

Action

MEMORANDUM

July 16, 2010

TO: County Council

FROM: Marlene Michaelson, Senior Legislative Analyst *MM*

SUBJECT: Amendment to the Planning Department Workprogram

The Council typically approves the Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department workprogram during its review of the budget and again at a fall Semi-Annual Report meeting. The Planning Department is proposing an amendment to the workprogram to reflect the delay in the Kensington Sector Plan and its impact on the rest of the workprogram. Attached on © 1 to 3 are a memorandum from the Planning Department and a revised master plan schedule.

The Town of Kensington requested a delay in the Committee review of the Sector Plan to allow them to work on amendments to the Commercial-Residential (CR) zone that would make the zone more appropriate for Kensington. (Property owners were concerned about the costs associated with implementing the CR zone for small properties not adjacent to a Metro station.) A Planning, Housing, and Economic Development (PHED) Committee worksession was set for June 28, but this meeting was cancelled at the request of the Mayor and Town Councilmembers who could not attend. Although the Planning Department, working with the Town, now appears to be close to finishing work on the revisions to the zone, the only way for this Council to complete both the Sector Plan and the Sectional Map Amendment would have been for the Council to complete worksessions on the Sector Plan by July 13 and adopt a resolution approving the Plan on July 27. A resolution from the Town supporting the delay in the Sector Plan is attached at © 4.

The Planning Department is now proposing that the new Council begin work on the Sector Plan shortly after taking office, with the intent of completing it before beginning work on the FY12 operating budget. At the same time, the Council would consider the Takoma Langley Sector Plan. Since the new Council would not be able to complete 3 master plans in the short period of time between taking office and beginning work on the FY12 budget, the Planning Department has proposed moving the Wheaton Central Business District (CBD) Sector Plan to the summer of 2011. Glenmont will also be delayed 3 months, since the staff who worked on the Kensington Plan need to complete that Plan before beginning Glenmont.

The Planning Department is also indicating that they may recommend expanding the scope of the East County Science Center Plan and a concomitant delay of approximately 5 months. They have not finished their work to determine the final scope of the master plan, and this issue has not yet been discussed by the Planning Board; a final recommendation will likely be sent to the Council sometime this fall.

Staff supports these changes as necessary to accommodate the delay in the Kensington Sector Plan and have a reasonable schedule for PHED Committee and Council review of master plans in 2011 and beyond.

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

July 13, 2010

MEMORANDUM

TO: Montgomery County Council

VIA: Rollin Stanley, Director *RS*
Montgomery County Planning Department

FROM: Glenn Kreger, Acting Chief *GK*
Vision Division

SUBJECT: Master Plan Program

We understand that the Town of Kensington has indicated their support for a continued delay in the Council's review of the Kensington Sector Plan. The delay thus far has enabled the Planning staff to work with the Town Council and community to fine-tune the application of the CR zone. However, it does not appear possible for the current Council to approve the Kensington Sector Plan and Sectional Map Amendment before the election cutoff.

The master plan program that was approved by the Council as part of the budget assumed that the Kensington Sector Plan would be approved in early summer and the SMA in September. Since work on the plan must now continue into FY11, the master plan schedule and allocation of resources must be adjusted. The Planning Department recommends the following:

1. The new Council will consider the Kensington Sector Plan and any necessary modifications to the Zoning Ordinance.
2. The next plan to be considered by the new Council should be the Takoma/Langley Crossroads Sector Plan. The Council delayed this plan once and we do not recommend a second delay.
3. The new Council would have a full workload in its first few months with the Kensington and Takoma/Langley plans. It is unrealistic to expect that the Council would also be able to consider the Wheaton Sector Plan before beginning the next budget cycle in April 2011.

We therefore recommend that the Planning Board not transmit the Wheaton plan in October 2010 as prescribed by the current schedule. Instead, the Planning Board should transmit the Planning Board Draft Plan in February 2011 so that the Council can receive the County Executive's comments and begin its review immediately after the next budget cycle has concluded. (A Council public hearing in May seems feasible.) This delay will also enable the Planning Board to give full consideration to the issues in the plan before transmitting its recommended plan to the Council.

