

Montgomery County

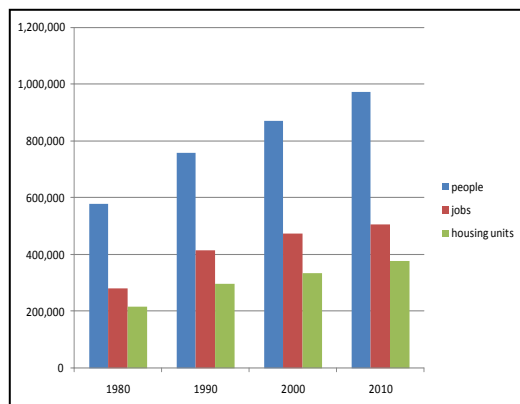
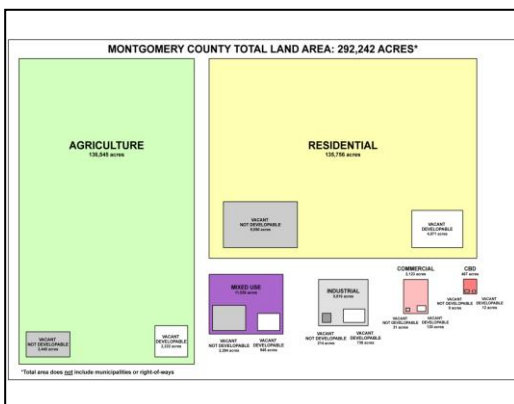
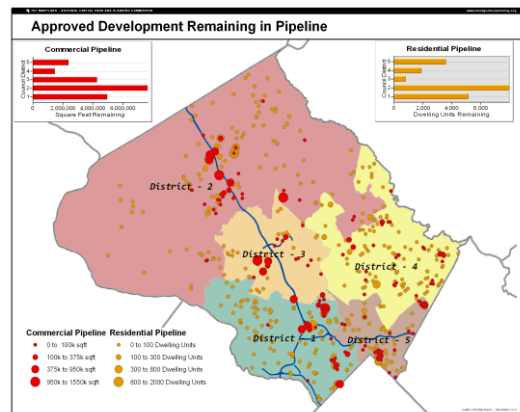
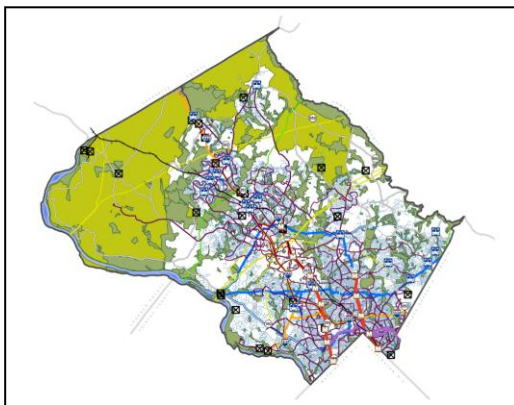
Land Use Change

January through December 2011

This report has been prepared in compliance with requirements of the Land Use Article

The State of Maryland Department of Planning Annual Land Use Report

- Annual Report on Growth Related Changes per SB 280/HB 295
- Annual Report on Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions per SB 276/HB 295)
- Report on APFO Restrictions per SB 273/HB 294 Local Government Planning



The Maryland - National Park and Planning Commission
Montgomery County Planning Department, May 2012

Report #1

Annual Report on Growth Related Changes Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

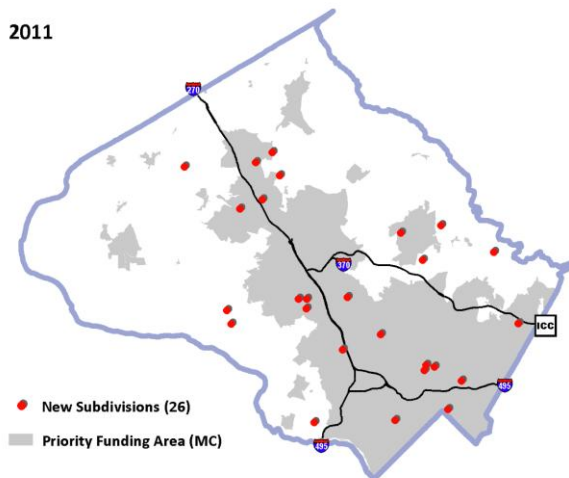
1. Development Patterns – List all changes in development patterns that have occurred over the past year:

a) New subdivision created:

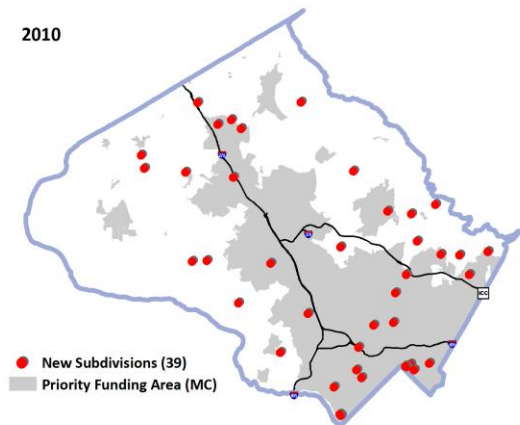
The “Preliminary Plan” development application type is the best proxy for “new” subdivisions. These plans can be amended after initial submission. We measure new subdivisions by the number of Preliminary Plans that are approved by the Planning Board during the calendar year that are not amendments to previously submitted plans. (Older amended plans are reflected in the previous reports)

Year	2009	2010	2011
Preliminary Plans (Excluding amendments)	38	39	26

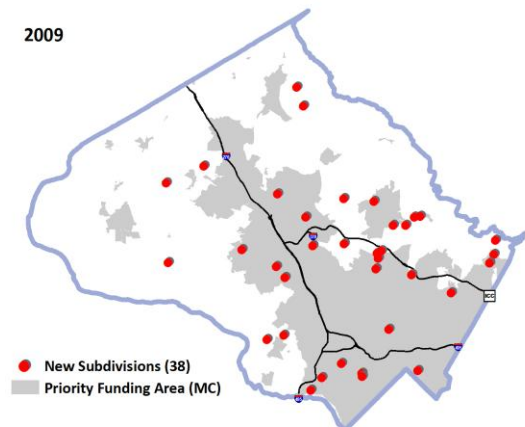
2011



2010



2009



Report #1

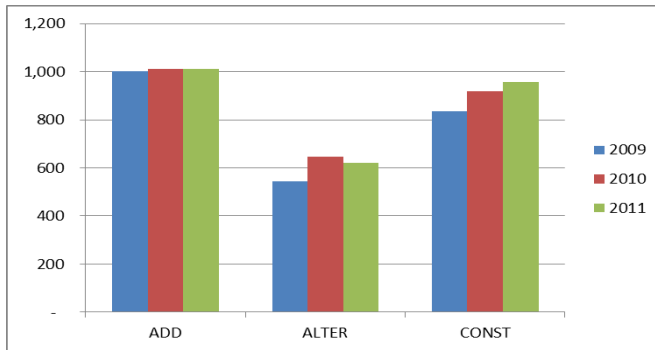
Annual Report on Growth Related Changes Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

b) New building permits issued:

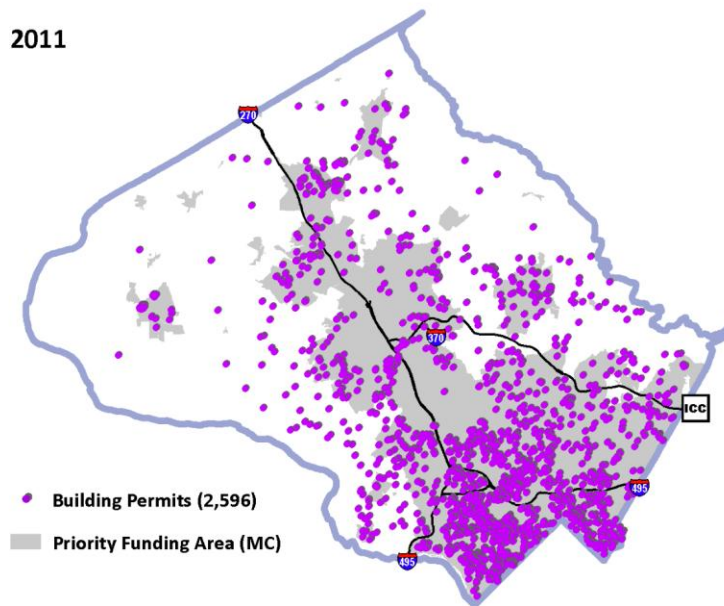
The County Department of Permit Services reports three primary categories of building permit activity- additions, alterations, and new construction. Year 2011 Building Permit activity has remained steady relative to the past two years.



