



Planning Board Draft Plan- MDP Local Jurisdiction Annual Report; Measures and Indicators



Jay Mukherjee, GIS Specialist II, Information Technology & Innovation, Jay.Mukherjee@montgomeryplanning.org,
301-650-5646



Chris McGovern, GIS Manager, Information Technology & Innovation, Christopher.McGovern@montgomeryplanning.org,
301-650-5634



Rose Krasnow, Deputy Director, Montgomery County Planning Department, Rose.Krasnow@montgomeryplanning.org
301-495-4591

Completed: 6-08-2016

Staff Recommendation:

Approve the attached 2015 Annual Land Use Report for Montgomery County for transmittal to the County Council President, and to the Maryland State Department of Planning.

Summary:

As per the requirements established recently by SB 280/HB 295, SB 276/HB 295, SB 273/HB 294, this is the fifth such annual report prepared for approval by the Montgomery County Planning Board. The objective for this request is monitor growth statewide and to determine if State Smart Growth policies are having beneficial or unanticipated effects.

This year the State has refined and clarified the metrics desired of the planning jurisdictions by providing a new report submittal template. The requested data was compiled using various sources to include zoning and subdivision approval data from the department's Hansen plan tracking system, permitting records from our digital links to DPS systems, school CIP and APFO information from MCPS, and from other County GIS data layers.

The State requires this report to be filed with local jurisdiction's legislative body. With Board approval, the document will be transmitted to the County Council President and to the Maryland State Department of Planning.

Attachment

2015 ANNUAL LAND USE REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING

Report was compiled and prepared by the Montgomery County Planning Department and submitted to the Maryland Department of Planning as required by State of Maryland legislation. Results presented within the report are part of the State of Maryland's ongoing effort to monitor growth statewide and to determine the effectiveness of smart growth policies.

**Montgomery County Planning Department
Information, Technology & Innovation (ITI)**

June 16, 2016



ACKNOWLEDGEMENTS

The Information, Technology & Innovation (ITI) division would like to thank the following people for their contributions to this report:

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Annual Report Worksheet Reporting (Calendar) Year 2015

Jurisdiction Name: Montgomery County

Planning Contact Name: Jay Mukherjee, GIS Specialist II
Chris McGovern, GIS Manager

Planning Contact Phone Number: 301-650-5640

Planning Contact Email: jay.mukherjee@montgomeryplanning.org
christopher.mcgovern@montgomeryplanning.org
pamela.dunn@montgomeryplanning.org

Section I: Amendments and Growth Related Changes in Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

Completed Master Plans 2015:

Area Plans

Aspen Hill Minor Master Plan (1)
Sandy Spring Rural Village Plan (2)

In-Progress Master Plans 2015:

Area Plans

Bethesda Downtown Plan (3)
Greater Lyttonsville Sector Plan (4)
MARC Rail Communities Plan Boyds & Germantown (5)
Montgomery Village Master Plan (6)
Rock Spring Master Plan (7)
Westbard Sector Plan (8)
White Fling 2 Sector Plan (9)

Functional Plans

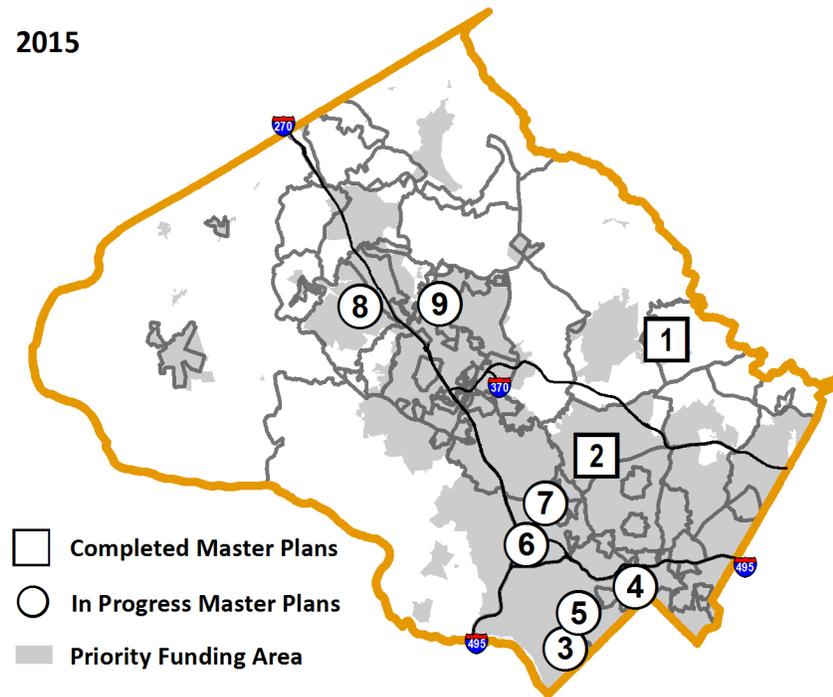
Bicycle Master Plan
Subdivision Staging Policy

Note: Numbers in parenthesis above correspond to numbers on map below

Source: Montgomery County Planning Department, 2015

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2015



- Completed Master Plans
- In Progress Master Plans
- Priority Funding Area

(B) Were there any growth related changes in development patterns?

Y N

(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

With respect to land use changes, Montgomery County, like many jurisdictions, continues to work on strategies to deal with the persistent slowdown in demand for new office space. During FY15, the Montgomery County Planning Department completed an in-depth assessment of regional office market conditions and the implications for Montgomery County. Prepared by Washington, DC-based Partners for Economic Solutions (PES) and Research & Special Projects Division staff, the 106-page study examines an array of economic forces changing the Washington, DC region's office market and best practices for next-generation office development. The research highlights unprecedented challenges confronting the Washington, DC region's office sector, including high and rising vacancies, flat rents and slow absorption of new and re-let space. Still recovering from the Great Recession, the region has been hard hit by

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cuts in federal spending and leasing, and by shifts in the amount, type and location of office space that tenants want. Most jobs created since 2010 have been in retailing, restaurants and medical facilities instead of office related. Office tenants everywhere are reducing their square footage via new technologies, more efficient workspace designs and practices such as telecommuting, hoteling and benching. The data show that the Montgomery County office centers located in mixed-use developments with quality amenities, a sense of place and good transit connectivity are best positioned to compete. Single-use office developments without convenient transit or highway access are attracting fewer tenants. Future office development is likely to occur at a slower pace and be concentrated in prime locations. Less attractive locations may not attain the level of office development and occupancy they experienced in the past.

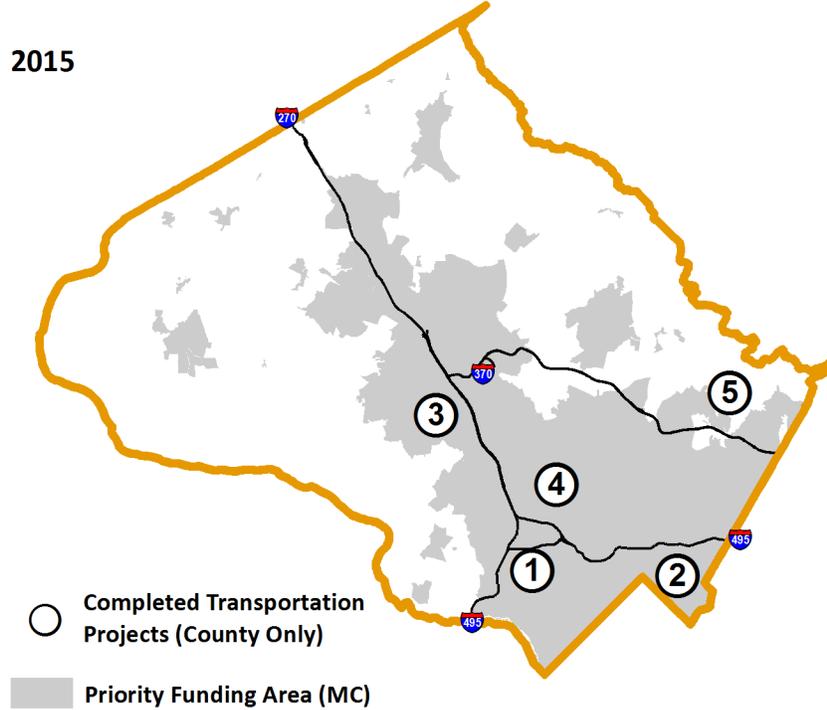
Transportation Capital Improvement Projects:

