

Resolution No.: 17-570
Introduced: October 16, 2012
Adopted: October 16, 2012

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Kensington Sectional Map Amendment (G-914)

OPINION

Sectional Map Amendment G-914 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Kensington Sector Plan. The SMA application covers approximately 390 acres, of which approximately 74 acres are proposed for change in zoning classification. The remaining acreage is to be reconfirmed as currently zoned.

The District Council approved the Kensington Sector Plan on March 20, 2012. The Sector Plan sets forth the specific land use and zoning objectives for the development of the Kensington area and was subject to extensive and detailed review by the District Council. Following the transmittal of the fiscal impact analysis of the Kensington Sector Plan by the County Executive, the District Council held a public hearing on October 11, 2011, wherein testimony was received from interested parties.

Sectional Map Amendment (SMA) G-914 was filed on July 24, 2012 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Kensington Sector Plan. The Council held a public hearing on the SMA for the Kensington Sector Plan on September 25, 2012. The Planning Board provided the sole testimony, which was in favor of the SMA.

The Council considered the Sectional Map Amendment at a worksession held on October 16, 2012. The Council finds Sectional Map Amendment Application G-914 to be consistent with the Approved and Adopted Kensington Sector Plan and necessary to implement the land use and development policies expressed in the Approved and Adopted Kensington Sector Plan.

The evidence of record for Sectional Map Amendment G-914 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of

the Kensington Sector Plan, dated October 11, 2011, and all record materials compiled in connection with the public hearing held by the Council on September 25, 2012 on Sectional Map Amendment G-914.

For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED.

Action

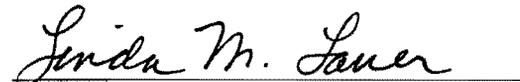
The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

1. Application No. G-914, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Kensington Sector Plan consisting of approximately 390 acres, more or less, is GRANTED. Approximately 74 acres are rezoned as a result of this action. The remaining acreage is to be reconfirmed as currently zoned.
2. The following areas are reclassified as part of this action, consistent with the recommendations in the Kensington Sector Plan.

Table 1: Parcels to be Rezoned

Area	Existing Zones	Proposed Zone	Acres
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 and C-1	CRT 1.5 C 1.0 R 0.5 H 60	4.56
10	C-O, C-1 and R-60	CRT 1.5 C 1.0 R 1.0 H 45	1.57
11	C-2 and R-60	CRT 1.5 C 1.0 R 0.5 H 60	2.75
12	C-2, C-1 and R-60	CRN 1.5 C 1.0 R 0.5 H 45	2.03
13	C-O, C-T and R-60	CRT 1.5 C 1.5 R 1.0 H 60	1.72
14	C-2	CRT 1.5 C 1.5 R 1.0 H 60	0.70
15	C-2 and R-60	CRT 1.5 C 1.0 R 0.5 H 60	3.58
16	C-2 and R-60	CRN 1.5 C 1.0 R 0.5 H 45	1.46
17	C-T	CRN 1.0 C 0.75 R 1.0 H 45	1.57
18	C-2	CRN 1.5 C 1.5 R 1.5 H 45	1.66
19	C-2 and R-60	CRN 1.5 C 1.5 R 1.5 H 45	0.74
20	C-2	CRN 1.5 C 1.5 R 1.5 H 45	1.24
21	C-2	CRN 1.0 C 1.0 R 1.0 H 45	0.22
22	C-2	CRT 2.0 C 1.0 R 1.5 H 60	3.59
23	C-2 and R-60	CRT 1.5 C 1.5 R 1.5 H 75	1.77
24	C-2 and I-1	CRT 1.5 C 1.5 R 1.5 H 60	4.33
25	C-2	CRT 2.5 C 2.0 R 2.0 H 75	2.90
26	C-2	CRT 1.5 C 1.0 R 0.5 H 60	0.38
27	C-2, C-T and I-1	CRN 1.5 C 1.5 R 1.5 H 45	2.18
28	C-2, C-1 and I-1	CRT 1.5 C 1.0 R 1.0 H 45	4.43
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	O-M and 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-T	I-1	0.5
41	R-60	I-1	1.81
42	O-M	I-1	0.32

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

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

- TOTAL CRT ACREAGE 53.22 ACRES ● ● ● ● SECTOR PLAN BOUNDARY
- TOTAL CRN ACREAGE 18.03 ACRES - - - - TOWN OF KENSINGTON BOUNDARY
- TOTAL I-1 ACREAGE 2.83 ACRES
- MASTER PLAN AMENDMENTS
TOTAL 73.88 ACRES

