

IMPLEMENTATION

To implement the recommendations of this Plan, actions need to be taken by a variety of governmental bodies. This section provides implementation strategies relating to zoning, the provision of community water and sewer service, the Capital Improvements Program (CIP), and other aspects of the development process.

ZONING

A comprehensive zoning action, Sectional Map Amendment (SMA), will follow the approval and adoption of this Plan. A SMA implements the zoning recommendations on properties where a zoning change is recommended and confirms existing zoning on properties where no zoning changes are proposed. This Plan recommends three changes in zoning: rezoning the Springbrook Forest subdivision from the R-200 zone to the RE-1 zone, and townhouse zoning for two properties in the Kemp Mill Town Center area. The zoning recommended for Springbrook Forest is Euclidean Zoning, which can be done through a SMA. Townhouse zoning is a floating zone, which can be applied either through the SMA process (with the written consent of the property owner) or through a Local Map Amendment (LMA) process at a later time. Based on the potential complexity involved in redeveloping these sites, this Plan recommends that rezoning be accomplished through the LMA process, and that a schematic development plan (SDP) be required at the time of the zoning request. The review of the SDP should address issues of compatibility and layout and include careful consideration of appropriate access to public right-of-way and sidewalks or paths.

Typically, a SMA reconfirms all other zoning in the master plan area as previously approved. In the case of the Kemp Mill Master Plan, the last Sectional Map Amendment, E-955, was adopted in 1968. The zoning lines in that SMA followed property lines that predated many of the subdivisions. The SMA did not adjust the zoning lines to reflect subdivisions; therefore, many of the residential lots are split-zoned. Section 59 A-1.6 of the Zoning Ordinance states that where there is uncertainty as to the boundaries of any of the zones, zone boundaries are intended to follow streets, alleys or lot lines parallel or perpendicular thereto. When the SMA is prepared for this master plan, the zoning lines will be adjusted to follow lot lines and streets in order to eliminate split zoning.

This Plan does not make any zoning recommendations for the Kemp Mill Shopping Center. The Plan recognizes, however, that redevelopment of this property may occur in the future. Whichever development process is triggered at the time of redevelopment, subdivision review or parking facility review, this Plan recommends that safe, paved access to the shopping center stores be provided at the periphery of the parking lot and that the paths, sidewalks and trails that

today stop at the shopping center property boundary be connected to the paved pedestrian circulation within the shopping center.

PUBLIC FACILITIES

There are no new public facilities or road improvements proposed in the master plan. However, there are a number of sidewalks and trail connections proposed that are located within public rights-of-way or parkland and would be constructed through the County’s Capital Improvements Program (CIP).

TABLE 5: Recommended Public Facilities Improvements

| Project | Description |
|---|--|
| University Boulevard sidewalks | Between Caddington Avenue and the Master Plan boundary |
| Breewood Local Park to Sligo Creek Park connection via paper street | Between Breewood Road stub and Sligo Creek Park |
| Auth Lane path | Between Stonington Road and Hermleigh Road |
| Yeatman Parkway path | Between Kemp Mill Road and parkland |
| Revitalization of Kemp Mill Urban Park | |