

**APPROVED AND ADOPTED
- COMPREHENSIVE AMENDMENT TO THE
SECTOR PLAN FOR THE
WHEATON CENTRAL BUSINESS DISTRICT AND
VICINITY**

An Amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, 1978, as amended; the Master Plan for the Communities of Kensington-Wheaton, 1989; Master Plan for Historic Preservation, 1979, as amended; the Master Plan of Bikeways, 1978, 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 Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

January 1990

Revised by:

THE MONTGOMERY COUNTY EXECUTIVE

March 1990

Approved by:

THE MONTGOMERY COUNTY COUNCIL

June 26, 1990

Adopted by:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 13, 1990

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.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

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Isiah Leggett, Vice President
Rose Crenca, President Pro Tem
Bruce Adams, Council Member
Michael L. Gudis, Council Member
Neal Potter, Council Member
Michael L. Subin, Council Member

COUNTY EXECUTIVE

Sidney Kramer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

John W. Rhoads, Chairman
Gus Bauman, Vice Chairman

Montgomery County Planning Board

Gus Bauman, Chairman
Richmond M. Keeney
Nancy M. Floreen
Carol G. Henry
John P. Hewitt

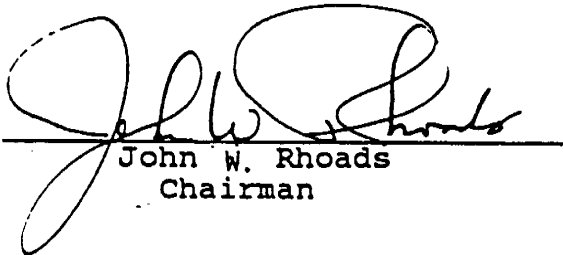
Prince George's County Planning Board

John W. Rhoads, Chairman
Roy I. Dabney, Jr.
Margaret Smith Yewell
Samuel Y. Botts
Morgan Wootten

CERTIFICATE OF APPROVAL AND ADOPTION

The Wheaton Sector Plan, being a comprehensive amendment to the Sector Plan for the Wheaton Central Business District and Vicinity, 1978, as amended; being also an amendment to the Master Plan for the Communities of Kensington-Wheaton, 1989, as amended; the Master Plan for Historic Preservation, 1979, as amended; the Master Plan of Bikeways, 1978, as amended; 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. 11-2113 on June 26, 1990, and the Montgomery County Executive on July 2, 1990; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 90-30 on September 13, 1990, nunc pro tunc, August 24, 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


John W. Rhoads
Chairman


Gus Bauman
Vice Chairman

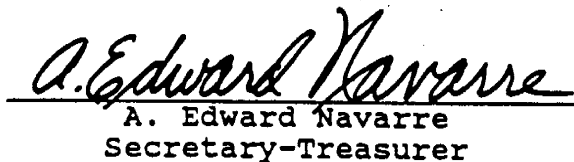

A. Edward Navarre
Secretary-Treasurer

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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. It should be noted that master plan recommendations and guidelines are not intended to be specifically binding on subsequent actions, except in certain instances where an ordinance or regulation requires a specifically defined linkage to be established. The precise timing and character of public facility projects are 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 any specific commitment to a particular detailed design.