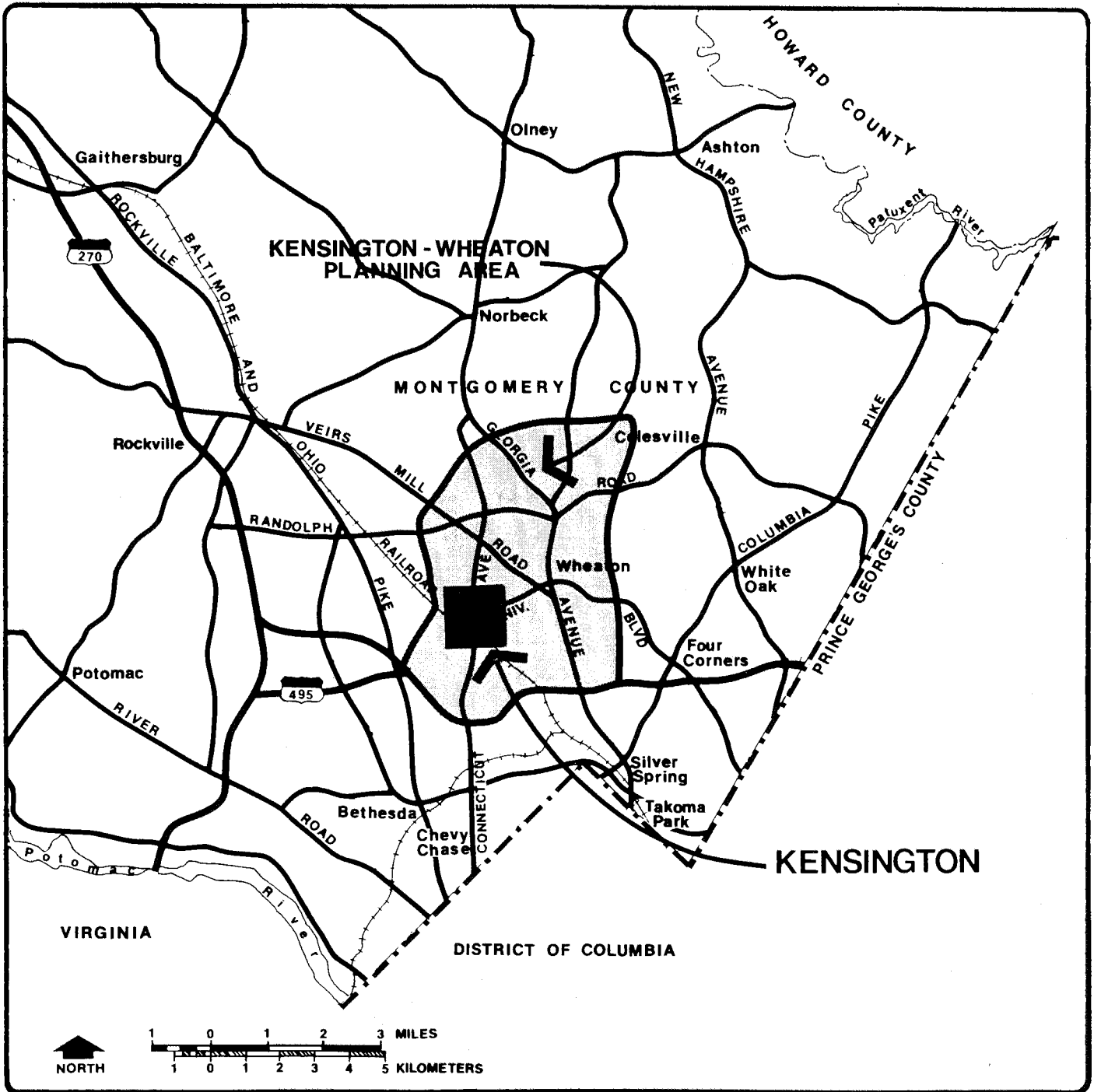


INTRODUCTION

1



SECTOR PLAN LOCATION

KENSINGTON



OCT
1977

1
FIGURE



1.INTRODUCTION

This document is The Maryland-National Capital Park and Planning Commission's approved and adopted Sector Plan for the Town of Kensington and Vicinity. Four draft sector plans preceded this document: The Montgomery County Planning Board of the M-NCPPC published the first staff draft in November, 1975, the second staff draft in February, 1976, the preliminary draft in January, 1977, and the final draft in October, 1977.

The Planning Board developed the Sector Plan with the assistance of the Mayor and Council of the Town of Kensington and a committee of citizens from the Kensington-Wheaton planning area.

The Planning Board held a public hearing on February 16, 1977, to solicit public reaction to the preliminary draft Sector Plan. In response to comments received at the public hearing, the Planning Board made two major modifications:

- . They eliminated the proposed widening of Connecticut Avenue between University Boulevard and Warner Street.
- . They eliminated proposed transitional residential uses (townhouses) on the south side of Warner Street.