Project Name	Month Completed
Valley Road Bridge (1)	August 2015
Dale Dr. Sidewalk from Mansfield Rd to Hartford Ave (2)	September 2015
Travilah Road – Phase 2 (3)	September 2015
Montrose Parkway West – All Phases (4)	September 2015
Thompson Road Phase 1 (5)	November 2015
Bridge Paint – Countywide VII	November 2015

Note: Numbers in parentheses in chart above correspond to numbers on map below

Source: Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY16

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New Schools, Revitalization/Expansion and/or Additions to Schools

New Schools

None

Revitalization/Expansion:

Wheaton High School (1)

Addition:

Arcola Elementary School (4)

Bethesda Elementary School (5)

Clarksburg High School (2)

North Chevy Chase Elementary School (3)

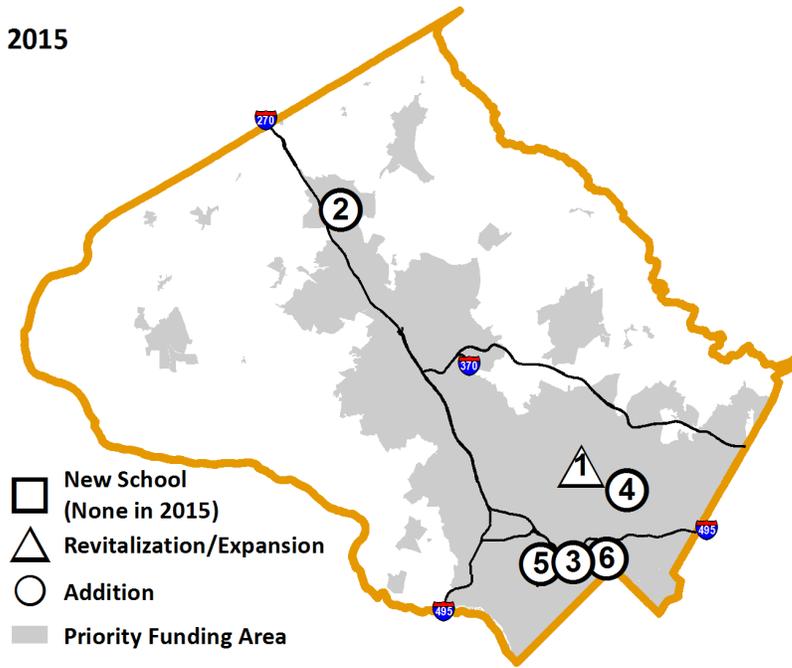
Rosemary Hills Elementary School (6)

Note: Numbers in parenthesis above correspond to the numbers on map below

Source: Montgomery County Public Schools (MCPS, 2016)

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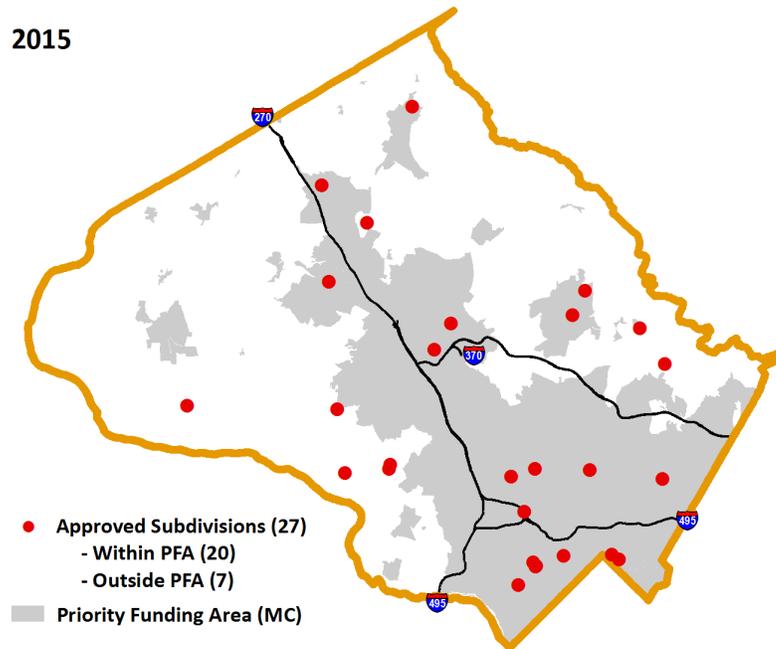
2015



New Subdivisions

27 new subdivisions were approved in 2015, 20 located within the PFA, while 7 were located outside.

2015



Source: Montgomery County Planning Department

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(C) Were any amendments made to the zoning regulations?

Y N

1. If no, go to (D).
2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

There were only two zoning text amendments that were passed in 2015 having the potential to change land use patterns. One is **“ZTA 15-12, Overlay Zone - Montgomery Village”**. The purpose of the Overlay zone is to preserve the unique character of Montgomery Village, protect existing open space and conservation areas owned by homeowner associations and the Montgomery Village Foundation, and ensure a compatible relationship between new and existing development.

ZTA 15-12 will do the following:

- grandfather existing development from changes to development standards in the new zone;
- grandfather existing uses, permitted as of right under the TS zone, to continue; redevelopment or expansion would be subject to the new zoning requirements;
- preserve the character of Montgomery Village Foundation and homeowner association land and facilities; and
- address compatibility issues.

The other is **“ZTA 15-02 Townhouse Living – Design for Life”**. ZTA 15-02 created a new conditional use for Design for Life communities which include design features to make access easier for visitors and residents. To incentivize the construction of such accessible dwellings, the ZTA increases the number of dwellings units that can be built over a site's base zoning.

Most of the other ZTAs introduced in 2015 involve changes to development standards or requirements for approval; a few propose modifications to allowable land uses; and one ZTA revised, clarified, and made modest corrections to the new zoning ordinance.

The only SRAs enacted in 2015 extended the Adequate Public Facility Ordinance (APFO) validity period, and established a platting exemption for specific properties. under certain circumstances.

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The following are ZTAs and SRAs reviewed in 2015:

Zoning Text Amendment No.: 15-01: Residential Uses – Tenancy Duration

An Amendment to the Montgomery County Zoning Ordinance to:
Allow the residential use of property for any duration of tenancy; and
To generally allow the short-term rental or use of residential property

Zoning Text Amendment No.: 15-02: Townhouse Living – Design for Life

An Amendment to the Montgomery County Zoning Ordinance to:
Allow design for life projects with increased density under certain circumstances

Zoning Text Amendment No.: 15-03: Uses and Use Standards - Licensing

An Amendment to the Montgomery County Zoning Ordinance to:
Require all land uses to be licensed where the service provider is required to have a license, and
Generally, amend use and use standards.

Zoning Text Amendment No.: 15-04: Educational Institutions – Exemptions and Standards

An Amendment to the Montgomery County Zoning Ordinance to:
Clarify the private institutions exempt from a requirement for site plan approval, and
Amend the building height standards for educational institutions under certain circumstances.

Zoning Text Amendment No.: 15-05: Commercial/Residential Zones – Site Plan Flexibility

An Amendment to the Montgomery County Zoning Ordinance to:
Revise compatibility requirements;
Allow the site plan process to establish the development standards for standard method development in Commercial/Residential zones; and
Allow the site plan process to establish the location of a building on a Commercial/Residential zoned site

Zoning Text Amendment No.: 15-06: Rural Cluster Zone –Land Use and Setbacks

An Amendment to the Montgomery County Zoning Ordinance to:
Expand the land uses allowed in the RC zone under certain circumstances; and
Revise the setbacks in the RC zone.

