

transcribed by MCCF PLU Committee  
from tape of 12/9/10 Planning Board session

Planning Board Chair Carrier Pulls Draft ZTA to amend CR Zones that was approved by Board on 12/2/10 and transmitted to Council for introduction on 12/3/10

12/9/10, at 2:04 minutes into session (during staff introduction of Wheaton CBD & Vicinity Sector Plan revision Worksession #4)-

Sandy Tallant (Planning staff): "This morning we're going to talk about the Kensington-Wheaton District and the CR Zone, and whether it's a good transitional zone to single-family residential..."

At 4:17 minutes into session-

Sandy Tallant: "Is the CR Zone the appropriate zone in Kensington View and Wheaton Forest that serve as transitional areas between commercial and single-family residential uses? There's been a great deal of discussion about use of the CR Zone in transitional areas. There's been a ZTA proposed, which you all discussed on Monday, and there are still some unresolved issues--the main issue being that, fundamentally, there are just more uses than are in the transitional zone used today, the CT Zone, and that some of these uses aren't appropriate."

at 7:05 minutes into session-

Board Chair Francoise Carrier: "May I interrupt..."

Sandy Tallant: "Yes."

Chair Carrier: "...because I think that we've got a real moving target with the CR Zone here, and I'm not sure how productive it is to spend time on this today. I know that I discussed this with staff earlier in the week and I said, 'Yes, let's discuss this today.' But a lot of things have changed in the last couple of days. So I just want to just sort of bring the Board up to speed, and discuss what our best next step might be, and also some people in the audience who might not know the breaking news in the world of the CR Zone.

"We did make recommendations last week to amend the CR Zone in the way that would involve later master plan amendments, language being added to this plan and the Kensington and Takoma plans. Since then, we have had the opportunity to rethink it--myself and the staff working on the CR Zone. And I've had discussions with some Council members and Council staff, and we are moving sort of, the staff and I, in a new direction which we plan to bring to the Planning Board...I guess it will be early January, the 6th.

"And that new direction is consistent with the long-range plan for the CR Zone as part of the Zoning Ordinance Rewrite that will have multiple versions of the CR Zone, depending on what form of area it is to be used in. And one of them is a CR Transitional, one of them is a CR Neighborhood; and these will allow us to tailor the zone to the different contexts of different parts of the county. And I personally think this is a better

approach than what we did last week. I'm not going to speak for the Board, but it is my hope to be able to convince my fellow members of that, once the staff writes something brilliant, Mr. Sloan. (laughter)

"So, based on the discussion I've had with Councilmembers they are not planning to introduce next week what we sent them last week. They are going to wait and see what new thing we come up with in January."

Commissioner Joe Alfandre: "As long as it's not a Monday."

Chair Carrier: "As long as it's not a Monday night."

Commissioner Alfandre: "And if this could count toward the minutes."

Chair Carrier: "I don't think we have a set number of minutes."

Commissioner Alfandre: "Well, whatever goes on that little thing, let's deduct by 5."

Chair Carrier: "So, I think it might be more productive to wait to discuss the important issues of these transitional areas in Wheaton until we have the new zone in front of us. We will have it June [sic] 6. When are we scheduled for our next worksession?"

Sandy Tallant: "Same day."

Chair Carrier: "Same day. Well, then that is ideal."

Sandy Tallant: "No, I'm sorry...January 6th."

Chair Carrier: "Yes, I meant January. June would be a little bit longer delay than we need. So we can discuss this all in the same day?? Does that sound good to everybody? (general agreement) Because I think we'll come up with a better global approach."