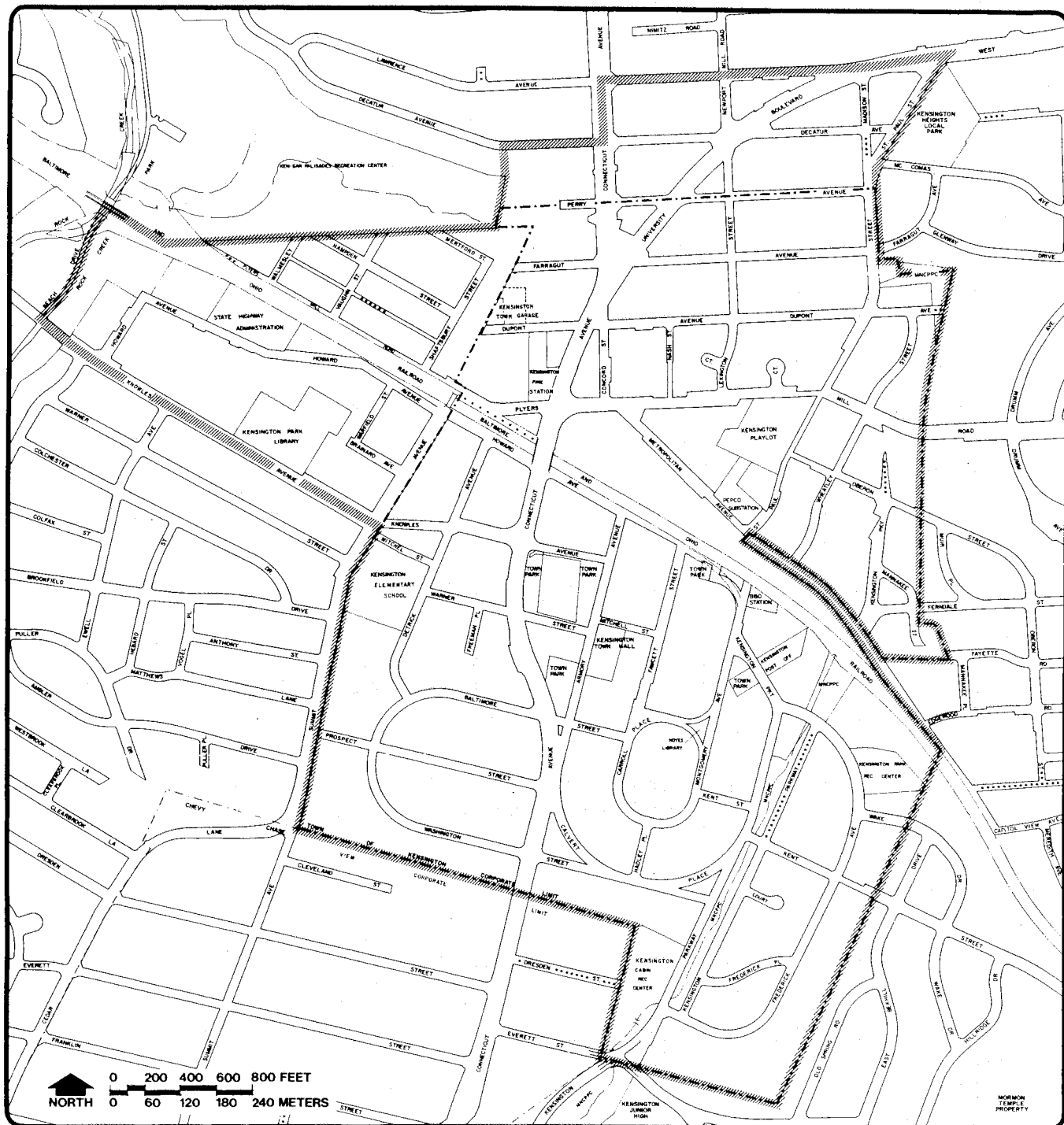
The Planning Board transmitted the Sector Plan, in final draft form, to the Montgomery County Council for action. The County Council held a public hearing on January 26, 1978. In response to comments received at the public hearing, the County Council made three major modifications:

- . They eliminated the widening of Knowles Avenue to four lanes between Summit Avenue and Beach Drive, pending a re-evaluation of the project.
- . They changed the land use for a small parcel of land on the south side of Knowles Avenue midway between Connecticut and Detrick Avenues from transitional commercial to medium-intensity office.
- . They changed the land use for two lots at University Boulevard and Decatur Avenue from single-family residential to transitional commercial.

On April 25, 1978, the County Council approved the Sector Plan. On May 10, 1978, The Maryland-National Capital Park and Planning Commission adopted the Sector Plan, thereby making it an approved and adopted plan with the force of law.

The Sector Plan amends the Master Plan for Kensington-Wheaton, Planning Area VII; the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland. The Sector Plan along with companion documents prepared for the Forest Glen, Wheaton, and Glenmont transit station impact areas, forms part of an updated master plan for the Kensington-Wheaton planning area.

The Sector Plan shows in detail land uses, transportation systems, public facilities, and zoning. The Sector Plan guides the Montgomery County Planning Board, Kensington town officials, and Montgomery County in programming public



SECTOR PLAN AREA

KENSINGTON

 SECTOR PLAN BOUNDARY
 TOWN OF KENSINGTON BOUNDARY



MAY
1978

2
FIGURE

SECTOR PLAN
KW
 PLANNING AREA

works, in adopting zoning and other development controls, in acquiring and using land, and in constructing public facilities.

1.1 PLAN BOUNDARY

The Sector Plan boundary and the Kensington town boundary are shown on Figure 2.

The Sector Plan covers the following areas:

- . The Town of Kensington (304 acres).
- . Land west of the town consisting of the Howard Avenue industrial area and the Ken-Gar residential area (67 acres).
- . Land north of the town consisting of commercial and residential areas between the town and Lawrence Avenue (29 acres).

1.2 PLANNING PERIOD AND PLAN REVIEW

Some recommendations of the Sector Plan extend beyond the Plan's 6-10 year time frame. However, most of the specific proposals should be realized within the life span of the Sector Plan.

The Planning Board should coordinate with the Town of Kensington and with county and state Departments of Transportation in implementing transportation recommendations of the Sector Plan. Representatives of the town, county government, and Planning Board should meet regularly as a Sector Plan Review Committee to monitor development and to suggest Sector Plan amendments or needed Plan review.