

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

MCPB
Item # 1
12/6/01

November 29, 2001

MEMORANDUM

TO: Montgomery County Planning Board

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

Bill Barron, Team Leader, Eastern County *BB*
Community-Based Planning Division *BB*

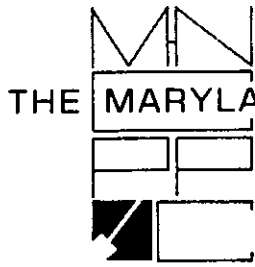
FROM: *PW* Piera Weiss for the Montgomery County Department of Park and
Planning (301/495-4728)

SUBJECT: Kemp Mill Master Plan

RECOMMENDATION: Approve Resolution of Adoption for Transmission to
Full Commission

Attached, for your review and approval, is the Montgomery County Planning Board Resolution No. 01-25 to adopt the Kemp Mill Master Plan. Also attached for your information is the Montgomery District Council Resolution No. 14-1083 dated November 20, 2001, approving the Kemp Mill Master Plan.

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Attachments



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

MCPB NO. 01-25
M-NCPPC NO. 01-17

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on April 12, 2001 on the Public Hearing Draft Kemp Mill Master Plan, being also an amendment to the *Kemp Mill-Four Corners and Vicinity Master Plan, 1967*, as amended, the *Master Plan for the Communities of Kensington-Wheaton, 1989*, as amended, the *Master Plan of Bikeways 1978*, as amended, *The General Plan (On Wedges and Corridor) for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince George's Counties*, as amended; and the *Master Plan of Highways within Montgomery County*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on June 7, 2001 approved the Planning Board Draft Kemp Mill Master Plan, recommended that it be approved by the District Council, and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft Kemp Mill Master Plan and forwarded those recommendations to the District Council on August 17, 2001; and

WHEREAS, the Montgomery County Council sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on October 16, 2001 wherein testimony was received concerning the Planning Board Draft Kemp Mill Master Plan; and

WHEREAS, the District Council, on November 20, 2001, approved the Planning Board Draft Kemp Mill Master Plan subject to modifications and revisions set forth in Resolution No. 14-1083.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *Kemp Mill Master Plan*, together with the *General Plan for the Physical Development of the Maryland- Washington Regional District within Montgomery and Prince George's Counties*, as amended, and as approved by the District Council in the attached Resolution No. 14-1083; and

BE IT FURTHER RESOLVED, that copies of said Amendment should be certified by The Maryland-National Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

Resolution No.: 14-1083
Introduced: November 20, 2001
Adopted: November 20, 2001

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

By: District Council

Subject: Approval of Planning Board (Final) Draft Kemp Mill Master Plan

1. On June 20, 2001 the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board (Final) Draft Kemp Mill Master Plan.
2. The Planning Board (Final) Draft Kemp Mill Master Plan amends the approved and adopted Master Plan for the 1967 Kemp Mill-Four Corners and Vicinity Plan, as amended; the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery County and Prince George's Counties, as amended; the Master Plan of Highways within Montgomery County, as amended; and the Master Plan of Bikeways, 1978, as amended.
3. On August 17, 2001, the County Executive transmitted to the County Council his comments on the Kemp Mill Master Plan.
4. On October 16, 2001, the County Council held a public hearing regarding the Planning Board (Final) Draft Kemp Mill Master Plan. The Master Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On November 5, 2001, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board (Final) Draft Kemp Mill Master Plan.
6. On November 13, 2001 the County Council reviewed the Planning Board (Final) Draft Kemp Mill Master Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

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:

The Planning Board (Final) Draft Kemp Mill Master Plan, dated June 2001 is approved with revisions. Council revisions to the Planning Board (Final) Draft Kemp Mill Master Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Page 1: Paragraph 3, replace with the following paragraph:

The boundaries of the Kemp Mill Master Plan are: Dennis Avenue and Eisner Street on the south, Sligo Creek and Wheaton Regional Parks on the west and north and the Northwest Branch Park on the east. The master plan boundary follows the boundaries of the three adjacent master plans: Kensington-Wheaton, Four Corners Sector Plan and White Oak.

Page 20: Add the following sentence after the 5th sentence:

This Plan recommends that the property be eligible for rezoning to the RT-6 zone.

Page 20: Delete language from the second bullet on the page as follows:

- Rezone Parcel N134 and Parcel 273 to RT-6 [either through the Comprehensive Sectional Map Amendment process or] through a Local Map Amendment [, if the owners prefer].

