



Sectional Map Amendment for the Kensington Sector Plan

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Description

This Sectional Map Amendment (SMA G-914) follows the approval and adoption of the Kensington Sector Plan and will implement the plan's zoning recommendations. It was filed on July 24, 2012. The Zoning Ordinance requires the Planning Board to provide a written recommendation to the District Council on the SMA that will be part of the public record. The District Council is scheduled to hold a public hearing on the SMA on September 25, 2012.

Staff Recommendation

Planning staff recommends approval of the Sectional Map Amendment by the District Council.

background

On March 20, 2012, the District Council approved the Kensington and Vicinity Sector Plan, by Resolution 17-371. 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 74 acres for reclassification: about 71 acres for the CRN and CRT mixed-use zones and about 2.6 acres for the I-1 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.

contents of the sectional map amendment

The index sheet that accompanies the SMA shows the Sector Plan area boundaries and is attached to this memorandum. The application includes two sets of zoning maps, each at a scale of one inch equals 200 feet. One set shows existing zones; the second set, in transparent mylar, is laid over the existing zones and shows proposed zones, so that viewers can see a property's existing and proposed zones simultaneously. The Kensington SMA covers these sheets: 212NW03, 212NW04, 213NW03, 213NW04, 214NW03, and 214NW04.

proposed zoning classifications

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.

Along West Howard Avenue, in the Crafts/Services District, additional I-1 zoning implements Plan recommendations to preserve the district's mix of light industrial, service retail and specialty retail activities. The following table lists the SMA's proposed reclassifications. The index map accompanying this memorandum shows the location of each area.

There are no pending local map amendments in the area proposed for this Sectional Map Amendment.

recommendation

Planning staff recommends approval of Sectional Map Amendment G-914 to implement the recommendations of the Kensington Sector Plan.

FVB:ha: g:\boyd\final sma recommendation staff report

Attachments

1. Index Map Table
2. Sector Plan Index

ATTACHMENT 1

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
Area	Existing Zones	Proposed Zone	Acres
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

ATTACHMENT 2

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

- ● ● ● SECTOR PLAN BOUNDARY
- TOWN OF KENSINGTON BOUNDARY
- TOTAL CRT ACREAGE 53.22 ACRES
- TOTAL CRN ACREAGE 18.03 ACRES
- TOTAL I-1 ACREAGE 2.63 ACRES
- MASTER PLAN AMENDMENTS
TOTAL 73.88 ACRES

MASTER PLAN AMENDMENTS

- 1 FROM C-1 AND R-60 TO CRN 1.0, C 1.0, R 1.0, H 45 (1.27 AC.)
- 2 FROM C-T AND R-60 TO CRN 1.0, C 0.75, R 1.0, H 45 (1.62 AC.)
- 3 FROM C-1 AND C-T TO CRN 1.0, C 0.75, R 1.0, H 45 (0.60 AC.)
- 4 FROM C-1 TO CRN 1.0, C 1.0, 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 1.0, C 1.0, R 0.5, H 45 (0.65 AC.)
- 7 FROM C-1, C-T AND R-60 TO CRN 1.0, C 1.0, R 1.0, 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 (4.56 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 45 (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 1.0, C 0.75, R 1.0, H 45 (1.57 AC.)
- 18 FROM C-2 TO CRN 1.5, C 1.5, R 1.5, H 45 (1.66 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 1.0, C 1.0, R 1.0, 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 50 (1.03 AC.)
- 30 FROM C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (0.65 AC.)
- 31 FROM O-M AND C-2 TO CRT 2.0, C 2.0, R 0.5, H 50 (1.36 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 1.0, C 1.0, 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 1.0, C 1.0, 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.)