Zoning Text Amendment No.: 15-07: Filling Station – Use Standards

An Amendment to the Montgomery County Zoning Ordinance to:
Revise the use standards for large filling stations

Zoning Text Amendment No.: 15-08: Charitable Institutions - Residential Support

An Amendment to the Montgomery County Zoning Ordinance to:
Allow charitable residential support facilities under certain circumstances

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Zoning Text Amendment No.: 15-09: Zoning Rewrite – Revisions, Clarifications, and Corrections

An Amendment to the Montgomery County Zoning Ordinance that is effective October 30, 2014 to:

Amend the definition of right-of-way;

Amend the definition of building height in regards to corner lots;

Amend the standard method development standards in the LSC and EOF zone to allow for greater flexibility, through site plan, of the Build-to Area, Transparency, Building Orientation, and Parking Setbacks for Surface Parking Lots requirements;

Amend the process for a site plan amendment

Amend the noticing standards for sketch plan, site plan, and major site plan amendments;

Amend the grandfathering language regarding expansions above the grandfathered amount; and

Clarify language and correct errors;

Zoning Text Amendment No.: 15-10: Combination Retail - Definition

An Amendment to the Montgomery County Zoning Ordinance that is effective October 30, 2014 to:

Revise the definition of “combination retail”; and

Generally, amend the approval and development standards for combination retail uses.

Zoning Text Amendment No.: 15-11: Employment Office (EOF) Zone – Limited Uses

An Amendment to the Montgomery County Zoning Ordinance to:

Allow additional limited uses in the EOF zone;

Establish standards for limited uses the EOF zones; and

Generally, amend the provisions for the EOF zone.

Zoning Text Amendment No.: 15-12: Overlay Zone – Montgomery Village

An Amendment to the Montgomery County Zoning Ordinance to:

Establish the Montgomery Village Overlay Zone

Zoning Text Amendment No.: 15-13: Takoma Park Overlay – Cannabis Dispensing

An Amendment to the Montgomery County Zoning Ordinance to:

Establish standards for the location of cannabis dispensing facilities in the Takoma Park Overlay Zone

Zoning Text Amendment No.: 15-14: Conditional Use Amendment - Business Vehicles

An Amendment to the Montgomery County Zoning Ordinance to:

Exempt vehicles doing business on a site with a conditional use from the condition use amendment process; and

Generally, allow for exemptions to the process of conditional use amendments.

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Subdivision Regulation Amendment No.: 15-01: Adequate Public Facilities – Preliminary Subdivision Plans – Validity Period

An Amendment to the Montgomery County Subdivision Regulations to:
Extend the validity period for a determination of adequate public facilities for certain developments;
Extend the validity period for certain preliminary subdivision plans; and
Otherwise revise the validity period for certain developments.

Subdivision Regulation Amendment No.: 15-02: Record Plats – Exemptions

An Amendment to the Montgomery County Subdivision Regulations to:
Exempt deeded properties from platting requirements under certain circumstances

(D) Were any amendments made to the zoning map? Y N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

The following are the Sectional, Local Map & Development Plan Amendments reviewed in 2015:

Sectional Map Amendment H-108

Sandy Spring Rural Village Plan

Approved per CC Resolution 18-193

Sectional Map Amendment (SMA) H-108 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Sandy Spring Rural Village Plan. The SMA covered approximately 53.46 acres. It removed approximately 53.46 acres from the Sandy Spring/Ashton Overlay zone. The zoning classification was changed for approximately 14.95. The zoning for the remaining acreage was reconfirmed in the existing zoning classifications.

Sectional Map Amendment H-109

Aspen Hill Minor Master Plan Amendment

Approved per CC Resolution 18-238

Sectional Map Amendment (SMA) H-109 was filed by the Maryland-National Capital Park and Planning Commission for the purpose of implementing the zoning recommendations contained in the Approved and Adopted Aspen Hill Minor Master Plan Amendment. The SMA covered approximately 13.95 acres. All land in the area covered by the SMA was subject to a change in zoning classification.

Local Map Amendment G-957

Clarksburg Mews

Approved per CC Resolution 18-299

Zoning Application No. G-957, requesting reclassification from the R-200 Zone to the PD- 4 Zone, of a 24.37-acre parcel of unimproved land, known as Garnkirk Farms Parcel N780 (Part

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of Lot 21) and Parcel N888 (Lot 22), on tax map EW31, in Clarksburg, Maryland, was approved by the District Council subject to the specifications and requirements of the revised Development Plan, Exhibit 65(a).

Local Map Amendment H-101

Nova Habitat Inc.

Approved per CC Resolution 18-216

Application No. H-101, filed on December 16, 2014 by Applicant Nova-Habitat, Inc., requests reclassification from the R-90 Zone to the Townhouse Floating Zone (TF-12) of Lots 1, 2, 3, and Part of 4, Block A of the Rolling Hills Subdivision, located at 9213 Kensington Parkway and 3619, 3621 and 3623 Glenmoor Drive, Chevy Chase, Maryland. The property consists of 1.41 acres of land (61,349 square feet), including property abandoned on Glenmoor Drive, and it is situated just north of the Capital Beltway I-495 and just east of Kensington Parkway. Applicant proposes to construct up to 16 townhomes, to be known as "Creekside."

Development Plan Amendment 15-01

For a Development Plan Amendment to Development Plan Amendment 02-02, approved by the District Council on July 1, 2003, as an amendment to the Development Plan approved in Local Map Amendments G-467 and G-468.

Approved per CC Resolution: 18-316

The following Corrective Map Amendments were reviewed in 2015:

G-975 through G-984 and H-102 through H-107

Correct technical errors in zoning boundaries and zoning classifications on the official zoning maps for certain properties located throughout the County

Approved per CC Resolution: 18-180

Sixteen Corrective Map Amendment Applications (G-975 through G-984 and H-102 through H-107) were filed on March 19, 2015 by the Maryland-National Capital Park and Planning Commission to correct mapping errors in the official Zoning Map. Two of the Corrective Map Amendments (CMAs) correct errors in District Map Amendment (DMA) G-956, the zoning map adopted as a result of the March 2014 approval of the revised Zoning Ordinance.

Twelve of the CMAs correct errors in the White Oak Science Gateway Sectional Map Amendment (SMA) G-966. In addition, two CMAs correct errors predating DMA G-956. All errors are technical in nature and were discovered on the zoning map by Maryland-National Capital Park and Planning Commission (M-NCPPC) staff.

Corrective Map Amendment G-975

Corrective Map Amendment G-976

Corrective Map Amendment G-977

From the RC Zone to the NR-0.75 H-45 Zone

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Corrective Map Amendment G-978

