



Montgomery Planning

CONNECT. PLAN. THRIVE.

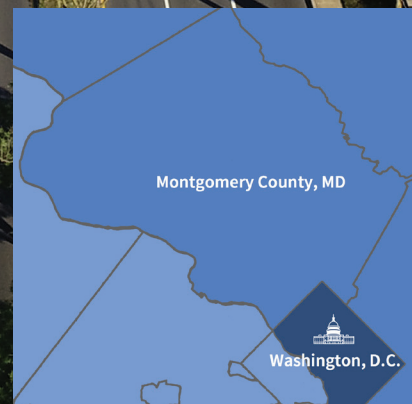
LET'S PLAN OUR FUTURE. TOGETHER.



Montgomery Planning collaborates with the people of Montgomery County to shape an equitable, thriving future for all.

Great planning starts in the community. That's why Montgomery Planning partners with residents, business owners, and more to ensure a bright future for our county. Together, we create thoughtful, innovative, and equitable plans that shape future developments in line with shared visions for individual communities and the county as a whole.

Montgomery Planning's work begins and ends in conversation and collaboration with you. First, we listen to the needs, wants, and realities of the people who make Montgomery County their home. Then, we apply our research, analysis, and expertise—under the framework of the county's regulations, priorities, and equity lens—to bring together community hopes, practical realities, and planning best practices. Our goal every step of the way is to help Montgomery County thrive into the future.



We plan for the future and preserve what's good about what's already here.

Montgomery Planning develops plans and sets policies so that everyone in Montgomery County can thrive in the future as our county grows. Our team of planning and research experts do this through:



Land use and transportation planning strategies that balance development needs with considerations of their impact on traffic, public infrastructure, and the natural environment.



Community and countywide plans to balance the county's present realities with each community's needs for the future.



Review of development applications to ensure proposed development follows approved plans, advances key priorities, and enhances communities.



Updates to land use and zoning regulations that ensure communities grow equitably as intended.



Cutting-edge research to study and analyze trends in population, housing, the economy, employment, real estate, and other factors that impact how we live.



Historic preservation to identify, designate, and protect historic sites in the county and preserve our rich heritage.



Types of plans

Montgomery Planning creates four types of plans with the community.

The General Plan provides policy that guides how Montgomery County will fundamentally develop and change over multiple decades, maintain its most important assets, and respond equitably to future opportunities and challenges.

Thrive Montgomery 2050 is the latest update to the county's General Plan. Learn more and get involved at thrivemontgomery.com.

Functional plans provide policy recommendations at the countywide level for housing, transportation, historic preservation, green infrastructure, and other systems.

Master plans define land use and community goals for a specific geographic area that sets a vision for the future with specific recommendations intended to help implement that vision.

Sector and minor master plans include even more detailed guidelines for a specific smaller geographic area within a master plan area.

PLANS IN PRACTICE

Montgomery Planning reviews development projects and advises developers to ensure their proposed projects each meet the requirements of a community master plan or the countywide functional plan that applies to the location. The Planning Board then reviews development proposals and makes the final approval decision; the Board can also direct developers to make changes to proposed projects.

To learn more about the development review process, go to montgomeryplanning.org/development.



How plans get approved

Sometimes, it takes years to create and approve plans—but there are many chances for community members to weigh in before any final decisions get made.

COMMUNITY COLLABORATION

1

Planners consult with and provide recommendations, analysis, and information to county residents, the Montgomery County Council, the County Executive, and other government agencies throughout the planning process.

DRAFT RECOMMENDATIONS PRESENTED

2

After initial community input, planners present a draft plan to the Montgomery County the Planning Board, which serves as land use advisors to the County Council.

PLANNING BOARD PUBLIC HEARING

3

Planners take comments from the Planning Board and present a revised draft at a public hearing.

TRANSMITTAL TO THE MONTGOMERY COUNTY COUNCIL AND COUNTY EXECUTIVE

4

Planners incorporate community comments into the plan and present a revised draft to the Planning Board. The board approves the new draft and sends it to the County Council and the County Executive for review.

COUNCIL PUBLIC HEARING AND REVIEW

5

The County Council approves master and functional plans and makes decisions about zoning on individual land parcels.

APPROVAL AND ADOPTION

6

After the County Council approves the plan, it moves to a vote by the full Maryland-National Capital Park and Planning Commission to approve and adopt the final plan.



Successful planning depends on you.

Community feedback is instrumental in building recommendations for the future with every plan we create. The strength of our work is guided by input from residents, workers, students, worshippers, and other stakeholders on how they live, work, and play within the community.

Your ideas and opinions matter, and you can see them play out in our plan drafts, recommendations, community meetings, and more. We encourage your participation and welcome your thoughts on how we can build plans together!

Help shape the future of your community at montgomeryplanning.org/connect

What happens after plan approval?

Once a plan is approved, Montgomery Planning continues to review proposals from developers and public agencies to ensure that they follow plan priorities, zoning regulations, and other policies. The Montgomery County government coordinates broader plan implementation through its agencies and partners, along with community members and developers. While Montgomery Planning doesn't build anything, other government agencies, including various county departments and the Maryland State Highway Administration, do—they provide the infrastructure to support approved new development.

PARTNERS IN PLANNING

- Montgomery County Department of Transportation improves existing roads and builds new ones, creates pedestrian and bike paths, and provides transit options.
- Montgomery County Department of Permitting Services conducts inspections and issues building permits to ensure safe and sound building practices.
- Montgomery County Department of Environmental Protection ensures that environmental protection plan recommendations and regulations are followed.





The Montgomery County Planning Board's role

The five-member Montgomery County Planning Board, part of The Maryland-National Capital Park and Planning Commission, works to maintain and improve the quality of life in our community. When it comes to issues like growth, transportation, environmental protection, agriculture, historical preservation and forest conservation, the Planning Board is largely responsible for setting land use guidance, as well as for protecting parkland resources throughout our 323,000-acre county.

The Planning Board welcome community participation as they:

- Consider large- and small-scale plans for new development
- Provide plans and guidelines for the pattern and pace of future development
- Develop and manage Montgomery County's nationally recognized 32,900-acre park system
- Recommend to the County Council which sites receive historic designations

DID YOU KNOW? MONTGOMERY PLANNING IS NOT PART OF MONTGOMERY COUNTY GOVERNMENT.



MONTGOMERY PLANNING BOARD (M-NCPPC)

Led by five-member appointed Planning Board

Decision-making authority over development proposals, street naming, and parks facilities

Land use advisors to Montgomery County Council on planning and zoning

Oversees Montgomery County Planning Department and Parks Department



MONTGOMERY COUNTY GOVERNMENT

Executive branch led by elected County Executive

Agencies under oversight include Department of General Services, Department of Recreation, Libraries, and County Department of Transportation



MONTGOMERY COUNTY PUBLIC SCHOOLS (MCPS)

Led by independent School Board and Superintendent

Authority over school and school-support facilities

Authority over school and mascot names



Connect with Montgomery Planning

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