



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



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Completed: 5-6-2019

Staff Recommendation:

Approve the attached 2018 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 eight 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

2018

LOCAL JURISDICTION ANNUAL REPORT FOR MONTGOMERY COUNTY TO THE MARYLAND STATE DEPARTMENT OF PLANNING



May 16, 2019

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)

ACKNOWLEDGEMENTS

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Montgomery County Planning Department

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Montgomery County Department of Technology Services

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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 2018:

Area Plans

Grosvenor Minor Master Plan Amendment (1)
Rock Spring Master Plan (2)
White Flint 2 Master Plan (3)

In-Progress Master Plans 2018:

Area Plans

Ashton Master Plan Amendment (6)
Aspen Hill Vision Zero (1)
Germantown Plan for Town Sector Zone (2)
MARC Rail Communities Plan (3)
Montgomery Hills & Forest Glen Sector Plan (4)
Shady Grove Sector Plan - Minor Master Plan Amendment (7)
Veirs Mill Corridor Master Plan (5)

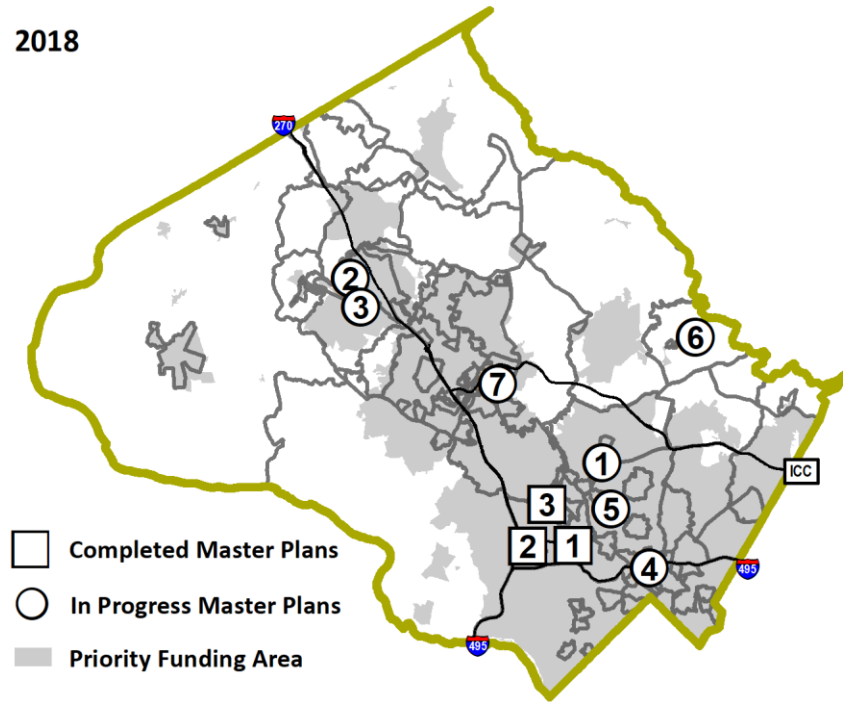
Functional Plans

Revision of Moderately Priced Dwelling Unit Legislation
Technical Update to the Master Plan of Highways and Transitways

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

Source: Montgomery County Planning Department, 2018

2018



(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).

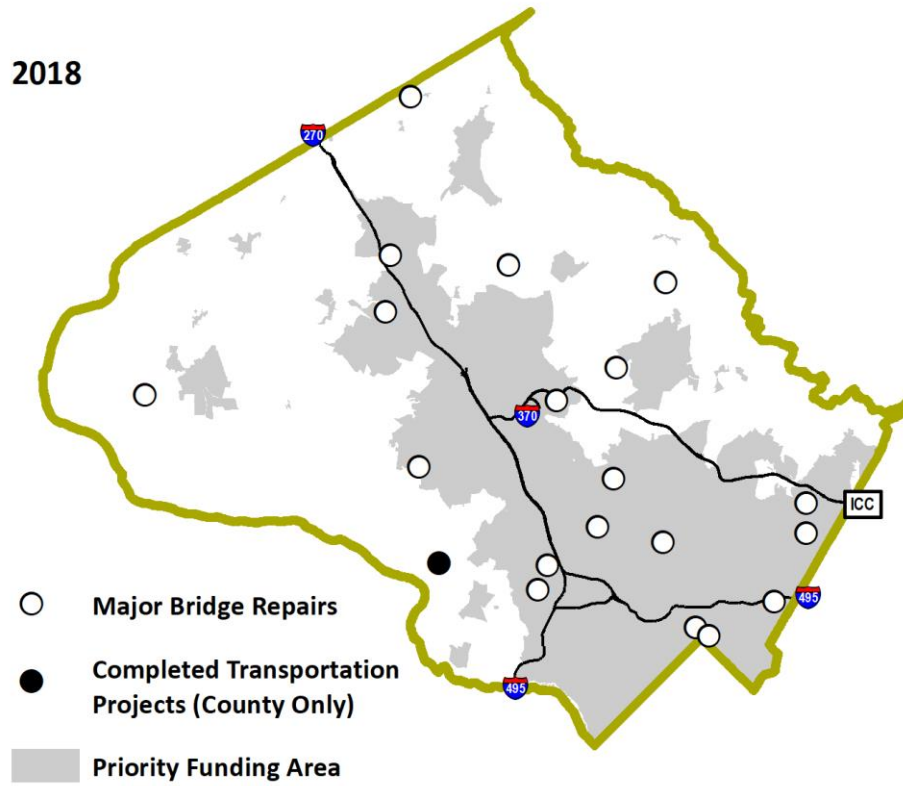
Montgomery County, like many jurisdictions, continues to work on strategies to deal with the persistent slowdown in demand for new office space. The data show that the Montgomery County office centers located in mixed-use developments with quality amenities, a sense of place and good transit connectivity are best positioned to compete. Single-use office developments without convenient transit or highway access are attracting fewer tenants. We expect that future office development is going 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. Our recent planning efforts have looked to provide the tools necessary to allow these areas to be repurposed or evolve into more mixed-use environments.