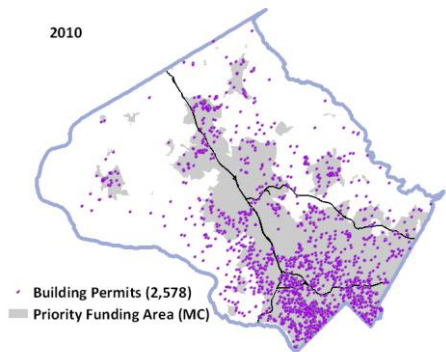
Building Permit Type	2009	2010	2011	Total
ADD	1,002	1,011	1,013	3,026
ALTER	545	647	624	1,813
CONST	835	920	959	2,711
Total	2,382	2,578	2,596	7,550

Source: MNCPPC (Planning Dept.) analysis of Montgomery County Department of Permit Services system data. March 2012.

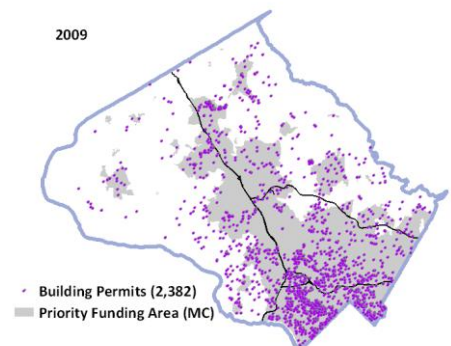
2011



2010



2009



Report #1

Annual Report on Growth Related Changes Per SB 280/HB 295, Effective June 1, 2009

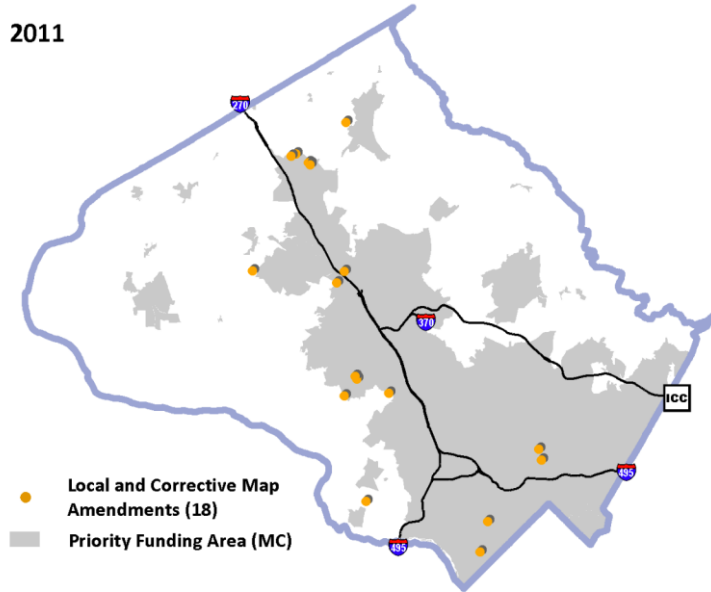
Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

c) Zoning map amendments (see maps):

Source: Zoning Case intake at Planning Intake Division – Hansen, March 2012.

2011



Local Map Amendment G-858-SC

Property ID: 13-01099357; 13-01099368; 13-01099370, 13-01099381, 13-01099392, 013-01099404, 13-01099415, 13-01099426, 13-01-099437

From: RT-12.5

To: R-60

Approved per CC Resolution: 17-246

Local Map Amendment G-868

Property ID: 06-400001, 06-402408, 06-402272

From: C-4 To: C-1

Approved per CC resolution: 17-23

Local Map Amendment G-876

Property ID: 07-00430190

From: R-60 To: TS-R

Approved per CC resolution: 17-22

Local Map Amendment G-907

Property ID: 07-00421993

From: I-1 To: RT-15

Approved per CC Resolution: 17-261

Note: The “ corrective map amendments “ reflect minor administrative corrections to errors found in County zoning maps.

Corrective Map Amendment G-893

Property ID: N323, N328, P226, P240, B-2, Lot 1; Parcel A, Lot 23, and Lot 28- 30, Block 1

From: 4.33 ac RC To: RE-2C

0.49 RE-2C To: RC

Approved per CC Resolution: 17-243

Corrective Map Amendment G-894

Property ID: P401

From: 0.58 ac RDT To: RMX-2

Approved per CC Resolution: 17-243

Corrective Map Amendment G-895

Property ID: Lots 1- 9, Block G; Lot 10, Block EYE and Parcel C EYE, lot 52, Block F; Clarksburg Village

From: R-200/TDR To: R-200

Approved per CC Resolution: 17-243

Corrective Map Amendment G-896

Property ID: Lots 17-23, Block A; Parcel E, Block A; Lots 22-25, Block C Parcels 070, 072, and 076, Block C; and Parcel A, Block E, Catawba Manor

From: 1.68 acres from the RMX-2 zone to the R-200 zone

2.63 acres from the R-200 zone to the RMX-2 zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-897

Lots 49, 50, 51 and 52, Block F, Clarksburg Village

From: 0.25 acres from the R-200 zone to the R-200/TDR zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-898

Lots 16 -17, 40, and Parcel C, Block G; Lot 32, Block L, Clarksburg Village

Corrections: 0.27 acres from the R-200/TDR zone to the R-200 zone

0.02 acres from the R-200 zone to the R-200/TDR

Approved per CC Resolution: 17-243

Corrective Map Amendment G-899

Part B, Block R “Kings Crossing”

Correction: 0.97 acres from the RDT zone to the Rural zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-900

Property ID: 09-00777100

Corrections: 1.38 acres from the R-90 zone to the R-200 zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-901

Property ID: 06-00392593; 06-02737845

Correction: 1.17 acres from the R-200 zone to the R-200/TDR zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-902

Property ID: 06-03408617; 06-00398965; 06-00402283

Correction: 2.89 acres from the I-2 zone to the RE-2 zone

0.71 acres from the RE-2 zone to the I-2 zone

0.07 acres from the RE-2 zone to the R-200/TDR

Approved per CC Resolution: 17-243

Corrective Map Amendment G-903

Property ID: 04-00088063; 04-00088165; 04-00088575

Correction: 3.11 acres from the RE-1 zone to the R-200 zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-904

Property ID: 10-03136805; 10-03136587

Corrections: 0.15 acres from the RE-2 zone to the RE-2C/TDR zone

0.15 acres from the RE-2C/TDR to the RE-2 zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-905

Property ID: 07-03666628

Correction: 0.1 acres from the R-60 zone to the TSR zone

Approved per CC Resolution: 17-243

Corrective Map Amendment G-906

Property ID: 09-00768801; 09-00836698

Correction: 2.24 acres from no zone to I-3

Approved per CC Resolution: 17-243

Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

d) Zoning text amendments and Subdivision Regulation Amendments that could result in changes in development patterns:

The following are ZTA's approved in 2011.

ZTA 11-08: Residential Zones – Accessory Commercial Kitchen

An amendment to the Montgomery County Zoning Ordinance to:

- Define a commercial kitchen; and
- Add accessory commercial kitchen as a permitted land use in certain residential zones under certain circumstances.

ZTA 11-07: Telecommunications Facilities- Antenna Height

An amendment to the Montgomery County Zoning Ordinance to: increase the allowable antenna height for telecommunications facilities; and generally amend the definition of telecommunications facility.