From the CRN-0.25 C-0.0 R-0.25 H-45 Zone to the R-90 Zone

Corrective Map Amendment G-979

From the LSC Zone to the LSC-1.0 H-200 Zone

Corrective Map Amendment G-980

From the R-H Zone to the R-10 Zone

Corrective Map Amendment G-981

From the R-H Zone to the R-10 Zone

Corrective Map Amendment G-982

From the R-H Zone to the R-10 Zone

Corrective Map Amendment G-983

From the R-H Zone to the R-10 Zone

Corrective Map Amendment G-984

From the R-H Zone to the R-10 Zone

Corrective Map Amendment H-102

From the R-200 Zone to the RE-1 Zone

Corrective Map Amendment H-103

From the RT-10.0 Zone to the TMD Zone

Corrective Map Amendment H-104

From the RT-6.0 Zone to the TLD Zone

Corrective Map Amendment H-105

From the RT-12.5 Zone to the THD Zone

Corrective Map Amendment H-106

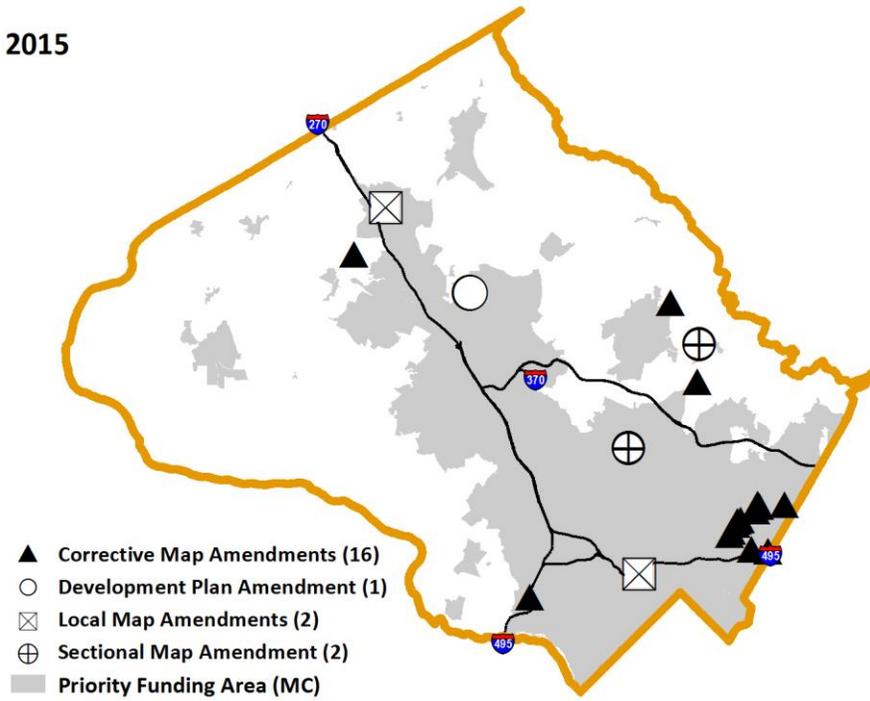
From the RT-8.0 Zone to the TLD Zone

Corrective Map Amendment H-107

From the RT-12.5 Zone to the THD Zone

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2015



Source: Montgomery County Planning Department
Montgomery County Board of Appeals

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Section II: Mapping and GIS Shapefiles

(A) Does your jurisdiction utilize GIS to prepare planning related maps? Y N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*

Maps and GIS data transmitted to MDP

2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

Maps and GIS data transmitted to MDP

(B) Were there any growth related changes identified in *Sections I(B)*? Y N

1. If no, go to (C).
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s).

Maps and GIS data transmitted to MDP

(C) Were there any zoning map amendments identified in *Section I(D)*. Y N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes.*
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS, then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

Maps and GIS data transmitted to MDP

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Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, state how the development changes were determined to be consistent with:

1. Each other;

The changes in development patterns for Montgomery County in 2015 are consistent with one another as regulated land uses and zoning are guided by the General Plan, area master plans, and functional plans adopted by the County Council. Subdivision approvals, septic tiers, and any zoning changes all support the preservation of agricultural land and open space, the protection of established neighborhoods, and the promotion of development/redevelopment in our priority funding areas.

2. Any recommendations of the last annual report;

N/A

3. The adopted plans of the local jurisdiction;

Each legislative change referenced in Sections 1(C), 1(D), and 1(E) in this report is made under the procedural standards required for review of master plans, ZTAs, SRAs, and any other land use policies in conformance with the General Plan.

4. The adopted plans of all adjoining jurisdictions;

As part of the Maryland National Capital Park and Planning Commission (MNCPPC), Montgomery County coordinates its planning initiatives with Prince George's County via regular meetings of the MNCPPC. The Commission consists of ten members, five from Montgomery County, and five from Prince George's County. The Commission acts on matters of interest to both counties, and meets at least once a month. The members of the full Commission also serve on their respective Planning Board to facilitate, review, and administer matters affecting their respective communities. The Montgomery County Planning Department actively participates in the Patuxent Reservoir watershed protection efforts with Howard and Prince George's Counties. This rural watershed, which drains to one of the county's drinking water reservoirs, is protected by low mandated densities, special environmental guidelines, and efforts to enlarge the areas of public parkland.

Montgomery and Prince George's County are the second and third largest counties in the State. Planning decisions by the Commission affect approximately 32% of Maryland's population.

Montgomery County works collaboratively with the Washington Council of Governments (MWCOG) on several regional planning analyses. A primary work effort

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is the development of the region's demographic forecast of housing, jobs, and population. This process provides valuable information that helps member jurisdictions anticipate the collective impacts of local land use change on the metro region's economy and population. This forecasting effort also serves as a key input into the regional transportation modeling process.

5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.

N/A

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Section IV: Plan Implementation and Development Process

(A) Is the adoption date of your comprehensive plan prior to January 1, 2010? Y N

1. If no, then skip to (B). Identify adoption month and year: **December 1993**

2. If yes, has your jurisdiction submitted a five-year implementation update? Y N

a. If yes, skip to (B).

The General Plan is amended with each functional plan, master or sector plan that is approved and adopted by the County Council and MNCPPC. Since three to six such plans are adopted every year, over a 10 to 15 year timeframe the entire county is reevaluated. Zoning map amendments accompany each plan as appropriate. In addition, a handful of zoning map amendments are initiated each year by individual property owners who are seeking specific changes that apply only to their particular property. Such proposals are addressed on a case-by-case basis with recommendations from the Planning Board and final action by the District Council.

Master and sector plans that were underway during 2015 include the Sandy Spring Rural Village Plan, the Aspen Hill Minor Master Plan, the Bethesda Downtown Plan, the Greater Lyttonsville Sector Plan, the Westbard Sector Plan, the Montgomery Village Master Plan, the MARC Rail Stations Plan, The White Flint II Plan, and the Rock Spring Plan. In addition, updates to two functional plans, the Master Plan of Highways and Transitways and the Bicycle Master Plan, were also in progress.

b. If no, include a summary of the following:

(i). Development trends contained in the previous annual reports filed during the period covered by the narrative;

(ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;

(iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

(iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

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(v). Future land use challenges and issues; and

(vi). A summary of any potential updates to the comprehensive plan.

(B) In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

1. If no, go to (C). Y N

2. If yes, what were those recommendations?

The recently approved zoning ordinance establishes rigorous time frames for review of each development process, and also requires the Planning Director to publish an annual calendar that sets specific time periods for each phase of project review.

(C) In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article?

1. If no, go to *Section V: Measures and Indicators*. Y N

2. If yes, what were those changes?

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Section V: Measures and Indicators

(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).

(A) In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2014. Enter 0 if no new residential building permits were issued in 2014.

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)

(B) In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2014.

(C) In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2014.

Table 1: New Residential Permits Issued (Inside and Outside the PFA)

Residential	PFA	Non - PFA	Total
# New Residential Permits Issued	582	87	669

(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 in each column.)

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(D) If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

(E) Were more than **50** new residential building permits issued in 2014? Y N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

(F) Amount, Net Density and Share of Residential Growth:

(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)

Table 3: Amount of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non - PFA	Total
# Permits Issued	582	87	669
# Units Approved	2,499	154	2,653
# Units Constructed	317	50	367
Total Approved Subdivision Area (Gross Acres)	61	121	182
# Lots Approved	185	154	339

Table 4: Net Density of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non – PFA	Total
# Units Approved	2,499	154	2,653
Total Approved Lot Size (Net Acres)	56	114	170

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Table 5: Share of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non – PFA	Total
# Units Approved	2,499	154	2,653
% of Total Units (# Units/Total Units)	94%	6%	100%

(G) Amount, Net Density and Share of Commercial Growth:

(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)

Table 6: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
# Permits Issued	90	12	102
Building Square Feet Approved (Gross)	435,831	2,698	438,529
# Lots Approved	15	1	16
Total Subdivision Area (Gross Acres)	19.8	1.3	21.1

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non – PFA	Total
Building Square Feet (Gross)	435,831	2,698	438,529
Total Lot Size (Net Acres)	18.8	1.2	20.0

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Table 8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non – PFA	Total
Building Square Feet (Gross)	435,831	2,698	438,529
% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)	99%	1%	100%

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Section VI: Locally Funded Agricultural Land Preservation

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

392.7 Acres, consisting of **68** Transferable Development Rights (TDR), preserved via the County's TDR program

Tax ID	Number of TDRs	Serial Numbers	Acres
00034004 (3)	14	17-9429 through 17-9442	87.7
00034915 (4)	51	03-9443 through 03-9493	278.5
01655555 (5)	1	12-9496	10.1
01926341 (6)	2	03-9494 and 03- 9495	16.4