Transportation Capital Improvement Projects:

Project Name	Project Type	Month Completed
Huntmaster Road # 14 (Steel Weld Repairs)	Major Bridge Repairs	April 2018
West Old Baltimore Road #1 (Steel Weld Repairs)	Major Bridge Repairs	April 2018
Valleywood Drive Temporary Ped Bridge	Major Bridge Repairs	April 2018
Bowie Mill Road #69 (Steel Weld Repairs)	Major Bridge Repairs	April 2018
Piney Meetinghouse Road	Completed Transportation Projects	April 2018
Spring Street #78 (Steel Joint Crack Repair)	Major Bridge Repairs	May 2018
Barnes Road #8 (Deck Repair)	Major Bridge Repairs	May 2018
Hedin Drive Br #P24 (Fence Repair)	Major Bridge Repairs	May 2018
Democracy Blvd #144 (Debris Removal)	Major Bridge Repairs	June 2018
Tuckerman Lane # 145 (Debris Removal)	Major Bridge Repairs	June 2018
Twinbrook Parkway # 154 (CSX Pier Repairs)	Major Bridge Repairs	July 2018
Broadbirch Dr #393 (Invert Paving)	Major Bridge Repairs	July 2018
Kinster Drive #23 (Culvert Replacement)	Major Bridge Repairs	August 2018
Russett Road #399 (Invert Paving)	Major Bridge Repairs	August 2018
Father Hurley Blvd (Sinkhole Repair)	Major Bridge Repairs	August 2018
Club Hollow Road #4 (Deck Replacement)	Major Bridge Repairs	October 2018
Redland Road #56 (Railing Reconstruction)	Major Bridge Repairs	October 2018
Gregg Road # 1 19 (Abutment Repair)	Major Bridge Repairs	November 2018
Talbot Ave #85 (Timber Beam Support)	Major Bridge Repairs	December 2018
Falling Creek Road #394 (Culvert Repair)	Major Bridge Repairs	December 2018

Source: Montgomery County Department of Transportation, Division of Transportation Engineering, Completed Project List for FY18

2018



PFA	Number of Projects	Percent
IN	14	70%
OUT	6	30%

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

New Schools:

Bayard Rustin ES (1)

Revitalization/Expansions:

Edison HS (2)

Wheaton HS (3)

Additions:

Bethesda–Chevy Chase HS (4)

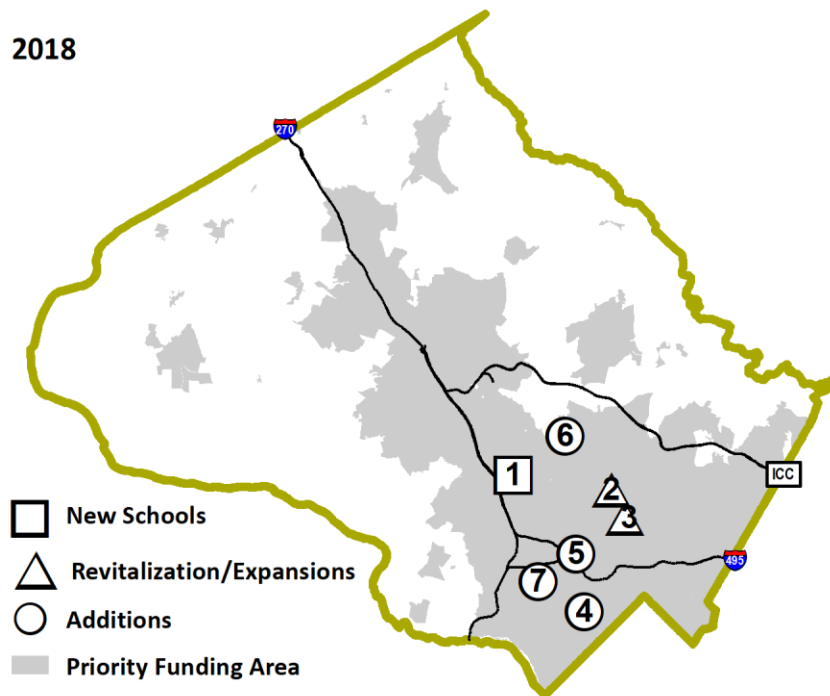
Kensington–Parkwood ES (5)

Lucy V. Barnsley ES (6)

North Bethesda MS (7)

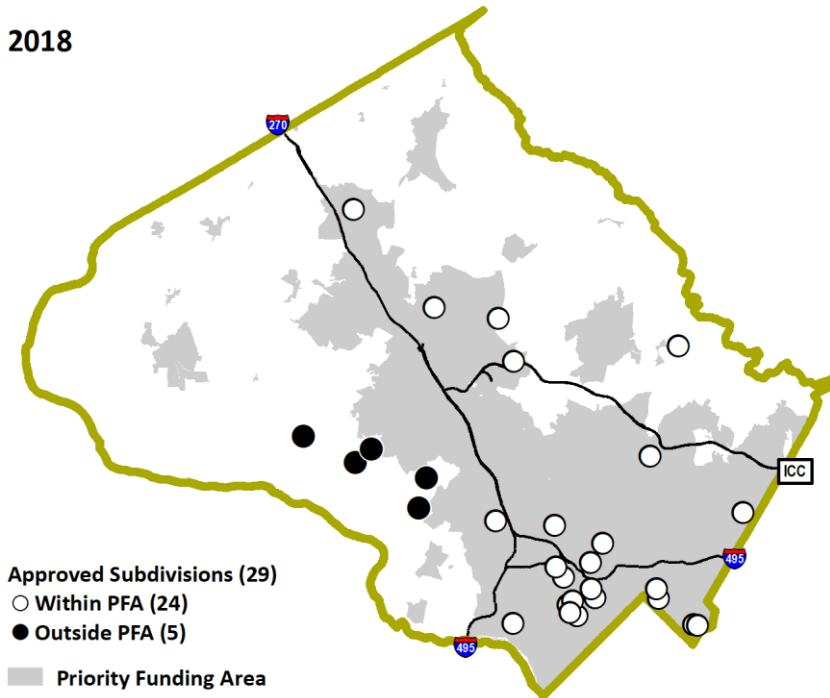
Note: Numbers in parenthesis above correspond to the numbers on map below

Source: Montgomery County Public Schools (MCPS, 2018)



New Subdivisions

29 new subdivisions were approved in 2018; **24** (83%) located within the PFA, while **5** (17%) were located outside.



Source: Montgomery County Planning Department, CY 2018

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

Y ☒ N ☐

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

There were two subdivision regulation amendments and 14 zoning text amendments (ZTAs) introduced by the Montgomery County Council in 2018. All but one was eventually adopted by the Council. A description for each is provided below. Most of the ZTAs introduced in 2018 involve changes to development standards or requirements for approval, or minor modifications to allowable land uses.

The ZTA with the most potential to change development patterns is zoning text amendment 18-06, which revised (and in some zones established) density bonus standards related to the production of Moderately Priced Dwelling Units. The ZTA was intended to incentivize increased development of affordable housing.