ZTA 11-06: Fenton Village Overlay Zone

An amendment to the Montgomery County Zoning Ordinance to: modify building heights in the Fenton Village Overlay zone and the adjacent CBD-0.5 zone; and generally amend the provision for building heights in the Fenton Village Overlay zone.

ZTA 11-05: US29/Cherry Hill Road -Employment Area Overlay Zone

An amendment to the Montgomery County Zoning Ordinance to: delete certain automobile related uses from the list of prohibited land uses in the US29/Cherry Hill Road Employment Area Overlay zone; and require existing automobile repair, service, and sales and related offices, storage, and parking uses to satisfy the requirements of the underlying zone.

ZTA 11-04: Central Business District (CBD) Zones – Public Facilities

An amendment to the Montgomery County Zoning Ordinance to: amend the definitions of "Public facilities and amenities" and "Public use space"; amend the development standards for an optional method project to allow the provision of a building or land for a publicly owned and operated government facility to meet the public facility and amenity requirements; amend the development standards for an optional method project to allow the publicly owned and operated government facility to satisfy the public use space requirement for the optional method project and exclude the floor area in the calculation of gross floor area; and generally amend the development standards for optional method projects in the CBD zones.

ZTA 11-03 Special Exception Standards -Professional Offices

An amendment to the Montgomery County Zoning Ordinance to: amend the standards for allowing professional non-residential offices near public safety facilities; and generally amend the provisions for professional non-residential offices allowed as a special exception.

ZTA 11-02: Non-conforming Uses -Historic Resources

An amendment to the Montgomery County Zoning Ordinance to: allow the reinstitution of non-conforming uses on historic resource sites; and generally amend the provisions for non-conforming uses.

ZTA 11-01: Commercial/Residential Zones – Neighborhood and Town Zones

An amendment to the Montgomery County Zoning Ordinance to: establish the Commercial/Residential Neighborhood (CRN) and Commercial/Residential Town (CRT) zones; and generally amend the Commercial/Residential zones.

SRA-11-02: Minor Subdivisions

An amendment to the Subdivision Regulations to: (1) authorize the approval and recordation of a plat for certain properties classified in a one family residential zone under the minor subdivision procedure under certain circumstances; and (2) generally amend the provisions for the application of the minor subdivision process.

SRA 11-01: Adequate Public Facilities- Preliminary Subdivision Plan Validity Period

An amendment to (1)extend the validity period for a determination of adequate public facilities for certain developments;(2)extend the validity period for certain preliminary subdivision plans; and(3) otherwise revise the validity period for certain developments.

Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

e) New comprehensive plan or plan element adopted:

Adopted 2011

Wheaton (1)

Plans in Progress 2011:

Burtonsville Crossroads (4)

Chevy Chase Lake (7)

Glenmont Sector Plan (5)

Kensington Sector Plan (2)

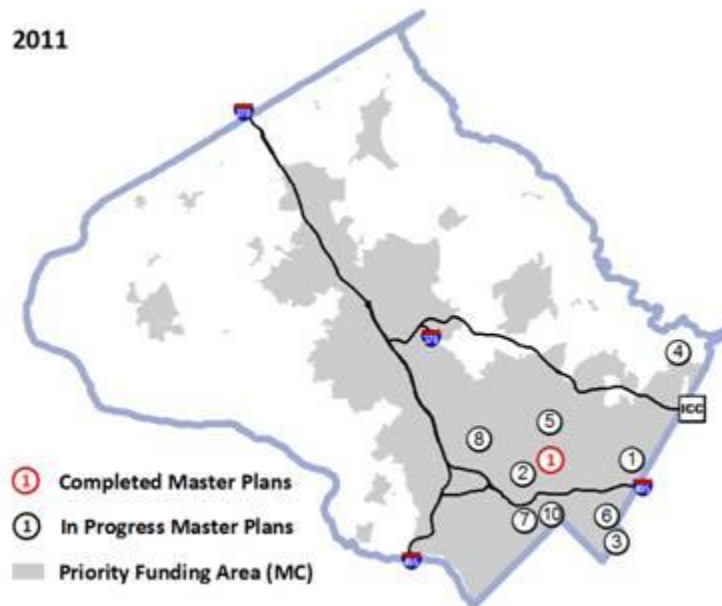
Long Branch Sector Plan (6)

Lyttonsville Rosemary Hills Sector Plan (10)

Takoma Langley (3)

White Flint Sector Plan Phase 2 (8)

White Oak Science Gateway (formerly East County Science Center) (1)



Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

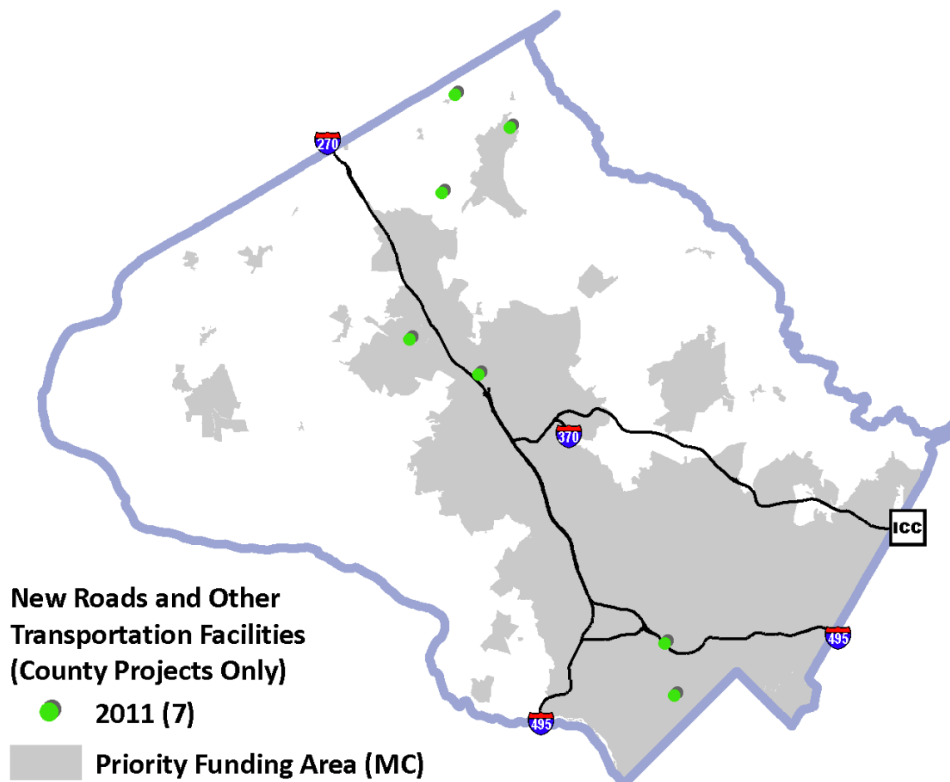
Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

f) New roads or substantial changes in roads or other transportation facilities:

Source: County Department of Transportation, Division of Transportation Engineering
Completed Project List for FY11

Stringtown Road Extension	January 2011
Town of CC Storm Drain Improvements	February 2011
Clarksburg Road Bridge Over Bennett Creek	June 2011
Father Hurley Blvd Extension	August 2011
Cedar Lane	September 2011
Watkins Mill Road Extension	October 2011
Woodfield Road Extension	November 2011



Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

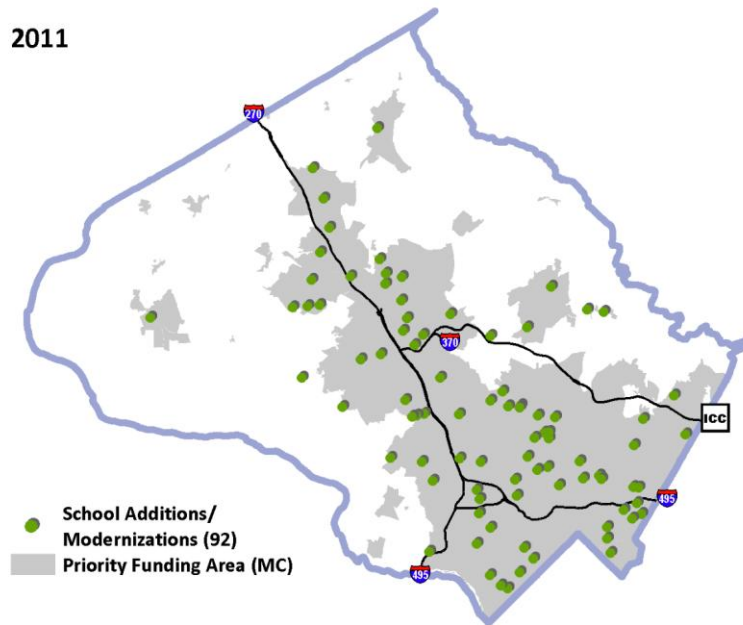
g. New schools or additions to schools

2011 - No new Schools, 92 additions/modernizations

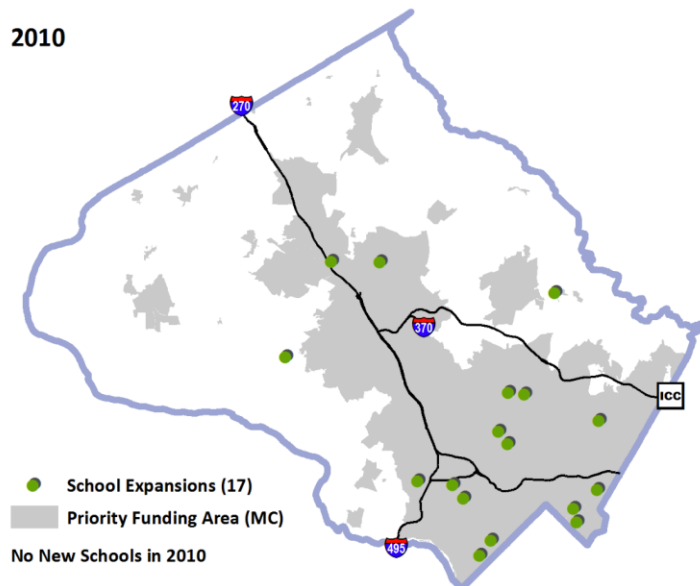
2010 - No new Schools, 17 additions/modernizations

Source: Montgomery County Public Schools FY 12 Educational Facilities Master Plan, Chapter 5.

2011



2010



Report #1

Annual Report on Growth Related Changes Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

1. Development Patterns – List all changes in development patterns that have occurred over the past year:

2011 Other changes in development patterns:

2000 to 2010 Land Use Comparison:

Between 2000 and 2010, County land use change has been characterized by the conversion of large consolidated tracts of vacant land into residential and commercial development. This development has resulted in a 15.3% decrease in the agricultural land located outside of the County's Agriculture Reserve and a 25% decrease in the County's remaining vacant land. These changes in agriculture land have been restricted to locations outside of the Agricultural Reserve and are consistent with the zoning and the County's developmental approval process.

Montgomery County Land Use	2000 (Acres)	2010 (Acres)**	% Change
Office/R&D	3,010	3,464	18.7%
Retail	2,691	2,931	10.9%
Industrial/Warehouse	2,225	2,019	-10.9%
Government/Institutional	9,152	10,422	17.1%
Multi-Family	4,231	4,762	15.5%
Single Family	75,454	84,297	14.4%
Agriculture	106,744	104,004	-2.6%
Open Space/Vacant	29,590	22,202	-28.5%
Parks	52,789	52,898	0.2%
ROW	24,354	25,015	3.3%
Other	8,156	6,454	-24.0%
TOTAL *	318,396	318,468	

Source: MNCPPC analysis of 2011 State Tax Assessor records. Comparison of 1998 and 2010 State Tax Assessor records. Year 2000 land use estimates are interpolated from 1998.

* Marginal differences exists between 2000 and 2010 total land area due to changes in administrative records.

** 2011 Land Use data will not be available until August 2012.

Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period
between January 2011 and December 2011, submitted July 1, 2012.

3. Consistency - Determine and state whether all of the changes in development patterns listed above are or are not consistent with:

- (a) Each other;**
- (b) The recommendations of the last annual report;**
- (c) The adopted plans of the local jurisdiction;**
- (d) The adopted plans of all adjoining local jurisdictions;**

The changes in the development patterns listed in this report are consistent with each other, 2010 development changes, adopted plans of the local jurisdictions and the adopted plans of all adjoining jurisdictions (data for 2010 and for 2009 are provided for each section of the 2011 report.)

Each legislative change referenced in items 1c, 1d and 1e found in this report is in accordance with Montgomery County Planning Department procedural standards for reviewing Master Plans, ZTAs, and other land use policies for conformity to General Plan. One of the most important ways the Montgomery County Planning Board implements the vision of the County's General Plan and master plans is through its review and approval of proposed development. The Montgomery Planning Department coordinates review of proposed development projects. Planners review development applications for consistency with the adopted master plan, impact on the environment, for the quality of design and compatibility with its neighbors, and for the availability of public facilities (water and sewer, transportation, schools). The Department recommends that proposed projects reserve or dedicate land for roads, schools, parks, or recreation facilities in accordance with the relevant master plan. Notification of receipt and scheduling of development applications are sent to the communities and adjacent and adjoining property owners. Department staff work with developers and neighbors and relevant state and county agencies to address issues of concern before scheduling applications for Planning Board review and action.

Some jurisdictions within Montgomery County—such as the cities of Rockville and Gaithersburg and some smaller taxing districts such as Poolesville—have independent planning and zoning authority within their boundaries. However, in its broader role, the Planning Department provides recommendations, information, analysis and services to the Montgomery County Planning Board, the County Council, the County Executive, other government agencies and the general public. Further, the Planning Department regularly coordinates or participates in planning processes that consider the inter-jurisdictional impacts of development projects. These collaborative efforts include, but are not limited to:

- i) As part of the Maryland National Capital Parks and Planning Commission (MNCPPC), Montgomery County planning initiatives are coordinated with Prince George's County

via regular meetings of the MNCPPC Planning Commission. The Commission consists of ten members, five from Montgomery County and five from Prince George's County. The Commission coordinates and acts on matters of interest to both counties, and meets once a month. The members of the Commission from each county serve as separate Planning Boards to facilitate, review and administer the matters affecting their respective counties.

Montgomery and Prince George's County are the second and third largest counties in the State. Commission efforts constitute local County level planning efforts for roughly 32% of Maryland's population.

ii) Montgomery County actively participates in joint planning analysis efforts with the Washington Councils of Governments (MWCOG). A primary effort with MWCOG is the development of the region's demographic forecast of housing, jobs, and population. The process offers a forum for member jurisdictions to anticipate collective impacts of local land use change on the metro region's economy and population. This forecasting effort also serves as a primary input into the regional transportation modeling process. In 2009 and 2010, the Montgomery County Planning Department participated in MWCOG's Region Forward, a regional campaign to encourage area leaders and residents to work together to create a more accessible, sustainable, prosperous, and livable region.

(e) The adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan.

The Department coordinates review of the County CIP, the MCPS CIP and the SHA STP as well as all projects for new or expanded public facilities through the mandatory referral process.

Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

4. Process Improvements - What are your jurisdiction's plans for improving the local planning and development processes?

Zoning Code Rewrite:

The purpose of the Zoning Code Rewrite is to develop a more relevant zoning code that addresses the County's current and future needs. A major motivation for the Rewrite Project is that the current zoning code has not been comprehensively rewritten since 1977. The current 1,152-page code is viewed as antiquated and hard to use; the number of zones has nearly tripled from 41 in 1977 to the current 120 and the code specifies over 400 land uses.

The Montgomery County Planning Department is working in coordination with Code Studio, a team of nationally recognized consultants, a citizen panel and other County agencies to improve the zoning code. The rewrite project began in 2008 and is expected to be completed in draft form by the end of 2012. The new Zoning Code will apply to the entire county, with the exception of municipalities that have local zoning authority.

With only about four percent of land in Montgomery County available for development, the new zoning code can play a crucial role in guiding redevelopment.. An updated zoning code is important for achieving the kind of growth Montgomery County policymakers and residents want. It also is an opportunity to incorporate a commitment to sustainability.

