

Approved and Adopted

**Master Plan for the
Communities of
Kensington-Wheaton**

May, 1989

ABSTRACT

TITLE: Approved and Adopted Master Plan for the Communities of Kensington-Wheaton, as Amended

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Master Plan for the Communities of Kensington-Wheaton

DATE: May 1989 (Amended in April 1990)

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
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ABSTRACT:

This document contains the text, with supporting maps and tables, for the Approved and Adopted Master Plan for the Communities of Kensington-Wheaton. Approved by the Planning Board, modified by the County Executive, and adopted by the County Council, the Plan focuses attention on the need for and challenge of planning for neighborhood stability and identity in an older, fully developed community with little infill development potential.

This document incorporates the 1990 Approved and Adopted Amendment to the Master Plan for the Communities of Kensington-Wheaton, recommending retention of the existing C-2 zoning for Critical Parcels and Areas #19. See Appendix I for additional information.

APPROVED AND ADOPTED PLAN

MASTER PLAN FOR THE COMMUNITIES OF KENSINGTON-WHEATON

An amendment to the Master Plan for Kensington-Wheaton, Planning Area VII, 1959, as amended; the Master Plan for the Upper Northwest Branch Watershed, Part I, Zoning and Highways, 1961, as amended; The Sector Plan for the Town of Kensington and Vicinity, 1978, as amended; the Sector Plan for the Forest Glen Transit Impact Area and Vicinity, 1978, as amended; the Sector Plan for the Wheaton Central Business District and Vicinity, 1978, as amended; the Sector Plan for the Glenmont Transit Impact Area and Vicinity, 1978, as amended; the Sector Plan for Capitol View and Vicinity, 1982, as amended; the Master Plan of Bikeways, 1978, as amended; the Master Plan for Historic Preservation, 1979, as amended; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended.

Prepared By:

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue, Silver Spring, MD 20910-3760
June 1988

Revised By:

The Montgomery County Executive
September 1988

Approved By:

The Montgomery County Council
March 1989

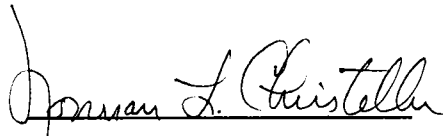
Adopted By:


The Maryland-National Capital Park and Planning Commission
May 1989


CERTIFICATE OF APPROVAL AND ADOPTION

This Amendment to the 1989 Master Plan for the Communities of Kensington-Wheaton, the General Plan for the Physical Development of the Maryland-Washington Regional District; and the Master Plan of Highways within Montgomery County, Maryland; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 11-1876 on February 15, 1990, and the Montgomery County Executive on January 31, 1990; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 90-14 on April 11, 1990, after a duly advertised public hearing pursuant to Article #28 of the Annotated Code of Maryland, 1986 (1988 Supplement).

The Maryland-National Capital Park and Planning Commission


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John W. Rhoads, Vice Chairman


A. Edward Navarre, Secretary-Treasurer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

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NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a benchmark point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries. Master plan recommendations and guidelines outline objectives and provide

policy direction for subsequent zoning and other land use decisions, and convey specific instructions in certain instances, such as where an ordinance or regulation requires a defined linkage to be established. The precise timing and character of public facility projects is determined annually through the Capital Improvements Program and the Operating Budget.

Master plans generally look ahead to a time horizon of about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans in an adopted plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than a commitment to a particular detailed design.

THE MASTER PLAN AMENDMENT PROCESS

Staff Draft This document is prepared by the Montgomery County Planning Department for presentation to the Montgomery County Planning Board. It is a working paper that identifies the major issues being addressed by the proposed amendment. Alternative courses of action and specific recommendations are presented. The public is given the opportunity to comment on the Staff Draft, often at worksessions. A Preliminary Draft Amendment is then prepared for approval by the Planning Board. The Preliminary Draft incorporates those changes to the Staff Draft which the Planning Board considers appropriate.

Preliminary Draft Amendment This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a Final Draft Amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds open worksessions to review the testimony, and to determine whether to make any revisions to the Preliminary Draft.

Final Draft Amendment This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council,

with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's Final Draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the Final Draft Amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If it is disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

KENSINGTON-WHEATON MASTER PLAN

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The listing of the names of members of the Task Force Advisory Committee does not indicate approval or disapproval of this Master Plan by any Committee member. The Task Force takes no position or vote as a body on the Master Plan. The members advise the staff on the problems, needs and views of their groups or area during the development of the Draft, then they provide comments on the Plan to the Planning Board during its deliberations.

Betty Ann Krahnke and Judith B. Heimann served on the Montgomery County Planning Board during the development and review of the Staff Draft, leading to its approval as a Preliminary Draft. In addition, Commissioner Krahnke served as the Planning Board's liaison to the Advisory Committee.

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DESCRIPTIONS OF PHOTOGRAPHS AND ILLUSTRATIONS

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Significant contributions were also made by the citizens and civic organizations that participated in the planning process.