

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB
Item # 1
1/31/02

January 25, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *JAC*
Community-Based Planning Division

FROM: William Barford *BB* (301-495-4556) and Piera Weiss *aw* (301-495-4728),
Eastern County Team, Community Based Planning Division for the
Montgomery County Department of Park and Planning

SUBJECT: Application to File a Sectional Map Amendment to Implement the
Approved and Adopted Kemp Mill Master Plan

RECOMMENDATION:

Request approval to file a Sectional Map Amendment for the Approved and Adopted Kemp Mill Master Plan to implement the recommendations of the Plan.

BACKGROUND

On November 20, 2001, the County Council, sitting as the District Council, approved the Kemp Mill Master Plan by Resolution No.14-1083. On December 19, the Full Commission adopted the approved Kemp Mill Master Plan by Resolution M-NCPPC No. 01-17.

Once a master plan is approved and adopted, a Sectional Map Amendment (SMA) is filed to implement the zoning recommendations in the master plan. The Kemp Mill Master Plan contains two zoning recommendations that would be implemented through the SMA process: The first recommendation is to rezone the Springbrook Forest Subdivision from the R-200 zone to the RE-1 zone so that the zoning will match the existing development pattern.

The second recommendation is to adjust split zoning on residential lots so that the lots are entirely in one zone. The previous SMA covering the Kemp Mill area, E-955, was adopted in 1968. The zoning lines in that SMA followed property lines that predated the subdivisions and were not adjusted accordingly to lot lines. Twenty-eight residential lots

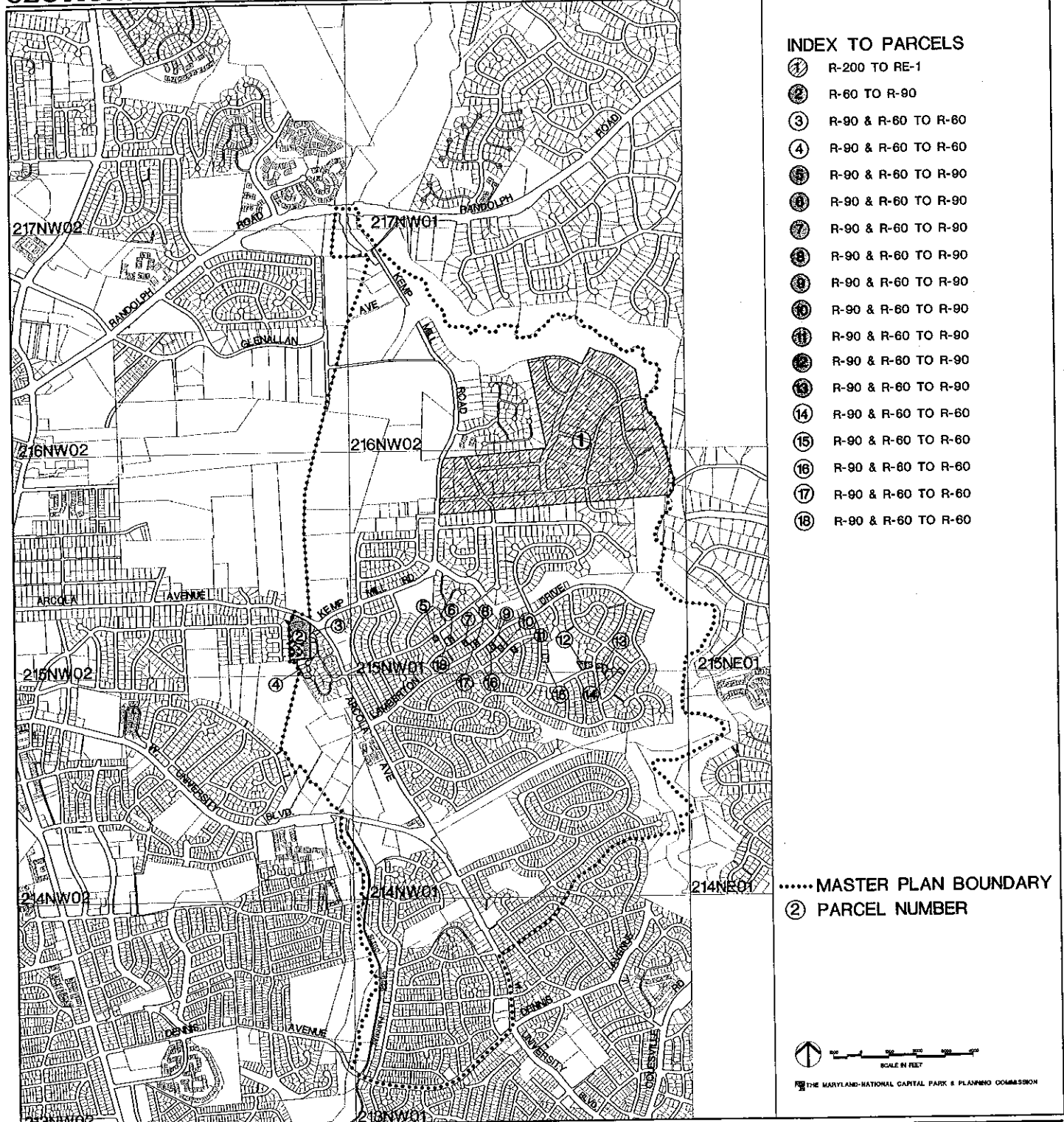
in Grays Subdivision and Kemp Mill Estates with split zoning. The Tax Assessor's office records only one zone for properties. This SMA will adjust the zoning line for the split-zoned lots to match the zoning category carried in the tax records.