ProjectDox Integration:

In 2009, the Department began a project support the agency's transition to web-based submittal and review of development applications. The goal is to provide multiple users (i.e., private sector developers and public sector reviewers) the ability to securely and simultaneously access the digital plan documents that support reviews. Developers will be able to submit development materials online. As each reviewing agency submits comments to the relevant electronic document, those comments will immediately become visible to all parties. Cost savings result from the fact that any change to a document or image is automatically identified. This new approach will greatly simplify the review process and enhance the accuracy of reviews.

The two components of this project consist of an internal "back end" database that stores and manages applicant information (the "Info/Hansen" database) and a "front end" web-based interface that allows the development community to electronic submit the design documents (the "ProjectDox " electronic plan software solution). The goal is to go live with this integrated solution for major application types by the end of 2012.

Web Application and "Public Centric" GIS:

In 2011, the Department continued to focus on creating web- based interactive maps that provide the public with access to planning analysis and a wide variety of other planning resources. Web - based tools allow the public to track new development, identify the status of development applications, gain access to census demographics, gain access to master plan boundary and zoning information, to track the location of forest conservations easements, and to gain access to other planning analysis fueled by geographic information systems (GIS). To survey a subset of these interactive tools, view: www.montgomeryplanning.org/gis/interactive/index.shtm.

Report #1

Annual Report on Growth Related Changes

Per SB 280/HB 295, Effective June 1, 2009

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

5. Ordinances and/or Regulations - List zoning ordinances or regulations that have been adopted or changed to implement the planning visions in Section 1.01 of Article 66B.

Each Montgomery County 2009-2010 process improvement and comprehensive plan amendment promotes the elements of the Land Use Article's planning visions. The following matrix associates each Planning Vision element with a County initiative.

Article 66B Land Use	Subdivision		Proposed Zoning Re-write
	Staging Policy	CR Zone	
1 Quality of Life	x	x	
2 Public Participation			x
3 Growth Areas	x	x	
4 Community Design	x	x	x
5 Infrastructure	x	x	
6 Transportation	x		
7 Housing	x	x	
Economic			
8 Development	x	x	
9 Environment Protection Resource			x
10 Conservation		x	
11 Stewardship	x		x
12 Implementation	x	x	

Report #2

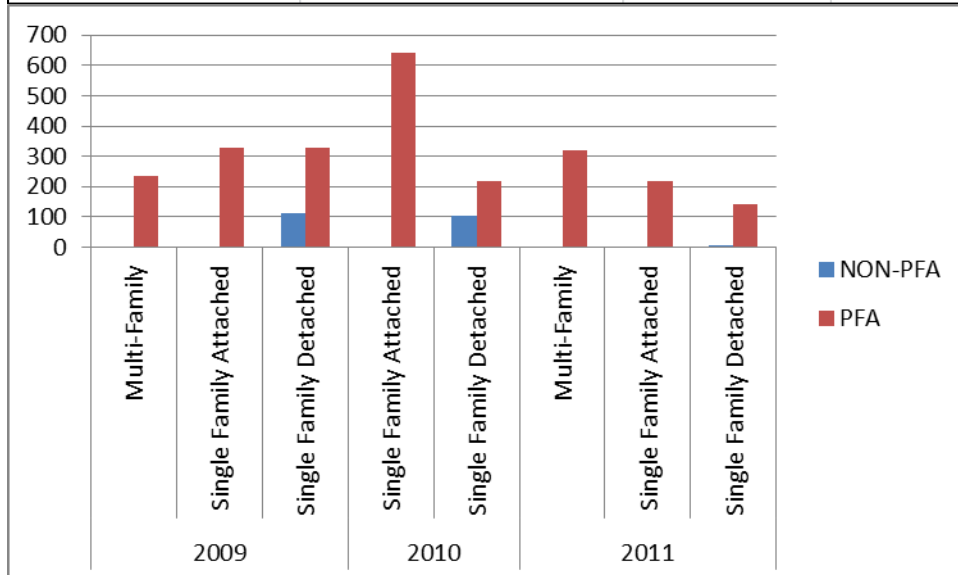
Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

1. Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA)

Residential Dwelling Units built 2009 to 2011

NEW DWELLINGS		LANDUSE CATEGORY	NON-PFA	PFA	TOTAL
2009	Multi-Family		234	234	
	Single Family Attached	2	329	331	
	Single Family Detached	113	330	443	
2009 Total		115	893	1,008	
2010	Single Family Attached	4	640	644	
	Single Family Detached	103	216	319	
2010 Total		107	856	963	
2011	Multi-Family		319	319	
	Single Family Attached		217	217	
	Single Family Detached	7	140	147	
2011 Total		7	676	683	
TOTAL		229	2,425	2,654	



Report #2

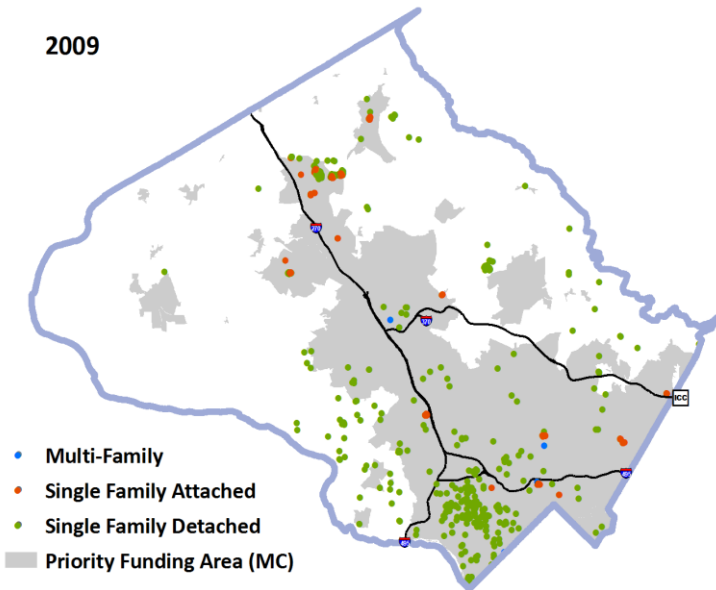
Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

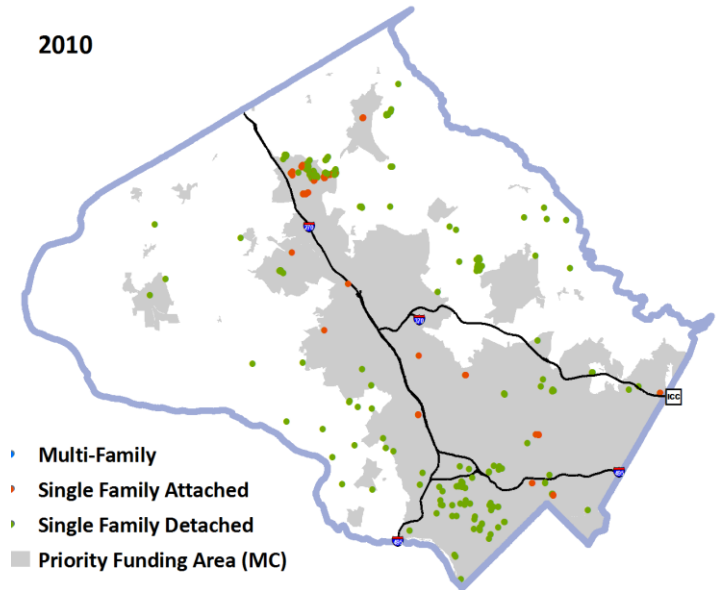
1. Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA) Continued