The following are ZTAs and SRAs introduced in 2018:

Subdivision Regulation Amendment No. 18-01, Minor Subdivisions – Ownership Units

An Amendment to the Montgomery County Subdivision Regulations (Chapter 50) to:

- allow the creation of ownership units if the lot on which the ownership units are created is included on a plat approved by the Board and has: site plan approval under Section 59-7.3.4; conditional use approval under Section 59-7.3.1; or special exception approval under the Zoning Ordinance in effect before November 1, 2014.

Subdivision Regulation Amendment No. 18-02, Administrative Subdivision

– Signature Business Headquarters

An Amendment to the Montgomery County Subdivision Regulations (Chapter 50) to:

- create an administrative subdivision process for a Signature Business Headquarters under certain standards.

Zoning Text Amendment No. 18-01, Solar Collection System – Standards

An Amendment to the Montgomery County Zoning Ordinance to:

- revise the Solar Collection System use standards to allow larger facilities in certain zones; and
- generally, amend the provisions for Solar Collection Systems.

Zoning Text Amendment No. 18-02, Telecommunications Towers – Limited Use

An Amendment to the Montgomery County Zoning Ordinance to:

- revise the use standards for antennas;
- revise the standards for antennas on existing structures;
- allow telecommunications towers as a limited use in certain non-residential zones; and
- generally, amend telecommunications tower and cellular antenna provisions.

Zoning Text Amendment No. 18-03, Farm Alcohol Production – Standards

An Amendment to the Montgomery County Zoning Ordinance to:

- add Farm Alcohol Production as a use allowed in the Agricultural and Rural Residential Zones; and establish the standards for Farm Alcohol Production.

Zoning Text Amendment No. 18-04, Exemptions – Agricultural Zone

An Amendment to the Montgomery County Zoning Ordinance to:

- grandfather existing legal uses in the Agricultural zone
- limit any expansion to that which is required by Federal or State health or safety law or regulation; and generally, amend the provisions related to uses in the Agricultural zone.

Zoning Text Amendment No. 18-05, Uses, Use Standards, and Regulatory Approvals – Signature Business Headquarters

An Amendment to the Montgomery County Zoning Ordinance to:

- create a new use for a Signature Business Headquarters, and
- provide a process for approval of a Signature Business Headquarters plan.

Zoning Text Amendment No. 18-06, MPDU – Bonus Density

An Amendment to the Montgomery County Zoning Ordinance to:

- revise or establish Moderately Priced Dwelling Unit (MPDU) density bonus standards for certain Residential, Commercial/Residential, Employment, and Overlay zones; and
- generally, amend provisions concerning MPDUs.

Zoning Text Amendment No. 18-07, Accessory Residential Uses – Accessory Apartments

An Amendment to the Montgomery County Zoning Ordinance to:

- remove the requirement for conditional use approval for all accessory apartments;
- revise the limited use provisions for attached and detached accessory apartments; and
- generally, amend the provisions for accessory apartments.

Zoning Text Amendment No. 18-08, Site Plan Amendment – Solar Collection Systems

An Amendment to the Montgomery County Zoning Ordinance to:

- allow solar collection systems without an amendment to a previously-approved site plan under certain circumstances; and
- generally, amend the provisions for a permit that is exempt from conformance to an approved site plan.

Zoning Text Amendment No. 18-09, Landscape Contractors – Rural Cluster Zone

An Amendment to the Montgomery County Zoning Ordinance to:

- amend the definition of landscape contractors;
- amend the provision for exempted lots, parcels, and buildings in the Rural Cluster zone as it affects landscape contractors to allow any landscape contractor in the RC zone in operation on October 30, 2014 as a permitted use if it satisfies any master plan or zoning impervious surface limits. The use is not required to obtain a conditional use, except under certain expansion, use or discontinuation circumstances.

Zoning Text Amendment No. 18-10, Townhouse Living – Accessibility Tax Credit

An Amendment to the Montgomery County Zoning Ordinance to:

- allow a tax credit under Section 52-107 for a townhouse unit approved as a conditional use; and
- generally, amend the standards for townhouses approved as a conditional use

Zoning Text Amendment No. 18-11, Telecommunications Towers – Limited Use

An Amendment to the Montgomery County Zoning Ordinance to:

- add definitions;
- allow certain telecommunications towers as a conditional use in certain residential zones;
- revise the standards for telecommunications towers allowed as a limited or conditional use;
- exempt certain antennas from height limits;
- revise the conditional use findings required for the replacement of a pre-existing pole; and generally, amend conditional use requirements to address certain telecommunications towers.

THIS ZTA WAS NOT ADOPTED BY THE COUNTY COUNCIL

Zoning Text Amendment No. 18-12, Setback Exemptions – Fences

An Amendment to the Montgomery County Zoning Ordinance to:

- revise the standards for an exemption to the building line and setback requirements for certain fences 8 feet or less in height when the fence abuts a master planned right-of-way for a rail line; or any service road that provides access to a master planned right-of-way for a rail line.

Zoning Text Amendment No. 18-13, Regional Shopping Center Overlay Zone – Standards

An Amendment to the Montgomery County Zoning Ordinance to:

- revise the standard for the allowed height of certain free-standing uses in the Regional Shopping Center Overlay zone.

Zoning Text Amendment No. 18-14, Farm Alcohol Production – Residential Zones

An Amendment to the Montgomery County Zoning Ordinance to:

- add Farm Alcohol Production as a use allowed in certain Residential zones; and
- establish the standards for Farm Alcohol Production in certain Residential zones.

(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 2018:

Sectional Map Amendment H-126

Rock Spring Sector Plan SMA

Approved per CC Resolution 18-1086

Sectional Map Amendment (SMA) H-126 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Rock Spring Master Plan. The SMA application covers approximately 535 acres. Approximately 245 acres of underlying zoning are proposed for change in zoning classification. The remaining 290 acres are to be reconfirmed in the existing zoning classifications.

Sectional Map Amendment H-127

Grosvenor-Strathmore Metro Area Minor Master Plan SMA

Approved per CC Resolution 18-1085

Sectional Map Amendment (SMA) H-127 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Grosvenor-Strathmore Metro Area Minor Master Plan. The SMA application covers approximately 117 acres. Approximately 57 acres of underlying zoning are proposed for change in zoning classification. The remaining 60 acres are to be reconfirmed in the existing zoning classifications.