The total acreage within the boundary of the Kemp Mill SMA is approximately 1,690 acres, of that approximately 150 acres are being rezoned with the remainder, 1,540 acres, being reconfirmed in the existing zoning.

There are no pending zoning cases within the boundaries of the proposed Kemp Mill Sectional Map Amendment.

PW:BB:ha: a:\weiss2\smareq to file.doc
Attachments

SECTIONAL MAP AMENDMENT FOR KEMP MILL MASTER PLAN AREA



INDEX TO PARCELS

- ① R-200 TO RE-1
- ② R-60 TO R-90
- ③ R-90 & R-60 TO R-60
- ④ R-90 & R-60 TO R-60
- ⑤ R-90 & R-60 TO R-90
- ⑥ R-90 & R-60 TO R-90
- ⑦ R-90 & R-60 TO R-90
- ⑧ R-90 & R-60 TO R-90
- ⑨ R-90 & R-60 TO R-90
- ⑩ R-90 & R-60 TO R-90
- ⑪ R-90 & R-60 TO R-90
- ⑫ R-90 & R-60 TO R-90
- ⑬ R-90 & R-60 TO R-90
- ⑭ R-90 & R-60 TO R-60
- ⑮ R-90 & R-60 TO R-60
- ⑯ R-90 & R-80 TO R-60
- ⑰ R-90 & R-60 TO R-60
- ⑱ R-90 & R-60 TO R-60

..... MASTER PLAN BOUNDARY
 ② PARCEL NUMBER



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

INDEX TO PARCELS

B: List of Parcels

SMA Parcel Designation.	Acreage in Square Feet	Existing Zoning	Proposed Zoning
Parcel 1	5,691,842	R-200	RE-1
Parcel 2	577,800	R-90/R-60	R-90
Parcel 3	29,584	R-60-R-90	R-60
Parcel 4	52,809	R-60/R-90	R-60
Parcel 5	10,042	R-90/R-60	R-90
Parcel 6	11,103	R-90/R-60	R-90
Parcel 7	9,575	R-90/R-60	R-90
Parcel 8	10,096	R-90/R-60	R-90
Parcel 9	11,320	R-90/R-60	R-90
Parcel 10	10,723	R-90/R-60	R-90
Parcel 11	9,977	R-90/R-60	R-90
Parcel 12	29,290	R-90/R-60	R-90
Parcel 13	23,427	R-90/R-60	R-90
Parcel 14	38,516	R-60/R-90	R-60
Parcel 15	17,917	R-60/R-90	R-60
Parcel 16	11,131	R-60/R-90	R-60
Parcel 17	9,130	R-60/R-90	R-60
Parcel 18	13,653	R-60/R-90	R-60
Total Acreage	6,567,935 or 150.7 acres		