Residential Dwelling Units built 2009 to 2011

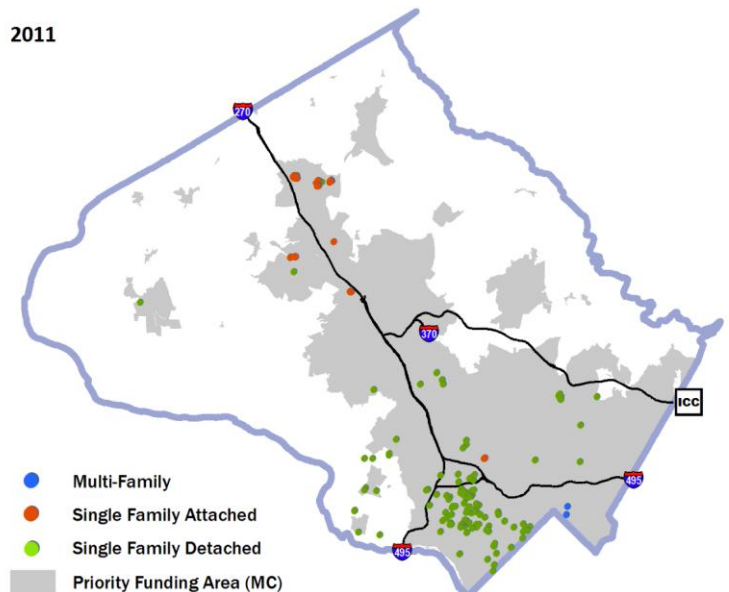
2009



2010



2011



Report #2

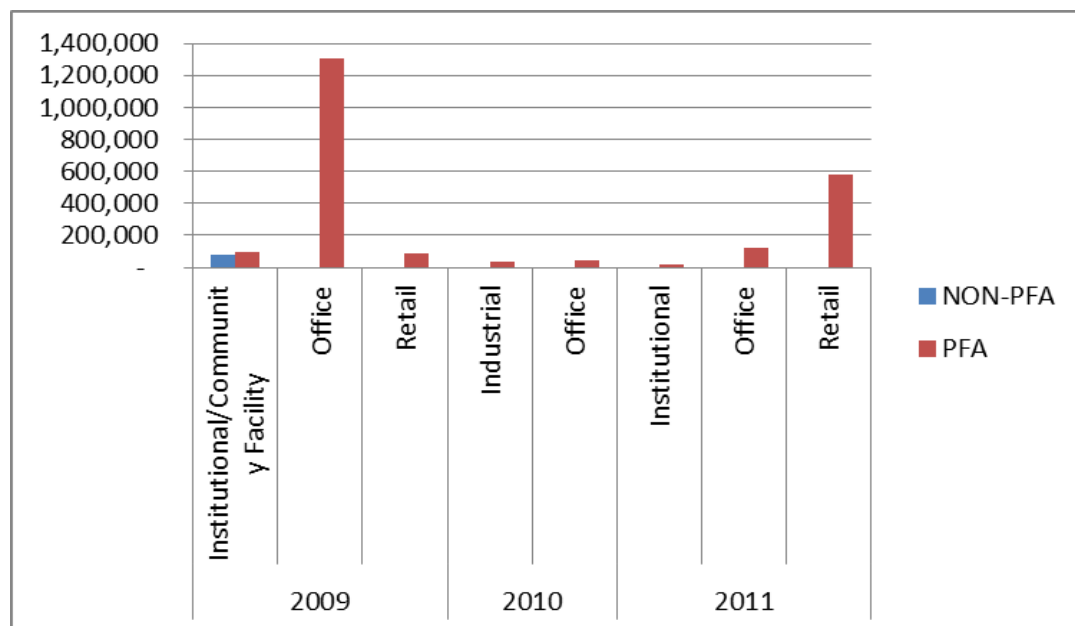
Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

1. Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA) continued

Non-Residential Gross Floor Area built 2009 to 2011

NON-RESIDENTIAL GROSS FLOOR AREA (SQFT)	LANDUSE CATEGORY	NON-PFA	PFA	TOTAL
2009	Institutional/Community Facility	78,271	94,442	172,713
	Office		1,308,325	1,308,325
	Retail		83,456	83,456
2009 Total		78,271	1,486,223	1,564,494
2010	Industrial		32,616	32,616
	Office		42,385	42,385
2010 Total			75,001	75,001
2011	Institutional/Community Facility		21,487	21,487
	Office		120,071	120,071
	Retail		582,522	582,522
2011 Total			724,080	724,080
TOTAL		78,271	2,285,304	2,363,575



Report #2

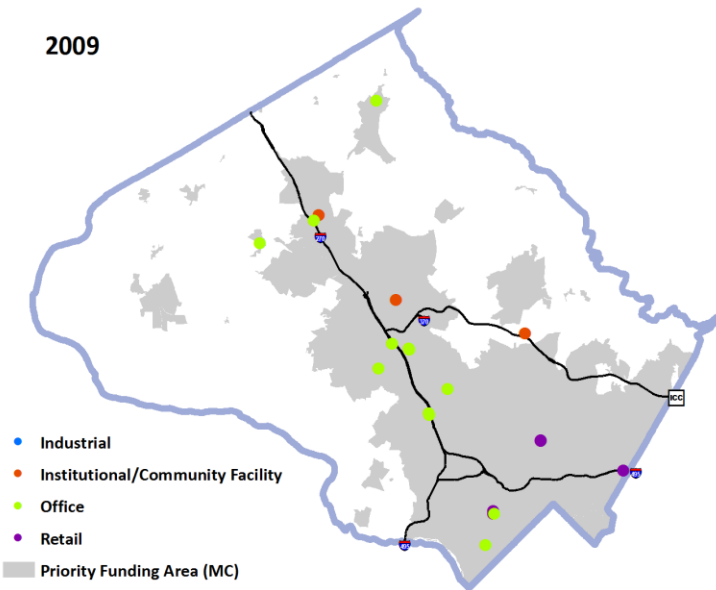
Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

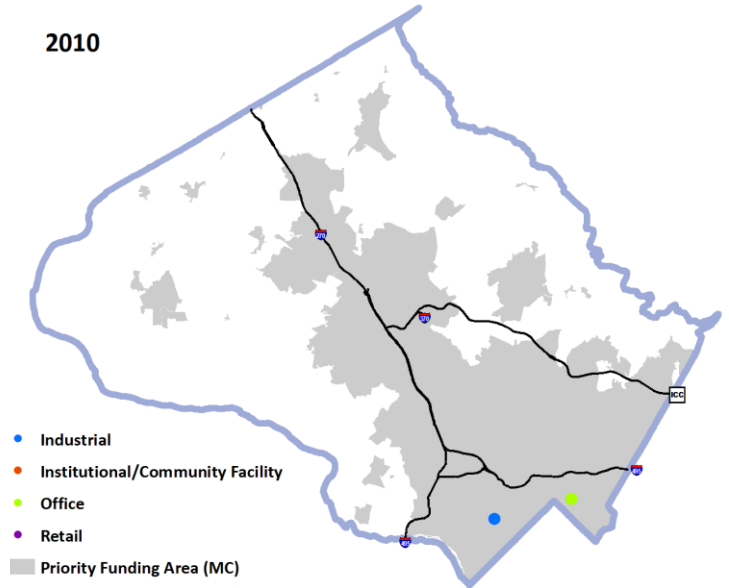
1. Amount and share of growth that is being located inside and outside the Priority Funding Area (PFA) continued

Non-Residential Gross Floor Area built 2009 to 2011

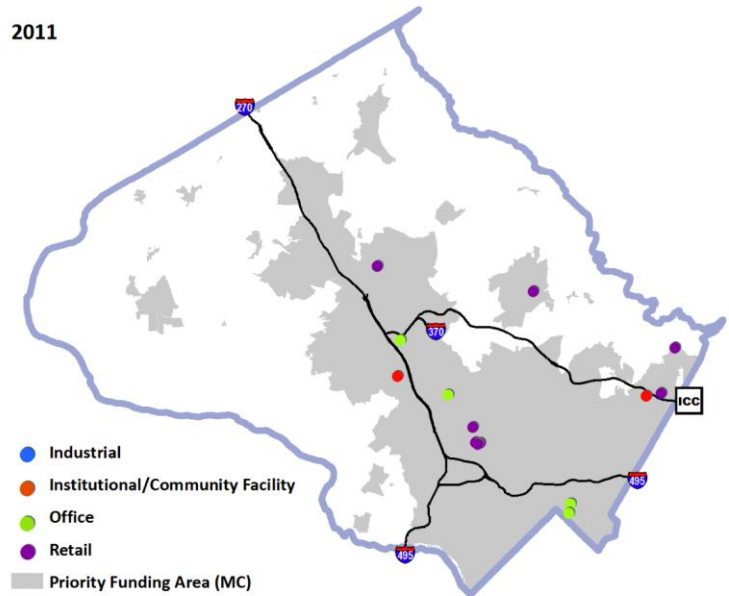
2009



2010



2011



Report #2

Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

2. Net Density of Growth that is being located inside and outside the PFA:

Average Residential Lot Sizes*			
	2009	2010	2011
PFA	0.21	0.59	0.29
Not PFA	1.34	1.14	0.99

*For each year, the total residential lot sizes divided by the number of residential lots.
(The metric is acres per lot)

Average New Non-Residential FAR**			
	2009	2010	2011
PFA	0.43	0.85	0.61
Not PFA	0.03	N/A	N/A

**For each year, the total gross floor area for non-residential lots divided by lot sizes in square feet. There were no new non-residential lots developed outside of the PFA in 2010 or 2011.