Sectional Map Amendment H-128

White Flint 2 Sector Plan SMA

Approved per CC Resolution 18-1084

Sectional Map Amendment (SMA) H-128 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted White Flint 2 Sector Plan. The SMA application covers approximately 460 acres. Approximately 253 acres of underlying zoning are proposed for change in zoning classification. The remaining 207 acres are to be reconfirmed in the existing zoning classifications.

No Local Map & Development Plan Amendments were approved in 2018

The following Corrective Map Amendments were reviewed in 2018:

No Corrective Map Amendments were approved in 2018

Source: Montgomery County Planning Department
Montgomery County Board of Appeals

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 Planning 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 submitted via email or CD/DVD disc.

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 Planning for mapping assistance.

Maps and GIS data transmitted to MDP

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), please state how the development

1. Each other;

The changes in development patterns for Montgomery County in 2018 are consistent with one another since 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 I (C) and I (D) 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 (M-NCPPC), Montgomery County coordinates its planning initiatives with Prince George's County via regular meetings of the M-NCPPC. 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 Metropolitan Washington Council of Governments (MWCOC) on several regional planning analyses. A primary work effort 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.

Section IV: Plan Implementation and Development Process

(5-Year Mid-Cycle Review/5-Year Report)

- (A) Has your community completed a five-year mid cycle review or recently updated its comprehensive plan, as indicated in the Comprehensive Plan 10-Year Transition Schedule under §1-207(c)(6) of the Land Use Article?** Y ☒ N ☐

(Note: See Municipal and County Transition Schedules at:
<http://planning.maryland.gov/OurWork/compPlans/ten-year.shtml>
Contact your Regional Planner for additional assistance)

1. If yes, skip to (B). Identify year five-year report completed: **2017** or;
Identify year of comprehensive plan update:
(Note: this date must be between 2012-2018)
2. If no, please include a summary of the following, which will be considered the submission of your jurisdiction's 5-Year Report: Y ☐ N ☐
 - (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;
 - (vi). A summary and expected timeframe of any potential updates to the comprehensive plan.

(Note: A copy of the 5-Year Report Form is available at:
<http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>)

(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?

(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?

Y ☐ N ☒

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

3. If yes, what were those changes?

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 calendar year (2017). Enter 0 if no new residential building permits were issued in 2017.

(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued during the calendar year. 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 2017.

(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 2017.

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

Residential	PFA	Non - PFA	Total
# New Residential Permits Issued	1,128	175	1,303

(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 instead of leaving blank.)

(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.

Table 2A: Amount of Residential Growth (Inside and Outside the PFA)

Residential	PFA	Non - PFA	Total
# Units Approved	1,658	220	1,878
# Units Constructed	1,862	137	1,999
# Subdivisions Approved	24	5	29
Total Approved Subdivision Area (Gross Acres)	339.4	63.9	403.3
# Lots Approved	222	225	447
Total Approved Lot Size (Net Acres)	57.4	250.5	307.9
# Units Demolished*	NA	NA	NA
# Units Reconstructed/Replaced*	NA	NA	NA

*Not required.

Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
# Permits Issued	22	2	24
# Lots Approved	13	0	13
Total Building Square Feet Approved (Gross)	1,481,892	0	1,481,892
Total Square Feet Constructed (Gross)	351,068	221,600	572,668

(E) Were more than 50 new residential building permits issued in 2017? 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. Several 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	1,128	175	1,303
# Units Approved	1,658	220	1,878
# Units Constructed	1,862	137	1,999
Total Approved Subdivision Area (Gross Acres)	339.4	63.9	403.3
# Lots Approved	222	225	447

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

Residential	PFA	Non – PFA	Total
# Units Approved	1,658	220	1,878
Total Approved Lot Size (Net Acres)	57.4	250.5	307.9

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

Residential	PFA	Non – PFA	Total
# Units Approved	1,658	220	1,878
% of Total Units (# Units/Total Units)	88.2%	11.8%	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	22	2	24
Total Building Square Feet Approved (Gross)	1,481,892	0	1,481,892
# Lots Approved	13	0	13
Total Subdivision Area (Gross Acres)	55.03	0	55.03

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

Commercial	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	1,481,892	0	1,481,892
Total Lot Size (Net Acres)	49.4	0	49.4

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

Commercial	PFA	Non – PFA	Total
Total Building Square Feet (Gross)	1,481,892	0	1,481,892
% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)	100%	0%	100%

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.

482 Acres, consisting of **45** Transferable Development Rights (TDR), preserved via the County's TDR program

Tax ID	Number of TDRs	Serial Numbers	Acres
00010511 (1)	10	15-9735 through 15-9744	125.12
00033820 (2)	32	17-9706 through 17-9748	198.69
00933410 (3)	3	03-9749 through 03-9751	158.43

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

Source: Montgomery County Planning Department

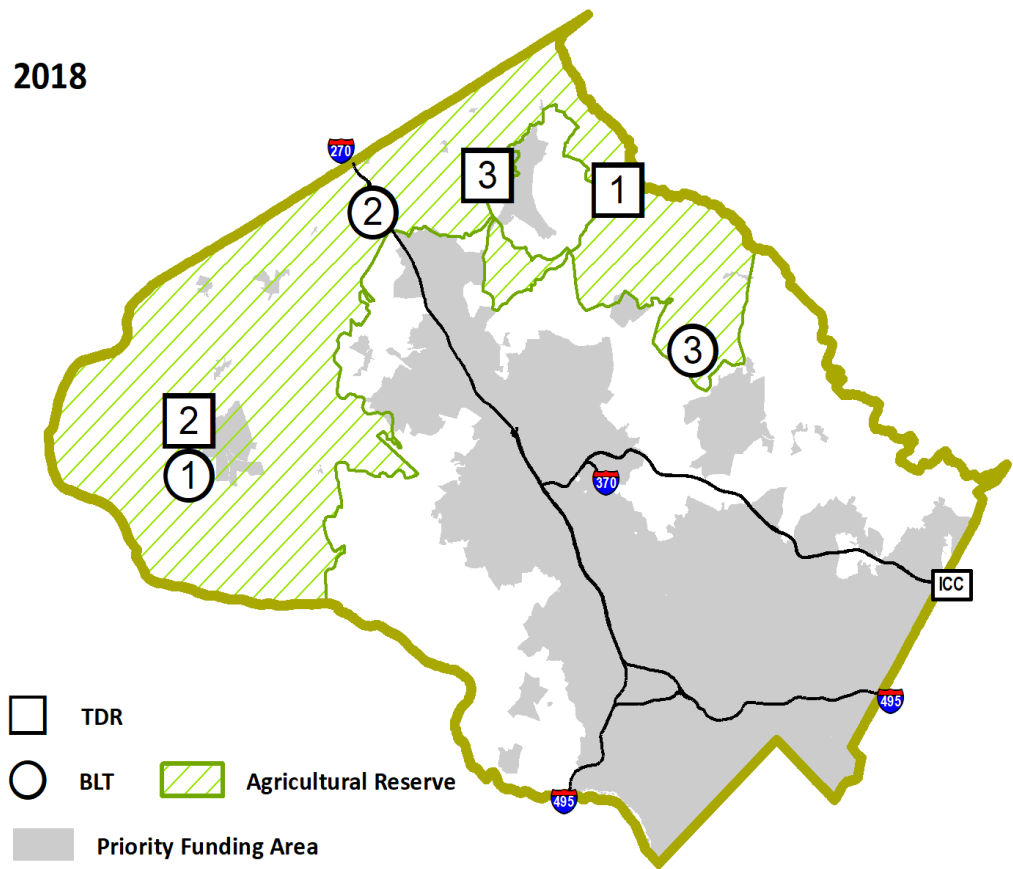
509 Acres, consisting of **9** Building Lot Terminations (BLT), preserved via the County's BLT program