Note: Numbers in parenthesis above correspond to the numbers on map on page 23

Source: Montgomery County Planning Department

321.1 Acres, consisting of **8** Building Lot Terminations (BLT), preserved via the County's BLT program

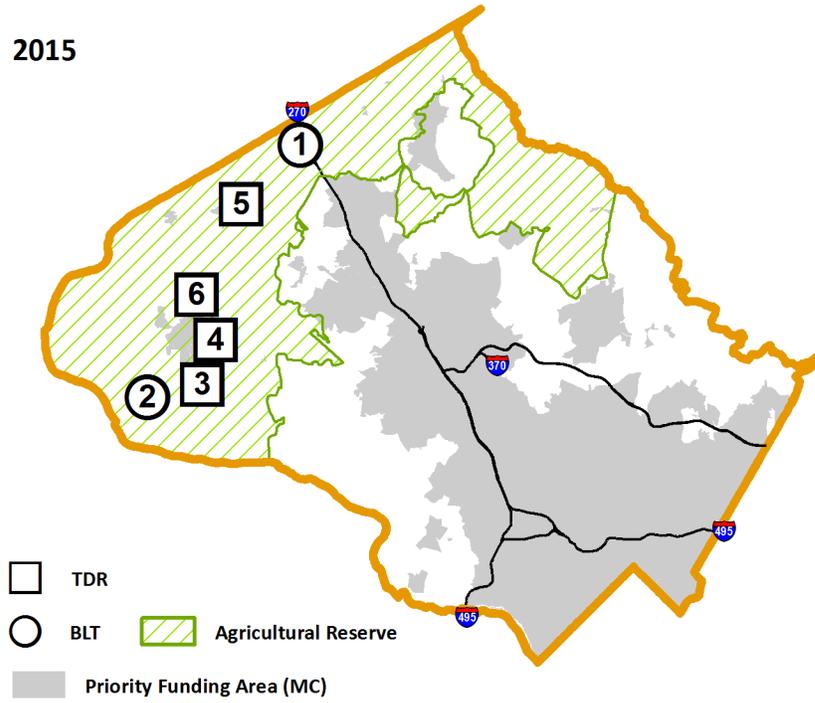
Tax ID	Number of BLTs	Serial Numbers	Acres
00018505 (1)	6	BLT-031 through BLT-036	243.9
00036754 (2)	2	BLT-037 and 038	77.2

Note: Numbers in parenthesis above correspond to the numbers on map on page 23

Source: Montgomery County Planning Department

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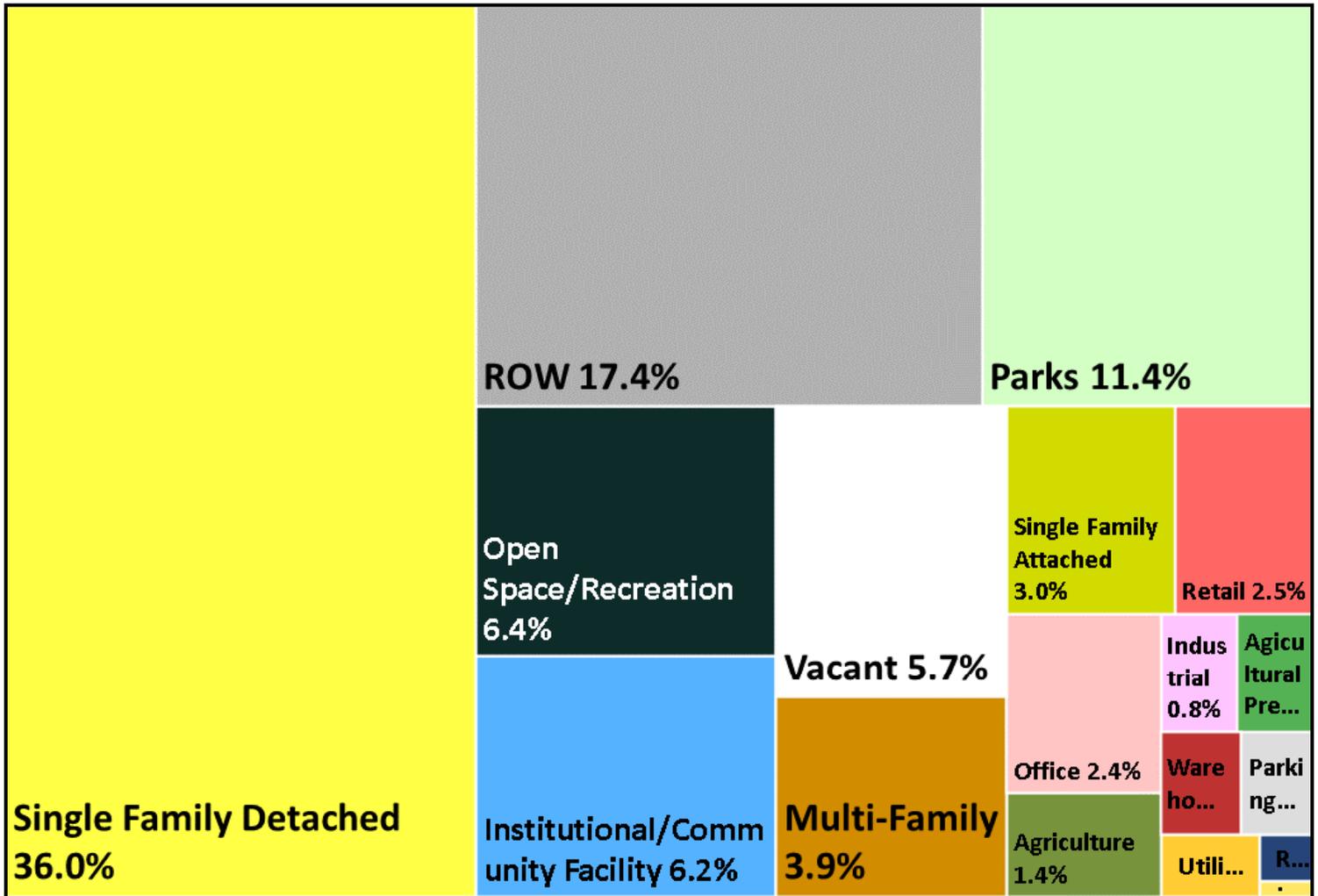
Section VII: Local Land Use Percentage Goal

Is all land within the boundaries of the jurisdiction in the PFA?