3. Creation of new lots and the issuance of residential and commercial building permits inside and outside of the PFA.

New Lots and Permits***			
	2009	2010	2011
PFA	2,074	2,304	2,397
Not PFA	308	274	199

***Building permits issued include residential and non-residential additions, alterations and construction type permits. Source: Department of Permitting Services, March 2012.

4. Development capacity analysis updated once every three years, or when there is significant zoning or land use change.

Nothing to report for 2011.

Report #2

Annual Report on Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

Prepared by the Montgomery County Planning Department for the period between January 2011 and December 2011, submitted July 1, 2012.

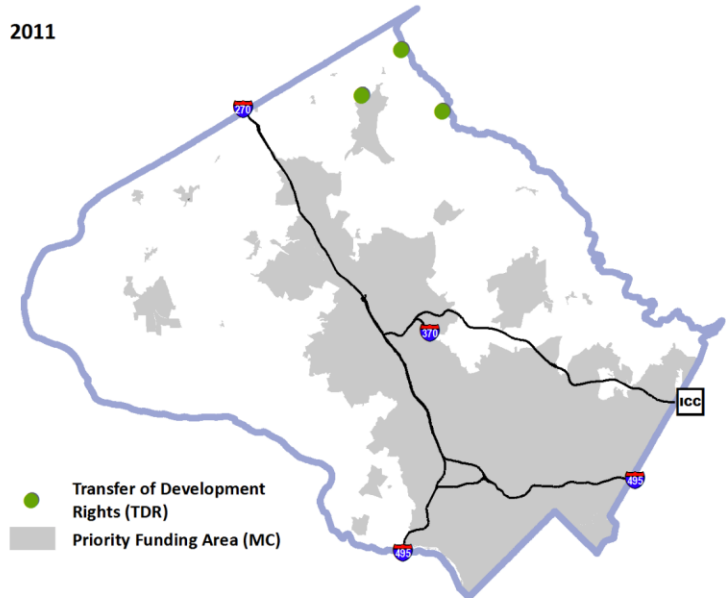
5. Number of acres preserved using local agricultural land preservation funding:

Three new TDR sending properties were recorded in 2011.

TAX ID	TDR	LOT SIZE
00927863	14	98.4 acres
03507941	4	27.3 acres
00925192	4	53.6 acres

Source: MNCPPC "Serial Numbers for TDR Easements", April 2012

2011



In 1980, Montgomery County took a significant step towards the preservation of agricultural land and open space by creating the Agricultural Reserve. The Rural Density Transfer (RDT) zone is the predominant zoning designation within the Agriculture Reserve; the RDT zone has a base density of one unit per 25 acres. At the same time that the RDT zone was

established, the Transfer Development Rights (TDRs) program was created. The TDR program granted property owners one development right for each five acres of land owned within the reserve. TDRs can be sold to landowners or developers who can use these rights to develop at a higher density in those areas zoned for receiving the higher densities elsewhere in the county. Many of the master plans include TDR zoning for the properties best suited for higher residential densities. Over 64,000 acres of land are held by TDR program participants. This means that over 64,000 acres are permanently preserved at one unit per 25 acres. The most recent TDR tacking report captures detailed information for the history of the program through 2007. Since 2007, the number of TDR's transfers has been minimal.

Report #3
Report on APFO Restrictions
Per SB 273/HB 294 - Local Government Planning
Montgomery County, Maryland
Prepared by the Montgomery County Planning Department for the period of
January 2011 through December 2011. Submitted on July 1, 2012.

Local jurisdiction reports on Priority Funding Areas (PFAs) and Adequate Public Facilities Ordinances (APFOs) must include information about the location of the APFO restriction; infrastructure affected by the restriction; the proposed resolution of the restriction, if available; estimated date for resolving the restriction, if available; date a restriction was lifted, as applicable; and terms of the resolution that removed the restriction.

1. Nature and Location of Restriction within PFA:

Montgomery County's 2009-2011 "Growth Policy" guides the timing of development and the provision of adequate public services. This policy implements the Adequate Public Facilities Ordinance, which directs development to areas where public services are in place. The Growth Policy presents guidelines that govern where new development takes place, matching growth to the availability of public services like transportation and schools. The Growth Policy emphasized two types of APFO restriction for new development, restrictions based on school capacity and restrictions based on transportation capacity.

The 2009-2011 Growth Policy was renamed the "Subdivision Staging Policy" and shifted from a two year to a four year cycle. The policy was expanded to look beyond its traditional emphasis on congestion relief and school capacity. Instead, it focuses on ways to enhance quality of place in communities by encouraging the concentration of mixed-uses near transit.

Report #3

Report on APFO Restrictions Per SB 273/HB 294 - Local Government Planning Montgomery County, Maryland

Prepared by the Montgomery County Planning Department for the period of January 2011 through December 2011. Submitted on July 1, 2012.

2. Infrastructure Affected:

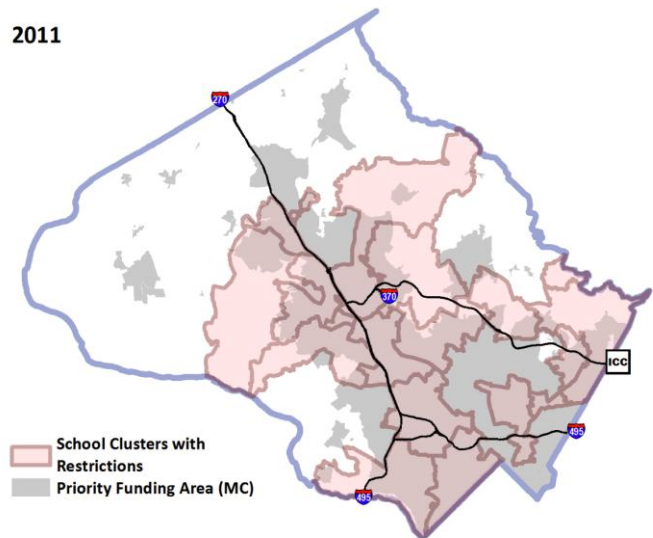
School adequacy is determined for each school level (e.g., elementary, middle and high school). At any level, if projected school enrollment exceeds 105% of projected school capacity then residential development within the affected school cluster will be required to make a School Facility Payment (SFP). 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 in moratorium for residential development approvals.

Schools: Residential development projects in the following PFA restricted school districts require fees for the purpose of expanding school capacity under the FY2010 Schools Test.