Tax ID	Number of BLTs	Serial Numbers	Acres
00033820 (1)	4	BLT-058 through BLT-061	198.69
00026653 (2)	3	BLT-055 through BLT-057	133.97
00706898 (3)	2	BLT-042 through BLT-043	176.36

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

Source: Montgomery County Planning Department

2018



Section VII: Local Land Use Percentage Goal

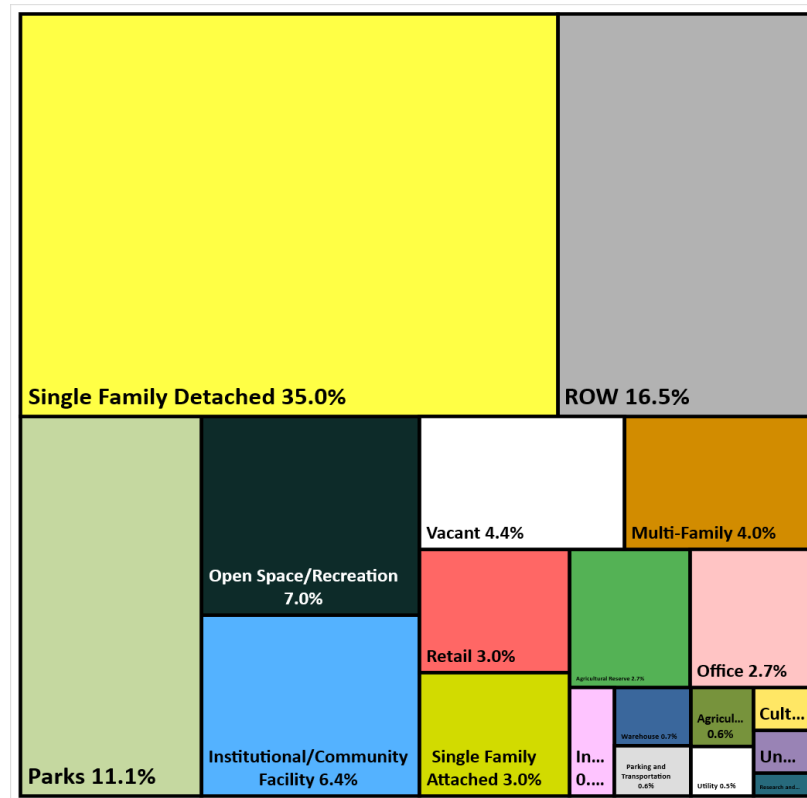
(A) Is all land within the boundaries of the jurisdiction in the PFA?

Y ☐

N ☒

Montgomery County PFA is 125,091 Acres

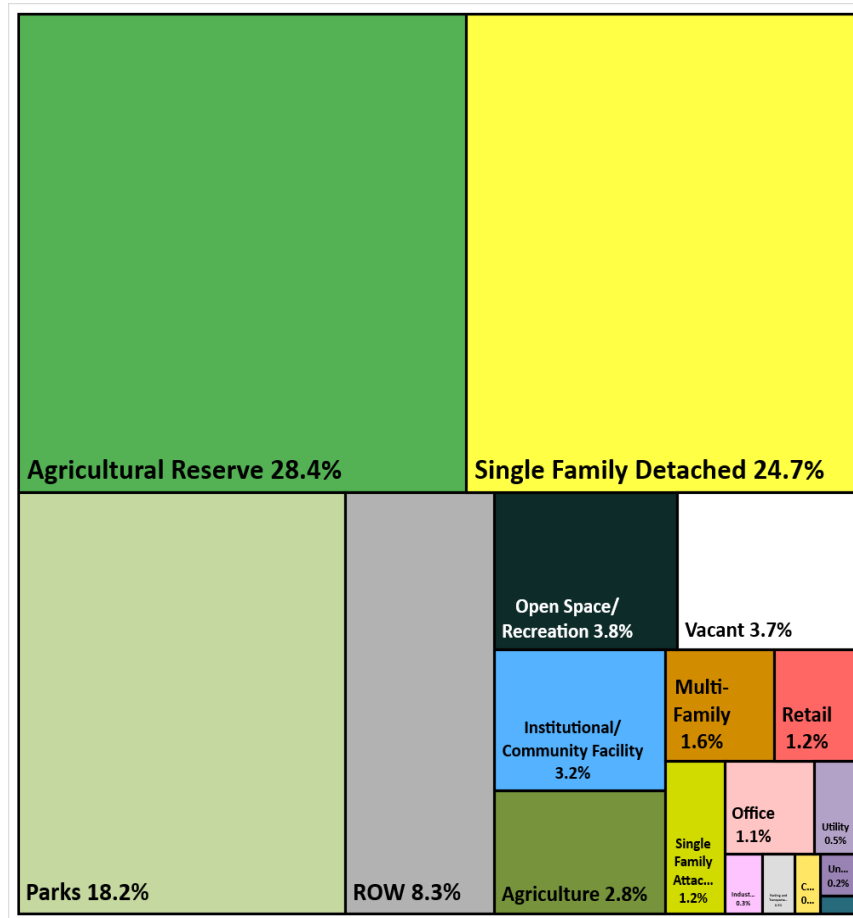
Share of estimated land use percentages within PFA only:



LAND USE	PERCENT	LAND USE	PERCENT
Single Family Detached	35%	Agriculture	0.6%
Road Right-Of-Way	16.5%	Unknown	0.4%
Parks	11.1%	Cultural	0.4%
Open Space/Recreation	7%	Industrial	0.8%
Institutional/Community Facility	6.4%	Warehouse	0.7%
Vacant	4.4%	Parking and Transportation	0.6%
Multi-Family	4%	Utility	0.5%
Single Family Attached	3%	Agricultural Reserve	2.7%
Office	2.7%	Research and Development	0.2%
Retail	3.0%		

Montgomery County totals 318,118 Acres

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



LAND USE	PERCENT	LAND USE	PERCENT
Agricultural Reserve	28.4%	Retail	1.2%
Single Family Detached	24.7%	Office	1.1%
Parks	18.2%	Unknown	0.2%
Road Right-Of-Way	8.3%	Utility	0.5%
Vacant	3.7%	Cultural	0.2%
Open Space/Recreation	3.8%	Industrial	0.3%
Agriculture	2.8%	Warehouse	0.3%
Institutional/Community Facility	3.2%	Parking and Transportation	0.3%
Multi-Family	1.6%	Research and Development	0.1%
Single Family Attached	1.2%		

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, under §1-208(2) of the Land Use Article, 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).

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

Montgomery County Planning has been encouraging and planning for predominantly infill, redevelopment and transit-oriented development for a significant period. Our Agricultural Reserve and preservation programs reinforce this effort. As our previous land use reports have shown, most of the 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, 89% of the residential units and 88% of the commercial square footage being constructed were within the PFA. Considering these percentages, we feel confident establishing a goal that calls for a minimum of 80% of our approved 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) What progress has the jurisdiction made in achieving the local land use percentage goal?

All current and recently adopted master plans have pertained to areas within the PFAs. This includes the Veirs Mill Corridor Master Plan (in progress during 2018), the MARC Rail Communities Plan¹ (in progress during 2018), the Grosvenor-Strathmore Metro Area Minor Master Plan (December 2017), the White Flint 2 Sector Plan (December 2017), Rock Spring Master Plan (November 2017), Bethesda Downtown Sector Plan (May 2017). Focusing growth in the areas of these plans will help the County continue to achieve its land use percentage goal within the PFAs.

¹ The MARC Rail Communities Plan covers two MARC Rail station communities. The Germantown portion of the plan falls entirely within the PFA, whereas the Boyds portion of the plan is located just outside the PFA. Most of the growth envisioned by the plan is contained within the Germantown community.

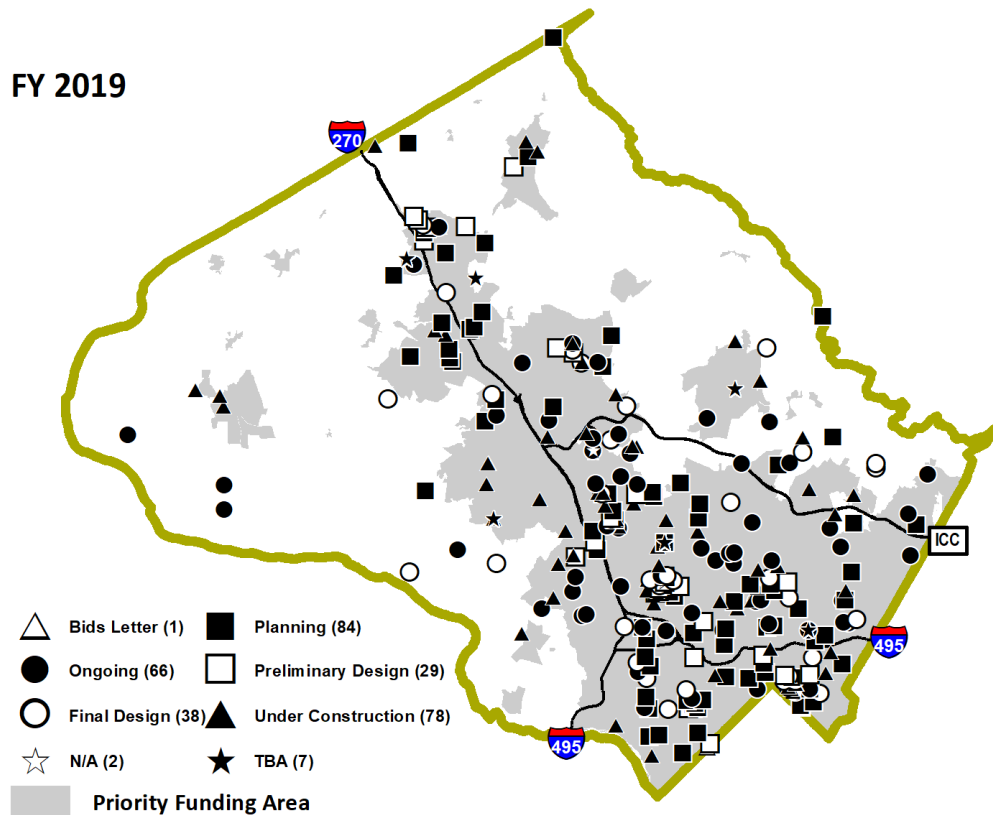
(E) What resources are necessary for infrastructure upgrades inside the PFAs?

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.

Capital Improvement Projects by PFA			
	IN	OUT	Percent IN PFA
Bids	0	1	0%
Completed	57	9	86%
Final Design	31	7	82%
NA	2	0	100%
Planning	77	7	92%
Preliminary Design	27	2	93%
TBA	6	1	85%
Under Construction	71	7	91%
Total	271	34	89%

Note: Only location specific projects were mapped.

FY 2019



(F) What resources are 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 to preserve land outside the PFA. The Rural Legacy and Agricultural Easement programs are essential for land preservation in the Agricultural Reserve.

Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to Planning within the last three years? Y ☒ N ☐

(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)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.
2. If yes, skip to (B)

(Note: 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: May 2018

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

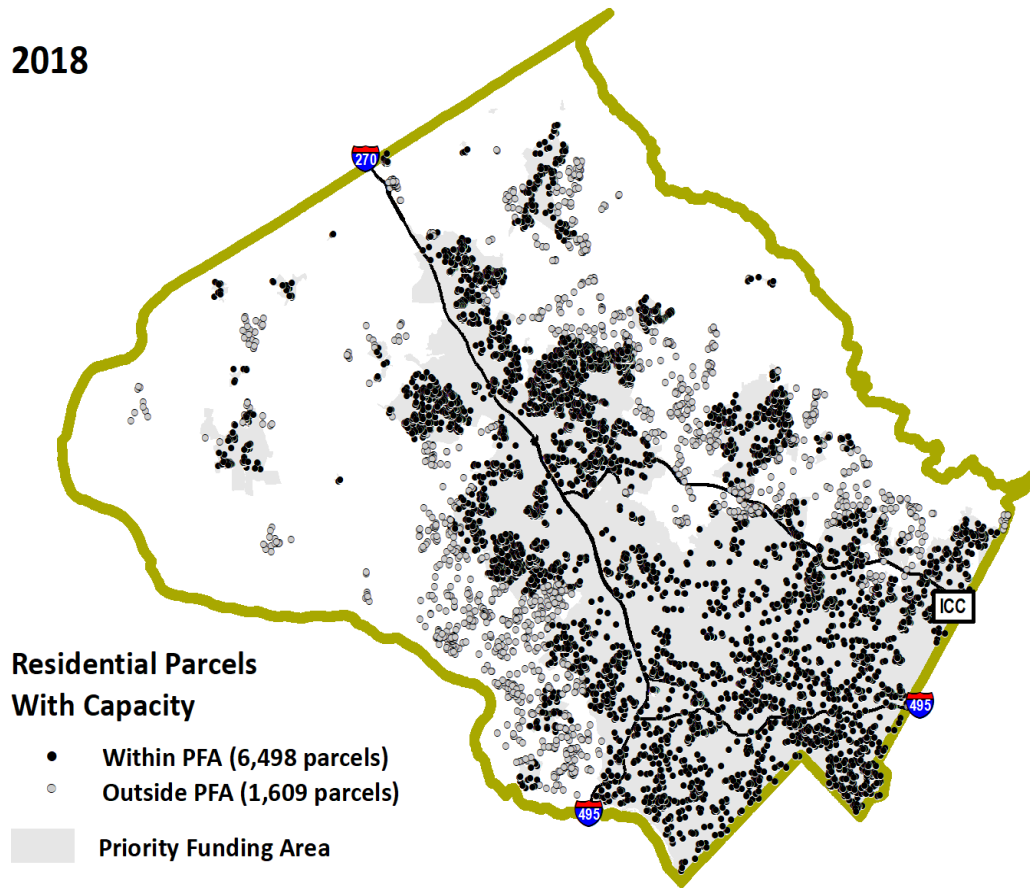
Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	4,600.1	2,836	7,436.1
Residential Parcel & Lots w/Capacity	6,498	1,609	8,107
Residential Capacity (Units) ²	5,712	2,251	7,963

Source: Montgomery County Planning Department
Montgomery Department of Assessments and Taxation
Montgomery County Department of Environmental Protection

² Unit counts do not include commercial/residential parcels (CR). CR zones are calculated by FAR, not density units per acre.

2018



Section IX: 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 to Section X.
2. If yes, go to (B).

(B) Has your jurisdiction submitted a biennial APFO Report under **\$7-104 of the Land Use Article?**

Y ☐

N ☒

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

(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. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2017. APFO reports for 2017 and 2017 are due July 1, 2018.)

(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 current version of the Subdivision Staging Policy was primarily adopted by the County Council on November 15, 2016 and became effective on January 1, 2017.

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

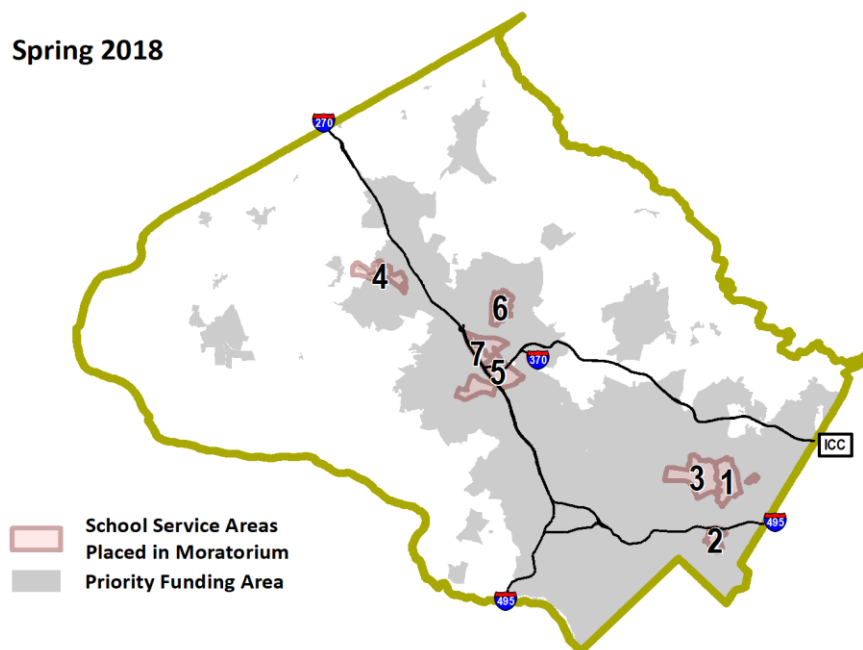
Schools:

Effective January 1, 2018, school adequacy was determined for each school level (elementary, middle, and high) at a cluster level and for individual elementary and middle schools. For the cluster test, if projected cluster-wide enrollment exceeded 120% of projected cluster-wide capacity at any school level (elementary, middle or high school), then the entire school cluster was placed in moratorium, preventing most residential development approvals. For the individual school test, if an elementary school's projected enrollment exceeded 120% of projected capacity and exceeded the projected capacity by at least 110 students, the elementary school's service area was placed in moratorium. If a middle school's projected enrollment exceeded 120% of projected capacity and exceeded the projected capacity by at least 180 students, the middle school's service area was placed in moratorium. Under the FY18 Annual School Test (in effect through June 30, 2018) and FY18 Annual School Test (effective July 1, 2018), residential development moratoria existed as follows:

FY18 Cluster/School Service Areas Moratorium Status – through June 30, 2018

(Numbers next to School represented on map)