Page 25: Replace the last sentence in the section entitled 'The Route 29 Spur,' as follows:

This right-of-way should be used for parkland, except to the extent it is needed for bikeway or pedestrian improvements. In addition, there should be an analysis to determine how to achieve a safe pedestrian connection between Breewood Park and this right-of-way. [Please see the Transit Section for further discussion and recommendations for this right-of-way.]

- Determine how to achieve a safe pedestrian connection between Breewood Park and the former Route 29 Spur right-of-way.

Page 25: Add a third recommendation under 'Recommendations':

Page 27: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 12.

Pages 29-30: Delete the section entitled '*Capital Beltway Corridor Transportation Study*.'

Page 33: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 13.

Page 42: Revise the last sentence in the last paragraph in the '*PARKS*' section, as follows:

[If t]This right-of-way [is not necessary for transportation use, it could] would provide a greenway connection between the Northwest Branch and Sligo Creek parks.

Page 42: Revise first bullet under '*Recommendations*' as follows:

- Acquire SHA right-of-way from University Boulevard to Northwest Branch Park for parkland [if the State has determined, at the conclusion of the Capital Beltway Corridor Transportation Study that no further transportation need exists for the land]. This will provide a park connection between Sligo Creek and Northwest Branch Parks.

Page 43: After this page, insert the Park and Trail Concept Plan Map from the Park and Trail Plan Concept Plan for Kemp Mill Vicinity in the Kemp Mill Master Plan.

Page 44: Delete the four paragraphs under the heading, Public Schools and insert the following two paragraphs:

The Kemp Mill Master Plan area is part of the Kennedy High School Cluster. Schools within the boundaries of the master plan area are: E Brooke Lee Middle School and Kemp Mill Elementary School (Kennedy Cluster) and Forest Knolls Elementary School (Blair Cluster) and the Northwood High School, a holding school. Northwood High School is close to the Kemp Mill Town Center. If the school undergoes a non-school reuse, then consideration should be given at that time to co-locating senior housing on the site.

There are two publicly owned buildings once used for schools. Spring Mill Center, located on Kemp Mill, was an elementary school and is now being reused as a Board of Education administrative center. The McDonald Knolls Elementary School, located on Tenbrook Drive, is a closed school. The County is leasing the building to two private institutions, CHI (Centers for the Handicapped) and the Arc of Montgomery County, a day care provider.

Page 44: Insert the following sentences in the last paragraph and delete the last sentence:

Kemp Mill is part of the Mid-County Service Area. There is a need within the Mid-County Service Area for a community recreation center to provide more recreational programming for residents in the Kensington-Wheaton and Kemp Mill master plan areas. The center could be located outside the Kemp Mill master plan area, as long as it is easily

accessible to Kemp Mill residents. Kemp Mill is within the service area of the Wheaton Regional Library District. The regional library for the library district is located at Arcola and Georgia Avenue, approximately one-mile west from the western boundary of the Kemp Mill Master Plan area. The White Oak library, located on New Hampshire Avenue just north of the US 29 interchange, is approximately 2.5 miles east of the master plan area boundary. The Kemp Mill area is located within the Wheaton Police District and Fire and Rescue Service District 4. [There are no new public facilities planned to be located within the boundaries of the Kemp Mill area.]

Page 46: Delete the text '(Pending outcome of SHA study)' from the Legend in Figure 16.

Page 47: Delete and add the following in the second paragraph under the heading Zoning:

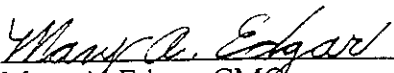
[If the property owners do not agree to change the zoning through the SMA process and choose] Based on the potential complexity involved in redeveloping this site, this Plan recommends that rezoning be accomplished through LMA process, and that [this Plan recommends] schematic development plan (SDP) be [filed] required at the time of the zoning request.

General

Replace all maps in the Plan that should incorrect boundaries of the Planning Area with revised maps displaying the boundaries described in this resolution.

All figures and tables included in the Plan are to be revised where appropriate to reflect District Council changes to the Planning Board (Final) Draft Kemp Mill Master Plan. Maps should be revised where necessary to conform with Council actions. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board (Final) Draft Kemp Mill Master Plan.

This is a correct copy of Council action.



 Mary A. Edgar, CMC
 Clerk of the Council