C 10, R 0.5, H 45 (1.46 AC.)       |   |   |
| 16 FROM C-T TO CRN 10, C 0.75, R 10, H 45 (1.57 AC.)                |   |   |
| 17 FROM C-2 TO CRN 1.5, C 1.5, R 1.5, H 45 (1.66 AC.)               |   |   |
| 18 FROM C-2 AND R-60 TO CRN 1.5, C 1.5, R 1.5, H 45 (0.74 AC.)      |   |   |
| 19 FROM C-2 TO CRN 1.5, C 1.5, R 1.5, H 45 (1.24 AC.)               |   |   |
| 20 FROM C-2 TO CRN 10, C 10, R 10, H 45 (0.22 AC.)                  |   |   |
| 21 FROM C-2 TO CRT 2.0, C 10, R 1.5, H 60 (3.59 AC.)                |   |   |
| 22 FROM C-2 AND R-60 TO CRT 1.5, C 1.5, R 1.5, H 75 (1.77 AC.)      |   |   |
| 23 FROM C-2 AND I-1 TO CRT 1.5, C 1.5, R 1.5, H 60 (4.33 AC.)       |   |   |
| 24 FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 (2.9 AC.)                |   |   |
| 25 FROM C-2 TO CRT 1.5, C 10, R 0.5, H 60 (0.38 AC.)                |   |   |
| 26 FROM C-2, C-T AND I-1 TO CRN 1.5, C 1.5, R 1.5, H 45 (2.18 AC.)  |   |   |



SCALE