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4. In order to reallocate resources to the continuation of the Kensington plan, initiation of the Glenmont Sector Plan (and delivery of the Planning Board Draft Plan) should be delayed by three months. We anticipate that the Kensington plan will be approved and adopted by the end of March. The lead planner for Kensington will then be in a position to initiate the Glenmont Sector Plan.
5. Delivery of the Planning Board Draft Plan for the East County Science Center (i.e., the Rt. 29 plan) should be extended by five months. We understand that the County Council wishes to fast-track this plan in the interest of economic development in the eastern portion of the County. However, it is undesirable for the Council to receive two Planning Board Draft master plans at the same time (i.e., the Glenmont and East County Science Center Plans). Extending the development of the East County Science Center plan by several months will enable us to stagger the delivery of the plans. It will also enable the Planning Board to expand the geographic scope of the plan to address important issues beyond the Cherry Hill employment area. The Planning Board will not formally consider the proposed project scope until November. However, the staff believes that the area between New Hampshire Avenue and Northwest Branch should probably be added to the originally proposed boundary. This would expand the geography of the plan from approximately 2000 acres to about 2800 acres. In comparison, the recent Germantown Employment Area Sector Plan covered approximately 2400 acres.

The attached master plan schedule chart illustrates the proposed changes described above. Staff will be available on July 20 to answer any questions from the County Council about the master plan program.

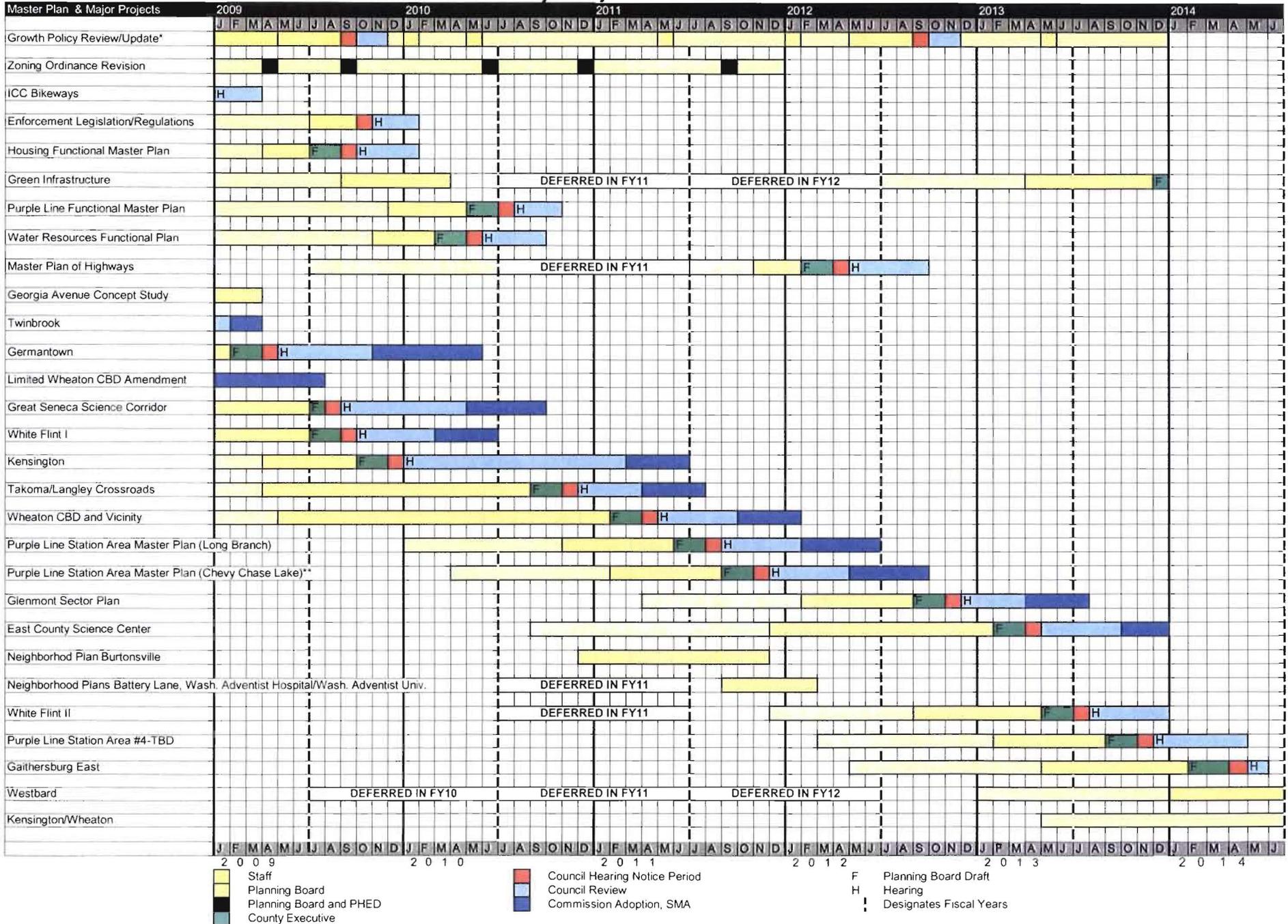
GRK:ha: G:\KREGGER\revised master plan program to Council.doc