Y N

Montgomery County PFA is 123,775 acres

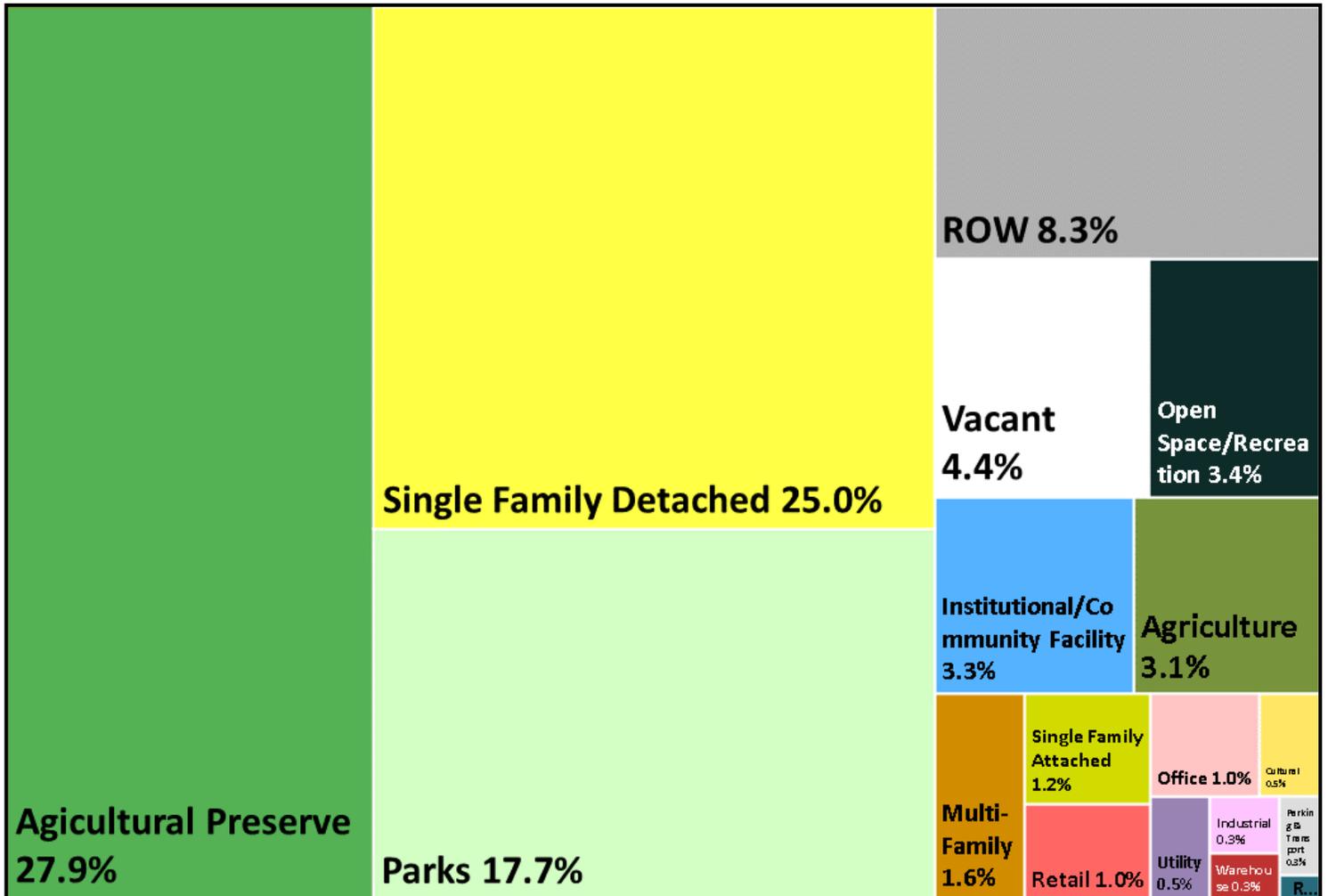
Share of estimated land use percentages within PFA only:



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Montgomery County totals 317,731 acres

Share of current countywide (PFA + Non-PFA) estimated land use percentages:



1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

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(B) What is the jurisdiction's established local land use percentage goal? **80%**

Montgomery County Planning has been encouraging and planning for predominantly infill and transit oriented development for a significant period of time. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, almost all of our development approvals are for properties located almost entirely within the PFA of the county. Given restrictions that have been put in place, there is very little developable land outside the PFA. Almost all significant development in terms of new population and employment is within the PFA. On average, over the last 5 years, 90% of the residential units and 98% of the commercial square footage being constructed were within the PFA. In light of this we feel confident establishing a goal that calls for 80% of growth approved to be within the County's PFA.

(C) What is the timeframe for achieving the local land use percentage goal? **Ongoing**

Our local land use percentage goal has consistently been exceeded. Our preservation programs and planning principles ensure that we can remain compliant with this goal.

(D) Has there been any progress in achieving the local land use percentage goal?

Except for the Ten Mile Creek Amendment to the Clarksburg Master Plan, all current planning has focused on growth in areas within the PFA. Moreover, the Ten Mile Creek Amendment called for significant reductions to potential density in that area, which lies outside the PFA.

(E) What are the resources necessary for infrastructure inside the PFAs?

Significant investment is either planned or underway to serve growth within the PFA. Although some transportation projects are funded and built outside of the PFA, they serve to make the larger transportation network function better for development within the PFA. State assistance will be sought for many of these projects, consistent with state funding guidance.

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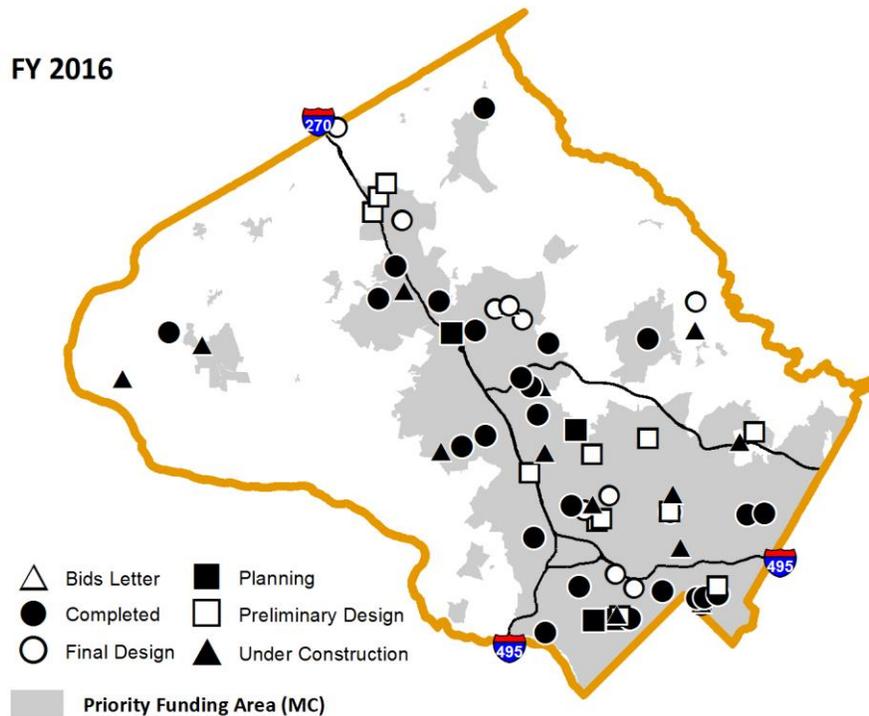
CIP Projects by PFA			
Type	PFA	Number of Projects	Percent
Bids	IN	2	100%
	OUT	0	0%
Planning	IN	4	100%
	OUT	0	0%
Preliminary Design	IN	12	100%
	OUT	0	0%
Final Design	IN	11	92%
	OUT	1	8%
Under Construction	IN	10	71%
	OUT	4	29%
Completed*	IN	22	88%
	OUT	3	12%
Ongoing	IN	1	100%
	OUT	0	0%
Countywide (Inside & Outside of the PFA)	N/A	4	N/A

Total Number of Mapped CIP Projects*	Within PFA	Outside of PFA
70	62 (89%)	8 (11%)

*Note: Out of 74 CIP projects, four are countywide projects

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Note: Four CIPs not mapped because they represent countywide CIP's.

Source: Capital Improvement Program (CIP) Project Status. This dataset includes pertinent information relating to a capital project's status administered by the Department of Transportation and the Department of General Services.

(F) What are the resources necessary for land preservation outside the PFAs?

In addition to Transferable Development Rights (TDR) and Building Lot Terminations (BLT), the County relies on Program Open Space funding for land acquisition as a way to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural Reserve.

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Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(1)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)

Y N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

2. If yes, then skip to (C):

(Note: For additional guidance on how to conduct a Development Capacity Analysis, see the Estimating Residential Development Capacity Analysis Guidebook, August 2005, located in the Planning Guide section of the MPD website:

<http://planning.maryland.gov/OurProducts/publications.shtml#ModelsGuidelines>

MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)

- (B) When was the last DCA submitted? Identify Month and Year: **July 2015**

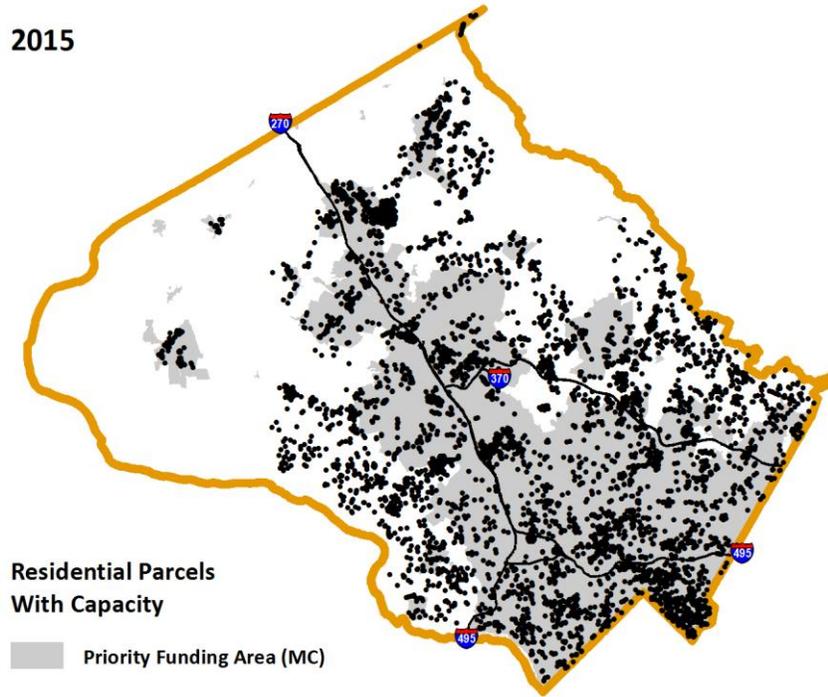
- (C) After completing the DCA, provide the following data on capacity inside and outside the PFA in Table 9, Residential Development Capacity (Inside and Outside the PFA):

Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres	95,353	79,537	174,890
Total Acres	104,958	188,297	293,255
Total Lots	240,666	31,771	272,437
Acres with Capacity	2,921	3,720	6,641
Parcels with Capacity	5,296	1,749	7,045

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Total Number of Residential Parcels with Capacity	Within PFA	Outside of PFA
7,045	5,296 (75%)	1,749 (25%)

Note: Total number of residential parcels with capacity vary from previous reports due to the inclusion of areas of non-zoning authority municipalities and the exclusion of road right-of-way parcels as part of this year’s analysis. However, the 75/25 percent ratio between residential parcels with capacity within and outside of the PFA remains steady from previous analyses.

Source: Montgomery County Planning Department
 Montgomery Department of Assessments and Taxation
 Montgomery County Department of Environment

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Section XI: Adequate Public Facility Ordinance (APFO) Restrictions (Section XI is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y N

1. If no, skip this Section.
2. If yes, go to (B).

(B) Has any APFO resulted in a restriction within the Priority Funding Area? Y N

1. If no, skip this Section.
2. If yes, then complete (C) through (I) below for each restriction.

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

Montgomery County's Subdivision Staging Policy is a growth management tool that helps guide the timing of development in concert with the provision of adequate public facilities. This policy implements a 1973 law, the Adequate Public Facilities Ordinance, which directs development to areas where public facilities are in place. The policy provides guidelines that govern when new development can be approved, matching growth to the availability of adequate transportation and schools. The current policy focuses on two types of restrictions on new development: restrictions based on school capacity, and restrictions based on transportation capacity. The 2016 update to the Subdivision Staging Policy is currently underway.

(D) Where is each restriction located? (Identify on a map if possible).

Schools:

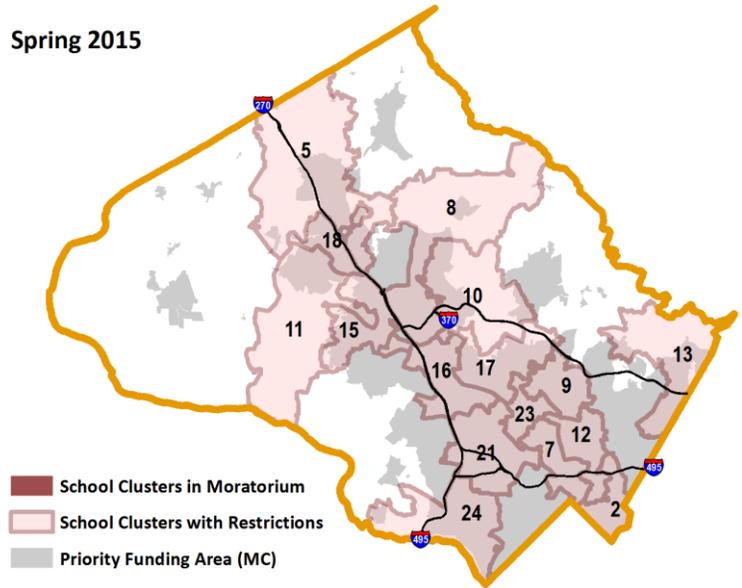
School adequacy is determined for each school level (elementary, middle, and high). At any level, if projected enrollment exceeds 105% of projected capacity then new residential development within the affected school cluster will be required to make a School Facility Payment (SFP). The SFP is based on the number of students generated by the proposed development and the cost of additional infrastructure needed to support it, which varies by school type. If projected enrollment exceeds 120% of projected capacity, then the entire school cluster is placed in moratorium which prevents any residential development approvals. Under the Annual School Test, residential development projects in the following PFA restricted school districts requires a School Facility Payment in order to proceed:

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Spring 2015 Restrictions with School Level:

- 2 Blair ES, MS
- 5 Clarksburg ES HS
- 7 Einstein HS
- 8 Gaithersburg ES
- 9 Kennedy MS
- 10 Magruder ES
- 11 Northwest HS
- 12 Northwood ES MS HS
- 13 Paint Branch ES
- 15 Quince Orchard ES HS
- 16 Richard Montgomery HS
- 17 Rockville MS
- 18 Seneca Valley ES
- 21 Walter Johnson HS
- 23 Wheaton MS
- 24 Whitman MS HS

Spring 2015



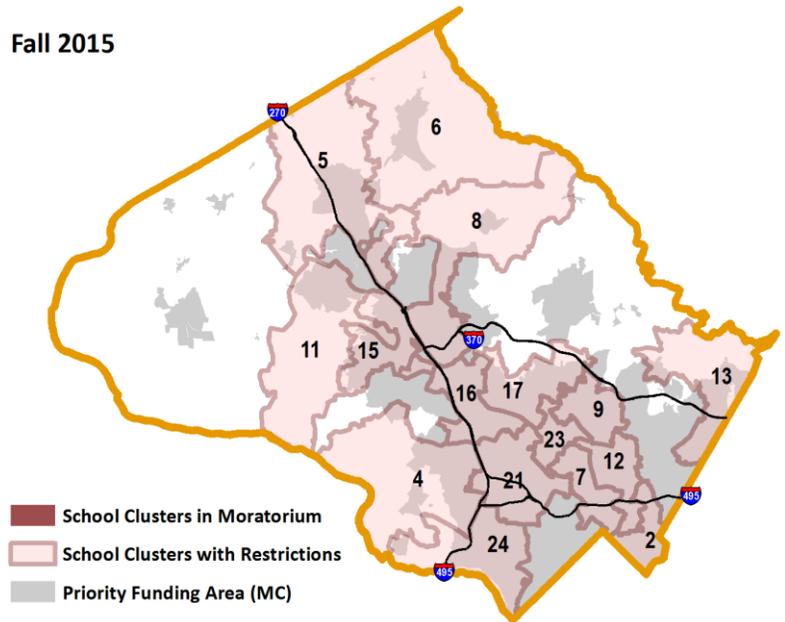
Restricted: 8 Elementary Schools, 6 Middle Schools and 8 High Schools

Moratorium: None

Fall 2015 Restrictions with School Level:

- 2 Blair MS HS
- 4 Churchill HS
- 5 Clarksburg ES
- 6 Damascus MS
- 7 Einstein HS
- 8 Gaithersburg ES MS
- 9 Kennedy MS HS
- 11 Northwest HS
- 12 Northwood ES MS HS
- 13 Paint Branch HS
- 15 Quince Orchard ES HS
- 16 Richard Montgomery HS
- 17 Rockville MS
- 21 Walter Johnson HS
- 23 Wheaton MS HS
- 24 Whitman MS HS

Fall 2015



Restricted: 4 Elementary Schools, 8 Middle Schools and 12 High Schools

Moratorium: None

Source: FY15 Annual School test and FY16 Annual School Test

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Transportation:

The 2012 Subdivision Staging Policy introduced a new area-wide transportation test to balance the estimated number of trips generated by new development against the transportation infrastructure – transit, roads, and pedestrian/cycling routes available within a specified time period. This test, termed Transportation Policy Area Review (TPAR), measures the impact of development on traffic flow and transit capacity in each of the County’s 31 policy areas. TPAR establishes standards for roadway and transit adequacy and determines which policy areas meet those standards.

