RESOLUTION NO. R-01-2011

A Resolution of the Mayor and Town Council for Kensington, Maryland, Supporting Further Exploration by the Montgomery County Planning Board of an Alternative Set of Commercial/Residential (CR) Zones to Include the Two Additional Concepts of CRN and CRT

Whereas, the Commercial/Residential ("CR") Zone has been adopted by the Montgomery County Council and this zone has been approved for the Kensington Sector Plan; and

Whereas, the Mayor and Council have determined that the standard CR Zone, which was intended to apply to a number of pending area plans including Takoma Park/Langley and Wheaton, is not sufficiently adapted for the Town of Kensington and they have suggested amendments thereto to the Maryland-National Capital Park and Planning Commission staff ("Planning Staff") and the Montgomery County Planning Board ("Planning Board") as well as to the County Council; and

Whereas, on December 3, 2010 the Planning Board transmitted a CR Zone Text Amendment ("ZTA") to the County Council which would apply to the Town; and

Whereas, after discussion with County Councilmembers, it was agreed that Planning Staff would attempt to develop the ZTA language further; and

Whereas, in response, Planning Staff in a Memorandum dated December 22, 2010, which has been amended, have proposed two new CR Zone contexts, which are the CR Neighborhood ("CRN") and CR Town ("CRT"), while maintaining the current CR Zone for Metro contexts; and

Whereas, the Planning Board will consider whether to further explore the Planning Staff proposal at its meeting on January 13, 2011; and

Whereas, the Revitalization Committee met on January 5, 2011 with Planning Staff and it is the consensus of the Committee to support further exploration of the CRT and CRN concepts, with the proviso that because the proposal is still vague, and it is not clear where the CRT or CRN might apply in the Town, it is not possible to take a definite position at this time; and

Whereas, the Mayor and Council have determined that it should support the further exploration of the CRT and CRN contexts by the Planning Board, in conjunction with the current CR Zone, subject to further discussion and refinement.

Now Therefore Be It Resolved that the Mayor and Council of the Town of Kensington generally support further exploration of the concept of utilizing the CRT and CRN contexts within the CR Zone as set forth in the a memorandum dated December 22, 2010, from Joshua Stone, via Rollin Stanley, to the Planning Board, as amended; and

Be It Further Resolved by the Mayor and Council that, because the proposal is still vague, and the actual application of the proposed CRT or CRN to the Town has not been defined, that the Town's support of further exploration is subject to additional discussion and refinement as the CRN and CRT proposals develop.

Adopted by the Town of Kensington Council, in public meeting assembled, this 10th day of January, 2011.

Peter Fosselman, Mayor

This to certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 10th day of January, 2011.

Susan Engels, Clerk-Treasurer