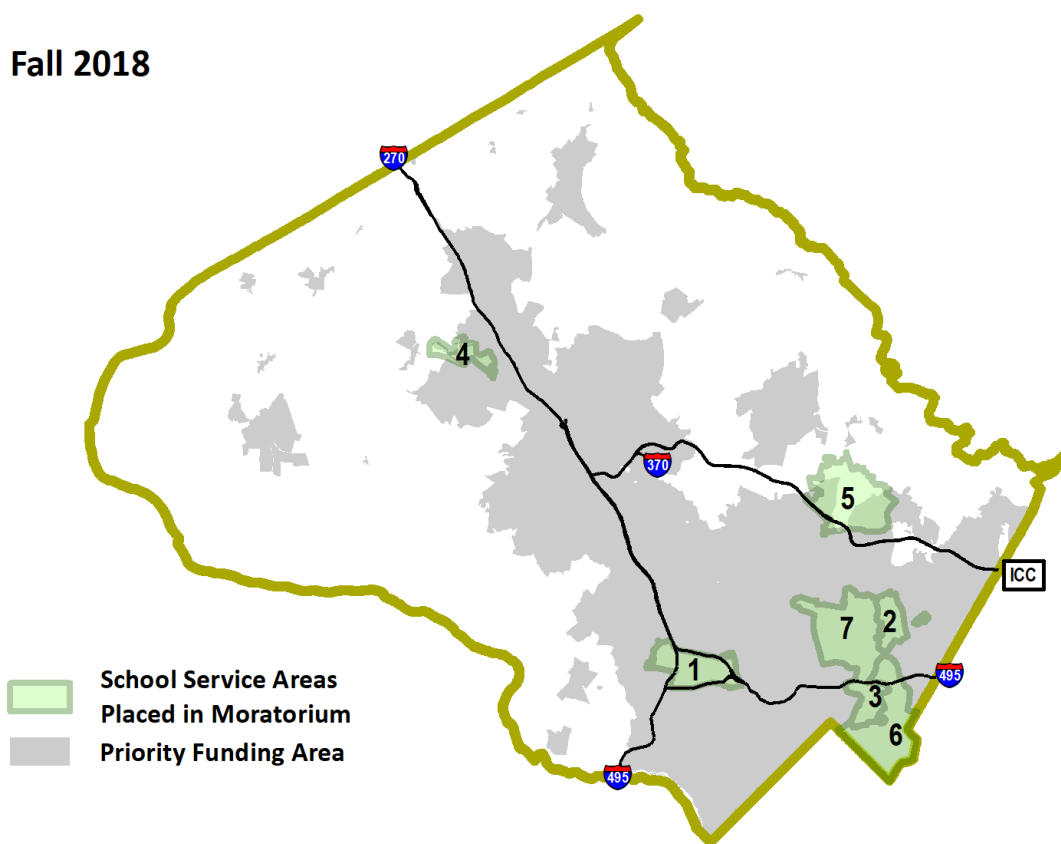
- 1 Burnt Mills ES
- 2 Highland View ES
- 3 Kemp Mill ES
- 4 Lake Seneca ES
- 5 Rosemont ES
- 6 Strawberry Knoll ES
- 7 Summit Hall ES



FY19 Cluster/School Service Areas Moratorium Status – effective July 1, 2018

(Numbers next to School represented on map)

- 1 Ashburton ES
- 2 Burnt Mills ES
- 3 Highland View ES
- 4 Lake Seneca ES
- 5 Stonegate ES
- 6 Blair HS Cluster
- 7 Northwood HS Cluster



Source: FY18 Annual School test and FY18 Annual School Test

Transportation:

Development applications submitted during 2018 were subject to a local area test (Local Area Transportation Review – or “LATR”). LATR provides a measure of the level of service at signalized intersections, using Highway Capacity Manual (HCM) methodology in the more developed areas of the County. HCM measures vehicle delay

and is more representative of a driver's actual experience than estimates of Critical Lane Volume (CLV). CLV methodology focuses more on theoretical intersection capacity, and continues to be used in less developed areas, primarily as a screening tool to determine the need for an HCM analysis.

The Subdivision Staging Policy (SSP) also sets a threshold for triggering a Transportation Study that includes an analysis of the level of service for the applicable intersection(s) associated with a development application. The threshold is currently set at 50 person-trips. The SSP includes updated and/or new trip generation rates for vehicle trips (expressed as a percentage adjustment to Institute of Transportation Engineer Manual rates) and default values provided by the Planning Department for transit and non-motorized mode share (bike, walking, etc.) by policy area.

(A) 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 as well as for individual elementary and middle schools starting in 2017. 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.

The most recent update to the Subdivision Staging Policy adopted in 2016 no longer requires a policy area transportation test. Only a project specific analysis is required that looks at the impact of the proposed development on the surrounding transportation infrastructure. The test may require mitigation but does not restrict the development through moratoria.

(B) What is the proposed resolution of each restriction (if available)?

In the case of roads, transit, pedestrian and bicycle infrastructure, development requiring increased capacity for these facilities will be determined as part of the application review process. Any increase in infrastructure needed to offset the increase in transportation demand (over a level deemed adequate) generated by the project will be the responsibility of the applicant for approval. With respect to schools, where insufficient capacity exists, a moratorium on the development of residential units will be set.

(C) 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. This test, as the name suggests, is conducted annually, therefore any residential development moratorium may be lifted at the next annual school test. Similarly, for transportation, an applicant must mitigate any increase in transportation demand (over a level deemed adequate) generated by their application.

(D) 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 or a change to school boundaries can result in the removal of a restriction. In the case of transportation,

construction of additional roadway, transit, bicycle or pedestrian capacity, or a change in travel demand, can result in a restriction being removed.

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

Annually, the adequacy of each school level for each school cluster is evaluated. Any restriction imposed

in one year could be removed the following year if the capacity issue has been addressed. For transportation, capacity is evaluated on a project by project approval basis. Thus, any restriction will be in the form of mitigation that will occur in conjunction with new development.

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

Y ☒ N ☐

Section X: Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email to david.dahlstrom@maryland.gov or one copy may be mailed to:**

Office of the Secretary
Maryland Department of Planning
301 W. Preston Street, Suite 1101
Baltimore, Maryland 21201-2305
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should also indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report please ensure the following:**

1. Was this Annual Report approved by the planning commission/board? Y ☒ N ☐
2. Was this Annual Report filed with the local legislative body? Y ☒ N ☐
3. Does the cover letter:
 - a. Acknowledge that the planning commission/board has approved the Annual Report. Y ☒ N ☐
 - b. Acknowledge that the Annual Report has been filed with the local legislative body. Y ☒ N ☐
 - c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under §1-206(a)(2) of the Land Use Article? (See Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml for a list having completed the course.) Y ☒ N ☐

- (C) You may wish to send an additional copy of your Annual Report directly to your Maryland Department of Planning Regional Office via email or hardcopy.**

- (D) If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you at: Planning.Maryland.gov/OurWork/local-planning-staff.shtml**

- (E) Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml**

- (F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.**