2011:

Bethesda Chevy-Chase (ES, MS, HS)
Blake (ES)
Gaithersburg (ES)
Magruder (ES)
Northwest (ES, HS)
Northwood (ES, HS)
Paint Branch (ES)
Quince Orchard (ES, HS)
Richard Montgomery (ES, MS)
Rockville (ES, MS)
Seneca Valley (ES, HS)
Walter Johnson (ES, MS)
Whitman (ES, MS)
Wootton (HS)

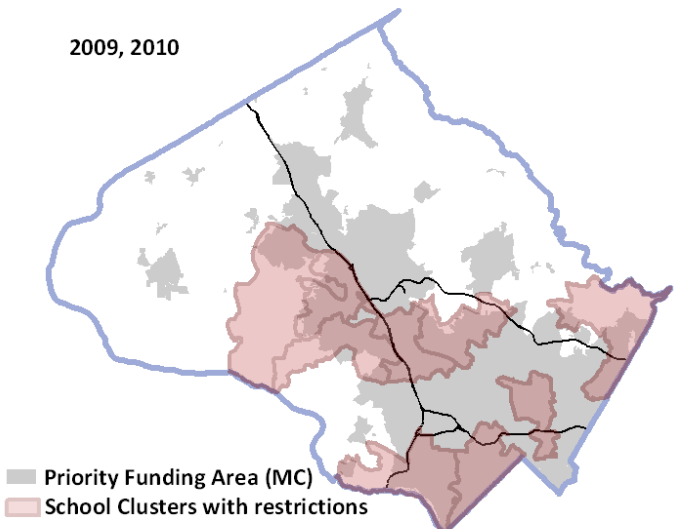
2011



2009/2010:

Bethesda Chevy-Chase (ES, MS)
Richard Montgomery (ES, MS)
Northwest (ES, MS)
Northwood (ES)
Paint Branch (ES)
Quince Orchard (ES)
Rockville (ES)
Whitman (MS)
Wootton (HS)

2009, 2010



Report #3

Report on APFO Restrictions Per SB 273/HB 294 - Local Government Planning

Montgomery County, Maryland

Prepared by the Montgomery County Planning Department for the period of January 2011 through December 2011. Submitted on July 1, 2012.

2- Infrastructure Affected: (continued)

Transportation:

The transportation element of the APF has two components. The first, Local Area Transportation Review (LATR), measures development impacts on local roads near the development site. The second, Policy Area Mobility Review (PAMR) addresses impacts on a wider geographic scale.

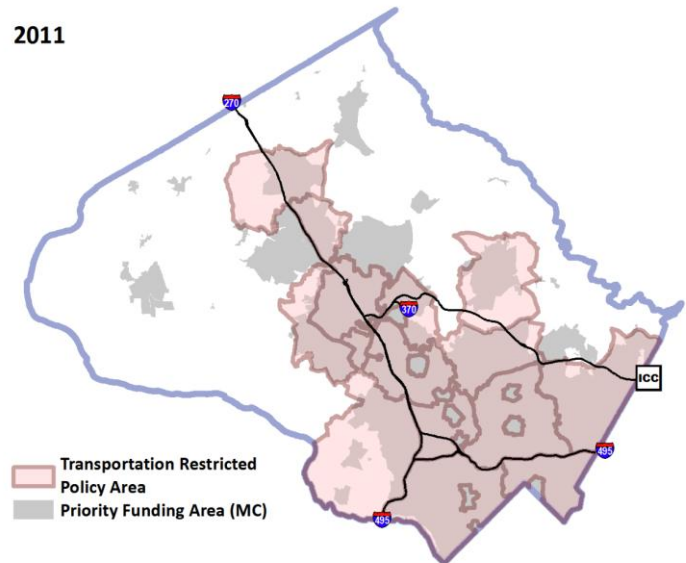
LATR/PAMR guidelines help ensure that development in Montgomery County is accompanied by appropriate, sufficient transportation facilities. The Planning Board and planning staff use these to estimate the impacts of development on the transportation network and determine effective ways to mitigate that impact.

New development in the following restricted policy areas requires additional transportation mitigation measures provided by the developer. These policy areas coincide closely with our PFAs.

2011

Aspen Hill	15%
Bethesda/Chevy Chase	25%
Clarksburg	10%
Cloverly	0%
Damascus	0%
Derwood/Shady Grove	5%
Fairland/White Oak	45%
Gaithersburg City	50%
Germantown East	50%
Germantown West	0%
Kensington/Wheaton	10%
Montgomery Village/Airpark	0%
North Bethesda	25%
North Potomac	5%
Olney	5%
Potomac	45%
R & D Village	30%
Rockville	15%
Silver Spring/Takoma Park	5%

2011



Report #3

Report on APFO Restrictions Per SB 273/HB 294 - Local Government Planning

Montgomery County, Maryland

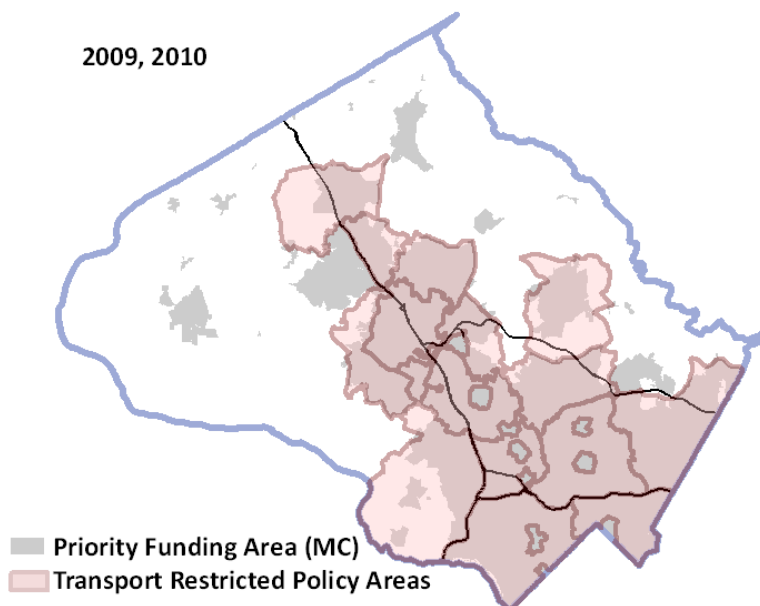
Prepared by the Montgomery County Planning Department for the period of January 2011 through December 2011. Submitted on July 1, 2012.

2- Infrastructure Affected: (continued)

2009/2010

Aspen Hill	20%
Bethesda-Chevy Chase	30%
Clarksburg	10%
Derwood	20%
Fairland/White Oak	50%
Gaithersburg City	50%
Germantown East	50%
Kensington/Wheaton	10%
Montgomery Village/Airpark	5%
Olney	10%
Potomac	40%
Rockville City	25%
R&D Village	40%
Silver Spring/Takoma Park	10%
North Bethesda	35%
North Potomac	50%

2009, 2010



Report #3

Report on APFO Restrictions

Per SB 273/HB 294 - Local Government Planning

Montgomery County, Maryland

Prepared by the Montgomery County Planning Department for the period of January 2011 through December 2011. Submitted on July 1, 2012.

Local jurisdiction reports on Priority Funding Areas (PFAs) and Adequate Public Facilities Ordinances (APFOs) must include information about the location of the APFO restriction; infrastructure affected by the restriction; the proposed resolution of the restriction, if available; estimated date for resolving the restriction, if available; date a restriction was lifted, as applicable; and terms of the resolution that removed the restriction.

1. Nature and Location of Restriction within PFA:

2. Infrastructure Affected:

3. Proposed Resolution of Restriction:

4. Estimated Date for resolving Restriction:

5. Date Restriction was lifted:

None of these restrictions were lifted in 2009 or 2010. In 2011, restrictions were added to the Clarksburg Policy Area, while restrictions were removed from the Montgomery Village/Airpark Policy Area. Restrictions for the other 17 policy areas were adjusted, but still remain.

6. Terms by which Restriction was Removed:

7. Additional Comments:

The above section identifies the School Districts and Policy Areas that

a) Intersect Priority Funding Areas and,

b) Are affected by development mitigation requirements under the 2009-2011 Subdivision Staging Policy.

Analysis that identifies the geographic areas requiring mitigation (i.e. the Adequate Public Facilities tests or “APF test”) is performed annually. The standards for APF tests are governed by the County’s Subdivision Staging Policy. The Department’s recommendations for updating the Subdivision Staging Policy are presented to the Planning Board and County Council on a four year cycle.