Attachment

cc: Montgomery County Planning Board
Mayor Peter Fosselman
Mayor Bruce Williams

Master Plans and Major Projects Schedule

Revised 7/12/2010



* Growth Policy assumed to be on a quadrennial cycle for APFO standards.
 ** Delivery of Planning Board Draft Plan may be delayed by several months if necessary to address staffing concerns

Resolution No. R-18-2010

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON SUPPORTING A DELAY IN THE ADOPTION OF THE SECTOR PLAN UNTIL SUCH TIME AS NECESSARY AMENDMENTS TO THE CR ZONE ARE COMPLETED

Whereas, the Mayor and Town Council have been supportive of the revised Kensington Sector Plan throughout the Maryland National Capital Park & Planning Commission and the Montgomery County Planning Board process to update the Sector Plan; and

Whereas, the Mayor and Council in the past have urged that the revision of the Sector Plan not be delayed; and

Whereas, the Mayor and Council have supported the use of the CR Zone for implementing the Kensington Sector Plan, subject, however, to certain amendments to the zone occurring prior to the adoption of the Sector Plan; and

Whereas, the Mayor and Council have determined that certain changes to the CR Zone are necessary to effectively accommodate the redevelopment of property in conjunction with the unique aspects of the Town of Kensington; and

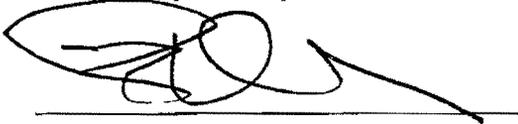
Whereas, the schedules of the Montgomery County Council and the Kensington Mayor and Town Council have resulted in scheduling difficulties that have prevented the adoption of the necessary amendments to the CR Zone prior to the scheduled adoption of the Kensington Sector Plan:

Now Therefore Be It Resolved the Mayor and Town Council do hereby urge the Montgomery County Council to officially defer action on the adoption of the Kensington Sector Plan until after the amendment of the CR Zone is completed; and

Be It Further Resolved that the Mayor and Town Council do hereby request the opportunity to provide comment on proposed amendments to the CR Zone to the County Council; and

Be It Further Resolved, that the Mayor and Town Council understand that the Kensington Sector Plan is currently on the County Council's schedule to be the next sector plan considered, and do hereby request that this temporary deferral not remove the Plan from this schedule or impair its priority consideration.

Adopted by the Mayor and Town Council and effective this **12th** day of **July**, 2010.



Peter Fosselman, Mayor

This is to Certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the **12th** day of **July**, 2010.


Susan Engels, Clerk-Treasurer