MASTER PLAN AMENDMENTS

- ① FROM C-1 AND R-60 TO CRN 10, C 10, R 10, H 45 (127 AC)
- ② FROM C-T AND R-60 TO CRN 10, C 0.75, R 10, H 45 (1.62 AC)
- ③ FROM C-1 AND C-T TO CRN 10, C 0.75, R 10, H 45 (0.80 AC)
- ④ FROM C-1 TO CRN 10, C 10, R 0.5, H 45 (0.495 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)
- ⑥ FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.65 AC)
- ⑦ FROM C-1, C-T AND R-60 TO CRN 10, C 10, R 10, H 45 (1.52 AC)
- ⑧ FROM C-1 TO CRT 2.0, C 1.5, R 1.5, H 60 (0.54 AC)
- ⑨ FROM O-M AND C-1 TO CRT 1.5, C 1.0, R 0.5, H 60 (4.58 AC)
- ⑩ FROM C-O, C-1 AND R-60 TO CRT 1.5, C 1.0, R 1.0, H 45 (1.57 AC)
- ⑪ FROM C-2 AND R-60 TO CRT 1.5, C 1.0, R 0.5, H 60 (2.75 AC)
- ⑫ FROM C-2, C-1 AND R-60 TO CRN 1.5, C 1.0, R 0.5, H 46 (2.03 AC)
- ⑬ FROM C-O, C-T AND R-60 TO CRT 1.5, C 1.5, R 1.0, H 60 (1.72 AC)
- ⑭ FROM C-2 TO CRT 1.5, C 1.5, R 1.0, H 60 (0.70 AC)
- ⑮ FROM C-2 AND R-60 TO CRT 1.5, C 1.0, R 0.5, H 60 (3.58 AC)
- ⑯ FROM C-2 AND R-60 TO CRN 1.5, C 1.0, R 0.5, H 45 (1.46 AC)
- ⑰ FROM C-T TO CRN 10, C 0.75, R 10, H 45 (1.57 AC)
- ⑱ FROM C-2 TO CRN 1.5, C 1.5, R 1.5, H 45 (1.88 AC)
- ⑲ FROM C-2 AND R-60 TO CRN 1.5, C 1.5, R 1.5, H 45 (0.74 AC)
- ⑳ FROM C-2 TO CRN 1.5, C 1.5, R 1.5, H 45 (1.24 AC)
- ㉑ FROM C-2 TO CRN 10, C 10, R 10, H 45 (0.22 AC)
- ㉒ FROM C-2 TO CRT 2.0, C 1.0, R 1.5, H 60 (3.59 AC)
- ㉓ FROM C-2 AND R-60 TO CRT 1.5, C 1.5, R 1.5, H 75 (1.77 AC)
- ㉔ FROM C-2 AND I-1 TO CRT 1.5, C 1.5, R 1.5, H 60 (4.33 AC)
- ㉕ FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 (2.9 AC)
- ㉖ FROM C-2 TO CRT 1.5, C 1.0, R 0.5, H 60 (0.38 AC)
- ㉗ FROM C-2, C-T AND I-1 TO CRN 1.5, C 1.5, R 1.5, H 45 (2.18 AC)
- ㉘ FROM C-2, C-1 AND I-1 TO CRT 1.5, C 1.0, R 1.0, H 45 (4.43 AC)
- ㉙ FROM C-2 AND C-T TO CRT 2.0, C 2.0, R 0.5, H 60 (1.03 AC)
- ㉚ FROM C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (0.95 AC)
- ㉛ FROM O-M AND C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (1.38 AC)
- ㉜ FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 (3.03 AC)
- ㉝ FROM C-2 TO CRT 2.5, C 2.0, R 2.0, H 75 (3.17 AC)
- ㉞ FROM C-2 TO CRT 1.5, C 1.0, R 0.5, H 60 (4.03 AC)
- ㉟ FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.52 AC)
- ㊱ FROM C-O TO CRT 2.5, C 2.0, R 2.0, H 75 (1.73 AC)
- ㊲ FROM C-O AND O-M TO CRT 2.5, C 2.0, R 2.0, H 75 (1.85 AC)
- ㊳ FROM C-T TO CRT 1.5, C 1.5, R 1.5, H 45 (0.58 AC)
- ㊴ FROM C-T TO CRN 10, C 10, R 0.5, H 45 (0.26 AC)
- ㊵ FROM C-T TO I-1 (0.5 AC)
- ㊶ FROM R-60 TO I-1 (1.81 AC)
- ㊷ FROM O-M TO I-1 (0.32 AC)