TPAR sets different standards for transportation adequacy in urban, suburban, and rural areas. If development is proposed in a policy area deemed inadequate for either roadway or transit service, the development must provide the needed capacity or make a TPAR payment. The Metro Station Policy Areas are exempt from the transit test because these areas are within walking distance of a Metro station and the buses converging at these stations provide substantial coverage, frequency (i.e., peak headways) and span of service. The Rural Policy Areas have not been subject to the policy area transportation adequacy test because the volume of traffic is low.

The TPAR roadway analysis uses a regional travel demand model to assess the adequacy of the main roads in the peak direction of travel during the evening or PM peak hour of travel. Modifications to the area-wide are being evaluated in the 2016 Subdivision Staging Policy update.

The information for TPAR inadequacies provided below is from 2014 and still holds for calendar year 2015. This information is updated every two (2) years.

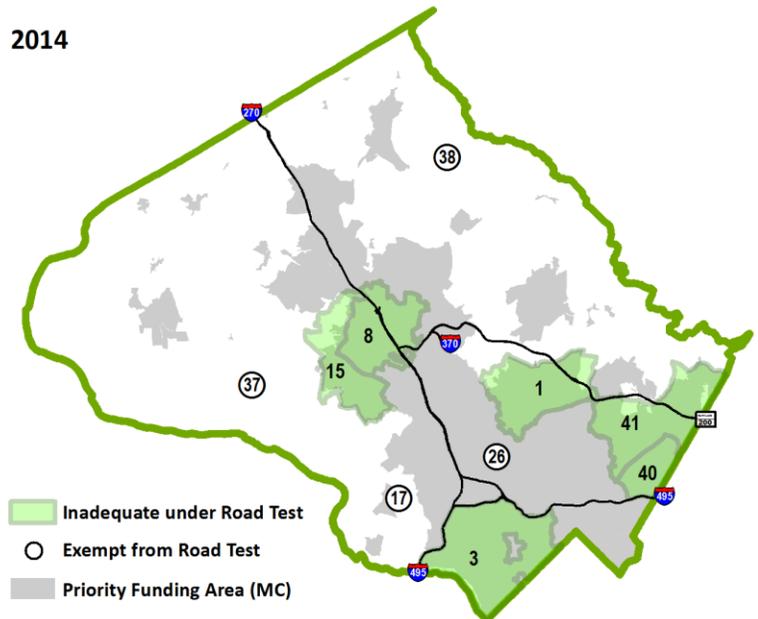
Policy Areas Inadequate Under Road Test

- 1 Aspen Hill
- 3 Bethesda/Chevy Chase
- 41 Fairland/Colesville
- 8 Gaithersburg City
- 15 North Potomac
- 40 White Oak

Policy Areas EXEMPT from Road Test

- 17 Potomac
- 38 Rural East*
- 37 Rural West*
- 26 White Flint*

* Exempt from both Road and Transit Tests

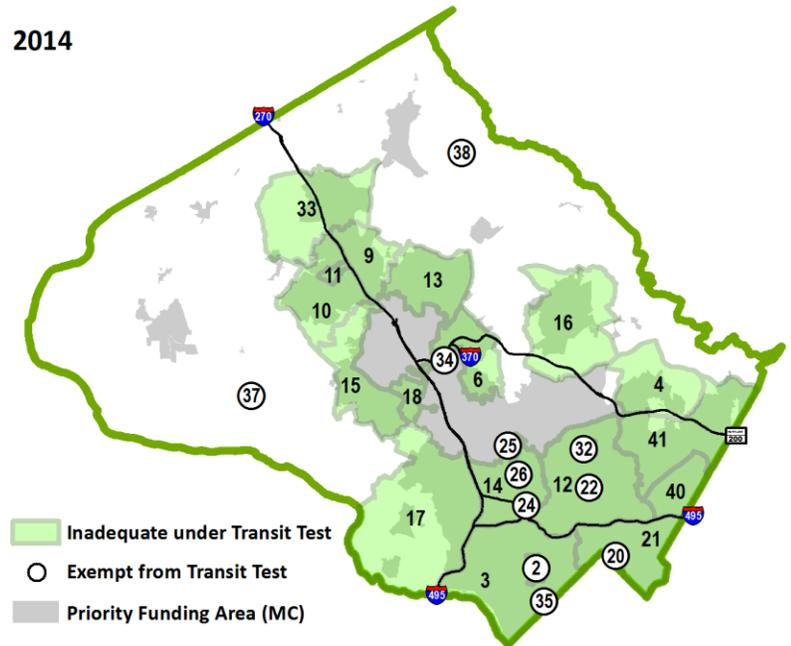


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The **TPAR transit analysis** considers three facets of existing local bus transit service: Service Coverage, Peak Headways, and Span of Service.

Policy Areas Inadequate Under Transit Test

- 3 Bethesda/Chevy Chase
- 33 Clarksburg
- 4 Cloverly
- 6 Derwood
- 9 Germantown East
- 11 Germantown Town Center
- 10 Germantown West
- 12 Kensington/Wheaton
- 13 Montgomery Village/Airpark
- 14 North Bethesda
- 15 North Potomac
- 16 Olney
- 17 Potomac
- 18 R&D Village
- 19 Rockville City
- 21 Silver Spring/Takoma Park
- 40 White Oak
- 41 Fairland



Policy Areas EXEMPT from Transit Test

- 2 Bethesda CBD
- 35 Friendship Heights
- 32 Glenmont
- 24 Grosvernor
- 38 Rural East*
- 37 Rural West*
- 34 Shady Grove
- 20 Silver Spring CBD
- 25 Twinbrook
- 22 Wheaton CBD
- 26 White Flint*

* Exempt from both Road and Transit Tests

Source: Biennial TPAR Monitoring Report, January 2015

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- (E)** Describe the nature of what is causing each restriction.

School capacity needs are evaluated annually by Montgomery County Public Schools using estimated enrollment and capacity data for elementary, middle and high school levels for each school cluster. Funds for capital improvements are limited, therefore each year the school system requests money for capital programming to meet as much of the capacity need as possible. Funds are not available to construct enough capacity in any one year. To help match the funding of capacity with the need, a School Facility Payment is collected from new development in any school cluster where utilization exceeds 105%.

Similarly, road and transit capacities are evaluated for county established policy areas. The test for these evaluations, the Transportation Policy Area Review test, was formulated as part of the Planning Department's quadrennial Subdivision Staging Policy. The last Subdivision Staging Policy was adopted in 2012.

- (F)** What is the proposed resolution of each restriction (if available)?

In all cases, the restrictions result in mitigation fees that are to be collected prior either to the issuance of any building permits or use-and-occupancy permits for projects approved in any affected area. In the case of road and transit facilities, the fees go to the County Department of Transportation to be used as a funding source for the County Capital Improvements Program (CIP) for road and transit improvements. Once funded, these improvements can be factored into the next biennial TPAR test as added capacity. With respect to schools, the School Facility Payment is placed in an account to be used to fund capital improvements in the applicable school cluster and, where possible, at the school level deemed inadequate.

- (G)** What is the estimated date for the resolution of each restriction (if available)?

The annual test of school adequacy is based on projected enrollment and projected capacity. Any school construction funds that are included in the six year CIP can be counted toward available capacity and can, therefore, result in a restriction being removed from a school cluster. Similarly, for transportation, mitigation fees are used to fund roadway or transit construction that will result in added capacity and can, therefore, result in a policy area being deemed adequate under a subsequent TPAR test.

- (H)** What is the resolution that lifted each restriction (if applicable)?

In the case of schools, additional funding of capacity or an estimated decrease in enrollment can result in the removal of a restriction. In the case of transportation, additional funding for construction of additional roadway or transit capacity, or a change in travel demand, can result in a restriction being removed.

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(I) When was each restriction lifted (if applicable)?

The adequacy of each school level, for each school cluster, is conducted annually. Any restriction imposed in one year could be removed the following year if the capacity issue has been addressed. The adequacy of the transportation network is conducted on a biennial schedule; thus any restriction imposed in one year could be removed following testing two years later.

(J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?

Y N

(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years, currently 2014 and 2012.)

